

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	3.50'	5.50'	3.50'	90°00'00"
C2	1.50'	2.36'	1.50'	90°00'00"
C3	3.50'	5.50'	3.50'	90°00'00"
C4	25.00'	39.11'	24.84'	89°37'50"

APPROVED FOR CONSTRUCTION

12/16/98 3/19/98
LAS VEGAS VALLEY WATER DISTRICT DATE

3/19/98
CITY OF LAS VEGAS FIRE DEPT. DATE

NDOT NOTE

SAHARA AVE IS A NEVADA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY. THE CITY OF LAS VEGAS DOES NOT REVIEW THESE PLANS FOR CONFORMANCE WITH NDOT STANDARDS. A SEPARATE REVIEW, APPROVAL AND ENCROACHMENT PERMIT MUST BE OBTAINED FROM NDOT PRIOR TO CONSTRUCTION.

WATER PRESSURE NOTE

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 LVWD FACILITIES.

WATER QUANTITIES

FIRE HYDRANT 1 EA.
6" WATER LINE 13 LF
6" GATE VALVE 1 EA.
3/4" RPPA 1 EA.

BENCHMARK

CITY OF LAS VEGAS STATION 6C112S4 IN THE NORTHEAST QUARTER OF T21S, R61E.
RIVET & PLATE IN TOP OF CURB, NE RETURN SAHARA AVENUE AND SPENCER STREET.
NAVD88=590.9564 METERS

BASIS OF BEARING

S88°46'08"W BEING SAHARA AVE. AS SHOWN BY MAP THEREOF ON FILE IN BOOK 4 OF PLATS, PAGE 83 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION

LOT FOURTEEN (14) IN BLOCK SIX (6) OF FRANCISCO PARK NO. 2 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 4 OF PLATS, PAGE 83 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

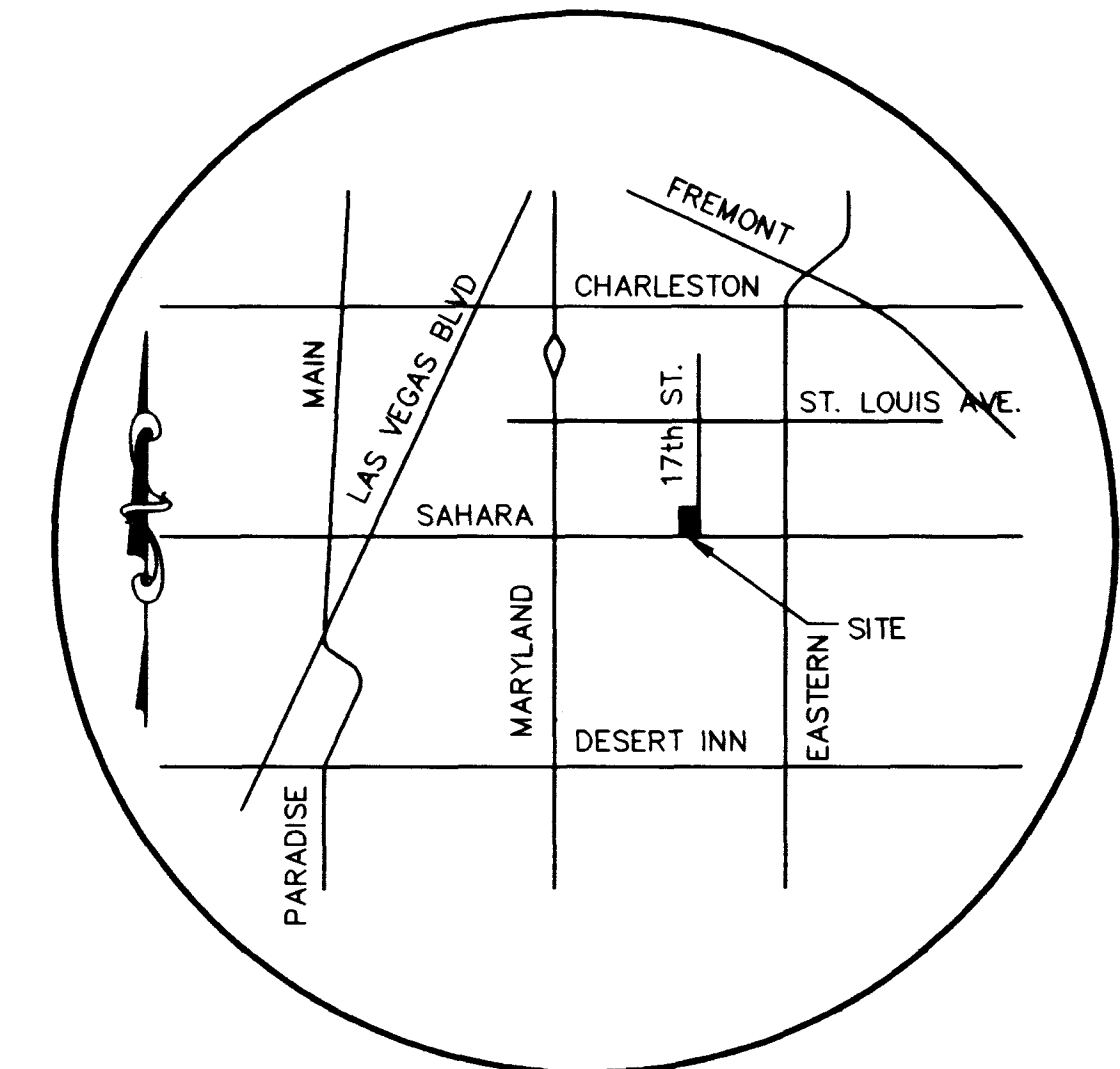
FIRE FLOW INFORMATION

AUTOMATIC SPRINKLER	NO
CONSTRUCTION TYPE	V-N
RESIDENTIAL/COMMERCIAL	COMMERCIAL
SQUARE FOOTAGE	3887
FIRE FLOW	1750 GPM
PRESSURE	20 PSI

SEWER CONTRIBUTION

AVERAGE DAILY	900 GPD
PEAK FACTOR	3.5
PEAK FLOW	3150 GPD

NOTE: SEWAGE TO TRAVEL NORTH ON 17TH STREET ALONG A 10" LINE INTO AN 8" LINE IN ST. LOUIS AVENUE, THEN EAST TO A 42" COLLECTOR ALSO IN ST. LOUIS AVENUE.



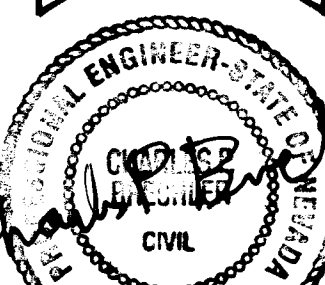
VICINITY MAP
NO SCALE

CONSTRUCTION NOTES

- CONST SIDEWALK RAMP PER STD DWG 235 CASE II.
- CONST COMMERCIAL DRIVEWAY PER STD DWG 224.
- CONST "L" TYPE CURB AND GUTTER PER STD DWG 216.
- CONST TRASH ENCLOSURE SEE DETAIL 1 A-16
- CONST 6" PLANTER CURBING SEE DETAIL 5 A-16
- CONST CONCRETE WALK SEE DETAIL 4 A-16
- INSTALL 6' LONG CONCRETE WHEEL STOPS SEE DETAIL 6 A-16
- CONST 6' CMU WALL SEE DETAIL 2 A-16
- 3' GATE SIMILAR TO DETAIL 10 A-16
- 2" AC PARKING LOT WITH FOG SEAL OVER 4" COMPACTED TYPE II BASE.
- CONST "A" TYPE CURB 1' HIGH
- INSTALL 3/4" RPPA PER UDACS PLATE 11A.
- CONST FIRE HYDRANT PER UDS PLATE NO. 7
- INSTALL #3 1/2 PULL BOX, INTERCEPT EXISTING STREET LIGHT CONDUIT, REPULL WIRE.
- INSTALL 1 1/4" STREET LIGHT CONDUIT
- INSTALL 100 WATT STREET LIGHT PER STD DWG 318
- CONST SIDEWALK PER STD DWG 234

NOTE: SEE ARCHITECTS PLANS FOR ALL DETAILS.

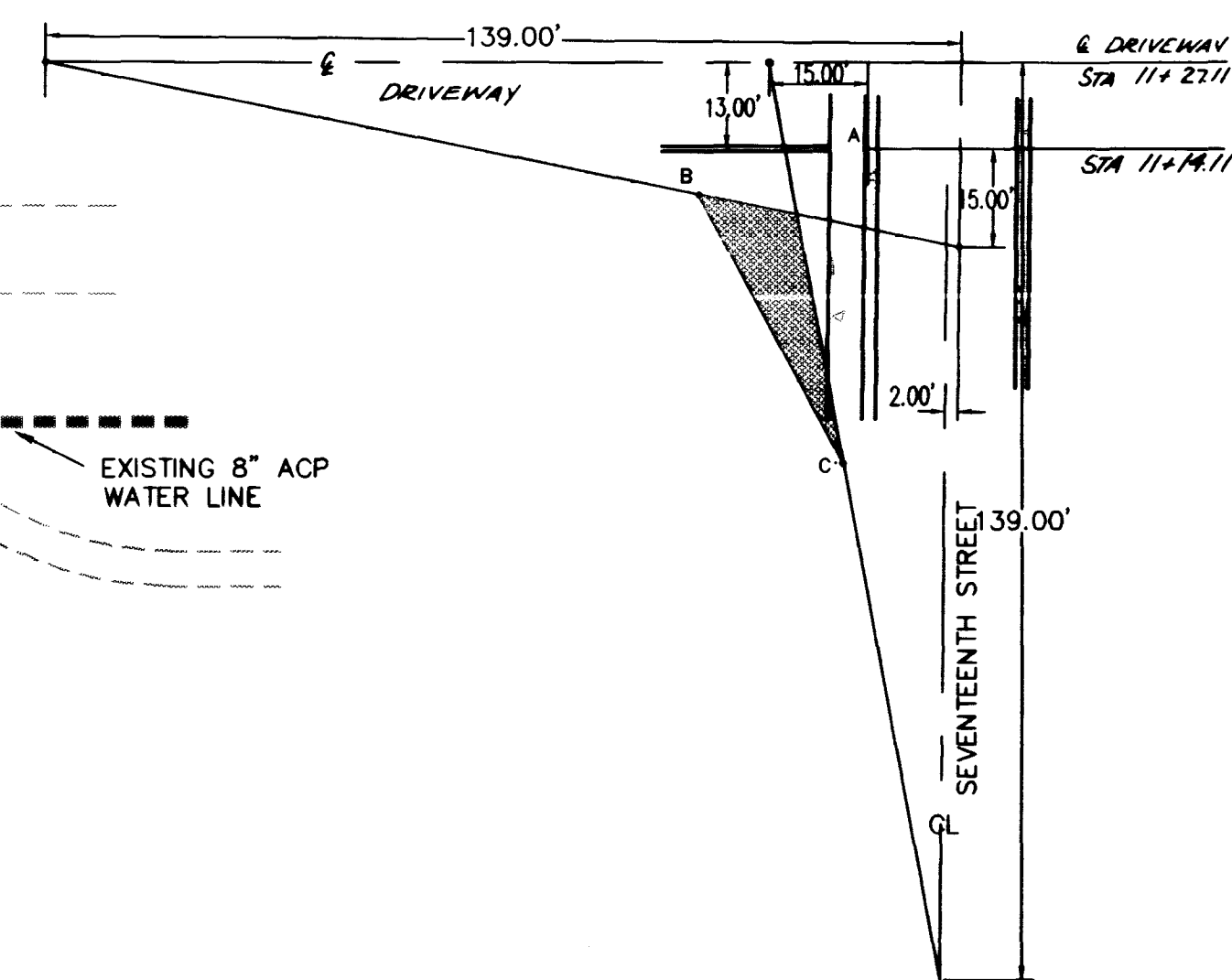
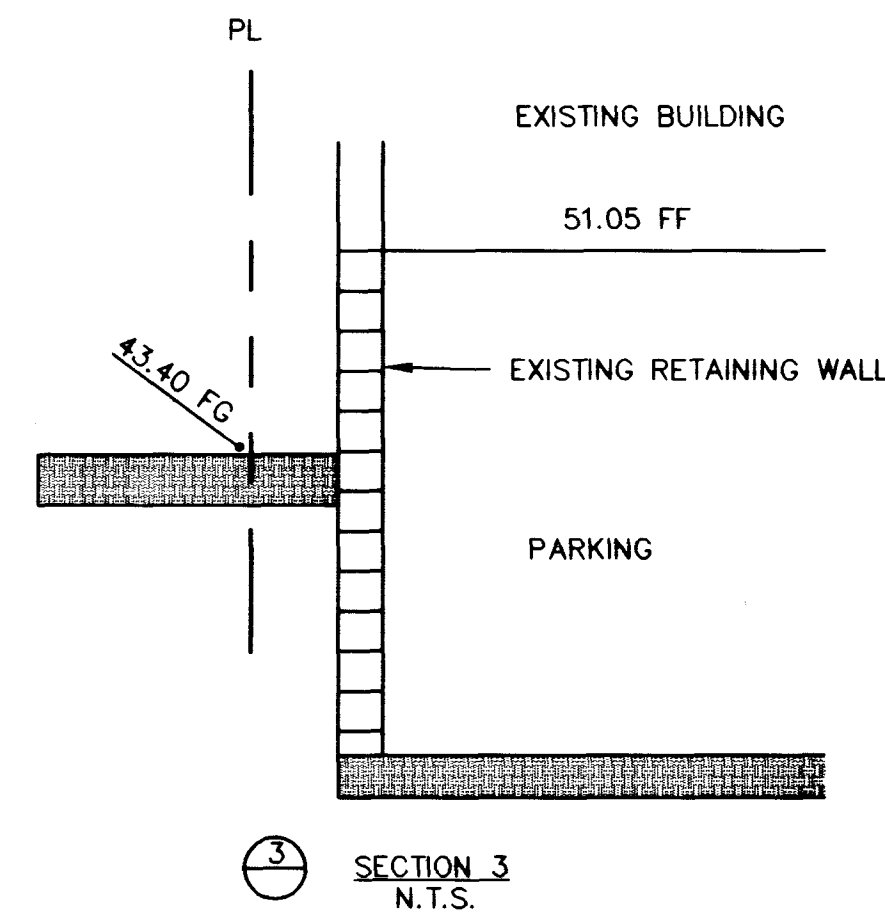
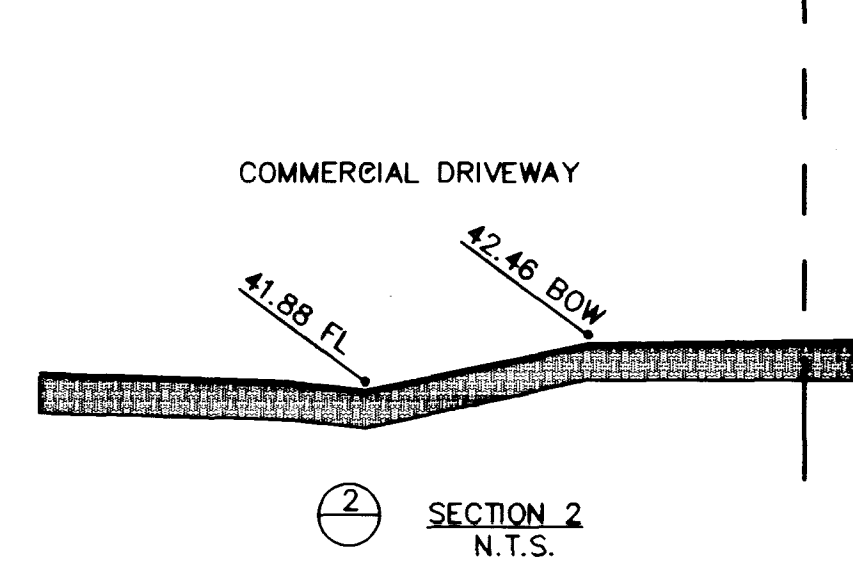
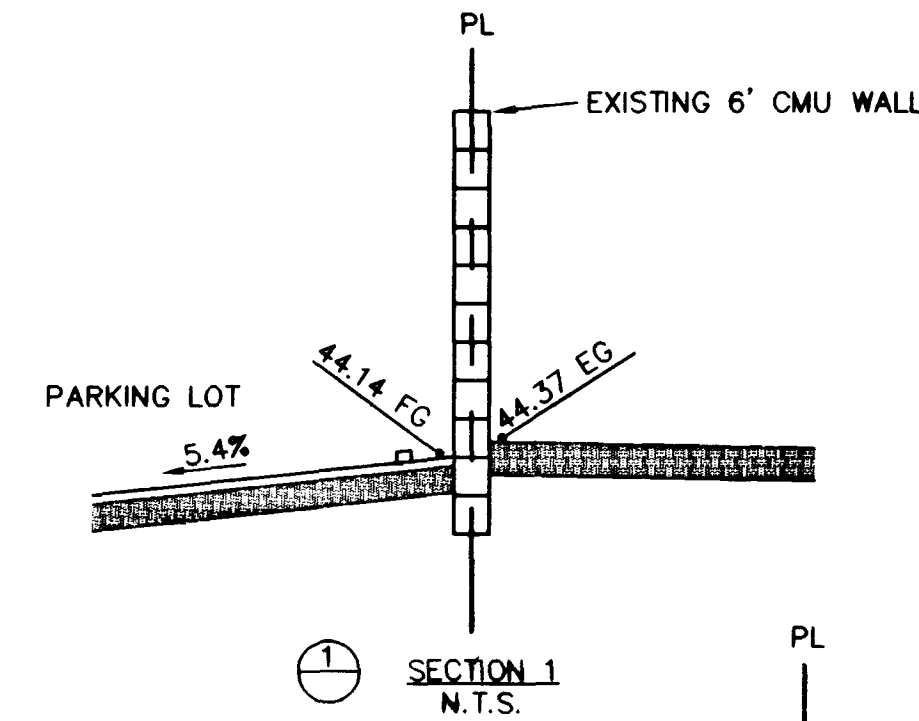
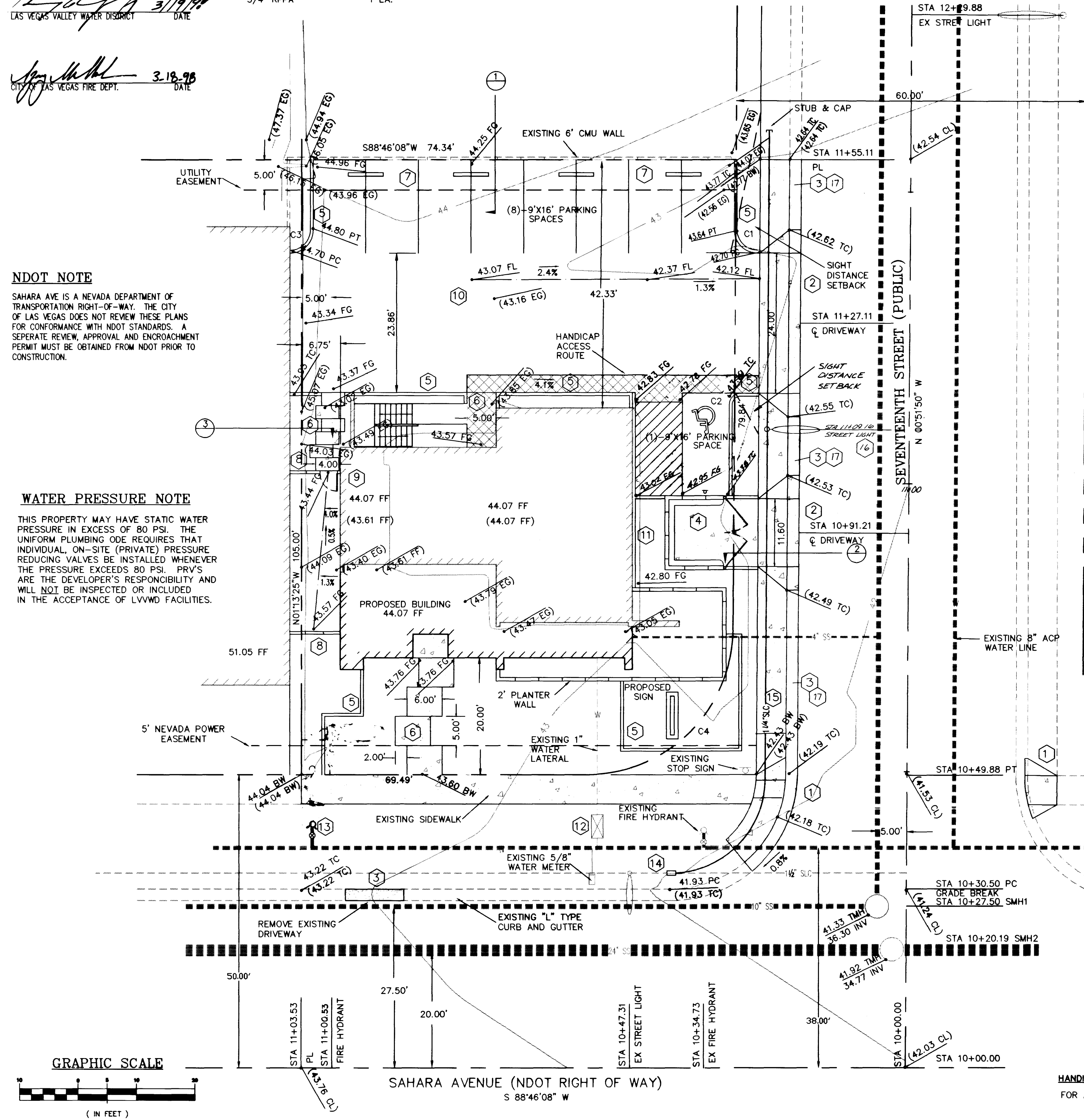
BRECHLER & BELL CONSULTING ENGINEERS, INC.
CIVIL ENGINEERING



3-19-98

PARDO OFFICE CENTER
JOB TITLE:
SHEET TITLE:
GRADING PLAN
SITE PLAN

FIELD BOOK	DISK NO.	DATE
DESIGN		
DRAWN BY		1/23/98
CHECKED		
PLOTTED		3/12/98
SCALE		
HORIZ.	1"=10'	
VERT.		
JOB NO.		97874
SHEET NO.		2 OF 2



SIGHT VISIBILITY EASEMENT
NO SCALE

HANDICAP CURB RAMP DATA
FOR ALL RAMP: A = B = 8.0'

NO VIEW OBSTRUCTION OVER 30" ABOVE TOP OF CURB ALLOWED IN THE SHADED AREA.

GRAPHIC SCALE

