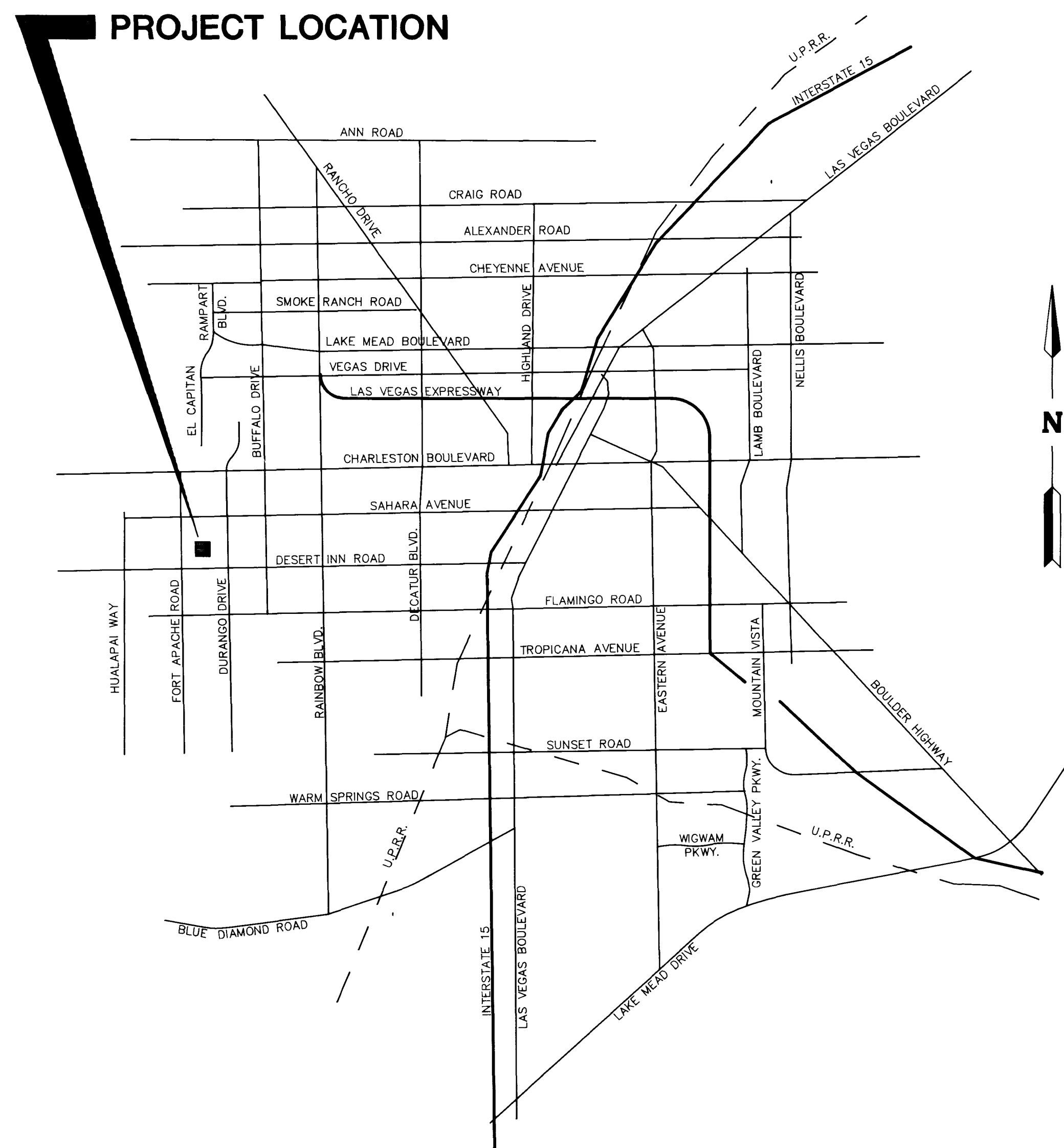


IMPROVEMENT PLANS OF LAGUNA BAY TOWNHOME ESTATES CITY OF LAS VEGAS

GENERAL NOTES

*REQUIRED NOTES - OTHERS ONLY IF APPLICABLE

- *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 LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARD".
- *2. 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.
- *3. 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.
4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- *5. 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.
6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
7. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED TYPE CURB.
8. AC PAVEMENT TO BE 1/2" ABOVE LIP OF ALL GUTTERS OR CROSS GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS.
9. APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
10. CURB & GUTTER WITH A GRADE OF LESS THAN FOUR TENTHS OF ONE PERCENT 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.
- *11. SIDEWALK 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.
- *12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE 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.
13. 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.
14. 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.
- *15. 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.
- *16. 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.
17. 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.
18. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON CITY STREETS.



VICINITY MAP

DEVIATION OF STANDARDS:

1. TERMINAL LENGTHS OF SEWER -
A. WHERE *CL* IS REQUIRED : SHEET 4
2. 26" WEDGE CURB

SHEET INDEX

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

QUANTITY ESTIMATE

2" ASPHALTIC CONCRETE PAVING.....	1,603 SY
26" WEDGE CURB	2405 LF
CONCRETE CROSS GUTTER (8").....	518 SF
CONCRETE CROSS GUTTER (2').....	226 SF
REMOVE & REPLACE CONCRETE CROSS GUTTER.....	947 SF

OWNER & DEVELOPER

E. A. COLLINS DEVELOPMENT
5195 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA 89119
(702) 736-6151

BENCHMARK

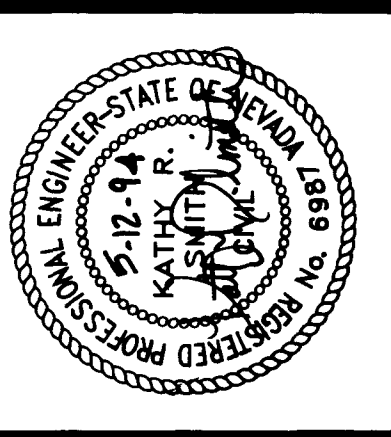
C.L.V. BENCHMARK #1LV108S4
RIVET & PLATE IN TOP OF CURB, NW RETURN OF
DESERT INN ROAD AND CRYSTAL WATER WAY.
ELEVATION = 2677.406

APPROVAL

[Signature] 11.22.94
CITY ENGINEER - DENNIS ANDERSON, P.E. 9160 DATE

APPROVAL	REV	DATE	BY	REVISION
	1	5-11-94	DSR	ISSUED QUANTITY TAKE OFF SHEET DESIGN
	2	6-8-94	DSR	REVISED QUANTITIES TAKE OFF SHEET DESIGN
	3	8-3-94	DSR	ADDED DEVIATION OF STANDARDS
	4	12-5-94	DSR	ADDED DEVIATION OF STANDARDS
	5	12-5-94	DSR	REVISED QUANTITIES TAKE OFF SHEET DESIGN

COVER SHEET
LAGUNA BAY TOWNHOME ESTATES



ESI ENGINEERS AND SURVEYORS INC.
PLANNING • CONSULTING ENGINEERS • SURVEYORS
708 W. CHAMBERLAIN BLVD. • LAS VEGAS, NEVADA 89101 • (702) 380-0415

W.O. # : 755 - 8910
BY : DSR
DATE : APR 1994
SCALE : NO SCALE

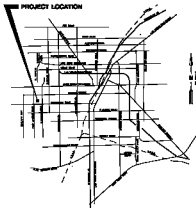
SHEET 1 OF 5 SHEETS

IMPROVEMENT PLANS OF LAGUNA BAY TOWNHOME ESTATES CITY OF LAS VEGAS

GENERAL NOTES

484940-000 - LAGUNA BAY TOWNHOME

1. ALL DIMENSIONS AND LOCATIONS SHALL BE AS SHOWN ON ALL SHEETS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA.
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20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA.



VICINITY MAP

DEVIATION OF STANDARD
1. STANDARD DEVIATION OF STANDARD
2. STANDARD DEVIATION OF STANDARD
3. STANDARD DEVIATION OF STANDARD

SHEET INDEX

1. MAIN MAP
2. SITE PLAN
3. UTILITY PLAN
4. EROSION CONTROL
5. WATER MAIN PLAN

QUANTITY ESTIMATE

ITEM	QUANTITY	UNIT	PRICE	TOTAL
1. ASPHALT PAVEMENT		SQ. YD.		
2. CONCRETE PAVEMENT		SQ. YD.		
3. CURB AND GUTTER		LINEAL FT.		
4. SIDEWALK		SQ. YD.		
5. EROSION CONTROL		SQ. YD.		

OWNER & DEVELOPER

LAGUNA BAY TOWNHOME ESTATES
CITY OF LAS VEGAS

BENCHMARK

ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE CURVE.
ELEVATION IS TO THE CENTERLINE OF THE CURVE.
ELEVATION IS TO THE CENTERLINE OF THE CURVE.

APPROVAL

[Signature] 11-17-2017
CITY OF LAS VEGAS



11-17-2017

11-17-2017 017-2530

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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COVER SHEET
LAGUNA BAY TOWNHOME ESTATES



ESI ENGINEERING, INC.
11-17-2017
1-5