

CIMARRON ESTATES FOR THE DEVELOPERS OF NEVADA

SECTION 33

TOWNSHIP 19

RANGE 60

CLARK COUNTY

NEVADA

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 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 BA 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.
- 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 FOUR 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.
- 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.
- 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 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 ACCORDANCE 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.

CLARK COUNTY GENERAL NOTES :

- ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY AND OUTSIDE THE PROJECT BOUNDARIES REQUIRES A SEPARATE ENCROACHMENT PERMIT ISSUED BY THE CLARK COUNTY DEPARTMENT OF PUBLIC WORKS. TRENCH AND PAVEMENT REPLACEMENT CONDITIONS SHALL BE AS PER THE PERMIT.
- EXACT LOCATION OF ALL SAWCUT LINES SHALL BE DETERMINED IN THE FIELD BY A CLARK COUNTY INSPECTOR.
- WHEELCHAIR RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING NO. 235. EXACT LOCATION OF RAMPS SHALL BE DETERMINED IN THE FIELD BY A CLARK COUNTY INSPECTOR.
- 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.
- ALL OFF-SITE IMPROVEMENT CONSTRUCTION SHALL CONFORM TO THE UNIFORM STANDARD SPECIFICATIONS AND IMPROVEMENT DRAWINGS, LATEST REVISION.
- FINAL ASPHALTIC CONCRETE (AC) PAVEMENT SURFACES SHALL BE ONE-HALF INCH ABOVE THE LIP OF THE GUTTER (INCLUDING OPEN GRADE).
- PRIVATE STREETS AND/OR DRIVEWAYS REFLECTED ON THESE PLANS ARE TO BE INSPECTED BY A CLARK COUNTY INSPECTOR.

"DEVIATION FROM STANDARDS"

CONSTRUCT MODIFIED TYPE "A" DROP INLET AT THE INTERSECTION OF LONE MOUNTAIN ROAD AND CIMARRON ROAD PER DETAILS ON SHEET C-17.

UTILITY NOTE :

THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAS BEEN DETERMINED FROM SURFACE EVIDENCE OF THEIR EXISTENCE OR FROM INFORMATION OBTAINED FROM THE UTILITY COMPANIES. THE ENGINEER ACCEPTS NO LIABILITY FOR THE EXISTENCE OR NON-EXISTENCE OF UTILITY LINES. CONTRACTORS AND OTHERS USING THIS MAP MUST CONFIRM THE LOCATION OF UNDERGROUND LINES OR STRUCTURES WITH THE UTILITY COMPANIES PRIOR TO COMMENCING ANY EXCAVATION.

BASIS OF BEARINGS

S 87°32'14" W - THE SOUTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., AS SHOWN ON FILE 62, PAGE 95 OF SURVEYS, CLARK COUNTY, NEVADA.

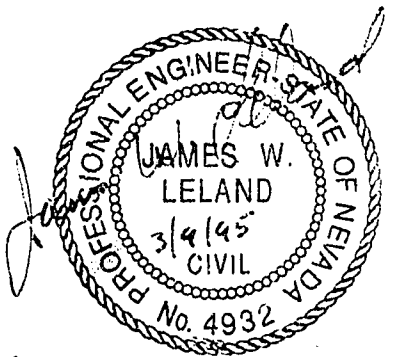
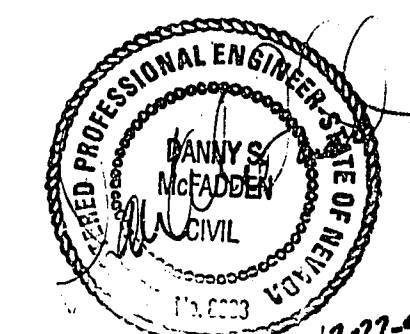
SHEET INDEX

NO.	DESCRIPTION		
A	COVER SHEET	C-13	SEWER PLAN & PROFILE
C-1	PLOT PLAN	C-14	WATER PLAN
C-2	GRADING PLAN	C-15	WATER PLAN
C-3	GRADING PLAN	C-16	DETAILS
C-4	STREET DESIGN - LONE MOUNTAIN ROAD	C-17	DETAILS
C-5	STREET DESIGN - CIMARRON ROAD	C-18	STREETLIGHTS, SIGNAGE & STRIPING
C-6	STREET DESIGN - LA MADRE AVENUE	C-19	STREETLIGHTS, SIGNAGE & STRIPING
C-7	SEWER LINE DESIGN	C-20	GRADING PLAN
C-8	SEWER LINE DESIGN	C-21	STREET DESIGN - JANELL DRIVE
C-9	SEWER LINE DESIGN	C-22	STREET DESIGN - SANDY ROSE LANE & GATES FALL COURT
C-10	SEWER PLAN		
C-11	SEWER PLAN	C-23	MASTER UTILITY PLAN
C-12	SEWER PLAN & PROFILE		

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FOR REVISIONS EFFECTIVE 12/27/95
REVISION SHEET INDEX 12-27-95 14/2/95

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