



IMPROVEMENT PLANS FOR BUFFALO-PEAK APARTMENTS CITY OF LAS VEGAS, NEVADA



Ovation Development
6021 SOUTH FORT APACHE ROAD, #100
LAS VEGAS, NEVADA 89148

DEVELOPER

Ovation Development
6021 S. FORT APACHE ROAD #100
LAS VEGAS, NV 89148
702-990-2390 (PHONE)
702-990-2391 (FAX)

OWNER

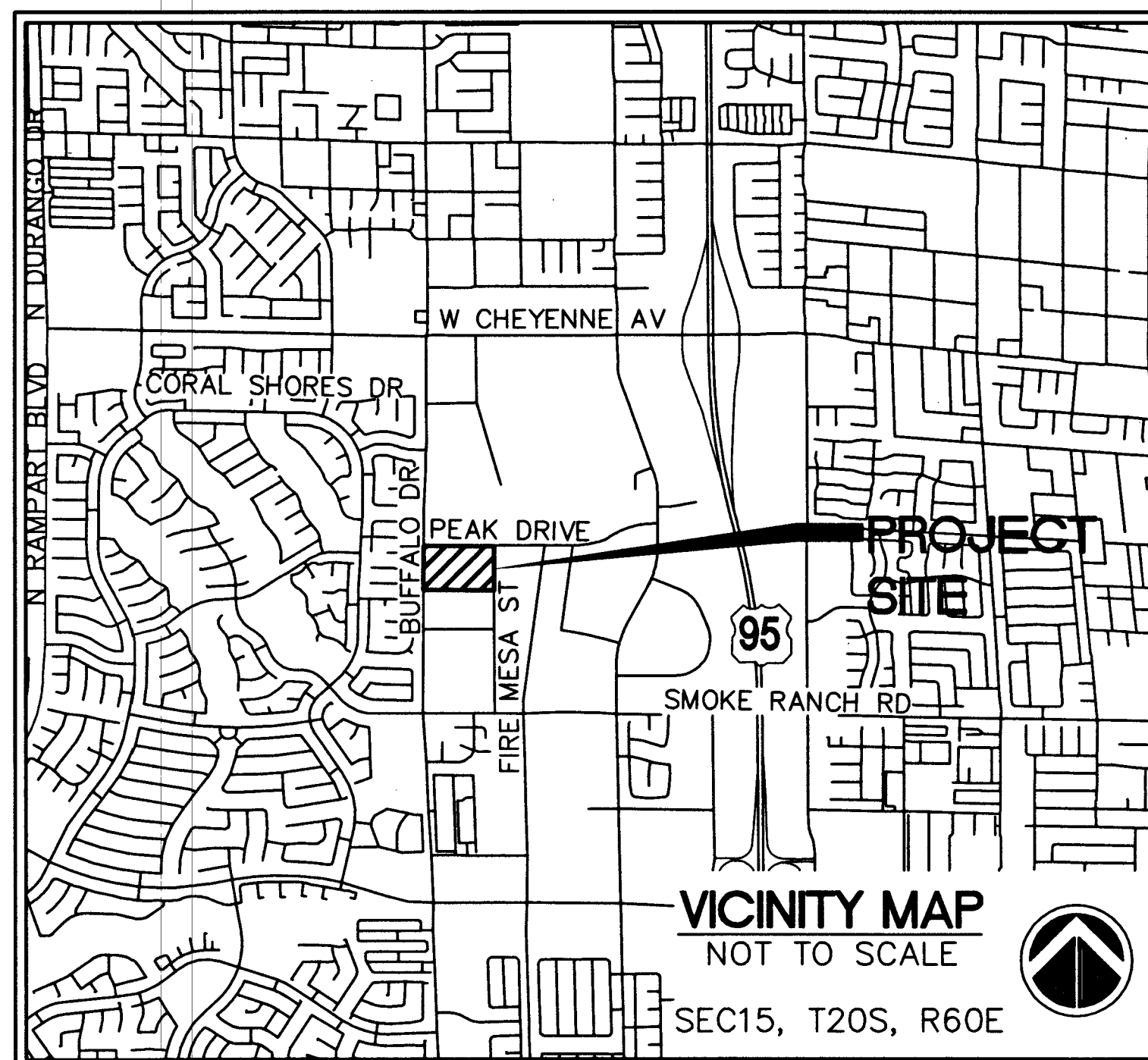
Buffalo Peak Apts, LLC
C/O Ovation Development
6021 S. FORT APACHE ROAD, #100
LAS VEGAS, NV 89148
(702) 990-2390 (PHONE)
(702) 990-2391 (FAX)

LEGAL DESCRIPTION
BEING A PORTION OF LOT 1, BLOCK 5 OF "LAS VEGAS TECHNOLOGY CENTER" AS SHOWN BY MAP
THEREOF ON FILE IN BOOK 47, PAGE 35 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA,
LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

APN: 138-15-310-053

QUANTITY ESTIMATES

ITEM #	DESCRIPTION	UNIT	PUBLIC	PRIVATE
1	4" SEWER	LF	-	-
2	6" SEWER	LF	-	85
3	8" SEWER	LF	10	1,215
4	10" SEWER	LF	984	-
5	48" SEWER MANHOLE	EA	4	7
6	60" SEWER MANHOLE (CORROSION)	EA	-	-
7	1" WATER LATERAL PVC	LF	-	15
8	2" WATER LATERAL PVC	LF	-	111
9	4" WATER LATERAL PVC	LF	-	232
10	6" WATER LATERAL PVC	LF	-	1,320
11	8" WATER MAIN	LF	38	443
12	10" WATER MAIN	LF	-	1665
13	10"x8" REDUCER	EA	-	5
14	1" L/S RPPA	EA	-	-
15	1" RPDA	EA	-	-
16	2" METER	EA	-	-
17	2" RPPA	EA	-	-
18	10" RPDA	EA	-	-
19	FIRE HYDRANT	EA	-	6
20	CURB & GUTTER (TYPE A)	LF	-	5,315
21	CURB & GUTTER (TYPE L)	LF	-	2,915
22	2" VALLEY GUTTER	LF	-	900
23	CROSS GUTTER (8" WIDE)	SF	563	-
24	3.5" SIDEWALK	SF	-	27,039
25	5.0" SIDEWALK	SF	275	-
26	COMMERCIAL DRIVEWAY	SF	231	-
27	BUS STOP PER UDACS NO. 234.1	SY	-	-
28	SIDEWALK UNDERDRAIN	EA	4	1
29	HANDICAP RAMP	EA	2	-
30	TYPE II GRAVEL BASE	CY	23	2,885
31	2" ASPHALTIC CONCRETE PAVING	SY	-	18,333
32	3" ASPHALTIC CONCRETE PAVING	SY	-	-
33	4" ASPHALTIC CONCRETE PAVING	SY	-	-
34	POWER TO LOT	EA	1	-
35	TELEPHONE TO LOT	EA	1	-
36	STREETLIGHT (STANDARD BASE)	EA	-	-
37	SURVEY MONUMENTS	EA	-	-
38	STREET/STOP SIGNS	EA	-	-
39	GAS TO LOT	EA	1	-
40	CABLE TO LOT	EA	1	-
41	MISC AC PATCH	SF	14,409	-
42	3" CONCRETE FLUME	LF	-	123
43	12" RCP STORM DRAIN	LF	-	-
44	18" RCP STORM DRAIN	LF	-	-
45	24" RCP STORM DRAIN	LF	-	-
46	30" RCP STORM DRAIN	LF	-	-
48	CM2 DROP INLET	EA	-	-
49	60" STORM DRAIN MANHOLE	EA	-	-
50	REMOVAL OF EX. PAVEMENT	SF	14,409	-



SHEET INDEX

- COVER SHEET
- NOTE SHEET
- DETAIL SHEET
- SECTION SHEET
- WALL PLAN
- GRADING PLAN 1
- GRADING PLAN 2
- GRADING PLAN 3
- GRADING PLAN 4
- UTILITY PLAN 1
- UTILITY PLAN 2
- UTILITY PLAN 3
- UTILITY PLAN 4
- PLAN AND PROFILE - FIRE MESA STREET
- PLAN AND PROFILE - PEAK DRIVE
- PLAN AND PROFILE - RONEMUS DRIVE
- HORIZONTAL CONTROL PLAN 1
- HORIZONTAL CONTROL PLAN 2
- TRAFFIC AND FIRE PLAN

APPROVALS

Allen Pavelka 3-31-16
ALLEN PAVELKA, P.E., PE# 9029 - CITY ENGINEER DATE

APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS
CONSTRUCTED IN THE DEDICATED RIGHT-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 STANDARD THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER
THAN THOSE LISTED IN DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARD
DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA.

Chris Knight 3-31-16
CHRIS KNIGHT, DIRECTOR - BUILDING AND FIRE SAFETY DEPARTMENT DATE
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT.

Greg Smith 12/9/15
CITY OF LAS VEGAS FIRE AND RESCUE DATE

Pamela Kennedy 11-16-15
SOUTHWEST GAS CORPORATION DATE

Shelby Sullivan 10/26/15
COX COMMUNICATIONS LAS VEGAS, INC. DATE

Michael Somma 10/26/15
CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK DATE
THE AFFIXED CENTURYLINK NEVADA APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR
KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF
ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED
STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

Patricia Gray 10-26-15
NV ENERGY DATE
NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE
TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NV ENERGY RESERVES THE RIGHT TO
ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE FINAL DESIGN IS COMPLETED. THE NEW
SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE
NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.

APPROVED FOR CONSTRUCTION

David Discher
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
DATE 3/21/16 PROJECT NUMBER 123532
LVWD APPROVED FIRE FLOW 4,000 AT 20 PSI RESIDUAL
(SHEETS 1, 2, 10, 11, 12, 13, 14, 15, & 16)

CLV# 107V5035
H#57782

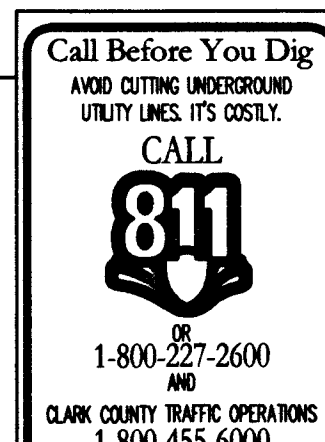
FIRE DEPARTMENT APPROVAL

APPROVAL BY THE FIRE DEPARTMENT HAVING
JURISDICTION IS REQUIRED PRIOR TO OBTAINING FINAL
APPROVAL FROM THE LVWD

ESN.012

CAUTION TO SUBCONTRACTOR

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE
APPROXIMATE ONLY. IT SHALL BE THE
SUBCONTRACTOR'S RESPONSIBILITY TO DETERMINE THE
EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL
EXISTING UNDERGROUND UTILITIES PRIOR TO
COMMENCING CONSTRUCTION. NO REPRESENTATION IS
MADE THAT ALL EXISTING UTILITIES ARE SHOWN
HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY
FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN
THEIR PROPER LOCATION.



FLOOD HAZARD ZONE

THE ENTIRE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ZONE "X"
AS FOUND ON FIRM MAP: 32003C2135F
MAP REVISED: NOVEMBER 16, 2011
ZONE "X" DEFINED AS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK # QLV0016E4
RIVET & PLATE IN TOP OF CURB WEST SIDE OF BUFFALO +/- 200 FEET
NORTH OF PEAK DRIVE

NAVD 88 DATUM
ELEVATION = 729.145 METERS
ELEVATION = 2392.20 U.S. SURVEY FEET

BASIS OF BEARINGS

BEING A PORTION OF LOT 1, BLOCK 5 OF "LAS VEGAS TECHNOLOGY CENTER"
AS SHOWN BY MAP THEREOF ON FILE IN BOOK 47, PAGE 35 OF PLATS IN THE
CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTHWEST
QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60 EAST,
M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

COVER SHEET

BUFFALO-PEAK APARTMENTS
CITY OF LAS VEGAS, NEVADA

REVISIONS

NO.	DATE	BY	REVISION
1	3/21/16	DM	ADD FIRE FLOW
2	3/21/16	DM	ADD FIRE FLOW

Impulse

Civil Engineering & Planning

1 of 19 SHEETS