

RICHMOND PARK CONDOMINIUMS

HIGH DESERT ESTATES

PHASES 2, 3 & 4

BASIS OF BEARINGS

N 07°18' W, BEING THE BEARING OF THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M., AS SHOWN BY A MAP ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE AS FILE 35 PAGE 25 OF RECORD OF SURVEY.

BENCH MARK

CLARK COUNTY LEVEL DATUM NO. C002302, ELEVATION = 2335.98. ALSO BEING CITY OF LAS VEGAS BENCH MARK NO. 484. BRASS CAP IN CONCRETE APPROXIMATELY ONE QUARTER (1/4) MILE SOUTH OF SMOKE RANCH ROAD.

DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M., LAS VEGAS, NEVADA.

CLV 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.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS ARE NOT SHOWN ON THE PLANS.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING 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 RECONSTRUCTED SATISFACTORY TO THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
4. THE CONTRACTOR SHALL NOT BACKFILL ANY TRENCHES IN WHICH WATERLINES HAVE BEEN UNCOVERED UNTIL THE WATERLINES HAVE BEEN INSPECTED BY THE LAS VEGAS VALLEY WATER DISTRICT. THE WATER DISTRICT SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF CONSTRUCTION IN THE VICINITY OF WATER LINES.
5. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY ALTERATIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
6. TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE DESIGNED FOR A 5.5 SACK MIX WITH A MAXIMUM WATER/CEMENT RATIO OF 0.45 (OR AS DESIGNATED BY THE SOILS ENGINEER). MIX DESIGN TO BE APPROVED BY THE QUALITY CONTROL DIVISION PRIOR TO USE ON THE PROJECT.
7. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL 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 AND/OR TELEPHONE FACILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THEREWITH.
8. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION, PRIOR TO COMMENCING CONSTRUCTION.
9. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED TYPE CURB.
10. AC PAVEMENT TO BE 1/2" ABOVE LIP OF ALL GUTTER & VALLEY GUTTER AFTER COMPACTION.
11. APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
12. CURB & 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 WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION.
13. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT FO AN INTERSECTION PER STANDARD DRAWING 235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
14. 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 SAID CONSTRUCTION. EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS, OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR.
15. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER.
16. 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.
17. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY DESTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE NO. 625.550.

CLV FIRE DEPT. NOTES:

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY OF LAS VEGAS FIRE DEPARTMENT "HYDRANT SPECIFICATIONS" AND "HYDRANT INSTALLATION SPECIFICATIONS" AND ORDINANCE #3318.
 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 CONSTRUCTION, 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 GREEN REFLECTIVE MARKER AT CENTERLINE OF STREET ADJACENT TO FIRE HYDRANT.
 5. ALL FIRE HYDRANTS MUST BE CONNECTED TO A DEPENDABLE WATER SUPPLY CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW. CALL THE LAS VEGAS FIRE DEPARTMENT AT 383-2888 FOR UNDERGROUND INSPECTION, PRESSURE AND FLUSH VERIFICATION OF ALL FIRE HYDRANTS AND FIRE LINES BEFORE COVERING.
 6. PAINTING OF THE CURBS AND HYDRANT AND ANY WORK NECESSARY FOR PROTECTION OF HYDRANTS FROM PHYSICAL DAMAGE PER THE "HYDRANT INSTALLATION SPECIFICATION" SHALL BE COMPLETED BEFORE APPROVAL OF THE HYDRANTS BY THE CITY OF LAS VEGAS FIRE DEPARTMENT.
 7. FIRE HYDRANT SPACING
RESIDENTIAL 600 FT. MAXIMUM
COMMERCIAL 500 FT. MAXIMUM
FIRE HYDRANTS SHALL BE LOCATED WITHIN 500 FT. OF ANY CONSTRUCTION OR COMBUSTIBLE OPEN STORAGE, AND SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
 8. NO FIRE HYDRANT SHALL BE LOCATED WITHIN 8' OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREETLIGHT, OR ANY OTHER OBSTRUCTION.
 9. A PERMIT MUST BE OBTAINED FROM THE FIRE DEPARTMENT FOR ONSITE FIRE WATER SYSTEM INSTALLATION PRIOR TO CONSTRUCTION.
- CLV FIRE DEPT. NOTES CONTINUED SEE BELOW

CLV SEWER NOTES:

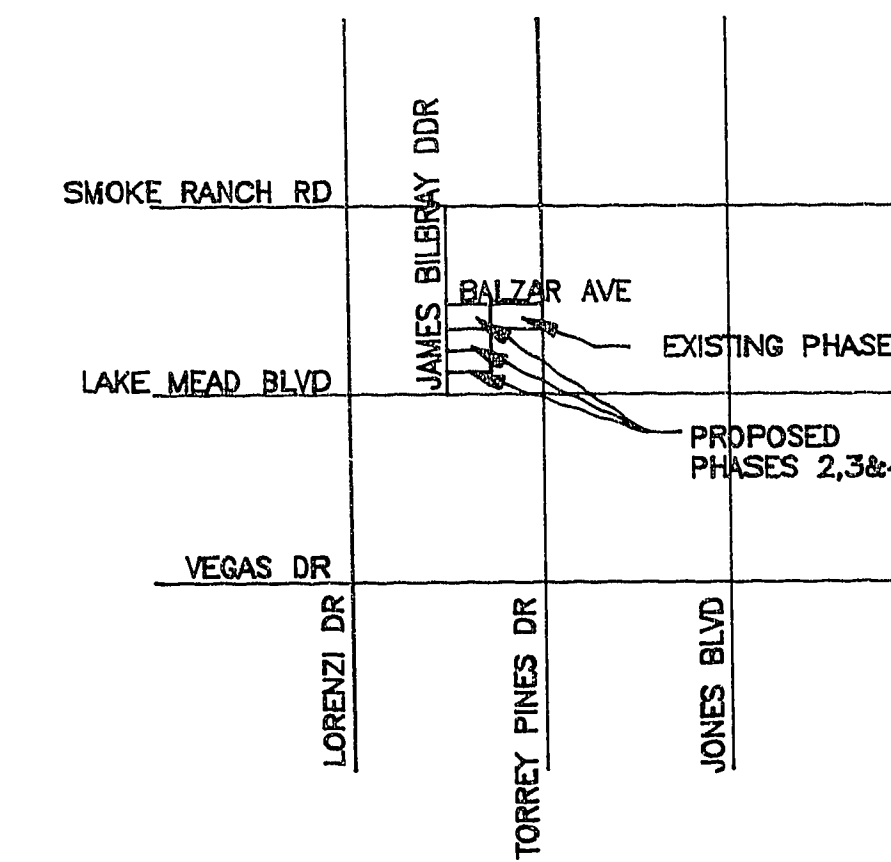
1. ALL SANITARY SEWER INSTALLATIONS SHALL CONFORM TO THE STANDARD DETAILS AND SPECIFICATIONS OF THE CITY OF LAS VEGAS, AND SHALL ALSO CONFORM TO THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OF OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, LATEST EDITION, UNLESS OTHERWISE NOTED.
 2. CHISEL "S" OR "G" IN CURBS WHERE SEWER OF GAS LATERALS FALL UNDER THE CURB.
 3. POLYVINYL (PVC) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35 SPECIFICATIONS, AND INSTALLED WITH SAND BEDDING AND BACKFILL OR TYPE II GRAVEL.
 4. ALL MANHOLES IN PAVED STREETS 80' R/W AND LARGER, SHALL HAVE CONCRETE COLLARS.
 5. 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.
 6. A SEWER MAIN CROSSING OVER A WATER MAIN OR LESS THAN 18" UNDER A WATER MAIN MUST BE REINFORCED CONCRETE ENCASED PIPEFOR A DISTANCE NOT LESS THAN FEET (10') TO EACH SIDE OF THE CENTERLINE OF THE WATER MAIN.
- CLV FIRE DEPT. NOTES-CONTINUED**
10. COMPLY WITH ALL LOCAL CODES.
 11. OCCUPANCY R-I
CONSTRUCTION TYPE V-N
BUILDING HEIGHT SINGLE STORY
BLDG SIZE 1067SF / UNIT X4-1764 / BLDG
FIRE FLOW PER LVFD = 2600GPM @ 20PSI
OFF-SITE AREAS:
NORTH - UNDEVELOPED
WEST - UNDEVELOPED
SOUTH - UNDEVELOPED
EAST - EXISTING RICHMOND PARK CONDOMINIUMS (PHASE I)

LAS VEGAS VALLEY WATER DISTRICT NOTES:

1. ALL WORK TO CONFORM TO LAS VEGAS VALLEY WTER DISTRICT STANDARD PLATES AND SPECIFICATIONS.
2. ALL WORK EXCEPT AS MODIFIED HEREON OR BY NOTE NO.1 SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT DRAFT OR EDITION OF "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS", CLARK COUNTY, NEVADA.
3. NOTICE TO BE GIVEN ENGINEERING DEPARTMENT OF THE LAS VEGAS VALLEY WATER DISTRICT 48 HOURS PRIOR TO ACTUAL CONSTRUCTION.
4. SERVICE SADDLES OR TAPPED COLLARS WILL BE REQUIRED ON ALL 3/4" AND 1" SERVICE LATERALS. SERVICE SADDLES ONLY WILL BE PERMITTED ON 1 1/2" AND 2" SERVICE LATERALS. DOUBLE TAPPED COLLARS ARE NOT PERMITTED.
5. DEFLECTION ANGLE SHALL NOT EXCEED 2.5 DEGREES PER 13 FOOT SECTION OF PIPE FOR PIPE SIZES SMALLER THAN 14", AND SHALL NOT EXCEED 2 DEGREES FOR PIPES SIZES BETWEEN 14 INCHES AND 16 INCHES.
6. ALL METERS SHALL BE LOCATED OUTSIDE OF DRIVEWAYS.
7. DETECTOR TAPE REQUIRED IN ACCORDANCE WITH STANDARD PLATE NO.27 WHERE INDICATED AND AS FOLLOWS:
A. OVER ALL MAINS NOT INSTALLED AT 6 FEET FROM BACK OF CURB.
B. OVER ALL SERVICE LATERALS NOT INSTALLED AT RIGHT ANGLES.
8. CALL BEFORE YOU DIG: 1-800-227-2600.

GENERAL NOTES:

1. NO INVESTIGATION HAS BEEN MADE TO DETERMINE THE EXACT LOCATION OR ELEVATION OF EXISTING UNDERGROUND FACILITIES OR UTILITIES OTHER THAN WHERE VISIBLE ON THE SURFACE. LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS OF ANY WORK. THE CONTRACTOR SHALL EXPOSE ALL EXISTING IMPROVEMENTS FOR VERIFICATION OF LOCATION AND ELEVATION PRIOR TO COMMENCING CONSTRUCTION OF THAT PORTION OF THE WORK.
2. WHERE KDF ENGINEERING IS TO PROVIDE CONSTRUCTIONSTAKES, THE CONTRACTOR SHALL NOTIFY KDF ENGINEERING FORTY-EIGHT (48) HOURS PRIOR TO THE SCHEDULED WORK.



VICINITY MAP

INDEX OF DRAWINGS

SHEET	TITLE
1.	COVER SHEET
2.	BALZAR AVE - STA 6+82.72 - 13+65.44
3.	JAMES BILBRAY DR - STA 0+79.18 - STA 10+84.27
4.	JAMES BILBRAY DR - STA 10+84.27 - STA 20+90.23
5.	SITE PLAN - PHASE 2
6.	SITE PLAN - PHASE 3
7.	SITE PLAN - PHASE 4
8.	UTILITY PLAN - PHASE 2
9.	UTILITY PLAN - PHASE 3
10.	UTILITY PLAN - PHASE 4
11.	GRADING PLAN - PHASE 2
12.	GRADING PLAN - PHASE 3
13.	GRADING PLAN - PHASE 4
14.	MASTER UTILITY PLAN
15.	DETAIL SHEET

OWNER	DEVELOPER	ENGINEER
RON BAVINGTON 2357 CANFIELD DR APT C LAS VEGAS, NV 89108	ALL AMERICAN DEVELOPMENT CORP 4012 S. RAINBOW BLVD SUITE K, TIMES SQUARE LAS VEGAS, NV 89103	KDF ENGINEERING 3407 EL CAMINO LAS VEGAS, NV 89102

APPROVALS

[Signature]
CLV CITY ENGINEER DATE

[Signature] 3/14/90
FIRE MARSHALL - CLV DATE

[Signature] 3/20/90
LAS VEGAS VALLEY WATER DISTRICT DATE

[Signature] 2-16-90
NEVADA POWER DATE *

PROJECT NAME: Richmond Park
Condos Phase 2, 3 & 4
 This project water plan complies with the Las Vegas Valley Water District's technical requirements; however, this water plan is NOT APPROVED FOR CONSTRUCTION at this time.

[Signature] *[Signature]*
 DATE DATE

REVISIONS	BY
RICHMOND PARK CONDOMINIUMS PHASES 2, 3 & 4 COVER SHEET	
2/16/90 DESIGNED R. MERRIMAN CHECKED DATE FEB. 1990 SCALE JOB NO. 89001 SHEET	
1 OF 15 SHEETS 107 Y - 2645 - 2	