

DECATUR / GRAND TETON IMPROVEMENT PLANS

APN# - 125-12-802-020

ESTIMATE OF QUANTITIES

ITEMS

STREET IMPROVEMENTS

- 5" AC PAVEMENT W/13" TYPE II BASE
- 2" AC PAVEMENT W/6" TYPE I UNDER 4" TYPE II BASE
- 4" WIDE CONCRETE SIDEWALK W/5" TYPE II BASE
- 5" WIDE CONCRETE SIDEWALK W/5" TYPE II BASE
- 6" WIDE CONCRETE VALLEY GUTTER W/10" TYPE I BASE
- 24" "L" TYPE CURB AND GUTTER W/6" TYPE I BASE
- "A" TYPE CURB WITH 6" TYPE II BASE

SEWER IMPROVEMENTS

- 48" DIA STANDARD SEWER MANHOLE (PUBLIC)
- 8" PVC SEWER MAIN (PUBLIC)
- 8" DIP SEWER MAIN (PUBLIC)
- 4" PVC SEWER MAIN (PRIVATE)

DRAINAGE IMPROVEMENTS

- D50 = 6" RIP RAP
- 18" CLASS III RCP STORMDRAIN
- 48" TYPE II STORM DRAIN MANHOLE
- "NEENAH R-3295" STORM DRAIN DROP INLET
- 1/2" RIVER WASH GRAVEL FOR UTILITY AND ACCESS EASEMENT

FOR WATER AND TRAFFIC SIGNAGE QUANTITIES, REFER TO SHEETS 15 AND 18

NOTE TO CONTRACTOR:

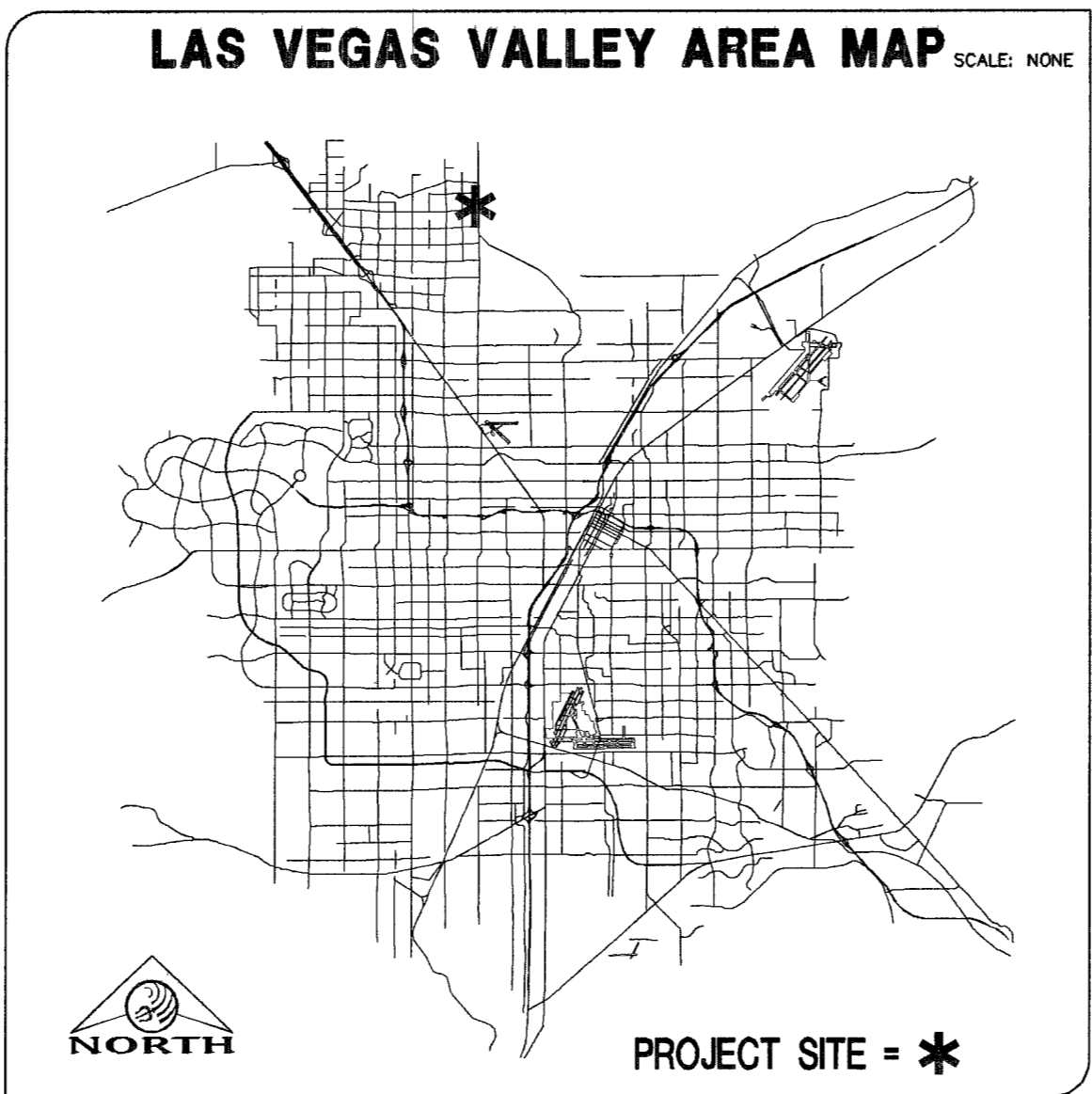
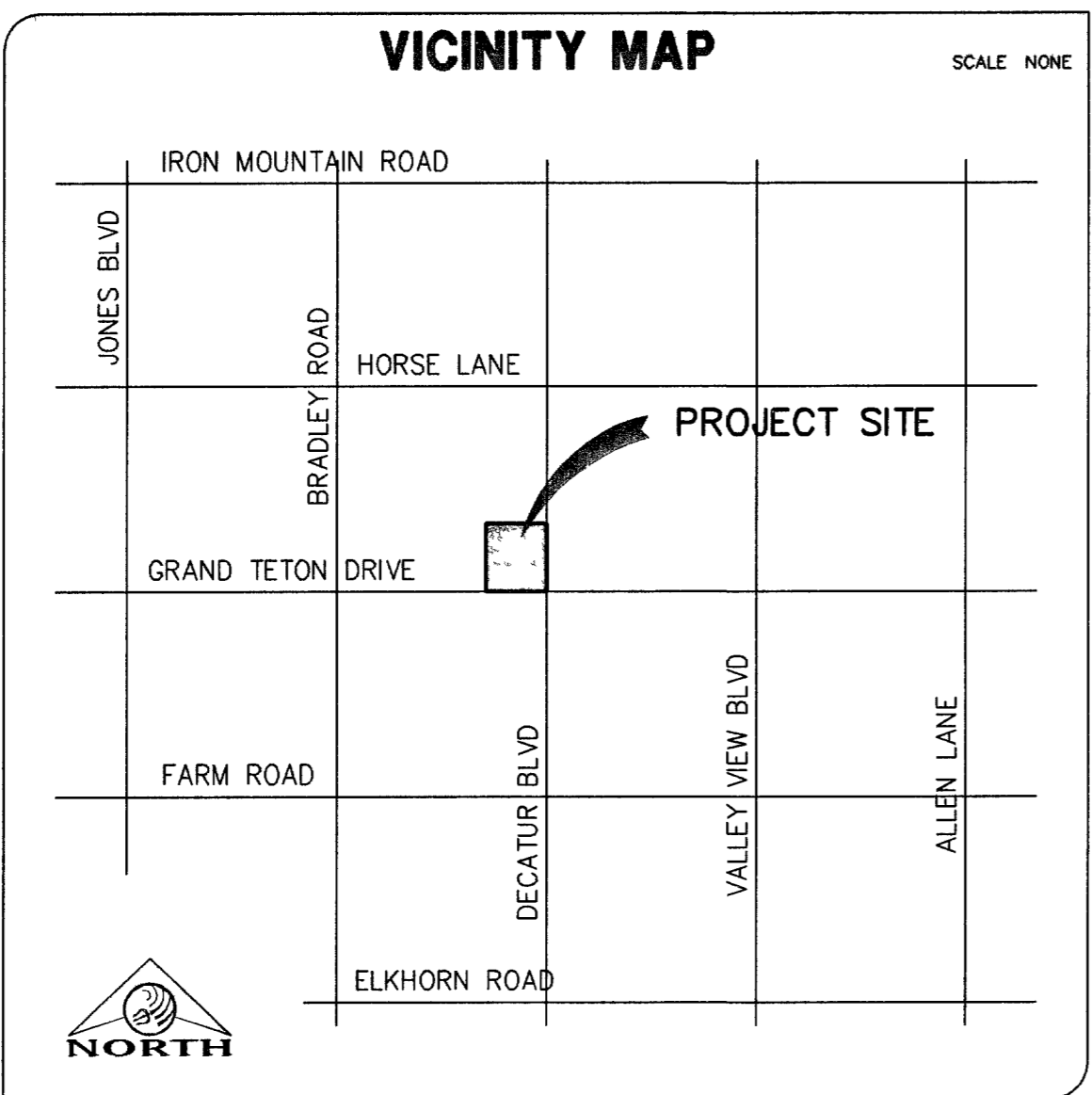
QUANTITIES SHOWN ARE APPROXIMATIONS ONLY AND ARE INTENDED TO ILLUSTRATE SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT QUANTITIES INVOLVED.

QUANTITY TOTAL

6,741 SY
6,450 SF
5,658 SF
5,656 SF
4,122 SF
4,934 LF
1,177 LF
12 EA
1,787 LF
105 LF
1,554 LF
556 SF
153 LF
1 EA
3 EA
632 SY

ABBREVIATIONS

ABAN - ABANDON
AC - ASPHALTIC CONCRETE
AGGR - AGGREGATE
& - AND
APN - ASSESSOR PARCEL NUMBER
APPROX - APPROXIMATE
ASSY - ASSEMBLY
AVE - AVENUE
BC - BACK OF CURB
BCR - BACK OF CURVE RETURN
BK - BOOK/BACK
BLDG - BUILDING
BLK - BLOCK
BLM - BUREAU OF LAND MANAGEMENT
BLVD - BOULEVARD
BM - BENCHMARK
BO - BLOW OFF ASSEMBLY
BOC - BACK OF CURB
BOT - BOTTOM
BOW - BACK OF WALK
BRG - BEARING
BVC - BEGIN VERTICAL CURVE
BW - BACK OF WALK
BWW - BACK WATER VALVE
C/C - CENTER TO CENTER
C&G - CURB & GUTTER
CC - CLARK COUNTY
CE - COMMON ELEMENT
CI - CAST IRON
CIP - CAST IRON PIPE/
CAST IN PLACE
CR - CIRCLE
CL OR C - CENTERLINE
CNLY - CITY OF NOTR
LAS VEGAS
CO - COUNTY
COH - CITY OF HENDERSON
CONC - CONCRETE
CONT - CONTINUOUS
COORD - COORDINATE
CIR - CENTER
CV - CONTROL VALVE
Δ - DELTA ANGLE
D/W OR DWY - DRIVEWAY
DET - DEPARTMENT
DET - DETAIL
DEV - DEVELOPMENT
DG - DESIGN GRADE
DI - DROP INLET/DUCTILE IRON
DI - DIAMETER
DIM - DIMENSION
DIP - DUCTILE IRON PIPE
DIR - DIRECTION
DST - DISTANCE
DMH - DROP MANHOLE
DN - DOWN
DR - DRIVE
DWG - DRAWING
E - EAST/EDGE
EA - EACH
ELEV - ELEVATION
EOP - EDGE OF PAVEMENT
EOS - EDGE OF SHOULDER
EQ - EQUAL OR EQUATION
EQ SP - EQUALLY SPACED
ESMT - EASEMENT
EST - ESTIMATE
EVC - END OF VERTICAL CURVE
EW - EACH WAY
EXIST - EXISTING
F/F - FACE TO FACE
FC - FACE OF CURB
FF - FINISHED FLOOR
FG - FINISHED GRADE
FH - FIRE HYDRANT
FIG - FIGURE
FL OR F - FLOW LINE
FLR - FLOOR
FN - FENCE
FND - FOUND
FOC - FACE OF CURB
FOW - FACE OF WALL
FPM - FEET PER MINUTE
FPS - FEET PER SECOND
FT - FOOT OR FEET
FTG - FOOTING
FUT - FUTURE
G/B - GRADE BREAK
GALV - GALVANIZED
GB - GRADE BREAK
GND - GROUND
GPD - GALLONS PER DAY
GPH - GALLONS PER HOUR
GPM - GALLONS PER MINUTE
GRD - GRADE
GRT - GRATE
GRT - GATE VALVE
GRT - IRIGATION
HORIZ - HORIZONTAL
HP - HIGH POINT
HPS - HIGH PRESSURE GAS
HT - HEIGHT
HWY - HIGHWAY
IN - INCH
INST - INSTALL
INT - INTERIOR
INV - INVERT
IRR - IRRIGATION
LB OR # - POUND
LEN OR L - LENGTH OF CURVATURE
LF - LINEAR FOOT
LG - LONG
LN - LANE
LT - LEFT/LIGHT
LWVD - LAS VEGAS VALLEY WATER DISTRICT
LWR - LOWER
M - METER
MATL - MATERIAL
MAX - MAXIMUM
MECH - MECHANICAL
MFR - MANUFACTURER
MG - MILLION GALLONS
MGP - MILLION GALLONS PER DAY
MH - MANHOLE
MIN - MINIMUM
MISC - MISCELLANEOUS
MU - MECHANICAL JOINT
MVR - MARKER
ML - MORTAR LINED
MLO - MORTAR LINED & COATED
MVC - MIDDLE OF VERTICAL CURVE
N - NORTH
N/A - NOT APPLICABLE
NAP - NOT A PART
NDOT - NEVADA DEPARTMENT OF TRANSPORTATION
NE - NORTHEAST
NF - NORTH FACE
NG - NATURAL GROUND
NO OR # - NUMBER
NTS - NOT TO SCALE
NW - NORTHWEST
O/D - OUT TO OUT
OC - ON CENTER
OD - OUTSIDE DIAMETER
OF - OUTSIDE FACE
OHP - OVER HEAD POWER
OHTL - OVER HEAD TELEPHONE
ORIG - ORIGINAL
OVL - OVERFLOW
O/D - OUT TO OUT
OC - ON CENTER
OD - OUTSIDE DIAMETER
OF - OUTSIDE FACE
OHP - OVER HEAD POWER
OHTL - OVER HEAD TELEPHONE
ORIG - ORIGINAL
OVL - OVERFLOW
PL OR P - PROPERTY LINE
PAVMT - PAVEMENT
PB - PULL BOX
PC - POINT OF CURVE
PC - POINT OF COMPOUND CURVE
PE - POLYETHYLENE
PED - PEDESTAL
PERM - PERMANENT
PERP - PERPENDICULAR
PH - PHASE
PI - POINT OF INTERSECTION
PKW - PACKAGE
PKWY - PARKWAY
PL - PLACE/PLATE/PARCEL LINE
PLT - PLATE (DRAWING)
POLY - POLYETHYLENE
PP - POWER POLE
PR - PAR
PRC - POINT OF REVERSE CURVE/
PRECAST REINFORCED CONCRETE
PRELIM - PRELIMINARY
PROP - PROPOSED
PRV - PRESSURE REGULATING VALVE
PS - PUMP STATION
PSF - POUNDS PER SQUARE FOOT
PSI - POUNDS PER SQUARE INCH
PT - POINT/POINT OF TANGENT
PUE - PUBLIC UTILITY EASEMENT
PV - POINT OF VERTICAL INTERSECTION
PVC - POLYVINYL CHLORIDE PIPE
QTY - QUANTITY
R - RADIUS
(R) - RADIAL
R/W - RIGHT OF WAY
RCB - REINFORCED CONCRETE BOX
RCP - REINFORCED CONCRETE PIPE
RD - ROAD
RED - REDUCER
REQD - REQUIRED
RET - RETURN
REV - REVISION OR REVERSE
ROW - RIGHT OF WAY
RPPA - REDUCED PRESSURE PRINCIPLE ASSEMBLY
RR - RAILROAD
RT - RIGHT
S - SOUTH/SLOPE
S/C - SAW CUT
SCCP - STEEL CYLINDER CONCRETE PIPE
SCH - SCHEDULE
SD - STORM DRAIN
SDMH - STORM DRAIN MANHOLE
SDMK - SIDEWALK
SE - SOUTHEAST
SEC - SECTION/SECOND
SEG - SEGMENT
SHDR - SHOULDER
SHT - SHEET
SID - SPECIAL IMPROVEMENT DISTRICT
SIG - SIGNAL
SI - SLOPE
SNVA - SOUTHERN NEVADA WATER AUTHORITY
SPEC(S) - SPECIFICATION(S)
SQ - SQUARE
SQ FT - SQUARE FOOT/FEET
SQ YD - SQUARE YARD
SS - SANITARY SEWER
ST - STREET
STA - STATION
STD - STANDARD
STL - STEEL
STLT - STREET LIGHT
SUR - SURVEY
SW - SIDEWALK OR SOUTHWEST
SY - SQUARE YARD
SYM - SYMBOL
SYS - SYSTEM
TAB - TOP & BOTTOM
TAN - TANGENT
TBM - TEMPORARY BENCH MARK
TC - TOP OF CURB
TD - TRENCH DRAIN
TEMP - TEMPORARY
THK - THICK(NESS)
THR BLK - THRUST BLOCK
TMI - TOP OF MANHOLE
TOF - TOP OF FOOTING
TOGR - TOP OF GRATE
TOP - TOP OF PIPE
TOP - TOP OF FORM
TOS - TOP OF SLAB
TOSW - TOP OF SIDEWALK
TOT - TOTAL
TOT - TOP OF WALL (TYP) - TYPICAL
UNO - UNLESS NOTED OTHERWISE
UPRR - UNION PACIFIC RAILROAD
USSS - UNITED STATES GEODETIC SURVEY
UTIL - UTILITY
V - VOLT OR VALVE
VAR - VARIES
VB - VALVE BOX
VCP - VITRIFIED
VC - VERTICAL CURVE
VEL - VELOCITY
VERT - VERTICAL
VGT - VALLEY GUTTER
VOL - VOLUME
VPI - VERTICAL POINT OF INTERSECTION
W/ - WITH
W - WEST/WATER
W/O - WITH OUT
WD - WIDTH
WON - WASTE DRAIN
W - WROUGHT IRON
WL - WASTE LINE
WP - WORK POINT/WEATHER PROOF
WS - WATER SURFACE
WT - WEIGHT
WTR - WATER
WV - WATER VALVE
WVF - WELDED WIRE FABRIC
WVM - WELDED WIRE MESH
XFRM - TRANSFORMER
XTR - TRUNKER
XSEC - CROSS SECTION
Y - YARD
YD - YIELD



FOR RICHMOND AMERICAN HOMES OF NEVADA, INC.

7250 WEST PEAK DRIVE, SUITE 212
LAS VEGAS, NV 89128
PHONE: (702) 240-5600

BY Triton Engineering



9901 Covington Cross Drive
Suite 170
Las Vegas, Nevada 89144

Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

INDEX OF DRAWINGS

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STORM SEWER MANHOLE SCHEDULE

MH #	TOP OF MH ELEVATION	INVERT OUT/THRU ELEVATION	INVERT IN ELEVATION	NORTHING	EASTING
1	2330.8±	2321.07	2321.27	15256.65	17285.57
2	2332.7±	2321.75	2321.95	15311.39	17283.62
3	2334.3±	2322.69	2322.89	15398.42	17287.12
4	2335.0±	2325.92	2326.12	15754.49	17287.08
5	2335.3±	2326.42	2326.62	15790.17	17283.93
6	2334.2±	2327.20	-NA-	15798.69	17380.29
7	2337.0±	2330.00	-NA-	15764.91	16998.44
8	2337.4±	2330.40	-NA-	15808.42	16950.84
9	2335.7±	2325.20	2325.40	15375.34	16953.23
10	2333.0±	2326.00	-NA-	15275.31	16953.78
11	2335.6±	2324.75	2324.95	15375.58	16996.64
12	2334.3±	2323.10	2323.30	15399.90	17250.16

APPROVALS

Charles Kajkowski, Jr. 1/20/2006
CHARLES KAJKOWSKI, JR.; PE #4784
CITY ENGINEER
DATE

M. Margo Wheeler 1/11/06
M. MARGO WHEELER, AICP, DIRECTOR OF PLANNING AND DEVELOPMENT
DATE

James M. Smith 1-9-06
CITY FIRE MARSHAL
DATE

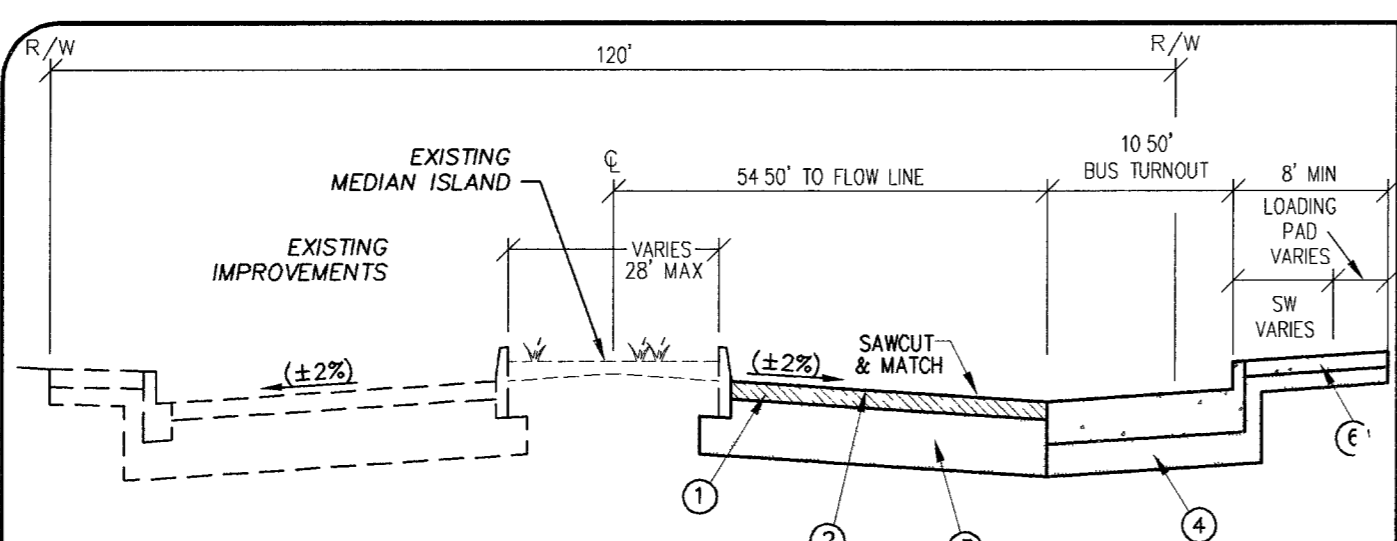
Richard A. Cavill 1-6-06
SOUTHWEST GAS CORPORATION
DATE

Bobby Pickum 1-6-06
NEVADA POWER COMPANY
DATE

James M. PEARCE 1/16/06
COX COMMUNICATIONS LAS VEGAS, INC.
DATE

David D. ... 1/16/06
SPRINT CENTRAL TELEPHONE - NEVADA
DATE

LAS VEGAS VALLEY WATER DISTRICT (SHEETS 1, 13-15) PROJECT #111312
DATE



- ### NOTES:
- FINAL AC PAVEMENT SURFACE (INCLUDING OPEN GRADES) SHALL BE 1/2" MAXIMUM ABOVE LIP OF GUTTER
 - STRUCTURAL SECTION TO BE DETERMINED BY ENGINEERING ANALYSIS BASED ON A SUBGRADE "R" OR "CBR" VALUE DETERMINED BY SOIL TESTING. IN NO CASE SHALL THE A.C. THICKNESS BE LESS THAN THAT SHOWN, NOR SHALL THE BASE BE LESS THAN 3" (ALTERNATE PAVEMENT SURFACE MAY BE ALLOWED).
 - A 1/4" OPEN GRADE MAY BE REQUIRED AS DETERMINED BY THE SOIL ENGINEER.
 - 5" MIN. AC PAVEMENT
 - 3/4" OPEN GRADE, SEE NOTE 3
 - 13" MIN. TYPE II AGGREGATE BASE
 - 6" MIN. TYPE II AGGREGATE BASE UNDER CURB AND GUTTER
 - 10" 4000 PSI CONCRETE
 - 4" CONCRETE AGGREGATE BASE SEE STANDARD DRAWING NO. 234

120' (PUBLIC) GRAND TETON DRIVE
1 STA: 57+00.58 TO 58+80.58 (NOT TO SCALE)

PROJECT NAME GRAND TETON/DECATUR
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.
Greg Hong 1/07/06
LVVWD TRS. MANUAL SWS (1,2,13-15) DATE
ESN 052 REVISED 08/01/04

BASIS OF BEARING

NORTH 00°00'19" WEST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN IN BOOK 106, PAGE 31 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL POINT "BLV90 12556", BEING A RIVET PLATE IN A CONCRETE PAD (ELEC) @ NW CORNER OF GRAND TETON & THOM.
ELEVATION: 2341.27 (FEET)
713.6206 (METERS)
CITY OF LAS VEGAS VERTICAL CONTROL v.2002 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

Avoid hitting overhead power lines. It's costly.

Call before you do Overhead
1-702-227-2929

Avoid cutting underground utility lines. It's costly.

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

DATE: JUNE 17, 2005
DRAWN BY: J. PEARCE
DESIGNED BY: ABA
CHECKED BY: ABA
JOB NO: 005 042
SCALE: NONE

REVISIONS

Triton Engineering
Office: (702) 254-1480
9901 Covington Cross Drive
Suite 170
Las Vegas, Nevada 89144
www.tritoneng.com

RICHMOND AMERICAN HOMES OF NEVADA, INC.
DECATUR / GRAND TETON
COVER SHEET

PROFESSIONAL ENGINEER STATE OF NEVADA
JAMES M. PEARCE
Exp 12-31-07
No. 9552

SHEET 1 OF 18
C.L.V. DWG # 1074903