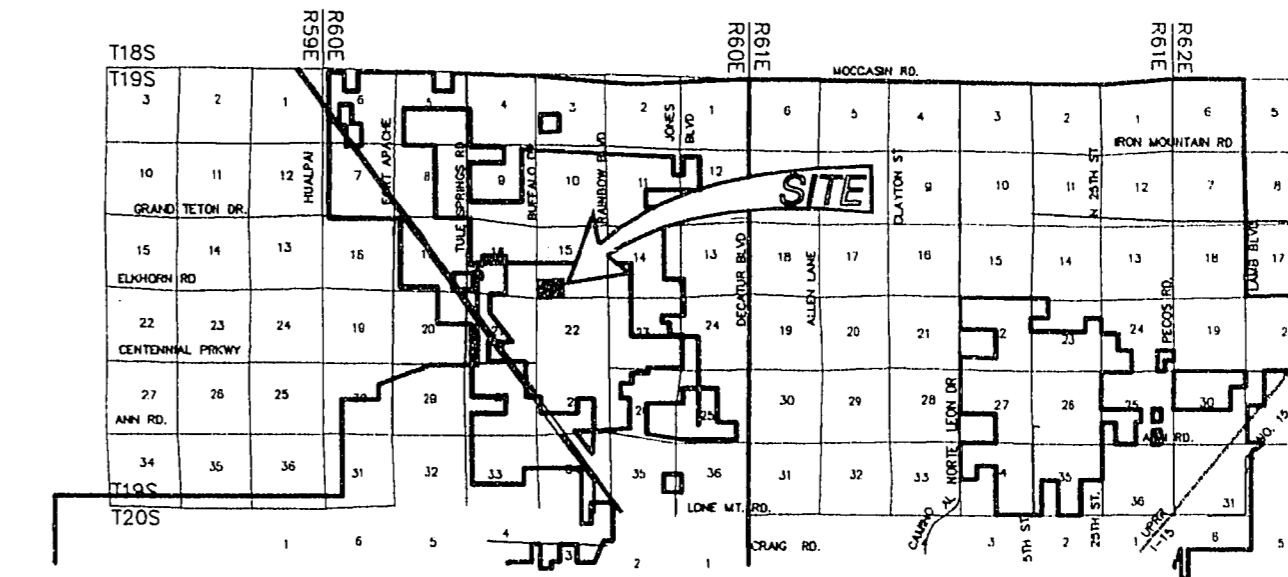


**GENERAL NOTES**

- 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; 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 AS "DEVIATIONS FROM STANDARDS."
- 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.
- 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 REPLACED SATISFACTORY TO THE CITY ENGINEER OR OWNING UTILITY COMPANY AT THE CONTRACTOR'S EXPENSE.
- 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.
- ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY ALTERATIONS 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.
- THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL 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 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.
- 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 CURB.
- AC PAVEMENT TO BE 1/2" ABOVE LIP OF ALL CUTTERS AFTER COMPACTION, EXCEPT AT S/W RAMPS & CROSS GUTTERS.
- 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 CONSTRUCTED BY FORMING. EACH JOINT SHALL BE CHECKED FOR GRADE PRIOR TO CONSTRUCTION AND WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION.
- 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 SAID CONSTRUCTION. 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.
- 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.
- 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. 625.950.
- UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC. SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND VALLEY GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY.
- IF THE SEWER MAIN IS OVER THE WATER MAIN, OR LESS THAN 18 INCHES UNDER THE WATER MAIN, THEN CONCRETE ENCASE THE SEWER MAIN 10 FEET ON BOTH SIDES OF THE WATER MAIN, OR USE WATER QUALITY SEWER PIPE.
- THE STRUCTURAL AND ARCHITECTURAL DESIGN OF ALL WALLS (RETAINING OR NONRETAINING) 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.

# ELKHORN SPRINGS PHASE II INFRASTRUCTURE PLANS FOR RHODES HOMES IN CITY OF LAS VEGAS STATE OF NEVADA



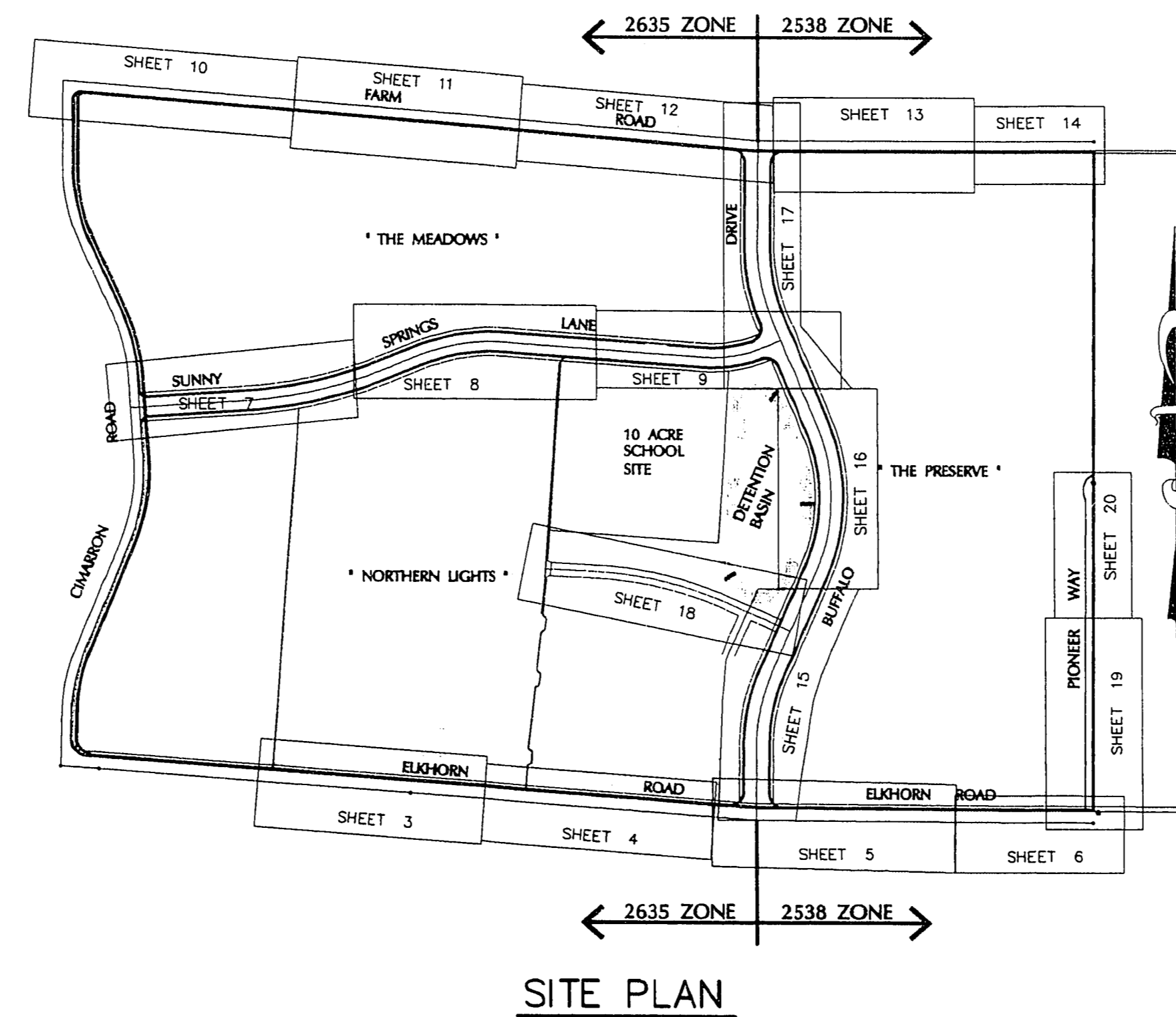
VICINITY MAP

**SHEET INDEX**

- COVER SHEET
- DETAIL SHEET
- ELKHORN ROAD PLAN & PROFILE
- ELKHORN ROAD PLAN & PROFILE
- ELKHORN ROAD PLAN & PROFILE
- ELKHORN ROAD PLAN & PROFILE
- SUNNY SPRINGS LANE PLAN & PROFILE
- SUNNY SPRINGS LANE PLAN & PROFILE
- SUNNY SPRINGS LANE PLAN & PROFILE
- FARM ROAD PLAN & PROFILE
- FARM ROAD PLAN & PROFILE
- FARM ROAD PLAN & PROFILE
- FARM ROAD PLAN & PROFILE
- BUFFALO DRIVE PLAN & PROFILE
- BUFFALO DRIVE PLAN & PROFILE
- BUFFALO DRIVE PLAN & PROFILE
- EAGLE TALON WAY PLAN & PROFILE
- PIONEER WAY PLAN & PROFILE
- PIONEER WAY PLAN & PROFILE
- GENERAL NOTES

**QUANTITY ESTIMATE**

DESCRIPTION	PUBLIC
2" ASPHALTIC CONCRETE	6921 SY
4" ASPHALTIC CONCRETE	75,001 SY
TYPE I AGGREGATE BASE	20,903 CY
TYPE II AGGREGATE BASE	10,684 CY
24" L' TYPE CONCRETE CURB AND GUTTER (6" FACE)	18,777 LF
24" L' TYPE CONCRETE CURB AND GUTTER (8" FACE)	10 LF
8' CONCRETE VALLEY GUTTER	7168 SF
4" CONCRETE SIDEWALK	98,121 SY
HANDICAP RAMP	28 EA



SITE PLAN

**DEVIATIONS FROM STANDARDS**

- SHEET 18 - GRADES INTO VALLEY GUTTERS EXCEEDS 1.5%
- SHEET 19 - GRADES INTO VALLEY GUTTERS EXCEEDS 1.5%

**OWNER/DEVELOPER**

RHODES HOMES  
4630 ARVILLE LANE  
LAS VEGAS, NEVADA 89103  
(702) 873-5338

**BENCHMARK**

PROJECT DATUM=NGVD29 NO.14, STATION 1LV9021N6 3" BRASS CAP USC & GS BM #113 3/4 MILE NORTH OF 1LV9028N66, 50' (FT.) EAST OF OLD RAILROAD BED ELEVATION = 2452.515 EQUATION ELEVATION = 2452.515 + 2.401 = 2454.916 (TO NAVD88) (747.5266m + 0.7318m = 748.2584m)

**BASIS OF BEARINGS**

THE BEARING ALONG THE CENTERLINE OF ELKHORN ROAD BETWEEN CIMARRON ROAD AND BUFFALO DRIVE AS SHOWN IN ELKHORN SPRINGS - UNIT NO. 1 MAP IN BOOK 60, PAGE 72, OF PLATS ON FILE AT THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BEARING NORTH 85°49'40" WEST

**LEGAL DESCRIPTION**

A PORTION OF:  
THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 16  
TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.  
AND A PORTION OF  
THE WEST HALF (W 1/2) OF SECTION 15,  
TOWNSHIP 19, RANGE 60 EAST, M.D.M.  
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

APPROVED FOR CONSTRUCTION

*1st Approval 4-12-91*  
*5/12/96*  
LVVWD DATE

**APPROVAL**

*John Dennis Anderson* 5/21/96  
CITY OF LAS VEGAS, CITY ENGINEER DATE  
DENNIS ANDERSON, P.E.

"I CERTIFY THAT THIS GRADING PLAN CONFORMS TO THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS."

*Mark E. Green* 4/30/96  
PE# 6894 DATE

APPROVAL OF THESE PLANS BY THE CITY ENGINEER 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 STANDARDS DRAWINGS & SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.

REVISION DESCRIPTION	
BY: APPROVED	
DATE	
NO.	
SOUTH WEST ENGINEERING LAND PLANNING • MAPPING • DEVELOPMENT 5032 W. VEGAS DRIVE LAS VEGAS, NEVADA 89108 (702) 648-9700	
<b>COVER SHEET</b> <b>ELKHORN SPRINGS PHASE II</b>	
TITLE	PROJECT
WORK ORDER NO. 950925	
DESIGN BY: E. VIREY	
DATE 12-16-95	
SCALE NONE	
CADFILE: ELKCVRI.DWG	
SHEET 1 OF 21 SHEETS	

SEE PAGE 21 FOR APPROVALS AND INFRASTRUCTURE QUANTITIES

**NOTICE TO CONTRACTOR!**

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THE IRRELEVANT LOCATIONS.

CALL before you Dig  
1-800-227-2600

11-3-2007 107Y-4299-2