

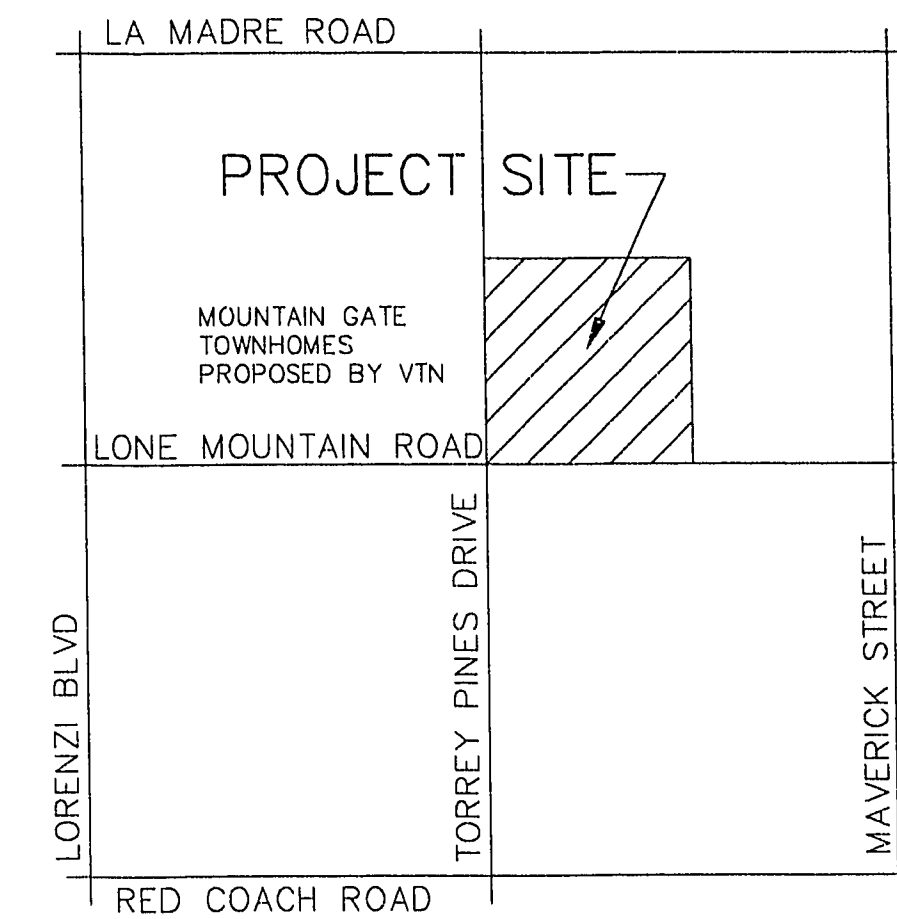
**GENERAL NOTES**

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 SHEET AS "DEVIATIONS FROM STANDARDS."
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 REPLACED SATISFACTORY TO THE CITY ENGINEER OR OWNING UTILITY COMPANY AT THE CONTRACTOR'S EXPENSE.
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 3000 P.S.I. MINIMUM @ 28 DAYS. 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 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.
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 GUTTERS AFTER COMPACTION, EXCEPT AT S/W RAMPS & CROSS GUTTERS.
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. 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.
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.
18. 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.
19. 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.
20. THE STRUCTURAL AND ARCHITECTURAL DESIGN OF ALL WALLS ( RETAINING OR NONRETAINING ) MUST BE APPROVED BY THE CLV BUILDING DEPARTMENT.
21. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON CITY STREETS.

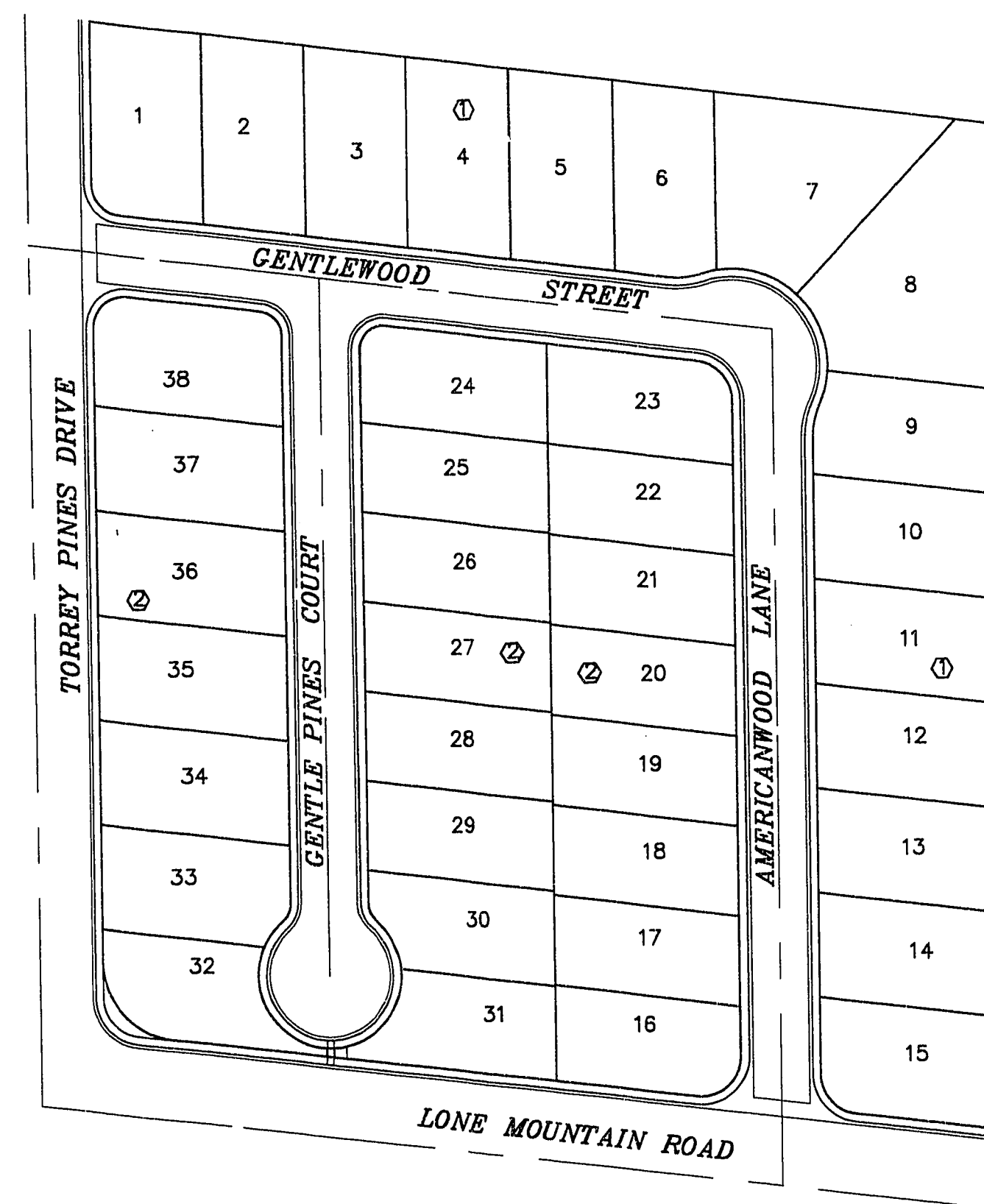
# IMPROVEMENT DRAWINGS OF ELEGANCE

2

## CITY OF LAS VEGAS STATE OF NEVADA



VICINITY MAP



SITE PLAN

**QUANTITY ESTIMATE**

| DESCRIPTION                                     | PUBLIC      | PRIVATE |
|---|-------------|---------|
| 2" ASPHALTIC CONCRETE PAVING                    | 6,036 S.Y.  | 0 S.Y.  |
| 3" ASPHALTIC CONCRETE PAVING                    | 0 S.Y.      | 0 S.Y.  |
| 4" ASPHALTIC CONCRETE PAVING                    | 8,148 S.Y.  | 0 S.Y.  |
| ASPHALTIC CONCRETE PAVING                       | 0 S.Y.      | 0 S.Y.  |
| 3/4" OPEN GRADE                                 | 0 S.Y.      | 0 S.Y.  |
| TYPE I GRAVEL BASE                              | 3,043 C.Y.  | 0 C.Y.  |
| TYPE II GRAVEL BASE                             | 2,041 C.Y.  | 0 C.Y.  |
| 24" 'L' TYPE CONCRETE CURB AND GUTTER (6" FACE) | 3,762 L.F.  | 0 L.F.  |
| 24" 'L' TYPE CONCRETE CURB AND GUTTER (8" FACE) | 75 L.F.     | 0 L.F.  |
| 18" 'L' TYPE CONCRETE ISLAND CURB AND GUTTER    | 0 L.F.      | 0 L.F.  |
| 24" ROLL TYPE CONCRETE CURB AND GUTTER          | 0 L.F.      | 0 L.F.  |
| 30" ROLL TYPE CONCRETE CURB AND GUTTER          | 0 L.F.      | 0 L.F.  |
| 12" 'A' TYPE CONCRETE ISLAND CURB               | 0 L.F.      | 0 L.F.  |
| TACK-ON CURB                                    | 0 L.F.      | 0 L.F.  |
| 2' CONCRETE SWALE                               | 0 S.F.      | 0 S.F.  |
| COMMERCIAL CONCRETE DRIVEWAY APPROACH           | 0 S.F.      | 0 S.F.  |
| 10' VALLEY GUTTER                               | 1,019 S.F.  | 0 S.F.  |
| CONCRETE VALLEY GUTTER                          | 0 S.F.      | 0 S.F.  |
| 4" CONCRETE SIDEWALK                            | 19,185 S.F. | 0 S.F.  |
| SIDEWALK UNDERDRAIN                             | 3 EA.       | 0 EA.   |
| SIDEWALK RAMP                                   | 7 EA.       | 0 EA.   |

**SHEET INDEX**

1. COVER SHEET
2. GENERAL NOTES & DETAILS
3. GRADING PLAN
4. MASTER UTILITY PLAN
5. STREET PLAN & PROFILE - GENTLEWOOD STREET
6. STREET PLAN & PROFILE - GENTLE PINES COURT
7. STREET PLAN & PROFILE - AMERICANWOOD LANE
8. STREET PLAN & PROFILE - LONE MOUNTAIN ROAD
9. STREET PLAN & PROFILE - TORREY PINES DRIVE

**BENCHMARK**

CLV VERTICAL CONTROL:  
NO. 24, STATION 1LV00 2NA.  
RIVET AND PLATE IN TOP OF CURB, SOUTH SIDE OF LONE MOUNTAIN ROAD.  
NGVD29 ELEVATION = 2286.020'  
NAVD88 ELEVATION = 2288.433'  
EQUATION: NAVD88 DATUM - 2.41' = NGVD29 DATUM  
NOTE: THIS SITE TOPOGRAPHY IS BASED ON THE NGVD29 DATUM.  
PROJECT BENCHMARK:  
PK NAIL AT THE C/L INTERSECTION OF LONE MOUNTAIN AND TORREY PINES.  
ELEVATION = 2302.55' (NGVD29 DATUM)

**OWNER/DEVELOPER**

THE LARRY S. LARKIN FAMILY TRUST  
1700 E. DESERT INN # 405  
LAS VEGAS, NEVADA 89109  
AVALON HOMES  
1700 E. DESERT INN # 405  
LAS VEGAS, NEVADA 89109

**DEVIATION FROM STANDARDS**

1. KNUCKLE.
2. 6 INCH DIAM. STORM DRAIN, BLEEDER MAIN LESS THAN 3 FT/S DISCHARGE.
3. "L" TYPE CURB AND GUTTER WITH 8 INCH CURB FACE.

**BASIS OF BEARINGS**

THE BEARING BETWEEN THE TWO FOUND MONUMENTS ALONG LONE MOUNTAIN ROAD AS SHOWN ON RECORD OF SURVEY MAP IN FILE 50, PAGE 45, OF SURVEYS ON FILE AT THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BEARING: SOUTH 83°40'50" EAST.

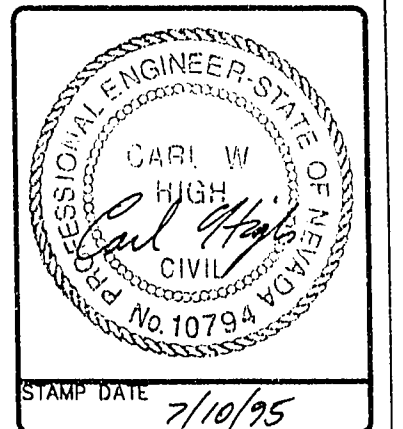
**APPROVAL**

*[Signature]* 9-895  
CITY OF LAS VEGAS, CITY ENGINEER  
DENNIS ANDERSON, P.E.

Approval of these plans by the City Engineer is limited to those improvements constructed in the delineated right-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.

**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 THEIR PROPER LOCATION.  
**AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSLY.**  
**CALL before you DIG**  
1-800-227-2600  
UNDERGROUND SERVICE (USA)

| REVISION DESCRIPTION | BY | DATE |
|----------------------|----|------|
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|                      |    |      |
|                      |    |      |
|                      |    |      |



**SOUTHWEST ENGINEERING**  
LAND PLANNING-MAPPING-DEVELOPMENT  
5426 W. VEGAS DRIVE  
LAS VEGAS, NEVADA 89108  
(702) 646-9700

**COVER SHEET**  
**ELEGANCE 2**

|                           |
|---------------------------|
| WORK ORDER NO.<br>941108  |
| DESIGN BY:<br>M.J./CH/SRG |
| DATE:<br>5/23/95          |
| SCALE:<br>NONE            |
| CADFILE:<br>ELG2COV.DWG   |
| SHEET 1 OF 9 SHEETS       |

11-24-1

107Y-4419