

ABBREVIATIONS

BC STA — BACK OF CURB STATION	LP — LOW POINT
BCR — BEGIN CURB RETURN	MVC — MIDDLE OF VERTICAL CURVE
BFE — BASE FLOOD ELEVATION	N — NORTH
BVC — BEGIN VERTICAL CURVE	OC — ON CURVE
BSW — BACK OF WALK	PC — POINT OF CURVATURE
CL — CENTERLINE	PI — POINT OF INTERSECTION
CL INT — CENTERLINE INTERSECTION	PT — POINT OF TANGENCY
E — EAST	PVI — POINT OF VERTICAL INTERSECTION
ECR — END CURB RETURN	R/W — RIGHT-OF-WAY
EVC — END VERTICAL CURVE	S — SOUTH OR SEWER
FF — FINISH FLOOR	TC — TOP OF CURB
FG — FINISH GRADE	TP — TOP OF PIPE
FL — FLOW LINE	VC — VERTICAL CURVE
GB — GRADE BREAK	W — WEST OR WATER
HP — HIGH POINT	VG — VALLEY GUTTER
INV — INVERT	CONC. — CONCRETE
P/L — PROPERTY LINE	TSW — TOP OF SIDEWALK
EAC — EDGE A.C. PAVEMENT	EX — EXISTING
AC — ASPHALTIC CONCRETE	SS — SANITARY SEWER
GV — GATE VALVE	
WL — WATER LINE	

DEVIATION FROM STANDARDS

- STREET CROSS SLOPES WILL VARY DUE TO EXISTING IMPROVEMENTS PROJECT IS MATCHING.
- GRADE BREAK IN MIDDLE OF CROSS GUTTER ON EL CONLON AVE. AT INTERSECTION OF CLARK TOWER COURT & EL CONLON AVE.

CITY OF LAS VEGAS 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 ISSUE; THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY 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 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 PRECAUTIONS 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 ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER AND 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 CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 PSI, MINIMUM 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 ONE-HALF INCH (1/2") ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS 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.
- 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.
- 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 AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
- EXACT LOCATION OF ALL SAWCUT 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 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 ACCORDANCE WITH NRS STATUTE NO 629.550.
- UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC. SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, 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 ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.
- CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEAN OUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY SHOWN ON PLANS.
- MATERIALS, HANDLING AND PLACEMENT OF PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF MDT OR THE CLARK COUNTY AREA SPECIFICATIONS (AS APPLICABLE) AND THE PLANS AND DETAILS SHOWN HEREON.

CITY OF LAS VEGAS 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 NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR 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:

	HORIZONTAL	VERTICAL COMPACTION
A. PAVEMENT AREA SUBGRADE	0.1" +	+0.0' TO -0.1' AS INDICATED ON PLAN
B. ENGINEERED FILL	0.5" +	+0.1' TO -0.1' MINIMUM OF 90% OR MORE AS SHOWN ON PLANS
- COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE AND COPIES OF TEST RESULTS WILL BE 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 OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

ESTIMATE OF QUANTITIES

ITEM	QUANTITY	TOTAL
(PUBLIC) IMPROVEMENTS		
1. 3" A.C. PAVT W/4" TYPE II & 6" TYPE I BASE		940 SY
2. 5' SIDEWALK W/5" TYPE II BASE		1250 SF
3. 24" "L" TYPE CURB AND GUTTER		250 LF
4. 8" CONCRETE VALLEY GUTTER W/10" TYPE I BASE		871 SF
5. HANDICAP RAMP (EL CONLON)		2 EA
(PRIVATE) IMPROVEMENTS		
1. 2" A.C. PAVT W/4" TYPE II & 6" TYPE I BASE		4685 SY
2. 6" CONCRETE VALLEY GUTTER W/6" TYPE I BASE		391 SF
3. UNDERSIDEWALK DRAIN (2' OPENING)		2 EA
4. 24" "L" TYPE CURB AND GUTTER		807 LF
5. HANDICAP RAMP		2 EA
6. 2" CONCRETE VALLEY GUTTER W/6" TYPE I BASE		466 SF
7. TRASH ENCLOSURES		3 EA
8. "A" TYPE CURB		1533 LF
9. 4" CONCRETE SIDEWALK W/4" TYPE II BASE (WIDTH VARIES)		10519 SF
TRAFFIC (PUBLIC)		
1. 2" CONDUIT WITH 2-#4, 1-#6 GREEN		312 LF
2. NO. 3 1/2 ELECTRICAL PULL BOX		1 EA
3. SP & RCOO		1 EA
TRAFFIC (PRIVATE)		
1. SP & RCOO		1 EA
2. 6" D-3 STREET NAME SIGN		1 EA
3. 30" STOP SIGN		1 EA
4. FIRE LANE (NO PARKING) SIGN		19 EA

* THESE QUANTITIES ARE APPROXIMATE ONLY AND ARE NOT TO BE USED FOR BONDING PURPOSES. QUANTITIES ARE TO BE VERIFIED BY CONTRACTOR.

APPROXIMATE QUANTITIES

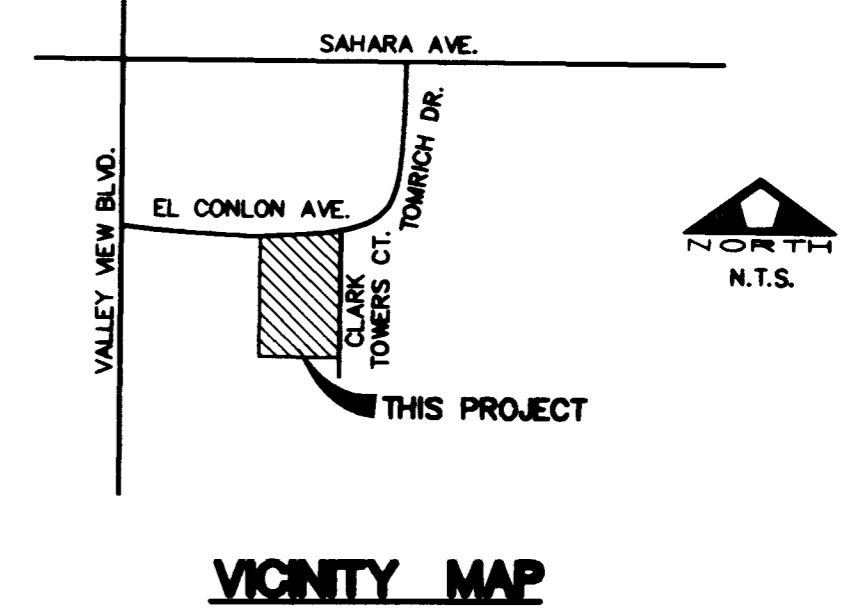
ITEM	QUANTITY	TOTAL
SEWER (PRIVATE)		
1. 6" PVC SEWER MAIN		680 LF.
2. 8" PVC SEWER MAIN		52 LF.
3. 6" SEWER CLEANOUT		12 EA.
SEWER (PUBLIC)		
1. 8" PVC SEWER MAIN		177 LF.
2. 48" DIAMETER STD. MANHOLE		2 EA.

WATER QUANTITIES SHOWN ON SHEET 4 OF 11

NOTE TO CONTRACTOR:
 QUANTITIES SHOWN ARE APPROXIMATIONS ONLY AND ARE INTENDED TO ILLUSTRATE THE SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT QUANTITIES.

LEGEND

—	SUBDIVISION LIMITS/ PROPERTY LINE	—	NEW AC
—	STREET CENTERLINE	—	SWALE
---	EXISTING IMPROVEMENTS	—	GRADE BREAK
---	FUTURE IMPROVEMENTS	—	EXISTING WATER LINE
---	EXISTING ELEVATION	—	PROPOSED WATER LINE
---	PROPOSED ELEVATION	—	EXISTING SEWER LINE
---	FUTURE ELEVATION	—	PROPOSED SEWER LINE
---	EXISTING CONTOUR 1	—	EXISTING SEWER MANHOLE
---	EXISTING CONTOUR 5	—	PROPOSED SEWER MANHOLE
---	PROPOSED CONTOUR	—	EXISTING STORM DRAIN LINE
---	EXISTING EDGE OF PAVEMENT	—	PROPOSED STORM DRAIN LINE
---		—	PROPOSED STORM DRAIN MANHOLE
---		—	PROPOSED SIDEWALK RAMP PER STD. DETAIL NO. 235, CASE III (A AND B LENGTHS AS SHOWN ON PLANS)



GEOTECHNICAL INVESTIGATION REPORT

PER "GEOTECHNICAL EVALUATION FOR A 2.54 ACRE PARCEL LOCATED IN THE SOUTHWEST CORNER OF EL CONLON AVENUE AND CLARK TOWERS COURT LAS VEGAS, NEVADA."
 MARCH 11, 1998
 GT-NEVADA WORK ORDER No. 1590-LV

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS DESCRIBED IN A DEED ON FILE AT THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 745 INST. 704377 RECORDED MAY 31, 1977.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK NO. 7C115SWS
 RIVET & PLATE IN TOP OF CURB AT THE NORTHEAST CORNER OF SAHARA AVENUE AND VALLEY VIEW BOULEVARD NEAR P.C. OF SAHARA AVENUE.
 ELEVATION = 657.6375 METERS (NAVDB8) - DATUM USED
 ELEVATION = 2157.599 FEET (NAVDB8) - DATUM USED

BASIS OF BEARING

SOUTH 01°49'36" EAST, BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS DESCRIBED IN A DEED ON FILE AT THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 745 INST. 704377 RECORDED MAY 31, 1977.

ARCHITECT:
arketset

2162 Winifred Street
 Simi Valley, Ca. 93063
 (805) 522 3161
 FAX (805) 522 3162

INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION
1	COVER
2	GENERAL NOTES
3	UTILITY NOTES
4	MASTER UTILITY PLAN
5	HORIZONTAL CONTROL PLAN
6	GRADING PLAN
7	DETAIL SHEET
8	EL CONLON AVENUE - PLAN & PROFILE
9	CLARK TOWERS COURT - PLAN & PROFILE
10	PATH OF TRAVEL-SITE PLAN
11	ADA ACCESS DETAIL SHEET

NO.	DESCRIPTION	DATE	APP'D

EL CONLON ASSOC., LLC
 4340 SOUTH VALLEY VIEW BLVD.
 LAS VEGAS, NEVADA 89103
 (702) 871-8280

PENTACORE
 CIVIL ENGINEERING - LAND SURVEYING - PLANNING
 CONSULTING
 2713 WEST CHARLESTON BOULEVARD
 LAS VEGAS, NEVADA 89102 (702) 256-0115

GENERAL NOTES

EL CONLON APARTMENTS

DATE: AUGUST, 1998	D.P.W.
DESIGNED BY:	CHECKED BY:
ADDED:	DATE CHECKED:
JOB NO.: 0050.0226	SCALE: NONE

