

CLV GENERAL NOTES

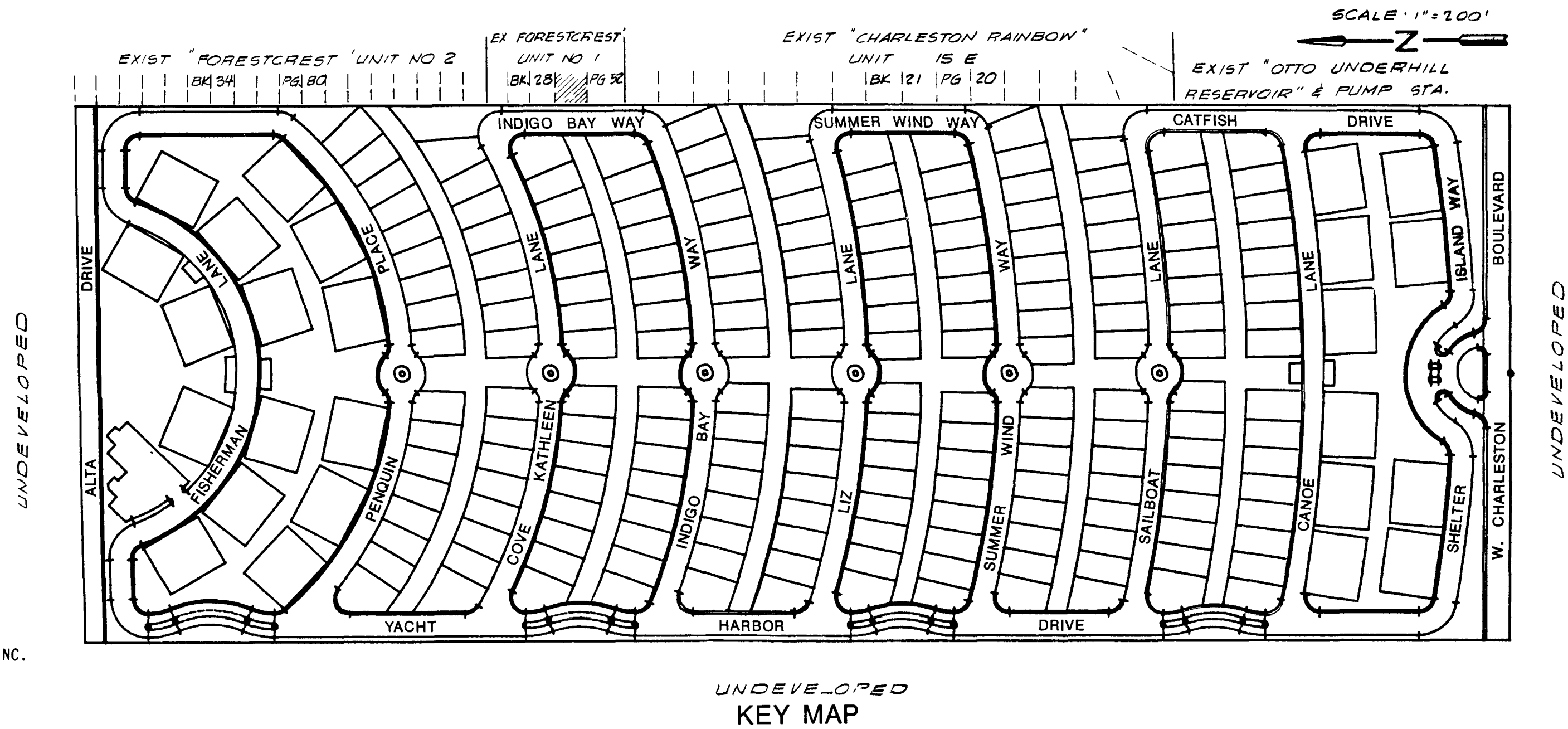
- ALL IMPROVEMENTS TO CONFORM TO THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS, CONSTRUCTION CLARK COUNTY AREA, (LATEST EDITION).
- WATER LAS VEGAS VALLEY WATER DISTRICT
SEWER CITY OF LAS VEGAS
LAS SOUTHWEST GAS CORPORATION
ELECTRIC NEVADA POWER COMPANY
TELEPHONE CENTRAL TELEPHONE COMPANY
- UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITION BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO ROAD CONSTRUCTION. EXTENT OF TRANSITIONS TO BE DETERMINED BY THE CITY ENGINEER.
- EXISTING UTILITIES ARE LOCATED ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE PROTECTION OF UTILITIES AND THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON PLANS OR NOT IN THE LOCATION SHOWN ON PLANS.
- WHEELCHAIR RAMP SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING NO. 118. EXACT LOCATION OF THE RAMP SHALL BE AT THE MIDPOINT OF THE CURB RETURN UNLESS OTHERWISE DETERMINED BY A CITY INSPECTOR.
- POWER POLES AND/OR OTHER EXISTING FACILITIES NOT IN PROPER LOCATION BASED ON PROPOSED IMPROVEMENTS SHOWN HEREON WILL BE RELOCATED AT NO EXPENSE TO THE CITY OF LAS VEGAS.
- FOR SET ON STREET PAVING SHALL BE APPLIED ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN COMPLETED.
- CURB AND GUTTER WITH A GRADE OF 1% SHALL BE FOUR TENTHS OF ONE PERCENT SHALL BE CONSTRUCTED BY FORMING. EACH POINT SHALL BE CHECKED FOR GRADE PRIOR TO CONSTRUCTION AND WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION.
- CONSTRUCTION SHALL BE PER UNIFORM STANDARD SPECIFICATIONS AND DRAWINGS, CLARK COUNTY AREA, NEVADA (LATEST EDITION).
- TYPE V CEMENT SHALL BE USED IN ALL CONCRETE.
- CONCRETE SHALL BE DESIGNED FOR A 4500 PSI MIX WITH A MAXIMUM WATER/CEMENT RATIO OF 0.40 OR AS DESIGNED BY THE SOLE ENGINEER. MIX DESIGN TO BE APPROVED BY THE QUALITY CONTROL DIVISION PRIOR TO USE ON THE PROJECT.
- BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENDINGS. EXISTING TRAFFIC SIGNALS SHALL BE MAINTAINED AFTER FIRST GRADING WORK IS COMPLETED, AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.
- ALL CONSTRUCTION SIGNING, MARKING AND TRAFFIC DELINEATION SHALL CONFORM TO THE "NEVADA WORK ZONE TRAFFIC CONTROL HANDBOOK - 1987" AND THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES - 1987".

Call
before you
Dig.

1-800-227-2600
UNDERGROUND SERVICE USA

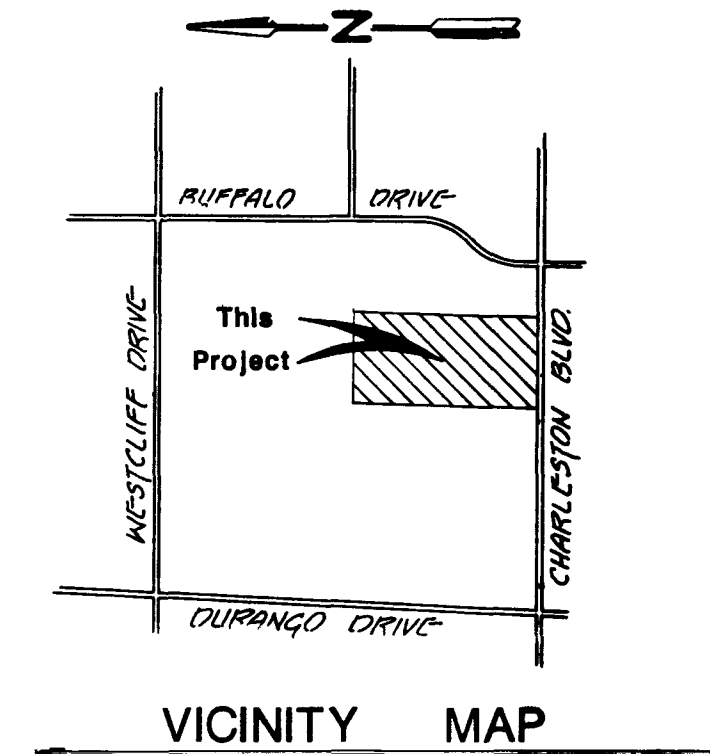
OWNER/DEVELOPER

MIDWEST DEVELOPMENT, INC.
PIUS REGER CONSTRUCTION CO., INC.
1725 S. RAINBOW BOULEVARD, #22
LAS VEGAS, NEVADA 89102



LEGEND

H.P.	HIGH POINT
600	FINISH PAD
TC	TOP OF CURB
FL	FLOW LINE
AC	ASPHALTIC CONCRETE
WS	WATER SURFACE
BL	BOTTOM OF LAKE
FG	FINISH GRADE
T.M.	TOP OF WALL
R/W	RIGHT-OF-WAY
SW	SIDEWALK
GB	GRADE BREAK
LF	LINEAL FOOT
W	WATER LINE
SS	SANITARY SEWER
SD	STORM DRAIN
MM	MANHOLE
TMH	TOP OF MANHOLE
EA	EACH
R	RADIUS
C&G	CURB & GUTTER
W	WITH
ESMWT	EASEMENT
VD	DRIVEWAY LOCATION
B/C	BACK OF CURB
B/SW	BACK OF SIDEWALK
R	PROPERTY LINE
LOC.	LOCATION
BCR	BACK OF CURB RETURN
CL	CENTERLINE
STA.	STATION
EX.	EXISTING
PMT	PAVEMENT
CONC.	CONCRETE
S	SLOPE
INV.	INVERT
H.L.	HINGE LINE
P.P.	POWER POLE
FP	FINISH PAD



DESCRIPTION

A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER (W1/2, SE1/4) SECTION 33, T20S, R60E, MDM, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

NOTICE TO CONTRACTORS

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING DAMAGE TO PROPERTY EITHER PUBLIC OR PRIVATE, AND IN THE EVENT OF SUCH DAMAGE SHALL MAKE SATISFACTORY REPAIRS AT HIS OWN EXPENSE.
- THESE PLANS WERE PREPARED WITH THAT DEGREE OF CARE AND SKILL ORDINARILY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY OTHER REPUTABLE ENGINEERS PRACTICING IN THE CLARK COUNTY AREA. NO OTHER WARRANTY, EXPRESSED OR IMPLIED, IS MADE.

BENCHMARK

BLM BRASS CAP, LOCATED AT THE CENTER OF CHARLESTON BOULEVARD AND BLADEE DIRT ROAD (BUFFALO DRIVE) APPROX. 600 FEET WEST FROM COUS34 (SECTION CORNER).
ELEV. 2527.60
PER C.L.V. ENG. DEPT. DATUM.

CLV GENERAL UTILITY NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA, NEVADA", UNLESS OTHERWISE SPECIFIED BY NOTE OR THE PLANS AND/OR SPECIAL PROVISIONS.
- LOCATIONS OF UTILITIES SHOWN ON DRAWINGS ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UTILITIES (SAFELY) TO BE AFFECTED BY HIS WORK. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED PROMPTLY IN A SATISFACTORY MANNER AT THE CONTRACTOR'S EXPENSE.
- ALL UTILITY COMPANIES SHALL BE NOTIFIED BY THE CONTRACTOR AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE EXISTING UTILITY COMPANY SHALL BE RESPONSIBLE FOR THE REMOVAL OR RELOCATION OF ALL POWER LINES, TELEPHONE LINES, JOINTLY-OWNED POLES AND RELATIVE APPURTENANCES THAT INTERFERE WITH THE REQUIRED IMPROVEMENTS AS SHOWN ON THE PLANS.
- SOUTHWEST GAS COMPANY SHALL BE RESPONSIBLE FOR THE REMOVAL OR RELOCATION OF ALL GAS LINES AND APPURTENANCES THAT INTERFERE WITH THE REQUIRED IMPROVEMENTS AS SHOWN ON THE PLANS.
- CENTRAL TELEPHONE COMPANY SHALL BE RESPONSIBLE FOR THE ADJUSTMENT OF TELEPHONE MANHOLES AND RELOCATION OF TELEPHONE BOOTHS AND UNDERGROUND TELEPHONE LINES THAT INTERFERE WITH THE REQUIRED IMPROVEMENTS AS SHOWN ON THE PLANS.
- NEVADA POWER COMPANY SHALL BE RESPONSIBLE FOR THE RELOCATION OF UNDERGROUND POWER LINES THAT INTERFERE WITH THE REQUIRED IMPROVEMENTS AS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERTICAL ADJUSTMENT OF ALL LAS VEGAS VALLEY WATER DISTRICT FACILITIES AS REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERTICAL ADJUSTMENT OF CITY OF LAS VEGAS MANHOLES UNLESS NOTICED OTHERWISE IN WRITING BY THE ENGINEER.
- WATER METERS REQUIRING HORIZONTAL RELOCATION WILL BE RELOCATED BY THE LAS VEGAS VALLEY WATER DISTRICT.
- IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL OR RELOCATION OF ANY EXISTING TRAFFIC PAYMENT MARKING, SUCH PAYMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY OF LAS VEGAS STANDARDS.
- THE DEVELOPER SHALL BE RESPONSIBLE TO PROVIDE AND INSTALL ALL PERMANENT SIGNS SHOWN ON THE PLANS. STREET NAME SIGNS SHALL CONFORM TO THEIR ENTIRETY TO CLARK COUNTY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF LAS VEGAS STANDARDS.
- IF A PROPOSED STREET LIGHT STANDARD IS FIELD LOCATED TO WITHIN FIVE (5) FEET OF ANY SIGN SHOWN HEREON TO BE LOCATED ON A SIGN POST, THEN CHANGE SIGN MOUNTING TO ONE ON THE STREET LIGHT STANDARD.
- CHISEL "S" OR "O" IN FACE OF CURB WHEREVER SEWER OR GAS PASSES UNDER THE CURB.
- HOUSE SERVICES SHALL COMPLY WITH WESTERN PLUMBING CODE AS TO THE SEPARATION DISTANCE.
- ALL HOUSES SHALL BE SERVED INDIVIDUALLY AS PER SECTION 313 OF THE UNIFORM PLUMBING CODE.
- CONTRACTOR SHALL FINISH THE ENGINEER WITH AS-BUILT DRAWINGS SHOWING THE EXACT LOCATIONS OF ALL HOUSE CONNECTIONS.
- CONCRETE COLLARS SHALL BE CONSTRUCTED AROUND ALL MANHOLES AND WATER VALVES.
- A/C PAVEMENT TO BE 1/2" MIN ABOVE LIP OF GUTTER AFTER COMPACTION.

CLV STREET LIGHT NOTES

ALL STREET LIGHTING INSTALLATIONS SHALL CONFORM TO THE LATEST ISSUE OF 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.

NOTE

ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN PROPER POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTION OF THE ROAD HEREON SHOWN ON THESE PLANS, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.

LAS VEGAS VALLEY WATER DISTRICT NOTES

- ALL WORK SHALL CONFORM TO LAS VEGAS VALLEY WATER DISTRICT STANDARD PLATES.
- ALL WORK, EXCEPT AS MODIFIED HEREON BY NOTE NO. 1, SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OF OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA.
- NOTICE SHALL BE GIVEN TO THE ENGINEERING DEPARTMENT OF THE LAS VEGAS VALLEY WATER DISTRICT 48 HOURS PRIOR TO ACTUAL CONSTRUCTION.
- SERVICE SADDLES WILL BE REQUIRED ON ALL SERVICES 1-1/2" AND LARGER. TAPPED COLLARS ARE PERMITTED ON 1" AND SMALLER. DOUBLE TAP COLLARS ARE NOT PERMITTED.
- ALL LINES TO BE PRESSURE TESTED TO 200 PSI.
- DEFLECTION ANGLE SHALL NOT EXCEED 2-1/2 DEGREES PER 13 FOOT SECTION OF PIPE FOR PIPE SIZES SMALLER THAN 14" AND SHALL NOT EXCEED 2 DEGREES FOR PIPE SIZES BETWEEN 14" AND 16".
- ALL METERS SHALL BE LOCATED OUTSIDE OF DRIVEWAYS.
- SERVICE LATERALS FOR LOTS TAPPED ON EXISTING MAIN BY OWNER'S CONTRACTOR SHALL BE UNDER DIRECTION OF THE LAS VEGAS VALLEY WATER DISTRICT.
- DETECTION TAPES REQUIRED IN ACCORDANCE WITH STANDARD PLATE NO. 27 WHERE INDICATED AND AS FOLLOWS:
A. OVER ALL MAINS NOT INSTALLED AT 6 FEET BACK OF CURB.
B. OVER ALL SERVICE LATERALS NOT INSTALLED AT RIGHT ANGLES TO MAINS.
- WHEN CROSSING SEWER LINES, WATER MAINS SHALL BE A MINIMUM OF 18" CLEAR ABOVE SEWER PIPE, OR ENCASED AS PER L.V.W.D. S.D.S.
- CALL BEFORE YOU DIG - 1-800-227-2600.

CLV FIRE DEPARTMENT NOTES

- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH CITY OF LAS VEGAS STANDARD SPECIFICATIONS.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY OF LAS VEGAS FIRE DEPARTMENT "HYDRANT SPECIFICATIONS", "HYDRANT INSTALLATION" AND WATER RESOLUTION REQUIREMENTS.
- ON ANY NEW HOME OR BUILDING CONSTRUCTION ACCESSIBLE FIRE HYDRANTS SHALL BE INSTALLED BEFORE ACTUAL CONSTRUCTION COMMENCES AND SAID FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER WITH AN ADEQUATE SUPPLY OF WATER.
- PAINTING OF CURBS AND/OR STRIPING OF ASPHALT AREAS AND PROTECTION OF HYDRANTS FROM PHYSICAL INJURY PER CITY OF LAS VEGAS FIRE DEPARTMENT "HYDRANT INSTALLATION SPECIFICATIONS" SHALL BE COMPLETED BEFORE APPROVAL OF THE HYDRANTS BY THE CITY OF LAS VEGAS FIRE DEPARTMENT CAN BE OBTAINED.
- NO FIRE HYDRANT SHALL BE LOCATED WITHIN SIX FEET OF A DRIVEWAY, SIX FEET OF A POWER POLE, LIGHT STANDARD OR OTHER OBSTRUCTION, FOR WALL, FENCE AND PLANTER LOCATIONS. SEE APPENDIX "C" OF 1987 UNIFORM FIRE CODE.

SPECIAL NOTES

- EXISTING UTILITIES SHOWN ON THESE PLANS WERE LOCATED FROM THE BEST INFORMATION AVAILABLE AT THE TIME. THE ENGINEER BEARS NO RESPONSIBILITY FOR EXISTING UTILITIES NOT SHOWN OR FOR UTILITIES NOT IN THE LOCATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR NOTIFYING ALL UTILITY COMPANIES BEFORE STARTING CONSTRUCTION, AND PHYSICALLY LOCATING ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- CONSTRUCTION SHALL CONFORM TO THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL INVESTIGATION BY WESTERN TECHNOLOGIES, INC., PROJECT NO. 4125J269 DATED NOVEMBER 15, 1985 AND ALL SUBSEQUENT REVISIONS THERETO.

ALL ONSITE STREETS ARE PRIVATE STREETS.

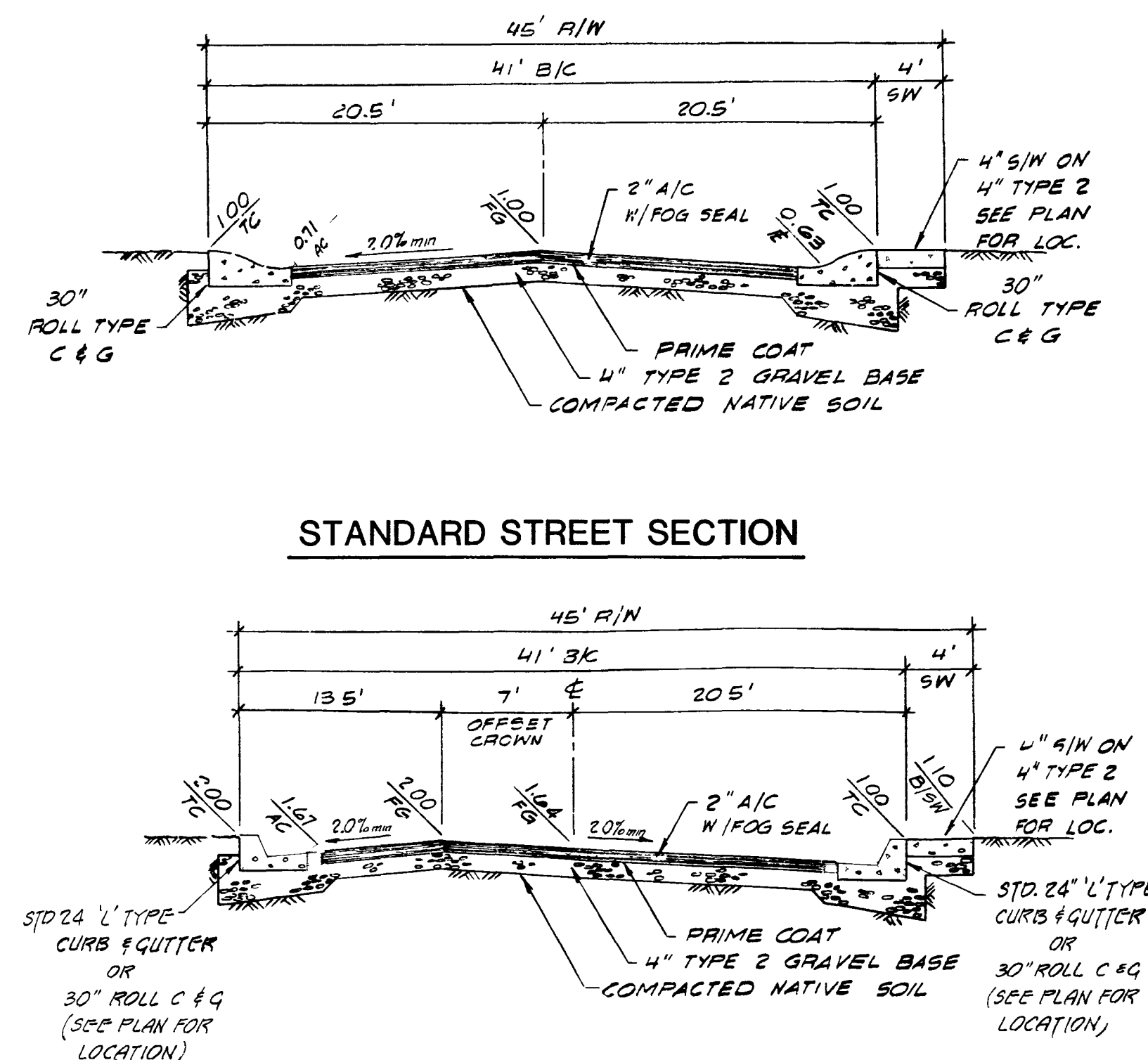
INDEX TO DRAWINGS

APPROXIMATE GRADING & PAVING QUANTITIES

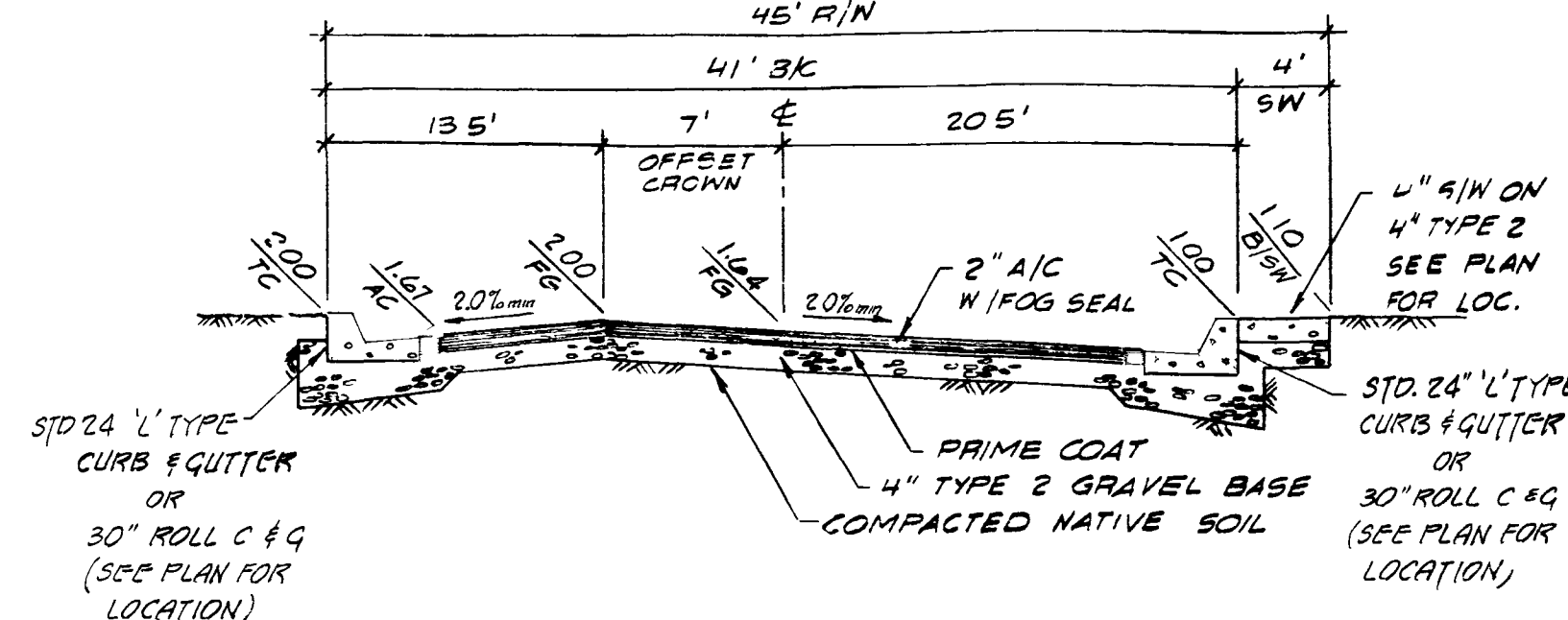
OFFSITE QUANTITIES		ONSITE QUANTITIES	
4" CONC. SIDEWALK	9,790 SF	4" CONC. SIDEWALK	47,565 SF
48" COMMERCIAL DRIVEWAY	310 SF	A CURB	3,245 LF
24" "L" CURB & GUTTER	1,825 LF	30" ROLL CURB & GUTTER	14,930 LF
8" VALLEY GUTTER	975 SF	24" "L" CURB & GUTTER	9,920 LF
3-3/4" AC	3,900 SY	TRANSITION CURB & GUTTER	180 LF
6" AC	5,375 SY	6" VALLEY GUTTER	2,090 SF
1/2" OPEN GRADE	4,990 SY	2" AC	56,300 SY
TYPE I OR NATIVE	2,320 CY	CONC. DRAINAGE SWALE	2,985 SF
TYPE II	1,325 CY	TYPE II	8,635 CY
		6" BLOCKWALL (PERIMETER)	5,150 LF

ESTIMATED EXCAVATION QUANTITIES

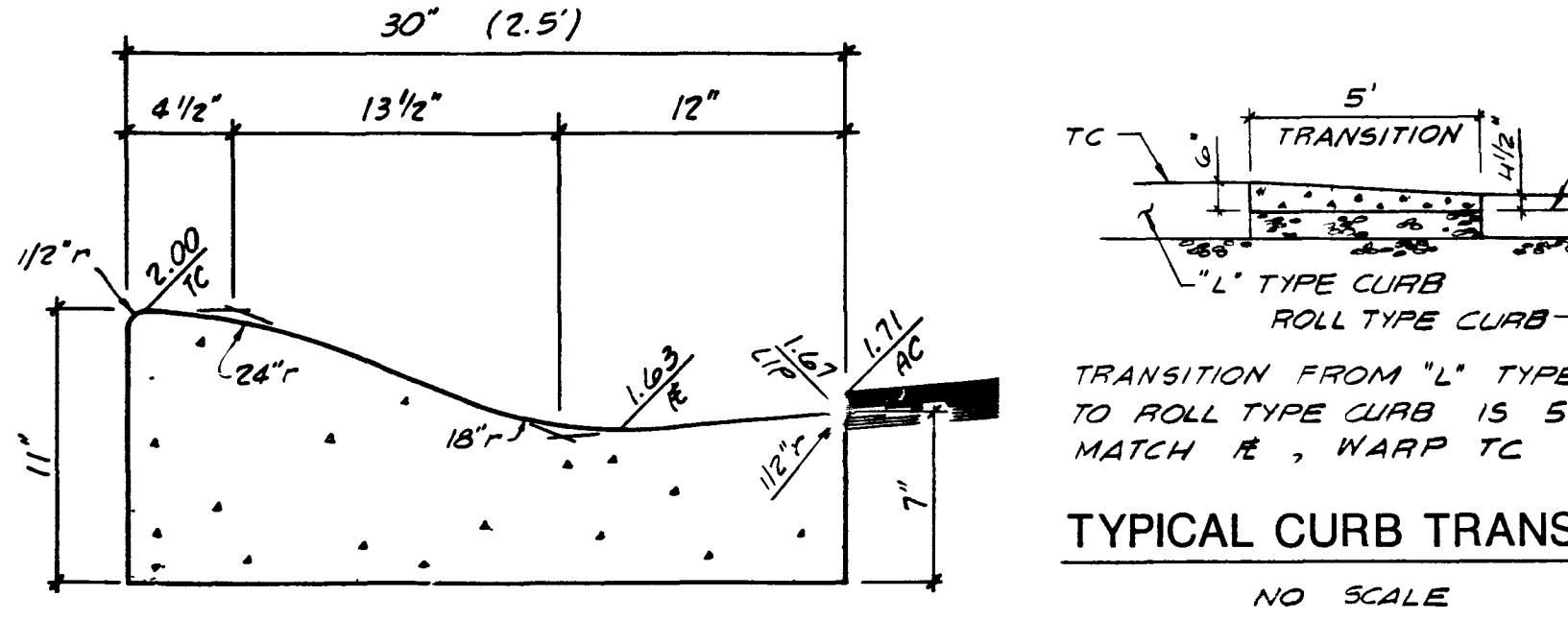
ITEM	CUT	FILL
ROADS	39,200 C.Y.	9,240 C.Y.
PADS	53,520 C.Y.	49,090 C.Y.
COMMON AREAS	21,225 C.Y.	20,850 C.Y.
TOTAL CUT =	113,945 C.Y.	79,180 C.Y. = SUBTOTAL FILL
LESS 20% SHRINKAGE =	-22,789 C.Y.	+11,976 C.Y. = PLUS 0.12 SUBSIDENCE
FILL AVAILABLE =	91,156 C.Y.	91,156 C.Y. = FILL REQUIRED



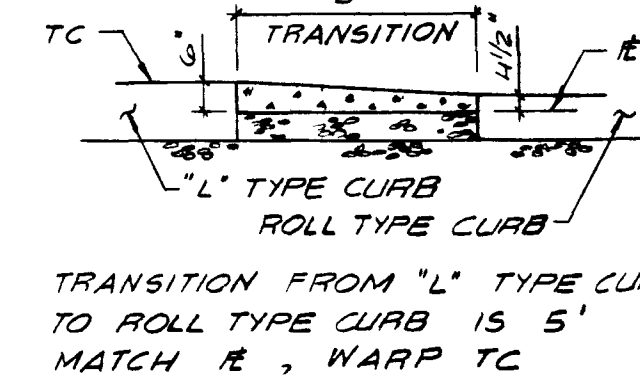
STANDARD STREET SECTION



TYPICAL OFFSET CROWN SECTION



TYPICAL ROLL CURB AND GUTTER



TYPICAL CURB TRANSITION

NO SCALE

APPROVALS:

CLV CITY ENGINEER 7-29-87 DATE
CLV LAND DEVELOPMENT & FLOOD CONTROL 7-28-87 DATE
CLV FIRE MARSHAL 7-15-87 DATE
CLV SANITATION ENGINEER 6-12-87 DATE
CLV TRAFFIC ENGINEER 7-17-87 DATE
CLV ELECTRICAL SUPERVISOR 6-15-87 DATE
CLV ELECTRICAL COORDINATOR 6-15-87 DATE
NEVADA POWER COMPANY 4/21/87 DATE

LAS VEGAS VALLEY WATER DISTRICT DATE

IMPROVEMENT PLANS LAKESIDE VILLAGE

CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

W. S. CROCKETT R.P.E. NO. 6777
4/8/87
4399

107Y-1934

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