

GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OF-SITE 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 ORDINANCES 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 AS SHOWN FROM CLV PLANS LIBRARY ARE APPROXIMATE AND FOR RECORD PURPOSES. 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 PRECAUTIONARY MEASURES TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES, SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS 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 P.S.I. MINIMUM @ 28 DAYS MIX DESIGN TO BE APPROVED BY THE CITY ENGINEER, 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" ABOVE TOP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SEWER RAMP AND CROSS GUTTERS.
9. CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 216.
10. 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.
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN EXISTING AND 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.
12. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY WESTERN TECHNOLOGIES INC., # 412820001 DATED JANUARY 21, 1998, UPDATED MARCH 10, 1998 AND APPROVED MARCH 17, 1998 BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
13. EXACT LOCATION OF ALL SAWCUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS ENGINEER IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITIONS REQUIRES RELOCATIONS.
14. 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.E.S. STATUTE # 625.550.
15. UTILITY COMPANY METER BOXES, MANHOLES LIDS, VALVE COVERS, ETC. SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APPROXS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.
16. ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONS, FLOOD CONTROL, AND SIGHT DISTANCE AT INTERSECTIONS. NEW WALLS REQUIRE BUILDING PERMIT & BUILDING INSPECTION.
17. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.
18. CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEAN OUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.
19. MATERIALS, HANDLING AND PLACEMENT OF PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF MDOT OR THE CLARK COUNTY AREA SPECIFICATIONS (AS APPLICABLE) AND THE PLANS AND DETAILS SHOWN HEREON.

DEER SPRINGS EAST IMPROVEMENT PLANS RESIDENTIAL PLANNED DEVELOPMENT CITY OF LAS VEGAS, NEVADA

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BENCH MARK

DESCRIPTION: CLARK COUNTY GIS BRASS CAP # 805-19-60
STATION: ILVRO155V5
LOCATION: NE CORNER OF ELKHORN ROAD AND BUFFALO DRIVE
NEWPORT BEACH, CA 92660
ELEVATION: NAVD 88 DATUM = 242.96'
ELEVATION = 242.96'
METES = 735.4727
CONVERSION:
1 METERS(3937/1200) = 1 U.S. SURVEY FOOT

BASIS OF BEARING

NORTH 02°31'01" EAST, BEING THE EAST LINE OF THE WEST HALF (WEST 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 60 EAST, PLD.M., CLARK COUNTY, NEVADA, AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER IN BOOK 74, PAGE 53, OF PLATS.

LEGAL DESCRIPTION:

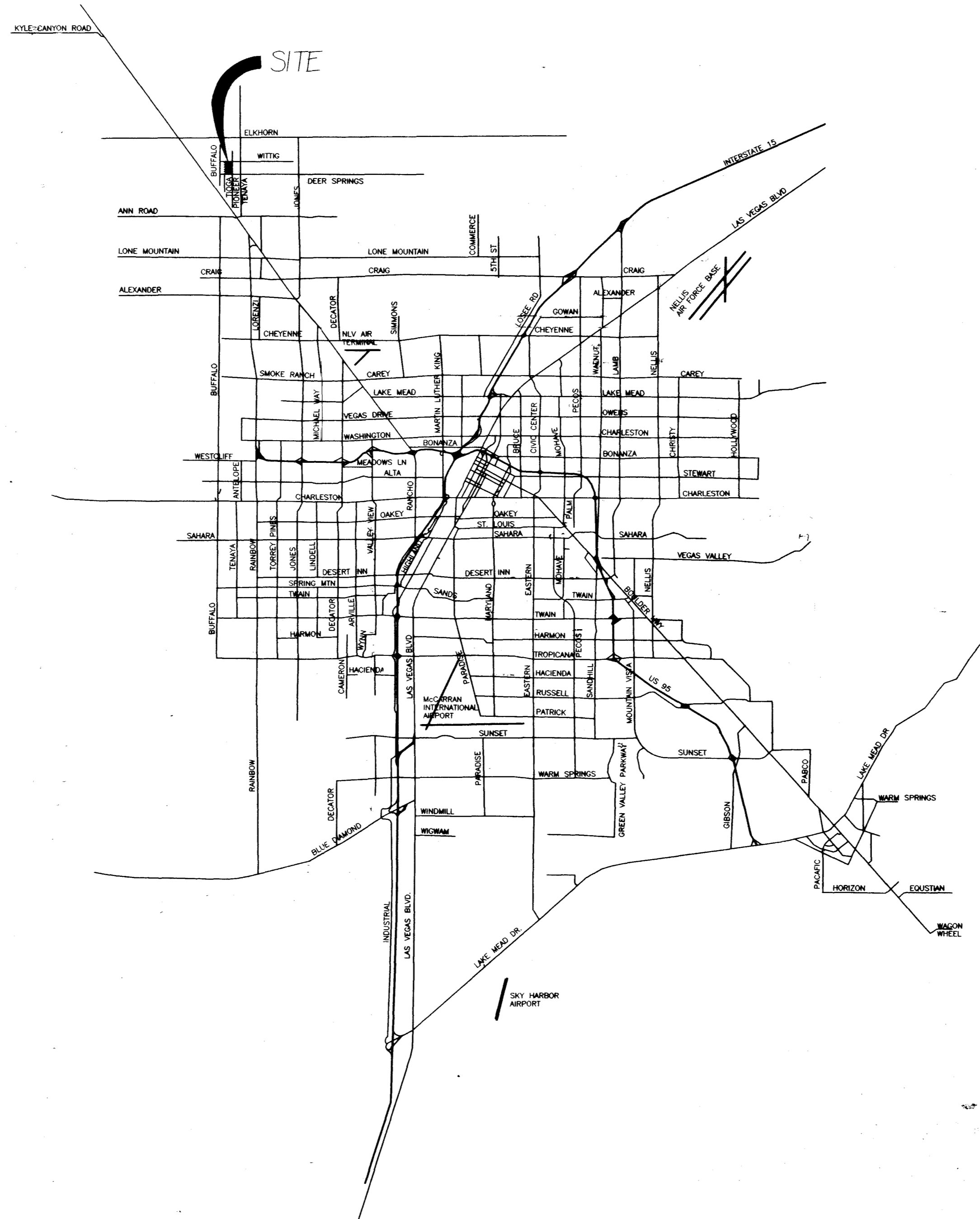
THAT PORTION OF SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 60 EAST, PLD.B. & M.

DEVELOPER / OWNER

WASHERBUR/ALLEN PARTNERS- 70 LIMITED PARTNERSHIP
1111 QUAIL STREET BANK OF AMERICA PLAZA
NEWPORT BEACH, CA 92660 300 S FOURTH ST., SUITE #1404
(714) 474-0221 LAS VEGAS, NEVADA, 89104
702-385-4751

DEVIATION FROM STANDARDS

- 1) STREET LIGHT WATTAGE DROPPED TO TRANSITION FROM URBAN TO RURAL
- 2) 1% GRADE BREAK @ 11+00 WITHOUT VERTICAL CURVE.



PLAN QUANTITIES (PUBLIC)

STREET SIGNS	
STREET/STOP SIGN	4 EA
R2-1 SIGN (29'PH)	3 EA
STREET LIGHTS	
100 W.H.P.S. W/ POLE	10 EA
150 W.H.P.S. W/ POLE	1 EA
200 W.H.P.S. W/ POLE	1 EA
1-1/4" PVC CONDUIT W/ CONDUCTOR WIRE	1433 LF
#3 1/2 PULLBOX	3 EA
TRAFFIC SIGNAL	
4" PVC INTERCONNECT CONDUIT	688 LF
#5 PULLBOX	1702 LF
WATER MAIN	
8" PVC WATER MAIN	2352 LF
12" PVC WATER MAIN	606 LF
8" GATE VALVE	4 EA
12" GATE VALVE	1 EA
8" TAPPING SLEEVE 8" TAPPING VALVE	1 EA
2" BLOW OFF ASSEMBLY	1 EA
FIBER HYDRANT ASSEMBLY	5 EA
3/4" FITTER	3 EA
1" COPPER WATER SERVICE	856 LF
SEWER MAIN	
8" PVC SEWER SERVICE	965 LF
LARGE SEWER MANHOLE	2 EA
4" PVC SEWER SERVICE	1001 LF

WITIG AVENUE - QUANTITY

3" ASPHALTIC CONCRETE PAVING	1814 SY
4" TYPE II GRAVEL BASE	302 CY
6" TYPE I GRAVEL BASE	302 CY
CURB AND GUTTER (TYPE "L")	847 LF
SEWER 4"	2164 SF
VALLEY GUTTER (8" WD)	1538 LF
HANDICAP RAMP	4 EA
DRIVEWAY	600 SF

PIONEER WAY - QUANTITY

3" ASPHALTIC CONCRETE PAVING	4688 SY
4" TYPE II GRAVEL BASE	520 CY
6" TYPE I GRAVEL BASE	782 CY

BIENVILLE WAY - QUANTITY

2" ASPHALTIC CONCRETE PAVING	4680 SY
4" TYPE II GRAVEL BASE	520 CY
6" TYPE I GRAVEL BASE	780 CY
CURB AND GUTTER (TYPE "L")	2278 LF
SEWER 4"	9605 SF
VALLEY GUTTER (8" WD)	2400 SF
HANDICAP RAMP	3 EA
DRIVEWAY	600 SF

DEER SPRINGS WAY - QUANTITY

4" ASPHALTIC CONCRETE PAVING	2723 SY
4" TYPE II GRAVEL BASE	303 CY
6" TYPE I GRAVEL BASE	581 CY
CURB AND GUTTER (TYPE "L")	630 LF
SEWER 4"	2174 SF
VALLEY GUTTER (8" WD)	1720 SF
HANDICAP RAMP	3 EA
DRIVEWAY	600 SF

CONTRACTOR IS RESPONSIBLE TO VERIFY THESE QUANTITIES FOR THEIR PURPOSES OF BIDDING. THE QUANTITIES SHOWN ARE AN ESTIMATE FOR BIDDING PURPOSES ONLY.

APPROVAL
Charles Kajokowski, Jr.
CHARLES KAJOKOWSKI, JR.; PE #4184 DATE F-3-99
CITY PLANNING ENGINEER

APPROVAL OF THESE PLANS 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.

Bonnie Craft (Alt 1.2.33.89) 7-24-98 DATE
LAS VEGAS VALLEY WATER DISTRICT
Juanita Archuleta 7-22-98 DATE
NEVADA POWER COMPANY

NEVADA POWER COMPANY APPROVAL IS ONLY FOR THE PLACEMENT & CLEARANCE OF STREETLIGHT & SIGNAL INSTALLATION.

REVISION	REVISION DATE	APPROVAL DATE	BY	COMMENTS
1	8/19/98	8/21/98	JES	REVISED WATER & SEWER QUANTITIES KOP 8/21/98

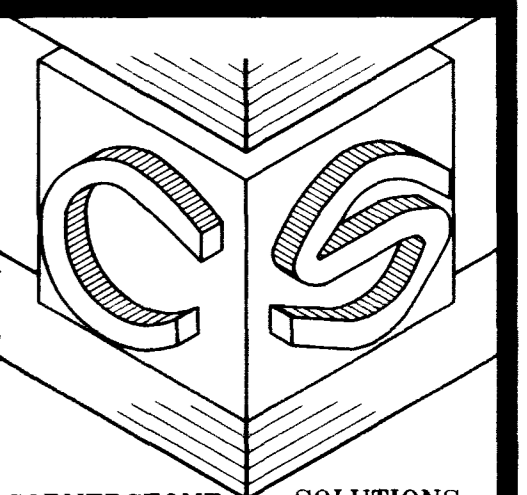
NOTE:
CornerStone Engineering Incorporated ASSURES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS SHOWN OR NOT SHOWN. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM RECORD INFORMATION AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND DEPTH OF ALL RELEVANT UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. IF A CONFLICT OR DISCREPANCY IS DISCOVERED THE CONTRACTOR IS TO NOTIFY THE ENGINEER OR WORK IN WRITING, IMMEDIATELY.

NOTICE!

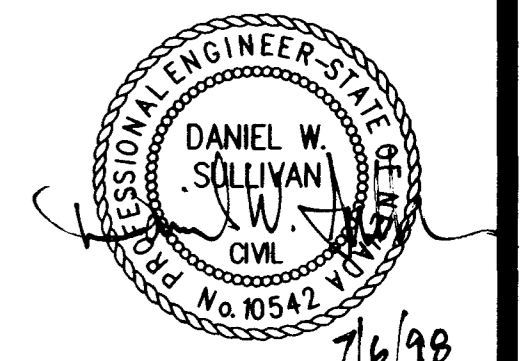
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

Call BEFORE YOU Dig

1-800-227-2600 (UNDERGROUND SERVICE USA)



CORNERSTONE ENGINEERING SOLUTIONS BY DESIGN

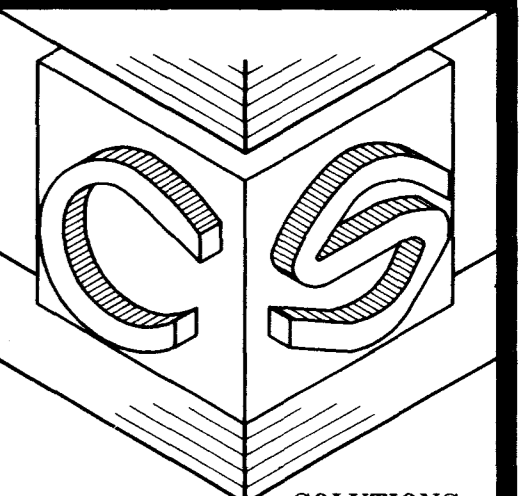


CornerStone Engineering
3690 SOUTH EASTERN AVE. S 102
LAS VEGAS, NV 89109
(702)731-4711 FAX(702)731-4788

DEER SPRINGS EAST
COVER SHEET
CITY OF LAS VEGAS

JOB NUMBER 175-00
DATE 7-6-98
APPROVAL DATE
FILENAME 175-CV.DWG
XREF FILES
XREF FILES

SHEET 1 OF 9



CORNERSTONE ENGINEERING SOLUTIONS BY DESIGN

1074-4558

