

IMPROVEMENT PLANS

FOR

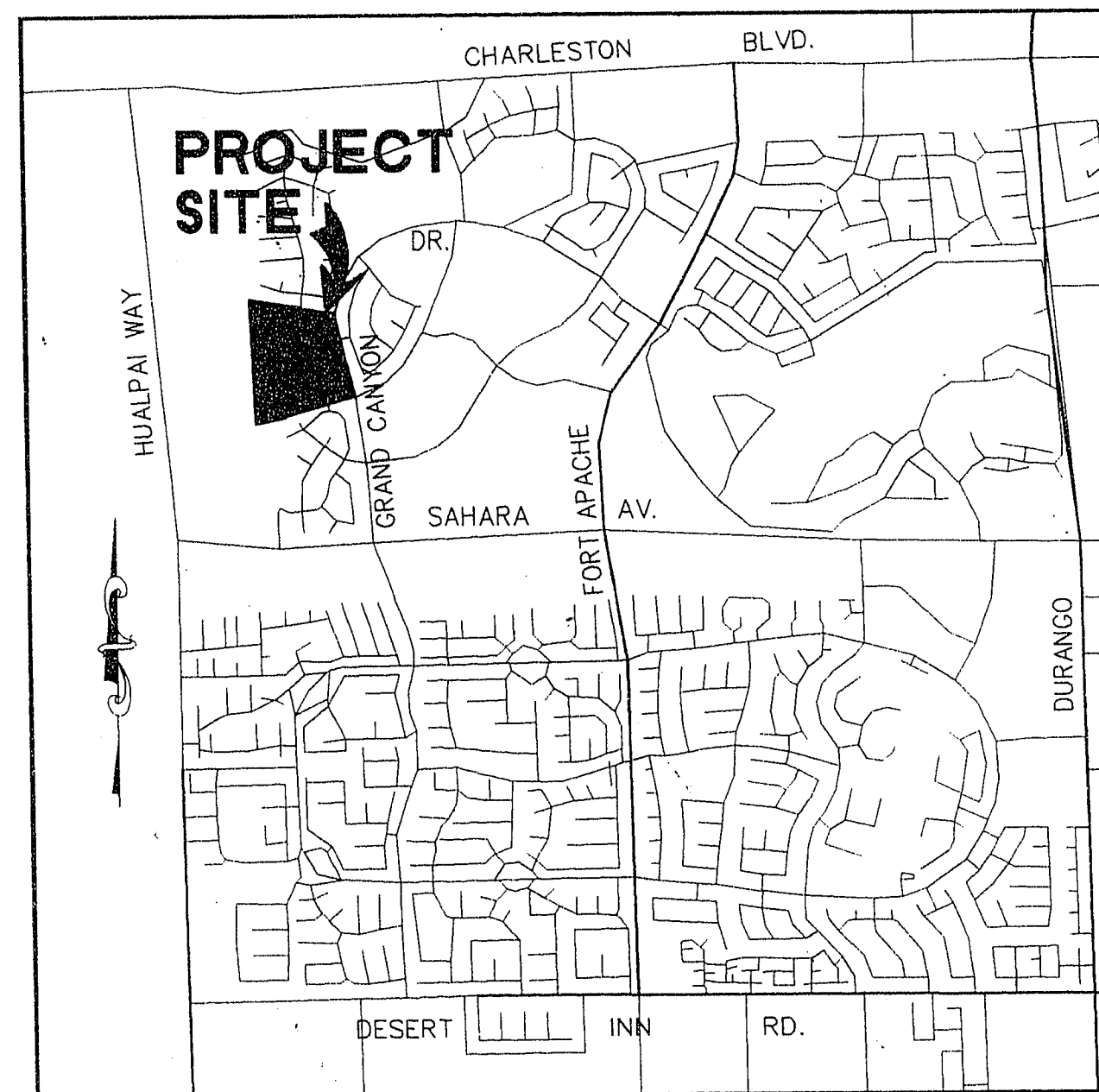
LOT 11 AT PECCOLE RANCH

CITY OF LAS VEGAS

STATE OF NEVADA

GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST ISSUE; THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION CLARK COUNTY AREA NEVADA", LATEST ISSUES; AND OTHER APPLICABLE APPROVED STANDARD ISSUE BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS DEVIATIONS FROM STANDARDS.
2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES 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 OVERHEAD OR UNDERGROUND POWER, GAS AND/OR OTHER UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES, AND STREET 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 REPLACED SATISFACTORY TO THE CITY ENGINEER OR OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
5. TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGN TO BE APPROVED BY THE QUALITY CONTROL DIVISION PRIOR TO USE ON THE PROJECT.
6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
7. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED TYPE CURB.
8. AC PAVEMENT TO BE 1/2" ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS.
9. APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
10. CURB & GUTTER WITH A GRADE OF LESS THAN FOUR TENTHS OF ONE PERCENT SHALL BE WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION. ANY CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY SHALL BE REMOVED AND REPLACED.
11. SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY THE CITY INSPECTOR
12. 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 NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS, OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR.
13. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
14. EXACT LOCATION OF ALL SAWCUT LINES MAY BE DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS INSPECTOR IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATION.
15. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE NO. 625.550.
16. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC. SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.
17. WALL NOTES:
 - A. ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN FOR THE PURPOSE OF GRADING RELATIONSHIPS.
 - B. THE STRUCTURAL AND ARCHITECTURAL DESIGN OF ALL WALLS (RETAINING OR NON-RETAINING) MUST BE APPROVED BY THE CLV BUILDING DEPARTMENT.
18. ASPHALT MIX DESIGN MUST BE SUBMITTED & APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON CITY STREETS.



VICINITY MAP

DEVELOPER

TRIPLE FIVE DEVELOPMENT GROUP CENTRAL, LTD.
P. O. BOX 371208
LAS VEGAS, NEVADA 89137
(702) 277-6654

LEGAL DESCRIPTION

BEING LOT 11 OF THAT CERTAIN MAP OF PECCOLE RANCH ON FILE IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA IN BOOK 44 OF PLATS, PAGE 72, LOCATED IN THE WEST HALF OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

N 00°12'52" W BEING THE WEST LINE OF SECTION 6, T. 21 S., R. 21 E., M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP OF PECCOLE RANCH ON FILE IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY NEVADA, IN FILE 44 OF PLATS, PAGE 72.

BENCHMARK

CLV BENCHMARK No. 31, STATION 1LV106C4
RIVET & PLATE IN TOP OF CURB, NE RETURN
OF GRAND CANYON DRIVE & POLO GREEN DRIVE
ELEVATION = 873.1747 METERS
= 2864.741 FEET (NAVD88)

STREET IMPROVEMENT QUANTITY ESTIMATES

STREET IMPROVEMENT	PRIVATE QUANTITY	PUBLIC QUANTITY
"L" & "A" CURB	10,440 LF	100 LF
CROSS GUTTER 8' WIDE	6,620 SF	1,300 SF
SIDEWALK (4")	41,760 SF	400 SF
WHEELCHAIR RAMP	20 EA	4 EA
TYPE II GRAVEL BASE	2,960 CY	40 CY
2" AC PAVING	14,500 SY	N/A
CONC. DRAINAGE CHANNEL	N/A	1 EA
RELOCATE STREET LIGHT	N/A	1 EA
STREET / STOP SIGNS	12 EA	2 EA

SHEET INDEX

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7. MASTER UTILITY PLAN
8. SEWER PLAN & PROFILE - FLOWERET AVENUE
9. SEWER PLAN & PROFILE - WARRENVILLE STREET
10. SEWER PLAN & PROFILE - WARRENVILLE ST. & HAVERCAMP AVE.
11. SEWER PLAN & PROFILE - EDIFICE AVENUE
12. SEWER PLAN & PROFILE - RAVINE AVENUE
13. SEWER PLAN & PROFILE - RELATE COURT, GRAND RODEO ST., & MANHEIM LANE
14. STREET PLAN & PROFILE - FLOWERET AVENUE
15. STREET PLAN & PROFILE - WARRENVILLE STREET
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18. STREET PLAN & PROFILE - RAVINE AVENUE
19. STREET PLAN & PROFILE - RELATE COURT, GRAND RODEO ST., & MANHEIM LANE

DEVIATIONS FROM STANDARDS

41' PRIVATE ONSITE ROADWAY SECTION W/ ON-STREET PARKING RESTRICTED TO ONE SIDE.

APPROVAL

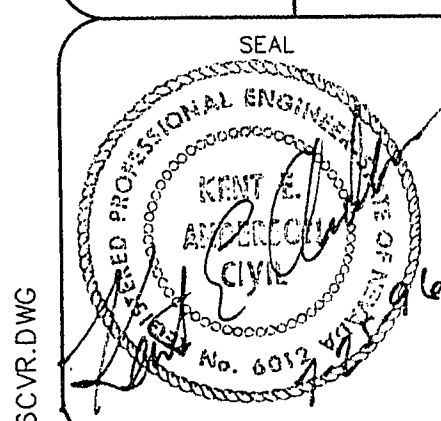

DENNIS ANDERSON, P.E.
LAS VEGAS CITY ENGINEER

8-21-96
DATE

APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHTS-OF-WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION ON 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 FROM STANDARDS" IN FAVOR OF THE UNIFORM STANDARDS DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA.

DEVELOPER	TRIPLE FIVE DEV. GROUP CENTRAL, LTD. P. O. BOX 371208 LAS VEGAS, NV 89137 (702) 277-6654	REVISION	N/A 11/17/96 ADD C.E. LOT 11, REVISIONS 1-20, BULK 4 N/A
CONSULTING ENGINEERS	PLANNERS • LAND SURVEYORS	DATE	11/16/96
CONSULTING ENGINEERS	PLANNERS • LAND SURVEYORS	REV	9/15/96
2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89102-5148 PHONE (702) 873-7550 FAX (702) 362-2597		vtm nevada	

Cover Sheet	LOT 11 AT PECCOLE RANCH
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WD NO.	4986
BY	CZP/JPS
DATE	MAY 1996
SCALE	HORIZ. N/A VERT. N/A
SHEET	1 OF 19 SHEETS

107Y-4070-11