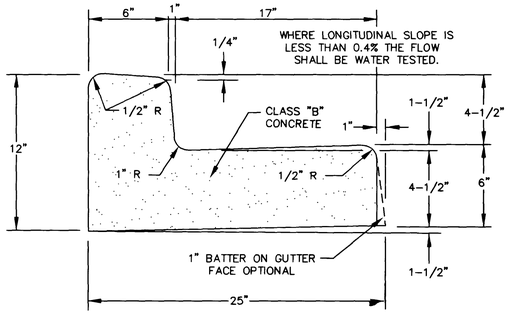
HUGO LEE RESIDENCE

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 LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".
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 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.
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 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.
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 3000 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 AFTER COMPACTION, EXEPT 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 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.
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.



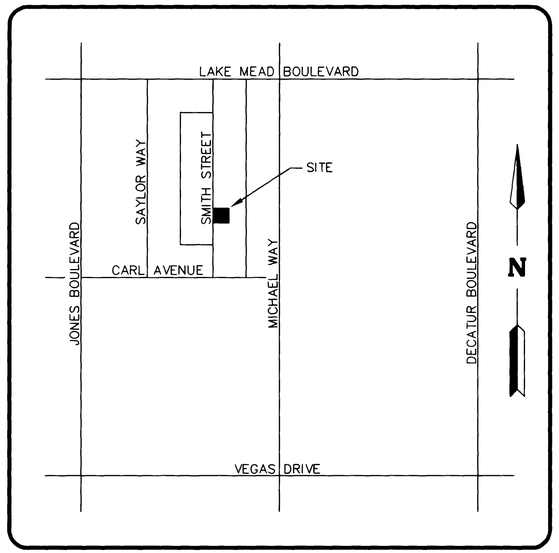
"L" CURB SECTION

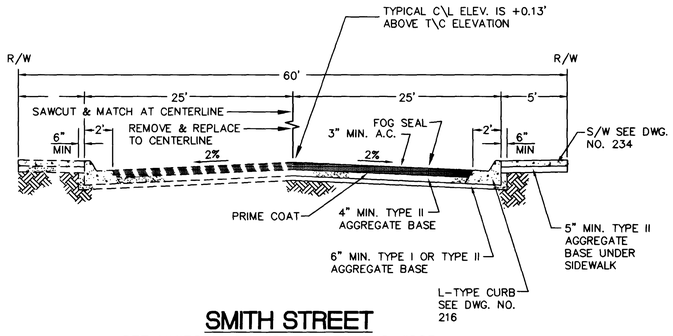
SEE UNIFORM STANDARD DRAWING #216

N.T.S.

VICINITY MAP

N.T.S.

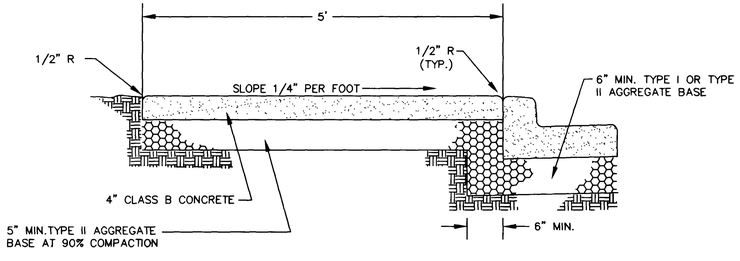




SMITH STREET

SEE UNIFORM STANDARD DRAWING #205

N.T.S.



SIDEWALK SECTION

SEE UNIFORM STANDARD DRAWING #234

N.T.S.

DEVIATIONS FROM STANDARDS

NONE

OWNER

HUGO LEE
1850 SMITH STREET
LAS VEGAS, NEVADA 89108
PHONE: (702) 646-2300

BENCHMARK

BM2LV0024S6 - A RIVET & PLATE IN TOP OF CURB OF THE EAST CURB LINE OF MICHAEL WAY AND CARL AVENUE.
NAVD 88 681.6315 m

ELEVATION = 2236.32 FT

BASIS OF BEARINGS

N 88°21'35" W, BEING THE SOUTH LINE OF THE NE 1/4 OF THE SW 1/4 OF SECTION 24, T 20 S, R60 E, M.D.M. PER RECORD OF SURVEY FILE 23, PAGE 24.

QUANTITY ESTIMATE

IMPROVEMENTS TO BE CONSTRUCTED PER THIS PLAN

CONSTRUCT 3" AC PAVEMENT WITH FOG SEAL	260 S.Y.
CONSTRUCT 2" AC PAVEMENT WITH FOG SEAL	145 S.Y.
CONSTRUCT 10" TYPE II AGGREGATE BASE	95 C.Y.
CONSTRUCT L-TYPE CURB AND GUTTER	48 L.F.
CONSTRUCT SIDEWALK	240 S.F.
CONSTRUCT 5" TYPE II AGGREGATE BASE	25 C.Y.
SAWCUT EXISTING PAVEMENT	290 L.F.
DRIVEWAY	368 S.F.
TYPE I OR II AGGREGATE BASE	47 CY

ABBREVIATIONS

VC	VERTICAL CURVE
BVC	BEGINNING OF VERTICLE CURVE
BVCS	BEGINNING OF VERTICLE CURVE STATION
BVCE	BEGINNING OF VERTICAL CURVE ELEVATION
EVC	END OF VERTICLE CURVE
EVCS	END OF VERTICLE CURVE STATION
EVCE	END OF VERTICLE CURVE ELEVATION
PVI	POINT OF VERTICLE INTERSECTION
ELEV	ELEVATION
TMH	TOP OF MANHOLE
CL	CENTERLINE
MIN	MINIMUM
N.T.S.	NOT TO SCALE
A.C.	ASPHALTIC CONCRETE
S\W	SIDEWALK
R\W	RIGHT-OF-WAY

LEGEND

--//--	DENOTES EX. PAVEMENT
---S---	DENOTES EX. 8" PVC SANITARY SEWER
S	DENOTES EX. SANITARY SEWER MANHOLE
	AREA OF CONSTRUCTION
	DENOTES NEW 3" ASPHALTIC CONCRETE
	DENOTES EXISTING PAVEMENT TO BE REMOVED & REPLACED
	DENOTES NEW 2" ASPHALTIC CONCRETE
(44.44) TC	DENOTES EX. SPOT ELEVATIONS
44.44 TC	DENOTES PROPOSED ELEVATIONS
[44.44] TC	DENOTES FUTURE DESIGN ELEVATIONS
2250	DENOTES EX. CONTOURS (5 FOOT INTERVALS)
2249	DENOTES EX. CONTOURS (1 FOOT INTERVALS)
	EXISTING FIRE HYDRANT
---W---	EXISTING WATER MAIN
	EXISTING RIGHT-OF-WAY LINE
— . . —	LOT LINE

SHEET INDEX

SHEET 1: TITLE SHEET
SHEET 2: STREET PLAN (PLAN & PROFILE)

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.

CITY ENGINEER
DENNIS ANDERSON, P.E.
12-13-96
DATE

LAS VEGAS VALLEY WATER DISTRICT
7/3/96
DATE

PROFESSIONAL ENGINEER STATE OF NEVADA GARY R. BUSBY 7/30/96 CIVIL No. 10584

CALL before you DIG
1-800-227-2600
UNDERGROUND SERVICE (USA) AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY

NO.	DATE	REVISIONS

DEVELOPMENT SERVICES OF NEVADA INC.
1895 MICHAEL WAY
LAS VEGAS, NV. 89108
PH. (702) 448-3628 ● FAX. (702) 648-9370
247-8608

IMPROVEMENT PLANS
HUGO LEE RESIDENCE
1850 SMITH ST.
LAS VEGAS, NV. 89108

FILE NAME: HUGO-TS
DESIGNED BY: GQE
DATE: 7/1/96
REVIEWED BY: RDS
DATE: 7/1/96
DRAWN BY: GQE
DATE: 7/1/96
CHECKED BY: GRB
DATE: 7/1/96
SCALE: NONE
JOB NUMBER: 951103
SHEET: 1
OF: 2

675

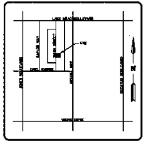
107-V2555

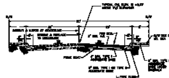
HUGO LEE RESIDENCE

CITY OF LAS VEGAS GENERAL NOTES

VICINITY MAP

N.T.S.

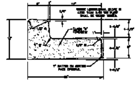




SMITH STREET

SEE UNIFORM STANDARD DRAWING

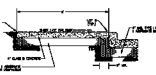
N.T.S.



"L" CURB SECTION

SEE UNIFORM STANDARD DRAWING

N.T.S.



SIDEWALK SECTION

SEE UNIFORM STANDARD DRAWING

N.T.S.

DEVIATIONS FROM STANDARDS

NONE

OWNER

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BASIS OF BEARINGS

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