

IMPROVEMENT PLANS

FOR

BELAIRE ESTATES
UNIT 2

CITY OF LAS VEGAS
STATE OF NEVADA

QUANTITY ESTIMATE

2" A.C. PAVING_____	7,822 SY
TYPE I GRAVEL BASE_____	1,480 CY
TYPE II GRAVEL BASE_____	966 CY
CURB & GUTTER (24" L-TYPE)_____	80 LF
CURB & GUTTER (30" ROLL-TYPE)_____	3,033 SF
CONCRETE VALLEY GUTTER_____	1,335 SF
4" CONCRETE SIDEWALK_____	5,460 SF
STREET LIGHTS_____	9 EA



VICINITY MAP

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 "SUMMERLIN IMPROVEMENT STD'S., 1988 EDITION" AS ADOPTED BY CITY OF LAS VEGAS ; 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 SHEET.
2. EXISTING UTILITIES ARE LOCATED ON THE PLANS FROM THE BEST AVAILABLE INFORMATION AT THE TIME PLANS WERE PREPARED AND ARE SHOWN ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE PHYSICAL LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS OR NOT IN THE LOCATION SHOWN ON PLANS. 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. ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED TO THE SATISFACTION TO THE OWNER AT THE EXPENSE OF CONTRACTOR.
4. A.C. PAVEMENT TO BE 0.5" ABOVE THE LIP OF GUTTER AFTER COMPACTION UNLESS OTHERWISE SHOWN.
5. 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 DESIGNED BY THE SOILS ENGINEER). MIX DESIGN TO BE APPROVED BY THE QUALITY CONTROL DIVISION PRIOR TO USE ON THE PROJECT.
6. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY ALTERATIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
7. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
8. CURB AND 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.
9. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER SUMMERLIN IMP. S-75J EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
10. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER.
11. 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 NUMBER 625.550.
12. 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 DETERMINED BY THE CITY ENGINEER AND AS SHOWN ON THE PLANS.

APPROVAL


GARY A. PRESSWOOD P.E. 10-15-91
LAS VEGAS CITY ENGINEER DATE

DEVIATIONS FROM STANDARDS

50' STREET SECTION (SEE SHEETS 2,3,4,5, & 6)
(PRIVATE STREETS, P.U.E., & C.L.V. SEWER EASEMENTS)

SHEET INDEX

1. COVER SHEET
2. ROUGH GRADING PLAN – SOUTH HALF
3. ROUGH GRADING PLAN – NORTH HALF
4. STREET PLAN & PROFILE – ST. PIERRE DRIVE
5. STREET PLAN & PROFILE – SILVER BLUFF COURT
6. STREET PLAN & PROFILE – DELINA DRIVE
7. MASTER UTILITY PLAN
8. SEWER PLAN & PROFILE – ST. PIERRE DRIVE
9. SEWER PLAN & PROFILE – SILVER BLUFF COURT
10. SEWER PLAN & PROFILE – DELINA DRIVE

BENCHMARK

2' BRASS CAP IN TOP OF HARDSCAPE.
MONUMENT NO. 13 - PER VILLAGE 1
NORTH & SOUTH MONUMENT CONTROL
PLAN DATED JUNE 5, 1990 REVISION #1
ELEVATION=2644.86 CLV DATUM

R/S DEVELOPMENT

CITY OF LAS VEGAS

APPD.	REV	DATE	BY	REVISION

CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS

2727 SOUTH RAINBOW BOULEVARD

LAS VEGAS, NEVADA 89102-5148 PHONE (702) 873-7550 FAX (702) 362-2597

TITLE	Cover Sheet
PROJECT	BELAIRE ESTATES UNIT 2
<i>[Signature]</i> <i>[Signature]</i> 7/15/91	
WO NO.	3967-2
BY	WJR
DATE	JULY, 1991
SCALE	NONE
SHEET	1 OF 10 SHEETS