

GENERAL NOTES

- 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 EDITION, THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA", LATEST EDITION, 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 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.
- 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. 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 TYPE CURB.
- AC PAVEMENT TO BE 1/2" ABOVE TOP OF ALL GUTTERS AFTER COMPACTION, 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. 5-75. 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, 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, 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 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 N.E.S. STATUTE NO. 625.550.
- 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.
- WALL NOTES:
A. THE STRUCTURAL DESIGN OF ALL RETAINING WALLS ARE INCLUDED IN THESE DESIGN DRAWINGS AND ARE TO 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.
- 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
SPRINT CENTRAL TELEPHONE-NEVADA PHONE 1-800-227-2600
SOUTHWEST GAS CORPORATION PHONE 365-2296
KERN RIVER GAS PHONE 801-584-6762
- ALL MANHOLES IN PAVED STREETS, 80' R/W OR LARGER SHALL HAVE CONCRETE COLLARS.

CONSTRUCTION NOTES

- ALL BARRICADING AND TEMPORARY TRAFFIC CONTROL DEVICES OR METHODS USED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "NEVADA TRAFFIC CONTROL MANUAL," 1985, PUBLISHED BY THE STATE OF NEVADA, DEPARTMENT OF HIGHWAYS, EXCEPT AS OTHERWISE PROVIDED IN THE CONTRACT SPECIFICATIONS OR AS REQUIRED BY THE ENGINEER.
- AT THE TIME OF PRE-CONSTRUCTION CONFERENCE, THE CONTRACTOR SHALL FURNISH, FOR APPROVAL, A TRAFFIC BARRICADING PLAN AND THE METHOD OF MAINTAINING PUBLIC CONVEYANCE AND SAFETY THROUGHOUT THE CONSTRUCTION AREA. TRAFFIC BARRICADING PLANS SHALL COMPLY WITH APPLICABLE PORTIONS OF SECTIONS 624 AND 625 OF THE STANDARD SPECIFICATIONS, THE TRAFFIC CONTROL MANUAL, AND APPLICABLE CITY ORDINANCES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERTICAL ADJUSTMENT OF EXISTING SANITARY WATER AND STORM SEWER MANHOLES TO THE FINAL FINISH GRADES AS NOTED ON THE CONTRACT DRAWINGS, AND IN ACCORDANCE WITH SECTION 609 OF THE "STANDARD SPECIFICATIONS," AND ANY VERTICAL ADJUSTMENTS OF WATER VALVE BOXES AND OTHER APPURTENANCES SHALL BE IN ACCORDANCE WITH THE DETAILS SHOWN ON THE CONTRACT DRAWINGS.
- NOTICE: GRADING AUTHORIZED ONLY AFTER PERMITTEE'S FULL COMPLIANCE WITH FEDERAL ENDANGERED SPECIES ACT.
- THE DESIGN GRADE (DG) INDICATED ON THESE PLANS IS FOR VERTICAL ELEVATION DESIGN CALCULATION PURPOSES AND DOES NOT NECESSARILY REPRESENT THE FINISH IMPROVEMENT GRADES @ CENTERLINE. (I.E. THRU MEDIAN AREAS). SEE STANDARD STREET SECTIONS ON SHEET 13.
- A PROPOSED ALTERNATE TO CONCRETE ENCASEMENT OF SEWER AND STORM DRAIN MAINS CONTIGUOUS TO WATER MAINS MAY BE TO PROVIDE PRESSURE. RCP STORM DRAIN: IN COMPLIANCE WITH ASTM C-361 STANDARDS TO INCLUDE "RING TIE" JOINT AND PRESSURE RATED PVC SEWER MAINS UTILIZING ASTM DR 25 CLASS 100 (WATER TO INCLUDE RING TIE JOINTS. ALTERNATE RCP PIPE PROPERTIES TO BE SPECIFIED FOR EACH INDIVIDUAL CASE, PER L.V.V.W.D.

DEVIATIONS

- CENTERLINE RADIUS OF PRIVATE STREETS RANGE FROM 200' AND LARGER.
- ALL OUTER BACK OF CURB RADI ON EYEBROW SECTIONS TO HAVE A 20' RADIUS.
- SHEET 9 - K VALUE FOR CREST VERTICAL CURVE IS 8.76

WATER NOTES

- NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN RELEASED FOR CONSTRUCTION BY THE LVVWD. FOLLOWING WATER PLAN APPROVAL, 48 HOUR NOTICE SHALL BE GIVEN TO THE LVVWD CUSTOMER SERVICE DEPARTMENT (258-7171) PRIOR TO THE START OF CONSTRUCTION. NOTICE MUST BE GIVEN BY 2:00 P.M. THE BUSINESS DAY PRIOR TO A LVVWD INSPECTION.
- ALL WORK SHALL CONFORM TO LVVWD STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS, LATEST EDITION, AND THE UDACS FOR WATER DISTRIBUTION.
- ALL WORK, EXCEPT AS MODIFIED BY THESE PLANS OR BY NOTE 2, SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT DRAFT OR EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENT, CLARK COUNTY AREA.
- A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LVVWD.
- ALL SERVICE LATERALS TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE COPPER TUBING WITH LVVWD APPROVED SERVICE SADDLES.
- ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.
- ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, VALLEY AND CURB CUTTERS.
- THE FOLLOWING REQUIREMENTS MUST BE MET IN THE EVENT A WATER LINE AND SANITARY OR STORM SEWER LINE CROSS:

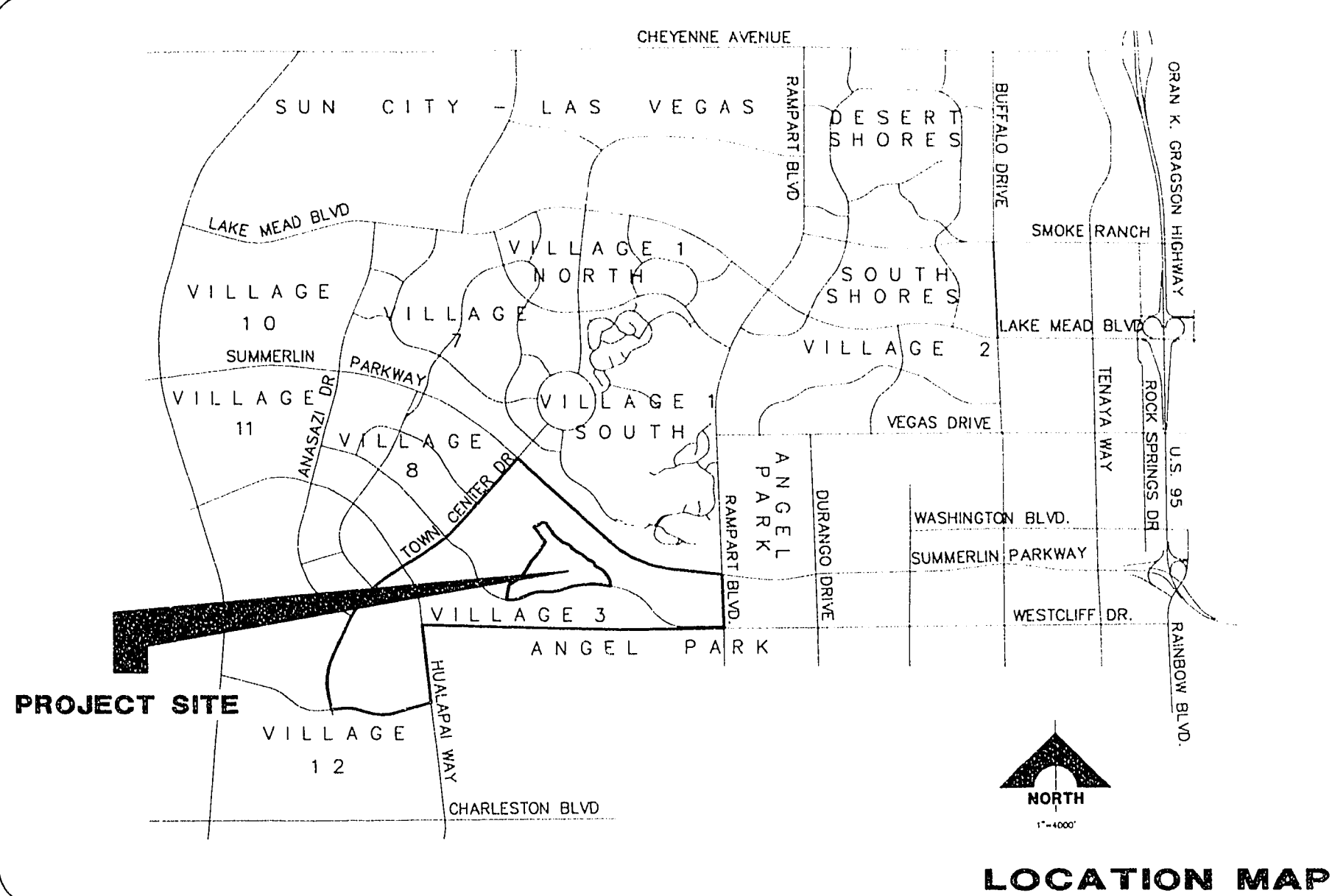
a. A MINIMUM EIGHTEEN (18) INCH VERTICAL SEPARATION (OUTSIDE TO OUTSIDE) MUST BE MAINTAINED WHEN THE WATER LINE IS INSTALLED OVER THE SANITARY OR STORM SEWER LINE. IF THE VERTICAL SEPARATION CANNOT BE MAINTAINED OR THE WATER LINE MUST BE PLACED UNDER THE SANITARY OR STORM SEWER LINE, THE SANITARY OR STORM SEWER LINE MUST BE CONSTRUCTED WITH ONE OF THE FOLLOWING OR, AS SHOWN ON THESE PLANS:

a. POTABLE WATER SUPPLY QUALITY MATERIAL
b. ENCASEMENT, WITH FOUR (4) INCH CONCRETE (MINIMUM)
c. SLEEPING WITH POTABLE WATER SUPPLY QUALITY PIPE.

EACH PROVISION MUST EXTEND ALONG THE SANITARY OR STORM SEWER, ON EITHER SIDE OF THE MAIN, A MINIMUM 10 FOOT DISTANCE PERPENDICULAR TO THE WATER MAIN EXTERIOR.
- WARNING TAPE SHALL BE REQUIRED OVER ALL MAINS, ALL SIX (6) INCH DIAMETER AND LARGER SERVICE LATERALS, AND ANY SERVICE LATERAL NOT INSTALLED PERPENDICULAR TO THE MAIN IN ACCORDANCE WITH STANDARD PLATE NO. 27.
- ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED AND AN ACCEPTABLE WATER SAMPLE OBTAINED, PRIOR TO CONNECTION TO THE LVVWD'S DISTRIBUTION SYSTEM.
- THE CONTRACTOR MUST OBTAIN ALL METERS TWO (2) INCHES AND SMALLER FROM LVVWD CENTRAL STORES. TELEPHONE 258-3152 FORTY-EIGHT (48) HOURS PRIOR TO PICKUP.
- CONSTRUCTION MAY INTERRUPT SERVICE, WITH LVVWD APPROVAL AND PROPER NOTIFICATION, BETWEEN THE HOURS OF 10 P.M. AND 6 A.M., SUNDAY THROUGH THURSDAY. CIRCUMSTANCES MAY REQUIRE TEMPORARY SERVICE FEEDS BE INSTALLED, WITHOUT LVVWD REIMBURSEMENT. ANY TEMPORARY SERVICE FEED MUST HAVE PRIOR LVVWD APPROVAL.
- ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE LVVWD'S APPROVED MATERIALS AND MANUFACTURERS LISTING FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS.
- THIS PROPERTY MAY HAVE STATIC WATER PRESSURE IN EXCESS OF 80 PSI. THE UNIFORM PLUMBING CODE REQUIRES THAT INDIVIDUAL, ON-SITE (PRIVATE), PRESSURE REDUCING VALVES BE INSTALLED WHENEVER THE PRESSURE EXCEEDS 80 PSI. PRVS ARE THE DEVELOPER'S RESPONSIBILITY AND WILL NOT BE INSPECTED OR INCLUDED IN THE ACCEPTANCE OF L.V.V.W.D. FACILITIES.

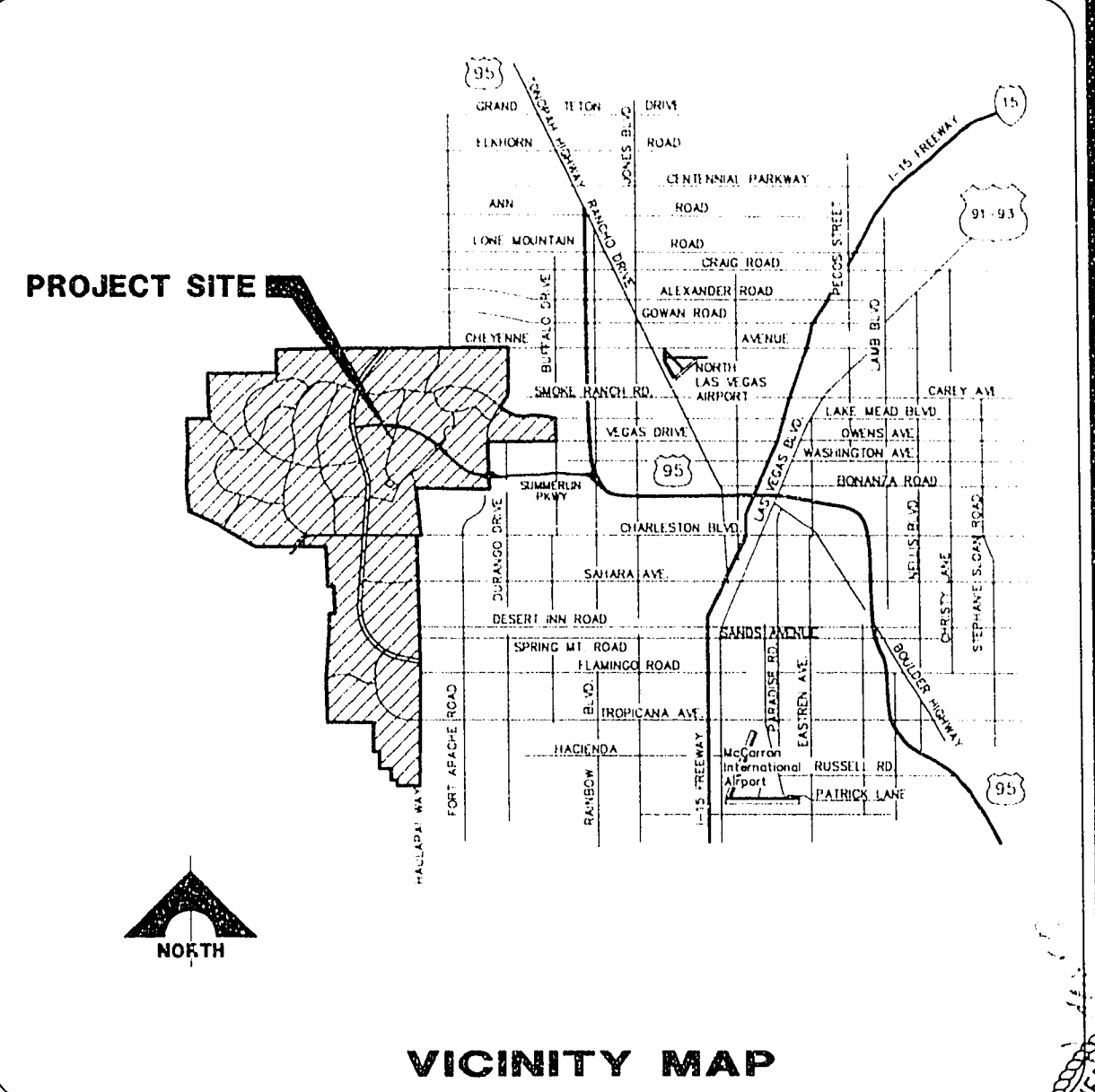
QUANTITIES

PUBLIC		PRIVATE	
4" SEWER	2,322 LF	2" ASPHALTIC CONCRETE PAVEMENT	20,296 SY
8" SEWER	3,188 LF	TYPE I GRAVEL BASE	3,396 CY
SEWER MANHOLES UNDER 6 FEET	9 EA.	TYPE II GRAVEL BASE	2,264 CY
SEWER MANHOLES OVER 6 FEET	4 EA.	CURB & GUTTER (TYPE "L" & "A")	10,406 LF
6" WATER MAIN	4,554 LF	VALLEY GUTTER (8" WIDE)	4,406 SF
FIRE HYDRANTS	10 EA.	STREETLIGHT (SINGLE)	41 EA.
WATER SERVICE TO LOTS	80 EA.	STREET / STOP SIGNS	6 EA.
POWER SERVICE TO LOTS	80 EA.		
TELEPHONE SERVICE TO LOTS	80 EA.		



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
- 1.02 5 DRAWING NUMBER (S) FOR DETAIL (S) PER SUMMERLIN IMPROVEMENTS STANDARDS, OR PER STANDARDS IN ABBREVIATION TABLE
- 1 INDICATES CURVE NUMBER
- 60.5 EXIST. ELEVATION TC
- 60.5 DESIGN. ELEVATION TC
- 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
- NOTE: LEGEND & ABBREVIATIONS IN THE "SUMMERLIN IMPROVEMENT STANDARDS", LATEST EDITION, WILL BE UTILIZED FOR ANY LEGEND & ABBREVIATION REQUIRED WHICH ARE NOT SHOWN.



INDEX OF DRAWINGS

NO.	TITLE & DESCRIPTION
1	COVER SHEET
2	PROJECT DATA SHEET
3	MASTER UTILITY PLAN 1
4	MASTER UTILITY PLAN 2
5	MASTER UTILITY PLAN 3
6	PLAN AND PROFILE TOURNAMENT CANYON LANE STA. 3+77.28 TO 15+50.00
7	PLAN AND PROFILE TOURNAMENT CANYON LANE STA. 15+50.00 TO 24+50.00
8	PLAN AND PROFILE TOURNAMENT CANYON LANE STA. 24+50.00 TO 28+91.53
9	PLAN AND PROFILE ST. ANDREWS PLACE STA. 0+00.00 TO 2+33.19
10	PLAN AND PROFILE LOB WEDGE COURT STA. 0+00.00 TO 1+90.00
11	PLAN AND PROFILE ST. ANDREWS PLACE STA. 2+33.19 TO 5+38.74
12	PLAN AND PROFILE ROYALTON DRIVE STA. 0+00.00 TO 4+95.34
13	STREET SECTIONS
14	MASTER STREETLIGHT PLAN

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.

Christopher W. Anderson R.P.E. 5071 DATE

APPROVALS

"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 "DEVIATION FROM STANDARDS" IN FAVOR OF THE SUMMERLIN IMPROVEMENT STANDARDS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA".

CITY OF LAS VEGAS

DATE 6-19-96

CITY ENGINEER

DATE 4/8/96

GERALD M. ROBBINS

AGENCIES

AGENCY	REVIEWED BY	DATE
L.V. VALLEY WATER DISTRICT		
NEVADA POWER CO.		3-27-96
SPRINT CENTRAL TELEPHONE - NEVADA		3-27-96
SOUTHWEST GAS CORP.		3/27/96
CLV FIRE DEPARTMENT		4/15/96

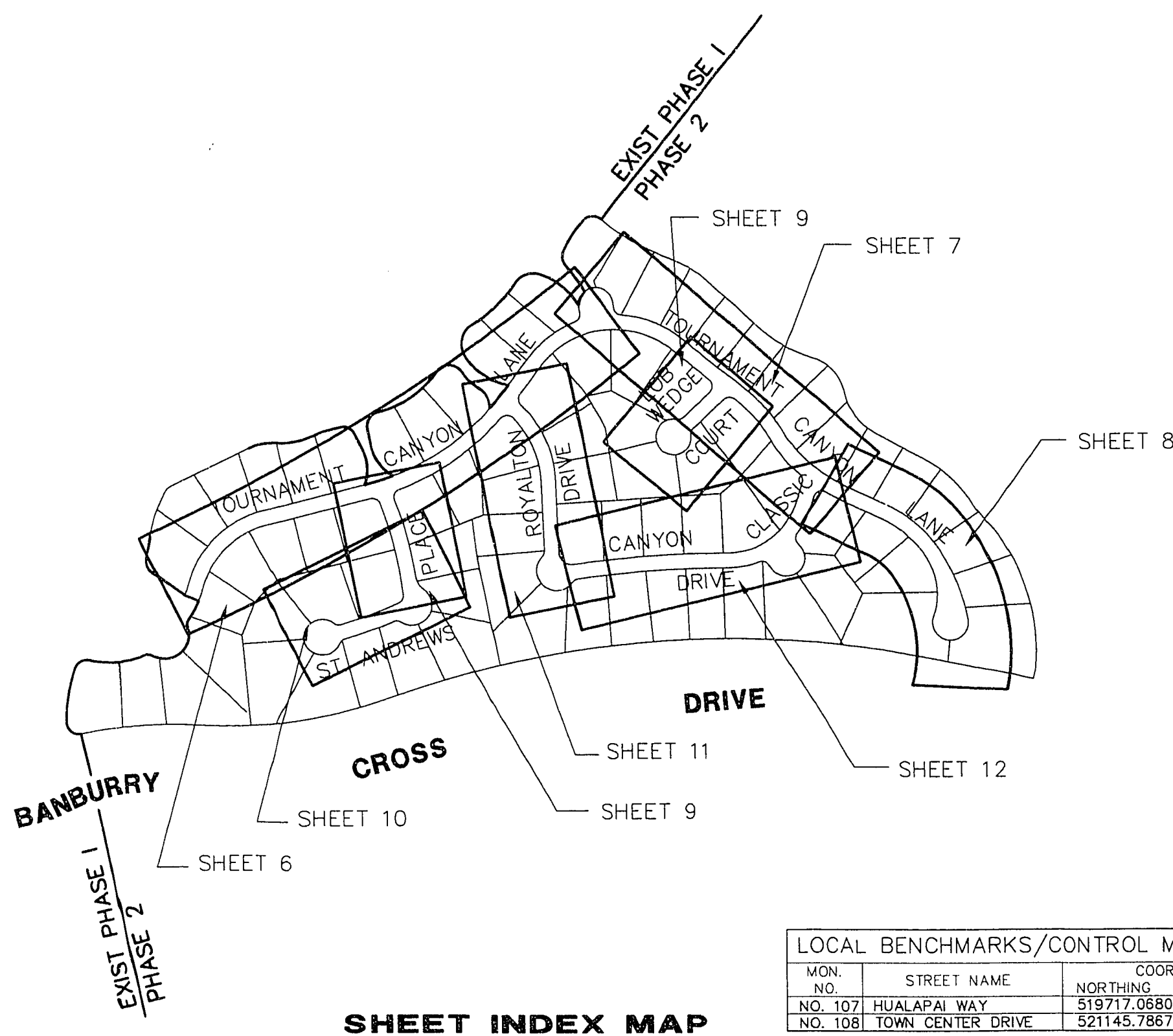
BASIS OF BEARING

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

BENCHMARK

CITY OF LAS VEGAS BENCHMARK
OLV001954 RIVET & PLATE IN TOP OF CURB NW SIDE OF TOWN CENTER DRIVE & SOUTH CIRCLE ISLAND.
2725.923 NAVD 1929 DATUM
2728.37 NAVD 1988 DATUM (831.6074 M)
2726.19 SUMMERLIN DATUM

Call before you Dig.
1-800-227-2800
UNDERGROUND SERVICE ALERT (USA)

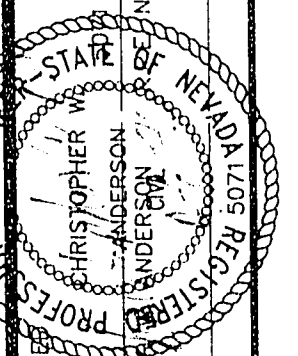


SHEET INDEX MAP

LOCAL BENCHMARKS/CONTROL MONUMENTS				
NO.	STREET NAME	COORDINATES	DESCRIPTION	ELEV.
NO. 107	HUALAPAI WAY	519717.0680 579231.3009	WMPY	2877.96
NO. 108	TOWN CENTER DRIVE	521145.7867 580605.1116	SEA HAG	2834.69

* THIS PROJECT BASED ON SUMMERLIN DATUM

NOTE:
ALL ONSITE STREETS ARE PRIVATELY OWNED AND MAINTAINED



C.C. WALLACE, INC.
Engineering/Architecture
1555 SOUTH RANNEY, SUITE 100, LAS VEGAS, NEVADA 89106

SUMMERLIN
VILLAGE 3 CUSTOM LOTS - PHASE 2
PROJECT DATA SHEET

SHEET
2

SHT 2 OF 14