

CIVIL IMPROVEMENT PLANS FOR COKE AND MAGGIE EAST AKA CALGARY CROSSING

A SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF LAS VEGAS
STATE OF NEVADA
APN 125-09-501-003

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15 SWG SWG DESIGN PLAN

UTILITY NOTE

THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SITE DATA

ASSESSOR'S PARCEL #:	125-09-501-003
PROPOSED UNITS:	19
GROSS ACREAGE:	10.76 ACRES
GROSS DENSITY:	1.77 UNITS / ACRE
EXISTING ZONING:	R-E
PROPOSED ZONING:	R-E
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
PERIMETER LANDSCAPE BUFFER:	5' LANDSCAPE EASEMENT ADJACENT TO MAGGIE AVE.
BUILDING SETBACKS: (SEE TYPICAL BUILDING SETBACKS THIS SHEET)	FRONT = 40' INTERIOR SIDE = 10' CORNER LOT = 15' REAR = 30' MAXIMUM HEIGHT = 2 STORIES/35 FEET
MINIMUM LOT SIZE:	20,000 SF
MAXIMUM LOT SIZE:	20,000 SF
AVERAGE LOT SIZE:	20,000 SF

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 09, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

"LOT 2" PER THAT CERTAIN LAND DIVISION DESIGNATED "LD 28-82" RECORDED JUNE 23, 1982 IN BOOK 1584 AS DOCUMENT NO. 1543411, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

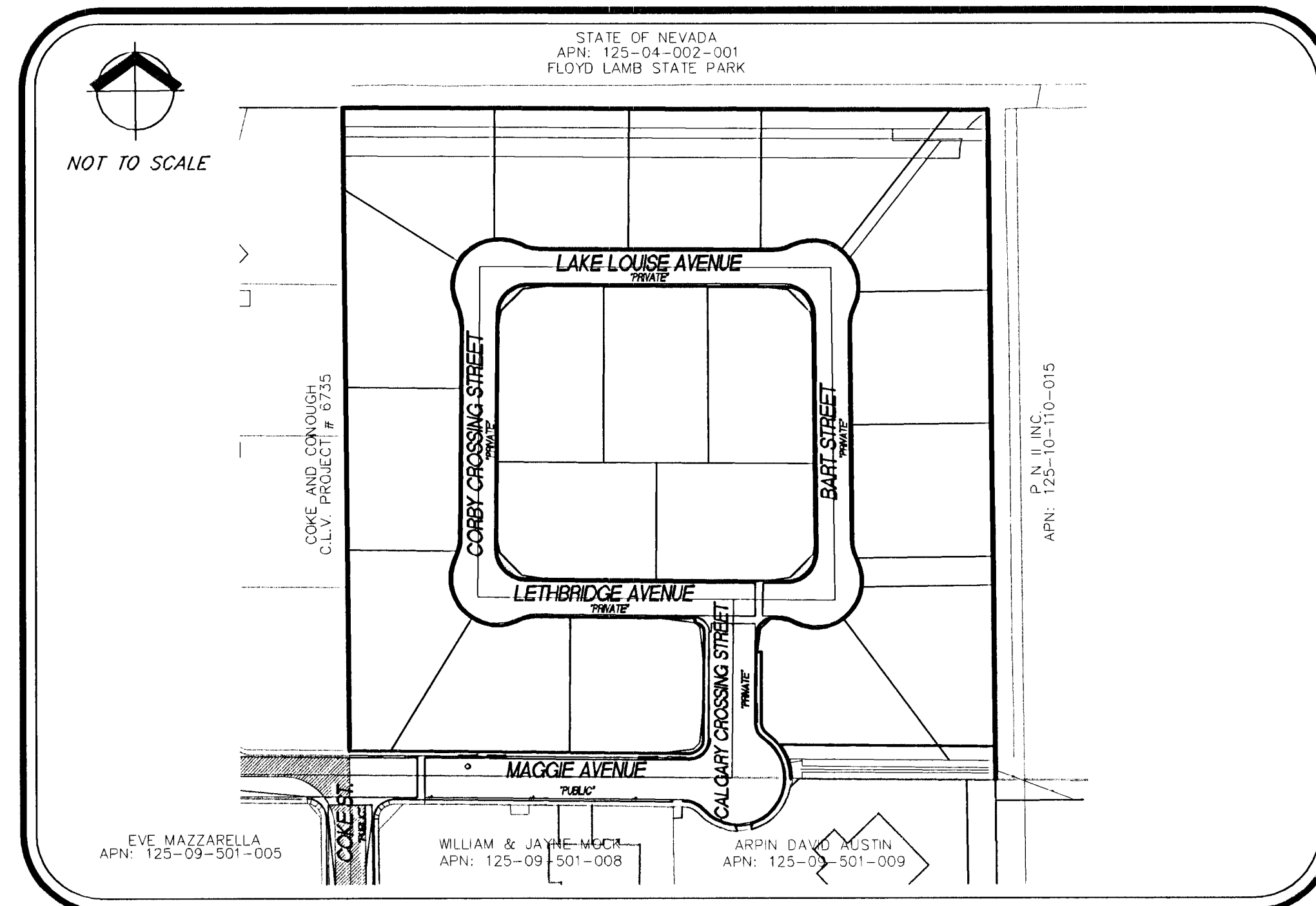
BASIS OF BEARING

NORTH 89°44'54" WEST, BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 09, TOWNSHIP 19 SOUTH, RANGE 60 EAST, AS SHOWN BY MAP THEREOF ON FILE IN FILE 73 OF SURVEYS, PAGE 14, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

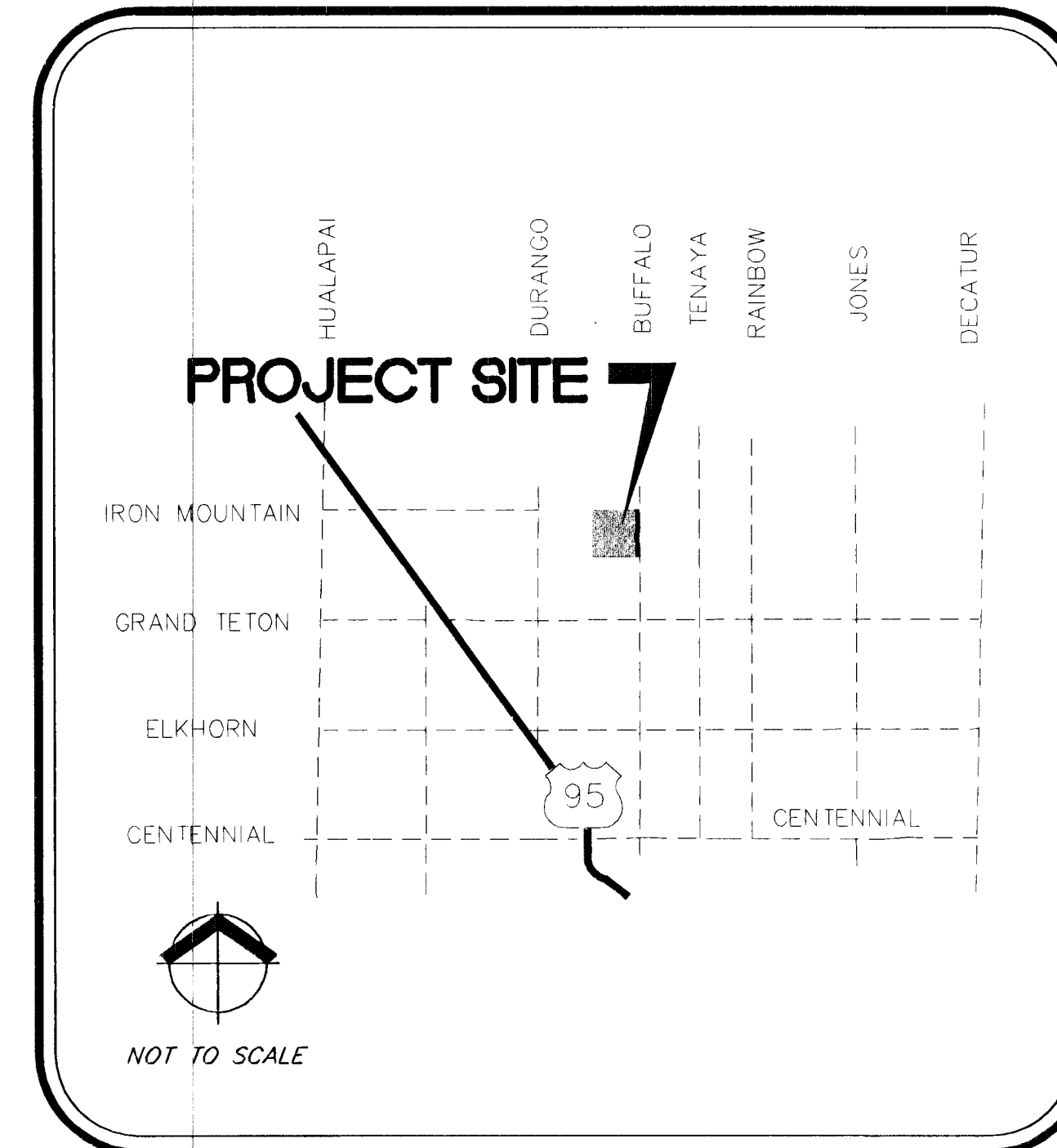
BENCH MARK

CLARK COUNTY VERTICAL CONTROL STATION "ILV90 9NES" BEING A BLM BRASS CAP AT BUFFALO DRIVE AND IRON MOUNTAIN ROAD

ELEVATION:
FEET = 2443.33' (NAV88)
METERS = 744.729 M (NAV88)



SITE PLAN
N.T.S.

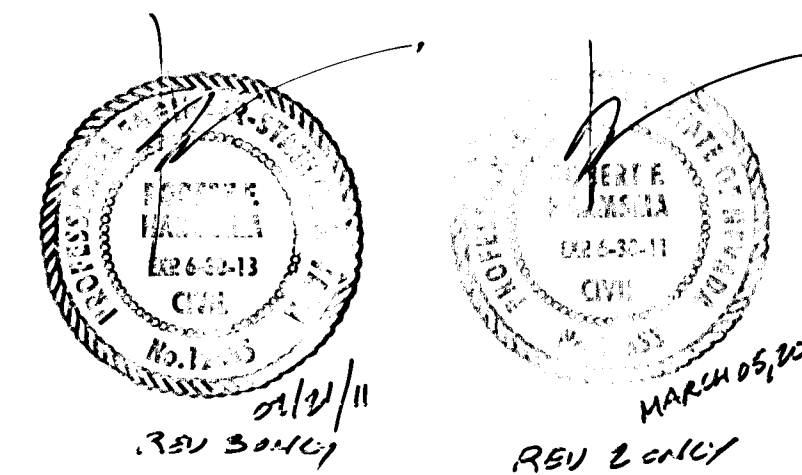


VICINITY MAP
N.T.S.

OWNER/DEVELOPER:
BARTON K. MAYBIE
4500 WEST WYNN ROAD
LAS VEGAS, NEVADA 89103
(702) 737-2078

ENGINEER / SURVEYOR

WRG DESIGN, INC.
3011 W. HORIZON RIDGE PKWY, STE 100
HENDERSON, NEVADA 89052
(702) 990-9300



PROJECT NAME: Calgary Crossing

This project water plan complies with the Las Vegas Valley Water District's technical requirements. However, this water plan is

NOT APPROVED FOR CONSTRUCTION

at this time and this signature does not provide or imply a water commitment.

LVSVD Sheets 1, 3, 4-9 & 11
Project # 109260
DATE 10/3/07
ESN.052

PRE-DEVELOPMENT MEETING WITH
DEPARTMENT OF DEVELOPMENT SERVICES,
CIVIL ENGINEERING DIVISION,
OFF-SITE INSPECTOR REQUIRED. CONTACT
CIVIL ENGINEERING INSPECTOR AT 455-4610.

REV#	REV. DESCRIPTION	SHEET(S)	APPD BY	DATE APPD
1	ADDED DETAILS SHEET D-4	1,14		3/4/2008
2	ADDED SWG DESIGN PLAN, SHEET 15	1,15	RAS	3/4/2011
3	ADDED DET. WALL & REV. SECTION 15-10-1	1,3,11	UB	9/22/11
4	REVISED PLANS TO ADD A 12" PVC PIPE IN THE DRAINAGE EASEMENT	3,4,5	RV	4-27-12

APPROVALS

for Wannab Hardy 10-18-07
CITY ENGINEER JORGE SERRANTES, PE #13977, PTOE 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.

Spillville 7-27-11
CITY FIRE MARSHAL DATE

Robert J. Morgan 10/3/07
LAS VEGAS VALLEY WATER DISTRICT
(PROJECT #109260 SHEETS: 1, 2, 4-9, + 11) DATE

Jessica Martin 4-2-07
NEVADA POWER COMPANY DATE

NEVADA POWER COMPANY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NEVADA POWER COMPANY 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.

Jeffrey 4/25/07
COX COMMUNICATIONS LAS VEGAS, INC. DATE

Guadalupe A. Camacho Jr 4-2-07
SOUTHWEST GAS COMPANY DATE

Jeffrey 04.02.07
EMBARQ DATE

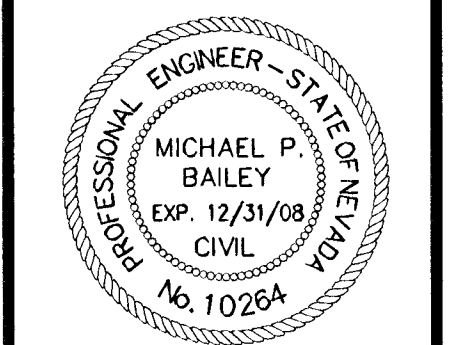
"THE AFFIXED EMBARQ NEVADA APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS."

Doug Rankin 4-2-07
DOUG RANKIN, AICP, CURRENT PLANNING MANAGER DATE
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPARTMENT.

107Y 4958

COVER SHEET
CALGARY CROSSING
BARTON K. MAYBIE
CITY OF LAS VEGAS

DATE	DESCRIPTION
3-4-08	ADDED DETAILS SHEET D-4



PROJECT NO: 1 306610600
DATE: 03/28/07
DESIGNED BY: I RS
DRAWN BY: I MTV
CHECKED BY: I MPB

SHEET TITLE
COVER SHEET
SHEET NUMBER

C-1

1 OF 13 SHEETS