

PHASE 3 IMPROVEMENT PLANS
FOR
WELLINGTON COMMERCIAL CENTER
BUILDINGS R-1 AND R-4
AT PECCOLE RANCH
CITY OF LAS VEGAS
STATE OF NEVADA

GENERAL NOTES

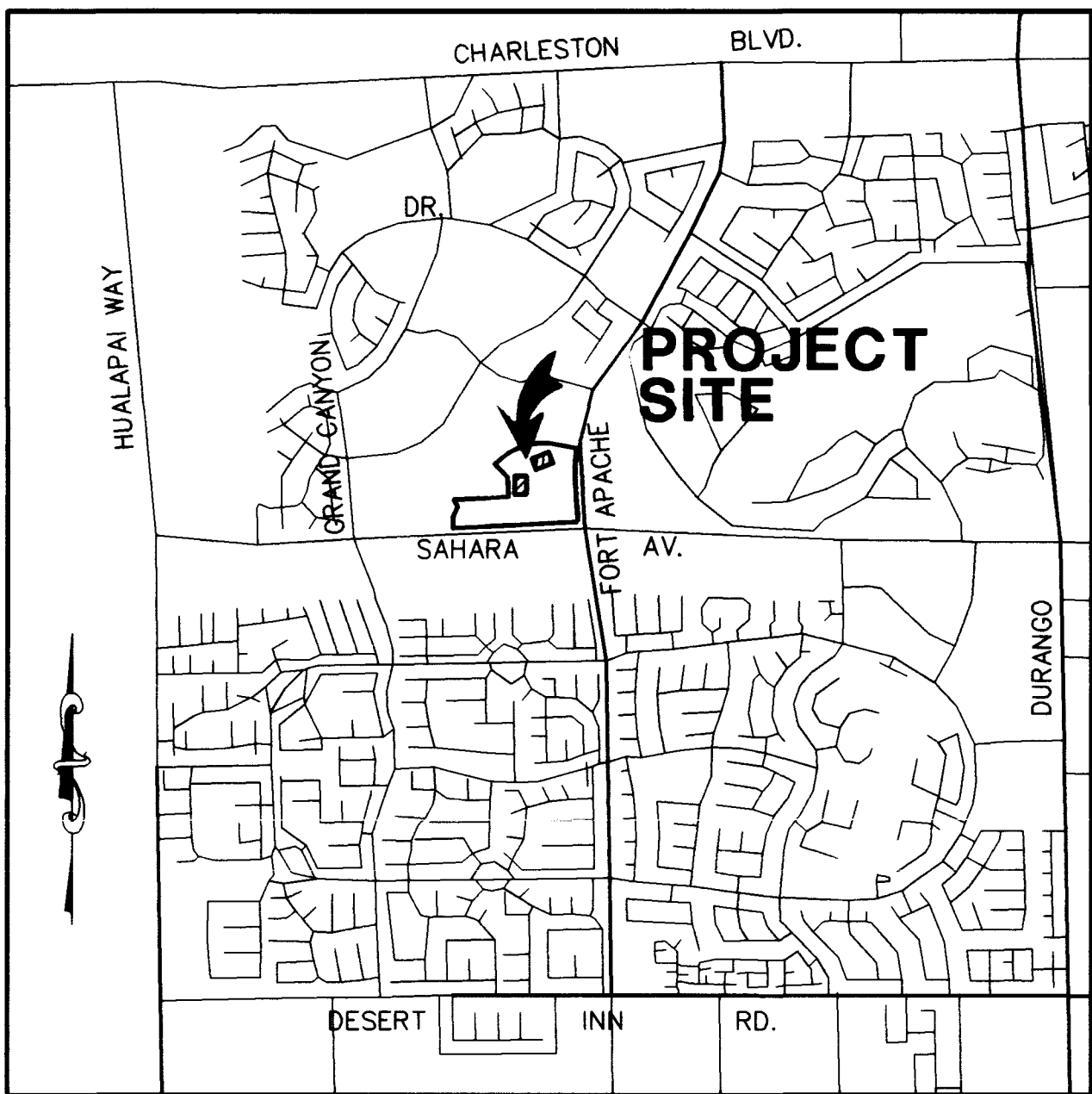
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST ISSUE; THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION CLARK COUNTY AREA NEVADA", LATEST ISSUES; AND OTHER 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".
- 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
- 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 OWNER AND/OR ENGINEER 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 THE 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 AS SHOWN 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 AND PECCOLE HOMEOWNERS ASSOC.
- ASPHALT MIX DESIGN MUST BE SUBMITTED & APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON CITY STREETS.

DEVIATIONS FROM STANDARDS

NONE

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VICINITY MAP

DEVELOPER

TRIPLE FIVE NEVADA DEVELOPMENT CORP.
9510 WEST SAHARA
LAS VEGAS, NEVADA 89117
702-277-6654

APPROVALS

[Signature]

7-22-98

DATE

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.

BASIS OF BEARINGS

SOUTH 89°47'47" WEST, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY A MAP OF PECCOLE RANCH, ON FILE IN THE OFFICE OF THE COUNTY RECORDER IN BOOK 44 OF PLATS, PAGE 72.

LEGAL DESCRIPTION

BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 6, AND A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

BENCHMARK

CLV BENCHMARK #1LV-106SSE6

RIVET & PLATE IN TOP OF NORTH CURB LINE AT 9501 W. SAHARA AVENUE.

ELEVATION = 860.879 METERS (NAVD 88)
= 2824.401 FEET (NAVD88)

SHEET INDEX

- COVER SHEET
- DETAIL GRADING PLAN
- DETAIL GRADING PLAN
- UTILITY NOTES AND DETAILS
- MASTER UTILITY PLAN

PUBLIC IMPROVEMENTS

STREET IMPROVEMENT	PUBLIC QUANTITY
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ALL CONSTRUCTION IN THIS PROJECT IS ON-SITE PRIVATE IMPROVEMENTS.

DEVELOPER	TRIPLE FIVE NEVADA DEVELOPMENT CORP. 9510 WEST SAHARA LAS VEGAS, NV 89117 (702) 277-6654
CONSULTING ENGINEERS	PLANNERS • LAND SURVEYORS 2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89102-5148 PHONE (702) 873-7550 FAX (702) 362-2597
REVISION	
DATE	BY
REV	

TITLE	PHASE 3 COVER SHEET BUILDINGS R-1 AND R-4
PROJECT	WELLINGTON COMMERCIAL CENTER AT PECCOLE RANCH

SEAL	<i>[Signature]</i> 7/21/98
WO NO.	5065-3
BY	jps
DATE	JULY 1998
SCALE	HORIZ. N/A VERT. N/A
SHEET	1 OF 5 SHEETS

H:\CAD\LANDEV\5065\5065-3\5065-3CV.DWG

PHASE 3 IMPROVEMENT PLANS FOR WELLINGTON COMMERCIAL CENTER BUILDINGS R-1 AND R-4 AT PECCOLE RANCH CITY OF LAS VEGAS STATE OF NEVADA

GENERAL NOTES

1. ALL IMPROVEMENTS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, AS ADOPTED BY THE BOARD OF SUPERVISORS OF THE CITY OF LAS VEGAS, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, AS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF CLATSOP, WASHINGTON.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LAS VEGAS, THE COUNTY OF CLATSOP, WASHINGTON, AND THE STATE OF NEVADA, AND FOR OBTAINING ALL NECESSARY EASEMENTS FROM THE LAND OWNERS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS FROM THE LAND OWNERS, AND FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LAS VEGAS, THE COUNTY OF CLATSOP, WASHINGTON, AND THE STATE OF NEVADA.
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VELOCITY MAP

DEVELOPER
WELLS FARGO DEVELOPMENT CORP.
2000 WEST SAHARA
LAS VEGAS, NEVADA 89117
702-737-8888

APPROVALS

[Signature] 7-23-77
DATE

LAS VEGAS CITY ENGINEER

APPROVED BY THE CITY ENGINEER IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, AS ADOPTED BY THE BOARD OF SUPERVISORS OF THE CITY OF LAS VEGAS, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, AS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF CLATSOP, WASHINGTON.

NAME OF DRAWING

WELLS FARGO DEVELOPMENT CORP. 2000 WEST SAHARA, LAS VEGAS, NV 89117. THE CITY OF LAS VEGAS, NV 89101. THE COUNTY OF CLATSOP, WASHINGTON. THE STATE OF NEVADA. THE CITY OF LAS VEGAS, NV 89101. THE COUNTY OF CLATSOP, WASHINGTON. THE STATE OF NEVADA.

LEGAL DESCRIPTION

WELLS FARGO DEVELOPMENT CORP. 2000 WEST SAHARA, LAS VEGAS, NV 89117. THE CITY OF LAS VEGAS, NV 89101. THE COUNTY OF CLATSOP, WASHINGTON. THE STATE OF NEVADA. THE CITY OF LAS VEGAS, NV 89101. THE COUNTY OF CLATSOP, WASHINGTON. THE STATE OF NEVADA.

REFERENCE

1. STANDARD SPECIFICATIONS FOR PUBLIC WORKS, AS ADOPTED BY THE BOARD OF SUPERVISORS OF THE CITY OF LAS VEGAS, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, AS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF CLATSOP, WASHINGTON.

SHEET INDEX

1. COVER SHEET
2. SITE PLAN
3. DETAIL DRAWING PLAN
4. STREET NOTES AND DETAILS
5. WATER UTILITY PLAN

PUBLIC IMPROVEMENTS

STREET IMPROVEMENTS PUBLIC IMPROVEMENTS
ALL IMPROVEMENTS IN THIS PROJECT ARE
OF THE PUBLIC IMPROVEMENTS.

DATE	BY	CHECKED	DATE
7-23-77	J. J. J.	J. J. J.	7-23-77
WELLS FARGO DEVELOPMENT CORP. 2000 WEST SAHARA, LAS VEGAS, NV 89117. THE CITY OF LAS VEGAS, NV 89101. THE COUNTY OF CLATSOP, WASHINGTON. THE STATE OF NEVADA. THE CITY OF LAS VEGAS, NV 89101. THE COUNTY OF CLATSOP, WASHINGTON. THE STATE OF NEVADA.			

PHASE 3 COVER SHEET BUILDINGS R-1 AND R-4 WELLINGTON COMMERCIAL CENTER AT PECCOLE RANCH			
DATE	BY	CHECKED	DATE
7-23-77	J. J. J.	J. J. J.	7-23-77
WELLS FARGO DEVELOPMENT CORP. 2000 WEST SAHARA, LAS VEGAS, NV 89117. THE CITY OF LAS VEGAS, NV 89101. THE COUNTY OF CLATSOP, WASHINGTON. THE STATE OF NEVADA. THE CITY OF LAS VEGAS, NV 89101. THE COUNTY OF CLATSOP, WASHINGTON. THE STATE OF NEVADA.			