

DESERT PINES CONDOMINIUMS

CITY OF LAS VEGAS, NEVADA

GENERAL NOTES

- 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 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 CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".
- 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 COST AND LIABILITY IN CONNECTION THEREWITH.
- 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 TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT 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.
- ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- TYPE V CONCRETE SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 P.S.I. FINISH 28 DAYS. MIX DESIGN TO BE APPROVED BY THE CITY ENGINEER PRIOR TO USE ON THE PROJECT.
- 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 UP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SEWERAL RAMP AND CROSS GUTTERS.
- CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 216.
- SEWERAL RAMP SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INSPECTION PER STANDARD DRAWING 225. EXACT LOCATION OF RAMP 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 NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS.
- ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT: NAME OF REPORT, GEOTECHNICAL EXPLORATION REPORT PREPARED BY: TERRACON CONSULTANTS WESTERN, INC. REFERENCE: PROJECT NO. 64962925 DATED AUGUST 27, 1996 AND APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
- EXACT LOCATION OF ALL SAVOIT 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.
- 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. 625.560.
- UTILITY COMPANY METER BOXES, MANHOLES LIDS, VALVE COVERS, ETC. SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APPROXS, FLOWAYS, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.
- ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS, FLOOD CONTROL, AND SIGHT DISTANCE AT INTERSECTIONS. NEW WALLS REQUIRE BUILDING PERMIT & BUILDING INSPECTION.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.
- CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RISERS, AND SEWER CLEAN OUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.
- MATERIALS, HANDLING AND PLACEMENT OF PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF NDOT OR THE CLARK COUNTY AREA SPECIFICATIONS (AS APPLICABLE) AND THE PLANS AND DETAILS SHOWN HEREON.

TRAFFIC NOTES

- ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "NEVADA WORK ZONE TRAFFIC CONTROL HANDBOOK", LATEST EDITION, AND TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
- THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
- BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING CITY STREETS WHERE WARRANTED IMMEDIATELY AFTER FIRST GRADING WORK IS ACCOMPLISHED, AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.
- WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENCROACHED UPON BY A CONSTRUCTION WORK ZONE AND PUBLIC WORKS STAFF IDENTIFIES A NEED FOR STUDENTS TO BE ASSISTED IN THE SAFE CROSSING THROUGH THAT WORK ZONE, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A QUALIFIED "CROSSING GUARD". THE GUARD SHALL BE PRESENT FOR THE FULL DURATION OF THE THAT CHILDREN ARE LIKELY TO BE PRESENT.
- IF THE IMPROVEMENTS NECESSITATE THE OBSTRUCTION, TEMPORARY OBSTRUCTION, TEMPORARY REDUCTION OR RELOCATION OF ANY EXISTING TRAFFIC PAVED MARKING, SUCH PAVED MARKING SHALL BE RESTORED OR REPLACED WITH LINE MATERIALS TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS TO CITY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE, UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS.
- WHEN A PROPOSED STREET LIGHT STANDARD IS LOCATED WITHIN FIVE (5') FEET OF ANY PROPOSED SIGN SHOWN ON THE PLANS TO BE MOUNTED ON A SIGNPOST, THE SIGN SHALL BE MOUNTED ON THE STREET LIGHT STANDARD AND THE SIGNPOST TO BE ELIMINATED.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- STREET SIGNS AND STOP SIGNS SHALL BE INSTALLED PER CITY STANDARD SPECIFICATIONS FOR THE PLACEMENT OF STREET NAME SIGNS.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
- WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE EXPEDITED TO THE COMPLETION SO AS TO PROVIDE MINIMAL INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING CITIZENS AREA TRANSIT (C.A.T.) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OF HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT SERVICE TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.
- GUARDS SHALL BE OBTAINED BY CONTACTING THE METROPOLITAN POLICE DEPARTMENT SPECIAL EVENTS UNIT (PHONE NO IS 229-3402) WHO WILL PROVIDE OFFICERS PROPERLY TRAINED IN TRAFFIC CONTROL FEES FOR THE USE OF THESE OFFICERS SHALL BE SET UP BY METRO AND WILL BE PAID BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL ARRANGEMENTS WITH METRO.

GRADING NOTES

- IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
 - CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION, ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
 - THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NOT NECESSARILY THE INTENT OF THIS PROJECT, ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATION BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
 - THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH OWNER TO PROVIDE THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
 - CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION, IN THE AREAS INDICATED:

A. PAVEMENT AREA SUBGRADE	A. PAVEMENT AREA SUBGRADE
B. ENGINEERED FILL	B. ENGINEERED FILL
- VERTICAL COMPACTION
- | | |
|---------------------------|--|
| A. PAVEMENT AREA SUBGRADE | +0.0' to -0.1' AS INDICATED ON PLAN |
| B. ENGINEERED FILL | +0.1' to -0.1' MINIMUM OF 90% OR AS SHOWN ON PLANS |
- COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE AND COPIES OF TEST RESULTS WILL PROVIDED TO THE CITY.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
 - THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
 - THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
 - IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

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OWNER DEVELOPER

GENESIS PARTNERS, INC.
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3400 W DESERT INN, STE 22
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(FAX) 702-645-7294
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DEVIATION FROM STANDARDS

- 100' VERTICAL CURVE LENGTH INSTEAD OF 150' ON MAVERICK STREET
- CROSS SLOPE ON ALEXANDER ROAD IS LESS THAN 2% (VARIES FROM 1.3% TO 2.4%)

NOTE:
CornerStone Engineering Incorporated ASSUMES 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)

REVISION	REVISION DATE	APPROVAL DATE	BY	COMMENTS
1	8/1/98	8/7/98	AK	REVISED QUANTITIES MR KOP 8/11/98

PLAN QUANTITIES

SURFACE IMPROVEMENTS-PRIVATE

ASPHALT CONCRETE PAVING (2-INCH PARKING)	10,217 SF
ASPHALT CONCRETE PAVING (3-INCH CORRIDOR)	6,904 SF
UNTREATED ROAD BASE COURSE	2,863 CY
CURB AND GUTTER (24-INCH-L-TYPE)	6,600 LF
CURB (6-INCH)	5,948 LF
VALLEY GUTTER (36-INCH)	8,395 SF

SURFACE IMPROVEMENTS-PUBLIC

ASPHALT CONCRETE PAVING	3,939 SY
UNTREATED ROAD BASE COURSE	437 CY
5" VEE SIDEWALK	4,695 SF
CROSS GUTTER	1,454 SF

WATER MAIN-PUBLIC

8" x 8" MJ TAPPING SLEEVE	1 EA
8" TAPPING VALVE	1 EA
8" TAPPING SLEEVE	1 EA
6" TAPPING VALVE	1 EA
6" WATER MAIN	91 LF
6" DOUBLE DETECTOR CHECK ASSY	2 EA
2" SERVICE SADDLE	2 EA
2" COPPER SERVICE	2 EA
2" METER	2 EA
8" PVC WATER MAIN	89 LF

WATER MAIN-PRIVATE

FIRE HYDRANT ASSY	10 EA
2" RPPA	2 EA
1 1/2" PVC WATER MAIN	1274 LF
2" PVC WATER MAIN	9 LF
6" x 6" REDUCER	1 EA
4" PVC WATER MAIN	3900 LF
6" PVC FIRE SERVICE	485 LF
8" PVC FIRE SERVICE	2572 LF
4" GATE VALVE	10 EA
8" VALVE	2 EA
6" 45° BEND	2 EA
6" x 6" TEE	1 EA
8" VALVE	2 EA
8" 22 1/2° BEND	2 EA
8" 45° BEND	1 EA
8" 90° BEND	4 EA
8" x 8" TEE	2 EA
8" x 8" x 6" TEE	3 EA

SEWER MAIN-PUBLIC

8" SEWER SERVICE	152 LF
48" SEWER MANHOLE	1 EA

SEWER MAIN-PRIVATE

48" SEWER MANHOLE	8 EA
6" CLEAN OUT	2 EA
8" SEWER SERVICE	1636 LF
6" SEWER SERVICE	1498 LF

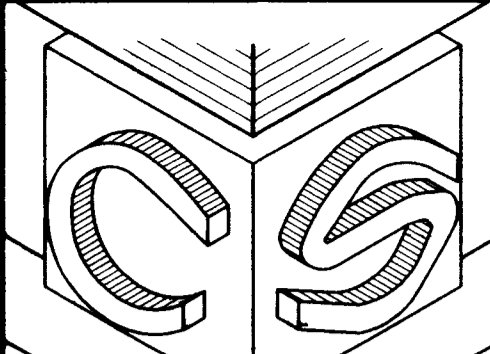
STREET LIGHTS-PUBLIC

STREET LIGHT, 250 WPS	3 EA
PULLBOX #5	2 EA
1 1/4" PVC CONDUIT W/ CONDUCTOR WIRE, STREET LIGHT	392 LF
2" PVC CONDUIT W/ CONDUCTOR WIRE, TRAFFIC	372 LF
PULLBOX, #3 1/2	1 EA

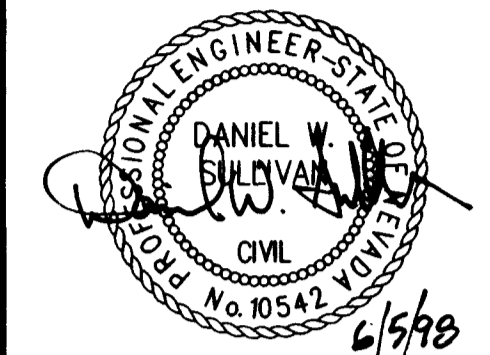
STREET SIGNS-PUBLIC

STOP SIGN, R1-1	2 EA
R8-3A & R7-1AP	8 EA
W1-8L	6 EA

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



CORNERSTONE SOLUTIONS
ENGINEERING BY DESIGN
ENGINEERS SEAL

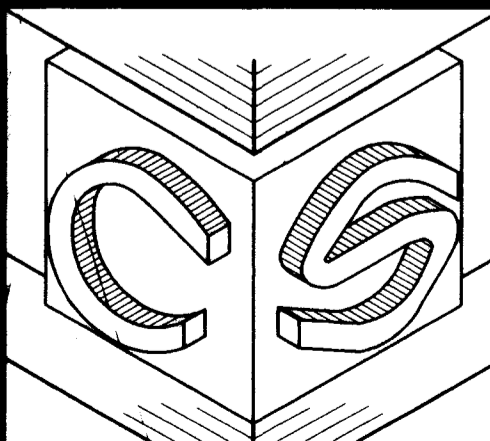


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COVER SHEET
GENESIS PARTNERS
DESERT PINES CONDOMINIUMS
CITY OF LAS VEGAS

JOB NUMBER 163-00
DATE 6-5-98
APPROVAL DATE
FILENAME 163-CV.DWG
XREF FILES
XREF FILES

SHEET 1
OF 12



CORNERSTONE SOLUTIONS
ENGINEERING BY DESIGN

