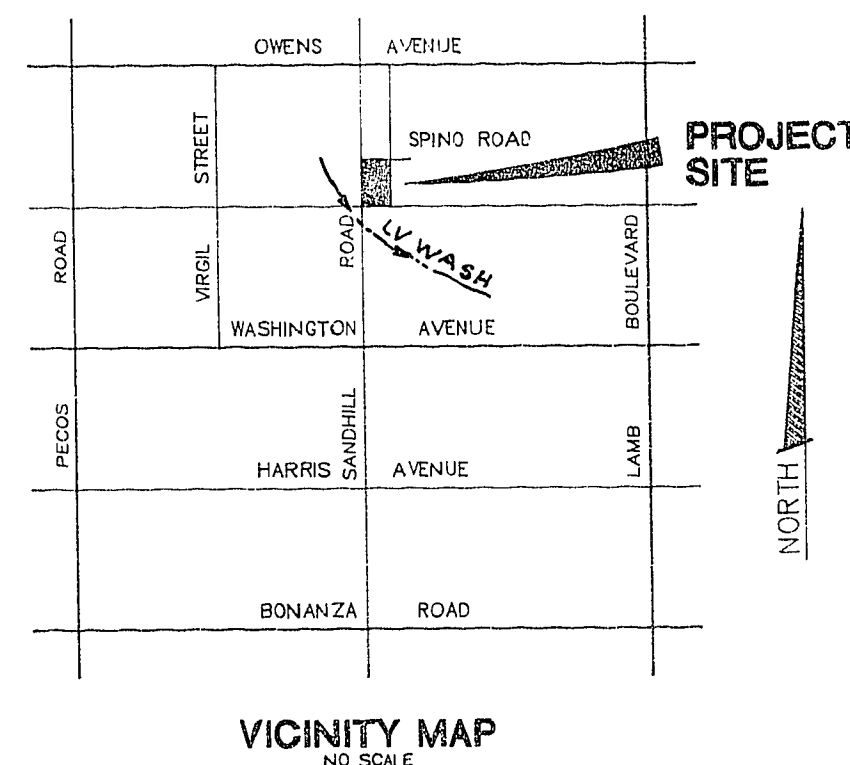


SANDHILL VILLAS UNITS 1 & 2

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4)
OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

GENERAL NOTES:

- 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 DRAWINGS 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.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH 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 THE PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS ARE NOT SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE FROM DAMAGE. ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL NOT BACKFILL ANY TRENCHES IN WHICH WATERLINES HAVE BEEN UNCOVERED UNTIL THE WATERLINES HAVE BEEN INSPECTED BY THE CITY OF NORTH LAS VEGAS. 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 PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE 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 AND/OR TELEPHONE FACILITIES 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 WITHIN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTION REQUIRED FOR THIS CONSTRUCTION.
- EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300 FEET IN EXTRUDED TYPE CURB.
- AC PAVEMENT TO BE 1/2" ABOVE LIP OF ALL GUTTER AND VALLEY GUTTER AFTER COMPACTION.
- APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
- CURB AND 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.
- WHEELCHAIR RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING NUMBER 235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITION BETWEEN NEW 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 A CITY INSPECTOR.
- 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 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.
- A & A ASSOCIATES CONSULTING ENGINEERS, ASSUMES NO LIABILITY, EXPRESSED OR IMPLIED, RESULTING FROM THE CONSTRUCTION OF THE IMPROVEMENTS CONTEMPLATED HEREIN WHICH MAY BE IN VIOLATION OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR SPECIFICATIONS, INCLUDING, BUT NOT LIMITED TO, THE PROVISIONS OF THE ENDANGERED SPECIES ACT.



LEGAL DESCRIPTION:

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNER/DEVELOPER:

TOM BLACK
4415 EAST BALTIMORE AVENUE
LAS VEGAS, NEVADA 89104

ENGINEER:

A & A ASSOCIATES
CONSULTING ENGINEERS
3325 WEST DESERT INN ROAD
SUITE 2
LAS VEGAS, NEVADA 89102
(702) 876-9905

DEVIATION FROM STANDARDS

UNIFORM STANDARD DRAWINGS
CLARK COUNTY AREA DWG. NO. 225

STATE OF NEVADA STANDARD
PLANS FOR ROAD AND BRIDGE
CONST. DEPT. OF TRANSP. SHEET R-4.2.1 (609)

SHEET INDEX:

COVER SHEET	1 OF 5
GRAVING PLAN	2 OF 5
MASTER WATER & SEWER PLAN	3 OF 5
STREET PLAN & PROFILE "SANDHILL ROAD STA. 4+19 TO 12+07.26"	4 OF 5
STORM DRAIN PLAN & DETAILS	5 OF 5

BENCH MARK:

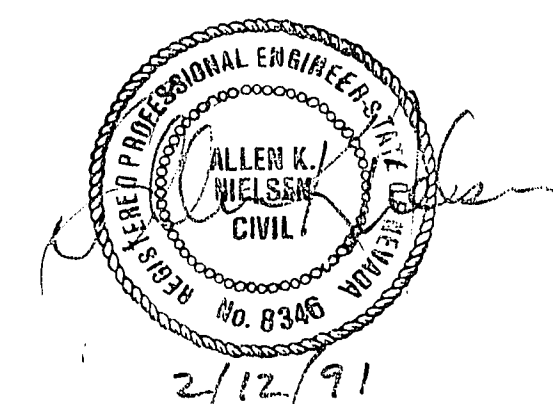
CITY OF LAS VEGAS BENCH MARK # COZ 1350W6
2"x2" BOLT & PLATE IN T.O. & N.E. COR. SANDY & OWENS
NEAR F.C. OF OWENS.
ELEV. 1905.97

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS IS THE CENTERLINE OF SANDHILL ROAD WHICH BEARS NORTH 00°58'08" EAST AS SHOWN BY PLAT OF SANDHILL VILLAS UNIT 6, RECORDED IN BOOK 30 OF PLATS, ON PAGE 38, IN THE OFFICE OF CLARK COUNTY RECORDER.

ESTIMATE OF QUANTITIES:

2-1/2" A.C. PAVEMENT	1,800	S.Y.
4" A.C. PAVEMENT	1,225	S.Y.
TYPE I AGGREGATE BASE	306	C.Y.
TYPE II AGGREGATE BASE	600	C.Y.
EXCAVATION & EMBANKMENT	970	C.Y.
CURB AND GUTTER	368	L.F.
COMMERCIAL DRIVEWAY	280	S.F.
SIDEWALK (ON-SITE)	2,100	S.F.
SIDEWALK (OFF-SITE)	2,460	S.F.
3" SEWER	363	L.F.
SEWER MANHOLE	1	EA.
4" WATER MAIN	370	L.F.



REV	DATE	BY	REVISION	APPROVED

COVER SHEET

SANDHILL VILLAS UNITS 1 & 2

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

JOB No.	DESIGNED:	CHECKED:
	DRAWN:	

SHEET

1

OF 5 SHEETS

14-7-11 107Y-2670-1#2