

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

REVISED 12/92 013M

Avoid overhead power line contact.

Call before you Overhead

1-702-593-6111

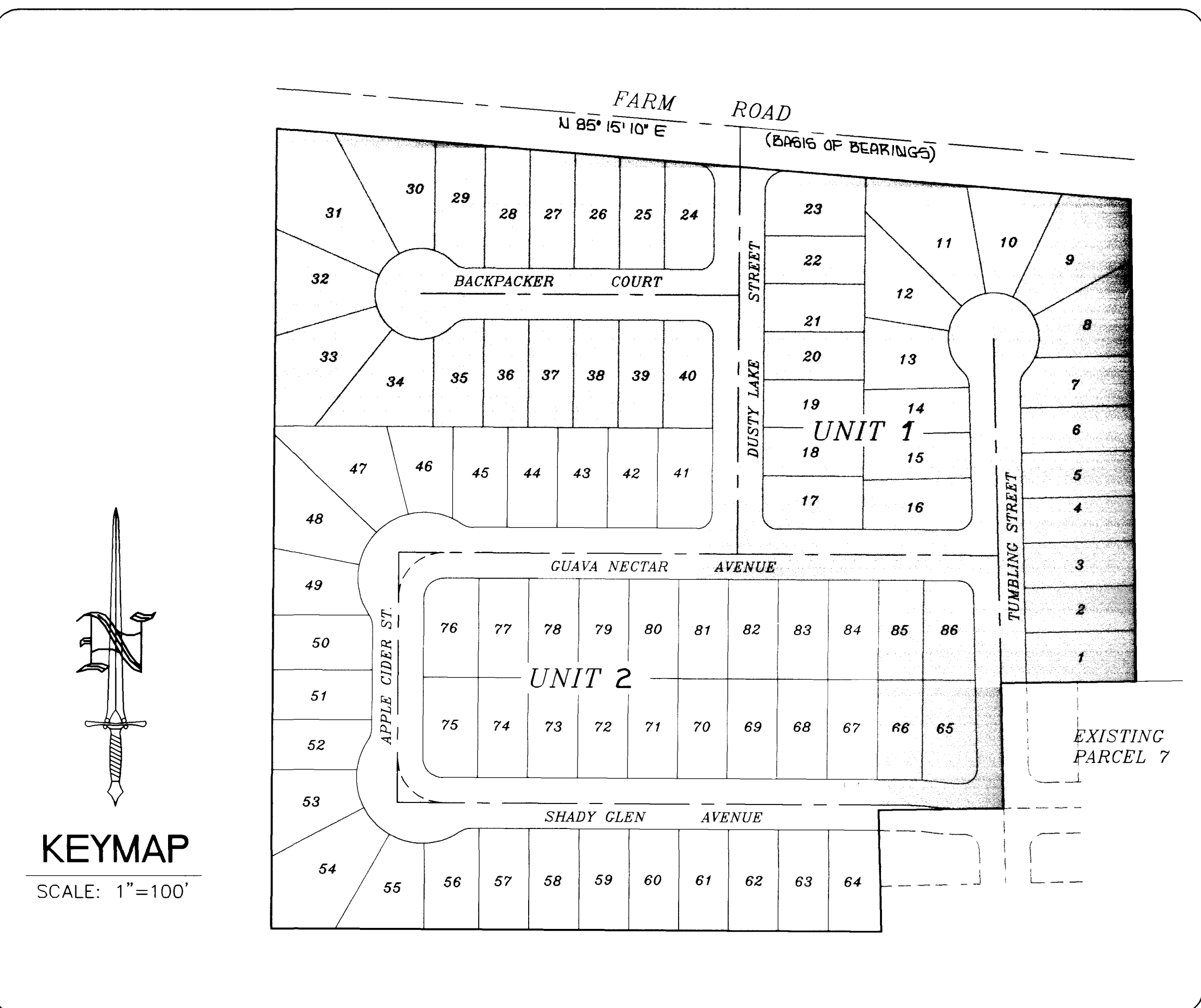
NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

Avoid cutting underground utility lines. It's costly.

Call before you Dig.

1-800-227-2600

UNDERGROUND SERVICE ALERT (USA)



ESTIMATED QUANTITIES

UNIT 1	ITEM	QUANTITY
STREET NAME SIGN	STREET NAME SIGN	4 EA
	STOP SIGN	1 EA
	100W HPS STREET LIGHT	8 EA
	200W HPS STREET LIGHT	4 EA
	2" A.C. PAVEMENT	5,620 SY
	4" A.C. PAVEMENT	3,325 SY
	AGGREGATE BASE	3,060 CY
	1" CURB & GUTTER	827 LF
	ROLL CURB & GUTTER	2,880 LF
	4" SIDEWALK	4,135 SF
	5" SIDEWALK	10,080 SF
	DRIVEWAY APPROACH	3,520 SF
VALLEY GUTTER	2,962 SF	
WATER	6" PVC WATER LINE	348 LF
	8" PVC WATER LINE	390 LF
	FIRE HYDRANT ASSEMBLY	2 EA
	BLOWOFF ASSEMBLY	4 EA
	3/4" METER WITH 1" SERVICE LATERAL	48 EA
	8" GATE VALVE	2 EA
SEWER	8" x 6" REDUCER	2 EA
	3/4" IRRIGATION METER W/1" SERVICE LATERAL	1 EA
	RPPA	1 EA
	8" P.V.C. SEWER LINE (PUBLIC)	1,376 LF
48" DIA. MANHOLES (PUBLIC)	6 EA	
4" P.V.C. SEWER LINE	1,125 LF	

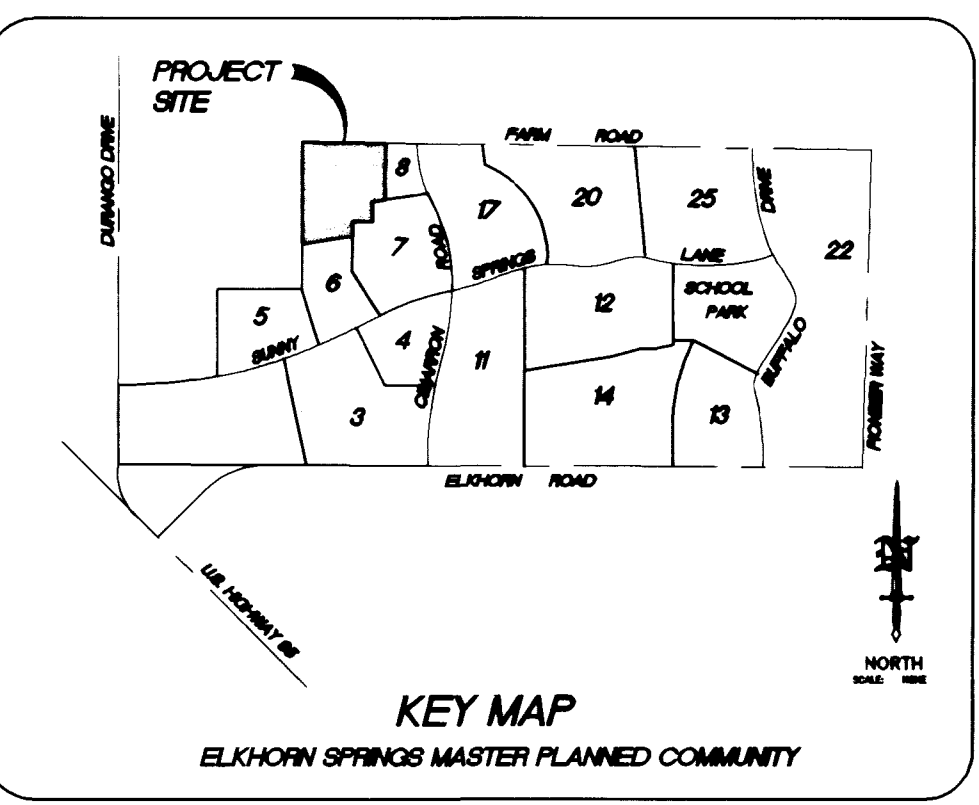
NOTE: QUANTITIES SHOWN ARE APPROXIMATIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING THE EXACT QUANTITIES.

INDEX OF DRAWINGS

NO.	TITLE
1.	COVER SHEET
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12.	SHADY GLEN AVENUE - PLAN AND PROFILE
13.	TRAFFIC CONTROL AND STREETLIGHT PLAN
14.	WALL PLAN - UNIT 1 AND UNIT 2

DEVIATIONS FROM STANDARDS

NONE



ABBREVIATIONS

T.C.	TOP OF CURB
F.L.	FLOWLINE
H.P.	HIGH POINT
TYP.	TYPICAL
A.C.	ASPHALTIC CONCRETE
EX.	EXISTING
B.C.R.	BEGINNING OF CURB RETURN
F.G.	FINISHED GRADE
C1	CURVE LABEL (SEE CURVE TABLE)
L1	LINE LABEL (SEE LINE TABLE)
B.V.C.	BEGIN VERTICAL CURVE
P.V.I.	POINT OF VERTICAL INTERSECTION
E.V.C.	END VERTICAL CURVE
G.B.	GRADE BREAK
T.R.W.	TOP OF RETAINING WALL
T.F.	TOP OF FOOTING
L.F.	LINEAL FEET
INV.	INVERT
D.I.	DROP INLET
BC	BACK OF CURB
ROW	RIGHT OF WAY
F.O.C.	FACE OF CURB

BENCHMARK

B.M. NO. 1LV9020NES
 FOUND BLM BRASS CAP AT THE INTERSECTION
 OF ELKHORN ROAD AND DURANGO DRIVE
 ELEVATION = 771.415 METERS = 2530.88 FEET NAVD 88

BASIS OF BEARING

N 85°15'10" E - BEING THE CENTERLINE OF FARM ROAD AS SHOWN ON THE PLAT OF ELKHORN SPRINGS UNIT NO. 1 RECORDED IN BOOK 60 PAGE 72 OF PLATS, BEING A PORTION OF THE SW 1/4 OF SECTION 17, T. 19 S., R. 60 E. M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

PROPERTY OWNER

BEAZER HOMES
 2700 CHANDLER AVENUE, SUITE A-1
 LAS VEGAS, NEVADA 89120
 (702) 795-2850

DEVELOPER

BEAZER HOMES
 2700 CHANDLER AVENUE, SUITE A-1
 LAS VEGAS, NEVADA 89120
 (702) 795-2850

APPROVALS

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 AND SPECIFICATIONS CLARK COUNTY AREA NEVADA.

Dennis Anderson 5/30/97 DATE
 DENNIS ANDERSON P.E. #9160
 CITY OF LAS VEGAS CITY ENGINEER

SEE SHEET 6
 CITY OF LAS VEGAS FIRE DEPARTMENT DATE

Gregory P. Redwein 4/16/97 DATE
 LAS VEGAS VALLEY WATER DISTRICT

Quanita Rodriguez 3-28-97 DATE
 NEVADA POWER COMPANY

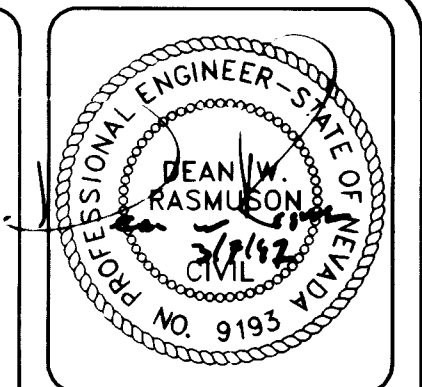
THIS APPROVAL IS ONLY FOR THE PLACEMENT AND CLEARANCE OF STREETLIGHTS AND SIGNAL LIGHT INSTALLATION

John McQuinn 3-25-97 DATE
 SOUTHWEST GAS CORPORATION

Ronald Blum 5/28/97 DATE
 PRIME CABLE

S. Johnson 3-28-97 DATE
 CENTRAL TELEPHONE COMPANY - NEVADA

FILE NAME: 5185U101.DWG



DESIGNED BY: DRJ	DATE: 10/96
CHECKED BY: MS	JOB NUMBER: 001.700X
NO.	REVISION
BY	DATE

WATT HOMES - NEVADA DIVISION
 ELKHORN SPRINGS - PARCEL 2
 UNIT 1 - SITE INFORMATION
 CITY OF LAS VEGAS

ORION ENGINEERING AND SURVEYING, INC.
 2700 CHANDLER AVENUE, SUITE B-1
 LAS VEGAS, NEVADA 89120
 (702) 739-5921 FAX (702) 739-5929

Orion

4677

1074-4299-2-1

