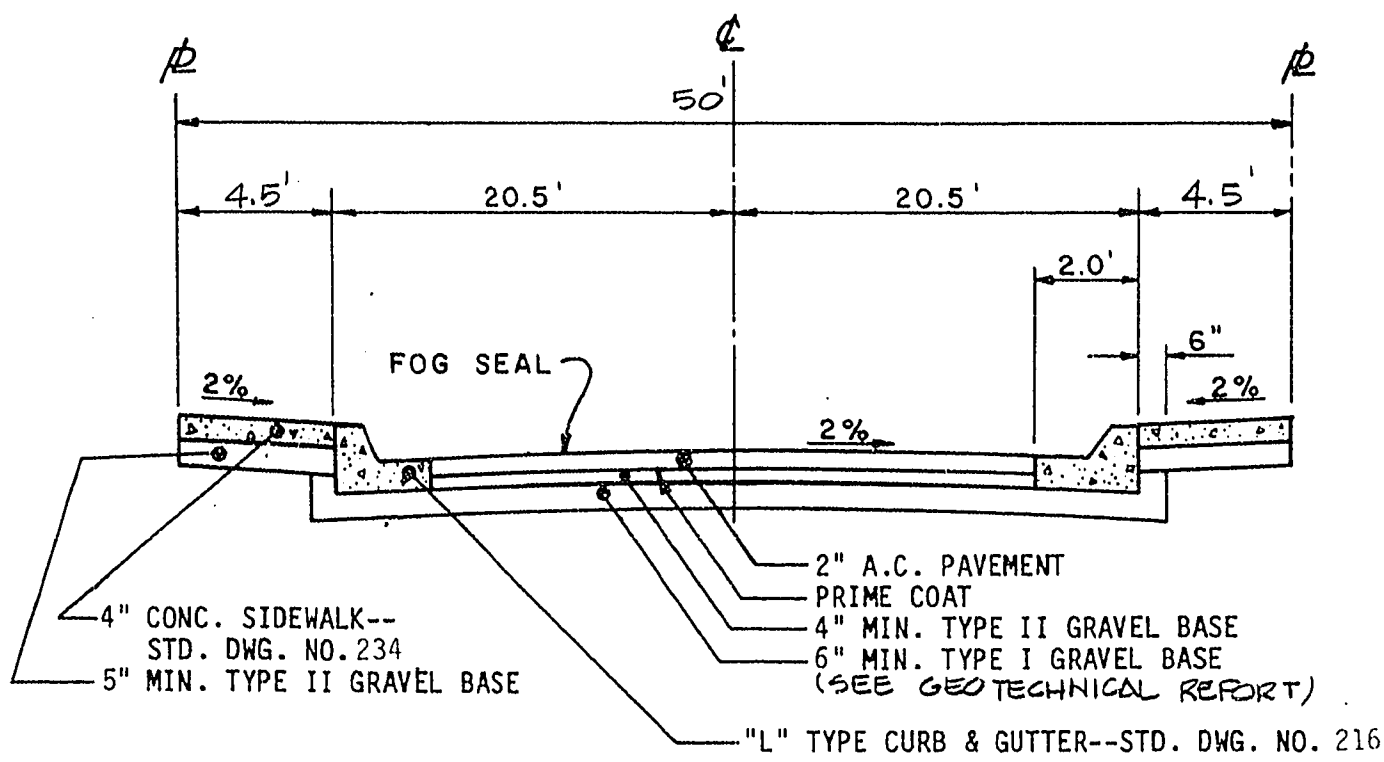


50' STREET SECTION WITH 4' BACK OF CURB

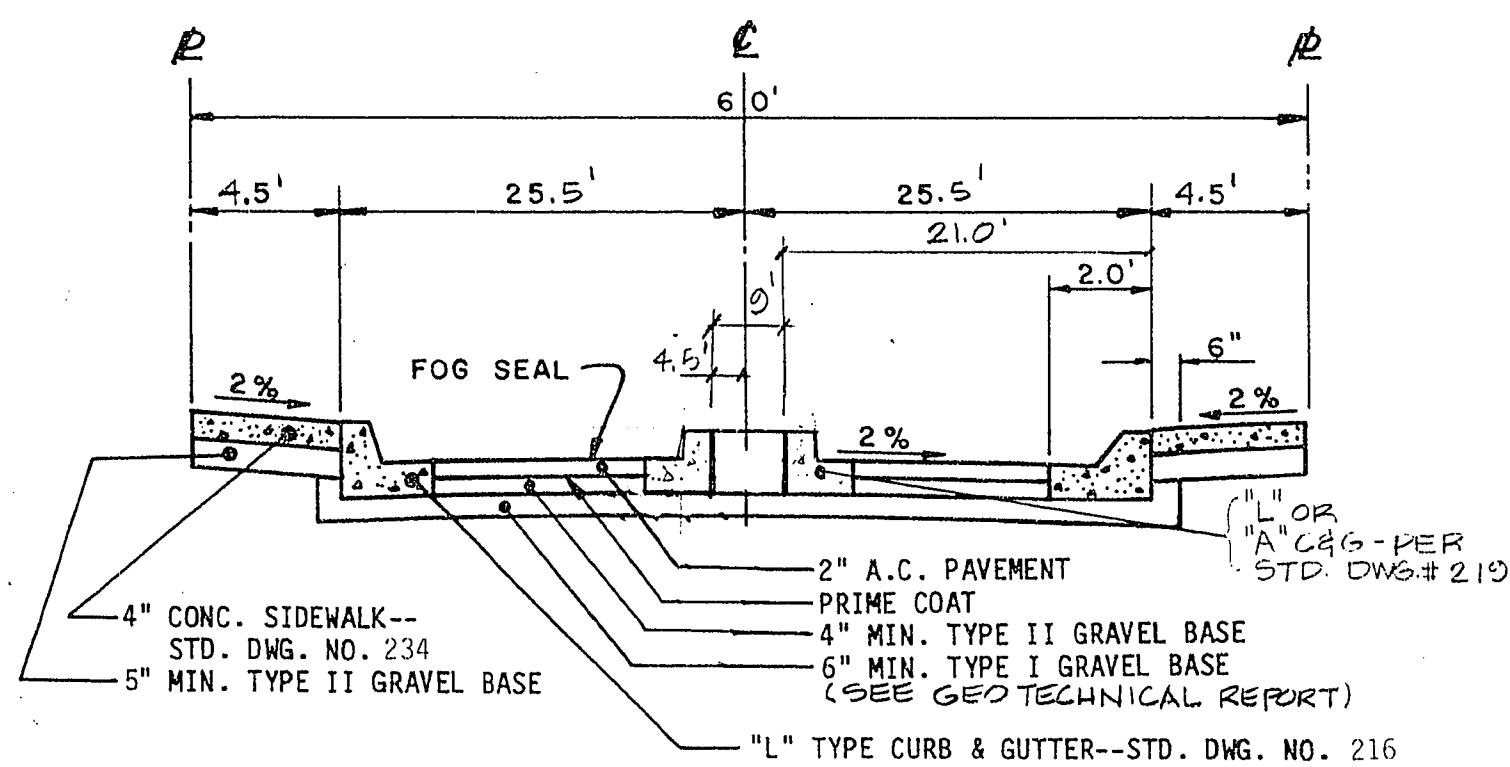


OCEAN GATE WAY
DESERT BEACH DR.
CRYSTAL RIVER CT.
OCEAN MIST CT.
ARCH BAY LANE

OCEAN FRONT DR.
POINT VIEW COURT
ELLIOT KEY DR.
SUNSET BEACH LN.

PRIVATE STREETS & PUBLIC UTILITY EASEMENTS

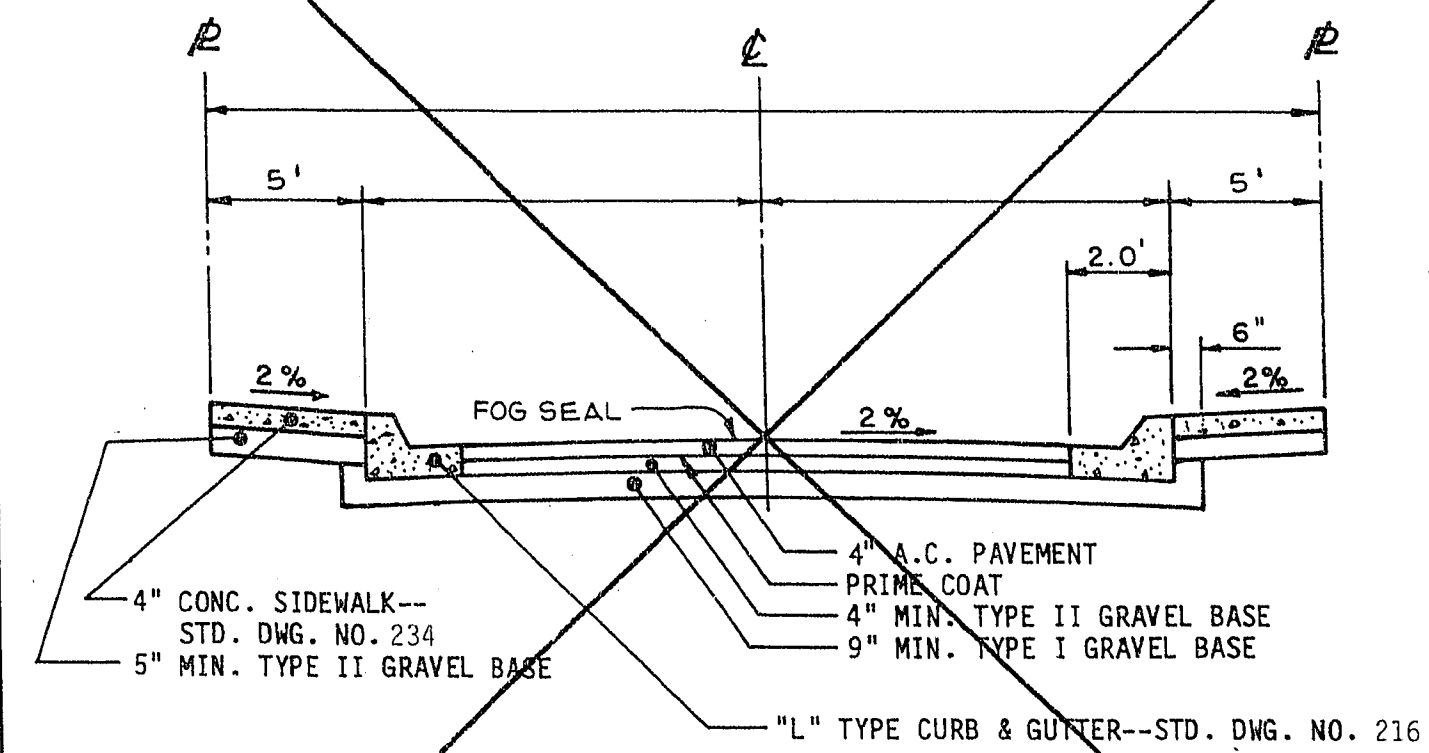
60' STREET SECTION WITH 5' BACK OF CURB



BOYNTON BEACH DR.
SEA REEF DR.

PRIVATE STREETS & PUBLIC UTILITY EASEMENTS

STREET SECTION WITH BACK OF CURB



QUANTITIES

ITEM NO.	DESCRIPTION	UNIT(S)	TOTAL
1.	2" A.C. PAVING	S.Y.	24,777
2.	TYPE I GRAVEL BASE	C.Y.	4,601
3.	TYPE II GRAVEL BASE	C.Y.	3,754
4.	EXCAVATION & EMBANKMENT	C.Y.	8,355
5.	"L" TYPE CURB & GUTTER	L.F.	11,484
6.	CONCRETE DRIVEWAY	S.F.	15,444
7.	8' VALLEY GUTTER	S.F.	4,543
8.	CONCRETE SIDEWALK (RESIDENTIAL)	S.F.	34,807
9.	SIDEWALK UNDERDRAIN	EA.	1
10.	HANDICAP RAMP	EA.	23
11.	FOR STREET LIGHTING QUANTITY - SEE SHEET 13		
12.	FOR TRAFFIC QUANTITY - SEE SHEET 13		
13.	FOR WATER QUANTITY - SEE SHEET 11		
14.	FOR SEWER QUANTITY - SEE SHEET 11		

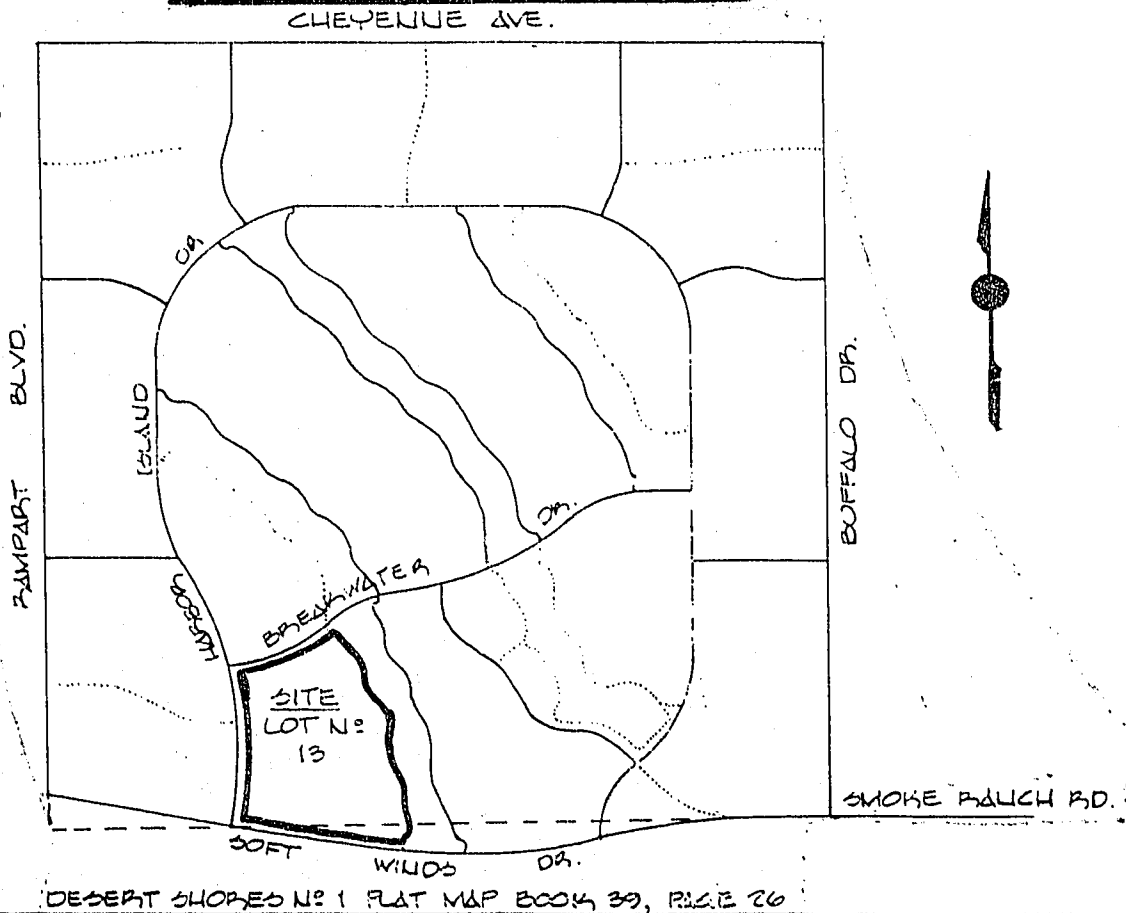
GENERAL NOTES

- C.L.V. GENERAL NOTES
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" OF THE YEAR 1988, LATEST EDITION, AND THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", CLARK COUNTY AREA, LATEST EDITION, AND 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 IS OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. 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.
 - 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 5,500 PSI 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 ARE REQUIRED AT A MAXIMUM OF EVERY 300 FEET IN EXTRUDED TYPE CURB.
 - A.C. PAVEMENT IS TO BE 1/2 INCH ABOVE THE LIP OF ALL GUTTERS AND VALLEY GUTTERS AFTER COMPACTION.
 - 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 CONSTRUCTED BY FORMING. EACH JOINT SHALL BE CHECKED FOR GRADE PRIOR TO CONSTRUCTION AND WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION.
 - 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.
 - ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER.
 - EXACT LOCATION OF ALL SANCTUARY 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.E.S. STATUTE NO. 625.550.

ABBREVIATIONS

AC.....ASPHALTIC CONCRETE	MH.....MANHOLE
ACP.....ASBESTOS CEMENT PIPE	MIN.....MINIMUM
ADJ.....ADJUST	NO.....NUMBER
BC.....BEGINNING OF CURB	OC.....ON CENTER
OR BACK OF CURB	OD.....OUTSIDE DIAMETER
BCR.....BEGINNING OF CURB	P.....POWERLINE
RETURN OR BACK OF	PC.....POINT OF CURVATURE
CURB RADIUS	PCC.....POINT OF COMPOUND
BDRY.....BOUNDARY	CURVE
BEG.....BEGIN	PG.....PAD GRADE
BM.....BENCHMARK	PHP.....PLASTIC HIGH PRESSURE
BSW.....BACK OF SIDEWALK	PI.....POINT OF INTERSECTION
BVC.....BEGINNING OF VERTICAL	PL.....PROPERTY LINE
CURVE	PP.....POWER POLE
C & G.....CURB AND GUTTER	PRC.....POINT OF REVERSE CURVE
CF.....CURB FACE	PROP.....PROPOSED
CIP.....CAST IRON PIPE	PT.....POINT OF TANGENT
C.....CENTERLINE	PVC.....POLY VINYL CHLORIDE PIPE
CMP.....CORRUGATED METAL PIPE	PVI.....POINT OF VERTICAL
CONC.....CONCRETE	INTERSECTION
CONST.....CONSTRUCT	PVMT.....PAVEMENT
DC.....DEPRESSED CURB	Q.....RATE OF FLOW
DI.....DROP INLET	R.....RADIUS
DIA.....DIAMETER	RCP.....REINFORCED CONCRETE PIPE
DIP.....DUCTILE IRON PIPE	RT.....RIGHT
DMH.....DROP MANHOLE	R/W.....RIGHT-OF-WAY
EC.....END OF CURVE	S.....SANITARY SEWER
ECR.....END OF CURB RETURN	SD.....STORM DRAIN
EL.....ELEVATION	SHP.....STEEL HIGH PRESSURE
EVC.....END OF VERTICAL CURVE	SHT.....SHEET
EX.....EXISTING	SP MH.....SPECIAL MANHOLE
FC.....FACE OF CURB	STA.....STATION
FF.....FINISHED FLOOR	STD.....STANDARD
FG.....FINISH GRADE	STL.....STEEL
FH.....FIRE HYDRANT	SW.....SIDEWALK
FL.....FLOW LINE	T.....TANGENT DISTANCE OR
G.....GAS	TELEPHONE
GB.....GRADE BREAK	TC.....TOP OF CURB
HGT.....HIGH OR HEIGHT	TMH.....TOP OF MANHOLE
HOR.....HORIZONTAL	TRANS.....TRANSITION
HP.....HIGH POINT	TSC.....TRAFFIC SIGNAL CONDUIT
ID.....INSIDE DIAMETER	TSW.....TOP OF SIDEWALK
INV.....INVERT	VC.....VERTICAL CURVE
LAT.....LATERAL	VCP.....VITRIFIED CLAY PIPE
LF.....LINEAL FEET	VERT.....VERTICAL
LT.....LEFT	VG.....VALLEY GUTTER
MAX.....MAXIMUM	W.....WATER
	P.S. PRIVATE STREET
	P.U.E. PUBLIC UTILITY EASEMENT

VICINITY MAP



DEVELOPER

MCKELLAR DEVELOPMENT CORP.
6000 S. EASTERN AVE.
SUITE 6A
LAS VEGAS, NEV. 89119
(702) 795-6700

BENCHMARK

CLV DATUM
TOP OF CURB WEST SIDE
OF DURANGO @ 250' SO.
OF WESTCLIFF
ELEV. = 2610.66

SCALE (H)	SCALE (V)
DES.	DES.
DR.	DR.
SECTION 10/21/20 S. R. GOE	

DATE	APPROVAL	BY	DESCRIPTION
5/11/89	JP	JP	SEE SHT. 10
5/13	JP	JP	SEE SHT. 10
5/13	JP	JP	SEE SHT. 10
5/13	JP	JP	SEE SHT. 10

APPROVALS

(SEE SHT. 11 & 12) 4-10-89
LAS VEGAS VALLEY WATER DIST. DATE SIGNED

NEVADA POWER CO. 4-10-89
DATE

(SEE SHT. 12) 4-10-89
CLV FIRE MARSHALL DATE SIGNED

CLV CITY ENGINEER 4-13-89
DATE

INDEX OF SHEETS

- GENERAL NOTES, VICINITY MAP, ABBREVIATIONS, BENCHMARK, APPROVALS, ETC.
- & 3. TRACT MAP (REFERENCE ONLY)
- & 5. GRADING PLAN
- STREET IMPROVEMENT PLANS - ARCH BAY LANE, SUNSET BEACH LANE
- STREET IMPROVEMENT PLANS - POINT VIEW COURT, ELLIOT KEY DRIVE, OCEAN GATE WAY, CRYSTAL RIVER COURT
- STREET IMPROVEMENT PLANS - OCEAN FRONT DRIVE
- STREET IMPROVEMENT PLANS - DESERT BEACH DRIVE, BOYNTON BEACH DRIVE, OCEAN MIST COURT, SEA REEF DRIVE
- SEWER PLAN & PROFILE - BETWEEN LOTS 2 & 3 (BREAKWATER) BETWEEN LOTS 22 & 23 (SOPHOMORE) AND BACK OF CURB CURVE TABLE
- & 12. WATER & SEWER PLAN
- & 14. STREET LIGHTING & TRAFFIC PLAN
- GENERAL NOTES & DETAILS

LA JOLLA CLASSICS
LAS VEGAS
NEVADA
ABBREVIATIONS, APPROVALS, BENCHMARK,
INDEX OF SHEETS, NOTES, QUANTITIES, MAP
SECTIONS & DETAILS, STANDARDS & VICINITY

JOB NO.
74070149

SHEET 1 OF 15

620 SOUTH VALLEY VIEW BOULEVARD
LAS VEGAS, NV 89107 (702) 798-3358

ALCA
ENGINEERING & SURVEYING, INC.