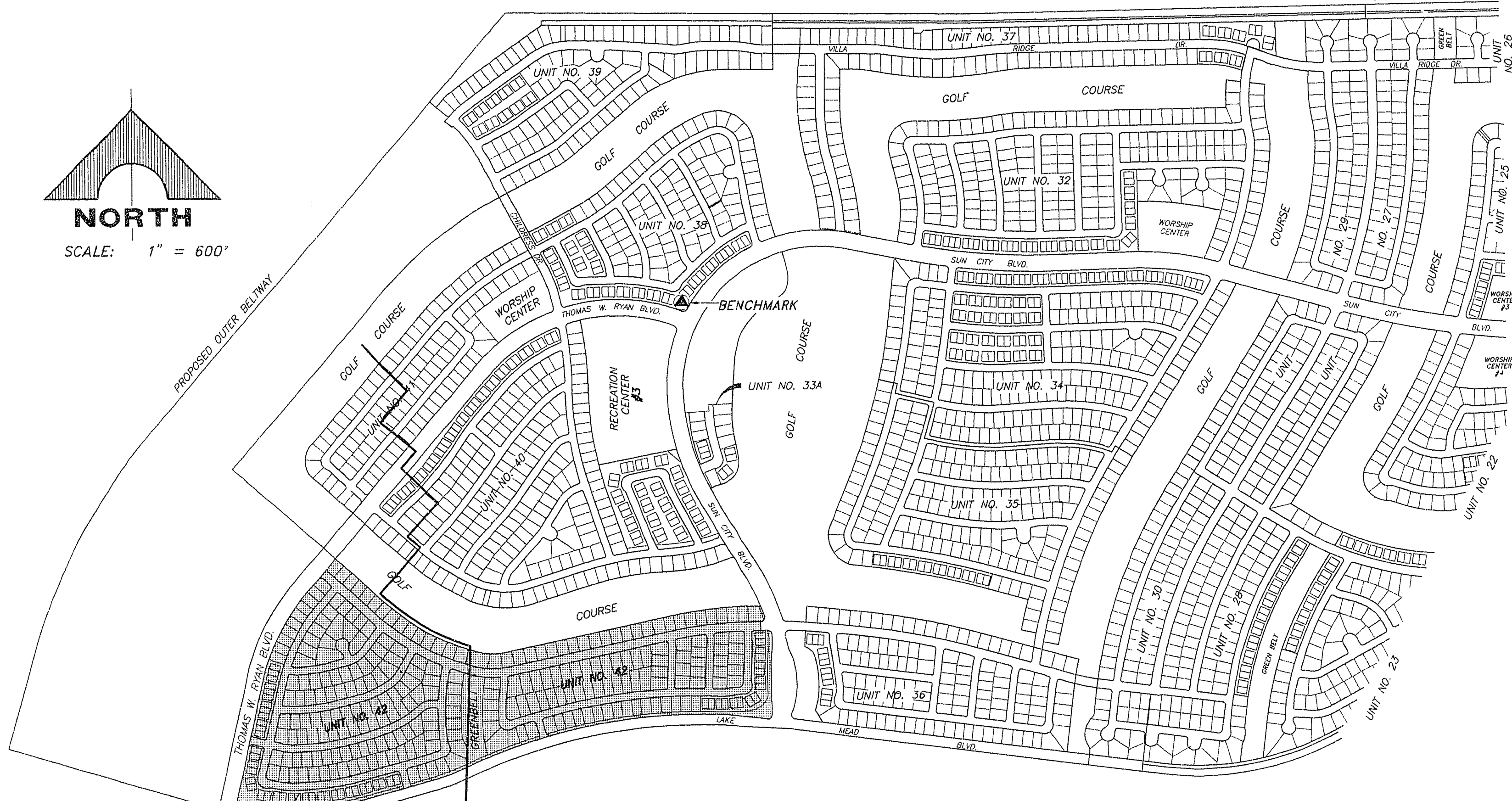
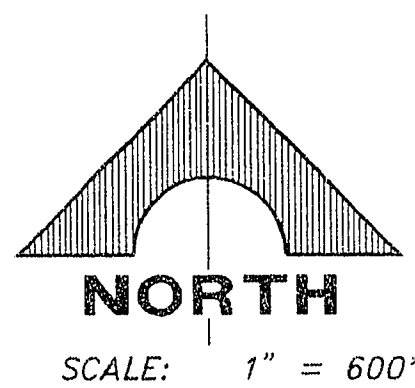


**CITY OF LAS VEGAS
GENERAL NOTES**

- 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 EDITION AND ALL 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 SHOWN BY A RESEARCHER OF THE SERVICE PROVIDED. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL AT HIS OWN EXPENSE LOCATE ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO 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 PERSONS 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 SATISFACTORILY 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.
- PIPE 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 300' IN EXTRUDED TYPE CURB.
- A.C. PAVEMENT TO BE 1/2" ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SEWERAL RAMP.
- APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
- CURB & GUTTER WITH A GRADE OF LESS THAN FOUR TENTHS OF ONE PERCENT SHALL BE WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION. ANY CURB AND GUTTER FOUND TO BE UNSATISFACTORY TO THE CITY SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF THE CONTRACTOR.
- SEWERAL RAMP SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. EXACT LOCATION OF RAMP 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 AND APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
- EXACT LOCATION OF ALL SLOPE 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 PRECEDENT CONSTRUCTION REQUIRES REDUCTION.
- 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. 1025.500.
- UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC. SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APPROXS, 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.



Del Webb's
Sun City Las Vegas
at Summerlin

KEY MAP

CONSTRUCTION NOTES

- CONSTRUCTION SURVEY:
GRADES ARE GIVEN FROM TOP OF STAKES OR NAILS. THE CONTRACTORS ARE CAUTIONED TO OBSERVE THE FOLLOWING RULES IN USING THE GRADE STAKES SHOWN BY THIS OFFICE: THREE (3) CONSECUTIVE POINTS THAT ARE SHOWN TO BE ON THE SAME RATE OF SLOPE MUST BE USED IN COMMON IN ORDER THAT ANY VARIATION OUT OF A PERFECT STRAIGHT LINE MAY BE DETECTED. IN CASE ANY SUCH DISCREPANCY IS FOUND, THE SAME MUST BE REPORTED, OTHERWISE THIS OFFICE WILL NOT BE RESPONSIBLE FOR ANY ERROR IN THE GRADE OF THE FINISHED WORK.
- THESE PLANS SHALL BE ON THE JOBSITE AT ALL TIMES.

WATER NOTE

THE CONTRACTOR SHALL NOT BACKFILL ANY TRENCHES IN WHICH WATERLINES HAVE BEEN UNCOVERED UNTIL THE WATERLINES 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.

SEWER NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE DESIGN & CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS AND THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA, LATEST EDITION. IN ALL CASES, THESE STANDARDS SHALL SUPERSEDE THE UNIFORM STANDARD SPECIFICATIONS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATION BOOKS.
- 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.
- CHISEL "S" OR "C" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.
- POLYETHYLENE (PE) SEWER PIPE SHALL MEET ASTM D-3034 SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE II GRAVEL.
- ALL MANHOLES IN PAVED STREETS, 80" R/W AND LARGER, SHALL HAVE CONCRETE COLLARS.
- TEE SADDLES SHALL BE USED TO CONNECT SEWER LATERALS TO EXISTING MAIN LINES UP TO 12" DIA. SIZE. CONNECTION TO 15" OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES.
- 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.
- ALL CONTRACTORS INSTALLING SEWER MAINS THAT WILL BE UNDER THE JURISDICTION OF THE CONTROLLING AGENCY MUST BE CLASS "A" CONTRACTORS.
- THE CITY OF LAS VEGAS WILL NOT ACCEPT ANY SEWER MAINS WHICH HAVE A VERTICAL DEFLECTION OF MORE THAN ONE TENTH (0.1) INCH PER FOOT FROM THE APPROVED CONSTRUCTION PLANS. SEWER MAINS FOUND EXCEEDING THIS TOLERANCE SHALL HAVE TO BE RE-INSPECTED OR REMOVED AND REPLACED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO ACCEPTANCE BY THE CITY.

SEWER CONTRIBUTION

303 UNITS X 1.9 PERSONS PER UNIT = 575.7 PEOPLE
AVE. FLOW: 575.7 PEOPLE X 120 GPD/PERSONS = 69,084
PEAK FLOW: 69,084 GPD X 1.6 PEAKING FACTOR = 110,534.4 GPD

BENCHMARKS

CLV BENCHMARK: TOP OF CURB AT END OF CURB, WEST SIDE OF DURANGO DRIVE, 250' SOUTH OF WESTCLIFF BOULEVARD, ELEVATION: 2610.16

PROJECT BENCHMARK: BRASS CAP IN IRON PIPE, 102' NORTH AND 64' WEST OF THE INTERSECTION OF SUN CITY BLVD. AND THOMAS W. RYAN BLVD., N 532,694.6986, E 577,451.5457, ELEVATION: 2851.66

STREET DESIGN NOTES

STREETS WITHIN SUN CITY LAS VEGAS UNIT NO. 42 HAVE BEEN DESIGNED FOR 35 MPH SPEED LIMITS. ALL INTERSECTIONS ARE IN COMPLIANCE WITH UNIFORM STANDARD DRAWING 404.1000 REGARDING VISION OBSTRUCTION AT INTERSECTIONS.

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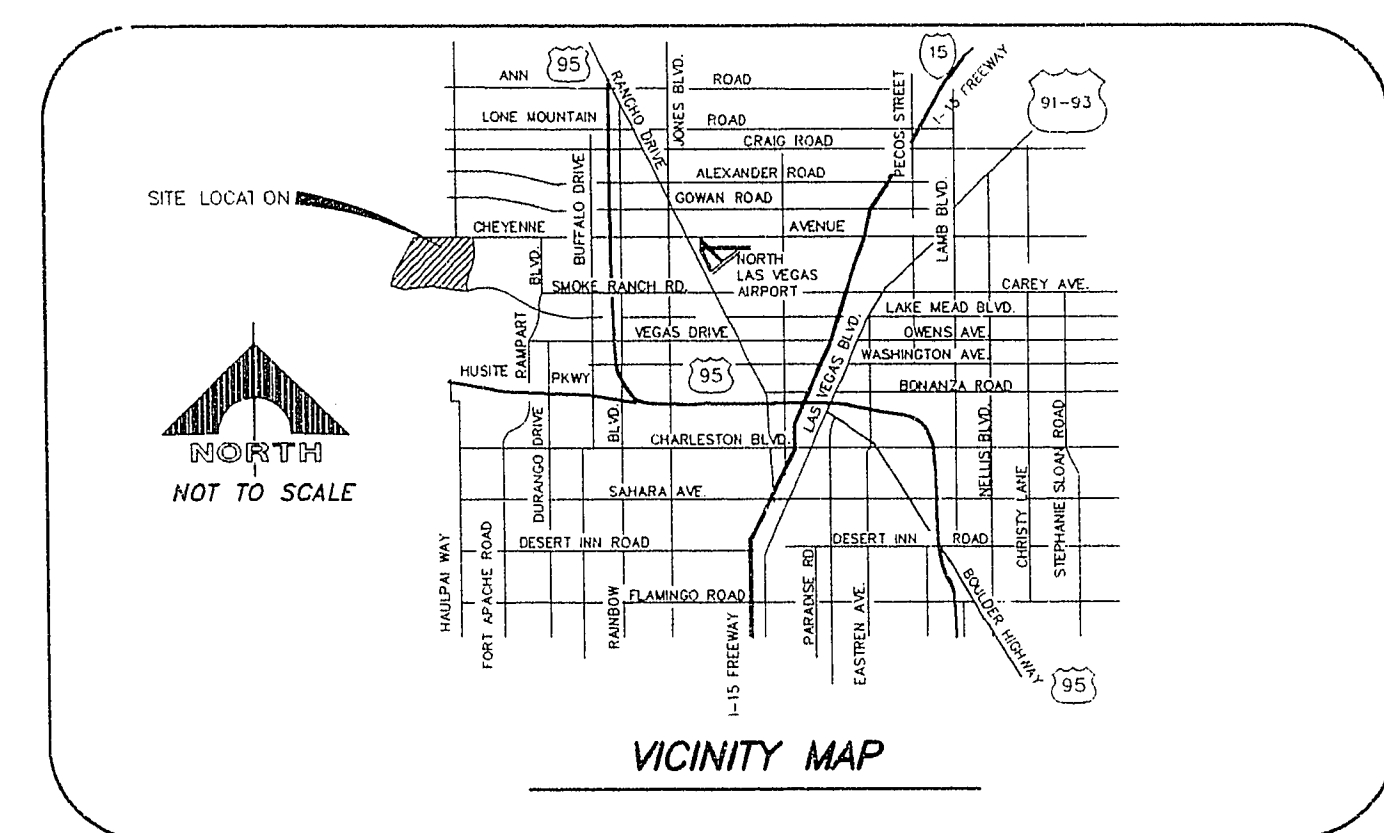
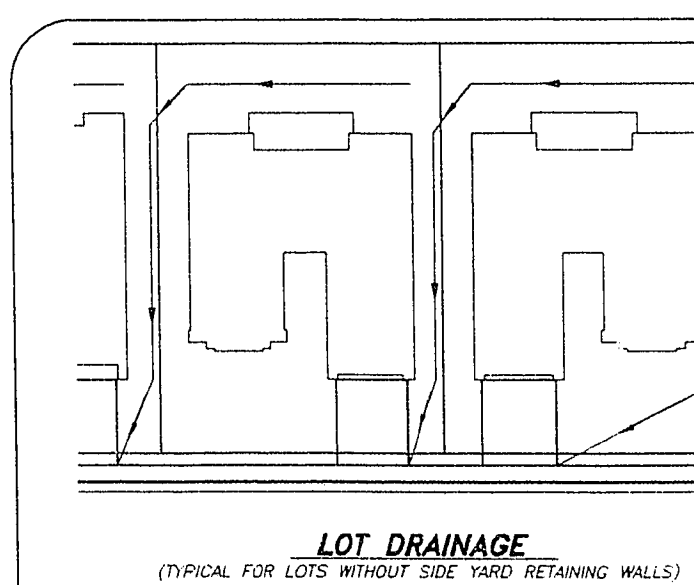
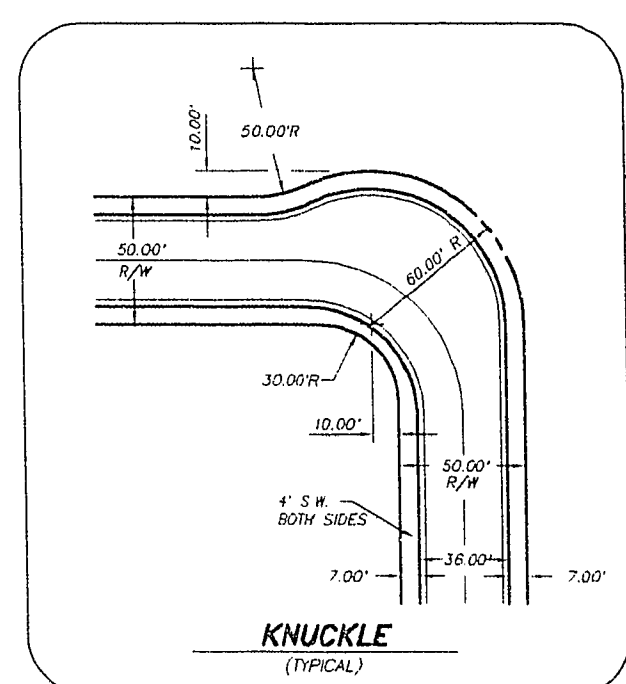
STREET LIGHTING NOTE

ALL STREET LIGHT INSTALLATIONS SHALL CONFORM TO THE STANDARD DETAILS AND SPECIFICATIONS OF THE CITY OF LAS VEGAS AND SHALL ALSO CONFORM TO THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, LATEST EDITION UNLESS OTHERWISE NOTED ON THIS PAGE. SEE UNIFORM STANDARD DWG. NO. 119.

STREET NOTES

- TYPE I SUBGRADE UNDER A.C. PAVEMENT, CURB AND GUTTER TO BE CONTIGUOUS.
- UPON COMPLETION OF ALL OTHER CONSTRUCTION, PLACE A TYPE II SLURRY SEAL PER CITY OF LAS VEGAS SPECIFICATION SECTION 410.
- THE MAXIMUM GRADE BREAK OCCURRING IN THE CROSS SECTION SHALL BE 2% AND SHALL FALL BETWEEN A DRIVING LANE AND A PARKING LANE.
- NATIVE MATERIAL MAY BE USED IN LEU OF TYPE I WHEN PROCESSED FOR APPROVAL IN ACCORDANCE WITH CITY OF LAS VEGAS STATEMENT OF POLICY DATED 7/23/93.
- A.C. PAVEMENT TO BE INSTALLED IN ONE (1) 2" LIFT.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON CITY STREETS.

DEVIATIONS FROM STANDARD DRAWINGS



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NO.	TITLE
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2	GENERAL NOTES & MISCELLANEOUS
3	ESTIMATE OF QUANTITIES
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5	UTILITY PLAN II
6	UTILITY PLAN III
7	UTILITY PLAN IV
8	UTILITY PLAN V
9	UTILITY PLAN VI
10	BUTTON WILLOW DRIVE
11	BUTTON WILLOW DRIVE
12	BUTTON WILLOW DRIVE
13	BANORA POINT DRIVE
14	BANORA POINT DRIVE & ARGENTS HILL DRIVE
15	ARGENTS HILL DRIVE & INDIGO VALLEY STREET
16	ALTON DOWNS DRIVE & LATON COURT
17	SHACKLETON DRIVE
18	CLEAR MEADOWS DRIVE
19	CLEAR MEADOWS DRIVE AIRLANDS STREET
20	CROOKED CORNER STREET & BROOM HILL DRIVE & HALLSTON STREET
21	BROOM HILL DRIVE
22	BROOM HILL DRIVE & ROSEWORTHY STREET
23	BLAIRSDEN STREET & MADDINGTON STREET
24	STORM DRAIN PROFILES
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30	GRADING PLAN VI
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32	GRADING DETAILS I
33	GRADING DETAILS II
34	RETAINING WALL & MODIFIED TYPE "C" INLET DETAILS
35	RETAINING WALL SECTIONS
36	DOUBLE ARCH CULVERT DETAILS
37 / 46	ARCH CULVERT DETAILS

APPROVAL
DENNIS ANDERSON, P.E.
CITY ENGINEER
CITY OF LAS VEGAS, NEVADA
3-30-94
DATE

DEL WEBB COMMUNITIES, INC.
SUN CITY LAS VEGAS UNIT NO. 42
GENERAL NOTES & MISCELLANEOUS
SHEET 2 OF 46 SHEETS
10-10-90 107Y-4141-42

REVISIONS
DATE
DESCRIPTION
BY
DATE

10/18
DATE
P.E. NO.
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G. C. WALLACE, INC.
Engineering/Architecture

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BY: D.t.e.