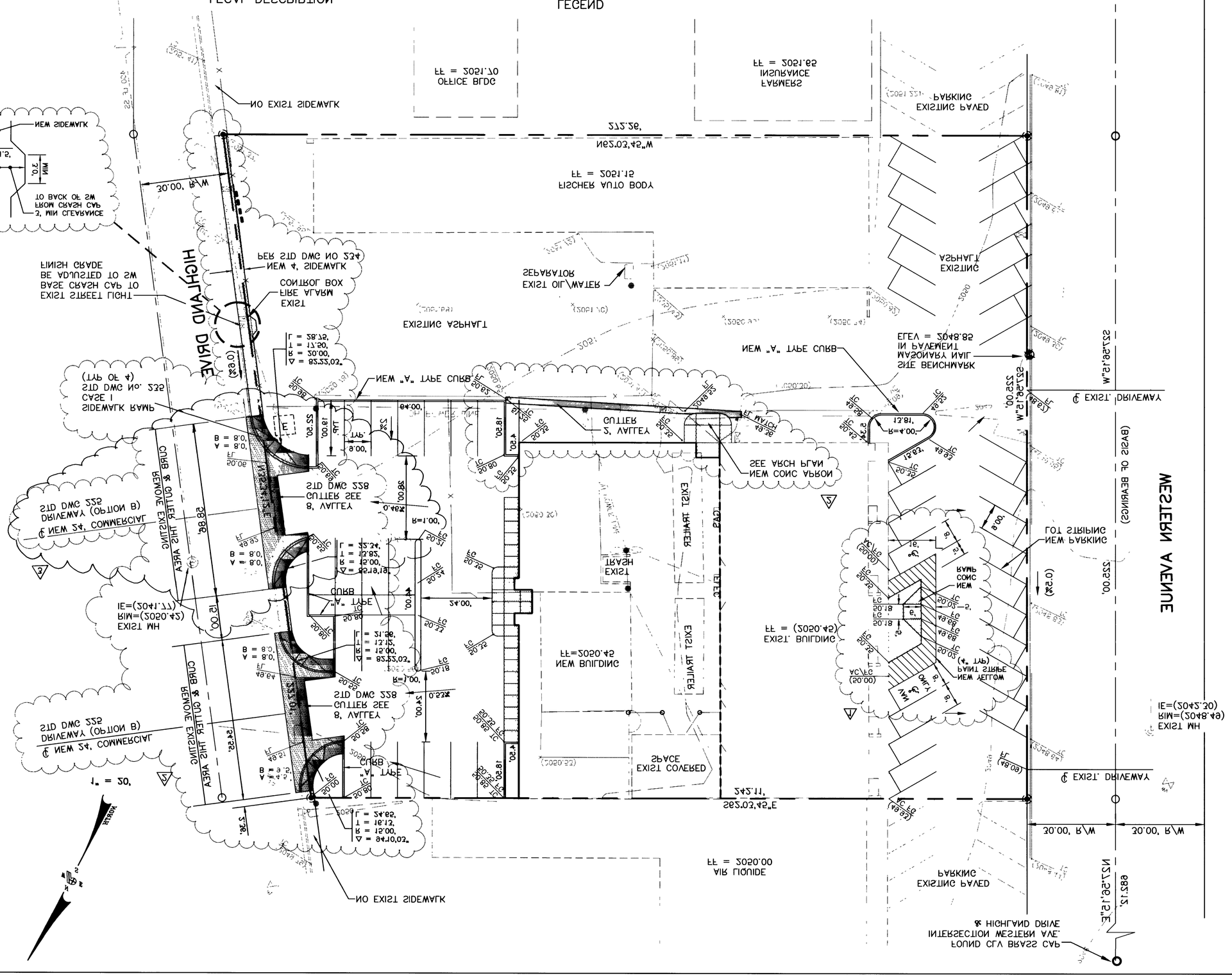
# OFFICE COMPLEX CONSTRUCTION
# MARTIN HARRIS
## SITE \ GRADING PLAN




## 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; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE VIA OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONFORMING AGENCY; EXCEPT AS NOTED ON THIS OR 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 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 OTHER UTILITIES SO AS TO SAFEGUARD PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL EXERCISE CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER, GAS AND/OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THEREWITH.

3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT ALL UTILITY LINES, STRUCTURES, AND PLANTING IN CONNECTION WITH WORK TO BE PERFORMED. ANY DAMAGE TO SAME, DUE TO CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER, FROM DAMAGE, AND ALL SUCH INSTALLATIONS OR STRUCTURES DAMAGED BY THE CONTRACTOR, 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 RIGHT OF WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.

7. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 100' IN EXTRUDED TYPE CURB.

8. AC PAVEMENT TO BE 1½" 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 & GUTTER WITH A GRADE OF LESS THAN FOUR TENTHS OF ONE PERCENT SHALL BE MATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION. THE 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 222. EXACT LOCATION OF RAMP 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 AND FROM CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS, OR AS DESIGNED 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 EXMCT LINES MAY BE DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS INSPECTOR IF LOCATION ON PLANS IS TOO CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES LOCATION.

15. ALL GRADING SHALL BE PERFORMED WITHIN THE LIMITS OF THE PROPERTY OWNED OR CONTROLLED BY THE OWNER, EXCEPT WHERE SHOWN OTHERWISE ON THESE PLANS.

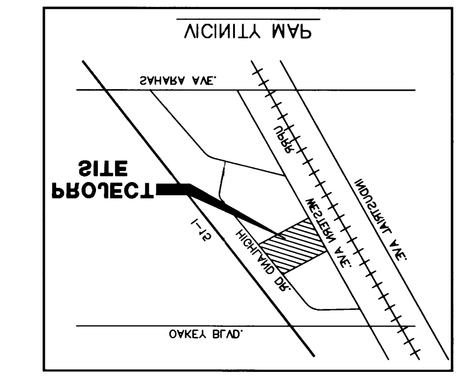
16. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PAVEMENT, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS MODIFIED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. 2. STATUTE NO. 652.220.

17. MAPS NOTES:
   A. ALL MAPS' VIEW OR EXISTING ARE ONLY SHOWN FOR THE PURPOSE OF GRADING REFERENCES.
   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 CITY STREETS.

APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHT-OF-WAY AND\OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE UNDER "DEVIATIONS FROM STANDARDS" THE ENGINEER SHALL RECEIVE ANY DEVIATION FROM SPECIFICATIONS AND\OR STANDARDS EXCEPT THOSE SPECIFICALLY LISTED OTHER THAN THOSE LISTED IN "DEVIATIONS FROM STANDARDS" IN ANY OF THE UNIFORM STANDARDS DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA.

CITY ENGINEER, DENNIS ANDERSON, P.E. DATE




VICINITY MAP

TYPICAL PAVEMENT SECTION
NO SCALE (ON-SITE ONLY)

2" TYPE II AC PAVEMENT
6" ACCEPTABLE BASE MATERIAL

LEGEND

| | |
|---|---|
| EXISTING MANHOLE | |
| EXISTING FIRE HYDRANT | |
| EXISTING SIGN | |
| EXISTING POWER POLE | |
| EXISTING MATER LINE | |
| EXISTING GAS LINE | |
| EXISTING ELECTRICAL LINE | |
| EXISTING SANITARY SEWER LINE | |
| EXISTING MATER DRAIN LINE | |
| EXISTING CONTOUR | |
| EXISTING CHAIN-LINK FENCE | |
| EXISTING ELEVATION | |
| EDGE OF EXISTING PAVEMENT | |
| PROPOSED MANHOLE | |
| PROPOSED FIRE HYDRANT | |
| PROPOSED SIGN | |
| VIEW ELEVATION | |
| RIGHT OF WAY LINE | |
| CENTERLINE | |
| PROPERTY LINE | |

LEGAL DESCRIPTION

BEING A PORTION OF THE SOUTH HALF (S1\2) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE CITY OF LAS VEGAS BRASS CAP IN THE INTERSECTION OF WESTERN AVENUE AND OAKEY BOULEVARD; THENCE SOUTH 37°26'12" WEST ALONG THE CENTERLINE OF WESTERN AVENUE, A DISTANCE OF 589.15 FEET; THENCE NORTH 52°33'48" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY (80, NOW) OF WESTERN AVENUE; THENCE SOUTH 37°26'12" WEST, A DISTANCE OF 222.00 FEET; THENCE NORTH 52°33'48" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY (80, NOW) OF HIGHLAND DRIVE; THENCE NORTH 37°26'12" EAST ALONG DISTANCE OF 222.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 155.10 FEET; THENCE SOUTH 52°33'48" EAST, A DISTANCE OF 245.11 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINING APPROXIMATELY 1.22 ACRES.
ASSESSOR'S PARCEL NUMBER: 161-04-202-100

BASIS OF BEARINGS

BEING THE CENTERLINE OF WESTERN AVENUE PER RECORD OF SURVEY FILE 52, PAGE 43 AS SHOWN IN 37°26'12" WEST.
OF CLARK COUNTY OFFICIAL RECORD. TAKEN

BASIS OF ELEVATION

NGSDOS KEEP. NGSDOS BRASS CAP IN NORTHEAST CORNER OF OAKEY BLVD\ WYOMING AVE AND N.L.R.R. TRACKS IN TOP OF WEST END OF RETAINING WALL. ELEVATION = 654.0810 (1988) (2043.88 ft)

DEVIATIONS FROM STANDARDS

| | |
|---|---|
| TYPE II AGGREGATE BASE | 4 CY |
| HANDICAP RAMP | 4 EA |
| SIDEWALK | 1200 SF |
| VALVE COVER | 858 SF |
| TYPE "F" CURB & GUTTER | 152 LF |

OFF-SITE QUANTITIES

| | |
|---|---|
| ADJUST UTILITY BOXES | 5 EA |
| TYPE II AGGREGATE BASE | 45 CY |
| COMMERCIAL DRIVEWAY PER DWG NO 222 | 50, & 12, B\C RADIUS IN LIEU OF 32, |


PROGRESSIVE GROUP
STRUCTURAL ENGINEERS
1701 NORTH GREEN VALLEY PKWY. SUITE 2 HENDERSON, NEVADA 89074 (702) 262-6368


| REVISIONS | DATE |
|---|---|
| 1 CITY FIND DEPARTMENTAL REVISION | 2-25-06 |
| 2 CITY FIND DEPARTMENTAL REVISION | 3-8-06 |
| 3 CITY FIND DEPARTMENTAL REVISION | 3-18-06 |

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|---|---|
| JOB NUMBER | 2960E |
| DESIGNED BY | LJS |
| DRAWN BY | RCP |
| CHECKED BY | TEP |
| DATE | 3-4-06 |
| SHEET NUMBER | F-3 |
| OF | |

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0080-TSS-008-F

OFFICE COMPLEX
CONSTRUCTION
MAIN GROUND \ SITE

BOSSEMEIER DESIGN GROUP