

1. 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 SPECIFICATIONS 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".
2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITIES, LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES AS SHOWN FROM CLV PLANS LIBRARY ARE APPROXIMATE AND FOR RECORD PURPOSES. 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 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 UTILITIES SO AS TO SAFELY PROTECT ALL PERSONS AND EQUIPMENT. HE SHALL BE RESPONSIBLE FOR ALL COST 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 OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS-IONN SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
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 CITY ENGINEER, 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. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED-TYPE CURB.
8. AC PAVEMENT TO BE ONE-HALF INCH (1/2") ABOVE TOP OF ALL GUTTERS AFTER COMPLETION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.
9. CURB & GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 216.
10. SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
11. 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 THESE PLANS.
12. 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.
13. EXACT LOCATION OF ALL SAWCUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS INSPECTOR IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATIONS.
14. 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.E.S. STATUTE NO. 625.550.
15. 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.
16. ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CLV PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS, FLOOD CONTROL & SIGHT DISTANCE AT INTERSECTIONS. NEW WALLS REQUIRE BUILDING PERMIT & BUILDING INSPECTION.
17. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.
18. CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEANOUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.
19. MATERIALS, HANDLING AND PLACEMENT OF PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF AND/OR THE CLARK COUNTY AREA SPECIFICATIONS (AS APPLICABLE) AND THE PLANS AND DETAILS SHOWN HEREON.

The site plan illustrates the layout of three residential units. **Future Unit 3** is located on the left, featuring lots 1 through 87 and streets including Wood Circle Ct. and Wood Lane. **Existing Unit 1** is on the right, with lots 1 through 137 and streets including Town Center Drive and Crestdale Lane. **Unit 2** is centrally located, with lots 1 through 104 and streets including Wood Circle Ct. and Wood Lane. The plan also shows **Future Village I** and **Future Village II** areas. A north arrow is positioned in the upper right corner.

EXISTING CONTOUR EXISTING CONTOUR SWALE BLOCK NUMBER LOT NUMBER FINISHED FLOOR FINISHED PAD PERCENTAGE AND DIRECTION OF SLOPE		RETAINING WALL PROPOSED ELEVATION DESCRIPTION PROPOSED FUTURE ELEVATION DESCRIPTION EXISTING ELEVATION DESCRIPTION WATERLINE EXISTING WATERLINE SEWERLINE EXISTING SEWERLINE PROPERTY LINE		100W STREETLIGHT WATER SERVICE LATERAL W/WATER SEWER LATERAL SEWER MANHOLE FIRE HYDRANT ASSEMBLY (INCLUDES 12"x6" OR 8"x6" TEE & 6" GATE VALVE) 2" BLOW-OFF ASSEMBLY STREET NAME SIGN (D3) 1 1/4" PVC ELEC. CONDUIT UNIT BOUNDARY	
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<u>WATER</u> (PUBLIC)		<u>STREET</u> (PRIVATE)	
<u>ITEM</u>		<u>ITEM</u>	
8" WATERLINE	1238 LF	2" A.C. PAVEMENT	7590 S.F.
6" WATERLINE	300 LF	TYPE I AGGREGATE BASE	1573 C.Y.
8" TEE	1 EA.	TYPE II AGGREGATE BASE	958 C.Y.
8"x6" TEE	2 EA.	30" ROLLED CURB	3904 LF
6" FIRE HYDRANT ASSY.	2 EA.	CONCRETE SIDEWALK	7646 S.F.
(INCLUDES 8"x 6" TEE & 6" GATE VALVE)		CONCRETE CROSS GUTTER	2356 S.F.
8" GATE VALVE	2 EA.		
1" WATER SERVICE LATERAL W/ METER BOX (UDACIS PLATE 1B)	26 EA.		
2" BLOW OFF ASSEMBLY	3 EA.		
1" WATER SERVICE LATERAL W/ METER BOX (UDACIS PLATE 1D)	10 EA.		
3/4" WATER METER	36 EA.		
<u>SANITARY SEWER</u> (PUBLIC)		<u>MISC.</u> (PRIVATE)	
<u>ITEM</u>		<u>ITEM</u>	
8" SS	1600 LF.	100W STREETLIGHT	10 EA.
48" MANHOLE	12 EA.		
4" LATERALS	31 EA.		

9805

T.C.	TOP OF CURB
F.L.	FLOW LINE
H.P.	HIGH POINT
TYP.	TYPICAL
A.C.	ASPHALTIC CONCRETE
EX.	EXISTING
B.C.R.	BEGINNING OF CURB RETURN
F.G.	FINISHED GRADE
C1	CURVE LABEL (SEE CURVE TABLE)
L1	LINE LABEL (SEE LINE TABLE)
B.V.C.	BEGIN VERTICAL CURVE
E.V.C.	END VERTICAL CURVE
G.B.	GRADE BREAK
T.R.	TOP OF RETAINING WALL
T.F.	TOP OF FOOTING
L.F.	LINEAL FEET
C.L.	CENTER LINE
P	PROPERTY LINE

CITY OF LAS VEGAS BENCHMARK
CLV001954 RIVET & PLATE IN TOP OF CURB NW SIDE OF
CENTER DRIVE & SOUTH CIRCLE ISLAND.
2725.923 NGVD 1929 DATUM. (ADD 2.45 FT. TO ELEVATIONS
NGVD 1929 SHOWN HEREON TO OBTAIN).
2728.37 NAVD 1988 DATUM (831.6074 M)
2726.19 SUMMERLIN DATUM (PROJECT DATUM)

S88°50'11"E BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER AS BOOK 71 OF PLATS, PAGE 13.

J.M. PETERS
2800 W. SAHARA AVE.
SUITE 5F
LAS VEGAS NEVADA 89102
(702) 362-2000

1. COVER SHEET
2. NOTES and DETAILS
3. UNIT TWO GRADING PLAN
4. UNIT TWO UTILITY PLAN
5. RING DOVE DRIVE PLAN AND PROFILE
6. ANASAZI DRIVE PLAN AND PROFILE
7. NIGHT OWL CREEK PLACE PLAN AND PROFILE
7. WOOD OWL COURT PLAN AND PROFILE/
OWLS PEAK COURT PLAN AND PROFILE

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 STANDARDS". THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN "DEVIATIONS FROM STANDARDS" IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA.


CITY PLANNING ENGINEER - CHARLES KAJKOWSKI, JR.; P.E.#4784
8-28-98
DATE

(SEE SHEET FOUR FOR SIGNATURE)
CITY FIRE MARSHALL
DATE 7-29-98

1276 sheets 2, 4, 6 & 7) 8/14/98
LAS VEGAS VALLEY WATER DISTRICT GEORGE A. JACOBY DATE

NEVADA POWER COMPANY THIS APPROVAL IS ONLY FOR THE PLACEMENT AND DATE

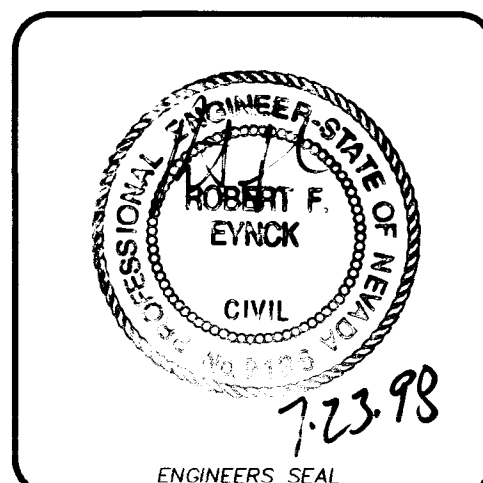
JOHN DRAPER CLEARANCE OF STREETLIGHTS AND SIGNAL LIGHT INSTALLATION.

Chas & McCarell 7-24-98
SOUTHWEST GAS CLARK G. MCCARRELL, JR. DATE

gms m. PK
ZOMMERLIN
8/11/98
DATE

Nyle Smith 7.24.98
SPRINT

1. CLARK COUNTY AREA UNIFORM STD. DWG. No. 228. APPROACHING STREET STREET GRADES INTO THE CROSS GUTTER EXCEED 1.5%.
2. SUMMERLIN STD. SIS DC-1. STREET GRADE EXCEEDS 3% IN RING DOVE DRIVE AT THE INTERSECTION OF ANASAZI DRIVE.
3. SUMMERLIN STD. SIS S-48. STREET GRADE IN RING DOVE DRIVE IS LESS THAN 0.6% (0.5% FOR ± 150 FT).



DRAWING NO.
1074-4492-2

