

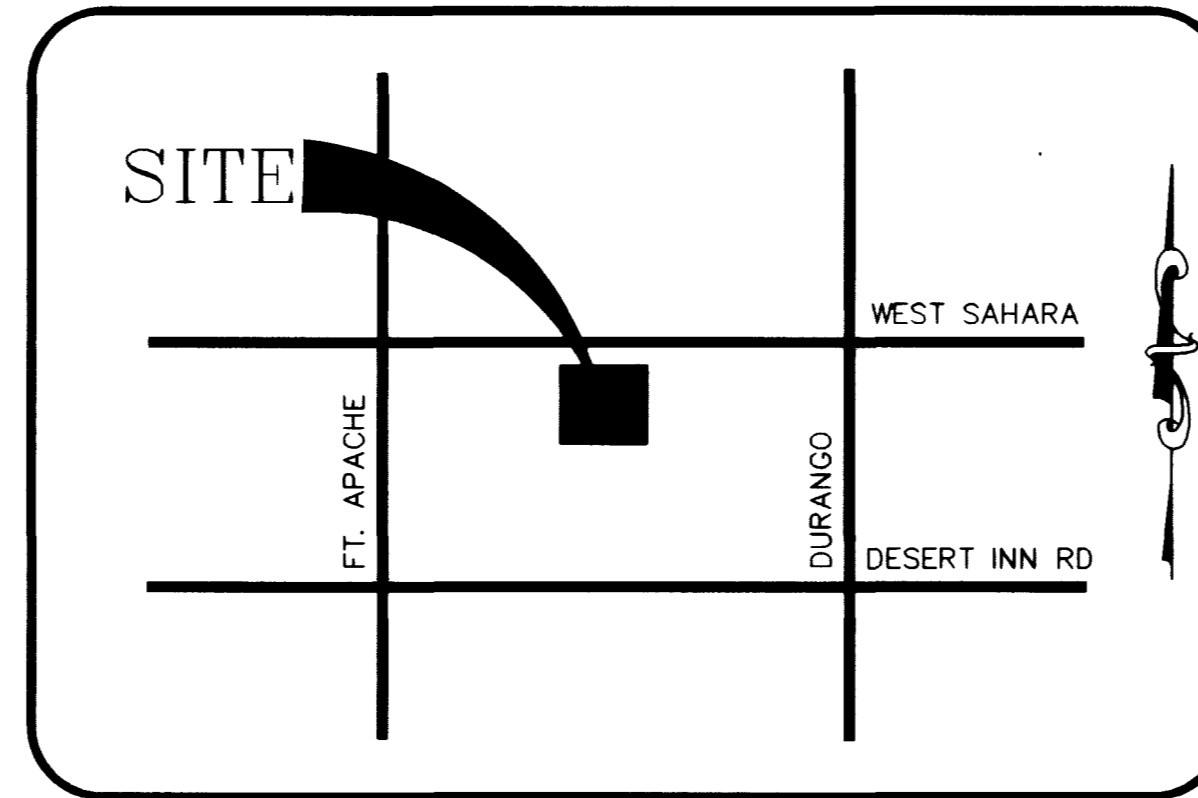
# IMPROVEMENT PLANS

FOR

## LAKES BUSINESS PARK - LOT 27

### ABBREVIATIONS

AC..... ASPHALTIC CONCRETE	P..... POWERLINE
ADJ..... ADJACENT, ADJUSTABLE	PC..... POINT OF CURVATURE
AVE..... AVENUE	PCC..... POINT OF COMPOUND CURVE
BC..... BACK OF CURB	PAD..... PAD GRADE
BCR..... BEGINNING OF CURB RETURN	PE..... POLYETHYLENE
BDRY..... BOUNDARY	PI..... POINT OF INTERSECTION
BEG..... BEGIN	PL..... PROPERTY LINE
BM..... BENCHMARK	POC..... POINT ON CURVE
BSW..... BACK OF SIDEWALK	PP..... POWER POLE
BVC..... BEGINNING OF VERTICAL CURVE	PRC..... POINT OF REVERSE CURVE
C & G..... CURB AND GUTTER	PRVC..... POINT OF REVERSE VERTICAL CURVE
CL..... CENTERLINE	PROP..... PROPOSED
CMU..... CONCRETE MASONRY UNIT	PT..... POINT OF TANGENCY
CO..... CLEAN OUT	PV..... POLYVINYL CHLORIDE PIPE
CONC..... CONCRETE	PVI..... POINT OF VERTICAL INTERSECTION
CONST..... CONSTRUCT, CONSTRUCTION	PVMT..... PAVEMENT
DI..... DROP INLET	Q..... RATE OF FLOW
DIA..... DIAMETER	R..... RADIUS
DMH..... DROP MANHOLE	RT..... RIGHT
DR..... DRIVE	ROW..... RIGHT OF WAY
DW..... DRIVEWAY	S..... SLOPE
ECR..... END OF CURB RETURN	SS..... SANITARY SEWER
EG..... EXISTING GROUND/GRADE	SSMH..... SANITARY SEWER MANHOLE
EL..... ELEVATION	SD..... STORM DRAIN
EP..... EDGE OF PAVING	SDMH..... STORM DRAIN MANHOLE
ESMT..... EASEMENT	SHP..... STEEL HIGH PRESSURE
EVC..... EDGE OF VERTICAL CURVE	SHT..... SHEET
EX..... EXISTING	SL..... STREET LIGHT
F..... FIRE LINE	STA..... STATION
FC..... FACE OF CURB	STD..... STANDARD
FF..... FINISH FLOOR	STL..... STEEL
FG..... FINISH GRADE	ST.LT..... STREET LIGHT
FH..... FIRE HYDRANT	SW..... SIDEWALK
FL..... FLOW LINE	T..... TANGENT DISTANCE
FW..... FACE OF WALL	TBA..... TO BE ADJUSTED
G..... GAS	TBR..... TO BE REMOVED
GB..... GRADE BREAK	TC..... TOP OF CURB
HORIZ..... HORIZONTAL	TEL..... TELEPHONE
HP..... HIGH POINT	TF..... TOP OF FOOTING
ID..... INSIDE DIAMETER	TMH..... TOP OF MANHOLE
INV..... INVERT	TOC..... TOP OF CONCRETE
LAT..... LATERAL	TP..... TOP OF PIPE
LF..... LINEAR FEET	TRANS..... TRANSITION
LT..... LEFT	TSW..... TOP OF SIDEWALK
MAX..... MAXIMUM	TS..... TRAFFIC SIGNAL
MH..... MANHOLE	TW..... TOP OF WALL
MIN..... MINIMUM	TYP..... TYPICAL
ML..... MATCH LINE	VC..... VERTICAL CURVE
NQ..... NUMBER	VERT..... VERTICAL
OC..... ON CENTER	VG..... VALLEY GUTTER
OD..... OUTSIDE DIAMETER	W..... WATER
	YD..... YARD



VICINITY MAP

### BENCHMARK

RIVET & PLATE IN TOP OF CURB, NORTHEAST RETURN OF FORT APACHE ROAD AND SAHARA AVENUE.  
 ELEV: 2788.95 NAVD 1988  
 1LV10 55WS

### 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.

### SHEET INDEX

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

### APPROVALS

*John T. Cooper*  
 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  
*Charles McCarroll*  
 SOUTHWEST GAS CORPORATION  
 DATE: 1-27-99

*Nola Smith*  
 SPRING / 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 SPECIFICALLY 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.

*Charles Kajkowski*  
 CHARLIE KAJKOWSKI, P.E.  
 DATE: 2-16-99

### SYMBOL LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	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 SUB-OUT
⊗	⊗	FIRE HYDRANT
⊙	⊙	WATER VALVE
[ ]	[ ]	METERS/PULL BOXES
△	△	REDUCER
⊙	⊙	MANHOLE
⊙	⊙	STREET LIGHT
⊙	⊙	RETAINING WALL
---	---	WALL
x-x-x-x	x-x-x-x	WIRE OR CHAIN LINK FENCE
---	---	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)	(50)	CONTOUR LINE
TOP	TOP	CUT OR FILL SLOPE
TOE	TOE	DIRECTION OF FLOW WITH SLOPE AMOUNT
1.0% MIN.	1.0% MIN.	
⊙	⊙	POWER POLE (WITH GUY WIRE)
---	---	SWALE
---	---	CURB & GUTTER
---	---	TRAFFIC SIGNS
---	---	ST. LT. POINT OF SERVICE

CALL BEFORE YOU OVERHEAD !!  
 1-702-593-8111  
 CALL BEFORE YOU DIG !!  
 1-800-227-2600

SCALE (H) 1"=20'	SCALE (V) 1"=20'	DESIGN BY JHC	DRAWN BY JHC	REV. #	DATE	DESCRIPTION	APPROVAL
<p><b>TETRA</b>                  Civil Engineering • Land Planning                  2880 Chandler Ave., Suite 5                  Las Vegas, Nevada 89120                  Phone: (702) 798-8545                  Fax: (702) 798-8636</p>							
LAKES BUSINESS PARK LOT 27 COVER SHEET							
SHEET 1 OF 6 JOB# 98014							

