

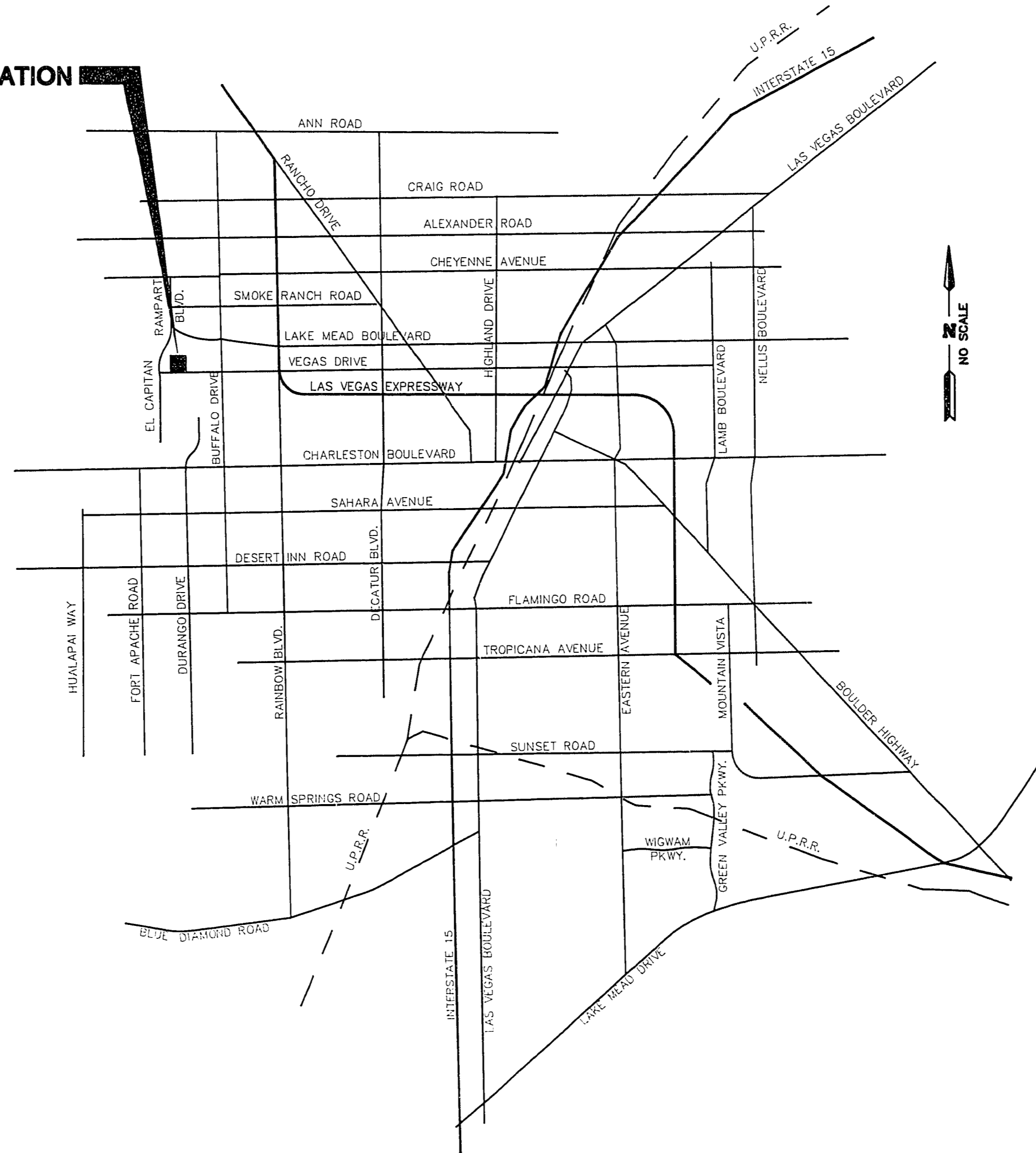
IMPROVEMENT PLANS OF LA MIRADA UNIT 2 CITY OF LAS VEGAS

GENERAL NOTES

*REQUIRED NOTES - OTHERS ONLY IF APPLICABLE

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR SUMMERLIN OFF-SITE IMPROVEMENTS, AS APPROVED BY THE CITY OF LAS VEGAS, FEB. 2, 1993"; 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 STANDARD".
- 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 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, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND 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.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES, AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGED, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORILY TO THE CITY ENGINEER OR 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 3,000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGN TO BE APPROVED BY THE QUALITY CONTROL DIVISION 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 150' IN EXTRUDED TYPE CURB PER SUMMERLIN STANDARDS.
- AC PAVEMENT TO BE 1/2" ABOVE LIP OF ALL GUTTERS OR VALLEY GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS.
- APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
- CURB & GUTTER WITH A GRADE OF LESS THAN FIVE TENTHS OF ONE PERCENT (PER SUMMERLIN STANDARDS) SHALL BE WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION. ANY CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY SHALL BE REMOVED AND REPLACED.
- SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER SUMMERLIN STANDARD DRAWING NO. S-77. 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, AND AS SHOWN ON THESE PLANS.
- 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. STATUTE NO. 625.550.
- 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.
- WALL NOTES:
A. ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN FOR THE PURPOSE OF GRADING RELATIONSHIPS.
B. THE STRUCTURAL AND ARCHITECTURAL DESIGN OF ALL WALLS (RETAINING OR NON-RETAINING) MUST BE APPROVED BY THE CLV BUILDING DEPARTMENT.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON CITY STREETS.

PROJECT LOCATION



VICINITY MAP

DEVIATION FROM STANDARDS (CITY OF LAS VEGAS)

1. 40' OFFSET CROWN STREET

DEVIATION FROM STANDARDS (SUMMERLIN)

1. 40' OFFSET CROWN STREET

SHEET INDEX

- COVER SHEET
- DETAIL SHEET
- STREET & SEWER PLAN & PROFILE - (DESERT QUAIL DRIVE)
- STREET & SEWER PLAN & PROFILE - (DESERT FORT STREET)
- STREET & SEWER PLAN & PROFILE - (WILLOWLEAF COURT & OLIVE CANYON DRIVE)
- MASTER SEWER PLAN
- MASTER WATER PLAN
- MASTER STREET LIGHT PLAN

NOTE: GRADING PLAN PRE-APPROVED WITH "LA MIRADA UNIT 1" 107Y-430-1

QUANTITY ESTIMATE

2" ASPHALTIC CONCRETE PAVING	7,268 SY
30" "L" TYPE CURB & GUTTER	3,240 LF
CONCRETE VALLEY GUTTER	1,444 SF
CONCRETE SIDEWALK	407 SF

OWNER/DEVELOPER

PACIFIC HOMES
DEVELOPMENT CORPORATION
3111 S. MARYLAND PARKWAY
LAS VEGAS, NEVADA 89109
(702) 735-0191

BENCHMARK

C.L.V.B.M. #0LV0021E4
RIVET & PLATE IN TOP OF CURB, NW RETURN
OF BUFFALO DRIVE & LAKE MEAD BLVD.
ELEVATION = 2425.487

NOTE: ALL IMPROVEMENTS CONFORM TO APPROVED FLOOD STUDY FEBRUARY 21, 1994

APPROVALS

[Signature]
DENNIS ANDERSON, P.E., 9160
CITY ENGINEER
7-15-94
DATE

[Signature]
SUMMERLIN
6/16/94
DATE
20-60-21

REV	DATE	BY	REVISION
1	1/16/94	CFA	ADDED DEVIATIONS & STREET NAME
2	7/21/94	CFA	REVISED DEVIATIONS & STREET NAME
3	7/11/94	CFA	ADDED FLOOD STUDY NOTE & GRADING PLAN NOTE

ESI ENGINEERS AND SURVEYORS INC.
PLANNERS & CONSULTANTS
708 W. CHARLESTON BLVD. LAS VEGAS, NV 89102
SUBMITTED BY: *[Signature]*

TITLE: COVER SHEET
PROJECT: LA MIRADA UNIT 2

W.O. # : 721 - B042
BY : DTB
DATE : AUGUST 1993
SCALE : NO SCALE

SHEET	1
OF 8 SHEETS	

11-9-48

107Y-430-2