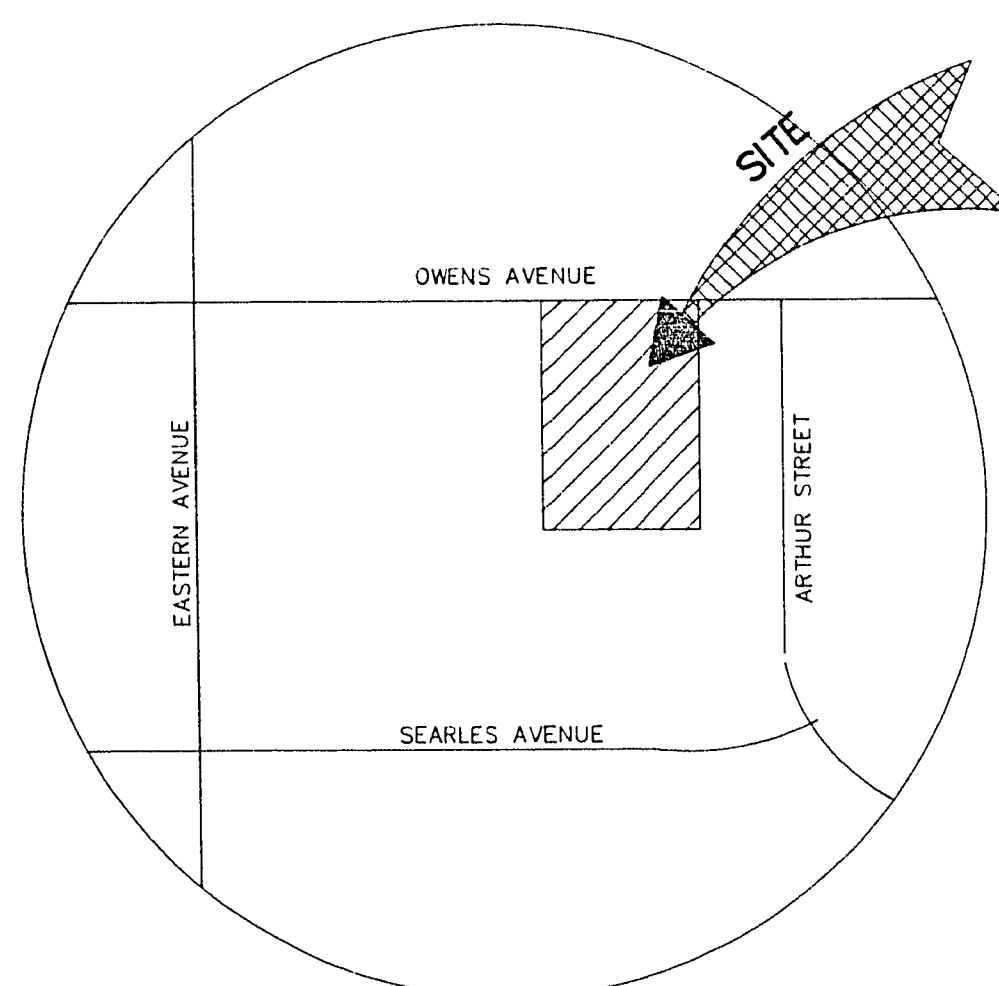


COMMERCIAL  
BROKERS

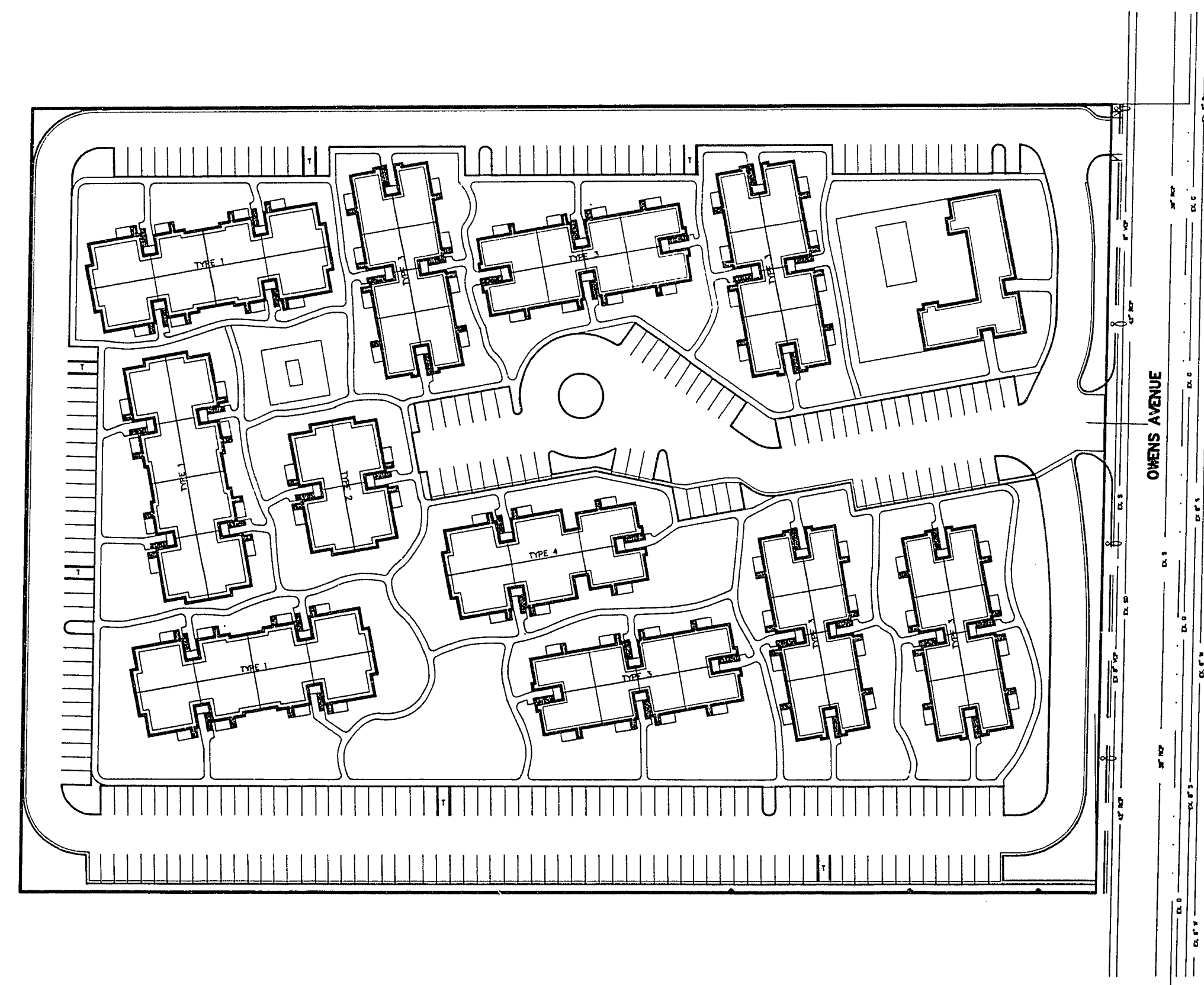
# WOODRIDGE APARTMENTS

164 UNITS  
9.17 ACRES

*J. Schlegel*  
1-20-88



VICINITY MAP



**TRAFFIC NOTES**

- BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING COUNTY STREETS IMMEDIATELY AFTER FIRST GRADING WORK IS ACCOMPLISHED.
- ALL CONSTRUCTION SIGNING, BARRICADES AND TRAFFIC DELINEATION SHALL CONFORM TO THE NEVADA WORK ZONE TRAFFIC CONTROL HANDBOOK - 1985 AND TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" - 1978, REVISION NO. 4, MARCH 1986.
- IF THE IMPROVEMENTS NECESSITATE THE OBSTRUCTION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
- THE DEVELOPERS SHALL BE RESPONSIBLE TO PROVIDE AND INSTALL ALL PERMANENT SIGNS SHOWN ON THE PLANS. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CLARK COUNTY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN A COORDINANCE WITH CLARK COUNTY STANDARDS.
- IF A PROPOSED STREET LIGHT STANDARD IS FIELD LOCATED TO WITHIN FIVE (5) FEET OF ANY SIGN SHOWN HEREON TO BE MOUNTED ON A SIGN POST, THEN CHANGE SIGN MOUNTING TO ONE ON THE STREET LIGHT STANDARD.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.

**GENERAL NOTES**

- CALL (1-800-227-2600) FOR UTILITY LOCATION SERVICE BEFORE YOU DIG.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST EDITION.
- ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY AND OUTSIDE OF THE PROJECT BOUNDARIES WILL REQUIRE A SEPARATE ENCROACHMENT PERMIT ISSUED BY THE CONTROLLING GOVERNMENTAL ENTITY. TRENCH AND PAVEMENT REPLACEMENT CONDITIONS WILL BE AS PER PERMIT.
- ALL EXISTING CONSTRUCTION TO BE MET BY NEW CONSTRUCTION SHALL BE FIELD VERIFIED FOR VERTICAL AND HORIZONTAL LOCATIONS BEFORE THE START OF DEPENDENT NEW CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY OF EXISTING CONDITIONS FROM THOSE SHOWN ON THE PLANS BEFORE THE START OF THE NEW CONSTRUCTION SO THAT ANY CHANGES WHICH MAY BE REQUIRED CAN BE MADE.
- EXACT LOCATION OF ALL SAWCUT LINES SHALL BE DETERMINED IN THE FIELD BY THE CONTROLLING GOVERNMENTAL ENTITY INSPECTOR.

**SEWER NOTES**

- ALL SANITARY SEWER INSTALLATIONS SHALL CONFORM TO THE STANDARD DETAILS AND SPECIFICATIONS OF THE CITY OF LAS VEGAS AND SHALL ALSO CONFORM TO THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OF OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, LATEST EDITION, UNLESS OTHERWISE NOTED.
- CHISEL "S" OF "O" IN CURBS WHERE SEWER OR GAS LATERAL PASS UNDER THE CURB.
- POLYVINYL CHLORIDE (PVC) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35 SPECIFICATIONS AND INSTALLED WITH SAND BEDDING AND BACKFILL OR TYPE III GRAVEL.
- ALL MANHOLES IN PAVED STREETS 80' R/W AND LARGER, SHALL HAVE CONCRETE COLLARS.
- TEE SADDLES SHALL BE USED TO CONNECT SEWER LATERALS TO EXISTING MAIN LINES UP TO 12" DIAMETER SIZE. CONNECTIONS TO 15" OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES.

**CONSTRUCTION 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, CITY OF LAS VEGAS"; ANY OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS ARE NOT SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING 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 RECONSTRUCTED SATISFACTORY TO THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL NOT BACKFILL ANY TRENCHES IN WHICH WATERLINES HAVE BEEN UNCOVERED UNTIL THE WATERLINES HAVE BEEN INSPECTED BY THE LAS VEGAS VALLEY WATER DISTRICT. THE WATER DISTRICT SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF CONSTRUCTION IN THE VICINITY OF WATER LINES.
- ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY ALTERATIONS 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 DESIGNED FOR A 5.5 SACK MIX WITH A MAXIMUM WATER/CEMENT RATIO OF 0.45 (OR AS DESIGNED BY THE SOILS ENGINEER). MIX DESIGN TO BE APPROVED BY THE QUALITY CONTROL DIVISION PRIOR TO USE ON THE PROJECT.
- THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL 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 AND/OR TELEPHONE FACILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THEREWITH.
- 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 AND VALLEY GUTTER AFTER COMPACTION.
- APPLY FOG SEAL ONLY AFTER CORRECTIONS & ADJUSTMENTS HAVE BEEN MADE.
- CURB & GUTTER WITH A GRADE OF LESS THAN FOUR TENTHS OF ONE PERCENT SHALL BE CONSTRUCTED BY FORMING. EACH JOINT SHALL BE CHECKED FOR GRADE PRIOR TO CONSTRUCTION AND WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION.
- WHEELCHAIR 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 EGRESS AND ACCESS TO SAID CONSTRUCTION. EXTENT OF TRANSITIONS TO BE DETERMINED BY THE CITY ENGINEER AND AS SHOWN ON PLANS.
- ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER OR PER THESE PLANS.
- EXACT LOCATION OF ALL SAWCUT LINES MAY BE DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS INSPECTOR IF LOCATION OF PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES LOCATION.
- 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

**NLV WATER NOTES**

- ALL WORK SHALL CONFORM TO THE CITY OF NORTH LAS VEGAS STANDARDS AND THE MOST CURRENT EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA.
- NOTICE SHALL BE GIVEN TO THE CITY OF NORTH LAS VEGAS PUBLIC WORKS DEPARTMENT 48 HOURS PRIOR TO ACTUAL CONSTRUCTION.
- WATER SERVICE CONNECTIONS SHALL BE MADE WITH TAPPED COLLARS OR SERVICE CLAMPS WITH DOUBLE FLAT SILICON BRONZE STRAPS AND BRONZE NUTS. DOUBLE TAP COLLARS SHALL NOT BE PERMITTED.
- ALL VALVE BOXES SHALL HAVE AN EIGHT INCH (8") THICK CONCRETE COLLAR POURED TWO INCHES (2") BELOW FINISHED GRADE.
- ALL LINES SHALL BE PRESSURE TESTED TO 200 PSI.
- ALL WATER MAINS AND NON-METALLIC SERVICES SHALL BE INSTALLED WITH A LOCKOUT RIBBON IN ACCORDANCE WITH NORTH LAS VEGAS STANDARD DRAWINGS.
- THE INSTALLATION OF WATER METERS SHALL BE REQUIRED ON ALL WATER SERVICES.
- ALL WATER METER BOXES SHALL BE EQUIPPED WITH A CAST IRON TRAFFIC COVER.
- CORPORATION STOP, ANGLE METER STOP AND SERVICE LINE SHALL BE THE SAME.
- FLARED TYPE COUPLINGS SHALL BE USED AT ALL CONNECTIONS. (COPPER LINES)
- METER BOXES SHALL BE PLACED TRUE TO GRADE ON PLAN. WHERE NO CURB EXISTS, PROPOSED ELEVATION SHALL BE OBTAINED FROM THE CITY ENGINEER.
- THE TOP OF ALL ANGLE METER STOPS SHALL BE A MINIMUM OF 6 INCHES (6") AND A MAXIMUM OF EIGHT INCHES (8") BELOW METER BOX COVER.
- METER ASSEMBLY, CONSISTING OF ANGLE METER STOP, METER COUPLINGS AND IDLER, SHALL BE CENTERED IN METER BOX.
- ALL NEW FIRE HYDRANTS TO BE INSTALLED SHALL CONFORM TO THE MOST CURRENT EDITION OF THE UNIFORM STANDARD SPECIFICATIONS, SUBSECTION 629.03.14, EXCEPT THAT A 5 1/4" VALVE OPENING SHALL BE REQUIRED.
- ALL WATER VALVES TWELVE INCHES (12") AND LARGER SHALL BE BUTTERFLY VALVES AND SHALL CONFORM TO THE MOST CURRENT EDITION OF THE UNIFORM STANDARD SPECIFICATIONS, SUBSECTION 629.02.23B.

**FIRE DEPARTMENT NOTES**

- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY OF LAS VEGAS FIRE DEPARTMENT "HYDRANT SPECIFICATIONS" AND "HYDRANT INSTALLATION SPECIFICATIONS".
- AUTHORIZED HYDRANTS FOR THIS PROJECT ARE:
  - A - KENNEDY GUARDIAN
  - B - MUELLER A-23 CENTURIAN
- ON ANY NEW HOME OR BUILDING CONSTRUCTION, ACCESSIBLE FIRE HYDRANTS SHALL BE INSTALLED BEFORE COMBUSTIBLE CONSTRUCTION COMPLETES AND SAID FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER WITH AN ADEQUATE WATER SUPPLY.
- CONTRACTOR SHALL PLACE A GREEN REFLECTIVE MARKER AT CENTERLINE OF STREET ADJACENT TO FIRE HYDRANTS.
- CALL THE LAS VEGAS FIRE DEPARTMENT AT 383-2888 FOR UNDERGROUND INSPECTION, PRESSURE AND FLUSH VERIFICATION OF ALL FIRE HYDRANTS AND FIRE LINES BEFORE COVERING.
- PAINTING OF THE CURBS AND HYDRANT AND ANY WORK NECESSARY FOR PROTECTION OF HYDRANTS FROM PHYSICAL DAMAGE PER THE "HYDRANT INSTALLATION SPECIFICATIONS" SHALL BE COMPLETED BEFORE APPROVAL OF THE HYDRANTS BY THE CITY OF LAS VEGAS FIRE DEPARTMENT.
- ALL PIPE MATERIALS TO BE U.L. LISTED FOR FIRE USE.
- PERMIT FOR ON-SITE WORK SHALL BE OBTAINED FROM THE CITY OF LAS VEGAS FIRE DEPARTMENT.

**SHEET INDEX**

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C-2	PLOT PLAN
C-3	PLOT DATA
C-4	GRADING PLAN
C-5	UTILITY PLAN
C-6	DETAIL SHEET
C-7	COVERED PARKING PLAN
C-8	OWENS AVENUE IMP. PLAN

<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">No.</th> <th style="width: 10%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	DATE	DESCRIPTION				<p>PREPARED FOR: COMMERCIAL BROKERS</p> <p>DATE: DESIGNED: DRAWN: CHECKED: SCALE:</p> <p>1500 EAST TROPICANA AVENUE SUITE 125 LAS VEGAS, NEVADA 89119 (702) 798-1007</p> <p><b>NEA</b> CONSULTING ENGINEERS</p> <p>WOODRIDGE APARTMENTS COVER SHEET</p> <p>SHEET <b>C-1</b> OF 8</p>
No.	DATE	DESCRIPTION					

7.3.34