

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 WATER LINES HAVE BEEN UNCOVERED UNTIL THE WATER LINES 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 TOP 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.

DEVIATIONS FROM STANDARDS

- DISTANCE BETWEEN MANHOLE EXCEEDS 500' - SHT. 13
- PIPE SLOPE IS LESS THAN 0.25% - SHT. 9

OWNER/DEVELOPER

RHODES HOMES
4630 ARVILLE LANE
LAS VEGAS, NEVADA 89103
(702) 873-5338

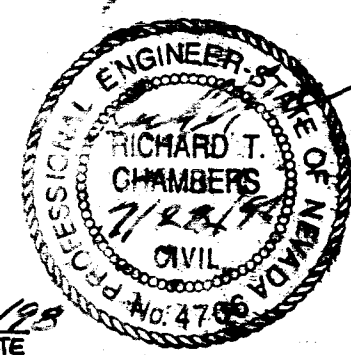
NOTICE TO CONTRACTOR !

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.

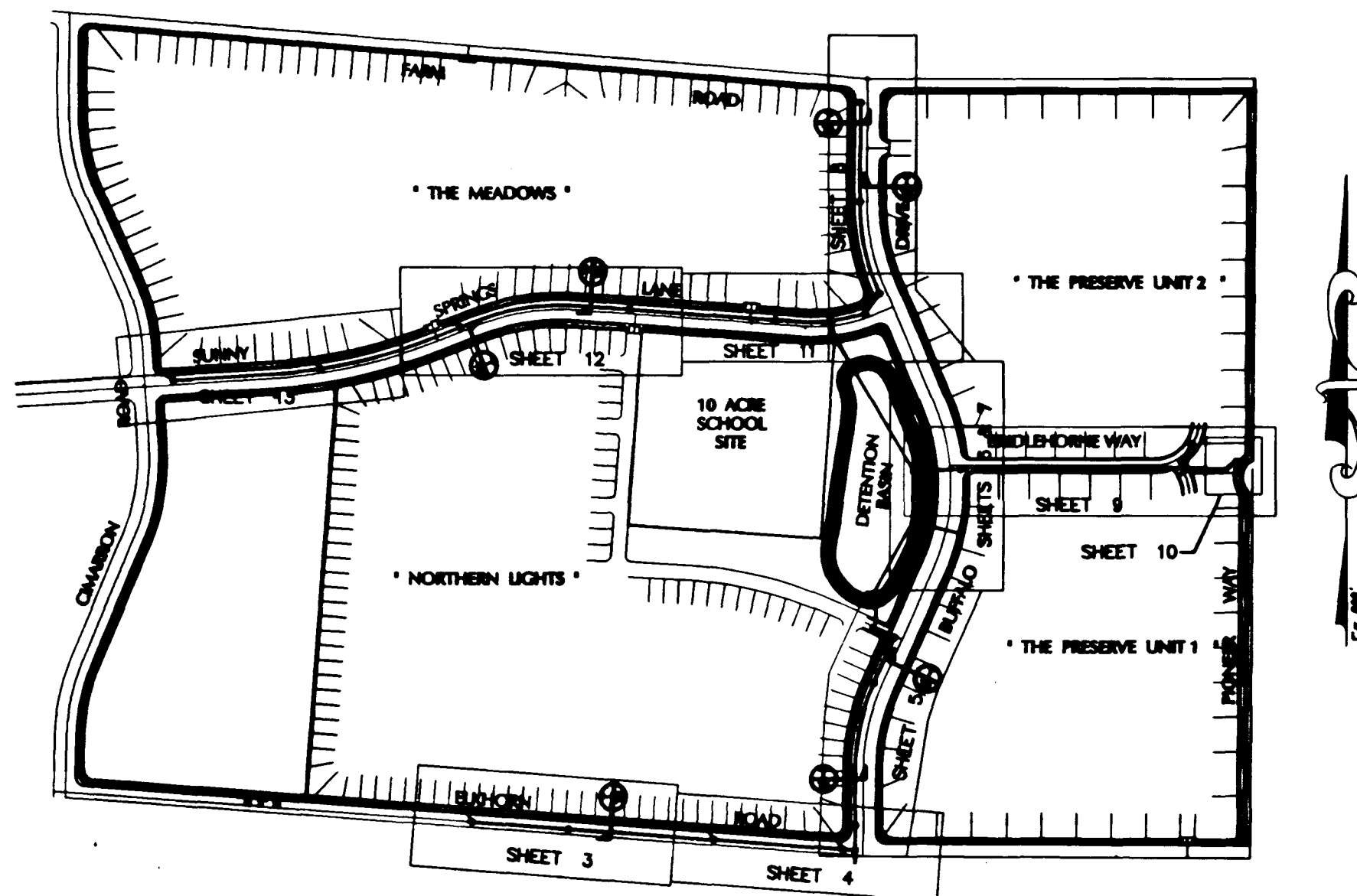
AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
CALL before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

APPROVAL REVISION 2

RICHARD T. CHAMBERS P.E. 4706 DATE



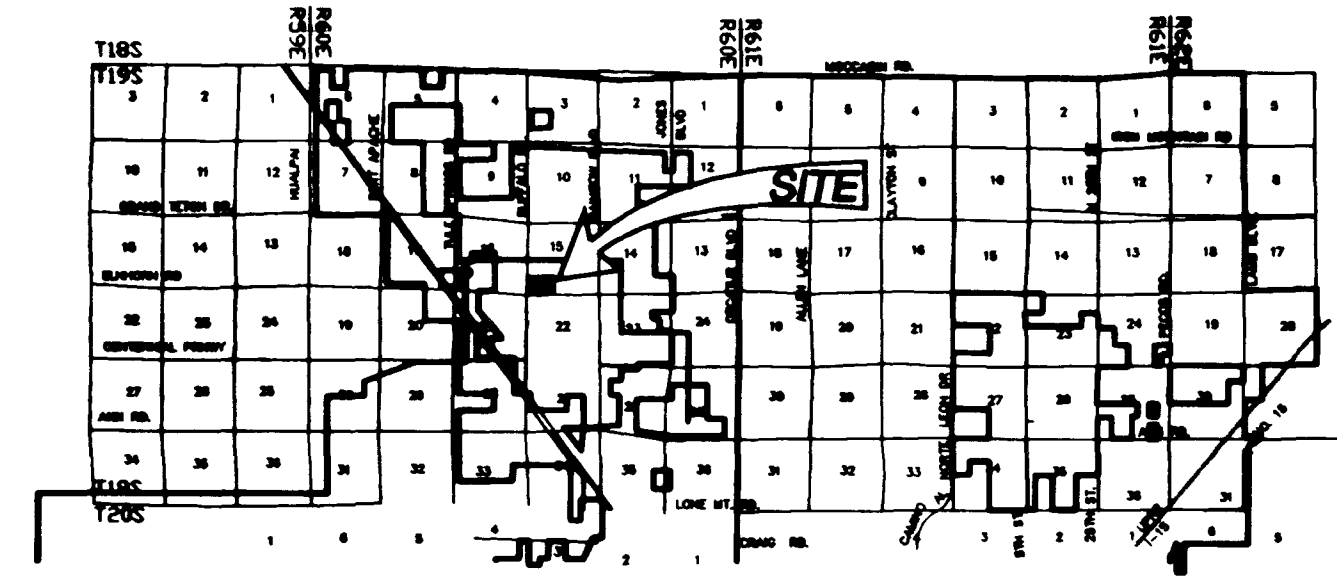
ELKHORN SPRINGS PHASE II STORM DRAIN PLANS FOR RHODES HOMES IN CITY OF LAS VEGAS STATE OF NEVADA



SITE PLAN

ABBREVIATIONS

ACP	- AT	MAX	- MAXIMUM
AVE	- ASBESTOS CEMENT PIPE	MIN	- MINIMUM
BLVD	- AVENUE	MLCP	- MORTAR LINED & COATED PIPE
CLV	- BOULEVARD	MTN	- MOUNTAIN
CLR	- CITY OF LAS VEGAS	N	- NORTH
CML	- CLEAR	NO	- NUMBER
CONN	- CEMENT MORTAR LINED	NTS	- NOT TO SCALE
CONST	- CONNECT	OC	- ON CENTER
DEPT	- CONSTRUCT	PT	- POINT
DI	- DELTA ANGLE	PVC	- POLYVINYL CHLORIDE
DIM	- DEPARTMENT	PP	- POWER POLE
DIST	- DROP INLET	RCP	- REINFORCED CONCRETE PIPE
DR	- DIMENSION	RD	- ROAD
DWG	- DISTANCE	REQ'D	- REQUIRED
E	- DRIVE	ROW	- RIGHT-OF-WAY
EP	- DRAWING	SCH	- SCHEDULE
EXIST	- EAST	SDMH	- STORM DRAIN MANHOLE
FG	- EDGE OF PAVEMENT	STLT	- STREET LIGHT
FH	- EXISTING	S	- SLOPE
FL	- FINISH GRADE	SEC	- SOUTH
GV	- FIRE HYDRANT	SHT	- SECTION
HGL	- FLOWLINE	SHT	- SHEET
HORIZ	- GATE VALVE	SPECS	- SPECIFICATIONS
HPS	- HYDRAULIC GRADE LINE	ST	- STREET
ID	- HORIZONTAL	STA	- STATION
INT	- HIGH PRESSURE SODIUM	STD	- STANDARD
INV	- INSIDE DIAMETER	TC	- TOP OF CURB
LF	- INTERSECTION	TEL	- TELEPHONE
LN	- INVERT ELEVATION	TYP	- TYPICAL
LVVWD	- LINEAL FEET	VCP	- VITRIFIED CLAY PIPE
MH	- LANE	VERT	- VERTICAL
	- LAS VEGAS VALLEY WATER DIST.	W	- WEST
	- MANHOLE	W/	- WITH



VICINITY MAP

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QUANTITY ESTIMATE

DESCRIPTION	PUBLIC
18" RCP STORM DRAIN	1,859 LF
24" RCP STORM DRAIN	554 LF
27" RCP STORM DRAIN	2,475 LF
36" RCP STORM DRAIN	1,825 LF
48" RCP STORM DRAIN	528 LF
60" RCP STORM DRAIN	938 LF
48" TYPE I STORM DRAIN MANHOLE	5 EA
60" TYPE I STORM DRAIN MANHOLE	8 EA
60" TYPE II STORM DRAIN MANHOLE	3 EA
60" TYPE III STORM DRAIN MANHOLE	6 EA
MODIFIED TYPE "C" DROP INLET	19 EA
JENSEN PRECAST BOX	4 EA
STILLING BASIN	4 EA

BENCHMARK

PROJECT DATUM=NGVD29 NO.14, STATION 1LV902IN6 3" BRASS CAP USC & GS BM #113 3/4 MILE NORTH OF 1LV902BNN6, 50' (FT.) EAST OF OLD RAILROAD BED ELEVATION = 2452.515 EQUATION ELEVATION = 2452.515 + 2.401' = 2454.916 (TO NAVD88) (747.5266m + 0.7318m = 748.2584m)

BASIS OF BEARINGS

THE BEARING ALONG THE CL OF ELKHORN RD BETWEEN CIMARRON RD AND BUFFALO DR AS SHOWN IN ELKHORN SPRINGS - UNIT NO. 1 MAP IN BOOK 60, PAGE 72, OF PLATS ON FILE AT THE COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA. BEARING NORTH 85°49'40" WEST

LEGAL DESCRIPTION

A PORTION OF: THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 16 TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. A PORTION OF: THE WEST HALF (W 1/2) OF SECTION 15, TOWNSHIP 19, RANGE 60 EAST, M.D.M.

APPROVAL

Richard T. Chambers
CITY OF LAS VEGAS, CITY ENGINEER
FOR DENNIS ANDERSON, P.E.

5/21/96

APPROVED FOR CONSTRUCTION

127096 5/24/96
LVVWD DATE

APPROVAL OF THESE PLANS BY THE CITY ENGINEER 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 & SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.

COVER SHEET
ELKHORN SPRINGS - PHASE II
STORM DRAIN PLANS

WORK ORDER NO.
950925

DESIGN BY:
M. JONES

DATE:
2/15/96

SCALE:
NONE

CADRE:
SDIF-COV.DWG

SHEET 1 OF 15 SHEETS

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE, AND THE CITY OF LAS VEGAS STANDARD SPECIFICATIONS FOR STORM DRAINAGE, AS APPLICABLE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LAS VEGAS AND THE NEVADA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION.

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ELKHORN SPRINGS PHASE II STORM DRAIN PLANS FOR RHODES HOMES IN CITY OF LAS VEGAS STATE OF NEVADA



SITE PLAN

ABBREVIATIONS

1. EXISTING STORM DRAIN	2. PROPOSED STORM DRAIN	3. EXISTING PROPERTY LINE	4. PROPOSED PROPERTY LINE
5. EXISTING ROAD	6. PROPOSED ROAD	7. EXISTING UTILITY	8. PROPOSED UTILITY
9. EXISTING FENCE	10. PROPOSED FENCE	11. EXISTING CURB	12. PROPOSED CURB
13. EXISTING SIDEWALK	14. PROPOSED SIDEWALK	15. EXISTING DRIVEWAY	16. PROPOSED DRIVEWAY
17. EXISTING PORCH	18. PROPOSED PORCH	19. EXISTING PATIO	20. PROPOSED PATIO
21. EXISTING DECK	22. PROPOSED DECK	23. EXISTING GARAGE	24. PROPOSED GARAGE
25. EXISTING PORCH	26. PROPOSED PORCH	27. EXISTING PATIO	28. PROPOSED PATIO
29. EXISTING DECK	30. PROPOSED DECK	31. EXISTING GARAGE	32. PROPOSED GARAGE



VICINITY MAP

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10	STORM DRAIN PLAN

QUANTITY ESTIMATE

ITEM NO.	DESCRIPTION	QUANTITY
1	EXISTING STORM DRAIN	100.00
2	PROPOSED STORM DRAIN	100.00
3	EXISTING PROPERTY LINE	100.00
4	PROPOSED PROPERTY LINE	100.00
5	EXISTING ROAD	100.00
6	PROPOSED ROAD	100.00
7	EXISTING UTILITY	100.00
8	PROPOSED UTILITY	100.00
9	EXISTING FENCE	100.00
10	PROPOSED FENCE	100.00

REMARKS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LAS VEGAS AND THE NEVADA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION.

DATE OF REVISION

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LAS VEGAS AND THE NEVADA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION.

LEGAL DESCRIPTION

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APPROVAL

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COVER SHEET

ELKHORN SPRINGS - PHASE II

STORM DRAIN PLANS

DATE: 11-2-00

BY: [Signature]

CHECKED: [Signature]

APPROVED: [Signature]