

PAUL KING
L.A.A.C.O., LTD
2756 N. GREEN VALLEY
PARKWAY SUITE 401 HENDERSON
NEVADA, 89014-2100

IMPROVEMENT PLANS

CITY OF LAS VEGAS, STATE OF NEVADA

BLDG.	BUILDING
CLV	CITY OF LAS VEGAS
C.M.U	CONCRETE MASONARY UNIT
D.I	DROP INLET
EXIST.	EXISTING
FF	FINISH FLOOR
FL	FLOWLINE
HC	HANDICAP PARKING
HORIZ.	HORIZONTAL
I.E	INVERT ELEVATION
MAX.	MAXIMUM
MIN.	MINIMUM
R/W	RIGHT OF WAY
STA.	STATION
SHT.	SHEET
STD.	STANDARD
ST. LT.	STREET LIGHT
SW	SIDE WALK
TYP.	TYPICAL
TC	TOP OF CURB
TMH	TOP OF MANHOLE
TW	TOP OF WALL
USD	UNIFORM STANDARD DRAWING

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, 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 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 THESE 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 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 1/2" ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT HANDICAP RAMPS.
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 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 OR 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 SANCUT 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 DISTRIBUTED 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 GROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND CITY ENGINEER.
17. WALL NOTES:
 - A. ALL WALLS, NEW OR EXISTING, ARE SHOWN FOR THE PURPOSE OF GRADING RELATIONSHIPS.
 - 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 BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON CITY STREETS.

	EXISTING BUILDING
	CONCRETE BLOCK WALL
	EXISTING SANITARY SEWER LINE
	STREET CENTERLINE
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING TELEPHONE LINE
	EXISTING EDGE OF PAVEMENT
	PROPERTY LINE
	EXISTING CONTOUR
	EXISTING MANHOLE
	EXISTING WATER VALVE
	FIRE HYDRANT
	TRAFFIC CONTROL SIGN
	EXISTING ELEVATION
	NEW ELEVATION
	DIRECTION OF FLOW
	FLOW LINE OF DITCH

PUBLIC

1. FIRE HYDRANT	2	EA.
2. 48" MANHOLE	4	EA.
3. 8" PVC SANITARY SEWER	527	L.F.

1. 2-INCHES ASPHALT PAVING	5254	S.Y.
2. TYPE II GRAVEL	588	G.Y.
3. CURB & GUTTER (L-TYPE)	33.5	L.F.
4. TACK ON CURB	182	L.F.
5. 2' VALLEY GUTTER	1270	L.F.

SHEET NO.

1 -----	TITLE SHEET
2 -----	GEOMETRIC PLAN
3 -----	GRADING PLAN
4 -----	UTILITY PLAN
5 -----	SEWER PLAN & PROFILE

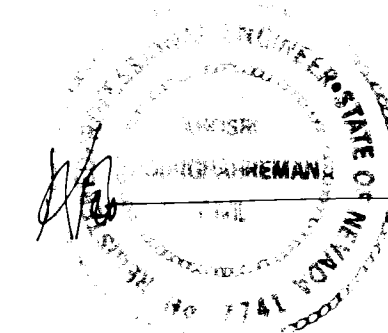
S 84°22'21" W BEING THE NORTHLINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PER FILE 71 PAGE 4 OF SURVEYS.

CITY OF LAS VEGAS BENCH MARK # GLV002IE4
N.A.V.D. 88 ELEV.=740.0340(m)
RIVET & ALUM. PLATE IN TOP OF CURB @ NORTHWEST CORNER LAKE MEAD @
BUFFALO DRIVE.
ELEVATION = 2427.93 FEET

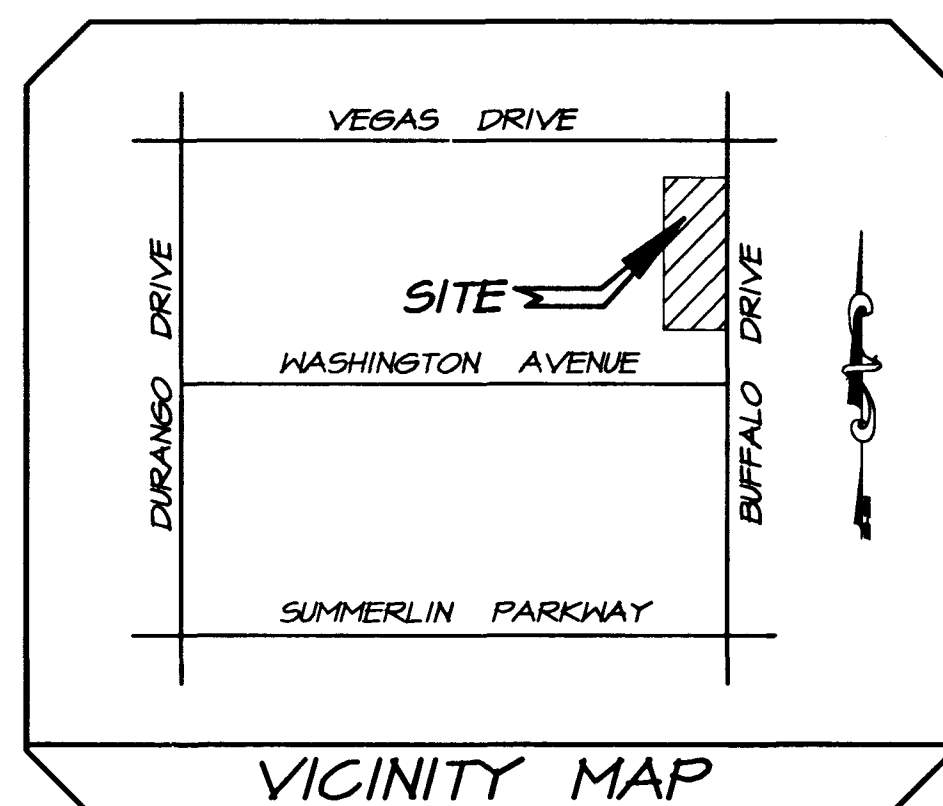
APPROVAL

Dennis Anderson For *11/5/97*
CITY OF LAS VEGAS - CITY ENGINEER DATE
DENNIS ANDERSON, P.E.

APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHT-OF-WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM THE 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 STANDARD DRAWINGS AND SPECIFICATION CLARK COUNTY AREA NEVADA.



LCI CORPORATION
KHOSRO POURGHARHEMAN R.C.E.



AVOID CUTTING UTILITY LINES
IT'S COSTLY

CALL
before you
DOG.

1-800-227-2600

NOTES:
ALL UTILITIES SHOWN ARE BELIEVED TO BE
ACCURATELY LOCATED. BUT THE ACCURACY
AND COMPLETENESS OF UTILITY INFORMATION
IS NOT GUARANTEED. FOR EXACT LOCATION
OF ANY UTILITY SEE THE APPROPRIATE
UTILITY OR GOVERNMENTAL AGENCY.

