

CITY OF LAS VEGAS GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST ISSUE, THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA", LATEST ISSUE, AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".
- THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER, GAS AND/OR OTHER UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THEREWITH.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES, AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER OR OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
- ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- TYPE V CEMENT SHALL BE USED IN ALL OFFSITE CONCRETE WORK. CONCRETE TO BE 3000 PSI MINIMUM @ 28 DAYS. MIX DESIGN TO APPROVED BY THE QUALITY CONTROL DIVISION PRIOR TO USE ON THE PROJECT.
- PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
- EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED TYPE CURB.
- AC PAVEMENT TO BE 1/2" ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS.
- APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
- CURB & GUTTER WITH A GRADE OF LESS THAN FOUR TENTHS OF ONE PERCENT SHALL BE WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION. ANY CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY SHALL BE REMOVED AND REPLACED.
- SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STD. DWG. 235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS, OR AS DESIGNED IN THE FIELD BY A CITY INSPECTOR.
- ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY TERRACON CONSULTANTS WESTERN, INC., PROJECT NO. 64955351, DATED DEC. 21, 1995, AND APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
- EXACT LOCATION OF ALL SANGUIT LINES MAY BE DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS INSPECTOR IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATION.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE NO. 625.550.
- UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC. SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND CITY ENGINEER.
- WALL NOTES:
 - ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN FOR THE PURPOSE OF GRADING RELATIONSHIPS.
 - THE STRUCTURAL AND ARCHITECTURAL DESIGN OF ALL WALLS (RETAINING OR NON-RETAINING) MUST BE APPROVED BY THE CLV BUILDING DEPARTMENT.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON CITY STREETS.

PUBLIC TRAFFIC SIGN LEGEND

- 6" D-3 STREET NAME SIGN (STD. DWG. 250)
- END OF ROAD MARKERS
- 30" STOP SIGN
- R2-1 SPEED LIMIT SIGN

STREET LIGHTING NOTES

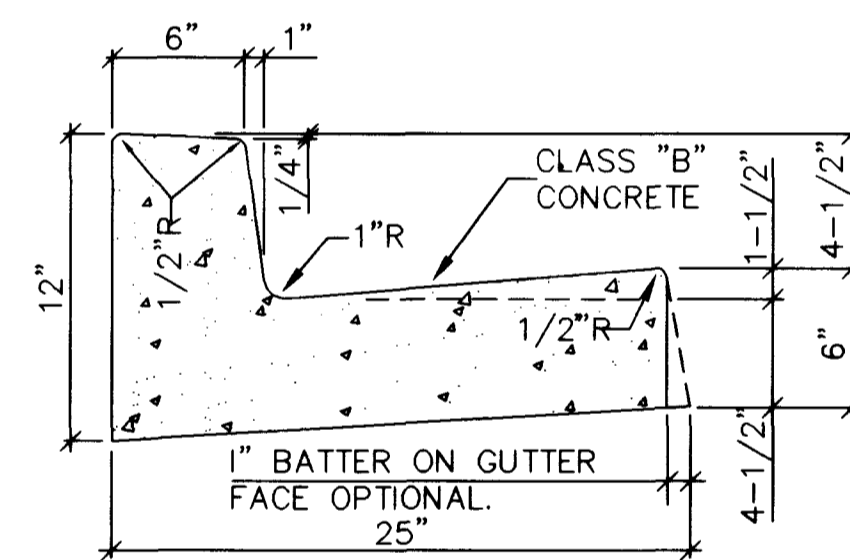
- ALL STREET LIGHTING INSTALLATIONS EXCEPT AS NOTED ON THE STREET LIGHTING PLANS SHALL CONFORM TO THE IMPROVEMENT STANDARDS, DEPARTMENT OF PUBLIC WORKS, CITY OF LAS VEGAS, NEVADA, AND THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA.
- ALL STREET LIGHT POLES SHALL BE GALVANIZED.

DEVIATIONS FROM STANDARDS

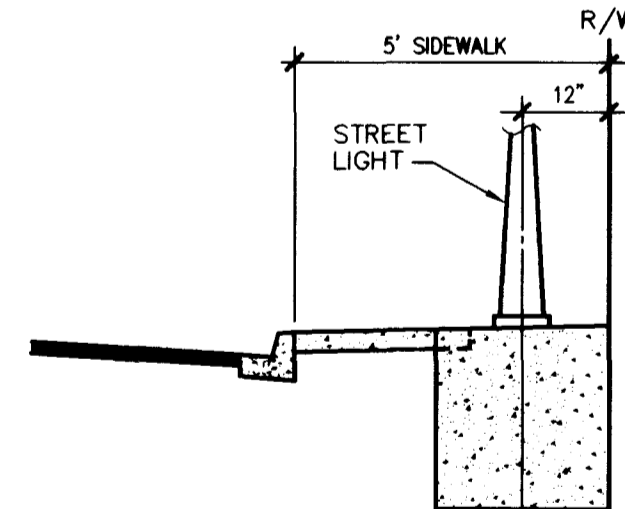
- ALL KNUCKLES DEVIATE IN CONFIGURATION AND GRADES FROM USD 211.

ABBREVIATIONS

- | | |
|----------------------------------|--------------------------------------|
| BC STA — BACK OF CURB STATION | LP — LOW POINT |
| BCR — BEGN. OF CURB RETURN | MVC — MIDDLE OF VERTICAL CURVE |
| BFE — BASE FLOOD ELEVATION | N — NORTH |
| BVC — BEGN VERTICAL CURVE | OC — ON CURVE |
| BW — BACK OF WALK | PC — POINT OF CURVATURE |
| CL — CENTERLINE | PI — POINT OF INTERSECTION |
| CL INT — CENTERLINE INTERSECTION | PT — POINT OF TANGENCY |
| E — EAST | PVI — POINT OF VERTICAL INTERSECTION |
| ECR — END OF CURB RETURN | R/W — RIGHT-OF-WAY |
| EVC — END VERTICAL CURVE | S — SOUTH OR SEWER |
| FF — FINISH FLOOR | TC — TOP OF CURB |
| FG — FINISH GRADE | TP — TOP OF PIPE |
| FL — FLOW LINE | VC — VERTICAL CURVE |
| GB — GRADE BREAK | W — WEST OR WATER |
| HP — HIGH POINT | VG — VALLEY GUTTER |
| INV — INVERT | |



"L" TYPE CURB & GUTTER
PER STD. DWG. 216
NO SCALE



TYPICAL STREET LIGHT LOCATION DETAIL

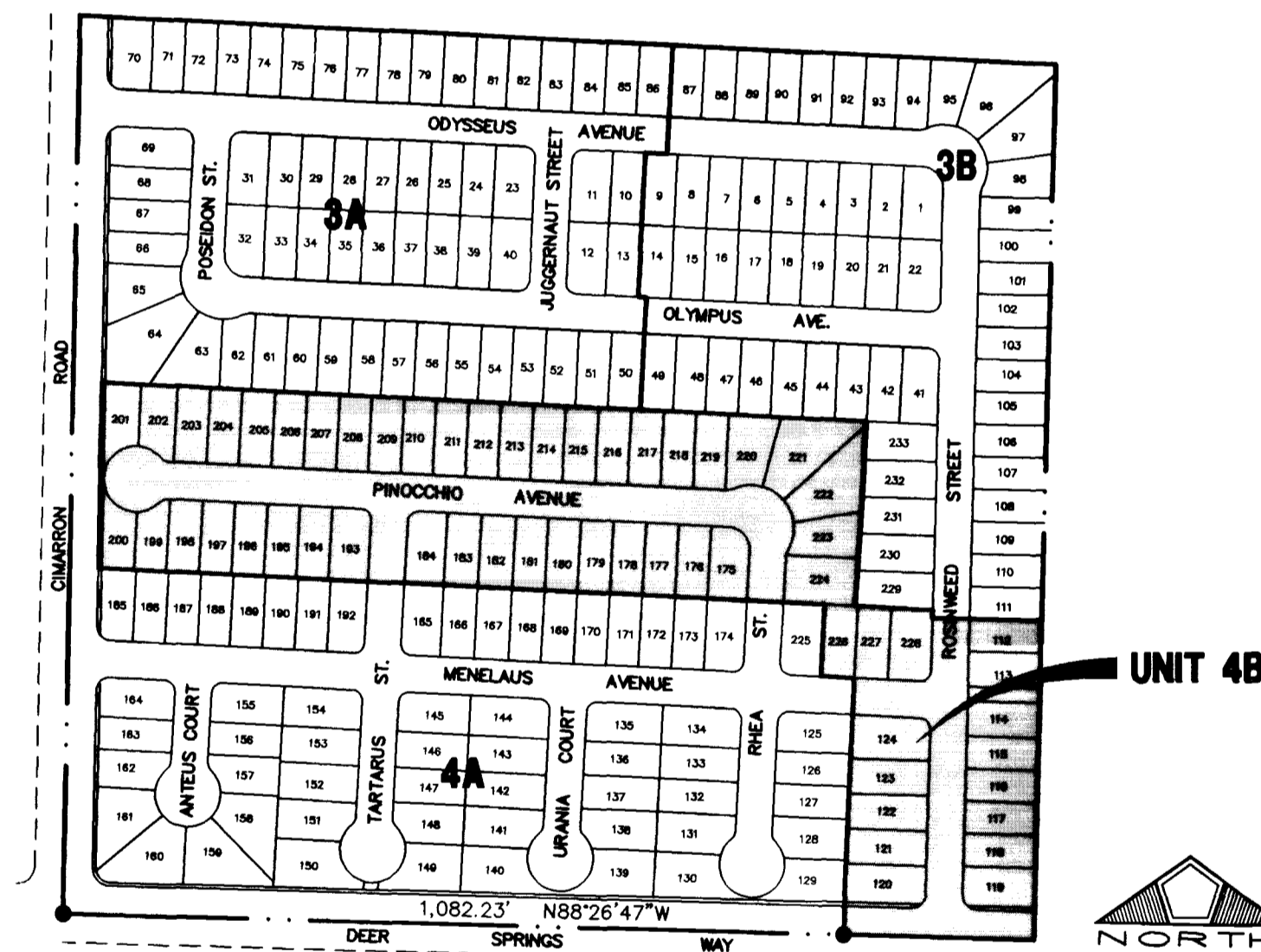
ESTIMATE OF QUANTITIES

ITEM	QUANTITY	TOTAL
STREET IMPROVEMENTS (PUBLIC)		
1. 2" A.C. PWMT.	7,123 SY	
2. 4" A.C. PWMT.	1,381 SY	
3. 4" TYPE II BASE	935 CY	
4. 6" TYPE I BASE	1,187 CY	
5. 9" TYPE I BASE	345 CY	
6. 5' SIDEWALK W/6" TYPE II BASE	17,254 SF	
7. 24" "L" TYPE CURB AND GUTTER	3,466 LF	
8. CONCRETE DRIVEWAY W/6" TYPE II BASE *	5,800 SF	
9. 8" CONCRETE VALLEY GUTTER W/10" TYPE I BASE	1,720 SF	
10. SIDEWALK RAMPS	6 EA	

* THESE QUANTITIES ARE ONLY APPROXIMATE AND BASED ON AN AVERAGE SIZE OF 16'4" X 3.5' SW (APPROX. 70 SF) AND AN AVERAGE SIZE OF 16'4" X 5' SW (APPROX. 100 SF). FINAL DRIVEWAY QUANTITIES WILL BE DETERMINED SUBSEQUENT TO THE PREPARATION OF PLOT PLANS.

TRAFFIC

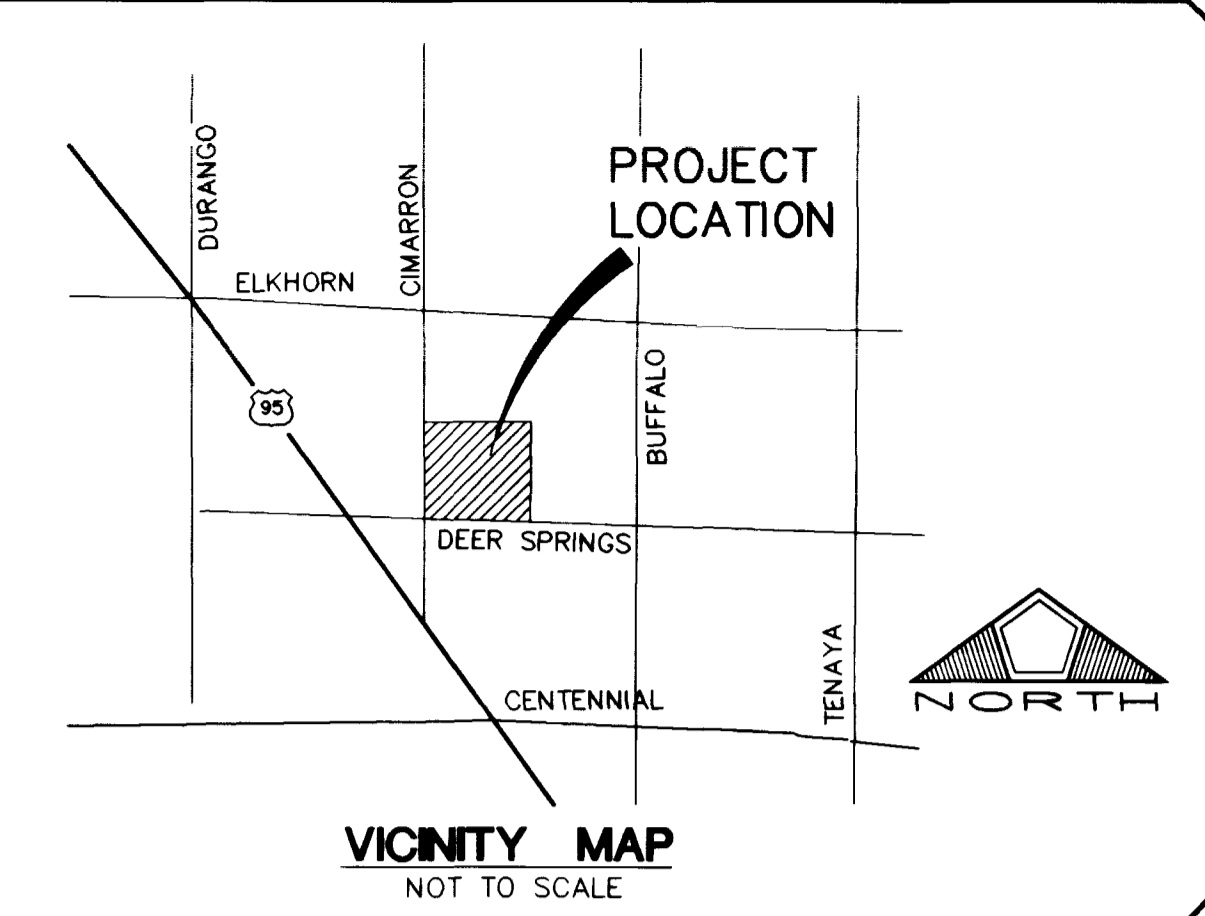
1. 250 WATT HPS LUMINAIRE W/11 GA. POLE	1 EA
2. 100 WATT HPS LUMINAIRE W/11 GA. POLE	9 EA
3. 1 1/4" PVC CONDUIT	1,724 LF
4. 2" PVC CONDUIT	265 LF
5. 2" INTERCONNECT CONDUIT	265 LF
6. NO. 3 ELECTRICAL PULL BOX	2 EA
7. NO. 5 ELECTRICAL PULL BOX	1 EA
8. 6" D-3 STREET NAME SIGN	4 EA
9. 30" STOP SIGN	1 EA
10. R2-1 SPEED LIMIT SIGN	2 EA
11. BLUE REFLECTOR MARKERS	3 EA
12. END-OF-ROAD MARKERS	3 EA



KEY MAP
(NOT TO SCALE)

LEGEND

145	R/W LINE	SWALE
(08.5)	SUBDIVISION LIMITS	GRADE BREAK
(08.5)	STREET CENTERLINE	2:1 SCARP
(08.5)	EXISTING IMPROVEMENTS	EXISTING WATER LINE
(98.63)	FUTURE IMPROVEMENTS	PROPOSED WATER LINE
(98.63)	LOT NUMBER	EXISTING SEWER LINE
(98.63)	EXISTING PAD ELEVATION	PROPOSED SEWER LINE
(98.63)	PROPOSED PAD ELEVATION	EXISTING SEWER MANHOLE
[98.63]	FUTURE PAD ELEVATION	PROPOSED SEWER MANHOLE
	EXISTING ELEVATION	EXISTING STORM DRAIN LINE
	PROPOSED ELEVATION	PROPOSED STORM DRAIN LINE
	FUTURE ELEVATION	PROPOSED STORM DRAIN MANHOLE
	EXISTING CONTOUR 1	
	EXISTING CONTOUR 5	
	PROPOSED CONTOUR	
	BLOCK NUMBER	
	EXISTING EDGE OF PAVEMENT	



VICINITY MAP
NOT TO SCALE

INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION
1	COVER
2	SHEET INDEX, GENERAL NOTES
3	UTILITY NOTES
4	UTILITY PLAN
5	STREET PLAN - PROFILE: PINOCCHIO AVENUE
6	STREET PLAN - PROFILE: RHEA STREET ROSINWEE STREET
7	STREET PLAN - PROFILE: TARTARUS STREET MENE LAUS AVENUE DEER SPRINGS WAY
8	GRADING PLAN 1
9	GRADING DETAILS

OWNER / DEVELOPER

CIMARRON ROAD - DEER SPRING WAY
A LIMITED PARTNERSHIP
C/O EXECUTIVE DEVELOPMENT CORPORATION
6773 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89102
(702) 877-6222

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BENCHMARK

CLV BM # 1 LV90 21 N8
3" BRASS CAP USC & GS BM #113, 3/4 MILE N OF 1 LV9028NNE8,
50' E OF OLD RAILROAD BED.
ELEV. = 748.2584 (METERS) 2454.91 (NAVD88)

BASIS OF BEARING

NORTH 85°49'07" WEST, BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. AS SHOWN ON A RECORD OF SURVEY IN FILE 73, PAGE 26, IN THE CLARK COUNTY NEVADA RECORDERS OFFICE.

NO. 1. DESCRIPTION

DATE: 9/12/97

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

JOB NO.: 0141-0006

SCALE: NONE

PENTACORE
CIVIL ENGINEERS - LAND SURVEYING - PLANNING
CONSTRUCTION MANAGEMENT - ARCHITECTURE
6763 WEST CHARLESTON BOULEVARD
LAS VEGAS, NEVADA 89102 (702)258-0115

EXECUTIVE DEVELOPMENT CORPORATION
ELKHORN - CIMARRON ESTATES, UNIT 4B
SHEET INDEX, GENERAL NOTES

SHEET
2
OF 9

CITY OF LAS VEGAS GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LAS VEGAS SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, LATEST EDITION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LAS VEGAS AND ALL AFFECTED AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION FROM THE CITY OF LAS VEGAS AND ALL AFFECTED UTILITIES COMPANIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EROSION CONTROL MEASURES FROM THE CITY OF LAS VEGAS AND ALL AFFECTED AGENCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRAFFIC CONTROL MEASURES FROM THE CITY OF LAS VEGAS AND ALL AFFECTED AGENCIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SIGNAGE FROM THE CITY OF LAS VEGAS AND ALL AFFECTED AGENCIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LIGHTING FROM THE CITY OF LAS VEGAS AND ALL AFFECTED AGENCIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SOUND BARRIER FROM THE CITY OF LAS VEGAS AND ALL AFFECTED AGENCIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FENCE FROM THE CITY OF LAS VEGAS AND ALL AFFECTED AGENCIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SECURITY FROM THE CITY OF LAS VEGAS AND ALL AFFECTED AGENCIES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SAFETY FROM THE CITY OF LAS VEGAS AND ALL AFFECTED AGENCIES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MAINTENANCE FROM THE CITY OF LAS VEGAS AND ALL AFFECTED AGENCIES.
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14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING FROM THE CITY OF LAS VEGAS AND ALL AFFECTED AGENCIES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ARCHIVING FROM THE CITY OF LAS VEGAS AND ALL AFFECTED AGENCIES.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PRESERVATION FROM THE CITY OF LAS VEGAS AND ALL AFFECTED AGENCIES.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RESTORATION FROM THE CITY OF LAS VEGAS AND ALL AFFECTED AGENCIES.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REPAIR FROM THE CITY OF LAS VEGAS AND ALL AFFECTED AGENCIES.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REPLACEMENT FROM THE CITY OF LAS VEGAS AND ALL AFFECTED AGENCIES.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REMOVAL FROM THE CITY OF LAS VEGAS AND ALL AFFECTED AGENCIES.

FIELD TRAVEL AND LOGS

1. ALL FIELD TRAVEL LOGS SHALL BE MAINTAINED AND SUBMITTED TO THE CITY OF LAS VEGAS AS PART OF THE PROJECT RECORD.

UTILITY LOCATIONS

1. ALL UTILITY LOCATIONS SHALL BE MAINTAINED AND SUBMITTED TO THE CITY OF LAS VEGAS AS PART OF THE PROJECT RECORD.

DEVIATIONS FROM STANDARDS

1. ALL DEVIATIONS FROM STANDARDS SHALL BE MAINTAINED AND SUBMITTED TO THE CITY OF LAS VEGAS AS PART OF THE PROJECT RECORD.

ABBREVIATIONS

1. ALL	ALL	ALL	ALL
2. ALL	ALL	ALL	ALL
3. ALL	ALL	ALL	ALL
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1/4" CURB & GUTTER

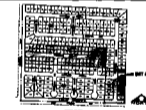


TYPICAL STREET LIGHT LOCATION DETAIL

ESTIMATE OF QUANTITIES

NO.	DESCRIPTION	QUANTITY
1	1" ASPHALT	1,000 SF
2	2" ASPHALT	1,000 SF
3	4" ASPHALT	1,000 SF
4	6" ASPHALT	1,000 SF
5	8" ASPHALT	1,000 SF
6	10" ASPHALT	1,000 SF
7	12" ASPHALT	1,000 SF
8	14" ASPHALT	1,000 SF
9	16" ASPHALT	1,000 SF
10	18" ASPHALT	1,000 SF
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12	22" ASPHALT	1,000 SF
13	24" ASPHALT	1,000 SF
14	26" ASPHALT	1,000 SF
15	28" ASPHALT	1,000 SF
16	30" ASPHALT	1,000 SF
17	32" ASPHALT	1,000 SF
18	34" ASPHALT	1,000 SF
19	36" ASPHALT	1,000 SF
20	38" ASPHALT	1,000 SF
21	40" ASPHALT	1,000 SF
22	42" ASPHALT	1,000 SF
23	44" ASPHALT	1,000 SF
24	46" ASPHALT	1,000 SF
25	48" ASPHALT	1,000 SF
26	50" ASPHALT	1,000 SF
27	52" ASPHALT	1,000 SF
28	54" ASPHALT	1,000 SF
29	56" ASPHALT	1,000 SF
30	58" ASPHALT	1,000 SF
31	60" ASPHALT	1,000 SF
32	62" ASPHALT	1,000 SF
33	64" ASPHALT	1,000 SF
34	66" ASPHALT	1,000 SF
35	68" ASPHALT	1,000 SF
36	70" ASPHALT	1,000 SF
37	72" ASPHALT	1,000 SF
38	74" ASPHALT	1,000 SF
39	76" ASPHALT	1,000 SF
40	78" ASPHALT	1,000 SF
41	80" ASPHALT	1,000 SF
42	82" ASPHALT	1,000 SF
43	84" ASPHALT	1,000 SF
44	86" ASPHALT	1,000 SF
45	88" ASPHALT	1,000 SF
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KEY MAP

LEGEND	
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STANDARD / DETAILS	
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18	34" ASPHALT
19	36" ASPHALT
20	38" ASPHALT
21	40" ASPHALT
22	42" ASPHALT
23	44" ASPHALT
24	46" ASPHALT
25	48" ASPHALT
26	50" ASPHALT
27	52" ASPHALT
28	54" ASPHALT
29	56" ASPHALT
30	58" ASPHALT
31	60" ASPHALT
32	62" ASPHALT
33	64" ASPHALT
34	66" ASPHALT
35	68" ASPHALT
36	70" ASPHALT
37	72" ASPHALT
38	74" ASPHALT
39	76" ASPHALT
40	78" ASPHALT
41	80" ASPHALT
42	82" ASPHALT
43	84" ASPHALT
44	86" ASPHALT
45	88" ASPHALT
46	90" ASPHALT
47	92" ASPHALT
48	94" ASPHALT
49	96" ASPHALT
50	98" ASPHALT
51	100" ASPHALT

LOCAL SPECIFICATIONS	
1	1" ASPHALT
2	2" ASPHALT
3	4" ASPHALT
4	6" ASPHALT
5	8" ASPHALT
6	10" ASPHALT
7	12" ASPHALT
8	14" ASPHALT
9	16" ASPHALT
10	18" ASPHALT
11	20" ASPHALT
12	22" ASPHALT
13	24" ASPHALT
14	26" ASPHALT
15	28" ASPHALT
16	30" ASPHALT
17	32" ASPHALT
18	34" ASPHALT
19	36" ASPHALT
20	38" ASPHALT
21	40" ASPHALT
22	42" ASPHALT
23	44" ASPHALT
24	46" ASPHALT
25	48" ASPHALT
26	50" ASPHALT
27	52" ASPHALT
28	54" ASPHALT
29	56" ASPHALT
30	58" ASPHALT
31	60" ASPHALT
32	62" ASPHALT
33	64" ASPHALT
34	66" ASPHALT
35	68" ASPHALT
36	70" ASPHALT
37	72" ASPHALT
38	74" ASPHALT
39	76" ASPHALT
40	78" ASPHALT
41	