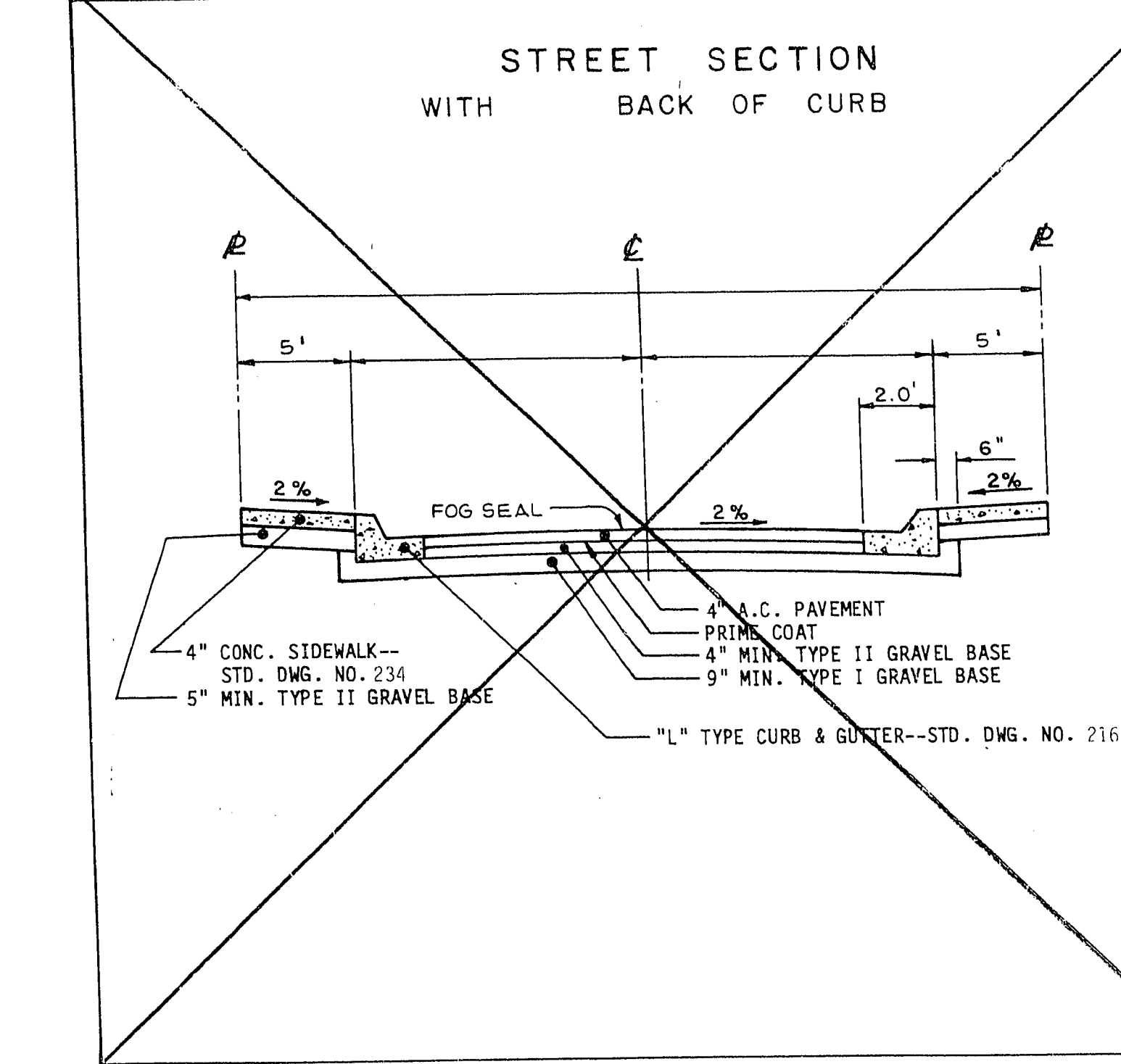
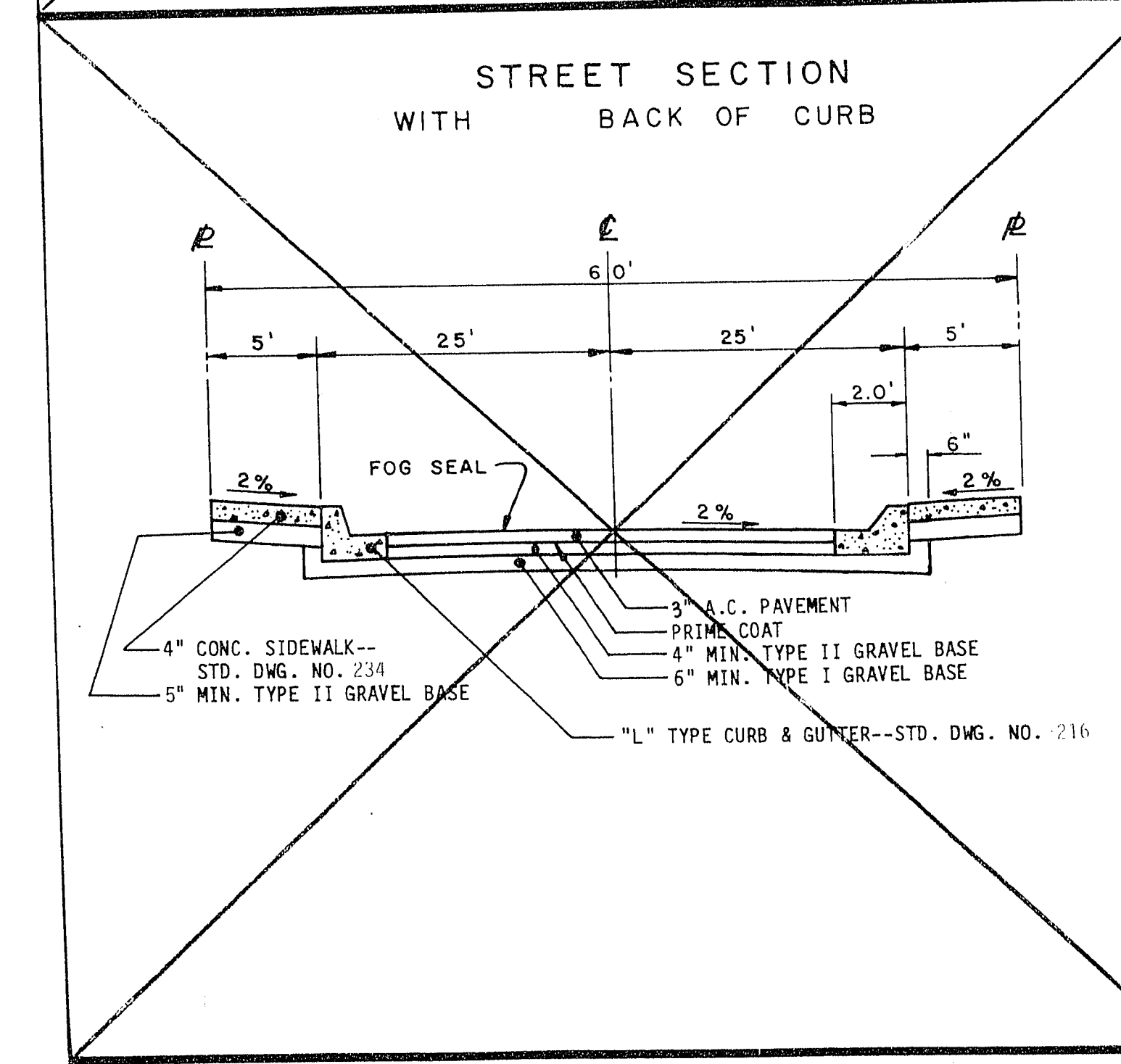
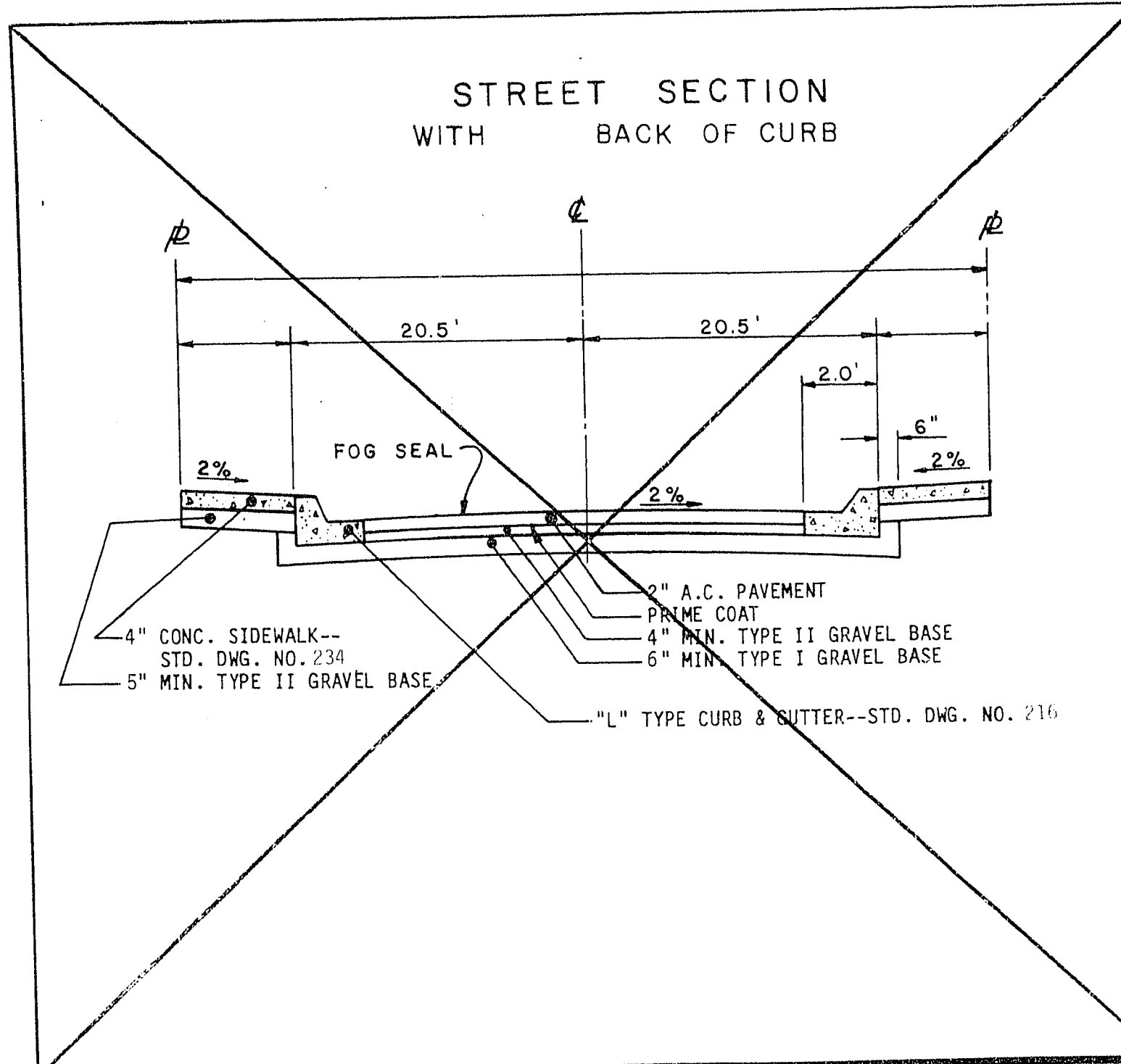
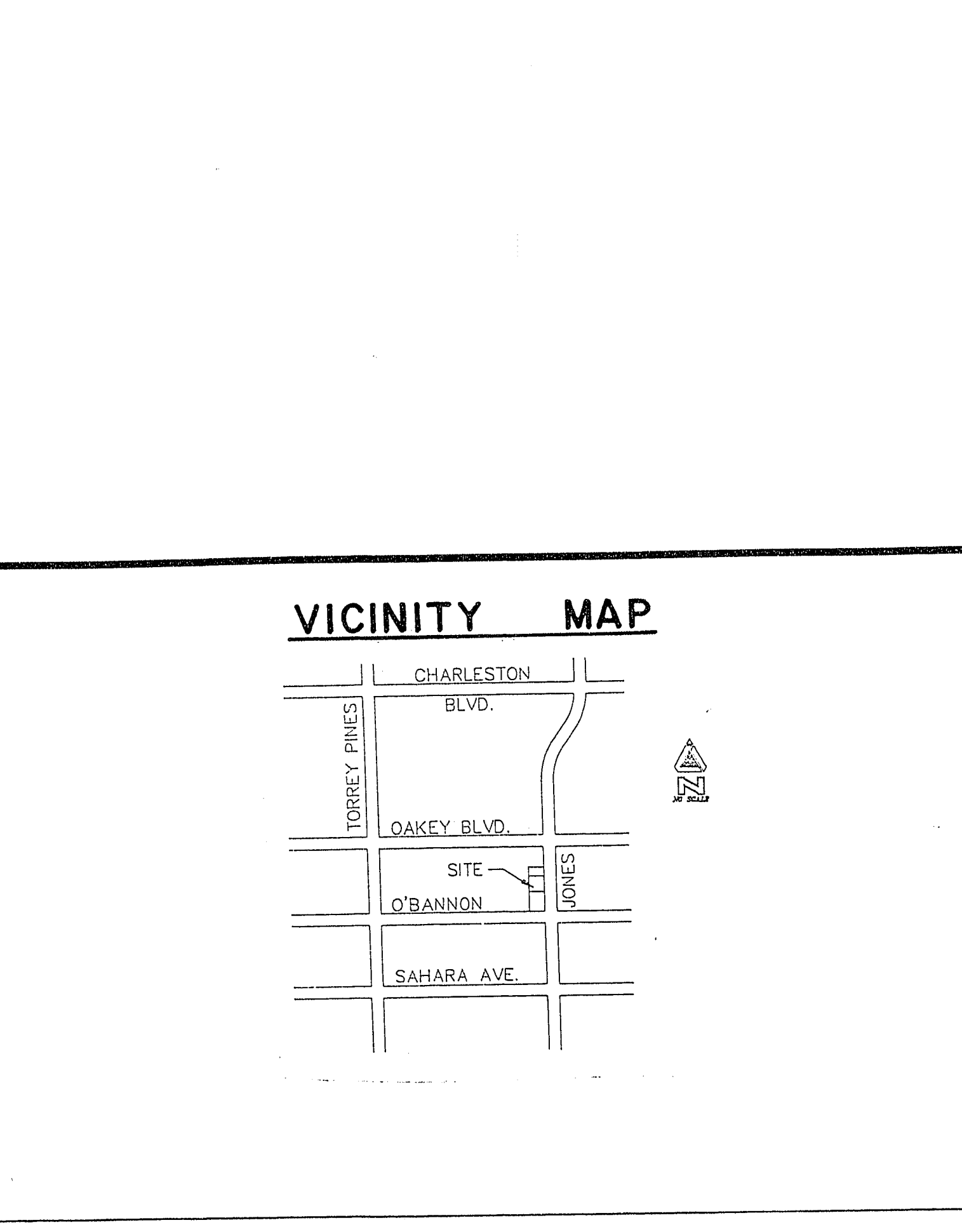
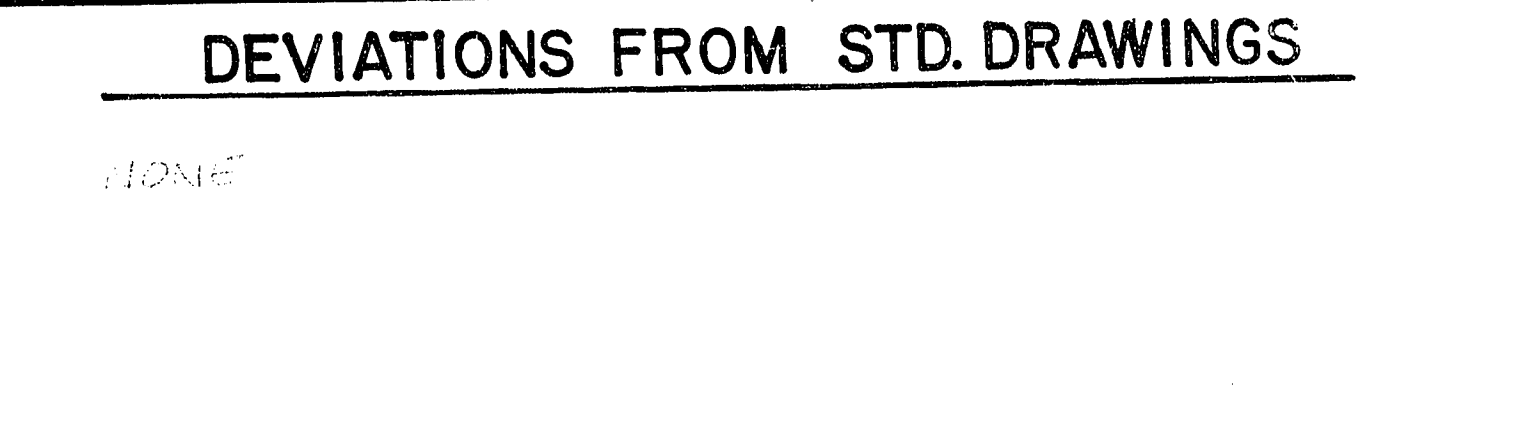




- ### GENERAL NOTES
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA", LATEST ISSUE; THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA", LATEST ISSUE; ANY OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE "UNIFORM BUILDING CODE" AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".
 - THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY LINES, PIPES OR STRUCTURES SHOWN ON THESE PLANS IS OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY INTERFERENCES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION SHALL BE 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 EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER, GAS AND/OR OTHER UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THEREWITH.
 - THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES, AND ALL SUCH IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER OR OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
 - ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
 - 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.
 - PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
 - EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED TYPE CURB.
 - A.C. PAVEMENT TO BE 1/2" ABOVE UP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS.
 - APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
 - CURB & GUTTER WITH A GRADE OF LESS THAN FOUR TENTHS OF ONE PERCENT SHALL BE WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION. ANY CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY SHALL BE AND REPLACED.
 - SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
 - 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 NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS, OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR.
 - 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.
 - EXACT LOCATION OF ALL SAWCUT LINES MAY BE DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS INSPECTOR IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATION.
 - THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE NO. 625.550.
 - UTILITY COMPANY METER BOXES, MANHOLE UDS, VALVE COVERS, ETC. SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APPROXS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.
 - WALL NOTES:
A. ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN FOR THE PURPOSE OF GRADING RELATIONSHIPS.
B. THE STRUCTURAL AND ARCHITECTURAL DESIGN OF ALL WALLS (RETAINING OR NON-RETAINING) MUST BE APPROVED BY THE CLV BUILDING DEPARTMENT.
 - ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON CITY STREETS.



- ### GENERAL NOTES
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA", LATEST ISSUE; THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA", LATEST ISSUE; ANY OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE "UNIFORM BUILDING CODE" AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".
 - THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY LINES, PIPES OR STRUCTURES SHOWN ON THESE PLANS IS OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS ARE NOT SHOWN ON THE PLANS.
 - THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
 - THE CONTRACTOR SHALL NOT BACKFILL ANY TRENCHES IN WHICH WATERLINES HAVE BEEN UNCOVERED UNTIL THE WATERLINES HAVE BEEN INSPECTED BY THE LAS VEGAS VALLEY WATER DISTRICT. THE WATER DISTRICT SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF CONSTRUCTION IN THE VICINITY OF WATER LINES.
 - ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY ALTERATIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
 - TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE DESIGNED FOR A 5.5 SACK MIX WITH A MAXIMUM WATER/CEMENT RATIO OF 0.45 (OR AS DESIGNATED BY THE SOILS ENGINEER). MIX DESIGN TO BE APPROVED BY THE QUALITY CONTROL DIVISION PRIOR TO USE ON THE PROJECT.
 - THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL OVERHEAD INTERFERENCES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER AND/OR TELEPHONE FACILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THEREWITH.
 - PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION, PRIOR TO COMMENCING CONSTRUCTION.
 - EXPANSION JOINTS ARE REQUIRED AT A MAXIMUM OF EVERY 300 FEET IN EXTRUDED TYPE CURB.
 - A.C. PAVEMENT IS TO BE 1/2 INCH ABOVE THE LIP OF ALL GUTTERS AND VALLEY GUTTERS AFTER COMPACTION.
 - APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
 - CURB & GUTTER WITH A GRADE OF LESS THAN FOUR TENTHS OF ONE PERCENT SHALL BE CONSTRUCTED BY FORMING. EACH JOINT SHALL BE CHECKED FOR GRADE PRIOR TO CONSTRUCTION AND WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION.
 - WHEELCHAIR RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
 - 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 SAID CONSTRUCTION. EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS, OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR.
 - ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER.
 - EXACT LOCATION OF ALL SAWCUT LINES MAY BE DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS INSPECTOR IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATION.
 - THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS, ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE NO. 625.550.

- ### ABBREVIATIONS
- | | |
|-------------------------------------|--|
| AC.....ASPHALTIC CONCRETE | MH.....MANHOLE |
| ACP.....ASBESTOS CEMENT PIPE | MIN.....MINIMUM |
| ADJ.....ADJUST | NO.....NUMBER |
| BC.....BEGINNING OF CURB | OC.....ON CENTER |
| OR BACK OF CURB | OD.....OUTSIDE DIAMETER |
| BCR.....BEGINNING OF CURB | P.....POWERLINE |
| RETURN OR BACK OF CURB RADIUS | PC.....POINT OF CURVATURE |
| BDRY.....BOUNDARY | PCC.....POINT OF COMPOUND CURVE |
| BEG.....BEGIN | PG.....PAD GRADE |
| BM.....BENCHMARK | PHP.....PLASTIC HIGH PRESSURE |
| BSW.....BACK OF SIDEWALK | PI.....POINT OF INTERSECTION |
| BVC.....BEGINNING OF VERTICAL CURVE | PL.....PROPERTY LINE |
| C & G.....CURB AND GUTTER | PP.....POWER POLE |
| CF.....CURB FACE | PRP.....POINT OF REVERSE CURVE |
| CIP.....CAST IRON PIPE | PROP.....PROPOSED |
| C.....CENTERLINE | PT.....POINT OF TANGENT |
| CMP.....CORRUGATED METAL PIPE | PVC.....POLY VINYL CHLORIDE PIPE |
| CONC.....CONCRETE | PVI.....POINT OF VERTICAL INTERSECTION |
| CONST.....CONSTRUCT | PVMT.....PAVEMENT |
| DC.....DEPRESSED CURB | R.....RATE OF FLOW |
| DIA.....DIAMETER | R.....RADIUS |
| DIP.....DUCTILE IRON PIPE | RCP.....REINFORCED CONCRETE PIPE |
| DMH.....DROP MANHOLE | RT.....RIGHT |
| EC.....END OF CURVE | R/W.....RIGHT-OF-WAY |
| ECR.....END OF CURB RETURN | S.....SANITARY SEWER |
| EL.....ELEVATION | SD.....STORM DRAIN |
| EVC.....END OF VERTICAL CURVE | SHP.....STEEL HIGH PRESSURE |
| EX.....EXISTING | SHT.....SHEET |
| FC.....FACE OF CURB | SP MH.....SPECIAL MANHOLE |
| FF.....FINISHED FLOOR | STA.....STATION |
| FG.....FINISH GRADE | STD.....STANDARD |
| FH.....FIRE HYDRANT | STL.....STEEL |
| FL.....FLOW LINE | SW.....SIDEWALK |
| G.....GAS | T.....TANGENT DISTANCE OR TELEPHONE |
| GB.....GRADE BREAK | TC.....TOP OF CURB |
| HGT.....HIGH OR HEIGHT | TMH.....TOP OF MANHOLE |
| HOR.....HORIZONTAL | TRANS.....TRANSITION |
| HP.....HIGH POINT | TSC.....TRAFFIC SIGNAL CONDUIT |
| ID.....INSIDE DIAMETER | TSW.....TOP OF SIDEWALK |
| INV.....INVERT | VC.....VERTICAL CURVE |
| LAT.....LATERAL | VCP.....VITRIFIED CLAY PIPE |
| LF.....LINEAL FEET | VERT.....VERTICAL |
| LT.....LEFT | VG.....VALLEY GUTTER |
| MAX.....MAXIMUM | W.....WATER |

DEVELOPER

J. CHRISTOPHER THUMER & CO.
488 MARTIN LUTHER KING BLVD.
LAS VEGAS, NEV. 89106

BENCHMARK

CLARK COUNTY NO. 86
STA. 701045WVG
DRIVE PIVOT IN 2"x2" PLATE IN DRILLED HOLE, IN TOP OF CURB, NORTHEAST CORNER OF JONES BLVD & O'BANNON DR. NEAR THE PO OF JONES BL.
ELEV. = 2288.857

LEGAL DESCRIPTION

THAT PORTION OF JONES PROFESSIONAL CENTER, A COMMERCIAL SUBDIVISION RECORDED MARCH 28, 1990 AS BOOK 54 PAGE 55, BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY

APPROVALS

LAS VEGAS VALLEY WATER DISTRICT
(SHEET NO. 233)

C.L.V. CITY ENGINEER
C.L.V. FIRE MARSHAL

NEVADA POWER COMPANY
THIS APPROVAL IS ONLY FOR THE PLACEMENT AND CLEARANCE OF STREET LIGHT AND SIGNAL LIGHT INSTALLATIONS.

DATE 4-05-95
DATE 1-9-91
DATE 9-20-90

INDEX OF SHEETS

- APPROVALS, ABBREVIATIONS, VICINITY MAP, ETC.
- GRADING PLAN & SEWER & WATER PLAN
- WATER & SEWER GENERAL NOTES & DETAILS

ALCA ENGINEERING & SURVEYING, INC.

JONES PROFESSIONAL CENTER LOT #2 LAS VEGAS, NEVADA

ABBREVIATIONS, APPROVALS, BENCHMARK, INDEX OF SHEETS, NOTES, QUANTITIES, SECTIONS & DETAILS, STANDARDS & VICINITY MAP

JOB TITLE: LAS VEGAS, NEVADA

JOB NO. 88050508

SHEET 1 OF 3

1074-4101-2