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# IMPROVEMENT PLANS

# Diamond Head

\*\*\* Apartments \*\*\*

DEVIATION FROM STANDARDS - NONE

### CITY OF LAS VEGAS GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST EDITION, THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CITY OF LAS VEGAS" 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.
- 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.
- 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 OFFSITE CONCRETE WORK. CONCRETE TO BE 3,000 PSI MINIMUM @ 28 DAYS. ANY 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 LP OF ALL GUTTERS AND VALLEY GUTTER AFTER COMPACTION.
- APPLY FDS 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 RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 2-25. 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 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 MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS WITH N.E.S. STATUTE NO. 625.550.
- UTILITY COMPANY METER BOXES, MOUNTING LIDS, VALVE COVERS, ETC. SHALL BE LOCATED OUT OF DRIVEWAY, DRIVEWAY DRIVE, SIDEWALKS, AND VALLEY GUTTERS UNLESS WRITTEN APPROVAL IS OBTAINED BY THE UTILITY COMPANY.

### CITY OF LAS VEGAS SEWER NOTES

- ALL SANITARY SEWER INSTALLATIONS SHALL CONFORM TO THE STANDARD DETAILS AND SPECIFICATIONS OF THE CITY OF LAS VEGAS, AND SHALL ALSO CONFORM TO THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENTS, CLARK COUNTY AREA, LATEST EDITION, UNLESS OTHERWISE NOTED.
- CHISEL "S" OR "C" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.
- POLYVINYL CHLORIDE (PVC) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35 SPECIFICATIONS, AND INSTALLED WITH SAND BEDDING AND BACKFILL OR TYPE B GRADE.
- ALL MANHOLES IN PAVED STREETS HAVING A RIGHT-OF-WAY OF 80 FEET OR LARGER SHALL HAVE CONCRETE COLLARS.
- TEE SADDLES SHALL BE USED TO CONNECT SEWER LATERALS TO EXISTING MAIN LINES UP TO 12" IN DIAMETER. CONNECTIONS TO 15" OR LARGER SIZED MAINS SHALL REQUIRE SPECIAL PROCEDURES.
- A SEWER MAN CROSSING OVER A WATER MAIN OR LESS THAN 18 INCHES UNDER A WATER MAIN MUST BE REINFORCED CONCRETE CASHE PIPE FOR A DISTANCE NOT LESS THAN TEN FEET (10') TO EACH SIDE OF THE CENTERLINE OF THE WATER MAIN.

The Northwest Quarter ( NW 1/4 ) of the Southwest Quarter ( SW 1/4 ) of the Northwest Quarter ( NW 1/4 ) of the Northwest Quarter ( NW 1/4 ) of Section 32, Township 20 South, Range 62 East, Mount Diablo Meridian, City of Las Vegas, Clark County, Nevada.

### CITY OF LAS VEGAS FIRE DEPT. NOTES

- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY OF LAS VEGAS FIRE DEPARTMENT "HYDRANT SPECIFICATIONS", "HYDRANT INSTALLATION SPECIFICATIONS", AND ORDINANCE NO. 3545.
- AUTHORIZED HYDRANTS FOR THIS PROJECT ARE:  
 A - KENNEDY GUARDIAN  
 B - MUELLER A-423 CENTERFLOW  
 C - SLOW MODEL 5546 METALLUM
- ON ANY NEW HOME OR BUILDING INSTALLATION, ACCESSIBLE FIRE HYDRANTS SHALL BE INSTALLED BEFORE COMPLETION OF CONSTRUCTION COMMENCES, AND SAID FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER WITH AN ADEQUATE WATER SUPPLY.
- CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT CENTERLINE OF STREET ADJACENT TO FIRE HYDRANT AS REQUIRED IN ORDINANCE NO. 3545 TO IDENTIFY FIRE HYDRANT LOCATIONS.
- CALL THE LAS VEGAS BUILDING DEPARTMENT AT 799-2071 FOR UNDERGROUND INSPECTION, PRESSURE AND FLUSH VERIFICATION OF ALL FIRE HYDRANTS AND FIRE LINES BEFORE COVERING.
- PAINING OF THE CURBS AND HYDRANT AND ANY WORK NECESSARY FOR PROTECTION OF HYDRANTS FROM PHYSICAL DAMAGE PER ORDINANCE NO. 3545 SHALL BE COMPLETED BEFORE APPROVAL BY THE CITY OF LAS VEGAS FIRE DEPARTMENT.
- A PERMIT IS REQUIRED FROM THE FIRE DEPARTMENT FOR ON-SITE WATER LINE AND FIRE HYDRANT. THE PERMIT AND CONTRACTORS MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER PRIOR TO ANY WORK BEGINNING.
- A FLOW TEST MUST BE WITNESSED BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY FOR VERIFICATION OF REQUIRED ON-SITE WATER SUPPLY.
- ALL ON-SITE FIRE VEHICULAR MATERIALS MUST BE U.L. LISTED AND F.M. APPROVED.
- FIRE HYDRANT SPACING:  
 RESIDENTIAL - 500 FEET UNSPRINKLERED, 600 FEET SPRINKLERED  
 COMMERCIAL, INCLUDING MULTI-FAMILY - 300 FEET UNSPRINKLERED, 400 FEET SPRINKLERED.
- NO FIRE HYDRANT SHALL BE LOCATED WITHIN THE REQUIRED RADIUS OF A CUL-DE-SAC OR WITHIN 20 FEET OF THE PERIMETER OF THE RADIUS OF THE CUL-DE-SAC.
- NO FIRE HYDRANT SHALL BE LOCATED WITHIN 6' OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREETLIGHT, OR ANY OTHER OBSTRUCTION.
- NOT MORE THAN 2 HYDRANTS CAN BE OUT OF SERVICE DUE TO A SINGLE MAIN BREAK.
- THE TURNING RADIUS OF ANY FIRE APPARATUS ACCESS ROAD AND/OR FIRE LANE, PUBLIC OR PRIVATE SHALL BE NOT LESS THAN 45 FEET OUTSIDE RADIUS AND 22 FEET INSIDE RADIUS.
- A FIRE APPARATUS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FEET FROM A FIRE DEPARTMENT VEHICLE ACCESS. (SEE EXCEPTIONS IN U.I.C. 88, SECTION 10.207).
- ALL DEAD END FIRE APPARATUS ACCESS ROADS AND/OR FIRE LINES PUBLIC OR PRIVATE IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURNAROUND AREA. SEE ORDINANCE NO. 3545.

### OWNER / DEVELOPER

JIM SAXTON DEVELOPMENT  
 4645 SOUTH PROCYON  
 SUITE "A"  
 LAS VEGAS, NEVADA 89103  
 TELEPHONE: (702) 798-7008

### LEGEND

- SECTION OR DETAIL IDENTIFIER
- SHEET ON WHICH SECTION OR DETAIL IS DRAWN
- A.C. ASPHALTIC CONCRETE  
 B.C.R. BACK OF CURB RETURN  
 C.C. CENTER TO CENTER  
 C. CENTERLINE  
 C.M.U. CONCRETE MASONRY UNIT  
 EX. EXISTING  
 F.F. FINISHED FLOOR  
 F.G. FINISHED GRADE  
 F.L. FLOW LINE  
 O.C. ON CENTER  
 P. PROPERTY LINE  
 S.G. SUBGRADE  
 T. TRASH ENCLOSURE  
 T.B. TOP OF BERM  
 T.C. TOP OF CURB  
 T.S. TOP OF SLAB  
 T.W. TOP OF WALL  
 TYP. TYPICAL

### BENCHMARK

ELEV. = 1773.310  
 C.L.V. Benchmark No. 06230D1

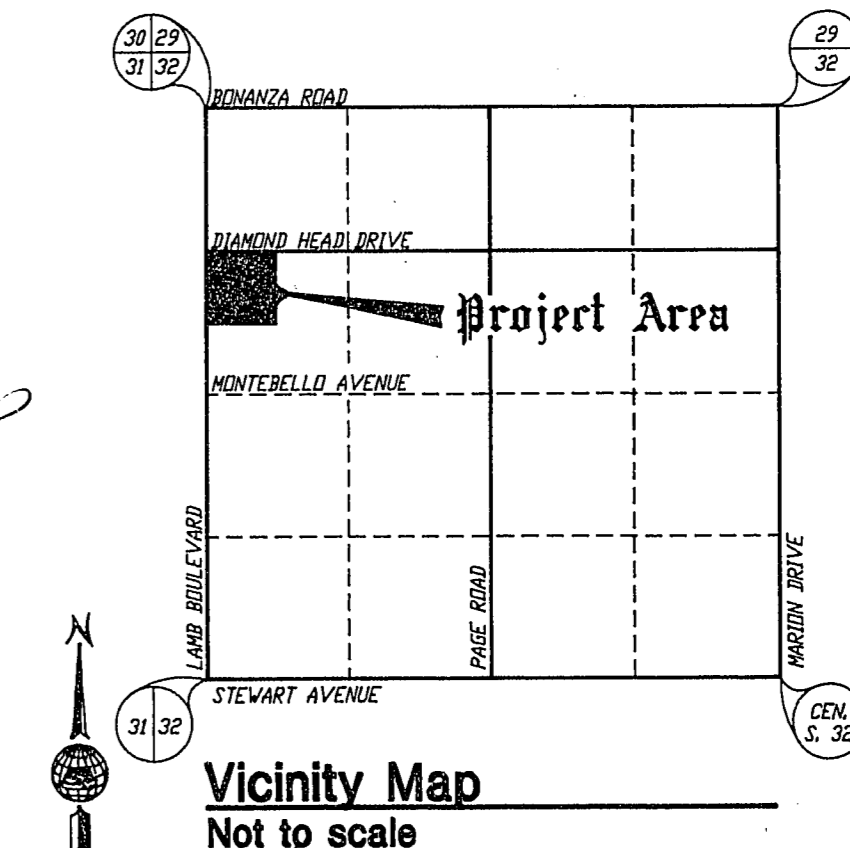
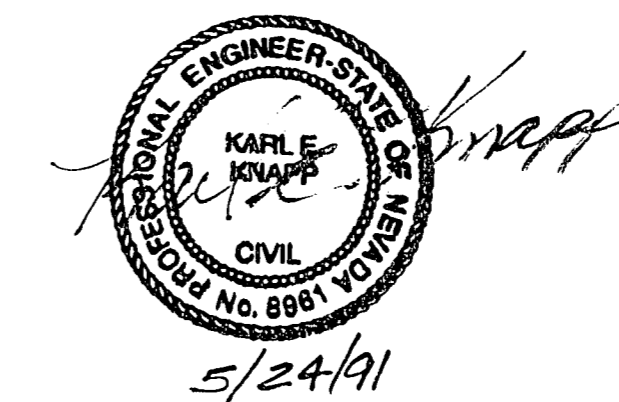
A DRIVE RIVET LOCATED IN TOP OF CURB, FOUND AT THE NORTHWEST CORNER OF THE INTERSECTION OF LANG BOULEVARD AND BONANZA ROAD.

### INDEX TO DRAWINGS

- COVER SHEET
- SITE DIMENSION PLAN
- MASTER UTILITY PLAN
- MASTER GRADING PLAN
- PLAN AND PROFILE, DIAMOND HEAD DRIVE

### APPROVALS

- [Signature]* 6-6-91  
 CITY OF LAS VEGAS ENGINEER  
 GARY A. PRESSWOOD DATE
- APPROVED ON SHT. 3 OF 5 6-24-91  
 LAS VEGAS VALLEY WATER DISTRICT  
 GEORGE A. JACOBY DATE
- [Signature]* 6/28/91  
 NEVADA POWER COMPANY DATE
- [Signature]* 6-27-91  
 SOUTHWEST GAS CORPORATION  
 DOUGLUS E. GAPP DATE
- APPROVED ON SHT. 3 OF 5 5-29-91  
 CITY OF LAS VEGAS FIRE MARSHAL  
 RICHARD A. BRENNER DATE
- [Signature]*  
 N/A  
 CITY OF LAS VEGAS SANITATION CHIEF DATE



Date	Appr.	Date	Invt.	No.	REVISIONS

Church Engineering of Nevada, Inc.  
 Consulting Engineers  
 Planners  
 Surveyors  
 6600 W. Charleston Blvd.  
 Suite 140  
 Las Vegas, NV 89102  
 (702) 898-6244

Diamond Head  
 \*\*\* Apartments \*\*\*

COVER SHEET

Drawn by Scale AS SHOWN  
 Checked by File No. 325COVER  
 Date

Job Number 7141-325  
 Sheet Number 1 of 5

107-1921  
 243-192