

BASIS OF BEARING

NORTH 89°52'54" EAST, BEING THE CENTERLINE OF MEADOWS LANE, ALSO KNOWN AS THE BEARING OF THE NORTH LINE OF THE SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AS PAGE 5 OF FILE 55 OF PARCEL MAPS.

BENCHMARKS

CITY OF LAS VEGAS BENCHMARK:

BRASS PLATE - 06036813 AT THE NORTHEAST CORNER OF ZION DRIVE & MAYFLOWER LANE
ELEVATION = 2272.888

ONSITE BENCHMARKS:

TOP OF CURB AT THE SOUTH CURB RETURN IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF PROMENADE BOULEVARD, AND HOLLOWGLEN ROAD
ELEVATION = 2226.51
CLV DATUM FROM CLV BM NO. 06036813

GRADING NOTES

- ALL GRADES SHOWN ARE FINISHED GRADES UNLESS OTHERWISE NOTED. ROUGH GRADES ARE 0.3' BELOW FINISHED GRADES UNLESS OTHERWISE SHOWN OR NOTED.
- THE GRADING PLANS ARE TO BE AT THE PROJECT SITE THROUGHOUT THE COURSE OF CONSTRUCTION.
- ALL GRADING SHALL BE PERFORMED IN CONFORMANCE WITH THE LINES, GRADES AND DETAILS AS SHOWN ON THESE PLANS. ANY DEVIATION FROM THESE PLANS WILL ONLY BE PERMITTED UPON WRITTEN APPROVAL FROM THE ENGINEER.
- ALL PADS ARE TO BE GRADED WITHIN 0.3' OF THE ELEVATIONS AS SHOWN ON THE PLANS. GRADING IS NOT COMPLETE UNTIL THE ENGINEER HAS CERTIFIED THAT THE PADS HAVE BEEN GRADED IN SUBSTANTIAL CONFORMANCE TO THE PLANS.
- ALL GRADING SHALL BE PERFORMED IN CONFORMANCE WITH THE FOLLOWING REPORT PREPARED BY WESTERN TECHNOLOGIES, INC.:

GEOTECHNICAL EXPLORATION
PROPOSED CONDOMINIUM DEVELOPMENT
MEADOWS LANE W/O DECATUR BLVD.
LAS VEGAS, NEVADA

FOR: WESTAR DEVELOPMENT CORP.
PROJECT NO. 4127J074
DATE: APRIL 7, 1987
- QUANTITIES SHOWN ARE ESTIMATES ONLY AND ARE INTENDED TO ILLUSTRATE SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT QUANTITIES INVOLVED.
- EARTHWORK QUANTITIES DO NOT REFLECT LOSSES DUE TO SHRINKAGE OR SUBSIDENCE.
- EARTHWORK QUANTITIES DO NOT REFLECT ADDITIONAL GRADING WHICH MAY BE REQUIRED BY THE ENGINEER TO CONSTRUCT PROTECTIVE BERMS OR DITCHES NOT SHOWN ON PLANS.
- EARTHWORK QUANTITIES DO REPRESENT ROUGH GRADES CONFORMING TO ALL LINES, GRADES AND DETAILS AS SHOWN ON THE PLANS.
- EXCESS MATERIAL, IF ANY, MAY BE DISPOSED OF AT ANY OFFSITE LOCATION AS CHOSEN BY THE CONTRACTOR.
- THE CONTRACTOR'S BID SHALL INCLUDE THE COST TO DISPOSE OF AND/OR HAUL ANY EXCESS MATERIAL.
- QUANTITIES DO NOT REFLECT THE USE OF TYPE 1 BASE FOR ROADWAY CONSTRUCTION.
- NET EARTHWORK QUANTITIES MAY BE ESTIMATED BY USING THE FOLLOWING INFORMATION EXTRACTED FROM THE GEOTECHNICAL REPORT PREPARED BY WESTERN TECHNOLOGIES FOR THIS PROJECT:

MATERIAL VOLUME CHANGES

CLEARING AND GRUBBING OPERATIONS WILL RESULT IN SOME LOSS OF MATERIAL. EXCAVATION AND RECOMPACTION OF THE ONSITE SOILS WILL RESULT IN SHRINKAGE LOSSES. BASED ON THE RESULTS OF FIELD AND LABORATORY TESTS, A SHRINKAGE FACTOR OF ABOUT 10 TO 20 PERCENT WILL BE APPLICABLE FOR THE UPPER TWO FEET OF NATURAL SOILS WHEN EXCAVATED AND RECOMPACTED. FOR EXAMPLE, A SHRINKAGE OF 10 PERCENT WOULD MEAN IT WOULD REQUIRE 1.10 CUBIC YARDS OF PROPERLY COMPACTED FILL TO EQUAL 1.0 YARD OF EXCAVATED NATURAL SOILS. SUBSIDENCE OF THE SUBGRADE WHERE SOILS ARE SCARIFIED, WETTED, AND RECOMPACTED WILL BE ON THE ORDER OF 0.1 FOOT.

ESTIMATE:

EXCAVATION: 9960 C.Y.
FILL: 8880 C.Y.

GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE 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.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH 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 MAY NOT BE SHOWN ON THE PLANS.
- 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 THE PLANS. (CALL BEFORE YOU DIG 800-227-2600).
- 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 WATER LINES 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 OFFSITE 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, 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.
- PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY. THIS CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR HIS CONSTRUCTION.
- EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED TYPE CURB.
- AC PAVEMENT TO BE 1/2" ABOVE LIP OF ALL GUTTERS & 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.
- VALLEY GUTTERS WITH A GRADE OF FOUR TENTHS OF ONE PERCENT OR LESS SHALL BE CHECKED FOR GRADE PRIOR TO CONSTRUCTION AND WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE PROPER DRAINAGE ACROSS ALL VALLEY GUTTERS.
- WHEELCHAIR RAMPS SHALL BE CONSTRUCTED WHERE SIDEWALKS INTERSECT CURBS PER STANDARD DRAWING 235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY THE ENGINEER.
- 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 THE ENGINEER.
- 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 SAWCUT LINES MAY BE DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS INSPECTOR OR ENGINEER 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 VALLEY GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY.

CURB-PAVEMENT NOTE:

"CONCRETE TO BE REMOVED MUST BE SAWCUT AT ASPHALT/CONCRETE INTERFACE IN ORDER TO PRESERVE PAVEMENT. CONCRETE REPLACEMENT SHALL BE COMPLETED WITHIN 24 HOURS OF REMOVAL. DAMAGE TO PAVEMENT WILL REQUIRE ADDITIONAL PAVING OF ASPHALT TO LIMITS AS DETERMINED BY CITY ENGINEER."

LEGEND

	STREET CENTERLINE/CONTROL LINE
	PROPERTY LINE
	LIMIT OF BUILDING FOUNDATION
	EXISTING IMPROVEMENTS
	FUTURE IMPROVEMENTS
	SWALE
	EXISTING CONTOUR
	BUILDING NUMBER
	FINISHED GRADE
	FLOW LINE
	TOP OF CURB
	EXISTING ELEVATION
	FUTURE ELEVATION
	ON-SITE BENCHMARK
	"A" TYPE CURB
	"L" TYPE CURB & GUTTER
	GRADE BREAK

ESTIMATE OF QUANTITIES

2" A.C. PAVE. W/6" TYPE 2	14855	S.Y.
"L" TYPE CURB AND GUTTER	5142	L.F.
"A" TYPE CURB	617	L.F.
6" CONCRETE VALLEY GUTTER W/10' TYPE 2	90	L.F.
2" CONCRETE VALLEY GUTTER (EXTRUDED) W/6" TYPE 2	723	L.F.
REMOVE EXISTING 6" VALLEY GUTTER	105	L.F.
REMOVE AND REPLACE EXISTING SIDEWALK	200	S.F.
REMOVE AND REPLACE EXISTING PAVEMENT	150	S.Y.
24" WIDE CONCRETE DRAINAGE CHANNEL	53	L.F.
LOOSE RIPRAP 12" D ₉₀ = 6"	50	C.Y.
SIDEWALK UNDERDRAIN	2	EA.
4" PVC SEWER	20	L.F.
6" PVC SEWER	1675	L.F.
8" PVC SEWER	1023	L.F.
4" SEWER CLEANOUT	26	EA.
48" SEWER MANHOLE	6	EA.
4" SEWER LATERAL	445	L.F.
12" PVC OR PE STORM DRAIN	480	L.F.
48" STORM DRAIN MANHOLE	1	EA.
2' x 2' JENSEN PRECAST DROP INLET MODEL 2424-18 H	1	EA.
2' x 3' JENSEN PRECAST DROP INLET MODEL 2436-60-H	1	EA.
2' x 3' JENSEN PRECAST DROP INLET MODEL 2436-48-H	1	EA.

WATER QUANTITIES

SEE SHEET 4

DEVIATIONS FROM STANDARD DRAWINGS:

NONE

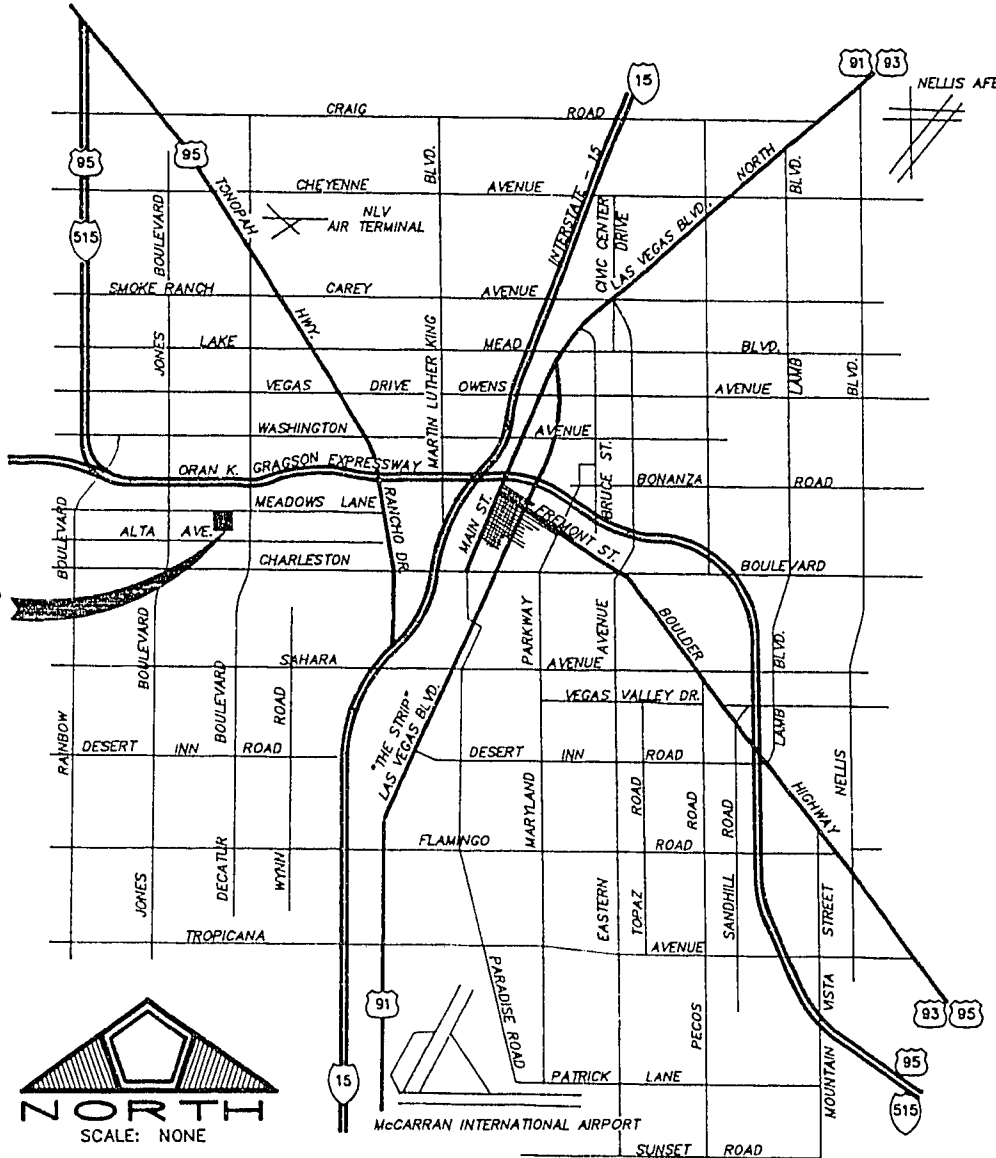
Avoid cutting underground utility lines. It's costly.

Call
before you
Dig.

1-800-227-2600

UNDERGROUND SERVICE ALERT (USA)

PROJECT
SITE

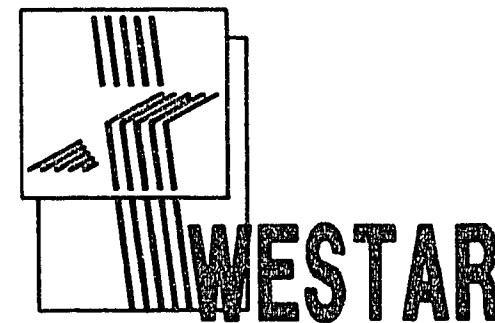


VICINITY MAP

LIST OF DRAWINGS

- | NO. | TITLE |
|-----|------------------------------------|
| 1. | COVER SHEET |
| 2. | MISCELLANEOUS NOTES AND QUANTITIES |
| 3. | CONTROL PLAN |
| 4. | UTILITY PLAN 1 |
| 5. | UTILITY PLAN 2 |
| 6. | GRADING PLAN |
| 7. | GRADING DETAILS |
| 8. | PARKING ADDITION |

OWNER/DEVELOPER



DEVELOPMENT CORPORATION

4170 S. DECATUR BLVD., SUITE D1
LAS VEGAS, NEVADA 89103
(702) 364-1133

APPROVALS

CITY OF LAS VEGAS

CITY ENGINEER

5-12-91
DATE

PENTACORE

Engineering, Inc.

6763 West Charleston Boulevard
Las Vegas, Nevada 89102

WESTAR DEVELOPMENT CORPORATION
SENIOR CONGREGATE FACILITY

MISCELLANEOUS NOTES & QUANTITIES

SHEET

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107-V1827