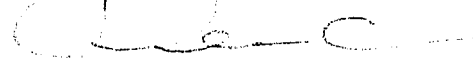
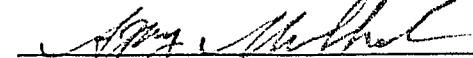
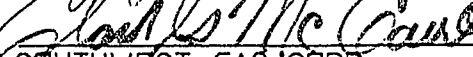
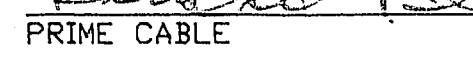
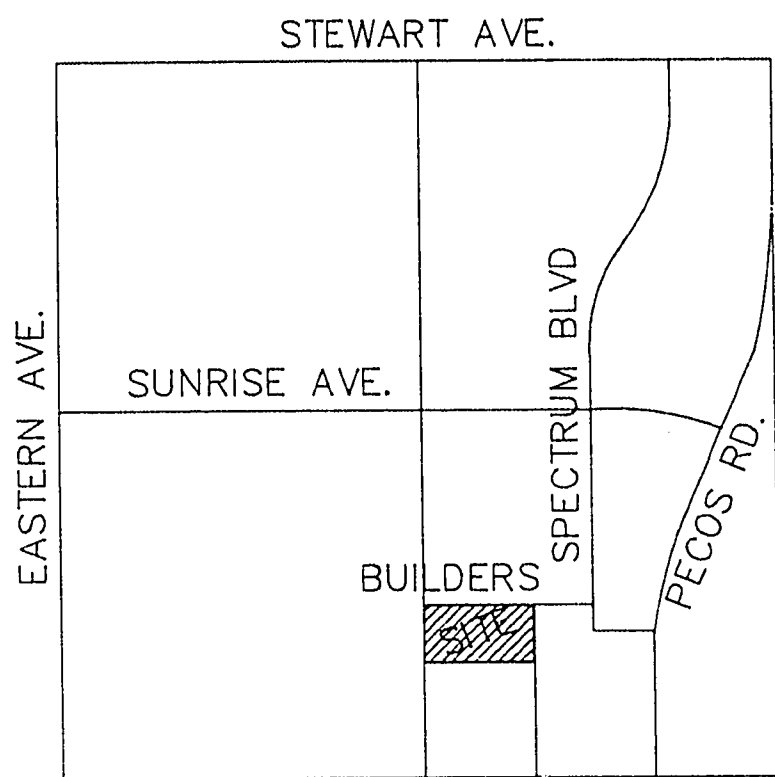


- GENERAL NOTES
1. ALL CONSTRUCTION MATERIALS SHALL BE IN ACCORDANCE WITH THE 'UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA' LATEST ISSUE, THE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION CLARK COUNTY AREA, NEVADA' LATEST ISSUE, 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'.
 2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY THE 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 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 EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER, GAS AND/OR OTHER UTILITIES SO AS TO PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THEREWITH.
 3. 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.
 4. ALL CONSTRUCTION SHALL BE SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
 5. TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 300 PSI. MINIMUM @ 28 DAYS. MIX DESIGN TO BE APPROVED BY THE QUALITY CONTROL DIVISION PRIOR TO USE ON THE PROJECT.
 6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THE CONSTRUCTION.
 7. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED TYPE CURB.
 8. AC PAVEMENT TO BE 1/2" ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS.
 9. APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
 10. CURB AND GUTTER WITH A GRADE OF LESS THAN FOUR TENTHS OF A 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.
 11. SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STD DWG. 235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
 12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR THE INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE SHOWN ON PLANS, OR AS DESIGNATED IN THE FIELD BY THE CITY INSPECTOR.
 13. 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.
 14. EXACT LOCATION OF ALL SAWCUT LINES MAY BE DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS INSPECTOR IF THE LOCATION ON THE PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATION.
 15. 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.
 16. 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 THE CITY ENGINEER.
 17. 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.
 18. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON THE CITY STREET.

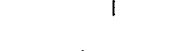
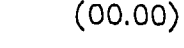
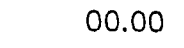
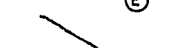
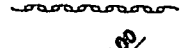
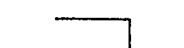
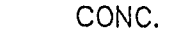
THE SPECTRUM OF LAS VEGAS PHASE IX

APPROVALS

	11-15-96
LAS VEGAS CITY ENGINEER	DATE
	9-13-96
CITY OF LAS VEGAS FIRE DEPT.	DATE
	5/28/96
SOUTHWEST GAS CORP.	DATE
SEE SOTS 384	
LAS VEGAS VALLEY WATER DISTRICT	DATE
	5/24/96
NEVADA POWER CO.	DATE
	5-28-96
SPRINT CENTRAL TELEPHONE CO.	DATE
	6-5-96
PRIME CABLE	DATE



VICINITY MAP
NO SCALE

LEGEND	
	POWER POLE
	TRAFFIC POLE
	EX. MH
	EX. FH
	WATER VALVE
	EX. ST. LIGHT
	T TRASH AREA
	(00.00) EX. ELEV.
	00.00 DESIGN ELEV.
	LS LANDSCAPING
	AC ASPHALT CONC.
	TC TOP OF CURB
	FG FINISH GRADE
	TRAFFIC BOX
	ELEC. MH
	EX. CONTOURS
	GRADE BREAK
	TOP OF CURB ELEV.
	9 x 18 PARKING (TYP)
	FF FINISH FLOOR
	CONC. CONCRETE
	EX. IMPROVEMENTS
	R/W LINE

OWNER/DEVELOPER

LEWIS PROPERTIES INC.
P.O. BOX 9000
TUSTIN, CALIFORNIA 92681
TEL (702) 737-9000 LAS VEGAS, NEVADA
TEL (714) 730-9000 TUSTIN, CALIFORNIA

BASIS OF BEARINGS

N 89°48'08" W, BEING THE BEARING OF THE SOUTHLINE OF THE SE 1/4 OF SECTION 36, T.20 S., E.1 M.D.M. AS SHOWN ON BOOK 43 PAGE 10 OF PLATS, CLARK COUNTY RECORDS.

BENCHMARK

CLV BENCHMARK BM # 2LV02.31SWW6
ELEV. = 1902.234 (NAVD 88)
RIVET AND PLATE IN TOP OF CURB AT THE SOUTHEAST RETURN OF PECOS ROAD AND SUNRISE AVENUE.

DEVIATIONS FROM STANDARDS

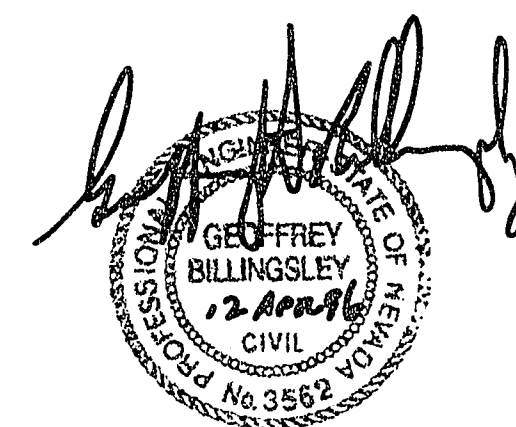
1. DELETE SIDEWALK ON SOUTH SIDE OF BUILDING
2. MENUS AS HAS BEEN BUILT ON PAVEMENT W/ 2" CONC. SLAB

INDEX OF SHEETS

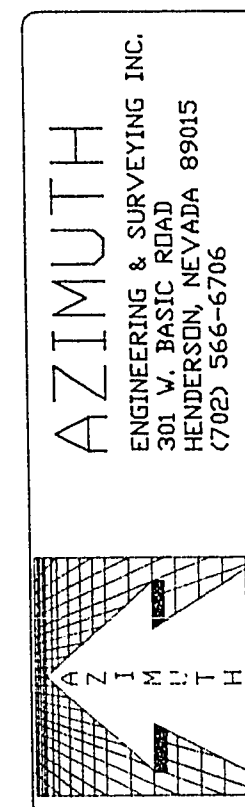
1. COVER SHEET
2. GRADING PLAN
3. UTILITY PLAN
4. DETAILS AND NOTES

QUANTITIES

04 6" SEWER	504 L.F.
08 6" WATERMAIN	14 L.F.
13 WATER SERVICES	5 EACH
18 DRIVEWAY	1813 S.F.
19 SIDEWALK	840 S.F.
20 HANDICAP RAMP	1 EACH
21 SIDEWALK UNDERDRAIN	2 EACH
23 TYPE II GRAVEL BASE	47 C.Y.
40 RELOCATE STREET LIGHT	3 EACH



REV	DATE	BY	REVISION	APPROVAL



THE SPECTRUM OF LAS VEGAS
PHASE IX
COVER SHEET

JOB NO. 96-017	DESIGNED: 3-28-96	CHECKED:
SHEET 1	OF 4 SHEETS	

107Y-4042-9