

IMPROVEMENT PLANS

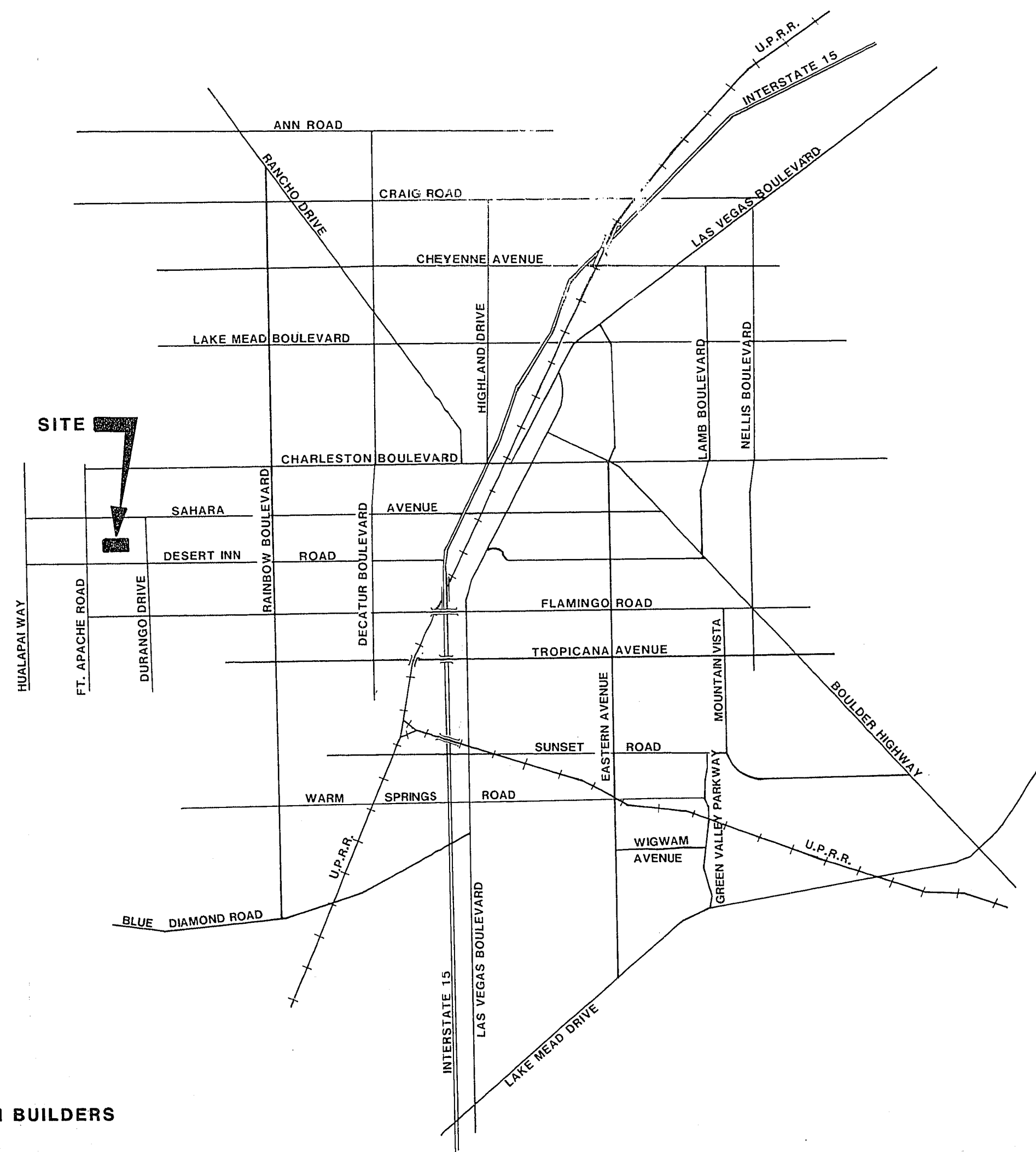
OF

EMERALD BAY LAKESIDE VILLAS

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, 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.
- 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 RATION 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 & VALLEY GUTTER AFTER CONSTRUCTION.
- APPLY FOG SEAL ONLY AFTER ALL CONNECTIONS & ADJUSTMENTS HAVE BEEN MADE.
- CURB & 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 RAMP SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING # 235 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 FINISHES 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 SAW CUT 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.

CITY OF LAS VEGAS



BENCHMARK
CLARK COUNTY BENCHMARK NO. 10SW04
RAILROAD SPIKE AT INTERSECTION OF SAHARA AND DURANGO
ELEVATION 2659.63 (CC DATUM - 1.04 CLV DATUM)

QUANTITY ESTIMATE

2" A.C. PAVING	4300 S.Y.
2" CONC. VALLEY GUTTER	1646 S.F.
"L" TYPE CURB AND GUTTER	465 L.F.
SAWCUT AND REMOVE CURB AND GUTTER ON LAKE EAST DRIVE	75 L.F.
"A" TYPE CURB	853 L.F.
10' VALLEY GUTTER	818 S.F.
CONC. EMERGENCY APRON	690 S.F.

SHEET INDEX

1. COVER SHEET
2. DETAIL SHEET
3. ROUGH GRADING PLAN
4. MASTER SEWER PLAN
5. MASTER WATER PLAN

APPROVALS

<i>Henry Lewis</i>	6-21-88
C.L.V. ELECTRICAL SUPERVISOR	DATE
<i>Ernest Lewis</i>	6/8/88
C.L.V. ELECTRICAL COORDINATOR	DATE
N/A	
C.L.V. SANITATION ENGINEER	DATE
<i>Jim Boston</i>	4/8/88
C.L.V. TRAFFIC ENGINEER	DATE
<i>David L. ...</i>	6-23-88
C.L.V. CITY ENGINEER	DATE
<i>David Bowman</i>	6/6/88
C.L.V. FIRE MARSHAL	DATE
<i>Chas. Jurb</i>	6/22/88
C.L.V. CHIEF LAND DEVELOPMENT	DATE
N/A	
C.L.V. QUALITY CONTROL ENGINEER	DATE

OWNER
CUSTOM TOUCH BUILDERS
6432 MESA VERDE
LAS VEGAS, NEVADA

DEVELOPER
CUSTOM TOUCH BUILDERS
6432 MESA VERDE
LAS VEGAS, NEVADA

REV.	DATE	BY	REV. NOTES
1	6-2-88	BN	

ESI ENGINEERS & SURVEYORS, INC.
1018 S. COMMERCE BLVD., LAS VEGAS, NV 89102
REGISTERED PROFESSIONAL ENGINEERS & SURVEYORS
STATE OF NEVADA
NO. 7187

SUBMITTED BY:
Scott M. ... 5/19/88

TITLE
COVER SHEET

PROJECT
EMERALD BAY LAKESIDE VILLAS

WO NO.	4037
BY	PDS
DATE	3/2/88
SCALE	

SHEET	1
OF	5 SHEETS

8-9-47 107X-4001