DECATUR / GRAND TETON IMPROVEMENT PLANS

APN# - 125-12-802-020

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 WALL
BWV – 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
CIR – CIRCLE
CL OR ℄ – CENTERLINE
CNLV – CITY OF NOTRH LAS VEGAS
CO – COUNTY
COH – CITY OF HENDERSON
CONC – CONCRETE
CONT – CONTINUOUS
COORD – COORDINATE
CTR– CENTER
CV – CONTROL VALVE

Δ– DELTA ANGLE
D/W OR DWY – DRIVEWAY
DEPT – DEPARTMENT
DET – DETAIL
DEV – DEVELOPMENT
DG – DESIGN GRADE
DI – DROP INLET/DUCTILE IRON
DIA OR ø – DIAMETER
DIM – DIMENSION
DIP – DUCTILE IRON PIPE
DIR – DIRECTION
DIST – 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
GV – GATE VALVE

HORIZ – HORIZONTAL
HP – HIGH POINT
HPG – 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
LVVWD – LAS VEGAS VALLEY WATER DISTRICT
LWR – LOWER

M – METER
MATL – MATERIAL
MAX – MAXIMUM
MECH – MECHANICAL
MFR – MANUFACTURER
MG – MILLION GALLONS
MGD – MILLION GALLONS PER DAY
MH – MANHOLE
MIN – MINIMUM
MISC – MISCELLANEOUS
MJ – MECHICAL JOINT
MKR – MARKER
ML – MORTAR LINED
MLC – 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 GROUNG
NO OR # – NUMBER
NTS – NOT TO SCALE
NW – NORTHWEST

O/O – OUT TO OUT
OC – ON CENTER
OD – OUTSIDE DIAMETER
OF – OUTSIDE FACE
OHP – OVER HEAD POWER
OHTEL – OVER HEAD TELEPHONE
ORIG – ORIGINAL
OVFL – OVERFLOW

O/O – OUT TO OUT
OC – ON CENTER
OD – OUTSIDE DIAMETER
OF – OUTSIDE FACE
OHP – OVER HEAD POWER
OHTEL – OVER HEAD TELEPHONE
ORIG – ORIGINAL
OVFL – OVERFLOW

PL OR P – PROPERTY LINE
PAVMT – PAVEMENT
PB – PULL BOX
PC – POINT OF CURVE
PCC – POINT OF COMPOUND CURVE
PE – POLYETHYLENE
PED – PEDESTAL
PERM – PERMANENT
PERP – PERPENDICULAR
PH – PHASE
PI – POINT OF INTERSECTION
PKG – PACKAGE
PKWY – PARKWAY
PL – PLACE/PLATE/PARCEL LINE
PLT – PLATE (DRAWING)
POLY – POLYETHYLENE
PP – POWER POLE
PR – PAIR
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
PVI – POINT OF VERTICAL INTERSECTION
PVC – POLYVINYL CHLORIDE PIPE
QTR – QUARTER
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 ASSYMBLY
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
SDWK – SIDEWALK
SE – SOUTHEAST
SEC – SECTION/SECOND
SEG – SEGMENT
SHLDR – SHOULDER
SHT – SHEET
SID – SPECIAL IMPROVEMENT DISTRICT
SIG – SIGNAL
SL – SLOPE
SLV – SLEEVE
SNWA – 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

T&B – TOP & BOTTOM
TAN – TANGENT
TBM – TEMPORARY BENCH MARK
TC – TOP OF CURB
TD – TRENCH DRAIN
TEMP – TEMPORARY
THK – THICK(NESS)
THR BLK – THRUST BLOCK
TMH – TOP OF MANHOLE
TOF – TOP OF FOOTING
TOGR – TOP OF GRATE
TOP – TOP OF PIPE
TOR – TOP OF RIM
TOS – TOP OF SLAB
TOSW – TOP OF SIDEWALK
TOT – TOTAL
TOW – TOP OF WALL
(TYP) – TYPICAL

UNO – UNLESS NOTED OTHERWISE
UPRR – UNION PACIFIC RAILROAD
USGS – UNITED STATES GEODETIC SURVEY
UTIL – UTILITY

V – VOLT OR VALVE
VAR – VARIES
VB – VALVE BOX
VCP – VITRIFIED
VC – VERTICAL CURVE
VEL – VELOCITY
VERT – VERTICAL
VG – VALLEY GUTTER
VOL – VOLUME
VPI – VERTICAL POINT OF INTERSECTION

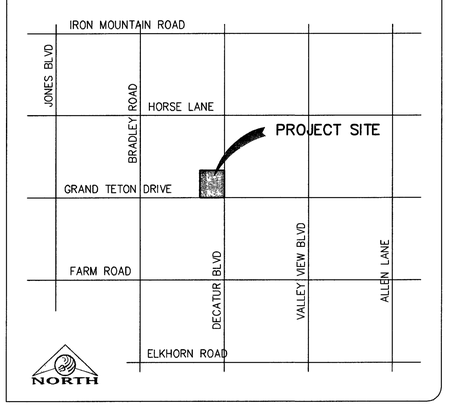
W/ – WITH
W – WEST/WATER
W/O – WITH OUT
WD – WIDTH
WDN – WASTE DRAIN
WI – WROUGHT IRON
WL – WASTE LINE
WP – WORK POINT/WEATHER PROOF
WS – WATER SURFACE
WT – WEIGHT
WTR – WATER
WV – WATER VALVE
WWF – WELDED WIRE FABRIC
WWM – WELDED WIRE MESH

XFMR – TRANSFORMER
XFR – TRANSFER
XSEC – CROSS SECTION

YD – YARD
YLD – YIELD

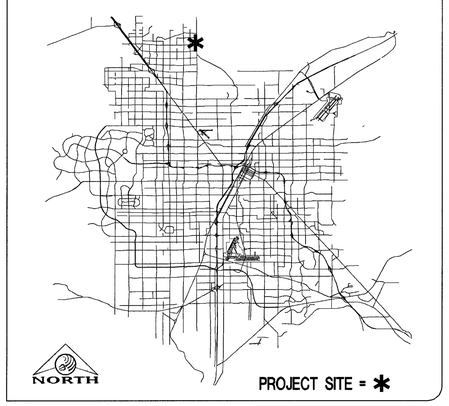
VICINITY MAP

SCALE: NONE



LAS VEGAS VALLEY AREA MAP

SCALE: NONE



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

ESTIMATE OF QUANTITIES

ITEMS	QUANTITY TOTAL
STREET IMPROVEMENTS	
1 5" AC PAVEMENT W/13" TYPE II BASE	6,741 SY
2 2" AC PAVEMENT W/6" TYPE I UNDER 4" TYPE II BASE	6,450 SY
3 4' WIDE CONCRETE SIDEWALK W/5' TYPE II BASE	5,658 SF
4 5' WIDE CONCRETE SIDEWALK W/5' TYPE II BASE	5,656 SF
5 8' WIDE CONCRETE VALLEY GUTTER W/10" TYPE I BASE	4,122 SF
6 24" "L" TYPE CURB AND GUTTER W/6" TYPE I BASE	4,934 LF
7 "A" TYPE CURB WITH 6" TYPE II BASE	1,177 LF
SEWER IMPROVEMENTS	
1 48" DIA STANDARD SEWER MANHOLE (PUBLIC)	12 EA
2 8" PVC SEWER MAIN (PUBLIC)	1,787 LF
3 8" DIP SEWER MAIN (PUBLIC)	105 LF
4 4" PVC SEWER MAIN (PRIVATE)	1,554 LF
DRAINAGE IMPROVEMENTS	
1 D50 = 6" RIP RAP	556 SF
2 18" CLASS III RCP STORMDRAIN	153 LF
3 48" TYPE II STORM DRAIN MANHOLE	1 EA
4 "NEENAH R-3295" STORM DRAIN DROP INLET	3 EA
5 1/2" RIVER WASH GRAVEL FOR UTILITY AND ACCESS EASEMENT	632 SY

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

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

INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES, QUANTITIES, AND LEGEND
3	GRADING PLAN I
4	GRADING PLAN II
5	GRADING DETAILS I
6	GRADING DETAILS II
7	SAPPHIRE SEA STREET (0+00.00 TO 7+50.00) PLAN AND PROFILE
8	MOSS BROOK STREET (0+50.00 TO 8+00.00) PLAN AND PROFILE
9	WATER RIDGE DRIVE (0+00.00 TO 7+00.00) PLAN AND PROFILE
10	JULY SPRINGS DRIVE (0+50.00 TO 5+00.00) PLAN AND PROFILE
11	GRAND TETON DRIVE (53+50.00 TO 62+00.00) PLAN AND PROFILE
12	DECATUR BOULVARD (62+00.00 TO 71+00.00) PLAN AND PROFILE
13	UTILITY PLAN I
14	UTILITY PLAN II
15	UTILITY NOTES AND DETAILS
16	TRAFFIC PLAN I
17	TRAFFIC PLAN II
18	TRAFFIC NOTES AND DETAILS

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	15255.65	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

CITY OF NORTH LAS VEGAS — 1/18/06 — DATE
QIONG LIU, PHD, PE, PTOE

APPROVALS

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

APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHTS–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.

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

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

CITY FIRE MARSHAL — 1-9-06 — DATE

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

SOUTHWEST GAS CORPORATION — 1-6-06 — DATE

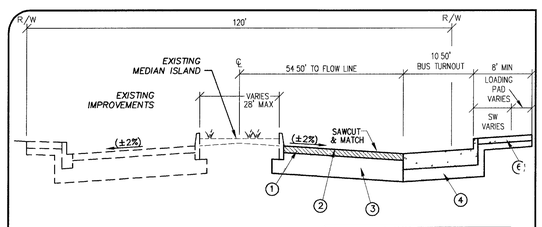
NEVADA POWER COMPANY — 1·6·06 — DATE

NEVADA POWER COMPANY ACKNOWLEDGES THAT WE HAVE RECIEVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NEVADA POWER COMPANY RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.

COX COMMUNICATIONS LAS VEGAS, INC — 1/6/06 — DATE

SPRINT CENTRAL TELEPHONE – NEVADA — 1/5/06 — DATE

THE AFFIXED SPRINT NEVADA APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOW 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 COMMISSON RULES AND REGULATIONS.



NOTES:

1. FINAL A.C. PAVEMENT SURFACE (INCLUDING OPEN GRADEO SHALL BE 1/2" MAXIMUM ABOVE LIP OF GUTTER.
2. 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).
3. A 3/4" OPEN GRADE MAY BE REQUIRED AS DETERMINED BY THE SOIL ENGINEER.

1. 5" MIN. AC PAVEMENT
2. 3/4" OPEN GRADE, SEE NOTE 3
3. 13" MIN. TYPE II AGGREGATE BASE
4. 6" MIN. TYPE II AGGREGATE BASE UNDER CURB AND GUTTER
5. 10" 4000 PSI CONCRETE
6. 4" CONCRETE AGGREGATE BASE SEE STANDARD DRAWING NO. 234

A/1 120' (PUBLIC) GRAND TETON DRIVE
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 Distnct'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 TIM S. #111312 SHTS. (1,2,13-15) 11/05/06 DATE
ESN 052 REVISED 06/01/04

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 "8LV90 12SSE6", BEING A RIVET PLATE IN A CONCRETE PAD (ELEC) @ NW CORNER OF GRAND TETON & THOM.

ELEVATION: 2341.27 (FEET)
713.6208 (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)

87549

NO	DESCRIPTION	DATE	APP'D

DATE	JUNE 17, 2005
PM	J PEARCE
DRAWN BY	
DESIGNED BY	
CHECKED BY	
ADA CHECKED	
JOB NO	005.042
SCALE	NONE

Triton Engineering
9901 Covington Cross Drive
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RICHMOND AMERICAN HOMES OF NEVADA, INC.
DECATUR / GRAND TETON
COVER SHEET

PROFESSIONAL ENGINEER – STATE OF NEVADA
JAMES M. PEARCE
Exp. 12-31-07
CIVIL
No. 9552
1-4-06

SHEET 1 OF 18
C.L.V. DWG.# 107Y4903

Q:\Triton Drawings\005.042 Grand Teton-Decatur\Drawings\Improvements\005.042-cover.dwg mainer Wed, 04 Jan 2006 - 4:09pm