Improvement Drawings for PANORAMA POINTE

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 "SUMMERLIN IMPROVEMENT STDS. JULY, 1988 AND MODIFIED AS SHOWN ON DETAIL SHT. 2 of 18. ANY OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE.

2. 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.

3. 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.

4. 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.

5. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY ALTERATIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.

6. 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.

7. 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.

8. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.

9. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED CURB.

10. AC PAVEMENT TO BE 1/2" ABOVE LIP OF ALL GUTTER & VALLEY GUTTER AFTER COMPACTION.

11. APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.

12. 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.

13. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER S-7a SUMMERLIN IMP STDS. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.

14. 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.

15. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER.

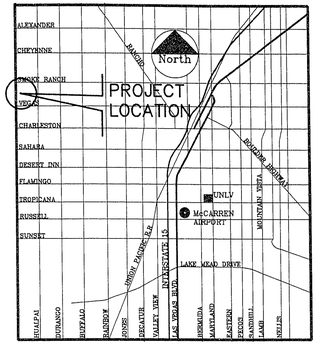
16. EXACT LOCATION OF ALL SAW CUT LINES MAY BE DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS INSPECTOR IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRED RELOCATION.

17. 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.

QUANTITY ESTIMATE

PAVING / DRAINAGE QUANTITIES

3" A.C. PAVEMENT	—
2" A.C. PAVEMENT	20,833 S.Y.
TYPE II AGGREGATE	2,292 C.Y.
TYPE I AGGREGATE	3,472 C.Y.
ROLL TYPE C. & G.	—
"L" TYPE C. & G.	8,480 L.F.
"A" TYPE CURB	160 L.F.
VALLEY GUTTER	2,224 L.F.
4' SIDEWALK	17,434 S.F.



Location Map

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1...COVER SHEET
2...DETAIL SHEET
3...LEFT BLANK INTENTIONALLY
4...ROUGH GRADING PLAN
5...ROUGH GRADING PLAN
6...STREET/SEWER PLAN & PROFILE - MAGIC FLOWER
7...STREET/SEWER PLAN & PROFILE - WILD GINGER
8...STREET/SEWER PLAN & PROFILE - SUN ROSE
9...STREET/SEWER PLAN & PROFILE - GINGER LILY
10..STREET/SEWER PLAN & PROFILE - RICE FLOWER & TWIN FLOWER
11..STREET/SEWER PLAN & PROFILE - MAGIC FLOWER CT. & MIST FLOWER
12..STREET/SEWER PLAN & PROFILE - DRAGON TREE & EMPRESS TREE
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18..MASTER STREET LIGHT PLAN

City of Las Vegas, Nevada

LEGAL DESCRIPTION

LOT NO. 6 OF SUMMERLIN VILLAGE 1 NORTH AS RECORDED IN BOOK 45, AT PAGE 10, OF PLATS, CLARK COUNTY RECORDS: OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA.

BASIS OF BEARING

N 01°12'43" E. IS BASED ON THE NEVADA STATE GRID SYSTEM (EAST ZONE) AS DETERMINED FROM THE TRIANGULATION POINTS "RED ROCK" TO "LONE MOUNTAIN."

BENCHMARK

CHISELED IN TOP OF CURB AT END OF CURB ON WEST SIDE OF DURANGO, 250' SOUTH OF WESTCLIFF. ELEV. PER CITY OF LAS VEGAS DATUM = 2610.16

APPROVED BY:

6-6-90

CITY OF LAS VEGAS DATE
GARY A. PRESSWOOD P.E. CITY ENGINEER

Developer

WOODSIDE HOMES OF NEVADA INC.
222 SOUTH RAINBOW BLVD. SUITE 105
LAS VEGAS, NEVADA 89128
PHONE: (702) 363-9990

NO	DATE	BY	REVISION DESCRIPTION

DATE 6/11/90

SOUTHWEST ENGINEERING
LAND PLANNING • MAPPING • DEVELOPMENT
5436 W. VEGAS DRIVE
LAS VEGAS, NEVADA 89108
PHONE: (702) 648-9700

TITLE: COVER SHEET
PROJECT: PANORAMA POINTE

WORK ORDER NO: 900115
DESIGN BY: T. KEENEY
DATE: MAY, 1990
SCALE: AS NOTED
SHEET 1 OF 18 SHEETS

1074-4/24