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CITY OF LAS VEGAS GENERAL NOTES

(OFFSITE IMPROVEMENTS)

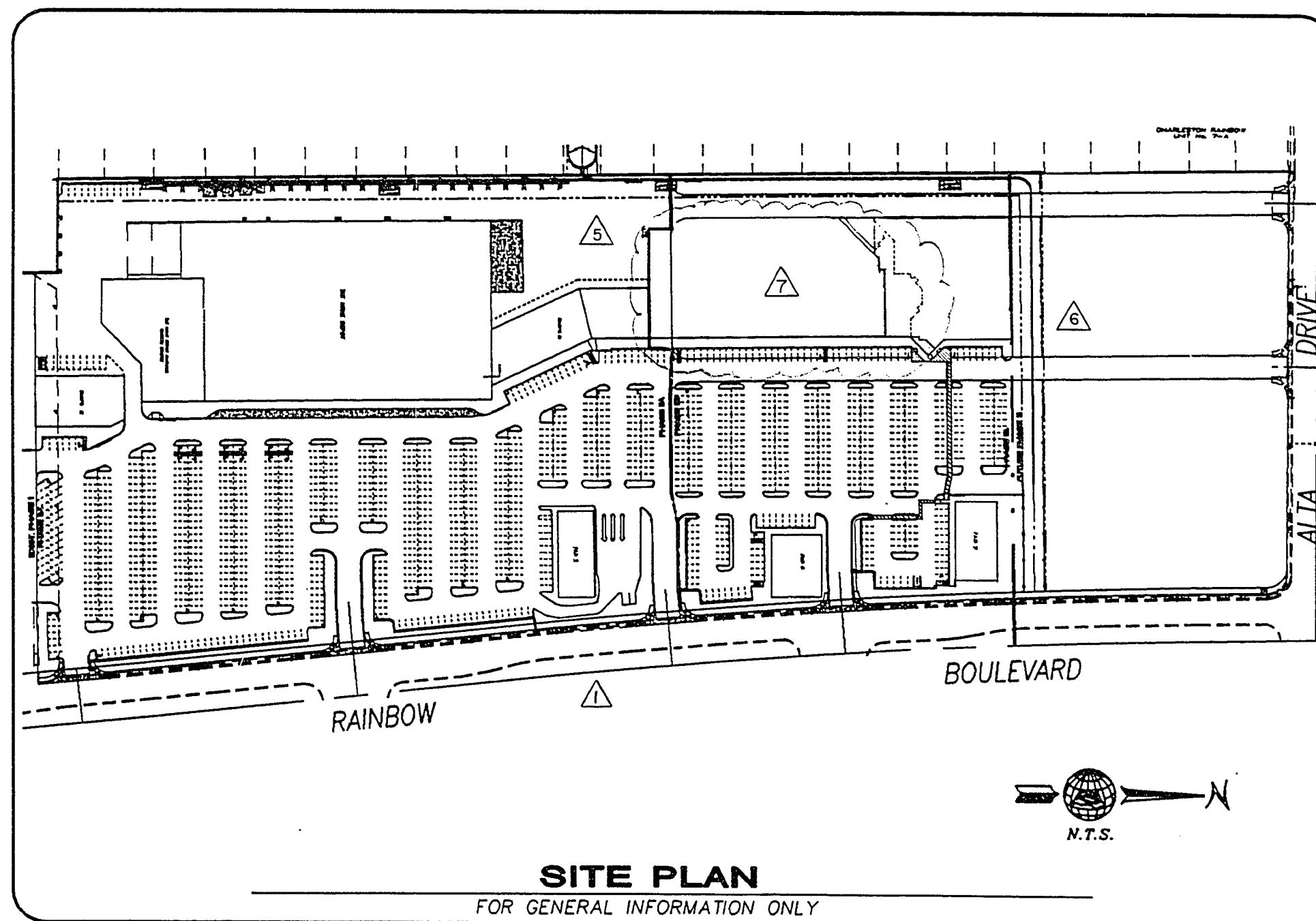
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST ISSUE; THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CITY OF LAS VEGAS"; AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY, THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE. DEVIATIONS FROM STANDARD DRAWING NO. 219 - HEIGHT CHANGED FROM 5' TO 6', STD. D.W.G. NO. 228 - CROSS SLOPE IS LESS THAN THE REQUIRED 0.5%, EXISTING CROSS SLOPE IS $\pm 0.35\%$.
- 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.
- 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 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 LAS VEGAS VALLEY WATER DISTRICT. 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 THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- TYPE V CEMENT SHALL BE USED IN ALL OFFSITE CONCRETE WORK. CONCRETE TO BE DESIGNED FOR A 5.5 SACK MIX WITH A MAXIMUM WATER/CEMENT RATIO OF 0.45 (OR AS DESIGNED 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 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 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 233. 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 PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO SAID CONSTRUCTION. EXTENT OF TRANSITIONS TO BE DETERMINED BY THE CITY ENGINEER AND AS SHOWN ON PLANS.
- ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER OR PER 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 MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS WITH N.E.S. STATUTE NO. 625.550.
- ALL WORK IN SOUTH RAINBOW BLVD. REQUIRES PERMIT AND APPROVAL FROM N.D.O.T. PRIOR TO CONSTRUCTION.
- BARRICADE PLAN MUST BE SUBMITTED AND APPROVED BY THE CLV. TRAFFIC ENGINEER AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- PERMITTEE TO INSTALL PERMANENT PAVEMENT REPLACEMENT WITHIN SEVENTY-TWO (72) HOURS AFTER PLACEMENT OF APPROVED TRENCH BACKFILL.
- CONCRETE TO BE REMOVED MUST BE SAWCUT AT ASPHALT/CONCRETE INTERFACE IN ORDER TO PRESERVE PAVEMENT. CONCRETE REPLACEMENT SHALL BE COMPLETED WITHIN 24 HOURS OF REMOVAL. DAMAGE TO PAVEMENT WILL MANDATE ADDITIONAL PAVING OF ASPHALT TO LIMITS AS DETERMINED BY CITY ENGINEER.
- WALL NOTES:
 - APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT PERTAIN TO CONSTRUCTION OF NEW WALLS (RETAINING OR NON-RETAINING) OR MODIFICATIONS TO EXISTING WALLS.
 - ALL WALLS, NEW OR EXISTING, ARE SHOWN FOR INFORMATION ONLY FOR THE PURPOSE OF GRADING LIMITS.
 - FOR THE STRUCTURAL AND ARCHITECTURAL DESIGN OF ALL WALLS (RETAINING OR NON-RETAINING) REFER TO STRUCTURAL DRAWINGS PREPARED BY OTHERS.

SHEET INDEX

- COVER SHEET
- MASTER PLAN
- DIMENSION PLAN, PHASE II A
- DIMENSION PLAN, PHASE II A
- GRADING PLAN, PHASE II A
- GRADING PLAN, PHASE II A
- GRADING PLAN, PHASE II A
- UTILITY PLAN, PHASE II A
- UTILITY PLAN, PHASE II A
- RAINBOW BLVD. PLAN & PROFILE, PHASE II A
- DIMENSION PLAN, PHASE II B
- GRADING PLAN, PHASE II B
- UTILITY PLAN, PHASE II B
- RAINBOW BLVD. PLAN & PROFILE, PHASE II B
- SANITARY SEWER & STORM DRAIN PROFILES
- RETAINING WALL PROFILES & SECTIONS
- RETAINING WALL PROFILES & SECTIONS
- DETAIL SHEET
- DETAIL SHEET

RAINBOW PLAZA II

A COMMERCIAL PROJECT LOCATED IN A PORTION
OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



SITE PLAN

FOR GENERAL INFORMATION ONLY

GENERAL CONDITIONS

- ALL ON-SITE GRADING TO BE ACCOMPLISHED IN ACCORDANCE WITH SOILS REPORT BY WESTERN TECHNOLOGIES INC., DATED SEPTEMBER 5, 1991.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITION BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO SAID CONSTRUCTION. EXTENT OF TRANSITIONS TO BE DETERMINED IN THE FIELD BY THE CITY INSPECTOR.
- LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE DOCUMENTS WERE OBTAINED FROM INFORMATION RECEIVED FROM THE APPLICABLE UTILITY COMPANIES. NEITHER THE OWNER NOR THE ENGINEER ASSUMES ANY RESPONSIBILITY FOR UTILITIES OR STRUCTURES NOT SHOWN, OR NOT IN THE LOCATION SHOWN ON THE DOCUMENTS. CONTRACTOR TO VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR'S RESPONSIBILITY REGARDING UTILITIES SHALL BE AS REQUIRED UNDER SECTION 107.17 OF THE UNIFORM STANDARD SPECIFICATIONS FOR CLARK COUNTY, NEVADA, AND AS PROVIDED IN THE SPECIFICATIONS.
- 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 OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE ENGINEER AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL NOT REMOVE TREES, SHRUBS, LAWNS, WALLS, FENCES, SIGNS, STRUCTURES, LIGHTS, OR ANY EXISTING IMPROVEMENTS OUTSIDE OF STREET RIGHT-OF-WAY, EXCEPT WHERE REQUIRED TO DO SO BY THE CONTRACT DOCUMENTS.
- REPLACEMENT, RELOCATION OR RECONSTRUCTION OF ALL EXISTING IMPROVEMENTS INCLUDING SPRINKLER SYSTEMS, LAWNS, FENCES, WALLS, SIGNS, STEPS, SIDEWALKS, DRIVEWAYS, LAWN LIGHTS, AND ALL OTHER ITEMS APPLICABLE TO THIS CONTRACT SHALL BE AS REQUIRED BY THE CONTRACT DOCUMENTS.
- REMOVAL OR RELOCATION OF POWER POLES, TELEPHONE POLES, JOINTLY-OWNED POLES, AND APPURTENANCES WHICH INTERFERE WITH IMPROVEMENTS REQUIRED TO BE CONSTRUCTED UNDER THIS CONTRACT, SHALL BE THE RESPONSIBILITY OF THE RESPECTIVE UTILITY COMPANY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERTICAL ADJUSTMENT OF ALL EXISTING WATER AND ALL STORM SEWER MANHOLES TO THE FINAL FINISHED GRADES IN ACCORDANCE WITH THE CITY OF LAS VEGAS STANDARD DRAWINGS. THE VERTICAL ADJUSTMENTS OF ALL WATER VALVE BOXES SHALL BE IN ACCORDANCE WITH DETAILS SHOWN ON THESE DOCUMENTS. SANITARY MANHOLES WILL BE ADJUSTED BY THE CONTRACTOR, PER THE CITY OF LAS VEGAS SPECIFICATIONS.
- THE CENTEL TELEPHONE COMPANY SHALL BE RESPONSIBLE FOR THE VERTICAL ADJUSTMENT OF ALL TELEPHONE COMPANY MANHOLES TO THE FINAL FINISHED GRADES AS SHOWN ON THE CONTRACT DOCUMENTS.
- THE SOUTHWEST GAS CORPORATION SHALL BE RESPONSIBLE FOR THE REMOVAL OR RELOCATION OF ALL GAS LINES AND APPURTENANCES WHICH INTERFERE WITH IMPROVEMENTS SHOWN ON THE CONTRACT DOCUMENTS.
- ALL EXISTING TRAFFIC SIGNS TO BE REMOVED SHALL BE SALVAGED BY THE CONTRACTOR AND DELIVERED TO THE CLARK COUNTY PUBLIC WORKS DEPARTMENT, UNLESS OTHERWISE SHOWN OR REQUIRED IN THE SPECIFICATIONS.
- TYPE "V" CEMENT IS TO BE USED ON ALL ON AND OFF-SITE WORK.

UTILITY COMPANIES

ELECTRIC:

NEVADA POWER COMPANY
P.O. BOX 230
LAS VEGAS, NEVADA 89151
(702) 367-5307
CONTACT: RICHARD EVANS

TELEPHONE:

CENTEL TELEPHONE COMPANY
330 S. VALLEY VIEW BLVD.
LAS VEGAS, NEVADA 89152
(702) 877-7804
CONTACT: KAREN WILCOX

GAS:

SOUTHWEST GAS CORPORATION
4300 W. TROPICANA AVENUE
LAS VEGAS, NEVADA 89193-8512
(702) 365-2099
CONTACT: ABE PALLAN

WATER:

LAS VEGAS VALLEY WATER DISTRICT
3700 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89153
(702) 258-3178
CONTACT: GEORGE JACOBY

SEWER:

CITY OF LAS VEGAS
PUBLIC WORKS DEPARTMENT
400 E. STEWART AVENUE
LAS VEGAS, NEVADA 89101
(702) 386-6276

REFUSE:

SILVER STATE DISPOSAL SERVICES, INC.
P.O. BOX 98508
LAS VEGAS, NEVADA 89193
735-8151

TRAFFIC:

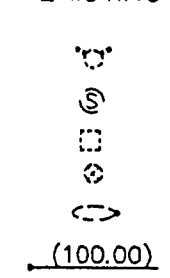
CITY OF LAS VEGAS
TRAFFIC ENGINEERING DEPARTMENT
400 E. STEWART AVENUE
LAS VEGAS, NEVADA 89101
(702) 386-6327
CONTACT: GLEN GRAYSON

ABBREVIATIONS

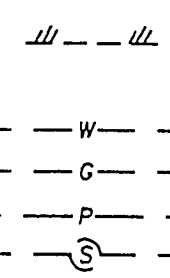
C	CENTERLINE
P	PROPERTY LINE
T.C.	TOP OF CURB
F.L.	FLOW LINE
S.W.	SIDEWALK
TYP.	TYPICAL
A.C.	ASPHALTIC CONCRETE
EX.	EXISTING
B.C.R.	BACK OF CURB RADIUS
F.G.	FINISHED GRADE
C1	CURVE LABEL (SEE CURVE TABLE)
L1	LINE LABEL (SEE LINE TABLE)
B.V.C.	BEGIN VERTICAL CURVE
P.V.I.	POINT OF VERTICAL INTERSECTION
E.V.C.	END VERTICAL CURVE
P.C.	POINT OF CURVE
P.T.	POINT OF TANGENT
P.V.C.	POLYVINYL CHLORIDE PIPE
R.C.P.	REINFORCED CONCRETE PIPE
T.W.	TOP OF WALL
T.C.O.	TOP OF CLEANOUT
F.S.L.	FIRE SPRINKLER LINE

INDEX OF SYMBOLS

EXISTING



PROPOSED



FIN. FLR. = 100.00



ALLOWABLE RESTAURANT AREAS



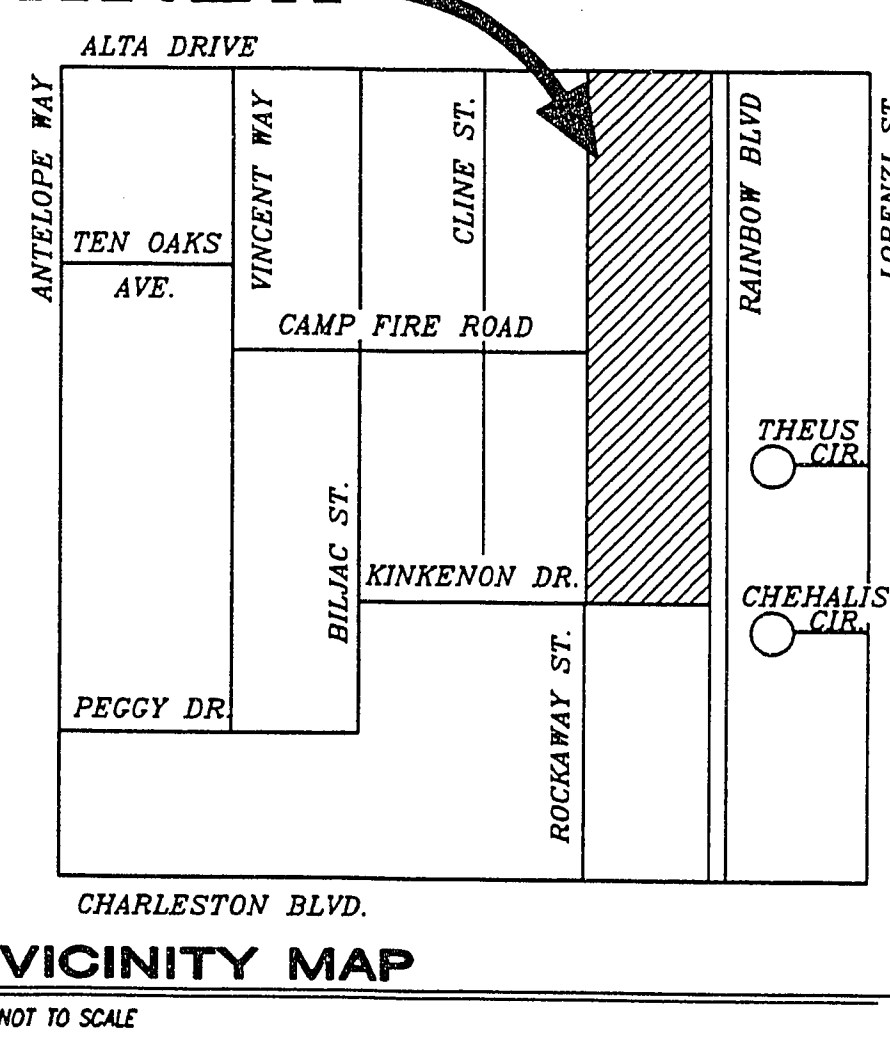
RED PAINT ON CURB OR EDGE OF SIDEWALK, INDICATING FIRE LINE



SECTION OR DETAIL IDENTIFIER SHEET ON WHICH SECTION OR DETAIL APPEARS IN PLANS



PROJECT AREA



VICINITY MAP

NOT TO SCALE

OWNER

LEWIS HOMES OF NEVADA
3325 ALI BABA LANE, STE 603
LAS VEGAS, NEVADA 89118
(702) 254-3443

DEVELOPER

JOINT DEVELOPMENT BY:

LEWIS HOMES OF NEVADA
3325 ALI BABA LANE, STE. 603
LAS VEGAS, NEVADA 89118
(702) 254-3443

TRF. NEVADA INC.
6830 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89117
(702) 258-1118

APPROVALS

CITY OF LAS VEGAS CITY ENGINEER — DENNIS ANDERSON DATE 1-29-92

THIS APPROVAL IS ONLY FOR THE PLACEMENT AND CLEARANCE OF STREET LIGHTS AND SIGNAL LIGHT INSTALLATION.

NEVADA POWER DATE 1-29-92

SOUTHWEST GAS DATE 1-29-92

ESTIMATED QUANTITIES

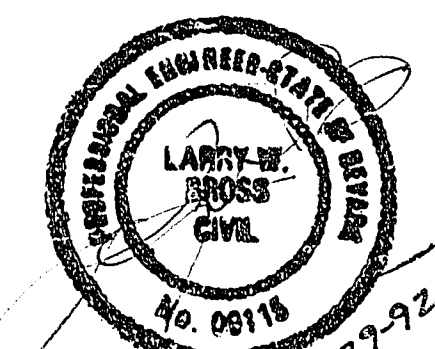
ROAD IMPROVEMENTS	ON-SITE PHASE I A	ON-SITE PHASE II B	OFF-SITE PHASE I A	OFF-SITE PHASE II B
3" ASPHALT CONCRETE	39,933 S.Y.	24,897 S.Y.		
2" ASPHALT CONCRETE	1,731 L.F.	774 L.F.		
4" TYPE CURB	4,602 L.F.	3,321 L.F.		
6" VALLEY GUTTER	2,790 S.F.	1,800 S.F.		
24" WPS STREET LIGHT	26,897 S.F.	18,200 S.F.	3,144 S.F.	1,048 S.F.
TYPE II AGGREGATE BASE	5,221 C.Y.	2,002 C.Y.	138 C.Y.	100 C.Y.
USE:				
STORM DRAIN MANHOLE	2 EA.			
24" x 36" TRAFFIC BEARING DROP INLET	1 EA.			
18" RCP	237 L.F.			
30" RCP	683 L.F.			
PIPE-LANE SIGN	2 EA.	6 EA.		
UNDER-SIDEWALK DRAINS	2 EA.			
TYPE 15" DROP INLET	2 EA.			
24" x 24" TRAFFIC BEARING DROP INLET	2 EA.			
10" x 20" DROP INLET	1 EA.			
SANITARY:				
8" P.V.C.	1570 L.F.	502 L.F.		
6" P.V.C.	442 L.F.	780 L.F.		
8" CAP	186 L.F.			
SANITARY MANHOLES	295 L.F.	367 L.F.		
SANITARY CLEANOUTS	5 EA.	9 EA.		
WATER:				
12" P.V.C.	1,833 L.F.			
8" P.V.C.	1,720 L.F.			
12" GATE VALVE	1 EA.			
2" SERVICE LATERAL	2 EA.			
12" GATE VALVE	5 EA.	9 EA.		
6" GATE VALVE	7 EA.	2 EA.		
12" x 12" TEE	2 EA.			
12" x 12" TEE	2 EA.			
6" x 6" REDUCER	6 EA.	2 EA.		
6" x 4" REDUCER	1 EA.			
12" x 8" REDUCER	1 EA.			
2" VALVE	2 EA.	6 EA.		
2" METER	2 EA.			
6x2 TRACT/VAULT				

BENCHMARK

7020 34E
SET DRIVE PIVOT IN A 2" x 2" ALUMINUM PLATE.
DRILLED HOLE WITH EPDM GLEE IN TOP OF CURB, NORTHEAST CORNER OF RAINBOW BOULEVARD & ALTA DRIVE NEAR 1/4 DELTA ON RAINBOW BOULEVARD SIDE.
ELEV: 2404.052

BASIS OF BEARING

BASES OF BEARING IS N 89°49'35" W BEING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 60 EAST AS SHOWN ON PARCEL MAP 61 PAGE 10, CLARK COUNTY RECORDS.



107-V1989