

JADE PARK UNIT NO. 7

BEING A PORTION OF THE SW 1/4 OF SECTION 2,
T. 20 S., R. 60 E., M.D.M.
CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA
ALSO BEING A CONSOLIDATION OF THE COMMON AREAS OF
JADE PARK UNIT NO. 2 AND JADE PARK UNIT NO. 6

CITY OF LAS VEGAS, GENERAL NOTES:

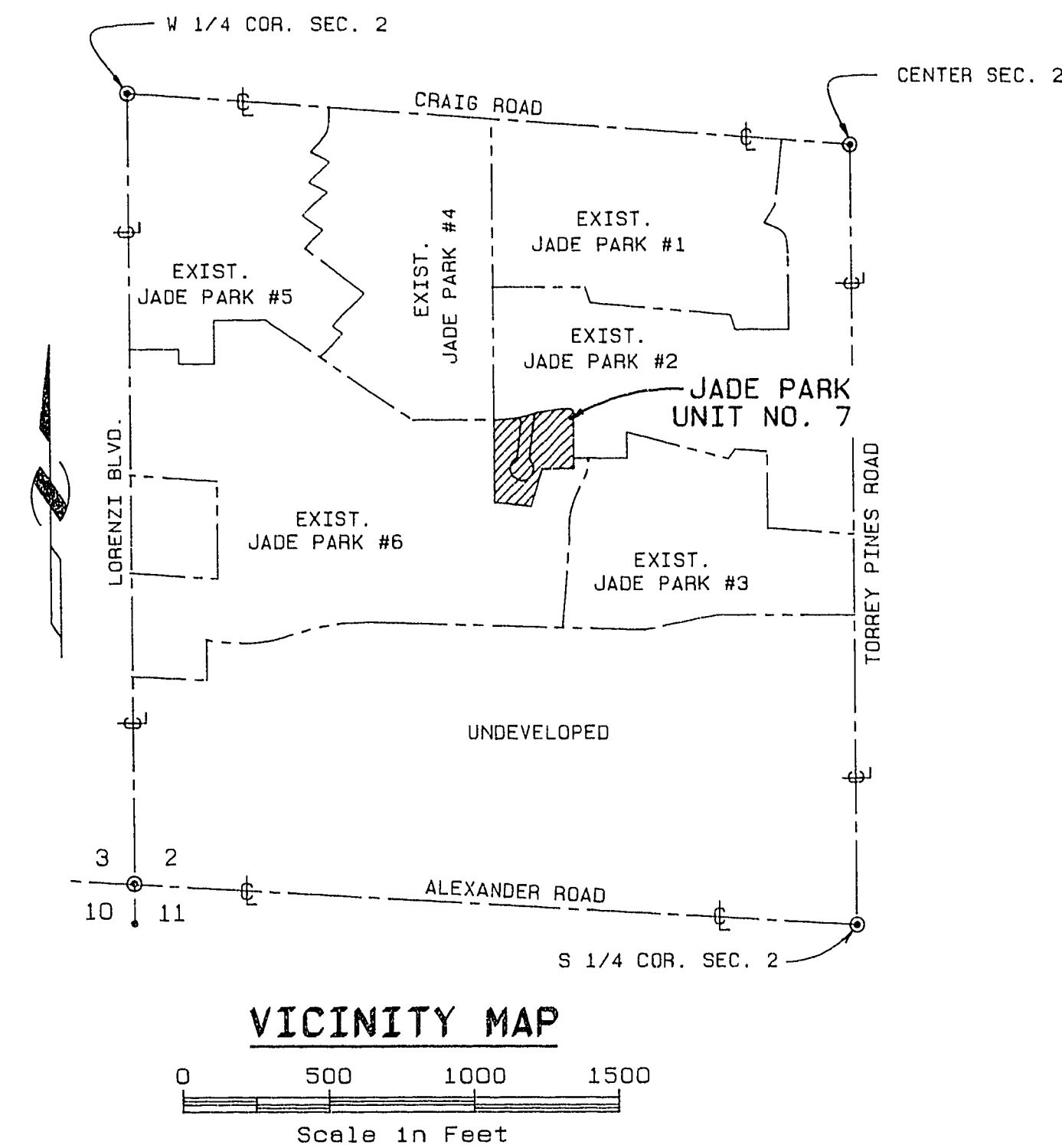
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST ISSUE; THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA", LATEST ISSUE; ANY OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH 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 ARE NOT 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 OR 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 WATERLINES HAVE BEEN UNCOVERED UNTIL THE WATERLINES 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 DESIGNED FOR A 5.5 SACK MIX WITH A MAXIMUM WATER/CEMENT RATIO OF 0.45 (OR AS DESIGNATED BY THE SOILS ENGINEER). 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 AND/OR TELEPHONE FACILITIES 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' IN EXTRUDED TYPE CURB.
- AC PAVEMENT TO BE 1/2" ABOVE LIP OF ALL GUTTER & VALLEY GUTTER AFTER COMPACTION.
- APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
- 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 SAID CONSTRUCTION. EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS, OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR.
- 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
- ANY EXISTING, SUBSTANDARD OFF-SITE IMPROVEMENTS ADJACENT TO THIS PROJECT TO BE BROUGHT UP TO CURRENT CITY STANDARDS.

CITY OF LAS VEGAS SEWER NOTES:

- ALL SANITARY SEWER INSTALLATIONS SHALL CONFORM TO THE STANDARD DETAILS AND SPECIFICATIONS OF THE CITY OF LAS VEGAS, AND SHALL ALSO CONFORM TO THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OF OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, LATEST EDITION, UNLESS OTHERWISE NOTED.
- CHISEL "S" OR "G" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.
- POLYVINYL (PVC) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35 SPECIFICATIONS, AND INSTALLED WITH SAND BEDDING AND BACKFILL OR TYPE II GRAVEL.
- TEE SADDLES SHALL BE USED TO CONNECT SEWER LATERAL TO EXISTING MAIN LINES UP TO 12" DIA. SIZE.
- A SEWER MAIN CROSSING OVER A WATER MAIN OR LESS THAN 18" UNDER A WATER MAIN MUST BE REINFORCED CONCRETE ENCASED PIPE FOR A DISTANCE NOT LESS THAN TEN FEET (10') TO EACH SIDE OF THE CENTERLINE OF THE WATER MAIN.

CITY OF LAS VEGAS FIRE DEPT. NOTES:

- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY OF LAS VEGAS FIRE DEPARTMENT "HYDRANT SPECIFICATIONS" AND "HYDRANT INSTALLATION SPECIFICATIONS" AND ORDINANCE #3318
- AUTHORIZED HYDRANTS FOR THIS PROJECT ARE:
A - KENNEDY GUARDIAN
B - MUELLER A-423 CENTURIAN
C - CLOW MODEL 2546 MEDALLION
- ON ANY NEW HOME OR BUILDING CONSTRUCTION, ACCESSIBLE FIRE HYDRANTS SHALL BE INSTALLED BEFORE COMBUSTIBLE CONSTRUCTION COMMENCES AND SAID FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER WITH AN ADEQUATE WATER SUPPLY.
- CONTRACTOR SHALL PLACE A GREEN REFLECTIVE MARKER AT CENTERLINE OF STREET ADJACENT TO FIRE HYDRANTS.
- ALL FIRE HYDRANTS MUST BE CONNECTED TO A DEPENDABLE WATER SUPPLY CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW. CALL THE LAS VEGAS FIRE DEPARTMENT AT 383-2888 FOR UNDERGROUND INSPECTION, PRESSURE AND FLUSH VERIFICATION OF ALL FIRE HYDRANTS AND FIRE LINES BEFORE COVERING.
- PAINTING OF THE CURBS AND HYDRANT AND ANY WORK NECESSARY FOR PROTECTION OF HYDRANTS FROM PHYSICAL DAMAGE PER THE "HYDRANT INSTALLATION SPECIFICATIONS" SHALL BE COMPLETED BEFORE APPROVAL OF THE HYDRANTS BY THE CITY OF LAS VEGAS FIRE DEPARTMENT.
- LAS VEGAS VALLEY WATER DISTRICT TO DETERMINE THAT HYDRANTS ARE CONNECTED TO A WATER SUPPLY CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW.
- FIRE HYDRANT SPACING: RESIDENTIAL 600 FT. MAXIMUM
FIRE HYDRANTS SHALL BE LOCATED WITHIN 500 FT. OF ANY CONSTRUCTION OR COMBUSTIBLE OPEN STORAGE, AND SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
- NO FIRE HYDRANT SHALL BE LOCATED WITHIN 6' OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREETLIGHT, OR ANY OTHER OBSTRUCTION.
- NO FIRE HYDRANT SHALL BE LOCATED WITHIN THE REQUIRED RADIUS OF A CUL-DE-SAC OR WITHIN 20' OF THE PERMETER OF THE RADIUS OF THE CUL-DE-SAC.
- A PERMIT MUST BE OBTAINED FROM THE FIRE DEPARTMENT FOR ON-SITE FIRE WATER SYSTEM INSTALLATION PRIOR TO CONSTRUCTION.



APPROVAL

[Signature]
LAS VEGAS CITY ENGINEER
6-18-89
DATE

CIVIL DRAWINGS

DWG. NO.	SUBJECT
1 OF 5	TITLE SHEET & NOTES
2 OF 5	GRADING PLAN & EXISTING CONDITIONS
3 OF 5	SEWER & WATER PLAN & PROFILE
4 OF 5	STREET PLAN & PROFILE
5 OF 5	MASTER STREET LIGHTING

TITLE SHEET & NOTES

SHEET 1 OF 5

OWNER & DEVELOPER: EQUGROUP, INC. 5160 WILEY POST WAY SALT LAKE CITY, UTAH 84116 (801) 532-2520		Instrument No. _____ Official Records Book No. _____ Filed at the request of _____ DATE _____ AT _____ FILE _____ PAGE _____
PREPARED BY: J.N. Ward & Associates 555 EAST SOUTH TEMPLE SALT LAKE CITY, UTAH 84102 (801) 521-4000	DATE: JAN. 1989 DRAWN BY: JBM/CAD SCALE: 1"=30' CHECKED BY: _____	CLARK COUNTY, NEVADA RECORDS FEE _____ DEPUTY

16-7-24 107Y-1861-7