

ESTIMATED QUANTITIES

	PUBLIC	PRIVATE
TYPE I BASE (* IF REQUIRED)	2,247 C.Y.	3,052 C.Y.
TYPE II BASE	1,642 C.Y.	1,788 C.Y.
EXCAVATION	7,228 C.Y.	10,729 C.Y.
2" AC PAVEMENT	----- S.Y.	16,094 S.Y.
3" AC PAVEMENT	10,842 S.Y.	----- S.Y.
CURB & GUTTER	2,618 L.F.	7,923 L.F.
CONCRETE VALLEY GUTTER	----- S.F.	3,078 S.F.
CONCRETE SIDEWALK	12,362 S.F.	26,016 S.F.
STREET LIGHTS	15 EA.	26 EA.

IMPROVEMENT PLANS

FOR

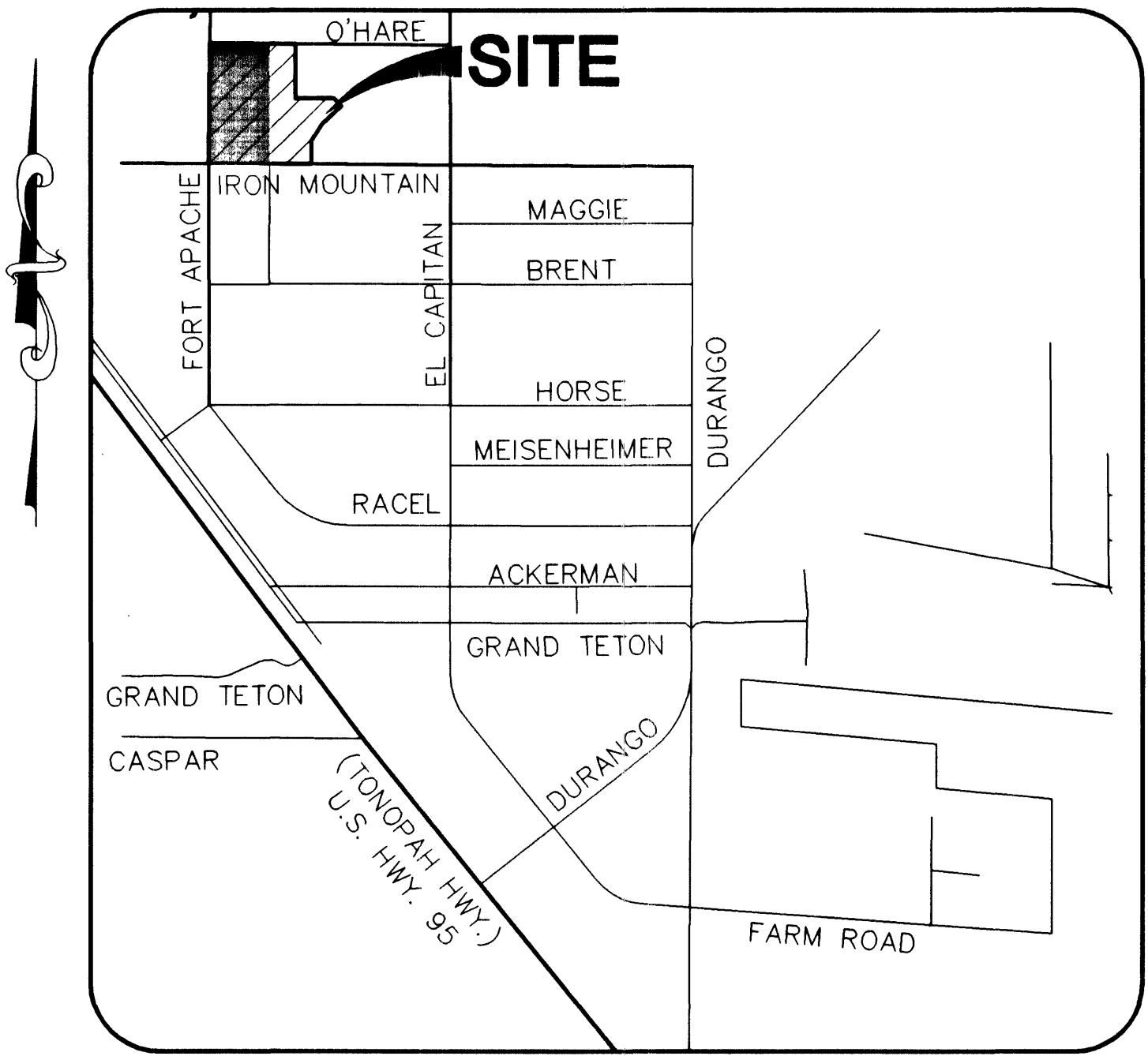
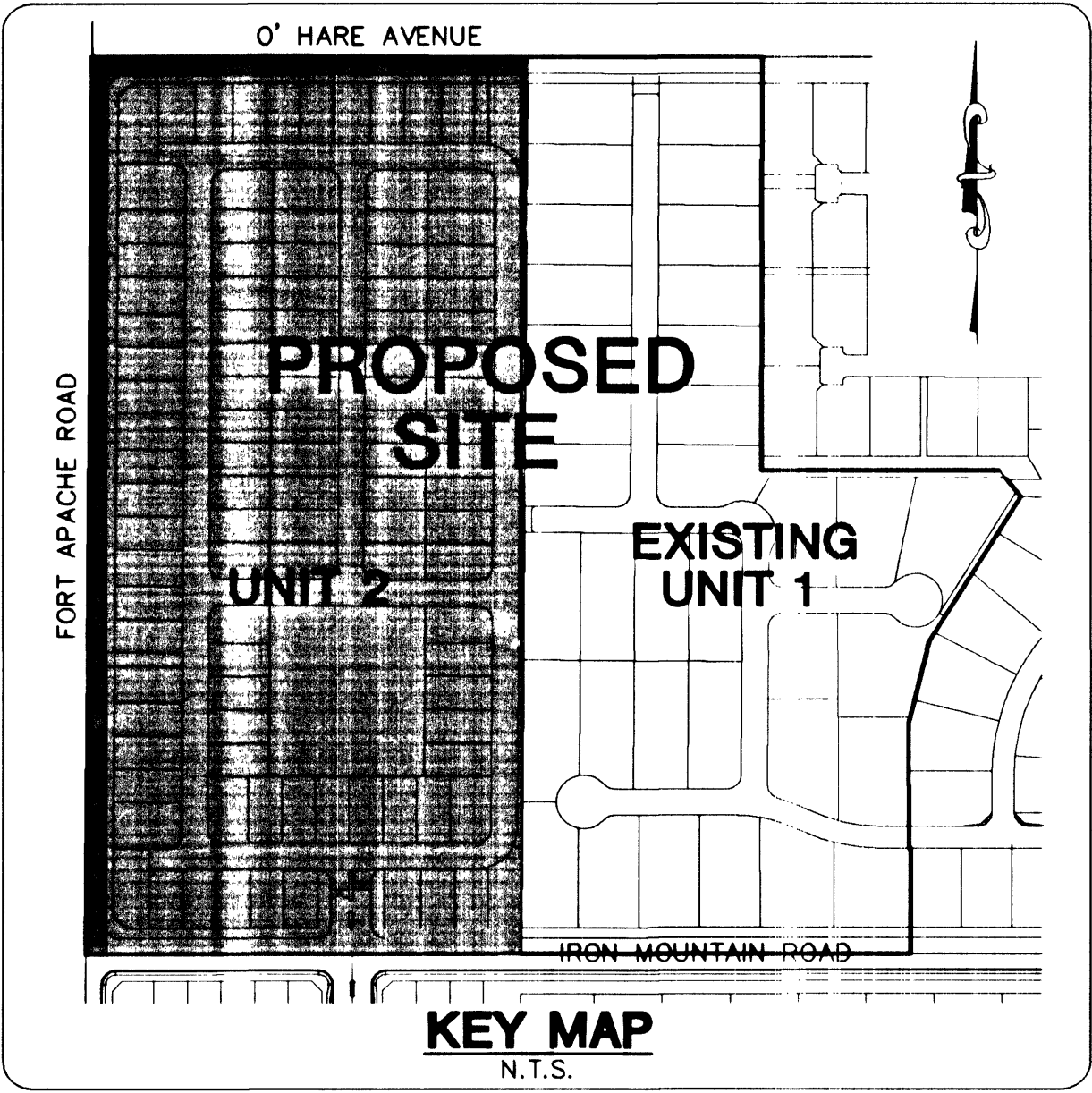
IRON MOUNTAIN ESTATES WEST
UNIT 2

CITY OF LAS VEGAS
STATE OF NEVADA

APN# 125-05-401-001

SHEET INDEX

SHEET #	SHEET	DESCRIPTION
1	C1	COVER SHEET
2	C2	GENERAL NOTES
3	C3	MASTER UTILITY PLAN
4	C4	MASTER UTILITY PLAN
5	G1	GRADING PLAN
6	G2	GRADING PLAN
7	S1	STREET PLAN AND PROFILE - O'HARE AVENUE
8	S2	STREET PLAN AND PROFILE - FORT APACHE ROAD
9	S3	STREET PLAN AND PROFILE - FORT APACHE ROAD
10	S4	STREET PLAN AND PROFILE - IRON MOUNTAIN ROAD
11	S5	SECTION AND DETAILS
12	TS1	TRAFFIC, STREET LIGHTING & STRIPING PLAN
13	TS2	TRAFFIC, STREET LIGHTING & STRIPING PLAN
14	SS1	STREET/SEWER PLAN & PROFILE - NICKLEWOOD AVENUE
		DARK ONYX STREET
15	SS2	STREET PLAN & PROFILE - SOLITAIRE AVENUE
16	SS3	STREET/SEWER PLAN & PROFILE - IRONSTONE AVENUE
17	SS4	STREET/SEWER PLAN & PROFILE - STEELTREE STREET
18	SS5	STREET/SEWER PLAN & PROFILE - STEELTREE STREET
19	SS6	STREET/SEWER PLAN & PROFILE - IRONSEND STREET
20	SS7	STREET/SEWER PLAN & PROFILE - YELLOWSHALE STREET
21	SS8	STREET/SEWER PLAN & PROFILE - YELLOWSHALE STREET
22	SD1	STORM DRAIN PLAN AND PROFILE - FORT APACHE ROAD
23	SD2	STORM DRAIN PLAN AND PROFILE - IRON MOUNTAIN ROAD



LOCATION MAP

N.T.S.

CONTRACTOR NOTE

CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF (S 1/2) OF SOUTHWEST QUARTER (SW 1/4), OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PROJECT IS GRID NORTH AS DEFINED BY THE NEVADA COORDINATE SYSTEM OF 1983 (NCS83), EAST ZONE, (2701), DETERMINED BY CLARK COUNTY GIS CONTROL POINTS 802,803, 804, & 805, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, IN BOOK 88 OF SURVEYS, AT PAGE 53.

BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
CLARK COUNTY BENCHMARK USC&GS V-169
NAVD88 ELEVATION: 791.316 METERS (2596.17 FEET)
USC&GS BRASS: CAP 400 FT. SOUTH OF LOG CABIN WAY AND 100 FT. EAST OF EL CAPITAN WAY JUST EAST OF A BARBED WIRE FENCE.

Call before you Dig
1-800-227-2600

Call before you Overhead
1-702-593-6111

These plans and the design criteria contained within these plans are based upon the information presently known by the engineer and intended solely as a general guideline for construction. All construction shall be in conformance with all applicable local, state and federal statutes, laws, codes, regulations and ordinances, including but not limited to the Federal Fair Housing Amendments Act, Americans With Disabilities Act, the Architectural Barriers Act and any applicable uniform standards, specifications or drawings. The person or entity performing the construction shall be solely responsible to make sure construction is in conformance with all local, state and federal statutes, laws, codes, regulations, standards, guidelines and ordinances and further, is in conformance with any applicable design criteria, including but not limited to soils reports, traffic studies, geotechnical reports, architectural plans and specifications, drainage plans or studies and any other criteria, standards or requirements listed in the plans or the general notes related to these plans or provided by anyone in reference to this project.

NEVADA POWER COMPANY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL WORK 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.

OWNER/DEVELOPER

ASTORIA HOMES
9555 DEL WEBB BLVD.
LAS VEGAS, NEVADA 89134
(702) 257-1188
CONTACT- TROY SMITH

APPROVAL

Charles Kaskowski PE # 4784 DATE 7-15-2002
CITY ENGINEER

APPROVAL OF THESE PLANS BY THE CITY ENGINEER 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.

John Koswan DATE 6/27/2002
PLANNING JOHN KOSWAN, CURRENT PLANNING MANAGER

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

City Fire Marshal DATE 6.6.02

LAS VEGAS VALLEY WATER DISTRICT DATE

Southwest Gas Corporation DATE 6-10-02

NEVADA POWER COMPANY DATE 6/5/02

NEVADA POWER COMPANY APPROVAL IS ONLY FOR THE PLACEMENT AND CLEARANCE OF STREET LIGHT AND SIGNAL LIGHT INSTALLATION.

7	6	5	4	3	2	1	REV	DATE	BY
ASTORIA HOMES 9555 DEL WEBB BLVD. LAS VEGAS, NEVADA, 89134 (702) 257-1188									
CITY OF LAS VEGAS, NEVADA									
2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148 PH. (702) 871-7550 FAX (702) 362-2597									
neveda CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS									
COVER SHEET									
IRON MOUNTAIN ESTATES WEST UNIT 2									
DRAWN BY:	DESIGNED BY:	CHECKED BY:	PROJECT NO:	SCALE:	HORIZ. VERT.				
M.D.		C.R.G.	5463-1	N/A 1"=1'					
NEVADA ENGINEERING SITE CHRISTOPHER J. HUNTER REGISTERED PROFESSIONAL ENGINEER NO. 13956 CIVIL									
SHEET C1 1 OF 23 SHEETS DRAWING NO. 1074-4691-2									