Improvement Drawings for CHURCHILL ESTATES

General Notes

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 ISSUE; THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA", LATEST ISSUE; ANY 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 PAGE.

2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS ARE NOT SHOWN ON THE PLANS.

3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING 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 RECONSTRUCTED SATISFACTORY TO THE OWNER AT THE EXPENSE OF THE CONTRACTOR.

4. 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.

5. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY ALTERATIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.

6. TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE DESIGNED FOR A 5.5 SACK MIX WITH A MAXIMUM WATER/CEMENT RATIO OF 0.45 (OR AS DESIGNATED BY THE SOILS ENGINEER). MIX DESIGN TO BE APPROVED BY THE QUALITY CONTROL DIVISION PRIOR TO USE ON THE PROJECT.

7. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL OVERHEAD INTERFERENCES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECATIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER AND/OR TELEPHONE FACILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THEREWITH.

8. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.

9. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED CURB.

10. AC PAVEMENT TO BE 1/2" ABOVE LIP OF ALL GUTTER & VALLEY GUTTER AFTER COMPACTION.

11. APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.

12. CURB & GUTTER WITH A GRADE OF LESS THAN FOUR TENTHS OF ONE PERCENT SHALL BE CONSTRUCTED BY FORMING. EACH JOINT SHALL BE CHECKED FOR GRADE PRIOR TO CONSTRUCTION AND WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION.

13. WHEELCHAIR 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.

14. 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 SAID CONSTRUCTION. EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS, OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR.

15. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER.

16. EXACT LOCATION OF ALL SAW CUT 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 REQUIRED RELOCATION.

17. 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.

QUANTITY ESTIMATE

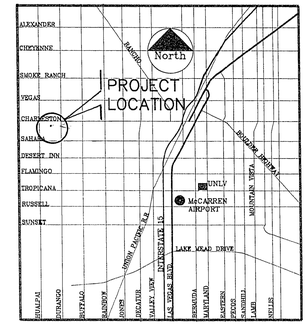
PAVING / DRAINAGE QUANTITIES

3" A.C. PAVEMENT	0
2" A.C. PAVEMENT	38286 S.Y.
TYPE II AGGREGATE	9670 C.Y.
TYPE I AGGREGATE	6381 C.Y.
ROLL TYPE C. & G.	0
"L" TYPE C. & G.	12791 L.F.
"A" TYPE CURB	330 L.F.
VALLEY GUTTER	4660 S.F.
5.0' SIDEWALK	63780 S.F.

18. A. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT PERTAIN TO CONSTRUCTION OF NEW WALLS (RETAINING OR NON-RETAINING) OR MODIFICATIONS TO EXISTING WALLS.

B. ALL WALLS, NEW OR EXISTING, ARE SHOWN FOR INFORMATION ONLY FOR THE PURPOSE OF GRADING RELATIONSHIPS.

C. FOR THE STRUCTURAL AND ARCHITECTURAL DESIGN OF ALL WALLS (RETAINING OR NON-RETAINING) REFER TO STRUCTURAL DRAWINGS PROVIDED BY OWNER/DEVELOPER.



Location Map

1...COVER SHEET
2...DETAIL SHEET
3...GRADING PLAN
4...GRADING PLAN
5...GRADING PLAN
6...GRADING PLAN
7...STREET & SEWER PLAN & PROFILE
CHURCHILL DOWNS DRIVE
8...STREET & SEWER PLAN & PROFILE
ST. GREGORY DRIVE
9...STREET & SEWER PLAN AND PROFILE
KNOTTINGHAM DRIVE
10..STREET & SEWER PLAN & PROFILE
STEEPLEHILL DRIVE & ST. JAMES CIRCLE
11..STREET & SEWER PLAN & PROFILE
STEEPLEHILL DRIVE
12..STREET & SEWER PLAN & PROFILE
ST. KATHERINE CIRCLE
13..STREET & SEWER PLAN & PROFILE
GREENHAM CIRCLE
14..STREET & SEWER PLAN & PROFILE
WINDSFORD CIRCLE
15..STREET & SEWER PLAN & PROFILE
QUEENS WALK CIRCLE
16 STREET & SEWER PLAN & PROFILE
TAYLOR WOODROW DRIVE
17..STREET & SEWER PLAN & PROFILE
DREW LANE
18..MASTER SEWER PLAN
19..MASTER WATER PLAN
20..MASTER LIGHTING PLAN

I CERTIFY THAT THIS PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY FOR THIS PROJECT OR FILE WITH THE CITY OF LAS VEGAS.

3/28/91

NOTE: STD. OR STD. DET. REFERS TO UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA 1988 AND UNIFORM STANDARD SPECIFICATIONS 1988 EDITION.

DEVIATIONS FROM STANDARDS

1. STD DETAIL 207 MODIFIED SIDEWALK REMOVED FROM ONE SIDE
2. STD DETAIL 207 MODIFIED MEDIAN ISLAND ADDED
3. CURVED STREETS (STD) REQUESTED ON TENTATIVE MAP AND APPROVED BY THE PLANNING COMMISSION

City of Las Vegas, Nevada

APPROVED BY:

3-28-91

CITY OF LAS VEGAS DATE
GARY A. PRESSWOOD P.E. CITY ENGINEER

LEGAL DESCRIPTION

LOT NO. 16 OF PECCOLE RANCH SUBDIVISION AS RECORDED IN BOOK 44, AT PAGE 72 OF PLATS, CLARK COUNTY RECORDS: OF SECTION 6, T. 21 S., R. 60 E., M.D.B. & M., CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA.

BASIS OF BEARING

N 89 41' 18" E BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SEC. 6 T. 21 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER IN FILE 36 OF RECORDS OF SURVEYS, PAGE 89

BENCHMARK

CLARK COUNTY BENCHMARK CIONE05, B.L.M. BRASS CAP IN CHARLESTON BLVD. LOCATED 55 FEET WEST, 50 FEET NORTH OF THE NORTHWEST CORNER OF FENCED IN NEVADA POWER YARDELEVATION = 2663.94

Developer

TAYLOR WOODROW HOMES, NEVADA, LTD.
3900 PARADISE ROAD
SUITE 287
LAS VEGAS, NEVADA 89109
PHONE: 702-794-4412

NO.	DATE	BY	REVISION DESCRIPTION

DATE 7/20/90

SOUTHWEST ENGINEERING
LAND PLANNING • MAPPING • DEVELOPMENT
5436 W. VEGAS DRIVE
LAS VEGAS, NEVADA 89108
PHONE: (702) 648-9700

TITLE: Cover Sheet
PROJECT: CHURCHILL ESTATES

WORK ORDER NO: 891212
DESIGN BY: CHILDS
DATE: MAY, 1990
SCALE: AS NOTED
SHEET 1 OF 20 SHEETS

1074-4160