

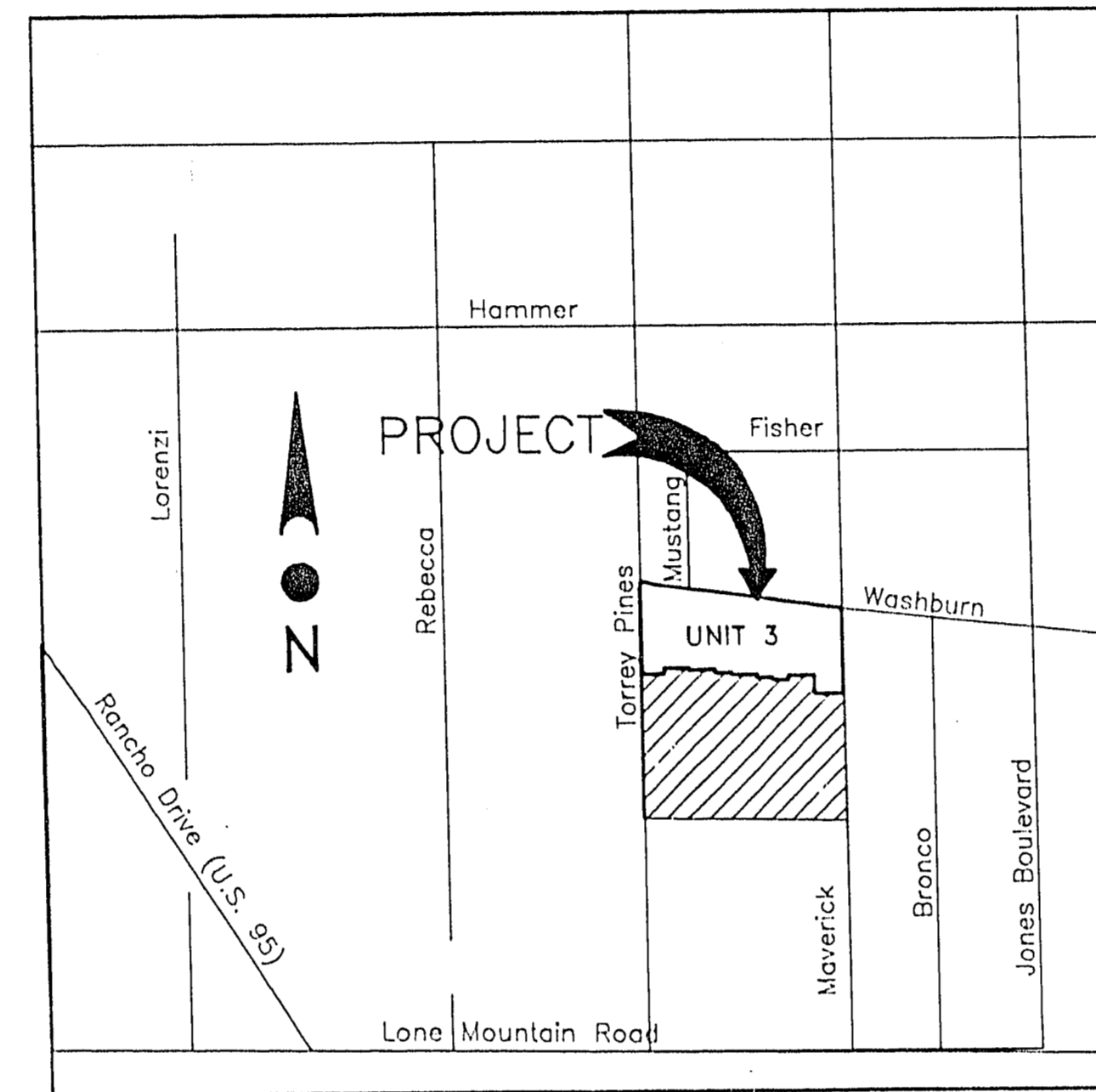
DESERT DREAM ESTATES UNIT 3

CITY OF LAS VEGAS, NEVADA

OFFSITE QUANTITY ESTIMATE

2" A.C. PAVING	5,797 S.Y.
3" A.C. PAVING	6,417 S.Y.
4" A.C. PAVING	2,691 S.Y.
TYPE II GRAVEL BASE	2,338 C.Y.
TYPE I GRAVEL BASE	3,466 C.Y.
EXCAVATION	7,207 C.Y.
EMBANKMENT	0 C.Y.
CURB & GUTTER (24" L-TYPE)	5,368 L.F.
6" CONCRETE DRIVEWAY (EXCL. C&G)	6,960 S.F.
CONCRETE VALLEY GUTTER	1,356 S.F.
4" CONCRETE SIDEWALK	20,309 S.F.

(SEE SHEETS 5,6 AND 7 FOR OTHER QUANTITIES)



VICINITY MAP

NO SCALE

GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENT, 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 LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET.
- 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.
- THE CONTRACTOR SHALL TAKE ALL 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.
- 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.
- 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 3000 P.S.I. MINIMUM @ 28 DAYS. 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, 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.
- 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 FEET IN EXTRUDED TYPE CURB.
- AC PAVEMENT TO BE 1/2" ABOVE LIP OF ALL GUTTERS OR VALLEY GUTTERS AFTER COMPACTION.
- APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND 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 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, OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR.
- ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER.
- 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.
- 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. NO. 625.550.
- 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.

DEVIATIONS FROM STANDARD

SHEET No.	DESCRIPTION
7	METER SERVICE TAILPIECE DETAIL

NO.	DATE	DESCRIPTION	APPROVED

E.J. WOJCIK ENGINEERING
 CIVIL ENGINEERING CONSULTANT
 620 South 11th Street, Suite 7
 Las Vegas, Nevada 89101
 Edmund J. Wojcik, P.E.
 (702) 366-1322

DESERT DREAM ESTATES
 UNIT 3
 COVER SHEET

(v) SCALE: N/A
 (h) SCALE: N/A
 J.N. : 890201
 DRAWN BY: TMC
 CHECKED BY: EJW
 SHEET NO. :
 1 OF 7

SHEET INDEX

- COVER SHEET
- GRADING PLAN
- PLAN & PROFILE
- PLAN & PROFILE
- MASTER SEWER PLAN
- MASTER STREETLIGHT & TRAFFIC CONTROL PLAN
- MASTER WATER PLAN

Avoid cutting underground utility lines. It's costly.

Call before you Dig.

1-800-227-2600

UNDERGROUND SERVICE ALERT (USA)

ENGINEERS CERTIFICATE

Edmund J. Wojcik 5-6-91

EDMUND J. WOJCIK, P.E. DATE
 NEVADA CERTIFICATION No. 4317

BENCH MARK

NLV BM # 2-6-109 AT THE CORNER OF LONE MOUNTAIN ROAD AND DECATUR BOULEVARD. A 1.5" DIAMETER CONCRETE MONUMENT 47.6' EAST AND 50.3' SOUTH OF NW COR. SEC. 6 MARKED BY 4"x4" WHITE POST.

ELEVATION = 2210.38

CLV BM No. 7C00-1W4 DATUM ELEVATION
 CLV ELEVATION PLUS 0.87 FEET = NLV ELEVATION

APPROVAL

Edmund J. Wojcik 6-7-91
 C.L.V. ENGINEER DATE

OWNER/DEVELOPER

BIVINS CONSTRUCTION CO., INC.
 620 SOUTH 11TH STREET
 LAS VEGAS, NEVADA 89101
 TELE: (702) 384-7575