

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 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 ON THIS SHEET AS "DEVIATIONS FROM STANDARDS."
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE 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 PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS ARE NOT SHOWN ON THE PLANS.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING 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 CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR SHALL NOT BACKFILL ANY TRENCHES IN WHICH WATERLINES HAVE BEEN UNCOVERED UNTIL THE WATERLINES HAVE BEEN INSPECTED BY THE LAS VEGAS VALLEY WATER DISTRICT. THE WATER DISTRICT SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF CONSTRUCTION IN THE VICINITY OF WATER LINES.
5. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY ALTERATIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
6. 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.
7. 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.
8. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
9. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED CURB.
10. AC PAVEMENT TO BE 1/2" ABOVE LIP OF ALL GUTTERS. AFTER COMPACTION, EXCEPT AT S/W RAMPS & CROSS GUTTERS.
11. APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
12. CURB & 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.
13. 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.
14. 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 SAID CONSTRUCTION. EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS, OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR.
15. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER.
16. EXACT LOCATION OF ALL SAW CUT 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 REQUIRED RELOCATION.
17. 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.
18. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC. SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND VALLEY GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY.
19. IF THE SEWER MAIN IS OVER THE WATER MAIN, OR LESS THAN 18 INCHES UNDER THE WATER MAIN, THEN CONCRETE ENCASE THE SEWER MAIN 10 FEET ON BOTH SIDES OF THE WATER MAIN, OR USE WATER QUALITY SEWER PIPE.
20. THE STRUCTURAL AND ARCHITECTURAL DESIGN OF ALL WALLS (RETAINING OR NONRETAINING) MUST BE APPROVED BY THE CLV BUILDING DEPARTMENT.
21. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON CITY STREETS.

DEVIATIONS FROM STANDARDS

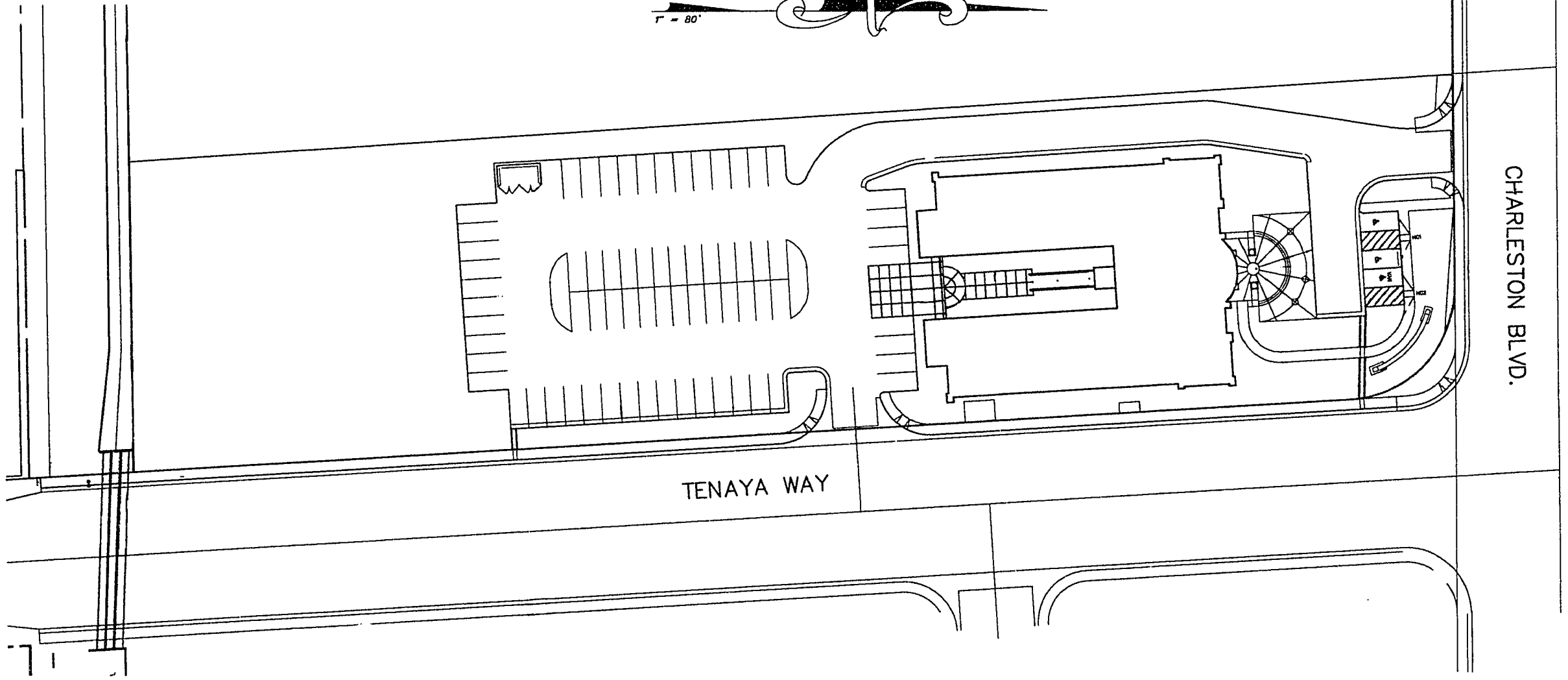
TENAYA AVE. OFFSET CROWN, NATIVE IN LIEU OF TYPE I
MODIFIED TYPE "C" DROP INLET

NOTICE TO CONTRACTOR !

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

AVOID CUTTING UNDERGROUND UTILITIES IT'S COSTLY.
CALL before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

PROFESSIONAL OFFICE
AT CHARLESTON & TENAYA
IMPROVEMENT PLANS
FOR
ALVERSON, TAYLOR, MORTENSON,
NELSON & SANDERS
IN
CITY OF LAS VEGAS
STATE OF NEVADA



SITE ACREAGE: 2.22 AC.

SITE PLAN

OWNER

ALVERSON, TAYLOR, MORTENSON,
NELSON & SANDERS
3821 W. CHARLESTON BLVD.
LAS VEGAS, NV. 89102
(702) 384-7000

DEVELOPER

FRANK MARTIN
MARTIN-HARRIS CONSTRUCTION
1900 WESTERN AVENUE
LAS VEGAS, NV. 89102
(702) 385-5257

BENCHMARK

CLVBM NO. 0LV00 34S4
RIVET & PLATE IN TOP OF CURB NORTHEAST
RETURN OF CHARLESTON BLVD. AND ANTELOPE WAY
ELEVATION (NAVD 88) = 2447.242'

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4)
OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST,
M.D.B. & M., BEARS SOUTH 89°56'01" WEST

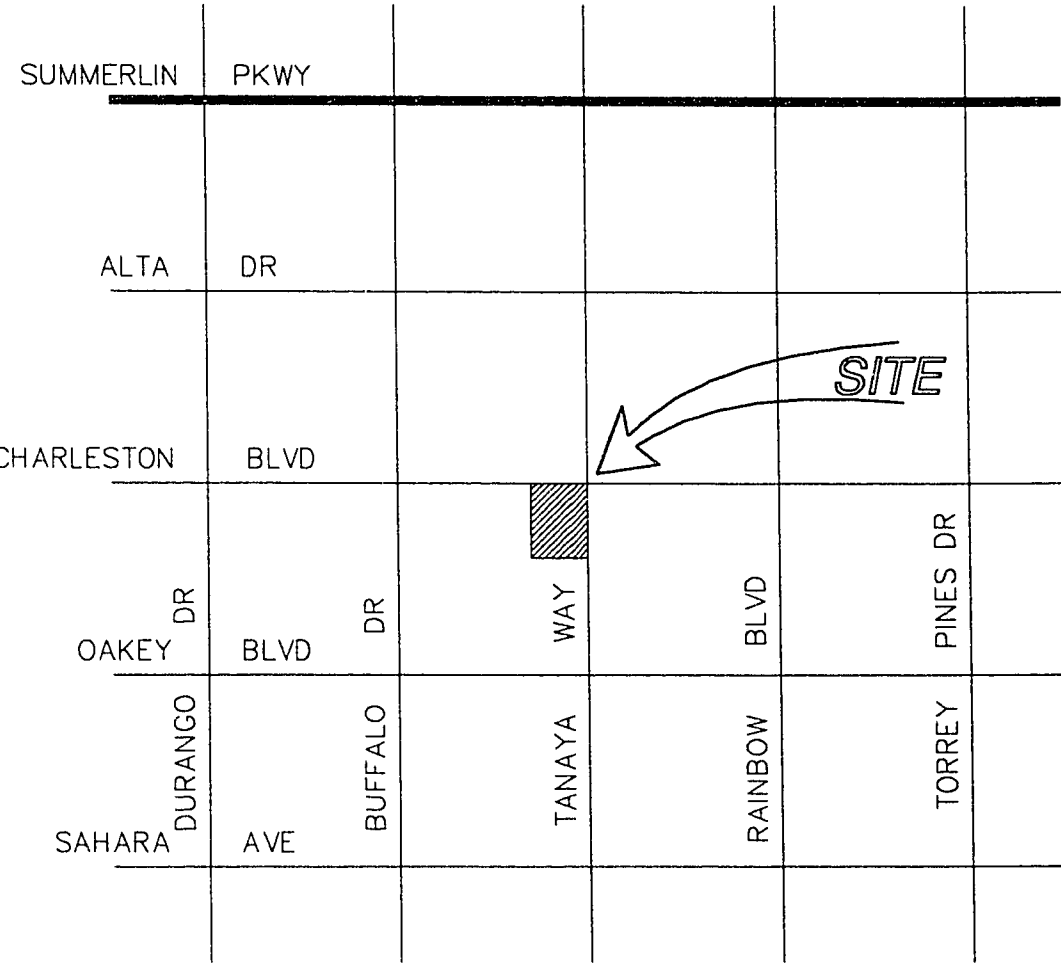
LEGAL DESCRIPTION

EAST HALF OF THE EAST HALF OF THE NORTHEAST
QUARTER OF THE NORTHEAST QUARTER OF SECTION
3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B. & M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

APPROVAL

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

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 & SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.



VICINITY MAP
N.T.S.

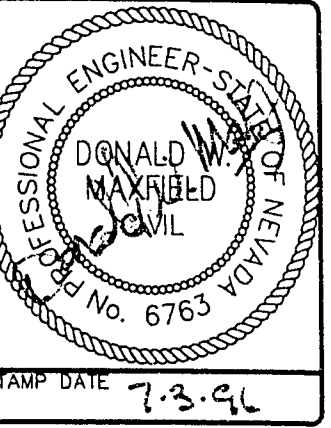
QUANTITY ESTIMATE

DESCRIPTION	PUBLIC	PRIVATE
2" ASPHALTIC CONCRETE	0 SY	3,779 SY
3" ASPHALTIC CONCRETE	0 SY	0 SY
4" ASPHALTIC CONCRETE	3,948 SY	0 SY
ASPHALTIC CONCRETE	0 SY	0 SY
3/4" OPEN GRADE	0 SY	0 SY
TYPE I AGGREGATE BASE	987 CY	0 CY
TYPE II AGGREGATE BASE	454 CY	739 CY
24" 'L' TYPE CONCRETE CURB AND GUTTER (6" FACE)	543 LF	477 LF
24" 'L' TYPE CONCRETE CURB AND GUTTER (8" FACE)	0 LF	0 LF
18" 'L' TYPE CONCRETE ISLAND CURB AND GUTTER	0 LF	0 LF
24" ROLL TYPE CONCRETE CURB AND GUTTER	0 LF	0 LF
30" ROLL TYPE CONCRETE CURB AND GUTTER	0 LF	0 LF
12" 'A' TYPE CONCRETE CURB AND GUTTER	0 LF	718 LF
TACK-ON CURB	0 LF	147 LF
2' CONCRETE SWALE	0 SF	108 SF
COMMERCIAL CONCRETE DRIVEWAY APPROACH	0 SF	0 SF
8' CONCRETE VALLEY GUTTER	720 SF	0 SF
CONCRETE VALLEY GUTTER	0 SF	0 SF
4" CONCRETE SIDEWALK	3,384 SF	0 SF
SIDEWALK UNDERDRAIN	3 EA	0 EA
HANDICAP RAMP	4 EA	0 EA
38" X 24" CLASS HE-III ROP	288 LF±	0 LF
12" CMP	12 LF±	0 LF
BEEHIVE DROP INLET	1 EA	0 EA
TYPE "C" MODIFIED DROP INLET	1 EA	0 EA
CONCRETE HEADWALL	1 EA	0 EA
72" HIGH CHAIN LINK FENCE	36 LF±	0 LF
72" HIGH BY 14' WIDE CHAIN LINK GATE	1 EA	0 EA
4' HIGH RETAINING WALL	100 LF±	0 LF
3' HIGH RETAINING WALL	100 LF±	0 LF
2' HIGH RETAINING WALL	439 LF±	0 LF
1' X 3' CONCRETE CUT-OFF WALL	10 LF±	0 LF
6" THICK CONCRETE CHANNEL	3,050 SF±	0 SF

SHEET INDEX

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- ROUGH GRADING & UTILITY PLAN
- ROUGH GRADING & UTILITY PLAN
- GRADING & UTILITY NOTES & DETAILS
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- STREET/SEWER PLAN & PROFILE - TENAYA WAY
- CHANNEL PLAN & PROFILE - HOLMBY CHANNEL

REVISION DESCRIPTION	BY	DATE
REV. DRAIN INLET	J.R.	3/25/96



SOUTHWEST ENGINEERING
LAND PLANNING • SURVEYING • DEVELOPMENT
4545 W. VEGAS DRIVE
LAS VEGAS, NEVADA 89108
(702) 648-9700

COVER SHEET
PROJECT
PROF. OFFICE at CHARLESTON & TENAYA

WORK ORDER NO.	950910
DESIGN BY:	J.R./S.G.
DATE:	3/25/96
SCALE:	NONE
CADFILE:	CT-COVER.DWG
SHEET	1 OF 7 SHEETS