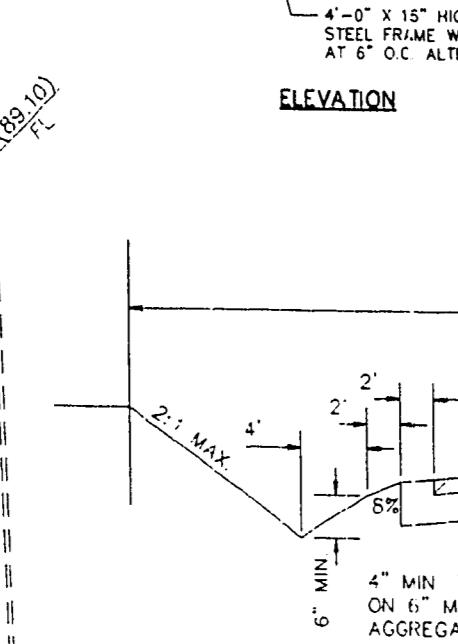
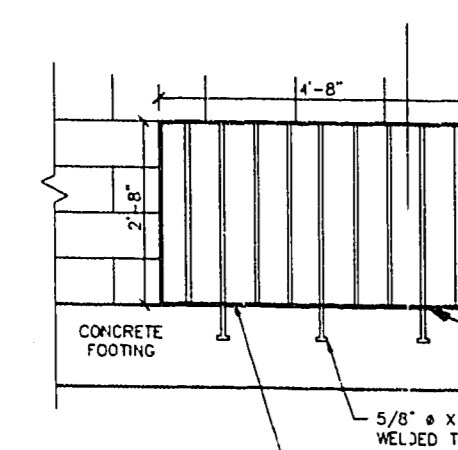


SUMMERLIN PARKWAY

CLV GENERAL NOTES

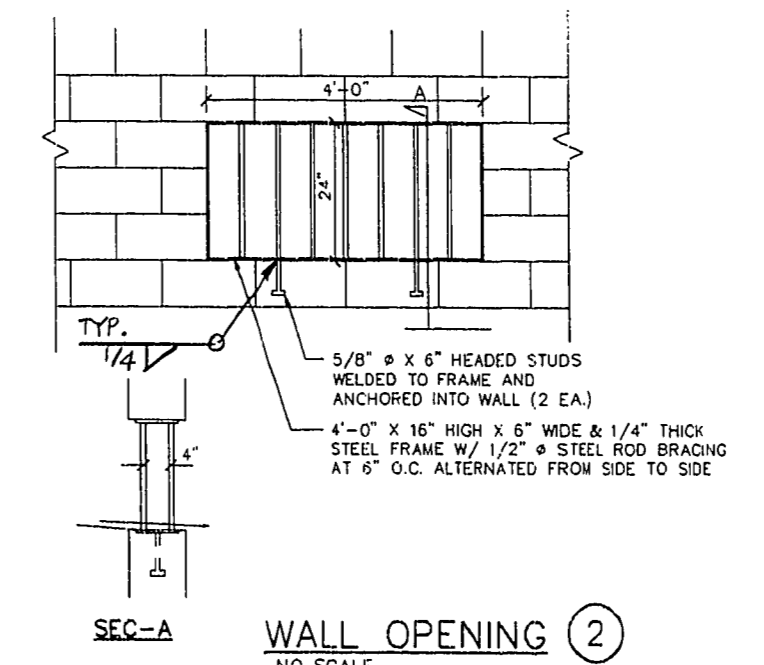
1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST ISSUE. THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA", LATEST ISSUE. ANY 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".
2. 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.
3. 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.
4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY ALTERATIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
5. 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.
6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
7. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED TYPE CURB.
8. AC PAVEMENT TO BE 1/2" ABOVE ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS.
9. APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
10. 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 RE-PAVED.
11. 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.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR RIDERS; AND ACCESS TO NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS, OR AS DESIGNED IN THE FIELD BY A CITY INSPECTOR.
13. 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.
14. 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.
15. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE RE-PAVED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE NO. 625.50.
16. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC. SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAYS, AERIALS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY.
17. 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 CLV BUILDING DEPARTMENT.

TYP. PARKING STALL

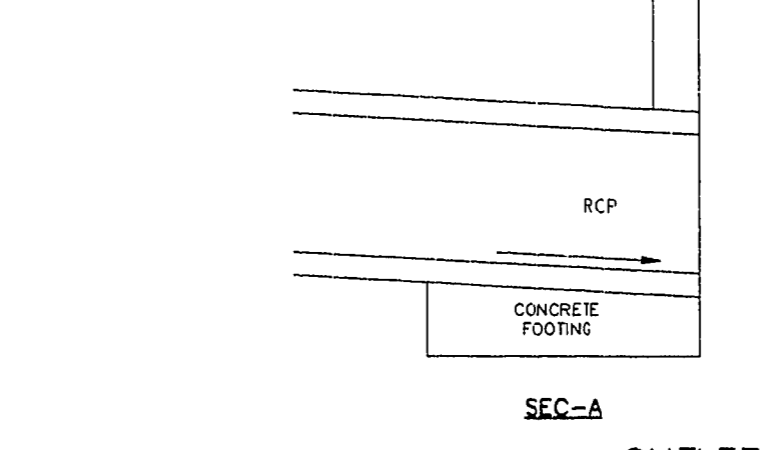


ACCESS PAVEMENT SECTION

- GRADING NOTES**
1. ALL GRADING SHALL CONFORM TO THE REQUIREMENTS OF THE SOILS REPORT.
 2. ALL GRADES SHOWN ARE TO FINISH GRADE.
 3. THE CONTRACTOR SHALL LOCATE AND ADJUST TO GRADE ALL EXIST MANHOLES, VALVE BOXES, AND OTHER UTILITY RISERS AS NECESSARY.
 4. THE GRADING CONTRACTOR SHALL CONSTRUCT ALL ON-SITE DRAINAGE SHOULDER TO THEIR APPROPRIATE LINES AND GRADES EDGE TO THE WORKING FOR BUILDING FOOTINGS.
 5. THE CONTRACTOR SHALL VERIFY SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORK.
 6. SEE FINAL MAP FOR DIMENSIONS NOT SHOWN.



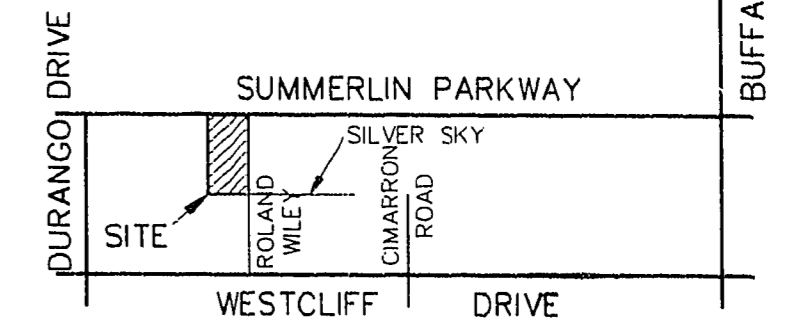
WALL OPENING



OUTLET DETAIL

- LEGEND**
- TC TOP OF CURB
 - FL FLOW LINE
 - VG VALLEY GUTTER
 - FG FINISH GRADE
 - EX EXISTING
 - EP EDGE OF PAVEMENT
 - GB GRADE BREAK
 - (95.6) EXISTING GRADE
 - - - 68 - - - EXISTING GROUND CONTOUR
 - 1.00% DIRECTION & RATE OF GRADE
 - BLOCK WALL
 - VARIABLE SCARP

SCALE 1" = 40'



VICINITY MAP NO SCALE

LEGAL DESCRIPTION

THE E 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SEC. 28, TOWNSHIP 20 S., RANGE 60 E., M. D. M., CLARK COUNTY, NEVADA APN 138-28-401-003

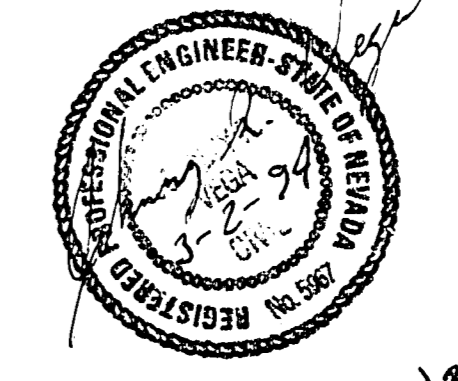
BENCHMARK

2"x2" ALUM. PLATE W/RIVET ON THE NE CORNER OF TRANS. PAD #55763, SOUTH SIDE OF SUMMERLIN PARKWAY @ 8201 WEST SUMMERLIN PARKWAY ELEVATION = 2551.91

APPROVALS:

[Signature] 3-10-94
CLV CITY ENGINEER - DENNIS ANDERSON, P.E.

DEVIATIONS FROM STANDARD DRAWINGS NONE



REVISION 2/21/95 / REMOVE SW DRAIN & BLOCK WALL / RJA / APP. OF 2/21/95

JOHN R. VEGA
CONSULTING ENGINEERS INC.

STARFIRE ESTATES
GRADING PLAN

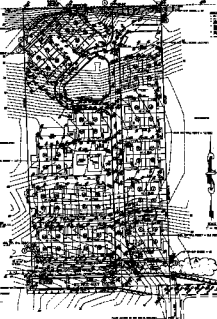
3301 SPRING MTN. RD. - 578-18
LAS VEGAS, NV 89102
(702) 882-4430
DATE: 3-2-94
JOB NO: 93-63
DRAWN BY: JRV
CHECKED BY: R.J.L.
SHEET: C-1 OF 3

PAVED ACCESS TO THE SITE IS REQUIRED PRIOR TO OCCUPANCY OF ANY TOWNHOME UNIT SEE SECTION THIS SHEET

ENGINEERING DRAWING

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE FOUNDATION SHALL BE CONSTRUCTED AS SHOWN ON THE FOUNDATION PLAN.
4. THE ROOF SHALL BE CONSTRUCTED AS SHOWN ON THE ROOF PLAN.
5. THE STRUCTURE SHALL BE CONSTRUCTED WITH REINFORCED CONCRETE.
6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND EXISTING STRUCTURES.
8. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL WORK DONE AND SUBMIT IT TO THE ARCHITECT UPON COMPLETION.



SECTION 1



SECTION 2



JOHN R. VECA
 ENGINEER
 1111 1/2 N. W. 11th St.
 MIAMI, FLORIDA 33136
 PHONE: 875-1111
 C-1