

Call before you dig  
1-800-227-2600

**CLARK COUNTY GENERAL NOTES**

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, ALL OFFSITE IMPROVEMENT CONSTRUCTION SHALL CONFORM TO THE UNIFORM STANDARD SPECIFICATIONS AND IMPROVEMENT DRAWINGS, CLARK COUNTY PUBLIC WORKS, LATEST REVISION; ANY OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY, THE UNIFORM BUILDING CODE, AND ALL APPLICABLE CODES AND ORDINANCES.
- EXACT LOCATION OF ALL SAWCUT LINES SHALL BE DETERMINED IN THE FIELD BY A CLARK COUNTY INSPECTOR.
- PRIVATE STREETS AND/OR DRIVEWAYS REFLECTED ON THESE PLANS ARE TO BE INSPECTED BY THE CLARK COUNTY INSPECTION DIVISION.
- CURB AND 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 No. 235. EXACT LOCATIONS OF RAMPS SHALL BE DETERMINED IN THE FIELD BY A CLARK COUNTY INSPECTOR.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- LOCATION OF UNDERGROUND UTILITIES SHOWN ON THE DRAWING WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. NEITHER THE OWNER NOR THE ENGINEER ASSUME ANY RESPONSIBILITY FOR UTILITIES OR STRUCTURES NOT SHOWN OR NOT IN THE LOCATION SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS, WHICH ARE TO REMAIN IN PLACE. SHOULD ANY DAMAGE OCCUR, THE CONTRACTOR SHALL BE LIABLE AND SHALL PROVIDE REPAIR AT HIS EXPENSE, AND TO THE APPROVAL OF THE ENGINEER AND THE APPROVAL OF THE DAMAGED PARTY.
- DESIGN OF THE RETAINING WALLS IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY BUILDING DEPARTMENT.
- ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY AND OUTSIDE OF THE PROJECT BOUNDARIES REQUIRES A SEPARATE ENCROACHMENT PERMIT ISSUED BY THE CLARK COUNTY DEPARTMENT OF PUBLIC WORKS. TRENCH AND PAVEMENT REPLACEMENT CONDITIONS SHALL BE AS PER THE PERMIT.
- FINAL A.C. PAVEMENT SURFACES SHALL BE ONE HALF INCH ABOVE THE LIP OF GUTTER (EXCLUDING OPEN GRADE).
- ALL OFFSITE IMPROVEMENT CONSTRUCTION SHALL CONFORM TO THE UNIFORM STANDARD SPECIFICATIONS AND IMPROVEMENT DRAWINGS, CLARK COUNTY PUBLIC WORKS, LATEST REVISION.

**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; 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".
- 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.
- 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.
- ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS 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 3000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGN TO BE APPROVED BY THE QUALITY CONTROL DIVISION PRIOR TO USE ON THE PROJECT.
- 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.
- A.C. PAVEMENT TO BE 1/2" ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS.
- 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 WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION. ANY CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY SHALL BE REMOVED AND REPLACED.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 C.L.V. BUILDING DEPARTMENT.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON CITY STREETS.

**CITY OF LAS VEGAS SEWER NOTES**

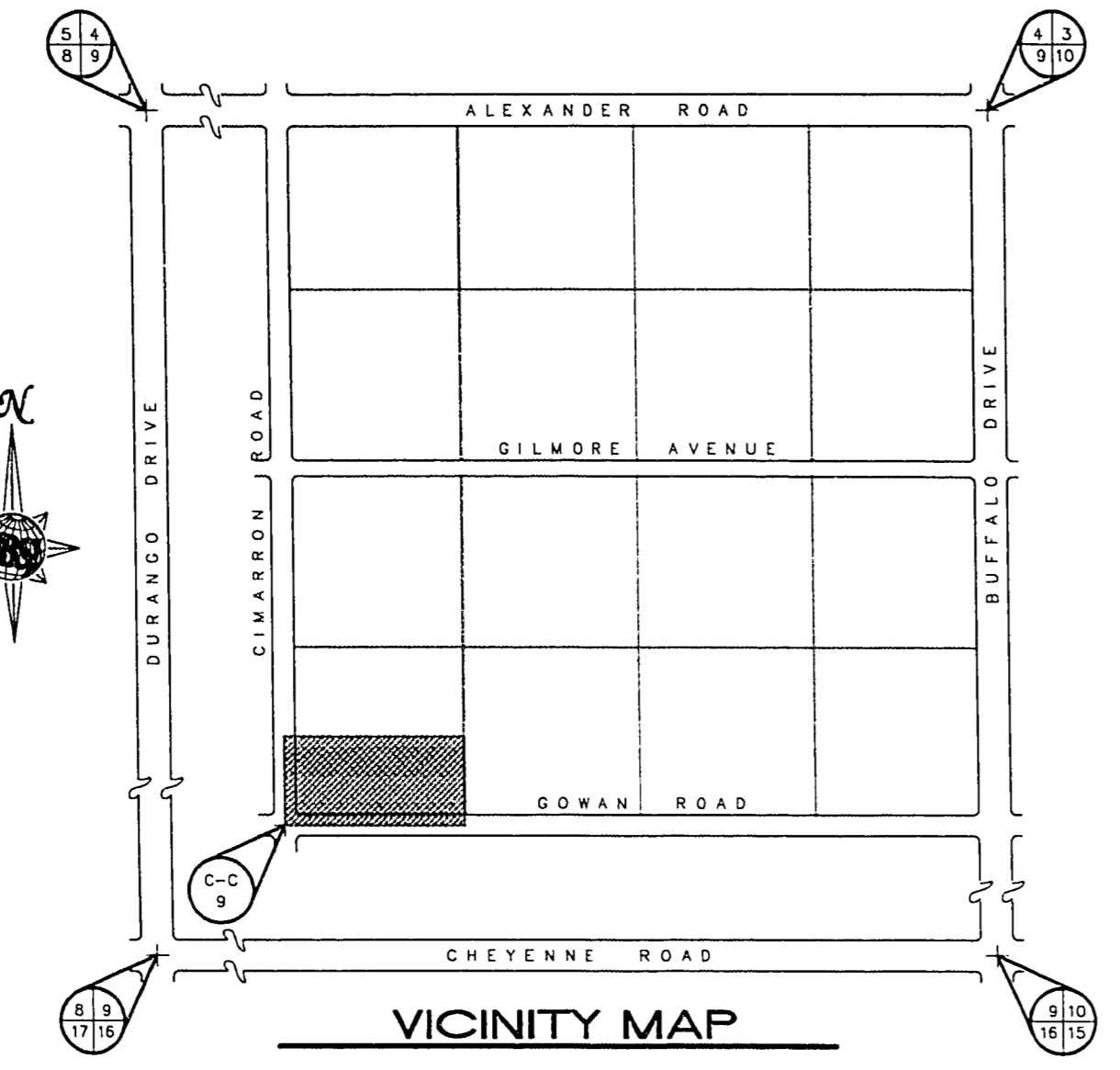
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS AND THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA, AS AMENDED. IN ALL CASES, THESE STANDARDS SHALL SUPERSEDE THE UNIFORM STANDARD SPECIFICATIONS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATION BOOKS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM CONSTRUCTION AS PER PLANS. ANY ADDITIONS, DELETIONS, OR CHANGES SHALL MEET WITH THE APPROVAL OF THE CONTROLLING AGENCY.
- CHISEL "S" OR "O" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.
- POLYVINYL CHLORIDE (PVC) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35 SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE II GRAVEL.
- ALL MANHOLES IN PAVED STREETS 80' R/W AND LARGER, SHALL HAVE CONCRETE COLLARS.
- TEE SADDLES SHALL BE USED TO CONNECT SEWER LATERALS TO EXISTING MAIN LINES UP TO 12" DIA. SIZE. CONNECTIONS TO 15" OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES.
- A SEWER MAIN CROSSING OVER A WATER MAIN OR LESS THAN 18" UNDER A WATER MAIN, MUST BE REINFORCED CONCRETE ENCASED FOR A DISTANCE NOT LESS THAN TEN FEET (10') TO EACH SIDE OF THE CENTERLINE OF THE WATER MAIN.
- ALL CONTRACTORS INSTALLING SEWER MAINS THAT WILL BE UNDER THE JURISDICTION OF THE CONTROLLING AGENCY MUST BE CLASS "A" CONTRACTORS.
- THE CITY OF LAS VEGAS WILL NOT ACCEPT ANY SEWER MAINS WHICH HAVE A VERTICAL DEFLECTION OF MORE THAN ONE TENTH (0.1) OF A FOOT FROM THE APPROVED CONSTRUCTION PLANS. SEWER MAINS FOUND TO EXCEED THIS TOLERANCE WILL HAVE TO BE REPAIRED OR REMOVED AND REPLACED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO ACCEPTANCE BY THE CITY.

**INDEX OF SYMBOLS**

	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	GATE VALVE
	EDGE OF PAVEMENT
	WATER SERVICE W/METER
	SEWER SERVICE LATERAL
	REDUCER
	100W STREET LIGHT
	200W STREET LIGHT
	LOT NUMBER
	FINISHED PAD GRADE
	BLOCK NUMBER
	ELEVATION
	PERCENT OF GRADE AND DIRECTION OF FLOW

**CITY OF LAS VEGAS FIRE DEPT. NOTES**

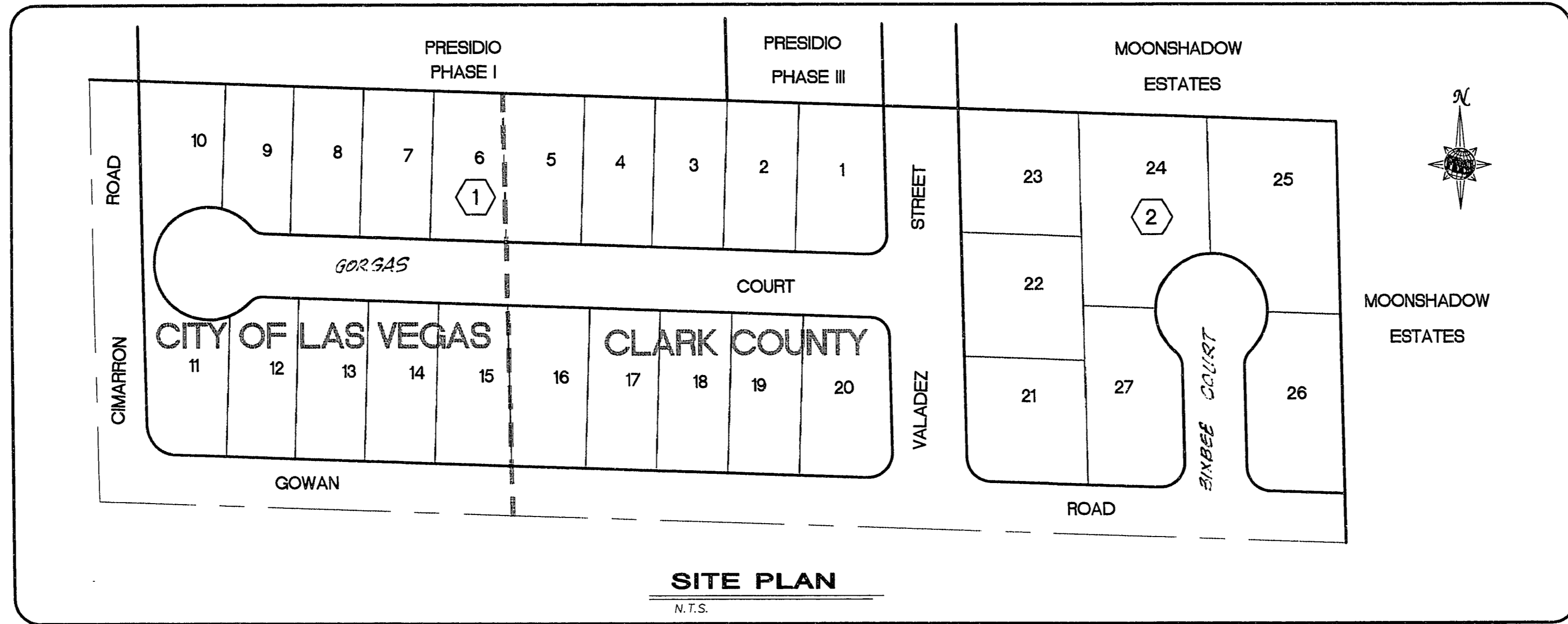
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY OF LAS VEGAS FIRE DEPARTMENT "HYDRANT SPECIFICATIONS", "HYDRANT INSTALLATION SPECIFICATIONS", AND ORDINANCE NO. 3677.
- AUTHORIZED HYDRANTS FOR THIS PROJECT ARE:  
A - KENNEDY GUARDIAN  
B - MUELLER A-423 CENTURION  
C - CLOW MODEL 2546 MEDALLION
- ON ANY NEW HOME OR BUILDING INSTALLATION, 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 BLUE REFLECTIVE MARKER AT CENTERLINE OF STREET ADJACENT TO FIRE HYDRANT AS REQUIRED IN ORDINANCE NO. 3677 TO IDENTIFY FIRE HYDRANT LOCATIONS.
- CALL THE LAS VEGAS BUILDING DEPARTMENT AT 229-2071 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 ORDINANCE NO. 3677 SHALL BE COMPLETED BEFORE APPROVAL BY THE CITY OF LAS VEGAS FIRE DEPARTMENT.
- A PERMIT IS REQUIRED FROM THE FIRE DEPARTMENT FOR ON-SITE WATER LINE AND FIRE HYDRANT, THE PERMIT AND CONTRACTORS MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER PRIOR TO ANY WORK BEGINNING.
- A FLOW TEST MUST BE WITNESSED BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY FOR VERIFICATION OF REQUIRED ON-SITE WATER SUPPLY.
- ALL ON-SITE FIRE MAIN MATERIALS MUST BE U.L. LISTED AND A.W.W.A. APPROVED.
- FIRE HYDRANT SPACING:  
RESIDENTIAL - 500 FEET UNSPRINKLERED, 600 FEET SPRINKLERED  
COMMERCIAL, INCLUDING MULTI-FAMILY - 300 FEET UNSPRINKLERED, 400 FEET SPRINKLERED.
- NO FIRE HYDRANT SHALL BE LOCATED WITHIN THE REQUIRED RADIUS OF A CUL-DE-SAC OR WITHIN 20 FEET OF THE PERMETER OF THE RADIUS OF THE CUL-DE-SAC.
- NO FIRE HYDRANT SHALL BE LOCATED WITHIN 1' OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREETLIGHT, OR ANY OTHER OBSTRUCTION.
- NOT MORE THAN 2 HYDRANTS CAN BE OUT OF SERVICE DUE TO A SINGLE MAIN BREAK.
- THE TURNING RADIUS OF ANY FIRE APPARATUS ACCESS ROAD AND/OR FIRE LANE, PUBLIC OR PRIVATE, SHALL BE NOT LESS THAN 45 FEET (OUTSIDE RADIUS AND 25 FEET INSIDE RADIUS).
- A FIRE APPARATUS BAY SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FEET FROM A FIRE DEPARTMENT VEHICLE ACCESS. (SEE EXCEPTIONS IN U.F.C. 98, SECTION 10.207).
- ALL DEAD END FIRE APPARATUS ACCESS ROADS AND/OR FIRE LANES PUBLIC OR PRIVATE IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURNAROUND AREA. SEE ORDINANCE NO. 3677.
- ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETOUR/TURNAROUND SYSTEM SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS GUIDELINES FOR AUTOMATIC EMERGENCY VEHICLE ACCESS GATES.



# IMPROVEMENT PLANS FOR PALM WEST

A RESIDENTIAL COMMUNITY

A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., COUNTY OF CLARK, STATE OF NEVADA.



**BENCHMARK**  
OLV00 16NES  
RIVET IN PLATE IN TOP OF CURB,  
SW RETURN CHEYENNE AVE.  
AND BUFFALO DRIVE  
ELEVATION = 2366.703

**BASIS OF BEARING**  
S88°04'10"E BEING THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NW 1/4) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THE MAP OF THEREOF IN FILE 63 OF SURVEYS, PAGE 48, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

**OWNER/DEVELOPER**  
RHODES DESIGN and DEVELOPMENT CO.  
4630 S. ARVILLE, SUITE B  
LAS VEGAS, NEVADA 89103  
(702) 873-5338

**SHEET INDEX**

- COVER SHEET
- SITE DIMENSION PLAN
- GRADING PLAN
- UTILITY PLAN
- GORGAS COURT PLAN AND PROFILE
- VALADEZ STREET & EMBEE COURT PLAN AND PROFILE
- GOWAN ROAD PLAN AND PROFILE
- CIMARRON ROAD PLAN AND PROFILE
- GOWAN ROAD STRIPING PLAN

**APPROVALS**

DENNIS ANDERSON C.L.V. 7-29-94 DATE

Southwest Gas Corporation 6-2-94 DATE

Bev's Diller 6/2/94 DATE  
NEVADA POWER CO.

6/2/94 DATE  
SPRINT/GENTEL TELEPHONE CO.

THIS APPROVAL IS ONLY FOR THE PLACEMENT AND CLEARANCE OF STREET LIGHTS AND SIGNAL LIGHT INSTALLATION.

**DEVIATIONS FROM STANDARDS**  
CUL-DE-SAC LONGER THAN 500'  
LESS THAN 2% CROSSFALL ON VALADEZ

**ESTIMATED QUANTITIES**

WATER	STREET	SANITARY SEWER
1. 8" WATERLINE 730 LF	1. STREET NAME SIGN 6 EA	1. 8" SANITARY SEWER 1048 LF
2. 6" WATERLINE 499 LF	2. STOP SIGN 2 EA	2. 4" SEWER LATERAL 27 EA
3. 6" F.H. ASSEMBLY (INCLUDES 8"x6" TEE AND 6" GATE VALVE) 3 EA	3. 100W HPS STREET LIGHT 7 EA	3. STANDARD MANHOLE 6 EA
4. 8" GATE VALVE 2 EA	4. 250 HPS STREET LIGHT 8 EA	
5. 6" GATE VALVE 1 EA	5. 4" A.C. PAVEMENT 2726 SY	
6. 6"x 6" REDUCER 1 EA	6. 3" A.C. PAVEMENT 1532 SY	
7. 12"x 8" TAPPING TEE 1 EA	7. 2" A.C. PAVEMENT 3598 SY	
8. 12"x 6" TAPPING TEE 1 EA	8. AGGREGATE BASE 2288 CY	
9. 8" 11-1/4" BEND 1 EA	9. 1" TYPE CURB and GUTTER 3381 LF	
10. 3/4" METER (FROM L.V.V.W.D.) 27 EA	10. SIDEWALK 13,848 SF	
11. WATER SERVICE LATERAL / METER BOX 27 EA	11. VALLEY GUTTER 2256 SF	
12. 2" B.O. ASSEMBLY 2 EA	12. DRIVEWAY 3240 SF	

NOTE:  
QUANTITIES SHOWN ARE APPROXIMATIONS  
ONLY THE CONTRACTOR SHALL BE RESPONSIBLE  
FOR CALCULATING THE EXACT QUANTITIES

6600 West Charleston Blvd  
Suite 400 North Las Vegas, NV 89102  
Tel: (702) 797-6044 Fax: (702) 797-7758

POST, BUCKLEY, SCHUH & BERNIGAN, INC.  
ENGINEERING · PLANNING · SURVEYING · CONSTRUCTION SERVICES

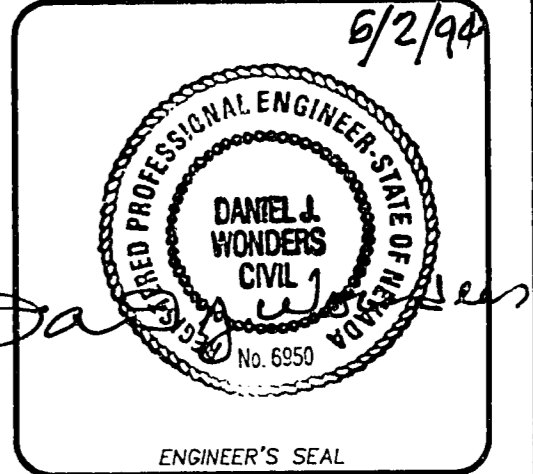
**Rhodes Homes**

PALM WEST COVER SHEET

Scale: AS SHOWN  
Drawn by: WSS  
Checked by: WMP  
Date: MAY 31, 1994  
Job Number: 7167.620  
Sheet Number: 1 OF 9  
Date: 05/27/94  
Plot Date: 05/27/94  
Drawing: 620-01

REVISIONS

No.	Date	Rev.	Date	Appr.



11-15-82

1074-4334