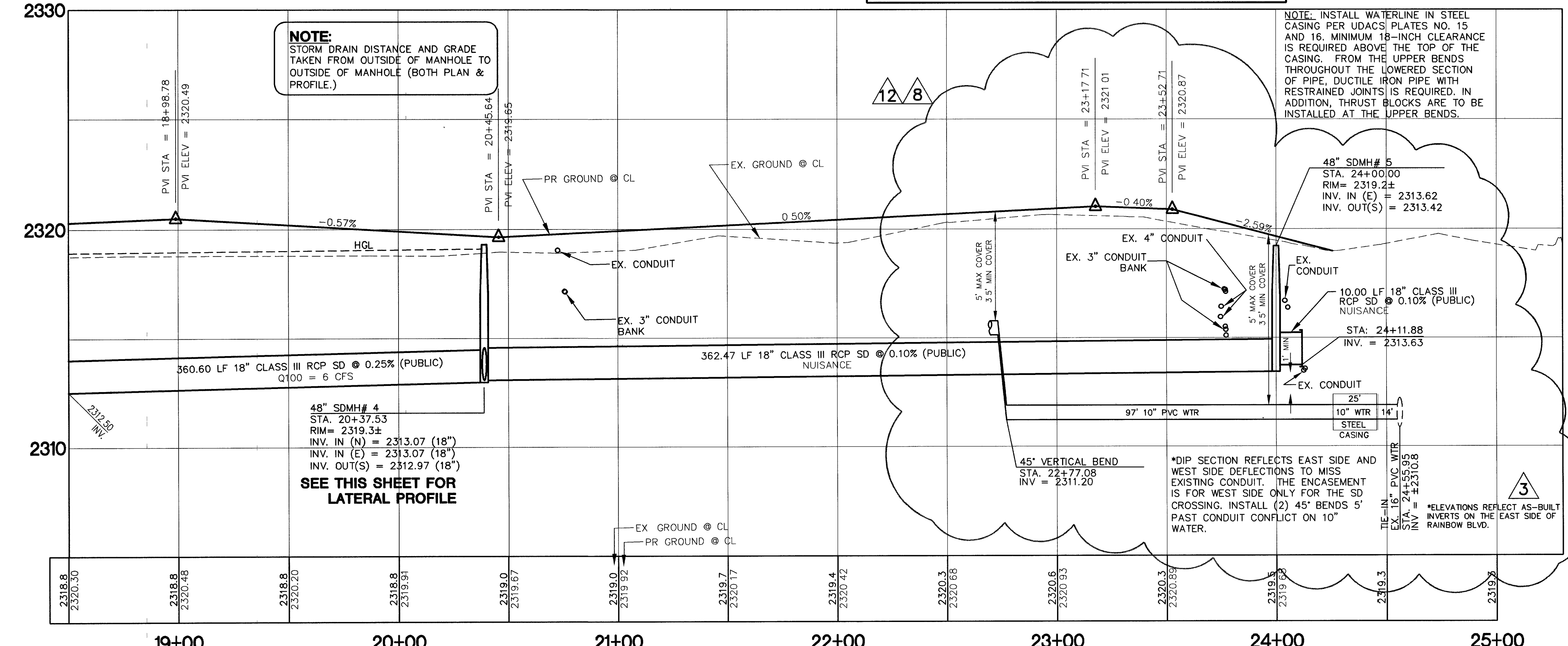
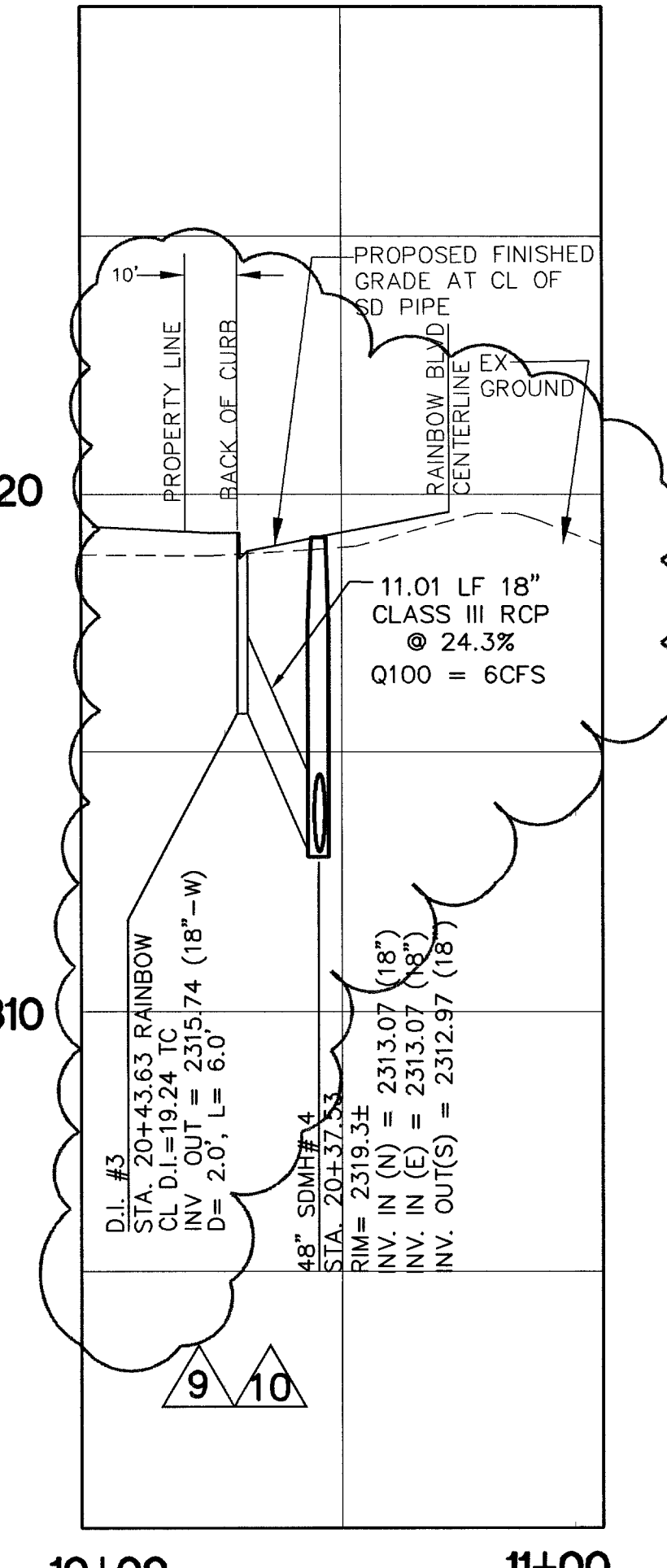
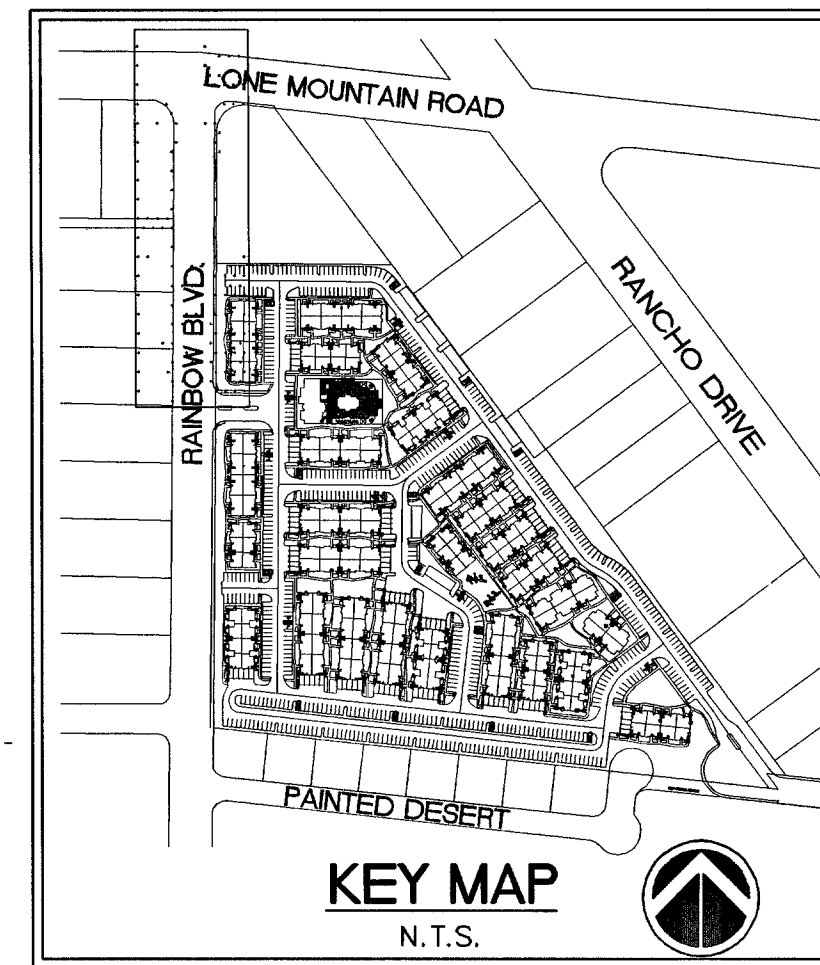
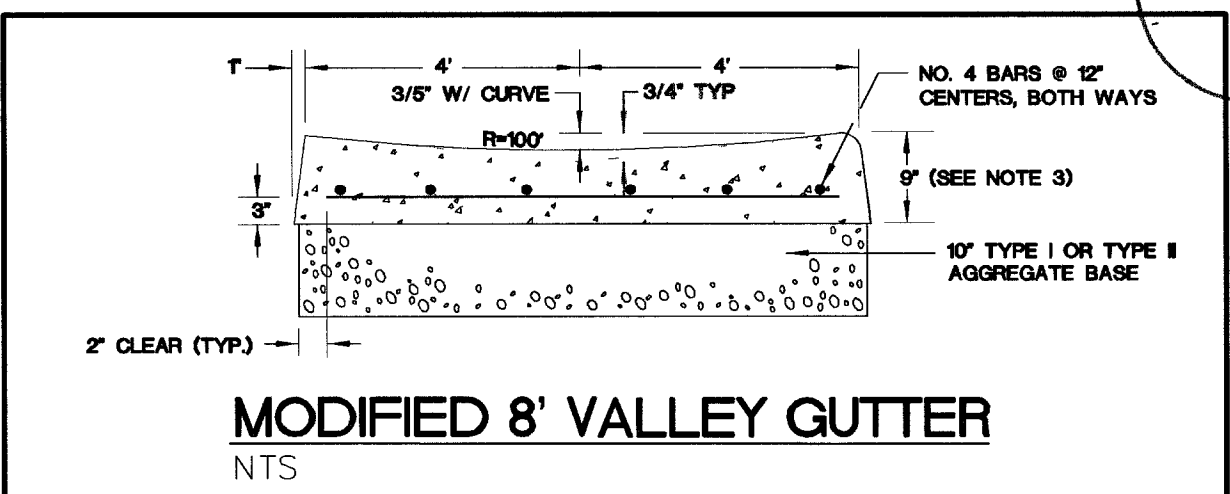
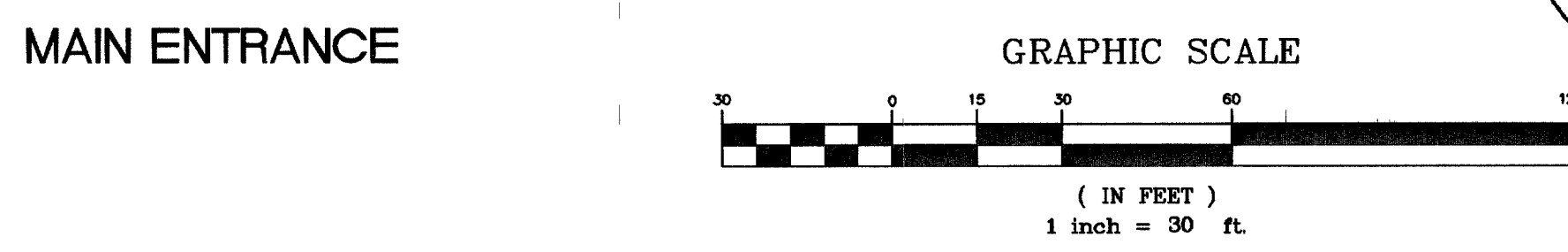
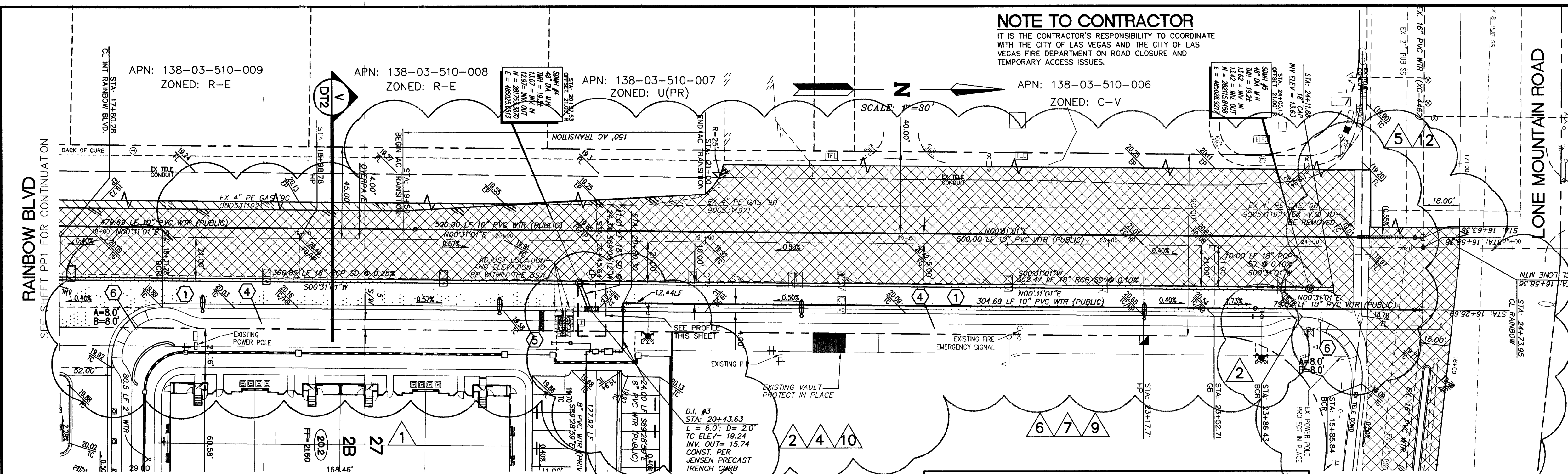




CAUTION TO CONTRACTOR !
EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING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

Call before you Dig.
1-702-593-6111
1-800-227-2600

BENCH MARK:
CITY OF LAS VEGAS BENCH MARK 1LV00 3NE6
CITY OF LAS VEGAS PIN AND PLATE IN THE TOP OF CURB, SOUTHWEST CORNER OF RAINBOW BOULEVARD AND RED COACH AVENUE NEAR THE PT OF RED COACH AVENUE.
NAVD '88 DATUM
ELEVATION = 2319.021 U.S. SURVEY FEET
ELEVATION = 706.839 METERS

BASIS OF BEARINGS:
THE BASIS OF BEARING FOR THIS SURVEY IS THE WESTERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, WHICH BEARS NORTH 00°31'01" EAST, AS PER MAP RECORDED IN BOOK 105, PAGE 58 OF PLATS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGEND
NEW AC
AC TO BE REMOVED AND REPLACED
AC TO BE REMOVED

APPROVED FOR CONSTRUCTION
1ST APPROVED 11/15/05
DATE

GENERAL NOTES
1. SEE IMPROVEMENT PLANS FOR STREET SECTIONS AND DETAILS. SEE HORIZONTAL CONTROL FOR EXACT BEARINGS AND DISTANCES.
2. THE QUANTITIES SHOWN HEREON ARE ESTIMATES ONLY AND ARE NOT TO BE USED FOR BIDDING PURPOSES.
3. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4. ALL GRADING WORK TO CONFORM TO SOILS REPORT BY OWENS GEOTECHNICAL DATED: MARCH 22, 2004 JOB NO. E-04-049
5. ADD 2300 TO ALL GRADES SHOWN HERE ON.
6. FINISH GRADING AROUND EACH BUILDING SHALL BE GRADED 2% MINIMUM AWAY FROM THE FINISHED FLOOR PER THE GEOTECHNICAL REPORT AND THE DETAIL SHOWN ON SHEET 4.
7. SEE SHEET C3 FOR C.L.V. GRADING NOTES.
8. SEE HORIZONTAL CONTROL PLAN FOR CURVE DATA TABLE.

CONSTRUCTION NOTES
1. CONST. "L" TYPE CURB PER C.C. AREA STD. DWG. #216, SHEET 40
2. CONST. 8" CROSS GUTTER PER C.C. AREA STD. DWG. #228, SHEET 40
3. CONST. "L" TYPE ISLAND CURB PER C.C. STD. DWG. #219, SHEET 40
4. CONST. 5" WIDE CONC. SIDEWALK PER C.C. AREA STD. DWG. #234, SHEET 40
5. CONST. SIDEWALK UNDER DRAIN PER C.C. AREA STD. DWG. #236, SEE SHEET 40
6. CONST. CASE 1 HANDICAP RAMP PER C.C. AREA STD. DWG. #235, SHEET 40

OFFSITE WORK

OVATION DEVELOPMENT
1175 AMERICAN PACIFIC DRIVE, SUITE F
HENDERSON, NEVADA 89074
CONTACT: JAN GOYER (702) 990-2325

DESIGNING FOR THE FUTURE
PLANNERS • CONSULTING ENGINEERS • SURVEYORS
1009 WHITNEY PANCH DRIVE • HENDERSON, NEVADA 89014 • (702) 248-6415

REVISIONS

REV	DATE	BY	DESCRIPTION
1	11/15/05	BRK	ADJUST 10" WTR TO AVOID UTILITY CONFLICT, ADJUST SD & SO
2	11/15/05	BRK	ADJUST 10" WTR TO AVOID UTILITY CONFLICT, ADJUST SD & SO
3	11/15/05	BRK	ADJUST 10" WTR TO AVOID UTILITY CONFLICT, ADJUST SD & SO
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