IMPROVEMENT PLANS

FOR

LAKES BUSINESS PARK – LOT 27

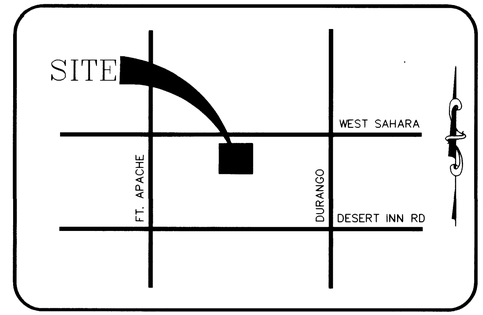
ABBREVIATIONS

AC	ASPHALTIC CONCRETE
ADJ.	ADJACENT, ADJUSTABLE
AVE.	AVENUE
BC	BACK OF CURB
BCR	BEGINNING OF CURB RETURN
BDRY.	BOUNDARY
BEG.	BEGIN
BM.	BENCHMARK
BSW.	BACK OF SIDEWALK
BVC	BEGINNING OF VERTICAL CURVE
C & G.	CURB AND GUTTER
℄	CENTERLINE
CMU	CONCRETE MASONRY UNIT
CO.	CLEAN OUT
CONC	CONCRETE
CONST.	CONSTRUCT, CONSTRUCTION
DI	DROP INLET
DIA	DIAMETER
DMH.	DROP MANHOLE
DR.	DRIVE
DW	DRIVEWAY
ECR	END OF CURB RETURN
EG.	EXISTING GROUND/GRADE
EL.	ELEVATION
EP	EDGE OF PAVING
ESMT.	EASEMENT
EVC	EDGE OF VERTICAL CURVE
EX.	EXISTING
F	FIRE LINE
FC	FACE OF CURB
FF	FINISH FLOOR
FG.	FINISH GRADE
FH.	FIRE HYDRANT
FL.	FLOW LINE
FW	FACE OF WALL
G	GAS
GB.	GRADE BREAK
HORIZ	HORIZONTAL
HP	HIGH POINT
ID	INSIDE DIAMETER
INV	INVERT
LAT.	LATERAL
LF	LINEAR FEET
LT.	LEFT
MAX.	MAXIMUM
MH	MANHOLE
MIN.	MINIMUM
ML.	MATCH LINE
NO.	NUMBER
OC.	ON CENTER
OD.	OUTSIDE DIAMETER
P	POWERLINE
PC.	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PAD	PAD GRADE
PE.	POLYETHELENE
PI	POINT OF INTERSECTION
ℙ	PROPERTY LINE
POC	POINT ON CURVE
PP.	POWER POLE
PRC.	POINT OF REVERSE CURVE
PRVC	POINT OF REVERSE VERTICAL CURVE
PROP.	PROPOSED
PT.	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVMT.	PAVEMENT
Q	RATE OF FLOW
R	RADIUS
RT.	RIGHT
ROW.	RIGHT OF WAY
S	SLOPE
SS.	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SD.	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SHP.	STEEL HIGH PRESSURE
SHT.	SHEET
SL	STREET LIGHT
STA.	STATION
STD.	STANDARD
STL.	STEEL
ST.LT.	STREET LIGHT
SW.	SIDEWALK
T	TANGENT DISTANCE
TBA.	TO BE ADJUSTED
TBR.	TO BE REMOVED
TC	TOP OF CURB
TEL.	TELEPHONE
TF	TOP OF FOOTING
TMH.	TOP OF MANHOLE
TOC.	TOP OF CONCRETE
TP.	TOP OF PIPE
TRANS.	TRANSITION
TSW.	TOP OF SIDEWALK
TS	TRAFFIC SIGNAL
TW	TOP OF WALL
TYP.	TYPICAL
VC	VERTICAL CURVE
VERT.	VERTICAL
VG	VALLEY GUTTER
W	WATER
YD.	YARD

SYMBOL LEGEND

EXISTING	PROPOSED	
		RIGHT-OF-WAY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
---(12"W)---		WATER LINE
---(3"F)---		FIRE LINE
---(8"SS)---		SANITARY SEWER LINE
---(G)---		GAS LINE
---(12"SD)---		STORM DRAIN
---(P)---		POWER LINE
---(T)---		TELEPHONE LINE
		ELECTRICAL CONDUIT
E---	E	UTILITY STUB-OUT
		FIRE HYDRANT
		WATER VALVE
		METERS/PULL BOXES
		REDUCER

EXISTING	PROPOSED	
		MANHOLE
		STREET LIGHT
		RETAINING WALL
		WALL
		WIRE OR CHAIN LINK FENCE
	GB	GRADE BREAK
		SAWCUT LINE
		EDGE OF PAVEMENT
(0.00) INV	0.00 INV	INVERT ELEVATION
F.F.=(0.00)	F.F.=0.00	FINISH FLOOR ELEVATION
(0.00) TC	0.00 TC	TOP OF CURB ELEVATION
(50)	10	CONTOUR LINE
	TOP 2:1 TOE	CUT OR FILL SLOPE
	1.0% MIN.	DIRECTION OF FLOW WITH SLOPE AMOUNT
PP	PP	POWER POLE (WITH GUY WIRE)
		SWALE
		CURB & GUTTER
		TRAFFIC SIGNS
		ST. LT. POINT OF SERVICE



VICINITY MAP

BENCHMARK

RIVET & PLATE IN TOP OF CURB, NORTHEAST RETURN OF FORT APACHE ROAD AND SAHARA AVENUE.

ELEV: 2788.95 NAVD 1988
1LV10 5SWS

BASIS OF BEARING

S 87°54'33" E BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 60 EAST AS PER RECORD OF SURVEY FILE 75, PAGE 8 IN THE OFFICE OF THE COUNTY RECORDER, SAID LINE ALSO BEING THE CENTERLINE OF WEST SAHARA AVENUE.

OWNER/DEVELOPER

BUILDING "A"
GRAND TRINE ENTERPRISES, L.L.C.

BUILDING "B"
KOENIG PROPERTIES HOLDINGS III, L.L.C.

CALL BEFORE YOU OVERHEAD !!
1-702-593-6111
CALL BEFORE YOU DIG !!
1-800-227-2600

SHEET INDEX

C1.... COVER SHEET
C2.... NOTE SHEET
C3.... HORIZONTAL CONTROL
C4.... GRADING PLAN
C5.... UTILITY PLAN
C6.... DETAIL SHEET

APPROVALS

NEVADA POWER COMPANY (APPROVAL FOR STREET LIGHT PLACEMENT AND CLEARANCE AND SIGNAL LIGHT INSTALLATIONS ONLY) — DATE 1-28-99

FIRE MARSHALL — DATE

LAS VEGAS VALLEY WATER DISTRICT — DATE 3/9/99

SOUTHWEST GAS CORPORATION — DATE 1-27-99

SPRINT / CENTRAL TELEPHONE — DATE 1-27-99

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 SPECIFCALLY LISTED UNDER "DEVIATIONS FROM STANDARDS" THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN "DEVIATIONS FROM STANDARDS" IN FAVOR OF THE UNIFORM STANDARDS DRAWINGS AND SPECIFICATIONS CLARCK COUNTY AREA, NEVADA.

CHARLIE KAJKOWSKI P.E. — DATE 2-16-99

REV #	BY	DATE	DESCRIPTION	APPROVAL

SCALE (H) 1"=20'
SCALE (V)
DESIGN BY JHC
DRAWN BY JHC

TETRA
Civil Engineering • Land Planning
2680 Chandler Ave. Suite 5
Las Vegas, Nevada 89120
Phone: (702) 798-8545
Fax: (702) 798-8636

LAKES BUSINESS PARK
LOT 27
COVER SHEET

PROFESSIONAL ENGINEER-STATE OF NEVADA
JAMES H CHILDS
1/26/99
CIVIL
No. 11117
JAMES H. CHILDS
ENGINEER
TYPE, SIGNATURE
SEAL

SHEET 1 OF 6

JOB# 98014

G:\98files\98014\DRAWINGS\98014CV.dwg Tue Jan 26 08:05:22 1999 VICTOR
13728 S 14157
107-V3020

IMPROVEMENT PLANS

FOR

LAKES BUSINESS PARK – LOT 27

ABBREVIATIONS

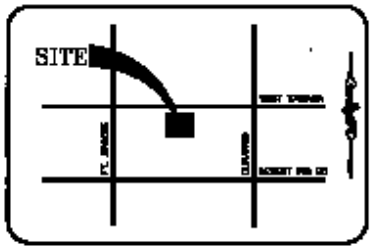
AC	ASPHALTIC CONCRETE
ADJ.	ADJACENT, ADJUSTABLE
APPR.	APPROACH
BC	BACK OF CURB
BCR	BACKWALL OF CURB RETURN
BOPP	BOLLARDPOST
BM	BENCHMARK
BOW	BOTTOM OF WALL
BVC	BEGINNING OF VERTICAL CURVE
C & G	CURB AND GUTTER
CB	CONCRETE BLOCK
CBR	CONCRETE BARRIER LINE
CO	CLEAN OUT
CONC	CONCRETE
CONT	CONTINUOUS CONTAINTER
CT	CONCRETE
CTA	CONCRETE
CUR	CURB
DI	DRIVE INVERTED
DW	DRIVEWAY
EBC	END OF CONCRETE
EL	ELEVATION
EP	EDGE OF PAVING
EOPC	CONCRETE
EVC	END OF VERTICAL CURVE
EX	EXISTING
F	FIRE LINE
FG	FACE OF CURB
FH	FIRE HYDRANT
FIB	FIBER STATIC
FL	FIRE FLOWMETER
FS	FIRE STATION
FW	FACE OF WALL
G	GAS
GB	GRADE BREAK
HORIZ	HORIZONTAL
HP	HIGH POINT
ID	INSIDE DIAMETER
INV	INVERT
JT	JOINT
LP	LOW POINT
LT	LEFT
MAX	MAXIMUM
MIN	MINIMUM
MJ	MATCH LINE
MON	MONUMENT
PIV	PIV VALVE
OB	OBSERVE BLEMISHES

P	PARKING
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PAD	PAD GRADE
PC	POLYCHLORINE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PLC	POINT ON CURVE
PLT	PLANTER
PRC	POINT OF REVERSE CURVATURE
PRV	PRESSURE REDUCING VALVE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
QL	QUALITY OF FLOW
R	RADIUS
RC	RIGHT
RCP	REINFORCED CONCRETE PIPE
RL	RIGHT OF WAY
RT	RIGHT
SAN	SANITARY SEWER
SAN MH	SANITARY SEWER MANHOLE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SDP	STORM DRAIN PROPERTIES
SL	STREET LIGHT
SLT	SITE LIGHT
SMH	SANITARY
SW	SIDEWALK
TBC	TOP BACK OF CURB
TBW	TO BE WALKWAY
TBR	TO BE RETAINING
TC	TOP OF CURB
TEL	TELEPHONE
TF	TOP OF FIBERS
TGW	TOP OF MANHOLE
TMH	TOP OF CONCRETE
TOP	TOP OF PIPE
TOW	TOP OF WALL
TYP	TYPICAL
VC	VERTICAL CURVE
VERT	VERTICAL
VIF	VALVE IN FIELD
W	WATER
WM	WATER METER
TG	TRAP

SYMBOL LEGEND

EXISTING	PROPOSED	
		RIGHT-OF-WAY
		PROPERTY LINE
		EASEMENT LINE
		SEWER LINE
		FIRE LINE
		SANITARY SEWER LINE
		GAS LINE
		STORM DRAIN
		POWER LINE
		TELEPHONE LINE
		ELEVATION CONTOUR
		UTILITY BOLLARD
		FIRE HYDRANT
		SEWER VALVE
		METER/VALVE BOXES
		MONITOR

EXISTING	PROPOSED	
		MANHOLE
		STREET LIGHT
		RETAINING WALL
		WALL
		WALL OR CHAIN LINK FENCE
		CONCRETE
		VARIANT LINE
		EDGE OF PAVEMENT
		SPOT ELEVATION
F.F.=(0.00)	F.F.=0.00	FINISH FLOOR ELEVATION
		TOP OF CURB ELEVATION
(0.0)		CONTOUR LINE
	3:1	3:1 CUT OR FILL SLOPE
		DIRECTION OF FLOW WITH GATE VALVE
		POWER POLE (WITH GUY WIRE)
		WHEEL
		CURB & GUTTER
		TERRITORY
		ST. L.T. POINT OF INTERSECTION



VICINITY MAP

BENCHMARK

[illegible]

BASIS OF BEARING

[illegible]

OWNER/DEVELOPER

[illegible]

CALL BEFORE YOU OVERHEAD !!
1-800-[illegible]-[illegible]
CALL BEFORE YOU DIG !!
1-800-[illegible]-[illegible]

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SOUTHERN GAS CORPORATION — DATE

SPRINT / CENTRAL TELEPHONE — DATE

[illegible]

CHARLES KAMINSKI, P.E. — DATE

TETRA

LAKES BUSINESS PARK
LOT 27

COVER SHEET

SHEET 1 OF 6

JOB# 98014