

OFFSITE IMPROVEMENT PLANS
FOR
"RANCHO TOWN & COUNTRY SHOPPING CENTER"
COMMERCIAL SUBDIVISION

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BASIS OF BEARING

N 36°25'31" W - THE NORTHEASTERLY PROPERTY LINE
OF "BIG SKY RANCH ESTATES UNIT NO. 2", BOOK 20, PAGE
57, CLARK COUNTY RECORDS, NEVADA.

BENCHMARK

#7C0012NES, RIVET & PLATE IN TOP OF HEADWALL
NORTH SIDE OF RANCHO ROAD AT JONES BLVD.
ELEV. USED WAS 2263.18 ADD 2.30 FEET TO ALL
ELEVATIONS SHOWN HERON TO OBTAIN ELEVATION
RELATIVE TO CURRENT CITY OF LAS VEGAS DATUM
(NAVD 88)

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF
SECTION 2, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.,
DESCRIBED AS FOLLOWS:
LOT THREE (3) OF THE CERTAIN PARCEL MAP ON FILE IN
FILE 28, PAGE 30, IN THE OFFICE OF THE CLARK COUNTY,
NEVADA AND RECORDED SEPTEMBER 28, 1979 OF OFFICIAL
RECORDS AS DOCUMENT NO. 1084241.

PUBLIC QUANTITIES

QUANTITIES ARE FOR ESTIMATING PURPOSES FOR BONDING ONLY.
THE ENGINEER MAKES NO GUARANTEE AS TO FINAL QUANTITIES.

	CLV	NDOT
8" SEWER	10 LF.	0 LF.
8" WATER MAIN	89 LF.	0 LF.
CURB & GUTTER (TYPE "L")	432 LF.	1402 LF.
HANDICAP RAMP	14 EA.	0 EA.
TYPE II GRAVEL BASE	226 CY.	376 CY.
3' X 7' BOX CULVERT	14 LF.	0 LF.
TYPE I GRAVEL BASE	339 CY.	337 CY.
27"X42" OVAL RCP PIPE	151 LF.	0 LF.
6" FIRE HYDRANT ASSY.	1 EA.	2 EA.
4" AC	1774 SY.	1346 SY.
STREET LIGHTS	14 EA.	0 EA.
6" SEWER	60 LF.	0 LF.
COMMERCIAL DRIVES	1512 SF.	1946 SF.
4" SIDEWALK	2820 SF.	7472 SF.
SEWER MAIN HOLE	2 EA.	0 EA.

STORM DRAIN MANHOLE
4" TACK ON CURB (ISLAND)
TYPE "A" DI.
3' X 6' BOX CULVERT
4' ISLAND CONC

CLV / NDOT
320 / 721 LF
1 EA
1772 SF 12'

CITY OF LAS VEGAS STREET LIGHT NOTES

1. ALL STREET LIGHTING INSTALLATIONS SHALL CONFORM TO THE LATEST
ISSUE OF THE STANDARD DETAIL AND SPECIFICATIONS OF THE CITY
OF LAS VEGAS, AND SHALL ALSO CONFORM TO THE UNIFORM STANDARD
SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OF OFF-SITE
IMPROVEMENTS, CLARK COUNTY AREA, LATEST EDITION, UNLESS
OTHERWISE NOTED.

2. ALL HAND HOLE COVERS MUST BE INSTALLED, POLE CAPS
POURED AND PULL BOX LIDS BOLTED DOWN PRIOR TO ENERGIZING
CIRCUIT. ALL WIRE MUST HAVE TWO INSULATIONS.

FIRE FLOW CALCULATIONS

FIRE FLOW REQUIREMENT IS: 1,500 GALLONS PER MINUTE
AT 20 PSI RESIDUAL PRESSURE.

SQUARE FOOTAGE: N/A SQUARE FEET
LARGEST AREA BETWEEN 4-HOUR
AREA SEPARATION WALLS: N/A SQUARE FEET
BUILDING HEIGHT: N/A FEET
NUMBER OF STORIES: N/A FLOORS
TYPE OF CONSTRUCTION: N/A
OCCUPANCY: N/A
FULL AUTOMATIC FIRE
SPRINKLER SYSTEM: N/A

OWNER/DEVELOPER

MATTHEW C. TROTTA &
SHIRLEY A. TROTTA
(HUSBAND & WIFE)
2912 BLACK FOREST DRIVE
LAS VEGAS, NV 89102
PHONE (702) 255-0921
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APPROVALS

Matthew C. Trotta 8-23-96
NEVADA POWER COMPANY
DATE

James M. H. H. H. 8-23-96
CITY OF LAS VEGAS FIRE DEPARTMENT
DATE

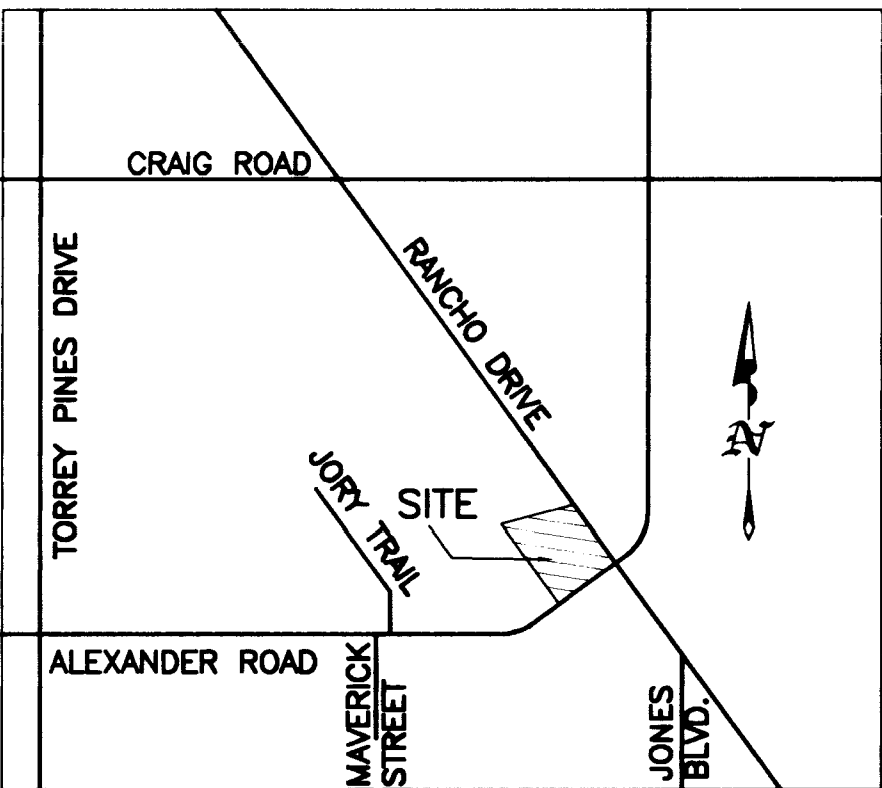
DEVIATIONS FROM STANDARDS

LESS THAN 0.5% SLOPE THROUGH CROSS CUTTER (0.4%)

APPROVAL

Dennis Anderson 11-14-96
DENNIS ANDERSON, P.E.
LAS VEGAS CITY ENGINEER
DATE

APPROVAL OF THESE PLANS BY THE CITY ENGINEER 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 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.



VICINITY MAP
NTS

CITY OF LAS VEGAS FIRE
DEPARTMENT NOTES

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY OF
LAS VEGAS FIRE DEPARTMENT "HYDRANT SPECIFICATIONS", "HYDRANT
INSTALLATION SPECIFICATIONS" AND ORDINANCE #3944.
2. AUTHORIZED HYDRANTS FOR THIS PROJECT ARE:
A. KENNEDY GUARDIAN
B. MUELLER A-423 CENTURIAN
C. CLOW MODEL 2546 MEDALLION
3. ON ANY NEW HOME OR BUILDING INSTALLATION, ACCESSIBLE FIRE
HYDRANTS SHALL BE INSTALLED BEFORE COMBUSTIBLE CONSTRUCTION
COMMENCES AND SAID FIRE HYDRANTS SHALL BE IN GOOD WORKING
ORDER WITH AN ADEQUATE WATER SUPPLY.
4. CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT CENTER LINE
OF STREET ADJACENT TO FIRE HYDRANT AS REQUIRED IN ORDINANCE
#3944 TO IDENTIFY FIRE HYDRANT LOCATIONS.
5. CALL THE LAS VEGAS BUILDING DEPARTMENT AT 229-2071 FOR
UNDERGROUND INSPECTION, PRESSURE & FLUSH VERIFICATION OF ALL
FIRE HYDRANTS & FIRE LINES BEFORE COVERING.
6. PAINTING OF THE CURBS AND HYDRANTS AND ANY WORK NECESSARY
FOR PROTECTION OF HYDRANTS FROM PHYSICAL DAMAGE PER
ORDINANCE #3944 SHALL BE COMPLETED BEFORE APPROVAL BY THE
CITY OF LAS VEGAS FIRE DEPARTMENT.
7. A PERMIT IS REQUIRED FROM THE FIRE DEPARTMENT FOR ON-SITE
WATER LINE AND FIRE HYDRANT. THE PERMIT AND CONTRACTORS
MATERIALS AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM
SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER PRIOR TO
ANY WORK BEGINNING.
8. PRIVATE FIRE HYDRANTS SHALL BE PAINTED RED.
9. A FLOW TEST MUST BE WITNESSED BY THE FIRE DEPARTMENT PRIOR TO
OCCUPANCY FOR VERIFICATION OF REQUIRED ON-SITE WATER SUPPLY.
10. ALL ON-SITE FIRE MAIN MATERIALS MUST BE U.L. LISTED AND A.W.W.A.
APPROVED.
11. FIRE HYDRANT SPACING:
RESIDENTIAL - 500 FEET UNSPRINKLERED, 1,000 FEET SPRINKLERED;
COMMERCIAL, INCLUDING MULTI-FAMILY-300 FEET UNSPRINKLERED, 600
FEET SPRINKLERED.
12. WHERE NEW WATER MAINS ARE EXTENDED ALONG STREETS, WHERE HYDRANTS
ARE NOT NEEDED FOR PROTECTION OF STRUCTURES, FIRE HYDRANTS SHALL BE
SPACED AT MAXIMUM 1,000 FOOT SPACING TO PROVIDE FOR TRANSPORTATION
HAZARDS.
13. NO FIRE HYDRANT SHALL BE LOCATED WITHIN THE REQUIRED RADIUS OF
A CURB, DE-SAC OR WITHIN 20 FEET OF THE PERIMETER OF THE RADIUS
OF THE CURB, DE-SAC.
14. NO FIRE HYDRANT SHALL BE LOCATED WITHIN 6 FEET OF ANY CURB
RETURN, DRIVEWAY, POWER POLE, STREET LIGHT OR ANY OTHER
OBSTRUCTION.
15. TWO SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE ARE
4 OR MORE FIRE HYDRANTS INSTALLED ON A SINGLE SYSTEM.
16. NO MORE THAN 2 HYDRANTS CAN BE OUT OF SERVICE DUE TO A
SINGLE MAIN BREAK.
17. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF
NOT LESS THAN 20 FEET PROVIDED NO PARKING IS ALLOWED, NOT LESS THAN
28 FEET IF PARALLEL PARKING IS ALLOWED ON ONE SIDE, AND NOT LESS
THAN 36 FEET IF PARALLEL PARKING IS ALLOWED ON BOTH SIDES. VERTICAL
CLEARANCE SHALL BE NOT LESS THAN 13 FEET 6 INCHES.
18. THE TURNING RADIUS FOR ANY FIRE APPARATUS ACCESS ROAD AND/OR
FIRE LANE, PUBLIC OR PRIVATE SHALL BE NOT LESS THAN 45 FEET
OUTSIDE RADIUS & 22 FEET INSIDE RADIUS.
19. A FIRE APPARATUS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF
AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150
FEET FROM A FIRE DEPARTMENT VEHICLE ACCESS (SEE EXCEPTION IN
UFC 94, SECTION 902.2).
20. ALL DEAD END FIRE APPARATUS ACCESS ROADS AND/OR FIRE LANES
PUBLIC OR PRIVATE IN EXCESS OF 150 FEET IN LENGTH SHALL BE
PROVIDED WITH AN APPROVED TURN AROUND AREA. SEE ORDINANCE
#3944.
21. ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF
THE DESIGNATED FIRE LANE, ONE SIGN AT THE END OF THE FIRE LANE AND WITH
SIGNS AT INTERVALS OF 100 FEET ALONG ALL DESIGNATED FIRE LANES. SIGNS TO
BE PLACED ON BOTH SIDES OF AN ACCESS ROADWAY IF NEEDED TO PREVENT
PARKING ON EITHER SIDE. SIGNS TO BE INSTALLED NO HIGHER THAN 10 FEET OR
LESS THAN 6 FEET FROM ROADWAY LEVEL. THE CURBS ALONG OR ON THE PAVEMENT
OR CEMENT IF CURB IS NOT PRESENT, SHALL BE PAINTED WITH A RED WEATHER
RESISTANT PAINT IN ADDITION TO THE SIGNS.
22. ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH
AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID
SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS
VEGAS GUIDELINES FOR AUTOMATIC EMERGENCY VEHICLE ACCESS GATES.

CITY OF LAS VEGAS GENERAL NOTES

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 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 FEET IN
EXTRUDED TYPE CURB.
8. AC PAVEMENT TO BE 1/2 INCH ABOVE UP OF ALL GUTTERS AFTER
COMPACTION, EXCEPT AT HANDICAP RAMPS.
9. APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS
HAVE BEEN MADE.
10. CURB AND 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 DRAWINGS 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
CITY OF LAS VEGAS BUILDING DEPARTMENT.
18. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE
CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON CITY
STREETS.

CITY OF LAS VEGAS SEWER NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH
THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS
FOR WASTEWATER COLLECTION SYSTEMS AND THE UNIFORM STANDARD
SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE
IMPROVEMENTS, CLARK COUNTY AREA, NEVADA, AS AMENDED. IN ALL
CASES, THESE STANDARDS SHALL SUPERSEDE THE UNIFORM STANDARD
SPECIFICATIONS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR
TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATION BOOKS.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM
CONSTRUCTION AS PER PLANS. ANY ADDITIONS, DELETIONS, OR
CHANGES SHALL FIRST MEET WITH THE APPROVAL OF THE CONTROLLING
AGENCY.
3. CHISEL "S" OR "G" IN CURBS WHERE SEWER OR GAS LATERALS PASS
UNDER THE CURB.
4. POLYVINYL (PVC) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35
SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE
GRAVEL.
5. ALL MANHOLES IN PAVED STREETS 80' R/W AND LARGER, SHALL HAVE
CONCRETE COLLARS.
6. TEE SADDLES SHALL BE USED TO CONNECT SEWER LATERALS TO
EXISTING MAIN LINES UP TO 12" DIA. SIZE. CONNECTIONS TO 15" OR
LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES.
7. A SEWER MAIN CROSSING OVER A WATER MAIN OR LESS THAN 18"
UNDER A WATER MAIN, MUST BE REINFORCED CONCRETE ENCASED FOR
A DISTANCE NOT LESS THAN TEN FEET (10') TO EACH SIDE OF THE
CENTERLINE OF THE WATER MAIN.
8. ALL CONTRACTORS INSTALLING SEWER MAINS THAT WILL BE UNDER THE
JURISDICTION OF THE CONTROLLING AGENCY MUST BE CLASS "A"
CONTRACTORS.
9. THE CITY OF LAS VEGAS WILL NOT ACCEPT ANY SEWER MAINS WHICH
HAVE A VERTICAL DEFLECTION OF MORE THAN ONE TENTH (0.1) OF A
FOOT FROM THE APPROVED CONSTRUCTION PLANS. SEWER MAINS
FOUND TO EXCEED THIS TOLERANCE WILL HAVE TO BE REPAIRED OR
REMOVED AND REPLACED TO THE SATISFACTION OF THE CITY ENGINEER
PRIOR TO ACCEPTANCE BY THE CITY.

TRAFFIC NOTES

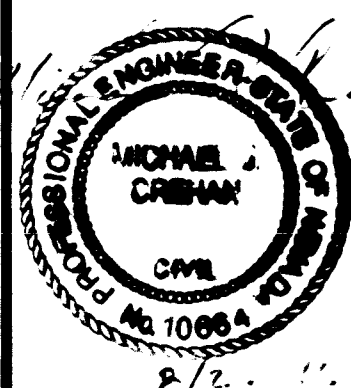
1. STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK
NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
2. BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE
CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE
CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY
STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING CITY
STREETS IMMEDIATELY AFTER FIRST GRADING WORK IS ACCOMPLISHED,
AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE
INSTALLED.
3. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION
SHALL CONFORM TO THE NEVADA WORK ZONE TRAFFIC CONTROL
HANDBOOK 1985" AND TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL
DEVICES", LATEST EDITION.
4. IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY
OBSTRUCTION, TEMPORARY REMOVAL OR RELOCATION OF ANY EXISTING
TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE
RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION
OF THE CITY TRAFFIC ENGINEER.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING AND
INSTALLING ALL PERMANENT SIGNS SHOWN OF THE PLANS. STREET
NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CITY STANDARDS.
ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE
SPECIFIED ON THE PLANS. ALL SIGNS POST SHALL BE INSTALLED IN
ACCORDANCE WITH CITY STANDARDS.
6. IF A PROPOSED STREET LIGHT STANDARD IS FIELD LOCATED TO WITHIN
FIVE (5) FEET OF ANY SIGN SHOWN HEREON TO BE MOUNTED ON A
SIGNPOST, THEN CHANGE SIGN MOUNTING TO ONE ON THE STREET
LIGHT STANDARD.
7. 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.
8. STREET SIGNS AND STOP SIGNS SHALL BE INSTALLED PER CITY
STANDARD SPECIFICATIONS FOR PLACEMENT OF STREET NAME SIGNS.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER
EQUIPMENT AND FLAGPERSONS NECESSARY TO INSURE THE SAFETY OF
WORKERS AND VISTORS.
10. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE EXPEDITED TO
COMPLETION SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT
PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.

REVISIONS:

Standage & Truitt Engineering, Ltd.

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COVER SHEET
RANCHO TOWN & COUNTRY SHOPPING CENTER
COMMERCIAL SUBDIVISION
CITY OF LAS VEGAS



JOB NO.: 960208.03
FILE: 6208CVI.DWG
DESIGNER: ANR
DRAWN BY: ANR
CHECKED BY: BR
DATE: 8/22/96

Call before you dig
1-800-227-2600

SHEET NO.
1 OF 7

107-V2599

