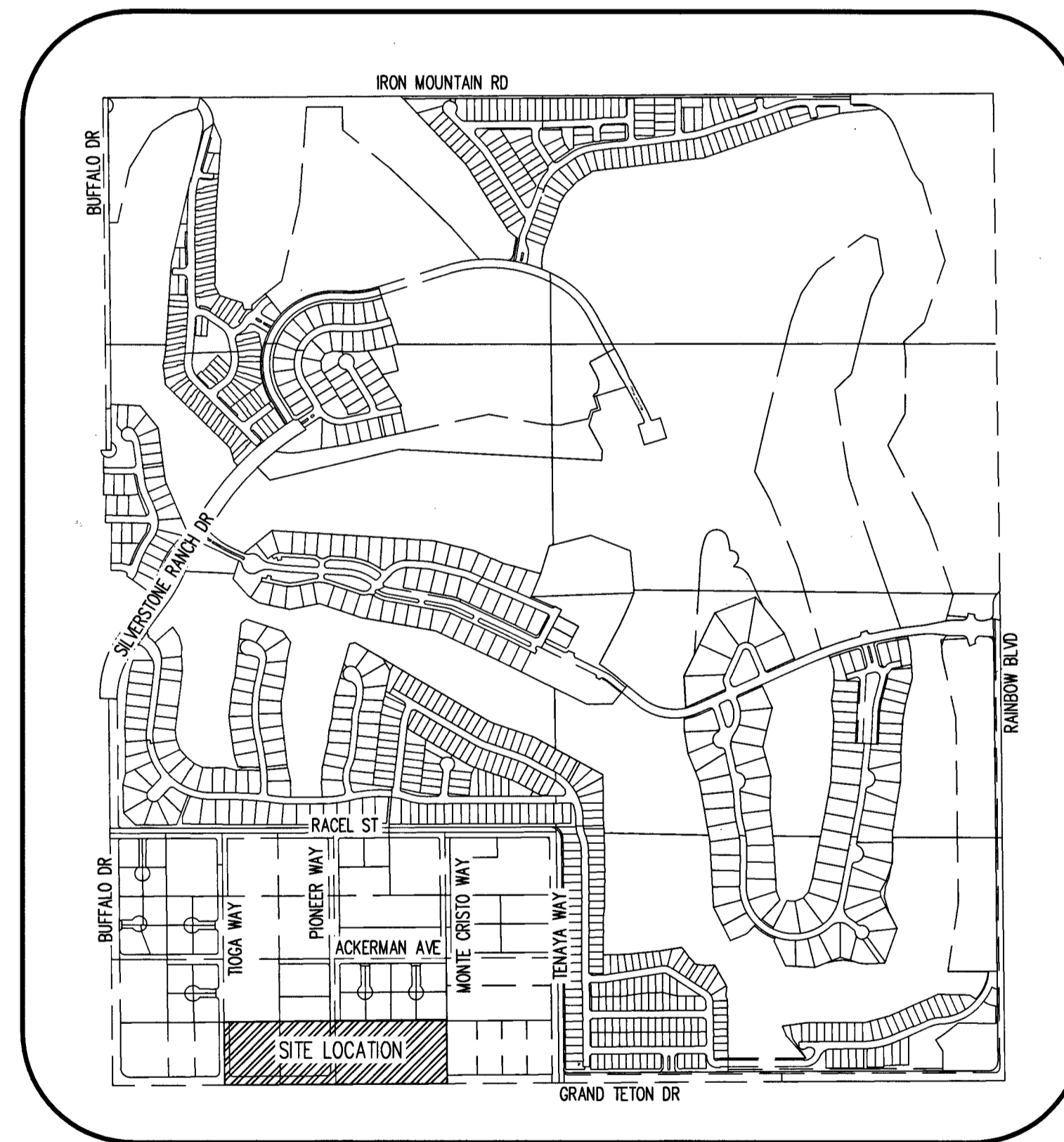
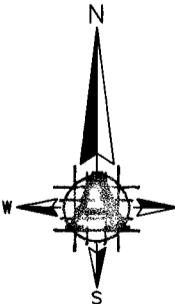


IMPROVEMENT PLANS FOR VERONA ESTATES BY RICHMOND AMERICAN HOMES CITY OF LAS VEGAS, NEVADA

APN # 125-10-402-008, 125-10-402-009 & 125-10-406-009
PORTION OF THE SW1/4 OF SW1/4, SECTION 10, TOWNSHIP 19 S., R60 E. M.D.M.
CLARK COUNTY, NEVADA



VICINITY MAP
N.T.S.



Call before you Dig
AVOID CUTTING UNDERGROUND
UTILITY LINES. IT'S COSTLY.
Call 811
OR
1-800-227-2600

FAST
Call before you
UnderGround
1-702-432-5300
FREIGHTWAY AND METRO
SYSTEM OF TRANSPORTATION

AVOID HITTING OVERHEAD
POWER LINES. IT'S COSTLY.
**CALL BEFORE
YOU DO
OVERHEAD**
1-702-227-2929

SHEET LIST TABLE

PAGE #	SHEET	SHEET TITLE
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4	DE2	DETAIL SHEET 2
5	GP1	GRADING PLAN 1
6	GP2	GRADING PLAN 2
7	UP1	UTILITY PLAN 1
8	UP2	UTILITY PLAN 2
9	PP1	PLAN & PROFILE - GRAND TETON 1
10	PP2	PLAN & PROFILE - GRAND TETON 2
11	PP3	PLAN & PROFILE - GRAND TETON 3
12	PP4	PLAN & PROFILE - GRAND TETON 4
13	PP5	PLAN & PROFILE - ZONAL 1
14	PP6	PLAN & PROFILE - ZONAL 2
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20b	SWG2	SW GAS MATERIALS AND SIGNATURE SHEET
20c	SWG3	SW GAS DESIGN PLAN 1
20d	SWG4	SW GAS DESIGN PLAN 2
20e	SWG5	SW GAS DESIGN PLAN 3

DEVELOPER:
RICHMOND AMERICAN HOMES OF NEVADA
7770 S. DEAN MARTIN DRIVE, SUITE 308
LAS VEGAS, NV 89139
CONTACT: BRIAN WALSH
PHONE: (702) 617-8412

ENGINEER AND SURVEYOR:
ADVANTAGE CIVIL DESIGN GROUP
2220 N. GREEN VALLEY PKWY.
HENDERSON, NEVADA 89014
PHONE: 702-432-2234
FAX: 702-436-2234

APPROVALS

Kristina Swallow 9/22/14
CITY ENGINEER DAVID BOWERS, PE 16736, PAGE KRISTINA SWALLOW, PE 13114 DATE
APPROVAL

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 STANDARD. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARD IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA.

K. Mill 9/3/14
CITY OF LAS VEGAS FIRE DEPARTMENT DATE

APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF ANY OF THE PROVISIONS OF THE STATE OR COUNTY LAWS. FIRE FLOW 1750 GPM AT 20 P.S.I. RESIDUAL.

David Dishori 9/10/14
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER DATE
PROJECT NO. 116967 SHEETS: 1-2, 7-8, 10-12, & 16-18
LVWD APPROVED FIRE FLOW = 1750 GPM AT 20 PSI RESIDUAL

Chris Knight 9-18-14
CHRIS KNIGHT, DIRECTOR, BUILDING & FIRE SAFETY DATE

THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPARTMENT.

CenturLink 8/27/14
CENTRAL TELEPHONE COMPANY D.B.A. CENTURLINK DATE

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

Bubara Garrison 9-2-14
NV ENERGY DATE

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.

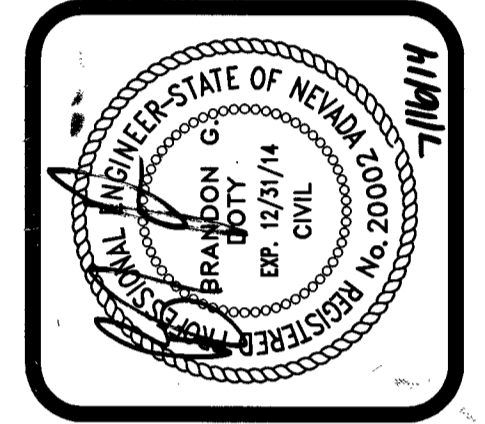
Southwest Gas 7/21/14
SOUTHWEST GAS CORPORATION DATE

Manoia 8/29/14
COX COMMUNICATION LAS VEGAS, INC. DATE

12/10/15 ADDED SERVICE PERESTAL AND CIRCUIT CAPACITY CALCULATIONS
JM 12/26/15

12/10/15 ADDED JURISDICTION DENOTATIONS DUE TO CLARK COUNTY
12/10/15 ADDED EXISTING LIMITS OF CUT OFF WALL
12/10/15 ADDED UTILITY INSTALLATION PAYMENT REMOVAL AND REPLACEMENT
SHEETS 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20
JTB 11/16/15

ADVANTAGE CIVIL DESIGN GROUP, LLP
2220 N. GREEN VALLEY PKWY.
HENDERSON, NEVADA 89014
PHONE: 702-432-2234
FAX: 702-436-2234
Email: MAIL@ADVANTAGECIVIL-AN.COM
CIVIL ENGINEERING
CONSULTING
PLANNING



COVER SHEET
VERONA ESTATES
RICHMOND AMERICAN HOMES OF NV

NO.	DATE	DESCRIPTION	BY
1	10/27/14	REVISION REMOVING HYDRANT ON PIONEER WAY, ADDING PROPOSED GAS MAINS, ADDING PROPOSED WATER MAINS, ADDING PROPOSED WATER UNDER PROPOSED PARKWAY, ADDING SOUTHWEST GAS FEASIBILITY SHEETS: 1, 2, 7, 8, 11, 12, 16, 21, 22, 23, 24, & 25	JTB
2	1/10/15	ADD FENCE, DRIVEWAY, 30" ROLL CURB AND TRANSITION, REMOVE BOLLARDS AND BLOCK WALL	JTB
3	5/19/15	REVISION W/REBAR WALL SECTION M	JTB

JOB NUMBER: 63-001
DRAWN BY: MK
DESIGNED BY: BGD
CHECKED BY: JRM
DATE: 7/2014

CV 1 20

PLOT DATE: 07-16-14 PLOT TIME: 10:03:27 DWG PATH: N:\Richmond\Bramough\Highway\img\63-001 Cover-Notes.dwg

BASIS OF BEARINGS
NORTH 84°02' EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK

BENCHMARK
BENCHMARK STATION: BLV90 10SSW6
CITY OF LAS VEGAS RIVET AND PLATE IN CONCRETE CYLINDER, AT THE NORTHWEST CORNER OF GRAND TETON DRIVE AND PIONEER WAY.
ELEVATION=730.774 METERS (NAV0788)
ELEVATION=2397.44 U.S. SURVEY FEET (NAV0-88)

CLV #54192 10745002