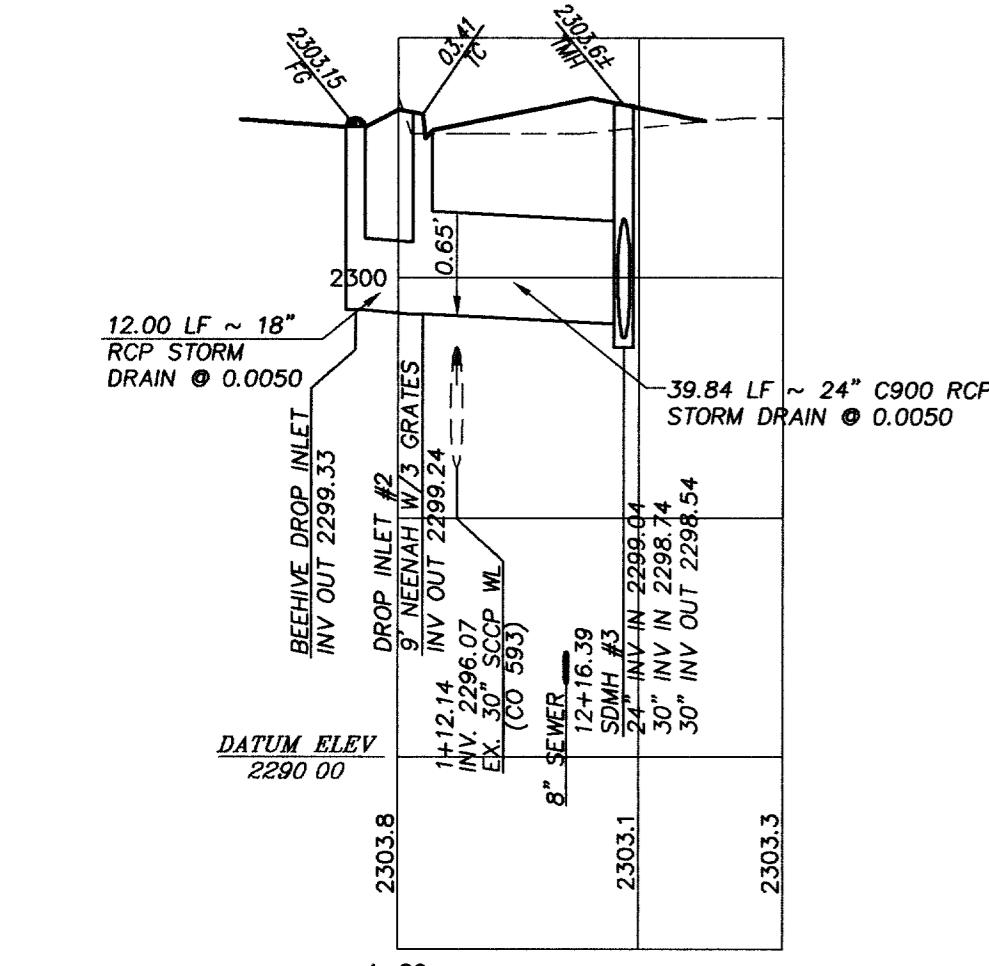
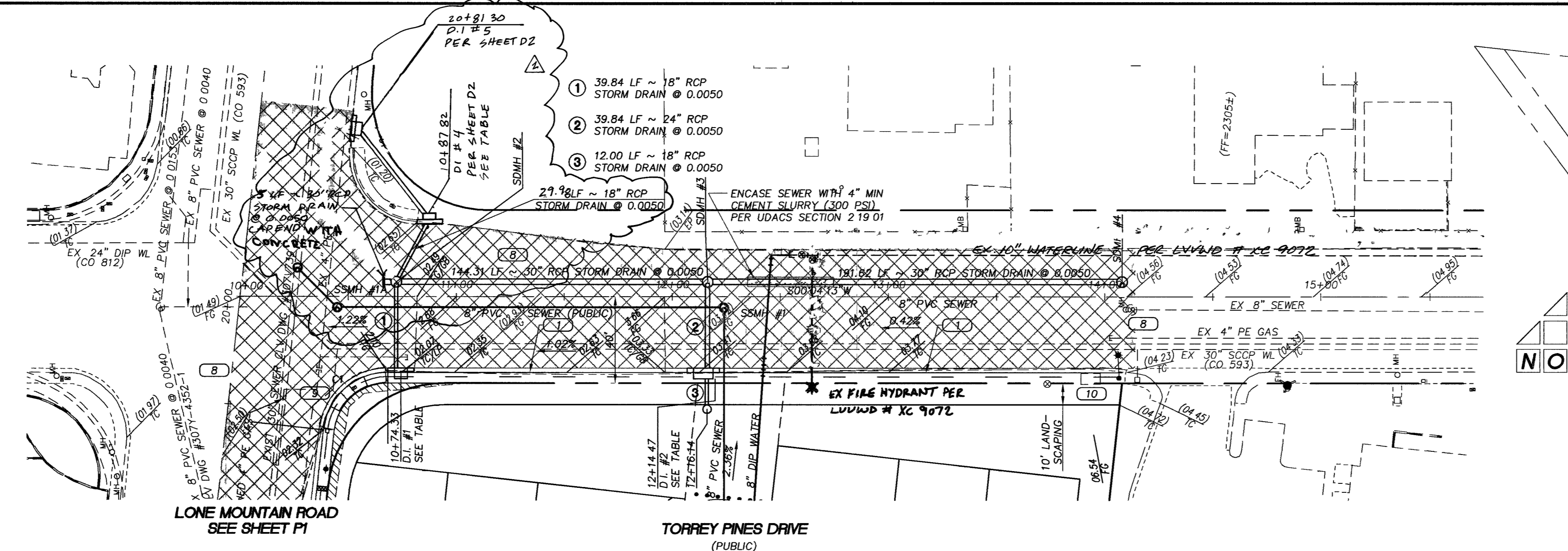


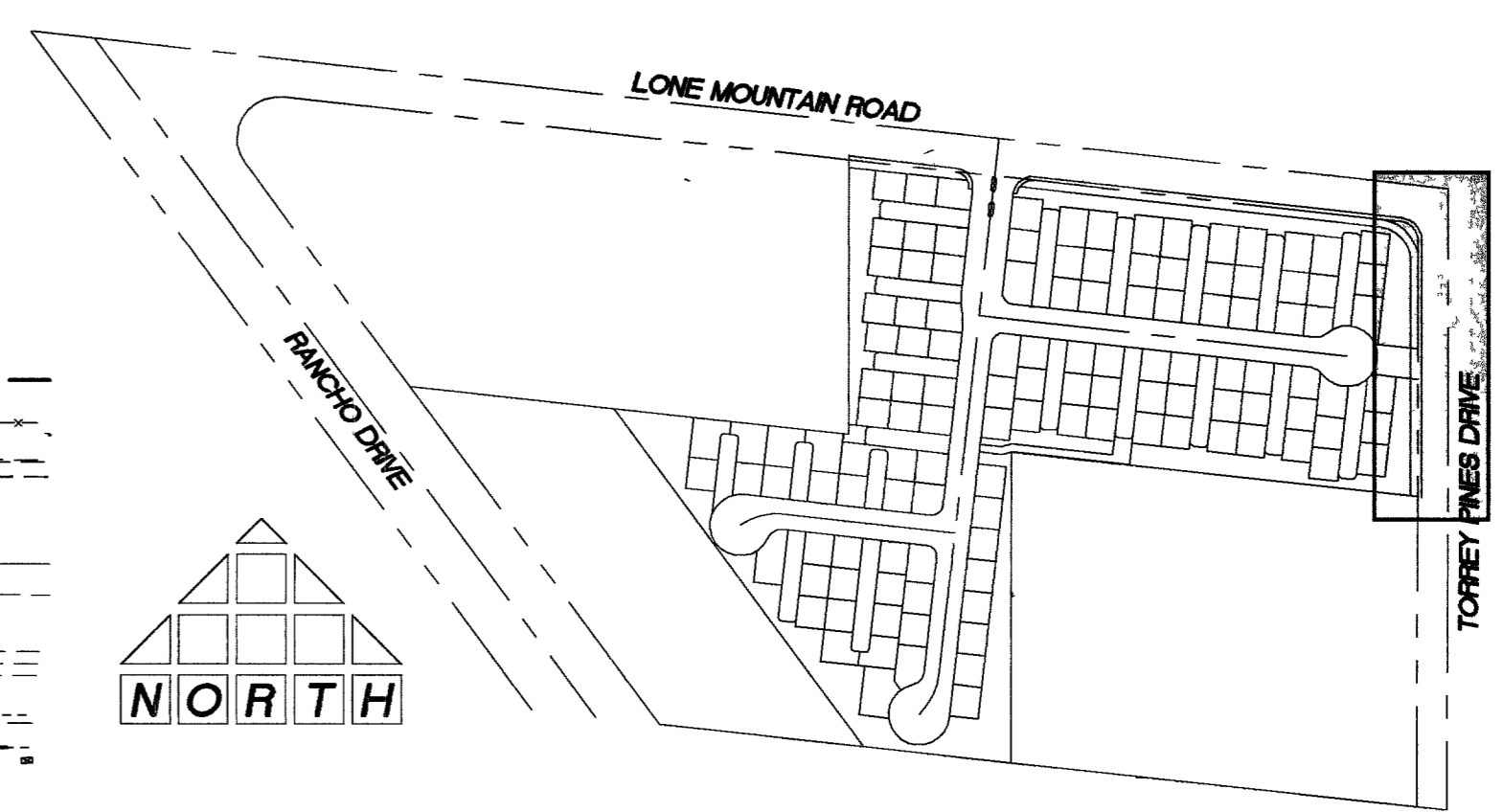
STORM DRAIN LATERAL #1



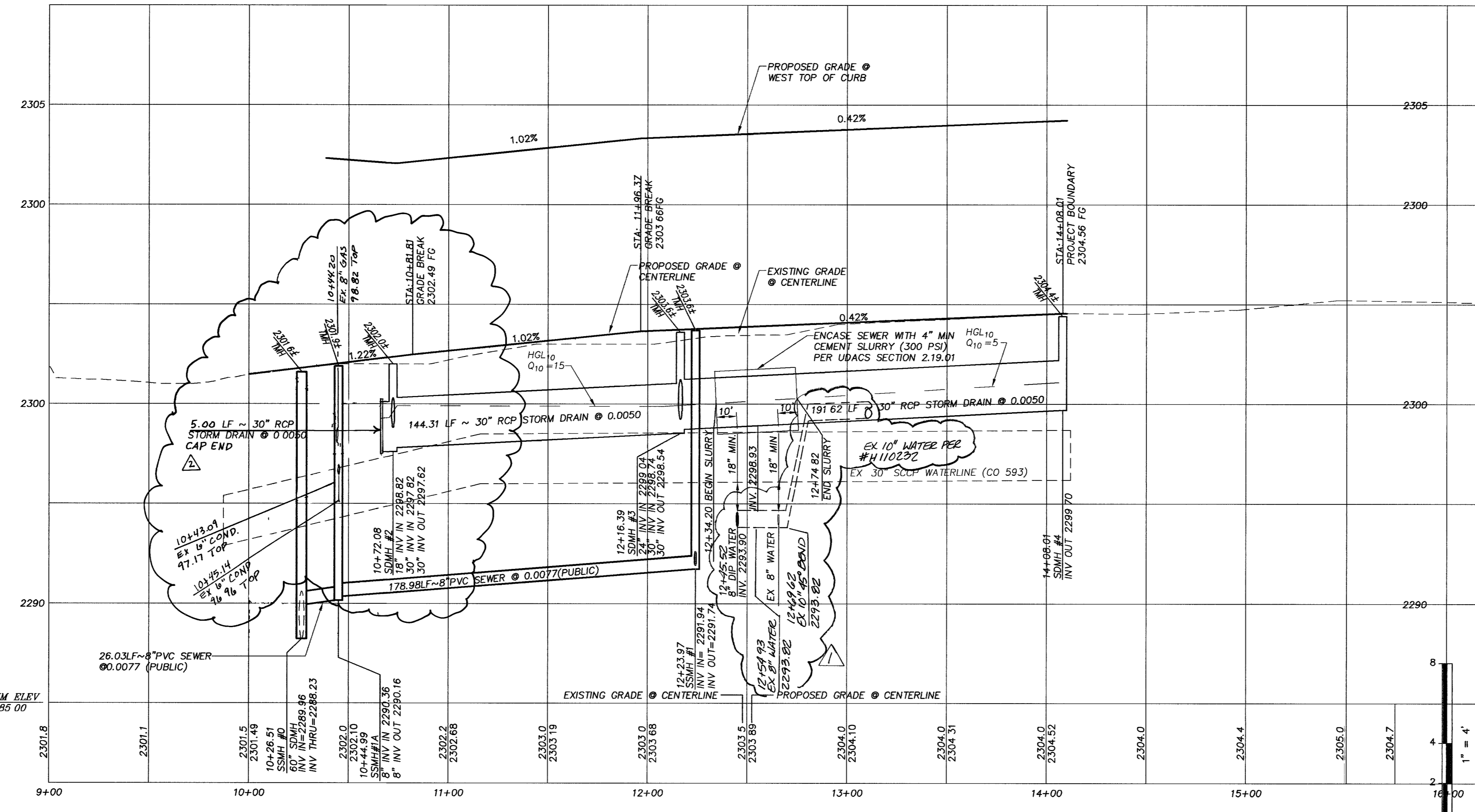
STORM DRAIN LATERAL #2



TORREY PINES DRIVE (PUBLIC)



KEYMAP NOT TO SCALE



TORREY PINES DRIVE (PUBLIC)

LEGEND

- PROPERTY LINE / RIGHT-OF-WAY
- "L" TYPE CURB AND GUTTER
- "A" TYPE CURB
- EXISTING CURB AND GUTTER
- PROPOSED WATER LINE (SIZE AS SHOWN)
- PROPOSED SEWER LINE (SIZE AS SHOWN)
- - - EXISTING UTILITY (AS SHOWN)
- CROSS GUTTER
- HANDICAP RAMP
- PROPOSED PAVEMENT AREA
- EXISTING PAVEMENT TO BE REMOVED AND REPLACED
- XX XX PROPOSED ELEVATION (DESCRIPTION AS SHOWN)
- XX XX EXISTING ELEVATION (DESCRIPTION AS SHOWN)
- XX XX FUTURE DESIGN ELEVATION (DESCRIPTION AS SHOWN)
- 10 LOT NUMBER

CONSTRUCTION NOTES

- 1) CONSTRUCT "L" TYPE CURB AND GUTTER PER CCASD 216
- 2) CONSTRUCT "A" TYPE CURB PER CCASD 219
- 3) CONSTRUCT CROSS GUTTER PER CCASD 228
- 4) CONSTRUCT 5" SIDEWALK PER CCASD 234
- 5) CONSTRUCT SIDEWALK UNDERDRAIN PER CCASD 236
- 6) CONSTRUCT SIDEWALK RAMP PER CCASD 235 CASE1 A=B, B=A UNLESS NOTED OTHERWISE
- 7) CONSTRUCT DEPRESSED CURB PER CCASD 227
- 8) SAWCUT AND MATCH EXISTING CENTERLINE
- 9) REMOVE AND RECONSTRUCT CURB, GUTTER AND SIDEWALK
- 10) ADJUST EXISTING UTILITY TO GRADE
- 11) CONSTRUCT WROUGHT IRON FENCE PER CLV DWG 421 PER DETAIL ON SHEET D2
- 12) CONSTRUCT BEEHIVE DROP INLET PER CCASD 416
- 13) CONSTRUCT DRAINAGE EASEMENT PER CLV DWG 421 PER DETAIL ON SHEET D2

NOTE:

INSTALL PIPELINE MARKER BALLS IN TRENCH ABOVE EACH HORIZONTAL ELBOW FITTING, PER UDACS PLATE NO. 27. ESN.062

CONTROLLED LOW STRENGTH MATERIAL (CLSM)

Protect waterlines in place. Wherever a waterline is above a storm drain or sewer where compaction requirements under a waterline cannot be met, backfill trench with Class I / Class II controlled low strength material (CLSM) to the springline of the waterline. This requirement is for structural support only. Additional health regulations may apply per UDACS 2.19 ESN042

BASIS OF BEARINGS

SOUTH 00°41'13" WEST BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN ON THE MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA IN FILE 99 OF PARCEL MAPS, AT PAGE 42.

BENCHMARK

CLV #0000 2NNW6
RIVET AND PLATE IN TOP OF CURB @ SE CORNER OF LONE MOUNTAIN AND RANCHO.
ELEVATION (NAVD 88): 706.7908 METERS
2318.86 FEET

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	43.85'	30.00'	26.89'	83°45'03"
C2	39.27'	25.00'	25.00'	90°00'00"
C3	39.27'	25.00'	25.00'	90°00'00"
C4	9.42'	3.00'	---	180°00'07"
C5	26.54'	100.00'	13.35'	157°21'3"
C6	26.54'	100.00'	13.35'	157°21'3"
C7	23.56'	15.00'	15.00'	90°00'00"
C8	23.56'	15.00'	15.00'	90°00'00"
C9	16.97'	20.00'	9.03'	48°36'43"
C10	195.96'	40.50'	35.69'	277°13'25"
C11	23.56'	15.00'	15.00'	90°00'00"
C12	23.56'	15.00'	15.00'	90°00'00"
C13	24.85'	20.00'	14.32'	71°11'49"
C14	177.56'	40.50'	56.57'	251°11'49"
C15	24.85'	20.00'	14.32'	71°11'49"
C16	177.56'	40.50'	56.57'	251°11'49"

DROP INLET DATA				
NUMBER	TYPE	NO. GRATES	LENGTH	DEPTH
1	NEENAH	2	6'	2.23'
2	NEENAH	3	9'	3.29'
3	BEEHIVE	---	---	3.65'
4	NEENAH	2	6'	3.24'

Call before you Dig
1-800-227-2600
UNDERGROUND UTILITY SERVICES DEPARTMENT

Call before you Overhead
1-702-593-6111
NEVADA POWER CORPORATION
SAFETY SERVICES DEPARTMENT

Call before you UnderGround
1-702-455-7511
1-702-229-6611

770056 711968 820321 1605

DESIGNED BY: [Signature]
CHECKED BY: [Signature]
PROJECT NO: 001.04015
REVISION: [Table]

THOMSON CONSULTING ENGINEERS
3161 E. WARM SPRINGS ROAD, SUITE 200
LAS VEGAS, NEVADA 89120
702-932-6125 FAX: 702-932-6129

RICHMOND AMERICAN HOMES
LONE MOUNTAIN / TORREY PINES
PLAN AND PROFILE
TORREY PINES DRIVE

Professional Engineer Seal for Joshua N. Owen, Civil Engineer, No. 15748, State of Nevada, Exp. 12/31/05.
SHEET P2 OF 21
DATE: 2/28/05
DRAWING NO: 107448514