

CITY OF LAS VEGAS GENERAL NOTES

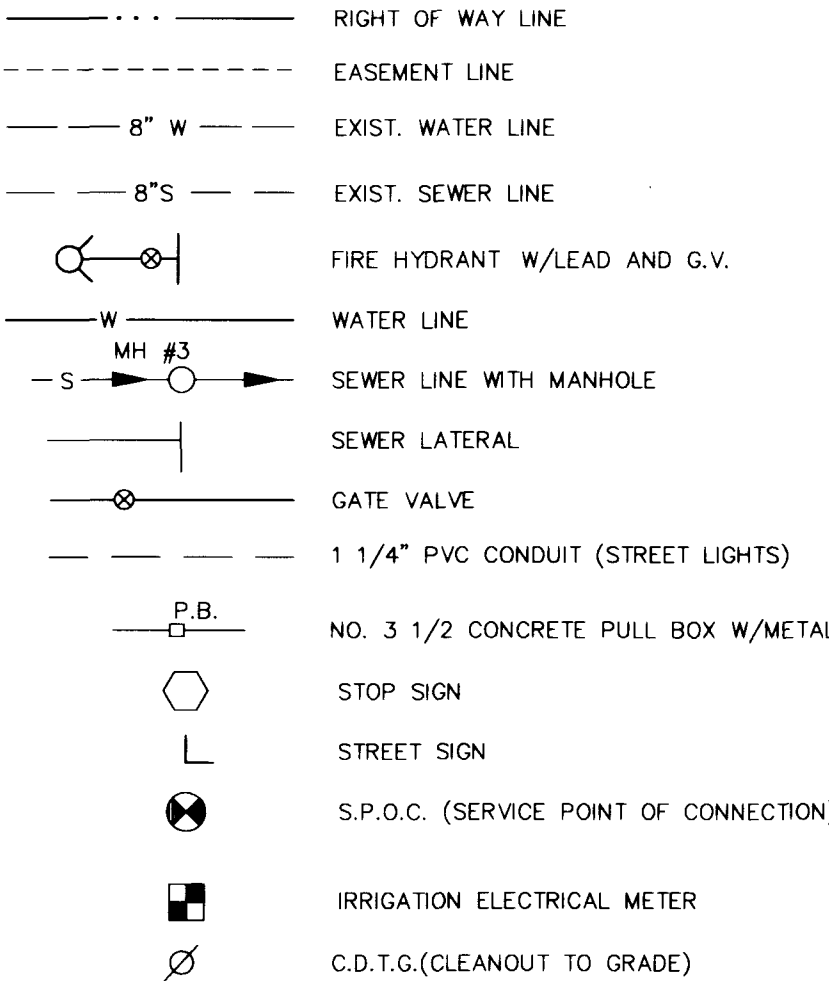
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE SUMMERLIN IMPROVEMENT STANDARDS AS APPROVED BY THE CITY COUNCIL ON NOVEMBER 18 1993 AS SIGNED BY THE CITY OF LAS VEGAS ON FEBRUARY 2 1993. THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA, LATEST ISSUE; THE "UNIFORM STANDARD DRAWINGS 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 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 @ 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-77. 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 AND 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 IF LOCATION 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.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.

GENERAL NOTES:

- GRADES ARE GIVEN FROM TOP OF STAKES OR NAILS. THE CONTRACTORS ARE CAUTIONED TO OBSERVE THE FOLLOWING RULES IN USING THE GRADE STAKES GIVEN 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 GRADE 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.

DEVIATIONS FROM STANDARD DWGS.

CUL-DE-SAC DESIGN



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 INDICATES CURVE NUMBER
- 3 CONSTRUCTION NOTE
- INDICATES SEWER MANHOLE IN PROFILE
- INDICATES STORM DRAIN MANHOLE IN PROFILE
- 60.5 EXIST. SPOT ELEVATION
TC

EMBANKMENT

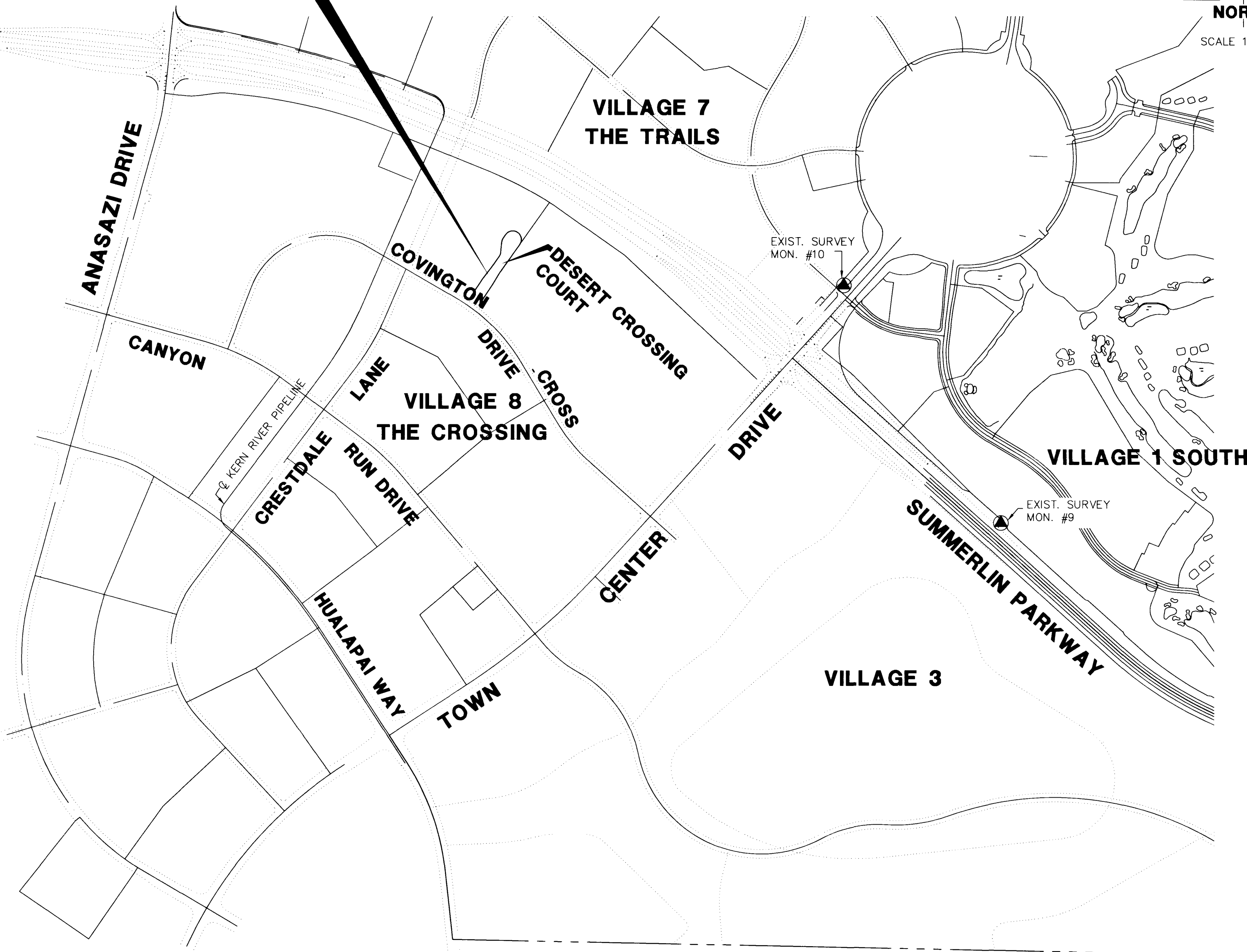
TOP --- PROPOSED
BOTTOM --- BY SEPARATE CONTRACT
--- EXISTING

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

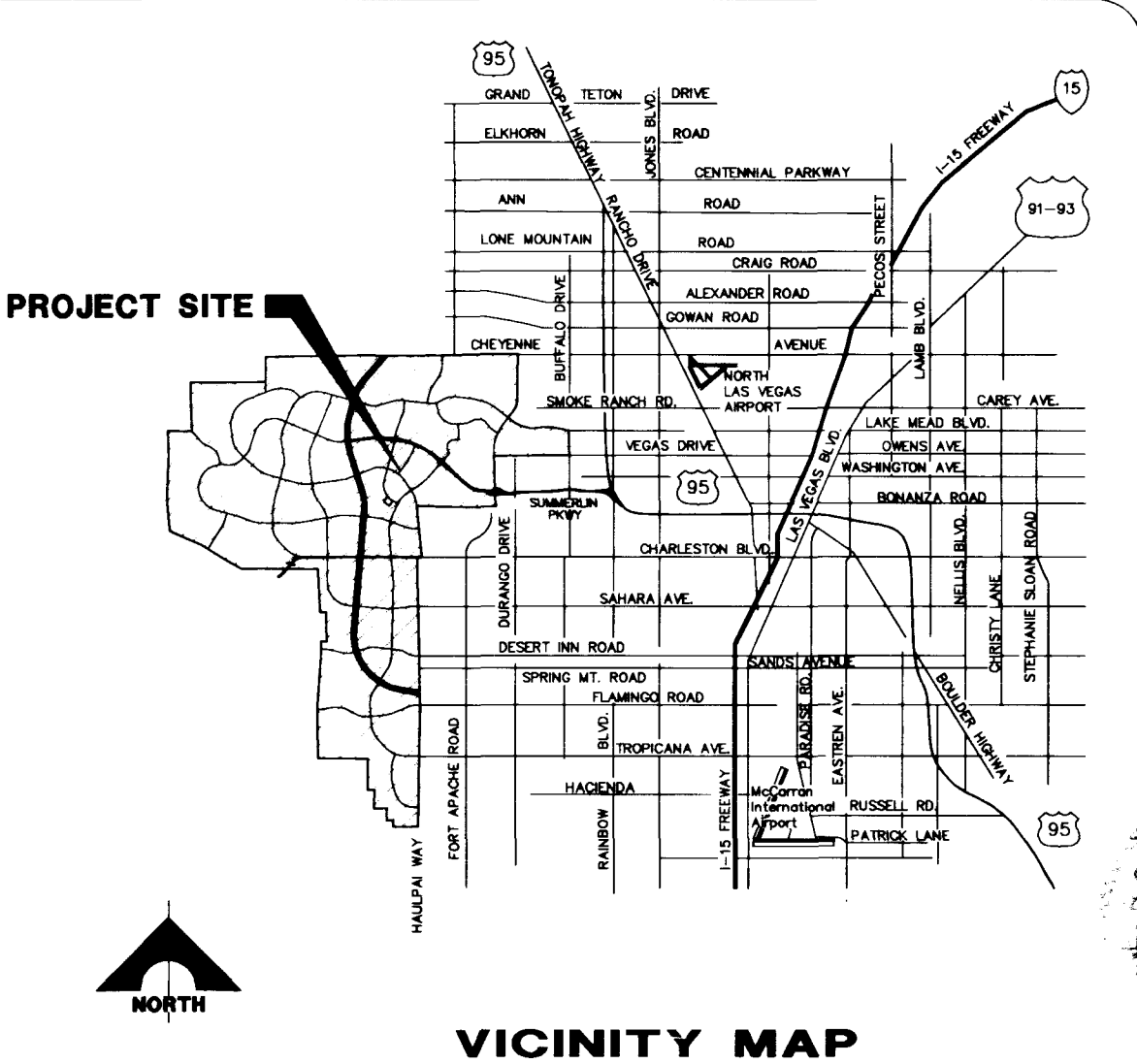
NOTE: LEGEND & ABBREVIATIONS IN THE "SUMMERLIN IMPROVEMENT STANDARDS", LATEST EDITION, WILL BE UTILIZED FOR ANY LEGEND & ABBREVIATION REQUIRED WHICH ARE NOT SHOWN.

PROJECT LOCATION



LOCAL BENCHMARKS				
MON. NO.	STREET NAME	COORDINATES		DESCRIPTION
		NORTHING	EASTING	
9	SUMMERLIN PARKWAY	521993.7445	583726.2303	CONC. MON. W/2" B.C.
10	TOWN CENTER DRIVE	523816.2240	582461.3559	2" B.C. IN CURB
				ELEV.
				2758.50
				2745.40

LOCATION MAP



INDEX OF DRAWINGS

NO.	TITLE & DESCRIPTION
C1	COVER SHEET
C2	GENERAL NOTES
C3	UTILITY PLAN & SIGNAGE & STRIPING PLAN
C4	ROAD, STORMDRAIN, SEWER, PLAN AND PROFILE.
C5	STORM DRAIN LATERALS DETAIL & TYPICAL STREET SECTION

LEGAL DESCRIPTION

BEING A PORTION OF LOT 1 IN BLOCK A OF THE CROSSING BUSINESS CENTER II, A COMMERCIAL SUBDIVISION ON FILE IN BOOK 70, PAGE 61 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY NEVADA LYING WITHIN SECTION 30, TOWNSHIP 20 SOUTH, RANGE 60 EAST M.D.B. & M.

OWNERS

THE HOWARD HUGHES CORPORATION
1231 TOWN CENTER DRIVE, STE. 200
LAS VEGAS, NV 89134

APPROVALS

CITY OF LAS VEGAS

Dennis Anderson FOR 7/30/97
DENNIS ANDERSON, P.E.
CITY ENGINEER
CITY OF LAS VEGAS, NEVADA

Jeff D. Rhoads AIA 5-23-97
JEFF D. RHOADS, AIA
CHAIRMAN SUMMERLIN COMMERCIAL/
DESIGN REVIEW COMMITTEE

AGENCIES

L.V. VALLEY WATER DISTRICT	(SEE SHEET C3)	REVIEWED BY	DATE
C.L.V. FIRE DEPARTMENT	(SEE SHEET C3)	REVIEWED BY	DATE
NEVADA POWER CO.	<i>James R. Johnson</i> 5-7-97	REVIEWED BY	DATE
SPRINT CENTRAL TEL. CO.	<i>James R. Johnson</i> 5-12-97	REVIEWED BY	DATE
SOUTHWEST GAS CORP.	<i>Charles M. Chubb</i> 5-7-97	REVIEWED BY	DATE

BASIS OF BEARING

THE BEARING BETWEEN CENTERLINE ALCAPS (PLS 9390) IN COVINGTON CROSS DRIVE AS SHOWN ON THE REVERSIONARY MAP OF A PORTION OF LOT 2 OF THE CROSSING BUSINESS CENTER AT SUMMERLIN VILLAGE 8 - UNIT 1 PHASE 3 (BOOK 70 OF PLATS PAGE 60) TAKEN AS NORTH 31° 08' 00" WEST.

BENCHMARK

CLV BM 0LV001954 - RIVET & PLATE IN TOP OF CURB NW SIDE OF TOWN CENTER DRIVE & SOUTH CIRCLE ISLAND. (SUMMERLIN DATUM USED IN THIS PROJECT)
2725.923 NGVD 1929 DATUM
2728.37 NAVD 1988 DATUM (831.6074 M)
2726.19 SUMMERLIN DATUM

Avoid cutting underground utility lines. It's costly.
Call before you Dig.
1-800-227-2600
UNDERGROUND SERVICE ALERT (USA)

THE CROSSING BUSINESS CENTER
DESERT CROSSING COURT
GENERAL NOTES

SHEET

C2

OF 5 SHEETS

107-V2732

620.488D

NOTED: 02-27-97
DSK:DK-C2.DWG

CITY OF SAN RAMON GENERAL NOTES

1. ALL DIMENSIONS SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE GIVEN TO THE CENTER OF THE ROAD OR TO THE CENTER OF THE LOT, UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS SHALL BE GIVEN TO THE CENTER OF THE ROAD OR TO THE CENTER OF THE LOT, UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHALL BE GIVEN TO THE CENTER OF THE ROAD OR TO THE CENTER OF THE LOT, UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS SHALL BE GIVEN TO THE CENTER OF THE ROAD OR TO THE CENTER OF THE LOT, UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS SHALL BE GIVEN TO THE CENTER OF THE ROAD OR TO THE CENTER OF THE LOT, UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS SHALL BE GIVEN TO THE CENTER OF THE ROAD OR TO THE CENTER OF THE LOT, UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS SHALL BE GIVEN TO THE CENTER OF THE ROAD OR TO THE CENTER OF THE LOT, UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS SHALL BE GIVEN TO THE CENTER OF THE ROAD OR TO THE CENTER OF THE LOT, UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS SHALL BE GIVEN TO THE CENTER OF THE ROAD OR TO THE CENTER OF THE LOT, UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS SHALL BE GIVEN TO THE CENTER OF THE ROAD OR TO THE CENTER OF THE LOT, UNLESS OTHERWISE NOTED.
11. ALL DIMENSIONS SHALL BE GIVEN TO THE CENTER OF THE ROAD OR TO THE CENTER OF THE LOT, UNLESS OTHERWISE NOTED.
12. ALL DIMENSIONS SHALL BE GIVEN TO THE CENTER OF THE ROAD OR TO THE CENTER OF THE LOT, UNLESS OTHERWISE NOTED.
13. ALL DIMENSIONS SHALL BE GIVEN TO THE CENTER OF THE ROAD OR TO THE CENTER OF THE LOT, UNLESS OTHERWISE NOTED.
14. ALL DIMENSIONS SHALL BE GIVEN TO THE CENTER OF THE ROAD OR TO THE CENTER OF THE LOT, UNLESS OTHERWISE NOTED.
15. ALL DIMENSIONS SHALL BE GIVEN TO THE CENTER OF THE ROAD OR TO THE CENTER OF THE LOT, UNLESS OTHERWISE NOTED.
16. ALL DIMENSIONS SHALL BE GIVEN TO THE CENTER OF THE ROAD OR TO THE CENTER OF THE LOT, UNLESS OTHERWISE NOTED.
17. ALL DIMENSIONS SHALL BE GIVEN TO THE CENTER OF THE ROAD OR TO THE CENTER OF THE LOT, UNLESS OTHERWISE NOTED.
18. ALL DIMENSIONS SHALL BE GIVEN TO THE CENTER OF THE ROAD OR TO THE CENTER OF THE LOT, UNLESS OTHERWISE NOTED.
19. ALL DIMENSIONS SHALL BE GIVEN TO THE CENTER OF THE ROAD OR TO THE CENTER OF THE LOT, UNLESS OTHERWISE NOTED.
20. ALL DIMENSIONS SHALL BE GIVEN TO THE CENTER OF THE ROAD OR TO THE CENTER OF THE LOT, UNLESS OTHERWISE NOTED.



REVISIONS FROM STANDARD SPEC.

REVISIONS FROM STANDARD SPEC.

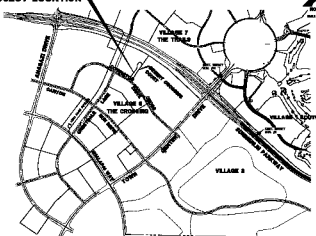
LEGEND & ABBREVIATIONS		ABBREVIATIONS	
1	1" = 1" (1" = 1")	1	1" = 1" (1" = 1")
2	2" = 2" (2" = 2")	2	2" = 2" (2" = 2")
3	3" = 3" (3" = 3")	3	3" = 3" (3" = 3")
4	4" = 4" (4" = 4")	4	4" = 4" (4" = 4")
5	5" = 5" (5" = 5")	5	5" = 5" (5" = 5")
6	6" = 6" (6" = 6")	6	6" = 6" (6" = 6")
7	7" = 7" (7" = 7")	7	7" = 7" (7" = 7")
8	8" = 8" (8" = 8")	8	8" = 8" (8" = 8")
9	9" = 9" (9" = 9")	9	9" = 9" (9" = 9")
10	10" = 10" (10" = 10")	10	10" = 10" (10" = 10")
11	11" = 11" (11" = 11")	11	11" = 11" (11" = 11")
12	12" = 12" (12" = 12")	12	12" = 12" (12" = 12")
13	13" = 13" (13" = 13")	13	13" = 13" (13" = 13")
14	14" = 14" (14" = 14")	14	14" = 14" (14" = 14")
15	15" = 15" (15" = 15")	15	15" = 15" (15" = 15")
16	16" = 16" (16" = 16")	16	16" = 16" (16" = 16")
17	17" = 17" (17" = 17")	17	17" = 17" (17" = 17")
18	18" = 18" (18" = 18")	18	18" = 18" (18" = 18")
19	19" = 19" (19" = 19")	19	19" = 19" (19" = 19")
20	20" = 20" (20" = 20")	20	20" = 20" (20" = 20")

NOTE: DIMENSIONS TO THE CENTER OF THE ROAD OR TO THE CENTER OF THE LOT, UNLESS OTHERWISE NOTED.



LOCATION MAP

PROJECT LOCATION



DATE	REVISION	BY	CHKD
10/1/00	1	10/1/00	10/1/00
10/1/00	2	10/1/00	10/1/00
10/1/00	3	10/1/00	10/1/00
10/1/00	4	10/1/00	10/1/00
10/1/00	5	10/1/00	10/1/00
10/1/00	6	10/1/00	10/1/00
10/1/00	7	10/1/00	10/1/00
10/1/00	8	10/1/00	10/1/00
10/1/00	9	10/1/00	10/1/00
10/1/00	10	10/1/00	10/1/00

LOCATION MAP

REVISIONS

NO.	DATE	DESCRIPTION
1	10/1/00	10/1/00
2	10/1/00	10/1/00
3	10/1/00	10/1/00
4	10/1/00	10/1/00
5	10/1/00	10/1/00
6	10/1/00	10/1/00
7	10/1/00	10/1/00
8	10/1/00	10/1/00
9	10/1/00	10/1/00
10	10/1/00	10/1/00

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF THE PROJECT AREA, INCLUDING THE LOCATION OF THE PROJECT AREA WITHIN THE CITY OF SAN RAMON.

CITY

CITY OF SAN RAMON, CALIFORNIA

APPROVALS

APPROVALS AND SIGNATURES OF THE CITY OF SAN RAMON, INCLUDING THE CITY ENGINEER AND THE CITY CLERK.

REVISIONS

REVISIONS AND SIGNATURES OF THE CITY OF SAN RAMON, INCLUDING THE CITY ENGINEER AND THE CITY CLERK.

REVISIONS

REVISIONS AND SIGNATURES OF THE CITY OF SAN RAMON, INCLUDING THE CITY ENGINEER AND THE CITY CLERK.

THE CITY OF SAN RAMON, CALIFORNIA
CITY ENGINEER
CITY CLERK

REVISIONS
10/1/00

10/1/00