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

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

OVATION

OVATION DEVELOPMENT
6021 SOUTH FORT APACHE ROAD, #100
LAS VEGAS, NEVADA 89148

DEVELOPER

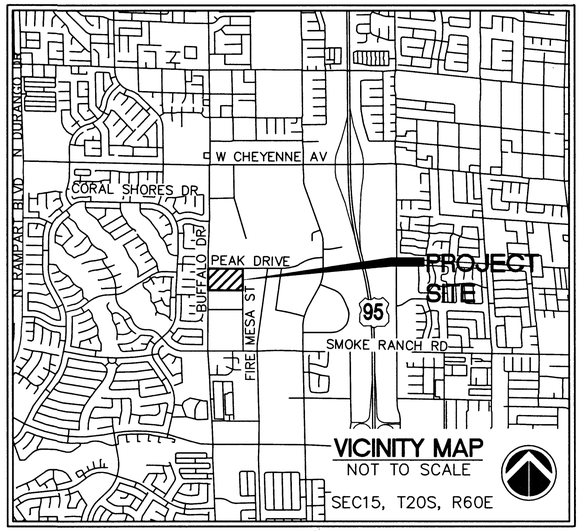
OVATION DEVELOPMENT
6021 S. FORT APACHE ROAD #100
LAS VEGAS, NV 89148
702-990-2390 (PHONE)
702-990-2391 (FAX)

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)

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	–	1
15	1" RPDA	EA	–	–
16	2" METER	EA	5	–
17	2" RPPA	EA	5	–
18	10" RPDA	EA	2	–
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	–



VICINITY MAP
NOT TO SCALE
SEC15, T20S, R60E

SHEET INDEX

1. COVER SHEET
2. NOTE SHEET
3. DETAIL SHEET
4. SECTION SHEET
5. WALL PLAN
6. GRADING PLAN 1
7. GRADING PLAN 2
8. GRADING PLAN 3
9. GRADING PLAN 4
10. UTILITY PLAN 1
11. UTILITY PLAN 2
12. UTILITY PLAN 3
13. UTILITY PLAN 4
14. PLAN AND PROFILE – FIRE MESA STREET
15. PLAN AND PROFILE – PEAK DRIVE
16. PLAN AND PROFILE – RONEMUS DRIVE
17. HORIZONTAL CONTROL PLAN 1
18. HORIZONTAL CONTROL PLAN 2
19. TRAFFIC AND FIRE PLAN
19A. SOUTHWEST GAS SHEET 1
19B. SOUTHWEST GAS SHEET 2
19C. SOUTHWEST GAS SHEET 3
19D. SOUTHWEST GAS SHEET 4
19E. SOUTHWEST GAS SHEET 5

APPROVALS

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.

3-31-16
CHRIS KNIGHT, DIRECTOR – BUILDING AND FIRE SAFETY DEPARTMENT — DATE

THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT.

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

11·16·15
SOUTHWEST GAS CORPORATION — DATE

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

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 STATUES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

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

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER

DATE 3/21/16 PROJECT NUMBER 123532

LVVWD 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 LVVWD

ESN.012

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 # OLV0016E4
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.

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.

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY
CALL BEFORE YOU DO OVERHEAD
1-702-227-2929
NEVADA POWER ENVIRONMENT & SAFETY SERVICES DEPARTMENT

Call Before You Dig
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
CALL 811
OR 1-800-227-2600
AND
CLARK COUNTY TRAFFIC OPERATIONS
1-800-455-6000

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL AND STREET LIGHT SYSTEM CONDUITS IT'S COSTLY
Call before you UnderGround
1-702-455-6000
CLARK COUNTY TRAFFIC OPERATIONS
AND
1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

REV	REVISION DESCRIPTION	DRAWN	APP BY	APP DATE
2	CLARIFY CALL BOX & DIRECTIONAL SIGN	J.M		5/12/17
1	ADD SOUTHWEST GAS PLANS	J.M		12/11/16
3	REVISE WALL ALONG L/V WD EASEMENT	J.M		9/13/16
1	ADD PIPING FOR FIRE & DOM. PUMPS & SVCS	J.M		6/9/16

SHEETS 13 & 19

TITLE: COVER SHEET

PROJECT: BUFFALO-PEAK APARTMENTS
CITY OF LAS VEGAS, NEVADA

REGISTERED PROFESSIONAL ENGINEER – STATE OF NEVADA
PETER J. LAAS
Exp:12/31/17
CIVIL
No. 14444
10/26/15

Impulse
Civil Engineering & Planning
$I = \int F \cdot dt$
CIVIL ENGINEERS · PLANNERS
5135 CAMINO AL NORTE, SUITE 204
NORTH LAS VEGAS, NEVADA 89031
PHONE (702) 653-6702
FAX (702) 653-6703

W.O. #: OV-1424
BY: REH
DATE: 01/05/15
SCALE: NO SCALE

SHEET 1 OF 19 SHEETS

File: P:\Clients\Ovation\Buffalo-Peak\Improvement Plans Revision\01 COVER.dwg Sheet: Layout1 Date: 24-Oct-15 9:05:54am