

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, 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 RESTORED TO ORIGINAL 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 OFFSITE CONCRETE WORK. CONCRETE TO BE 3000 PSI 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.
- 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 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 CASE I. 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 WESTERN TECHNOLOGIES INC., JOB NO. 4125M244.6 DATED OCT. 30, 1998, 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 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 THE PLACEMENT OF ASPHALT ON CITY STREETS.

DEVIATIONS FROM STANDARDS

NONE

ALL ON-SITE STREETS ARE PRIVATE DRIVES, PRIVATELY MAINTAINED

CLV STREET & TRAFFIC NOTES

- STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
- BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING CITY STREETS IMMEDIATELY AFTER FIRST GRADING WORK IS ACCOMPLISHED, AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.
- ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "NEVADA WORK ZONE TRAFFIC CONTROL HANDBOOK 1985" AND TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," LATEST EDITION.
- IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL, OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CITY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARDS.
- IF A PROPOSED STREET LIGHT STANDARD IS FIELD LOCATED TO WITHIN FIVE (5) FEET OF ANY SIGN SHOWN HEREON TO BE MOUNTED ON A SIGNPOST, THEN CHANGE SIGN MOUNTING TO ONE ON THE STREET LIGHT STANDARD.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- STREET SIGNS AND STOP SIGNS SHALL BE INSTALLED PER CITY STANDARD SPECIFICATIONS FOR PLACEMENT OF STREET NAME SIGNS.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAGPERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
- WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE EXPEDITED TO COMPLETION SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.

1/96

STREET IMPROVEMENTS

2" A.C. PAVEMENT W/4" TYPE II & 6" TYPE I OR II BASE (+)	9980 S.Y.		9980 S.Y.
L-TYPE CURB & GUTTER W/6" TYPE II BASE	466 L.F.	84 L.F.	550 L.F.
A-TYPE CURB W/6" TYPE II BASE	3906 L.F.		3906 L.F.
4" CONCRETE SIDEWALK W/ 5" TYPE II BASE	3150 S.F.	300 S.F.	3450 S.F.
6" WIDE VALLEY GUTTER W/10" TYPE I OR II BASE	1150 S.F.		1150 S.F.
2" WIDE VALLEY GUTTER W/6" TYPE I OR II BASE	9372 S.F.		9372 S.F.
SIDEWALK RAMP	8 EA.	2 EA.	8 EA.
FRENCH DRAIN	2 EA.		2 EA.
8" PREFORATED STORM DRAIN (PVC)	100 L.F.		100 L.F.

SEWER

STANDARD MANHOLE	17 EA.	3 EA.	20 EA.
8" SEWER PIPE (PVC)	3340 L.F.	725 L.F.	4065 L.F.
6" SEWER PIPE (PVC LATERALS)	204 L.F.		204 L.F.
8" CLEANOUT	9 EA.		9 EA.

WATER

8" WATER MAIN (FIRE LINE)	1508 L.F.		1508 L.F.
6" WATER MAIN (FIRE LINE)	445 L.F.		445 L.F.
4" WATER MAIN (DOMESTIC)	1877 L.F.		1877 L.F.
3" WATER MAIN (DOMESTIC)	532 EA.		532 EA.
2" WATER MAIN (DOMESTIC)	295 EA.		295 EA.
HYDRANT ASSEMBLY	7 EA.		7 EA.
8" VALVE	4 EA.		4 EA.
6" VALVE	3 EA.		3 EA.
4" VALVE	10 EA.		10 EA.
3" VALVE	4 EA.		4 EA.
2" SHUT-OFF VALVE	16 EA.		16 EA.
2" WATER METER (FROM LVVWD)		2 EA.	2 EA.
2" WATER SERVICE		2 EA.	2 EA.
2" DOUBLE CHECK VALVE ASSEMBLY		2 EA.	2 EA.
8" DOUBLE CHECK DETECTOR ASSEMBLY		2 EA.	2 EA.

TRAFFIC

STREET NAME SIGN			7 EA.
STREET LIGHT (PRIVATE)			6 EA.

NOTE: (+)

NATIVE MATERIAL MAY BE USED IN LIEU OF STANDARD TYPE I GRAVEL WITH PRIOR APPROVAL OF THE CITY ENGINEER. CONTACT CLV CONSTRUCTION SERVICES FOR COORDINATION (229-6337)

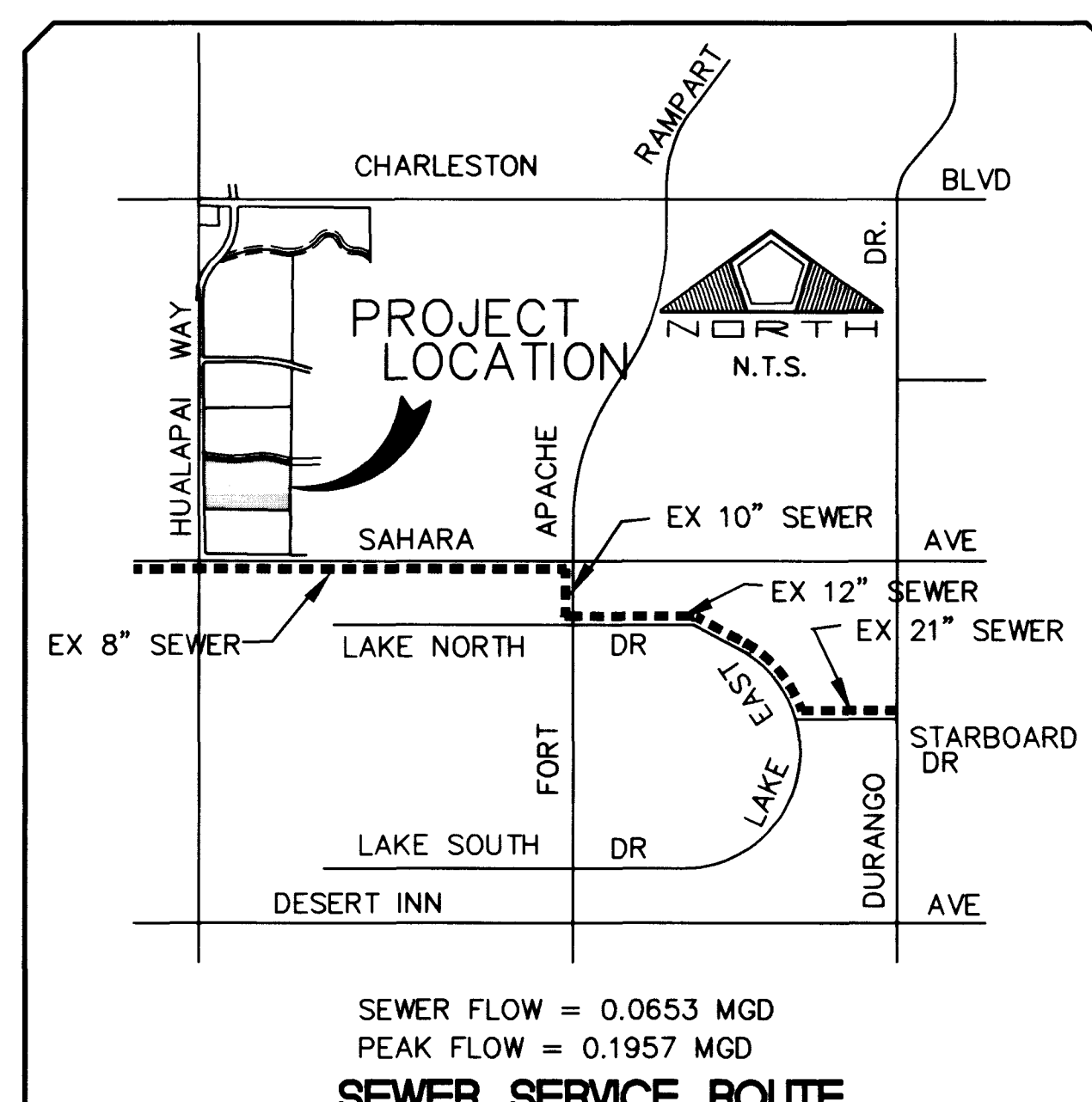
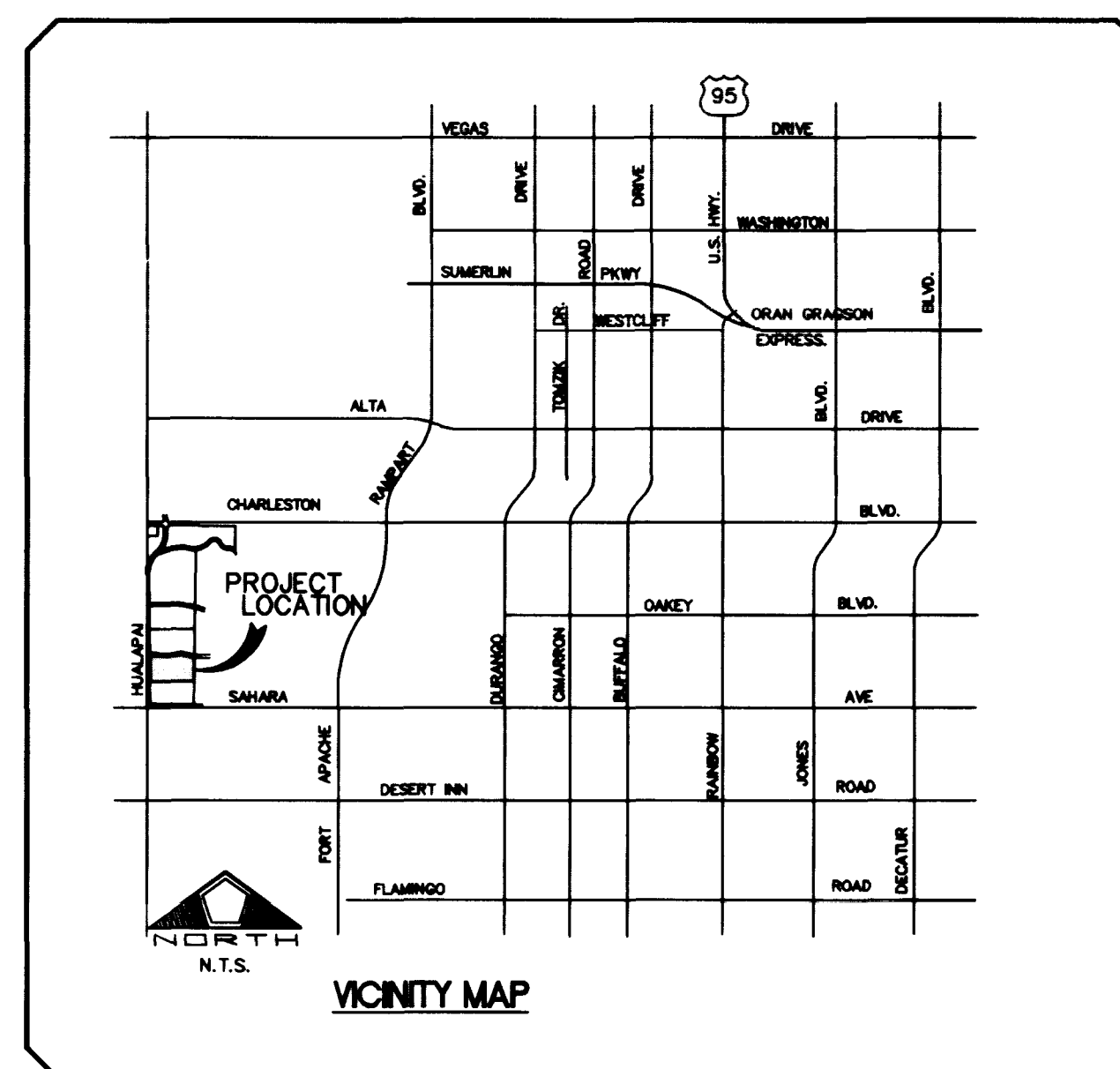
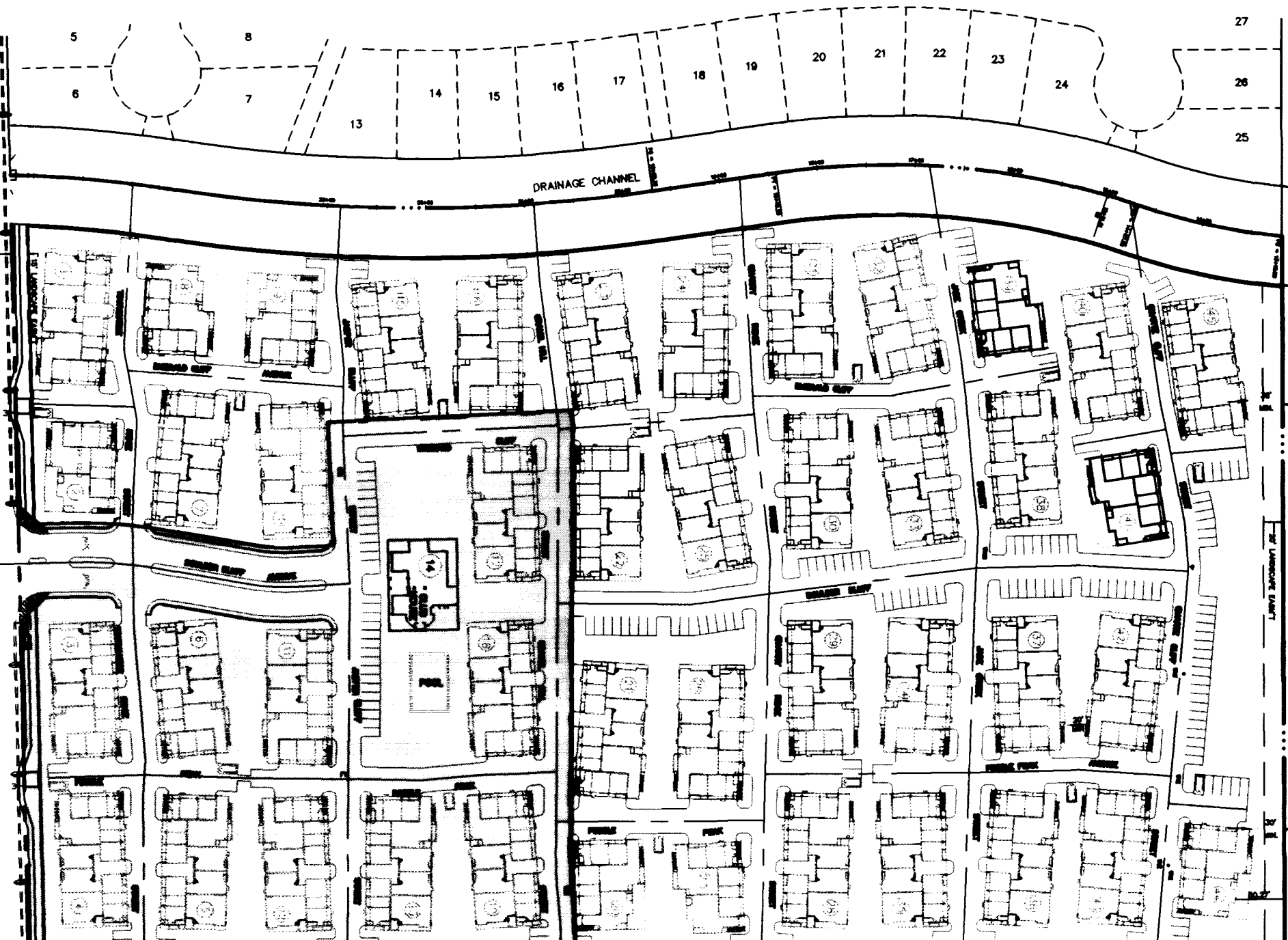
NOTES TO CONTRACTOR:

1. QUANTITIES SHOWN ARE APPROXIMATIONS ONLY AND ARE INTENDED TO ILLUSTRATE SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT QUANTITIES INVOLVED.

APPROXIMATE QUANTITIES

PRIVATE PUBLIC TOTAL

2" A.C. PAVEMENT W/4" TYPE II & 6" TYPE I OR II BASE (+)	9980 S.Y.		9980 S.Y.
L-TYPE CURB & GUTTER W/6" TYPE II BASE	466 L.F.	84 L.F.	550 L.F.
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2" SHUT-OFF VALVE	16 EA.		16 EA.
2" WATER METER (FROM LVVWD)		2 EA.	2 EA.
2" WATER SERVICE		2 EA.	2 EA.
2" DOUBLE CHECK VALVE ASSEMBLY		2 EA.	2 EA.
8" DOUBLE CHECK DETECTOR ASSEMBLY		2 EA.	2 EA.
STREET NAME SIGN			7 EA.
STREET LIGHT (PRIVATE)			6 EA.



SEWER FLOW = 0.0653 MGD
PEAK FLOW = 0.1957 MGD

SEWER SERVICE ROUTE

INDEX OF DRAWINGS

NO.	TITLE
1	COVER SHEET
2	GENERAL NOTES, QUANTITIES & MISCELLANEOUS DETAILS
3	UTILITY PLAN NO. 1 & NOTES
4	FIRE PARKING RESTRICTIONS
5	SEWER PLAN 1
6	SEWER PLAN 2
7	GEOMETRIC PLAN - BACK OF CURB CONTROL AND PAVING LIMITS
8	GEOMETRIC PLAN - BUILDING CONTROL
9	HANDICAPPED ACCESSIBLE ROUTE PLAN
10	OFFSITE SEWER - PLAN AND PROFILE
11	GRADING PLAN
12	DETAILS

APPROVAL

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 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 STANDARDS DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA.

[Signature] 8-27-96
DATE
CITY OF LAS VEGAS
DENNIS ANDERSON, P.E.
CITY ENGINEER

NOTE:
THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCY.
(FOR UTILITY APPROVALS, SEE SHEET 3 & 4)

ABBREVIATIONS

BC STA	BACK OF CURB STATION	FL	FLOW LINE	PI	POINT OF INTERSECTION
BCR	BACK OF CURB RETURN	GB	GRADE BREAK	PT	POINT OF TANGENCY
BVC	BEGIN VERTICAL CURVE	HP	HIGH POINT	S	SOUTH
C	CENTERLINE	INV	INVERT	TC	TOP OF CURB
C INT	CENTERLINE INTERSECTION	MVC	MIDDLE OF VERTICAL CURVE	VC	VERTICAL CURVE
E	EAST	N	NORTH	W	WEST
EVC	END VERTICAL CURVE	OC	ON CURVE		
FG	FINISH GRADE	PC	POINT OF CURVATURE		

Avoid cutting underground utility lines. It's costly.

Call before you Dig.

1-800-227-2600
UNDERGROUND SERVICE ALERT (USA)

LEGEND

---	SUBDIVISION LIMITS	---	EXISTING EDGE OF PAVEMENT FLOW LINE
---	STREET CENTERLINE	---	FINISHED GRADE
---	FUTURE IMPROVEMENTS	---	TOP OF CURB
145	LOT NUMBER	---	GRADE BREAK
08.5	EXISTING PAD ELEVATION	---	SIDEWALK RAMP
08.5	PROPOSED PAD ELEVATION	---	2:1 SCARP
08.5	FUTURE PAD ELEVATION	---	EXISTING WATER LINE
(98.63)	EXISTING CONTOUR	---	PROPOSED WATER LINE
98.63	EXISTING ELEVATION	---	EXISTING SEWER LINE
1725	PROPOSED ELEVATION	---	PROPOSED SEWER LINE
---	PROPOSED CONTOUR	---	EXISTING SEWER MANHOLE
10%	DRAINAGE SWALE W/FLOW DIRECTION & GRADE INDICATED	---	PROPOSED SEWER MANHOLE

BENCHMARK

NATIONAL GEODETIC VERTICAL DATUM OF 1988

1LV107NWS, RIVET & PLATE IN TOP OF CURB, SE CURB RETURN OF SAHARA AVENUE AND HUALAPAI WAY.
ELEVATION = 886.3883 METERS (2908.092')
(FOR 1929 DATUM SUBTRACT 2.457')

LEGAL DESCRIPTION

A PORTION OF LOT 20 OF BOOK 71, PAGE 76 OF PLATS-LYING WITHIN THE WEST HALF (W 1/2) OF SECTION 6 TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

BASIS OF BEARING

SOUTH 01°20'45" EAST, BEING THE EAST LINE OF THE SOUTHWEST (SW 1/4) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN ON THAT CERTAIN FINAL MAP KNOWN AS PECCOLE RANCH PHASE II ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 71 OF PLATS AT PAGE 76.

OWNER / DEVELOPER

PULTE HOMES
7310 SMOKE RANCH ROAD, SUITE Q
LAS VEGAS, NEVADA 89128
(702) 256-7900

RECOMMENDED: *[Signature]* DATE: 7/10/96
DRAWN BY: DANIEL LA RUBIO, JR. P. E. # 89251
DESIGNED BY: NONE
CHECKED BY: 0147.0010
JOB NO.: 0147.0010
SCALE: NONE

PENTACORE
CIVIL ENGINEERING - LAND SURVEYING - PLANNING
CONSTRUCTION MANAGEMENT - ADA CONSULTING
6763 WEST CHARLESTON BOULEVARD
LAS VEGAS, NEVADA 89102 (702)256-0115

PULTE HOMES
STONE RIDGE CONDOMINIUMS - PHASE 1
NOTES, MISCELLANEOUS DETAILS AND QUANTITIES

SHEET 2 OF 12

