IMPROVEMENT PLANS
OF
LANGLEY ESTATES
CITY OF LAS VEGAS

LEGAL DESCRIPTION:
BEING A PORTION OF GOVERNMENT LOT THIRTY-EIGHT (38) IN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA.

GENERAL NOTES

*REQUIRED NOTES – OTHERS ONLY IF APPLICABLE

*1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS 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 ISSUE; AND OTHER APPLICABLE APPROVED STANDARDS ISSUED 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 STANDARD".

*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 THEREWITH.

*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 3,000 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 A 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.

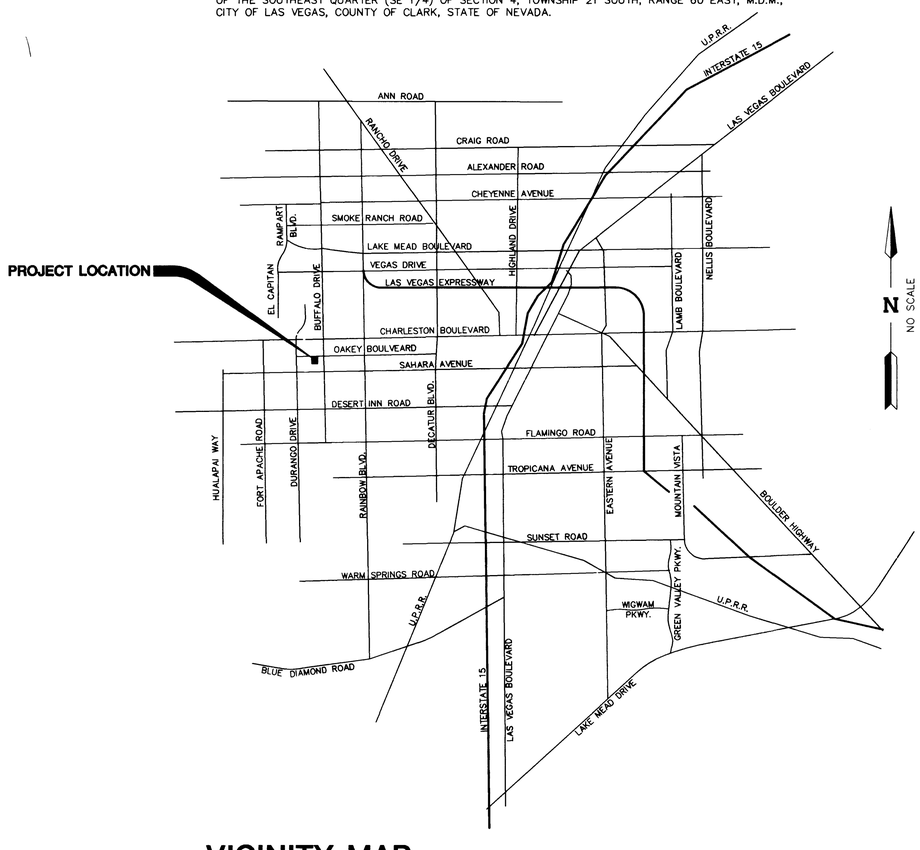
*16. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC. SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.

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 AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON CITY STREETS.

DEVIATIONS FROM STANDARDS

NONE



VICINITY MAP

BASIS OF BEARINGS

SOUTH 04°04'00" EAST, BEING THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN IN BOOK 45, ON PAGE 100 OF PLATS, IN THE OFFICE OF THE CLARK COUNTY RECORDER.

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 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 FROM STANDARDS" IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.

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6. MASTER UTILITY PLAN
7. UTILITY NOTES

QUANTITY ESTIMATE

2" ASPHALTIC CONCRETE PAVING	764 S.Y.	(PRIVATE)
2" ASPHALTIC CONCRETE PAVING	572 S.Y.	(PUBLIC)
3" ASPHALT CONCRETE PAVING	424 S.Y.	(PUBLIC)
4" ASPHALTIC CONCRETE PAVING	609 S.Y.	(PUBLIC)
4" TYPE II AGGREGATE	85 C.Y.	(PRIVATE)
4" TYPE II AGGREGATE BASE	179 C.Y.	(PUBLIC)
6" TYPE I AGGREGATE BASE	127 C.Y.	(PRIVATE)
6" TYPE I AGGREGATE BASE	166 C.Y.	(PUBLIC)
9" TYPE I AGGREGATE BASE	152 C.Y.	(PUBLIC)
24" "L" TYPE CURB & GUTTER	615 L.F.	(PRIVATE)
24" "L" TYPE CURB & GUTTER	263 L.F.	(PUBLIC)
30" ROLL TYPE CURB & GUTTER	615 L.F.	(PRIVATE)
CONCRETE CROSS GUTTER	520 S.F.	(PUBLIC)
CONCRETE SIDEWALK	555 S.F.	(PUBLIC)

(WATER)

FIRE HYDRANT	2 EA.	(PUBLIC)
10"x8" MECH. TAPPING TEE W/VALVE	1 EA.	(PUBLIC)
22.5° ELBOW	2 EA.	(PUBLIC)
8" CAP W/2" BLOWOFF	1 EA.	(PUBLIC)
3/4" METER FROM L.V.V.W.D.	5 EA.	(PUBLIC)
3/4" SERVICE	5 EA.	(PUBLIC)
8" WATER MAIN	609 L.F.	(PUBLIC)

(SEWER)

4' DIAMETER MANHOLE	3 EA.	(PUBLIC)
8" SEWER MAIN	588 L.F.	(PUBLIC)
4" SEWER LATERAL	125 L.F.	(PUBLIC)

(STREET LIGHT)

250 WATT H.P.S. LUMINAIRE	1 EA.	(PUBLIC)
11 GA. LIGHT STANDARD	1 EA.	(PUBLIC)
1-1/4" PVC CONDUIT	165 L.F.	(PUBLIC)
STOP SIGN	1 EA.	(PUBLIC)
STREET SIGN	1 EA.	(PUBLIC)

NOTE: THESE QUANTITIES ARE ONLY ESTIMATES, CONTRACTOR TO VERIFY.

OWNER & DEVELOPER

DURANGATANGS, LLC
500 S. THIRD STREET
LAS VEGAS, NEVADA 89101
(702) 386-6161

BENCHMARK

CLARK COUNTY DATUM
NORTH AMERICAN VERTICAL DATUM OF 1988
2C103SWS

ELEVATION=767.571 METERS
ELEVATION=2518.273 U.S. SURVEY FEET
DESCRIPTION: RIVET IN SQUARE ALUMINUM PLATE IN TOP OF CURB, NORTHEAST CORNER OF SAHARA AVE. AND BUFFALO DRIVE, NEAR THE PC OF SAHARA AVE.

APPROVAL

CITY ENGINEER – DENNIS ANDERSON, P.E. 9160	8/4/97 DATE
LAS VEGAS VALLEY WATER DISTRICT	11/24/97 DATE
C.L.V. FIRE DEPARTMENT	10-29-96 DATE
SOUTHWEST GAS CORPORATION	11-19-96 DATE
NEVADA POWER COMPANY	11/18/96 DATE

THIS APPROVAL IS ONLY FOR THE PLACEMENT AND CLEARANCE OF STREET LIGHT AND SIGNAL LIGHT INSTALLATIONS.

21-60-04

APPRV	REV	DATE	BY	REVISION

TITLE: COVER SHEET
PROJECT: LANGLEY ESTATES

KATHY R. SMITH, Chpt. NEVADA PROFESSIONAL ENGINEER STATE OF NEVADA No. 6987 10-29-96

ESI ENGINEERS AND SURVEYORS INC.
PLANNERS • CONSULTING ENGINEERS • SURVEYORS
7548 WEST SAHARA AVENUE • LAS VEGAS, NEVADA 89117 • (702) 248-4415

W.O. #: C285
BY: DWB
DATE: 07/96
SCALE: NO SCALE

SHEET 1 OF 7 SHEETS

DWB
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10/29/1996 13:14

GREGORY D. RIVERO 5-29-97 DATE

6974

107Y-4532

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COVER SHEET

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