

ABBREVIATIONS

A	ABANDONED
AC	ASPHALTIC CONCRETE
BC	BACK OF CURB
BVC	BEGINNING OF VERTICAL CURVE
CL	CENTERLINE
CLV	CITY OF LAS VEGAS
CONC.	CONCRETE
C	CURVE
CCFR	CENTRICALLY CAST FIBERGLASS REINF. PIPE
C.C.S.D.	CLARK COUNTY SANITATION DISTRICT
DWG.	DRAWING
EP	EDGE OF PAVEMENT
ELEV.	ELEVATION
ELLIP.	ELLIPTICAL
EVC	END OF VERTICAL CURVE
EXIST.	EXISTING
FC	FACE OF CURB
FG	FINISH GRADE
FL	FLOWLINE
G	GAS
GB	GRADE BREAK
HDPE	HIGH DENSITY POLYETHYLENE PIPE
INV.	INVERT
L.V.V.W.D.	LAS VEGAS VALLEY WATER DISTRICT
LT.	LEFT
L	LINE
L.F.	LINEAR FEET
MVC	MIDDLE OF VERTICAL CURVE
MO	MIDDLE ORDINANT
MLC	MORTAR LINE COATED STEEL PIPE
N.D.O.T.	NEVADA DEPARTMENT OF TRANSPORTATION
NPCo.	NEVADA POWER COMPANY
OHP/OHT	OVERHEAD POWER/TELEPHONE LINE
PC	POINT OF CURVE
PT	POINT OF TRANSITION
PVC	POLYVINYL CHLORIDE PIPE
PP	POWER POLE
P.L.S.	PROFESSIONAL LAND SURVEYOR
PL	PROPERTY LINE
(R)	RADIAL
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SS	SANITARY SEWER
SHT	SHEET
STD.	STANDARD
SCCP	STEEL CYLINDER CONCRETE PIPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TMH	TOP OF MANHOLE
(TYP)	TYPICAL
W	WATER

LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY
---	STREET CENTERLINE
---	LOT LINE
---	SETBACK LINE
53	LOT NUMBER
6	BLOCK NUMBER
20	EXIST CONTOUR LINE (5')
16	EXIST CONTOUR LINE (1')
---	EXIST EDGE OF PAVEMENT
SS	EXIST SANITARY SEWER
SS	NEW SANITARY SEWER
---	EXIST WATER LINE
W	NEW WATER LINE
---	EXIST BLOCK WALL
---	NEW BLOCK WALL
---	SAWCUT LINE
(84.11)	EXIST ELEVATION
00.00	DESIGN ELEVATION
16	PROPOSED CONTOUR
---	NEW AC PAVING

GENERAL NOTES

- ALL CONSTRUCTION AND MATERIAL SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST EDITION. THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 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.
- AC PAVEMENT TO BE 1/2" ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT HANDICAP 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, ETS. 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 CLV BUILDING DEPARTMENT.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON CITY STREETS.

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 FIRST MEET WITH THE APPROVAL OF THE CONTROLLING AGENCY.
- CHISEL "S" OR "G" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.
- POLYVINYL (PVC) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35 SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OR 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. IN 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 PIPE 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.

UTILITY NOTE

THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAS BEEN DETERMINED FROM SURFACE EVIDENCE OF THEIR EXISTENCE OR FROM INFORMATION OBTAINED FROM THE UTILITY COMPANIES. THE ENGINEER ACCEPTS NO LIABILITY FOR THE EXISTENCE OR NON-EXISTENCE OF UTILITY LINES. CONTRACTORS AND OTHERS USING THIS MAP MUST CONFIRM THE LOCATION OF UNDERGROUND LINES AND/OR STRUCTURES WITH THE UTILITY COMPANIES PRIOR TO COMMENCING ANY EXCAVATION.

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CONSTRUCTION NOTES

- ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY AND OUTSIDE OF THE PROJECT BOUNDARY SHALL BE PERFORMED UNDER A SEPARATE ENCROACHMENT PERMIT ISSUED BY THE CONTROLLING AUTHORITY.
- ALL WORK PERFORMED OUTSIDE OF THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL NOT BE PERFORMED UNTIL WRITTEN PERMISSION AND EASEMENT HAVE BEEN OBTAINED FROM THE OFFSITE OWNER.

STREET LIGHT NOTES

- ALL STREET LIGHT INSTALLATIONS SHALL CONFORM TO THE STANDARD DETAILS AND SPECIFICATIONS OF THE CITY OF LAS VEGAS, AND SHALL ALSO CONFORM TO THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OF OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, LATEST EDITION, UNLESS OTHERWISE NOTED.
- ALL HAND HOLE COVERS MUST BE INSTALLED, POLE CAPS POURED AND PULL BOX LIDS BOLTED DOWN PRIOR TO ENERGIZING CIRCUIT. ALL WIRE MUST HAVE THW INSULATION.
- NEW SERVICE POINT ANS RCOC REQUIRED FOR STREET LIGHTS ON RANCHO DRIVE ONLY.

OWNER/DEVELOPER

BIGELOW DEVELOPMENT CORP.
4530 SOUTH EASTERN AVE., SUITE 7
LAS VEGAS, NEVADA 89119
(702) 792-4333

DEVIATIONS FROM STANDARDS

NONE

BENCH MARK

ALUMINUM PLATE WITH RIVET IN THE TOP OF CURB
LOCATED IN THE SOUTHWEST CURB RETURN OF THE
INTERSECTION OF CAREY AVE. AND RANCHO DRIVE.
CITY OF LAS VEGAS

ELEVATION (667.7892 METERS NAVD 88 DATUM)
2190.90 FT

BASIS OF BEARINGS

N 89°26'34" E - THE NORTH LINE OF THE NW 1/4 OF SECTION 19,
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY
NEVADA, AS SHOWN ON THE RECORD OF SURVEY, FILE 76, PAGE 5,
CLARK COUNTY RECORDS, NEVADA.

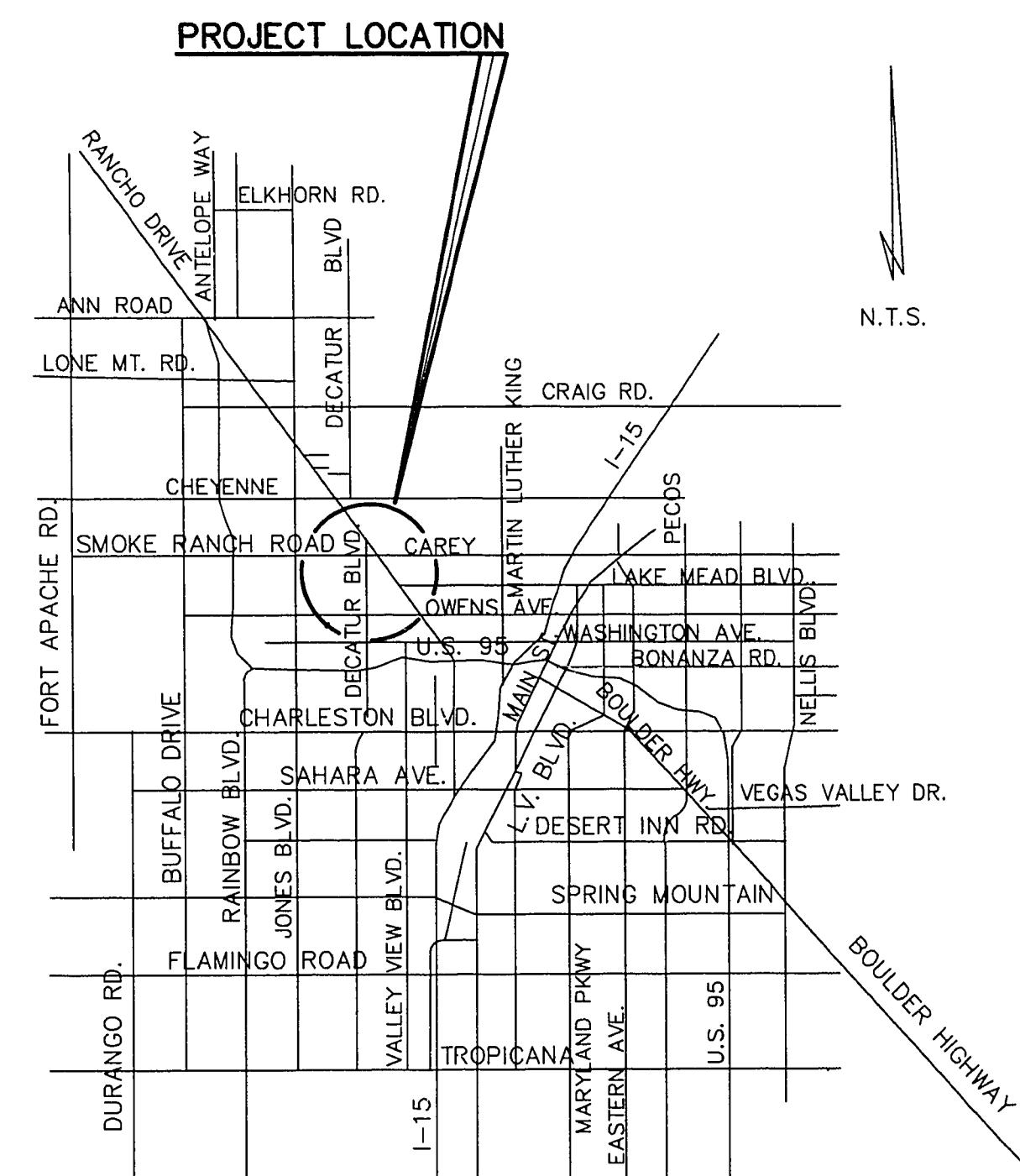
PROJECT QUANTITIES (PUBLIC)

DESCRIPTION	QUANTITY
8" WATER LINE	240 LF
1' TYPE CURBING	645 LF
CROSS GUTTER (10' WIDE)	2420 SF
SIDEWALK	5925 SF
SIDEWALK RAMP	10 EA
SIDEWALK UNDERDRAIN	2 EA
4" AC PAVEMENT	1080 SY
OPEN GRADE	1080 SY
STREET LIGHT (BREAK-AWAY)	8 EA

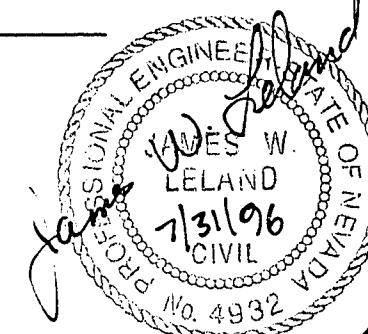
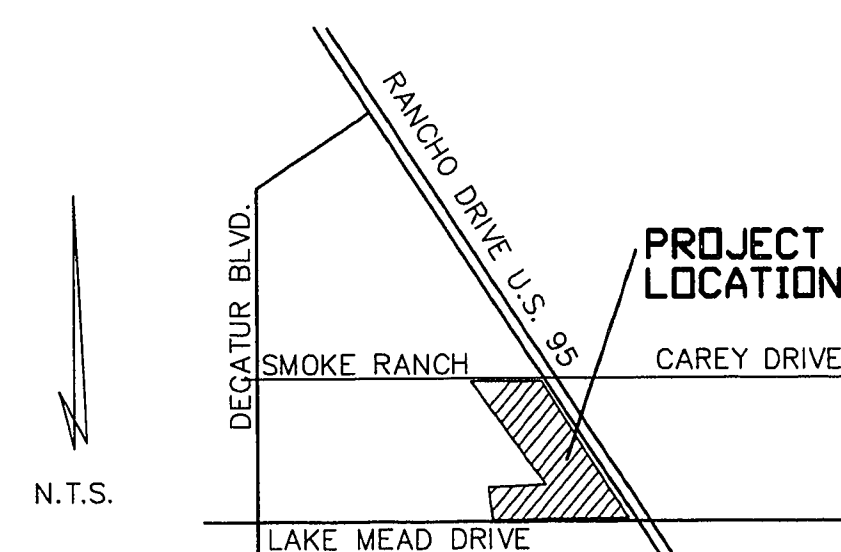
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LOCATION MAP



VICINITY MAP



INDEX SHEET	SECTION 19, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY CITY OF LAS VEGAS	SUN HARBOR - RANCHO SMOKE RANCH	SHEET 11 PROJ. NO. DX
	PREPARED FOR: BAUGHMAN & TURNER, INC. DATE: MAY 1996 DESIGN: AWM DRAWN: AWM CHECK: NONE SCALE: NONE CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LAS VEGAS, NEVADA 89102 1210 HINSON STREET (702) 870-8771		