

# IMPROVEMENT PLANS FOR DECATUR VILLAGE APARTMENTS LAS VEGAS, NEVADA

## APN #: 138-13-701-023, 045, 050 AND 057

### CONSTRUCTION NOTES

#	ITEM	UNIT	QUANTITY	
			PUBLIC	PRIVATE
1	INSTALL 3" MIN AC OVER 14" MIN. TYPE II AGG. BASE OVER 9" NATIVE	SY	3808	-
2	INSTALL 2" MIN AC OVER 4" TYPE II AGG. BASE OVER OVER 8" TYPE I AGGREGATE BASE	SY	-	13437
3	INSTALL TYPE "A" TACK ON ISLAND CURB PER USDOCA DWG. NO. 219	LF	-	557
4	INSTALL 24" "L" TYPE C & G PER USDOCA DWG. NO. 218	LF	1358	8870
5	INSTALL TYPE "A" CURB PER USDOCA DWG #219	LF	-	1004
6	CONSTRUCT 8" CROSS GUTTER PER PER USDOCA DWG #228	SF	1715	916
7	3" VALLEY GUTTER PER DETAIL 4 ON SHEET DT1	LF	-	3409
8	CONSTRUCT 2" SIDEWALK UNDERDRAIN PER USDOCA DWG 236	EA	5	1
9	CONSTRUCT SIDEWALK PER USDOCA DWG #234	SF	7218	-
10	2" CURB OPENING PER DETAIL 3 SHEET DT1	EA	-	2
11	COMMERCIAL DRIVEWAY	SF	553	402
12	INSTALL 4" DIAMETER DRAIN PIPE AT SIDEWALK	LF	-	20
13	CONSTRUCT WALL OPENING PER DETAIL 3 SHEET DT1	EA	-	2
14	CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE 1	EA	4	-
15	EXISTING POWER POLE TO BE RELOCATED 1' BEHIND SIDEWALK	LF	-	5

### WATER CONSTRUCTION NOTES

#	ITEM	UNIT	QUANTITY	
			PUBLIC	PRIVATE
1	INSTALL FIRE HYDRANT ASSEMBLY PER UDS PLATE NO. 7	EA	-	8
2	INSTALL 8" PVC (CLASS 150) WATER LINE	LF	600	2689
3	INSTALL 8" PVC (CLASS 150) WATER LINE	LF	-	65
4	INSTALL 4" PVC WATER LINE	LF	-	1152
5	INSTALL 2" WATER SERVICE	LF	-	1004
6	INSTALL 1-1/2" WATER SERVICE	LF	-	365
7	NOT IN USE 8"	EA	-	-
8	INSTALL 8" REDUCED PRESSURE PRINCIPLE ASSEMBLY (RPPA) PER UDCAS PLT. 110	EA	2	-
9	ABANDON EX. 8" DCA AND INSTALL 8" X 3" TYPE I FSW PER UDS PLT. NO. 218	EA	2	-
10	INSTALL 8" X 8" TEE W/THRUST BLOCK PER UDS PLT. NO. 5	EA	1	4
11	INSTALL 8" X 6" TEE W/THRUST BLOCK PER UDS PLT. NO. 5	EA	-	6
12	INSTALL 8" X 4" TEE W/THRUST BLOCK PER UDS PLT. NO. 5	EA	-	26
13	INSTALL 8" 90° BEND W/THRUST BLOCK PER UDS PLT. NO. 5	EA	-	8
14	INSTALL 8" X 6" REDUCER	EA	-	4
15	INSTALL 8" GATE VALVE	EA	1	8
16	INSTALL 8" MANUAL BLOW-OFF ASSEMBLY PER UDS PLT. NO. 4A	EA	1	2
17	INSTALL 1-1/2" SERVICE SADDLE	EA	-	23
18	INSTALL 2" SERVICE SADDLE	EA	-	21

### SEWER CONSTRUCTION NOTES

#	ITEM	UNIT	QUANTITY	
			PUBLIC	PRIVATE
1	INSTALL 48" DIA. SANITARY SEWER MANHOLE PER STD. DWG. NO. SD-1	EA	1	11
2	INSTALL 8" PVC (SDR-35) SEWER MAIN	LF	-	2275
3	INSTALL 4" PVC (SDR-35) SEWER LATERAL	LF	-	1329
4	INSTALL 4" SANITARY SEWER CLEANOUT	EA	-	48

### TRAFFIC NOTES

#	ITEM	UNIT	QUANTITY	
			PUBLIC	PRIVATE
1	INSTALL R1-1 (36") "STOP SIGN", POLE MOUNT	EA	-	1
2	INSTALL FIRE LANE ENTRANCE WARNING SIGN PER DETAIL "B" THIS SHEET	EA	-	1
3	INSTALL 150 W LUMINAIRES PER CCAUSD #314, 320 & 321	EA	4	-
4	INSTALL 1-1/4" PVC STREET LIGHT CONDUIT WITH (2) #4 & (1) #8 & THW	LF	670	-
5	INSTALL #3-1/2" PULLBOX PER CCAUSD #328	EA	2	-

### OWNER

TMF INVESTMENTS  
1048 IRVINE AVE #643  
NEWPORT BEACH, CA 92660  
PHONE: (702)733-0178  
FAX: 920-8501

### DEVELOPER

DECATUR VILLAGE LLC  
TMF INVESTMENTS LLC  
1048 IRVINE AVE #643  
NEWPORT BEACH, CA 92660  
PHONE: (702)733-0178  
FAX: 920-8501

### BASIS OF BEARING

NORTH 02°27'23" EAST - THE CENTERLINE OF DECATUR BOULEVARD AS SHOWN ON AMENDED PARCEL MAP IN FILE 98, PAGE 79, CLARK COUNTY RECORDS, NEVADA.

CCASD = CLARK COUNTY AREA STANDARD DRAWING  
UDCAS = UNIFORM DESIGN AND CONSTRUCTION STANDARDS

NOTE: QUANTITIES SHOWN ARE APPROXIMATIONS ONLY.  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING THE EXACT QUANTITIES.

### BENCHMARK

8000 135ES-2 IN BRASS CAP IN THE TOP OF CURB @ NW CORNER OF DECATUR & SMOKE RANCH ELEVATION=672.27 METERS (2205.60 FEET) NAVD88

### FLOOD ZONE INFORMATION

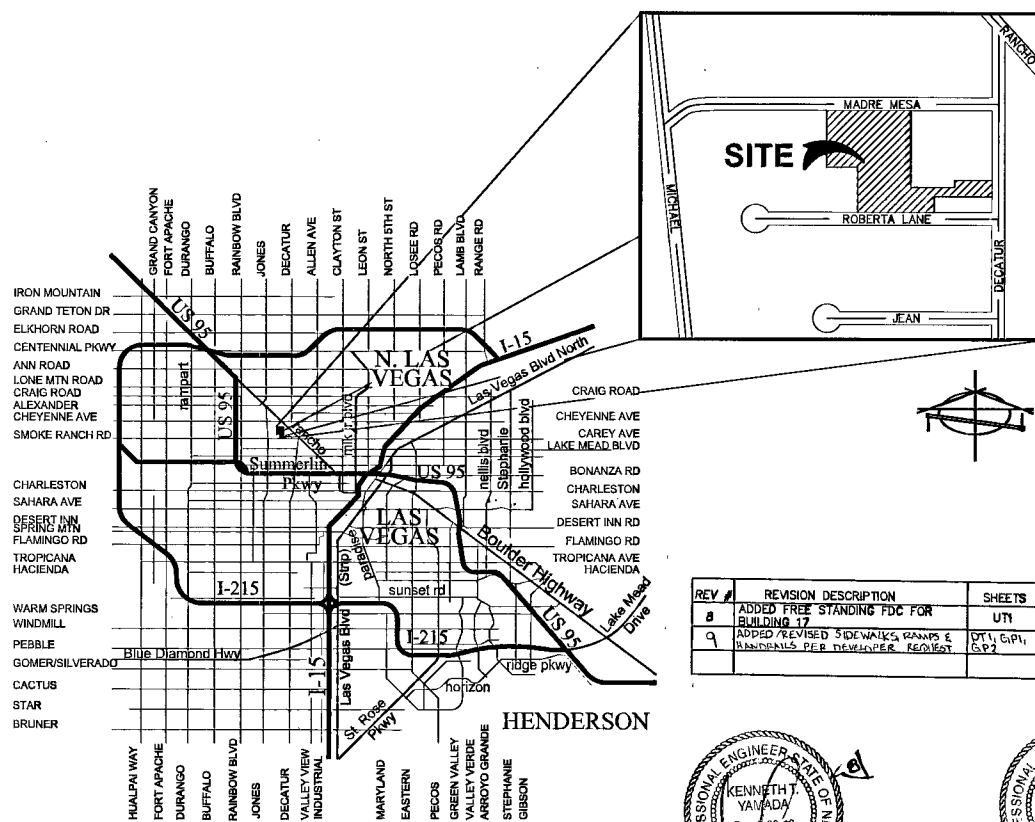
THIS PROPERTY LIES IN A ZONE "X". A ZONE "X" IS DETERMINED TO BE AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA COMMUNITY PANEL NO. 32003C2125ISE EFFECTIVE DATE SEPTEMBER 27, 2002, REVISED BY LOMR DATED DECEMBER 11, 2003

### LEGAL DESCRIPTION

THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.

RESERVING THEREFOR A RIGHT-OF-WAY AND EASEMENT FOR ROAD PURPOSES OVER AND ACROSS THE NORTH THIRTY (30) FEET THEREOF.

FURTHER SAVING AND EXCEPTING THAT PORTION CONVEYED TO KENNETH MARAK, ETAL. BY DEED DATED JANUARY 29, 1965, RECORDED DECEMBER 29, 1965 AS DOCUMENT NO 548058, CLARK COUNTY, NEVADA, RECORDS.



Vicinity Map

### INDEX OF SHEETS

1	CV1	COVER SHEET
2	GN1	GENERAL NOTES SHEET
3	DT1	DETAIL SHEET
4	GP1	GRADING PLAN
5	GP2	GRADING PLAN
6	UT1	UTILITY PLAN
7	UT2	UTILITY PLAN
8	UT3	UTILITY PLAN
9	PP1	PLAN AND PROFILE-MADRE MESA
10	PP2	PLAN AND PROFILE-ROBERTA LANE
11	HC1	HORIZONTAL CONTROL/FIRE PLAN/STREET LIGHT
12	HC2	HORIZONTAL CONTROL/FIRE PLAN/STREET LIGHT

REV #	REVISION DESCRIPTION	SHEETS	APPD BY	DATE APPD
8	ADDED FREE STANDING FDC FOR BUILDING 17	UT1	KB	10/14/08
9	ADDED REVISED SIDEWALKS, GRASSES & BENCHMARKS PER REVISIONER REQUEST	DT1, GP1, GP2	KB	2/11/9

REV #	REVISION DESCRIPTION	SHEETS	APPD BY	DATE APPD
1	REVISED FG TAGS & ADDED WALL	GP1, GP2, DT1	KB	3/28/07
2	ADDED RETAINING WALL	DT1, GP1, GP2	KB	10/3/07
3	ADDED RETAINING WALLS	GP2	KB	11/19/07
4	REVISED RETAINING WALL	GP2	KB	5/1/08
5	REVISED TAGS TO 8" DINED 36 COVERED PARALLEL 3/2004	GP1, GP2, DT1, GP1, GP2	KB	5/12/08
6	REVISED TAGS TO 8" DINED 36 COVERED PARALLEL 3/2004	UT1, UT2	KB	5/29/08
7	ADDED 1" WATER TIGHT EQUIPMENT AREA & A FREE STANDING FDC FOR BLDG 17	UT1	KB	3/14/08

### APPROVALS

*Jorge Cervantes*  
**JORGE CERVANTES, PE #13977, P.T.O.E.**  
CITY ENGINEER  
DATE: 1-26-07

APPROVAL OF THESE PLANS 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.

*Robert Bull*  
**ROBERT BULL**  
CITY FIRE MARSHAL  
DATE: 12/7/06

*M. Margo Wheeler*  
**M. MARGO WHEELER, AICP, DIRECTOR OF PLANNING AND DEVELOPMENT**  
DATE: 01/26/07

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

*Jessie Nantz*  
**JESSIE NANTZ**  
NEVADA POWER COMPANY  
DATE: 12/14/06

NEVADA POWER COMPANY APPROVAL IS ONLY FOR THE PLACEMENT AND CLEARANCE OF STREET LIGHTS AND SIGNAL LIGHTS INSTALLATION. NEVADA POWER COMPANY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICES 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 COMMISSION'S RULES AND REGULATIONS.

*David M. Z...*  
**DAVID M. Z...**  
SOUTHWEST GAS CORPORATION  
DATE: 12/4/06

*John...*  
**JOHN...**  
EMBARQ  
DATE: 12-09-06

"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."

*See sheets UT1, UT2 & UT3 (6,7,8 of 12)*  
**LAS VEGAS VALLEY WATER DISTRICT**  
DATE: 12/5/06

*John...*  
**JOHN...**  
COX COMMUNICATIONS OF LAS VEGAS, INC.  
DATE: 12/5/06

### DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD 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 cutting underground utility lines. It's costly.  
before you Dig  
1-800-227-2600  
underground service (USA)

Avoid overhead power line contact  
before you Overhead  
1-702-227-2929  
NEVADA POWER COMPANY AT THE SAFETY SERVICES DEPARTMENT

CLV DWG # 107V4783

PREPARED FOR: **TMF INVESTMENTS**  
 NEWPORT BEACH, CA 92660  
 PHONE: (702)733-0178  
 FAX: 920-8501

DATE: 12/26/06  
 UPR: [ ]  
 JBR: [ ]  
 LIP: [ ]  
 NTS: [ ]

DATE: DECEMBER 2006  
 DESIGN: [ ]  
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 SCALE: [ ]

**BAUGHMAN & TURNER, INC.**  
 LAND PLANNERS  
 LAS VEGAS, NEVADA 89102  
 LAND SURVEYORS  
 1210 HINSON STREET  
 (702) 870-8771 FAX: (702)878-2696

**BT**  
 DECATUR VILLAGE APARTMENTS  
 COVER SHEET  
 SECTION 13, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.  
 CITY OF LAS VEGAS  
 DECATUR BLVD AND MADRE MESA DRIVE  
 NEVADA

SHEET  
**CV1**  
 1 of 12  
 PRD. NO.  
 Decatur Village