

IMPROVEMENT PLANS

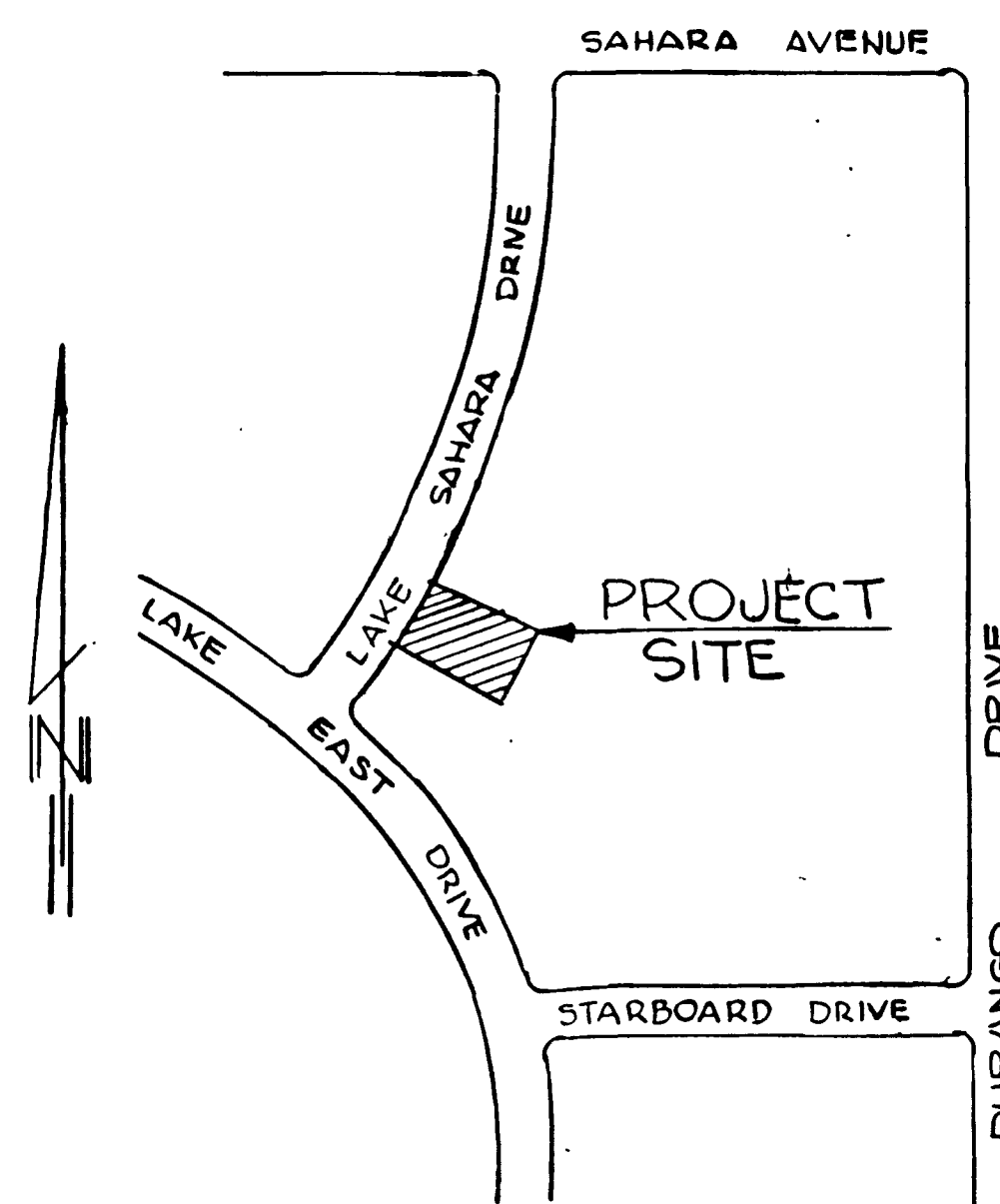
FOR
LAKES TOWN CENTER II
LAKES OFFICE PARK
CITY OF LAS VEGAS
STATE OF NEVADA

ESTIMATE OF QUANTITIES

3.75" A.C. PAVING		S.Y.
2" A.C. PAVING	3,262	S.Y.
TYPE I GRAVEL BASE	544	C.Y.
EXCAVATION & EMBANKMENTS		C.Y.
CURB & GUTTER (24"L-TYPE)		L.F.
CURB & GUTTER (30"ROLL-TYPE)		L.F.
CONCRETE VALLEY GUTTER		S.F.
4" CONCRETE SIDEWALK		S.F.
STREET LIGHTS		EA.
6" VERTICAL CURB	1,573	L.F.

SHEET INDEX

1. COVER SHEET
2. GRADING PLAN
3. MASTER UTILITY PLAN



VICINITY MAP

GENERAL NOTES

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; 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.
2. EXISTING UTILITIES ARE LOCATED ON THE PLANS FROM THE BEST AVAILABLE INFORMATION AT THE TIME PLANS WERE PREPARED AND ARE SHOWN ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE PHYSICAL LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS OR NOT IN THE LOCATION SHOWN ON PLANS. EXISTING UTILITY SERVICE LATERALS ARE NOT SHOWN ON THE PLANS.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS, WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE. ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF CONTRACTOR.
4. A.C. PAVEMENT TO BE 0.5" ABOVE THE LIP OF GUTTER AFTER COMPACTION UNLESS OTHERWISE SHOWN.
5. 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.
6. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY ALTERATIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
7. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
8. CURB AND 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.
9. 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.
10. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER OR PER THESE PLANS.
11. 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 ACCORD WITH N.R.S. STATUTE NUMBER 625.550.
12. 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 SAID CONSTRUCTION. EXTENT OF TRANSITIONS TO BE DETERMINED BY THE CITY ENGINEER AND AS SHOWN ON THE PLANS.

APPROVAL
Charles D. ...
C.L.V. ENGINEER
DATE 7/18/89

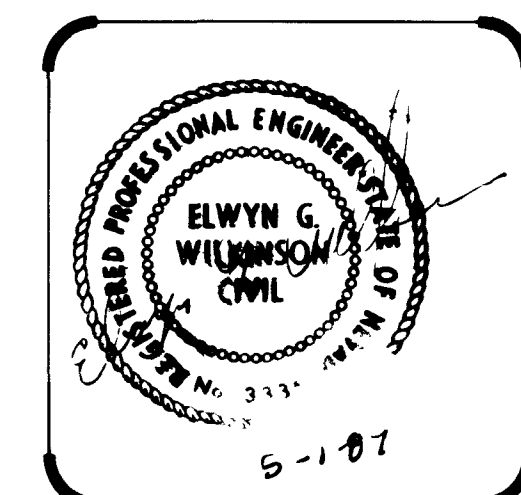
BENCHMARK

CLARK COUNTY BENCH MARK No. C10SW04
RAILROAD SPIKE AT INTERSECTION OF
SAHARA AVENUE AND DURANGO DRIVE
ELEVATION = 2,659.63'
(C.C. DATUM - 1.04' = C.L.V. DATUM)

ENGINEER'S CERTIFICATE

Elwyn G. Wilkinson 2-11-89
ELWYN G. WILKINSON P.E.
NEVADA CERTIFICATE NO. 3335

VtM nevada
ENGINEER'S STAMP



COVER SHEET

LAKES TOWN CENTER II,
LAKES OFFICE PARK

TITLE PROJECT

NO. NO. 3841
BY EGW
DATE APRIL, 1989
SCALE NONE

SHEET
1
OF 3 SHEETS

107-V1677

ARCHITECTURAL DESIGN CONCEPTS, INC.
CITY OF LAS VEGAS

PLANNERS
CONSULTING ENGINEERS
2300 PASEO DEL PRADO, BUILDING A, SUITE 100
LAS VEGAS, NEVADA 89102 PHONE (702) 873-7550

vtm nevada

REV	DATE	BY	REVISION

14. 3-2-89

