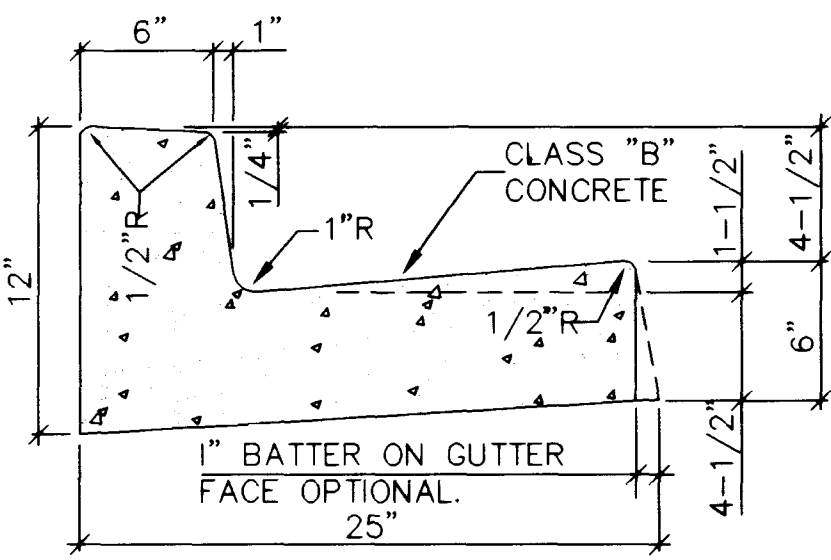


CITY OF LAS VEGAS GENERAL NOTES

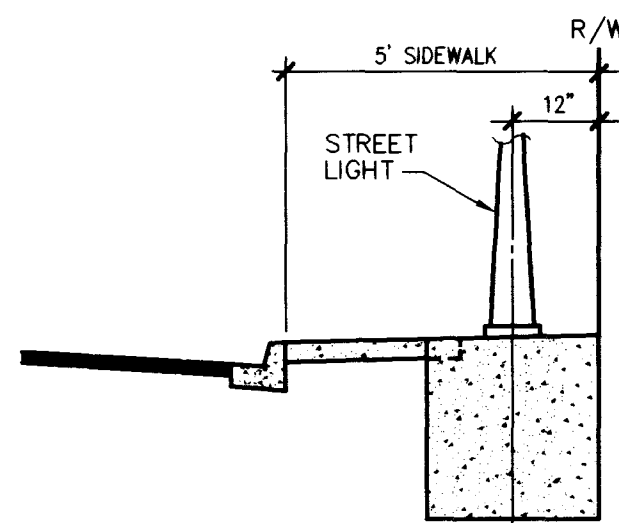
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST EDITION; THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA", LATEST EDITION; AND 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 SHEET 1 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 OFFSITE CONCRETE WORK. CONCRETE TO BE 3000 PSI MINIMUM ϕ 28 DAYS. MIX DESIGN TO 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 TOP 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 STD. DWG. 235 CASE 1. 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 DESIGNED IN THE FIELD BY A CITY INSPECTOR.
- ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY TERRACON CONSULTANTS WESTERN, INC., PROJECT NO. 64955351-3, DATED DEC. 21, 1995, 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.



"L" TYPE CURB & GUTTER
PER STD. DWG. 216
NO SCALE

STREET LIGHTING NOTES

- ALL STREET LIGHTING INSTALLATIONS EXCEPT AS NOTED ON THE STREET LIGHTING PLANS SHALL CONFORM TO THE IMPROVEMENT STANDARDS, DEPARTMENT OF PUBLIC WORKS, CITY OF LAS VEGAS, NEVADA, AND THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA.
 - ALL STREET LIGHT POLES SHALL BE GALVANIZED.
- STREET LIGHT NOTE:
ALL HAND HOLE COVERS MUST BE INSTALLED, POLE CAPS POURED, AND PULL BOX LIDS BOLTED DOWN PRIOR TO ENERGIZING CIRCUIT. ALL WIRE MUST HAVE THW INSULATION.



TYPICAL STREET LIGHT LOCATION DETAIL

ESTIMATE OF QUANTITIES

ITEM	QUANTITY	TOTAL
STREET IMPROVEMENTS (PUBLIC)		
1. 2" A.C. PWMT		7,716 SY
2. 4" A.C. PWMT		2,675 SY
3. 4" TYPE II BASE		1,143 CY
4. 6" TYPE I BASE		1,286 CY
5. 9" TYPE I BASE		669 CY
6. 5' SIDEWALK W/6" TYPE II BASE		19,964 SF
7. 24" "L" TYPE CURB AND GUTTER		4,017 LF
8. CONCRETE DRIVEWAY W/6" TYPE II BASE		5,900 SF
9. 8' CONCRETE VALLEY GUTTER W/10" TYPE I BASE		2,341 SF
10. SIDEWALK RAMPS		10 EA

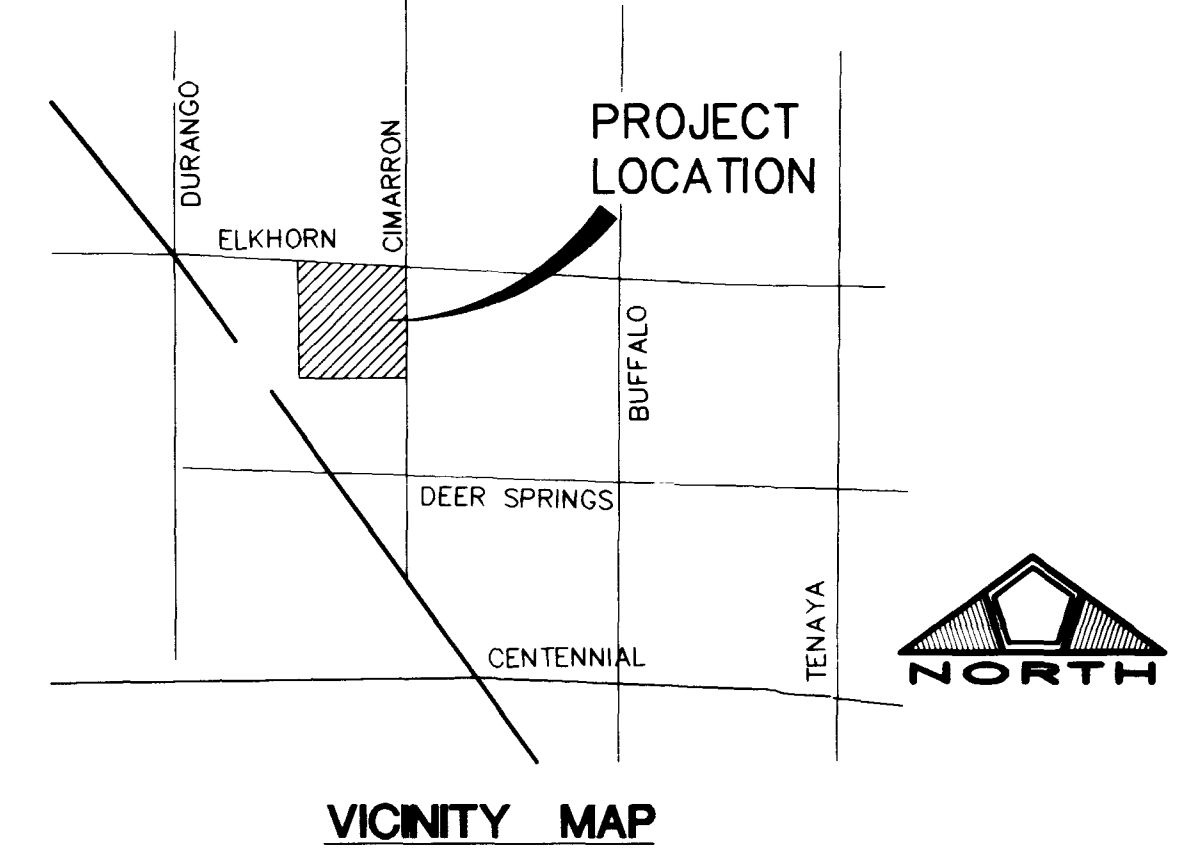
* THESE QUANTITIES ARE ONLY APPROXIMATE AND BASED ON AN AVERAGE SIZE OF 16'x4' X 3.5' SW (APPROX. 70 SF) AND AN AVERAGE SIZE OF 16'x4' X 5' SW (APPROX. 100 SF). FINAL DRIVEWAY QUANTITIES WILL BE DETERMINED SUBSEQUENT TO THE PREPARATION OF PLOT PLANS.

TRAFFIC

1. 250 WATT HPS LUMINAIRE W/11 GA. POLE	4 EA
2. 100 WATT HPS LUMINAIRE W/11 GA. POLE	14 EA
3. 1 1/4" PVC CONDUIT	1960 LF
4. 2" PVC CONDUIT	560 LF
5. NO. 3 1/2 ELECTRICAL PULL BOX	4 EA
6. NO. 5 ELECTRICAL PULL BOX	3 EA
7. 6" D-3 STREET NAME SIGN	5 EA
8. 30" STOP SIGN	1 EA
9. BLUE REFLECTOR MARKERS	3 EA
10. STREET SIGNS (SPEED LIMIT, ETC.)	1 EA
11. "END OF ROAD" MARKER	3 EA
12. SIDEWALK RAMPS	10 EA

ELKHORN ACCESS ROAD QUANTITIES

ITEM	QUANTITY	TOTAL
1. 2" A.C. PWMT		4,336 SY
2. 4" TYPE II BASE		477 CY
2. 24" RCP STORM DRAIN PIPE		70 LF
2. TRAFFIC SIGNS (W-8)		5 EA



INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION
1	COVER
2	SHEET INDEX, GENERAL NOTES
3	UTILITY PLAN 1
4	UTILITY PLAN 2
5	STREET PLAN & PROFILE - LANCELEAF AVENUE ELKHORN ROAD
6	STREET PLAN & PROFILE - DILLSEED DRIVE
7	STREET PLAN & PROFILE - EYEBRIGHT STREET BOXBERRY AVENUE
8	STREET PLAN & PROFILE - ELKHORN ROAD ACCESS
9	GRADING & STRIPING PLAN - US 95 FRONTAGE RD.
10	SEWER PLAN & PROFILE - OFFSITE
11	GRADING PLAN 1
12	GRADING DETAILS

OWNER / DEVELOPER

ELKHORN - CIMARRON ROAD
A LIMITED PARTNERSHIP
C/O EXECUTIVE DEVELOPMENT CORPORATION
6773 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89102
(702) 877-6222

DEVIATIONS FROM STANDARDS

- STREET KNUCKLES CONFIGURATION & GRADING DIFFER FROM U.S.D. #211.
- SLOPE ENTERING INTO VALLEY GUTTERS GREATER THAN 1 1/2% DEVIATION FROM USD 228 (SEE SHEETS 5,7)

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 90 EAST, MDM, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BENCHMARK

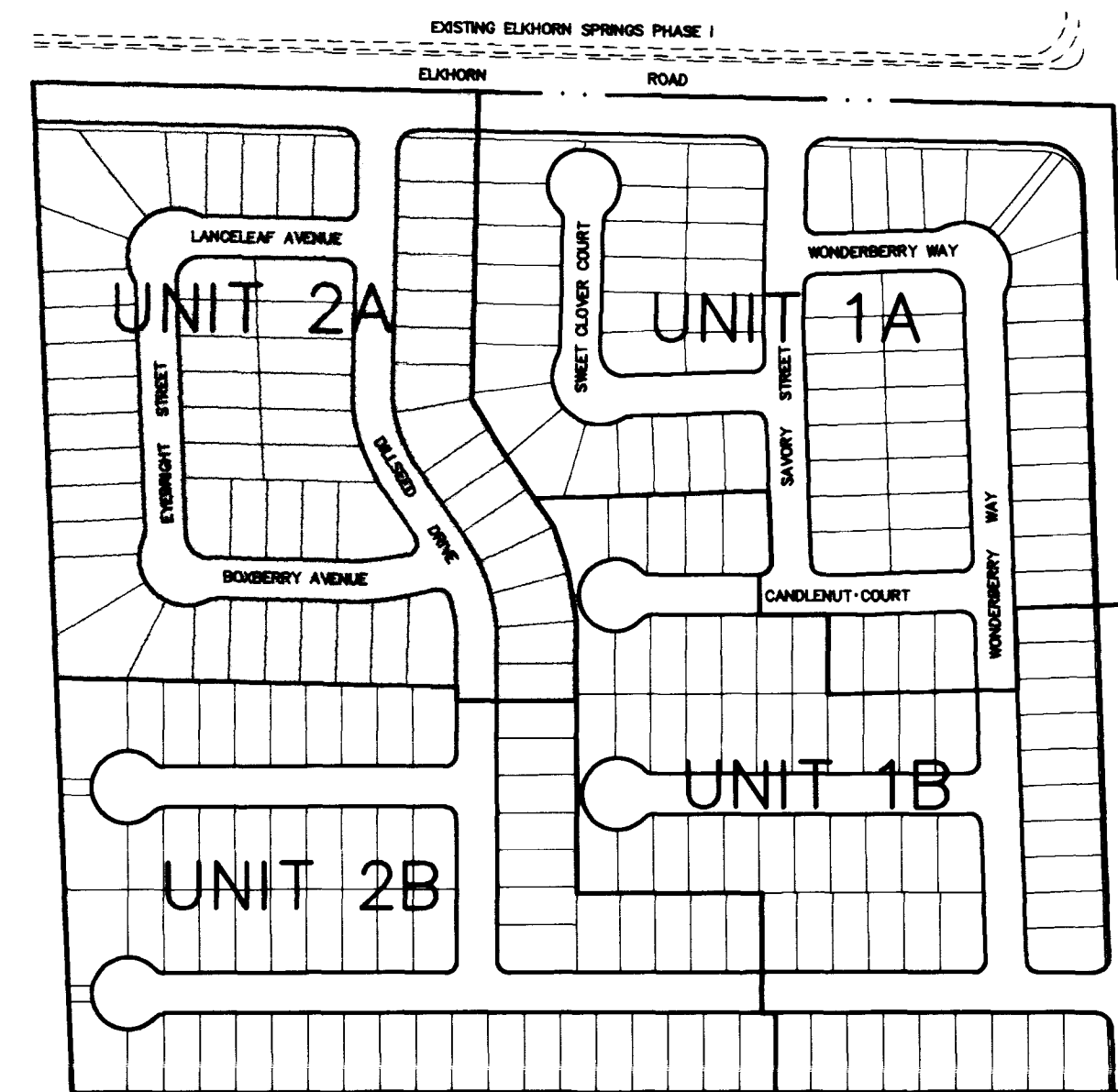
CLV BM # 1 LV90 21 NB
3" BRASS CAP USC & GS BM #193, 3/4 MILE N OF 1 LV9028NNE6,
50' E OF OLD RAILROAD BED.
ELEV.= 748.2684 (METERS) 2464.91 (NAVD88)

BASIS OF BEARING

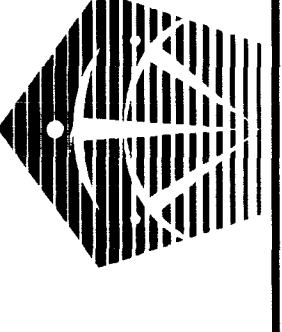
NORTH 85°49'07" WEST, BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 90 EAST, MDM, AS SHOWN ON A RECORD OF SURVEY IN FILE 73, PAGE 28, IN THE CLARK COUNTY NEVADA RECORDERS OFFICE. (ELKHORN ROAD)

LEGEND

	R/W LINE		NEW AC
	SUBDIVISION LIMITS		SWALE
	STREET CENTERLINE		GRADE BREAK
	EXISTING IMPROVEMENTS		2:1 SCARP
	FUTURE IMPROVEMENTS		EXISTING WATER LINE
	LOT NUMBER		PROPOSED WATER LINE
	EXISTING PAD ELEVATION		EXISTING SEWER LINE
	PROPOSED PAD ELEVATION		PROPOSED SEWER LINE
	FUTURE PAD ELEVATION		EXISTING SEWER MANHOLE
	EXISTING ELEVATION		PROPOSED SEWER MANHOLE
	PROPOSED ELEVATION		EXISTING STORM DRAIN LINE
	FUTURE ELEVATION		PROPOSED STORM DRAIN LINE
	EXISTING CONTOUR 1		PROPOSED STORM DRAIN MANHOLE
	EXISTING CONTOUR 5		PROPOSED SIDEWALK RAMP PER STD. DETAIL NO. 235, CASE 1 (A AND B LENGTHS AS SHOWN ON PLANS)
	PROPOSED CONTOUR		
	BLOCK NUMBER		
	EXISTING EDGE OF PAVEMENT		



KEY MAP
(NOT TO SCALE)



CITY OF LAS VEGAS GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA.



1" CURB & GUTTER
SEE PLAN FOR DIM.

STREET LIGHTING NOTES



1" STREET LIGHTING NOTES
SEE PLAN FOR DIM.



TYPICAL STREET LIGHT LOCATION DATA

ESTIMATE OF QUANTITIES

NO.	DESCRIPTION	QTY.
1	1" CURB	1200 LF
2	1" GUTTER	1200 LF
3	1" SLOPE	1200 LF
4	1" STREET LIGHTING	1200 LF
5	1" STREET LIGHTING	1200 LF
6	1" STREET LIGHTING	1200 LF
7	1" STREET LIGHTING	1200 LF
8	1" STREET LIGHTING	1200 LF
9	1" STREET LIGHTING	1200 LF
10	1" STREET LIGHTING	1200 LF
11	1" STREET LIGHTING	1200 LF
12	1" STREET LIGHTING	1200 LF
13	1" STREET LIGHTING	1200 LF
14	1" STREET LIGHTING	1200 LF
15	1" STREET LIGHTING	1200 LF
16	1" STREET LIGHTING	1200 LF
17	1" STREET LIGHTING	1200 LF
18	1" STREET LIGHTING	1200 LF
19	1" STREET LIGHTING	1200 LF
20	1" STREET LIGHTING	1200 LF

NO.	DESCRIPTION	QTY.
1	1" CURB	1200 LF
2	1" GUTTER	1200 LF
3	1" SLOPE	1200 LF
4	1" STREET LIGHTING	1200 LF
5	1" STREET LIGHTING	1200 LF
6	1" STREET LIGHTING	1200 LF
7	1" STREET LIGHTING	1200 LF
8	1" STREET LIGHTING	1200 LF
9	1" STREET LIGHTING	1200 LF
10	1" STREET LIGHTING	1200 LF
11	1" STREET LIGHTING	1200 LF
12	1" STREET LIGHTING	1200 LF
13	1" STREET LIGHTING	1200 LF
14	1" STREET LIGHTING	1200 LF
15	1" STREET LIGHTING	1200 LF
16	1" STREET LIGHTING	1200 LF
17	1" STREET LIGHTING	1200 LF
18	1" STREET LIGHTING	1200 LF
19	1" STREET LIGHTING	1200 LF
20	1" STREET LIGHTING	1200 LF

NO.	DESCRIPTION	QTY.
1	1" CURB	1200 LF
2	1" GUTTER	1200 LF
3	1" SLOPE	1200 LF
4	1" STREET LIGHTING	1200 LF
5	1" STREET LIGHTING	1200 LF
6	1" STREET LIGHTING	1200 LF
7	1" STREET LIGHTING	1200 LF
8	1" STREET LIGHTING	1200 LF
9	1" STREET LIGHTING	1200 LF
10	1" STREET LIGHTING	1200 LF
11	1" STREET LIGHTING	1200 LF
12	1" STREET LIGHTING	1200 LF
13	1" STREET LIGHTING	1200 LF
14	1" STREET LIGHTING	1200 LF
15	1" STREET LIGHTING	1200 LF
16	1" STREET LIGHTING	1200 LF
17	1" STREET LIGHTING	1200 LF
18	1" STREET LIGHTING	1200 LF
19	1" STREET LIGHTING	1200 LF
20	1" STREET LIGHTING	1200 LF



INDEX OF DRAWINGS

NO.	DESCRIPTION
1	PLAN
2	SECTION
3	SECTION
4	SECTION
5	SECTION
6	SECTION
7	SECTION
8	SECTION
9	SECTION
10	SECTION
11	SECTION
12	SECTION
13	SECTION
14	SECTION
15	SECTION
16	SECTION
17	SECTION
18	SECTION
19	SECTION
20	SECTION

REVISIONS FROM STANDARD

1. SEE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF CURB & GUTTER.
2. SEE STANDARD SPECIFICATIONS FOR STREET LIGHTING.
3. SEE STANDARD SPECIFICATIONS FOR SLOPE.

LEGAL DESCRIPTION

1. SEE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF CURB & GUTTER.

2. SEE STANDARD SPECIFICATIONS FOR STREET LIGHTING.

3. SEE STANDARD SPECIFICATIONS FOR SLOPE.

REMARKS

1. SEE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF CURB & GUTTER.

2. SEE STANDARD SPECIFICATIONS FOR STREET LIGHTING.

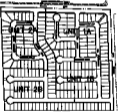
3. SEE STANDARD SPECIFICATIONS FOR SLOPE.

SCALE OF DRAWING

1. SEE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF CURB & GUTTER.

2. SEE STANDARD SPECIFICATIONS FOR STREET LIGHTING.

3. SEE STANDARD SPECIFICATIONS FOR SLOPE.



SEE PLAN FOR DIM.

PENTACORE SUBSTITUTIONS



EXCLUSIVE DEVELOPMENT CONTRACTOR
FOR CURB & GUTTER, STREET LIGHTING, SLOPE