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IMPROVEMENT PLANS FOR DESERT ROSE

A RESIDENTIAL SUBDIVISION

A PORTION OF THE SE 1/4
OF THE NE 1/4 OF SEC. 35
TOWNSHIP 19 SOUTH, RANGE 60 EAST

SHARON DYER
3521 ELM
MANHATTAN BEACH, CA. 90266

NOEL OLSHAN
15233 VENTURA BLVD., SUITE #500
SHERMAN OAKS, CA. 91403

DAVID ALLSOP
631 NO. STEPHANIE STREET, No. 130
LAS VEGAS, NV. 89014

BENCHMARK

CLV BENCHMARK # ILV9026SES, RIVET & PLATE IN CONCRETE MONUMENT AT NW RETURN OF ANN ROAD AND JONES BLVD.
ELEVATION PER CITY OF LAS VEGAS DATUM.
2297.75

APPROVALS

DENNIS ANDERSON, CITY OF LAS VEGAS ENGINEER	8-24-93 DATE
NEVADA POWER CO.	3/23/93 DATE
SOUTHWEST GAS	3/23/93 DATE
CENTEL	3-26-93 DATE
L.V.V.W.D. - PHASE I	7/07/93 DATE
CITY OF LAS VEGAS FIRE MARSHALL	SEE SHEET 5 OF 16 DATE
LVVWD - PHASE 3	DATE

CITY OF LAS VEGAS GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST ISSUE; THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA", LATEST ISSUE; AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY. THE UNIFORM BUILDING CODE AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS:".
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OF STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE CITY ENGINEER OR THE UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
4. THE CONTRACTOR SHALL NOT BACKFILL ANY TRENCHES IN WHICH WATERLINES HAVE BEEN UNCOVERED UNTIL THE WATERLINES HAVE BEEN INSPECTED BY THE LAS VEGAS VALLEY WATER DISTRICT. THE WATER DISTRICT SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF CONSTRUCTION IN THE VICINITY OF WATER LINES.
5. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY ALTERATIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
6. TYPE V CEMENT SHALL BE USED IN ALL OFFSITE CONCRETE WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGN TO BE APPROVED BY THE QUALITY CONTROL DIVISION PRIOR TO USE ON THE PROJECT.
7. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL OVERHEAD INTERFERENCES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER, GAS AND/OR OTHER UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THEREWITH.
8. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
9. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED TYPE CURB.
10. AC PAVEMENT TO BE 1/2" ABOVE LIP OF ALL GUTTERS OR VALLEY GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS
11. APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
12. CURB AND GUTTER WITH A GRADE OF LESS THAN FOUR TENTHS OF ONE PERCENT SHALL BE CONSTRUCTED BY FORMING. EACH JOINT SHALL BE CHECKED FOR GRADE PRIOR TO CONSTRUCTION AND WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION.
13. SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
14. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS, OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR.
15. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER.
16. EXACT LOCATION OF ALL SAWCUT LINES MAY BE DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS INSPECTOR IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATION.
17. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE NO. 625.550.
18. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC. SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY.
19. WALL NOTES:
    A. ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN FOR THE PURPOSE OF GRADING RELATIONSHIPS.
    B. THE STRUCTURAL AND ARCHITECTURAL DESIGN OF ALL WALLS (RETAINING OR NON-RETAINING) MUST BE APPROVED BY THE CLV BUILDING DEPARTMENT.
20. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON CITY STREETS.

N.T.S.

LIST OF SYMBOLS AND ABBREVIATIONS

A / 1	SECTION OR DETAIL IDENTIFIER / SHEET ON WHICH SECTION OR DETAIL IS DRAWN.		BLOW-OFF
C.T.	CHANNEL TOP		FIRE HYDRANT
T.C.	TOP OF CURB		MANHOLE
F.L.	FLOW LINE		CLEANOUT
F.G.	FINISHED GRADE		GATE VALVE
B.C.R.	BACK OF CURB RETURN		STREET NAME SIGN
A.C.	ASPHALTIC CONCRETE		STOP SIGN (R1-1)
TYP.	TYPICAL		STREET LIGHT
EX.	EXISTING	4	BLOCK NUMBER
℄	CENTERLINE	XXX FG	PROPOSED ROADWAY GRADES
℞	PROPERTY LINE	XX.X	PROPOSED GRADES
T.W.	TOP OF WALL		
F.F.	FINISHED FLOOR		2 : 1 SLOPE MAX.
O.C.	ON CENTER		
C.C.	CENTER TO CENTER	00.0	FINISHED PAD GRADE
C.M.U.	CONCRETE MASONRY UNIT	00.0	LOT NUMBER

QUANTITIES

WATER

ITEM	DESCRIPTION	PHASE 1	PHASE 2	PHASE 3
1.	10" PVC	1389 LF	–	–
2.	14" ACP	5 LF	–	–
3.	8" PVC	3786 LF	258 LF	470 LF
4.	6" PVC	50 LF	10 LF	10 LF
5.	3/4" COPPER LATERALS	25 EA	26 EA	25 EA
6.	FIRE HYDRANTS	3 EA	3 EA	1 EA
7.	10"x14"x14" TEE	1 EA	–	–
8.	10"x10"x8" TEE	2 EA	–	–
9.	8"x8"x8" TEE	4 EA	–	–
10.	8"x8"x6" TEE	9 EA	1 EA	1 EA
11.	10" GATE VALVE	5 EA	–	–
12.	8" GATE VALVE	7 EA	1 EA	1 EA
13.	6" GATE VALVE	3 EA	1 EA	1 EA
14.	8" 45° BEND	3 EA	–	2 EA
15.	10" PLUG	1 EA	–	–
16.	14" PLUG	–	–	–
17.	8" PLUG	3 EA	1 EA	–
18.	2" AIR RELEASE VALVE	4 EA	1 EA	–
19.	10" 45° BEND	2 EA	–	–
20.	3/4" SERVICE AND METER (FROM LVVWD)	28 EA	26 EA	25 EA

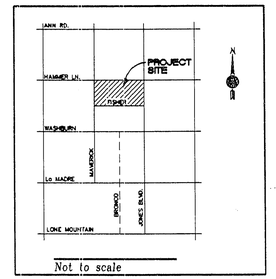
SANITARY

ITEM	DESCRIPTION	PHASE 1	PHASE 2	PHASE 3
1.	8" PVC	214 LF	1621 LF	848 LF
2.	4" PVC	909 LF	610 LF	600 LF
3.	MANHOLE	4 EA	5 EA	3 EA

STREET

ITEM	DESCRIPTION	PHASE 1	PHASE 2	PHASE 3
1.	4" A.C.	2783 SY	2783 SY	2783 SY
2.	3" A.C.	1175 SY	3133 SY	4733 SY
3.	2" A.C.	4375 SY	2263 SY	3544 SY
4.	2" TEMPORARY A.C.	906 SY	906 SY	906 SY
5.	"L" TYPE CURB & GUTTER	1580 SY	1128 SY	1250 SY
6.	DRIVEWAY	3362 SF	3122 SF	3000 SF
7.	4" SIDEWALK	7900 SY	5640 SY	6830 SY
8.	VALLEY GUTTER	2400 SF	–	985 SF
9.	TYPE I AGGREGATE BASE	1630 CY	900 CY	1380 CY
10.	TYPE II AGGREGATE BASE	1560 CY	890 CY	1350 CY
11.	1" OVERLAY	700 SY	–	–
12.	STREET LIGHTS-100W HPS	8 EA	11 EA	11 EA
13.	STREET LIGHTS-250W HPS	4 EA	–	–
14.	R1-1 STOP SIGN	3 EA	–	3 EA
15.	D-3 STREET SIGN (6")	4 EA	–	5 EA
16.	BARRICADE W/MARKERS	1 EA	–	2 EA
17.	PULLBOX	2 EA	–	4 EA
18.	30" ROLL TYPE C&G	1700 LF	1165 LF	1530 LF
19.	6" SIDEWALK	8500 EA	5820 SF	8080 SF
20.	SIDEWALK RAMP	7 EA	1 EA	8 EA

1. COVER SHEET
2. MASTER SITE PLAN
3. DIMENSION PLAN
4. GRADING PLAN
5. UTILITY PLAN
6. DESERT HAVEN RD. -PLAN & PROFILE
7. BROWNING WAY-PLAN & PROFILE
8. WIND PRAIRIE/QUAIL RISE-PLAN & PROFILE
9. HAMMER LANE-PLAN & PROFILE
10. FISHER AVE.-PLAN & PROFILE
11. FISHER/HAMMER-PLAN & PROFILE
12. JONES BLVD.-PLAN & PROFILE
13. MAVERICK ST.-PLAN & PROFILE
14. OFFSITE SANITARY LINE - JONES BLVD.
15. OFFSITE WATER LINE - MAVERICK ST.
16. DETAILS



Not to scale

PROJECT NAME: DESERT ROSE - (Unit 5)
PHASE 1

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.

LVVWD — Date 4/15/93

DEVIATIONS FROM STANDARDS

1. DESERT HAVEN RD., BROWNING WAY, WIND PRAIRIE ST. AND QUAIL RISE ST. ARE 50' WIDE STREETS WITH 4.5 WIDE SIDEWALKS IN ACCORDANCE WITH THE APPROVED TENTATIVE MAP

REGISTERED PROFESSIONAL ENGINEER — STATE OF NEVADA
KENDALL R. MILLER
CIVIL
No. 9433
3/22/93
ENGINEER'S SEAL

455CUV

No.	REVISIONS	Date	Init.	Appr.	Date

Church Engineering of Nevada., Inc.
Consulting Engineers Planners Surveyors
6600 W. Charleston Blvd. Suite 140 Las Vegas, Nv. 89102 (702) 878-6244

DESERT ROSE PHASE 3 SUBDIVISION

COVER SHEET

Drawn by RAM	Checked by JBC	Scale	File No. 455MP
Job Number 7121.455	Sheet Number 1 OF 16	Date OCT. 1, 1992	

11-3-116 1071-4293-1