

# IMPROVEMENT PLANS

## FOR NORTHSHORE COMMERCIAL SITE CITY OF LAS VEGAS STATE OF NEVADA



VICINITY MAP

### GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATION 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 ISSUES; AND OTHER APPLICABLE APPROVED STANDARD ISSUE 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".
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 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.
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.

### BENCHMARK

CITY OF LAS VEGAS BM#1LV00 10SW66 -  
RIVET AND PLATE IN TOP OF CURB  
50' SOUTH OF FIRE HYDRANT AT 3300 N.  
BUFFALO DRIVE AT LDS CHURCH.  
ELEVATION = 2359.01 FEET (NAGD 29 DATUM)  
+2400.220111 FEET (NAGD 83 DATUM)

### BASIS OF BEARINGS

N00°01'00"E, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER  
(SW 1/4) OF THE SOUTHWEST QUARTER( SW 1/4) OF SECTION 10, TOWNSHIP 20, RANGE  
60 EAST, CITY OF A LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY  
ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE IN FILE 72 OF SURVEYS, AT PAGE 81.

### ESTIMATED QUANTITIES

|                                        | PUBLIC   | PRIVATE  |
|----------------------------------------|----------|----------|
| 2" ASPHALTIC CONCRETE PAVING(OVERPAVE) | 1,296 SY | 5,085 SY |
| 4" ASPHALTIC CONCRETE PAVING           | 1,624 SY | -----    |
| 3" ASPHALTIC CONCRETE PAVING           | 763 SY   | -----    |
| TYPE II GRAVEL BASE                    | 439 CY   | 565 CY   |
| TYPE I GRAVEL BASE                     | 532 CY   | -----    |
| SIDEWALK 4"                            | 2,630 SF | 635 SF   |
| CURB & GUTTER (TYPE "L" & "A")         | 577 LF   | 1,565 LF |
| HANDICAP RAMP                          | 5 EA     | 4 EA     |
| STREETLIGHT (STANDARD BASE)            | 5 EA     | -----    |
| SIDEWALK UNDERDRAIN                    | 1 EA     | -----    |

### DEVIATION FROM STANDARDS

NONE

### SHEET INDEX

1. COVER SHEET
2. GRADING SHEET
3. STREET PLAN & PROFILE-BUFFALO DRIVE
4. STREET PLAN & PROFILE-BUCKSKIN AVENUE
5. MASTER UTILITY PLAN

### OWNER/DEVELOPER

VERTIGO GROUP, LLC  
8080 WEST SAHARA, SUITE A  
LAS VEGAS, NEVADA 89117  
(702) 391-1900

### APPROVAL

DENNIS ANDERSON, P.E.  
LAS VEGAS CITY ENGINEER

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 ON 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.

LOGGED OUT TO:  
FIRM: VTN  
PERSON: Dennis Anderson  
DATE: 4-15-96  
DATE: 10-18-96

VERTIGO GROUP, INC.  
CITY OF LAS VEGAS, NEVADA

VTM nevada

CONSULTING ENGINEERS & PLANNERS & LAND SURVEYORS  
2727 SOUTH RAINBOW BOULEVARD  
LAS VEGAS, NEVADA 89102-5148 PHONE (702) 873-7550 FAX (702) 362-2597

OVER SHEET

ORTHSHORE  
OFFICE BUILDING

CLV Public Works Plans Library

Original Plans Check-Out

Project Name: Northshore Office Bldg  
107V2507

Engineering Firm: VTN

Sheet Numbers: All of

Approved by: BT

|        |               |
|--------|---------------|
| WO NO. | 4972          |
| BY     | WJR/DLG       |
| DATE   | JAN 1996      |
| SCALE  | NONE          |
| SHEET  | 1 OF 3 SHEETS |

30-2-42

107-V2507