

IMPROVEMENT PLANS OF DAVE BROWN WEST UNIT 4 (Also known as MOUNTAIN SHADOW ESTATES UNIT 4) CITY OF LAS VEGAS

GENERAL NOTES

1. 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 AREA, NEVADA", LATEST ISSUE; AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE "UNIFORM BUILDING CODE; AND ALL OTHER LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH 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 MAY NOT BE SHOWN ON THE PLANS.
3. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OF STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
4. THE CONTRACTOR SHALL NOT BACKFILL ANY TRENCHES IN WHICH WATER LINES HAVE BEEN UNCOVERED UNTIL THE WATER LINES 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.
5. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY ALTERATIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
6. TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3,000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGN TO BE APPROVED BY THE QUALITY CONTROL DIVISION PRIOR TO USE ON THE PROJECT.
7. 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, GAS, AND/OR OTHER UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THEREWITH.
8. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
9. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED TYPE CURB.
10. AC PAVEMENT TO BE 1/2" ABOVE LIP OF ALL GUTTERS OR VALLEY GUTTERS AFTER COMPACTION.
11. APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
12. 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.
13. WHEELCHAIR 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.
14. 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 INTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS, OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR.
15. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER.
16. 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.
17. 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. 629.550.
18. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC. SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND VALLEY GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY.

OWNER & DEVELOPER

HILLSIDE RESIDENTIAL OF NEVADA
3800 HOWARD HUGHES PARKWAY, SUITE 1400
LAS VEGAS, NEVADA 89109
(702) 796-5555

BENCHMARK

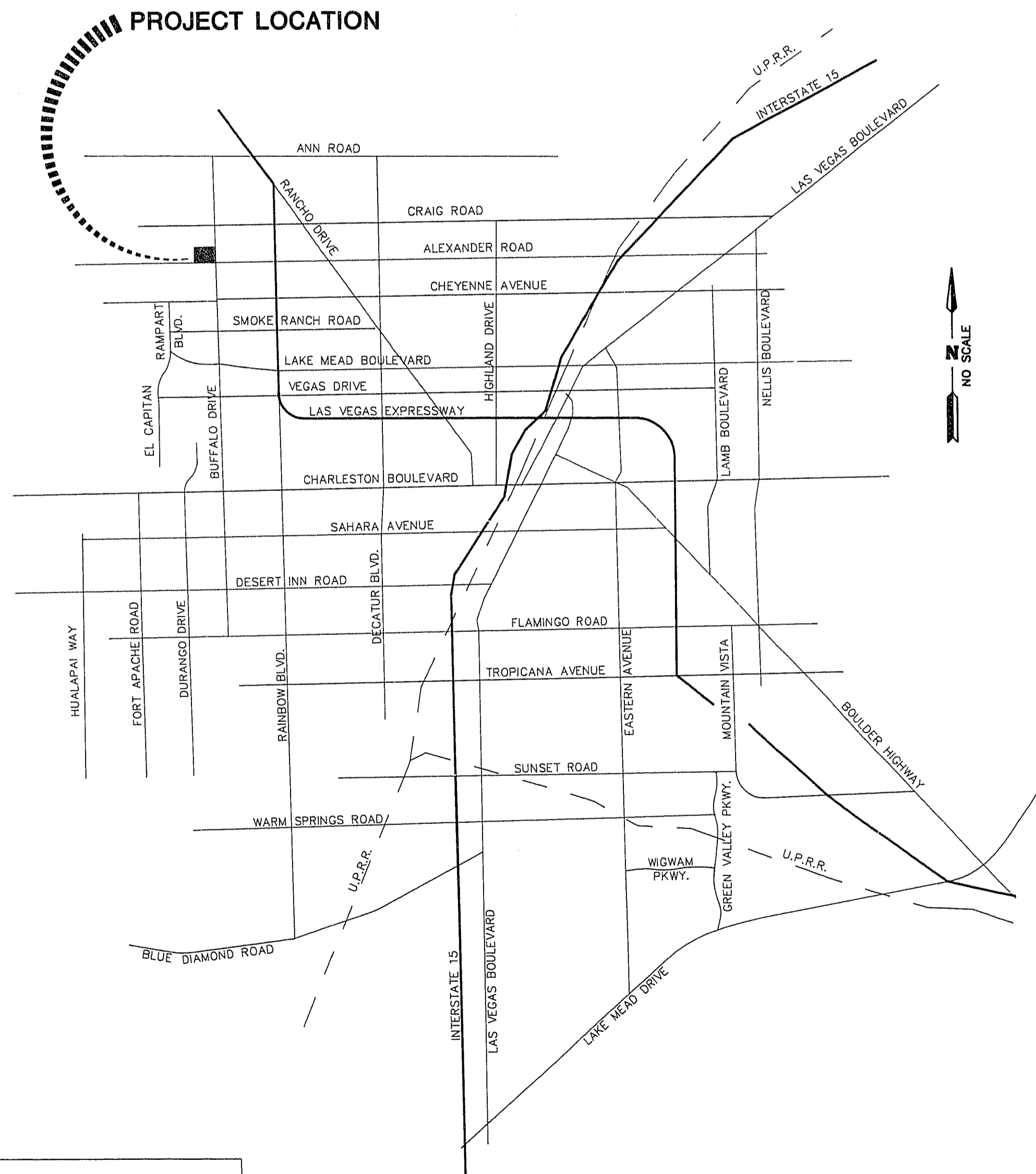
CLARK COUNTY BENCHMARK NO. C001001 RAILROAD SPIKE ON THE EAST SIDE OF P.P. #62837. POWER LINE RUNS NORTH/SOUTH AND ON THE WEST SIDE OF DIRT ROAD (T106A).

C.C. ELEVATION = 2334.96'
C.L.V. ELEVATION = 2333.92'

REFERENCE NOTE

ALL IMPROVEMENTS SHOWN HEREON SHALL BE REFERENCED TO THE OVERALL ROUGH GRADING PLAN ENTITLED, "DAVE BROWN WEST", APPROVED ON 6-18-89. CLV #107Y-4077

VICINITY MAP



DEVIATIONS FROM STANDARD DRAWINGS

1. " STANDARD DRAWING NO. 207", SEE SHEET 2

SHEET INDEX

1. COVER SHEET
2. DETAIL SHEET
3. STREET & SEWER PLAN & PROFILE - (SAFARI LANE)
4. STREET & SEWER PLAN & PROFILE - (WEDLOCK LANE)
5. STREET & SEWER PLAN & PROFILE - (RIMGATE DRIVE & POPPY FIELDS DRIVE)
6. STREET & SEWER PLAN & PROFILE - (PURPLE RIDGE COURT & WHEATSTONE COURT)
7. MASTER SEWER PLAN
8. MASTER WATER PLAN
9. MASTER STREET LIGHT PLAN

QUANTITY ESTIMATE

2" ASPHALTIC CONCRETE PAVING	10,203 SY
30" ROLL TYPE CURB & GUTTER	4,734 LF
CONCRETE VALLEY GUTTER	3,544 SF
CONCRETE SIDEWALK	21,177 SF

APPROVALS

[Signature]
GARY A. PRESSWOOD, P.E.
C.L.V. CITY ENGINEER
DATE 4.9.91

REV	DATE	BY	REVISION
1	2-28-91	LW	REVISED NOTES, APPROVED D.A.G.
2	3-4-91	D.A.	NAME REVISED TO DAVE BROWN WEST

ESI ENGINEERS & ARCHITECTS, INC.
REGISTERED PROFESSIONAL ENGINEERS
REGISTERED PROFESSIONAL ARCHITECTS
1000 S. LAS VEGAS AVENUE, SUITE 1000
LAS VEGAS, NEVADA 89101
PHONE: (702) 735-1111

SUBMITTED BY: *[Signature]* DATE: 3/1/91

TITLE: COVER SHEET

PROJECT: DAVE BROWN WEST UNIT 4
(Also known as MOUNTAIN SHADOW ESTATES UNIT 4)

W.O. #: 5263

BY: AMB

DATE: JAN 1991

SCALE: NO SCALE

SHEET: 1

OF 9 SHEETS

107Y-4077-4.91