

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 6" 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	-	6
2	INSTALL 8" PVC (CLASS 150) WATER LINE	LF	600	2689
3	INSTALL 6" 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 UDS PLT. 110	EA	2	-
9	ABANDON EX. 8" DCA AND INSTALL 6" X 3" TYPE I FSM 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	-	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) #6 & THW	LF	670	-
5	INSTALL #3-1/2" PULLBOX PER CCAUSD #326	EA	2	-

OWNER

TMF INVESTMENTS
1048 IRVINE AVE #543
NEWPORT BEACH, CA 92660
PHONE: (702)733-0176
FAX: 920-8501

DEVELOPER

DECATUR VILLAGE LLC
TMF INVESTMENTS LLC
1048 IRVINE AVE #543
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
UDSACS = UNIFORM DESIGN AND CONSTRUCTION STANDARDS

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

BENCHMARK

8000 135E-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

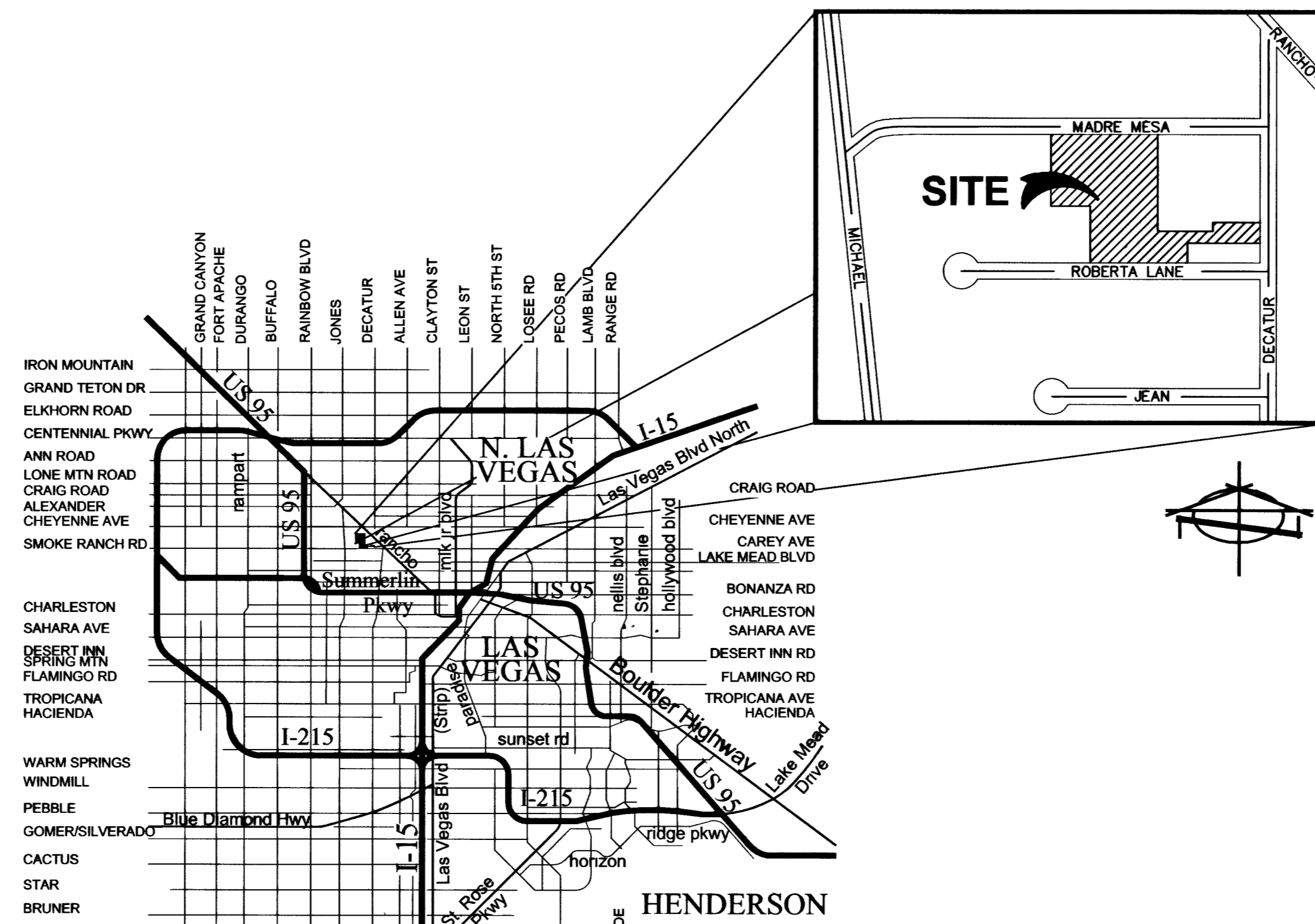
THIS PROPERTY LIES IN A ZONE "X", A ZONE "X" IS DETERMINED TO BE AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA COMMUNITY PANEL NO. 32003C2155E EFFECTIVE DATE: SEPTEMBER 27, 2002, REVISED BY LOWR DATED DECEMBER 11, 2003

LEGAL DESCRIPTION

THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST 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

REV #	REVISION DESCRIPTION	SHEETS	APPD BY	DATE APPD
1	REVISED PG TAGS & ADDED WALL	GP1, GP2, DT1	HEB	5/23/07
2	ADDED RETAINING WALL	DT1, GP1, GP2	HEB	10/3/07
3	ADDED RETAINING WALLS TO PG. 2	GP2	HEB	11/19/07
4	REVISED RETAINING WALL	GP2	KB	5/1/08
5	REVISED EXISTING / EXISTING 35 COVERED PARKING SPACES	GP1, GP2, DT1, GP2, GP2, GP2	KB	5/12/08

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

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 Bell
ROBERT BELL
CITY FIRE MARSHAL
DATE: 12/7/06

M. Margo Wheeler
M. MARGO WHEELER, AICP, DIRECTOR OF PLANNING AND DEVELOPMENT
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPARTMENT
DATE: 01/24/07

Jessica Martin
NEVADA POWER COMPANY
DATE: 10/4/06

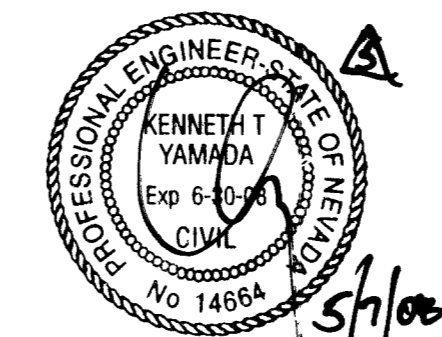
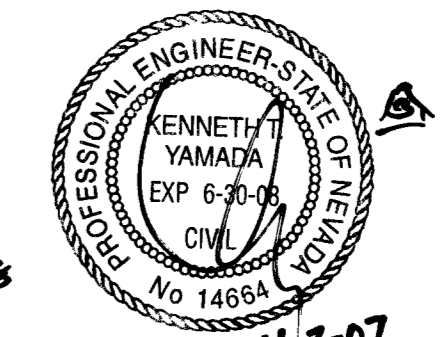
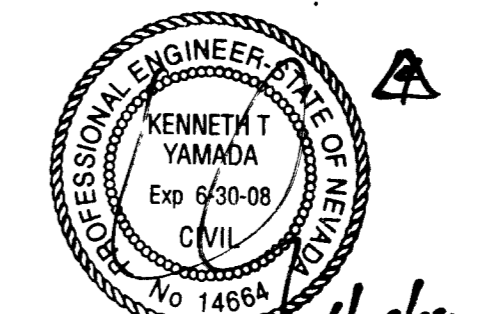
NEVADA POWER COMPANY APPROVAL IS ONLY FOR THE PLACEMENT AND CLEARANCE OF STREET LIGHTS AND SIGNAL LIGHTS INSTALLATION. NEVADA POWER COMPANY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICES TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NEVADA POWER COMPANY RESERVES THE RIGHT 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: 12/4/06

...
EMBARO
DATE: 12-09-06

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

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



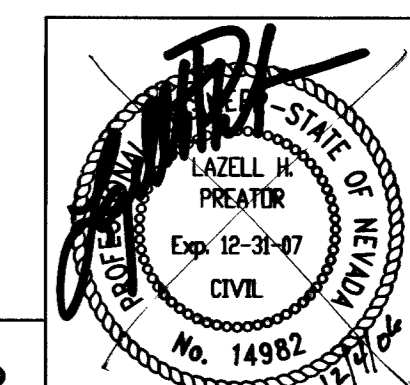
DISCLAIMER NOTE

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. If'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 COMPANY AND SAFETY SERVICES DEPARTMENT

CLV DWG #107V4783



PREPARED FOR:
TMF INVESTMENTS
1048 IRVINE AVE #543
NEWPORT BEACH, CA 92660
PHONE: (702)733-0176
FAX: 920-8501

DATE: DECEMBER 2006
UPL: UPL
JSP: JSP
LHP: LHP
NLS: NLS
DESIGN: DESIGN
DRAWN: DRAWN
CHECK: CHECK
SCALE: SCALE

BAUGHMAN & TURNER, INC.
LAND PLANNERS
LAS VEGAS, NEVADA 89102
LAND SURVEYORS
LAS VEGAS, NEVADA 89102
FAX: (702)878-2695



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

111120
106582
115616
103531
99535