

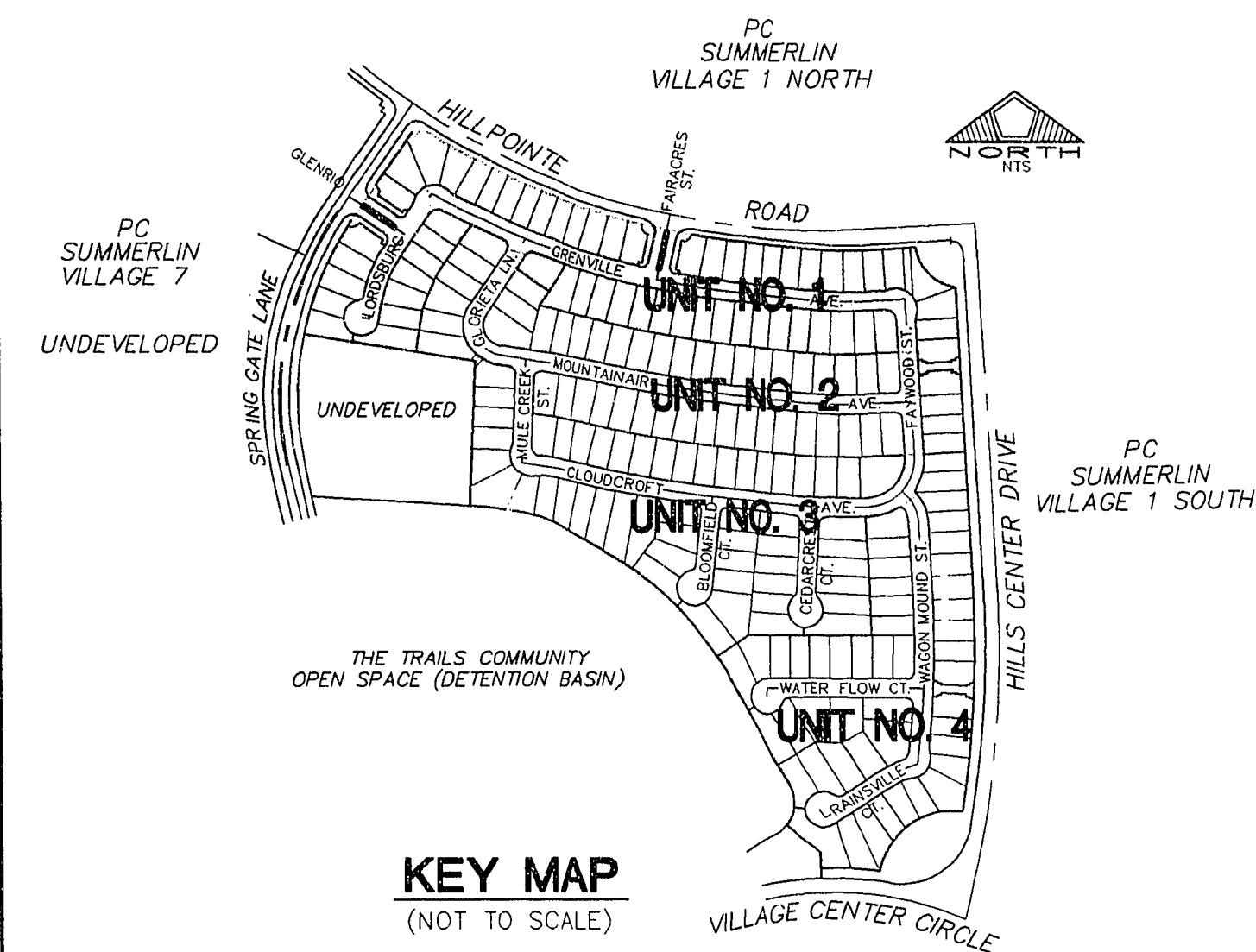
1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, SUBURBAN AREA, NEVADA", LATEST ISSUE, OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY, THE UNIFORM BUILDING CODE; AND TO SUMMERLIN'S IMPROVEMENT STANDARDS AS SIGNED BY CLV ON 2/2/93; 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, STRUCTURES, OR CONDUITS AND THESE PLANS ARE OBTAINED BY A RESEARCHER 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 THESE PLANS. THE CONTRACTOR SHALL AT HIS/HER OWN RISK, 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 IN OR NEAR UNDERGROUND OR OVERHEAD 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 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 AND SUMMERLIN DESIGN REVIEW COMMITTEE.
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, THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
7. AC PAVEMENT TO BE 1/2" ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS.
8. APPLY GFO SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
9. SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER S.I.S. STD 5-77. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
10. 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.
11. 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.
12. 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 EXISTING PAVEMENT CONDITION REQUIRES RELOCATION.
13. 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.
14. 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.

1. EXISTING UTILITIES ARE LOCATED ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE PROTECTION OF UTILITIES AND THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON PLANS OR NOT IN THE LOCATION SHOWN ON THE PLANS. (CALL BEFORE YOU DIG 1-800-227-2600).
2. THE CONTRACTOR SHALL NOT BACKFILL ANY TRENCHES IN WHICH WATER LINES HAVE BEEN UNCOVERED UNTIL THE WATER LINES 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.
3. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 150' IN EXTRUDED TUBE CURB PER SUMMER/LN IMPROVEMENT STANDARDS.
4. CURB & GUTTER WITH A GRADE OF LESS THAN FIVE TENTHS OF ONE PERCENT SHALL BE CHECKED BY THE DISTRICT. THE CONTRACTOR SHALL BE CHECKED FOR GRADE PRIOR TO CONSTRUCTION AND WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION.
5. VALLEY GUTTER WITH A GRADE OF FIVE TENTHS OF ONE PERCENT SHALL BE CHECKED FOR GRADE PRIOR TO CONSTRUCTION AND WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE PROPER DRAINAGE ACROSS ALL VALLEY GUTTERS.
6. ALL EXISTING UTILITIES INDICATED ON THE PLANS ARE PER THE VILLAGE 1 NORTH & 2 IMPROVEMENTS PREPARED BY G. W. HARRIS & ASSOCIATES, INC. SEE CLV DRAWING NOS. 107-1694, 107-1695, 107-1696 & 107-1651.

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION AND TREATMENT SYSTEMS AND THE LATEST STANDARD SPECIFICATIONS FOR PUBLIC WORKS' CONSTRUCTION OFFSITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA, AS AMENDED, IN ALL CASES, THESE STANDARDS SHALL SUPERSEDE ANY OTHER STANDARD SPECIFICATIONS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATION BOOKS.
2. 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.
3. CHISEL "S" OR "G" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.
4. POLYVINYL (PVC) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35 SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE II GRAVEL.
5. ALL MANHOLES IN PAVED STREETS 80' R/W AND LARGER, SHALL HAVE CONCRETE COLLARS.
6. TEE SADDLES SHALL BE USED TO CONNECT SEWER LATERALS TO EXISTING MAINS UP TO 12" DI SIZE. CONNECTIONS TO 18" OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES.
7. 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.
8. ALL CONTRACTORS INSTALLING SEWER MAINS THAT WILL BE UNDER THE JURISDICTION OF THE CONTROLLING AGENCY MUST BE CLASS "A" CONTRACTORS.
9. THE CITY OF LAS VEGAS WILL NOT ACCEPT ANY SEWER MAINS WHICH HAVE A VERTICAL DEFLECTION OF MORE THAN ONE TENTH (0.1) OF A 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'S OFFICE.

- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY OF LAS VEGAS FIRE DEPARTMENT "HYDRANT SPECIFICATIONS", "HYDRANT INSTALLATION SPECIFICATIONS" AND ORDINANCE #3677.
2. AUTHORIZED HYDRANTS FOR THIS PROJECT ARE:
 - A. KENNEDY GUARDIAN
 - B. MUELLER A-423 CENTURIAN
 - C. CLOW MODEL 2546 MEDALLION
3. ON ANY NEW HOME OR BUILDING INSTALLATION, ACCESSIBLE FIRE HYDRANTS SHALL BE INSTALLED BEFORE COMBUSTIBLE CONSTRUCTION COMMENCES AND SAID FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER WITH AN ADEQUATE WATER SUPPLY.
4. CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AS REQUIRED IN ORDINANCE #3677 TO IDENTIFY FIRE HYDRANT LOCATIONS.
5. CALL THE LAS VEGAS BUILDING DEPARTMENT AT 229-2971 FOR UNDERGROUND INSPECTION, PRESSURE AND FLUSH VERIFICATION OF ALL FIRE HYDRANTS AND ALL FIRE LINES BEFORE COVERING.
6. PAINTING OF THE CURBS AND HYDRANT AND ANY WORK NECESSARY FOR PROTECTION OF HYDRANTS FROM PHYSICAL DAMAGE PER ORDINANCE #3677 SHALL BE COMPLETED BEFORE APPROVAL BY THE CITY OF LAS VEGAS FIRE DEPARTMENT.
7. A PERMIT IS REQUIRED FROM THE FIRE DEPARTMENT FOR ON-SITE WATER LINE AND FIRE HYDRANT. THE PERMIT AND CONTRACTORS MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER PRIOR TO ANY WORK BEGINNING.
8. A FLOW TEST MUST BE WITNESSED BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY FOR VERIFICATION OF REQUIRED ON-SITE WATER SUPPLY.
9. ALL ON-SITE FIRE MAIN MATERIALS MUST BE U.L. LISTED AND A.W.W.A. APPROVED.
10. FIRE HYDRANT Sizing:
RESIDENTIAL - 500 FEET UNSPRINKLERED, 600 FEET SPRINKLERED.
COMMERCIAL - INCLUDING MULTI-FAMILY - 300 FT. UNSPRINKLERED, 400 FT. SPRINKLERED
11. NO FIRE HYDRANT SHALL BE LOCATED WITHIN THE REQUIRED RADIUS OF A CUL-DE-SAC OR WITHIN 20 FEET OF THE PERIMETER OF THE RADIUS OF THE CUL-DE-SAC
12. NO FIRE HYDRANT SHALL BE LOCATED WITHIN 6 FEET OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREET LIGHT OR ANY OTHER OBSTRUCTION.
13. NO MORE THAT 2 HYDRANTS CAN BE OUT OF SERVICE DUE TO A SINGLE MAIN BREAK.
14. THE TURNING RADIUS FOR ANY FIRE APPARATUS ACCESS ROAD AND/OR FIRE LANE, PUBLIC OR PRIVATE, SHALL NOT BE LESS THAN 45 FEET OUTSIDE RADIUS AND 22 FEET INSIDE RADIUS.
15. FIRE APPARATUS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRE STORY IS THICKER MORE THAN 150 FEET FROM FIRE DEPARTMENT VEHICLE ACCESS. (SEE EXCEPTIONS IN UFC 88, SECTION 10.207)
16. ALL DEAD END FIRE APPARATUS ACCESS ROADS AND/OR FIRE LANES PUBLIC OR PRIVATE IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURNAROUND AREA. SEE ORDINANCE # 3677.
17. ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS GUIDELINES FOR AUTOMATIC EMERGENCY VEHICLE ACCESS GATES.

1. SUBGRADE FOR TYPE 1 UNDER CURB AND GUTTER AND UNDER A.C. TO BE CONTINUOUS.
2. GRADE BREAKS OCCURRING IN A CROSS SECTION SHALL FALL BETWEEN A DRIVING LANE AND A PARKING LANE.
3. NATIVE MATERIAL MAY BE USED IN LIEU OF TYPE 1 WHEN PROCESSED FOR APPROVAL IN ACCORDANCE WITH THE CITY OF LAS VEGAS STATEMENT OF POLICY DATED 07/25/84.



	SUBDIVISION LIMITS		EXISTING EDGE OF PAVEMENT
	STREET CENTERLINE		NEW AC
	EXISTING IMPROVEMENTS		SWALE
	FUTURE IMPROVEMENTS		GRADE BREAK
	LOT NUMBER		2:1 SCARP
	EXISTING PAD ELEVATION		EXISTING WATER LINE
	PROPOSED PAD ELEVATION		PROPOSED WATER LINE
	FUTURE PAD ELEVATION		EXISTING SEWER LINE
	EXISTING ELEVATION		PROPOSED SEWER LINE
	PROPOSED ELEVATION		EXISTING SEWER MANHOLE
	FUTURE ELEVATION		PROPOSED SEWER MANHOLE
	EXISTING CONTOUR 1		EXISTING STORM DRAIN LINE
	EXISTING CONTOUR 5		PROPOSED STORM DRAIN LINE
	PROPOSED CONTOUR		PROPOSED STORM DRAIN MANHOLE
	LOT NUMBER		WHEELCHAIR RAMP PER S.I.S. STD 5-77
	PROPOSED DROP INLET		SURF.

CITY OF LAS VEGAS BENCHMARK:
BENCHMARK NO. 9. RIVET & PLATE IN TOP
OF CURB. WSW RETURN OF HILLS CENTER
DRIVE & HILLPOINTE ROAD.
STATION OLV00, 19NE6.

ELEVATION: 2663.764

- 1 COVER SHEET
- 2 GENERAL NOTES, LEGEND, APPROVALS & LIST OF DRAWINGS
- 3 UTILITY PLAN I
- 4 UTILITY PLAN II
- 5 ~~GLENRIO PLACE AND LORDSBURG PLACE~~
- 6 GRENVILLE AVENUE
- 7 FAIRACRES STREET AND FAYWOOD STREET
- 8 GRADING NOTES AND DETAILS
- 9 GRADING PLAN I
- 10 GRADING PLAN II
- 10A SUPPLEMENTAL GRADING PLAN
- 10B SUPPLEMENTAL GRADING PLAN

STANDARD DRAWING S-12 MODIFIED FOR
GLENRIO TERRACE & FAIRACRES STREET.
STANDARD DRAWING S-15 MODIFIED FOR LORDSBURG PLACE,
GRENVILLE AVENUE, & FAWOOD STREET.
STANDARD DC-1 "K" VALUE FOR GLENRIO TERRACE.

REVIEWED BY
SUMMERLIN
PLAZA EAST BUILDING
1645 VILLAGE CENTER CIRCLE, SUITE 200
LAS VEGAS, NEVADA 89134

APPROVED:

SUMMERLIN
PLAZA EAST BUILDING
1645 VILLAGE CENTER CIRCLE, SUITE 200
LAS VEGAS, NEVADA 89134

APPROVED:

Ann M. Pelt
SUMMERLIN

 DENNIS ANDERSON, P.E., 9160
 CITY ENGINEER

8-9-94
 DATE

NOTE:
 THIS APPROVAL IS FOR THE PLACEMENT AND CLEARANCE
 OF STREET LIGHT AND SIGNAL LIGHT INSTALLATIONS ONLY.

 GAINES FERRY
 NEVADA POWER COMPANY

7-6-94
 DATE