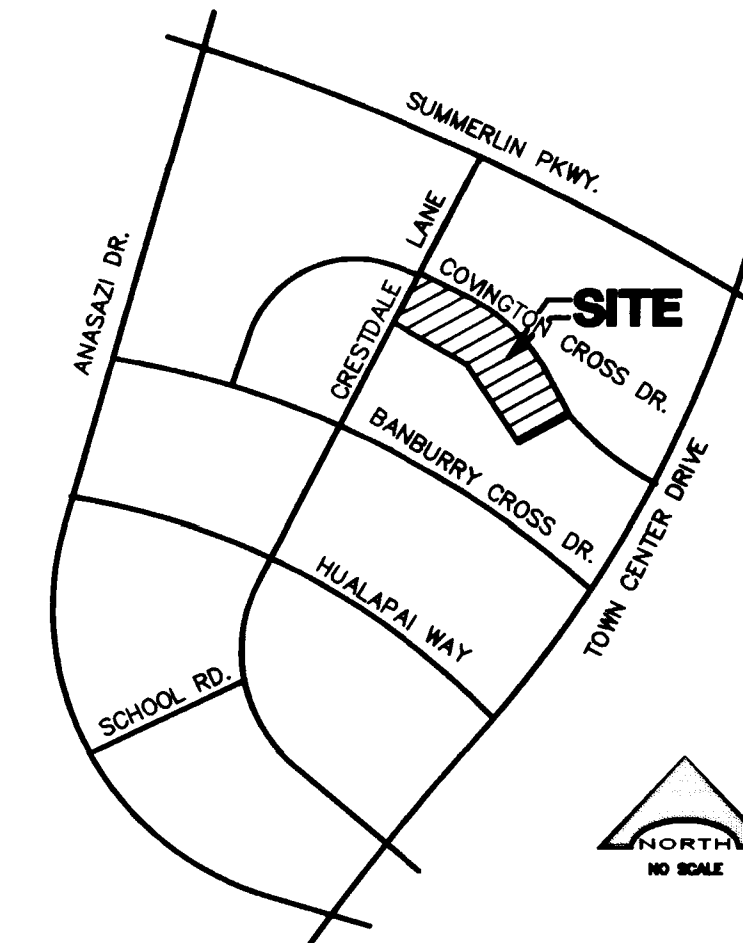
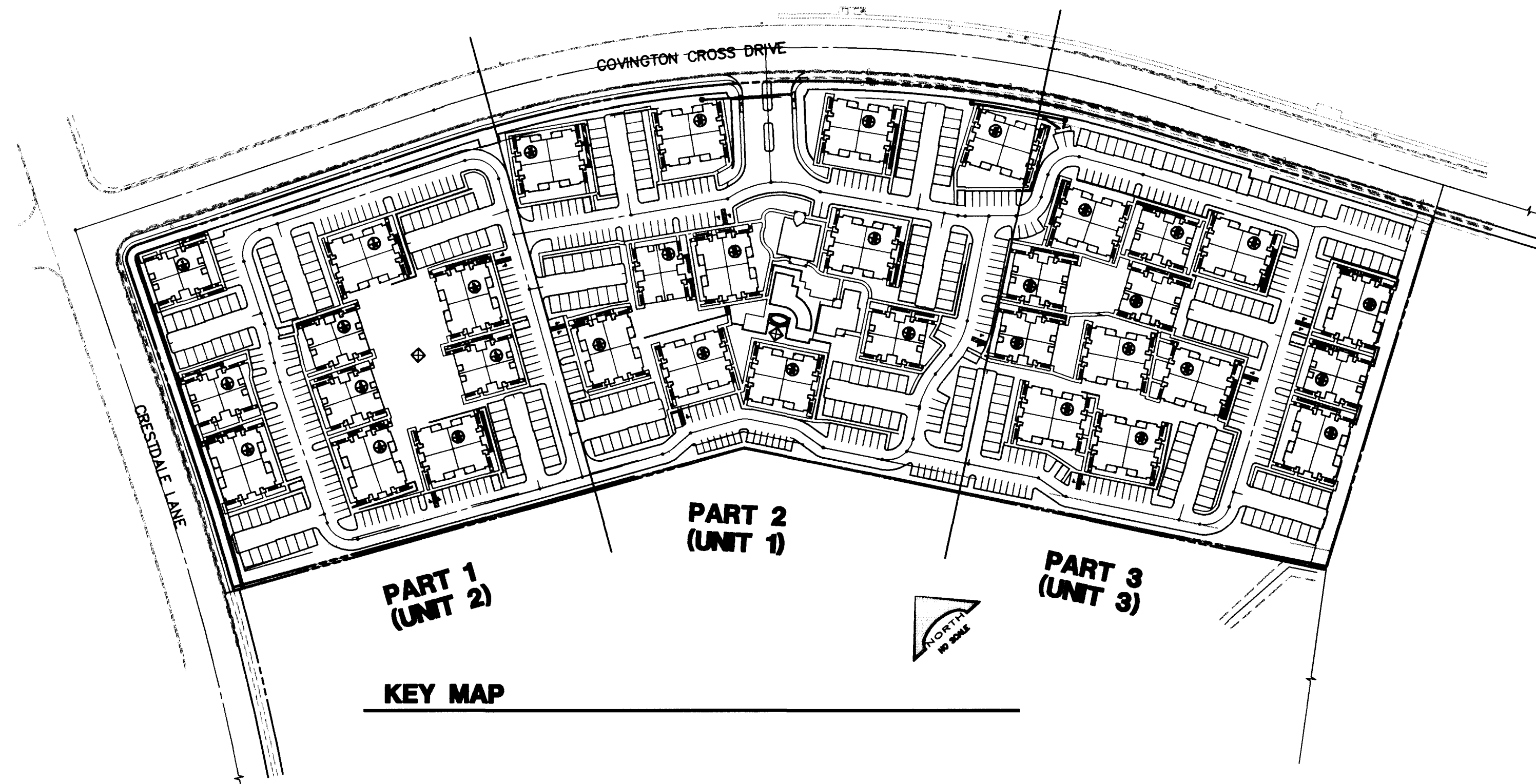


RED BLUFFS AT THE CROSSING

PARCEL - C



VICINITY MAP

GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE SUMMERLIN IMPROVEMENT STANDARDS, APPROVED FEB. 2, 1993, 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 ONE 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 150' IN EXTRUDED TYPE CURB.
- AC 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 FIVE TENTHS OF ONE PERCENT (SIX-TENTHS FOR ROLL CURB) 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 S-75 OR S-77. 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 SHOWN AS 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:
 - ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN FOR THE PURPOSE OF GRADING RELATIONSHIPS.
 - THE STRUCTURAL AND ARCHITECTURAL DESIGN OF ALL WALLS (RETAINING OR NON-RETAINING) MUST BE APPROVED BY THE CLV BUILDING DEPARTMENT.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO PLACEMENT OF ASPHALT ON CITY STREETS.

QUANTITIES

PRIVATE

48" DIA MANHOLE	15 EA	8" PVC WATER	4189 LF
6" PVC SEWER	3146 LF	6" PVC WATER	143 LF
6" PVC SEWER	906.5 LF	FIRE HYDRANT	16 EA
6" CLEANOUT	11 EA		
4" SEWER LATERAL	1423 LF		
4" CLEANOUT	16 EA		

PUBLIC

8" PVC WATER	81 LF
"A" & "L" CURB	79 LF
VALLEY GUTTER	917 LF
4" SIDEWALK	393 SF
TYPE I GRAVEL	24 CY
TYPE II GRAVEL	45 CY
3" AC PAVEMENT	65 SY

GRADING NOTES

- ALL GRADES SHOWN HEREON ARE TO FINISH GRADE.
- THE QUANTITIES SHOWN HEREON ARE ESTIMATES ONLY AND ARE NOT TO BE USED FOR BIDDING PURPOSES.
- CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
- ALL CONSTRUCTION AND GRADING OPERATIONS ARE TO CONFORM TO THE RECOMMENDATIONS OF SOILS REPORT LISTED BELOW:
KLEINFELDER #31-200100
DATE: MARCH 21, 1995

LEGAL DESCRIPTION

LOT 2 OF THE CROSSING AT SUMMERLIN, VILLAGE 8, UNIT No. 1, PHASE 3, BOOK 63, PAGE 92, CLARK COUNTY RECORDS, NEVADA.

BENCHMARK

CLV BENCHMARK 0LV001954
RIVET AND PLATE IN TOP OF CURB NW SIDE OF TOWN CENTER DRIVE AND SOUTH CIRCLE ISLAND.
2725.923 NGVD29 - PROJECT DATUM
TO CONVERT TO NAVD88 DATUM ADD 2.38' TO ALL ELEVATIONS SHOWN

OWNER/DEVELOPER

ROBERT V. JONES, CORP.
3275 SOUTH JONES BLVD. #105
LAS VEGAS, NEVADA 89102
(702) 227-6600

BASIS OF BEARING

NORTH 66°39'10" WEST, BEING THE BEARING OF THE CENTERLINE OF COVINGTON CROSS DRIVE, AS SHOWN ON THE PLAT OF THE CROSSING AT SUMMERLIN VILLAGE 8, UNIT No. 1, PHASE 3, SAID PLAT BEING ON FILE IN THE CLARK COUNTY NEVADA RECORDER'S OFFICE AS BOOK 63, PAGE 92 OF PLATS.

DEVIATIONS FROM STANDARDS

INSTALL "GEOBLOCK" OR EQUAL IN DRAINAGE EASEMENT FOR VEHICLE ACCESS.

INDEX OF SHEETS

SHEET No. 1	COVER SHEET
SHEET No. 2	GRADING PLAN - PART 1
SHEET No. 3	GRADING PLAN - PART 2
SHEET No. 4	GRADING PLAN - PART 3
SHEET No. 5	DETAIL SHEET
SHEET No. 6	WATER PLAN - PART 1
SHEET No. 7	WATER PLAN - PART 2
SHEET No. 8	WATER PLAN - PART 3
SHEET No. 9	SEWER PLAN - PART 1
SHEET No. 10	SEWER PLAN - PART 2
SHEET No. 11	SEWER PLAN - PART 3

SUMMERLIN APPROVAL

Gerald M. Robbins
GERALD M. ROBBINS

8/1/96
DATE

APPROVAL

Dennis Anderson
DENNIS ANDERSON, P.E. - CITY ENGINEER, CITY OF LAS VEGAS

8-23-96
DATE

APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHTS-OF-WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM THE ADOPTED STANDARDS AND/OR SPECIFICATIONS EXCEPT THOSE SPECIFICALLY LISTED UNDER "DEVIATIONS FROM STANDARDS". THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN "DEVIATIONS FROM STANDARDS" IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA, NEVADA.

COVER SHEET

RED BLUFFS AT THE CROSSING
PARCEL - C

ROBERT V. JONES, CORP.

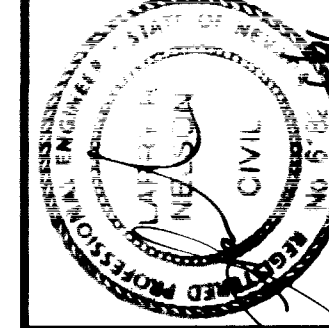
CITY OF LAS VEGAS

NEVADA

SHEET NUMBER

1

OF 11 SHEETS



DESIGNED BY:	PK	DRAWN BY:	RD	CHKD BY:	
JOB NUMBER:	218-067-952	REVISION		DATE:	12-15-95
NO.				DATE APPL.	

L. R. NELSON CONSULTING ENGINEERS, INC.

• STRUCTURAL 3035 East Patrick Lane Suite 9 89120
• CIVIL Las Vegas, Nevada
• SURVEY (702) 798-7978 (702) 451-2296 FAX