

REV	DESCRIPTION	BY	APPRO	DATE
	DATE: August 17, 2011			
	HORIZ. SCALE: 1"=40'			
	VERT. SCALE: N/A			
	DRAWN BY: CZ			
	DESIGNED BY: CZ			
	CHECKED BY: CLT			
	APPROVED BY: CLT			
	PROJECT #: 4200.0001			

 6330 ANNIE OAKLEY DRIVE
LAS VEGAS, NEVADA 89120
PHONE: (702) 547-9430
FAX: (702) 547-4330

RCI *Engineering*

3281 South Highland Drive, Suite 810, Las Vegas, NV 89109
PH#(702) 453 0800 FAX#(702) 453 0801

3521 N. RANCHO DRIVE
APN:138-12-301-013
UTILITY PLAN

DRAWING

U-1

SHT 4 OF 5

UTILITY NOTES:

1. ALL WATERLINE CONSTRUCTION SHALL BE IN ACCORDANCE WITH UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS, (UDACS), 2ND EDITION – 2003, STANDARD PLATES WHERE APPLICABLE.
2. LOCATOR WIRE SHALL BE USED FOR ALL WATER SERVICE LINES THAT ARE NOT PERPENDICULAR TO THE MAIN.
3. CONTRACTOR TO VERIFY LOCATION, DEPTH & SIZE OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO ENGINEER IMMEDIATELY.
4. SURVEYOR TO VERIFY ALL INVERTS & SLOPES DURING STAKING.
5. ALL ABOVE GROUND UTILITIES SUCH AS FIRE HYDRANT, STREIGHTS, METERS, ETC., TO BE STAKED AND CONSTRUCTED PER CITY STANDARDS.
6. SEE LANDSCAPE PLANS FOR ONSITE IRRIGATION. INSTALL ALL SLEEVES UNDER SIDEWALKS PRIOR TO SIDEWALK CONSTRUCTION.
7. IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR DEVIATIONS FROM STANDARDS PRIOR TO CONSTRUCTION.
8. SWGS NOTE: NO NEW GAS SERVICE REQUIRED FOR BUILDING ADDITION.

FIRE FLOW CALCULATIONS

USE/OCCUPANCY: BUILDING AND LANDSCAPE MATERIALS YARD

TYPE OF CONSTRUCTION (IBC): V-N _____

FIRE FLOW: 3,000 GPM @20 PSI _____

AUTOMATIC FIRE SPRINKLERS: YES _____

ESFR: NO _____

SQUARE FOOTAGE: 12,000 EXISTING _____

LARGEST AREA BETWEEN 4 HOUR WALLS: 12,000 _____

BUILDING HEIGHT: 20' EX. _____

NO OF STORES INCLUDING BASEMENT: _____

NO OF HIGH PILED COMBUSTIBLE STORAGE: NO _____

NO OF HAZARDOUS: _____

6 which was received
for fire and life safety
Page 5 of 7

DISCLAIMER NOTE:

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Avoid overhead power line contact. It's costly. Call before you Overhead 1-702-227-2929 Nevada Power Environment and Safety Services Department	Call before you Dig Avoid cutting underground utility lines. It's costly. Call 811 OR 1-800-227-2600 AND CLARK COUNTY TRAFFIC OPERATION 1-702-455-7544
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This grading plan is a
 part of the image study
 # 4536 which was received
 on 8/18/11 and ~~put~~ on
 8/25/11. Page 5 of 7.
 DISCLAIMER NOTE

BASIS OF BEARINGS:
NORTH 88°21'49" EAST BEING THE BEARING OF THE NORTH LINE OF THE SOUTHWEST
QUARTER (SW1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.,
AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN
FILE 85 OF PARCEL MAPS, PAGE 43.

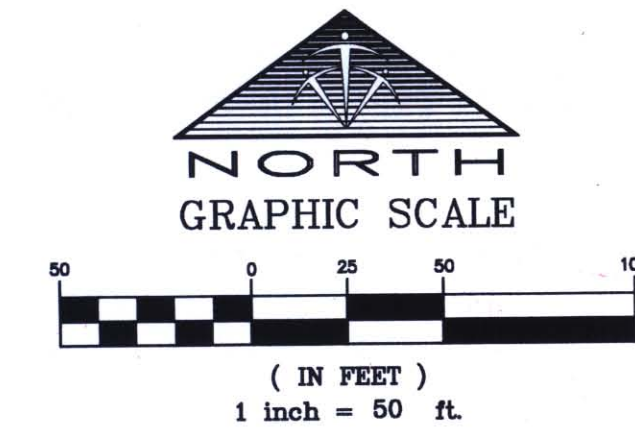
BENCHMARK #5LV00 12C4A
RIVET AND ALUMINUM PLATE IN THE TOP OF CURB AT THE
NORTHWEST CORNER OF GOWAN AND RANCHO

ELEVATION = 687.112 METERS (NAVD'88)
ELEVATION = 2254.30 US SURVEY FEET (NAVD'88)

0:\4200_Ewing Irrigation\0001-EWING ILP\PS\CIVIL\U01.dwg cthompson 8/17/11 3:16pm

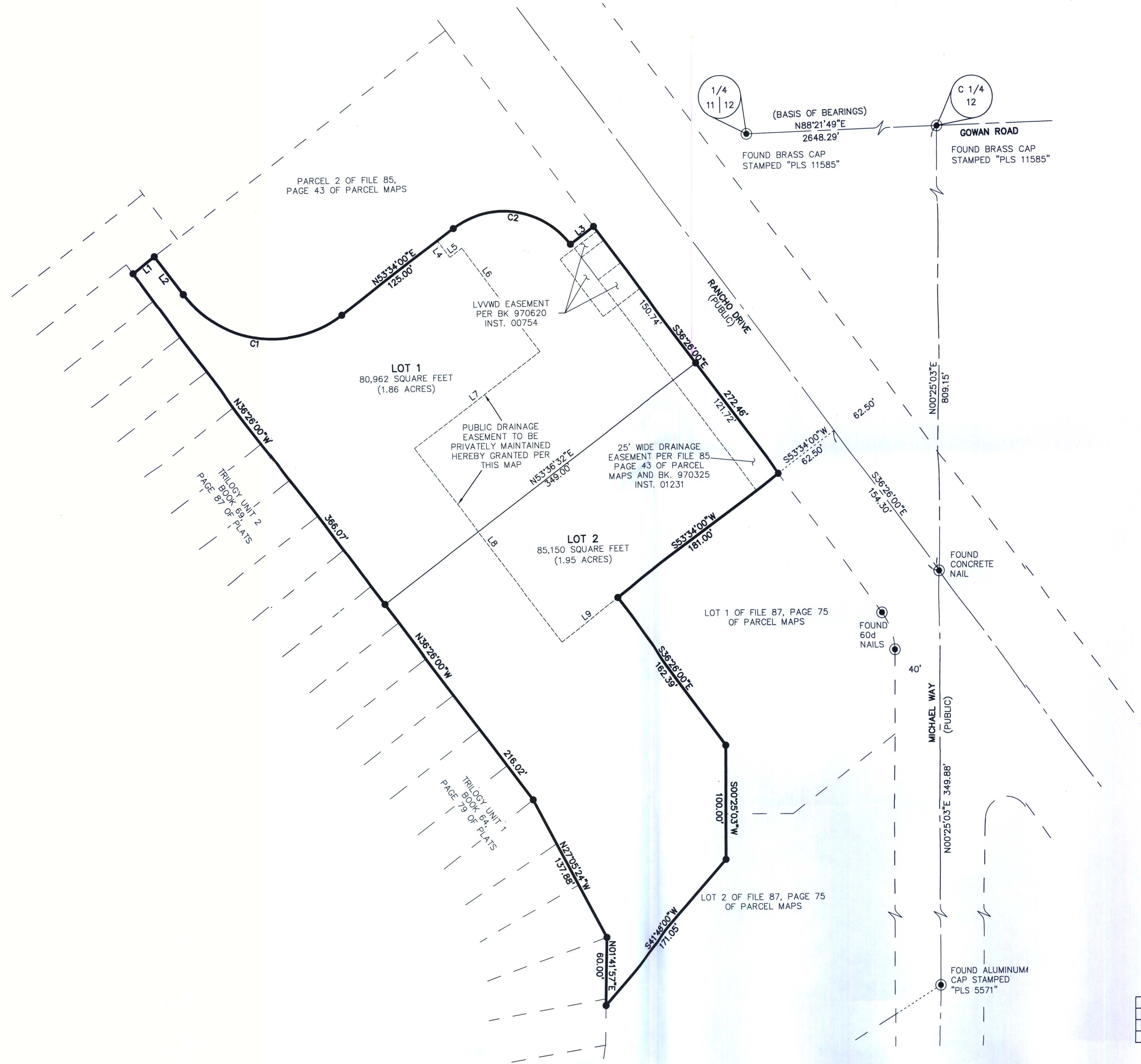
PARCEL MAP FOR EWING IRRIGATION

OF PARCEL ONE (1), SITUATE IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 12,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY,
NEVADA, AS SHOWN BY MAP THEREOF IN FILE 85 OF PARCEL MAPS,
PAGE 43, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA,



LEGEND

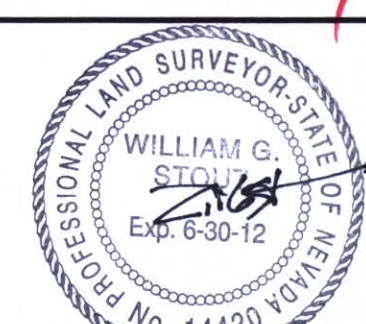
- BOUNDARY LINE
- - - ALIQUOT PART LINE
- - - ASSESSOR'S PARCEL LINE
- - - STREET CENTERLINE
- - - EASEMENT LINE
- FOUND MONUMENT AS DESCRIBED
- SET REBAR AND ALUMINUM CAP OR NAIL & BRASS TAG STAMPED "PLS 14420"



LINE TABLE		
LINE	BEARING	LENGTH
L1	N53°34'00"E	24.46
L2	S36°26'00"E	41.72
L3	N53°34'00"E	25.68
L4	S36°26'00"E	18.24
L5	N53°34'00"E	13.17
L6	S36°26'00"E	114.16
L7	S36°23'28"E	139.76
L8	S36°23'28"E	214.27
L9	N53°34'00"E	63.39

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	99.66	156.55
C2	90°00'00"	74.20	116.55

This grading plan is a
part of drainage study
4536 which was received
on 8/18/11 and ~~App'd~~ on 8/25/11. Page 6 of 7. *Rejected*



PARCEL MAP FOR EWING IRRIGATION

OF PARCEL ONE (1), SITUATE IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 12,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY,
NEVADA, AS SHOWN BY MAP THEREOF IN FILE 85 OF PARCEL MAPS,
PAGE 43, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA,

OWNER'S CERTIFICATE & DEDICATION

EWING IRRIGATION PRODUCTS, INC., A NEVADA CORPORATION

DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LANDS SUBDIVIDED WITHIN THE BOUNDARY SHOWN HEREON, AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AND HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO PARCELS AND DO HEREBY GRANT TO CITY OF LAS VEGAS, ITS SUCCESSORS AND ASSIGNS, EASEMENTS AS HEREBY SHOWN AND INDICATED.

FURTHER, THE UNDERSIGNED OWNERS HEREBY GRANT AND CONVEY TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS A FIVE-FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ABUT PUBLIC STREETS FOR THE PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC STREETLIGHTS, CONDUITS, TRAFFIC SIGNALS AND APPURTENANCES; AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT, STREETLIGHT, CONDUIT, TRAFFIC SIGNALS AND APPURTENANCES, TO EXTEND BEYOND THE FIVE-FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

EWING IRRIGATION PRODUCTS, INC., A NEVADA CORPORATION

BY:

ACKNOWLEDGMENT

STATE OF NEVADA } SS
COUNTY OF CLARK }

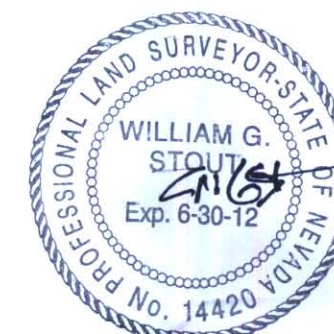
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY _____ AS _____ OF EWING IRRIGATION PRODUCTS,
INC., A NEVADA CORPORATION

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY APPOINTMENT EXPIRES:

SURVEYOR'S CERTIFICATE

I, WILLIAM G. STOUT, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AN AGENT FOR TRI-CORE SURVEYING, LLC, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF EWING IRRIGATION PRODUCTS, INC., A NEVADA CORPORATION.
- THE LANDS SURVEYED LIE WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 12 TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JULY 1, 2011.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY _____ AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.
- THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEET THE MINIMUM REQUIREMENTS FOR POSITIONAL CERTAINTY FOR A HIGH URBAN BOUNDARY SURVEY AS DEFINED BY N.A.C. 625.740 AND N.A.C. 625.666.



8/18/2011

WILLIAM G. STOUT
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 14420

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 12,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:

PARCEL ONE (1) AS SHOWN BY MAP THEREOF IN FILE 85 OF PARCEL MAPS,
PAGE 43 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

NORTH 88°21'49" EAST BEING THE BEARING OF THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 85 OF PARCEL MAPS, PAGE 43.

REFERENCE MAPS

FILE 85, PAGE 43 OF PARCEL MAPS
FILE 87, PAGE 75 OF PARCEL MAPS

BOOK 69, PAGE 87 OF PLATS
BOOK 64, PAGE 79 OF PLATS
BOOK 73, PAGE 23 OF PLATS

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PARCEL MAP AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE _____

ALAN R. RIEKKI, PLS 12469
CITY SURVEYOR
CITY OF LAS VEGAS

DATE

PLANNING AND DEVELOPMENT DEPARTMENT

I CERTIFY THAT THIS PARCEL MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE DIRECTOR OF PLANNING AND DEVELOPMENT ON THE _____ DAY OF _____, 20____.

M. MARGO WHEELER, AICP
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS, NEVADA

DATE

RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. N.R.S. 278.5695

PARCEL MAP FOR EWING IRRIGATION		INSTRUMENT NO. _____	
OF PARCEL ONE (1), SITUATE IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE 85 OF PARCEL MAPS, PAGE 43, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA,		FILED AT THE REQUEST OF TRI-CORE SURVEYING	
DATE _____ AT _____		FILE _____ PAGE _____	
OF PARCEL MAPS		CLARK COUNTY, NEVADA RECORDS	
DEBBIE CONWAY, RECORDER		FEE \$ _____ DEPUTY _____	

TRIM-CORE
SURVEYING, LLC
6761 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89146
TEL. (702) 821-1554 FAX (702) 870-4378

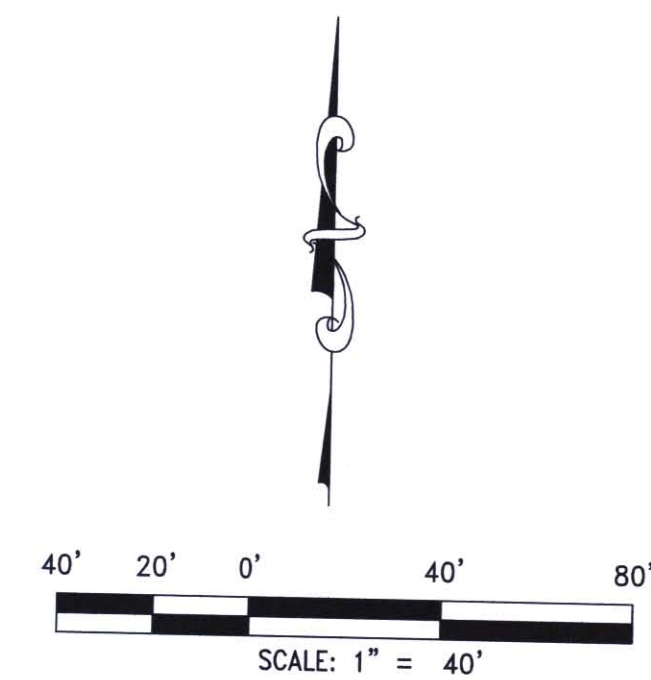
IMPROVEMENT PLANS FOR
TION FACILI
N. RANCHO
APN 138-12-301-013
CITY OF LAS VEGAS NEVADA

CITY OF LAS VEGAS NEVADA

EWING 6330 ANNIE OAKLEY DRIVE
LAS VEGAS, NEVADA 89120
PHONE: (702) 547-9430
FAX: (702) 547-4330

RCI *Engineering*
3281 S. HIGHLAND DRIVE, Las Vegas, NV 89119
PH#702.453.0800 FAX#702.453.0801

		EWING IRRIGATION FACILITY UPGRADES 3521 N. RANCHO DRIVE APN:138-12-301-013 COVER SHEET		EWING RCI <i>Engineering</i>		6330 ANNIE OAKLEY DRIVE LAS VEGAS, NEVADA 89120 PHONE: (702) 547-9430 FAX: (702) 547-4330		DATE: August 17, 2011 HORIZ. SCALE: N/A VERT. SCALE: N/A DRAWN BY: CZ DESIGNED BY: CZ CHECKED BY: CLT APPROVED BY: CLT PROJECT #: 42900.0001		PRELIM	
C-1		DRAWING		SHT 1 OF 5		CITY OF LAS VEGAS		NEVADA		BY	



LINE TABLE		
LINE	BEARING	LENGTH
L1	N53°34'00"E	24.46
L2	S36°26'00"E	41.72
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CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
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RIVET AND ALUMINUM PLATE IN THE TOP OF CURB AT THE
NORTHWEST CORNER OF GOWAN AND RANCHO

ELEVATION = 687.112 METERS (NAVD'88)
ELEVATION = 2254.30 US SURVEY FEET (NAVD'88)

EXISTING ZONING: C-2
LAND USE: BUILDING AND LANDSCAPE
MATERIAL/LUMBER YARD
SITE AREA: 3.81 ACRES
BUILDING AREA: 10,620 S.F.
OUTSIDE SALES AREA: 12,688 S.F.
PARKING REQUIRED: 46 SPACES
PARKING PROVIDED: 49 STANDARD SPACES
4 ACCESSIBLE SPACES
2 LOADING SPACES

LAND USE: BUILDING AND LUMBER MILL
 MATERIAL/LUMBER
 BUILDING AREA: 10.620 ACRES
 SITE AREA: 10.620 ACRES
 BUILDING AREA: 10.620 ACRES
 PAVING REQUIRED: 46 SP
 PAVING PROVIDED: 49 SP
 49 SP
 2.00 AC

This grading plan is a part of drainage plan # 4536 which was received on 8/18/11 and Rejected on 8/25/11. Page 3 of 7

DISCLAIMER

GENERAL NOTE
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Avoid overhead power line contact. It's costly.
**Call
before you
Overhead**
1-702-227-2929
Nevada Power
Environment and Safety
Services Department

Call before you Dig
Avoid cutting underground
utility lines. It's costly.

Call

OR
1-800-227-2600
AND
CLARK COUNTY TRAFFIC OPERATIONS
1-702-455-7544

[illegible][illegible]

DATE:	August 17, 2011
HORIZ. SCALE:	1"=40'
VERT. SCALE:	N/A
DRAWN BY:	CZ
DESIGNED BY:	CZ
CHECKED BY:	CLT
APPROVED BY:	CLT
PROJECT #:	4200.0001

**6330 ANNIE OAKLEY DRIVE
LAS VEGAS, NEVADA 89120
PHONE: (702) 547-9430
FAX: (702) 547-4330**

EWING
RCI
3281 South Highland Drive, Suite 100
PH#702.453.0800 F


 EWING IRRIGATION FACILITY UPGRADES
 3521 N. RANCHO DRIVE
 APN:138-12-301-013
 SITE PLAN

OF LAS VEGAS
 Thompson 8/17/11 3:15pm

NEVADA

Professional Engineer Seal for Christopher L. Thompson, State of Nevada, No. 14134, Exp. 6/30/2012, Civil. The seal is circular with a rope-like border. The text "PROFESSIONAL ENGINEER" is at the top, "STATE OF NEVADA" is at the bottom, and "No. 14134" is at the bottom right. The center contains the name "CHRISTOPHER L. THOMPSON", the expiration date "Exp. 6/30/2012", and the specialty "CIVIL". A blue ink signature is written across the seal, and the date "8-17-2011" is handwritten at the bottom.

DRAWING
S-1
SHT 3 OF 5

\\4200_Ewing Irrigation\0001-EWING ILP_CIVIL\IPS\S003_S01.dwg cihompson 8/17/11 3:15pm