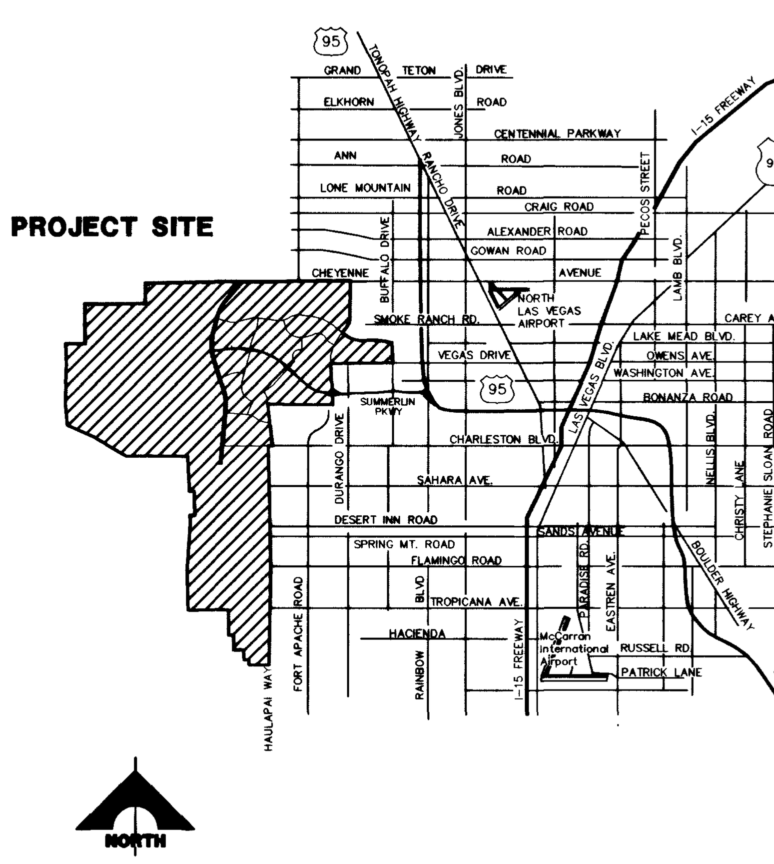
CITY OF LAS VEGAS GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE SUMMERLIN IMPROVEMENT STANDARDS AS APPROVED BY THE CITY COUNCIL ON 11/18/92, SIGNED BY CLV 2/2/93, "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE 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".
2. 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 INTERFERENCE 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.
3. 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.
4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
5. 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 CITY PRIOR TO USE ON THE PROJECT.
6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
7. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED TYPE CURB.
8. AC PAVEMENT TO BE 1/2" ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS
9. 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 PER SUMMERLIN STD DRAWING NO. S-47.
10. SIDEWALK RAMPS SHALL BE CONSTRUCTED AS SHOWN ON PLANS PER SUMMERLIN STD. DRAWING NO. S-75. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS.
12. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
13. 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.
14. 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 ACCORDANCE WITH N.R.S. STATUTE NO. 625.550.
15. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC. SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOW LINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.
16. WALL NOTES:
17. ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS; FLOOD CONTROL AND SIGHT DISTANCE AT INTERSECTIONS. NEW WALLS REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.
18. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.
19. CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEAN OUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.
20. MATERIALS, HANDLING AND PLACEMENT OF PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF NDOT OR THE CLARK COUNTY AREA SPECIFICATIONS (AS APPLICABLE) AND THE PLANS AND DETAILS SHOWN HEREON.

FINAL PAVEMENT/STRIPING NOTES

1. THE PLANS SUBMITTED HEREWITH ARE DUPLICATES OF PREVIOUSLY APPROVED IMPROVEMENT PLANS, WITH THE INTENT THAT ALL SIGNAGE HAS BEEN INSTALLED, INCLUDING ADDITIONAL SIGNAGE THAT HAS SUBSEQUENTLY BEEN ADDED BY CLV. THESE PLANS DO NOT VERIFY OR WARRANT ACTUAL LOCATIONS OF REQUIRED SIGNS. THE INTENT IS TO ONLY FINALIZE FINAL PAVEMENT OVERLAYS AND STRIPING.
2. ALL EXISTING PAVEMENT IMPROVEMENTS, INCLUDING SIGNAGE, ARE ASSUMED TO BE APPROVED AND ACCEPTED BY CLV.
   107-4463-2A VILLAGE 11/12, UNIT 2A, SHTS. 60, 61, & 62 OF 65
   307-4463-1A BANBURRY CROSS DR., SHT. 11 OF 13
   207-4463-2B VILLAGE 11/12, UNIT 2B, SHT. 41 & 42 OF 46
   207-4463-2C VILLAGE 12, UNIT 2C, SHT. 34 OF 42
   207-4463-2C VILLAGE 12, UNIT 2C, SHT. 35 OF 41
   207-4463-3A-B VILLAGE 11/12, UNIT 3A-B, SHT. 39 & 40 OF 43
   107-V2542 VILLAGE 12 HUALAPAI WAY, SHT. 18 OF 20
3. FINAL PAVEMENT OVERLAY SHALL CONSIST OF A 3/4" OPEN GRADE.
4. ALL EXISTING PAVEMENT CUTS AS GENERALLY NOTED ON THESE DRAWINGS, WHICH HAVE BEEN COMPLETED BY PREVIOUS OFF-SITE DEVELOPMENT PERMITS, (NOT ASSOCIATED WITH THE ORIGINAL DESIGN AND CONSTRUCTION PERMITS FOR THESE VILLAGE 11/12 ROADWAY IMPROVEMENTS) ARE ASSUMED TO HAVE BEEN COMPLETED AND ACCEPTED IN ACCORDANCE WITH CLV STANDARDS.
5. EXISTING PAVEMENT AT EDGES OF VALLEY GUTTERS TO PARALLEL ENTRIES OR ROADWAY INTERSECTIONS SHALL BE MILLED OR REMOVED TO PROVIDE REQUIRED MINIMUM PAVEMENT THICKNESS OVERLAY.
6. CONTRACTOR TO REMOVE ALL EXISTING TEMPORARY CONCRETE COLLARS AROUND WATER GATE VALVES BOXES, SEWER MANHOLES, AND STORM DRAIN MANHOLES, RAISE TO FINAL PAVEMENT GRADE AND INSTALL NEW CONCRETE COLLAR PER USD #408. EXISTING COLLARS TO MANHOLES/VAVLE BOXES INSTALLED BY SUBDIVISION VALVE BOXES INSTALLED BY SUBDIVISION DEVELOPMENT ARE ALSO TO BE RAISED TO FINISH GRADE PER USD #408.
7. NOTE: "CLV TRAFFIC ENGINEERING SHALL REQUIRE A FINAL SIGNAGE WALK THROUGH TO DETERMINE IF ANY SIGNS MUST BE ADDED OR ADJUSTED PRIOR TO ACCEPTANCE OF THE ROADS."
8. THHC, AS MASTER DEVELOPER, SHALL COORDINATE WITH SUBDIVISION DEVELOPERS RESPONSIBLE FOR TEMPORARY CONSTRUCTION ACCESS LOCATIONS, AND REMOVAL AND REPLACEMENT OF EXISTING "L" CURB AT THESE LOCATIONS IN ORDER TO COMPLETE FINAL PAVEMENT. FUTURE USE OF THESE TEMPORARY CONSTRUCTION ACCESS LOCATIONS, IF ALLOWED BY CLV, SHALL BE RESPONSIBILITY OF CLV TO NOTIFY SUBDIVISION DEVELOPER OF ANY REQUIRED REPAIR OR REPLACEMENT AFTER FINAL LIFT HAS BEEN COMPLETED.
9. CONTRACTOR TO PROVIDE 1-YEAR PERFORMANCE BOND TO CLV (SID) AT COMPLETION OF FINAL PAVEMENT. ALL INSPECTION REQUESTS/COORDINATION TO BE REQUESTED THROUGH CLV SID DEPARTMENT.



VICINITY MAP

DEVIATIONS

(FROM IMPROVEMENT DESIGN APPROVALS)

34484

LEGEND & ABBREVIATION

EXISTING PAVEMENT CUT LOCATIONS

CROSSWALKS

STOP BARS

EMBANKMENT

TOP

PROPOSED

BOTTOM

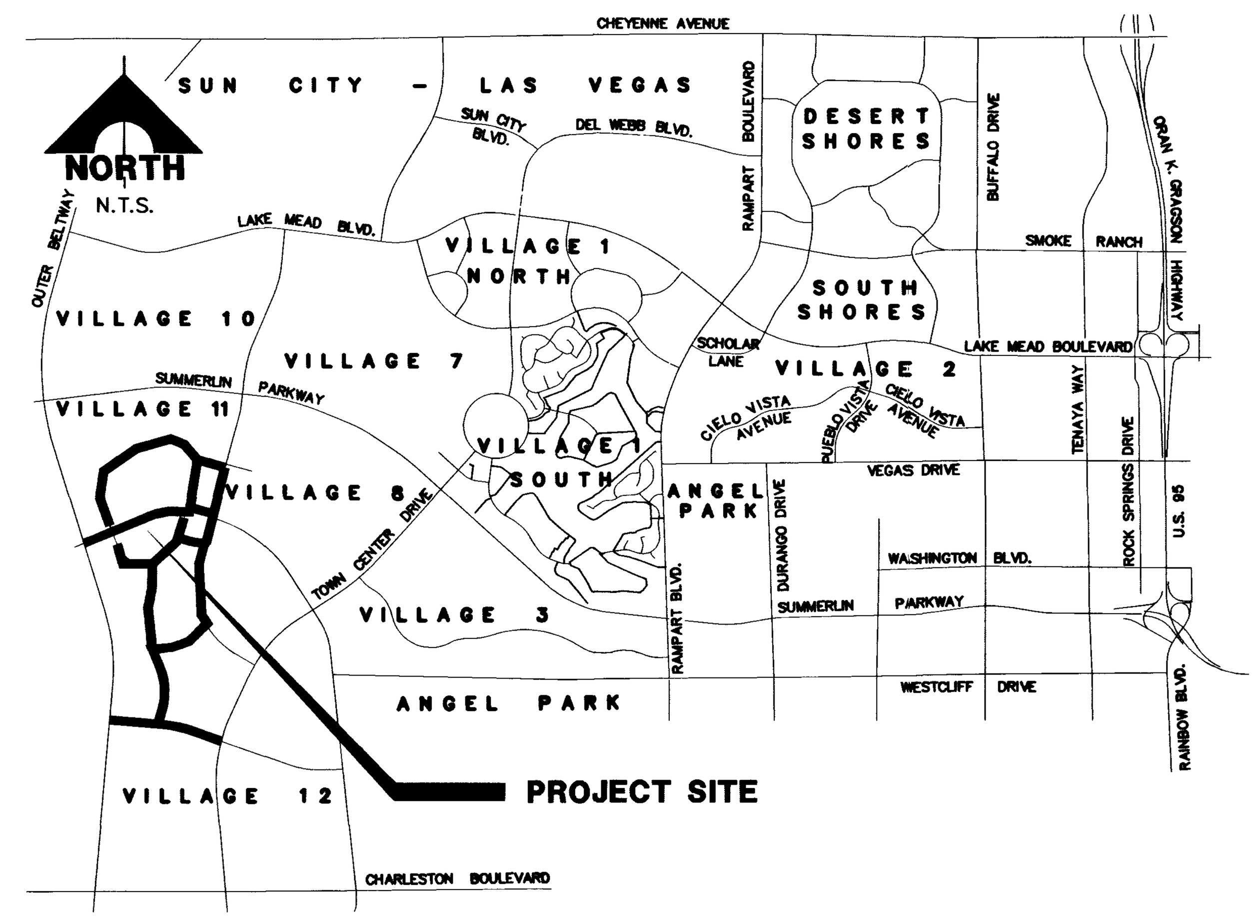
BY SEPARATE CONTRACT

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
NDOT	=	NEVADA DEPT. OF TRANSPORTATION
TR	=	STREET LIGHT OR COMMON TRENCH, SEE ELECTRICAL PLANS
BC	=	BACK OF CURB (OR DIM TO BACK OF CURB)
TC	=	TOP OF CURB
DG	=	DESIGN GRADE
FG	=	FINISH GRADE

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



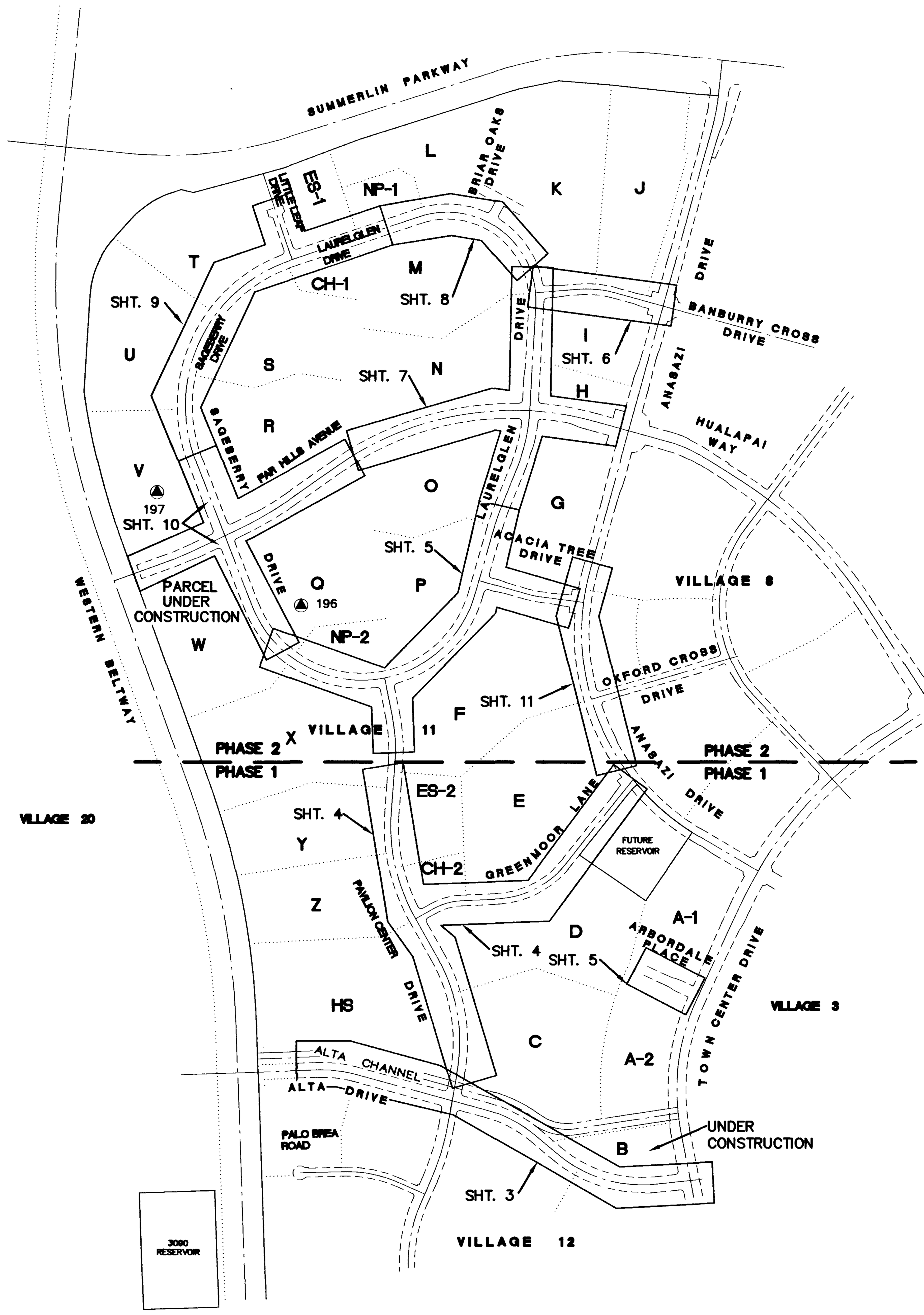
LOCATION MAP

INDEX OF DRAWINGS

1. COVER SHEET
2. PROJECT DATA SHEET
3. ALTA DRIVE – FROM PAVILION CENTER DR. TO WESTERN BELTWAY
4. GREENMOOR LANE – FROM ANASAZI DR. TO PAVILION CENTER DR.
   PAVILION CENTER DRIVE – FROM STA. 169+88.19 TO STA. 140+69.79
5. SAGEBERRY DRIVE – FROM STA. 100+00.00 TO 109+00.00
   LAURELGLEN DRIVE – FROM STA. 100+00.00 TO STA. 118+00.00
   ACACIA TREE DRIVE – FROM LAURELGLEN DR. TO ANASAZI DR.
   PAVILION CENTER DRIVE – STA. 177+18.16 TO 100+93.50
   ARBORDALE PLACE – FROM STA. 12+78.28 TO STA. 15+61.18
6. BANBURRY CROSS DRIVE – FROM LAURELGLEN DR. TO ANASAZI DR.
7. FAR HILLS AVENUE – FROM ANASAZI DR. TO WESTERN BELTWAY
   LAURELGLEN DRIVE – FROM STA. 118+00.00 TO 139+00.00
8. LAURELGLEN DRIVE – FROM STA. 139+00.00 TO STA. 156+34.16
9. SAGEBERRY DRIVE – FROM STA. 109+00.00 TO 154+29.72
   LAURELGLEN DRIVE – FROM STA. 148+33.33 TO STA. 154+29.72
   LITTLE LEAF DRIVE – FROM STA. 10+00.00 TO STA. 19+04.00
10. SAGEBERRY DRIVE – FROM STA. 109+00.00 TO 130+00.00
    FAR HILLS AVENUE – FROM ANANSAZI DR. TO WESTERN BELTWAY
11. ANASAZI DRIVE – FROM STA. 114+00.00 TO STA. 151+50.00

STATE OF NEVADA PROFESSIONAL ENGINEER CHRISTOPHER W. ANDERSON CIVIL No. 5071

DATE: 9-7-01



NORTH

SCALE: 1" = 800'

GRAPHIC SCALE

800 0 400 800 1600 3200

(IN FEET)
1 inch = 800 ft.

LOCAL BENCHMARKS					
MON. NO.	STREET NAME	COORDINATES NORTHING	EASTING	DESCRIPTION	ELEV.
106	TOWN CENTER DRIVE	518692.0757	577722.9291	SWEET PEA	2927.86

SWEET PEA: 421.44' Bearing S77°43'31"E from Anasazi & TCD Intersection

SHEET INDEX MAP

BASIS OF BEARING

N 88°50'11" W BEING THE BEARING OF THE SOUTH LINE OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN BY MAP THEREOF ON FILE IN FILE 82, PAGE 64 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK
OLV0019S4 RIVET & PLATE IN TOP OF CURB NW SIDE OF TOWN CENTER DRIVE & SOUTH CIRCLE ISLAND
2725.923 NGVD 1929 DATUM
2728.37 NGVD 1988 DATUM (831.6074 M)
2726.19 SUMMERLIN DATUM

Avoid cutting underground utility lines. It's costly.
Call before you Dig.
1-800-227-2600
UNDERGROUND SERVICE ALERT (USA)

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DESIGN:
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PLOT TIME: 09:44:45

G.C. WALLACE, INC.
Engineering/Architecture
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SUMMERLIN
VILLAGE 11/12 THE ARBORS
PROJECT DATA SHEET
FINAL PAVEMENT, OPEN GRADE AND STRIPING PLAN

SHEET 2
107-V3485
2 OF 11 SHTS

JOB NO. 62011.801