

JOB NO. 743.158
DRAWING: D:\DRAWINGS\743.158\04-02
PLOTED: 02/04/97 09:45 am

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 11/16/92. UNIFORM STANDARDS SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OF SITES IMPROVEMENTS, CLARK COUNTY AREA NEVADA, LATEST ISSUE, THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA, LATEST ISSUE, AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY, 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 COMMENCEMENT 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 INTERFERENCES 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 LIABILITY 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 USED MUST BE MINIMUM 28 DAYS' AGE PRIOR 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 TYPE CURB.
- AC PAVEMENT TO BE 1/2" ABOVE ULT. OF ALL GUTTERS AFTER COMPACTED, EXCEPT AT SIDEWALK RAMPS.
- APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
- CURB & GUTTER WITH A GRADE OF LESS THAN FIVE TENTHS OF ONE PERCENT SHALL BE WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION. ANY CURB 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 PROPER DRAINAGE FOR THE PROGRESS 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 PREPARED 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 ON EXISTING PAVEMENT CONDITION REQUIRES RELOCATION.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPAIRED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORD WITH N.R.S. STATUTE NO. 625.550.
- UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC. SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APPROXS, FLOWLINES, AND CROSS COLLECTION LINES UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.
- WALL NOTES:
A. ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN FOR THE PURPOSE OF GRADING RELATIONSHIPS.
B. THE STRUCTURAL AND ARCHITECTURAL DESIGN OF ALL WALLS (RETAINING OR NON-RETAINING) MUST BE APPROVED BY THE CLV BUILDING DEPARTMENT.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON CITY STREETS.

CONSTRUCTION NOTES

- CONSTRUCTION SURVEY:
GRADES ARE GIVEN FROM TOP OF STAKES OR NAILS. THE CONTRACTORS ARE CAUTIONED TO OBSERVE AND FOLLOW RULES IN USING THE GRADE STAKES GIVEN BY THIS OFFICE. THREE (3) CONSECUTIVE POINTS THAT ARE SHOWN TO BE ON THE SAME LEVEL OF SURVEY MUST BE IN COMMON IN ORDER THAT ANY VARIATION OUT OF A PERFECT STRAIGHT GRADE MAY BE DETECTED IN CASE ANY SURVEY 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 HAVE 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 OF SITES IMPROVEMENTS, CLARK COUNTY AREA NEVADA, LATEST ISSUE, 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 SDR35 SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE 1 GRAVEL.
- ALL MANHOLES IN PAVED STREETS, 80" 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 15" 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 WILL BE UNDER THE JURISDICTION OF THE CONTROLLING AGENCY MUST BE CLASS "A" CONTRACTORS.
- THE CITY OF LAS VEGAS WILL NOT ACCEPT ANY SEWER MAINS WHICH HAVE A VERTICAL DEFLECTION OF MORE THAN ONE TENTH (0.1") OF 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.

STREET LIGHTING NOTE

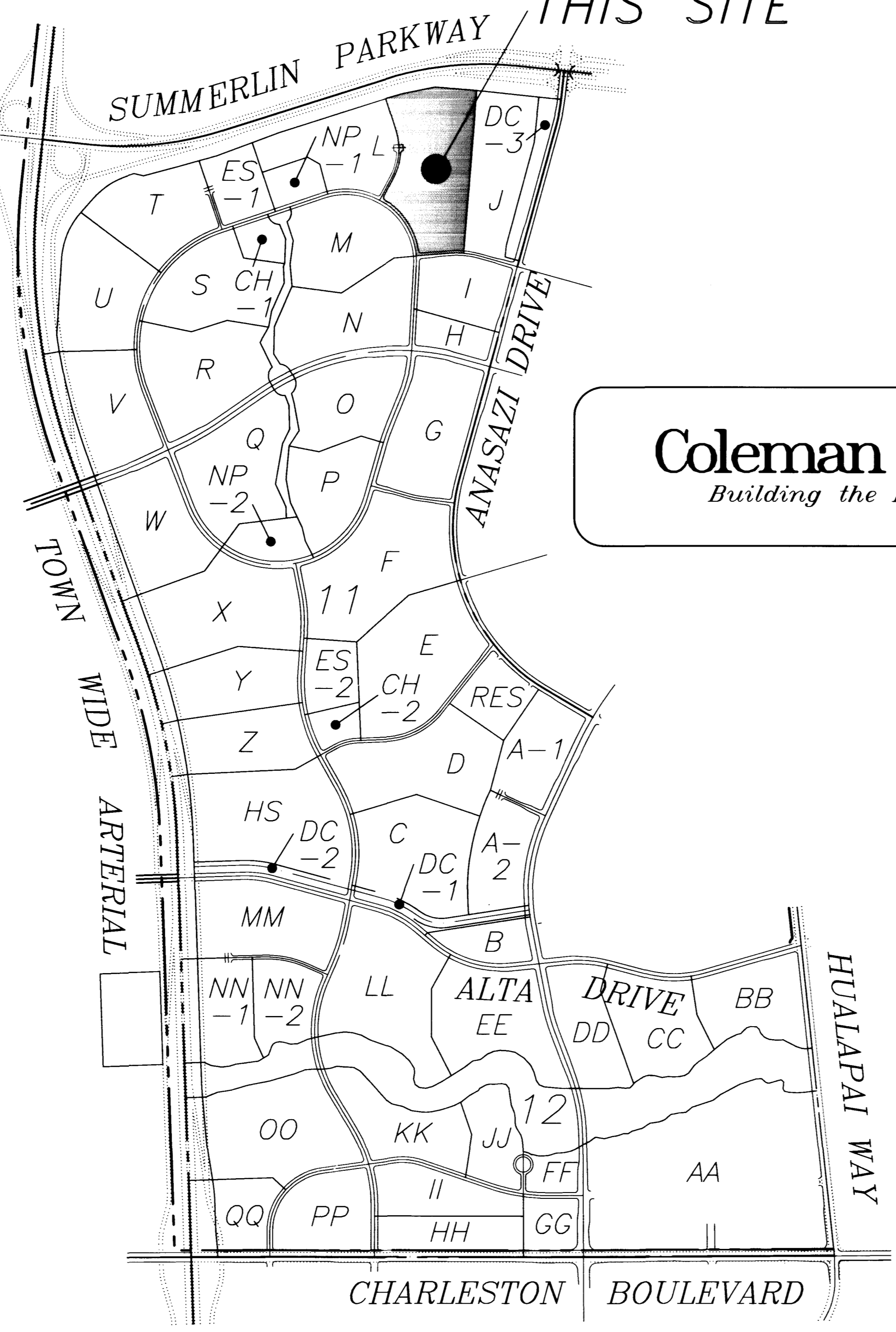
STREET LIGHT INSTALLATIONS AND ALL APPURTENANCES WILL CONFORM WITH THE REQUIREMENTS OF THE SUMMERLIN IMPROVEMENT STANDARDS (SIS).

STREET NOTES

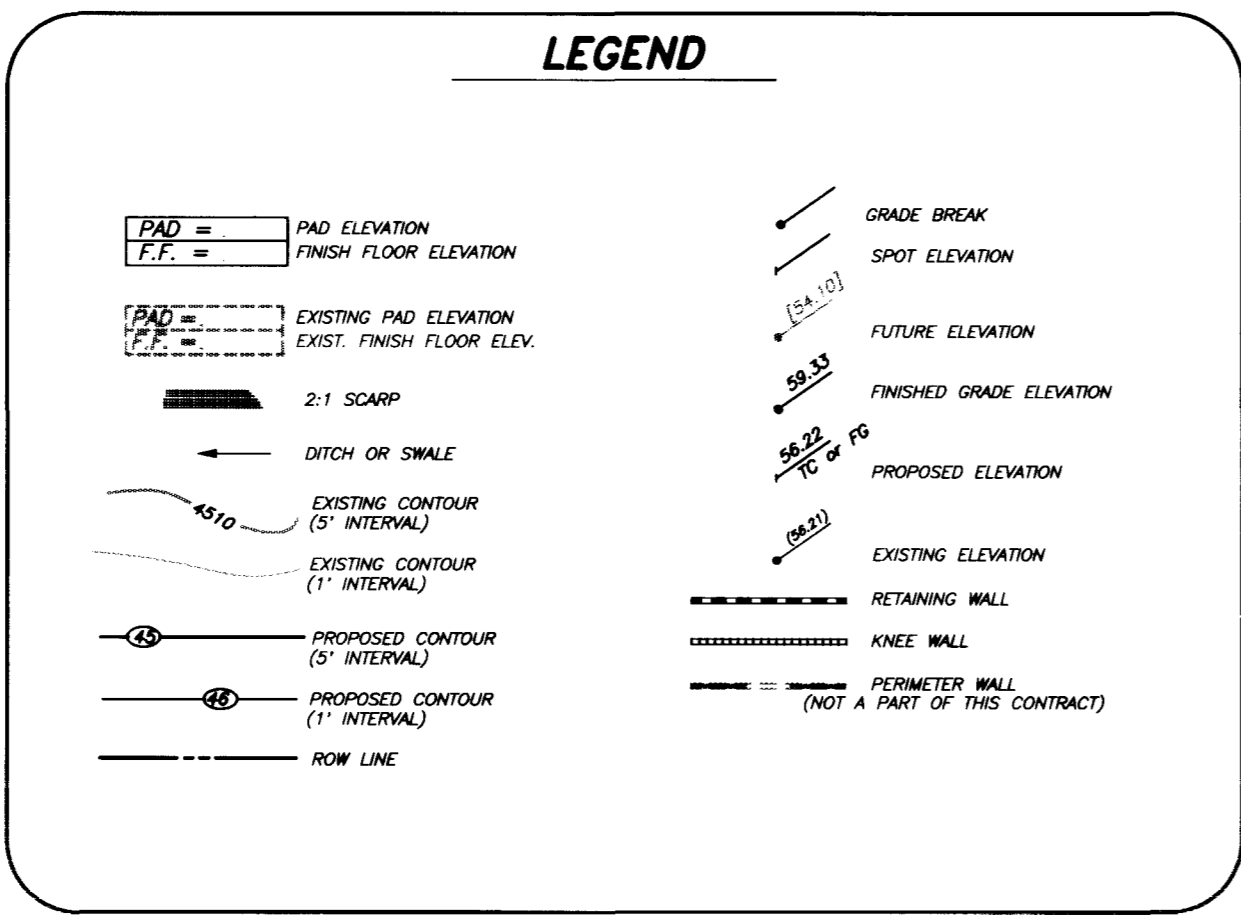
- TYPE I SUBGRADE UNDER A.C. PAVEMENT, CURB AND GUTTER TO BE CONTINUOUS.
- UPON COMPLETION OF ALL OTHER CONSTRUCTION, PLACE A TYPE II SLURRY SEAL PER CITY OF LAS VEGAS SPECIFICATION SECTION 410.
- THE MAXIMUM GRADE BREAK ALLOWING IN THE CROSS SECTION SHALL BE 2% AND SHALL FALL BETWEEN A DRIVING LANE AND A PARKING LANE.
- NATIVE MATERIAL MAY BE USED IN LIEU OF TYPE I WHEN PROCESSED FOR APPROVAL IN ACCORDANCE WITH CITY OF LAS VEGAS STATEMENT OF POLICY DATED 7/25/95.
- A.C. PAVEMENT TO BE INSTALLED IN ONE (1) 2" LIFT.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON CITY STREETS.



NOT TO SCALE



KEY MAP



NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SUMMERLIN IMPROVEMENT STANDARDS AS APPROVED BY CLV, ON 2/2/94.
- THE MINIMUM PERCENT GRADE AROUND THE CIRCULAR PORTIONS OF ALL CUL-DE-SACS AND KNUCKLES TO BE SIX-TENTHS (0.6).
- UTILITY STUBS NOT UTILIZED BY THIS PARCEL DEVELOPER ARE THE DEVELOPER'S RESPONSIBILITY AND COST TO ABANDON PER THE APPROPRIATE AGENCY'S REGULATIONS.

ZONING

PC-SF3

Avoid cutting underground utility lines - it's costly.

Call before you Dig.
1-800-227-2600
UNDERGROUND SERVICE (USA)

STREET DESIGN NOTES

STREETS WITHIN OAK HILLS AT SUMMERLIN-VILLAGE 11 HAVE BEEN DESIGNATED FOR 20 MPH SPEED LIMITS. ALL INTERSECTIONS ARE IN COMPLIANCE WITH UNIFORM STANDARD DRAWING 404-1600 REGARDING VISION OBSTRUCTION AT INTERSECTIONS.

SEWAGE CONTRIBUTION

97 RESIDENTIAL UNITS x 250 G.P.D. = 24,250 G.P.D.
PEAKING FACTOR = 3.4 (FROM TABLE C, PG. T-3)
PEAK FLOW: 24,250 x 3.4 = 82,450 G.P.D.

LEGAL

BEING A SUBDIVISION OF LOT 3, BLOCK A OF "THE ARBORIS AT SUMMERLIN VILLAGE 11," A UNIT AND 28' AS SHOWN BY MAP THEREOF ON FILE IN BOOK PAGE OF PLATS IN THE CLARK COUNTY RECORDERS' OFFICE, CLARK COUNTY, NEVADA, (LIVING WITHIN SECTION 24, & 25, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BASIS OF BEARING

NORTH 15°23'46" EAST, BEING THE BEARING OF THE CENTERLINE OF ANASAZI DRIVE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 63, PAGE 82 OF PLATS IN THE CLARK COUNTY NEVADA RECORDERS' OFFICE.

BENCHMARK

NO.	DESC.	COORD. 29	COORD. 88	SUMMERLIN DATUM
1	WOOD PILE & PLATE IN TOP OF CURB NW CORNER OF 12' WIDE CONC. DRIVE & SOUTH CURVE ISLAND.	2725.823	2728.37	2726.19
		(631,8074 M)		

SUMMERLIN DATUM USED FOR THIS PROJECT

APPROVALS

- UTILITY AGENCIES
- James Johnson 2-21-97
NEVADA POWER CO. DATE
- Shelley McCarroll 2-20-97
SOUTHWEST GAS DATE
- Roger Smith 2-20-97
SPRINT NEVADA DATE

SUMMERLIN APPROVAL

Gerald M. Robbins 3/24/97
GARALD M. ROBBINS DATE

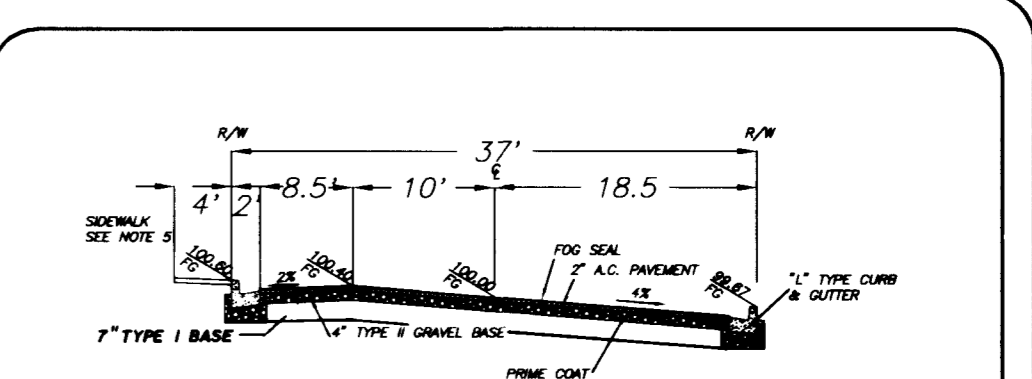
APPROVED FOR CONSTRUCTION

LS VEGAS VALLEY WATER DISTRICT 2-28-97
DATE

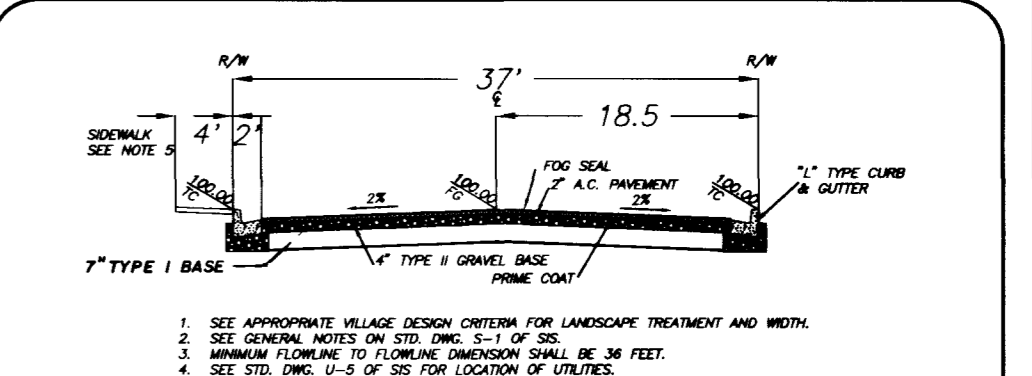
APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHTS-OF-WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS EXCEPT THOSE SPECIFICALLY LISTED UNDER "DEVIATIONS FROM STANDARDS". THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN "DEVIATIONS FROM STANDARDS" IN FAVOR OF THE UNIFORM STANDARDS DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA.

APPROVAL

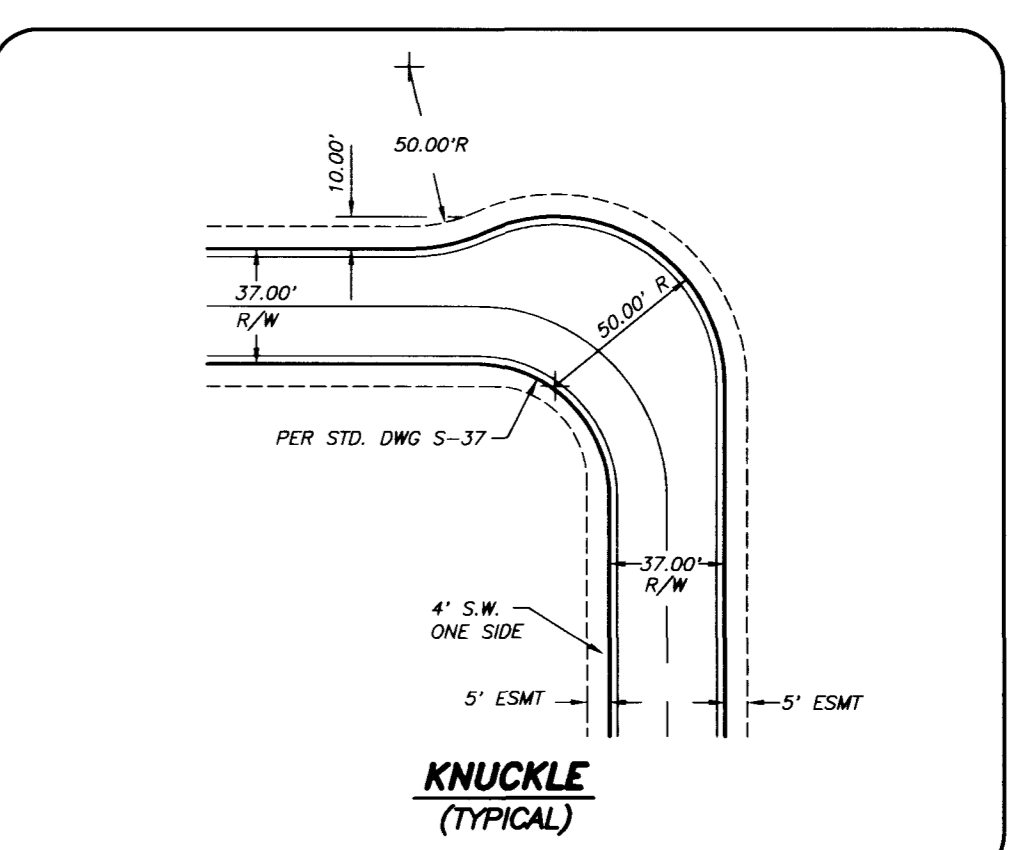
Dennis Anderson, P.E. 4/29/97
DENNIS ANDERSON, P.E. DATE
CITY ENGINEER
CITY OF LAS VEGAS, NEVADA



- SEE APPROXIMATE RELEASE DESIGN OPTION FOR LANDSCAPE TREATMENT AND WIDTH.
- SEE GENERAL NOTES ON STD. DWG. S-1 OF SET.
- MINIMUM FLOORING TO CURB FACE SHALL BE 36" FEET.
- SEE STD. DWG. 11-3 OF SET FOR LOCATION OF UTILITIES.
- SEWERAGE OR WASTEWATER ANY DEPTHS PROVIDED A 2' MINIMUM SEPARATION IS MAINTAINED BETWEEN THE WALKWAY OR SIDEWALK AND THE CURB. THIS AREA SHALL BE DESIGNATED AS A PUBLIC SIDEWALK EGRESS OF THE TIME.
- NO FIRE HYDRANT OR STREET LIGHT SHALL BE LOCATED WITHIN THE SIDEWALK OR WALKWAY.
- NATIVE MAIZE USED IN LIEU OF TYPE I WITH CLV CONSTRUCTION SERVICES APPROVAL.

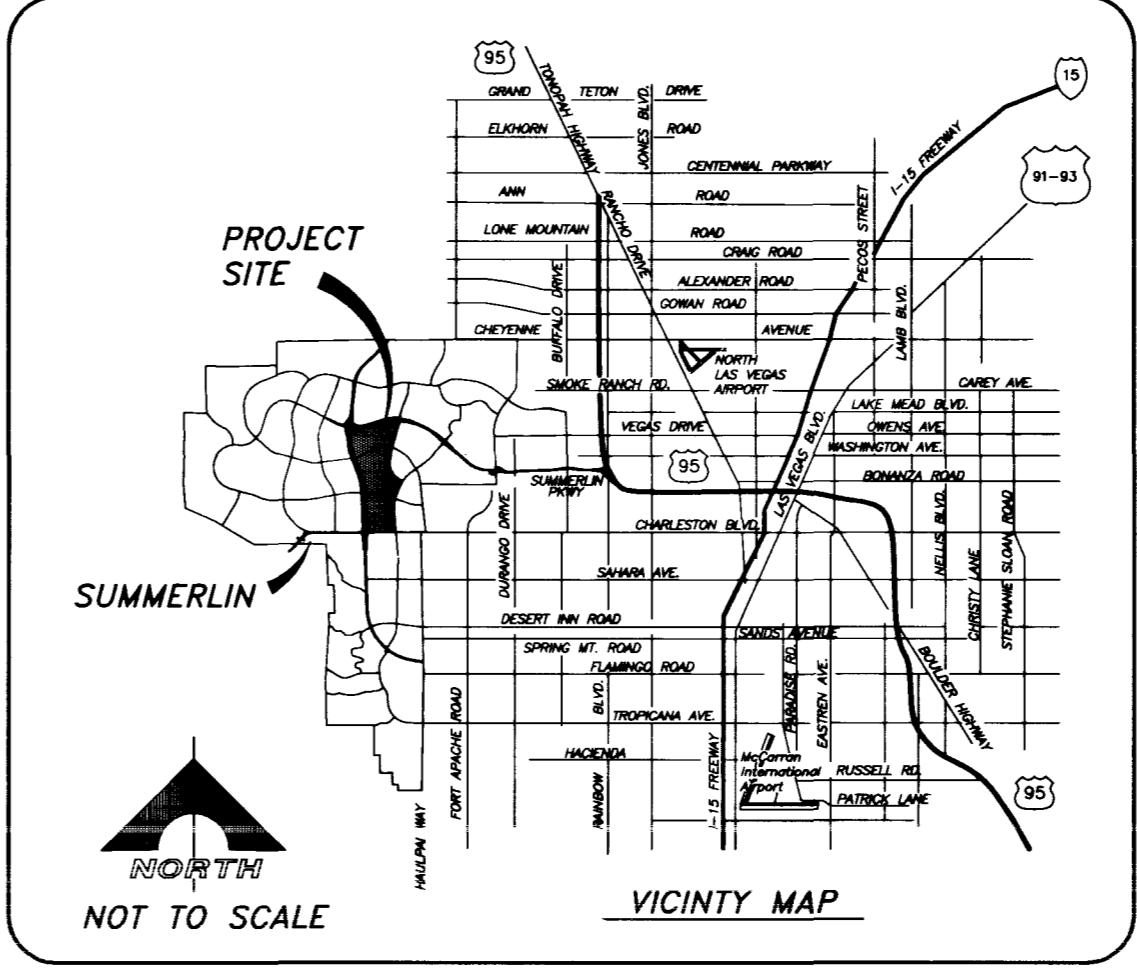


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DEVIATION FROM STANDARDS

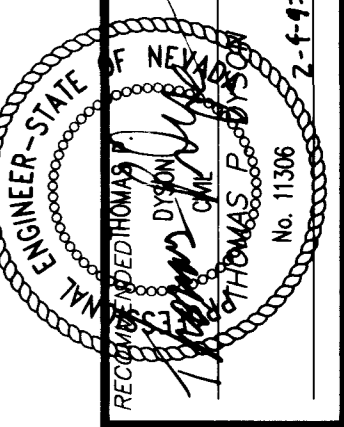
SHEETS 10, 11 & 13 - SLOPE INTO CROSS GUTTER EXCEEDS 1.5%



NOT TO SCALE

VICINITY MAP

NO.	DESCRIPTION	DATE	CLV	DATE



G. C. WALLACE, INC.
Engineering/Architecture

COLEMAN HOMES
OAK HILLS AT SUMMERLIN - PHASE I
GENERAL NOTES & MISCELLANEOUS

SHEET

2

OF 24 SHEETS

107Y-4506

