

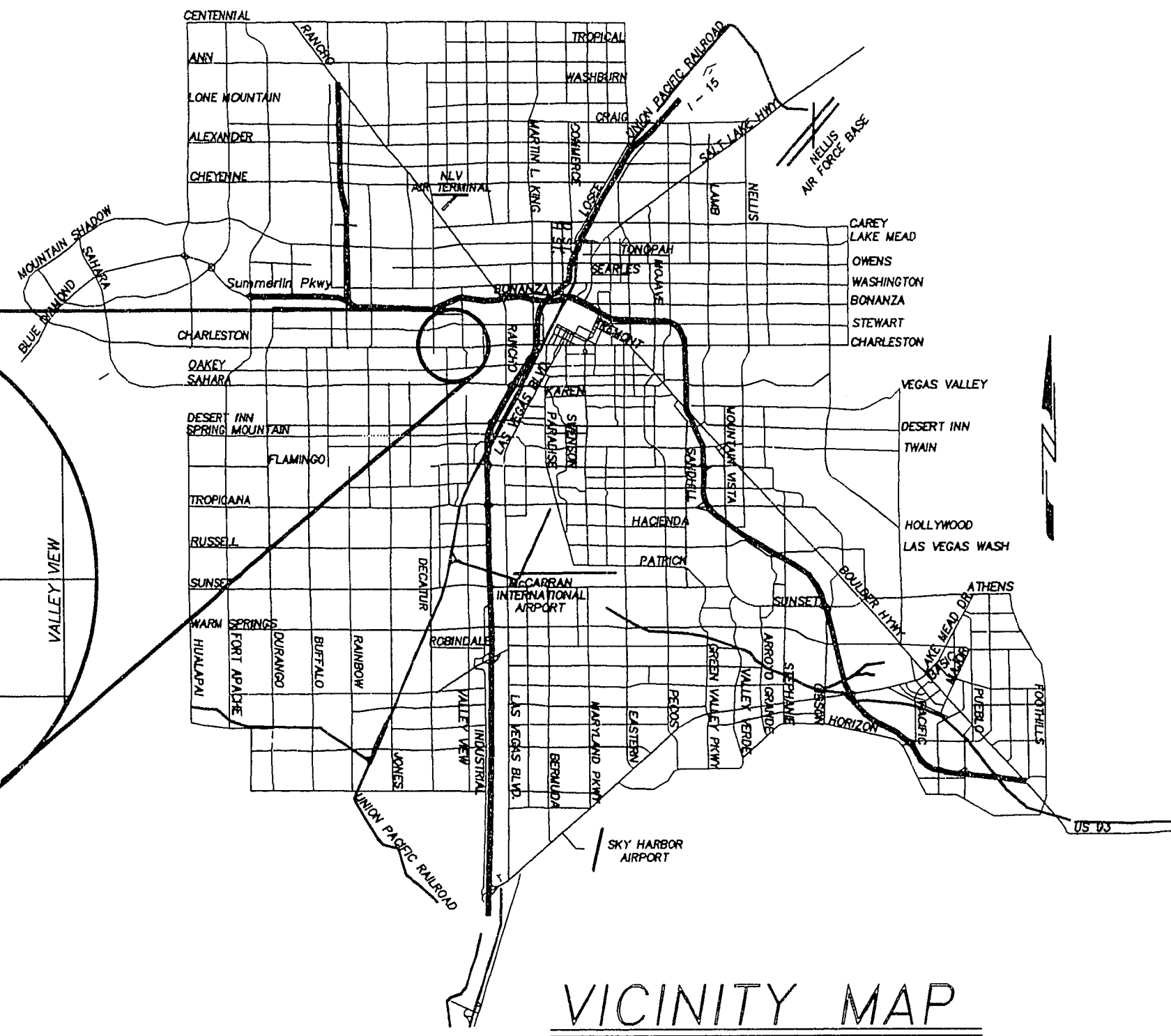
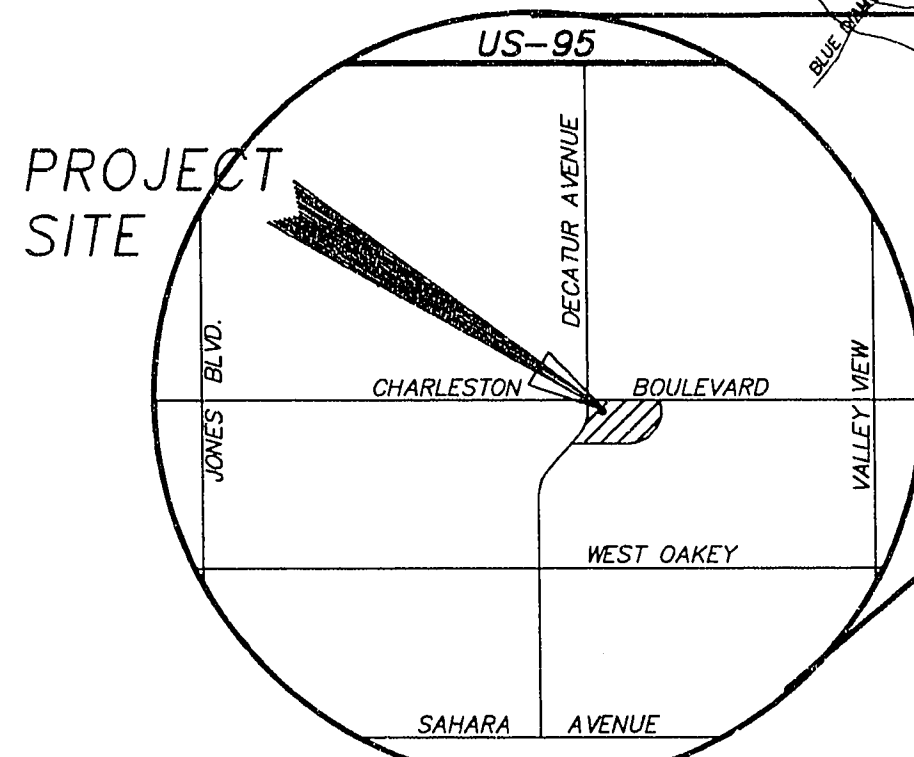
WESTLAND FAIR NORTH BUILDING #1

A COMMERCIAL PROJECT LOCATED IN A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

PREPARED FOR:

SES PROPERTIES, INC.
4601 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89102
(702) 878-9761

PROJECT SITE



VICINITY MAP

NO SCALE

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	WH	MANHOLE
ACP	ASBESTOS CEMENT PIPE	MIN	MINIMUM
ADJ	ADJUST	NO	NUMBER
BC	BEGINNING OF CURB OR BACK OF CURB	OC	ON CENTER
BCR	BEGINNING OF CURB RETURN OR BACK OF CURVE RADIUS	OD	OUTSIDE DIAMETER
BDRY	BOUNDARY	P	POWERLINE
BEG	BEGIN	PC	POINT OF CURVATURE
BM	BENCHMARK	POC	POINT OF COMPOUND CURVE
BSW	BACK OF SIDEWALK	PG	PAD GRADE
BVC	BEGINNING OF VERTICAL CURVE	PHP	PLASTIC HIGH PRESSURE
C & G	CURB AND GUTTER	PI	POINT OF INTERSECTION
CF	CURB FACE	PL	PROPERTY LINE
CIP	CAST IRON PIPE	PP	POWER POLE
CL	CENTERLINE	PRC	POINT OF REVERSED CURVE
CMP	CORRUGATED METAL PIPE	PROP	PROPOSED
CONC	CONCRETE	PT	POINT OF TANGENT
CONST	CONSTRUCT	PVC	POLY VINYL CHLORIDE PIPE
DC	DEPRESSED CURB	PVI	POINT OF VERTICAL INTERSECTION
DI	DROP INLET	PMT	PAVEMENT
DIA	DIAMETER	Q	RATE OF FLOW
DIP	DUCTILE IRON PIPE	QCP	REINFORCED CONCRETE PIPE
DMH	DROP MANHOLE	RT	RIGHT
EC	END OF CURVE	R/W	RIGHT-OF-WAY
ECR	END OF CURB RETURN	S	SANITARY SEWER
EL	ELEVATION	SD	STORM DRAIN
EVC	END OF VERTICAL CURVE	SH	STEEL HIGH PRESSURE
EX	EXISTING	SHT	SHEET
FC	FACE OF CURB	SP MH	SPECIAL MANHOLE
FF	FINISHED FLOOR	STA	STATION
FG	FINISH GRADE	STD	STANDARD
FI	FIRE HYDRANT	STL	STEEL
FL	FLOW LINE	SW	SIDEWALK
G	GAS	SW	TANGENT DISTANCE OR TELEPHONE
GB	GRADE BREAK	TC	TOP OF CURB
HGT	HIGH OR HEIGHT	TMH	TOP OF MANHOLE
HOR	HORIZONTAL	TRANS	TRANSITION
ID	INSIDE DIAMETER	TSC	TRAFFIC SIGNAL CONDUIT
INV	INVERT	TOP	TOP OF SIDEWALK
LAT	LATERAL	VC	VERTICAL CURVE
LF	LINEAL FEET	VCP	VITRIFIED CLAY PIPE
LT	LEFT	VERT	VERTICAL
MAX	MAXIMUM	VG	VALLEY GUTTER
		W	WATER

CITY OF LAS VEGAS SEWER NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE DESIGN & CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS AND THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA, AS AMENDED. IN ALL CASES, THESE STANDARDS SHALL SUPERSEDE THE UNIFORM STANDARD SPECIFICATIONS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATION BOOKS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM CONSTRUCTION AS PER PLANS. ANY ADDITIONS, DELETIONS, OR CHANGES SHALL FIRST MEET WITH THE APPROVAL OF THE CONTROLLING AGENCY.
- CHISEL "S" OR "G" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.
- POLYVINYL (PVC) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35 SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE II GRAVEL.
- ALL MANHOLES IN PAVED STREETS 80' R/W AND LARGER, SHALL HAVE CONCRETE COLLARS.
- TEE SADDLES SHALL BE USED TO CONNECT SEWER LATERALS TO EXISTING MAIN LINES UP TO 12" DIAMETER IN SIZE. CONNECTIONS TO 15" OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES.
- A SEWER MAIN CROSSING OVER A WATER MAIN OR LESS THAN 18" UNDER A WATER MAIN, MUST BE REINFORCED CONCRETE ENCASED FOR A DISTANCE NOT LESS THAN TEN FEET (10') TO EACH SIDE OF THE CENTERLINE OF THE WATER MAIN.
- ALL CONTRACTORS INSTALLING SEWER MAINS THAT WILL BE UNDER THE JURISDICTION OF THE CONTROLLING AGENCY MUST BE CLASS "A" CONTRACTORS.
- THE CITY OF LAS VEGAS WILL NOT ACCEPT ANY SEWER MAINS WHICH HAVE A VERTICAL DEFLECTION OF MORE THAN ONE TENTH (0.1) OF A FOOT FROM THE APPROVED CONSTRUCTION PLANS. SEWER MAINS FOUND TO EXCEED THIS TOLERANCE WILL HAVE TO BE REPAIRED OR REMOVED AND REPLACED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO ACCEPTANCE BY THE CITY.

CITY OF LAS VEGAS 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; 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".
- 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 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.
- 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.
- ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- TYPE Y CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM 6028 DAYS. MIX DESIGN TO BE APPROVED BY THE QUALITY CONTROL DIVISION PRIOR TO USE ON THE PROJECT.
- 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 UP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS.
- APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
- CURB & 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.
- 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.
- 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.
- 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.
- 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.E.S. STATUTE NO. 625.550.
- 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.
- WALL NOTES:
 - ALL WALLS, NEW OR EXISTING, ARE ONLY 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.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON CITY STREETS.

REVISED 12/92 013M

STREETLIGHTING NOTES

- ALL STREET LIGHT INSTALLATIONS SHALL CONFORM TO THE STANDARD DETAILS AND SPECIFICATIONS OF THE CITY OF LAS VEGAS, AND SHALL ALSO CONFORM TO THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS' CONSTRUCTION OF OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, LATEST EDITION, UNLESS OTHERWISE NOTED.

LAS VEGAS VALLEY WATER DISTRICT NOTES

- NO WORK SHALL BEGIN ON THE WATER PLANS UNTIL THEY HAVE BEEN RELEASED FOR CONSTRUCTION BY THE LVWD. FOLLOWING APPROVAL OF THE PLANS, NOTICE MUST BE GIVEN TO THE LVWD CUSTOMER SERVICE DEPARTMENT (870-4154) 48 HOURS PRIOR TO ACTUAL CONSTRUCTION AND 24 HOURS PRIOR TO AN INSPECTION.
- CALL BEFORE YOU DIG 1/800/227-2600.
- ALL WORK SHALL CONFORM TO LVWD LATEST STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS.
- ALL WORK, EXCEPT AS MODIFIED HEREON OR BY NOTE 3, SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT DRAFT OR ADDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS' CONSTRUCTION OFFSITE IMPROVEMENTS, CLARK COUNTY AREA.
- DISTRICT APPROVED SERVICE SADDLES OR TAPPED COLLARS SHALL BE REQUIRED ON ALL 3/4" AND 1" SERVICE LATERALS. SERVICE SADDLES ONLY WILL BE PERMITTED ON 1-1/2" AND 2" SERVICE LATERALS. DOUBLE TAPPED COLLARS ARE NOT PERMITTED.
- COPPER SERVICE LATERALS: ALL 3/4" TO 2" SERVICE LATERALS SHALL BE OF COPPER TUBING IN ACCORDANCE WITH THE DISTRICT SPECIFICATIONS AND STANDARD PLATES.
- THE MAXIMUM ALLOWABLE JOINT DEFLECTION FOR ACP AND DUCTILE IRON PIPE SHALL BE AS FOLLOWS:

PIPE SIZES	ACP	DUCTILE IRON SLIP JOINT	DUCTILE IRON MECHANICAL JOINT
6 - 12 INCH	2.5 DEGREES	2.5 DEGREES	3.5 DEGREES
8 - 12 INCH	2.5 DEGREES	2.5 DEGREES	2.5 DEGREES
14 - 18 INCH	2.0 DEGREES	1.5 DEGREES	1.5 DEGREES
18 - 24 INCH	N/A	1.5 DEGREES	1.5 DEGREES

ON PVC PIPE, THE MAXIMUM OFFSET FOR A 20' LENGTH OF FACTORY BELLED PIPE SHALL BE 16 INCHES FOR 6" PIPE, 12 INCHES FOR 8" PIPE, AND 9 INCHES FOR 10" AND 12" PIPE.

IF THESE OFFSETS CONFLICT WITH THE PIPE MANUFACTURERS RECOMMENDATION, THE MORE STRINGENT REQUIREMENT SHALL APPLY.

- ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.
- ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS AND VALLEY GUTTERS.
- DETECTOR TAPE SHALL BE REQUIRED IN ACCORDANCE WITH STANDARD PLATE NO. 27 WHERE INDICATED, AND AS FOLLOWS:
 - OVER ALL MAINS NOT INSTALLED 6 FEET FROM BACK OF CURB.
 - OVER ALL SERVICE LATERALS NOT INSTALLED AT RIGHT ANGLES TO MAIN.
- ALL WATER MAINS SHALL BE PRESSURE TESTED AT 200 PSI FOR A CONTINUOUS TWO HOUR PERIOD IN ACCORDANCE WITH DISTRICT STANDARDS.
- ALL WATER MAINS SHALL BE DISINFECTED & FLUSHED, AND AN ACCEPTABLE HEALTH SAMPLE OBTAINED, PRIOR TO THE CONNECTION OF THE WATER MAIN(S) AND/OR LATERAL(S) TO THE DISTRICTS' SYSTEM.
- CONTRACTOR TO OBTAIN ALL METERS 2" AND SMALLER FROM LVWD CENTRAL STORES. TELEPHONE 258-3152 FORTY-EIGHT (48) HOURS PRIOR TO PICKUP.

FIRE DEPARTMENT NOTES

- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY OF LAS VEGAS FIRE DEPARTMENT "HYDRANT SPECIFICATIONS", "HYDRANT INSTALLATION SPECIFICATIONS" AND ORDINANCE #3677.
- AUTHORIZED HYDRANTS FOR THIS PROJECT ARE:
 - KENNEDY GUARDIAN
 - MUELLER A-423 CENTURIAN
 - CLOW MODEL 2846 MEDALLION
- ON ANY NEW HOME OR BUILDING INSTALLATION, ACCESSIBLE FIRE HYDRANTS SHALL BE INSTALLED BEFORE COMPLETION OF CONSTRUCTION COMMENCES AND SAID FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER WITH AN ADEQUATE WATER SUPPLY.
- CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT CENTERLINE OF STREET ADJACENT TO FIRE HYDRANT AS REQUIRED IN ORDINANCE #3677 TO IDENTIFY FIRE HYDRANT LOCATIONS.
- CALL THE LAS VEGAS BUILDING DEPARTMENT AT 229-2071 FOR UNDERGROUND INSPECTION, PRESSURE AND FLUSH VERIFICATION OF ALL FIRE HYDRANTS AND FIRE LINES BEFORE COVERING.
- PAINTING OF THE CURBS AND HYDRANT AND ANY WORK NECESSARY FOR PROTECTION OF HYDRANTS FROM PHYSICAL DAMAGE PER ORDINANCE #3677 SHALL BE COMPLETED BEFORE APPROVAL BY THE CITY OF LAS VEGAS FIRE DEPARTMENT.
- A PERMIT IS REQUIRED FROM THE FIRE DEPARTMENT FOR ON-SITE WATER LINE AND FIRE HYDRANT. THE PERMIT AND CONTRACTORS MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER PRIOR TO ANY WORK BEGINNING.
- A FLOW TEST MUST BE WITNESSED BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY FOR VERIFICATION OF REQUIRED ON-SITE WATER SUPPLY.
- ALL ON-SITE FIRE MAIN MATERIALS MUST BE U.L. LISTED AND A.W.W.A. APPROVED.
- FIRE HYDRANT SPACING:
RESIDENTIAL - 500 FEET UNSPRINKLERED, 600 FEET SPRINKLERED.
COMMERCIAL, INCLUDING MULTI-FAMILY - 300 FEET UNSPRINKLERED, 400 FEET SPRINKLERED.
- NO FIRE HYDRANT SHALL BE LOCATED WITHIN THE REQUIRED RADIUS OF A CUL-DE-SAC OR WITHIN 20 FEET OF THE PERIMETER OF THE RADIUS OF THE CUL-DE-SAC.
- NO FIRE HYDRANT SHALL BE LOCATED WITHIN 6 FEET OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREET LIGHT OR ANY OTHER OBSTRUCTION.
- NOT MORE THAN 2 HYDRANTS CAN BE OUT OF SERVICE DUE TO A SINGLE MAIN BREAK.
- THE TURNING RADIUS OF ANY FIRE APPARATUS ACCESS ROAD AND/OR FIRE LANE, PUBLIC OR PRIVATE SHALL BE NOT LESS THAN 45 FEET OUTSIDE RADIUS AND 22 FEET INSIDE RADIUS.
- A FIRE APPARATUS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FEET FROM A FIRE DEPARTMENT VEHICLE ACCESS. (SEE EXCEPTIONS IN UPC 88, SECTION 10.207)
- ALL DEAD END FIRE APPARATUS ACCESS ROADS AND/OR FIRE LANES PUBLIC OR PRIVATE IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURNAROUND AREA. SEE ORDINANCE #3677.
- ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS GUIDELINES FOR AUTOMATIC EMERGENCY VEHICLE ACCESS GATES.

APPROVALS

LAS VEGAS VALLEY WATER DISTRICT
SEE SHEET NUMBER _____ DATE SIGNED _____

CITY OF LAS VEGAS FIRE MARSHALL
SEE SHEET NUMBER _____ DATE SIGNED _____

NEVADA POWER COMPANY
DATE _____

This approval is only for the placement and clearance of street light and street light installations.

DENNIS ANDERSON, P.E., 9160
CITY ENGINEER

WE CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT.

PREPARED BY:

Hunsaker Planning • Engineering • Surveying

ASSOCIATES

Las Vegas, NV 89101

(702) 888-1333

Irving • San Bernardino • San Diego • Las Vegas

DOCUMENT NO. 592

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CAD FILE NAME: P-1-CW

REVISIONS

BY DATE APPR.

NO. DESCRIPTION

PLAT DATE: 7-13-94

SCALE(H): 1"=

SCALE(V): 1"=

DES. BY: LWB

DWN. BY: MPV

DATE: 7/94

PROJECT NO.

1462-1

SHEET

C1