

IMPROVEMENT PLANS

FOR

SPRING MOUNTAIN RANCH INFRASTRUCTURE STREETS

CITY OF LAS VEGAS
STATE OF NEVADA

CITY OF LAS VEGAS GENERAL NOTES

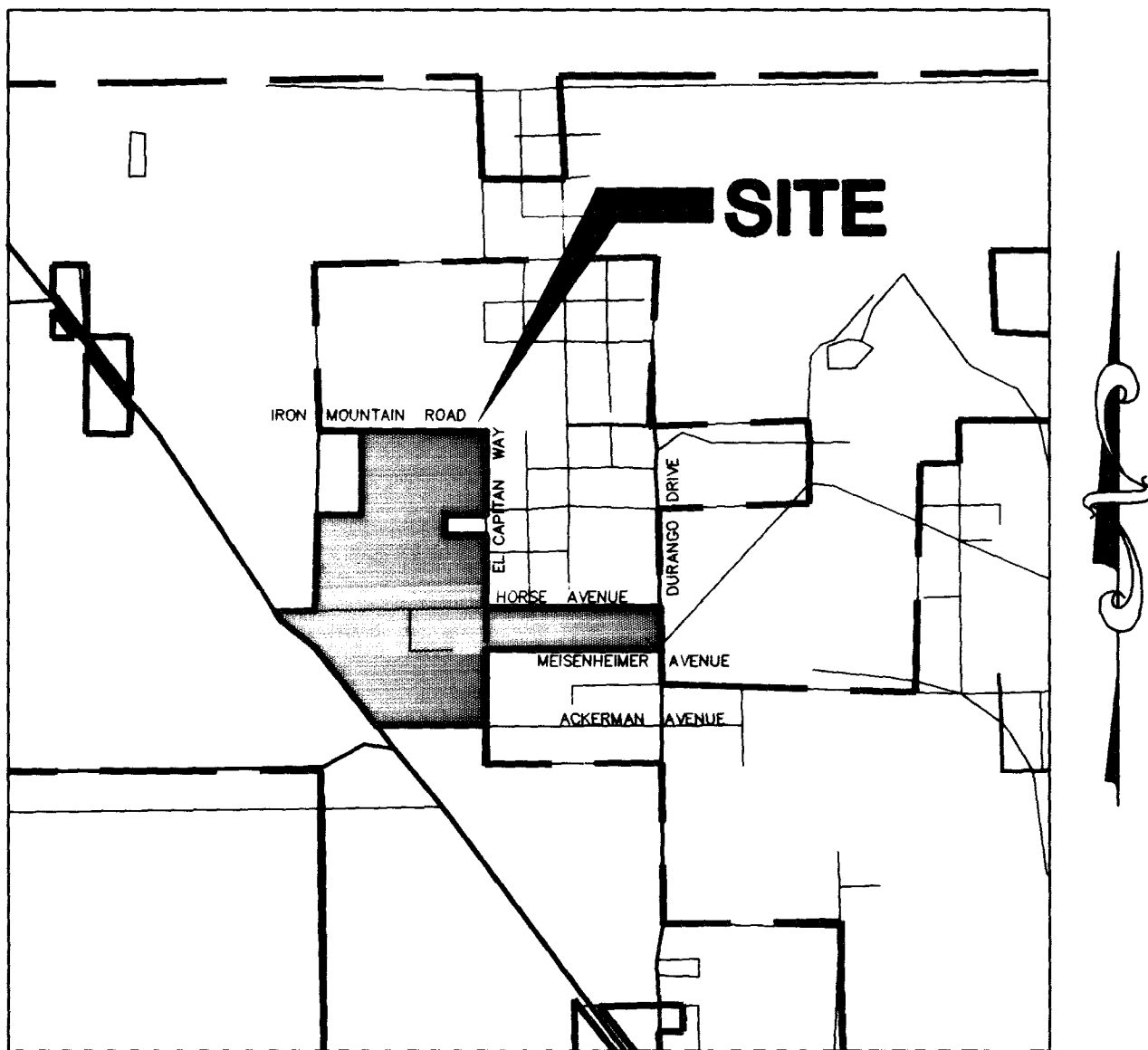
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST ISSUE; THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA", LATEST ISSUE; AND OTHER 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 STANDARDS".
- 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 INTERFERENCE'S 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.
- 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 OWING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
- ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- 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.
- PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
- EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED TYPE CURB.
- AC PAVEMENT TO BE 1/2" ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT HANDICAP RAMPS.
- APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- WALL NOTES:
 - ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN FOR THE PURPOSE OF GRADING RELATIONSHIPS.
 - THE STRUCTURAL AND ARCHITECTURAL DESIGN OF ALL WALLS (RETAINING OR NON-RETAINING) MUST BE APPROVED BY THE CLV BUILDING DEPARTMENT.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER TO THE PLACEMENT OF ASPHALT ON CITY STREETS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS GRID NORTH, AS DEFINED BY THE NEVADA COORDINATE SYSTEM OF 1983 (NCS83) EAST ZONE (2701), AS DETERMINED BY CLARK COUNTY GIS CONTROL POINTS 801, 805 AND 806.

BENCHMARK

CLV BM NO. 7, STA. 1LV9017NES
BLM BRASS CAP AT DURANGO DRIVE AND GRAND TETON DRIVE.
ELEVATION = 2541.392 (NAVD 88)



VICINITY MAP

NOT TO SCALE

QUANTITIES ESTIMATE

STREET		
1.	4" A.C. PAVEMENT	3729 SY
2.	3" A.C. PAVEMENT	44974 SY
3.	2" A.C. PAVEMENT	17028 SY
4.	TYPE II BASE	9609 CY
5.	TYPE I BASE	10922 CY
6.	"L" TYPE CURB & GUTTER	19595 LF
7.	4" CONCRETE SIDEWALK	102313 SF
8.	CONCRETE VALLEY GUTTER	10904 SF
9.	WHEELCHAIR RAMP	37 EA
10.	2' UNDER SIDEWALK DRAIN	5 EA
STORM DRAIN		
1.	12" TYPE "C" DROP INLET	6 EA
2.	24" RCP STORM	923 LF
3.	6" TYPE "C" DROP INLET	2 EA
4.	4" TYPE "C" DROP INLET	8 EA
5.	16" TYPE "C" DROP INLET	4 EA

DEVELOPER

SOUTHWEST COMMUNITIES, INC.
980 BROADBENT BOULEVARD
HENDERSON, NEVADA 89014

SHEET INDEX

- COVER SHEET
- STREET KEY MAP
- STREET PLAN AND PROFILE - EL CAPITAN WAY (STA. 3+00.00 TO STA. 9+50.00)
- STREET PLAN AND PROFILE - EL CAPITAN WAY (STA. 9+50.00 TO STA. 21+50.00)
- STREET PLAN AND PROFILE - EL CAPITAN WAY (STA. 21+50.00 TO STA. 33+50.00)
- STREET PLAN AND PROFILE - EL CAPITAN WAY (STA. 33+50.00 TO STA. 43+71.46)
- STREET PLAN AND PROFILE - BRENT LANE (STA. 10+00.00 TO STA. 16+00.00)
- STREET PLAN AND PROFILE - BRENT LANE (STA. 16+00.00 TO STA. 22+17.58)
- STREET PLAN AND PROFILE - HORSE AVENUE (STA. 36+69.98 TO STA. 48+50.00)
- STREET PLAN AND PROFILE - HORSE AVENUE (STA. 48+50.00 TO STA. 60+50.00)
- STREET PLAN AND PROFILE - HORSE AVENUE (STA. 60+50.00 TO STA. 69+04.78)
- STREET PLAN AND PROFILE - RACEL STREET (STA. 10+00.00 TO STA. 21+50.00)
- STREET PLAN AND PROFILE - RACEL STREET (STA. 21+50.00 TO STA. 32+00.00)
- STREET PLAN AND PROFILE - RACEL STREET (STA. 32+00.00 TO STA. 43+01.45)
- STREET PLAN AND PROFILE - ACKERMAN AVENUE (STA. 10+00.00 TO STA. 19+50.00)
- STREET PLAN AND PROFILE - ACKERMAN AVENUE (STA. 19+50.00 TO STA. 29+28.51)
- STORM DRAIN AND DROP INLET PLAN AND PROFILE
- STORM DRAIN AND DROP INLET PLAN AND PROFILE
- STORM DRAIN AND DROP INLET PLAN AND PROFILE
- STORM DRAIN AND DROP INLET PLAN AND PROFILE
- SEWER KEY MAP
- MASTER FIRE HYDRANT
- SEWER PLAN AND PROFILE - MEISENHEIMER AVENUE (STA. 0+60.00 TO STA. 9+50.00)
- SEWER PLAN AND PROFILE - MEISENHEIMER AVENUE (STA. 9+50.00 TO STA. 18+50.00)
- SEWER PLAN AND PROFILE - MEISENHEIMER AVENUE (STA. 18+50.00 TO STA. 27+50.00)
- SEWER PLAN AND PROFILE - EL CAPITAN WAY (STA. 9+50.00 TO STA. 19+50.00)
- SEWER PLAN AND PROFILE - EL CAPITAN WAY (STA. 19+50.00 TO STA. 29+00.00)
- SEWER PLAN AND PROFILE - EL CAPITAN WAY (STA. 29+00.00 TO STA. 38+50.00)
- SEWER PLAN AND PROFILE - EL CAPITAN WAY (STA. 38+50.00 TO STA. 48+00.00)
- SEWER PLAN AND PROFILE - EL CAPITAN WAY (STA. 48+00.00 TO STA. 57+21.03)
- SEWER PLAN AND PROFILE - BRENT LANE (STA. 0+00.00 TO STA. 6+57.03)
- SEWER PLAN AND PROFILE - HORSE AVENUE (STA. 0+00.00 TO STA. 11+00.00)
- SEWER PLAN AND PROFILE - HORSE AVENUE (STA. 11+00.00 TO STA. 22+00.00)
- SEWER PLAN AND PROFILE - HORSE AVENUE (STA. 22+00.00 TO STA. 30+85.50)
- SEWER PLAN AND PROFILE - RACEL STREET (STA. 0+00.00 TO STA. 11+50.00)
- SEWER PLAN AND PROFILE - RACEL STREET (STA. 11+50.00 TO STA. 21+50.00)
- SEWER PLAN AND PROFILE - RACEL STREET (STA. 21+50.00 TO STA. 32+78.37)
- SEWER PLAN AND PROFILE - ACKERMAN AVENUE (STA. 0+00.00 TO STA. 9+00.00)
- SEWER PLAN AND PROFILE - ACKERMAN AVENUE (STA. 9+00.00 TO STA. 18+50.00)
- WATER PLAN AND PROFILE - DURANGO DRIVE (NOT A PART)
- WATER PLAN VIEW - HORSE AVENUE (NOT A PART)
- MASTER STREET LIGHT PLAN
- MASTER TRAFFIC PLAN
- MASTER TRAFFIC PLAN
- MASTER TRAFFIC PLAN
- MASTER TRAFFIC PLAN
- MULTI-FAMILY LOTS - ROUGH GRADING PLAN
- MULTI-FAMILY LOTS - ROUGH GRADING PLAN
- TEMPORARY BERM
- COMMERCIAL LOTS - ROUGH GRADING PLAN

DEVIATIONS FROM STANDARDS

- STREET OFFSET CROWN AT EL CAPITAN WAY
- LESS THAN MINIMUM "K" VALUE AT RACEL STREET

APPROVAL

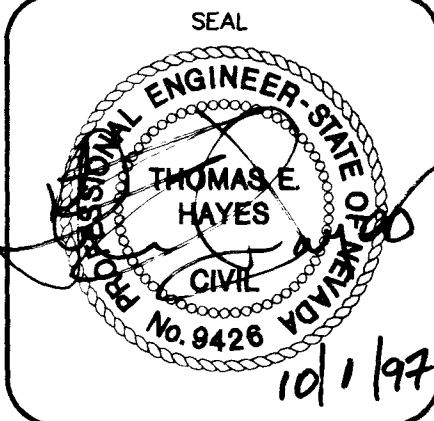
Dennis Anderson
DENNIS ANDERSON, P.E.
LAS VEGAS CITY ENGINEER

12-8-97
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.

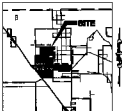
4	3	2	1	REV	DATE	BY
SOUTHWEST COMMUNITIES, INC. 980 BROADBENT BOULEVARD HENDERSON, NEVADA 89014 CITY OF LAS VEGAS, NEVADA						
CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS 2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89102-5148 PHONE (702) 873-7550 FAX (702) 362-2597						
vtn novada						

TITLE	COVER SHEET
PROJECT	SPRING MOUNTAIN RANCH INFRASTRUCTURE STREETS



NO. NO.	5069-1
BY	dtb
DATE	MARCH 1997
SCALE	HORIZ. N/A VERT. N/A
SHEET	1
OF 46 SHEETS	

CITY OF LAS VEGAS
STATE OF NEVADA

[illegible]**WISNET 1999**[illegible]

THE BUREAU OF STATISTICS HAS BEEN ADVISED BY THE
FEDERAL BUREAU OF INVESTIGATION THAT THE ABOVE NAMED
PERSONS ARE NOT EMPLOYED BY THE BUREAU OF STATISTICS.

6.7 IN 10.7, 875. 1.000000
6.8 IN 10.7, 875. 1.000000
6.9 IN 10.7, 875. 1.000000
6.10 IN 10.7, 875. 1.000000

Keywords: *depression, mood, anxiety, self-esteem, self-efficacy, self-esteem, self-efficacy, self-esteem, self-efficacy*

JUNE 1997		JULY 1997		AUGUST 1997		SEPTEMBER 1997		OCTOBER 1997		NOVEMBER 1997		DECEMBER 1997		JANUARY 1998		FEBRUARY 1998		MARCH 1998		APRIL 1998		MAY 1998		JUNE 1998		JULY 1998		AUGUST 1998		SEPTEMBER 1998		OCTOBER 1998		NOVEMBER 1998		DECEMBER 1998		JANUARY 1999		FEBRUARY 1999		MARCH 1999		APRIL 1999		MAY 1999		JUNE 1999		JULY 1999		AUGUST 1999		SEPTEMBER 1999		OCTOBER 1999		NOVEMBER 1999		DECEMBER 1999		JANUARY 2000		FEBRUARY 2000		MARCH 2000		APRIL 2000		MAY 2000		JUNE 2000		JULY 2000		AUGUST 2000		SEPTEMBER 2000		OCTOBER 2000		NOVEMBER 2000		DECEMBER 2000		JANUARY 2001		FEBRUARY 2001		MARCH 2001		APRIL 2001		MAY 2001		JUNE 2001		JULY 2001		AUGUST 2001		SEPTEMBER 2001		OCTOBER 2001		NOVEMBER 2001		DECEMBER 2001		JANUARY 2002		FEBRUARY 2002		MARCH 2002		APRIL 2002		MAY 2002		JUNE 2002		JULY 2002		AUGUST 2002		SEPTEMBER 2002		OCTOBER 2002		NOVEMBER 2002		DECEMBER 2002		JANUARY 2003		FEBRUARY 2003		MARCH 2003		APRIL 2003		MAY 2003		JUNE 2003		JULY 2003		AUGUST 2003		SEPTEMBER 2003		OCTOBER 2003		NOVEMBER 2003		DECEMBER 2003		JANUARY 2004		FEBRUARY 2004		MARCH 2004		APRIL 2004		MAY 2004		JUNE 2004		JULY 2004		AUGUST 2004		SEPTEMBER 2004		OCTOBER 2004		NOVEMBER 2004		DECEMBER 2004		JANUARY 2005		FEBRUARY 2005		MARCH 2005		APRIL 2005		MAY 2005		JUNE 2005		JULY 2005		AUGUST 2005		SEPTEMBER 2005		OCTOBER 2005		NOVEMBER 2005		DECEMBER 2005		JANUARY 2006		FEBRUARY 2006		MARCH 2006		APRIL 2006		MAY 2006		JUNE 2006		JULY 2006		AUGUST 2006		SEPTEMBER 2006		OCTOBER 2006		NOVEMBER 2006		DECEMBER 2006		JANUARY 2007		FEBRUARY 2007		MARCH 2007		APRIL 2007		MAY 2007		JUNE 2007		JULY 2007		AUGUST 2007		SEPTEMBER 2007		OCTOBER 2007		NOVEMBER 2007		DECEMBER 2007		JANUARY 2008		FEBRUARY 2008		MARCH 2008		APRIL 2008		MAY 2008		JUNE 2008		JULY 2008		AUGUST 2008		SEPTEMBER 2008		OCTOBER 2008		NOVEMBER 2008		DECEMBER 2008		JANUARY 2009		FEBRUARY 2009		MARCH 2009		APRIL 2009		MAY 2009		JUNE 2009		JULY 2009		AUGUST 2009		SEPTEMBER 2009		OCTOBER 2009		NOVEMBER 2009		DECEMBER 2009		JANUARY 2010		FEBRUARY 2010		MARCH 2010		APRIL 2010		MAY 2010		JUNE 2010		JULY 2010		AUGUST 2010		SEPTEMBER 2010		OCTOBER 2010		NOVEMBER 2010		DECEMBER 2010		JANUARY 2011		FEBRUARY 2011		MARCH 2011		APRIL 2011		MAY 2011		JUNE 2011		JULY 2011		AUGUST 2011		SEPTEMBER 2011		OCTOBER 2011		NOVEMBER 2011		DECEMBER 2011		JANUARY 2012		FEBRUARY 2012		MARCH 2012		APRIL 2012		MAY 2012		JUNE 2012		JULY 2012		AUGUST 2012		SEPTEMBER 2012		OCTOBER 2012		NOVEMBER 2012		DECEMBER 2012		JANUARY 2013		FEBRUARY 2013		MARCH 2013		APRIL 2013		MAY 2013		JUNE 2013		JULY 2013		AUGUST 2013		SEPTEMBER 2013		OCTOBER 2013		NOVEMBER 2013		DECEMBER 2013		JANUARY 2014		FEBRUARY 2014		MARCH 2014		APRIL 2014		MAY 2014		JUNE 2014		JULY 2014		AUGUST 2014		SEPTEMBER 2014		OCTOBER 2014		NOVEMBER 2014		DECEMBER 2014		JANUARY 2015		FEBRUARY 2015		MARCH 2015		APRIL 2015		MAY 2015		JUNE 2015		JULY 2015		AUGUST 2015		SEPTEMBER 2015		OCTOBER 2015		NOVEMBER 2015		DECEMBER 2015		JANUARY 2016		FEBRUARY 2016		MARCH 2016		APRIL 2016		MAY 2016		JUNE 2016		JULY 2016		AUGUST 2016		SEPTEMBER 2016		OCTOBER 2016		NOVEMBER 2016		DECEMBER 2016		JANUARY 2017		FEBRUARY 2017		MARCH 2017		APRIL 2017		MAY 2017	
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5. EIGHTY SEVEN DOLLAR AND TEN CENTS PER
A GALLON THE WEIGHT OF 12.5 LBS. OF 100% PURE

100

YOUNG & RUBICAM, INC.
1430 AVENUE OF THE STARS
SUNNYVALE, CALIF. 94086

REMARKS: 1. THE FOLLOWING INFORMATION WAS OBTAINED FROM THE NEW YORK OFFICE OF THE ATTORNEY GENERAL, NEW YORK, ON 11/11/64:

LEWIS HENCOX

SPRING MOUNTAIN RANCH
INCUBATING ATTITUDE



1

RESEARCH

五

1. **What is the purpose of the study?**
 2. **What are the research questions or hypotheses?**
 3. **What is the study design?**
 4. **What are the variables?**
 5. **What are the data sources?**
 6. **What are the data collection methods?**
 7. **What are the data analysis methods?**
 8. **What are the results?**
 9. **What are the conclusions?**
 10. **What are the limitations?**
 11. **What are the implications?**
 12. **What are the future research directions?**