

BASIS OF BEARINGS

NORTH 89°56'24" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN ON A MAP ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AS FILE 107, PAGE 31 OF SURVEYS.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 8LV90 20C4-RIVET AND PLATE IN CONCRETE CYLINDER AT SOUTHEAST CORNER OF DEER SPRINGS AND EL CAPITAN.
ELEVATION = 784.0642 METERS (2572.38 FEET) NAVD '88 DATUM.

GENERAL NOTES

1. ALL CURB SHALL BE TYPE "L" PER U.S.D. #216.
2. ASPHALT SHALL BE 3" THICK.
3. BASE SHALL BE 4"-5" TYPE II COMPACTED TO 95% MOD. PROCTOR.
4. CONTRACTOR TO COORDINATE WITH CONTRACTORS FOR MONTECITO LIFESTYLE CENTER.

KEY NOTES - CONSTRUCTION

1. 2' OVERPAVE.
2. SAWCUT PAVEMENT AT CENTERLINE AND MATCH EXISTING.
3. INSTALL AMENITY ZONE TREATMENT PER DETAIL 2, SHEET D1.
4. INSTALL HANDICAP RAMP PER STD 235 CASE 1 AND DETAIL 2, SHEET D1.
5. INSTALL SW
6. INSTALL SIDEWALK TREATMENT PER STD 234 AND DETAIL 2, SHEET D1
7. CONSTRUCT SPANDRAL TO COMPLETE CROSS GUTTER.

KEY NOTES - WATER

1. REMOVE CAP & B.O. PER UDACS PLATE 4A, NOTE 1 AND CONNECT TO EXISTING STUB.
2. INSTALL FIRE HYDRANT ASSEMBLY AND FUTURE WATER STUB PER DETAIL 4, SHEET D1.
3. INSTALL 10" CAP WITH 2" BLOW OFF PER UDACS PLATE 4.
4. 10" TEE.
5. 10"x8" TEE.

LEGEND

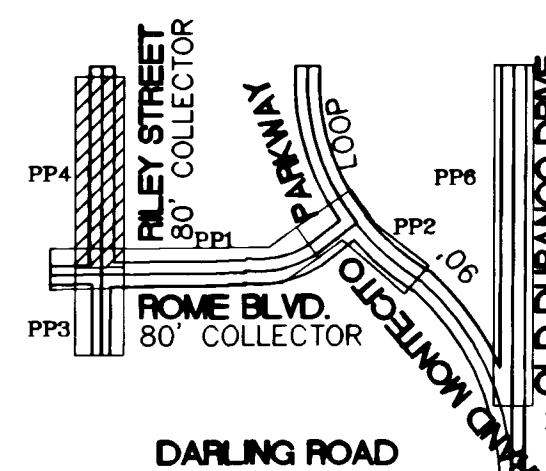
- PROPERTY LINE / RIGHT-OF-WAY
- "L" TYPE CURB
- EXISTING IMPROVEMENTS
- ROADWAY CENTERLINE
- SL CONDUIT
- R1-1 STOP SIGN
- TEE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- BLOW OFF AND CAP
- WHEELCHAIR RAMP
- PROPOSED ELEV (DESCRIPTION AS SHOWN)
- EXISTING ELEV (DESCRIPTION AS SHOWN)
- SLOPE PERCENTAGE AND DIRECTION
- EXIST SEWER MANHOLE
- EXIST WATER VALVE
- SECTION ARROW

ABBREVIATIONS

- TC-TOP OF CURB
- FL-FLOW LINE
- FG-FINISHED GRADE
- EXIST-EXISTING
- APPROX-APPROXIMATE
- ELEV-ELEVATION

THIS GRADING PLAN CONFORMS TO THE APPROVED DRAINAGE STUDY FILED WITH THE CITY OF LAS VEGAS FLOOD CONTROL.

James D. Kelley 9/12/03
JAMES D. KELLEY, P.E. 15699 DATE



DARLING ROAD
KEY MAP
NOT TO SCALE

James D. Kelley
CITY OF LAS VEGAS

LAS VEGAS VALLEY WATER DISTRICT

DATE
9/19/03

MONTECITO TOWN CENTER, LLC
MONTECITO TOWN CENTER SOUTH
RILEY STREET PLAN AND PROFILE

RECOMMENDED BY
James D. Kelley
JAMES D. KELLEY, P.E.
No. 15699
CIVIL
9/12/03
SHEET
PP4
5 OF 15
711.01090
CLV DRAWING #
1070502

CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	39.29	25.00	25.02	90°02'29"

APN 125-20-802-003
OWNER: HOLLIER BARBARA ANN TRUST
900 N. IBLICK DRIVE
LAS VEGAS, NV 89108
UNDEVELOPED

APN 125-20-803-001
OWNER: MONTECITO TOWN CENTER LLC
6600 W. CHARLESTON BLVD #124
LAS VEGAS, NV 89146
UNDEVELOPED

APN 125-20-703-003
OWNER: MONTECITO TOWN CENTER LLC
6600 W. CHARLESTON BLVD #124
LAS VEGAS, NV 89146
UNDEVELOPED

APN 125-20-703-001
OWNER: MONTECITO TOWN CENTER LLC
6600 W. CHARLESTON BLVD #124
LAS VEGAS, NV 89146
UNDEVELOPED

CONDITIONAL APPROVAL OF VALVED OUTLET (6" OR LARGER)

THE WATER PLANS SHOW ONE OR MORE VALVED OUTLETS EXTENDING OUT OF PAVED AREAS. INSTALLATION OF THESE OUTLETS IS ACCEPTABLE; HOWEVER, IF THE OUTLETS ARE INCORRECTLY LOCATED OR NOT USED FOR ANY REASON WHEN THE PROPERTY IS ACTUALLY DEVELOPED, THE DEVELOPER SHALL ABANDON THE OUTLETS AT THE CONNECTION TO THE ACTIVE MAIN IN ACCORDANCE WITH THE DISTRICT'S STANDARDS, AND AT THE DEVELOPER'S EXPENSE. APPROVAL OF THE VALVED OUTLET DOES NOT PROVIDE OR IMPLY A WATER COMMITMENT

ALL SEWER/STORM DRAINS CROSSING WATER LINES MUST CONFORM TO SECTION 2.19 OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS) FOR WATER AND STORM MAIN CROSSINGS AND CLEARANCES.

NOTE:

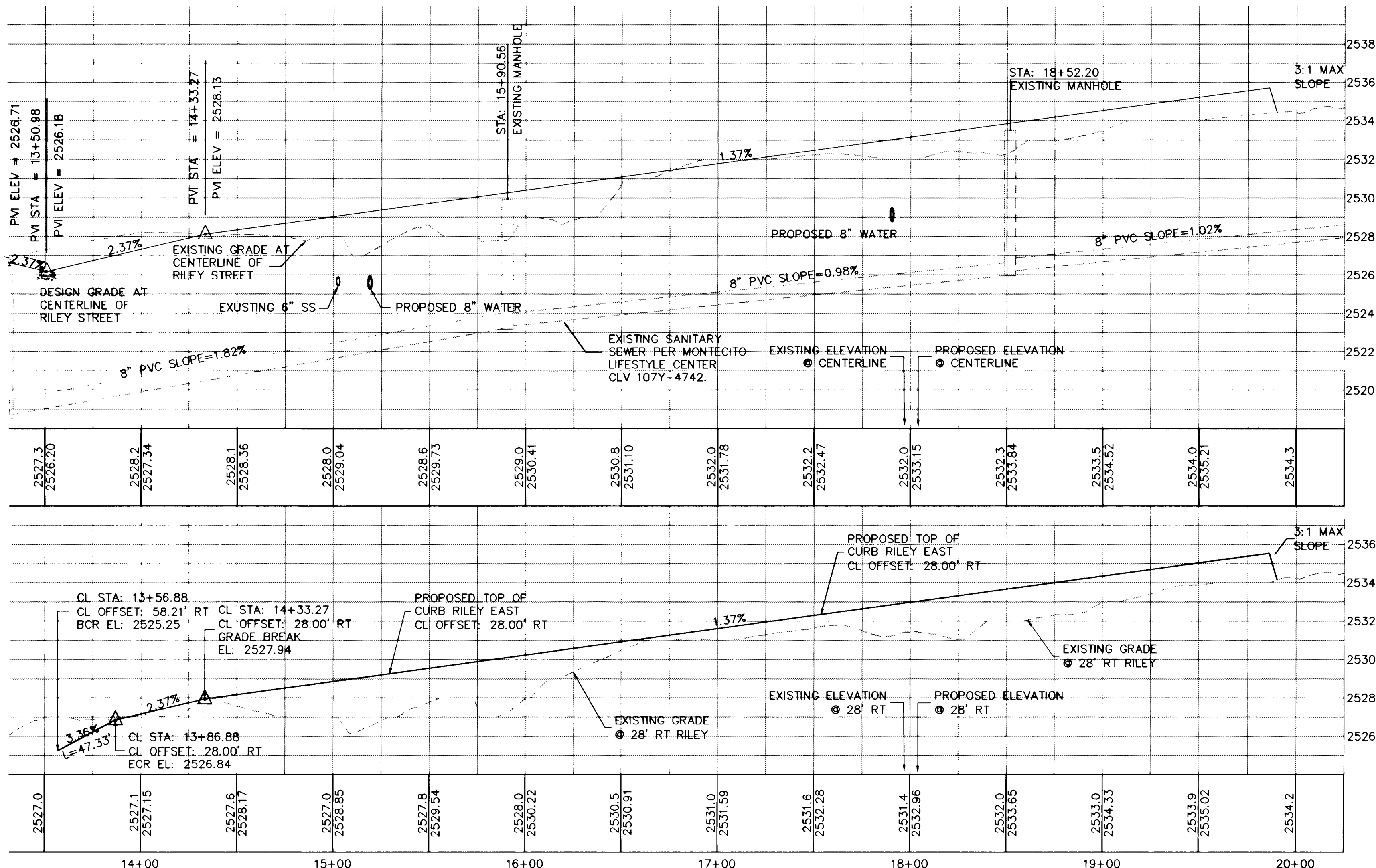
INSTALL PIPELINE MARKER BALLS IN TRENCH ABOVE EACH HORIZONTAL ELBOW FITTING, PER UDACS PLATE NO. 27.

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 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
1-800-287-2809
UNDERRAILING SERVICE (USA)

Call before you Overhead
1-702-963-6111



RILEY STREET PROFILE (PUBLIC) TOP-FINISHED GRADE CL RILEY, BOTTOM-TOP OF CURB RILEY EAST
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'