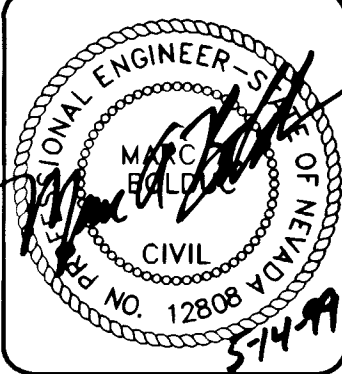


IMPROVEMENT PLANS FOR WASHINGTON & SANDHILL UNIT 3



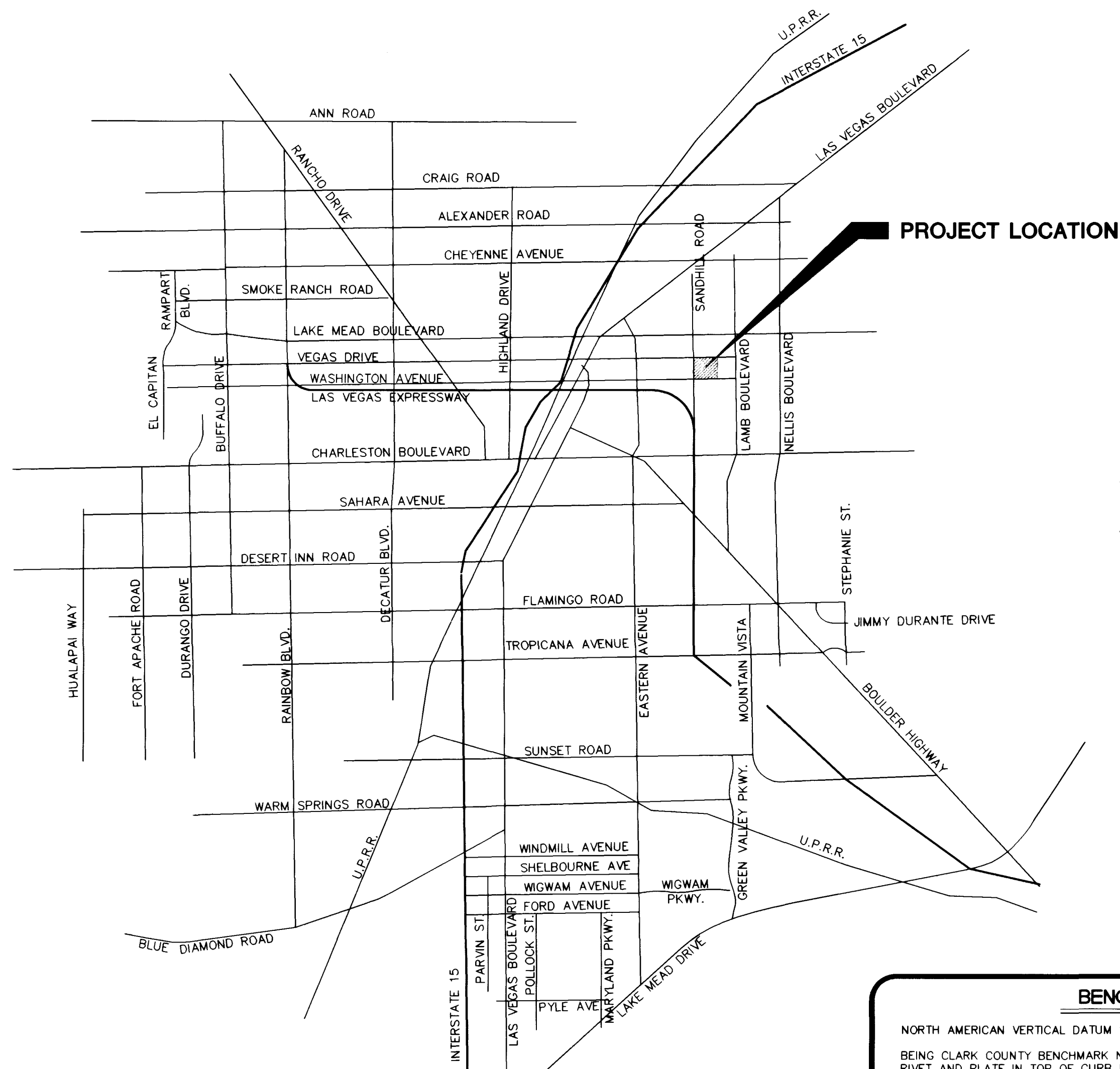
DESIGNED BY:	DATE:
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NO.	BY DATE

ABBREVIATIONS

AC	ASPHALT CONCRETE
TC	TOP OF CURB
FG	FINISH GRADE
FL	FLOW LINE
EP	EDGE OF PAVEMENT
GB	GRADE BREAK
BVC	BEGIN VERTICAL CURVE
BFE	BASE FLOOD ELEVATION
EVC	END VERTICAL CURVE

LEGAL DESCRIPTION

BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30 T.20S., R.62., M.D.M. N89°53'26"E. APN. # 140-30-601-012



VICINITY MAP

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 EDITION, AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY, THE UNIFORM BUILDING CODE, AND ALL LOCAL CITY ORDINANCES 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 AS SHOWN FROM CITY OF LAS VEGAS PLANS LIBRARY ARE APPROXIMATE AND FOR RECORD PURPOSES. 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 UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST 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 AND OWNING 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 CITY ENGINEER 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 ONE-HALF INCH (1/2") ABOVE UP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.
- CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 216.
- 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.
- ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
- EXACT LOCATION OF ALL SAWCUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS ENGINEER IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATIONS.
- 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. 625.350.
- 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.
- ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS, FLOOD CONTROL, AND SIGHT DISTANCE AT INTERSECTIONS. NEW WALLS REQUIRE BUILDING PERMIT AND BUILDING INSPECTION.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT-OF-WAY.
- CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS AND SEWER CLEANOUTS, ETC., TO FINISH GRADE AS APPLICABLE, WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.
- MATERIALS, HANDLING AND PLACEMENT OF PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF NEVADA DEPT. OF TRANSPORTATION OR THE CLARK COUNTY AREA SPECIFICATIONS (AS APPLICABLE) AND THE PLANS AND DETAILS SHOWN HEREON.

ESTIMATED QUANTITIES (PUBLIC)

ITEM	QUANTITY
2" A.C. PAVEMENT	3,748 S.Y.
TYPE II AGGREGATE BASE	1,236 C.Y.
ROLL CURB & GUTTER	1,708 L.F.
SIDEWALK	6,832 S.F.
CROSS GUTTER	365 S.F.

NOTE: QUANTITIES SHOWN ARE APPROXIMATIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING THE EXACT QUANTITIES.

BASIS OF BEARING

BEING THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30, T.20S., R. 62E., M.D.M., CLARK COUNTY, NEVADA AS DEPICTED UPON A SURVEY FILED OF RECORD IN FILE 35, PAGE 15 OF SURVEY, OFFICIAL RECORDS, CLARK COUNTY, NEVADA. SAID LINE BEARS N.89°53'26"E.

PROPERTY OWNER

HELLER DEVELOPMENT COMPANIES
CALIFORNIA/NEVADA
8453 RESEDA BOULEVARD
NORTHridge, CALIFORNIA 91324
(818) 727-2656

BENCHMARK

NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)
BEING CLARK COUNTY BENCHMARK NO. 0002 20SWS, BEING AN ALUMINUM RIVET AND PLATE IN TOP OF CURB IN THE NORTHEAST CORNER OF OWENS AVE. AND LAMB BLVD. NEAR THE PC OF OWENS AVE.

PUBLISHED ELEVATION = 546.243 METERS NAVD88 DATUM
CONVERTED ELEVATION = 1792.13 FEET NAVD88 DATUM

DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVER-HEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

Avoid cutting underground utility lines. It's costly.
Call before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

Avoid overhead power line contact.
Call before you Overhead
1-702-593-6111
NEVADA POWER CORPORATION AND SAFETY SERVICE DEPARTMENT

SHEET INDEX

SHEET #	DESCRIPTION
1.	COVER SHEET
2.	GENERAL NOTES
3.	UTILITY PLAN
4.	GRADING PLAN
5.	PLAN AND PROFILE

APPROVALS

Charles Kajkowski, Jr. 6-10-99
CHARLES KAJKOWSKI, JR., P.E. #4784
CITY OF LAS VEGAS PLANNING ENGINEER

Amy Chang 6/1/99
CITY OF LAS VEGAS FIRE DEPARTMENT

Lee Jucobchake 5/17/99
NEVADA POWER COMPANY

Charles McCawley 5/17/99
SOUTHWEST GAS CORPORATION

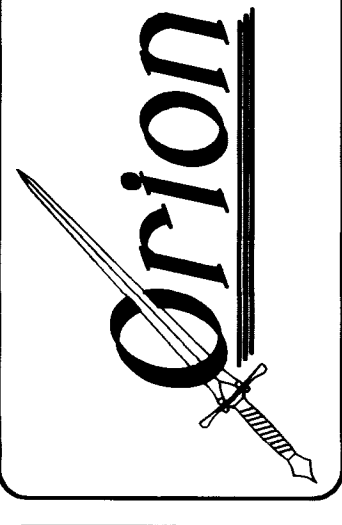
Jayme 5-19-99
COMMUNICATION

Nate Smith 5-18-99
SPRINT CENTRAL TELEPHONE

LAS VEGAS VALLEY WATER DISTRICT

COVER SHEET
WASHINGTON & SANDHILL UNIT 3
HELLER DEVELOPMENT COMPANIES
CITY OF LAS VEGAS
NEVADA

ORION ENGINEERING AND SURVEYING, INC.
3068 E. SUNSET ROAD, SUITE 9
LAS VEGAS, NEVADA 89120
(702) 739-5921 FAX (702) 739-5929



SHEET 1
of 5

1074-4556-3

IMPROVEMENT PLANS FOR WASHINGTON & SANDHILL UNIT 3



DATE	
BY	
CHECKED BY	
APPROVED BY	

COVER SHEET
 WASHINGTON & SANDHILL UNIT 3
 HELLER DEVELOPMENT COMPANY
 12/17/68

CHECKED BY: [Signature] 6/1/69
 APPROVED BY: [Signature] 6/1/69
 [Signature] 6/1/69
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 [Signature] 6/1/69
 Orion
 CIVIL ENGINEERING AND SURVEYING, INC.
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202

SYMBOLS

1	EXISTING CURB
2	NEW CURB
3	EXISTING DRIVE
4	NEW DRIVE
5	EXISTING SIDEWALK
6	NEW SIDEWALK
7	EXISTING BIKEWAY
8	NEW BIKEWAY
9	EXISTING BIKEWAY
10	NEW BIKEWAY
11	EXISTING BIKEWAY
12	NEW BIKEWAY

- CONSTRUCTION**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER AND THE COLORADO DEPARTMENT OF TRANSPORTATION.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER AND THE COLORADO DEPARTMENT OF TRANSPORTATION.
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GENERAL CONTRACTOR

NAME	ADDRESS
PHONE	CITY
STATE	ZIP

W. H. H. & COMPANY

NAME OF SURVEY

DATE OF SURVEY

PROJECT NUMBER

DATE OF PLAN

NOTICE

THIS PLAN SHOWS THE LOCATION OF THE PROJECT AND THE LOCATION OF THE PROJECT ON THE NEIGHBORHOOD MAP.

SCALE

1" = 100'	1" = 200'
1" = 300'	1" = 400'
1" = 500'	1" = 600'
1" = 700'	1" = 800'
1" = 900'	1" = 1000'

NOTICE

NAME	ADDRESS
PHONE	CITY
STATE	ZIP

APPROVAL

[Signature] 6/1/69

[Signature] 6/1/69

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