

LEGEND & ABBREVIATION

- 1 DETAIL DRAWING NUMBER
- 1 DRAWING NUMBER FOR DETAIL DRAWN ON SAME SHEET
- 1 DRAWING NUMBER FOR DETAIL WITH REFERENCE TO THE SHEET IT IS DRAWN ON
- 01,02,5 DRAWING NUMBER(S) FOR DETAIL(S) PER SUMMERLIN IMPROVEMENTS STANDARDS, OR PER STANDARDS IN ABBREVIATION TABLE
- 1 INDICATES CONSTRUCTION NOTE
- 1 INDICATES REMOVAL NOTE
- 1 INDICATES CURVE NUMBER
- INDICATES SEWER MANHOLE IN PROFILE
- INDICATES STORM DRAIN MANHOLE IN PROFILE
- (60.5) EXIST. SPOT ELEVATION
- END PIPE & PLUG
- 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

YYY 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

DCSWCS = DESIGN AND CONSTRUCTION STANDARDS FROM WASTEWATER COLLECTION SYSTEM (CLARK COUNTY 1997)

LVVWD = LAS VEGAS VALLEY WATER DISTRICT

NDOT = NEVADA DEPT. OF TRANSPORTATION

SIS = SUMMERLIN IMPROVEMENT STANDARDS

THHC = THE HOWARD HUGHES CORPORATION

UDS = UNIFORM DESIGN AND CONSTRUCTION STANDARDS (UDACS)

USD = UNIFORM STANDARD DWGS. (CLARK COUNTY)

STREET CLASSIFICATION

DESERT SUNRISE ROAD & FOX HILL DRIVE: NEIGHBORHOOD COLLECTOR (LEVEL 1) WITH SHARED BIKE LANES

DESERT MOON ROAD & PASEO BREEZE DRIVE: RESIDENTIAL COLLECTOR

PASEO MIST DRIVE: NEIGHBORHOOD COLLECTOR (LEVEL 1)

PASEO FLOWER COURT: RESIDENTIAL STREET

BENCHMARK

DESC.	NAVD 88 DATUM	NAVD 88 DATUM
U.S.C. & G.S., BRASS DISC SET IN ROCK ON THE EAST SIDE OF CHARLESTON BOULEVARD AND SOUTH OF THE RED ROCK DETENTION BASIN.	3246.71 (FEET)	989.599 (METERS)
(CLV BM No. D368 3)		

BASIS OF BEARING

NORTH 89°45'05" EAST BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 20, RANGE 59 EAST, M.D.M., AS SHOWN BY MAP ON FILE IN FILE 91, PAGE 28 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

INDEX OF DRAWINGS

- COVER SHEET
- PROJECT DATA SHEET
- HORIZONTAL CONTROL PLAN I
- HORIZONTAL CONTROL PLAN II
- HORIZONTAL CONTROL PLAN III
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- SEWER MASTER PLAN
- STORM DRAIN MASTER PLAN
- DESERT SUNRISE ROAD PLAN AND PROFILE START TO STA 104+50
- DESERT SUNRISE ROAD PLAN AND PROFILE STA 104+50 TO 110+00
- DESERT SUNRISE ROAD PLAN AND PROFILE STA 110+00 TO 115+50
- DESERT SUNRISE ROAD PLAN AND PROFILE STA 115+50 TO 121+00
- DESERT SUNRISE ROAD PLAN AND PROFILE STA 121+00 TO 127+00
- DESERT SUNRISE ROAD PLAN AND PROFILE STA 127+00 TO 132+50
- ROUNDABOUT GRADING PLAN
- ROUNDABOUT UTILITY PLAN
- ROUNDABOUT PROFILE
- FOX HILL DRIVE PLAN AND PROFILE STA 138+00 TO END
- DESERT MOON ROAD PLAN AND PROFILE STA 103+50 TO 109+00
- DESERT MOON ROAD PLAN AND PROFILE STA 109+00 TO 114+75
- DESERT MOON ROAD PLAN AND PROFILE STA 114+75 TO 120+50
- DESERT MOON ROAD PLAN AND PROFILE STA 120+50 TO 126+00
- DESERT MOON ROAD PLAN AND PROFILE STA 126+00 TO 131+50
- PASEO BREEZE DRIVE PLAN AND PROFILE STA 131+50 TO 136+00
- PASEO BREEZE DRIVE PLAN AND PROFILE STA 136+00 TO 141+50
- PASEO BREEZE DRIVE PLAN AND PROFILE STA 141+50 TO END
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- STREET LIGHT, MASTER CONDUIT, AND ELECTRICAL PLAN I
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- STREET LIGHT, MASTER CONDUIT, AND ELECTRICAL PLAN VI

*N/A CONCRETE JUNCTION STRUCTURES

STREET QUANTITIES (PUBLIC)

STREETS	UNIT
3" A.C. PAVEMENT	22,279 SY
4" A.C. PAVEMENT	28,068 SY
TYPE II BASE	169,265 CY
6" TYPE "L" C & G	19,553 LF
TYPE "A" CURBS	3,952 LF

STREET LIGHTS

SINGLE ARM ST. LT.	7 EA
DOUBLE ARM ST. LT.	61 EA
CONDUIT	10,937 LF

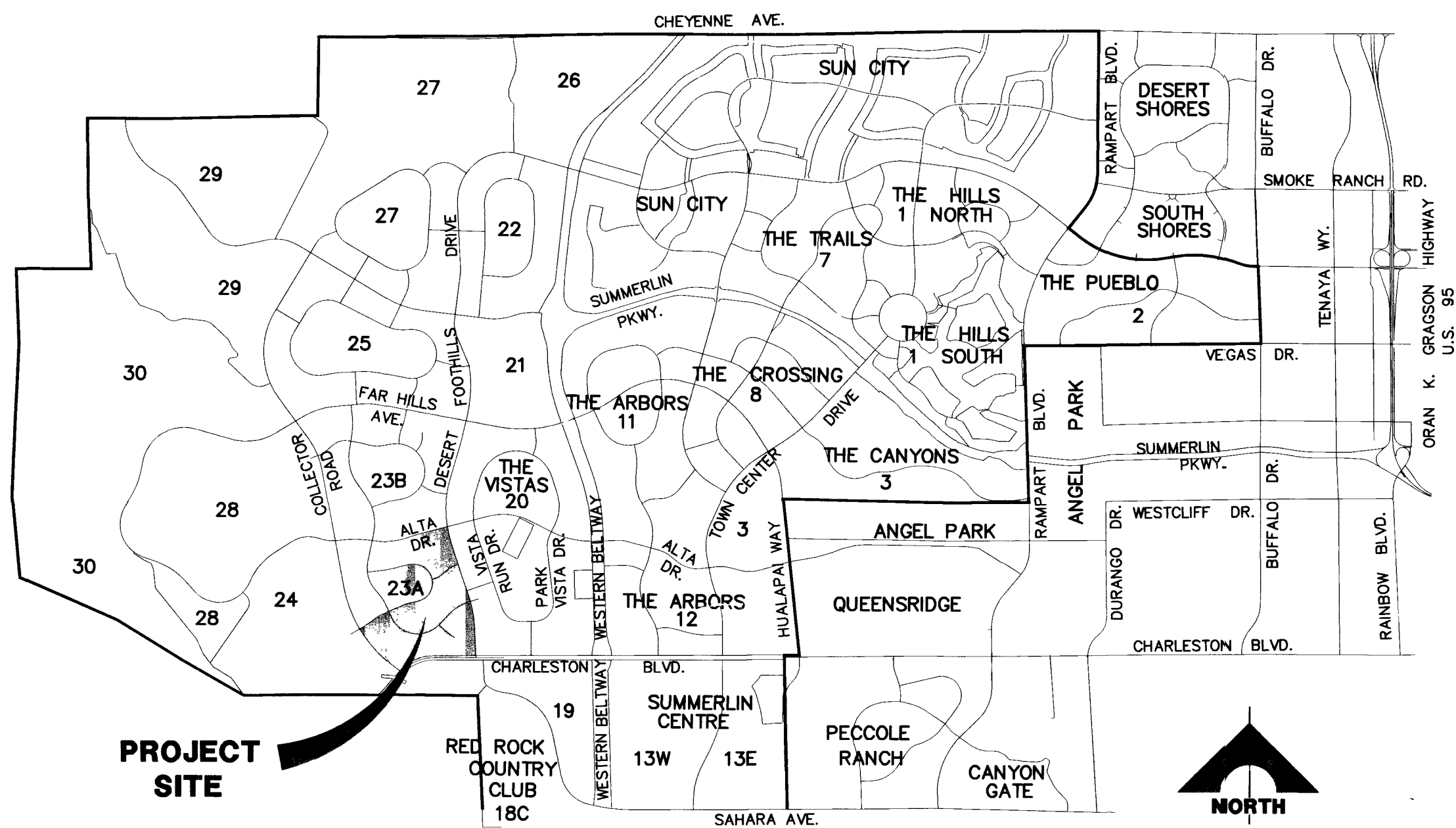
CITY OF LAS VEGAS GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "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 REVISED EDITION, THE "SUMMERLIN IMPROVEMENT STANDARDS" FOR WORK IN THE SUMMERLIN AREA, 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 THESE 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.
- 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 CITY 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 300' IN EXTRUDED TYPE CURB.
- AC PAVEMENT TO BE 1/2" ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.
- 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.
- 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.
- 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.
- 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.
- 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 IF 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 ACCORDANCE WITH N.R.S. STATUTE NO. 625.550.
- 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.
- 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.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.
- 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.
- 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.

NOTE: FOR OTHER GENERAL NOTES SEE:

FIRE		SHEET 6
LVVWD		SHEET 6
24" PVC WATER		SHEET 44
SEWER		SHEET 7
GRADING		SHEET 46
TRAFFIC		SHEET 51
STREETLIGHT		SHEET 56

VICINITY MAP



PROJECT SITE



CONSTRUCTION NOTES

- IMPROVEMENTS
- INSTALL A.C. PAVEMENT PER STREET SECTIONS, SEE SHEET 32 AND 33
 - INSTALL 6" "L" TYPE CURB & GUTTER
 - INSTALL "A" TYPE ISLAND CURB
 - INSTALL HANDICAP RAMP CURB DEPRESSION
 - ADJUST EXISTING FACILITY TO GRADE
 - VERIFY LOCATION AND ELEVATION OF EX ROADWAY IMPROVEMENT AND MATCH TO EXISTING CONDITION
 - INSTALL CONCRETE ENCASEMENT

WATER

- INSTALL CAP W/ 2" BLOW-OFF ASSEMBLY
- INSTALL FIRE HYDRANT ASSEMBLY
- INSTALL 8" GATE VALVE & BOX W/ 1' RADIUS CONCRETE COLLAR
- INSTALL 12" GATE VALVE & BOX W/ 1' RADIUS CONCRETE COLLAR
- INSTALL 6" GATE VALVE & BOX W/ 1' RADIUS CONCRETE COLLAR
- INSTALL 24" GATE VALVE AND BOX AMERICAN FLOW CONTROL 24" RESILIENT SEATED VALVE NO 2500 W/ ALFECO MODEL ICR-10 SPUR GEAR ACTUATOR W/ 1' RADIUS CONCRETE COLLAR
- REMOVE CAP & CONNECT TO EXISTING WATER LINE (CONTRACTOR TO VERIFY SIZE, INVERT, AND LOCATION OF EXISTING WATER LINE)
- SEE 4 FOR CATHODIC PROTECTION OF METALLIC APPURTENANCES RELATED TO THE 24" PVC WATER MAIN

SEWER

- INSTALL 48" DIA. SEWER MANHOLE
- INSTALL TEMPORARY PLUG AND CAP
- REMOVE PLUG & CONNECT TO EX. SEWER LINE (CONTRACTOR TO VERIFY SIZE, INVERT, AND LOCATION OF EXISTING SEWER LINE) PRIOR TO CONSTRUCTION
- INSTALL 60" DIA. DEEP SEER MANHOLE

STORM DRAIN

- INSTALL TYPE II STORM DRAIN MANHOLE
- INSTALL TYPE III STORM DRAIN MANHOLE
- INSTALL TEMPORARY PLUG AND CAP
- INSTALL TYPE "A" DROP INLET
- INSTALL TYPE "C" DROP INLET
- INSTALL MODIFIED TYPE "C" DROP INLET
- PRECAST MANHOLE TEE
- INSTALL MODIFIED STORM DRAIN MANHOLE
- CONNECT TO EXISTING STORM DRAIN LINE (CONTRACTOR TO VERIFY SIZE, INVERT, AND LOCATION OF EXISTING STORM DRAIN LINE)

IRRIGATION

- BANK "A": 1-6" & 2-4" SCH40 PVC
- BANK "B": 2-4" SCH40 PVC

NOTE TO CONTRACTOR:

- ALL EXISTING UTILITY CROSSINGS MUST BE VERIFIED PRIOR TO CONSTRUCTION OF ANY MAIN LINES OR LATERALS THAT MAY BE ADVERSELY AFFECTED. ANY DISCREPANCIES IN LOCATION AND/OR ELEVATION MUST BE PROVIDED TO THE ENGINEER FOR ACCEPTANCE PRIOR TO CONSTRUCTION.
- TOPOGRAPHY SHOWN HEREIN REFLECTS ORIGINAL EXISTING TOPOGRAPHY. ACTUAL FIELD CONDITIONS INCLUDE SITE ROUGH GRADING.
- ALL COMMON LOTS AS SHOWN HEREIN TO BE PRIVATELY MAINTAINED BY THE SUMMERLIN H.O.A. A FUTURE MEANDERING SIDEWALK WILL BE INSTALLED BY SUMMERLIN AS REQUIRED TO SERVICE THE DEVELOPMENT OF EACH PARCEL.
- ALL WATER LINE GATE VALVES, SERVICE GATE VALVES, AND FIRE HYDRANT GATE VALVES ARE TO BE CONSTRUCTED UNDER A.C. PAVEMENT. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT ALL WATER VALVE CANS DO NOT CREATE CONFLICTS WITH THE PROPOSED CURB LINE PRIOR TO PLACEMENT OF CONCRETE. ALL WATER FACILITIES SHOWN IN THESE DRAWINGS HAVE BEEN "SCALED-UP" FOR CLARITY ONLY.

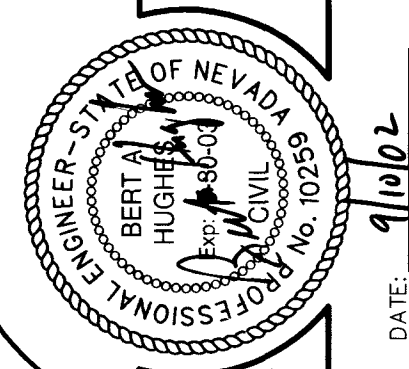
DEVIATIONS

- REMOVE PROTECTION BAR FROM STORM DRAIN DROP INLETS (S.I.S. DWG. NO. D-21 AND USD. NO. 419) AS DIRECTED BY THE CITY OF LAS VEGAS.
- MAXIMUM TYPICAL WIDTH OF SPINE ROAD (BC TO BC) BETWEEN CUL-DE-SAC "A" AND DESERT FOOTHILLS DRIVE IS SET AT 80' TO ACCOMMODATE A 24.66' WIDE MEDIUM ISLAND FOR MARKETING ENTRANCE INTO VILLAGE 23A. STREETLIGHTS ARE ALSO PROPOSED DOWN THE CENTER OF THE MEDIUM ISLAND IN LIEU OF BACK OF CURB ALIGNMENT AS SPECIFIED PER S.I.S. DWG. NO. E-1.
- MAXIMUM TYPICAL WIDTH OF LOOP "A" ROAD (BC TO BC) IS 44', IN LIEU OF 37' PER S.I.S. DWG. NO. S-7. THE ADDITIONAL WIDTH IS TO PROVIDE A 12' CENTER TURN LANE AND ALLOW FOR 3' OF ADDITIONAL BLACK-TOP IN THE TRAVEL LANES FOR SHARED BICYCLE USE.
- MAXIMUM TYPICAL WIDTH OF CUL-DE-SAC "A" (BC TO BC) IS 40', IN LIEU OF 37' PER S.I.S. DWG. NO. S-14. THE ADDITIONAL WIDTH IS TO PROVIDE THREE (3) 12' TRAVEL LANES, IN LIEU OF PARKING ADJACENT TO CURB ALIGNMENTS.

APPROVAL:

LAS VEGAS VALLEY WATER DISTRICT

DATE



DATE: 9/10/02

DESIGN: JJJ
DRAWN: SDC
CHECK: BAH
ISSUE DATE:
PLOT DATE: 09-29-02
PLOT TIME: 15:37:17

DESIGN: JJJ
DRAWN: SDC
CHECK: BAH
ISSUE DATE:
PLOT DATE: 09-29-02
PLOT TIME: 15:37:17

G.C. WALLACE, INC.
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SUMMERLIN
VILLAGE 23A UNIT 1 IMPROVEMENTS
PROJECT DATA SHEET

SHEET
2
107-V-3574-1

JOB NO. 62023221

44729.1 50326 64420