

GENERAL NOTES

1. 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.
2. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING DESS. EXACT LOCATION OF RAMPS SHALL BE DETERMINED IN THE FIELD BY A CITY INSPECTOR.
3. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND OF INGRESS AND EGRESS TO SAID CONSTRUCTION. EXTENT OF TRANSITIONS TO BE DETERMINED BY THE CITY ENGINEER.
4. EXISTING UTILITIES ARE LOCATED ON THE PLANS FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE PROTECTION OF THE UTILITIES AND THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON PLANS OR NOT IN THE LOCATION SHOWN ON THE PLANS.
5. CONSTRUCTION TO BE PER UNIFORM STANDARD SPECIFICATIONS AND DRAWINGS, CLARK COUNTY AREA, NEVADA (LATEST EDITION).
6. ALL MANHOLES, WATER VALVES, AND CLEANOUTS THAT LIE WITHIN THE LIMITS OF ROADWAY CONSTRUCTION SHALL BE PLACED AT SUBGRADE LEVEL. AFTER PLACEMENT OF THE ASPHALT PAVEMENT AND BASE MATERIALS, THE MANHOLES SHALL BE BROUGHT TO FINISH GRADE AND A COLLAR SHALL BE CONSTRUCTED FOR EACH MANHOLE. INSPECTORS ARE TO BE NOTIFIED IN ADVANCE TO INSPECT WORK AT THE TIME OF ADJUSTMENT. NO MANHOLES OR VALVES TO BE LOCATED IN GUTTERS.
7. CONTRACTOR SHALL FURNISH THE ENGINEER WITH AS-BUILT DRAWINGS SHOWING THE EXACT LOCATIONS OF ALL HOUSE CONNECTIONS.
8. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH "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.
9. 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.
10. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY ALTERATIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
11. 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 DESIGNATED BY THE CITY ENGINEER). MIX DESIGN TO BE APPROVED BY THE QUALITY CONTROL DIVISION PRIOR TO USE ON THE PROJECT.
12. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
13. ALL STREETS, STORM SEWERS, SEWERS, DRAINAGE EASEMENTS AND WATER MARKED "PRIVATE" ARE TO BE MAINTAINED BY THE ASSOCIATION(S). THE CITY OF LAS VEGAS WILL MAINTAIN ONLY THOSE FACILITIES DESIGNATED AS "PUBLIC".
14. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DESTROYED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE NO. 625.550.

GRADING NOTES

1. ALL DESIGN ELEVATIONS ARE TO THE ROUGH GRADE ELEVATION AND ARE 0.50' LOW TO ALLOW FOR LANDSLIPPING.
2. FINISH GRADE ELEVATIONS ON THE OUTSIDE OF BUILDINGS SHALL BE A MINIMUM OF 6" LOWER THAN THE ESTABLISHED FINISH FLOOR ELEVATION EXCEPT AS NOTED TO THE CONTRARY.
3. SEE THE ARCHITECTURAL DRAWINGS FOR THE BUILDING FINISH FLOOR ELEVATIONS.
4. SEE THE FINAL MAP OR CALCULATION PLAN FOR ALL BEARINGS AND DISTANCES.
5. THE CONTRACTOR SHALL VERIFY ALL ASPECTS OF THESE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF ANY WORK.
6. ANY QUANTITIES SHOWN HEREON ON THE COVER SHEET OF THESE PLANS ARE ESTIMATES ONLY, AND ARE DERIVED AS A GUIDE FOR THE OWNER/DEVELOPER. THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN QUANTITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR THEIR CORRECTNESS.
7. THE GENERAL CONTRACTOR SHALL FURNISH THE ENGINEER WITH AS-BUILT DRAWINGS FOR ALL UTILITY SERVICE AND HOOK-UPS.
8. THE EXISTENCE AND LOCATION OF ANY ABOVE GROUND OR UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS, ARE OBTAINED FROM A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE UTILITIES/STRUCTURES THAT HAVE BEEN SHOWN, AND EXISTING UTILITIES ARE SHOWN ON THE PLANS FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES WITH THE UTILITY COMPANIES.
9. REFER TO THE IMPROVEMENT PLANS FOR STREET SECTIONS, DETAILS AND NEW UTILITY LOCATIONS.
10. ALL GRADING SHALL CONFORM TO THE SOILS REPORT THAT WAS PREPARED FOR THIS DEVELOPMENT. THE SOILS REPORT WAS PREPARED BY WESTERN TECHNOLOGY, INC.

QUANTITY ESTIMATE

UNIT #1	
4" ASPHALTIC CONCRETE PAVEMENT	4704 SQ. YDS.
2" ASPHALTIC CONCRETE PAVEMENT	7846 SQ. YDS.
24 INCH P.C.C. CURB AND GUTTER TYPE "L"	4281 L.F.
P.C. CONCRETE VALLEY GUTTER	4576 SQ. FT.
P.C. CONCRETE SIDEWALK	24,217 SQ. FT.
UNIT #2	
4" ASPHALTIC CONCRETE PAVEMENT	2758 SQ. YDS.
2" ASPHALTIC CONCRETE PAVEMENT	6705 SQ. YDS.
24 INCH P.C.C. CURB AND GUTTER TYPE "L"	3622 L.F.
P.C. CONCRETE VALLEY GUTTER	1596 SQ. FT.
P.C. CONCRETE SIDEWALK	19,510 SQ. FT.

BENCHMARK

CLV C0022C1
R.R. SPIKE ON THE EAST SIDE OF THE EAST 3RD POLE
AT THE NORTHEAST CORNER OF THE INTERSECTION
OF BUFFALO AND VEGAS DRIVE

IMPROVEMENT DRAWINGS

FOR

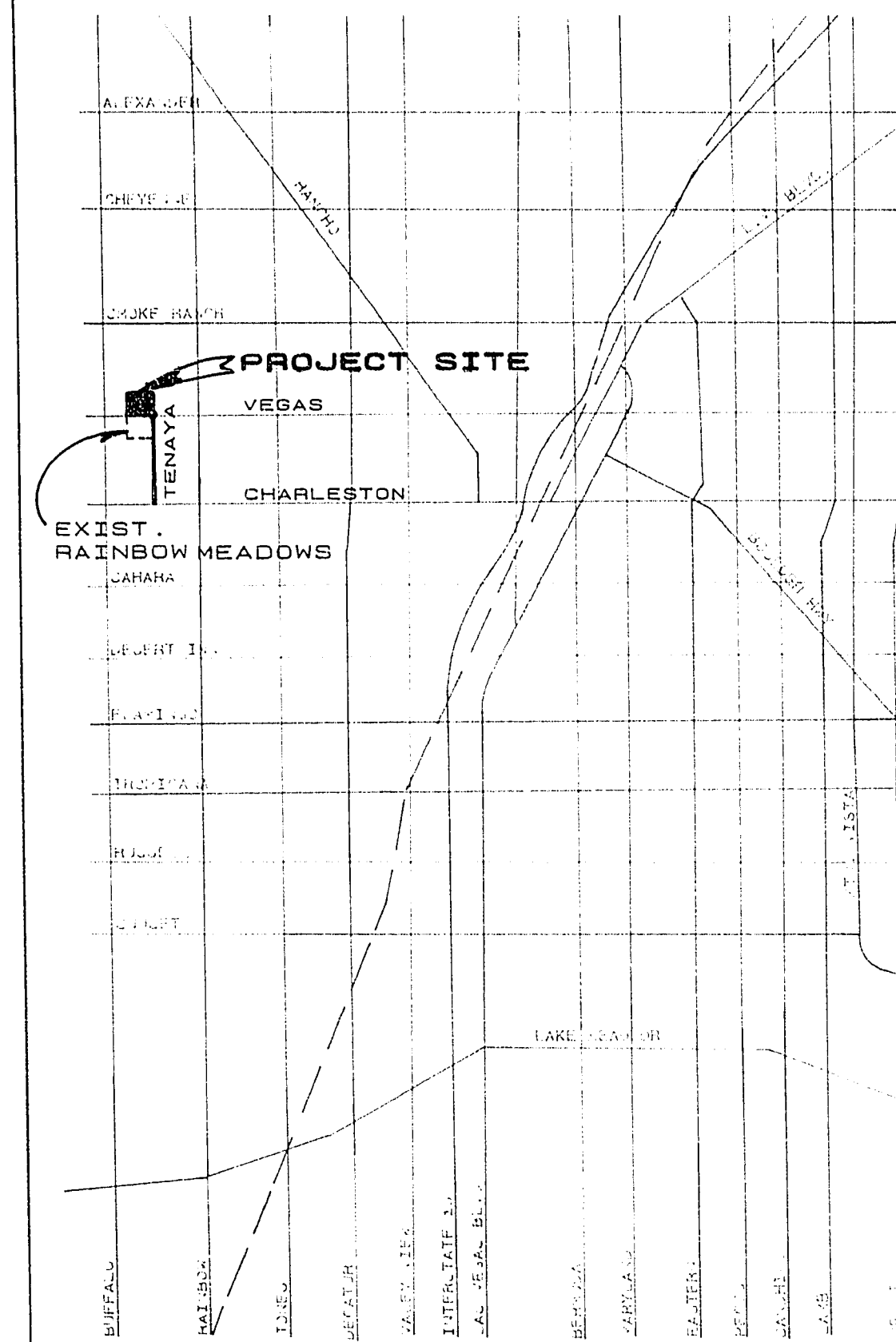
DESERT PALMS

CITY OF LAS VEGAS

APPROVAL

[Signature]
CLV CITY ENGINEER

2-23-89
DATE



REVISION

NO. DATE BY

14/89
Mark E. Jones

SOUTHWEST ENGINEERING
AND PLANNING MAPPING LEVEL 0001
1740 E. HAWTHORNE BLVD., STE. 203
LAS VEGAS, NEVADA 89102
(702) 364-9710

SHEET INDEX

1. TITLE SHEET
2. ROUGH GRADING PLAN
3. PLAN & PROFILE VEGAS DRIVE
4. PLAN & PROFILE TENAYA WAY & VEGAS DRIVE
5. STREET & SEWER PLAN & PROFILE ROYAL PALM DRIVE
6. STREET & SEWER PLAN & PROFILE FIG PALM WAY
7. STREET & SEWER PLAN & PROFILE PALMALES WAY
8. STREET & SEWER PLAN & PROFILE PALMAE WAY
9. STREET & SEWER PLAN & PROFILE OLIVE PALM DRIVE
10. STREET & SEWER PLAN & PROFILE QUEEN PALM DRIVE
11. MASTER WATER PLAN
12. MASTER SEWER PLAN
13. MASTER STREET LIGHTING PLAN
14. DETAIL SHEET

LEGEND

1	LOT/BUILDING NUMBER
2	BLDG. NUMBER
3	EXISTING WATER MAIN
4	PROPOSED WATER MAIN
5	EXISTING FIRE HYDRANT
6	PROPOSED FIRE HYDRANT
7	EXISTING SEWER MAIN
8	PROPOSED SEWER MAIN
9	EXISTING STREET LIGHT
10	PROPOSED STREET LIGHT
11	EXISTING BLOCK FENCE
12	PROPOSED BLOCK FENCE
13	ARTE AND DIRECTION OF FLOW
14	EXISTING CENTERLINE
15	PROPOSED RETAINING LINE CORNER
16	RAC SETBACK LINE CORNER
17	DRIVEWAY SHALE
18	BOARD (8" HIG.) 1" WIDE, MAX.
19	RAC ELEVATION
20	F.F. FINISH FLOOR ELEVATION
21	TOP OF CURB ELEVATION
22	PL. FLOW LINE ELEVATION
23	FINISH GRADE ELEVATION
24	GRADE BREAK
25	EXISTING BOUNDARY ELEVATION
26	TOP OF SIDEWALK ELEVATION
27	TOP OF WALL ELEVATION
28	TRANS. ENDORSEMENT LOCATION
29	COVERED PARKING AREA

DEVELOPER

STANPARK HOMES OF NEVADA
7300 PIRATE COVE #2087
BLDG. # 26
LAS VEGAS, NEVADA 89128

TITLE SHEET
DESERT PALMS

W.O. No.	881004
BY	RICHARD
DATE	DEC. 88
SCALE	NONE
SHEET	1
OF	14 SHEETS

107Y-4030-1