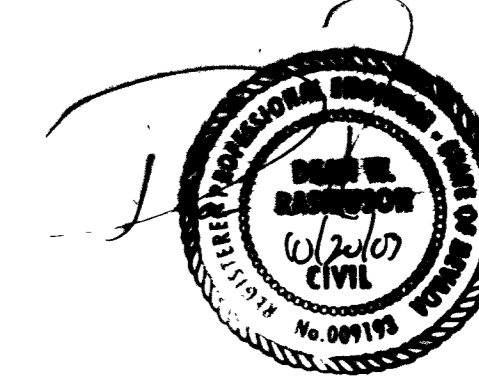


IMPROVEMENT PLANS FOR LAS VEGAS ATHLETIC CLUB

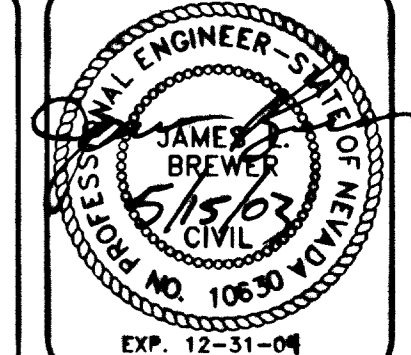
APN: 138-22-803-001
PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 22, T. 20S, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

OWNER
JERMAC
1850 E. FLAMINGO RD. #253
LAS VEGAS, NEVADA 89119
(702) 795-0912
CONTACT: JAMES B. MCCALL



DEVELOPER
LAS VEGAS ATHLETIC CLUB
2655 S. MARYLAND PKWY, SUITE 201
LAS VEGAS, NEVADA 89108
(702) 734-8944
CONTACT: MATT NELSON

ENGINEER
ORION ENGINEERING AND SURVEYING, INC.
3068 EAST SUNSET, SUITE 9
LAS VEGAS, NEVADA 89120
(702) 739-5921 PHONE
(702) 739-5929 FAX
CONTACT: DEAN W. RASMUSON, P.E.



DESIGNED BY: ES	DRAWN BY: RWF	DATE: 12.13.02
CHECKED BY: ES	JOB NUMBER: 091-0001	BY: DATE
NO.	REVISION	

ABBREVIATIONS

TC	TOP OF CURB
FL	FLOWLINE
HP	HIGH POINT
TYP	TYPICAL
AC	ASPHALTIC CONCRETE
EX	EXISTING
BCR	BEGIN CURB RETURN
FG	FINISHED GRADE
ECR	END CURB RETURN
CL	CURVE LABEL (SEE CURVE TABLE)
LI	LINE LABEL (SEE LINE TABLE)
BVC	BEGIN VERTICAL CURVE
PVI	POINT OF VERTICAL INTERSECTION
EVC	END VERTICAL CURVE
GB	GRADE BREAK
LF	LINEAL FEET
INV	INVERT
DI	DROP INLET

ENGINEER'S ESTIMATED QUANTITIES

ON-SITE IMPROVEMENTS

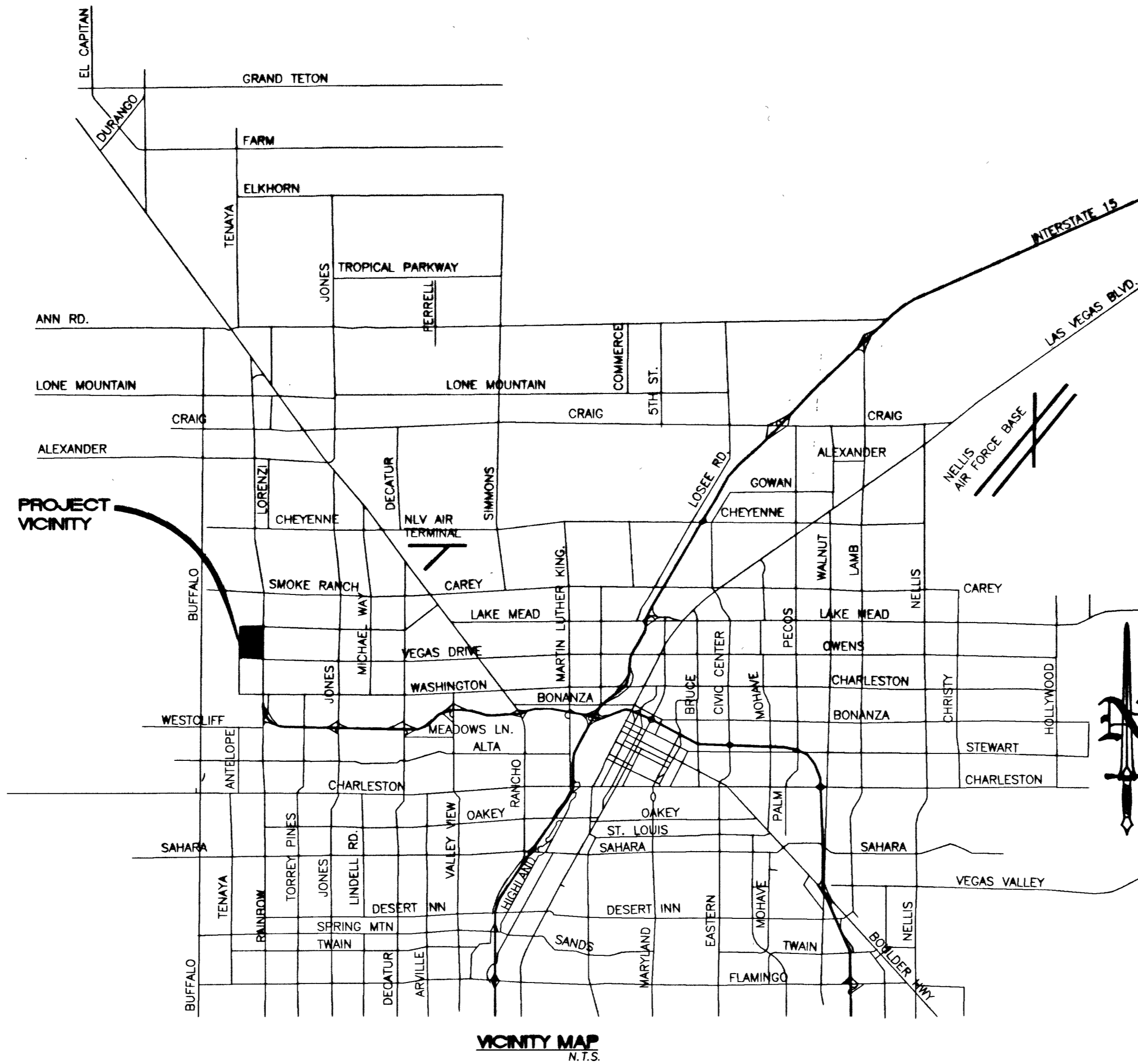
ITEM	(PRIVATE) QUANTITY
2" A.C. PAVEMENT	8,895 SY
3" A.C. PAVEMENT	11,275 SY
AGGREGATE BASE	5,990 CY
4" CURB	4,525 LF
1" CURB	3,967 LF
0" CURB (ADA)	70 LF
GUTTER	529 SF
8" CROSS GUTTERS	2,050 SF
COMMERCIAL DRIVES	3,600 SF
SIDEWALK	2,762 SF
STOP SIGN	3 EA

SEWER

ITEM	(PRIVATE) QUANTITY
48" SANITARY SEWER MANHOLE	1 EA
8" P.V.C. SEWER LINE	73 LF
6" P.V.C. SEWER LINE	312 LF
4" P.V.C. SEWER LINE	75 LF
SANITARY SEWER CLEAN OUT	3 EA

WATER

ITEM	(PRIVATE) QUANTITY
FIRE HYDRANT PER UDACS PLATE NO. 7	4 EA
8" P.V.C. WATER LINE (FIRE)	1,262 LF
3" P.V.C. WATERLINE (DOMESTIC)	299 LF
8" GATE VALVE	5 EA
8" DOUBLE CHECK DETECTOR ASSEMBLY PER UDACS #208	2 EA
8" Tee	4 EA
2" (DOM.) METER PER UDACS PLATE 10	2 EA
WITH 2" RPPA PER UDACS PLATE 11A	



VICINITY MAP
N.T.S.

INDEX OF DRAWINGS

- COVER SHEET
- GENERAL NOTES
- GRADING PLAN I
- GRADING PLAN II
- UTILITY PLAN
- FIRE DEPARTMENT/TRAFFIC CONTROL PLAN
- HORIZONTAL CONTROL PLAN
- DETAIL SHEET

APPROVALS

Charles K. Arnold 10/22/03
CHARLES K. ARNOLD JR. P.E. #1704
CITY OF LAS VEGAS CITY ENGINEER

APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHT-OF-WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION ON ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS EXCEPT THOSE SPECIFICALLY LISTED UNDER DEVIATIONS FROM STANDARD. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS CLARK COUNTY, NEVADA.

Margo Wheeler 10/16/03
M. MARGO WHEELER, AICP, CURRENT PLANNING MANAGER
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPARTMENT

2/2/03 10/16/03
CITY OF LAS VEGAS FIRE DEPARTMENT (SHEETS 2, 5, AND 6) DATE

N/A
CITY OF LAS VEGAS PUBLIC WORKS (SHEETS 2 AND 3) DATE

LAS VEGAS VALLEY WATER DISTRICT (SHEET 1, 2, 3, AND 4) DATE

Quanta Odideo 5-16-03
NEVADA POWER COMPANY
THE AFFIXED NEVADA POWER COMPANY APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

Russell L. Valero 5-15-03
SOUTHWEST GAS CORPORATION

Liisel Gonzalez 5/16/03
GOX COMMUNICATIONS SYSTEMS INC. LIISEL GONZALEZ DATE

Sprinkler 02-14-03
SPRINT
THE AFFIXED SPRINT NEVADA APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

NEVADA POWER COMPANY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NEVADA POWER COMPANY RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE FINAL DESIGN IS COMPLETED. THE NEW SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.

BASE OF BEARING

BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 22, T. 20S., R. 60E., M.D.M., CLARK COUNTY, NEVADA AS SHOWN UPON THE FINAL MAP ENTITLED TENAYA EAST NO. 18 FILED OF RECORD IN BOOK 47 PAGE 88 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA. SAID LINE BEARS S89°21'58"E.

BENCHMARK (CITY OF LAS VEGAS)

BEING CITY OF LAS VEGAS VERTICAL CONTROL BENCHMARK NO. 1LW00 235W06, A RIVET AND PLATE IN TOP OF CURB, NE RETURN RAINBOW BOULEVARD AND LAKE MEAD DRIVE.

PUBLISHED ELEVATION = 717.4304 METERS NAVD88 DATUM
CONVERTED ELEVATION = 2353.77 FEET NAVD88 DATUM.

LEGAL DESCRIPTION

BEING A PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 22, T. 20S., R. 60E., M.D.M., CLARK COUNTY, NEVADA.

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

Call before you Dig.
1-800-227-2909

Call before you Overhead.
1-702-583-8111

COVER SHEET
LAS VEGAS ATHLETIC CLUB
LAS VEGAS ATHLETIC CLUB

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

