

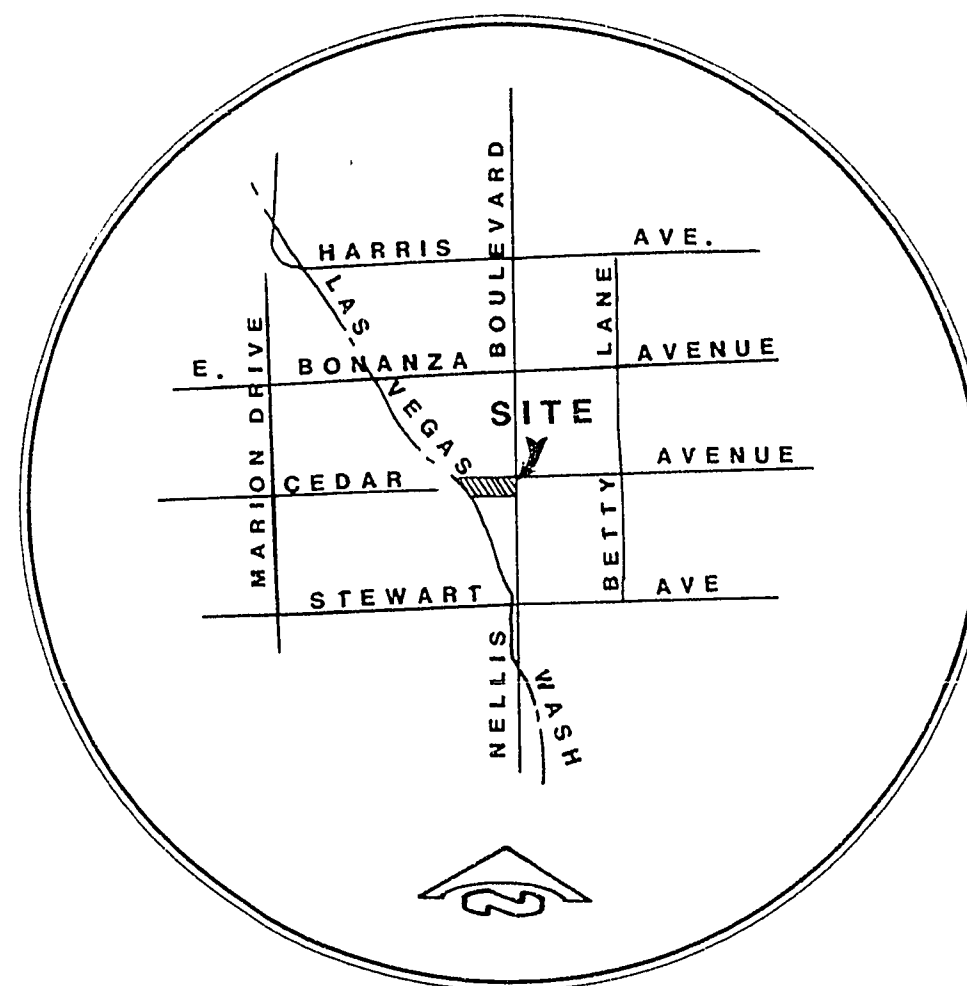
# EMERALD COVE

## APARTMENT COMPLEX

### 6.1 ACRES

#### GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN STRICT CONFORMANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST EDITION, 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.
- 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. CALL BEFORE YOU DIG: 1-800-227-2600.
- 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 RECONSTRUCTED SATISFACTORY TO THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL NOT BACKFILL ANY TRENCHES IN WHICH WATERLINES HAVE BEEN UNCOVERED UNTIL THE WATERLINES 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.
- ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY ALTERATIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- 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.
- 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.
- 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 AND VALLEY GUTTER AFTER COMPACTION.
- APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
- 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.
- WHEELCHAIR RUMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. EXACT LOCATION OF RUMPS 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 ACCESS TO SAID CONSTRUCTION. EXTENT OF TRANSITIONS TO BE DETERMINED BY THE CITY ENGINEER AND AS SHOWN ON PLANS.
- ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER OR PER 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 ACCORD WITH N.E.S. STATUTE NO. 625.550.
- ALL DIMENSIONS ARE TO THE BACK FACE OF CURB UNLESS OTHERWISE NOTED.
- WHERE SPECIFICATIONS IS TO PROVIDE CONSTRUCTION STAKES, THE CONTRACTOR SHALL NOTIFY THE ENGINEERS A MINIMUM OF FORTY-EIGHT (48) HOURS IN ADVANCE PRIOR TO THE TIME REQUESTED FOR SAID STAKING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND INSTALL ALL PERMANENT SIGNS SHOWN ON THE PLANS. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO THE CITY OF LAS VEGAS STANDARDS. ALL OTHER SIGNS SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AND SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS STANDARDS.
- ALL CONSTRUCTION SIGNING, BARRICADEING AND TRAFFIC DELINEATION SHALL BE PROVIDED BY THE CONSTRUCTION CONTRACTOR, AND IT SHALL CONFORM TO THE "NEVADA TRAFFIC CONTROL MANUAL" AND BE APPROVED BY THE CITY OF LAS VEGAS.
- ALL CONTRACTORS INSTALLING SEWER MAINS WITHIN THE JURISDICTION OF THE CITY OF LAS VEGAS SHALL BE CLASS A CONTRACTORS.
- A GREEN REFLECTIVE MARKER SHALL BE PLACED ON THE STREET CENTERLINE PERPENDICULAR TO A FIRE HYDRANT.
- SEE EACH RESPECTIVE PLAN FOR ADDITION SPECIFIC NOTES (RE: GRADING, WATER, FIRE DEPT., SEWER, TRAFFIC, & STREET LIGHT NOTES).



#### VICINITY MAP

NO SCALE

#### BENCHMARK

CLARK COUNTY BM 6002-33NW6, ELEVATION 1752.893  
ALUMINUM PLATE AT NE CORNER OF NELLIS BOULEVARD AND CEDAR AVENUE

#### BASIS OF BEARINGS

THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE EAST QUARTER (E1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 62 EAST, N.D.M., CLARK LAS VEGAS, CLARK COUNTY, NEVADA, ALSO BEING THE CENTERLINE OF NELLIS BLVD., BEARS NORTH 00° 18' 23" WEST PER UNRECORDED SURVEY MAP BY VTN, OF NEVADA, NO. 3600, DATED 1-29-88.

#### OWNER/DEVELOPER

ROBERT V. JONES CORPORATION  
801 SOUTH RANCHO DRIVE SUITE A-10  
LAS VEGAS NEVADA 89106

#### SHEET INDEX

1 OF 7	COVER SHEET
2 OF 7	GRADING PLAN
3 OF 7	PLAN AND PROFILE
4 OF 7	MASTER WATER PLAN
5 OF 7	MASTER SEWER PLAN
6 OF 7	HORIZONTAL CONTROL PLAN
7 OF 7	DETAIL SHEET

#### ESTIMATE OF QUANTITIES

##### OFF-SITE ONLY

CONCRETE SIDEWALK	765 SF
"L" CURB	75 LF
CONCRETE VALLEY GUTTER	300 SF
8" APC WATER MAIN	150 LF
STREET LIGHT (RELOCATE)	1 EA

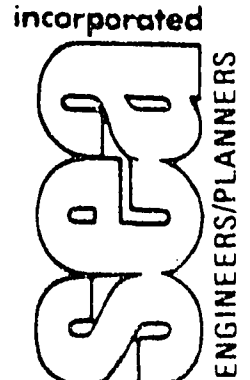
#### APPROVALS

	6-13-88
CLV ENGINEER	DATE
	6/10/88
CLV CHIEF LAND DEVELOPMENT	DATE
	6/8/88
CLV TRAFFIC ENGINEER	DATE
	6/6/88
CLV FIRE MARSHAL	DATE
	6-10-88
CLV ELECTRICAL SUPERVISOR	DATE
	6/8/88
CLV ELECTRICAL COORDINATOR	DATE
N/A (Revoke 6" Sewer)	
CLV SANITATION CHIEF	DATE
SEE SHEET 8 & 9	
LAS VEGAS VALLEY WATER DISTRICT	DATE
	4/27/88
NEVADA POWER COMPANY	DATE

NO.	DESCRIPTION/DATE	BY
1	ADD REV NOTES PER E&P	5-30-88

Christina W. Anderson  
5-3-88

SPARKS, NEVADA  
LAS VEGAS, NEVADA  
PHOENIX, ARIZONA



NEVADA

COVER SHEET  
EMERALD COVE  
A PORTION OF THE NE1/4 OF SECTION 32, T20S-R62E M.D.M., CLARK COUNTY NEVADA

CITY OF LAS VEGAS

JOB NO. 2-270-033-881
DESIGNED CWA
DRAWN JB
COMP.
CHECKED
DATE MARCH 1988

1 OF 7 SHEETS

139-100 1074-4004