PROPOSED IMPROVEMENTS
for
WESTBAY AT CHARLESTON
(A COMMERCIAL DEVELOPMENT)
CITY OF LAS VEGAS, STATE OF NEVADA

BEING A PORTION OF THE SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, NEVADA
COMMERCIAL A.P.N. 139-32-405-014, 017 & 018.
RESIDENTIAL A.P.N. 139-32-405-008, 009, 011 & 012.

CITY OF LAS VEGAS 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; 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 A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES ARE LOCATED ON THESE 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.

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 AS 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 3000 P.S.I. 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 THIS CONSTRUCTION.

7. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED TYPE CURB.

8. AC PAVEMENT TO 1/2" ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT HANDICAP RAMPS AND CROSS GUTTERS.

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 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.

11. 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.

12. 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.

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 LOCATION ON 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 CITY ENGINEER.

17. WALL NOTES:
    A. ALL WALLS, NEW OR EXISTING, ARE SHOWN FOR THE PURPOSE OF GRADING RELATIONSHIPS.
    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 CITY STREETS.

12/92

ALL OFFSITE IMPROVEMENTS TO BE INSTALLED IN PHASE 1.

DEVIATIONS FROM STANDARDS:

1. VALLEY GUTTER AT CAMPBELL DRIVE AND TRIPLE CROWN CIRCLE AT 0.23% TO MATCH EXISTING PAVEMENT GRADE.
2. THE CURB RETURN RADIUS AT TRIPLE CROWN CIRCLE AND CAMPBELL DRIVE IS 10'.

NOTES:
ALL UTILITIES ARE BELIEVED TO BE ACCURATELY LOCATED BUT THE ACCURACY AND COMPLETENESS OF UTILITY INFORMATION IS NOT GUARANTEED. FOR EXACT LOCATION OF ANY UTILITY SEE THE APPROPRIATE UTILITY OR GOVERNMENTAL AGENCY.

AVOID CUTTING UTILITY LINES IT'S COSTLY
CALL before you DIG.
1-800-227-2600
CAN U DIG IT?

OWNER/DEVELOPER

TOWER REALTY AND DEVELOPMENT INC.
1701 W. CHARLESTON BOULEVARD - SUITE #220
LAS VEGAS, NEVADA 89102
(702) 366-0444

PREPARED BY

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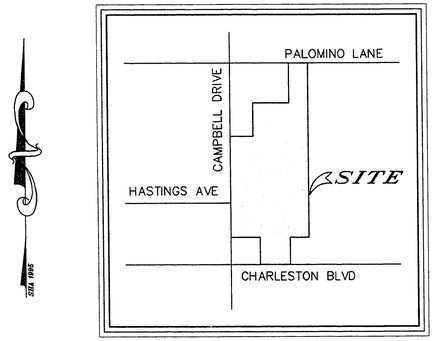

VICINITY MAP

NOTE:
SEE SHEET C2 FOR OFF SITE QUANTITIES.

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C10 OF 10	DETAIL SHEET

DUTY TO INDEMNIFY. The Contractor shall defend, indemnify, keep and save harmless the City, County, Owner, and Engineer and their respective board members, representatives, agents and employees, in both individual and official capacities, against all suits, claims, damages, losses and expenses, including attorney's fees, caused by, growing out of, or incidental to, the performance of the work under the Contract by the Contractor or its subcontractors to the full extent as allowed by the laws of the State of Nevada, and not beyond any extent which would render these provisions void or unenforceable. This obligation includes but is not limited to: The Nevada laws regarding civil work, structural work and regarding the protection of adjacent landowners. In the event of any such injury (including death) or loss or damage, or claims therefor, the Contractor shall give prompt notice to the Owner.

BENCHMARK

CLV BM #2LV01-32SW6
BEING A RIVET AND PLATE ON TOP OF CURB, NEAR SOUTHWEST RETURN AT CAMPBELL AND PALOMINO.
ELEVATION: 2100.06' (NGVD 29 DATUM)
NOTE: TO CONVERT TO 88 NAVD DATUM, ADD 2.46'

BASIS OF BEARING

N 89° 59' 40" W
THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4), OF THE SOUTHWEST QUARTER (SW1/4), OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, AS SHOWN IN FILE 7, PAGE 93, OF RECORDED SURVEYS, CLARK COUNTY, NEVADA.

DATE	REVISIONS	APPROVAL
1/27/1996	REVISIONS PER C.L.V. REVIEW	
3/27/1996	REVISIONS PER N.D.O.T. REQUIREMENTS.	

APPROVAL'S

DENNIS ANDERSON — DATE 2-1-96
CITY OF LAS VEGAS - CITY ENGINEER
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 DEVIATIONS OTHER THAN THOSE LISTED IN "DEVIATIONS FROM STANDARDS" IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA.

Gregory P. Kotkowski — Sts 6,7,8,10 — 1-30-96
LAS VEGAS VALLEY WATER DISTRICT — DATE

11-28-95
SOUTHWEST GAS COMPANY — DATE

Ralph Daniel — 11-27-95
NEVADA POWER COMPANY — DATE

11.27.95
SPRINT TELEPHONE COMPANY — DATE

11-27-95
CITY OF LAS VEGAS FIRE DEPARTMENT — DATE

NOTE:
These plans shall not, in part or in whole, be used for construction until approved and signed by the governing agencies.

S.H.A. ENGINEER'S — DATE 11/15/1995
BRIAN P. TOMPSETT, P.E. — #9521

REGISTERED PROFESSIONAL ENGINEER — BRIAN P. TOMPSETT — CIVIL — NO. 9521 — STATE OF NEVADA

SHEET C1 OF 10
DATE: 12 JANUARY 1995
PROJECT NO.: 94419

107-V2459
96-2-105