

CITY OF LAS VEGAS GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE SUMMERLIN IMPROVEMENT STANDARDS AS APPROVED BY THE CITY COUNCIL ON 11/18/92, AND SIGNED BY CLV ON 2/2/93 "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST EDITION, THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA, NEVADA", LATEST EDITION, AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLING AGENCIES, THE UNIFORM BUILDING CODE, AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".
- THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD UTILITIES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER, GAS AND/OR OTHER UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND DELAYS IN CONNECTION THEREWITH.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES, AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER OR OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
- ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM 28 DAYS. MIX DESIGN TO BE APPROVED BY THE QUALITY CONTROL DIVISION PRIOR TO USE ON THE PROJECT.
- PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
- EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 150' IN EXTRUDED EPDM CURB.
- AS PAVEMENT TO BE 1/2" ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS.
- APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE. CURBS & GUTTER WITH A GRADE OF LESS THAN FIVE TENTHS OF ONE PERCENT SHALL BE WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION. ANY CURBS AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF THE CONTRACTOR.
- SIDEWALK RAMPS SHALL BE CONSTRUCTED AS SHOWN ON PLANS PER SUMMERLIN STD. DRAWING NO. S-77. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FLOW PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS, OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR.
- ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS FURNISHED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
- EXACT LOCATION OF ALL SAWCUT LINES MAY BE DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS INSPECTOR IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATION.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORD WITH P.E.S. SURVEY NO. 02545500.
- UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC. SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APPROXS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.
- WALL NOTES:
 - ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN FOR THE PURPOSE OF GRADING RELATIONSHIPS.
 - THE STRUCTURAL AND ARCHITECTURAL DESIGN OF ALL WALLS (RETAINING OR NON RETAINING) MUST BE APPROVED BY THE CITY BUILDING DEPARTMENT.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON CITY STREETS.

- CONSTRUCTION SURVEY: GRADES ARE GIVEN FROM TOP OF STAKES OR NAILS. THE CONTRACTORS ARE CAUTIONED TO OBSERVE THE FOLLOWING RULES IN USING THE GRADE STAKES GIVEN BY THIS OFFICE: THREE (3) CONSECUTIVE POINTS THAT ARE SHOWN TO BE ON THE SAME RATE OF SLOPE MUST BE USED IN COMMON IN ORDER THAT ANY VARIATION OUT OF A PERFECT STRAIGHT GRADE MAY BE DETECTED IN CASE ANY SUCH DISCREPANCY IS FOUND, THE SAME MUST BE REPORTED, OTHERWISE THIS OFFICE WILL NOT BE RESPONSIBLE FOR ANY ERROR IN THE GRADE OF THE FINISHED WORK.
- THESE PLANS SHALL BE ON THE JOBSITE AT ALL TIMES.

WATER NOTE

THE CONTRACTOR SHALL NOT BACKFILL ANY TRENCHES IN WHICH WATERLINES HAVE BEEN UNCOVERED UNTIL THE WATERLINES BEEN INSPECTED BY THE LAS VEGAS VALLEY WATER DISTRICT. THE WATER DISTRICT SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF CONSTRUCTION IN THE VICINITY OF WATER LINES.

SEWER NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE DESIGN & CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS AND THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA, AS AMENDED. IN ALL CASES, THESE STANDARDS SHALL SUPERSEDE THE UNIFORM STANDARD SPECIFICATIONS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATION BOOKS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM CONSTRUCTION AS PER PLANS. ANY ADDITIONS, DELETIONS OR CHANGES SHALL FIRST MEET WITH THE APPROVAL OF THE CONTROLLING AGENCY.
- CHISEL "S" OR "G" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.
- POLYVINYL (PVC) SEWER PIPE SHALL MEET ASTM D-3034 SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE B GRAVEL.
- ALL MANHOLES IN PAVED STREETS, NOT R/W AND LARGER, SHALL HAVE CONCRETE COLLARS.
- TEE SADDLES SHALL BE USED TO CONNECT SEWER LATERALS TO EXISTING MAIN LINES UP TO 12" DIA. SIZE. CONNECTION TO 18" OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES.
- A SEWER MAIN CROSSING OVER A WATER MAIN OR LESS THAN 18" UNDER A WATER MAIN, MUST BE REINFORCED CONCRETE ENCASED FOR A DISTANCE NOT LESS THAN TEN FEET (10') TO EACH SIDE OF THE CENTERLINE OF THE WATER MAIN.
- ALL CONTRACTORS INSTALLING SEWER MAINS THAT ARE UNDER THE JURISDICTION OF THE CONTROLLING AGENCY MUST BE CLASSIFIED CONTRACTORS.
- THE CITY OF LAS VEGAS WILL NOT ACCEPT ANY SEWER MAINS WHICH HAVE A PERMANENT DEFLECTION OF MORE THAN ONE TENTH (0.1) OF A FOOT FROM THE APPROVED CONSTRUCTION PLANS. SEWER MAINS FOUND TO EXCEED THIS TOLERANCE WILL HAVE TO BE REPAIRED OR REMOVED AND REPLACED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO ACCEPTANCE BY THE CITY.

OFF-SITE DEVIATIONS FROM STANDARD DWGS.

ONSITE DEVIATIONS FROM STANDARD DWGS.

- STREET WIDTH, MIN. CURVATURE, PERCENT GRADE & VALUE AND DESIGN SPEED PER SUMMERLIN STD. DWG. DC-1
- RESIDENTIAL STREET WIDTH PER SUMMERLIN STD. DWG. S-14
- SUMMERLIN KNUCKLE TYPE 1&2 PER SUMMERLIN STD. DWG. NO. S-37 & S-30
- DRIVE WAY GEOMETRICS SETBACK FROM PROPERTY LINE PER SUMMERLIN STD. DWG. S-58
- 90° ROLL CURB MIN. SLOPE 1/4" PER SUMMERLIN STD. DWG. NO. S-48
- 10' PLANTER IN LUF OF 12" PFR SUMMERLIN STD. DWG. NO. S-12

LEGEND & ABBREVIATION

	RIGHT OF WAY LINE		1 DETAIL DRAWING NUMBER
	EASEMENT LINE		1 DRAWING NUMBER FOR DETAIL DRAWN ON SAME SHEET
	8" W EXIST. WATER LINE		1/7 DRAWING NUMBER FOR DETAIL WITH REFERENCE TO THE SHEET IT IS DRAWN ON
	8" S EXIST. SEWER LINE		1 INDICATES CURVE NUMBER
	FIRE HYDRANT W/LEAD AND G.V.		INDICATES SEWER MANHOLE IN PROFILE
	WATER LINE		INDICATES STORM DRAIN MANHOLE IN PROFILE
	SEWER LINE WITH MANHOLE		(60.5) EXIST. SPOT ELEVATION
	SEWER LATERAL		
	GATE VALVE		
	1 1/4" PVC CONDUIT (STREET LIGHTS)		
	SEE SUMMERLIN REVISED IMPROVEMENT STANDARDS SEPT. 1992 - DWG. NO. E-1 - STREET LIGHT DESIGN CRITERIA FOR PRIVATE STREET		
	NO. 3 1/2 CONCRETE PULL BOX W/METAL COVER		
	STOP SIGN		
	STREET SIGN		
	S.P.O.C. (SERVICE POINT OF CONNECTION)		

EMBANKMENT

TOP: PROPOSED
 BOTTOM: BY SEPARATE CONTRACT
 EXISTING

ABBREVIATION

I ■ IMPROVEMENTS
 W ■ WATER
 S ■ SEWER
 SD ■ STORM DRAIN
 SL ■ STREET LIGHTING
 SIG ■ TRAFFIC SIGNAL
 SMH ■ SEWER MANHOLE
 SDMH ■ STORM DRAIN MANHOLE
 CLV ■ CITY OF LAS VEGAS
 LVVWD ■ LAS VEGAS VALLEY WATER DISTRICT

NOTE: LEGEND & ABBREVIATIONS IN THE 'SUMMERLIN IMPROVEMENT STANDARDS', LATEST EDITION, WILL BE UTILIZED FOR ANY LEGEND & ABBREVIATION REQUIRED WHICH ARE NOT SHOWN.

PROJECT SITE

VICINITY MAP

10170 P.E. NO. DATE 2-14-95

GREGORY WALLACE, INC. ENGINEERING ARCHITECTURE

INDEX OF DRAWINGS

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LEGAL DESCRIPTION

LOT 5 IN BLOCK C OF THE CROSSING AT SUMMERLIN VILLAGE 8, UNIT NO.1 PHASE 111; A PLANNED COMMUNITY SUBDIVISION MAP ON FILE IN BOOK 63, PAGE 92 OF PLATS OF OFFICIAL RECORDS IN THE CLARK COUNTY RECORDS OFFICE, CLARK COUNTY NEVADA, LYING WITHIN SECTION 24, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY NEVADA.

APPROVALS

CITY OF LAS VEGAS

DATE 4-4-95
 DENNIS ANDERSON, P.E. CITY ENGINEER
 CITY OF LAS VEGAS, NEVADA

DATE 4/1/95
 GERALD M. ROBBINS
 SUMMERLIN DESIGN REVIEW COMMITTEE

AGENCIES

AGENCY	REVIEWED BY	DATE
L.V. VALLEY WATER DISTRICT (SEE SHEET C4)		
NEVADA POWER CO.		2-2-95
CENTRAL TELEPHONE CO.		2-2-95
SOUTHWEST GAS CORP.		2-2-95

BASIS OF BEARING

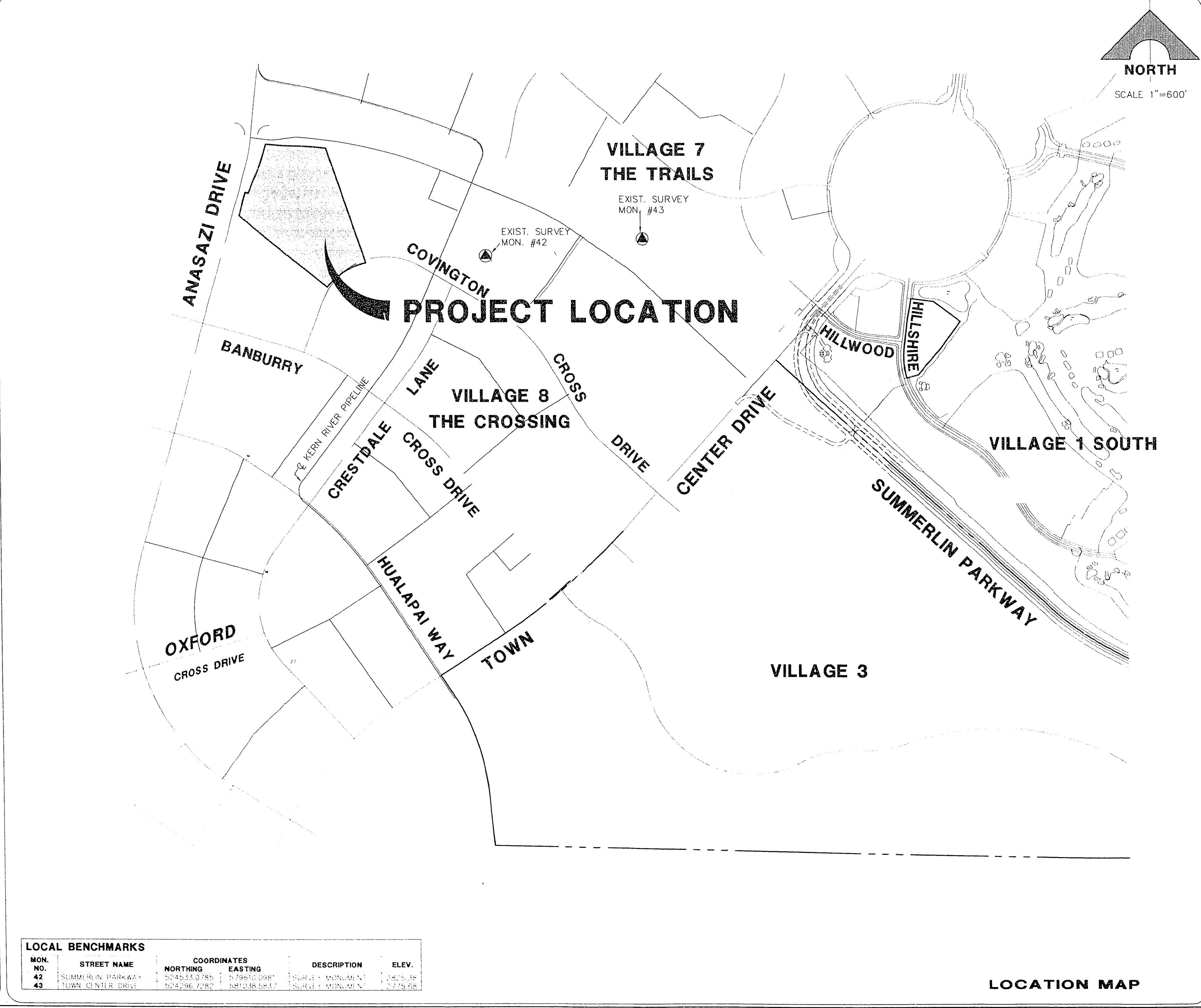
N 011°43' E IS BASED ON THE NEVADA STATE GRID SYSTEM (EAST ZONE) AS DETERMINED FROM THE TRIANGULATION POINTS "RED ROCK" TO "LOME MOUNTAIN".

Avoid cutting underground utility lines. It's costly.

Call before you Dig. 1-800-227-2800

BENCHMARK

CHISELED "4" IN THE TOP OF CURB AT END OF CURB ON WEST SIDE OF DURANGO, 200' SOUTH OF WESTGOLF. ELEV. PER CITY OF LAS VEGAS DATUM = 2610.10



LOCAL BENCHMARKS

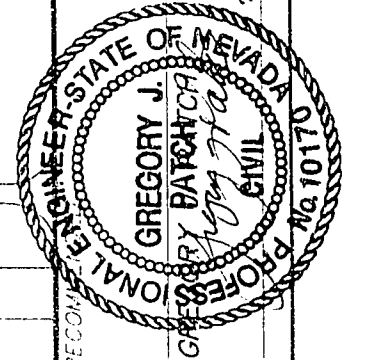
MON. NO.	STREET NAME	COORDINATES	DESCRIPTION	ELEV.
		NORTHING	EASTING	
42	SUMMERLIN PARKWAY	524528.795	747982.087	2610.10
43	TOWN CENTER DRIVE	524296.720	748138.581	2610.10

LOCATION MAP

497.751D

REVISED 2/20/95 PAR. W CDWWS

PACIFIC HOMES
 PARCEL W
 GENERAL NOTES
 SHEET C2 OF 19 SHEETS



G.C. WALLACE, INC.
 Engineering/Architecture

107Y-4381