

GENERAL NOTES

- 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 SPECIFICATIONS 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".
- 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 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 @ 28 DAYS. 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 LIP 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. 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, OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR.
- SOILS REPORT(S) PREPARED FOR THIS PROJECT ARE AVAILABLE FOR CONTRACTOR'S REVIEW AS DESCRIBED IN PARAGRAPH 1.4.2 OF THE CONSTRUCTION AGREEMENT.
- 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 ACCORD. 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, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.
- 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.
- 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 770-2011
NEVADA POWER COMPANY PHONE 1-800-227-2600
SPRINT - CENTRAL TELEPHONE COMPANY PHONE 1-800-227-2600
SOUTHWEST GAS CORPORATION PHONE 365-2296
KERN RIVER GAS PHONE 801-584-6782
- CONTRACTOR TO SECURE AN ENCROACHMENT PERMIT FROM KERN RIVER GAS PRIOR TO COMMENCING WORK WITHIN THE LIMITS OF THE EXISTING KERN RIVER GAS LINE EASEMENT.
- CONTRACTOR TO VERIFY MAIN LINE AND SERVICE LATERAL CROSSINGS PRIOR TO INSTALLATION OF UTILITIES.
- ALL EXISTING UTILITY CROSSINGS MUST BE VERIFIED PRIOR TO CONSTRUCTION OF ANY MAIN LINES OR LATERALS THAT MAY BE ADVERSELY EFFECTED. ANY DISCREPANCIES IN LOCATION AND/OR ELEVATION MUST BE PROVIDED TO THE ENGINEER FOR ACCEPTANCE PRIOR TO CONSTRUCTION.

CITY OF LAS VEGAS STREETLIGHT NOTES

- ALL STREET LIGHTING INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE STREET LIGHTING PLANS, THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST REVISION, AND THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST REVISION.
- NO DEVIATION OF STREET LIGHT, PULL BOX, CONDUITS (ETC) LOCATIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF THE TRAFFIC/ELECTRICAL FIELD OPERATIONS DIVISION AND THE CITY ENGINEER. ANY DEVIATION FROM THE PLAN LOCATION WILL REQUIRE COMPLIANCE WITH SECTION 623.10.03 (e) OF THE SPECIFICATIONS.
- ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION.
- ALL EMPTY CONDUIT SHALL HAVE PULL STRINGS INSTALLED PRIOR TO FINAL INSPECTION.
- ANY STRUCTURE SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, ETC., SHALL LEAVE A MINIMUM CLEARANCE OF EIGHTEEN INCHES (18") TO THE FACE OF STREET LIGHTING POLE ON ALL SIDES WHEN STREETLIGHT IS INSTALLED BEHIND SIDEWALK, AND SHALL AT NO TIME COMPLETELY ENCLOSE THE STREET LIGHTING POLE.
- AS-BUILT DRAWINGS SHALL BE SUPPLIED TO THE ELECTRICAL SERVICES SECTION PRIOR TO ANY PREFINAL INSPECTION. THE AS-BUILT DRAWING NEEDS TO BE STAMPED AS-BUILT AND SIGNED BY THE PREPARER.
- SERVICE POINT SHALL BE COORDINATED WITH NEVADA POWER COMPANY, AND WHEREVER POSSIBLE, BE LOCATED NEAR THE CENTER OF THE CIRCUIT. THIS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- IT SHALL BE ASSUMED THAT IN THE ABSENCE OF AN EXISTING, WORKABLE CIRCUIT TO ATTACH TO, ALL INSTALLATIONS SHALL REQUIRE A NEW SERVICE FOR OPERATION OF THE CIRCUIT.
- WHEREVER THERE IS AN OVERHEAD UTILITY THAT MAY CONFLICT WITH THE INSTALLATION OF STREET LIGHTING CIRCUITS AND/OR POLES, THESE CONFLICTS MUST BE RESOLVED BETWEEN THE DEVELOPER AND THE UTILITIES INVOLVED BEFORE STREETLIGHT BASES ARE INSTALLED AT NO EXPENSE TO THE CITY OF LAS VEGAS.
- THE CONTRACTOR SHALL FURNISH COMPLETE SERVICE TO TRANSFORMERS AND CONTROL SYSTEMS IF REQUIRED ON PLANS.

CONSTRUCTION NOTES

- ALL BARRICADING AND TEMPORARY TRAFFIC CONTROL DEVICES OR METHODS USED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "NEVADA TRAFFIC CONTROL MANUAL," MOST RECENT EDITION, 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 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).
- ALL EXISTING UTILITY CROSSINGS MUST BE VERIFIED PRIOR TO CONSTRUCTION OF ANY MAIN LINES OR LATERALS THAT MAY BE ADVERSELY EFFECTED ANY DISCREPANCIES IN LOCATION AND/OR ELEVATION MUST BE PROVIDED TO THE ENGINEER FOR ACCEPTANCE PRIOR TO CONSTRUCTION.

BASIS OF BEARING

NORTH 15° 23' 46" EAST, BEING THE BEARING OF THE CENTERLINE OF ANASAZI DRIVE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 64, PAGE 67 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK
CLV001954 RIVET & PLATE IN TOP OF CURB NW. SIDE OF TOWN CENTER DRIVE & SOUTH CIRCLE ISLAND.
2725.923 NVD 1929 DATUM
2728.37 NAVD 1988 DATUM (831.6074 M)
2726.19 SUMMERLIN DATUM

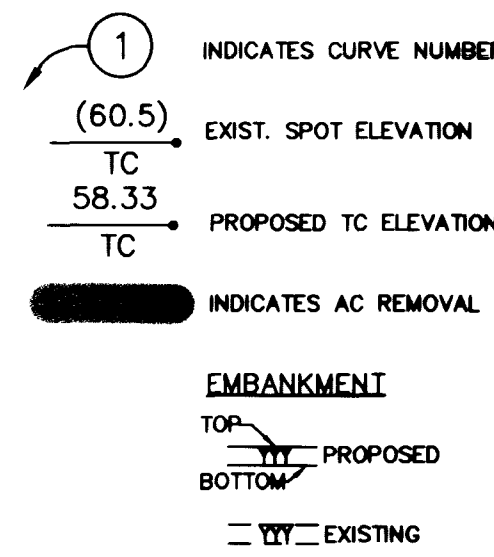
LOCAL BENCHMARK

REFERENCE VILLAGE 11/12 CONTROL NETWORK RECORD - OF - SURVEY ON FILE IN FILE 85, PAGE 17 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY NEVADA.

DEVIATIONS FROM STANDARDS

NONE

LEGEND & ABBREVIATIONS



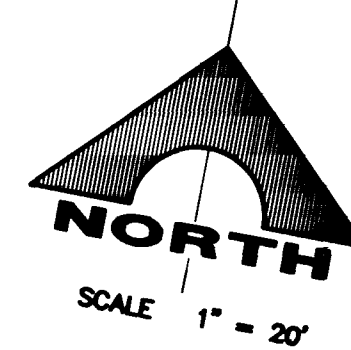
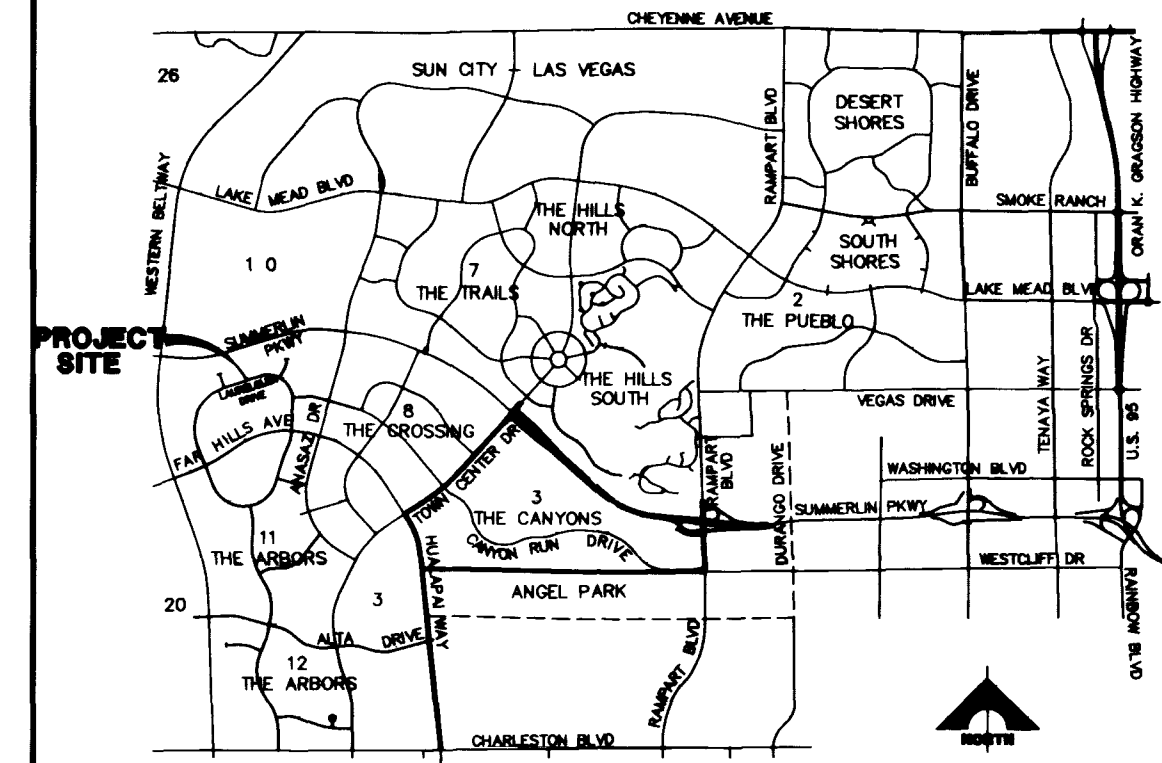
ABBREVIATIONS

- W = WATER
- S = SEWER
- SD = STORM DRAIN
- TS = TRAFFIC SIGNAL
- SMH = SEWER MANHOLE
- SDMH = STORM DRAIN MANHOLE
- CLV = CITY OF LAS VEGAS
- LWVD = LAS VEGAS VALLEY WATER DISTRICT
- SL = STREET LIGHT CONDUIT & PULLBOXES SEE ELECTRICAL PLANS

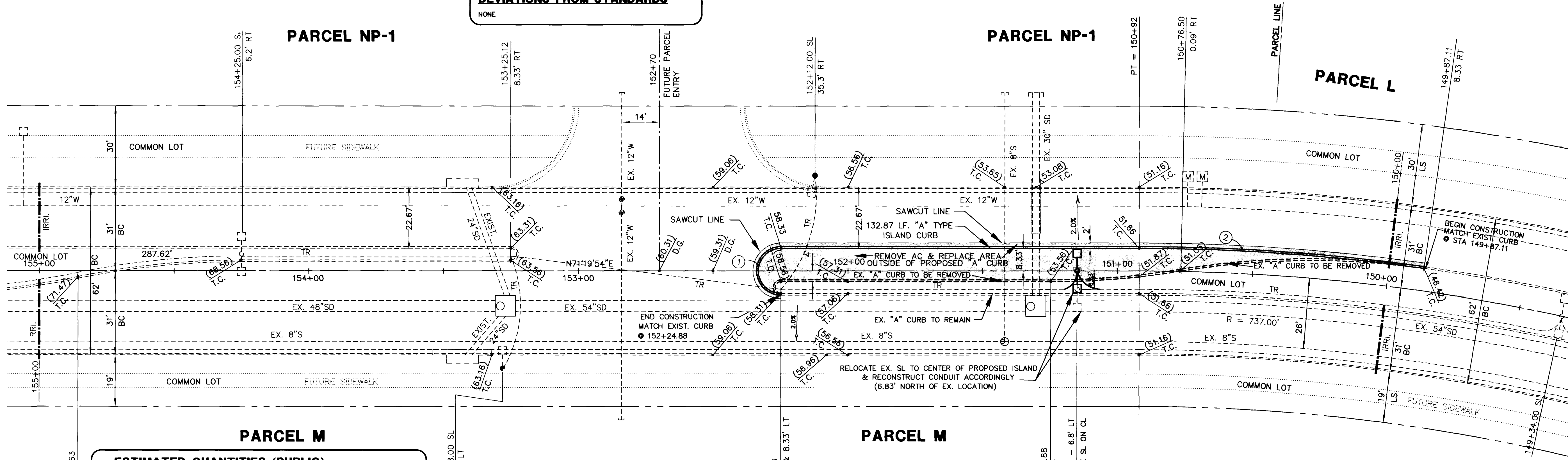
CITY OF LAS VEGAS TRAFFIC NOTES

- ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "NEVADA WORK ZONE TRAFFIC CONTROL HANDBOOK", LATEST EDITION, AND TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
- THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
- BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING CITY STREETS WHERE WARRANTED IMMEDIATELY AFTER FIRST GRADING WORK IS ACCOMPLISHED, AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.
- WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENCROACHED UPON BY A CONSTRUCTION WORK ZONE AND PUBLIC WORKS STAFF IDENTIFIES A NEED FOR STUDENTS TO BE ASSISTED IN THE SAFE CROSSING THROUGH THAT WORK ZONE, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A QUALIFIED "CROSSING GUARD". THE GUARD SHALL BE PRESENT FOR THE FULL DURATION OF TIME THAT CHILDREN ARE LIKELY TO BE PRESENT.
- IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CURRENT CITY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS.
- WHEN A PROPOSED STREET LIGHT STANDARD IS LOCATED WITHIN FIVE (5) FEET OF ANY PROPOSED SIGN SHOWN ON THE PLANS TO BE MOUNTED ON A SIGNPOST, THE SIGN SHALL BE MOUNTED ON THE STREET LIGHT STANDARD AND THE SIGNPOST SHALL BE ELIMINATED.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- STREET SIGNS AND STOP SIGNS SHALL BE INSTALLED PER CITY STANDARD SPECIFICATIONS FOR PLACEMENT OF STREET NAME SIGNS.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
- WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE EXPEDITED TO COMPLETION SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING CITIZENS AREA TRANSIT (C.A.T.) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.
- GUARDS SHALL BE OBTAINED BY CONTACTING THE METROPOLITAN POLICE DEPARTMENT SPECIAL EVENTS UNIT (PHONE NO. IS 229-3442) WHO WILL PROVIDE OFFICERS PROPERLY TRAINED IN TRAFFIC CONTROL FEES FOR THE USE OF THESE OFFICERS SHALL BE SET UP BY METRO AND WILL BE PAID BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL ARRANGEMENTS WITH METRO.

LOCATION MAP



SEE THE ARBORS AT SUMMERLIN VILLAGE 11/12 UNIT 2B IMPROVEMENTS FOR ANY ADDITIONAL CONDITIONS NOT SHOWN HERE
CLV - #107Y-4463-2B



ESTIMATED QUANTITIES (PUBLIC)

ROADWAY	QUANTITY	UNIT	REMARKS
A.C. PAVEMENT (REMOVAL)	276	S.Y.	
A.C. PAVEMENT PATCH	41	S.Y.	
SAWCUT	275	L.F.	
"A" TYPE CURB (REPLACE)	265	L.F.	
"A" TYPE CURB (REMOVAL)	246	L.F.	
STREET LIGHTS			
DOUBLE ARM STREET LIGHT (RELOCATE)	1	EA.	
STREET LIGHT CONDUIT	24	L.F.	

LAUREL GLEN DRIVE

ISLAND CURB DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
1	180°00'00"	8.33'	26.17'	---
2	08°00'48"	758.33'	106.06'	53.12'

CITY OF LAS VEGAS APPROVALS

*APPROVAL OF THESE PLANS 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 STANDARD. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED UNDER DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS, CLARK COUNTY AREA NEVADA.

Charles K. Kowalski, Jr. PE #1784
CITY PLANNING ENGINEER
CITY OF LAS VEGAS, NEVADA
DATE: 4-21-99

Gerald M. Robbins
DIRECTOR OF DETAILED PLANNING (SUMMERLIN)
DATE: 4-15-99

RECOMMENDED
BERT A. HUGHES
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEVADA
LICENSE NO. 10259
DATE: 4/15/99
R.P.E. NO. 10259

APPROVAL

G.C. WALLACE, INC.
Engineering/Architecture
1885 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146

SUMMERLIN VILLAGE 11/12 - UNIT 2B
LAUREL GLEN DRIVE
LEFT TURN LANE MODIFICATION PLAN
149+87.11 TO 152+24.88

SHEET 1

107-V3072 SHT 1 OF 1

JOB NO. 62011.2138

15/60

