

# 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 9" NATIVE  | 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 RAMP 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   | -        | 1452    |
| 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 UDS PL. NO. 110 | EA   | 2        | -       |
| 9  | ABANDON EX. 8" DODG AND INSTALL 8" X 3" TYPE T FSM PER UDS PLT. NO. 219   | EA   | 2        | -       |
| 10 | INSTALL 8" X 8" TEE W/THRUST BLOCK PER UDS PLT. NO. 5                     | EA   | 1        | 4       |
| 11 | INSTALL 8" X 8" TEE W/THRUST BLOCK PER UDS PLT. NO. 5                     | EA   | -        | 8       |
| 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   | -        | 6       |
| 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   | 870      | -       |
| 5 | INSTALL #3-1/2" PULLBOX PER CCAUSD #328                            | EA   | 2        | -       |

### OWNER

TMF INVESTMENTS  
1048 IRVINE AVE #643  
NEWPORT BEACH, CA 92660  
PHONE: (702)733-0176  
FAX: 920-8501

### DEVELOPER

DECATUR VILLAGE LLC  
TMF INVESTMENTS LLC  
1048 IRVINE AVE #643  
NEWPORT BEACH, CA 92660  
PHONE: (702)733-0176  
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  
UDACS = UNIFORM DESIGN AND CONSTRUCTION STANDARDS  
NOTE: QUANTITIES SHOWN ARE APPROXIMATIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING THE EXACT QUANTITIES.

### BENCHMARK

8000 135SE-2 IN BRASS CAP IN THE TOP OF CURB @ NW CORNER OF DECATUR & SMOKE RANCH ELEVATION=872.27 METERS (2205.60 FEET) NAVD88

### FLOOD ZONE INFORMATION

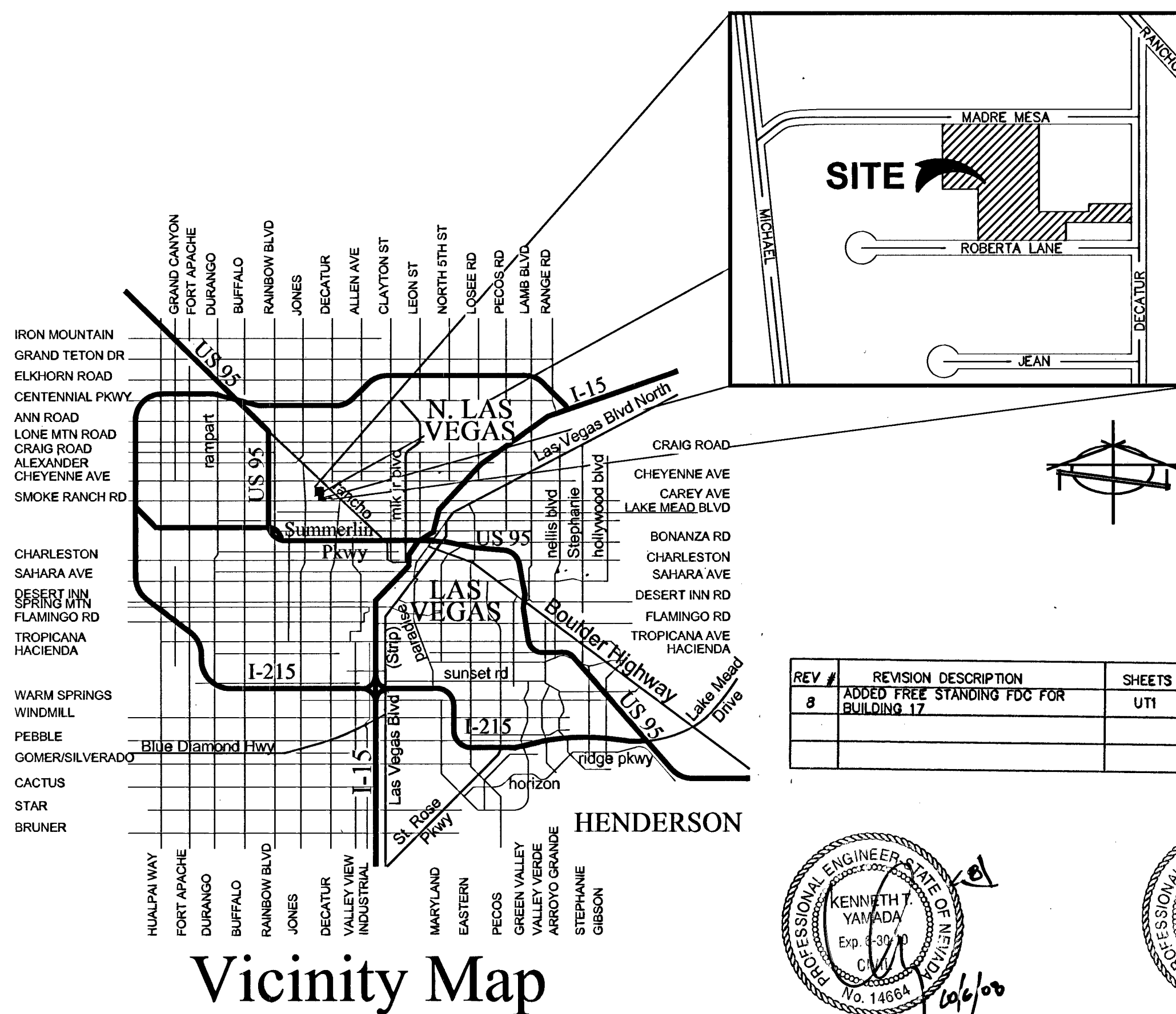
THIS PROPERTY LIES IN A ZONE "X". A ZONE "X" IS DETERMINED TO BE AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA COMMUNITY PANEL NO. 32003C2155E EFFECTIVE DATE SEPTEMBER 27, 2002, REVISED BY LOMR DATED DECEMBER 11, 2003

### LEGAL DESCRIPTION

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

RESERVING THEREFROM 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, ET AL. BY DEED DATED JANUARY 29, 1965, RECORDED DECEMBER 29, 1965 AS DOCUMENT NO 548058, CLARK COUNTY, NEVADA, RECORDS.

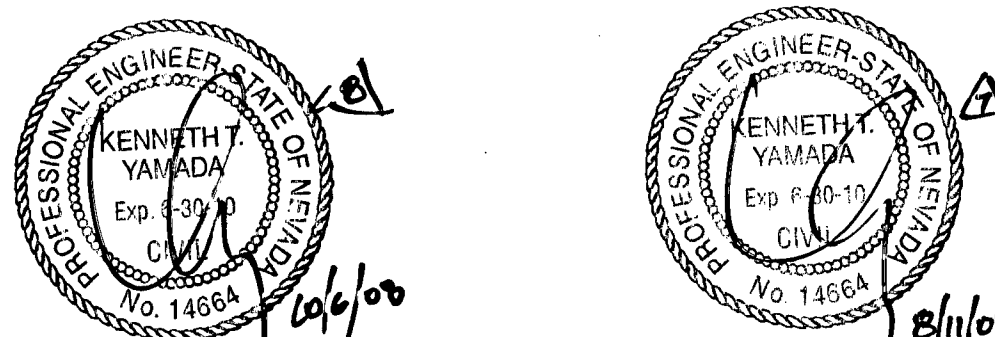


Vicinity Map

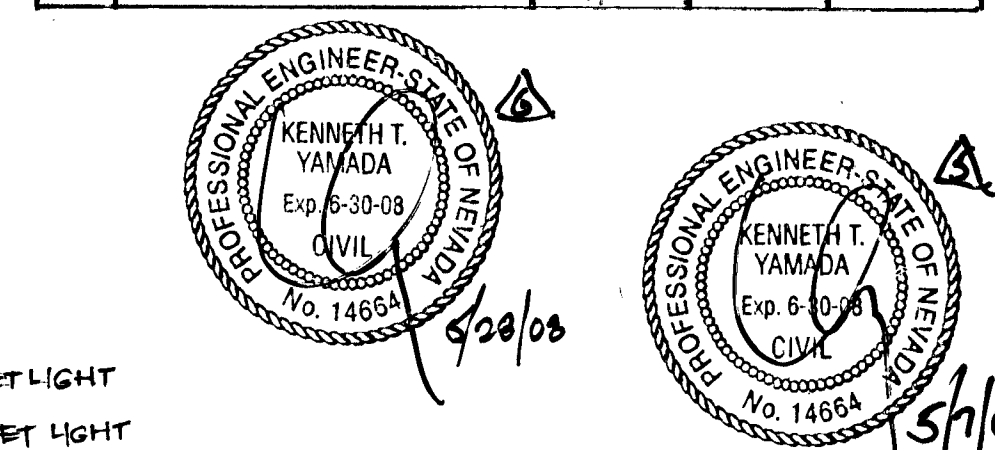
### INDEX OF SHEETS

|    |     |   |
|----|-----|---|
| 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  |



| REV # | REVISION DESCRIPTION  | SHEETS        | APPD BY | DATE APPD |
|-------|---|---------------|---------|-----------|
| 1     | REVISED FO TAGS & ADDED WALL  | GP1, GP2, DT1 | KB      | 5/28/07   |
| 2     | ADDED RETAINING WALL  | DT1, GP1, GP2 | KB      | 10/30/07  |
| 3     | ADDED RETAINING WALL  | GP2           | KB      | 11/19/07  |
| 4     | REVISED RETAINING WALL  | GP2           | KB      | 5/11/08   |
| 5     | REVISED RETAINING WALL  | GP2           | KB      | 5/12/08   |
| 6     | REVISED RETAINING WALL  | UT1, UT2      | KB      | 5/29/08   |
| 7     | ADDED 1" X 1/2" FIRE POLE EQUIPMENT AREA & 1" X 1/2" FIRE CONDUIT PVC FOR BLDG 17 | UT1           | KB      | 8/14/08   |



### 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. Margó Wheeler*  
**M. MARGÓ WHEELER, AICP, DIRECTOR OF PLANNING AND DEVELOPMENT**  
DATE: 01/24/07

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

*Jessie Mark*  
**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.

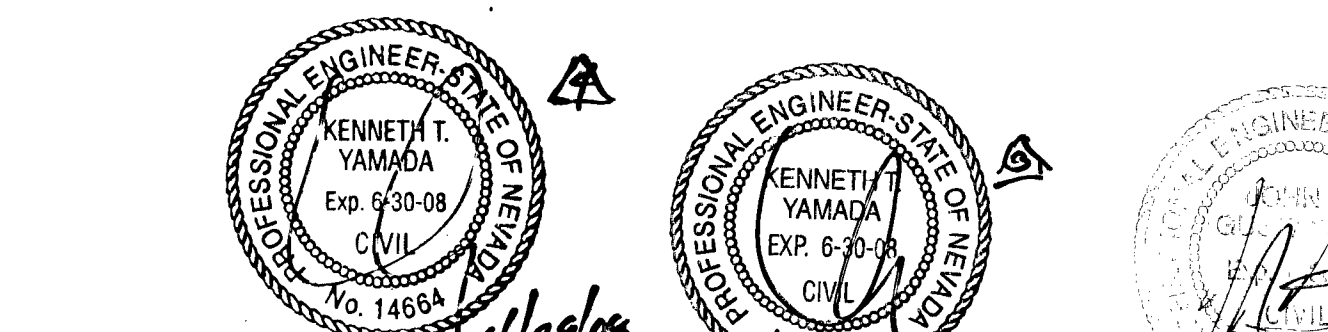
*David M. Z...*  
**SOUTHWEST GAS CORPORATION**  
DATE: 12/14/06

*Sp...*  
**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 (6.718 of 12)*  
**LAS VEGAS VALLEY WATER DISTRICT**  
DATE: 12/5/06

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



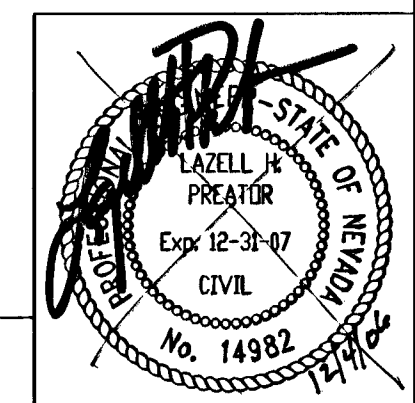
### DISCLAIMER NOTE

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.  
**Call before you Dig**  
1-800-227-2600  
UNDERGROUND SERVICE (USA)

Avoid overhead power line contact.  
**Call before you OVERHEAD**  
1-702-227-2929  
NEVADA POWER CORPORATION AND SAFETY SERVICE DEPARTMENT

**CLV DWG #107V4783**



PREPARED FOR: **TMF INVESTMENTS**  
 1048 IRVINE AVE #643  
 NEWPORT BEACH, CA 92660  
 PHONE: (702)733-0176  
 FAX: 920-8501

DATE: DECEMBER 2006  
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**BAUGHMAN & TURNER, INC.**  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
 1210 HINSON STREET  
 LAS VEGAS, NEVADA 89102  
 (702) 870-8771 FAX (702) 878-2696

**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**

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