

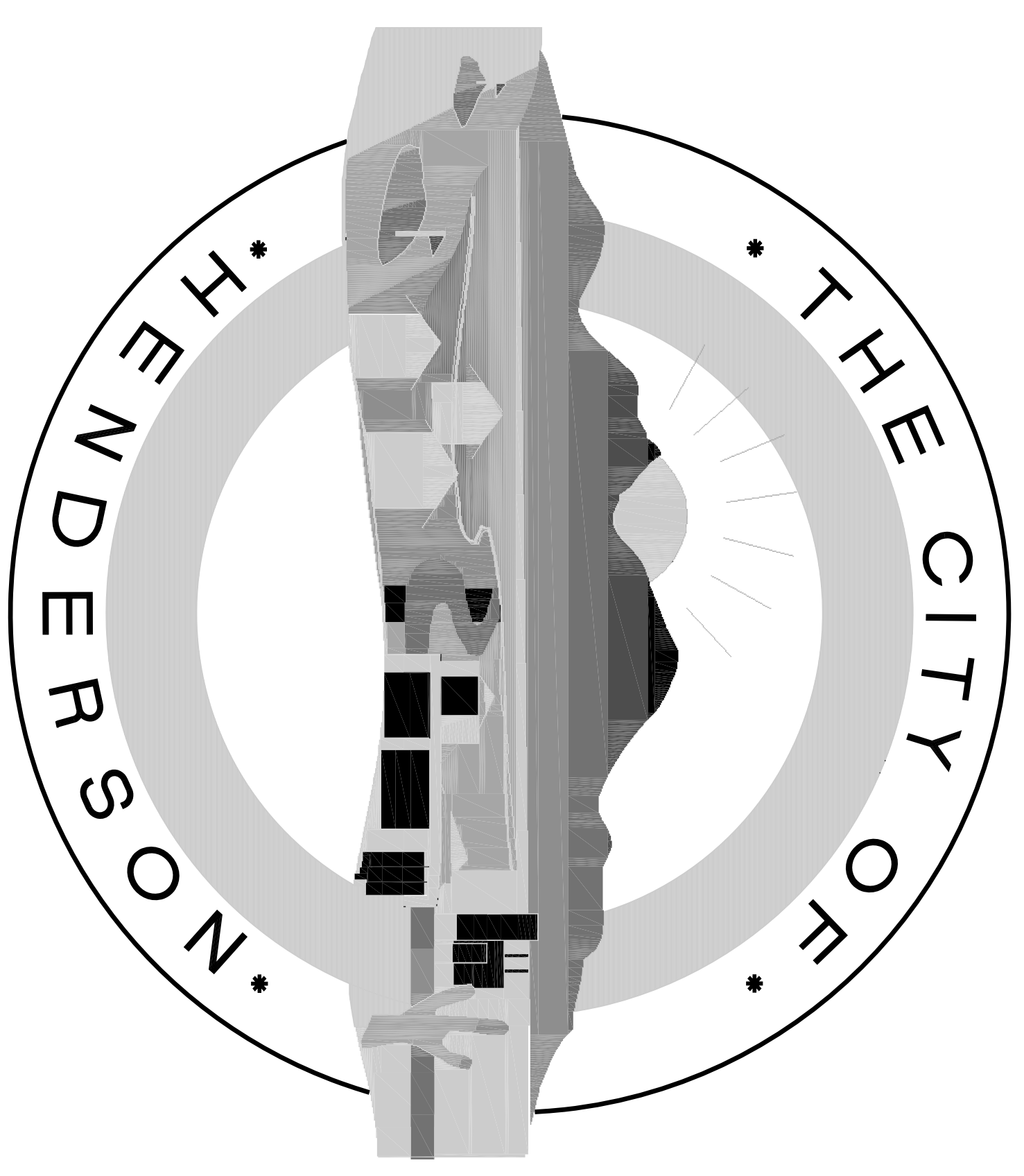
CALL BEFORE YOU DIG.
1-800-642-2444

CALL BEFORE YOU OVERHEAD
1-702-227-2929

CALL BEFORE YOU UNDERGROUND
1-702-267-3280

IMPROVEMENT PLANS FOR COMMERCIAL BUILDING 615 WEST LAKE MEAD

BEING A PORTION OF SECTION 13
TOWNSHIP 22 SOUTH, RANGE 62 EAST,
M.D.M., CLARK COUNTY, NEVADA.
APN # 178-13-717-006 & 008



- SHEET INDEX**
1. COVER SHEET
 2. NOTES AND QUANTITIES SHEET
 3. HORIZONTAL CONTROL PLAN
 4. GRADING PLAN
 5. UTILITY/TRAFFIC/FIRE ACCESS PLAN

#	DATE / DESCRIPTION

ENGINEER'S SEAL:



APPROVALS

CITY APPROVAL OF THE IMPROVEMENT PLANS IS GRANTED FOR ONE (1) YEAR ONLY. PLANS MUST BE RESUBMITTED FOR REVIEW AND APPROVAL TO THE DEPARTMENT OF PUBLIC WORKS PARKS AND RECREATION CITY ENGINEER. WORK IS NOT COMPLETED WITHIN ONE YEAR OF THE APPROVAL DATE.

CITY ENGINEER, CITY OF HENDERSON APPROVAL DATE

UTILITY SERVICES CITY OF HENDERSON DATE

BUILDING OFFICIAL CITY OF HENDERSON DATE

FIRE DEPARTMENT CITY OF HENDERSON DATE

CITY TRAFFIC ENGINEER CITY OF HENDERSON DATE

NV ENERGY DATE

NOTE: NV ENERGY ACKNOWLEDGES THAT WE HAVE REVIEWED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NEVADA POWER COMPANY RESERVES THE RIGHT TO DISCONTINUE SERVICE TO ANY PROPERTY IF THE FINAL DESIGN IS NOT COMPLETED WITHIN THE TIME FRAME AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.

SOUTHWEST GAS CORPORATION DATE

COX COMMUNICATIONS DATE

CEMENTUM DATE

NOTE: THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ANY AGENCIES WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, RULES AND REGULATIONS.

NOTE:

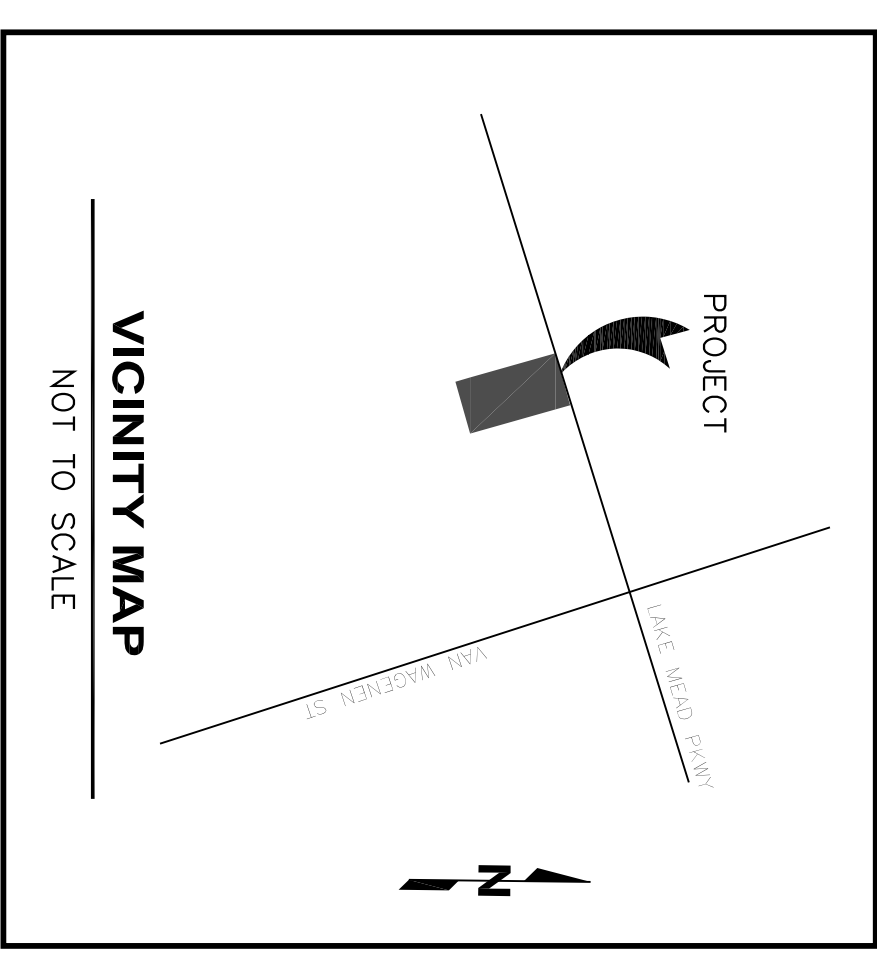
*APPROVAL OF THESE PLANS BY THE CITY OF HENDERSON IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHTS-OF-WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS EXCEPT THOSE SPECIFICALLY IDENTIFIED AS "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."

NOTE:

"The engineer should contact the Nevada Division of Environmental Protection (NDEP) to obtain a National Pollutant Discharge Elimination System (NPDES) permit prior to construction. All construction projects one acre or larger must apply for the permit through the NDEP. All questions regarding the NPDES permit requirements should be directed to the NDEP (775) 687-9429"

BENCHMARK
CITY OF HENDERSON BENCHMARK NUMBER 212,
15' BRASS CAP IN THE TOP OF CURB AT THE NORTHWEST CORNER OF VAN
WAGENEN STREET AND VICTORY ROAD.
ELEVATION:
ELEVATION: 1522.85 (VANWAGENEN)
METERS - 5000.00 (VANWAGENEN)

BASIS OF BEARING
SOUTH 64°51'37" WEST, BEING THE CENTERLINE OF VAN WAGENEN STREET
AS SHOWN IN FILE 15, PAGE 72 OF SURVEYS



NOTE:
WATER NETWORK ANALYSIS
WAIVER NUMBER: UNET 2018001999

OWNER/DEVELOPER
YAKUBIK, JOSEPH & DARCIE
P O BOX 530778
HENDERSON, NV 89053
TEL: (702) 241-4400

ENGINEER
DLC CONSULTING
2885 E. QUAIL AVE
SUITE 200
HENDERSON, NV 89053
PHONE: 702-521-7021

THIS SET OF IMPROVEMENT PLANS IS CREATED TO CONFORM TO THE REQUIREMENTS OF THE TRAFFIC IMPACT ANALYSIS APPROVAL LETTER ON FILE WITH THE CITY OF HENDERSON.

WAIVED
TRAFFIC IMPACT ANALYSIS RIVA #
PRINTED NAME
DATE
SIGNATURE
P.E. NUMBER

GEOTECHNICAL REPORT
DUPONT ENGINEERING, INC.
DATE: DECEMBER 1, 2017

PROJECT INFORMATION
COMMERCIAL-GROUP I-2
NUMBER OF LOTS = 1
ZONING = CH
NUMBER OF BUILDINGS = 1
SQ. FT. OF BUILDINGS = 2,975
ACREAGE = 0.26 AC.

FIRE FLOW DATA
FIRE FLOW CALCULATIONS:
FIRE FLOW REQUIREMENTS IS 1,500 GALLONS PER MINUTE AT 20 PSI RESIDUAL PRESSURE.
BASED ON SQUARE FOOTAGE: 2,975 SQ. FT.
NUMBER OF BUILDINGS: 1
TYPE OF CONSTRUCTION: TYPE VB
OCCUPANCY: OFFICE B
FULL AUTOMATIC SPRINKLER SYSTEM: N/A

PROJECT: 615 WEST LAKE MEAD COMMERCIAL BUILDING 615 W. LAKE MEAD PARKWAY HENDERSON, NV 89015

DATE: MARCH 09, 2019

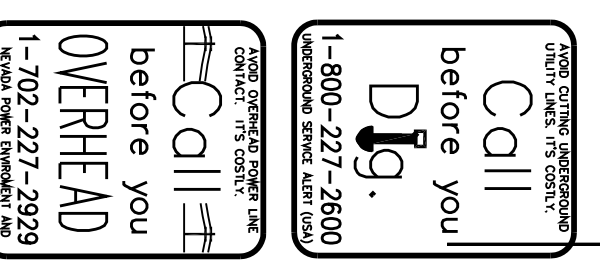
SCALE: N/A

SHEET NUMBER: 1 OF 5

SHEET TITLE: COVER SHEET

CLIENT: JOSEPH & DARCIE YAKUBIK P.O. BOX 530778 HENDERSON, NV 89053

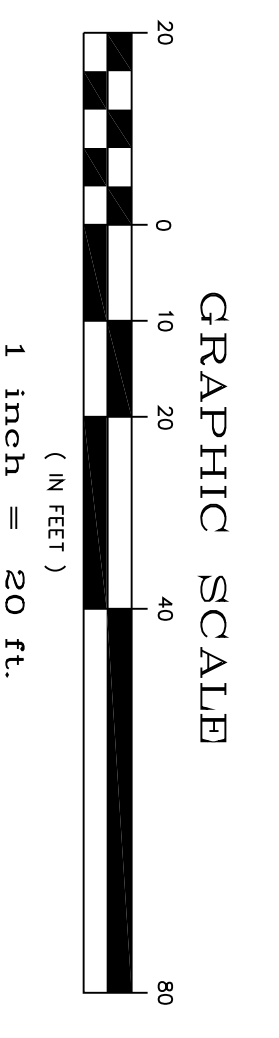
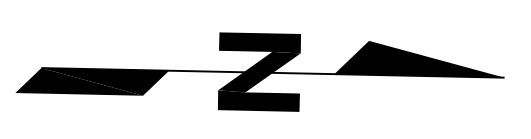
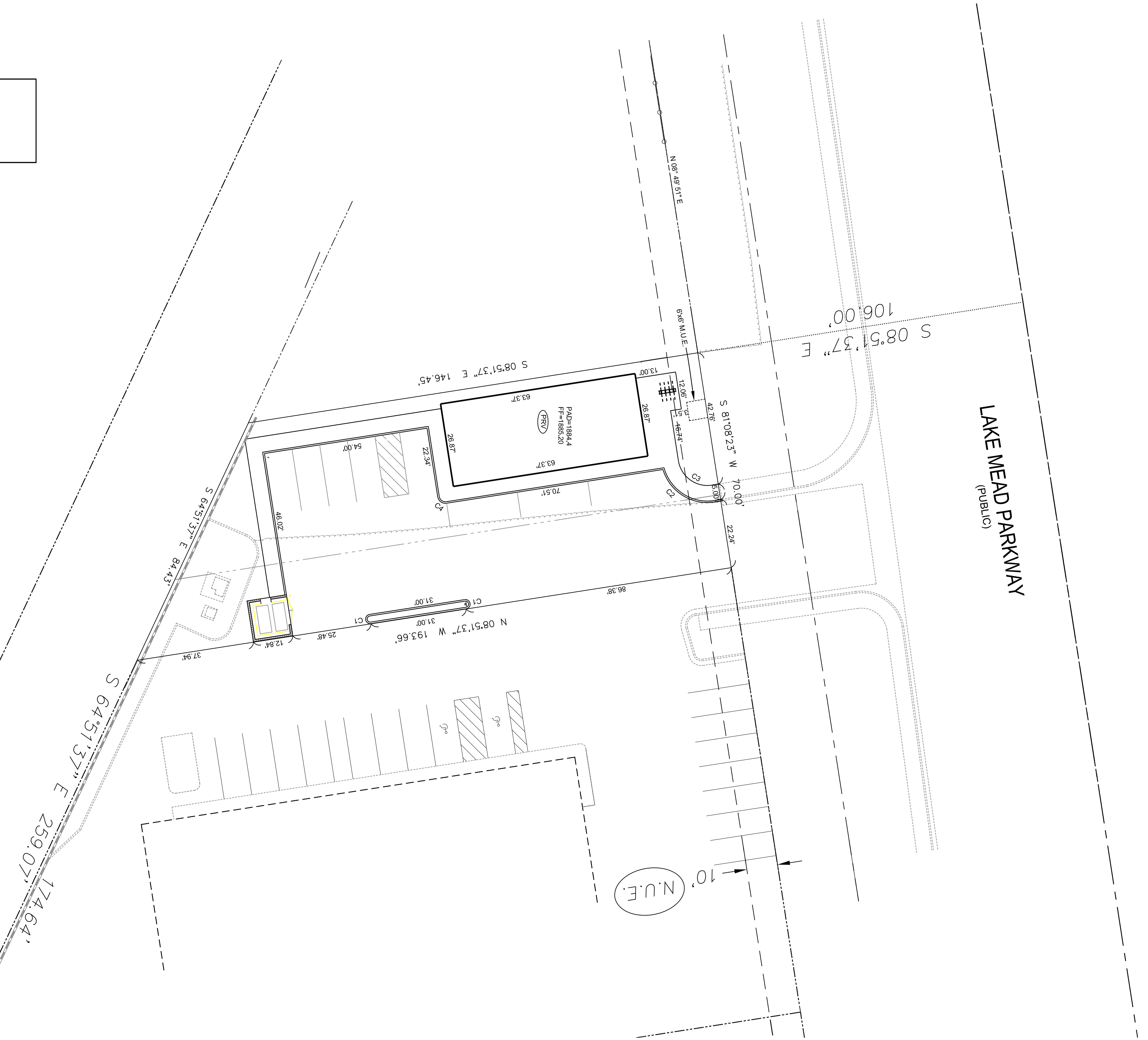
ENGINEER: **DLC CONSULTING**
DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION
2885 EAST QUAIL AVENUE LAS VEGAS, NEVADA 89120 PHONE: 702-521-7021



 before you
OVERHEAD
 1-702-227-2929
 1-800-227-2600

BENCHMARK
 CITY OF HENDERSON BENCHMARK NUMBER 212
 1.5" BRASS CAP IN THE TOP OF CURB AT THE NORTHWEST CORNER OF VAN
 WAGENEN STREET AND VICTORY ROAD.
 ELEVATION:
 FEET = 1023.33' (NAVD83)
 METERS = 309.230 M (NAVD83)

BASIS OF BEARING
 SOUTH 45° 37' WEST BEING THE CENTERLINE OF VAN WAGENEN STREET
 AS SHOWN IN FILE 15, PAGE 72 OF SURVEYS



CURVE TABLE

CURVE	DELTA	RAIUS	LENGTH	TANGENT
C1	180°00'00"	1.00	3.14	
C2	269°22'57"	14.50	21.63	24.34
C3	269°22'57"	9.50	15.02	13.52
C4	90°00'00"	2.00	3.14	4.15
C5	197°39'06"	5.00	2.57	2.54

- LEGEND**
- COMMERCIAL SUBDIVISION BOUNDARY LINE
 - SECTION LINE
 - ASSESSOR'S PARCEL LINE
 - RIGHT-OF-WAY LINE
 - STREET CENTERLINE
 - EASEMENT LINE
 - DIMENSIONAL TIE LINE / BUILDING ENVELOPE
 - BLOCK WALL
 - CURB LINE
 - FOUND MONUMENT AS DESCRIBED
 - TYPE III MONUMENT STAMPED "P15 17449"
 - APN TO BE SET PER FINAL MAP 155/23
 - ASSESSOR'S PARCEL NUMBER

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 OF HENDERSON IF WORK IS NOT COMPLETED WITHIN ONE YEAR OF THE
 APPROVAL DATE.

CITY ENGINEER, CITY OF HENDERSON APPROVAL DATE

VICINITY MAP
 NOT TO SCALE

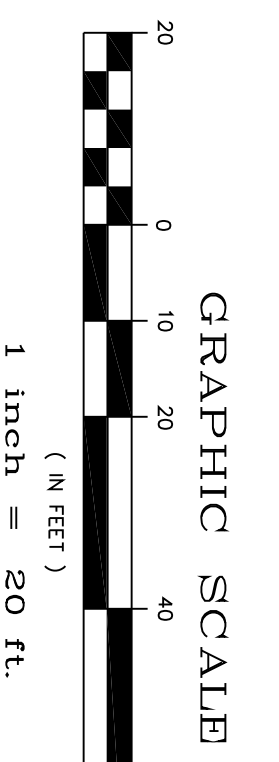
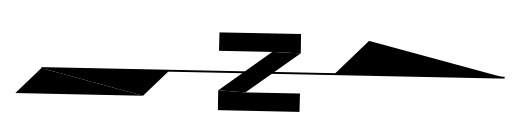
# DATE / DESCRIPTION	PROJECT: 615 WEST LAKE MEAD COMMERCIAL BUILDING 615 W. LAKE MEAD PARKWAY HENDERSON, NV 89015	CLIENT: JOSEPH & DARCIÉ YAKUBIK P.O. BOX 530778 HENDERSON, NV 89053	ENGINEER:  DEVELOPMENT LAND ANALYSIS CONSTRUCTION 2885 EAST QUAIL AVENUE LAS VEGAS, NEVADA 89120 PHONE: 702-521-7021	ENGINEER'S SEAL: 
SHEET NUMBER: 3 OF 5	DATE: SEP. 09, 2018	SHEET TITLE: GEOMETRIC PLAN	SCALE: 1" = 20'	
PROJECT: 615 WEST LAKE MEAD COMMERCIAL BUILDING				

FOR THE CITY OF HENDERSON
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 1-800-227-6600
 702-521-7021

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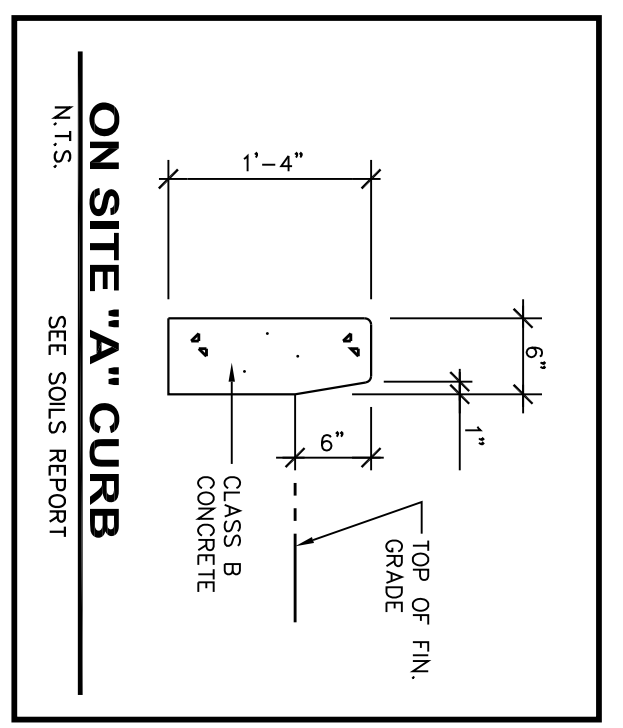
BENCHMARK
 CITY OF HENDERSON BENCHMARK NUMBER 212
 1.5" BRASS CAP IN THE TOP OF CURB AT THE NORTHWEST CORNER OF VAN WAGENEN STREET AND VICTORY ROAD.
 ELEVATION:
 FEET = 1023.37 (NAVOD89)
 METERS = 309.230 M (NAVOD89)

BASIS OF BEARING
 SOUTH 45° 43' 37" WEST BEING THE CENTERLINE OF VAN WAGENEN STREET
 AS SHOWN IN FILE 15, PAGE 72 OF SURVEYS



LEGEND

	EXISTING/ ADJACENT RIGHT-OF-WAY LINE
	EXISTING EDGE OF PAVEMENT
	5' EXISTING GROUND CONTOUR
	1' EXISTING GROUND CONTOUR
	EXISTING RETAINING WALL
	PROPOSED RETAINING WALL
	PROPERTY LINE
	CENTER LINE
	SMCUT LINE
	DETAIL NUMBER / SHEET NUMBER
	EXISTING ELEVATION
	PROPOSED ELEVATION
	DESCRIPTION
	PROPOSED AC ELEVATION
	EXISTING RATE OF GRADE / DIRECTION OF FLOW
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT



NOTE:
 NO WORK SHALL BE DONE IN ANY
 UTILITY OR UNDERGROUND
 AREAS WITHOUT THE
 NECESSARY PERMITS.
 NO UTILITY PERMITS
 NOT PERMITTED ARE APPROVED AND ISSUED.

- GRADING CONSTRUCTION NOTES**
1. SAWCUT, REMOVE AND REFACE AC TO MATCH EXISTING.
 2. CONSTRUCT ON-SITE "A" CURB PER C.C.A.U.S.D. STD. DWG. NO. 219.
 3. CONSTRUCT 2" AC MIN. IN PARKING AREA REFER TO SOILS REPORT.
 4. CONSTRUCT 2" SIDEWALK PER C.C.A.U.S.D. STD. DWG. NO. 228.
 5. CONSTRUCT SIDEWALK UNDER GRADE PER C.C.A.U.S.D. STD. DWG. NO. 228.

GEOTECHNICAL REPORT
 DUPONT ENGINEERING, INC.
 DEL. NO. 15-0473
 DATED: DECEMBER 1, 2017

- GENERAL NOTES**
1. ADD 1880 TO ALL PLANT ELEVATIONS.
 2. CONSTRUCT 18" DEEP 12" DIA. DRAINAGE AND 18" DIA. MANHOLE WITH 18" DIA. RINGS. THE ENGINEER IMMEDIATELY BY ANY DISCREPANCIES ARE FOUND.
 3. THIS SITE IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN PER FIRMAL MAP NO. 32005C2598F REVISION NOVEMBER 16, 2011
 4. ESTIMATED EARTHWORK QUANTITIES: 294 C.Y. ACUT, 10 C.Y. FILL.

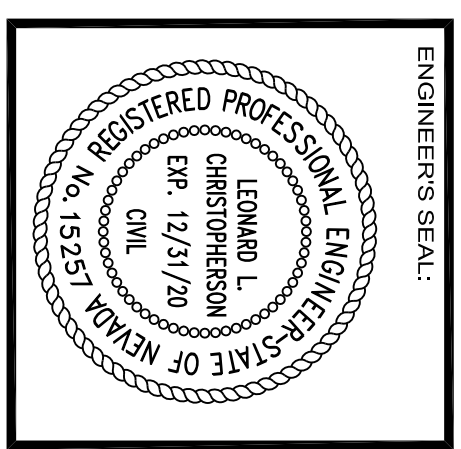
OWNER/DEVELOPER
 YAKUBIK, JOSEPH & DARCIE
 P.O. BOX 530778
 HENDERSON, NV 89053
 Tel: (702) 241-4040

ENGINEER
 DLC CONSULTING
 2885 E. QUAIL AVE
 LAS VEGAS, NV 89052
 PHONE: 702-521-7021

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 CITY ENGINEER, CITY OF HENDERSON APPROVAL DATE

VICINITY MAP
 NOT TO SCALE

#	DATE / DESCRIPTION



ENGINEER:
DLC CONSULTING
 DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION
 2885 EAST QUAIL AVENUE
 LAS VEGAS, NEVADA 89120
 PHONE: 702-521-7021

CLIENT:
 JOSEPH & DARCIE YAKUBIK
 P.O. BOX 530778
 HENDERSON, NV 89053

PROJECT:
 615 WEST LAKE MEAD COMMERCIAL BUILDING
 615 W. LAKE MEAD PARKWAY
 HENDERSON, NV 89015

SHEET TITLE:
 GRADING PLAN

DATE:
 MARCH 09, 2019

SCALE:
 1" = 20'

SHEET NUMBER:
 4 OF 5

PCV# 2018022011

