IMPROVEMENT PLANS
OF
LAKES BUSINESS PARK II
CITY OF LAS VEGAS

GENERAL NOTES

•REQUIRED NOTES – OTHERS ONLY IF APPLICABLE

•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, AND 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 STANDARD".

•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 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.

•3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES, AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGED, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BY 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 3,000 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 PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.

7. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED TYPE CURB.

8. AC PAVEMENT TO BE 1/2" 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 WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION. ANY CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY SHALL BY REMOVED AND REPLACED.

•11. 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.

•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 NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS, OR AS DESIGNATED 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 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.

•15. 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.

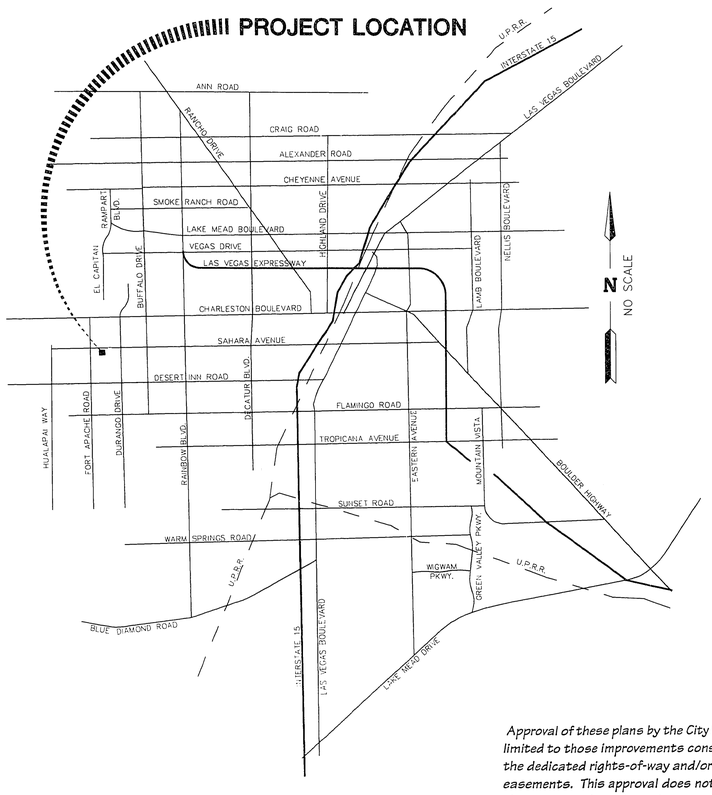
•16. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC. SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.

17. 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.

18. ASPHALT MIX DESIGN MUST BY SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON CITY STREETS.

DEVIATIONS FROM STANDARDS

1). **8" THK. INTEGRAL COLOR CONC. PAVING IN R.O.W. FOR LOCATION SEE SHT. 3 of 6**



VICINITY MAP

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 Clark County Area Nevada..

SHEET INDEX

1. COVER SHEET
2. DETAIL SHEET
3. ROUGH GRADING PLAN
4. STREET & SEWER PLAN & PROFILE
5. MASTER UTILITY PLAN
6. UTILITY NOTES; DETAILS

QUANTITY ESTIMATE

2" ASPHALTIC CONCRETE	2960 SY
24" 'L' TYPE CURB & GUTTER	1224 LF
18" 'L' TYPE CURB & GUTTER	999 LF
8" THICK INTEGRAL COLOR SCORED CONCRETE INTERSECTION	2685 SF
CONCRETE CROSS GUTTER	4005 SF
6' SIDEWALK REMOVAL	540 SF
CONCRETE SIDEWALK	433 SF

THESE QUANTITIES ARE ONLY ESTIMATES, CONTRACTOR TO VERIFY.

OWNER & DEVELOPER

COLLINS BROTHERS CORP.
5195 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA 89119
(702) 736-6151

BENCHMARK

CLV BM #24/1LV105SWS

RIVET & PLATE IN CURB, NE QUAD. OF FORT APACHE & SAHARA.

ELEVATION = 2786.505'

APPROVAL

CITY ENGINEER / DENNIS ANDERSON, P.E. 9160 — DATE 8.4.95

21-60-08

APPRVL	REV	DATE	BY	REVISION
		7/31/95	CE	AS PER CITY COMMENTS

TITLE: COVER SHEET

PROJECT: LAKES BUSINESS PARK II

REGISTERED PROFESSIONAL ENGINEER-STATE OF NEVADA — DANNY C. McFADDEN — No. 8385 — CIVIL — 7/31/95

ESI ENGINEERS AND SURVEYORS INC.
PLANNERS • CONSULTING ENGINEERS • SURVEYORS
7345 W.S.T SAHARA AVENUE • LAS VEGAS, NEVADA 89117 • (702) 248-8415

W.O. # : 090-F..2
BY : DSR
DATE : FEB 1995
SCALE : NO SCALE

SHEET 1 OF 6 SHEETS

ENTITY SUB	
ENTITY CHR PASS	
ENTITY CHR FAIL	
ENTITY RESUB	
ENTITY APPR	
DEVL SUB	
DEVL COMM	
DEVL RESUB	
DEVL RESUB	
DEVL APPR	

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