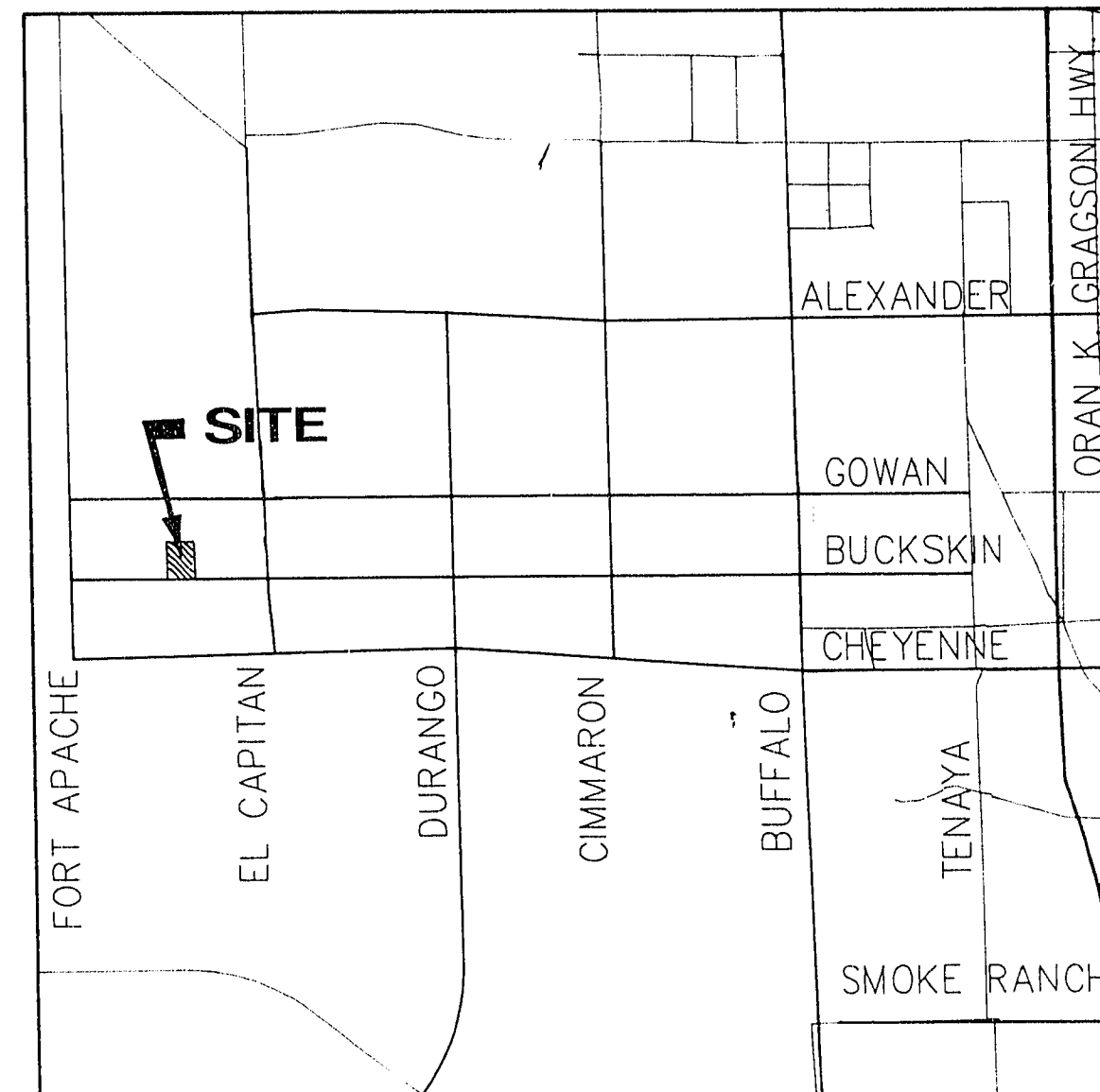


IMPROVEMENT PLANS

FOR

GOWAN / FORT APACHE PHASE 1 P.U.D.

COUNTY OF CLARK
STATE OF NEVADA



VICINITY MAP

GENERAL NOTES

- POWER POLES AND/OR OTHER FACILITIES NOT IN PROPER LOCATION BASED ON PROPOSED IMPROVEMENTS SHOWN HEREON SHALL BE RELOCATED AT NO EXPENSE TO CLARK COUNTY.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITION BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO SAID CONSTRUCTION. EXTENT OF TRANSITIONS TO BE DETERMINED BY CLARK COUNTY ENGINEER.
- EXISTING UTILITIES ARE LOCATED ON THE PLANS FROM THE BEST AVAILABLE INFORMATION AT THE TIME PLANS WERE PREPARED AND ARE SHOWN ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE PHYSICAL LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON PLANS OR NOT IN THE LOCATION SHOWN ON PLANS.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST ISSUE OF UNIFORM STANDARD SPECIFICATIONS AND DRAWINGS FOR IMPROVEMENT DRAWINGS FOR CLARK COUNTY LATEST REVISION.
- CURB AND GUTTER WITH A GRADE OF LESS THAN FOUR-TENTHS OF ONE PERCENT SHALL BE CONSTRUCTED BY FORMING. EACH JOINT SHALL BE CHECKED FOR GRADE PRIOR TO CONSTRUCTION AND FLOW TESTED WITH WATER AS SOON AS POSSIBLE AFTER CONSTRUCTION.
- WHEELCHAIR RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 11B. EXACT LOCATION OF RAMPS SHALL BE DETERMINED IN THE FIELD BY A CLARK COUNTY INSPECTOR.
- EXACT LOCATION OF ALL SAWCUT LINES SHALL BE DETERMINED IN THE FIELD BY A CLARK COUNTY INSPECTOR.
- ALL CONSTRUCTION SIGNING, BARRI CADING AND TRAFFIC DELINEATION SHALL CONFORM TO THE "NEVADA WORK ZONE TRAFFIC CONTROL HANDBOOK-1985" AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES-1988".
- BEFORE ANY WORK IS BEGUN IN A STREET RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING COUNTY STREETS IMMEDIATELY AFTER FIRST GRADING WORK IS ACCOMPLISHED, AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.
- THE DEVELOPER SHALL BE RESPONSIBLE TO PROVIDE AND INSTALL ALL PERMANENT SIGNS SHOWN ON THE PLANS. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO THE CLARK COUNTY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH CLARK COUNTY STANDARDS.
- IF A PROPOSED STREET LIGHT STANDARD IS FIELD LOCATED TO WITHIN FIVE FEET OF ANY SIGN SHOWN TO BE MOUNTED ON A SIGN POST, SIGN MOUNTING WILL BE CHANGED TO MOUNT ON THE STREET LIGHT STANDARD.
- IF THESE IMPROVEMENTS NECESSITATE THE RELOCATION, OBLITERATION, TEMPORARY OBSTRUCTION OR REMOVAL OF ANY EXISTING TRAFFIC PAVEMENT MARKINGS, SAID MARKINGS SHALL BE RESTORED OR REPLACED WITH LIKE MATERIAL TO THE SATISFACTION OF THE CLARK COUNTY TRAFFIC ENGINEER.
- ALL WORK WITHIN THE RIGHT-OF-WAY OUTSIDE THE THE PROJECT BOUNDARIES REQUIRES A SEPARATE ENCROACHMENT PERMIT ISSUED BY CLARK COUNTY DEPARTMENT OF PUBLIC WORKS. TRENCH AND PAVEMENT REPLACEMENT CONDITIONS WILL BE AS PER PERMIT.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- FINAL ASPHALTIC CONCRETE (A.C.) PAVEMENT SURFACES SHALL BE ONE-HALF INCH ABOVE THE LIP OF THE GUTTER (INCLUDING OPEN GRADE).
- CALL BEFORE YOU DIG : (1-800-227-2600)
- PRIOR TO CONSTRUCTION THE STREET LIGHT CONTRACTOR SHALL OBTAIN STREET NAMES & BLOCK NUMBERING FROM THE ZONING DIVISION OF THE DEPT. OF COMPREHENSIVE PLANNING.

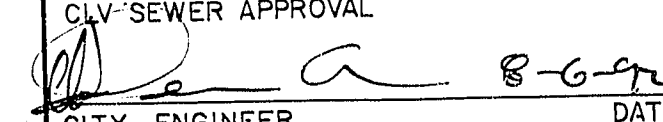
APPROVAL

SHEET INDEX

- COVER SHEET
- ROUGH GRADING PLAN
- STREET PLAN & PROFILE-CAMPBELL ROAD
- STREET PLAN & PROFILE-BUCKSKIN AVENUE
- MASTER UTILITY PLAN
- SEWER PLAN & PROFILE - BANKSIDE DRIVE
- SEWER PLAN & PROFILE - BANKSIDE DRIVE
- SEWER PLAN & PROFILE - WHITE MISSION DRIVE / CREEK RIVER DRIVE

BACKS OF BEARING

N. 89° 45' 51" E., BEING THE NORTH LINE OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 07, T. 20 S., R. 60 E., MDM., CLARK COUNTY, NEVADA, AS SHOWN BY A MAP OF GOWAN / FORT APACHE PHASE 1 - UNIT 'D' ON FILE IN THE OFFICE OF THE COUNTY RECORDER IN BOOK OF PLATS, PAGE .

CLV SEWER APPROVAL

 CITY ENGINEER DATE 8-6-92

NOTE:
CLV EXCAVATION PERMIT
REQUIRED FOR ALL PUBLIC
SEWER WORK.


BENCHMARK

RIVET AND PLATE IN TOP OF CURB, SOUTHWEST
RETURN OF CHEYENNE AVENUE AND RAMPART BLVD.
CLV BM # OLV0017NES
ELEVATION: 2448.333

REV	DATE	BY	REVISION

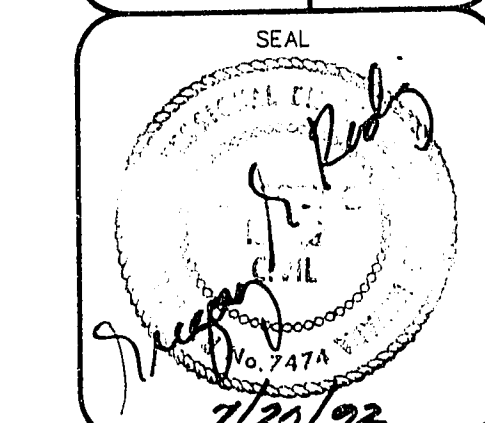
GOWAN PROPERTIES, INC.
CLARK COUNTY, NEVADA

CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89102-5148 PHONE (702) 873-7550 FAX (702) 362-2597



TITLE
COVER SHEET

PROJECT
GOWAN / FORT APACHE
PHASE 1 P.U.D.



NO. NO. 4182-1-P.U.D.
 BY J.T. WJR
 DATE MAY., 1992
 SCALE NONE
 SHEET 1 OF 8 SHEETS