

PM - 5 - 95

OFF-SITE IMPROVEMENTS

GENERAL NOTES

- 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 STANDARDS".
- 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.
- 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.
- 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.
- AC PAVEMENT TO BE 1/2" ABOVE LIP 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 REMOVED 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 SHOWN AS 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 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.
- WALL NOTES:
 - ALL WALLS, NEW OR EXISTING, ARE ONLY 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.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO PLACEMENT OF ASPHALT ON CITY STREETS.

ESTIMATE OF QUANTITIES

NOTE: CONTRACTOR TO VERIFY ESTIMATES OF QUANTITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

WATER QUANTITIES

	BUFFALO DR.	ATWOOD AVE.
10"x10"x8" MECH JOINT TAPPING TEE	1 EA	0 EA
8" TAPPING VALVE	1 EA	0 EA
8" PVC WATER LINE	304 LF	0 LF
8"-90° ELBOW w/THRUST BLOCKS	1 EA	0 EA
8" GATE VALVE	2 EA	0 EA
8" CAP w/2" BLOW-OFF ASSEMBLY	1 EA	0 EA
8"x6" TEE w/THRUST BLOCKS	2 EA	0 EA
6" GATE VALVE	2 EA	0 EA
6" PVC WATER LINE	30 LF	106.04 LF
FIRE HYDRANT ASSEMBLY	2 EA	0 EA
REMOVE CAP AND CONNECT TO EXISTING 6" WATER LINE	0 EA	1 EA
6"-90° ELBOW w/THRUST BLOCKS	0 EA	1 EA
6" CAP w/2" BLOW-OFF ASSEMBLY	0 EA	1 EA
1" SERVICE CONNECTION	1 EA	0 EA
1" COPPER SERVICE LATERAL	16 LF	0 LF
1" CAP w/BLOW-OFF ASSEMBLY	1 EA	0 EA
2" SERVICE CONNECTION	2 EA	0 EA
2" COPPER SERVICE LATERAL	32 LF	0 LF
2" CAP w/BLOW-OFF ASSEMBLY	2 EA	0 EA
8" X 8" TEE W/THRUST BLOCK	1 EA	0 EA

NOTE:

ITEMS LISTED UNDER BUFFALO DR. TO BE CONSTRUCTED WITH THE BUFFALO DR. ROAD IMPROVEMENTS, BID No. 95.1730.35, C.L.V. DWG. No. 107-V2314 IF DEVELOPER HAS NOT COMPLETED THE IMPROVEMENTS BY DEC. 2, 1995.

SANITARY SEWER QUANTITIES

	OFF SITE
STANDARD 4' MANHOLE (PUBLIC)	1 EA
8" PVC SEWER LINE (PUBLIC)	125 LF
6" PVC SEWER LINE (PUBLIC)	42 LF
6" PVC SEWER LINE (PRIVATE)	132 EA
6" CLEANOUT	2 EA
6" PVC CAP	1 EA

STREET LIGHT QUANTITIES

	BUFFALO DR.	ATWOOD AVE.
INSTALL 250W HIGH PRESSURE SODIUM ST. LTS.	2 EA	0 EA
INSTALL 1 1/4" PVC STREET LIGHT CONDUIT	339 LF	0 LF
INSTALL D-3 (9") STREET NAME SIGN PER STD. DWG. #250	1 LF	0 LF
INSTALL 3" PVC INTERCONNECT CONDUIT	346 LF	0 LF
INSTALL #5 PULLBOX	2 EA	0 EA

NOTE:

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STREET IMPROVEMENT QUANTITIES

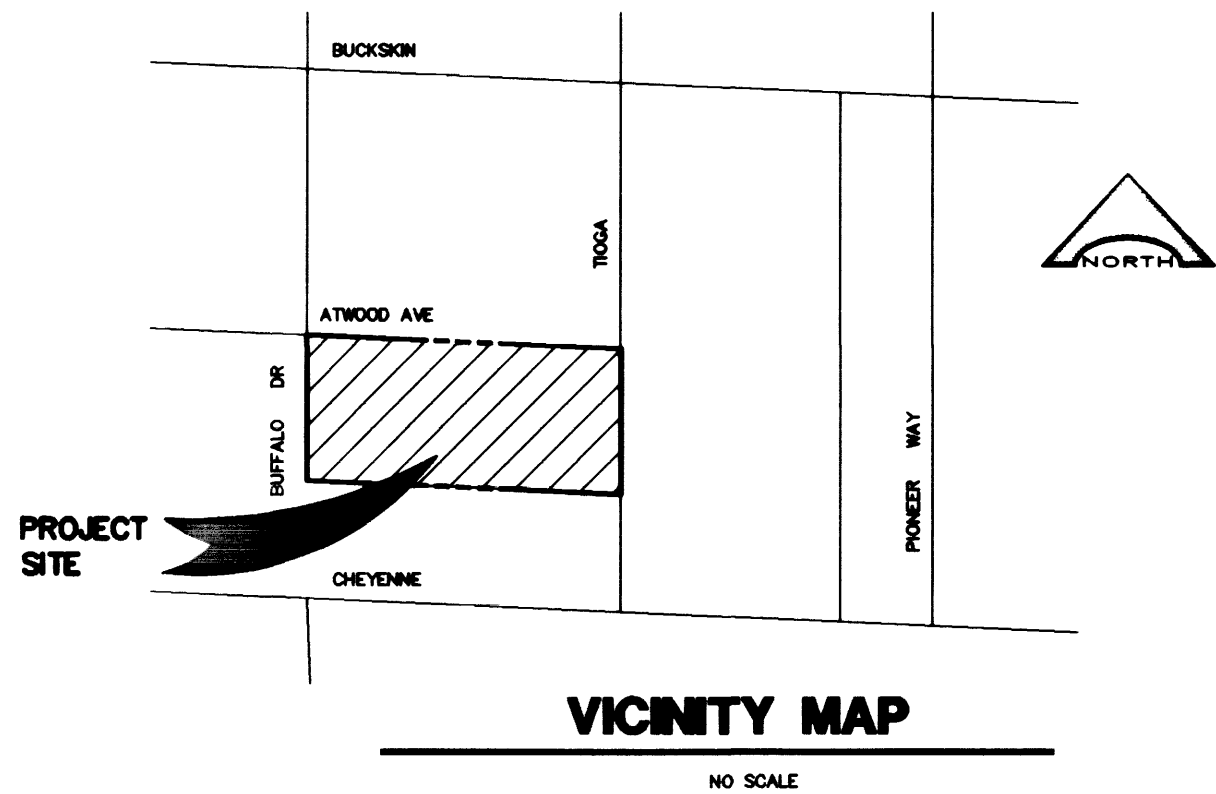
	BUFFALO DR.	ATWOOD AVE.
4" A.C. PAVEMENT w/4" TYPE II & 9" TYPE I	2097.97 SY	0 SY
3" A.C. PAVEMENT w/4" TYPE II & 6" TYPE I	0 SY	1600.85 SY
4" CONCRETE SIDEWALK	1622.65 SF	2997.10 SF
"L" TYPE CURB & GUTTER	324.53 LF	599.42 LF
8" WIDE VALLEY GUTTER	1036.84 SF	0 SF
HANDICAP RAMP	5 EA	0 EA

NOTE:

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DEVIATIONS FROM STANDARDS

NONE



INDEX OF SHEETS

SHEET No. 1	COVER SHEET
SHEET No. 2	PLAN AND PROFILE - ATWOOD AVENUE
SHEET No. 3	PLAN AND PROFILE - BUFFALO DRIVE
SHEET No. 4	UTILITY PLAN - OFF SITE IMPROVEMENTS

LEGAL DESCRIPTION

THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

EXCEPTING THE WEST THIRTY FEET (30.00').

BASIS OF BEARING

NORTH 00°00'50" WEST, 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 SOUTH, RANGE 60 WEST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, ALSO BEING THE CENTERLINE OF BUFFALO DRIVE AS SHOWN BY A MAP THEREOF ON FILE IN FILE 3, PAGE 12 OF SURVEYS IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICES.

BENCHMARK

1LV00-10SWW6
ELEVATION = 2361.48 (NAVD 88)

RIVET AND PLATE IN TOP OF CURB, 50 FEET SOUTH OF FIRE HYDRANT, 3300 NORTH BUFFALO DRIVE @ LDS CHURCH.

OWNER/DEVELOPER

RED ROCK STORAGE LLC
A NEVADA LIMITED LIABILITY COMPANY
PO BOX 15163
LAS VEGAS, NEVADA 89114

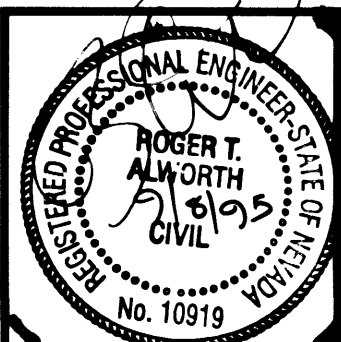
ENGINEER

L.R. NELSON CONSULTING ENGINEERS, INC.
3035 EAST PATRICK LANE SUITE 9
LAS VEGAS, NEVADA 89120
(702) 798-7978

APPROVALS

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.

Dennis Anderson 9-12-95
DENNIS ANDERSON, P.E. - CITY ENGINEER, CITY OF LAS VEGAS DATE



DESIGNED BY: JS	DRAWN BY: JDS/PH	CHECK BY:
JOB NUMBER: 642-001-942	DATE: 3-18-95	
REVISION	DATE	APPL
NO.		

L. R. NELSON CONSULTING ENGINEERS, INC.

•STRUCTURAL

•CIVIL

•SURVEY

3035 East Patrick Lane
Las Vegas, Nevada 89120

(702) 798-7978
(702) 451-2296 FAX

COVER SHEET

PM - 5 - 95

RED ROCK STORAGE LLC

OFF-SITE IMPROVEMENTS

CITY OF LAS VEGAS

NEVADA

SHEET NUMBER

1

OF 4 SHEETS