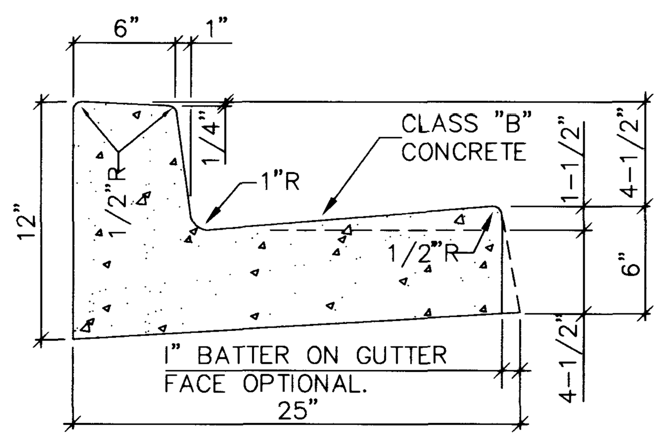
CITY OF LAS VEGAS GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STADARD 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".
2. 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 THE 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 COST AND LIABILITY IN CONNECTION THEREWITH.
3. 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.
4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
5. TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 PSI, MIN. 28 DAYS MIX DESIGN TO BE APPROVED BY THE QUALITY CONTROL DIVISION PRIOR TO USE ON THE PROJECT.
6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
7. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED TYPE CURB.
8. AC PAVEMENT TO BE 1/2 INCH ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS.
9. APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
10. CURB & GUTTER WITH A GRADE LESS THAN FOUR TENTHS OF ONE PERCENT SHALL BE WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION. ANY CURB AND GUTTER FOUND TO UNACCEPTABLE TO THE CITY SHALL BE REMOVED AND REPLACED.
11. SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER CLARK CO. STANDARD DRAWING #235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
12. 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.
13. 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.
14. EXACT LOCATION OF ALL SAW CUT LINES MAY BE DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS INSPECTOR IF THEIR LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION RELOCATION.
15. 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 NRS STATUTE NO 625.550.
16. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC. SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOW LINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY CO AND THE CITY ENGINEER.
17. 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.
18. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON CITY STREETS.

ABBREVIATIONS

BC STA	BACK OF CURB STATION
BCR	BEGIN. OF CURB RETURN
BFE	BASE FLOOD ELEVATION
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
℄	CENTERLINE
℄ INT	CENTERLINE INTERSECTION
E	EAST
ECR	END OF CURB RETURN
EVC	END VERTICAL CURVE
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
MVC	MIDDLE OF VERTICAL CURVE
N	NORTH
OC	ON CURVE
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
PVI	POINT OF VERTICAL INTERSECTION
R/W	RIGHT-OF-WAY
S	SOUTH OR SEWER
TC	TOP OF CURB
TP	TOP OF PIPE
VC	VERTICAL CURVE
W	WEST OR WATER
VG	VALLEY GUTTER



"L" TYPE CURB & GUTTER

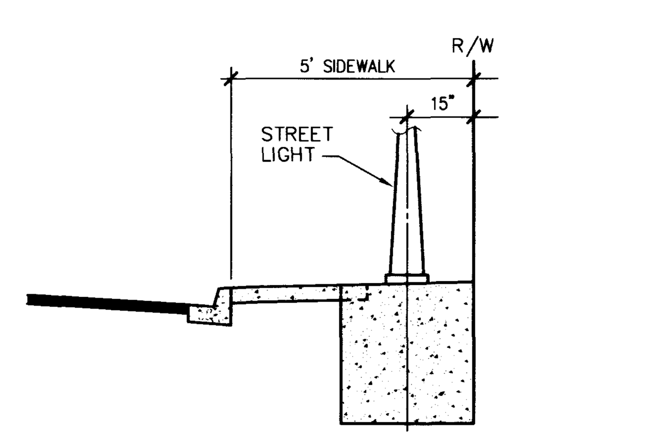
PER STD. DWG. 216

NO SCALE

STREET LIGHTING NOTES

1 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.

2 ALL STREET LIGHT POLES SHALL BE GALVANIZED.

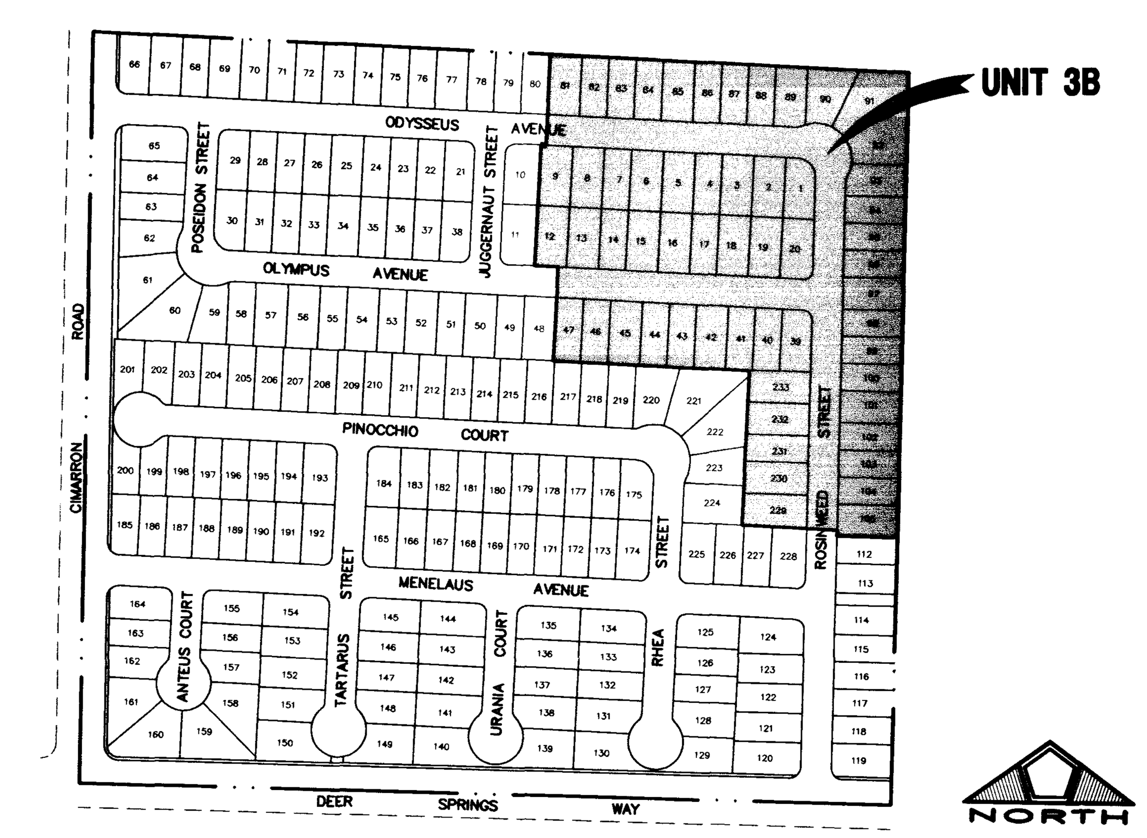


TYPICAL STREET LIGHT LOCATION DETAIL

ESTIMATE OF QUANTITIES

ITEM	QUANTITY
STREET IMPROVEMENTS (PUBLIC)	TOTAL
1. 2" A.C. PVMT	6,458 SY
2. 4" TYPE II BASE	710 CY
3. 6" TYPE I BASE	1,077 CY
4. 5' SIDEWALK W/6" TYPE II BASE	15,108 SF
5. 24" "L" TYPE CURB AND GUTTER	3,030 LF
6. CONCRETE DRIVEWAY W/6" TYPE II BASE *	5,700 SF
7. 8' CONCRETE VALLEY GUTTER W/10" TYPE I BASE	636 SF
8. SIDEWALK RAMPS	2 EA
TRAFFIC	
1. 100 WATT HPS LUMINAIRE W/11 GA. POLE	10 EA
2. 1 1/4" PVC CONDUIT	1,556 LF
3. NO. 3 ELECTRICAL PULL BOX	1 EA
4. 6" D-3 STREET NAME SIGN	2 EA
5. END OF ROAD MARKERS	3 EA
6. BLUE REFLECTOR MARKERS	3 EA

* THESE QUANTITIES ARE ONLY APPROXIMATE AND ARE BASED ON AN AVERAGE SIZE OF 16'+4' X 5' SW (APPROX. 100 SF). FINAL DRIVEWAY QUANTITIES WILL BE DETERMINED SUBSEQUENT TO THE PREPARATION OF PLOT PLANS.

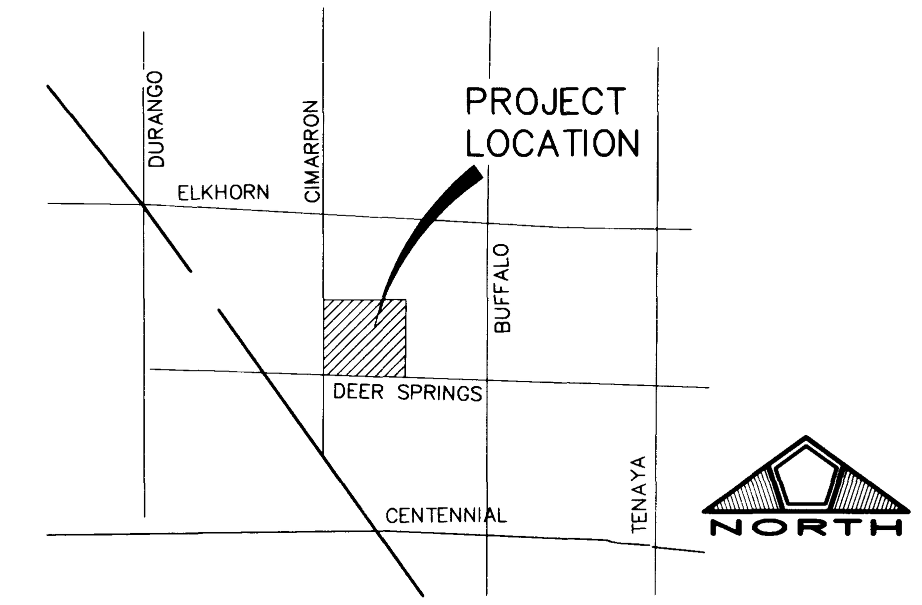


KEY MAP

(NOT TO SCALE)

LEGEND

SUBDIVISION LIMITS	SWALE
STREET CENTERLINE	GRADE BREAK
EXISTING IMPROVEMENTS	2:1 SCARP
FUTURE IMPROVEMENTS	EXISTING WATER LINE
145 — LOT NUMBER	PROPOSED WATER LINE
(08.5) — EXISTING PAD ELEVATION	EXISTING SEWER LINE
(08.5) — PROPOSED PAD ELEVATION	PROPOSED SEWER LINE
[08.5] — FUTURE PAD ELEVATION	SMH — EXISTING SEWER MANHOLE
(98.63) — EXISTING ELEVATION	SMH — PROPOSED SEWER MANHOLE
98.63 — PROPOSED ELEVATION	SD — EXISTING STORM DRAIN LINE
[98.63] — FUTURE ELEVATION	SD — PROPOSED STORM DRAIN LINE
EXISTING CONTOUR 1	SDMH — PROPOSED STORM DRAIN MANHOLE
2700 — EXISTING CONTOUR 5	PROPOSED SIDEWALK RAMP PER STD. DETAIL NO. 235, CASE IV (A AND B LENGTHS AS SHOWN ON PLANS)
2725 — PROPOSED CONTOUR	
4 — BLOCK NUMBER	
EXISTING EDGE OF PAVEMENT	



VICINITY MAP

INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION
1	COVER
2	SHEET INDEX, GENERAL NOTES
3	UTILITY PLAN 1
4	UTILITY PLAN 2
5	ODYSSEUS AVE & OLYMPUS DR. PLAN & PROFILE
6	ROSINWEED ST. PLAN & PROFILE
7	GRADING PLAN
8	GRADING DETAILS

OWNER / DEVELOPER

CIMARRON ROAD - DEER SPRING WAY
A LIMITED PARTNERSHIP
EXECUTIVE DEVELOPMENT CORP.
6773 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89102
(702) 877-6222

DEVIATIONS FROM STANDARDS

1. ALL KNUCKLES DEVIATE IN CONFIGURATION AND GRADES FROM USD 211.

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BENCHMARK

CLV BM # 1 LV90 21 N6
3" BRASS CAP USC & GS BM #113, 3/4 MILE N OF 1 LV9028NNE6,
50' E OF OLD RAILROAD BED.
ELEV.= 748.2584 (METERS) 2454.91' (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 60 EAST. M.D.M. AS SHOWN ON A RECORD OF SURVEY IN FILE 73, PAGE 26, IN THE CLARK COUNTY NEVADA RECORDER'S OFFICE.

NO.	DESCRIPTION	DATE	APP'D

STATE OF NEVADA — REGISTERED PROFESSIONAL ENGINEER — LENNARD GRODZINSKY — CIVIL — No.8200
DATE 10/21/97

DATE :	10/1/97
DRAWN BY :	
DESIGNED BY :	
CHECKED BY :	
JOB NO. :	0222.0010
SCALE :	NONE

PENTACORE
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
CONSTRUCTION MANAGEMENT • ADA CONSULTING
6763 WEST CHARLESTON BOULEVARD
LAS VEGAS, NEVADA 89102 (702)258-0115

EXECUTIVE DEVELOPMENT CORPORATION
ELKHORN - CIMARRON ESTATES UNIT 3B
SHEET INDEX, GENERAL NOTES

107Y-4498-3B

6036

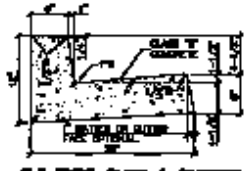
Q:\0222\0010\UNIT3B\COVER\SHT2 Mon Oct 20 11:22:26 1997 J. HIRSHOUER
DISK #
SHT2.DWG

CITY OF LAS VEGAS GENERAL NOTES

[illegible]

ABBREVIATIONS

[illegible]

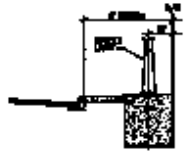


"L" TYPE CURB & GUTTER

[illegible]

STREET LIGHTING NOTES

[illegible]

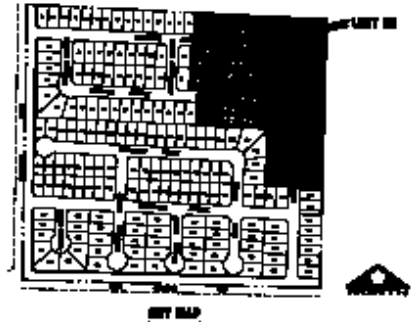


TYPICAL STREET LIGHT LOCATION DETAIL

ESTIMATE OF QUANTITIES

ITEM	QUANTITY
[illegible]	[illegible]

[illegible]

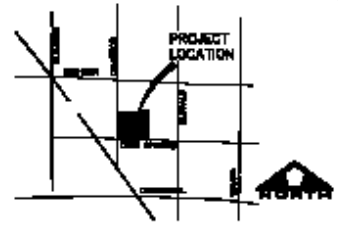


SITE MAP

[illegible]

LEGEND

[illegible]



VICINITY MAP

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8	GRADING DETAILS

OWNER / DEVELOPER

[illegible]

DEVIATIONS FROM STANDARDS

[illegible]

LEGAL DESCRIPTION

[illegible]

BENCHMARK

[illegible]

BASIS OF BEARING

[illegible]

PENTACORE

EXECUTIVE DEVELOPMENT CORPORATION

ELKHORN - OMARRON ESTATES UNIT 38

SHEET INDEX, GENERAL NOTES

SHEET 2 OF 1

107Y-4418-38