# LAMPLIGHT GLEN AT TORREY PINES-UNIT 1

## IMPROVEMENT PLANS
## FOR
## CARINA HOMES
## IN
## CLARK COUNTY
## STATE OF NEVADA

## DEPARTMENT OF DEVELOPMENT SERVICES
## CIVIL ENGINEERING DIVISION NOTES

ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS AND STANDARD DRAWINGS CLARK COUNTY AREA NEVADA" AND "CLARK COUNTY SUPPLEMENT TO UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS", LATEST REVISION. ANY OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL COUNTY CODES AND ORDINANCES APPLICABLE. EXCEPT AS NOTED ON THESE PLANS.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS ARE NOT SHOWN ON THE PLANS.

THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE OWNER AT THE EXPENSE OF THE CONTRACTOR.

THE CONTRACTOR SHALL NOT BACK FILL ANY TRENCHES IN WHICH WATER- LINES HAVE BEEN UNCOVERED UNTIL THE WATERLINES HAVE BEEN INSPECTED BY THE LAS VEGAS VALLEY WATER DISTRICT. THE WATER DISTRICT SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF CONSTRUCTION IN THE VICINITY OF WATER LINES. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY ALTERATIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CLARK COUNTY ENGINEER.

TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE DESIGNED FOR A 5.5 SACK MIX WITH A MAXIMUM WATER/ CEMENT RATIO OF 0.45 (OR AS DESIGNATED BY THE SOILS ENGINEER). MIX DESIGN TO BE APPROVED BY THE QUALITY CONTROL DIVISION PRIOR TO USE ON THE PROJECT.

THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL OVERHEAD INTERFERENCE WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVER- HEAD OR UNDERGROUND POWER AND/OR TELEPHONE FACILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THEREWITH.

PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.

EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED CURB.

CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO SAID CON- STRUCTION. EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS, OR AS APPROVED BY THE COUNTY ENGINEER.

ALL GRADING WORK SHALL CONFORM TO SOILS REPORT PROVIDED BY THE OWNER.

THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AT THE SOLE EXPENSE OF THE CONTRACTOR AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE NO. 625.550.

UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC. SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOW LINES, AND VALLEY GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY.

IF THE SEWER MAIN IS OVER THE WATER MAIN, OR LESS THAN 18 INCHES UNDER THE WATER MAIN, THEN CONCRETE ENCASE THE SEWER MAIN 10 FEET ON BOTH SIDES OF THE WATER MAIN, OR USE WATER QUALITY PIPE FOR THE SEWER MAIN.

ALL OFF-SITE IMPROVEMENT CONSTRUCTION SHALL CONFORM TO THE "UNIFORM STANDARD SPECIFICATIONS AND STANDARD DRAWINGS, CLARK COUNTY AREA NEVADA" AND "CLARK COUNTY SUPPLEMENT TO UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS", LATEST REVISION.

INSPECTIONS ARE REQUIRED. CALL 24 HOURS IN ADVANCE, 455-4610. YOUR PERMIT, APPROVED PLANS, AND BARRICADE PLANS FOR THIS WORK MUST BE ON THE JOB SITE AT ALL TIMES.

EXACT LOCATION OF ALL SAW-CUT LINES SHALL BE DETERMINED IN THE FIELD BY A CLARK COUNTY INSPECTOR.

CURB AND GUTTER WITH A GRADE OF LESS THEN 4/10 OF ONE PERCENT SHALL BE CONSTRUCTED BY FORMING. EACH JOINT SHALL BE CHECKED FOR GRADE PRIOR TO CONSTRUCTION AND WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION.

FINAL ASPHALTIC CONCRETE (AC) PAVEMENT SURFACE SHALL BE ONE-HALF (1/2") INCH ABOVE THE LIP OF THE GUTTER (INCLUDING OPEN GRADE).

PRIVATE STREETS, CURB & GUTTER AND VALLEY GUTTERS REFLECTED ON THESE PLANS ARE TO BE INSPECTED BY A CLARK COUNTY INSPECTOR.

WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. EXACT LOCATION OF RAMPS SHALL BE DETERMINED IN THE FIELD BY CLARK COUNTY PUBLIC WORKS INSPECTOR.

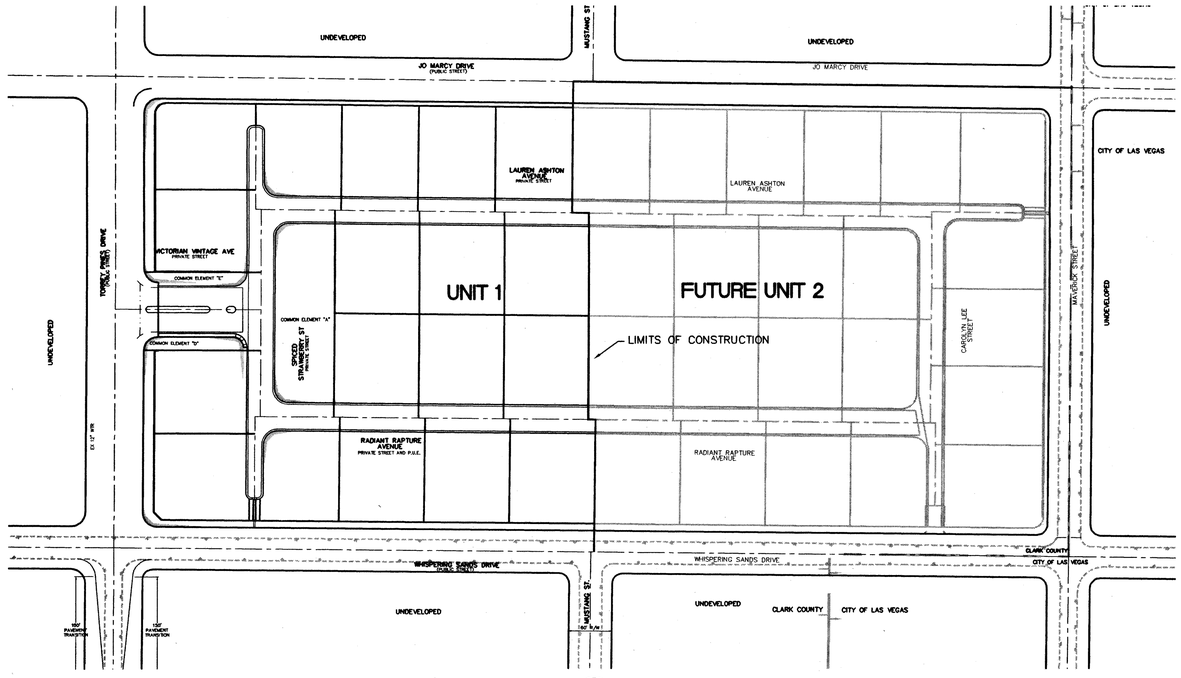
PROPER SIGNS, BARRIERS, BARRICADES AND LIGHTS SHALL BE PLACED AND MAINTAINED IN ACCORDANCE WITH THE LATEST "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS". TRAFFIC, SCHOOL, OR STREET SIGNS OF ANY KIND ARE NOT TO BE MOVED FOR ANY REASON WITHOUT FIRST COORDINATING WITH THE DEPARTMENT OF DEVELOPMENT SERVICES, CIVIL ENGINEERING DIVISION INSPECTOR @ 455-4610.

THIS PLAN DOES NOT AUTHORIZE CLOSURE OF ANY ROAD OR STREET.

NO OPEN TRENCH SHALL BE ALLOWED ACROSS ANY STREET OR WITHIN TEN (10') OF ANY TRAVEL-WAY, EXCEPT WHEN WORK IS IN ACTUAL PROGRESS. AREAS COVERED BY ACCEPTABLE STEEL PLATE ARE NOT TO BE CONSTRUED AS A TRENCH. NO OPEN TRENCH IS PERMITTED IN EXCESS IF 500 FEET OR LENGTH NECESSARY TO ACCOMMODATE PIPE INSTALLATION IN A SINGLE DAY, WHICHEVER IS GREATER. ALL TRENCH CROSSINGS AND BACKFILL SHALL MEET THE STANDARD SPECIFICATIONS UNLESS OTHERWISE STATED.

A TEMPORARY PATCH IS TO BE IN PLACE AT THE END OF EACH WORK DAY WHERE THE BACKFILL IN THE TRENCH HAS BEEN COMPLETED AND PRIOR TO OPENING THE WORK AREA BACK TO TRAFFIC AND IS TO BE MAINTAINED BY THE PERMITTEE. A PERMANENT PATCH IS TO BE IN PLACE WITHIN THIRTY (30) DAYS AFTER THE INSTALLATION OF THE TEMPORARY PATCH.

COMPACTION TESTS ARE REQUIRED.




## SITE PLAN

NOT TO SCALE
SITE ACREAGE: 20.01 AC.
APN: 125-14-505-001

NEVADA POWER COMPANY ACKNOWLEDGES THAT WE HAVE RECEIVED 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 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.

## LEGAL DESCRIPTION

THE SOUTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

APN: 125-14-505-001

## BENCHMARK

CLARK COUNTY VERTICAL CONTROL v.2003
CITY OF LAS VEGAS RIVET AND ROUND PLATE IN CONCRETE PAD ±120' EAST OF GRAND TETON & MAVERICK
STATION 8LV90
14NNE6

ELEVATION= 720.144 METERS (NAVD88)
2362.67 FEET

## BASIS OF BEARING

NORTH 89°38'21" WEST BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA. AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 109 OF SURVEYS PAGE 51.

PROJECT NAME: LAMPLIGHT GLEN @ TORREY PINES -UNIT 1
SHEET: 1, 2, 5-7.
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.

Gary Lange for 6/23/04
LVVWD DATE
ESN.052

PRE-DEVELOPMENT MEETING WITH DEPARTMENT OF DEVELOPMENT SERVICES, CIVIL ENGINEERING DIVISION (OFF-SITE INSPECTOR REQUIRED). CONTACT CIVIL ENGINEERING INSPECTOR AT 455-4610.

## DEVELOPER

CARINA HOMES
2881 BUSINESS PARK CIRCLE, SUITE 210
LAS VEGAS, NV 89128
(702) 228-6376
(702) 228-6002 - FAX

## OWNERS

THE HANSON FAMILY LIMITED PARTNERSHIP,
A NEVADA LIMITED PARTNERSHIP
AND
EDWARD ALLEN AND CAROL A. ALLEN,
HUSBAND AND WIFE

## VICINITY MAP

N.T.S.

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19. UTILITY PLAN AND PROFILE-RADIANT RAPTURE AVENUE


## APPROVALS

Maria L. Tapia 4/14/04
Lt. COMMUNICATION Las Vegas, Inc DATE

Juanita Oddieo 4-14-04
NEVADA POWER COMPANY DATE

Ron Castle 4-12-04
SOUTHWEST GAS CORPORATION DATE

Galen J. Gozde 4-14-04
SPRINT TELEPHONE OF NEVADA GALEN J. GOZDE DATE

THE AFFIXED SPRINT NEVADA APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOW OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OR ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

Robert J. Morgan 7/13/04
LAS VEGAS VALLEY WATER DISTRICT (PROJECT#28671) SHT. 1, 2, 5, 6, & 7 DATE

N/A
CLARK COUNTY WATER RECLAMATION DISTRICT DATE

CCWRD PROJECT CONTROL NUMBER IS N/A
SIGNATURE ON THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT OR AN APPROVAL OF ANY VIOLATION OF CLARK COUNTY WATER RECLAIMATION DISTRICT RULES, REGULATIONS OR DESIGN AND CONSTRUCTION STANDARDS. THE APPROVAL OF THESE DRAWINGS DOES NOT GUARANTEE CAPACITY IN THE DISTRICT'S COLLECTION OR TREATMENT SYSTEM.

Barry Chapin 4/22/04
CLARK COUNTY FIRE DEPARTMENT DATE

APPROVAL OF THESE PLANS BY THE COUNTY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHT-OF-WAY AND/OR DEDICATED EASEMENTS. THE APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS EXCEPT THOSE SPECIFICALLY LISTED UNDER "DEVIATIONS FROM STANDARDS". THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN "DEVIATIONS OF STANDARDS" IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.

Charles Kajkowski 7/28/2004
CHARLES KAJKOWSKI, JR.; PE #4784 (FOR SEWER CONNECTION AND PAVEMENT WORK) CITY ENGINEER DATE

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.

### NOTICE TO CONTRACTOR !

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND 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. 7928

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
CALL before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DO OVERHEAD
CALL 1-702-593-6111

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEM CONDUITS. IT'S COSTLY.
CALL BEFORE YOU DIG UNDERGROUND
Call before you Underground
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS
AND 1-702-229-6611
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

| NO. | DATE | BY | APV'D. | REVISION DESCRIPTION |
|---|---|---|---|---|

PROFESSIONAL ENGINEER STATE OF NEVADA — LAWRENCE JONES CIVIL No. 6604 — 7/26/04

STAMPED 4/23/04


3610 North Rancho Drive
Las Vegas, Nevada 89130
Telephone: (702) 648-5700
Fax: (702) 648-8143
SOUTHWEST ENGINEERING
LAND PLANNING • MAPPING • DEVELOPMENT


TITLE: COVER SHEET
UNIT 1

PROJECT: LAMPLIGHT GLEN AT TORREY PINES
CARINA HOMES

WORK ORDER NO: 21230
DESIGN BY: TEAM2
DATE: 8/11/03
SCALE: NONE
CADFILE: TPWS1COV
SHEET 1 OF 19 SHEET
DWG NO. HTE#03-42412

107Y4826-1