GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE SUMMERLIN IMPROVEMENT STANDARDS AS APPROVED BY THE CITY COUNCIL ON 02/02/93, "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 EXISTANCE 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 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.
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 QUALITY CONTROL DIVISION PRIOR TO USE ON THE PROJECT.
6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY OR GAS LINE EASEMENTS. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
7. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 150' IN EXTRUDED TYPE CURB.
8. AC PAVEMENT TO BE 1/2" ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS.
9. APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
10. 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.
11. 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.
12. 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, OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR.
13. 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.
14. 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.
15. 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 N.R.S. STATUTE NO. 625.550.
16. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC. SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.
17. 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.
18. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON CITY STREETS.
19. 48 HOURS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONTACT:

LAS VEGAS VALLEY WATER DISTRICT	PHONE	870-2011
NEVADA POWER COMPANY	PHONE	1-800-227-2600
CENTRAL TELEPHONE COMPANY	PHONE	1-800-227-2600
SOUTHWEST GAS CORPORATION	PHONE	365-2296
KERN RIVER GAS	PHONE	399-1612

20. THE CONTOURS INDICATED ON THESE PLANS HAVE BEEN CREATED FROM A COMPOSITE OF ORIGINAL GROUND CONTOURS FROM PREVIOUS AERIAL MAPPING AND COMPUTER GENERATED GRADES IN THE STREET AREA WHICH WAS PREVIOUSLY EXCAVATED. THEREFORE THESE CONTOURS DO NOT NECESSARILY REPRESENT ACTUAL FIELD SURVEY OR AERIAL MAPPING CONFIGURATIONS. THE ENGINEER HAS CREATED THE CONTOUR ELEVATIONS FROM THE BEST INFORMATION AVAILABLE WITHOUT THE BENEFIT OF ACTUAL SURVEY; BUT DOES NOT WARRANT THE ACCURACY OF THE ELEVATIONS. ANY INCONSISTENCIES THAT ARISE DURING CONSTRUCTION DUE TO CONTOUR ELEVATIONS SHALL BE NEGOTIATED DIRECTLY WITH THE OWNER.

DESIGN NOTES

THIS SET OF PLANS HAS BEEN DESIGNED WITH THE FOLLOWING CRITERIA:

ROUND ABOUT INTERSECTIONS

1. THE ROUND ABOUT INTERSECTIONS HAVE BEEN DELINEATED BY LEIF OURSTON AND ASSOCIATES, TRAFFIC AND TRANSPORTATION ENGINEERING, 5290 OVERPASS ROAD, SUITE 212, SANTA BARBARA, CA 93111, (805) 683-1383, AS A CONSULTANT TO G.C. WALLACE, INC.
2. THE PROPOSED ROADWAY RIGHT OF WAY DOES NOT CONFORM TO THE BACK FACE OF CURB AS ORDINARILY DELINEATED PER SUMMERLIN STANDARDS. THE RIGHT OF WAY AS DELINEATED ON THESE PLANS CONFORMS TO THE ULTIMATE ROADWAY IMPROVEMENTS FOR VILLAGE ARTERIALS PER THE SUMMERLIN STANDARDS, AND IS OFTEN WIDER THAN THAT WHICH IS NECESSARY ONLY FOR ROUND ABOUT ROADWAY IMPROVEMENTS.
3. ALL UNDERGROUND INFRASTRUCTURE AND UTILITY IMPROVEMENTS HAVE BEEN LOCATED FOR ULTIMATE SUMMERLIN VILLAGE ARTERIAL ROADWAY IMPROVEMENTS TO INCLUDE STANDARDIZED INTERSECTIONS WITH FUTURE CONVENTIONAL TRAFFIC SIGNALIZATION.
4. DUE TO THE LONG TERM PHASED AFFECT OF SUMMERLIN DEVELOPMENT, A DEFINITIVE ULTIMATE TRAFFIC FLOW ANALYSIS OF TOWN CENTER DRIVE IS NOT AVAILABLE AT THIS TIME. IN THE EVENT THAT THERE IS A SUBSTANTIVE INCREASE IN TRAFFIC FLOW VOLUMES ON TOWN CENTER DRIVE IN THE FUTURE, IT MAY BECOME NECESSARY TO MITIGATE INCREASED TRAFFIC FLOWS BY RECONSTRUCTING PORTIONS OF THE EXISTING ROUND ABOUTS OR BY REPLACING THE INTERSECTIONS WITH CONVENTIONAL VILLAGE ARTERIAL IMPROVEMENTS TO INCLUDE STANDARDIZED TRAFFIC SIGNALIZATION. IN THE EVENT OF THIS OCCURRENCE, ALL MAJOR UNDERGROUND INFRASTRUCTURE AND UTILITY SERVICES HAVE BEEN LOCATED AND DESIGNED TO ACCOMMODATE SUCH A RECONSTRUCTION WITH MINIMAL EFFORT.

DEVIATIONS

1. ROUNDABOUT INTERSECTION @ HUALAPAI WAY.
2. 2% ROADWAY CROSS SLOPES IN TRANSITION AREAS AT INTERSECTION.
3. C.L.V., L.V.V.W.D., AND N.D.O.T. STANDARD DETAIL INCLUSION.

JOB NO. 620.320ET

TOP2SHT2 1-21-94 DT

LEGEND & ABBREVIATION

- (1) DETAIL DRAWING NUMBER
- (1/–) DRAWING NUMBER FOR DETAIL DRAWN ON SAME SHEET
- (1/7) DRAWING NUMBER FOR DETAIL WITH REFERENCE TO THE SHEET IT IS DRAWN ON
- (D1,D2/S) DRAWING NUMBER (S) FOR DETAIL (S) PER SUMMERLIN IMPROVEMENTS STANDARDS, OR PER STANDARDS IN ABBREVIATION TABLE
- (1/1) INDICATES CONSTRUCTION NOTE
- (A/1) INDICATES REMOVAL NOTE
- (1) INDICATES CURVE NUMBER
- INDICATES SEWER MANHOLE IN PROFILE
- INDICATES STORM DRAIN MANHOLE IN PROFILE
- (60.5) TC EXIST. SPOT ELEVATION
- STUB & PLUG PIPE
- CONCRETE ENCASEMENT

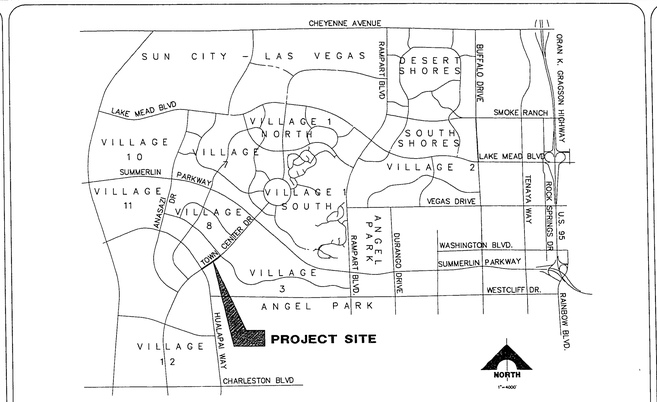
NOTE: LEGEND & ABBREVIATIONS IN THE "SUMMERLIN IMPROVEMENT STANDARDS", LATEST EDITION, WILL BE UTILIZED FOR ANY LEGEND & ABBREVIATION REQUIRED WHICH ARE NOT SHOWN.

EMBANKMENT

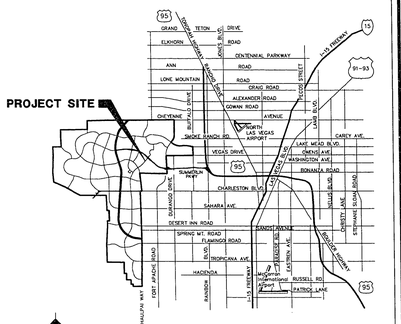
TOP — PROPOSED
BOTTOM — BY SEPARATE CONTRACT
— EXISTING

ABBREVIATION

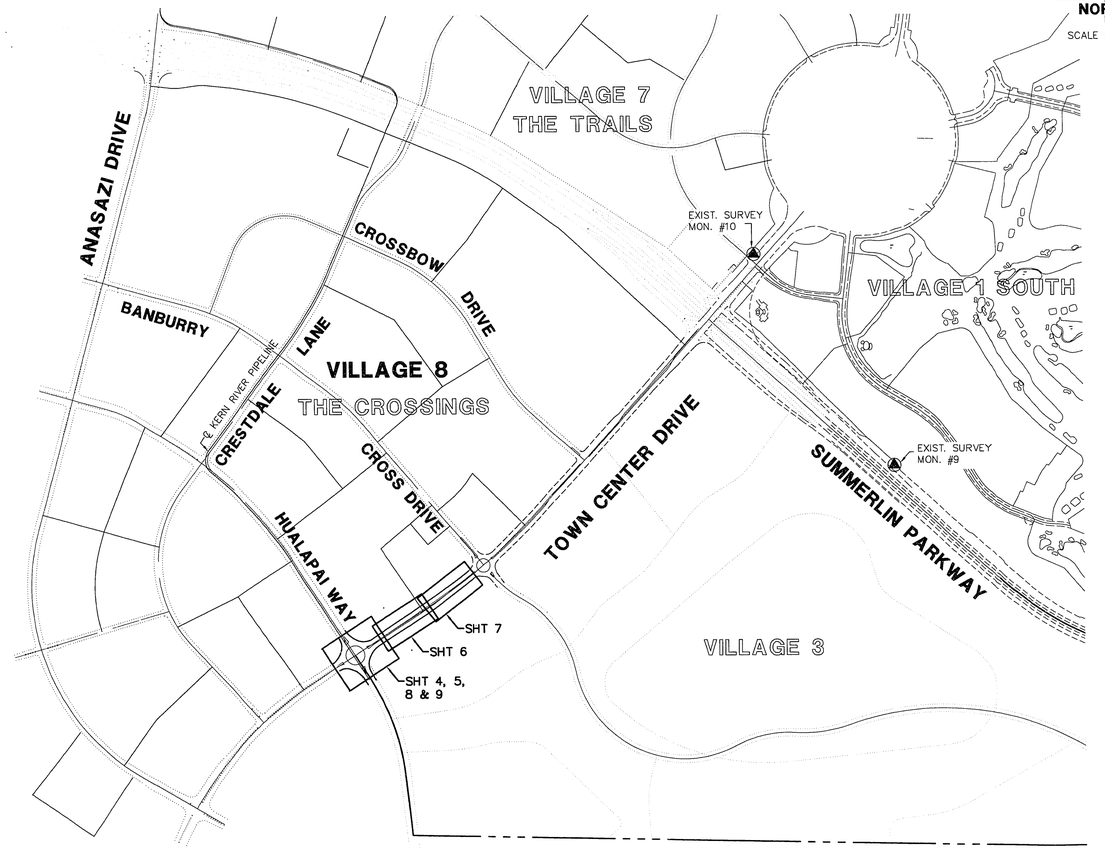
I	= IMPROVEMENTS
W	= WATER
S	= SEWER
SD	= STORM DRAIN
SL	= STREET LIGHTING
SIG	= TRAFFIC SIGNAL
SMH	= SEWER MANHOLE
SDMH	= STORM DRAIN MANHOLE
CLV	= CITY OF LAS VEGAS
LVVWD	= LAS VEGAS VALLEY WATER DISTRICT
NDOT	= NEVADA DEPT. OF TRANSPORTATION



LOCATION MAP



VICINITY MAP



SHEET INDEX MAP

LOCAL BENCHMARKS					
MON. NO.	STREET NAME	COORDINATES NORTHING	COORDINATES EASTING	DESCRIPTION	ELEV.
9	SUMMERLIN PARKWAY	521893.7445	583726.2303	CONC. MON. W/2" B.C.	2758.50
10	TOWN CENTER DRIVE	523816.2240	582461.3559	2" BC IN CURB	2745.40

INDEX OF DRAWINGS

NO.	TITLE & DESCRIPTION
1	COVER SHEET
2	PROJECT DATA SHEET
3	UTILITY MASTER PLAN
4	TOWN CENTER DR. PLAN STA. 498+00 TO 503+00
5	TOWN CENTER DR. PROFILE STA 498+00 TO 503+00
6	TOWN CENTER DR. PLAN & PROFILE STA 503+00 TO 508+00
7	TOWN CENTER DR. PLAN STA. 508+00 TO 512+92.93
8	TOWN CENTER DR. CONTROL PLAN STA 498+00 TO 503+00
9	TOWN CENTER DR.\HUALAPAI WAY ROUNDABOUT PROFILE
10	TOWN CENTER DR. CONTROL PLAN; SIGNAGE & STRIPING PLAN
11	TYPICAL SECTIONS
12	DRAINAGE CHANNEL
13	STORM DRAIN, WATER & SEWER DETAILS

DRAINAGE CERTIFICATION

I CERTIFY THAT THE GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT.

REGISTERED PROFESSIONAL ENGINEER — James M. Hastings — CIVIL — No. 3834 — STATE OF NEVADA

JAMES M. HASTINGS R.P.E. 3834

1/25/94
DATE

APPROVALS

CITY OF LAS VEGAS

DATE 2-16-94
CITY ENGINEER

SUMMERLIN

DATE 1/25/94
GERALD M. ROBBINS

AGENCIES

	REVIEWED BY	DATE
L.V. VALLEY WATER DISTRICT		2/02/94
NEVADA POWER CO.		1-28-94
CENTRAL TELEPHONE CO.		12894
SOUTHWEST GAS CORP.		2-2-94
C.L.V. FIRE DEPT.		1/28/94

BASIS OF BEARING

N 01°12'43" E IS BASED ON THE NEVADA STATE GRID SYSTEM (EAST ZONE) AS DETERMINED FROM THE TRIANGULATION POINTS "RED ROCK" TO "LONE MOUNTAIN".

BENCHMARK

CHISELED "+" IN THE TOP OF CURB AT END OF CURB ON WEST SIDE OF DURANGO, 250' SOUTH OF WESTCLIFF. ELEV. PER CITY OF LAS VEGAS DATUM = 2610.16

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

APPROVAL | DATE | DESCRIPTION | REV. | DATE

R.P.E. NO. 3834 — DATE 1/25/94

REGISTERED PROFESSIONAL ENGINEER — James M. Hastings — CIVIL — No. 3834 — STATE OF NEVADA

G.C. WALLACE, INC.
Engineering/Architecture
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89102

SUMMERLIN
TOWN CENTER DRIVE IMPROVEMENTS
TOWN CENTER DRIVE
PROJECT DATA SHEET
IMPROVEMENTS

SHEET 2
SHT 2 OF 13

107-V2192