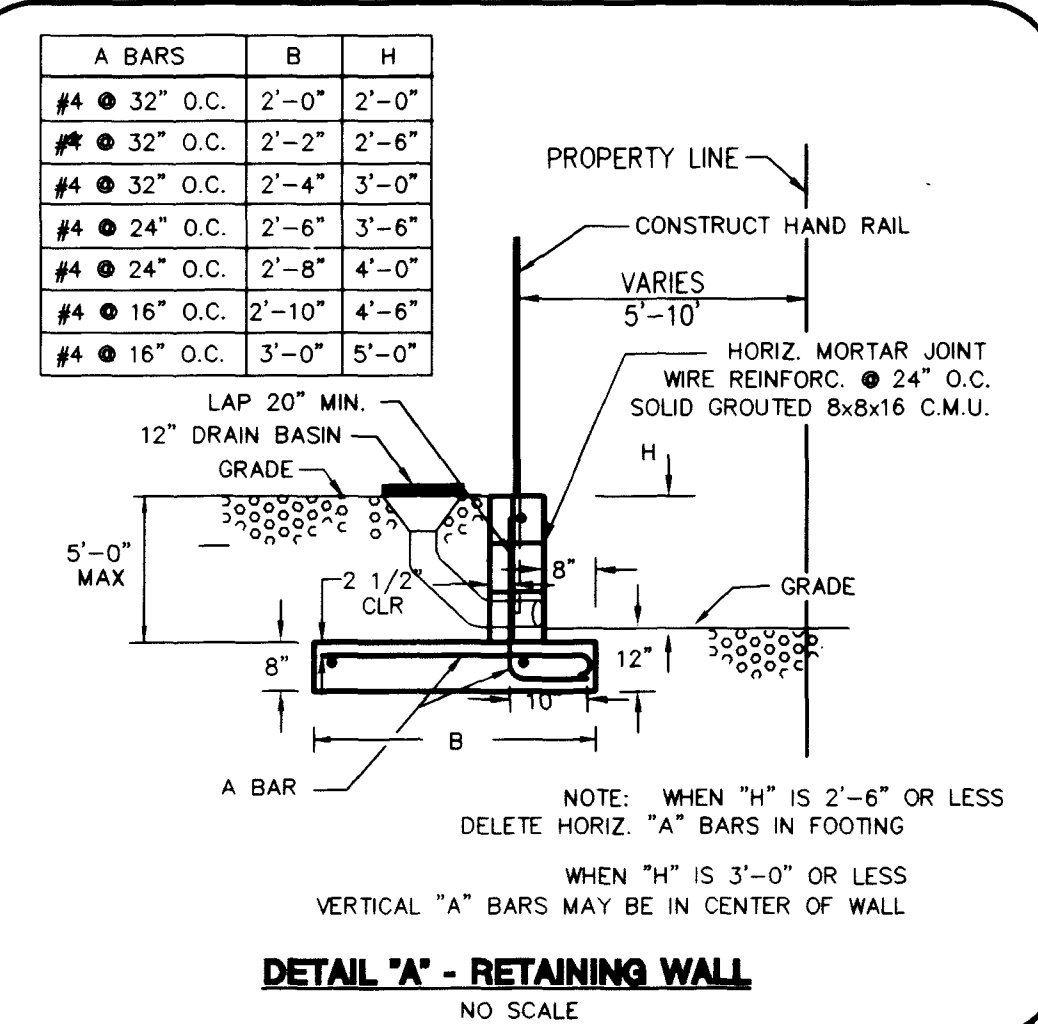


- ① CONSTRUCT "A" CURB PER "UNIFORM STANDARD DRAWINGS CLARK COUNTY AREA" DRAWING NO. 219.
- ② CONSTRUCT 6" WIDE CONCRETE SIDEWALK PER "UNIFORM STANDARD DRAWINGS CLARK COUNTY AREA" DRAWING NO. 234.
- ③ CONSTRUCT SIDEWALK RAMP CASE 1 PER "UNIFORM STANDARD DRAWINGS CLARK COUNTY AREA" DRAWING NO. 235 (TRANSITION LENGTHS A AND B ARE SHOWN ON PLANS.)
- ④ 5' MAX HEIGHT RETAINING WALL WITH 6' SCREEN WALL. SEE CROSS SECTION A-A ON THIS SHEET.
- ⑤ CONSTRUCT "L" TYPE CURB AND GUTTER PER "UNIFORM STANDARD DRAWINGS CLARK COUNTY AREA" DRAWING NO. 216.
- ⑥ REMOVE EXISTING CURB AND GUTTER.
- ⑦ CONSTRUCT SIDEWALK UNDERDRAIN PER "UNIFORM STANDARD DRAWINGS CLARK COUNTY AREA" DRAWING NO. 236.
- ⑧ CONSTRUCT CROSS GUTTER PER "UNIFORM STANDARD DRAWINGS CLARK COUNTY AREA" DRAWING NO. 228.
- ⑨ CONSTRUCT 2" ASPHALTIC CONCRETE WITH FOG SEAL ON 4" TYPE II AGGREGATE BASE WITH PRIMECOAT ON 6" TYPE I AGGREGATE BASE.
- ⑩ CONSTRUCT RAMP AT 5.0% MAX SLOPE.
- ⑪ INSTALL R1-1 SIGN (STOP).
- ⑫ 5' MAX HEIGHT RETAINING WALL WITH HANDRAIL. SEE DETAIL "A" ON THIS SHEET.
- ⑬ TRASH ENCLOSURE. SEE ARCH. PLANS.
- ⑭ INSTALL 12" DRAIN BASIN (TYPE ADS-2812AG OR EQUAL WITH 6" OUTLET).
- ⑮ CONSTRUCT 2' CONCRETE VALLEY GUTTER PER DETAIL "B" ON SHEET 2.

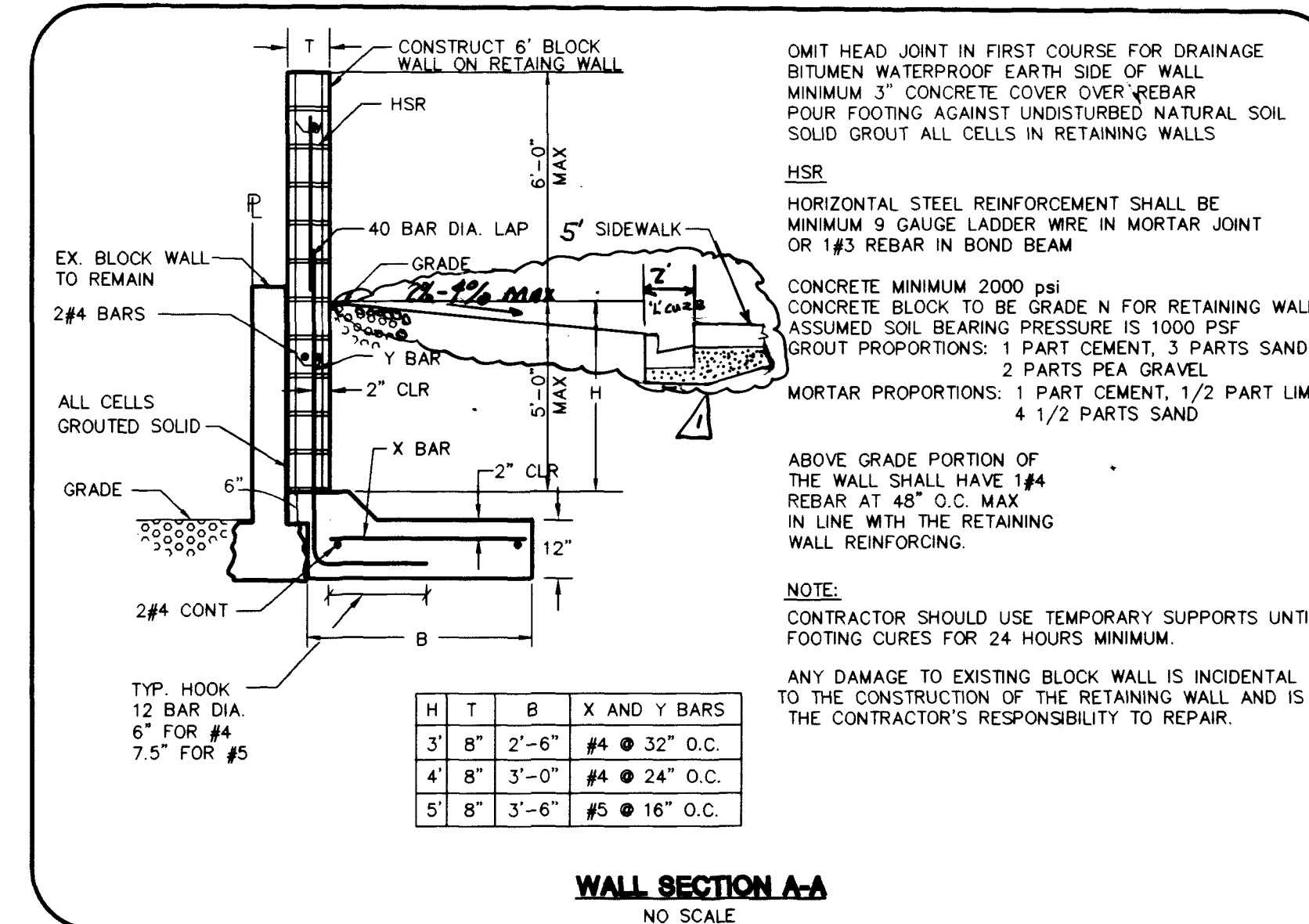


CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	15.00'	23.56'	15.00'	90°00'00"
C2	25.00'	39.27'	25.00'	90°00'00"
C3	4.05'	12.72'	<infinite>	180°00'00"
C4	12.00'	20.05'	13.27'	95°44'56"
C5	3.00'	7.52'	9.13'	143°54'07"
C6	25.00'	10.87'	5.52'	254°07'56"
C7	3.00'	5.01'	3.32'	95°44'56"
C8	1.00'	3.14'	<infinite>	180°00'00"
C9	15.00'	23.56'	15.00'	90°00'00"
C10	25.00'	39.27'	25.00'	90°00'00"
C11	4.00'	12.57'	<infinite>	180°00'00"

LINE	DIRECTION	DISTANCE
L1	S 01°30'58" W	9.28'
L2	S 01°30'58" W	9.75'
L3	N 85°46'02" E	57.43'
L4	N 04°13'58" W	150.27'
L5	N 88°29'02" W	67.52'
L6	S 89°29'02" E	13.20'
L7	S 04°13'58" E	4.56'
L8	S 04°13'58" E	5.04'
L9	S 01°30'58" W	13.89'
L10	S 01°30'58" W	13.35'
L11	S 88°29'02" E	262.00'
L12	S 01°30'58" W	17.00'
L13	S 01°30'58" W	22.80'
L14	S 01°30'58" W	9.80'
L15	S 01°30'58" W	14.00'
L16	S 88°29'02" E	18.20'
L17	S 89°29'02" E	24.20'
L18	S 88°29'02" E	5.40'



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 EDITION, THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA", LATEST EDITION, 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 THE COVER SHEET AS VARIATIONS.
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 OVERHEAD AND UNDERGROUND INTERFERENCES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE. 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 DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORILY 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 3000 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 UP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS, AND CROSS-GUTTERS.
9. APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
10. CURB AND 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 REMOVED AND REPLACED.
11. SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING NO. 235. EXACT LOCATION OF RAMP MAY BE ADJUSTED IN THE FIELD BY THE CITY INSPECTOR.
12. THE 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 DESTROYED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.E.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 CITY OF LAS VEGAS BUILDING DEPARTMENT.
18. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON CITY STREETS.



LOT B
NOT A PART

CITY OF LAS VEGAS BENCHMARK # 1LV10/5SES
RIVET AND PLATE IN TOP OF CURB, NW RETURN
OF SAHARA AVENUE AND DURANGO DRIVE.
VEGAS BLVD.
ELEVATION = 2662.615 FEET OR 811.567 METERS
NAVD 1988 DATUM.

PAN PACIFIC CONSTRUCTION COMPANY
2955 EAST SUNSET ROAD, SUITE 101
LAS VEGAS, NV 89120 456-4562

N 88°29'02" W BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 4, T. 21 S., R. 60 E., M.D.B. & M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN IN BOOK 60, PAGE 47 OF PLATS IN THE RECORDER'S OFFICE OF CLARK COUNTY, NEVADA.

1. THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT.

2. GRADING SHALL BE IN CONFORMANCE WITH THE SOILS REPORT PREPARED BY WESTERN TECHNOLOGIES, Inc., NO. 4128J408.
3. REFER TO ARCHITECT'S DRAWINGS FOR STRUCTURAL SECTION OF BUILDING PAD.

FOUND BRASS CAP
W. 1/16 CORNER SECTION 4
T.21S., R.60E., M.D.B. & M.

PROJECT:	LAKES PACIFIC BUSINESS CENTER	
	DESCRIPTION:	
SHEET		1
SITE AND GRADING PLAN		1 OF 2

