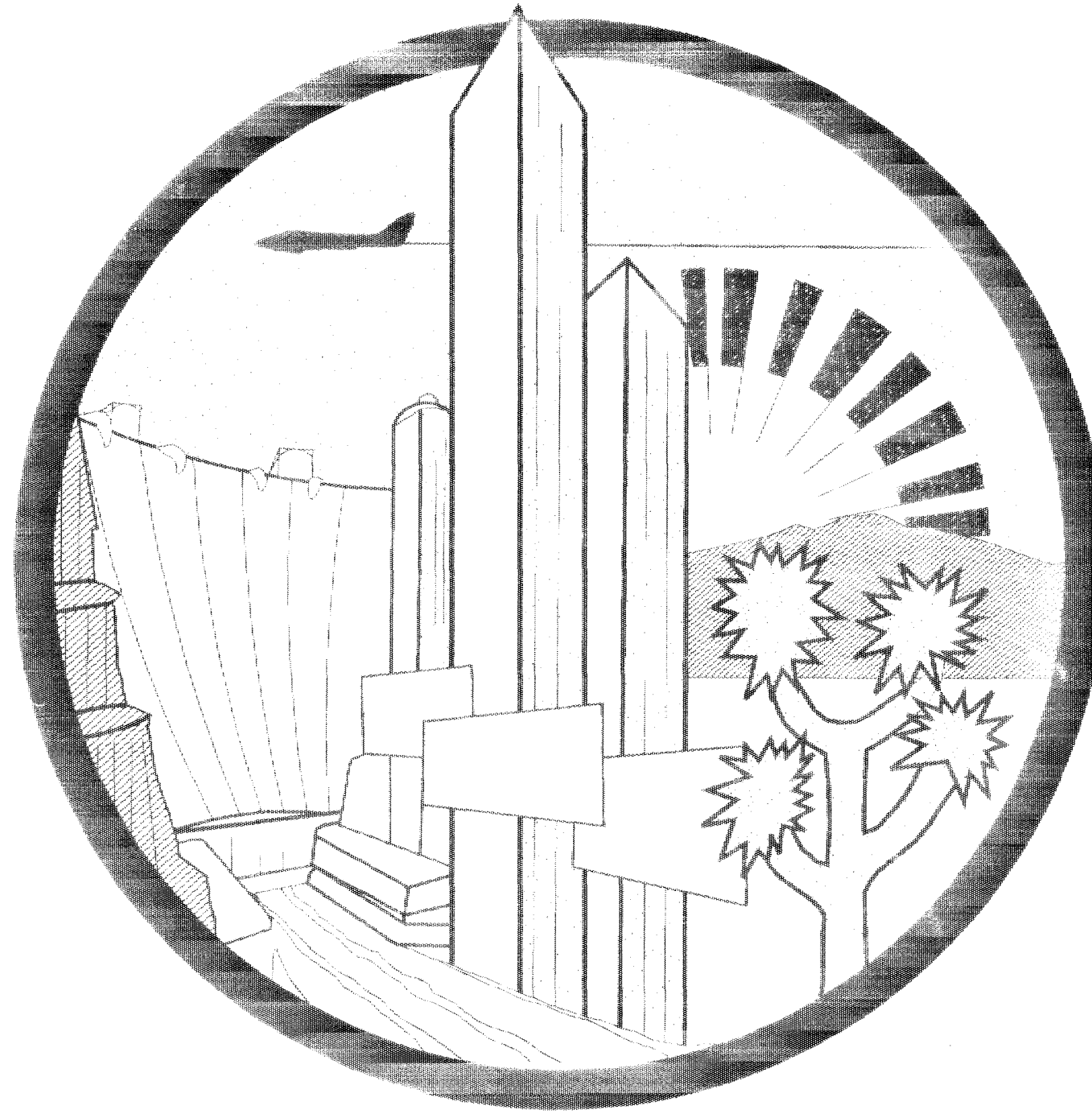


CITY OF LAS VEGAS GENERAL NOTES

- 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 STANDARDS".
- 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 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.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES, AND STREET 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 REPLACED SATISFACTORY 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 3000 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 300' IN EXTRUDED TYPE CURB.
- AC PAVEMENT TO BE 1/2" ABOVE LIP OF ALL 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 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.
- 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.
- 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:
 - ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN FOR THE PURPOSE OF GRADING RELATIONSHIPS.
 - 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.

REVISED 12/92 013M

IMPROVEMENT PLANS FOR PINE MEADOWS I UNIT 5



City of Las Vegas

PROJECT NAME: Pine Meadows Unit 5
 SHEETS 1, 2, 5, 6, 9, 10, 12 & 13 ONLY
 This project water plan complies with the Las Vegas Valley Water District's technical requirements. However, this water plan is **NOT APPROVED FOR CONSTRUCTION** at this time and this signature does not provide or imply a water commitment.
Dennis E. Anderson 9.19.97
 DATE

BENCHMARK
 CLARK COUNTY BENCHMARK # 0C90 17N6
 RIVET AND SQUARE ALUMINUM PLATE IN TOP CENTER OF HEADWALL ON THE WEST SIDE OF U.S. 95 NEAR MILE MARKER 90.15.
 ELEV.= 799.117 m (NAVD88 DATUM)
 ELEV.= 2621.77 ft

BASIS OF BEARING
 SOUTH 89°53'38" EAST BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 8, TOWNSHIP 10 SOUTH, RANGE 60 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN FILE 73, OR SURVEYS PAGE 14, OFFICIAL RECORDS

OWNER
 SPRING MTN. RANCH L.L.C.,
 A DELAWARE LIMITED PARTNERSHIP
 980 BROADBENT BLVD.
 HENDERSON, NV 89014

DEVELOPER
 PACIFIC COMMUNITIES DEVELOPMENT CORP.
 980 BROADBENT BLVD.
 HENDERSON, NV 89014
 PHONE: (702) 566-3291

LEGAL DESCRIPTION
 BEING A PORTION OF THE NORTH 1/2 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

APPROVALS
 APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHTS-OF-WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS EXCEPT THOSE SPECIFICALLY LISTED UNDER "DEVIATIONS FROM STANDARDS". THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN "DEVIATIONS FROM STANDARDS" IN FAVOR OF THE UNIFORM STANDARDS DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA.

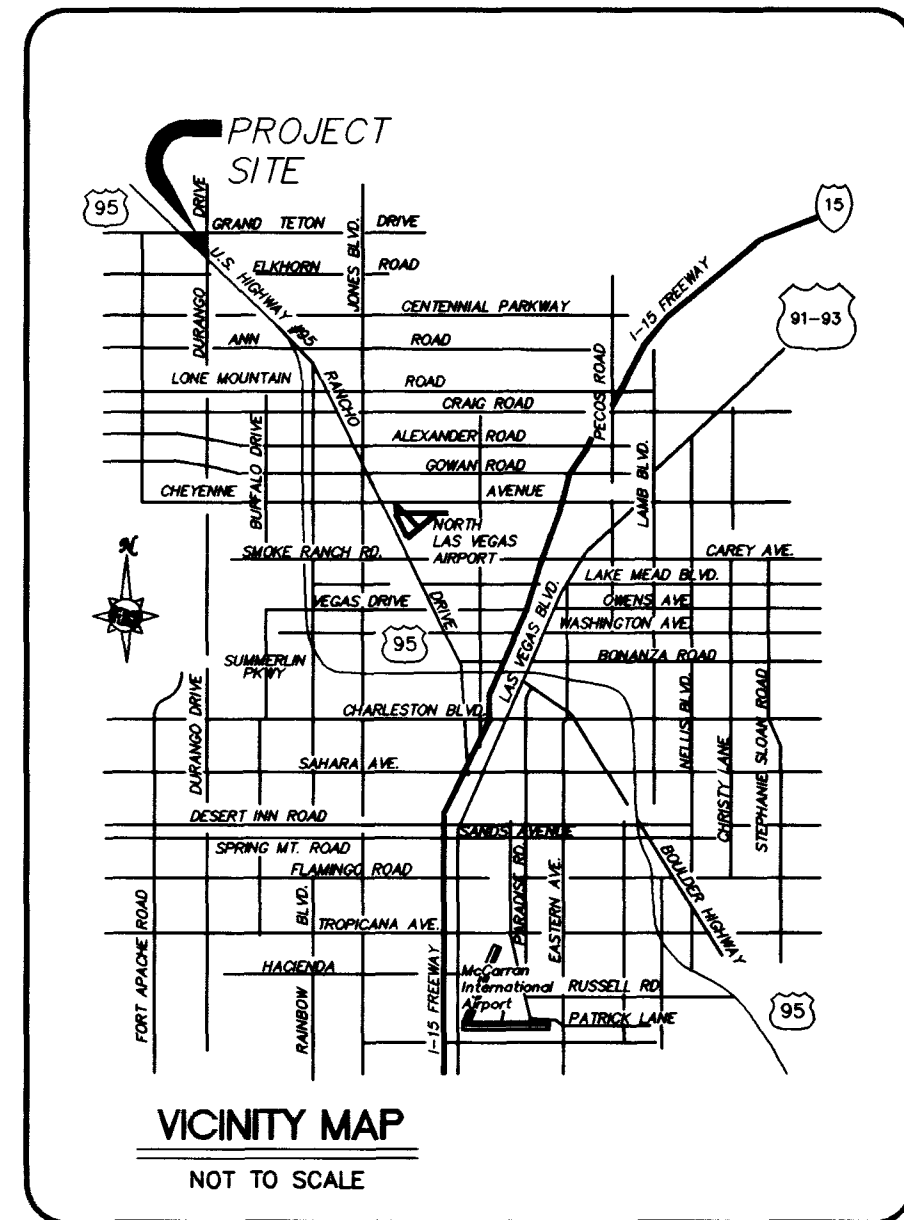
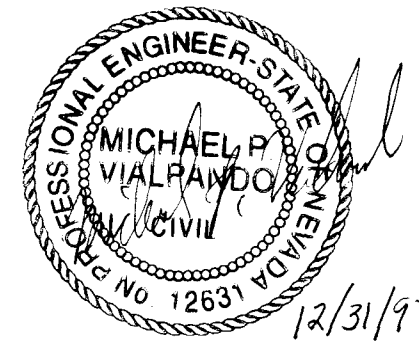
Dennis Anderson 3-2-98
 CITY OF LAS VEGAS CITY ENGINEER - DENNIS ANDERSON P.E.#9160 DATE

George A. Jacoby 7/23/97
 LAS VEGAS VALLEY WATER DISTRICT - GEORGE A. JACOBY DATE
 SHEETS 1, 2, 5, 6, 9, 10, 12 & 13 ONLY

George A. Jacoby 4/16/97
 NEVADA POWER COMPANY THIS APPROVAL IS ONLY FOR THE PLACEMENT AND CLEARANCE OF STREETLIGHTS AND SIGNAL LIGHT INSTALLATION. DATE

Robert M. Smith 4/16/97
 SOUTHWEST GAS CORPORATION DATE

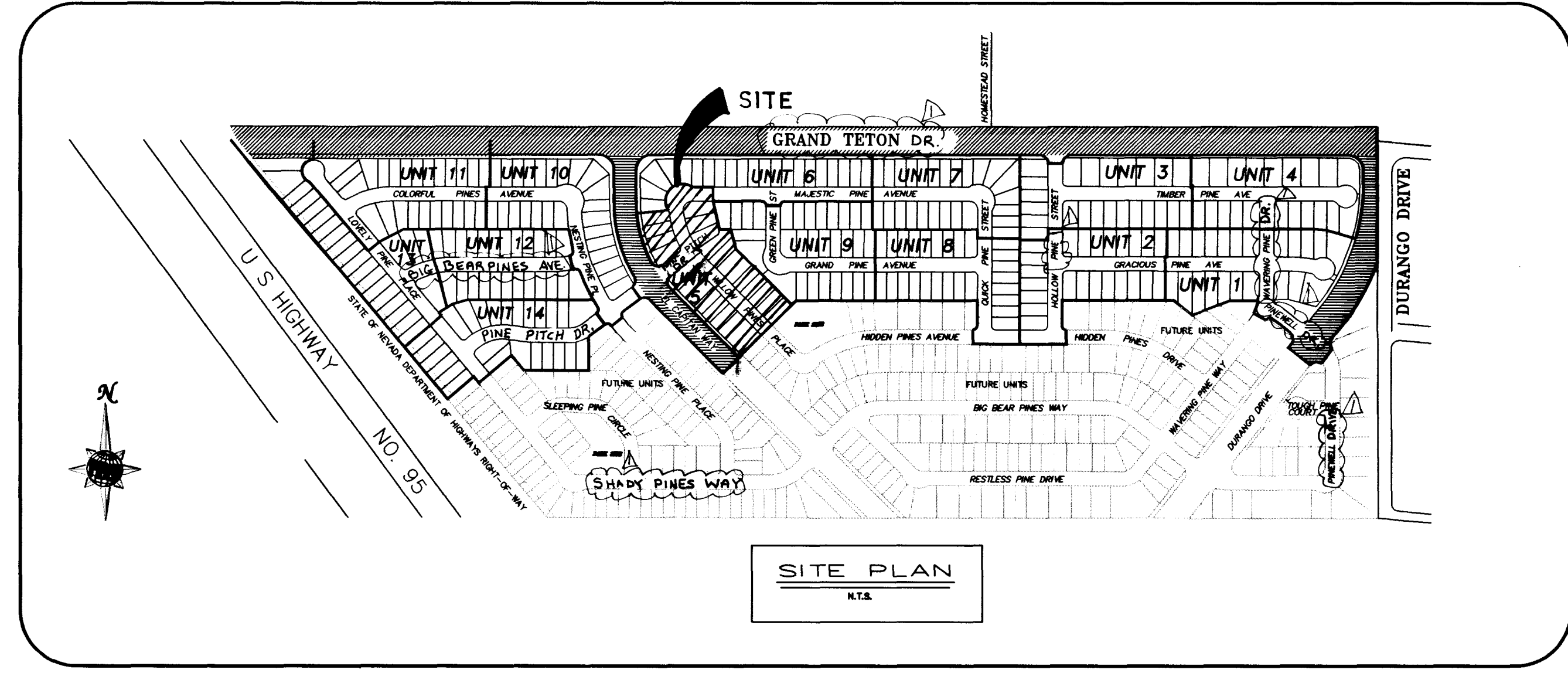
Robert M. Smith 4.4.97
 SPRINT DATE



Call before you Dig
 1-800-227-2600

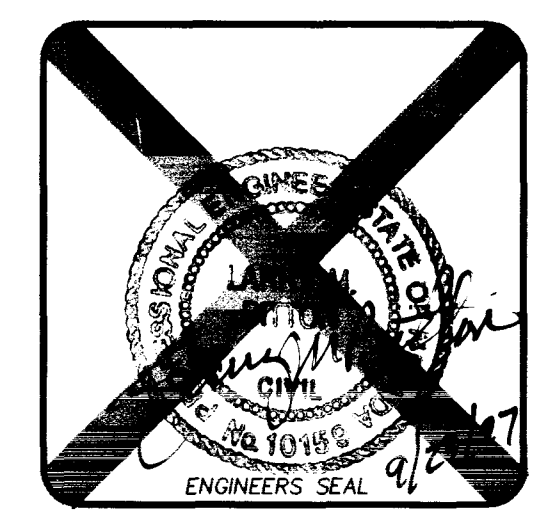
Call before you Overhead
 1-702-593-6111
 NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

DEVIATION FROM STANDARDS
 1. OFFSET CROWN ON MAJESTIC PINE DEVIATES FROM STD. DWG. NO. 207.
 2. SLOPE EXCEEDS 1.5% FROM VALLEY GUTTER TO BEGINNING OF TRANSITION AT INTERSECTIONS



SHEET INDEX

- COVER SHEET
- NOTES/QUANTITIES
- DETAIL SHEET
- GRADING PLAN
- UTILITY SHEET
- OFFSITE UTILITY SHEET
- WILLOW PINES PLACE - PLAN AND PROFILE
- PINE PITCH DRIVE AND MAJESTIC PINE PL - PLAN AND PROFILE
- HIDDEN PINES AVENUE - OFFSITE SEWER - PLAN AND PROFILE
- HOLLOW PINE ST - OFFSITE SEWER - PLAN AND PROFILE
- GRACIOUS PINE AVENUE - OFFSITE SEWER - PLAN AND PROFILE
- MAJESTIC PINE AVENUE - OFFSITE WATER - PLAN AND PROFILE
- QUICK PINE STREET - OFFSITE WATER - PLAN AND PROFILE



Job Number	51368	Scale	N.T.S.								
Sheet Number	1 OF 13	Drawn by	LWF								
Date	JANUARY 1997	Checked by	MPV								
File No.	368IMP	Date	1/13/97								
Plot Date	3/6/97	Project	PINE MEADOWS I UNIT 5 COVER SHEET								
Revisions	<table border="1"> <tr> <th>No.</th> <th>REVISIONS</th> <th>Date</th> <th>Appr.</th> </tr> <tr> <td>1</td> <td>REVISE STREET NAMES</td> <td>1/13/97</td> <td>LWF</td> </tr> </table>			No.	REVISIONS	Date	Appr.	1	REVISE STREET NAMES	1/13/97	LWF
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