

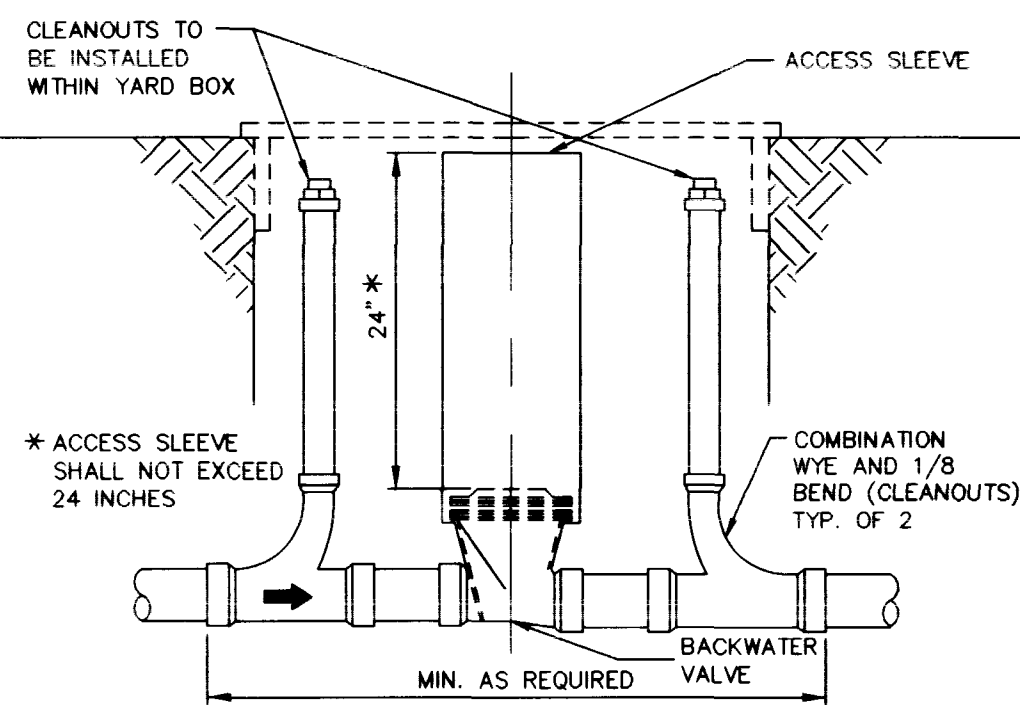
CITY OF LAS VEGAS GENERAL NOTES

- 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 OFFSITE CONCRETE WORK. CONCRETE TO BE 3000 PSI MINIMUM @ 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 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 STD. DWG. 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 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. 64953351 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 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.

RESIDENTIAL SEWER BACKWATER VALVE

TO SATISFY THE INTENT OF THE 1994 UNIFORM PLUMBING CODE, SUBSECTIONS 710 AND 710.6 FOR RESIDENTIAL BACKWATER VALVES, LOCAL BUILDING DEPARTMENTS INDICATE IN AN OCT. 24, 1996 JOINT LETTER OF AGREEMENT:

"DRAINAGE PIPING SERVING FIXTURES WHICH HAVE FLOOD LEVEL RIMS LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC OR PRIVATE SEWER SERVING SUCH DRAINAGE PIPING SHALL BE PROTECTED FROM BACKFLOW OF SEWAGE BY INSTALLING AN APPROVED TYPE BACKWATER VALVE. ALL FIXTURES LOCATED WITHIN THE DWELLING UNIT MAY DISCHARGE THROUGH A SINGLE BACKWATER VALVE, PROVIDED THAT APPROVED TYPE CLEANOUTS ARE LOCATED IMMEDIATELY UPSTREAM AND DOWNSTREAM OF THE BACKWATER VALVE. BACKWATER VALVES SHALL BE LOCATED WHERE THEY WILL BE ACCESSIBLE FOR INSPECTION AND REPAIR AT ALL TIMES. THE ACCESS SLEEVE SHALL NOT EXTEND MORE THAN 24" FROM THE TOP OF THE VALVE COVER TO THE TOP OF THE SLEEVE CAP. ALL BACKWATER VALVES LOCATED 24" OR LESS WILL NOT REQUIRE AN ACCESS BOX. THE BACKWATER VALVE MAY BE INSTALLED A MAXIMUM OF 36" BELOW GRADE PROVIDED AN ACCESS BOX WITH MINIMUM DIMENSIONS OF 14" IN WIDTH BY 23" IN LENGTH MEASURED FROM INSIDE EDGE TO INSIDE EDGE IS USED AND THE MINIMUM DEPTH OF THE BOX IS 12". ALL BACKWATER VALVES LOCATED DEEPER THAN 36" SHALL BE MADE ACCESSIBLE BY USE OF A YARD BOX OR VAULT SIZED LARGE ENOUGH TO PERMIT A PERSON TO ENTER THE BOX FOR THE PURPOSE OF ACCESSING THE BACKWATER VALVE."



- NOTES:
- 36" MAX. DEPTH WITH BOX - MIN. DIMENSION 14"x23"x12" IN DEPTH.
 - VALVE LOCATED DEEPER THAN 36" SHALL BE SIZED TO PERMIT PERSON TO ENTER BOX.
 - REMOVE VALVE ASSEMBLY TO CLEAN OUT BEHIND CLAPPER.

PUBLIC TRAFFIC SIGN LEGEND

- └ 6" D-3 STREET NAME SIGN (STD. DWG. 250)
- ◇ END OF ROAD MARKERS
- 30" STOP SIGN

STREET LIGHTING NOTES

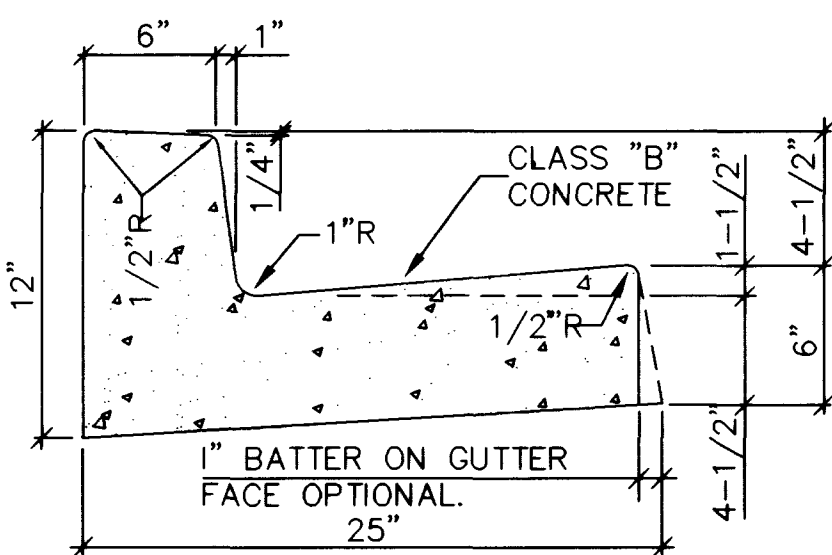
- ALL STREET LIGHTING INSTALLATIONS EXCEPT AS NOTED ON THE STREET LIGHTING PLANS SHALL CONFORM TO THE IMPROVEMENT STANDARDS, DEPARTMENT OF PUBLIC WORKS, CITY OF LAS VEGAS, NEVADA, AND THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA.
- ALL STREET LIGHT POLES SHALL BE GALVANIZED.

DEVIATION FROM STANDARDS

NONE

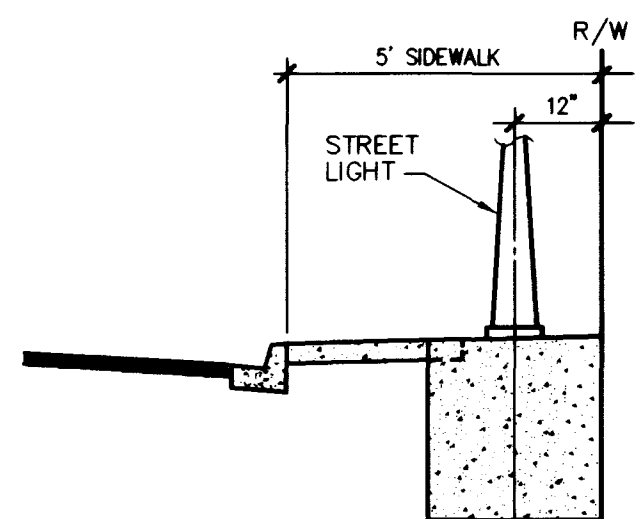
ESTIMATE OF QUANTITIES

FRONTAGE ROAD QUANTITIES	
1. 4" A.C. PWMT	1,187 SY
2. 6" TYPE II BASE	198 CY
SIGNAGE	
1. W1-8	6 EA
2. OM-3R	2 EA
3. R3-7 (RIGHT)	2 EA
4. R1-1	1 EA
5. D-3	1 EA



"L" TYPE CURB & GUTTER

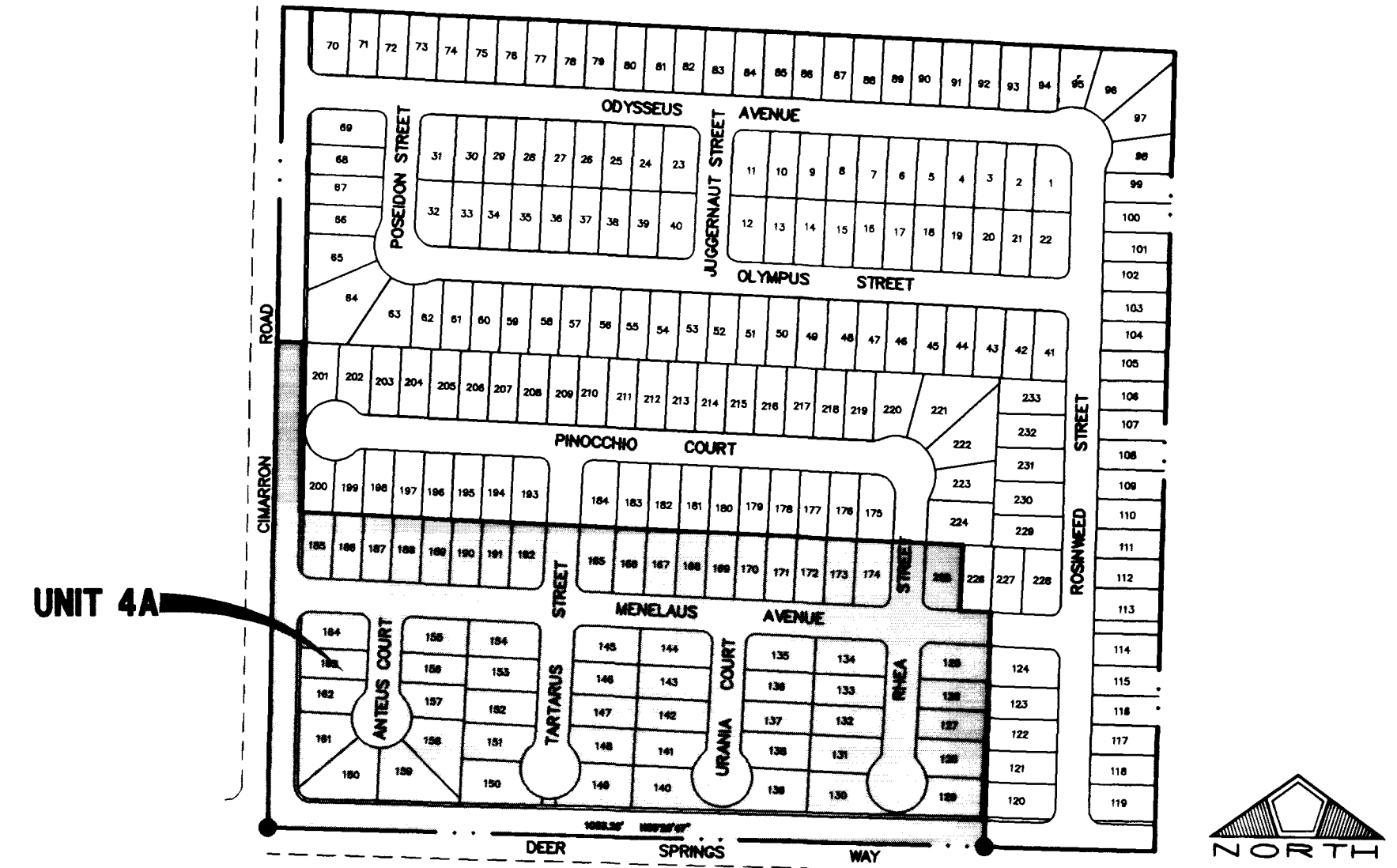
PER STD. DWG. 216
NO SCALE



TYPICAL STREET LIGHT LOCATION DETAIL

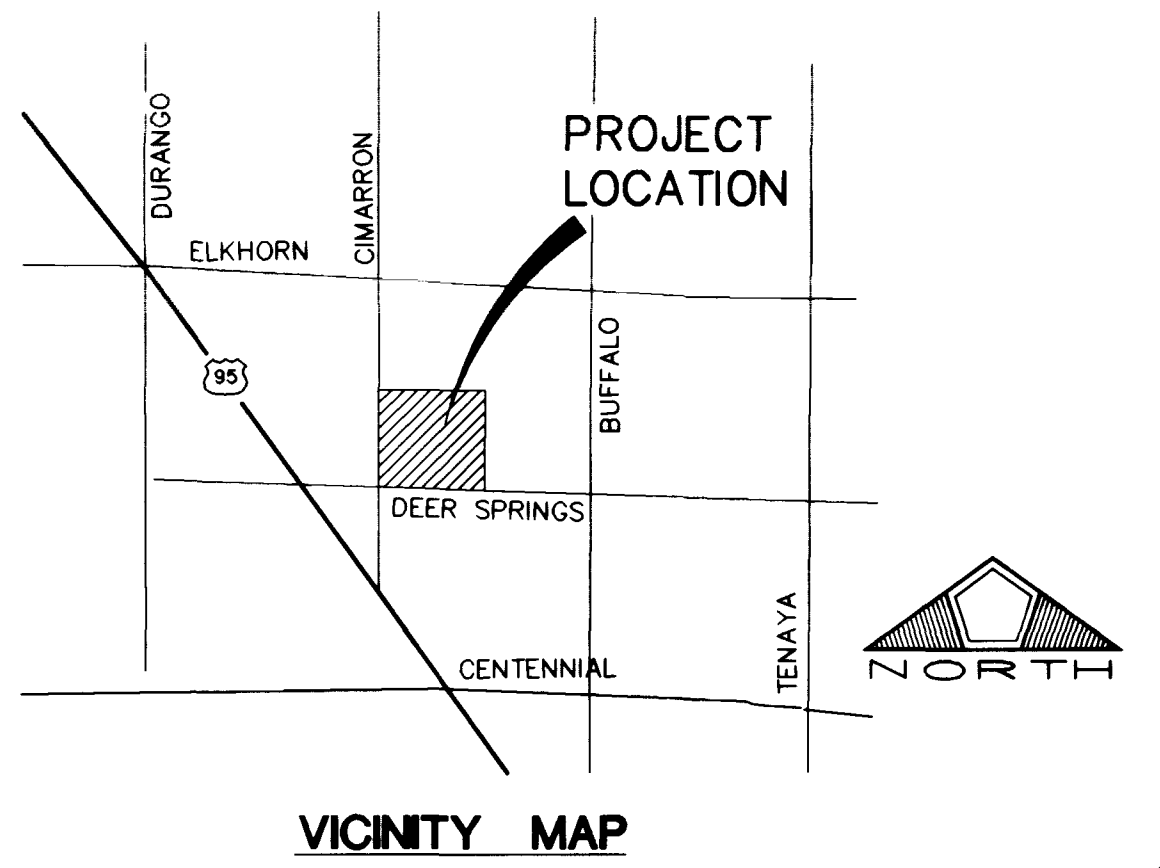
ESTIMATE OF QUANTITIES

ITEM	QUANTITY
STREET IMPROVEMENTS (PUBLIC)	
1. 2" A.C. PWMT	9,930 SY
2. 4" A.C. PWMT	6,576 SY
3. 4" TYPE II BASE	1,816 CY
4. 6" TYPE I BASE	1,655 CY
5. 9" TYPE I BASE	1,644 CY
6. 5' SIDEWALK W/6" TYPE II BASE	30,248 SF
7. 24" "L" TYPE CURB AND GUTTER	6,078 LF
8. TYPE 'A' CURB AND GUTTER	1,701 LF
9. CONCRETE DRIVEWAY W/6" TYPE II BASE	5,900 SF
10. 8" CONCRETE VALLEY GUTTER W/10" TYPE I BASE	4,450 SF
11. SIDEWALK RAMPS	15 EA
12. SIDEWALK DRAINS	6 EA
TRAFFIC	
1. 250 WATT HPS LUMINAIRE W/11 GA. POLE	9 EA
2. 100 WATT HPS LUMINAIRE W/11 GA. POLE	16 EA
3. 1 1/4" PVC CONDUIT	3,845 LF
4. TRAFFIC SIGNAL "L" FOUNDATION, TYPE XX, & 400 WATT LUMINAIRE	1 EA
5. ELECTRICAL PULL BOXES	7 EA
6. 6" D-3 STREET NAME SIGN	6 EA
7. 30" STOP SIGN	2 EA
8. BLUE REFLECTOR MARKERS	7 EA
9. "END OF ROAD" MARKER	12 EA
DEER SPRINGS ACCESS ROAD QUANTITIES	
(INCL. 12" OVERPAVE ON CIMARRON & DEER SPRINGS)	
TOTAL	
1. 2" A.C. PWMT	4,960 SY
2. 4" TYPE II BASE	546 CY
3. 18" RCP	61.41 LF



KEY MAP
(NOT TO SCALE)

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



VICINITY MAP

INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION
1	COVER
2	SHEET INDEX, GENERAL NOTES
3	UTILITY NOTES
4	UTILITY PLAN
5	PLAN & PROFILE - CIMARRON ROAD OFFSITE SEWER
6	PLAN & PROFILE - DEER SPRINGS WAY
7	PLAN & PROFILE - MENELAUS AVENUE
8	PLAN & PROFILE - ANTEUS COURT TARTARUS STREET
9	PLAN & PROFILE - URANIA COURT RHEA STREET
10	PLAN & PROFILE - TEMP. ACCESS ROAD
11	GRADING AND STRIPING PLAN U.S. 95 FRONTAGE ROAD
12	GRADING PLAN 1
13	GRADING DETAILS

OWNER / DEVELOPER

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

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.

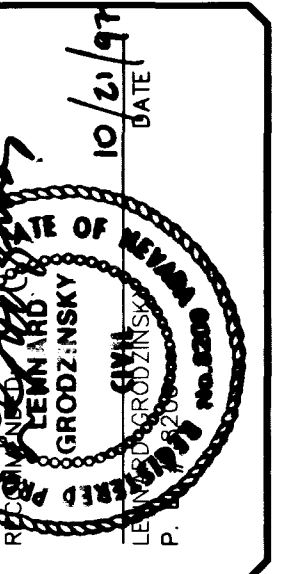
BENCHMARK

CLV BM # 1 LV90 21 NB
3" BRASS CAP USC & GS BM #113, 3/4 MILE N OF 1 LV9028NNEB,
50' E OF OLD RAILROAD BED.
ELEV.= 748.2684 (METERS) 2454.91 (MVD88)

BASIS OF BEARING

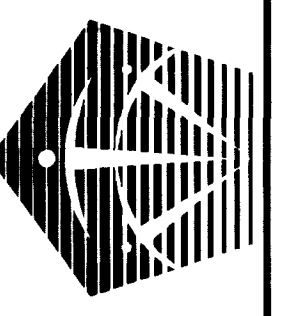
NORTH 85°49'07" WEST, BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. AS SHOWN ON A RECORD OF SURVEY IN FILE 73, PAGE 28, IN THE CLARK COUNTY NEVADA RECORDERS OFFICE.

NO.	DESCRIPTION	DATE	APP'D.



DATE:	9/14/97
DRAWN BY:	
DESIGNED BY:	
CHECKED BY:	
JOB NO.:	0141.0006
SCALE:	NONE

PENTACORE
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
CONSTRUCTION MANAGEMENT • ADA CONSULTING
6763 WEST CHARLESTON BOULEVARD
LAS VEGAS, NEVADA 89102 (702)256-0115



EXECUTIVE DEVELOPMENT CORPORATION
ELKHORN - CIMARRON ESTATES, UNIT 4A

SHEET INDEX, GENERAL NOTES

SHEET
2

6023

107Y-4498-4A

