

IMPROVEMENT PLANS FOR LEGACY HOUSE COMMERCIAL CITY OF LAS VEGAS, NEVADA APN: 125-29-502-009 PT NW4 NE4 SEC 29 19 60 6310 NORTH DURANGO DRIVE

LEGEND

	EXISTING (10.00)	PROPOSED (10.00)
DESIGN ELEVATION		
FUTURE ELEVATION		
SCARP (SLOPE VARIES)		
CONTOUR (1' INTERVAL)		
CONTOUR (5' INTERVAL)		
DIRECTION OF FLOW		
RETAINING WALL		
CMU WALL		
CENTERLINE		
RIGHT-OF-WAY		
CUT LINE-ASPHALT		
CURB AND GUTTER		
FENCE		
POWER POLE		
SIDEWALK RAMP		
CURB DROP INLET		
STORM DRAIN W/ MANHOLE		
SIDEWALK		
PROPERTY LINE		
CUT-FILL LINE		
EDGE OF PAVEMENT		
SIGHT VISIBILITY ZONE		
CAP & 2" BLOW OFF VALVE		
WATERLINE FITTINGS		
GATE VALVE		
FIRE HYDRANT		
SEWER LINE W/ MANHOLE		
SEWER LATERAL		
WATER LINE		
WATER LATERAL W/ METER		
PRESSURE REDUCING VALVE		
BACKWATER VALVE		
200A SERVICE PEDESTAL		
STREET LIGHT CONDUIT		
F.A.S.T. CONDUIT		
TRAFFIC SIGN		
STOP SIGN W/ STREET NAME SIGN		
100W HPS LUMINAIRE W/ 11 GA. POLE		
250W HPS LUMINAIRE W/ 11 GA. POLE		
400W HPS LUMINAIRE W/ 11 GA. POLE		

APPROVAL SIGNATURES

APPROVED FOR CONSTRUCTION

CITY OF LAS VEGAS FIRE AND RESCUE

10-20-15

ALLEN PAVELKA P.E. (P.E. #8023)

CITY ENGINEER - CITY OF LAS VEGAS

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 CONSTRUCTION OF 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 STANDARD IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.

10-20-15

CARIS KNIGHT (DIRECTOR OF BUILDING & SAFETY)

THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPARTMENT.

10-20-15

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER

DATE: 10/12/15 PROJECT NO. 123853

LWWVD APPROVED FIRE FLOW 3250 GPM AT 20 PSI RESIDUAL

SHEETS: 1-4, 7-9

9-22-15

COX COMMUNICATIONS LAS VEGAS, INC.

ANNACHER KHASAY

10-1-15

10-23-15

CENTRAL TELEPHONE COMPANY, d/b/a CENTURYLINK

"THE AFFIXED CENTURYLINK APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS."

9-23-15

NV ENERGY

NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS 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 COMMISSIONS RULES AND REGULATIONS.

INDEX FOR SOUTHWEST GAS SHEETS

- 22 - SOUTHWEST GAS SHEET (1 OF 3)
- 23 - SOUTHWEST GAS SHEET (2 OF 3)
- 24 - SOUTHWEST GAS SHEET (3 OF 3)

INDEX OF SHEETS

- 1 - C1 - COVER SHEET
- 2 - C2 - GENERAL NOTES
- 3 - G1 - GRADING PLAN NORTH
- 4 - G2 - GRADING PLAN SOUTH
- 5 - G3 - GRADING PLAN DETAILS
- 6 - G4 - GRADING PLAN DETAILS
- 7 - PP1 - PLAN AND PROFILE REGENA AVE
- 8 - UT1 - UTILITY PLAN NORTH
- 9 - UT2 - UTILITY PLAN SOUTH
- 10 - TR1 - TRAFFIC PLAN NORTH
- 11 - TR2 - TRAFFIC PLAN SOUTH
- 12 - L101 - LANDSCAPE CONSTRUCTION PLAN
- 13 - L102 - COURTYARD CONSTRUCTION PLAN
- 14 - L103 - COURTYARD GRADING PLAN
- 15 - L104 - FOUNTAIN & MIST SYSTEM PLAN
- 16 - L201 - PLANTING PLAN
- 17 - L301 - IRRIGATION PLAN
- 18 - L401 - LANDSCAPE CONSTRUCTION DETAILS
- 19 - L402 - LANDSCAPE CONSTRUCTION DETAILS
- 20 - L501 - PLANTING DETAILS
- 21 - L601 - IRRIGATION DETAILS

LEGAL DESCRIPTION

A PORTION OF THE E 1/2, SE 1/4, NW 1/4, NE 1/4 SECTION 29, TOWNSHIP 19 SOUTH, RANGE 60 EAST

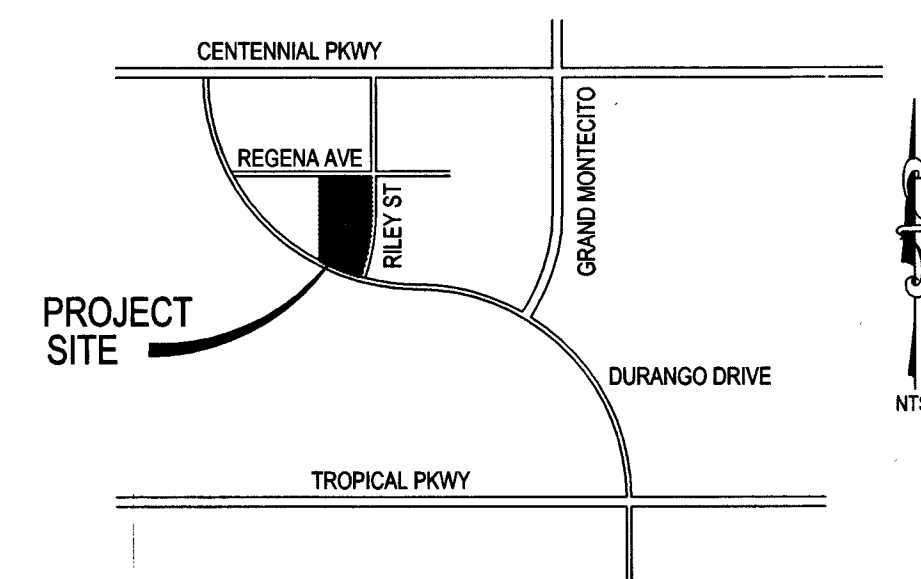
BENCHMARK

RIVET & PLATE IN TOP OF CURB, SOUTH SIDE OF DURANGO DR. CURVES 78 SE OF PI AT RILEY ST. & AZURE DR. (NAVD88 ELEVATION=2500.897)

BASIS OF BEARINGS

NORTH 89°29'41" EAST BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

SITE MAP



UTILITY DISCLAIMER NOTE

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'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 LOCATIONS.

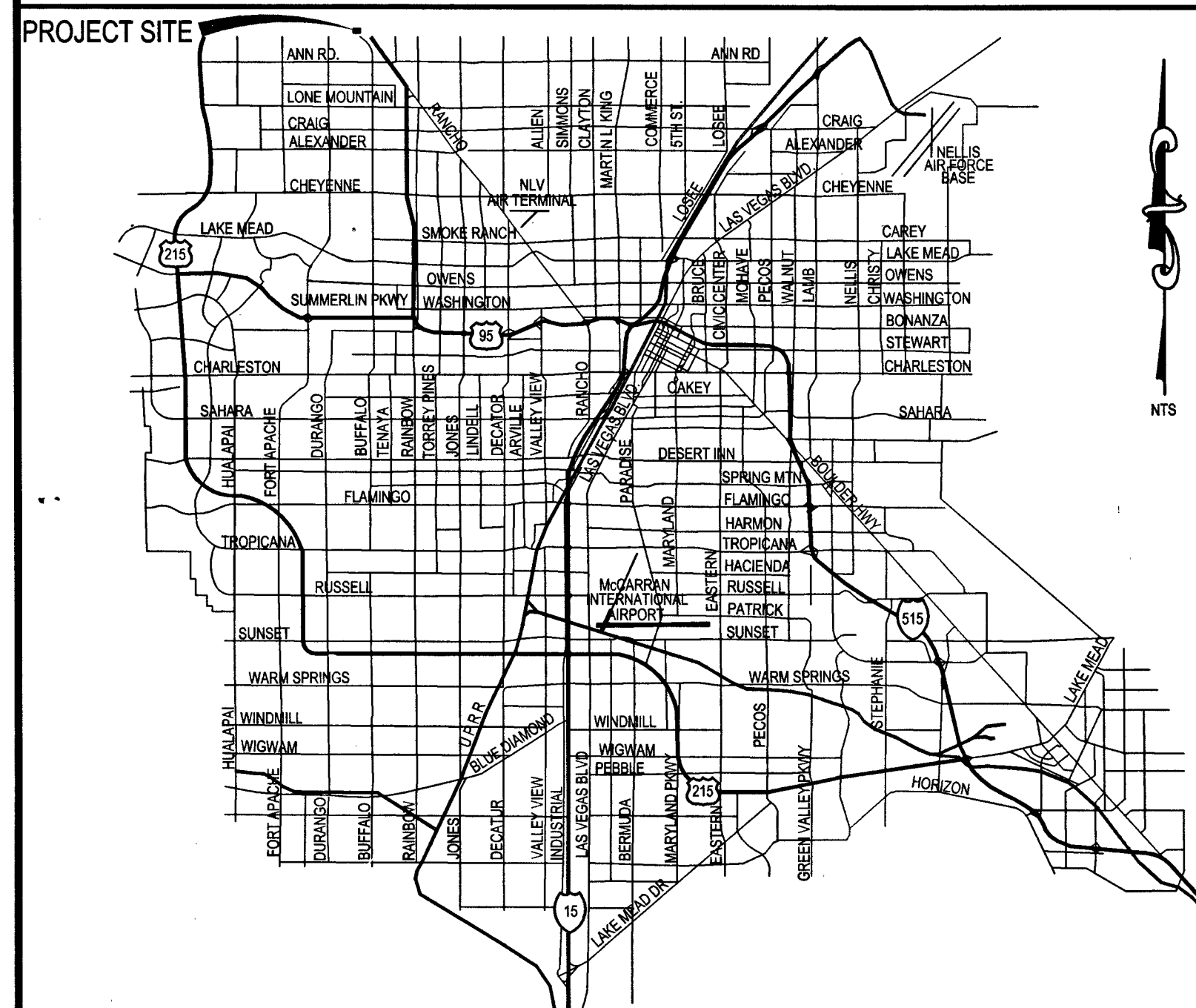
DEVELOPER/OWNER

LEGACY HOUSE OF CENTENNIAL HILLS, LLC
1018 WEST AHERTON DRIVE
TAYLORSVILLE, UTAH 84123
(801) 269-0700 PHONE

ENGINEER

TANEY ENGINEERING COMPANY
6030 S. JONES BLVD STE #100
LAS VEGAS, NV 89118
(702) 362-8844 PHONE (702) 362-5233 FAX

VICINITY MAP



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LEGACY HOUSE
DURANGO & RILEY
COMMERCIAL

COVER SHEET

PROFESSIONAL ENGINEER
TIMOTHY S. MORENO
Exp. 12-31-15
No. 10361
ENGINEER'S SEAL

DATE: 9/21/2015
SCALE: NTS
JOB NO: BWA-14-001
DESIGNED BY: AD
CHECKED BY: BM
SHEET NAME: C1
SHEET: 1 OF 11
CLV H60219