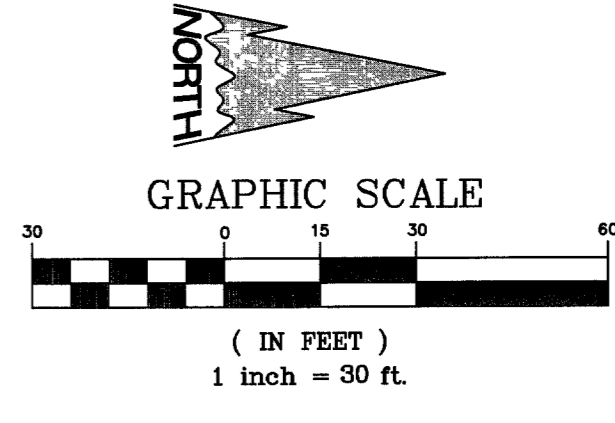
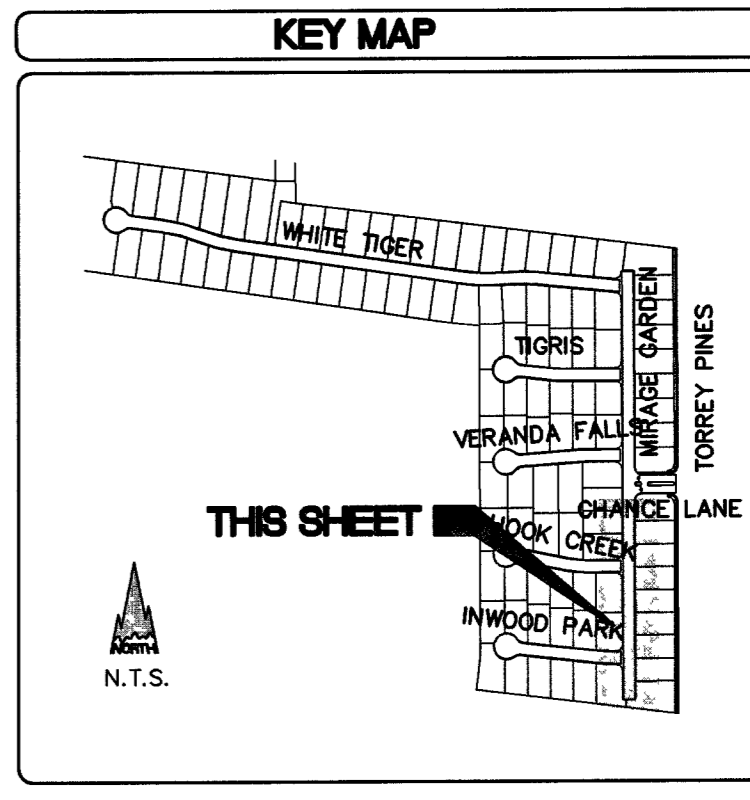
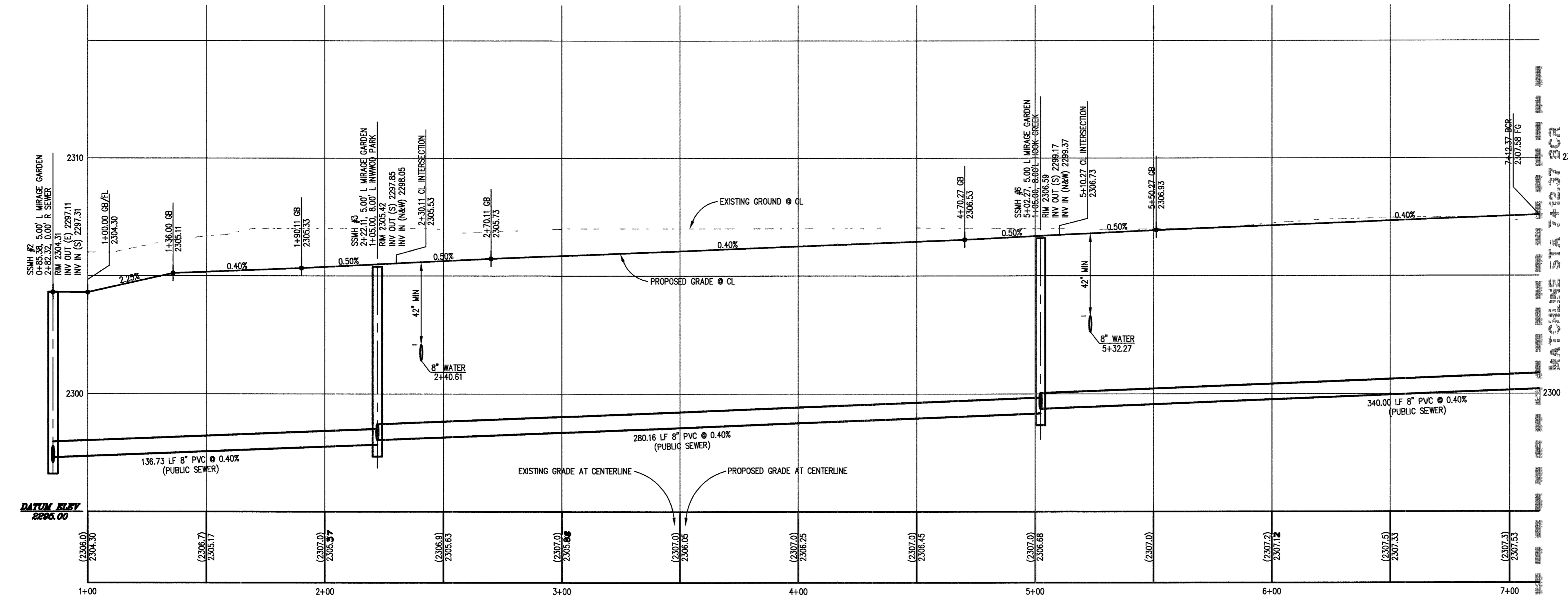


MIRAGE GARDEN STREET
(PRIVATE STREET AND P.U.E.)

HORIZ. : 1" = 30'
VERT. : 1" = 3'



PLAN & PROFILE LEGEND

BOUNDARY	---
CENTER LINE & STATION	10+00
RIGHT-OF-WAY	---
LOT LINE	---
BACK OF CURB	---
FACE OF CURB	---
LIP OF GUTTER	---
EDGE OF PAVEMENT	---
SIDEWALK	---
EXISTING CURB	---
EDGE OF EXISTING PAVEMENT	---
EXISTING WATER MAIN	EX. 8" W
EXISTING GAS MAIN	EX. GAS
EXISTING SEWER MAIN	EX. 8" SS
STORM DRAIN MAIN	36" ROP
STORM DRAIN LATERAL	18" ROP
EXISTING STORM DRAIN	EX. 36" SD
DRAINAGE SWALE & DIRECTION	---
SAWCUT LINE	---
1' CONTOURS & ELEVATION	---
5' CONTOURS & ELEVATION	---

GRADING CONSTRUCTION NOTES

- CONSTRUCT 30" ROLL CURB PER CCUSD NO. 217A.
- CONSTRUCT "L" TYPE CURB & GUTTER PER CCUSD NO. 216.
- CONSTRUCT 5' WIDE SIDEWALK PER CCUSD NO. 234.
- CONSTRUCT "A" TYPE ISLAND CURB PER CCUSD NO. 219.
- CONSTRUCT CROSS GUTTER PER CCUSD NO. 228.
- CONSTRUCT 10' TRANSITION "L" CURB TO ROLL CURB PER DETAIL, SHT. 26.
- EXISTING FENCE TO BE REMOVED.
- CONSTRUCT 3' VALLEY GUTTER PER DETAIL, SHT. 26.
- SAWCUT EXIST. AC AND JOIN.
- CONST. SW RAMP PER CCUSD #235, CASE I, A&B=B' TYP.
- INSTALL CONCRETE PAVERS, SEE LANDSCAPE PLAN FOR PAVEMENT DETAILS AND DETAIL F, SHT. 27, FOR SUBGRADE.

PRIVATE STREET NOTE
ALL PRIVATE STREETS ARE P.U.E.'S, CLV, PUBLIC SEWER EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED

CURVE TABLE (BACK OF CURB & CENTERLINE)					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	19.08'	19.50'	50'33.34"	10.38'	19.50'
C2	13.85'	19.50'	42'40.57"	7.23'	12.27'
C3	16.62'	19.50'	48'49.38"	8.85'	11.74'
C4	32.76'	300.00'	61'52.27"	16.40'	98.77'
C5	29.45'	20.00'	84'21.54"	18.12'	122.50'
C6	33.38'	20.00'	95'38.06"	22.07'	196.26'
C7	21.78'	300.00'	41'09.31"	10.89'	15.71'
C8	61.56'	300.00'	114'52.44"	30.89'	31.42'
C9	52.35'	480.00'	87'4.56"	26.20'	7.85'
C10	15.86'	19.50'	46'35.37"	8.40'	196.20'
C11	17.46'	19.50'	51'18.54"	9.37'	39.27'
C12	55.12'	550.00'	5'44.30"	27.58'	25.00'

BENCHMARK
CLV BM QLV90 3554
BEING A RIVET & PLATE IN TOP OF CURB 60 FT NORTH OF LONE MOUNTAIN ON EAST CURB OF TORREY PINES.
ELEVATION: 2301.17 FEET/701.3985 METERS (NAVD '88 DATUM)

BASIS OF BEARINGS
THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 80 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY THAT RECORD OF SURVEY ON FILE IN FILE 40 OF SURVEYS, PAGE 74 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.
SAID LINE BEARS SOUTH 00°08'24" EAST.

NOTE TO CONTRACTOR
EVIDENCE OF UNDERGROUND DRAINAGE AND/OR IRRIGATION FOUND THROUGHOUT SUBJECT PROPERTY. CONTRACTOR SHALL REMOVE OR ABANDON AS NECESSARY PRIOR TO CONSTRUCTION.
FOR STREET SECTIONS SEE SHEET 26.

APPROVALS
APPROVED FOR CONSTRUCTION
SEE COVER SHEET
LAS VEGAS VALLEY WATER DISTRICT PROJECT #111386 DATE

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LONE MOUNTAIN ENGINEERING
6345 S. SCARLETT BLVD., SUITE 200
LAS VEGAS, NV 89130
PHONE: (702) 512-9330 FAX: (702) 320-1769

PLAN & PROFILE
MIRAGE GARDEN STREET
STA 1+00.00 TO 7+12.37

BAVARIA ESTATES

DATE: SHEET: _____
DATE: _____
DATE: _____

SHEET No. **16** OF 28
107Y4934