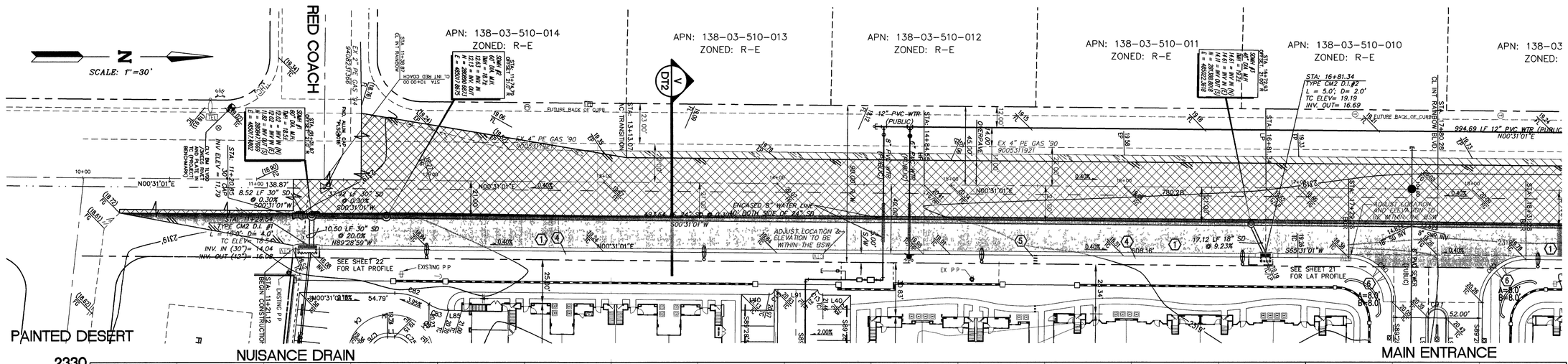
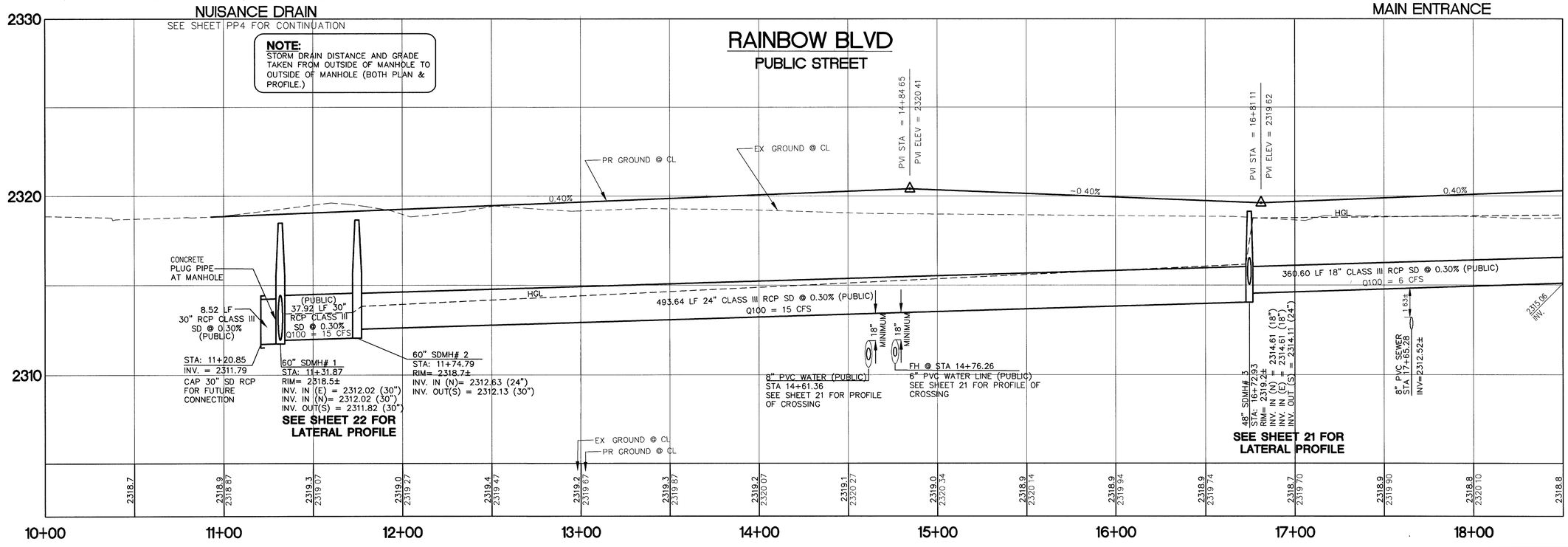




OFFSITE WORK

PROFILE SCALE:

HORIZONTAL: 1" = 30'
VERTICAL: 1" = 3'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND

- NEW AC
- AC TO BE REMOVED AND REPLACED
- AC TO BE REMOVED
- OFFSITE IMPROVEMENTS

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, SHEET 40
6. CONST. CASE I HANDICAP RAMP PER C.C. AREA STD. DWG. #235, SHEET 40

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT DATE

GENERAL NOTES

1. SEE IMPROVEMENT PLANS FOR STREET SECTIONS AND DETAILS SEE HORIZONTAL CONTROL FOR EXACT BEARINGS AND DISTANCES.
2. THE QUANTITIES SHOWN HERON ARE ESTIMATES ONLY AND ARE NOT TO BE USED FOR BIDDING PURPOSES.
3. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DESCREPANCIES 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.

BENCH MARK:

CITY OF LAS VEGAS BENCH MARK 1LV00 3NEE6

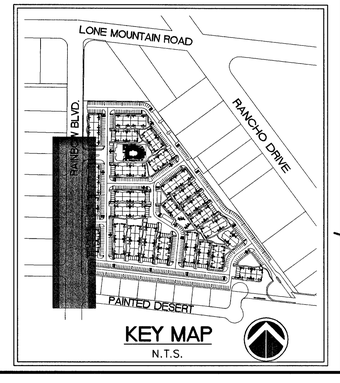
CITY OF LAS VEGAS PIN AND PLATE IN THE TOP OF CURB, SOUTHWEST CORNER OF RAINBOW BOULEVARD AND RED COACH AVENUE NEAR THE PT OF RED COACH AVENUE

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.



KEY MAP
N.T.S.

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. 78307

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY
CALL BEFORE YOU DO OVERHEAD
1-702-593-6111
NEVADA POWER ENVIRONMENT & SAFETY SERVICES DEPARTMENT

Call before you Dig.
1-800-227-2600
UNDERGROUND SERVICE (USA)

REV	DATE	BY	REVISION

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

VPOINT
DESIGNING FOR THE FUTURE
PLANNERS · CONSULTING ENGINEERS · SURVEYORS
1009 WHITNEY RANCH DRIVE · HENDERSON, NEVADA 89014 · (702) 248-8415

SHEET: STREET AND UTILITY PLAN AND PROFILE RAINBOW BLVD - STA: 10+00 TO 18+50

TITLE: LONE MOUNTAIN APARTMENTS

DRAWN BY: RCH — APRIL 2004
DESIGNED BY: REH — APRIL 2004
CHECKED BY: P.E. — APRIL 2004
PROJECT NO: 662-E169
SCALE: 1" = 30' HOR.

REGISTERED PROFESSIONAL ENGINEER-STATE OF NEVADA
PETER J. LAAS
Exp:12/31/05
CIVIL
No. 14444
3/24/05

SHEET PP1
19 OF 41 SHEETS

DRAWING NO. 107V4322