

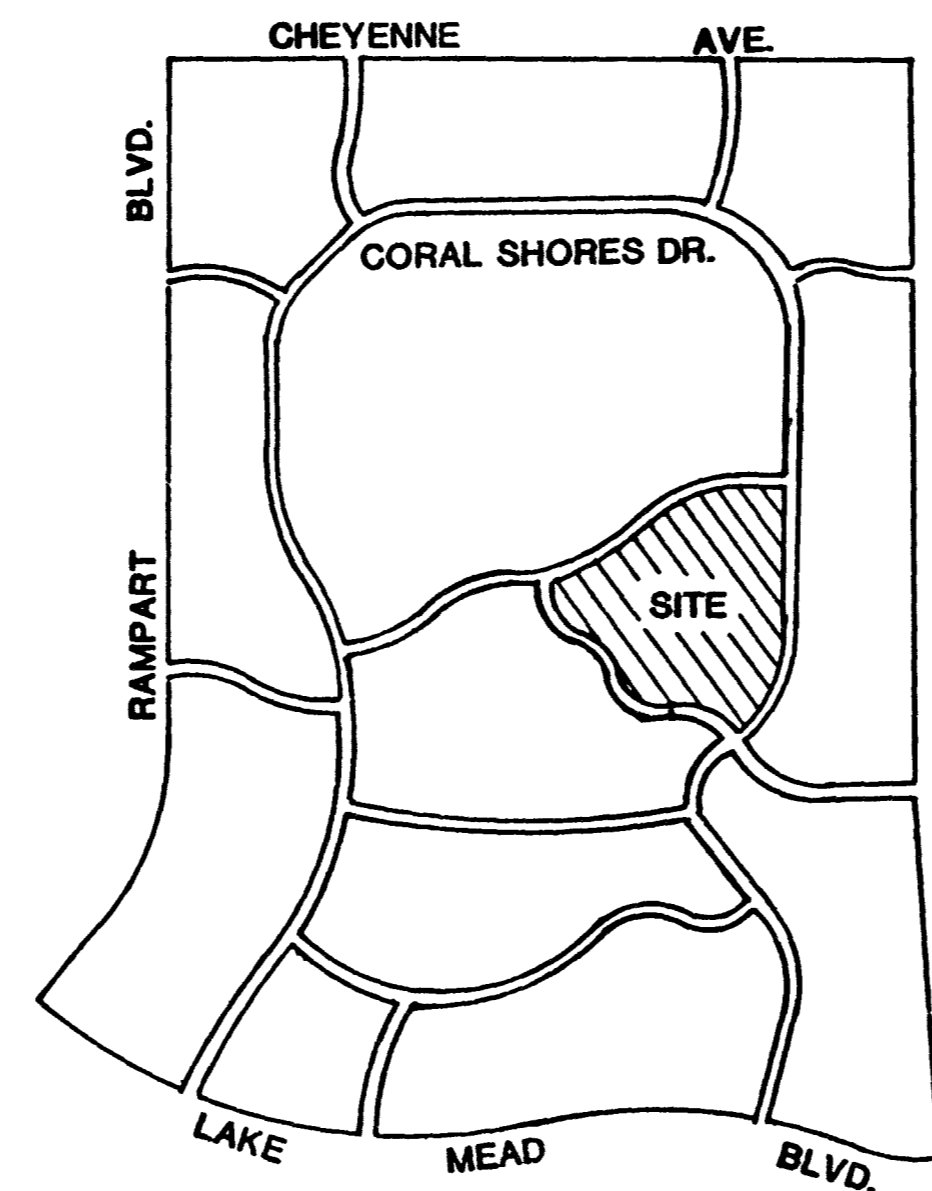
# IMPROVEMENT PLANS

FOR


## DESERT SHORES RACQUET CLUB (LOT 9)

CITY OF LAS VEGAS

STATE OF NEVADA



VICINITY MAP

APPROVAL  
  
 CLV ENGINEER  
 1-26-89  
 DATE

### SHEET INDEX

1. COVER SHEET
2. ROUGH GRADING PLAN (TOWNHOMES)
3. ROUGH GRADING PLAN (PATIO HOMES)
4. DATA TABLE
5. MASTER UTILITY PLAN (TOWNHOMES)
6. MASTER UTILITY PLAN (PATIO HOMES)
7. SEWER PLAN & PROFILE - LINE "A" - 0+00 TO 9+92.65
8. SEWER PLAN & PROFILE - LINE "A" - 9+92.65 TO 14+53.40
9. SEWER PLAN & PROFILE - LINE "A" - 14+53.40 TO 17+51.08 - LINE "B" - 0+00 TO 0+98.60  
 - LINE "C" - 5+70.91 TO 9+80.86 - LINE "E" - 0+00 TO 0+93
10. SEWER PLAN & PROFILE - LINE "C" - 0+00 TO 5+70.91 - LINE "D" - 0+00 TO 0+62
11. SEWER PLAN & PROFILE - LINE "F" - 0+00 TO 8+23.03 - LINE "G" - 0+00 TO 2+09.63
12. SEWER PLAN & PROFILE - LINE "H" - 0+00 TO 3+81.56 - LINE "I" - 0+00 TO 5+92
13. DETAILS

### BENCHMARK

TOP OF CURB, WEST SIDE OF DURANGO,  
 250 FEET SOUTH OF WESTCLIFF,  
 C. L. V. DATUM, ELEVATION = 2610.16

### 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, CITY OF LAS VEGAS", ANY OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY, THE UNIFORM BUILDING CODE, AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE.
2. EXISTING UTILITIES ARE LOCATED ON THE PLANS FROM THE BEST AVAILABLE INFORMATION AT THE TIME PLANS WERE PREPARED AND ARE SHOWN ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE PHYSICAL LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS OR NOT IN THE LOCATION SHOWN ON PLANS. 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. ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED TO THE SATISFACTION TO THE OWNER AT THE EXPENSE OF CONTRACTOR
4. A.C. PAVEMENT TO BE 0.5" ABOVE THE LIP OF GUTTER AFTER COMPACTION UNLESS OTHERWISE SHOWN.
5. TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE DESIGNED FOR A 5.5 SACK MIX WITH A MAXIMUM WATER/CEMENT RATIO OF 0.45 (OR AS DESIGNED BY THE SOILS ENGINEER). MIX DESIGN TO BE APPROVED BY THE QUALITY CONTROL DIVISION PRIOR TO USE ON THE PROJECT.
6. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY ALTERATIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
7. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
8. CURB AND 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.
9. WHEELCHAIR 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.
10. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER OR PER THESE PLANS.
11. 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 ACCORD WITH N.R.S. STATUTE NUMBER 625.550.
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 SAID CONSTRUCTION. EXTENT OF TRANSITIONS TO BE DETERMINED BY THE CITY ENGINEER AND AS SHOWN ON THE PLANS.

### ENGINEER'S CERTIFICATE

vtm nevada  
 ENGINEER'S STAMP

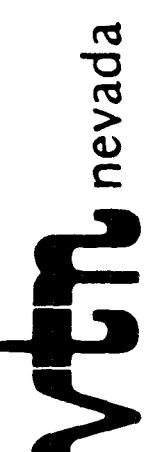


NO NO 3691  
 BY PV/FC  
 DATE OCT. 1988  
 SCALE NONE

SHEET  
 1  
 OF 13 SHEETS

107Y-1248-L9

BERGHEER NEVADA  
 CITY OF LAS VEGAS



COVER SHEET

DESERT SHORES RACQUET CLUB  
 (LOT 9)

REVISION

REV DATE BY

CONSULTING ENGINEERS - PLANNERS  
 2300 PASSEO DEL PRADO BUILDING A SUITE 100  
 LAS VEGAS, NEVADA 89102 PHONE (702) 873-7550