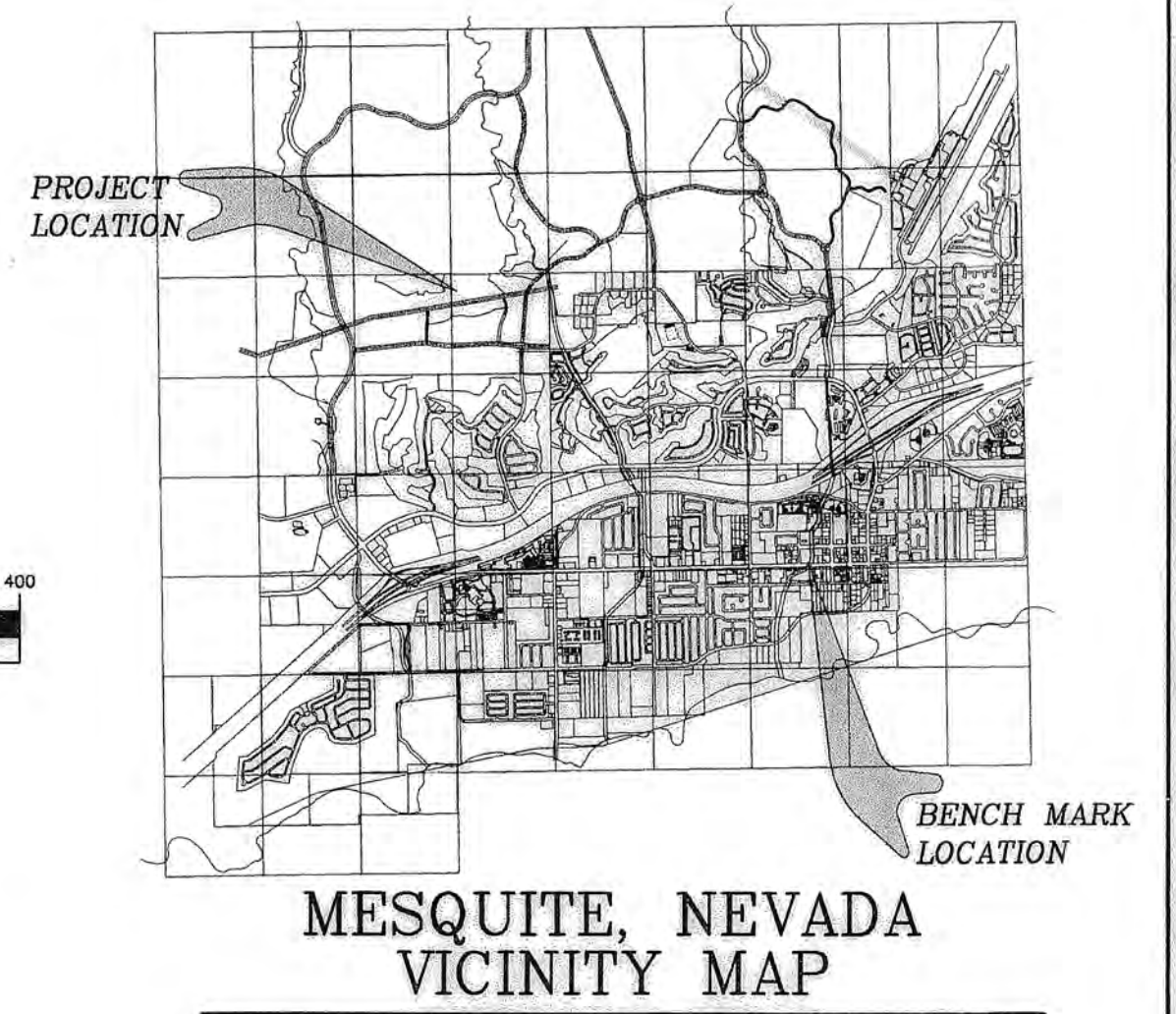
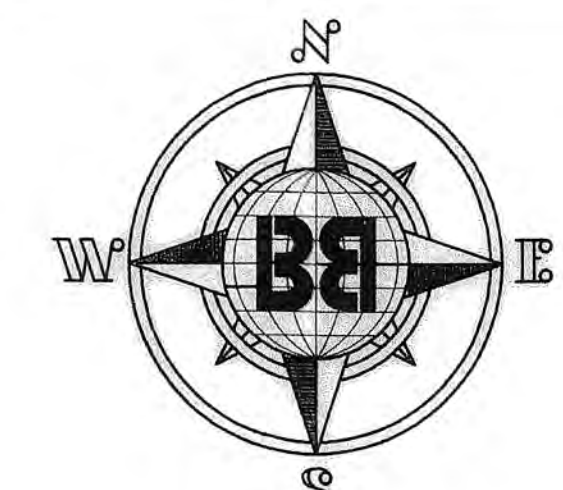
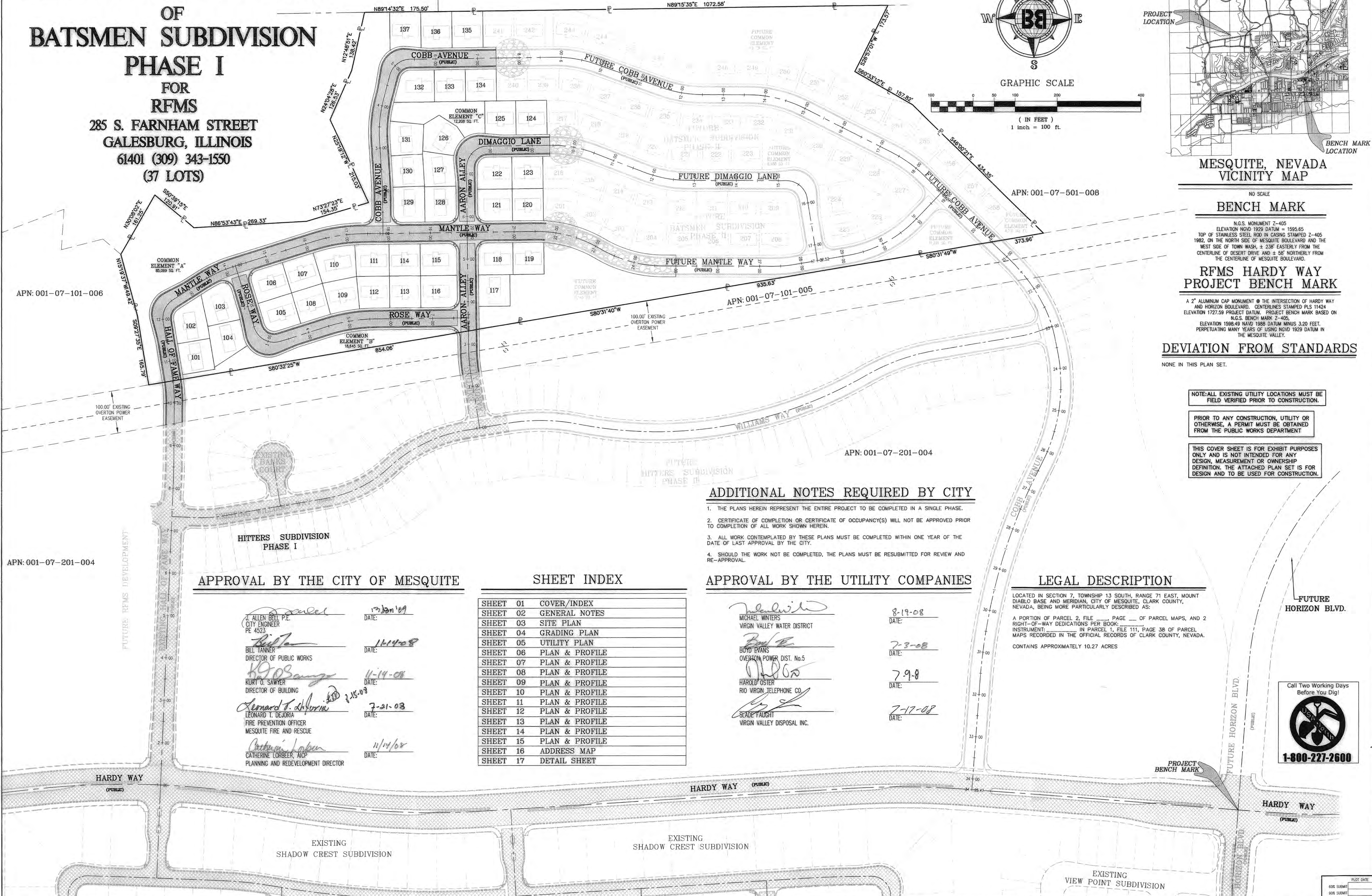


# IMPROVEMENT PLANS

## OF BATSMEN SUBDIVISION PHASE I

FOR  
RFMS  
285 S. FARNHAM STREET  
GALESBURG, ILLINOIS  
61401 (309) 343-1550  
(37 LOTS)



MESQUITE, NEVADA  
VICINITY MAP

**BENCH MARK**  
NO SCALE  
N.G.S. MONUMENT Z-405  
ELEVATION NGVD 1929 DATUM = 1595.65  
TOP OF STAINLESS STEEL ROD IN CASING STAMPED Z-405  
1982, ON THE NORTH SIDE OF MESQUITE BOULEVARD AND THE  
WEST SIDE OF TOWN WASH. ± 238' EASTERLY FROM THE  
CENTERLINE OF DESERT DRIVE AND ± 56' NORTHERLY FROM  
THE CENTERLINE OF MESQUITE BOULEVARD.

**RFMS HARDY WAY  
PROJECT BENCH MARK**  
A 2" ALUMINUM CAP MONUMENT @ THE INTERSECTION OF HARDY WAY  
AND HORIZON BOULEVARD. CENTERLINE STAMPED PLS 11424  
ELEVATION 1727.59 PROJECT DATUM. PROJECT BENCH MARK BASED ON  
N.G.S. BENCH MARK Z-405.  
ELEVATION 1598.49 NAVD 1988 DATUM MINUS 3.20 FEET.  
PERPETUATING MANY YEARS OF USING NAVD 1929 DATUM IN  
THE MESQUITE VALLEY.

**DEVIATION FROM STANDARDS**  
NONE IN THIS PLAN SET.

NOTE: ALL EXISTING UTILITY LOCATIONS MUST BE  
FIELD VERIFIED PRIOR TO CONSTRUCTION.

PRIOR TO ANY CONSTRUCTION, UTILITY OR  
OTHERWISE, A PERMIT MUST BE OBTAINED  
FROM THE PUBLIC WORKS DEPARTMENT

THIS COVER SHEET IS FOR EXHIBIT PURPOSES  
ONLY AND IS NOT INTENDED FOR ANY  
DESIGN, MEASUREMENT OR OWNERSHIP  
DEFINITION. THE ATTACHED PLAN SET IS FOR  
DESIGN AND TO BE USED FOR CONSTRUCTION.

### ADDITIONAL NOTES REQUIRED BY CITY

1. THE PLANS HEREIN REPRESENT THE ENTIRE PROJECT TO BE COMPLETED IN A SINGLE PHASE.
2. CERTIFICATE OF COMPLETION OR CERTIFICATE OF OCCUPANCY(S) WILL NOT BE APPROVED PRIOR TO COMPLETION OF ALL WORK SHOWN HEREIN.
3. ALL WORK CONTEMPLATED BY THESE PLANS MUST BE COMPLETED WITHIN ONE YEAR OF THE DATE OF LAST APPROVAL BY THE CITY.
4. SHOULD THE WORK NOT BE COMPLETED, THE PLANS MUST BE RESUBMITTED FOR REVIEW AND RE-APPROVAL.

### APPROVAL BY THE CITY OF MESQUITE

*[Signature]* 12/20/09  
J. ALLEN BELL P.E.  
CITY ENGINEER  
PE 4523

*[Signature]* 11/14/08  
BILL TANNER  
DIRECTOR OF PUBLIC WORKS

*[Signature]* 11-14-08  
KURT O. SAWYER  
DIRECTOR OF BUILDING

*[Signature]* 7-21-03  
LEONARD T. DEJORIA  
FIRE PREVENTION OFFICER  
MESQUITE FIRE AND RESCUE

*[Signature]* 11/14/08  
CATHERINE LORBER, AICP  
PLANNING AND REDEVELOPMENT DIRECTOR

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### APPROVAL BY THE UTILITY COMPANIES

*[Signature]* 8-19-08  
MICHAEL WINTERS  
VIRGIN VALLEY WATER DISTRICT

*[Signature]* 7-3-08  
BOB EVANS  
OVERTON POWER DIST. No.5

*[Signature]* 7-9-8  
HAROLD OSTER  
RIO VIRGIN TELEPHONE CO.

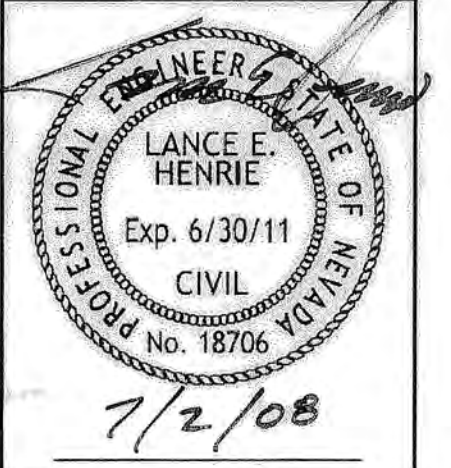
*[Signature]* 7-17-08  
SEADE FAUGHT  
VIRGIN VALLEY DISPOSAL INC.

### LEGAL DESCRIPTION

LOCATED IN SECTION 7, TOWNSHIP 13 SOUTH, RANGE 71 EAST, MOUNT  
DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY,  
NEVADA, BEING MORE PARTICULARLY DESCRIBED AS:  
A PORTION OF PARCEL 2, FILE \_\_\_\_\_ PAGE \_\_\_\_\_ OF PARCEL MAPS, AND 2  
RIGHT-OF-WAY DEDICATIONS PER BOOK \_\_\_\_\_ IN PARCEL 1, FILE 111, PAGE 38 OF PARCEL  
MAPS RECORDED IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.  
CONTAINS APPROXIMATELY 10.27 ACRES



COVER SHEET  
FOR  
BATSMEN SUBDIVISION PHASE I  
RFMS P.U.D.  
MESQUITE, NEVADA  
PROJECT LOCATED IN MESQUITE, NEVADA



SCALE:	1" = 100'
DRAWN BY:	RLB
CHECKED BY:	L.H.
PROJECT NO.:	1288-04-15-02
DATE:	JUNE 2008
SHEET NO.:	1 OF 17

NO	DESCRIPTION	BY	APPROVED	DATE

**BULLOCH BROTHERS  
ENGINEERING INC.**  
CIVIL ENGINEERS-LAND SURVEYORS-LAND PLANNERS  
www.bullochbrothers.com

3100 W. PINEBROOK RD.  
SUITE 1000  
PARK CITY, UT 84098  
(435) 655-9552

750 WEST PIONEER BLVD.  
MESQUITE, NEVADA 89027  
(702) 346-5100

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. EXACT HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION BY THE CONTRACTOR (PRIME CONTRACTOR). NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THE EXACT LOCATION SHOWN. CONTRACTOR SHALL NOTIFY ENGINEER AND AUTHORIZED INSPECTOR OF ANY CHANGES OR ENCOUNTERS SAME DAY UPON DISCOVERY.

MAINTENANCE NOTICE: ANY AND ALL IMPROVEMENTS PLANNED FOR OR SHOWN ON THIS MAP REQUIRE REGULAR MAINTENANCE. ANY PURCHASE OR USE OF PROPERTY OR ANY IMPROVEMENT INDICATED ON THIS MAP CONSTITUTES AN ACKNOWLEDGMENT AND AGREEMENT ON BEHALF OF SAID PURCHASER/OWNER THAT THEY EXPRESSLY AGREE TO PERFORM ANY AND ALL MAINTENANCE REQUIRED.

DRAINAGE NOTICE: THE GRADING, INCLUDING DRAINAGE SWALES, DEPICTED ON THIS PLAN REPRESENT THE MINIMUM DRAINAGE REQUIRED. BY ACCEPTANCE OF ANY PARCEL SHOWN ON THIS PLAN, EACH OWNER ACKNOWLEDGES THAT EROSION OF ANY SLOPE WILL MOST LIKELY OCCUR ON ALL SLOPES, INCLUDING CUT SLOPES, FILL AREAS AND SLOPES, WHICH DRAINAGE SWALES DIRECTED TO DOWN SLOPES AND/OR RETAINING WALLS, AND SLOPES DIRECTED TOWARD DRAINAGE FACILITIES SUCH AS STREETS, CURB AND GUTTER, OR STORM DRAINS. EACH OWNER FURTHER AGREES THAT THE DEVELOPER, CONTRACTOR AND THE OWNER OR OWNERS ASSOCIATION SHALL PROVIDE PROPER EROSION CONTROL AND PROTECTION TO ALL SLOPE AREAS WHETHER OR NOT SPECIFICALLY SET FORTH IN THIS PLAN. ALL DESIGN CONTOURS, SPOT ELEVATIONS AND SLOPES ARE SHOWN AS FINISH GRADE ELEVATIONS. LANDSCAPING CONTRACTORS AND MAINTENANCE PERSONNEL SHALL NOT MODIFY THE SLOPES FROM THOSE SHOWN ON THIS MAP. UPON THE FORMATION OF ANY OWNERS ASSOCIATION, SNO ASSOCIATION AND/OR THE INDIVIDUAL OWNER SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS, PRIVATE UTILITIES, PRIVATE ROADWAYS, AND BOTH ON SITE AND OFF SITE DRAINAGE FACILITIES SUCH AS SWALES, SLOPES, AND GRADING AS DESIGNED AND SHOWN ON THE PLAN.

DRAINAGE EASEMENTS, THE PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREIN ARE INTENDED TO ACCOMMODATE SURFACE DRAINAGE AND SUBSURFACE DRAINAGE FACILITIES OF ADJACENT AND UPSTREAM PROPERTIES. NEVADA DRAINAGE LAW REQUIRES THAT PROPERTY OWNERS MUST ACCEPT HISTORICAL OR LESS THAN SURFACE RUNOFF FROM PROPERTIES THAT ARE UPSTREAM AND NOT WORSE SUCH RUNOFF TO PASS THROUGH THE SAID DRAINAGE EASEMENTS, REFER TO THE CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT DESIGN MANUAL, ADOPTED AUGUST 12, 1998.

## CITY OF MESQUITE GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN STRICT CONFORMANCE TO THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, OFF SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", 1986 (AS REVISED), AND THE LATEST REVISION OF THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, OFF SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", (C.C.A.S.D.), AND THE NEVADA DEPARTMENT OF TRANSPORTATION STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION.
- ALL DIMENSIONS ARE TO THE BACK-OF-CURB UNLESS OTHERWISE NOTED.
- THE EXACT LOCATIONS OF SAW CUT LINES MAY BE DETERMINED IN THE FIELD BY THE CITY OF MESQUITE.
- ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "NEVADA WORK ZONE TRAFFIC CONTROL HANDBOOK-1985" AND TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES-CURRENT EDITION".
- CURB AND GUTTER, WITH A GRADE 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.
- ALL CEMENT SHALL BE TYPE V.
- THE TBC SHALL BE 0.50' HIGHER THAN FINISH GRADE UNLESS OTHERWISE NOTED.
- ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY AND OUTSIDE OF THE PROJECT BOUNDARIES WILL REQUIRE A SEPARATE ENCROACHMENT PERMIT ISSUED BY THE CITY OF MESQUITE. TRENCH AND PAVEMENT REPLACEMENT CONDITIONS WILL BE IN CONFORMANCE WITH THE PERMIT.
- ALL EXISTING CONSTRUCTION, TO BE MET BY NEW CONSTRUCTION, SHALL BE FIELD VERIFIED FOR VERTICAL AND HORIZONTAL LOCATIONS BEFORE THE START OF DEPENDENT NEW CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY OF EXISTING CONDITIONS FROM THOSE SHOWN ON THE PLANS BEFORE THE START OF THE NEW CONSTRUCTION SO THAT ANY CHANGES WHICH MAY BE REQUIRED CAN BE MADE.
- ANY ERRORS OR DISCREPANCIES IN THE PLANS SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION. ERRORS OR DISCREPANCIES DISCOVERED AFTER THE COMMENCEMENT OF CONSTRUCTION, SHALL ALSO BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER. IT IS THE CONTRACTORS RESPONSIBILITY TO REPORT SUCH ERRORS OR DISCREPANCIES UPON DISCOVERY. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO RESOLVE SUCH ERRORS OR DISCREPANCIES WITH THE CONCURRENCE OF HIS CLIENT AND WITH THE APPROVAL OF THE CITY ENGINEER.
- ALL CLEARING AND GRADING WORK SHALL BE IN STRICT CONFORMANCE WITH THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL INVESTIGATIONS PREPARED BY "AGEC, INC.", PROJECT "PRELIMINARY GEOTECHNICAL INVESTIGATION FOR HARDY WAY EXTENSION/ HIGHLAND VISTAS DEVELOPMENT, MESQUITE, NEVADA", DATED MAY 4, 2004.
- THE CONTRACTOR(S) SHALL REVIEW THE ABOVE MENTIONED GEOTECHNICAL INVESTIGATIONS PRIOR TO STARTING THE WORK.
- ALL WORK, WITHIN THE PUBLIC RIGHT-OF-WAY AND EASEMENTS, SHALL BE WARRANTED BY THE CONTRACTOR(S) FOR ONE YEAR FROM DATE OF FINAL APPROVAL.
- CALL 1-800-227-2600 AT LEAST TWO WORKING DAYS BEFORE YOU DIG. THE CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT. EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.
- DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALING.
- ALL ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON NGVD 1929, NGS MONUMENT Z-405, ELEVATION 1595.65, AT THE TOP OF THE STAINLESS STEEL ROD IN CASING SET BELOW GROUND AT THE SOUTHEAST CORNER OF LDS CHURCH PROPERTY, ON THE NORTH SIDE OF MESQUITE BOULEVARD, THE WEST SIDE OF TOWN WASH.

17. SIDEWALK EXPANSION JOINTS SHOWN ON UNIFORM STANDARD DRAWING #234 SHALL BE MODIFIED TO CONFORM WITH SPECIFICATIONS MANDATED BY THE CITY OF MESQUITE IN A LETTER DATED JULY 30, 1997: SIDEWALK EXPANSION JOINTS SHALL BE CONSTRUCTED AT 15' INTERVALS WHEN USING THE STANDARD 1/2" FELT MATERIAL; OR, AS AN ALTERNATIVE, SIDEWALK JOINTS MAY BE CONSTRUCTED AT 30' INTERVALS WHEN AN APPROVED ELASTOMERIC SEALANT MATERIAL IS USED.

18. THE CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION MEETING INVOLVING THE POWER COMPANY, THE TELEPHONE COMPANY(S), AND THE CABLE COMPANY(S), WHILE ALSO INVITING THE PUBLIC WORKS DEPARTMENT FROM THE CITY OF MESQUITE, TO DETERMINE UTILITY LINES, JUNCTION BOXES AND TRANSFORMER LOCATIONS, AND EASEMENTS.

REV. 08-18-05

## OVERTON POWER DISTRICT NOTES

- A FIVE-FOOT BUFFER OF DESERT LANDSCAPING SHALL SURROUND EACH VAULT AND EQUIPMENT PAD. IRRIGATION SHALL BE DIRECTED AWAY FROM SUCH FACILITIES. THIS ALSO INCLUDES POLES, ANCHORS, GUYS, SECONDARY PEDESTALS, ETC.
- TRANSFORMER PADS AND SWITCH PADS SHALL BE INSTALLED ABOVE FINISHED GRADE. A RETAINING WALL WILL BE REQUIRED IF GRADE EXCEEDS 1 FOOT IN 3 FEET. RETAINING WALL CLEARANCES FROM EQUIPMENT ARE IDENTIFIED IN O.P.D. SPEC BOOK.
- SECONDARY VAULTS - A RETAINING WALL SHALL BE INSTALLED IF GRADE OR SLOPE EXCEEDS 1 FOOT IN 3 FEET.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE O.P.D. SPEC BOOK, WHICH CAN BE FOUND AT WWW.OPD5.COM OR AT ONE OF THE DISTRICT'S OFFICES: 731 SOUTH TURTLEBACK ROAD, MESQUITE, NV OR AT 615 NORTH MOAPA VALLEY BOULEVARD, OVERTON, NV.

REV. 03-05-2008

## CITY OF MESQUITE SANITATION NOTES

- ALL SANITARY SEWER CONSTRUCTION SHALL REQUIRE A CONSTRUCTION PERMIT TO BE ISSUED BY THE CITY OF MESQUITE SANITATION DEPARTMENT TO THE GENERAL CONTRACTOR FOR THE PROJECT. THIS WILL REQUIRE A COPY OF THE IMPROVEMENT PLANS SIGNED BY ALL UTILITIES, COPY OF CONTRACTORS CLASS A LICENSE AND A DATE WHEN CONSTRUCTION WILL START. THE GENERAL CONTRACTOR WILL ALSO BE REQUIRED TO HAVE A COPY OF THE LATEST EDITION OF THE "DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS FOR SOUTHERN NEVADA" ON THE PROJECT AT ALL TIMES. THE MESQUITE SANITATION DEPARTMENT CAN BE NOTIFIED AT TO E. MESQUITE BLVD., OR BY CALLING 1-702-346-2849 OR 1-702-346-5295.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS FOR SOUTHERN NEVADA" AS ADOPTED BY THE CLARK COUNTY SANITATION DISTRICT, AND THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, OFF SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", AS AMENDED. IN ALL CASES, THE DISTRICT'S CRITERIA SHALL SUPERSEDE THE UNIFORM STANDARD SPECIFICATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATIONS.
- THE "STANDARD DRAWINGS" AS SPECIFIED IN THE LATEST EDITION OF THE "DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS FOR SOUTHERN NEVADA" AS ADOPTED BY THE CLARK COUNTY SANITATION DISTRICT SHALL APPLY TO ALL CONSTRUCTION.
- SEWER MAINS ONLY, ARE TO BE LAID IN THE SEWER TRENCHES.
- ALL HOUSE LATERALS ARE TO BE LAID AT NOT LESS THAN MINIMUM SLOPES SHOWN IN THE STANDARDS.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PERFORM CONSTRUCTION AS PER PLANS. ANY ADDITIONS, DELETIONS, OR CHANGES SHALL FIRST MEET WITH THE APPROVAL OF THE CITY OF MESQUITE SANITATION DEPARTMENT. ALL NEW SEWER LINE CONSTRUCTION WILL BE PLUGGED AT THE MAIN LINE TIE-IN AND THERE WILL BE NO SEWER LINE USAGE UNTIL ALL SEWER LINES WITHIN THE PROJECT ARE ACCEPTED BY THE SANITATION DEPARTMENT.
- ALL SOIL TESTING SHALL BE IN ACCORDANCE WITH SECTION 3.11 OF THE STANDARDS.
- ALL EXFILTRATION, INFILTRATION AND AIR TESTING OF LINES SHALL BE IN ACCORDANCE WITH THE STANDARDS.
- CUT SHEETS MUST BE SUBMITTED TO THE CITY SANITATION DEPARTMENT BEFORE CONSTRUCTION WILL BE PERMITTED TO START.
- THE LOCATION OF THE SEWER SERVICE LATERAL, WHERE IT PASSES UNDER THE CURB, SHALL BE INDICATED BY INSCRIBING AN "S" IN THE TOP OF THE CURB OR BY INSERTION OF A BRASS TAG MARKED "S" IN THE TOP OF THE CURB.
- THE MESQUITE SANITATION DEPARTMENT SHALL BE NOTIFIED 24 HOURS IN ADVANCE OF THE PROJECT COMPLETION WALK THROUGH, AND WILL BE PROVIDED WITH A SET OF "AS-BUILTS". "AS-BUILTS", AS A MINIMUM, SHALL INCLUDE DISTANCE BETWEEN MANHOLES, LATERAL LOCATION AT THE PROPERTY LINE, ALIGNMENT CHANGES AND EXISTING UTILITIES THAT CROSS THE SEWER LINES. THE ENGINEER WILL PROVIDE RECORD DRAWINGS, MYLARS OF GOOD QUALITY, TO THE DEPARTMENT REFLECTING THE CERTIFIED "AS-BUILTS" SUPPLIED BY THE CONTRACTOR. ONCE ALL THESE CONDITIONS ARE SATISFIED, AND THE PUNCH LIST IS COMPLETED TO THE DEPARTMENTS APPROVAL, THE COMPLETION DATE WILL BE ESTABLISHED AND THE WARRANTY WILL BE IN EFFECT FOR ONE YEAR FROM THAT DATE.

## CITY OF MESQUITE STREET LIGHT NOTES

- ALL STREET LIGHTING INSTALLATIONS, EXCEPT AS NOTED ON THE STREET LIGHTING PLANS, SHALL CONFORM TO THE "CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS" AND THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, OFF SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA".
- ALL LIGHT POLES ARE TO BE GALVANIZED.
- NEW SERVICE POINTS ARE REQUIRED.
- STREETLIGHT CONDUIT SHALL CONFORM TO CLARK COUNTY STANDARD SPECIFICATION (SECTION 623) AND SHALL BE SCHEDULE 40 PVC OF THE SIZE 1 1/4 INCH. UNDERGROUND CONDUIT SHALL BE INSTALLED TYPICALLY 3 FEET BEHIND THE BACK-OF-CURB IN LINE WITH THE CENTER OF THE LIGHTING POLE FOUNDATIONS, WHERE FEASIBLE. DEVIATION FROM THIS ALIGNMENT SHALL BE PERMITTED UPON THE ENGINEERS APPROVAL. PLACEMENT OF THE CONDUIT WITHIN THE PAVEMENT AREA OF THE STREET WILL BE PERMITTED TO AVOID CONFLICTS BEHIND THE SIDEWALK AREA. THE CONDUIT SHALL BE BURIED A MINIMUM OF 24 INCHES BELOW FINISHED GRADE SURFACE. CONDUIT SHALL ALSO INCLUDE THE FURNISHING AND INSTALLATION OF ALL ELECTRICAL WIRE AS REQUIRED FOR THE OPERATION OF THE NEW STREETLIGHTS. THE CONTRACTOR SHALL PROVIDE FINAL "AS-BUILT" LOCATIONS OF ALL CONDUIT.
- PULLBOXES SHALL BE A NO. 3 1/2 PULLBOX AND INSTALLED PER CLARK COUNTY STANDARD SPECIFICATIONS (SECTION 623) AND CLARK COUNTY UNIFORM STANDARD DRAWINGS. THE MAXIMUM DISTANCE ALLOWED BETWEEN PULLBOXES AND POLES IS 300 FEET. THE MAXIMUM BEND SHALL NOT EXCEED 270° IN ANY ONE RUN. PULLBOXES SHALL ALSO BE LOCATED AT BOTH SIDES OF STREET CROSSINGS. THE CONTRACTOR SHALL PROVIDE FINAL "AS-BUILT" LOCATIONS OF ALL PULLBOXES.
- ELECTRICAL SERVICE POINTS AND METER BASES: THE STREET LIGHTING SYSTEM INCLUDES THE CONNECTION TO SERVICE POINTS LOCATED BY OVERTON POWER. THE CONTRACTOR SHALL COORDINATE CONNECTION AND SERVICE POINT LOCATIONS WITH OVERTON POWER. THE SERVICE SOURCE WILL BE 120/240 VOLT, SINGLE PHASE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIAL AND EQUIPMENT NECESSARY FOR CONNECTION TO THESE SERVICE POINTS. THE CONTRACTOR SHALL PROVIDE FINAL "AS-BUILT" LOCATIONS OF ALL ELECTRICAL SERVICE POINTS AND METER BASES.

REV. 04-15-99

## VIRGIN VALLEY WATER DISTRICT NOTES

- THE LOCATION OF THE WATER SERVICE LATERAL, WHERE IT PASSES UNDER THE CURB, SHALL BE INDICATED BY INSCRIBING A "W" IN THE TOP OF THE CURB OR BY INSERTION OF A BRASS TAG MARKED "W" IN THE TOP OF THE CURB. SERVICES SHALL BE SHOWN ON "AS-BUILT" PLANS.
- DISTRIBUTION WATER MAINS SHALL BE INSTALLED WITH A MINIMUM 42" COVER BELOW FINISHED GRADE, EXCEPT WHERE INDICATED OTHERWISE ON THE PLANS, WITH SPECIFIC PROPOSED COVER SHOWN AND APPROVED BY THE VIRGIN VALLEY WATER DISTRICT.
- INTERRUPTION OF EXISTING WATER SERVICE, WHILE MAKING CONNECTIONS TO EXISTING WATER MAINS, SHALL NOT BE ALLOWED WITHOUT SPECIAL APPROVAL OF THE VIRGIN VALLEY WATER DISTRICT. A MINIMUM OF 48 HOURS NOTICE TO THE DISTRICT SHALL BE REQUIRED BEFORE MAKING CONNECTIONS. CONNECTION TO THE EXISTING SYSTEM SHALL BE DONE DURING THE TIME OF LEAST INCONVENIENCE TO CUSTOMERS OF EXISTING SYSTEM. INTERRUPTIONS OF SERVICE SHALL BE LIMITED TO LESS THAN FOUR (4) HOURS PER 24 HOUR PERIOD. THE CONTRACTOR SHALL NOTIFY ALL CUSTOMERS WHO WILL BE AFFECTED BY SERVICE INTERRUPTION AT LEAST 24 HOURS PRIOR TO THE INTERRUPTION OF SERVICE.
- TEMPORARY CONSTRUCTION WATER MAY BE OBTAINED FROM AN EXISTING FIRE HYDRANT BY MAKING APPLICATION AT THE OFFICE OF THE VIRGIN VALLEY WATER DISTRICT. UNAUTHORIZED CONNECTIONS TO THE DISTRICT'S WATER SYSTEM IS A VIOLATION AND SUBJECT TO LEGAL ACTION.
- THE CONTRACTOR SHALL NOTIFY THE VIRGIN VALLEY WATER DISTRICT (1-702-346-5731), AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING FOR EXISTING WATER FACILITIES SO THAT APPROPRIATE WATER SYSTEMS CAN BE MARKED IN THE FIELD.
- THE LOCATION AND ELEVATION OF EXISTING WATER FACILITIES SHALL BE CONFIRMED BY FIELD MEASUREMENT AND EXCAVATION EXPLORATION BY THE CONTRACTOR.
- THE EXISTENCE AND LOCATION OF WATER FACILITIES SHOWN ON THE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF THE DESIGN ENGINEER'S KNOWLEDGE, THE EXISTING WATER FACILITIES ARE AS SHOWN ON THE PLANS. THE VIRGIN VALLEY WATER DISTRICT SHALL NOT BE HELD RESPONSIBLE FOR ANY ERROR IN THE LOCATION AND ELEVATION OF THE EXISTING WATER FACILITIES.
- NO REVISIONS SHALL BE MADE TO THE WATER SYSTEM SHOWN ON THESE PLANS WITHOUT THE APPROVAL OF THE VIRGIN VALLEY WATER DISTRICT. MAJOR DESIGN REVISIONS MUST BE SUBMITTED IN DUPLICATE BY THE DESIGN ENGINEER TO THE VIRGIN VALLEY WATER DISTRICT GENERAL MANAGER OR DISTRICT ENGINEER FOR APPROVAL NO LATER THAN 14 DAYS PRIOR TO COMMENCING CONSTRUCTION.
- THE VIRGIN VALLEY WATER DISTRICT INSPECTOR SHALL BE NOTIFIED A MINIMUM OF 24 HOURS PRIOR TO ANY REQUIRED INSPECTION. CALL 1-702-346-5731 WEEKDAYS BETWEEN 8:00 A.M. AND 4:30 P.M. OR 1-702-682-1957 WEEKDAYS BETWEEN 7:00 AM AND 3:30 PM.
- PIPE DEFLECTIONS FOR SHORT RADIUS CURVES AND ANGLE POINTS SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS AND SHALL NORMALLY BE ACCOMPLISHED BY MEANS OF STANDARD FITTINGS, THE LOCATIONS OF WHICH SHALL BE DETAILED ON THE PLANS.
- ALL NEW WATER LINES SHALL BE TESTED AND DISINFECTED, PER VIRGIN VALLEY WATER DISTRICT STANDARD SPECIFICATIONS, SECTION IX, PRIOR TO BEING PLACED IN SERVICE. ARRANGEMENT FOR A TOTAL COLIFORM BACTERIA TEST SHALL BE MADE WITH THE VIRGIN VALLEY WATER DISTRICT 24 HOURS IN ADVANCE OF THE NEW SYSTEM BEING READY FOR TESTING. ANY COSTS ASSOCIATED WITH THE BACTERIA ANALYSIS SHALL BE BILLED TO THE DEVELOPER. AT NO TIME SHALL A LINE THAT HAS NOT BEEN TESTED AND FOUND FREE OF CONTAMINATION BE CONNECTED TO THE DISTRICT'S WATER SYSTEM.
- APPROVED BACK FLOW PREVENTION DEVICES SHALL BE INSTALLED FOR ALL IRRIGATION AND PRIVATE FIRE SERVICES.
- IT IS THE INTENT OF THESE SPECIFICATIONS AND IMPROVEMENT PLANS THAT THE WORK PERFORMED UNDER THE CONTRACT SHALL RESULT IN A COMPLETE OPERATING WATER SYSTEM IN SATISFACTORY WORKING CONDITION WITH RESPECT TO THE FUNCTIONAL PURPOSES OF THE INSTALLATION. IF THERE ARE ANY QUESTIONS REGARDING THE STATED OR IMPLIED MEANING OF THESE PLANS, THE CONTRACTOR IS DIRECTED TO CONTACT THE DESIGN ENGINEER IMMEDIATELY.
- ALL WATER SYSTEM CONSTRUCTION SHALL CONFORM TO THE VIRGIN VALLEY WATER DISTRICT "DESIGN STANDARDS AND SPECIFICATIONS FOR WATER WORKS CONSTRUCTION".
- EACH LIVING UNIT SHALL BE PROVIDED WITH A PRESSURE REGULATOR, CLASS 150 (MINIMUM).
- A CONSTRUCTION PERMIT SHALL BE ISSUED BY THE VIRGIN VALLEY WATER DISTRICT PRIOR TO COMMENCING CONSTRUCTION. ISSUING OF THIS PERMIT SHALL BE CONDITIONED ON THE FOLLOWING:
  - PROVIDE A SET OF APPROVED CONSTRUCTION PLANS.
  - PROVIDE A COPY OF THE PERFORMANCE BOND SUBMITTED TO THE CITY OF MESQUITE.
  - PAY ALL FEES DUE TO THE VIRGIN VALLEY WATER DISTRICT.
- THE VIRGIN VALLEY WATER DISTRICT SHALL BE NOTIFIED 24 HOURS IN ADVANCE OF SCHEDULING THE FINAL INSPECTION. THE COMPLETION DATE OF THE PROJECT AND THE START OF THE WARRANTY PERIOD SHALL BE DETERMINED BY SATISFYING THE CONDITIONS OF THE FINAL "PUNCH LIST" AND THE SUBMITTAL OF THE "AS-BUILT" DRAWINGS BY THE ENGINEER OF RECORD.
- WATER METERS MUST BE PURCHASED THROUGH THE VIRGIN VALLEY WATER DISTRICT. INSTALLATION OF WATER METERS MUST BE DONE BY OR AUTHORIZED BY THE WATER DISTRICT AND WILL REQUIRE 24 HOUR NOTICE PRIOR TO INSTALLATION.
- CONSTRUCTION OF THIS PROJECT SHALL NOT COMMENCE UNTIL TWO (2) SETS OF APPROVED CONSTRUCTION PLANS HAVE BEEN RECEIVED BY THE VIRGIN VALLEY WATER DISTRICT.

REV. 06-01-02  
REV. 08-03-04

## ADDITIONAL WATER NOTES REQUIRED BY SOUTHERN NEVADA HEALTH DISTRICT

- ALL CONSTRUCTION AND MATERIAL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEMS"(UDACS) EXCEPT FOR PROJECTS SERVICED BY THE "VIRGIN VALLEY WATER DISTRICT".
- WATERLINES SHALL BE FLUSHED, TESTED AND DISINFECTED PER "VIRGIN VALLEY WATER DISTRICT DESIGN STANDARDS AND SPECIFICATIONS FOR WATER WORKS CONSTRUCTION", SECTION IX, PRIOR TO BEING PLACED IN SERVICE. A WATER SAMPLE STATION IS REQUIRED FOR NEW SUBDIVISIONS PER "VIRGIN VALLEY WATER DISTRICT DESIGN STANDARDS AND SPECIFICATIONS FOR WATER WORKS CONSTRUCTION", SECTION VIII.B.10.

REV. 07-01-06 (AGENCY NAME CHANGE)

## CITY OF MESQUITE FIRE NOTES

- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY OF MESQUITE ORDINANCE #316, NFPA 24, 2002 EDITION AND THE INTERNATIONAL FIRE CODE, 2003 EDITION.
- ON ANY BUILDING CONSTRUCTION SITE, ACCESSIBLE FIRE HYDRANTS SHALL BE INSTALLED BEFORE COMBUSTIBLE MATERIALS ARE DELIVERED TO THE SITE AND CONSTRUCTION COMMENCES. SAID FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER WITH REQUIRED WATER SUPPLY. IFC 508.5.
- IF DURING CONSTRUCTION IT BECOMES NECESSARY TO CLOSE ANY CONTROL VALVE OR PLACE A HYDRANT OUT OF SERVICE, THE CITY OF MESQUITE FIRE DEPARTMENT MUST BE NOTIFIED.
- THE PAINTING OF CURBS AND/OR STRIPING OF ASPHALT AREAS AND PROTECTION OF HYDRANT FROM PHYSICAL INJURY, SHALL BE PER CITY OF MESQUITE FIRE DEPARTMENT FIRE HYDRANT INSTALLATION/SPECIFICATIONS HANDOUT.
- NO FIRE HYDRANT SHALL BE LOCATED WITHIN 25 FEET OF ANY STRUCTURE, OR WITHIN 6 FEET OF A DRIVEWAY, POWER POLE, LIGHT STANDARD, OR ANY OTHER OBSTRUCTION. HYDRANTS SHALL MAINTAIN AN UNOBSTRUCTED WIDTH OF 3 FEET, MEASURED FROM THE CENTER, AT ALL TIMES. IFC 508.5.4
- AT ALL TIMES DURING CONSTRUCTION, FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. IFC 503.2.3
- PRIOR TO ACCEPTANCE OF ANY PRIVATE FIRE SERVICE MAIN, A SATISFACTORY HYDROSTATIC TEST, WITH JOINTS UNCOVERED, SHALL BE PERFORMED BY THE AHJ. APPROVED PLANS AND A CONTRACTOR'S MATERIALS AND TEST CERTIFICATE SHALL BE PROVIDED AT THE TIME OF INSPECTION BY A STATE CERTIFIED CONTRACTOR. NAC477, IFC 508.4
- BLUE REFLECTIVE HYDRANT INDICATION MARKERS SHALL BE IN PLACE PRIOR TO FINAL ACCEPTANCE, AS PER THE INTERNATIONAL FIRE CODE AMENDMENTS, SECTION C107.
- CURBING SHALL BE PAINTED RED, 15 FEET EACH WAY FROM THE CENTER OF THE HYDRANT. IFC 101.3

REV. 05-09-06

## CITY OF MESQUITE TRAFFIC NOTES

- BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING CITY STREETS IMMEDIATELY AFTER THE FIRST GRADING WORK IS ACCOMPLISHED.
- ALL CONSTRUCTION SIGNING, BARRICADING AND TRAFFIC DELINEATION SHALL CONFORM TO THE "NEVADA WORK ZONE TRAFFIC CONTROL HANDBOOK-1985" AND TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES-2000".
- IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL, OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY ENGINEER.
- THE DEVELOPER SHALL BE RESPONSIBLE TO PROVIDE AND INSTALL ALL PERMANENT SIGNS SHOWN ON THE PLANS. STREET NAME SIGNS AND ALL SIGN POST INSTALLATIONS SHALL CONFORM IN THEIR ENTIRETY TO CITY OF MESQUITE/CLARK COUNTY STANDARDS.
- IF A PROPOSED STREETLIGHT STANDARD IS FIELD LOCATED TO WITHIN FIVE (5) FEET OF ANY SIGN SHOWN HEREON TO BE MOUNTED ON A SIGN POST, THE POST MOUNTING MAY BE CHANGED TO THE STREETLIGHT STANDARD, WITH THE APPROVAL OF THE CITY ENGINEER.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC INTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- PRIOR TO CONSTRUCTION OF THE STREET SIGN, THE CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PUBLIC WORKS DEPARTMENT OF THE CITY OF MESQUITE.

REV. 05-03-02



EXISTING UTILITY DECLAIMER: EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. EXACT HORIZONTAL A VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION BY THE CONTRACTOR (ORME CONTRACTOR). NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN, OR UTILITIES NOT SHOWN IN THE EXACT LOCATION STATED. CONTRACTOR SHALL NOTIFY ENGINEER AND AUTHORIZED INSPECTOR OF ANY CHANGES OR DISCREPANCIES SAME DAY UPON DISCOVERY.

MAINTENANCE NOTICE: ANY AND ALL IMPROVEMENTS PLANNED FOR OR SHOWN ON THIS MAP REQUIRE REGULAR MAINTENANCE. ANY PURCHASE OR USE OF PROPERTY OR ANY IMPROVEMENT INDICATED ON THIS MAP CONSTITUTES AN ACKNOWLEDGMENT AND AGREEMENT ON BEHALF OF SAID PURCHASER/OWNER THAT THEY EXPRESSLY AGREE TO PERFORM ANY AND ALL MAINTENANCE REQUIRED.

DRAINAGE NOTICE: THE GRADING, INCLUDING DRAINAGE SWALES, DEPICTED ON THIS PLAN REPRESENT THE MINIMUM DRAINAGE REQUIRED. BY ACCEPTANCE OF ANY PARCEL SHOWN ON THIS PLAN, EACH OWNER ACKNOWLEDGES THAT EROSION OF ANY SLOPE WILL MOST LIKELY OCCUR ON ALL SLOPES, INCLUDING CUT SLOPES, FILL AREAS AND SLOPES, UNDER DRAINAGE SWALES DIRECTED TO DOWN SLOPES AND/OR RETAINING WALLS, AND SLOPES DIRECTED TOWARD DRAINAGE FACILITIES SUCH AS STREETS, CURBS AND GUTTER, OR STORM DRAINS. EACH OWNER FURTHER AGREES THAT THE DEVELOPER, CONTRACTOR AND THE OWNER OR OWNERS ASSOCIATION SHALL PROVIDE PROPER EROSION CONTROL AND PROTECTION TO ALL SUCH AREAS WHETHER OR NOT SPECIFICALLY SET FORTH IN THE DRAINAGE PLAN OR ON THIS PLAN. ALL DESIGN CONDITIONS, SPOT ELEVATIONS AND SLOPES ARE SHOWN AS THEY WOULD BE SHOWN BY THE SURVEYOR ON THESE PLANS. UPON THE FORMATION OF ANY OWNERS ASSOCIATION, SAID ASSOCIATION AND/OR THE INDIVIDUAL OWNER SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS, PRIVATE UTILITIES, PRIVATE ROADWAYS, AND BOTH ON SITE AND OFF-SITE DRAINAGE FACILITIES SUCH AS SWALES, SLOPES, AND GRADING AS DESIGNED AND SHOWN ON THE PLAN.

DRAINAGE EASEMENTS: THE PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE INTENDED TO ACCOMMODATE SURFACE DRAINAGE AND SUBSURFACE DRAINAGE FACILITIES OF ADJACENT AND UPSTREAM PROPERTIES. NEVADA DRAINAGE LAW REQUIRES THAT PROPERTY OWNERS MUST ACCEPT, HISTORICAL OR LESS THAN, SURFACE DRAINAGE FROM PROPERTIES THAT ARE UPSTREAM AND NOT MAKE SUCH RUNOFF TO PASS THROUGH THE SAID DRAINAGE EASEMENTS, REFER TO THE CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT DESIGN MANUAL, ADOPTED AUGUST 12, 1986.

REVISIONS		BY	APPROVED	DATE
NO	DESCRIPTION			

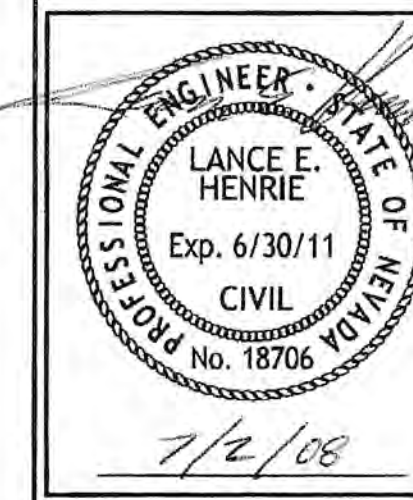
**BULLOCH BROTHERS ENGINEERING INC.**  
CIVIL ENGINEERS—LAND SURVEYORS—LAND PLANNERS  
— www.bullochbrothers.com —

3100 W. PIONEER RD.  
SUITE 1000  
PARK CITY, UT 84098  
(435) 655-0956

750 WEST PIONEER BLVD.  
MESQUITE, NEVADA 89027  
(702) 346-5100

P.O. BOX 3174  
CEDAR CITY, UTAH 84720  
(435) 586-8992

**GENERAL NOTES**  
BATSMEN SUBDIVISION PHASE I  
FOR  
RFMS P.U.D.  
MESQUITE, NEVADA  
PROJECT LOCATED IN MESQUITE, NEVADA



SCALE: NO SCALE	DRAWN BY: RLB	CHECKED BY: L.H.
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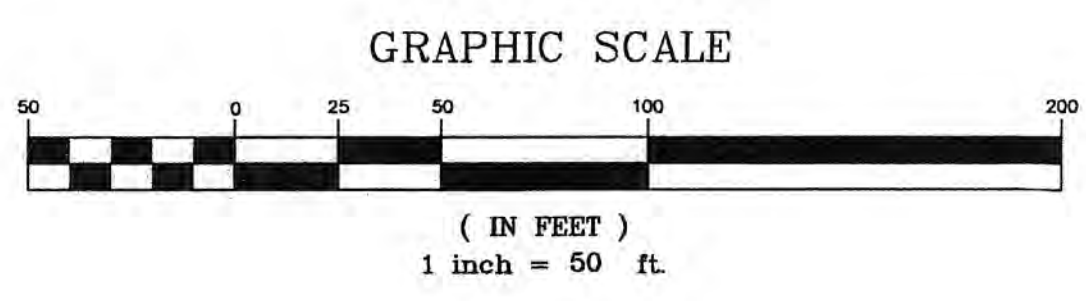
PROJECT NO: 1288-04-15-02	DATE: JUNE 2008	SHEET NO.: 2 OF 17
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# SITE PLAN OF BATSMEN SUBDIVISION PHASE I FOR RFMS

**285 S. FARNHAM STREET  
GALESBURG, ILLINOIS 61401  
(309) 343-1550  
(37 LOTS)**

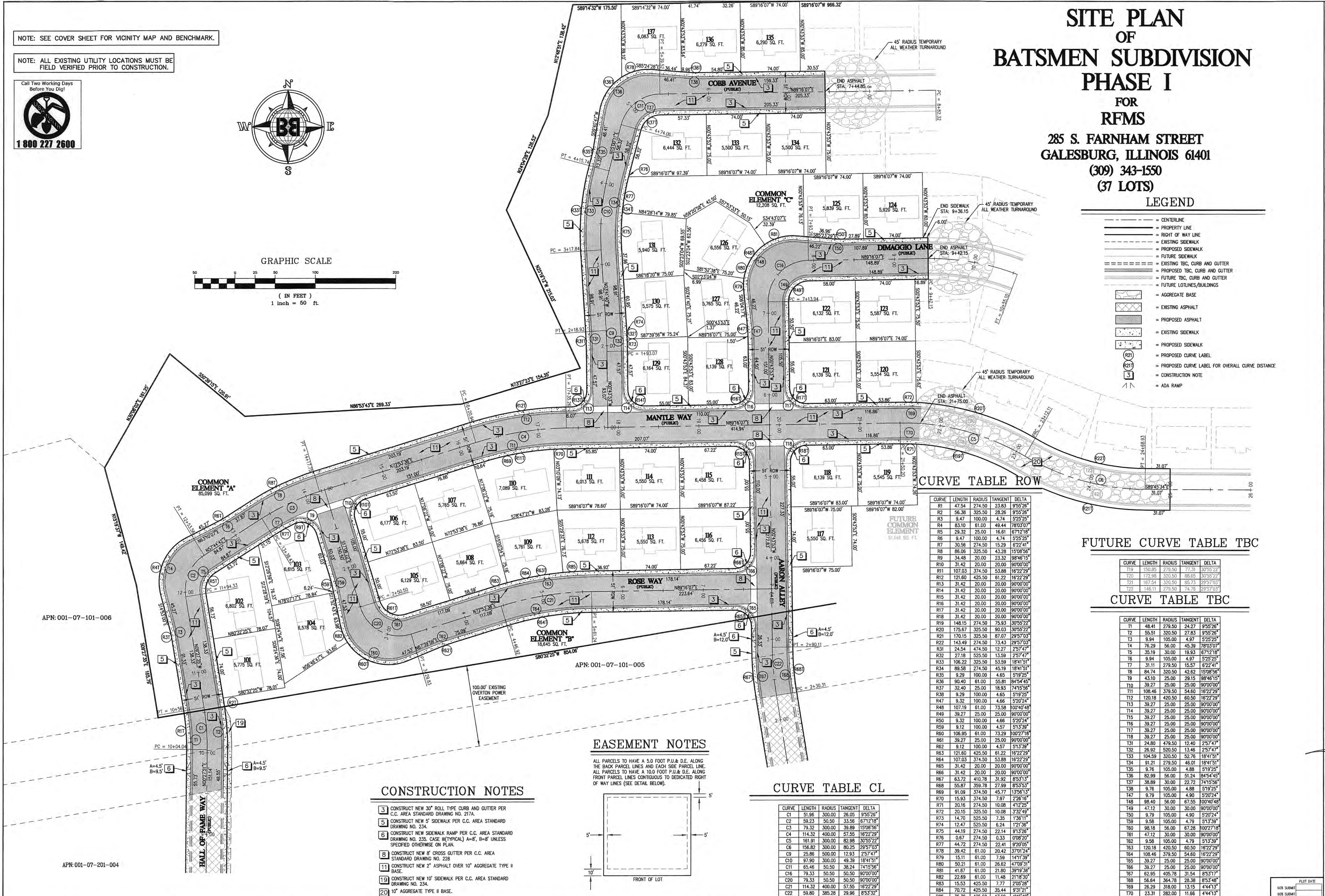
NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCHMARK.

NOTE: ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.



### LEGEND

- CENTERLINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- - - EXISTING SIDEWALK
- - - PROPOSED SIDEWALK
- - - EXISTING TBC, CURB AND GUTTER
- - - PROPOSED TBC, CURB AND GUTTER
- - - FUTURE TBC, CURB AND GUTTER
- - - FUTURE LOT LINES/BUILDINGS
- ▨ AGGREGATE BASE
- ▨ EXISTING ASPHALT
- ▨ PROPOSED ASPHALT
- ▨ EXISTING SIDEWALK
- ▨ PROPOSED SIDEWALK
- ⊙ PROPOSED CURVE LABEL
- ⊙ PROPOSED CURVE LABEL FOR OVERALL CURVE DISTANCE
- ⊙ CONSTRUCTION NOTE
- ⊙ ADA RAMP



### CURVE TABLE ROW

CURVE	LENGTH	RADIUS	TANGENT	DELTA
R1	56.38	325.50	28.26	9°55'28"
R2	56.38	325.50	28.26	9°55'28"
R3	9.47	100.00	4.74	5°25'25"
R4	83.10	61.00	49.44	78°03'07"
R5	29.32	25.00	16.61	67°12'18"
R6	9.47	100.00	4.74	5°25'25"
R7	30.56	274.50	15.29	6°22'41"
R8	86.06	325.50	43.28	13°08'56"
R9	34.48	20.00	23.32	88°46'15"
R10	31.42	20.00	20.00	90°00'00"
R11	107.03	374.50	53.88	16°22'29"
R12	121.60	425.50	61.22	16°22'29"
R13	31.42	20.00	20.00	90°00'00"
R14	31.42	20.00	20.00	90°00'00"
R15	31.42	20.00	20.00	90°00'00"
R16	31.42	20.00	20.00	90°00'00"
R17	31.42	20.00	20.00	90°00'00"
R18	31.42	20.00	20.00	90°00'00"
R19	148.15	274.50	75.93	30°55'22"
R20	175.67	325.50	90.03	30°55'22"
R21	170.15	325.50	87.07	29°57'03"
R22	143.49	274.50	73.29	29°57'03"
R23	24.54	474.50	12.77	2°57'47"
R24	27.18	525.50	13.59	2°57'47"
R25	106.22	325.50	53.59	18°41'51"
R26	88.58	274.50	45.19	18°41'51"
R27	9.29	100.00	4.66	5°20'24"
R28	90.40	61.00	55.81	84°54'45"
R29	32.40	25.00	18.93	74°15'56"
R30	9.29	100.00	4.66	5°20'24"
R31	9.32	100.00	4.66	5°20'24"
R32	107.19	61.00	73.58	100°40'48"
R33	39.27	25.00	25.00	90°00'00"
R34	9.32	100.00	4.66	5°20'24"
R35	9.12	100.00	4.57	5°13'39"
R36	106.95	61.00	73.29	100°27'16"
R37	39.27	25.00	25.00	90°00'00"
R38	9.12	100.00	4.57	5°13'39"
R39	9.12	100.00	4.57	5°13'39"
R40	121.60	425.50	61.22	16°22'29"
R41	107.03	374.50	53.88	16°22'29"
R42	31.42	20.00	20.00	90°00'00"
R43	31.42	20.00	20.00	90°00'00"
R44	63.72	410.78	31.92	6°53'13"
R45	44.19	274.50	22.14	6°13'28"
R46	0.67	274.50	0.33	0°08'20"
R47	44.72	274.50	22.41	6°20'05"
R48	39.42	61.00	20.42	37°01'24"
R49	15.11	61.00	7.59	14°11'39"
R50	50.21	61.00	26.62	47°09'31"
R51	41.67	61.00	21.80	39°19'38"
R52	22.69	61.00	11.48	21°18'30"
R53	15.53	425.50	7.77	2°05'28"
R54	70.72	425.50	35.44	9°31'21"
R55	35.36	425.50	17.69	4°45'40"

### FUTURE CURVE TABLE TBC

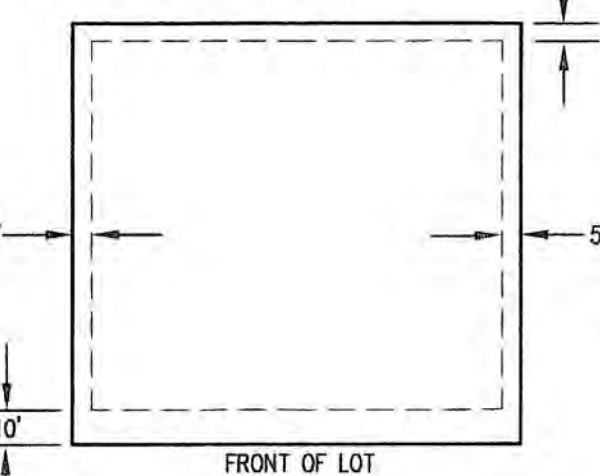
CURVE	LENGTH	RADIUS	TANGENT	DELTA
T19	150.85	279.50	77.31	30°55'22"
T20	172.98	320.50	88.65	30°55'22"
T21	167.54	320.50	85.73	29°57'03"
T22	146.11	279.50	74.78	29°57'03"

### CURVE TABLE TBC

CURVE	LENGTH	RADIUS	TANGENT	DELTA
T1	48.41	279.50	24.27	9°55'28"
T2	55.51	320.50	27.83	9°55'28"
T3	9.94	100.00	4.97	5°25'25"
T4	76.29	56.00	45.39	78°03'07"
T5	35.19	30.00	19.93	67°12'18"
T6	9.94	100.00	4.97	5°25'25"
T7	31.11	279.50	15.57	6°22'41"
T8	84.74	320.50	42.82	13°08'56"
T9	43.10	25.00	25.00	90°00'00"
T10	39.27	25.00	25.00	90°00'00"
T11	108.46	379.50	54.60	16°22'29"
T12	120.18	420.50	60.50	16°22'29"
T13	39.27	25.00	25.00	90°00'00"
T14	39.27	25.00	25.00	90°00'00"
T15	39.27	25.00	25.00	90°00'00"
T16	39.27	25.00	25.00	90°00'00"
T17	39.27	25.00	25.00	90°00'00"
T18	39.27	25.00	25.00	90°00'00"
T19	24.80	479.50	12.40	2°57'47"
T20	26.92	520.50	13.46	2°57'47"
T21	104.59	320.50	52.76	18°41'51"
T22	87.21	279.50	46.01	18°41'51"
T23	9.76	100.00	4.88	5°19'25"
T24	82.99	56.00	51.24	84°54'45"
T25	38.89	30.00	22.72	74°15'56"
T26	9.76	100.00	4.88	5°19'25"
T27	9.76	100.00	4.88	5°19'25"
T28	9.76	100.00	4.88	5°19'25"
T29	9.76	100.00	4.88	5°19'25"
T30	9.76	100.00	4.88	5°19'25"
T31	120.18	420.50	60.50	16°22'29"
T32	108.46	379.50	54.60	16°22'29"
T33	39.27	25.00	25.00	90°00'00"
T34	39.27	25.00	25.00	90°00'00"
T35	39.27	25.00	25.00	90°00'00"
T36	39.27	25.00	25.00	90°00'00"
T37	39.27	25.00	25.00	90°00'00"
T38	39.27	25.00	25.00	90°00'00"
T39	39.27	25.00	25.00	90°00'00"
T40	39.27	25.00	25.00	90°00'00"
T41	39.27	25.00	25.00	90°00'00"
T42	39.27	25.00	25.00	90°00'00"
T43	39.27	25.00	25.00	90°00'00"
T44	39.27	25.00	25.00	90°00'00"
T45	39.27	25.00	25.00	90°00'00"
T46	39.27	25.00	25.00	90°00'00"
T47	39.27	25.00	25.00	90°00'00"
T48	39.27	25.00	25.00	90°00'00"
T49	39.27	25.00	25.00	90°00'00"
T50	39.27	25.00	25.00	90°00'00"
T51	39.27	25.00	25.00	90°00'00"
T52	39.27	25.00	25.00	90°00'00"
T53	39.27	25.00	25.00	90°00'00"
T54	39.27	25.00	25.00	90°00'00"
T55	39.27	25.00	25.00	90°00'00"
T56	39.27	25.00	25.00	90°00'00"
T57	39.27	25.00	25.00	90°00'00"
T58	39.27	25.00	25.00	90°00'00"
T59	39.27	25.00	25.00	90°00'00"
T60	39.27	25.00	25.00	90°00'00"
T61	39.27	25.00	25.00	90°00'00"
T62	39.27	25.00	25.00	90°00'00"
T63	39.27	25.00	25.00	90°00'00"
T64	39.27	25.00	25.00	90°00'00"
T65	39.27	25.00	25.00	90°00'00"
T66	39.27	25.00	25.00	90°00'00"
T67	39.27	25.00	25.00	90°00'00"
T68	39.27	25.00	25.00	90°00'00"
T69	39.27	25.00	25.00	90°00'00"
T70	39.27	25.00	25.00	90°00'00"

### EASEMENT NOTES

ALL PARCELS TO HAVE A 5.0 FOOT P.U. & D.E. ALONG THE BACK PARCEL LINES AND EACH SIDE PARCEL LINE. ALL PARCELS TO HAVE A 10.0 FOOT P.U. & D.E. ALONG FRONT PARCEL LINES CONTIGUOUS TO DEDICATED RIGHT OF WAY LINES (SEE DETAIL BELOW).



### CURVE TABLE CL

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	51.96	300.00	26.05	9°55'28"
C2	59.23	50.50	33.56	67°12'18"
C3	79.32	300.00	39.89	15°08'56"
C4	114.32	400.00	57.55	16°22'29"
C5	161.91	300.00	82.98	30°55'22"
C6	156.82	300.00	80.23	29°57'03"
C9	23.86	500.00	12.93	2°57'47"
C10	97.90	300.00	49.39	18°41'51"
C11	65.46	50.50	38.24	74°15'56"
C16	79.33	50.50	50.50	90°00'00"
C18	79.33	50.50	50.50	90°00'00"
C21	114.32	400.00	57.55	16°22'29"
C22	59.80	385.26	29.96	6°53'37"

### CONSTRUCTION NOTES

- 3) CONSTRUCT NEW 30" ROLL TYPE CURB AND GUTTER PER C.C. AREA STANDARD DRAWING NO. 217A.
- 5) CONSTRUCT NEW 5" SIDEWALK PER C.C. AREA STANDARD DRAWING NO. 234.
- 6) CONSTRUCT NEW SIDEWALK RAMP PER C.C. AREA STANDARD DRAWING NO. 234.
- 8) CONSTRUCT NEW 8" CROSS GUTTER PER C.C. AREA STANDARD DRAWING NO. 228.
- 11) CONSTRUCT NEW 2" ASPHALT OVER 10" AGGREGATE TYPE II BASE.
- 19) CONSTRUCT NEW 10" SIDEWALK PER C.C. AREA STANDARD DRAWING NO. 234.
- 20) 10" AGGREGATE TYPE II BASE.

EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. EXACT HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION BY THE CONTRACTOR (PRIME CONTRACTOR). NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN, OR UTILITIES NOT SHOWN IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL NOTIFY ENGINEER AND AUTHORIZED INSPECTOR OF ANY CHANGES OR DISCREPANCIES SAME DAY UPON DISCOVERY.

**BULLOCH BROTHERS ENGINEERING INC.**  
CIVIL ENGINEERS—LAND SURVEYORS—LAND PLANNERS  
www.bullochbrothers.com

3100 W. PINEBROOK RD.  
SUITE 1000  
PARK CITY, UT 84098  
(435) 866-9592

**SITE PLAN**  
FOR  
**BATSMEN SUBDIVISION PHASE I**  
FOR  
**RFMS P.U.D.**  
**MESQUITE, NEVADA**  
PROJECT LOCATED IN MESQUITE, NEVADA

DATE: 12-09  
DRAWN BY: RLB  
CHECKED BY: L.H.

PROJECT NO: 1288-04-15-02  
DATE: JUNE 2008  
SHEET NO: 3 OF 17

# GRADING PLAN OF BATSMEN SUBDIVISION PHASE I FOR RFMS 285 S. FARNHAM STREET GALESBURG, ILLINOIS 61401 (309) 343-1550 (37 LOTS)



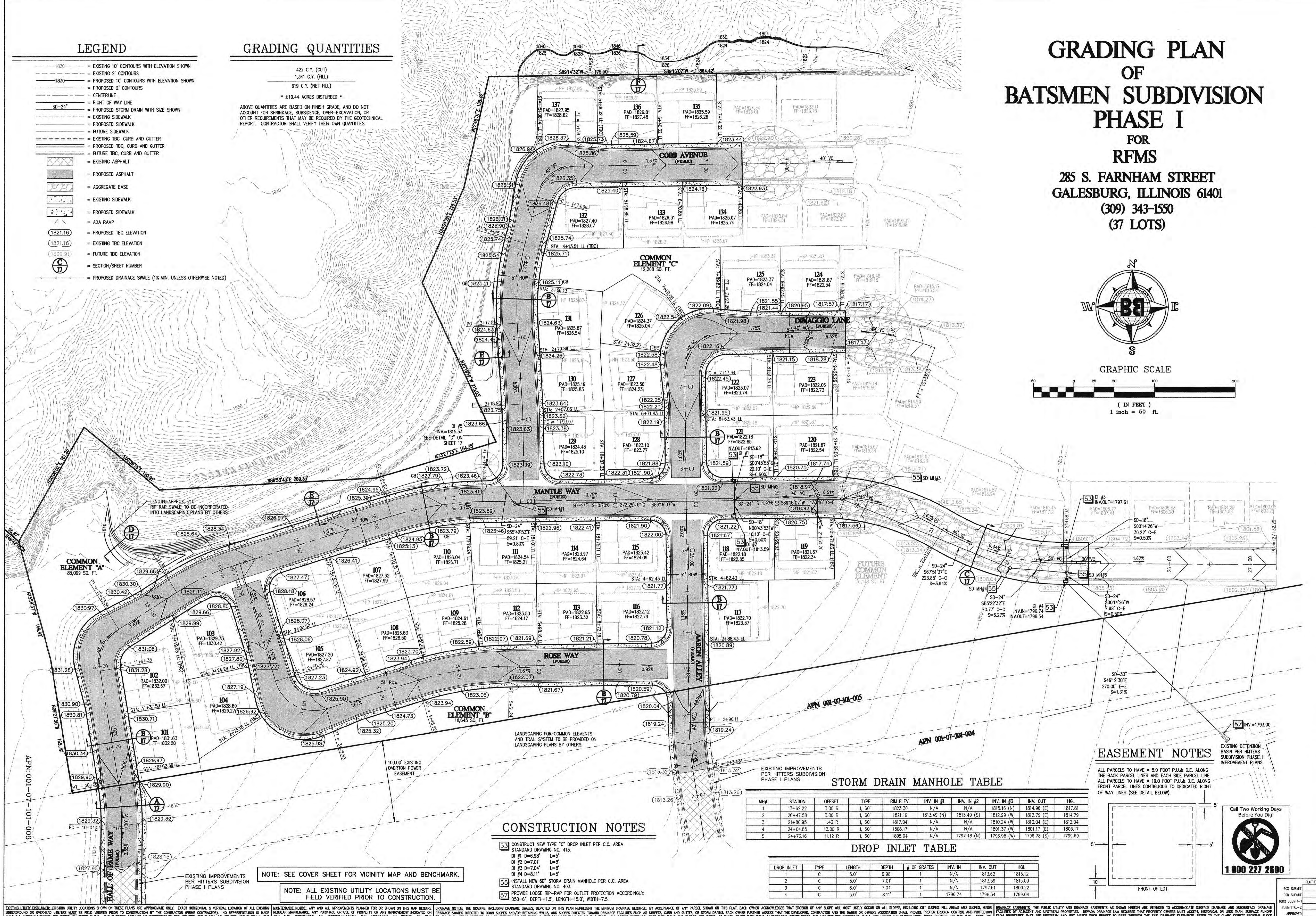
GRAPHIC SCALE  
( IN FEET )  
1 inch = 50 ft.

- ### LEGEND
- 1830- = EXISTING 10' CONTOURS WITH ELEVATION SHOWN
  - 1830- = EXISTING 2' CONTOURS
  - 1830- = PROPOSED 10' CONTOURS WITH ELEVATION SHOWN
  - 1830- = PROPOSED 2' CONTOURS
  - = CENTERLINE
  - = RIGHT OF WAY LINE
  - SD-24" = PROPOSED STORM DRAIN WITH SIZE SHOWN
  - = EXISTING SIDEWALK
  - = PROPOSED SIDEWALK
  - = FUTURE SIDEWALK
  - = EXISTING TBC, CURB AND GUTTER
  - = PROPOSED TBC, CURB AND GUTTER
  - = FUTURE TBC, CURB AND GUTTER
  - = EXISTING ASPHALT
  - = PROPOSED ASPHALT
  - = AGGREGATE BASE
  - = EXISTING SIDEWALK
  - = PROPOSED SIDEWALK
  - = ADA RAMP
  - 1821.16 = PROPOSED TBC ELEVATION
  - 1821.16 = EXISTING TBC ELEVATION
  - 1826.91 = FUTURE TBC ELEVATION
  - C 17 = SECTION/SHEET NUMBER
  - = PROPOSED DRAINAGE SWALE (1% MIN. UNLESS OTHERWISE NOTED)

### GRADING QUANTITIES

422 C.Y. (CUT)  
1,341 C.Y. (FILL)  
919 C.Y. (NET FILL)  
\* ±10.44 ACRES DISTURBED \*

ABOVE QUANTITIES ARE BASED ON FINISH GRADE, AND DO NOT ACCOUNT FOR SHRINKAGE, SUBSIDENCE, OVER-EXCAVATION, OR OTHER REQUIREMENTS THAT MAY BE REQUIRED BY THE GEOTECHNICAL REPORT. CONTRACTOR SHALL VERIFY THEIR OWN QUANTITIES.



### STORM DRAIN MANHOLE TABLE

M#	STATION	OFFSET	TYPE	R/W ELEV.	INV. IN #1	INV. IN #2	INV. IN #3	INV. OUT	HGL
1	17+62.22	3.00 R	L 60"	1815.16	N/A	1815.16 (N)	1814.96 (E)	1817.81	
2	20+47.58	3.00 R	L 60"	1821.16	1813.49 (N)	1813.49 (S)	1812.99 (W)	1814.79	
3	21+80.95	1.43 R	L 60"	1817.04	N/A	1810.24 (N)	1810.04 (E)	1812.04	
4	24+04.85	13.00 R	L 60"	1808.17	N/A	N/A	1801.37 (W)	1800.22	
5	24+73.16	11.12 R	L 60"	1805.04	N/A	1797.48 (N)	1796.78 (S)	1799.69	

### DROP INLET TABLE

DROP INLET	TYPE	LENGTH	DEPTH	# OF GRATES	INV. IN	INV. OUT	HGL
1	C	5.0'	6.95'	1	N/A	1813.62	1815.12
2	C	5.0'	7.01'	1	N/A	1813.59	1815.09
3	C	8.0'	7.04'	1	N/A	1797.61	1800.22
4	C	5.0'	8.11'	1	1796.74	1796.54	1799.04

### CONSTRUCTION NOTES

- 53 CONSTRUCT NEW TYPE "C" DROP INLET PER C.C. AREA STANDARD DRAWING NO. 413.  
DI #1 D=6.95" L=5'  
DI #2 D=7.01" L=5'  
DI #3 D=7.04" L=8'  
DI #4 D=8.11" L=5'
- 55 INSTALL NEW 60" STORM DRAIN MANHOLE PER C.C. AREA STANDARD DRAWING NO. 403.
- 57 PROVIDE LOOSE RIP-RAP FOR OUTLET PROTECTION ACCORDINGLY: 250#-5" DEPTH x 15' LENGTH x 15" WIDTH x 7.5" THICK.

### EASEMENT NOTES

ALL PARCELS TO HAVE A 5.0 FOOT P.U. & D.E. ALONG THE BACK PARCEL LINES AND EACH SIDE PARCEL LINE.  
ALL PARCELS TO HAVE A 10.0 FOOT P.U. & D.E. ALONG FRONT PARCEL LINES CONTIGUOUS TO DEDICATED RIGHT OF WAY LINES (SEE DETAIL BELOW).

EXISTING DETENTION BASIN PER HITTERS SUBDIVISION PHASE I IMPROVEMENT PLANS



1 800 227 2600

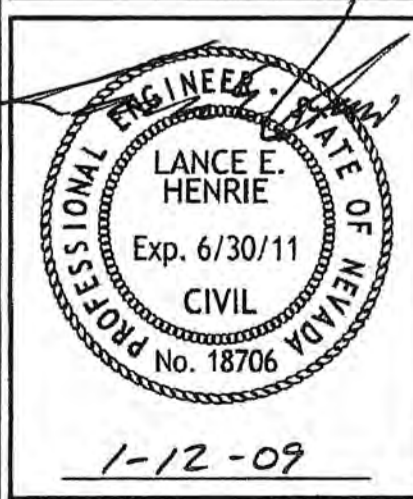
NO	DESCRIPTION	BY	APPROVED	DATE

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CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS  
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PARK CITY, UT 84098  
(435) 655-0956

750 WEST PIONEER BLVD.  
MESQUITE, NEVADA 89027  
(702) 346-5100

GRADING PLAN  
FOR  
BATSMEN SUBDIVISION PHASE I  
FOR  
RFMS P.U.D.  
MESQUITE, NEVADA  
PROJECT LOCATED IN MESQUITE, NEVADA



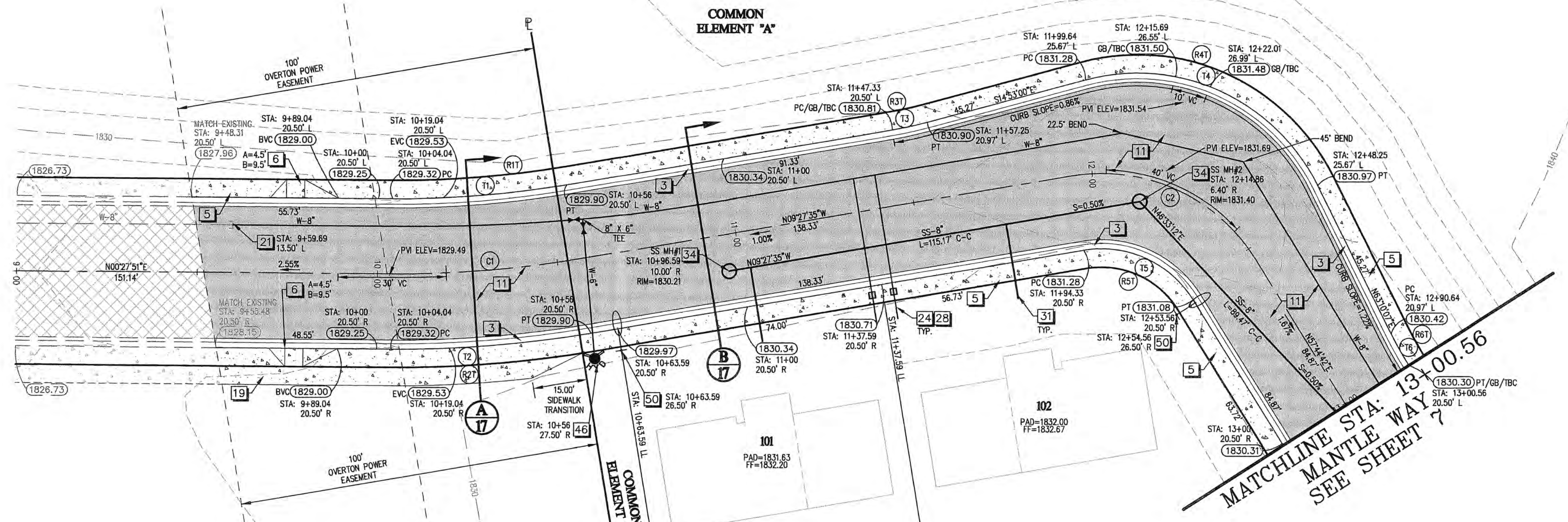
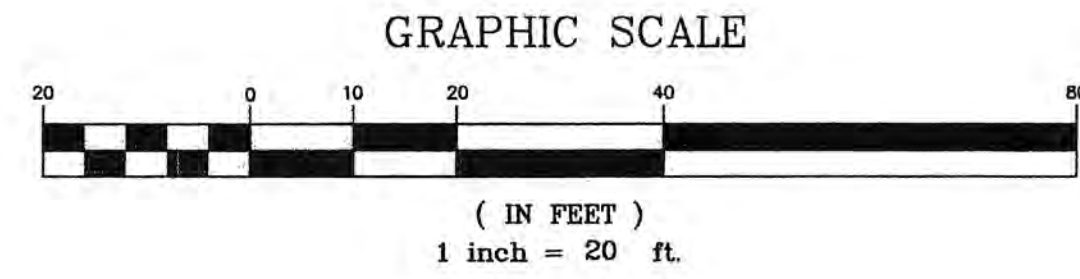
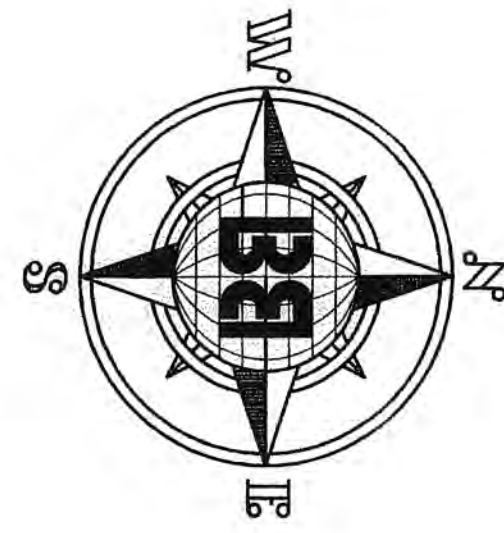
SCALE: 1" = 50'	DRAWN BY: RLB	CHECKED BY: L.H.
PROJECT NO: 1288-04-15-02	DATE: JUNE 2008	SHEET NO.: 4 OF 17

EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION BY THE CONTRACTOR (ORME CONTRACTOR). NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN, OR UTILITIES NOT SHOWN IN THE EXACT LOCATION PLANNED. CONTRACTOR SHALL NOTIFY ENGINEER AND AUTHORIZED INSPECTOR OF ANY CHANGES OR DISCREPANCIES SAME DAY UPON DISCOVERY.

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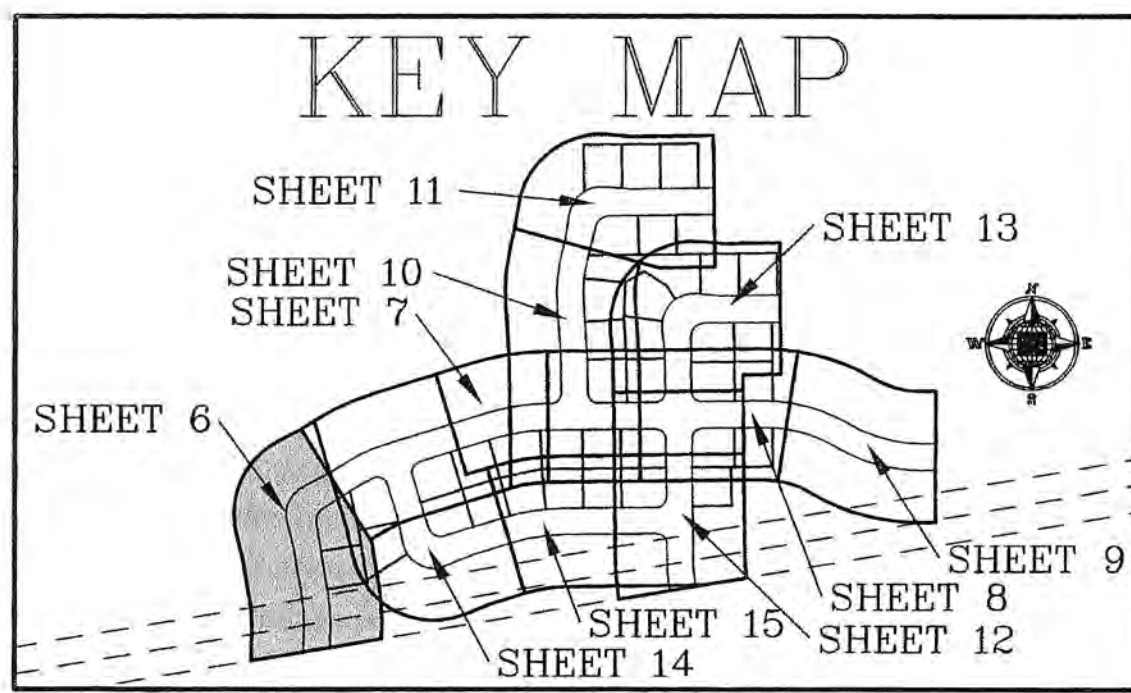
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### HALL OF FAME WAY & MANTLE WAY (PUBLIC) PLAN VIEW

STA: 9+51.90 TO STA: 13+00.56  
HORIZONTAL SCALE: 1"=20'



### CURVE TABLE TBC

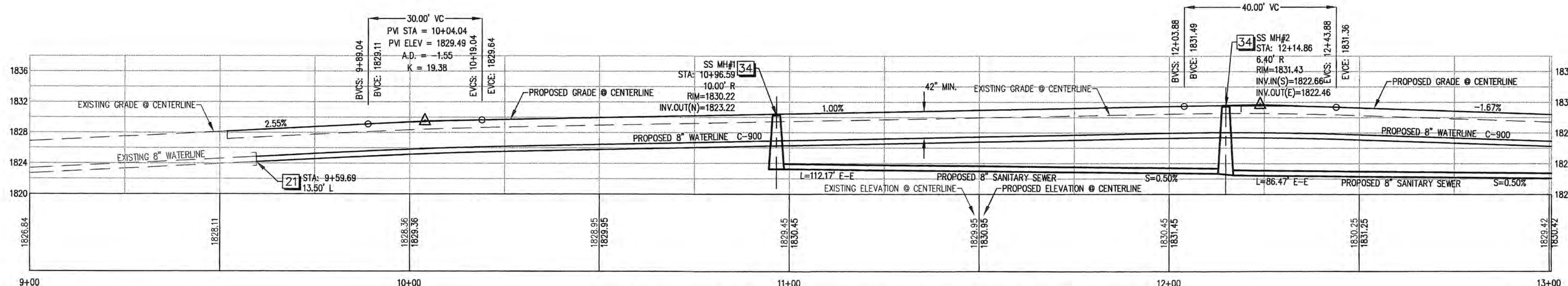
CURVE	LENGTH	RADIUS	TANGENT	DELTA
T1	48.41	278.50	24.27	9°55'28"
T2	55.51	303.50	27.83	9°55'28"
T3	9.94	105.00	4.97	5°25'25"
T4	76.29	56.00	45.39	78°03'07"
T5	35.19	30.00	19.53	67°12'18"
T6	9.94	105.00	4.97	5°25'25"

### CURVE TABLE ROW

CURVE	LENGTH	RADIUS	TANGENT	DELTA
R1T	47.54	274.50	23.83	9°55'28"
R2T	56.38	325.50	28.26	9°55'28"
R3T	9.47	100.00	4.74	5°25'25"
R4T	83.10	61.00	49.44	78°03'07"
R5T	29.32	25.00	16.61	67°12'18"
R6T	9.47	100.00	4.74	5°25'25"

### CURVE TABLE CL

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	51.96	300.00	26.05	9°55'28"
C2	58.23	50.50	33.58	67°12'18"



### HALL OF FAME WAY & MANTLE WAY (PUBLIC) PROFILE VIEW

STA: 9+51.90 TO STA: 13+00.56  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=10'

### CONSTRUCTION NOTES

- CONSTRUCT NEW 30" ROLL TYPE CURB AND GUTTER PER C.C. AREA STANDARD DRAWING NO. 217A.
- CONSTRUCT NEW 5" SIDEWALK PER C.C. AREA STANDARD DRAWING NO. 234.
- CONSTRUCT NEW SIDEWALK RAMP PER C.C. AREA STANDARD DRAWING NO. 235, CASE III. (TYPICAL). A=8.0', B=8.0' UNLESS SPECIFIED OTHERWISE ON PLAN.
- CONSTRUCT NEW 2" ASPHALT OVER 10" AGGREGATE TYPE II BASE.
- CONSTRUCT NEW 10" SIDEWALK PER C.C. AREA STANDARD DRAWING NO. 234.
- COORDINATE CONNECTION OF NEW WATERLINE TO EXISTING WATERLINE WITH VIRGIN VALLEY WATER DIST. FIELD VERIFY LOCATION AND DEPTH.
- INSTALL NEW WATER METER IN SIDEWALK PER V.V.W.D. AREA STANDARD DRAWING NO. 2.0, 2.1, AND 3.0. (TYPICAL)
- INSTALL 3/4" WATER LATERAL PER V.V.W.D. DESIGN STANDARDS FOR WASTEWATER COLLECTION SYSTEMS, STANDARD DRAWING NO. 2.0 AND 2.1.
- INSTALL NEW SANITARY SEWER LATERAL PER C.C. SANITATION DISTRICT DESIGN STANDARD DRAWING NO. SD-17. (TYPICAL)
- INSTALL NEW 48" STANDARD ECCENTRIC SEWER MANHOLE PER C.C. SANITATION DISTRICT "DESIGN CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS", STANDARD DRAWING NO. SD-1.
- INSTALL NEW FIRE HYDRANT PER V.V.W.D. AREA STANDARD DRAWING NO. 8.0. PAINT CURB 15 FT. EACH SIDE OF HYDRANT (TYPICAL).
- INSTALL STREET LIGHT STANDARD AND BASE PER C.C. AREA STANDARD DRAWING NO. 316 & 321. 8' ARM 100 WHP'S. (TYPICAL)

### LEGEND

- 10' --- = EXISTING 10' CONTOURS WITH ELEVATION SHOWN
- 2' --- = EXISTING 2' CONTOURS
- W-10" = EXISTING WATERLINE WITH SIZE SHOWN
- W-10" = PROPOSED WATERLINE WITH SIZE SHOWN
- SS-8" = PROPOSED SANITARY SEWER WITH SIZE SHOWN
- --- = CENTERLINE
- --- = RIGHT OF WAY LINE
- --- = EXISTING SIDEWALK
- --- = PROPOSED SIDEWALK
- --- = EXISTING TBC, CURB AND GUTTER
- --- = PROPOSED TBC, CURB AND GUTTER
- [Pattern] = EXISTING ASPHALT
- [Pattern] = PROPOSED ASPHALT
- [Pattern] = EXISTING SIDEWALK
- [Pattern] = PROPOSED SIDEWALK
- [Symbol] = CONSTRUCTION NOTE
- [Symbol] = PROPOSED TBC ELEVATION
- [Symbol] = EXISTING TBC ELEVATION
- [Symbol] = PROPOSED CURVE LABEL
- [Symbol] = PROPOSED CURVE LABEL FOR OVERALL CURVE DISTANCE
- [Symbol] = PROPOSED STREET LIGHT
- [Symbol] = PROPOSED FIRE HYDRANT
- [Symbol] = PROPOSED WATER VALVE
- [Symbol] = SECTION/SHEET NUMBER



NOTE: ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

PRIOR TO ANY CONSTRUCTION, UTILITY OR OTHERWISE, A PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT

NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCH MARK.

NO.	DESCRIPTION	BY	APPROVED	DATE

**BULLOCH BROTHERS ENGINEERING INC.**  
CIVIL ENGINEERS—LAND SURVEYORS—LAND PLANNERS

3100 W. PINEBROOK RD.  
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750 WEST PIONEER BLVD.  
MESQUITE, NEVADA 89027  
(702) 346-5100

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STA: 9+51.90 - STA: 13+00.56  
BATSMEN SUBDIVISION PHASE I  
FOR  
RFMS P.U.D.  
MESQUITE, NEVADA  
PROJECT LOCATED IN MESQUITE, NEVADA

1-12-09

PROFESSIONAL ENGINEER STATE OF NEVADA  
LANCE E. HENRIE  
Exp. 6/30/11  
CIVIL  
No. 18706

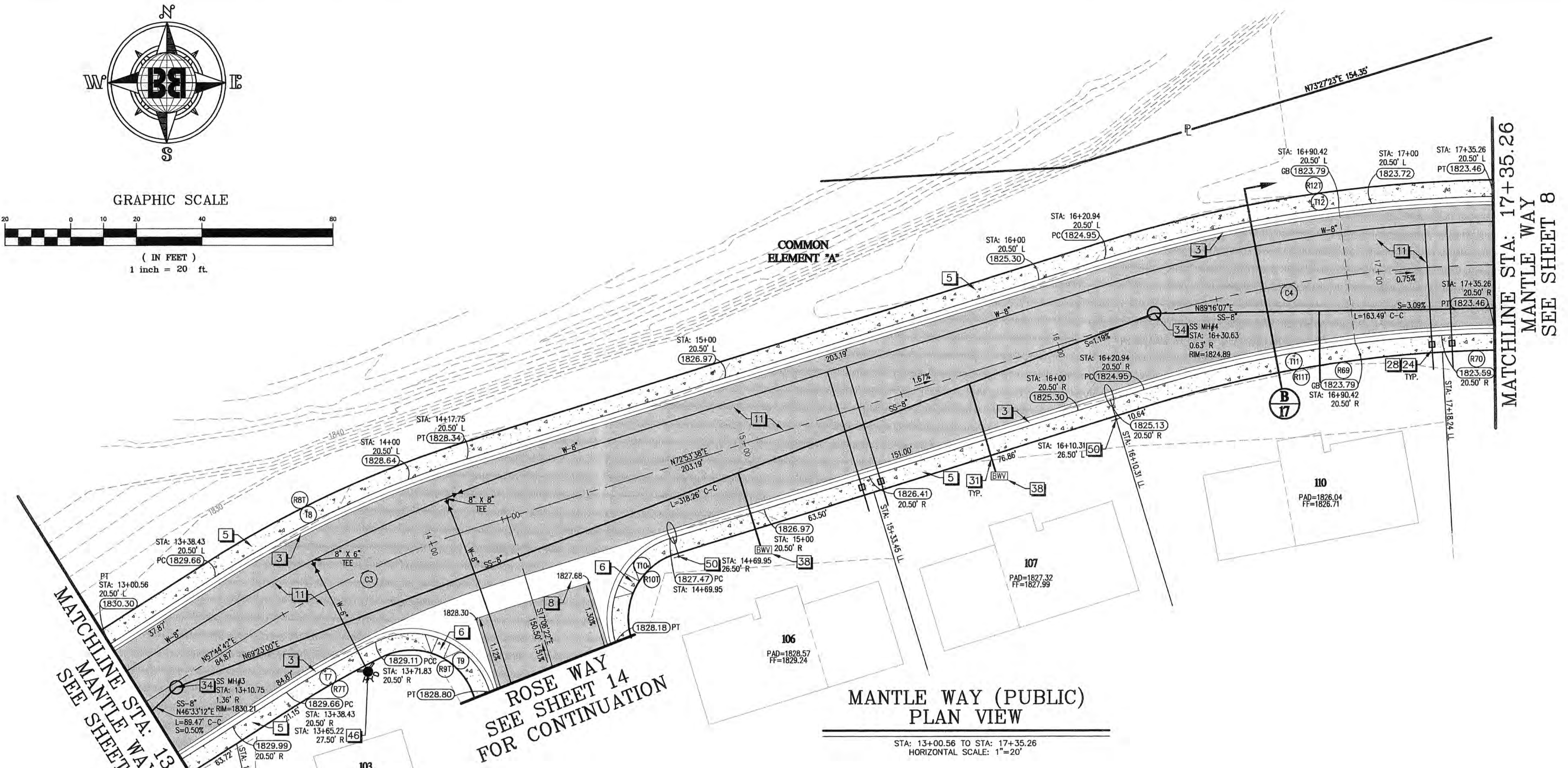
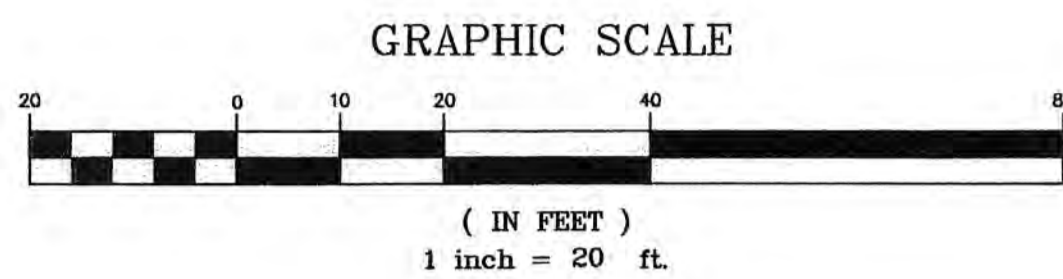
SCALE: 1" = 20'  
DRAWN BY: RLB  
CHECKED BY: L.H.  
PROJECT NO.: 1288-04-15-02  
DATE: JUNE 2008  
SHEET NO.: 6 OF 17

EXISTING UTILITY LOCATIONS, EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. EXACT HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION BY THE CONTRACTOR (PHONE CONTRACTOR). NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON UTILITIES NOT SHOWN IN THE EXACT LOCATION FOUND. CONTRACTOR SHALL NOTIFY ENGINEER AND AUTHORIZED INSPECTOR OF ANY CHANGES OR DISCREPANCIES SAME ANY OPEN DISCOVERY.

MAINTENANCE NOTICE: ANY AND ALL IMPROVEMENTS PLANNED FOR OR SHOWN ON THIS MAP REQUIRE REGULAR MAINTENANCE. ANY PURCHASE OR USE OF PROPERTY OR ANY IMPROVEMENT INDICATED ON THIS MAP CONSTITUTES AN ACKNOWLEDGMENT AND AGREEMENT ON BEHALF OF SAID PURCHASER/USER THAT THEY EXPRESSLY AGREE TO PERFORM ANY AND ALL MAINTENANCE REQUIRED.

EROSION CONTROL NOTICE: THE GRADING, INCLUDING DRAINAGE SWALES, DEPICTED ON THIS PLAN REPRESENT THE MINIMUM DRAINAGE REQUIRED. BY ACCEPTANCE OF ANY PARCEL SHOWN ON THIS PLAN, EACH OWNER ACKNOWLEDGES THAT EROSION OF ANY SLOPE WILL MOST LIKELY OCCUR ON ALL SLOPES, INCLUDING CUT SLOPES, FILL AREAS AND SLOPES, MINOR DRAINAGE SWALES DIRECTED TO DOWN SLOPES AND/OR RETAINING WALLS, AND SLOPES DIRECTED TOWARD DRAINAGE FACILITIES SUCH AS STREETS, CURBS AND GUTTERS, OR STORM DRAINS. EACH OWNER FURTHER AGREES THAT THE DEVELOPER, CONTRACTOR AND THE OWNER OR OWNERS ASSOCIATION SHALL PROVIDE PROPER EROSION CONTROL AND PROTECTION TO ALL SUCH AREAS WHETHER OR NOT SPECIFICALLY SET FORTH IN THE DRAINAGE PLAN OR ON THIS PLAN. ALL DESIGN CONTOURS, SPOT ELEVATIONS AND SLOPES ARE SHOWN AS FINISH GRADE ELEVATIONS. LANDSCAPING CONTRACTORS AND MAINTENANCE PERSONNEL SHALL NOT MODIFY THE SLOPES FROM THOSE DEPICTED ON THIS MAP. UPON THE COMPLETION OF ANY OWNERS ASSOCIATION, SHIP ASSOCIATION AND/OR THE INDIVIDUAL OWNER SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS, PRIVATE UTILITIES, PRIVATE ROWWAYS, AND BOTH ON-SITE AND OFF-SITE DRAINAGE FACILITIES SUCH AS SWALES, SLOPES, AND GRASSING AS DESIGNED AND SHOWN ON THE PLAN.

DRAINAGE EASEMENTS: THE PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE INTENDED TO ACCOMMODATE SURFACE DRAINAGE AND SUBSURFACE DRAINAGE FACILITIES OF ADJACENT AND UPSTREAM PROPERTIES. NEVADA DRAINAGE LAW REQUIRES THAT PROPERTY OWNERS MUST ACCEPT, HISTORICAL OR LESS THAN, SURFACE RUNOFF FROM PROPERTIES THAT ARE UPSTREAM AND NOT IMPERE SUCH RUNOFF TO PASS THROUGH THE SAID DRAINAGE EASEMENTS, REFER TO THE CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT DESIGN MANUAL, ADOPTED AUGUST 12, 1999.



### LEGEND

- 1830- = EXISTING 10' CONTOURS WITH ELEVATION SHOWN
- W-10' = EXISTING 2' CONTOURS
- SS-8" = PROPOSED WATERLINE WITH SIZE SHOWN
- = PROPOSED SANITARY SEWER WITH SIZE SHOWN
- = CENTERLINE
- = RIGHT OF WAY LINE
- = PROPERTY LINE
- = PROPOSED SIDEWALK
- = PROPOSED TBC, CURB AND GUTTER
- = PROPOSED ASPHALT
- = PROPOSED SIDEWALK
- = CONSTRUCTION NOTE
- = ADA RAMP
- = BACK WATER VALVE
- = PROPOSED TBC ELEVATION
- = PROPOSED STREET LIGHT
- = WATER METER
- = PROPOSED MANHOLE
- = PROPOSED WATER VALVE
- = PROPOSED CURVE LABEL
- = PROPOSED CURVE LABEL FOR OVERALL CURVE DISTANCE
- = BOTTOM OF PIPE
- = TOP OF PIPE
- = PROPOSED FIRE HYDRANT
- = SECTION/SHEET NUMBER

ROSE WAY  
SEE SHEET 14  
FOR CONTINUATION

MATCHLINE STA: 17+35.26  
MANTLE WAY  
SEE SHEET 8

### MANTLE WAY (PUBLIC) PLAN VIEW

STA: 13+00.56 TO STA: 17+35.26  
HORIZONTAL SCALE: 1"=20'

### CURVE TABLE CL

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C3	79.32	300.00	39.88	15'08"56"
C4	114.32	400.00	57.55	16'22"29"

### CURVE TABLE ROW

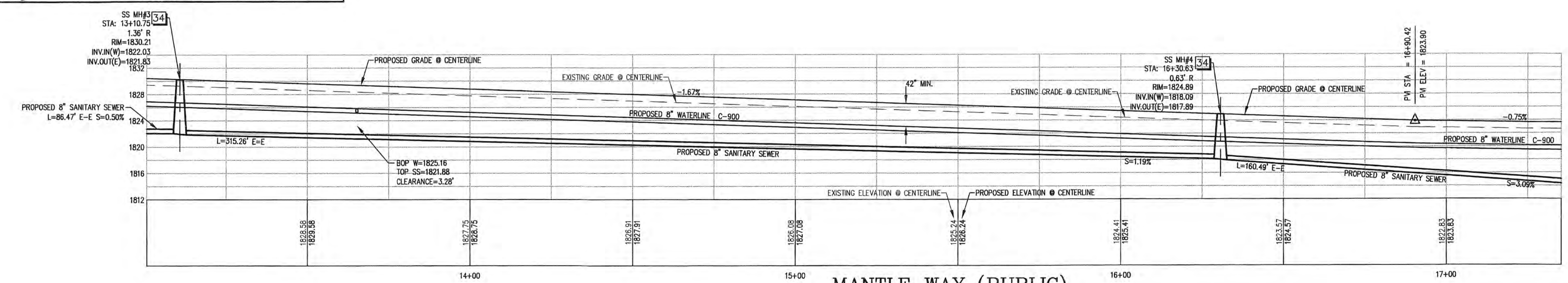
CURVE	LENGTH	RADIUS	TANGENT	DELTA
R7T	30.56	274.50	15.29	6'22"41"
R8T	86.06	325.50	43.28	15'08"56"
R9T	34.48	20.00	23.32	98'46"15"
R10T	31.42	20.00	20.00	90'00"00"
R11T	107.03	374.50	53.88	16'22"29"
R12T	121.60	425.50	61.22	16'22"29"
R69	91.09	374.50	45.77	13'56"13"
R70	15.93	374.50	7.97	2'26"16"

### CURVE TABLE TBC

CURVE	LENGTH	RADIUS	TANGENT	DELTA
T7	31.11	279.50	15.57	6'22"41"
T8	84.74	320.50	42.82	15'08"56"
T9	43.10	25.00	29.15	98'46"15"
T10	39.27	25.00	25.00	90'00"00"
T11	108.46	378.50	54.60	16'22"29"
T12	120.18	420.50	60.50	16'22"29"

### MANTLE WAY (PUBLIC) PROFILE VIEW

STA: 13+00.56 TO STA: 17+35.26  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=10'



### CONSTRUCTION NOTES

- 3 CONSTRUCT NEW 30" ROLL TYPE CURB AND GUTTER PER C.C. AREA STANDARD DRAWING NO. 217A.
- 5 CONSTRUCT NEW 5" SIDEWALK PER C.C. AREA STANDARD DRAWING NO. 234.
- 6 CONSTRUCT NEW SIDEWALK RAMP PER C.C. AREA STANDARD DRAWING NO. 235, CASE III, (TYPICAL) A=8', B=8'
- 8 CONSTRUCT NEW 8" CROSS GUTTER PER C.C. AREA STANDARD DRAWING NO. 228.
- 11 CONSTRUCT NEW 2" ASPHALT OVER 10" AGGREGATE TYPE II BASE.
- 12 INSTALL NEW WATER METER IN SIDEWALK PER V.V.W.D. AREA STANDARD DRAWING NO. 2.0, 2.1, AND 3.0. (TYPICAL)
- 24 INSTALL 3/4" WATER LATERAL PER V.V.W.D. DESIGN STANDARDS AND SPECIFICATIONS FOR WATER WORKS CONSTRUCTION DWG. NO. 2.0 AND 2.1.
- 31 INSTALL NEW SANITARY SEWER LATERAL PER C.C. SANITATION DISTRICT DESIGN STANDARD DRAWING NO. SD-17, (TYPICAL)
- 34 INSTALL NEW 48" STANDARD ECCENTRIC SEWER MANHOLE PER C.C. SANITATION DISTRICT "DESIGN CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS", STANDARD DRAWING NO. SD-1
- 38 INSTALL NEW RESIDENTIAL SEWER BACKFLOW VALVE PER C.C. SANITATION DISTRICT DESIGN STD. DRAWING NO. SD-9.
- 46 INSTALL NEW FIRE HYDRANT PER V.V.W.D. AREA STANDARD DRAWING NO. 8.0. PAINT CURB RED 15 FT. EACH SIDE OF HYDRANT (TYPICAL).
- 50 INSTALL STREET LIGHT STANDARD AND BASE PER C.C. AREA STANDARD DRAWING NO. 316 & 321. 8' ARM 100 WHPFS. (TYPICAL)

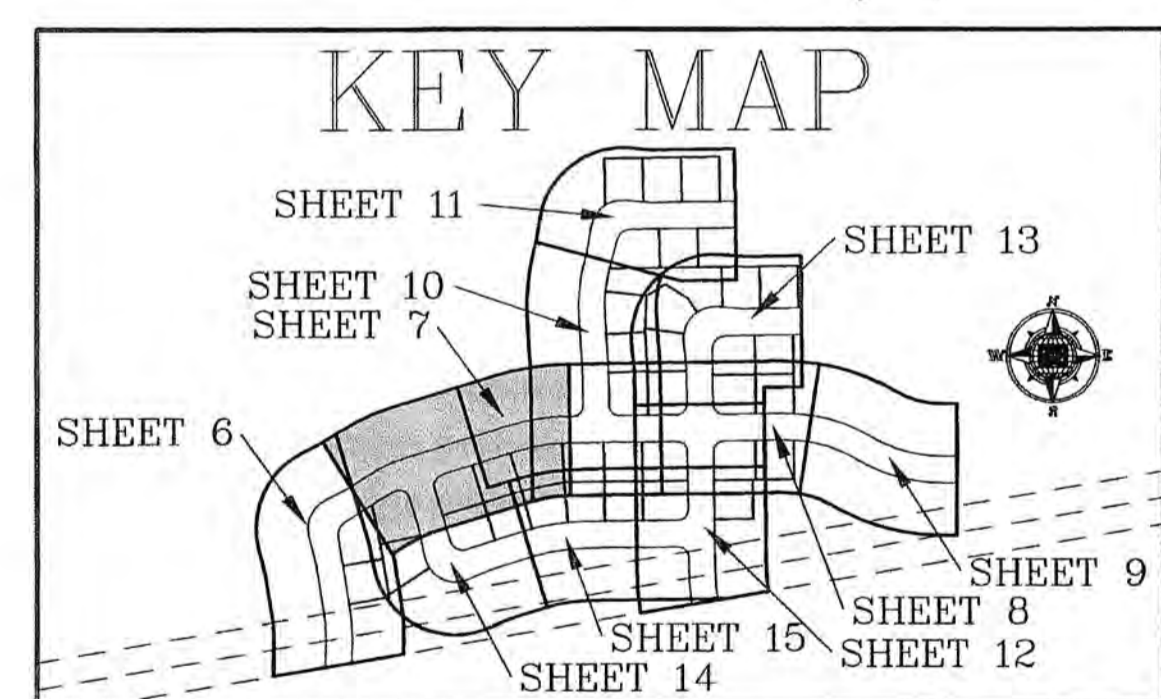
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Call Two Working Days Before You Dig!

1-800-277-2600



NO	DESCRIPTION	BY	APPROVED	DATE

**BULLOCH BROTHERS ENGINEERING INC.**  
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STA: 13+00.56 - STA: 17+35.26  
BATSMEN SUBDIVISION PHASE I  
FOR  
RFMS P.U.D.  
MESQUITE, NEVADA  
PROJECT LOCATED IN MESQUITE, NEVADA

SCALE: 1" = 20'	DRAWN BY: RLB	CHECKED BY: L.H.
PROJECT NO: 1288-04-15-02	DATE: JUNE 2008	SHEET NO: 7 OF 17

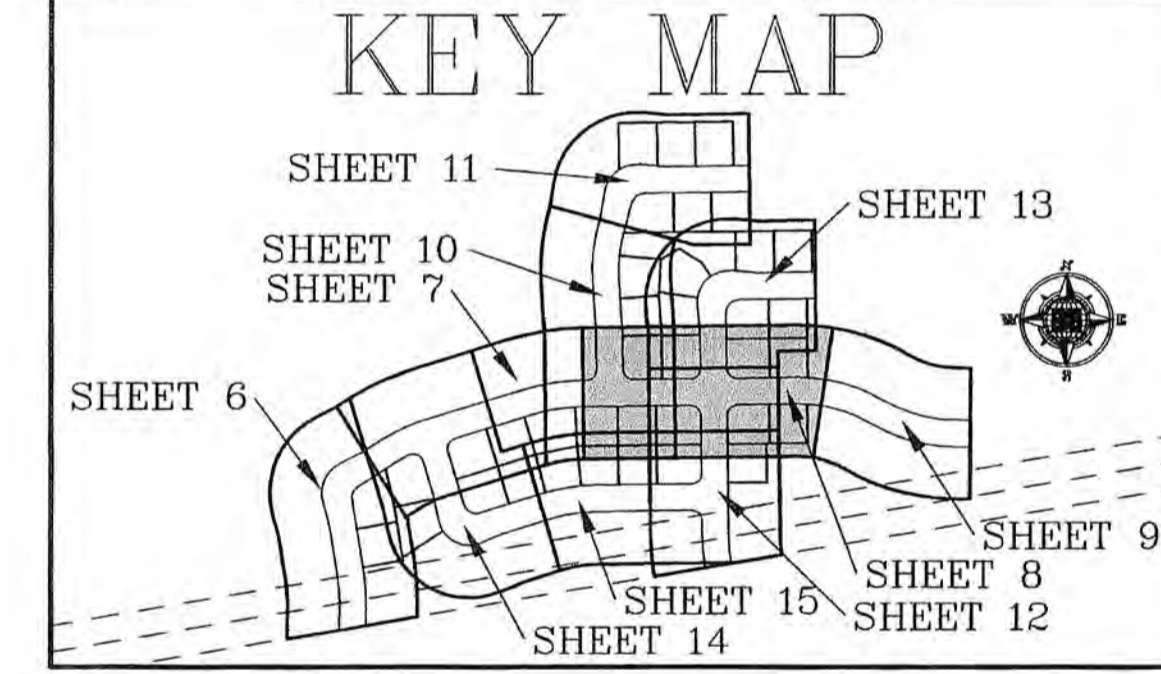
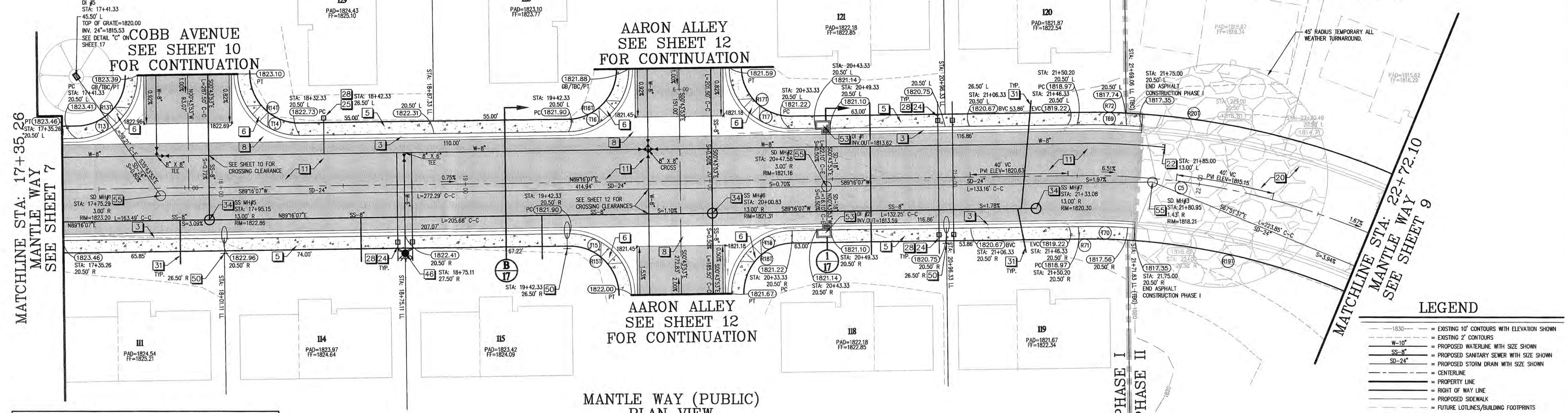
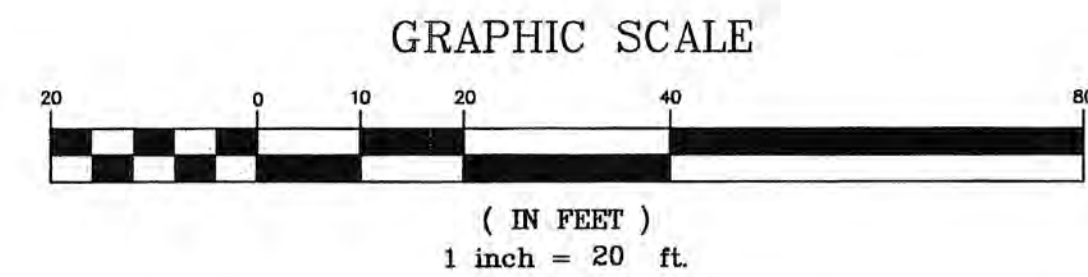
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EROSION CONTROL NOTICE: THE DRAWING, INCLUDING DRAINAGE SWALES, DEPICTED ON THIS PLAN REPRESENT THE MINIMUM DRAINAGE REQUIRED BY ACCEPTANCE OF ANY PARCEL SHOWN ON THIS PLAN. EACH OWNER ACKNOWLEDGES THAT EROSION OF ANY SLOPE WILL MOST LIKELY OCCUR ON ALL SLOPES, INCLUDING CUT SLOPES, FILL AREAS AND SLOPES. MINOR DRAINAGE SWALES DIRECTED TO DOWN SLOPES AND/OR RETAINING WALLS, AND SLOPES DIRECTED TOWARD DRAINAGE FACILITIES SUCH AS STREETS, CURB AND GUTTER, OR STORM DRAINS. EACH OWNER FURTHER AGREES THAT THE DEVELOPER, CONTRACTOR AND THE OWNER OR OWNERS ASSOCIATION SHALL PROVIDE PROPER EROSION CONTROL AND PROTECTION TO ALL SUCH AREAS WHETHER OR NOT SPECIFICALLY SET FORTH IN THE DRAINAGE PLAN ON THIS PLAN. ALL DESIGN CONTOURS, SPOT ELEVATIONS AND SLOPES ARE SHOWN AS FRESH GRADE ELEVATIONS. LANDSCAPING CONTRACTORS AND MAINTENANCE PERSONNEL SHALL NOT SHOULDER THE SLOPES FROM THOSE DEPICTED ON THIS MAP. UPON THE FORMATION OF ANY OWNERS ASSOCIATION, SAID ASSOCIATION AND/OR THE INDIVIDUAL OWNERS SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS PRIVATE UTILITIES, PRIVATE ROADSWAYS, AND BOTH ON- AND OFF-SITE DRAINAGE FACILITIES SUCH AS SWALES, SLOPES, AND GRADING AS DESIGNED AND SHOWN ON THE PLAN.

DRAINAGE EASEMENTS: THE PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREIN ARE INTENDED TO ACCOMMODATE SURFACE DRAINAGE AND SUBSURFACE DRAINAGE FACILITIES OF ADJACENT AND UPSTREAM PROPERTIES. NEVADA DRAINAGE LAW REQUIRES THAT PROPERTY OWNERS MUST ACCEPT, HISTORICAL OR LESS RISK, SURFACE RUNOFF FROM PROPERTIES THAT ARE UPSTREAM AND NOT WASTE SUCH RUNOFF TO PASS THROUGH THE SAID DRAINAGE EASEMENTS. REFER TO THE CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT DESIGN MANUAL, ADOPTED AUGUST 12, 1999.

N:\1288-04 (RFMS PUD)\1288-04-15-(ATTAINABLE HOUSING)\1288-04-15-02-(BATSMEN SUBDIVISION-PHASE I)\Working Plans\07-PL-AM & PROFILE 2-06-25-08.dwg 7/2/2008 8:45:16 AM



CURVE TABLE TBC

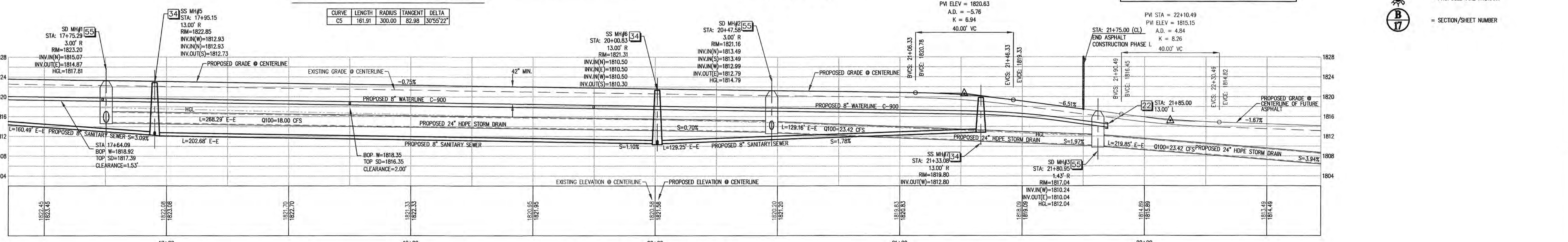
CURVE	LENGTH	RADIUS	TANGENT	DELTA
T13	39.27	25.00	25.00	90°00'00"
T14	39.27	25.00	25.00	90°00'00"
T15	39.27	25.00	25.00	90°00'00"
T16	39.27	25.00	25.00	90°00'00"
T17	39.27	25.00	25.00	90°00'00"
T18	39.27	25.00	25.00	90°00'00"
T69	26.29	318.00	13.15	4°44'13"
T70	23.31	282.00	11.66	4°44'13"

CURVE TABLE ROW

CURVE	LENGTH	RADIUS	TANGENT	DELTA
R13T	31.42	20.00	20.00	90°00'00"
R14T	31.42	20.00	20.00	90°00'00"
R15T	31.42	20.00	20.00	90°00'00"
R16T	31.42	20.00	20.00	90°00'00"
R17T	31.42	20.00	20.00	90°00'00"
R18T	31.42	20.00	20.00	90°00'00"
R19T	148.15	274.50	75.93	3°05'52"
R20T	175.67	325.50	90.03	3°05'52"
R71	20.16	274.50	10.08	4°12'25"
R72	20.15	325.50	10.08	3°32'49"

CURVE TABLE CL

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C5	161.91	300.00	82.98	3°05'52"



MANTLE WAY (PUBLIC) PROFILE VIEW

STA: 17+35.26 TO STA: 22+72.10  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=10'

CONSTRUCTION NOTES

- CONSTRUCT NEW 30" ROLL TYPE CURB AND GUTTER PER C.C. AREA STANDARD DRAWING NO. 217A.
- CONSTRUCT NEW 5" SIDEWALK PER C.C. AREA STANDARD DRAWING NO. 234.
- CONSTRUCT NEW SIDEWALK RAMP PER C.C. AREA STANDARD DRAWING NO. 235, CASE III. (TYPICAL) A=8', B=8'
- CONSTRUCT NEW 8" CROSS GUTTER PER C.C. AREA STANDARD DRAWING NO. 228.
- CONSTRUCT NEW 2" ASPHALT OVER 10" AGGREGATE TYPE II BASE.
- 10" AGGREGATE TYPE II BASE.
- STUB, PLUG AND BLOCK NEW WATERLINE FOR FUTURE CONNECTION. INSTALL NEW 2" TEMPORARY BLOW-OFF VALVE. INSTALL NEW WATER METER IN SIDEWALK PER V.W.D. AREA STANDARD DRAWING NO. 2.0, 2.1, AND 3.0. (TYPICAL)
- INSTALL ECLIPSE NO. 88 WATER SAMPLE STATION MANUFACTURED BY KUPPERLE FOUNDRY CO. PER V.W.D. STANDARD DRAWING NO. 15.
- INSTALL 3/4" WATER LATERAL PER V.W.D. DESIGN STANDARDS AND SPECIFICATIONS FOR WATER WORKS CONSTRUCTION DWG. NO. 2.0 AND 2.1.
- INSTALL NEW 30" ROLL TYPE CURB AND GUTTER PER C.C. AREA STANDARD DRAWING NO. 217A.
- INSTALL NEW 48" STANDARD ECCENTRIC SEWER MANHOLE PER C.C. SANITATION DISTRICT "DESIGN CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS", STANDARD DRAWING NO. SD-1
- INSTALL NEW FIRE HYDRANT PER V.W.D. AREA STANDARD DRAWING NO. 228.
- INSTALL STREET LIGHT STANDARD AND BASE PER C.C. AREA STANDARD DRAWING NO. 316 & 331, 4' AND 100 WAFPS. (TYPICAL)
- CONSTRUCT NEW TYPE "C" DROP INLET PER C.C. AREA STANDARD DRAWING NO. 412.
- INSTALL NEW 60" STORM DRAIN MANHOLE PER C.C. AREA STANDARD DRAWING NO. 403.



NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCH MARK.

NOTE: ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

PRIOR TO ANY CONSTRUCTION, UTILITY OR OTHERWISE, A PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT

LEGEND

- 1830 = EXISTING 10' CONTOURS WITH ELEVATION SHOWN
- 1830 = EXISTING 2' CONTOURS
- W-10 = PROPOSED WATERLINE WITH SIZE SHOWN
- SS-8" = PROPOSED SANITARY SEWER WITH SIZE SHOWN
- SD-24" = PROPOSED STORM DRAIN WITH SIZE SHOWN
- = CENTERLINE
- = PROPERTY LINE
- = RIGHT OF WAY LINE
- = PROPOSED SIDEWALK
- = FUTURE LOT LINES/BUILDING FOOTPRINTS
- = FUTURE TBC, CURB AND GUTTER
- = PROPOSED TBC, CURB AND GUTTER
- = PHASE LINE
- = PROPOSED ASPHALT
- = PROPOSED SIDEWALK
- = 10" AGGREGATE TYPE II BASE
- = CONSTRUCTION NOTE
- = ADA RAMP
- 1821.16 = PROPOSED TBC ELEVATION
- 1816.81 = FUTURE TBC ELEVATION
- = PROPOSED STREET LIGHT
- = PROPOSED WATER METER
- = PROPOSED MANHOLE
- = PROPOSED WATER VALVE
- = PROPOSED CURVE LABEL
- = PROPOSED CURVE LABEL FOR OVERALL CURVE DISTANCE
- = BOTTOM OF PIPE
- = TOP OF PIPE
- = PROPOSED FIRE HYDRANT
- = SECTION/SHEET NUMBER

NO	DESCRIPTION	BY	APPROVED	DATE

**BULLOCH BROTHERS ENGINEERING INC.**  
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS  
www.bullochbrothers.com

3100 W. FINEROCK RD.  
SUITE 1000  
PARK CITY, UT 84098  
(435) 655-9952

P.O. BOX 3174  
CEDAR CITY, UTAH 84720  
(435) 596-9992

750 WEST PIONEER BLVD.  
MESQUITE, NEVADA 89027  
(702) 346-5100

STA: 17+35.26 - STA: 22+72.10  
BATS MEN SUBDIVISION PHASE I  
FOR  
RFMS P.U.D.  
MESQUITE, NEVADA  
PROJECT LOCATED IN MESQUITE, NEVADA

7/2/08

PROFESSIONAL ENGINEER  
LANCIE E. HENRIE  
Exp. 6/30/11  
NO. 18706  
CIVIL

7/2/08

SCALE: 1" = 20'  
PROJECT NO: 1288-04-15-02  
DATE: JUNE 2008  
DRAWN BY: RLB  
CHECKED BY: L.H.

PLAT DATE

60% SUBMIT  
90% SUBMIT  
100% SUBMIT

SUBMITAL-2  
APPROVED

PROJECT NO: 1288-04-15-02  
DATE: JUNE 2008  
DRAWN BY: RLB  
CHECKED BY: L.H.  
SHEET NO.: 8 OF 17

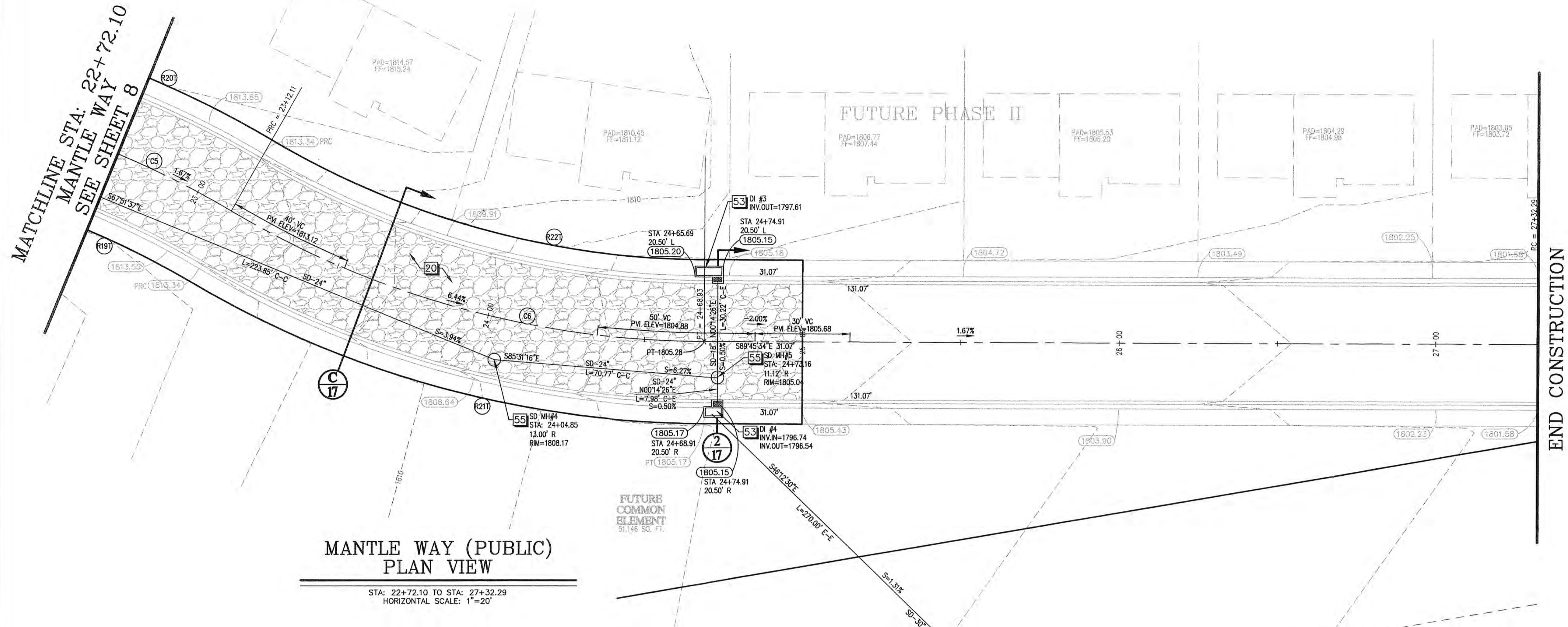
EXISTING UTILITY DISPLACEMENT: EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. EXACT HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION BY THE CONTRACTOR (PRIOR CONTRACTOR). NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN, OR UTILITIES NOT SHOWN IN THE EXACT LOCATION FOUND. CONTRACTOR SHALL NOTIFY ENGINEER AND AUTHORIZED INSPECTOR OF ANY CHANGES OR DISCREPANCIES SAME DAY OF DISCOVERY.

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DRAINAGE NOTICE: THE GRADING INCLUDING DRAINAGE SWALES, DEPICTED ON THIS PLAN REPRESENT THE MINIMUM DRAINAGE REQUIRED BY ACCEPTANCE OF ANY PARCEL SHOWN ON THIS PLAN. EACH OWNER ACKNOWLEDGES THAT EROSION OF ANY SLOPE WILL MOST LIKELY OCCUR ON ALL SLOPES, INCLUDING CUT SLOPES, PILE AREAS AND SLOPES MINOR TO ALL SUCH AREAS WHETHER OR NOT SPECIFICALLY SET FORTH IN THE DRAINAGE PLAN OR ON THIS PLAN. ALL DESIGN CONTOURS, SPOT ELEVATIONS AND SLOPES ARE SHOWN AS FINISH GRADE ELEVATIONS. LANDSCAPING CONTRACTORS AND MAINTENANCE PERSONNEL SHALL NOT WORRY THE SLOPES FROM THOSE DEPICED ON THIS MAP. UPON THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS, PRIVATE UTILITIES, PRIVATE ROADSWAYS, AND BOTH ON-SITE AND OFF-SITE DRAINAGE FACILITIES SUCH AS SWALES, SLOPES, AND GRADING AS DESIGNED AND SHOWN ON THE PLAN.

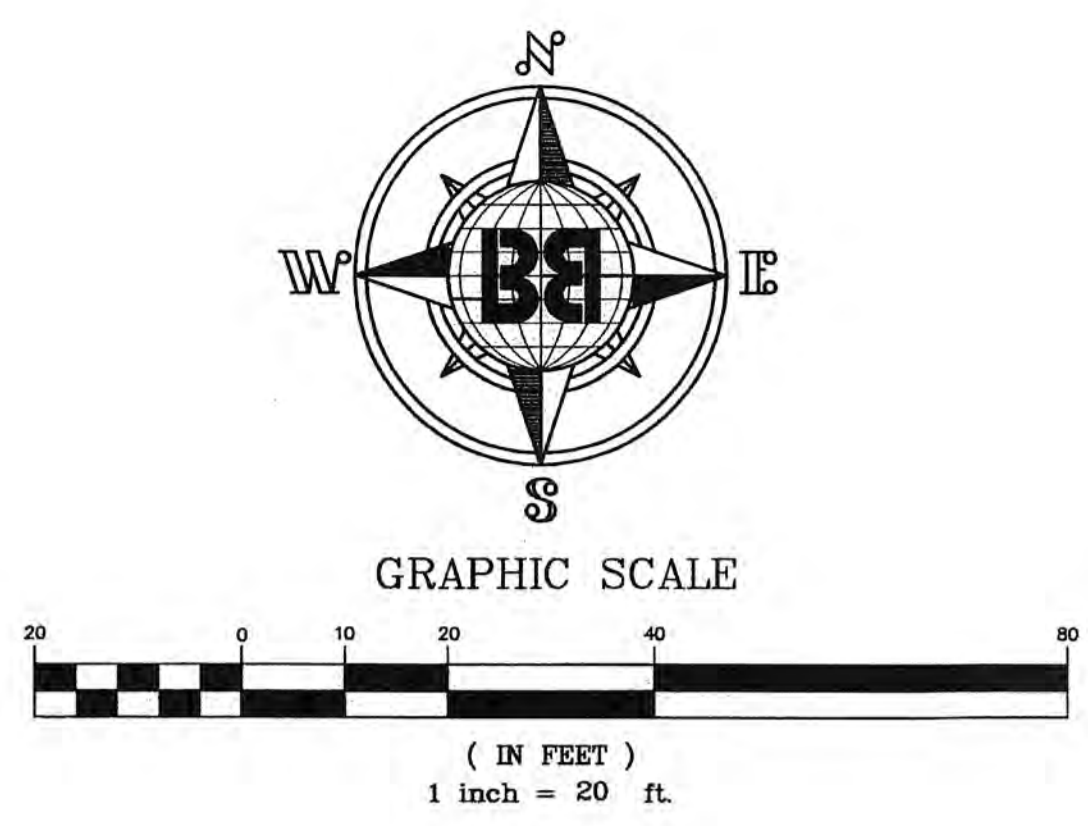
DRAINAGE EASEMENTS: THE PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE INTENDED TO ACCOMMODATE SURFACE DRAINAGE AND SUBSURFACE DRAINAGE FACILITIES OF ADJACENT AND UPSTREAM PROPERTIES. NEVADA DRAINAGE LAW REQUIRES THAT PROPERTY OWNERS MUST ACCEPT, HISTORICAL OR LESS THAN, SURFACE RUNOFF FROM PROPERTIES THAT ARE UPSTREAM AND NOT IMPERE SUCH RUNOFF TO PASS THROUGH THE SAID DRAINAGE EASEMENTS, REFER TO THE CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT DESIGN MANUAL, ADOPTED AUGUST 16, 1994.





**MANTLE WAY (PUBLIC)  
PLAN VIEW**

STA: 22+72.10 TO STA: 27+32.29  
HORIZONTAL SCALE: 1"=20'



**LEGEND**

- 10' --- EXISTING 10' CONTOURS WITH ELEVATION SHOWN
- 2' --- EXISTING 2' CONTOURS
- W-10" --- PROPOSED WATERLINE WITH SIZE SHOWN
- SS-8" --- PROPOSED SANITARY SEWER WITH SIZE SHOWN
- SD-24" --- PROPOSED STORM DRAIN WITH SIZE SHOWN
- --- CENTERLINE
- --- RIGHT OF WAY LINE
- --- FUTURE LOT LINES/BUILDING FOOTPRINTS
- --- FUTURE SIDEWALK
- --- FUTURE TBC, CURB AND GUTTER
- --- AGGREGATE BASE
- 3 --- CONSTRUCTION NOTE
- 1805.42 --- FUTURE TBC ELEVATION
- 1805.42 --- FUTURE WATER METER
- 23 --- PROPOSED MANHOLE
- 23 --- PROPOSED WATER VALVE
- --- PROPOSED CURVE LABEL FOR OVERALL CURVE DISTANCE
- TOP --- BOTTOM OF PIPE
- --- TOP OF PIPE
- C 17 --- SECTION/SHEET NUMBER

**CONSTRUCTION NOTES**

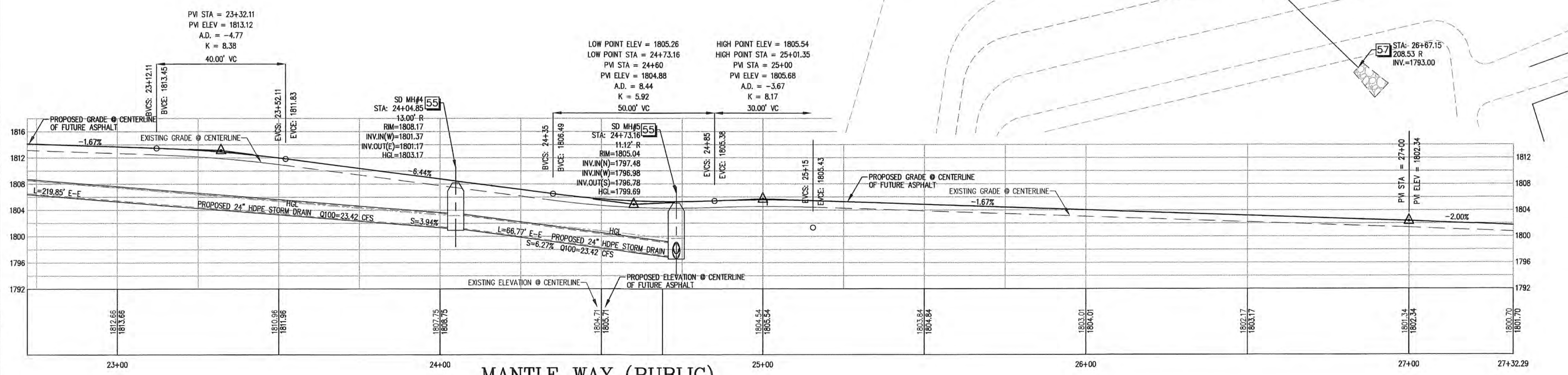
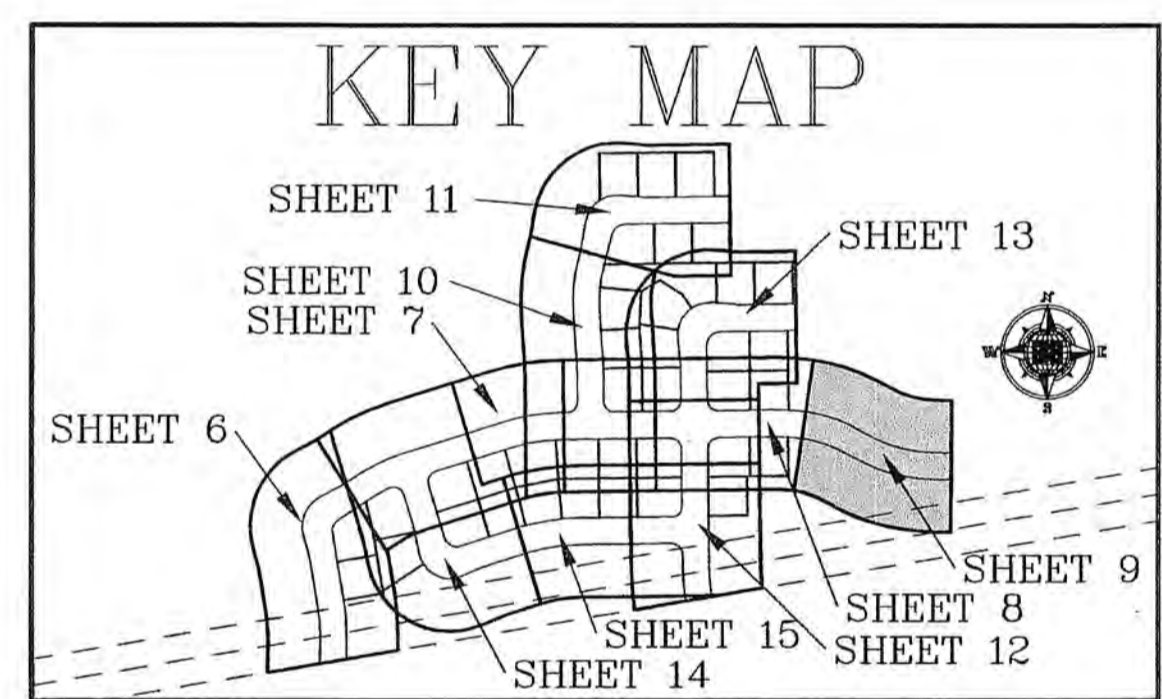
- 20 10" AGGREGATE TYPE II BASE.
- 53 CONSTRUCT NEW TYPE "C" DROP INLET PER C.C. AREA STANDARD DRAWING NO. 412. DI #3 D=7.04' L=8' DI #4 D=8.11' L=5'
- 55 INSTALL NEW 60" STORM DRAIN MANHOLE PER C.C. AREA STANDARD DRAWING NO. 403.
- 57 PROVIDE LOOSE RIP-RAP FOR OUTLET PROTECTION ACCORDINGLY: D50=8", DEPTH=1.5', LENGTH=15.0', WIDTH=7.5'.

**CURVE TABLE ROW**

CURVE	LENGTH	RADIUS	TANGENT	DELTA
R197	148.15	274.50	75.83	30°55'22"
R207	175.67	325.50	90.03	30°55'22"
R217	170.15	325.50	87.07	29°57'03"
R227	143.49	274.50	73.43	29°57'03"

**CURVE TABLE CL**

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C5	161.91	300.00	82.98	30°55'22"
C6	156.82	300.00	80.25	29°57'03"



**MANTLE WAY (PUBLIC)  
PROFILE VIEW**

STA: 22+72.10 TO STA: 27+32.29  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=10'

NOTE: ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

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NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCH MARK.



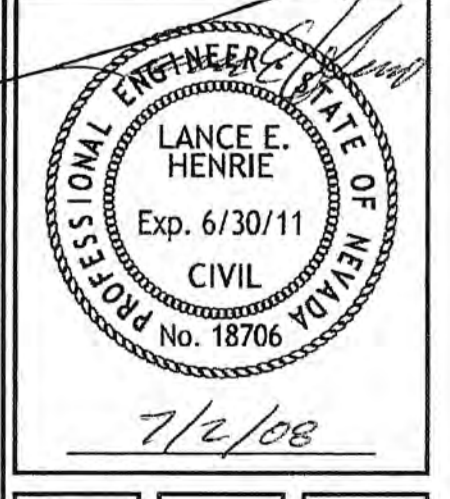
NO	DESCRIPTION	BY	APPROVED	DATE

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3100 W. ENBERG RD.  
SUITE 1100  
PARK CITY, UT 84098  
(435) 955-0956

750 WEST PIONEER BLVD.  
MESQUITE, NEVADA 89027  
(702) 346-5100

STA: 22+72.10 - STA: 27+32.29  
BATSMEN SUBDIVISION PHASE I  
FOR  
RFMS P.U.D.  
MESQUITE, NEVADA  
PROJECT LOCATED IN MESQUITE, NEVADA



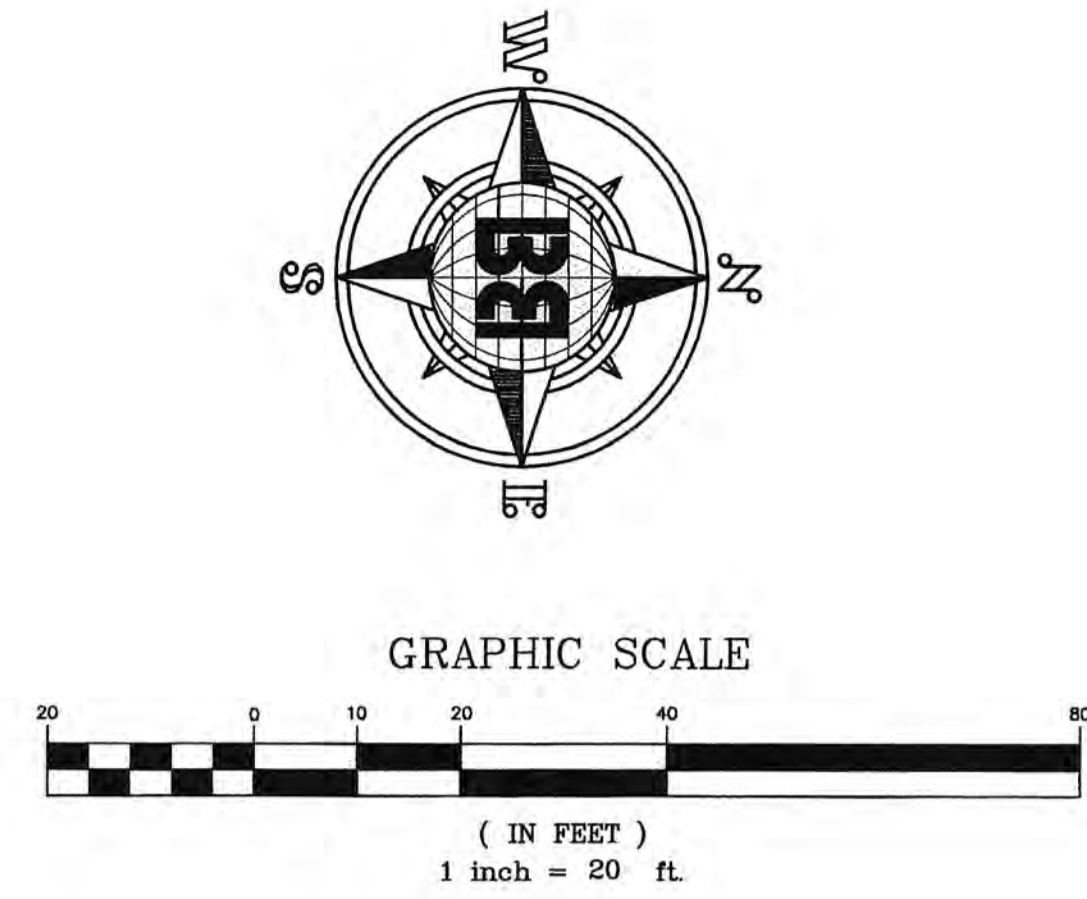
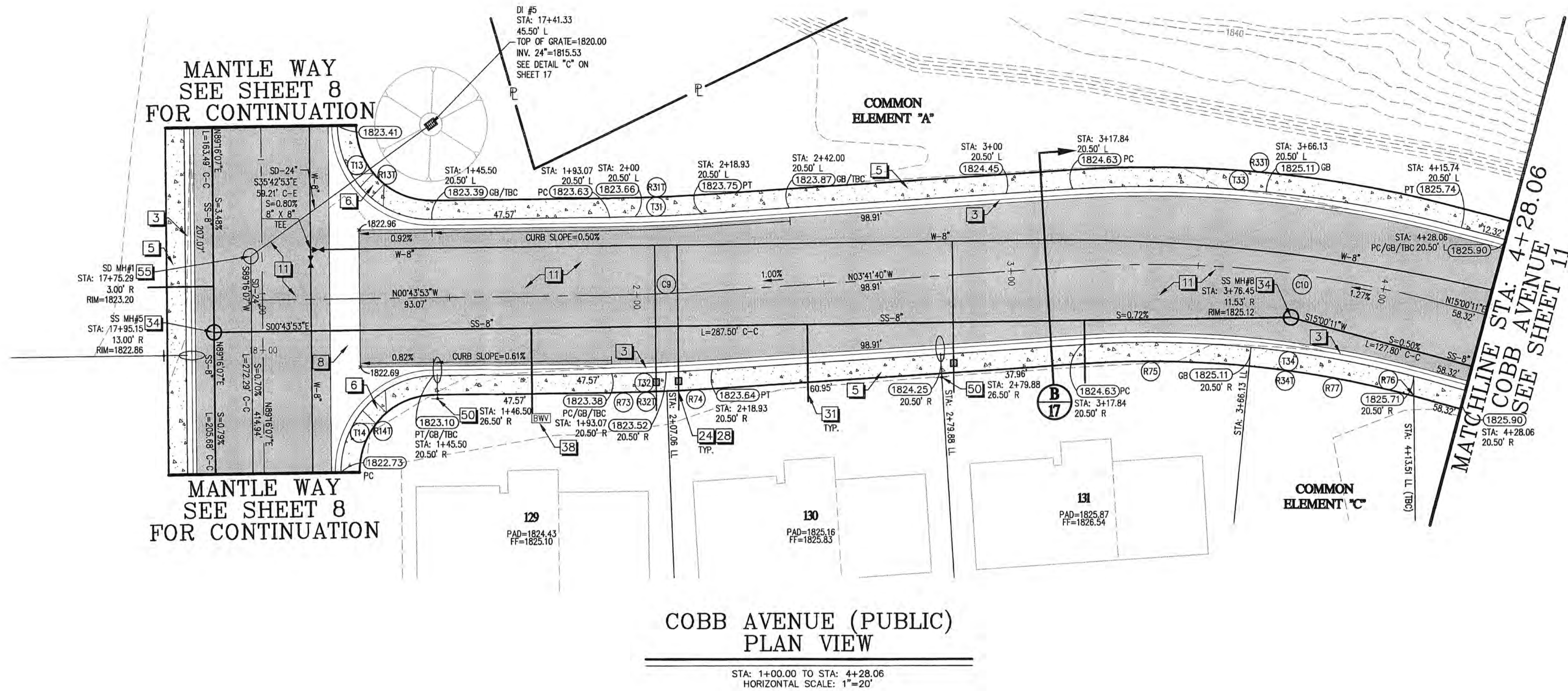
SCALE: 1" = 20'	DATE: JUNE 2008	SHEET NO.: 9 OF 17
PROJECT NO.: 1288-04-15-02	DRAWN BY: RLB	CHECKED BY: L.H.
DATE: JUNE 2008	DATE: JUNE 2008	DATE: JUNE 2008

EXISTING UTILITIES, EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. EXACT HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION BY THE CONTRACTOR (PRIME CONTRACTOR). NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN IN THE EXACT LOCATION FORM. CONTRACTOR SHALL NOTIFY ENGINEER AND AUTHORIZED INSPECTOR OF ANY CHANGES OR DISCREPANCIES SHOWN UPON DISCOVERY.

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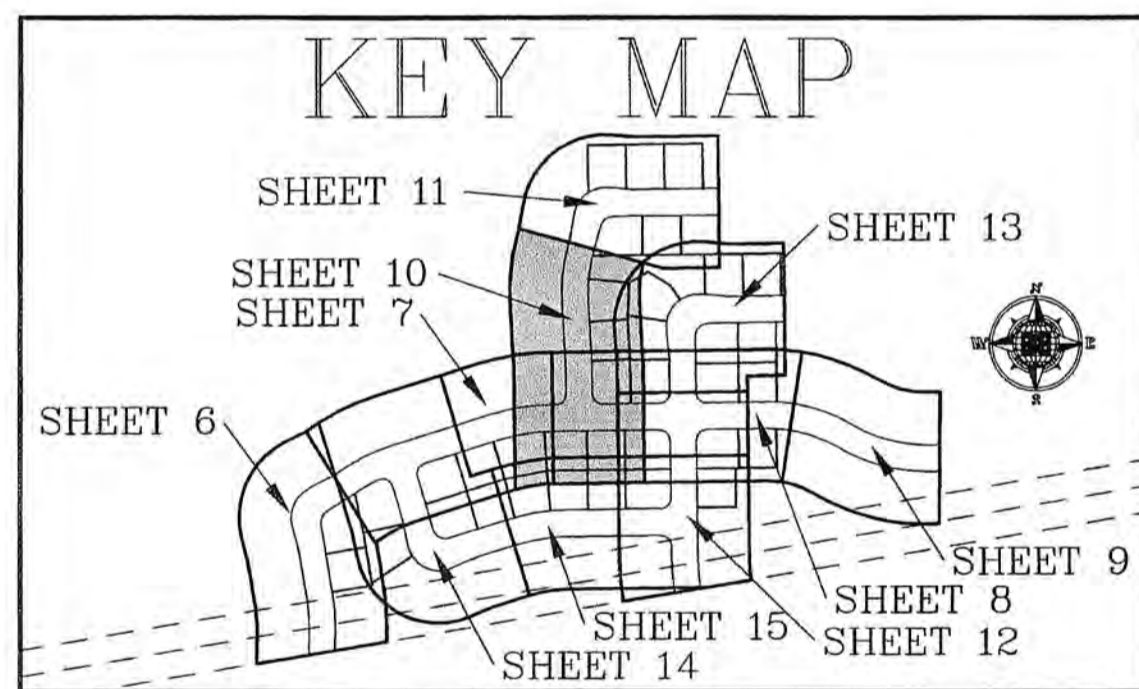
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DRAINAGE EASEMENTS: THE PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE INTENDED TO ACCOMMODATE SURFACE DRAINAGE AND SUBSURFACE DRAINAGE FACILITIES OF ADJACENT AND UPSTREAM PROPERTIES. NEVADA DRAINAGE LAW REQUIRES THAT PROPERTY OWNERS MUST ACCEPT, HISTORICAL, OR LESS THAN, SURFACE RUNOFF FROM PROPERTIES THAT ARE UPSTREAM AND NOT DEFER SUCH RUNOFF TO PASS THROUGH THE SAID DRAINAGE EASEMENTS, REFER TO THE CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT DESIGN MANUAL, ADOPTED AUGUST 12, 1999.



### LEGEND

- 1830- = EXISTING 10' CONTOURS WITH ELEVATION SHOWN
- 1820- = EXISTING 2' CONTOURS
- W-10' = PROPOSED WATERLINE WITH SIZE SHOWN
- SS-8" = PROPOSED SANITARY SEWER WITH SIZE SHOWN
- SD-24" = PROPOSED STORM DRAIN WITH SIZE SHOWN
- = CENTERLINE
- = RIGHT OF WAY LINE
- = PROPERTY LINE
- = PROPOSED SIDEWALK
- = PROPOSED TBC, CURB AND GUTTER
- = PROPOSED ASPHALT
- = PROPOSED SIDEWALK
- = CONSTRUCTION NOTE
- ↑ = ADA RAMP
- ↑ = BACK WATER VALVE
- ↑ = PROPOSED TBC ELEVATION
- ↑ = PROPOSED STREET LIGHT
- ↑ = PROPOSED WATER METER
- ↑ = PROPOSED MANHOLE
- ↑ = PROPOSED WATER VALVE
- ↑ = PROPOSED CURVE LABEL
- ↑ = PROPOSED CURVE LABEL FOR OVERALL CURVE DISTANCE
- ↑ = BOTTOM OF PIPE
- ↑ = TOP OF PIPE
- ↑ = SECTION/SHEET NUMBER



### CURVE TABLE CL

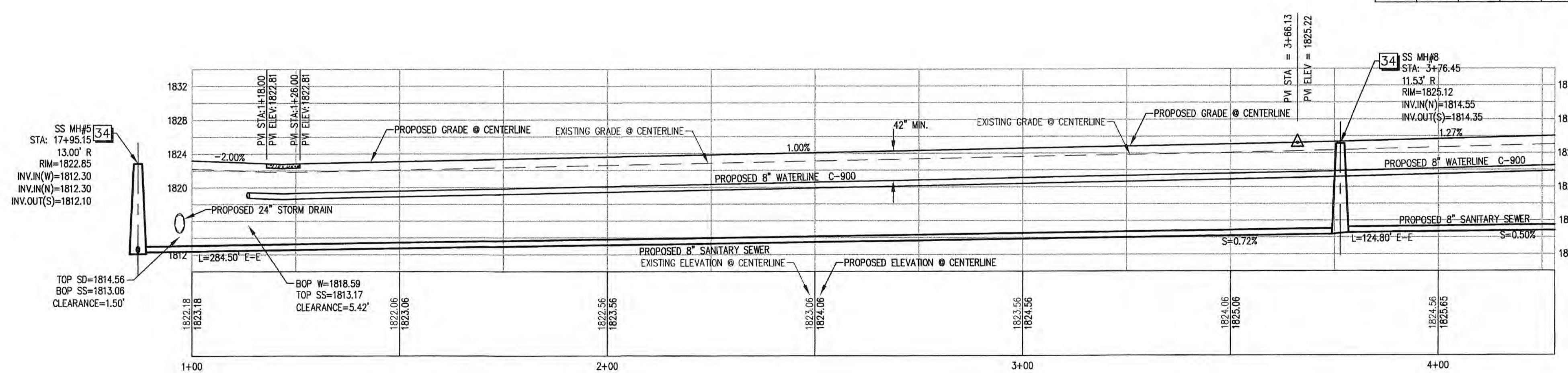
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C9	25.86	500.00	12.93	2°57'47"
C10	97.90	300.00	49.39	18°41'51"

### CURVE TABLE TBC

CURVE	LENGTH	RADIUS	TANGENT	DELTA
T13	39.27	25.00	25.00	90°00'00"
T14	39.27	25.00	25.00	90°00'00"
T31	24.80	479.50	12.40	2°57'47"
T32	26.92	520.50	13.46	2°57'47"
T33	104.59	320.50	52.76	18°41'51"
T34	91.21	279.50	46.01	18°41'51"

### CURVE TABLE ROW

CURVE	LENGTH	RADIUS	TANGENT	DELTA
R13T	31.42	20.00	20.00	90°00'00"
R14T	31.42	20.00	20.00	90°00'00"
R31T	24.54	474.50	12.27	2°57'47"
R32T	27.18	525.50	13.59	2°57'47"
R33T	106.22	325.50	53.59	18°41'51"
R34T	89.59	274.50	45.19	18°41'51"
R73	14.70	525.50	7.35	1°36'11"
R74	12.47	525.50	6.24	1°21'36"
R75	44.19	274.50	22.14	9°13'26"
R76	0.67	274.50	0.33	0°08'20"
R77	44.72	274.50	22.41	9°20'05"



### COBB AVENUE (PUBLIC) PROFILE VIEW

STA: 14+00.00 TO STA: 44+28.06  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=10'

### CONSTRUCTION NOTES

- 3) CONSTRUCT NEW 30" ROLL TYPE CURB AND GUTTER PER C.C. AREA STANDARD DRAWING NO. 217A.
- 5) CONSTRUCT NEW 5" SIDEWALK PER C.C. AREA STANDARD DRAWING NO. 23A.
- 6) CONSTRUCT NEW SIDEWALK RAMP PER C.C. AREA STANDARD DRAWING NO. 235, CASE III. (TYPICAL). A=8.0', B=8.0'
- 8) CONSTRUCT NEW 8" CROSS GUTTER PER C.C. AREA STANDARD DRAWING NO. 228.
- 11) CONSTRUCT NEW 2" ASPHALT OVER 10" AGGREGATE TYPE II BASE.
- 24) INSTALL NEW WATER METER IN SIDEWALK PER V.V.W.D. AREA STANDARD DRAWING NO. 2.0, 2.1, AND 3.0. (TYPICAL).
- 28) INSTALL 3/4" WATER LATERAL PER V.V.W.D. DESIGN STANDARDS AND SPECIFICATIONS FOR WATER WORKS CONSTRUCTION DWG. NO. 2.0 AND 2.1.
- 31) INSTALL NEW SANITARY SEWER LATERAL PER C.C. SANITATION DISTRICT DESIGN STANDARD DRAWING NO. SD-17. (TYPICAL).
- 34) INSTALL NEW 48" STANDARD ECCENTRIC SEWER MANHOLE PER C.C. SANITATION DISTRICT DESIGN CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS, STANDARD DRAWING NO. SD-1.
- 38) INSTALL NEW RESIDENTIAL SEWER BACKWATER VALVE PER C.C. SANITATION DISTRICT DESIGN STD. DRAWING NO. SD-29.
- 46) INSTALL NEW FIRE HYDRANT PER V.V.W.D. AREA STANDARD DRAWING NO. B.O. PAINT CURB RED 15 FT. EACH SIDE OF HYDRANT. (TYPICAL).
- 50) INSTALL STREET LIGHT STANDARD AND BASE PER C.C. AREA STANDARD DRAWING NO. 316 & 321. 8' ARM 100 WHPS. (TYPICAL).
- 55) INSTALL NEW 60" STORM DRAIN MANHOLE PER C.C. AREA STANDARD DRAWING NO. 403.

NOTE: ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

PRIOR TO ANY CONSTRUCTION, UTILITY OR OTHERWISE, A PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT

NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCH MARK.



STA: 1+00.00 - STA: 4+28.06  
BATSMEN SUBDIVISION PHASE I  
FOR  
RMS P.U.D.  
MESQUITE, NEVADA  
PROJECT LOCATED IN MESQUITE, NEVADA



SCALE: 1" = 20'	DRAWN BY: RLB	CHECKED BY: L.H.
PROJECT NO: 1288-04-15-02	DATE: AUGUST 2008	SHEET NO.: 10 OF 17

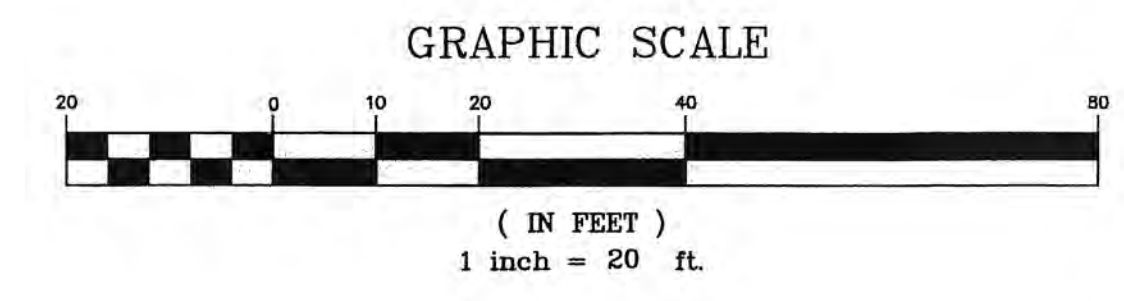
EXISTING UTILITY DISCLAIMER: EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. EXACT HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION BY THE CONTRACTOR (PRIME CONTRACTOR). NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN, OR UTILITIES NOT SHOWN IN THE EXACT LOCATION FOUND. CONTRACTOR SHALL NOTIFY ENGINEER AND AUTHORIZED INSPECTOR OF ANY CHANGES OR DISCREPANCIES SAME DAY UPON DISCOVERY.

MAINTENANCE NOTICE: ANY AND ALL IMPROVEMENTS PLANNED FOR OR SHOWN ON THIS MAP REQUIRE REGULAR MAINTENANCE. ANY PURCHASE OR USE OF PROPERTY OR ANY IMPROVEMENT INDICATED ON THIS MAP CONSTITUTES AN ACKNOWLEDGMENT AND AGREEMENT ON BEHALF OF SAID PURCHASER/USER THAT THEY EXPRESSLY AGREE TO PERFORM ANY AND ALL MAINTENANCE REQUIRED.

GRADING NOTICE: THE GRADING, INCLUDING DRAINAGE SWALES, DEPICTED ON THIS PLAN REPRESENT THE MINIMUM DRAINAGE REQUIRED. BY ACCEPTANCE OF ANY PARCEL SHOWN ON THIS PLAN, EACH OWNER ACKNOWLEDGES THAT EROSION OF ANY SLOPE WILL MOST LIKELY OCCUR ON ALL SLOPES, INCLUDING CUT SLOPES, FILL AREAS AND SLOPES. MINOR DRAINAGE SWALES DIRECTED TO DOWN SLOPES AND/OR RETAINING WALLS AND SLOPES DIRECTED TOWARD DRAINAGE FACILITIES SUCH AS STREETS, CURBS AND GUTTERS, OR STORM DRAINS. EACH OWNER FURTHER AGREES THAT THE DEVELOPER, CONTRACTOR AND THE OWNER OR OWNER'S ASSOCIATION SHALL PROVIDE PROPER EROSION CONTROL AND PROTECTION TO ALL SUCH AREAS WHETHER OR NOT SPECIFICALLY SET FORTH IN THE DRAINAGE PLAN OR ON THIS PLAN. ALL EROSION CONTROL, SPOT ELEVATIONS, LANDSCAPING CONTRACTORS AND MAINTENANCE PERSONNEL SHALL NOT MODIFY THE SLOPES FROM THOSE DEPICTED ON THIS PLAN. UPON THE FORMATION OF ANY OWNERS ASSOCIATION, SAID ASSOCIATION AND/OR THE INDIVIDUAL OWNER SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS, PRIVATE UTILITIES, PRIVATE ROADWAYS, AND BOTH ON SITE AND OFF SITE DRAINAGE FACILITIES SUCH AS SWALES, SLOPES, AND GRADING AS DESIGNED AND SHOWN ON THE PLAN.

DRAINAGE EASEMENTS: THE PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE INTENDED TO ACCOMMODATE SURFACE DRAINAGE AND SUBSURFACE DRAINAGE FACILITIES OF ADJACENT AND UPSTREAM PROPERTIES. NEVADA DRAINAGE LAW REQUIRES THAT PROPERTY OWNERS MUST ACCEPT, HISTORICAL OR LESS THAN, SURFACE RUNOFF FROM PROPERTIES THAT ARE UPSTREAM AND NOT IMPERE SUCH RUNOFF TO PASS THROUGH THE SAID DRAINAGE EASEMENTS, REFER TO THE CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT DESIGN MANUAL, ADOPTED AUGUST 12, 1999.

N:\1288-04 (RPM) PUD\1288-04-15-02\ATTAINABLE HOUSING\1288-04-15-02-(BATSMEN SUBDIVISION PHASE I)\Working Plans\10-PLAN & PROFILE 5\_8-14-08.dwg, 8/14/2008 10:41:03 AM, JamesH

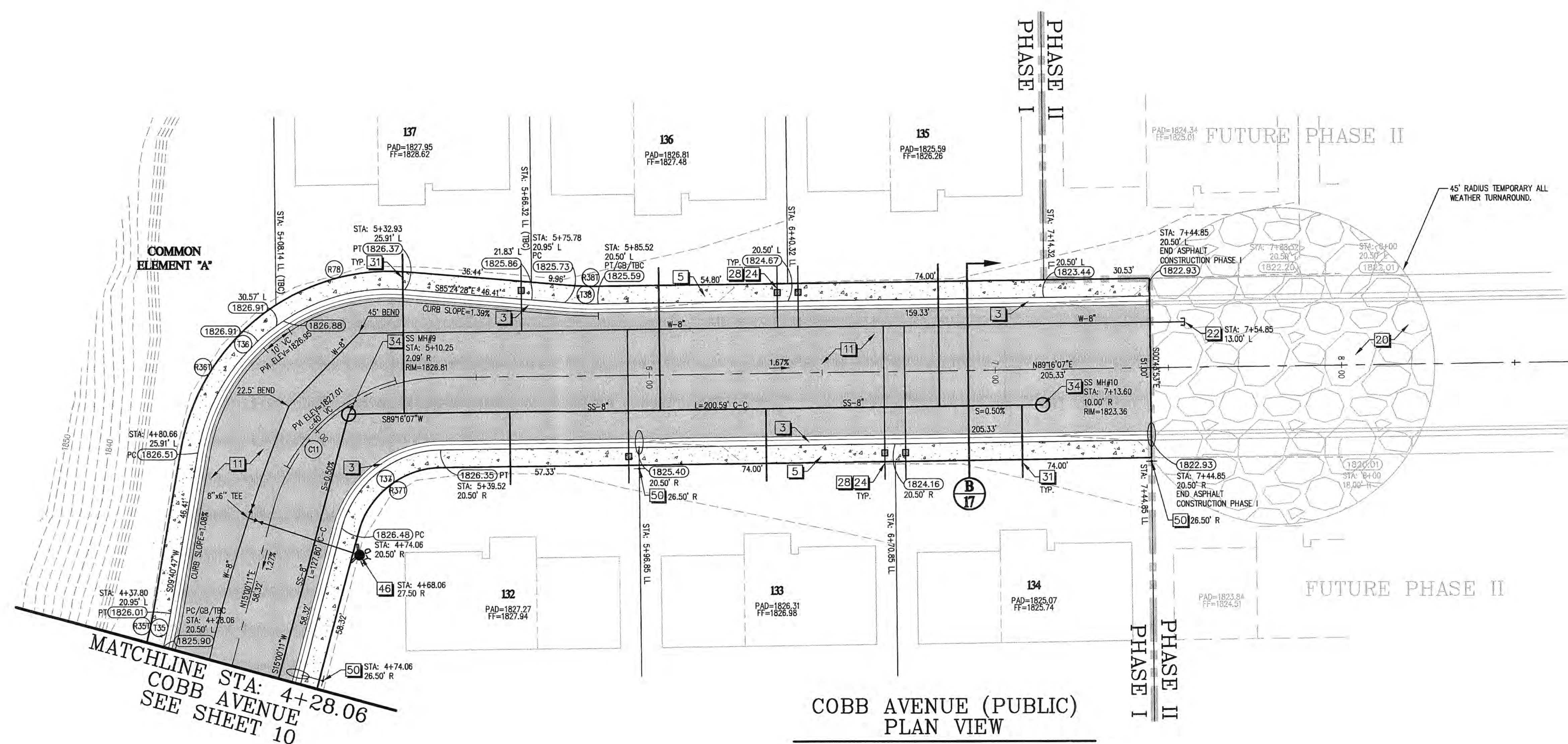


### CONSTRUCTION NOTES

- 3 CONSTRUCT NEW 30" ROLL TYPE CURB AND GUTTER PER C.C. AREA STANDARD DRAWING NO. 217A.
- 5 CONSTRUCT NEW 5" SIDEWALK PER C.C. AREA STANDARD DRAWING NO. 234.
- 11 CONSTRUCT NEW 2" ASPHALT OVER 10" AGGREGATE TYPE II BASE.
- 20 10" AGGREGATE TYPE II BASE.
- 22 STUB, PLUG AND BLOCK NEW WATERLINE FOR FUTURE CONNECTION. INSTALL NEW 2" TEMPORARY BLOW-OFF VALVE.
- 24 INSTALL NEW WATER METER IN SIDEWALK PER V.V.W.D. AREA STANDARD DRAWING NO. 2.0, 2.1, AND 3.0. (TYPICAL)
- 28 INSTALL 3/4" WATER LATERAL PER V.V.W.D. DESIGN STANDARDS AND SPECIFICATIONS FOR WATER WORKS CONSTRUCTION DWG. NO. 2.0 AND 2.1.
- 31 INSTALL NEW SANITARY SEWER LATERAL PER C.C. SANITATION DISTRICT DESIGN STANDARD DRAWING NO. SD-17. (TYPICAL)
- 34 INSTALL NEW 48" STANDARD ECCENTRIC SEWER MANHOLE PER C.C. SANITATION DISTRICT "DESIGN CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS", STANDARD DRAWING NO. SD-1.
- 50 INSTALL STREET LIGHT STANDARD AND BASE PER C.C. AREA STANDARD DRAWING NO. 316 & 321. 8' ARM 100 WHPs. (TYPICAL)

### LEGEND

- - - 1830 - - - = EXISTING 10' CONTOURS WITH ELEVATION SHOWN
- - - - - = EXISTING 2' CONTOURS
- W-10" = PROPOSED WATERLINE WITH SIZE SHOWN
- SS-8" = PROPOSED SANITARY SEWER WITH SIZE SHOWN
- = CENTERLINE
- = PHASE LINE
- = RIGHT OF WAY LINE
- = PROPERTY LINE
- = FUTURE LOTLINE/BUILDING FOOTPRINT
- = FUTURE SIDEWALK
- = PROPOSED SIDEWALK
- = FUTURE TBC, CURB AND GUTTER
- = PROPOSED TBC, CURB AND GUTTER
- = PROPOSED AGGREGATE BASE
- = PROPOSED ASPHALT
- = PROPOSED SIDEWALK
- 3 = CONSTRUCTION NOTE
- 1806.42 = FUTURE TBC ELEVATION
- 1821.16 = PROPOSED TBC ELEVATION
- 1821.16 = PROPOSED STREET LIGHT
- 1821.16 = PROPOSED MANHOLE
- 1821.16 = PROPOSED WATER VALVE
- 1821.16 = PROPOSED CURVE LABEL
- 1821.16 = PROPOSED CURVE LABEL FOR OVERALL CURVE DISTANCE
- BDP = BOTTOM OF PIPE
- TOP = TOP OF PIPE
- 17 = SECTION/SHEET NUMBER
- 17 = PROPOSED FIRE HYDRANT



### COBB AVENUE (PUBLIC) PLAN VIEW

STA: 4+28.06 TO STA: 8+68.85  
HORIZONTAL SCALE: 1"=20'

### CURVE TABLE CL

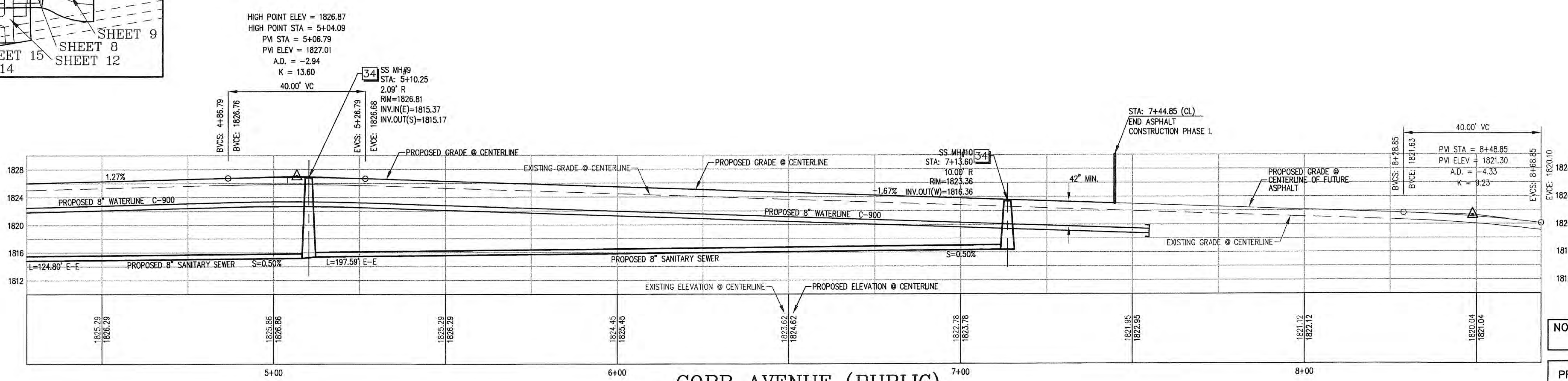
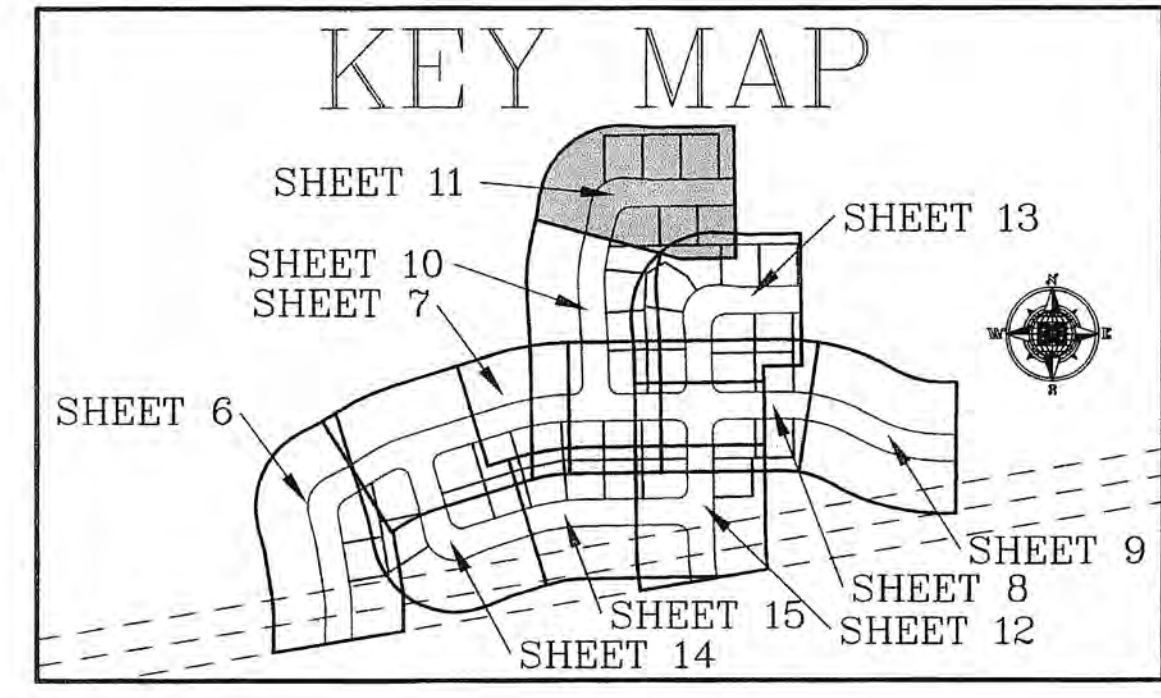
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C11	65.46	50.50	38.24	74°15'56"

### CURVE TABLE TBC

CURVE	LENGTH	RADIUS	TANGENT	DELTA
T35	9.76	105.00	4.88	51°9'25"
T36	82.99	56.00	51.24	84°54'45"
T37	38.89	30.00	22.72	74°15'56"
T38	9.76	105.00	4.88	51°9'25"

### CURVE TABLE ROW

CURVE	LENGTH	RADIUS	TANGENT	DELTA
R35T	9.29	100.00	4.65	51°9'25"
R36T	90.40	61.00	55.81	84°54'45"
R37T	32.40	25.00	18.53	74°15'56"
R38T	9.29	100.00	4.65	51°9'25"
R78	38.42	61.00	20.42	37°01'24"



### COBB AVENUE (PUBLIC) PROFILE VIEW

STA: 4+28.06 TO STA: 8+68.85  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=10'

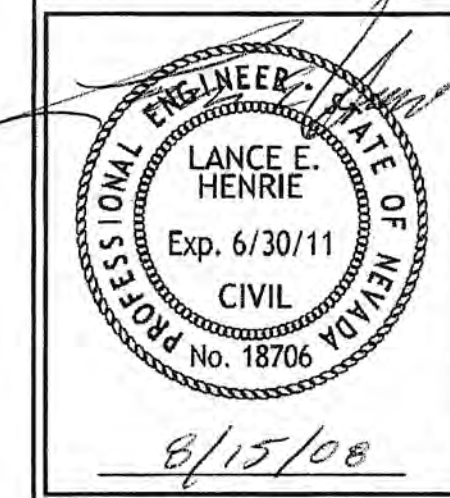
NOTE: ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

PRIOR TO ANY CONSTRUCTION, UTILITY OR OTHERWISE, A PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT

NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCH MARK.

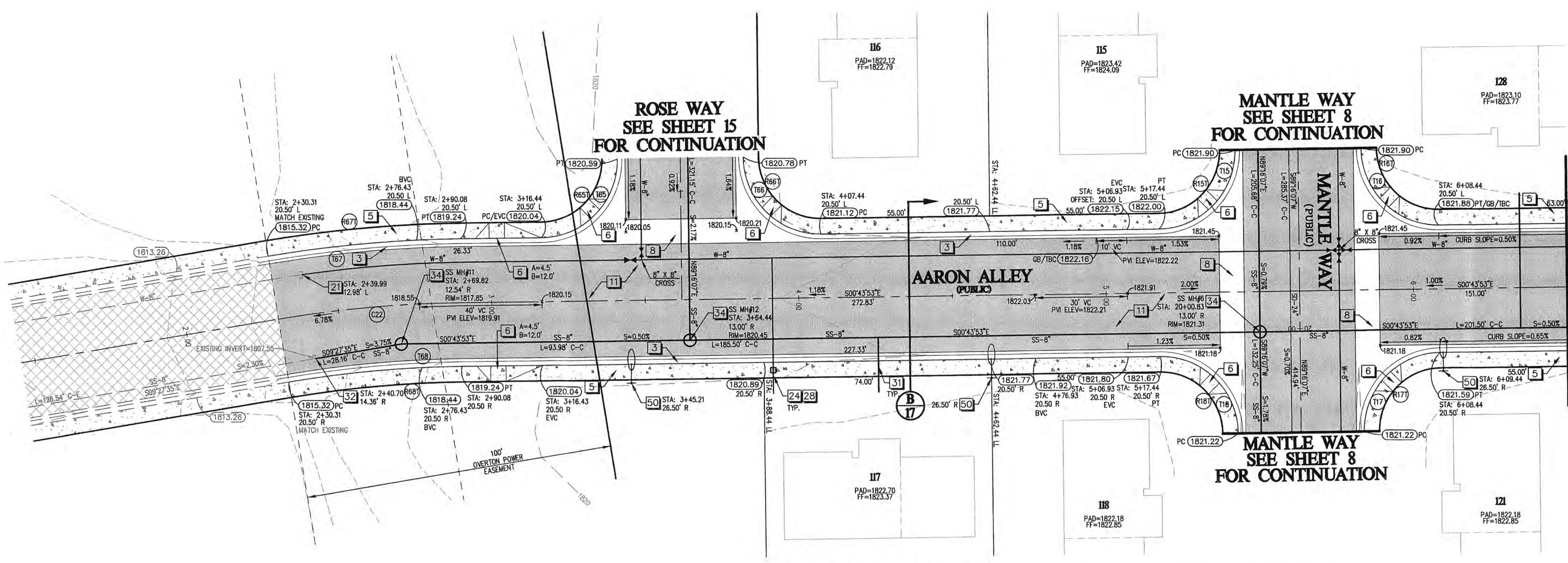
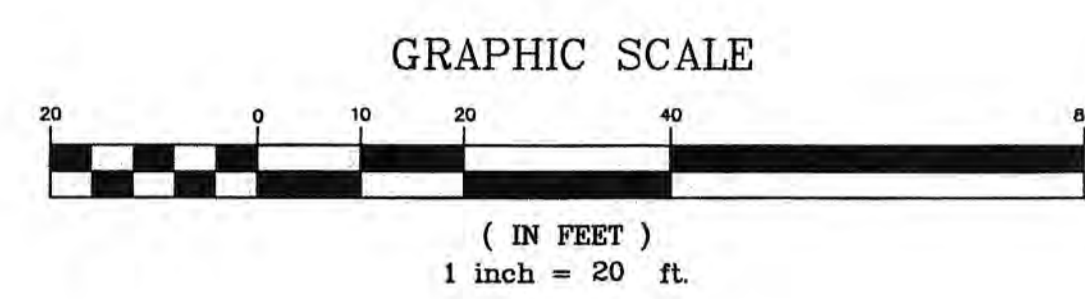
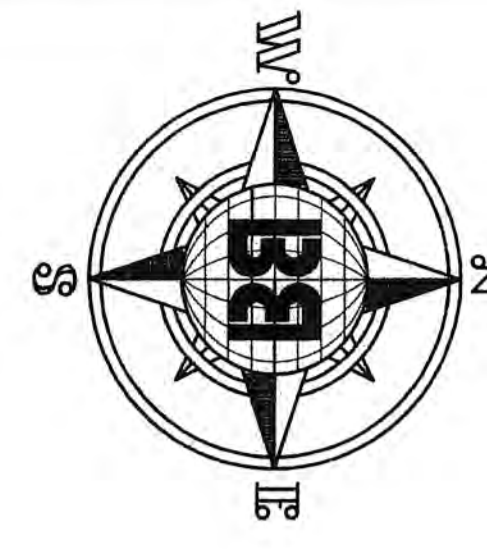


STA: 4+28.06 - STA: 8+68.85  
BATSMEN SUBDIVISION PHASE I  
FOR  
RMS P.U.D.  
MESQUITE, NEVADA  
PROJECT LOCATED IN MESQUITE, NEVADA



SCALE: 1" = 20'  
DRAWN BY: RLB  
CHECKED BY: L.H.

PROJECT NO: 1288-04-15-02  
DATE: AUGUST 2008  
SHEET NO: 11 OF 17



AARON ALLEY (PUBLIC)  
PLAN VIEW

STA: 2+30.31 TO STA: 6+50.00  
HORIZONTAL SCALE: 1"=20'

CURVE TABLE TBC

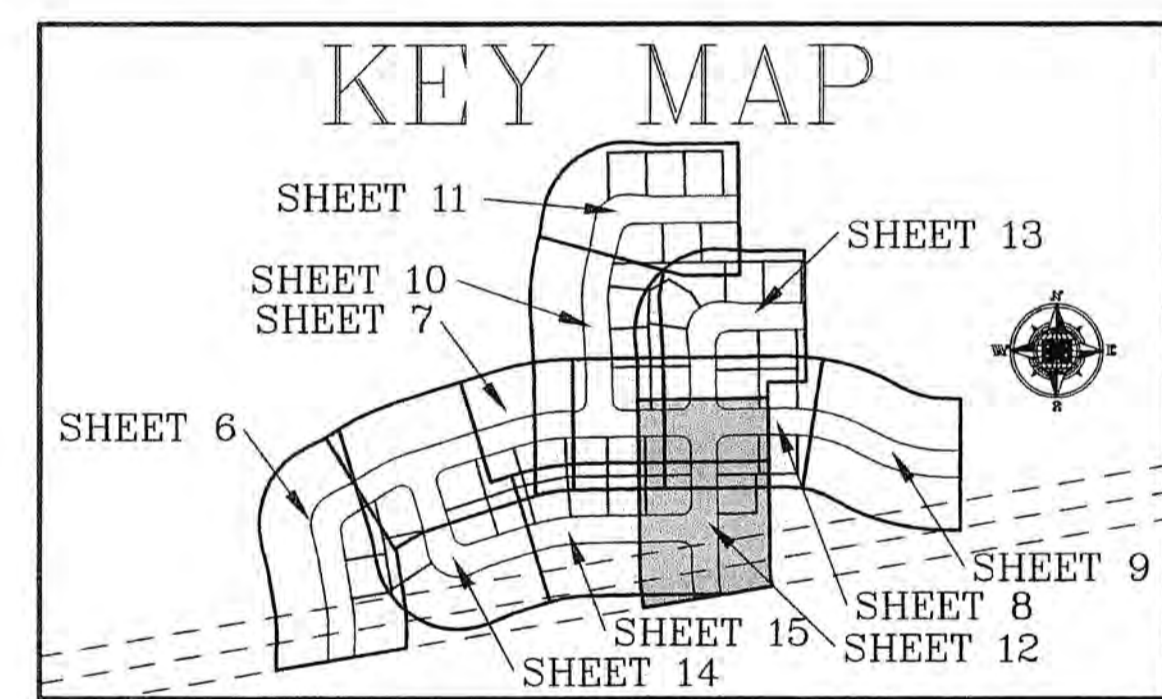
CURVE	LENGTH	RADIUS	TANGENT	DELTA
T15	39.27	25.00	25.00	90°00'00"
T16	39.27	25.00	25.00	90°00'00"
T17	39.27	25.00	25.00	90°00'00"
T18	39.27	25.00	25.00	90°00'00"
T85	39.27	25.00	25.00	90°00'00"
T86	39.27	25.00	25.00	90°00'00"
T87	62.95	405.78	31.54	85°31'47"
T88	56.64	364.78	28.38	85°34'8"

CURVE TABLE ROW

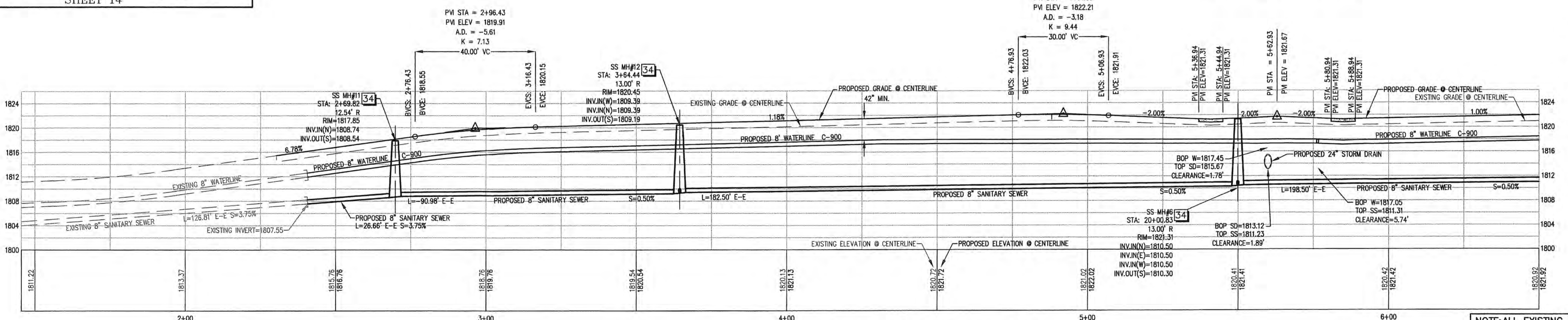
CURVE	LENGTH	RADIUS	TANGENT	DELTA
R15	31.42	20.00	20.00	90°00'00"
R16	31.42	20.00	20.00	90°00'00"
R17	31.42	20.00	20.00	90°00'00"
R18	31.42	20.00	20.00	90°00'00"
R65	31.42	20.00	20.00	90°00'00"
R66	31.42	20.00	20.00	90°00'00"
R67	63.72	410.78	31.92	85°31'3"
R68	55.87	359.78	27.99	85°35'3"

CURVE TABLE CL

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C22	59.80	385.28	29.96	185°32'



KEY MAP



AARON ALLEY (PUBLIC)  
PROFILE VIEW

STA: 2+30.31 TO STA: 6+50.00  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=10'

LEGEND

- 1830--- = EXISTING 10' CONTOURS WITH ELEVATION SHOWN
- = EXISTING 2' CONTOURS
- W-10" = PROPOSED WATERLINE WITH SIZE SHOWN
- W-8" = EXISTING SANITARY SEWER WITH SIZE SHOWN
- SS-8" = PROPOSED SANITARY SEWER WITH SIZE SHOWN
- SD-24" = PROPOSED STORM DRAIN WITH SIZE SHOWN
- = CENTERLINE
- = RIGHT OF WAY LINE
- = EXISTING SIDEWALK
- = PROPOSED SIDEWALK
- = EXISTING TBC, CURB AND GUTTER
- = PROPOSED TBC, CURB AND GUTTER
- = EXISTING ASPHALT
- = PROPOSED ASPHALT
- = EXISTING SIDEWALK
- = PROPOSED SIDEWALK
- 3 = CONSTRUCTION NOTE
- ADA = ADA RAMP
- 1821.16 = PROPOSED TBC ELEVATION
- 1821.16 = EXISTING TBC ELEVATION
- 623 = PROPOSED CURVE LABEL FOR OVERALL CURVE DISTANCE
- 17 = PROPOSED STREET LIGHT
- 17 = PROPOSED WATER VALVE
- 17 = SECTION/SHEET NUMBER
- 17 = PROPOSED WATER METER

CONSTRUCTION NOTES

- 3 CONSTRUCT NEW 30" ROLL TYPE CURB AND GUTTER PER C.C. AREA STANDARD DRAWING NO. 217A.
- 5 CONSTRUCT NEW 5" SIDEWALK PER C.C. AREA STANDARD DRAWING NO. 234.
- 6 CONSTRUCT NEW SIDEWALK RAMP PER C.C. AREA STANDARD DRAWING NO. 235, CASE III, (TYPICAL), A=8.0', B=8.0' UNLESS SPECIFIED OTHERWISE ON PLAN.
- 8 CONSTRUCT NEW 8" CROSS GUTTER PER C.C. AREA STANDARD DRAWING NO. 228.
- 11 CONSTRUCT NEW 2" ASPHALT OVER 10" AGGREGATE TYPE II BASE.
- 21 COORDINATE CONNECTION OF NEW WATERLINE TO EXISTING WATERLINE WITH VIRGIN VALLEY WATER DIST. FIELD VERIFY LOCATION AND DEPTH.
- 24 INSTALL NEW WATER METER IN SIDEWALK PER V.V.W.D. AREA STANDARD DRAWING NO. 2.0, 2.1, AND 3.0. (TYPICAL).
- 28 INSTALL 3/4" WATER LATERAL PER V.V.W.D. DESIGN STANDARDS AND SPECIFICATIONS FOR WATER WORKS CONSTRUCTION DWG. NO. 2.0 AND 2.1.
- 31 INSTALL NEW SANITARY SEWER LATERAL PER C.C. SANITATION DISTRICT DESIGN STANDARD DRAWING NO. SD-17. (TYPICAL)
- 32 CONNECT NEW SEWER LINE TO EXISTING STUBOUT. FIELD VERIFY LOCATION AND DEPTH.
- 34 INSTALL NEW 48" STANDARD ECCENTRIC SEWER MANHOLE PER C.C. SANITATION DISTRICT "DESIGN CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS", STANDARD DRAWING NO. SD-1.
- 50 INSTALL STREET LIGHT STANDARD AND BASE PER C.C. AREA STANDARD DRAWING NO. 316 & 321. 8" ARM 100 WHP'S. (TYPICAL)

NOTE: ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

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NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCH MARK.

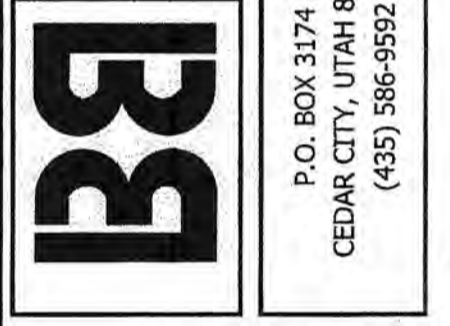


NO	DESCRIPTION	BY	APPROVED	DATE

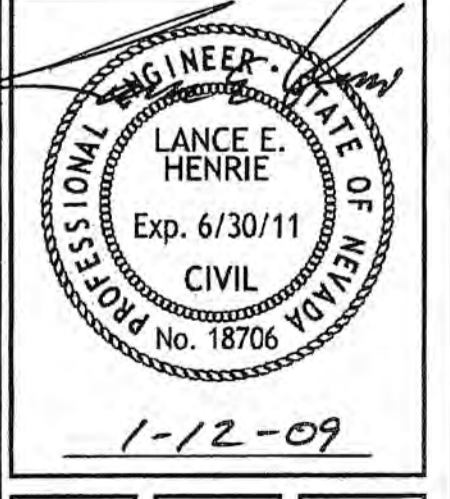
**BULLOCH BROTHERS ENGINEERING INC.**  
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS  
www.bullochbrothers.com

3100 W. PINEROCK RD.  
SUITE 1000  
PARK CITY, UT 84098  
(435) 655-0956

750 WEST PIONEER BLVD.  
MESQUITE, NEVADA 89027  
PARK CITY, UT 84098  
(435) 586-9992



STA: 2+30.31 - STA: 6+50.00  
BATSMEN SUBDIVISION PHASE I  
FOR  
RFMS P.U.D.  
MESQUITE, NEVADA  
PROJECT LOCATED IN MESQUITE, NEVADA



SCALE: 1" = 20'	DRAWN BY: RLB	CHECKED BY: L.H.
PROJECT NO: 1288-04-15-02	DATE: JUNE 2008	SHEET NO: 12 OF 17
BOX SUBMIT		
100% SUBMIT		

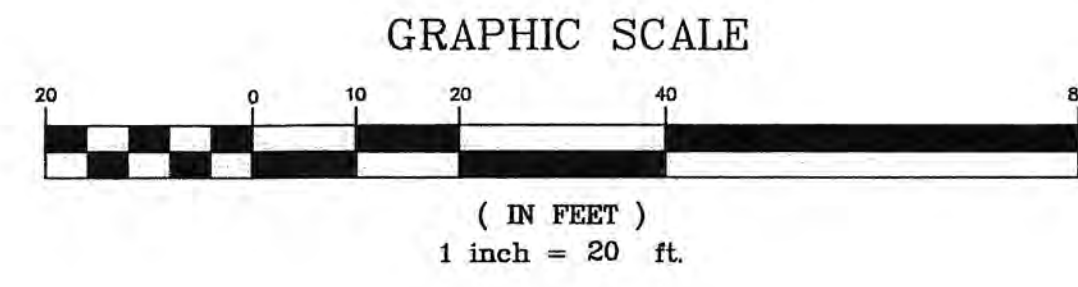
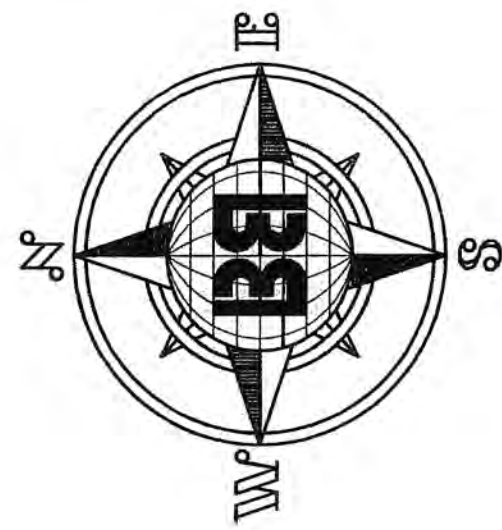
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DESIGNER'S LIABILITY: THE PUBLIC UTILITY AND DRAINAGE EXEMPTIONS AS SHOWN HEREON ARE INTENDED TO ACCOMMODATE SURFACE DRAINAGE AND SUBSURFACE DRAINAGE FACILITIES OF ADJACENT AND UPSTREAM PROPERTIES. NEVADA DRAINAGE LAW REQUIRES THAT PROPERTY OWNERS MUST ACCEPT, RETAIN, OR LESS THAN, SURFACE RUNOFF FROM PROPERTIES THAT ARE UPSTREAM AND NOT WHEPE SUCH RUNOFF TO PASS THROUGH THE SAID DRAINAGE EXEMPTIONS, REFER TO THE CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT DESIGN MANUAL, ADOPTED AUGUST 12, 1999.





CURVE TABLE TBC

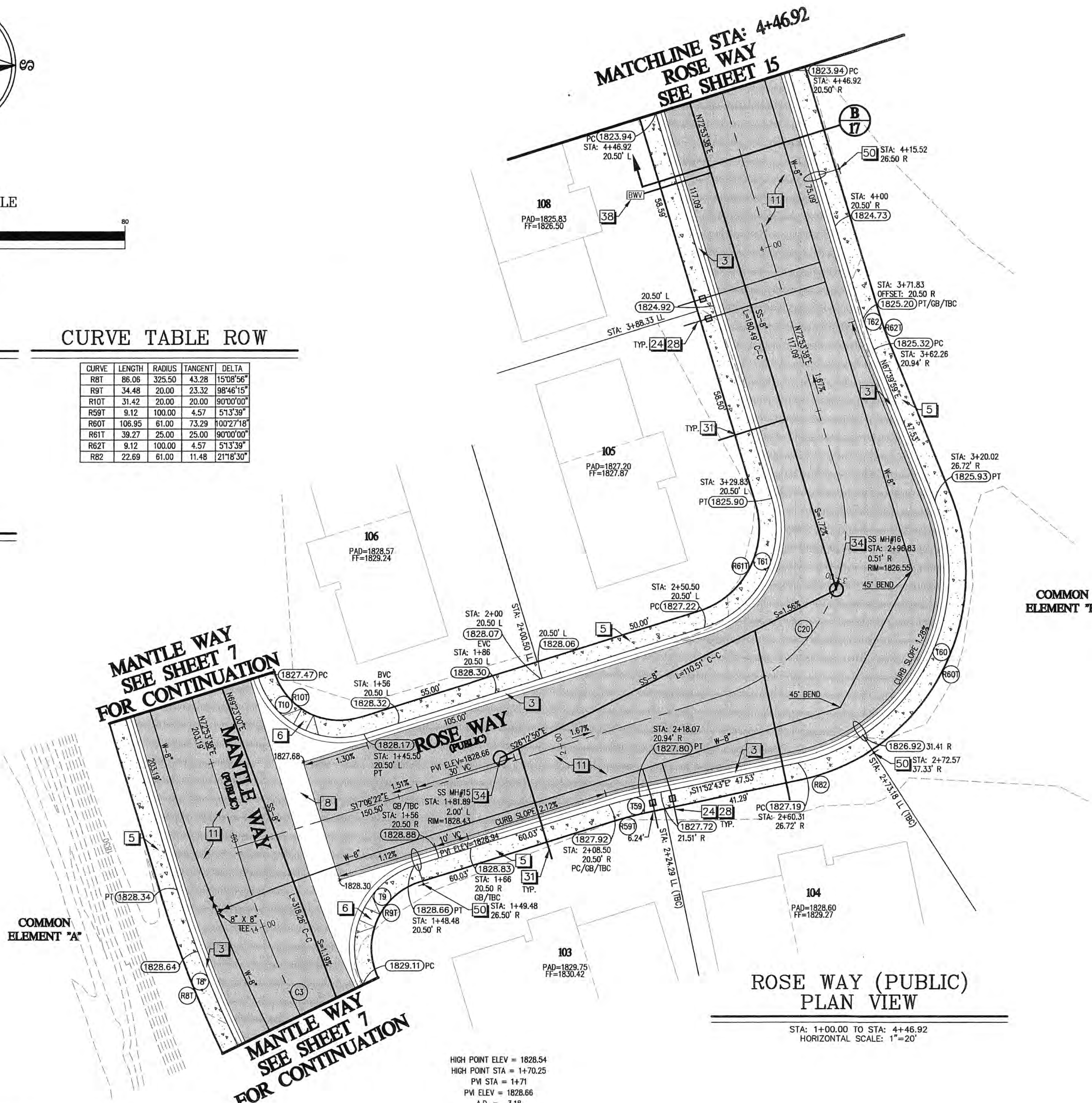
CURVE	LENGTH	RADIUS	TANGENT	DELTA
T8	84.74	320.50	42.62	15°08'56"
T9	43.10	25.00	29.15	98°46'15"
T10	39.27	25.00	25.00	90°00'00"
T59	9.58	105.00	4.79	51°3'39"
T60	98.18	56.00	67.28	100°27'18"
T61	47.12	30.00	30.00	90°00'00"
T62	9.58	105.00	4.79	51°3'39"

CURVE TABLE ROW

CURVE	LENGTH	RADIUS	TANGENT	DELTA
RBT	86.06	325.50	43.28	15°08'56"
R9T	34.48	20.00	23.32	98°46'15"
R10T	31.42	20.00	20.00	90°00'00"
R59T	9.12	100.00	4.57	51°3'39"
R60T	106.95	61.00	73.29	100°27'18"
R61T	39.27	25.00	25.00	90°00'00"
R62T	9.12	100.00	4.57	51°3'39"
R62	22.69	61.00	11.48	21°16'30"

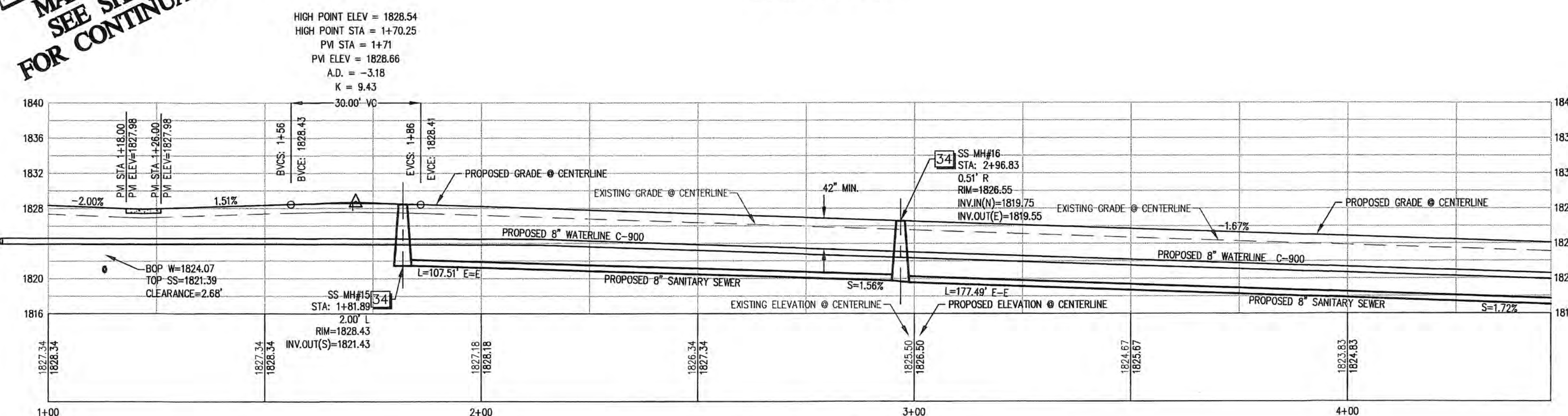
CURVE TABLE CL

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C3	79.32	300.00	39.89	15°08'56"
C20	79.33	50.50	50.50	90°00'00"



ROSE WAY (PUBLIC) PLAN VIEW

STA: 1+00.00 TO STA: 4+46.92  
HORIZONTAL SCALE: 1"=20'



ROSE WAY (PUBLIC) PROFILE VIEW

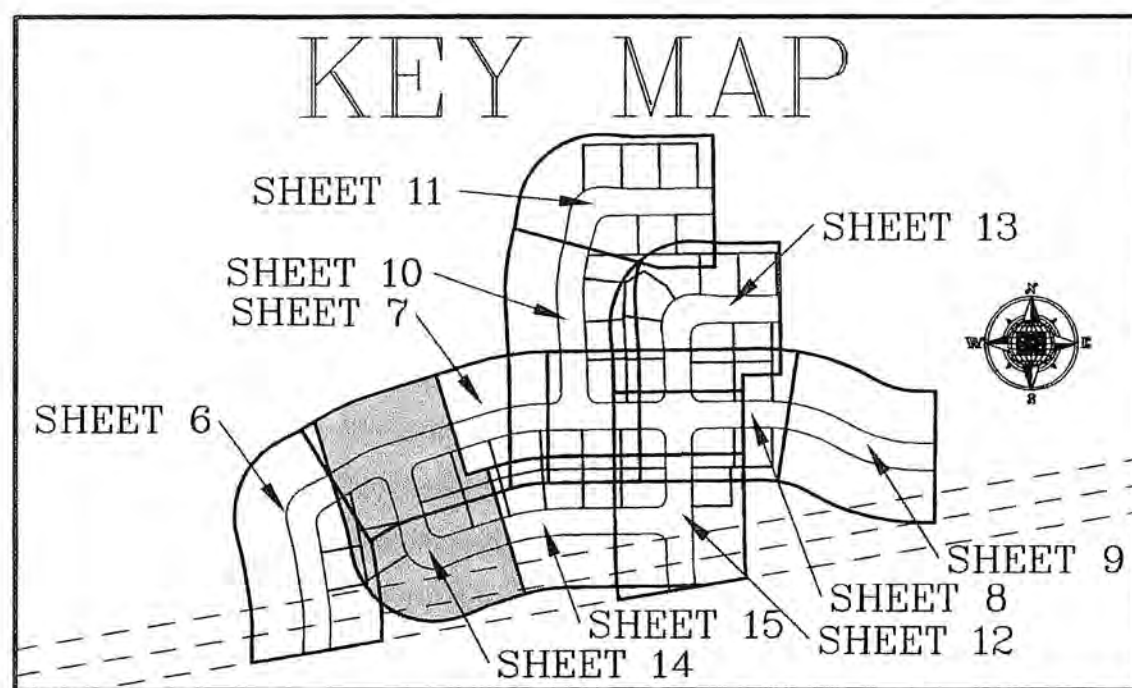
STA: 1+00.00 TO STA: 4+46.92  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=10'  
STA: 1+00.00 TO STA: 4+46.92

CONSTRUCTION NOTES

- CONSTRUCT NEW 30" ROLL TYPE CURB AND GUTTER PER C.C. AREA STANDARD DRAWING NO. 217A.
- CONSTRUCT NEW 5' SIDEWALK PER C.C. AREA STANDARD DRAWING NO. 234.
- CONSTRUCT NEW SIDEWALK RAMP PER C.C. AREA STANDARD DRAWING NO. 235, CASE III (TYPICAL), A=8.0', B=8.0'
- CONSTRUCT NEW 8" CROSS GUTTER PER C.C. AREA STANDARD DRAWING NO. 228, CASE III (TYPICAL), A=8.0', B=8.0'
- CONSTRUCT NEW 2" ASPHALT OVER 10" AGGREGATE TYPE II BASE.
- INSTALL NEW WATER METER IN SIDEWALK PER V.V.W.D. AREA STANDARD DRAWING NO. 2.0, 2.1, AND 3.0 (TYPICAL).
- INSTALL 3/4" WATER LATERAL PER V.V.W.D. DESIGN STANDARDS AND SPECIFICATIONS FOR WATER WORKS CONSTRUCTION DWG. NO. 2.0 AND 2.1.
- INSTALL NEW SANITARY SEWER LATERAL PER C.C. SANITATION DISTRICT DESIGN STANDARD DRAWING NO. SD-17. (TYPICAL)
- INSTALL NEW 48" STANDARD ECCENTRIC SEWER MANHOLE PER C.C. SANITATION DISTRICT DESIGN CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS, STANDARD DRAWING NO. SD-1.
- INSTALL NEW RESIDENTIAL SEWER BACKWATER VALVE PER C.C. SANITATION DISTRICT DESIGN STD. DRAWING NO. SD-29.
- INSTALL STREET LIGHT STANDARD AND BASE PER C.C. AREA STANDARD DRAWING NO. 316 & 321, 8' ARM 100 WHPS. (TYPICAL)

LEGEND

- 1830 --- = EXISTING 10' CONTOURS WITH ELEVATION SHOWN
- SS-8" --- = EXISTING 8" CONTOURS
- W-10" --- = PROPOSED SANITARY SEWER WITH SIZE SHOWN
- --- = CENTERLINE
- --- = RIGHT OF WAY LINE
- --- = PROPOSED SIDEWALK
- --- = PROPOSED TBC, CURB AND GUTTER
- --- = PROPOSED ASPHALT
- --- = PROPOSED SIDEWALK
- 3 = CONSTRUCTION NOTE
- 1/1 = ADA RAMP
- BRV = BACK WATER VALVE
- 1821.16 = PROPOSED TBC ELEVATION
- R23 = PROPOSED CURVE LABEL
- R23T = PROPOSED CURVE LABEL FOR OVERALL CURVE DISTANCE
- 1/1 = PROPOSED STREET LIGHT
- 1/1 = PROPOSED WATER VALVE
- B/17 = SECTION/SHEET NUMBER
- 1/1 = PROPOSED WATER METER



KEY MAP

NOTE: ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

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NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCH MARK.



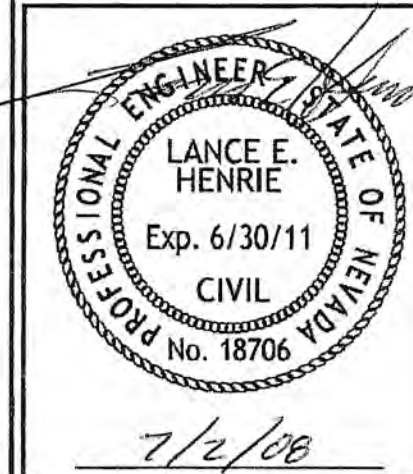
NO	DESCRIPTION	BY	APPROVED	DATE

**BULLOCH BROTHERS ENGINEERING INC.**  
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS  
www.bullochbrothers.com

3100 W. PINEBROOK RD.  
SUITE 1000  
PARK CITY, UT 84098  
(435) 555-0956

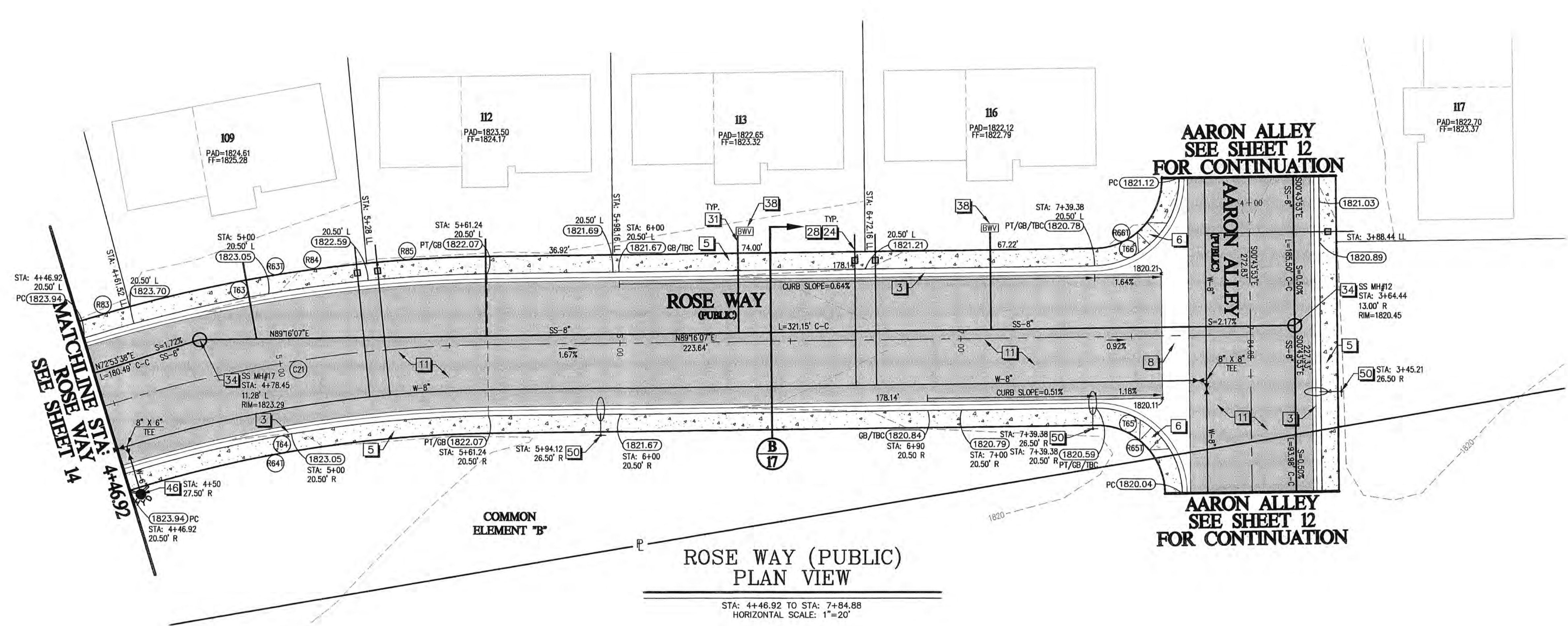
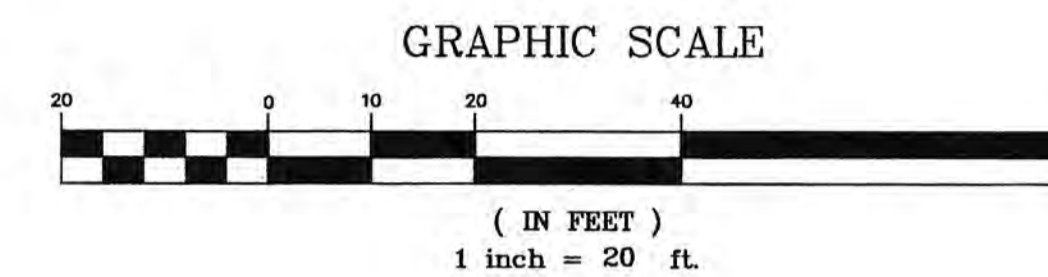
750 WEST PIONEER BLVD.  
MESQUITE, NEVADA 89027  
(702) 346-5100

STA: 1+00.00 - STA: 4+46.92  
BATSMEN SUBDIVISION PHASE I  
FOR  
RFMS P.U.D.  
MESQUITE, NEVADA  
PROJECT LOCATED IN MESQUITE, NEVADA

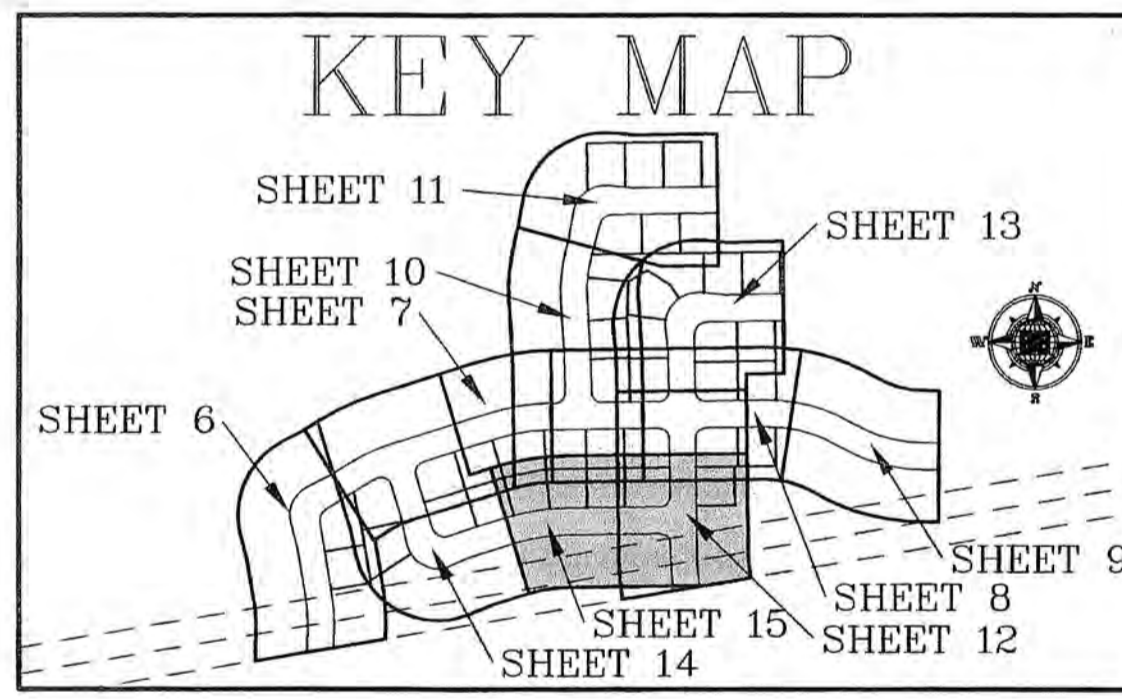


SCALE: 1" = 20'	DRAWN BY: RLB	CHECKED BY: L.H.
PROJECT NO: 1288-04-15-02	DATE: JUNE 2008	SHEET NO: 14 OF 17

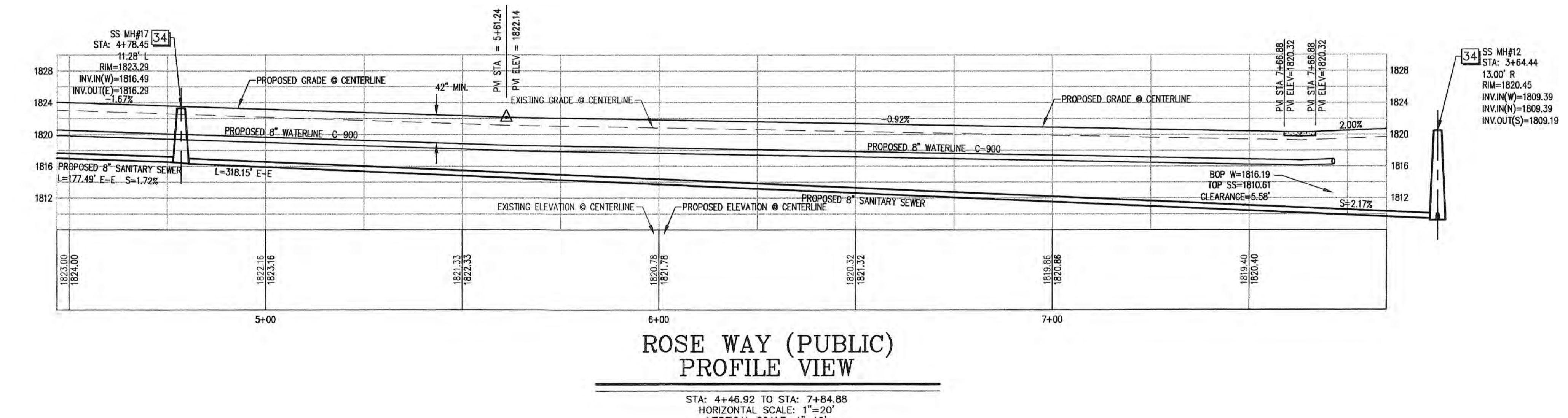
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- ### LEGEND
- 1830 --- = EXISTING 10' CONTOURS WITH ELEVATION SHOWN
  - 1830 --- = EXISTING 2' CONTOURS
  - SS-8" = PROPOSED SANITARY SEWER WITH SIZE SHOWN
  - W-10" = PROPOSED WATERLINE WITH SIZE SHOWN
  - --- = CENTERLINE
  - --- = RIGHT OF WAY LINE
  - --- = PROPOSED SIDEWALK
  - --- = PROPOSED TBC, CURB AND GUTTER
  - --- = PROPOSED ASPHALT
  - --- = PROPOSED SIDEWALK
  - --- = CONSTRUCTION NOTE
  - --- = ADA RAMP
  - --- = BACK WATER VALVE
  - --- = PROPOSED TBC ELEVATION
  - --- = PROPOSED CURVE LABEL
  - --- = PROPOSED CURVE LABEL FOR OVERALL CURVE DISTANCE
  - --- = PROPOSED STREET LIGHT
  - --- = PROPOSED FIRE HYDRANT
  - --- = PROPOSED WATER VALVE
  - --- = SECTION/SHEET NUMBER
  - --- = PROPOSED WATER METER



CURVE TABLE CL					CURVE TABLE TBC					CURVE TABLE ROW				
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CURVE	LENGTH	RADIUS	TANGENT	DELTA	CURVE	LENGTH	RADIUS	TANGENT	DELTA
C21	114.32	400.00	57.55	1622'29"	T63	120.18	420.50	60.50	1622'29"	R63T	121.60	425.50	61.22	1622'29"
					T64	108.46	379.50	54.60	1622'29"	R64T	107.03	374.50	53.88	1622'29"
					T65	39.27	25.00	25.00	90'00'00"	R65T	31.42	20.00	20.00	90'00'00"
										R66T	31.42	20.00	20.00	90'00'00"
										R63	15.53	425.50	7.77	202'28"
										R84	70.72	425.50	35.44	93'21'21"
										R85	35.36	425.50	17.69	4'45'40"



- ### CONSTRUCTION NOTES
- 3] CONSTRUCT NEW 30" ROLL TYPE CURB AND GUTTER PER C.C. AREA STANDARD DRAWING NO. 217A.
  - 5] CONSTRUCT NEW 6" SIDEWALK PER C.C. AREA STANDARD DRAWING NO. 234.
  - 6] CONSTRUCT NEW SIDEWALK RAMP PER C.C. AREA STANDARD DRAWING NO. 235, CASE III (TYPICAL), A=8.0', B=8.0'.
  - 8] CONSTRUCT NEW 8" CROSS GUTTER PER C.C. AREA STANDARD DRAWING NO. 228.
  - 1] CONSTRUCT NEW 2" ASPHALT OVER 10" AGGREGATE TYPE II BASE.
  - 24] INSTALL NEW WATER METER IN SIDEWALK PER V.V.W.D. AREA STANDARD DRAWING NO. 2.0, 2.1, AND 3.0. (TYPICAL)
  - 28] INSTALL 3/4" WATER LATERAL PER V.V.W.D. DESIGN STANDARDS AND SPECIFICATIONS FOR WATER WORKS CONSTRUCTION DWG. NO. 2.0 AND 2.1.
  - 31] INSTALL NEW SANITARY SEWER LATERAL PER C.C. SANITATION DISTRICT DESIGN STANDARD DRAWING NO. SD-17. (TYPICAL)
  - 34] INSTALL NEW 48" STANDARD ECCENTRIC SEWER MANHOLE PER C.C. SANITATION DISTRICT DESIGN CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS, STANDARD DRAWING NO. SD-1
  - 38] INSTALL NEW RESIDENTIAL SEWER BACKWATER VALVE PER C.C. SANITATION DISTRICT DESIGN STD. DRAWING NO. SD-29.
  - 46] INSTALL NEW FIRE HYDRANT PER V.V.W.D. AREA STANDARD DRAWING NO. 8.0. PAINT CURB RED 15 FT. EACH SIDE OF HYDRANT (TYPICAL).
  - 50] INSTALL STREET LIGHT STANDARD AND BASE PER C.C. AREA STANDARD DRAWING NO. 316 & 321. 8' ARM 100 WHPS. (TYPICAL)

NOTE: ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

PRIOR TO ANY CONSTRUCTION, UTILITY OR OTHERWISE, A PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT

Call Two Working Days Before You Dig!

1-800-227-2600

NO	DESCRIPTION	BY	APPROVED	DATE

**BULLOCH BROTHERS ENGINEERING INC.**  
 CIVIL ENGINEERS—LAND SURVEYORS—LAND PLANNERS  
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3100 W. PINEBROOK RD.  
 SUITE 1000  
 CEDAR CITY, UTAH 84720  
 (435) 586-9592

750 WEST PIONEER BLVD.  
 MESQUITE, NEVADA 89027  
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STA: 4+46.92 - STA: 7+84.88  
 BATSMEN SUBDIVISION PHASE I  
 FOR  
 RFMS P.U.D.  
 MESQUITE, NEVADA  
 PROJECT LOCATED IN MESQUITE, NEVADA

PROFESSIONAL ENGINEER STATE OF NEVADA  
 LANCE E. HENRIE  
 Exp. 6/30/11  
 CIVIL  
 No. 18706

7/2/08

SCALE: 1" = 20'	DATE: JUNE 2008	CHECKED BY: L.H.
DRAWN BY: RLB	SHEET NO.: 15 OF 17	
PROJECT NO.: 1288-04-15-02		

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DRAINAGE NOTICE: THE GRADING, INCLUDING DRAINAGE SWALES, DEPICTED ON THIS PLAN REPRESENT THE MINIMUM DRAINAGE REQUIRED. BY ACCEPTANCE OF ANY PARCEL SHOWN ON THIS PLAN, EACH OWNER ACKNOWLEDGES THAT DROPPING OF ANY SLOPE WILL MOST LIKELY OCCUR ON ALL SLOPES, INCLUDING CUT SLOPES, FILL AREAS AND SLOPES, MINOR DRAINAGE SWALES DIRECTED TO DOWN SLOPES AND/OR RETAINING WALLS, AND SLOPES DIRECTED TOWARD DRAINAGE FACILITIES SUCH AS STREETS, CURBS AND GUTTERS, OR STORM DRAINS. EACH OWNER FURTHER AGREES THAT THE DEVELOPER, CONTRACTOR AND THE OWNER OR OWNERS ASSOCIATION SHALL PROVIDE PROPER EROSION CONTROL, AND PROTECTION TO ALL SWALE WEEDS OR NOT SPECIFICALLY SET FORTH IN THE DRAINAGE PLAN OR ON THIS PLAN. ALL DESIGN CONTOURS, SPOT ELEVATIONS AND SLOPES ARE SHOWN AS FINISH GRADE ELEVATIONS. LANDSCAPING CONTRACTORS AND MAINTENANCE PERSONNEL SHALL NOT WORK THE SLOPES FROM THOSE DEPICTED ON THE MAP. UPON THE FORMATION OF ANY OWNERS ASSOCIATION, SAID ASSOCIATION AND/OR THE INDIVIDUAL OWNER SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS, PRIVATE UTILITIES, PRIVATE ROADWAYS, AND BOTH ON SITE AND OFF SITE DRAINAGE FACILITIES SUCH AS SWALES, SLOPES, AND GRADING AS DESIGNED AND SHOWN ON THE PLAN.

DRAINAGE EASEMENTS: THE PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE INTENDED TO ACCOMMODATE SURFACE DRAINAGE AND SUBSURFACE DRAINAGE FACILITIES OF ADJACENT AND UPSTREAM PROPERTIES. NEVADA DRAINAGE LAW REQUIRES THAT PROPERTY OWNERS MUST ACCEPT HISTORICAL OR LESS THAN SURFACE RUNOFF FROM PROPERTIES THAT ARE UPSTREAM AND NOT BLOCK SUCH RUNOFF TO THE CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT DESIGN MANUAL, ADOPTED AUGUST 12, 1999.

N:\1288-04 (RFMS PUD)\1288-04-15-02\ATTAINABLE HOUSING\1288-04-15-02-BATSMEN SUBDIVISION-PHASE I\Working Plans\15-PLAN & PROFILE 10.DWG, 7/2/2008 8:39:22 AM, Burton

# ADDRESS MAP OF BATSMEN SUBDIVISION PHASE I FOR RFMS 285 S. FARNHAM STREET GALESBURG, ILLINOIS 61401 (309) 343-1550 (37 LOTS)

## ADDRESS DESIGNATION

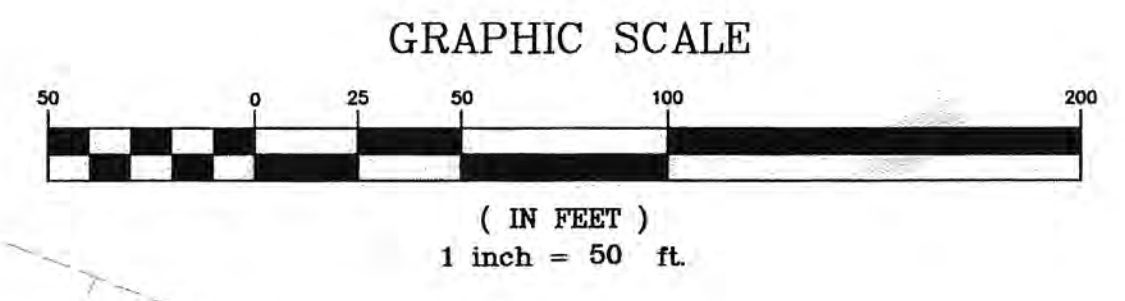
LOT No.	ADDRESS
101	890 HALL OF FAME WAY
102	904 HALL OF FAME WAY
103	1044 ROSE WAY
104	1040 ROSE WAY
105	1035 ROSE WAY
106	1038 MANTLE WAY
107	1032 MANTLE WAY
108	1031 ROSE WAY
109	1027 ROSE WAY
110	1026 MANTLE WAY
111	1020 MANTLE WAY
112	1021 ROSE WAY
113	1017 ROSE WAY
114	1018 MANTLE WAY
115	1008 MANTLE WAY
116	1011 ROSE WAY
117	912 AARON ALLEY
118	1002 MANTLE WAY
119	994 MANTLE WAY
120	993 MANTLE WAY
121	1001 MANTLE WAY
122	1000 DIMAGGIO LANE
123	996 DIMAGGIO LANE
124	995 DIMAGGIO LANE
125	999 DIMAGGIO LANE
126	961 AARON ALLEY
127	951 AARON ALLEY
128	941 AARON ALLEY
129	1016 COBB AVENUE
130	1014 COBB AVENUE
131	1012 COBB AVENUE
132	1010 COBB AVENUE
133	1006 COBB AVENUE
134	1004 COBB AVENUE
135	1005 COBB AVENUE
136	1009 COBB AVENUE
137	1015 COBB AVENUE
COMMON ELEMENT "A"	1050 MANTLE WAY
COMMON ELEMENT "B"	1024 ROSE WAY
COMMON ELEMENT "C"	1003 DIMAGGIO LANE



NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCH MARK.

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### LEGEND

LOT 65 = TYPICAL LOT NUMBER  
1065 = TYPICAL STREET ADDRESS NUMBER

### ADDRESS APPROVAL THE CITY OF MESQUITE & POST OFFICE DEPARTMENT

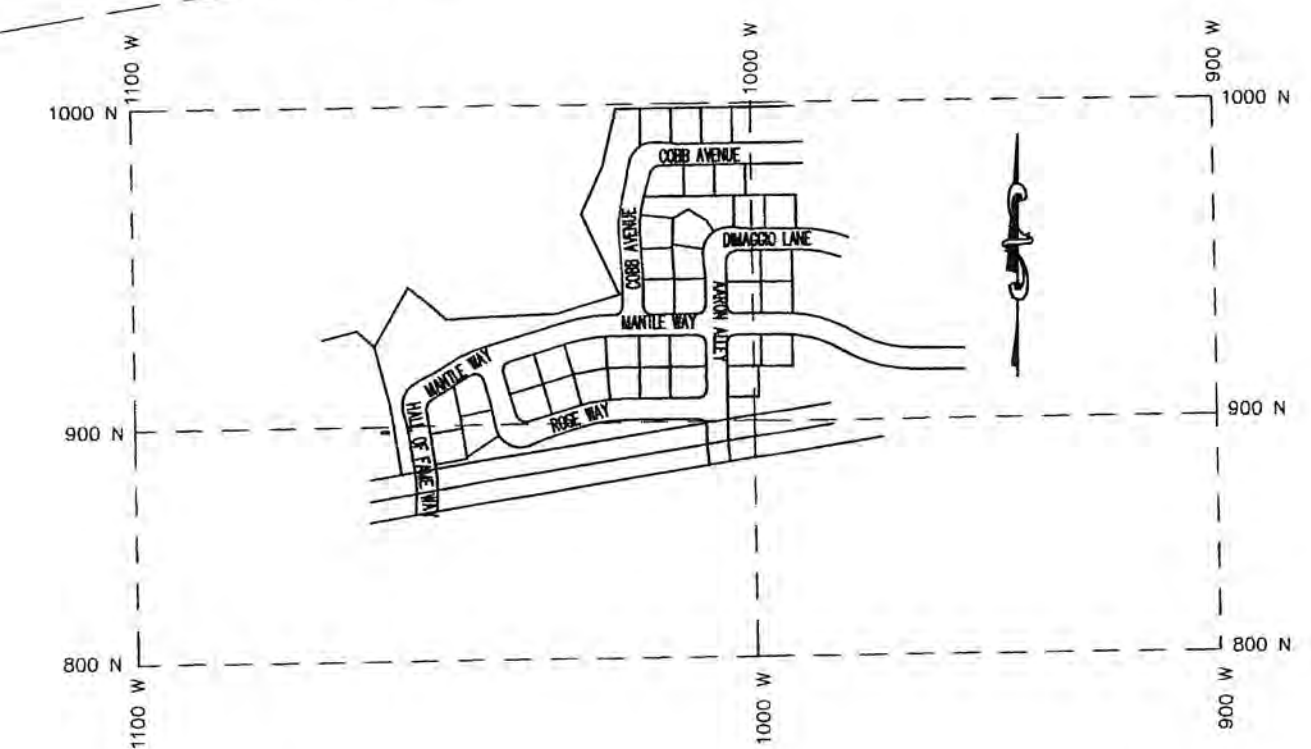
WE THE UNDERSIGNED, HAVE REVIEWED THE ADDRESSES AS INDICATED HEREON AND OFFICIALLY ACCEPT THE ADDRESSES ON BEHALF OF THE CITY OF MESQUITE, AND POST OFFICE DEPARTMENT

J. ALLEN BELL P.E.  
CITY ENGINEER  
PE 4523  
DATE: 15 Jan '09

James W. Anderson  
UNITED STATES POSTAL SERVICE  
DATE: 1-14-09

Catherine Lorenz  
PLANNING AND REDEVELOPMENT DIRECTOR  
DATE: 1/14/09

TYPICAL ADDRESS  
TYPICAL RESIDENT  
JOHN DOE  
1020 MANTLE WAY  
MESQUITE, NEVADA 89027



### ADDRESS GRID

NO SCALE

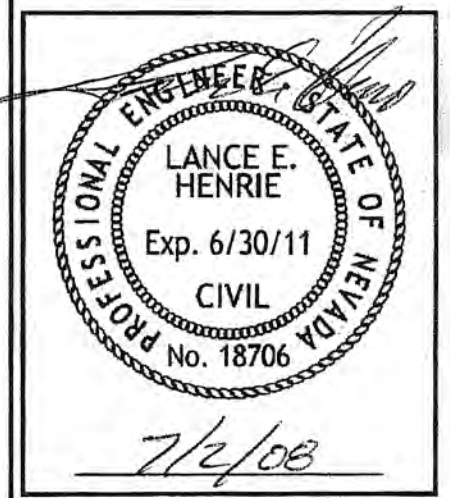
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SUITE 1000  
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750 WEST PIONEER BLVD.  
MESQUITE, NEVADA 89027  
(702) 346-5100



ADDRESS MAP  
FOR  
BATSMEN SUBDIVISION PHASE I  
FOR  
RFMS P.U.D.  
MESQUITE, NEVADA  
PROJECT LOCATED IN MESQUITE, NEVADA



SCALE:	1" = 50'
DRAWN BY:	RLB
CHECKED BY:	L.H.
PROJECT NO.:	1288-04-15-02
DATE:	JUNE 2008
SHEET NO.:	16 OF 17

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