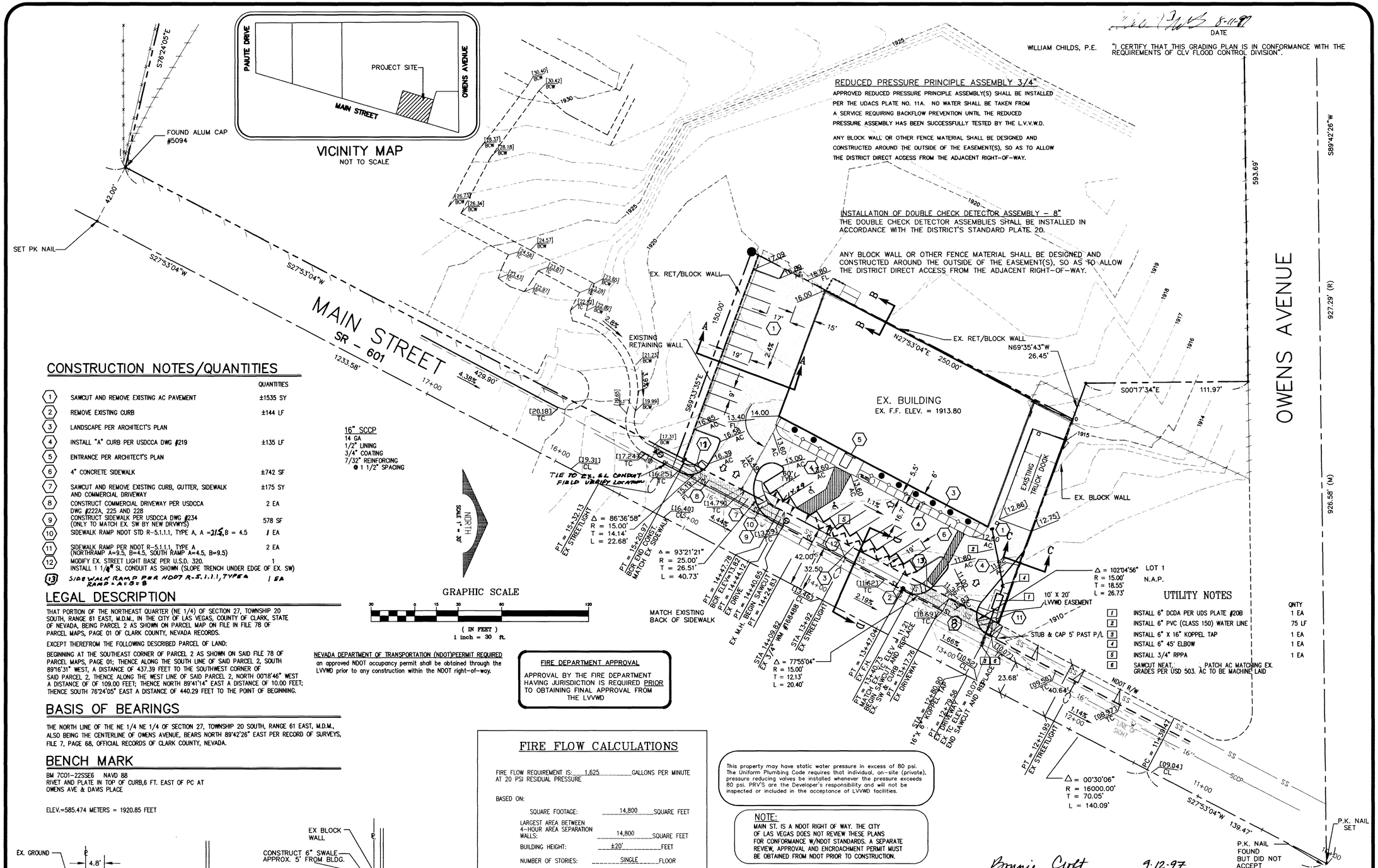


CONSTRUCTION NOTES/QUANTITIES

		QUANTITIES
1	SAWCUT AND REMOVE EXISTING AC PAVEMENT	±1535 SY
2	REMOVE EXISTING CURB	±144 LF
3	LANDSCAPE PER ARCHITECT'S PLAN	
4	INSTALL "A" CURB PER USDCCA DWG #219	±135 LF
5	ENTRANCE PER ARCHITECT'S PLAN	
6	4" CONCRETE SIDEWALK	±742 SF
7	SAWCUT AND REMOVE EXISTING CURB, GUTTER, SIDEWALK AND COMMERCIAL DRIVEWAY	±175 SY
8	CONSTRUCT COMMERCIAL DRIVEWAY PER USDCCA DWG #222A, 225 AND 228	2 EA
9	CONSTRUCT SIDEWALK PER USDCCA DWG #234 (ONLY TO MATCH EX. SW BY NEW DRIVWYS)	578 SF
10	SIDEWALK RAMP NDOT STD R-5.1.1.1, TYPE A, A =~~2.1%~~ 1.1%, B = 4.5	1 EA
11	SIDEWALK RAMP PER NDOT R-5.1.1.1, TYPE A (NORTHRAMP A=9.5, B=4.5, SOUTH RAMP A=4.5, B=9.5)	2 EA
12	MODIFY EX. STREET LIGHT BASE PER U.S.D. 320.	1
13	INSTALL 1 1/4" SL CONDUIT AS SHOWN (SLOPE TRENCH UNDER EDGE OF EX. SW)	
	SIDEWALK RAMP PER NDOT R-5.1.1.1, TYPE A RAMP A=2.1% B	1 EA

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, BEING PARCEL 2 AS SHOWN ON PARCEL MAP ON FILE IN FILE 78 OF PARCEL MAPS, PAGE 01 OF CLARK COUNTY, NEVADA RECORDS.

EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 2 AS SHOWN ON SAID FILE 78 OF PARCEL MAPS, PAGE 01; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 2, SOUTH 89°16'31" WEST, A DISTANCE OF 437.39 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2, THENCE ALONG THE WEST LINE OF SAID PARCEL 2, NORTH 00°18'46" WEST A DISTANCE OF 109.00 FEET; THENCE NORTH 89°41'14" EAST A DISTANCE OF 10.00 FEET; THENCE SOUTH 76°24'05" EAST A DISTANCE OF 440.29 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS

THE NORTH LINE OF THE NE 1/4 NE 1/4 OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., ALSO BEING THE CENTERLINE OF OWENS AVENUE, BEARS NORTH 89°42'26" EAST PER RECORD OF SURVEYS, FILE 7, PAGE 68, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

BENCH MARK

BM 7C01-22SSE6 NAVD 88
RIVET AND PLATE IN TOP OF CURB,6 FT. EAST OF PC AT OWENS AVE & DAVIS PLACE

ELEV.=585.474 METERS = 1920.85 FEET

16" SCCP
14 GA
1/2" LINING
3/4" COATING
7/32" REINFORCING
@ 1 1/2" SPACING

NEVADA DEPARTMENT OF TRANSPORTATION (NDOT)PERMIT REQUIRED
an approved NDOT occupancy permit shall be obtained through the LVVWD prior to any construction within the NDOT right-of-way.

FIRE DEPARTMENT APPROVAL
APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR TO OBTAINING FINAL APPROVAL FROM THE LVVWD

FIRE FLOW CALCULATIONS

FIRE FLOW REQUIREMENT IS: 1,625 GALLONS PER MINUTE AT 20 PSI RESIDUAL PRESSURE

BASED ON:

SQUARE FOOTAGE:	14,800 SQUARE FEET
LARGEST AREA BETWEEN 4-HOUR AREA SEPARATION WALLS:	14,800 SQUARE FEET
BUILDING HEIGHT:	±20' FEET
NUMBER OF STORIES:	SINGLE FLOOR
TYPE OF CONSTRUCTION:	V-N
OCCUPANCY:	COMMERCIAL
FULL AUTOMATIC FIRE SPRINKLER SYSTEM:	YES

REVIEWED BY See Cover Sheet
DATE 8-6-97

This property may have static water pressure in excess of 80 psi. The Uniform Plumbing Code requires that individual, on-site (private), pressure reducing valves be installed whenever the pressure exceeds 80 psi. PRV'S are the Developer's responsibility and will not be inspected or included in the acceptance of LVVWD facilities.

NOTE:
MAIN ST. IS A NDOT RIGHT OF WAY. THE CITY OF LAS VEGAS DOES NOT REVIEW THESE PLANS FOR CONFORMANCE W/NDOT STANDARDS. A SEPARATE REVIEW, APPROVAL AND ENCROACHMENT PERMIT MUST BE OBTAINED FROM NDOT PRIOR TO CONSTRUCTION.

Bonnie Croft 9-12-97
LAS VEGAS VALLEY WATER DISTRICT DATE

PROJECT NAME: MASH - Main St. & Owens Ave & S.W. Cor.
This project water plan complies with the Las Vegas Valley Water District's technical requirements. However, this water plan is NOT APPROVED FOR CONSTRUCTION at this time and this signature does not provide or imply a water commitment.

David E. Bunker 8-11-97
LVVWD DATE

WILLIAM CHILDS, P.E. "I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE REQUIREMENTS OF CLV FLOOD CONTROL DIVISION".

8-11-97
DATE

REDUCED PRESSURE PRINCIPLE ASSEMBLY 3/4"

APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY(S) SHALL BE INSTALLED PER THE UDACS PLATE NO. 11A. NO WATER SHALL BE TAKEN FROM A SERVICE REQUIRING BACKFLOW PREVENTION UNTIL THE REDUCED PRESSURE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED BY THE L.V.V.W.D.

ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S), SO AS TO ALLOW THE DISTRICT DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY.

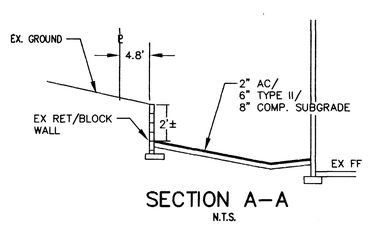
INSTALLATION OF DOUBLE CHECK DETECTOR ASSEMBLY - 8"

THE DOUBLE CHECK DETECTOR ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE DISTRICT'S STANDARD PLATE 20.

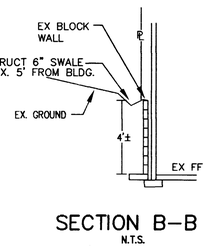
ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S), SO AS TO ALLOW THE DISTRICT DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY.

UTILITY NOTES

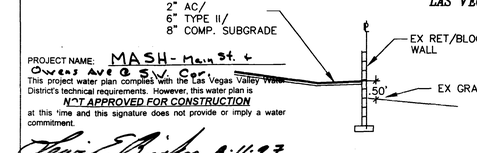
		QNTY
1	INSTALL 6" DCDA PER UDS PLATE #208	1 EA
2	INSTALL 6" PVC (CLASS 150) WATER LINE	75 LF
3	INSTALL 6" X 16" KOPPEL TAP	1 EA
4	INSTALL 6" 45° ELBOW	1 EA
5	INSTALL 3/4" RPPA	1 EA
6	SAWCUT NEAT. PATCH AC MATCHING EX. GRADES PER USD 503. AC TO BE MACHINE LAID	



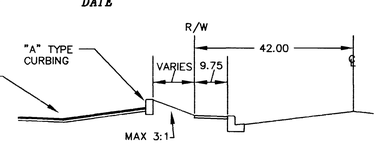
SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



SECTION C-C
N.T.S.



SECTION D-D
N.T.S.

MASH
MAIN ST & OWENS AVE SW COR.
LAS VEGAS, NEVADA

DEA
DESIGN ENGINEERING ASSOCIATES OF NEVADA, INC.
2800 SOUTH RANCHO DRIVE
LAS VEGAS, NEVADA 89102
(702) 871-9069

OFFSITE PAVING, GRADING & UTILITY PLAN

DATE :	02/18/97
JOB # :	960653
SCALE :	1"=30'
DRAWN BY :	
SECT 27 T 20S R 61E	APN :

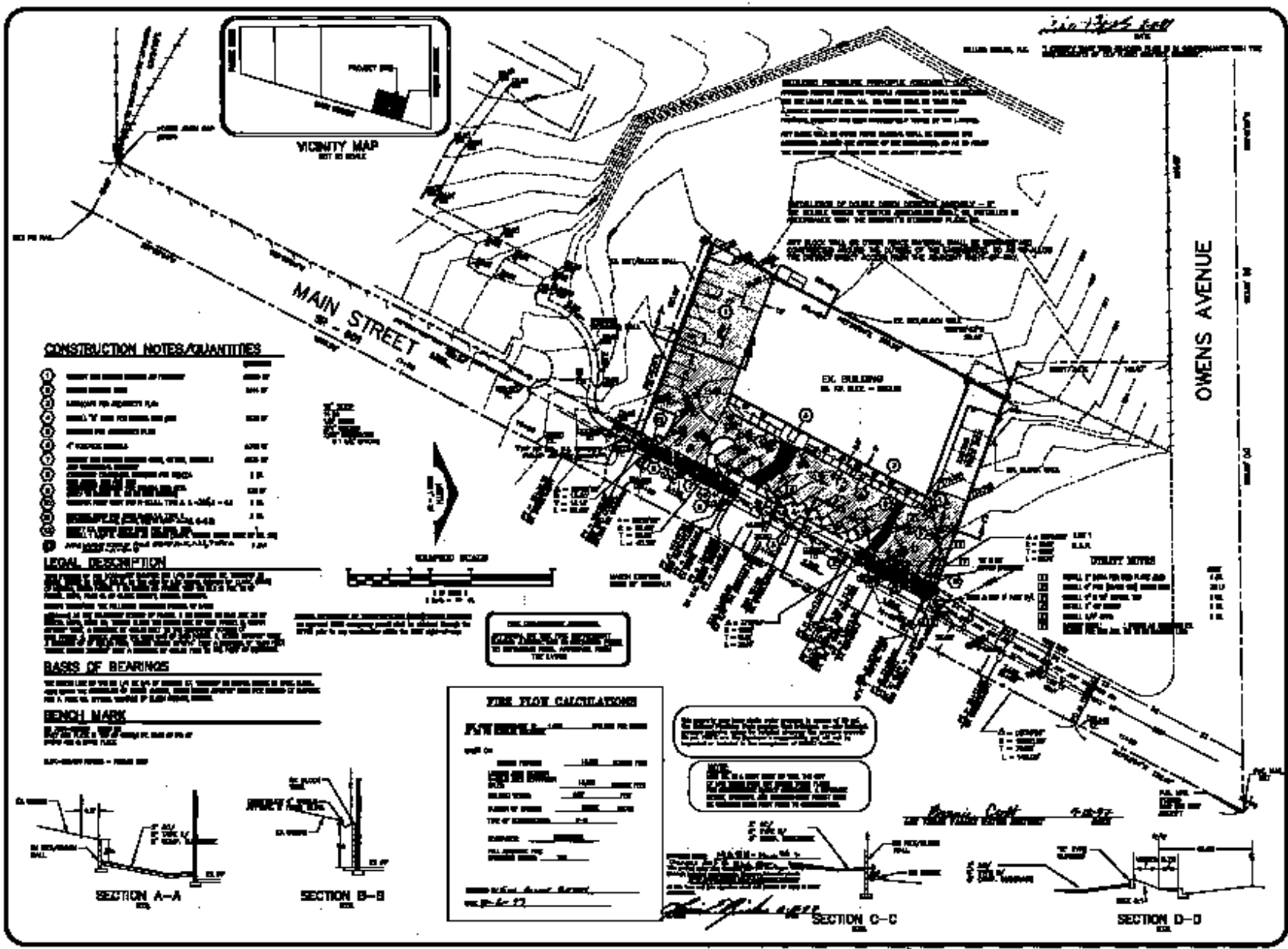
REVISION :

SHEET # GP1
2 OF 2

521-228-3

2200

C:\PLOTS\MASH Mon Aug 11 11:24:31 1997 BY B.H.



MASH
MAIN ST & OWENS AVE SW COR.
LAS VEGAS, NEVADA

OFFSITE PAVING, GRADING & UTILITY PLAN

SHEET #
GP1
2 OF 2