

Avoid cutting underground utility lines. It's costly.

Call before
you Dig

1-800-227-2600

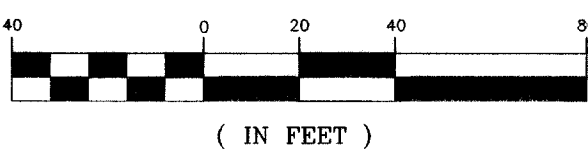
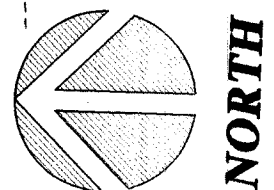
Call before
you Overhead
1-702-593-6111

HORSE DRIVE
(PUBLIC STREET)
SEE SHEET P8

MEISENHEIMER AVENUE
(PUBLIC STREET)
SEE SHEET P10

MUSTANG STREET
(PUBLIC STREET)

HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C40	37.84'	25.00'	86°43'10"
C41	37.84'	25.00'	86°43'10"
C42	25.73'	17.00'	86°43'10"
C49	48.98'	30.00'	93°32'24"
C50	40.81'	25.00'	93°32'24"
C51	27.75'	17.00'	93°32'24"

BENCHMARK

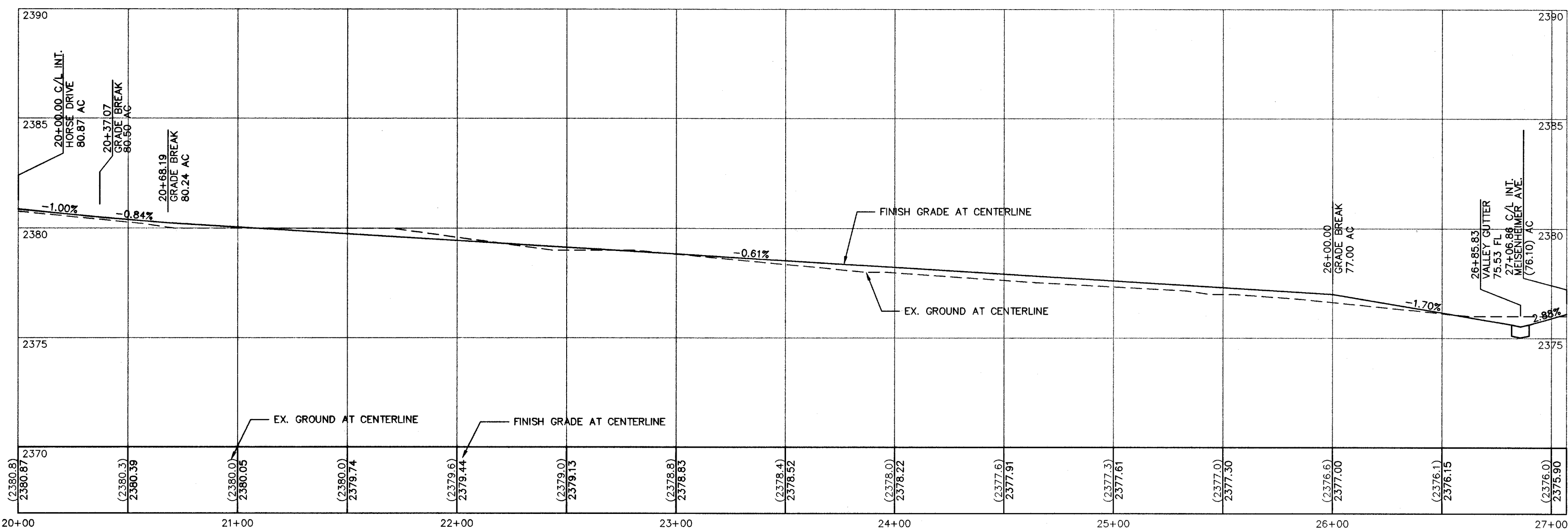
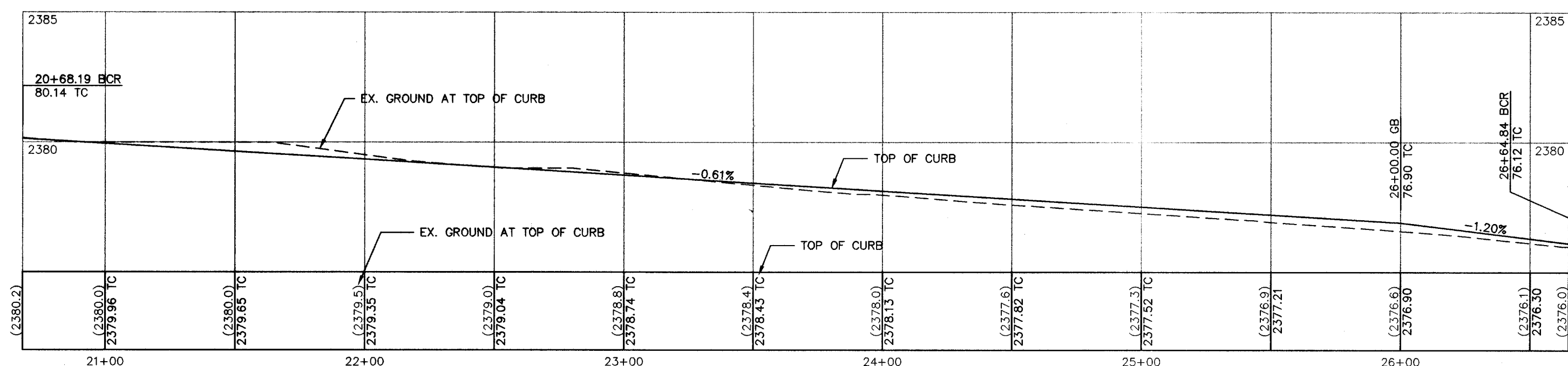
ELEVATION = 2364.00 FEET (NAVD 88 DATUM)

CITY OF LAS VEGAS BENCHMARK No. 8LV90 125W66 A RIVET
AND PLATE IN CONCRETE CINDER, NORTHEAST CORNER OF
JONES BOULEVARD AND RACE STREET
NAVD 88 ELEVATION = 720.5472 METERS

BASIS OF BEARING

SOUTH 88°09'59" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE
NORTHEAST QUARTER (NE 1/4) OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE
60 EAST, M.D.M., AS SHOWN IN FILE 73 OF SURVEYS, PAGE 14, OFFICIAL
RECORDS OF CLARK COUNTY, NEVADA.

TOP OF CURB PROFILE (EAST)



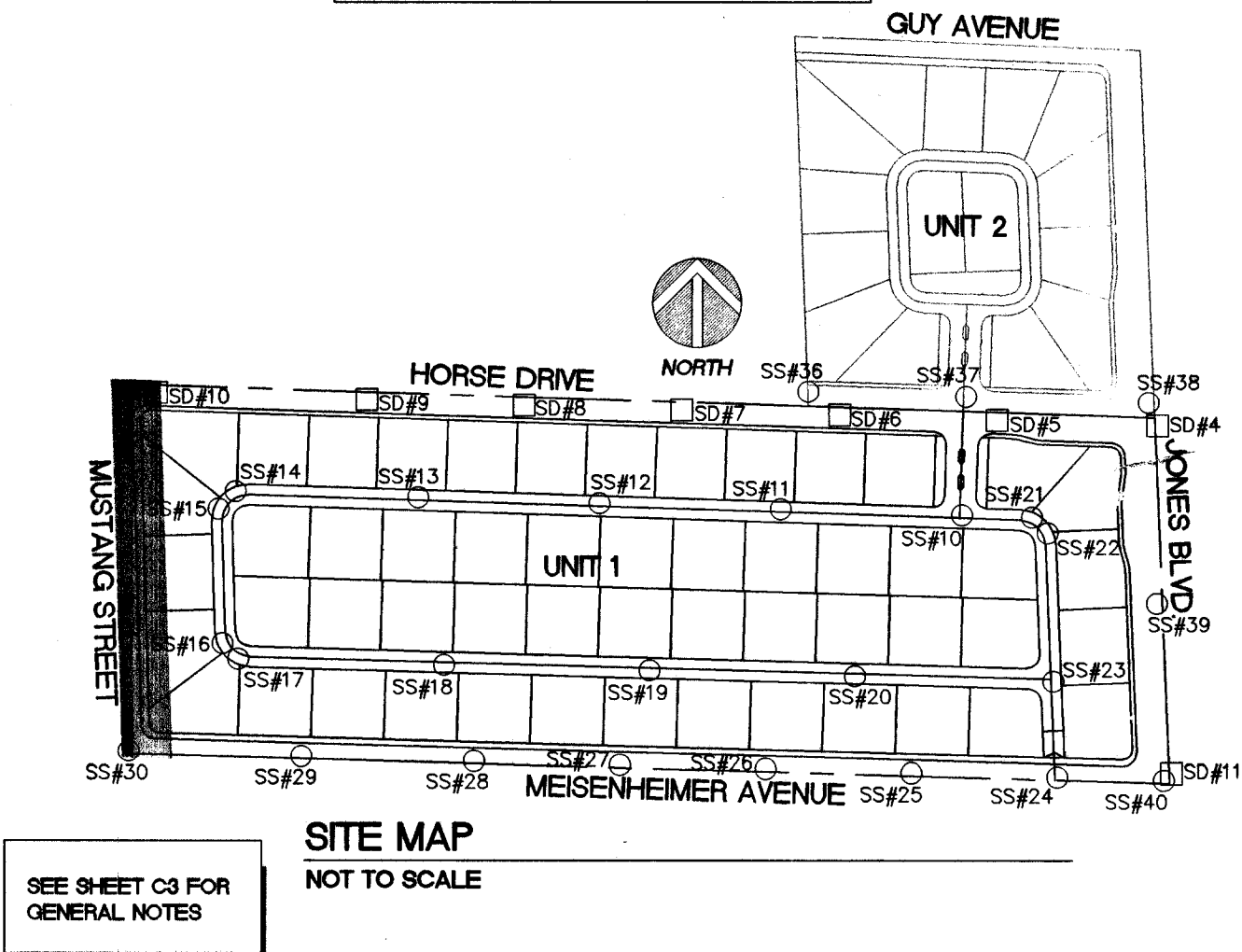
GRADING NOTES

1. CIVIL CONSULTANTS SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY IN THE PLANS OR CONDITIONS IN THE FIELD.
2. ALL WORK TO BE PERFORMED OUTSIDE OF THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL NOT BE PERFORMED UNTIL WRITTEN PERMISSION AND ASSESSMENT HAS BEEN OBTAINED FROM THE OFFSITE OWNER AND GIVEN TO THE CITY OF LAS VEGAS.
3. ADD 2300' TO ALL PROPOSED ELEVATIONS SHOWN HEREON.
4. ALL STATIONING SHOWN, UNLESS OTHERWISE NOTED, CENTERLINE STATIONING.
5. THE CONTRACTOR AND BUILDER SHALL PROVIDE AND VERIFY POSITIVE DRAINAGE FROM ALL LOTS TO A CONCRETE DRAINAGE FACILITY (CURB) PRIOR TO HOME CONSTRUCTION. CIVIL WILL NOT ACCEPT ANY LIABILITY FOR DEFICIENT DRAINAGE IN FIELD VERIFICATION THAT HAS NOT BEEN PERFORMED AND BROUGHT TO CIVIL'S ATTENTION.
6. ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY H.O.A.
7. FOR AREAS THAT ARE FLATTER THAN 2:1 SLOPE, OR LESS THAN 1' ELEVATION DIFFERENCE, SCARPS ARE NOT SHOWN ON PLAN FOR CLARITY PURPOSES.
8. ALL SCARP AREAS SHALL HAVE A MINIMUM ONE FOOT SHOULDER NEXT TO WALL PRIOR TO STARTING SLOPE.
9. GRADING AND STRUCTURAL SECTIONS SHALL CONFORM TO SOILS REPORT PREPARED BY GEO. TEK INC. DATED JULY 11, 2002 AS REFERENCE NO. 4056-LV6 EXCEPT AS MODIFIED BY SOILS ENGINEER AND APPROVED BY THE CITY OF LAS VEGAS. STRUCTURAL SECTION USED IN THIS DESIGN IS 10". CONTRACTOR SHALL REFER TO THE SOILS REPORT AND ACCOMMODATE AND OTHER DESIGN.

WATER AND SEWER CONSTRUCTION KEY NOTES AND QUANTITIES

1. INSTALL 8" PUBLIC PVC WATER LINE4112 LF
2. INSTALL 8" PUBLIC SEWER MAIN6576 LF
3. INSTALL 8" GATE VALVE. VALVES SHALL NOT BE LOCATED IN STREET VALLEY GUTTERS OR WITHIN THE PROPOSED CURB AND GUTTER LOCATIONS.11 EA
4. INSTALL 8"x8" TEE3 EA
5. INSTALL 48" SANITARY SEWER MANHOLE PER SOUTHERN NEVADA DESIGN & CONSTRUCTION STANDARDS FOR WASTE WATER COLLECTION SYSTEMS, 1997. SD-1, SD-723 EA
6. INSTALL 8" CAP3 EA
7. INSTALL FIRE HYDRANT ASSEMBLY PER UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEM: (UDS) PLATE No. 7. INCLUDES TEE, 6" PIPE, GATE VALVE AND RISER AND THE LOCATION SHALL BE DETERMINED BY CLARK COUNTY AREA STD. DWG. 516 VALVES SHALL NOT BE LOCATED IN STREET VALLEY GUTTERS OR WITHIN PROPOSED CURB AND GUTTER LOCATIONS.8 EA
8. INSTALL 3/4" WATER METER AND 1" COPPER SERVICE LATERAL53 EA (PER UDACS PLATE 1D)
9. INSTALL CAP W/ 2" BLOW OFF ASSEMBLY (PER UDACS PLATE No. 4-A)2 EA
10. INSTALL 1" IRRIGATION METER AND 1" COPPER SERVICE LATERAL WITH 1" RPPA1 EA (PER UDACS PLATE No. 1D & 11A)
11. INSTALL 8" 5" BEND7 EA
12. INSTALL 20"x10" TAPPING TEE W/10" TAPPING VALVE1 EA
13. INSTALL 8" 45° BEND12 EA
14. INSTALL 10" 90° BEND2 EA
15. INSTALL 10" 45° BEND17 EA
16. INSTALL 10" PUBLIC PVC WATER LINE2067 EA
17. INSTALL 10" CAP W/ 2" BLOW OFF ASSEMBLY (PER UDACS PLATE No. 4A)1 EA
18. INSTALL 10" 5" BEND1 EA
19. INSTALL 8"x10" CROSS1 EA
20. INSTALL 10" GATE VALVE. VALVES SHALL NOT BE LOCATED IN STREET VALLEY GUTTERS OR WITHIN THE PROPOSED CURB AND GUTTER LOCATIONS.6 EA
21. INSTALL 60" SANITARY SEWER MANHOLE PER SOUTHERN NEVADA DESIGN & CONSTRUCTION STANDARDS FOR WASTE WATER COLLECTION SYSTEMS, 1997. SD-1, SD-717 EA
22. INSTALL 18" PUBLIC SEWER MAIN5448 LF
23. INSTALL 8" PUBLIC D.I.P. WATER LINE121 LF
24. ENCASE IN 4" MIN. OF CEMENT SLURRY PER UDACS 2.19.03 OPTION 3-B121 LF

NOTE:
ALL PRIVATE STREETS AND DRIVES ARE
PUBLIC UTILITY EASEMENTS AND CITY OF LAS
VEGAS SEWER EASEMENTS AND PUBLIC
DRAINAGE EASEMENTS TO BE PRIVATELY
MAINTAINED BY HOMEOWNER'S ASSOCIATION.



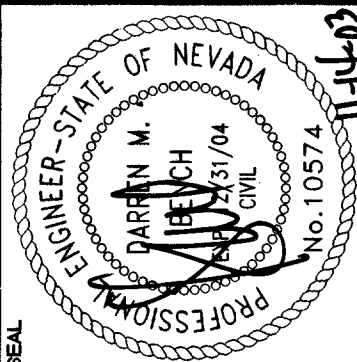
SEE SHEET C3 FOR
GENERAL NOTES

SITE MAP
NOT TO SCALE

LA CRESENTA UNIT 1
IMPROVEMENT PLANS

PLAN AND PROFILE
MUSTANG STREET

AMERICAN PREMIERE
HOMES & DEVELOPMENT



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CONSULTANTS, INC.
ENGINEERING PLANNING LAND SURVEYING

SHEET
P9
23 OF 32

AGENCY DWG. NO.
16714806-1