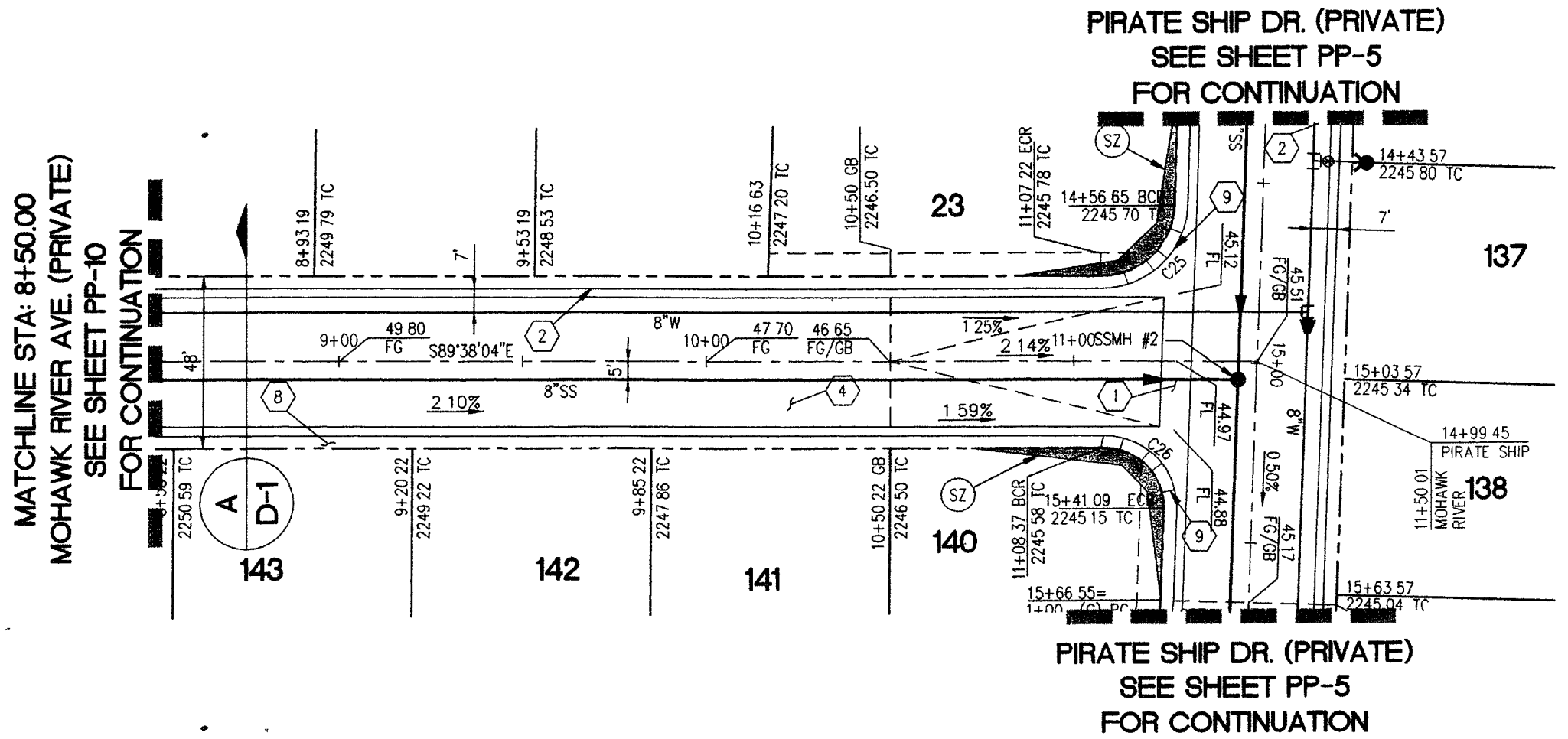
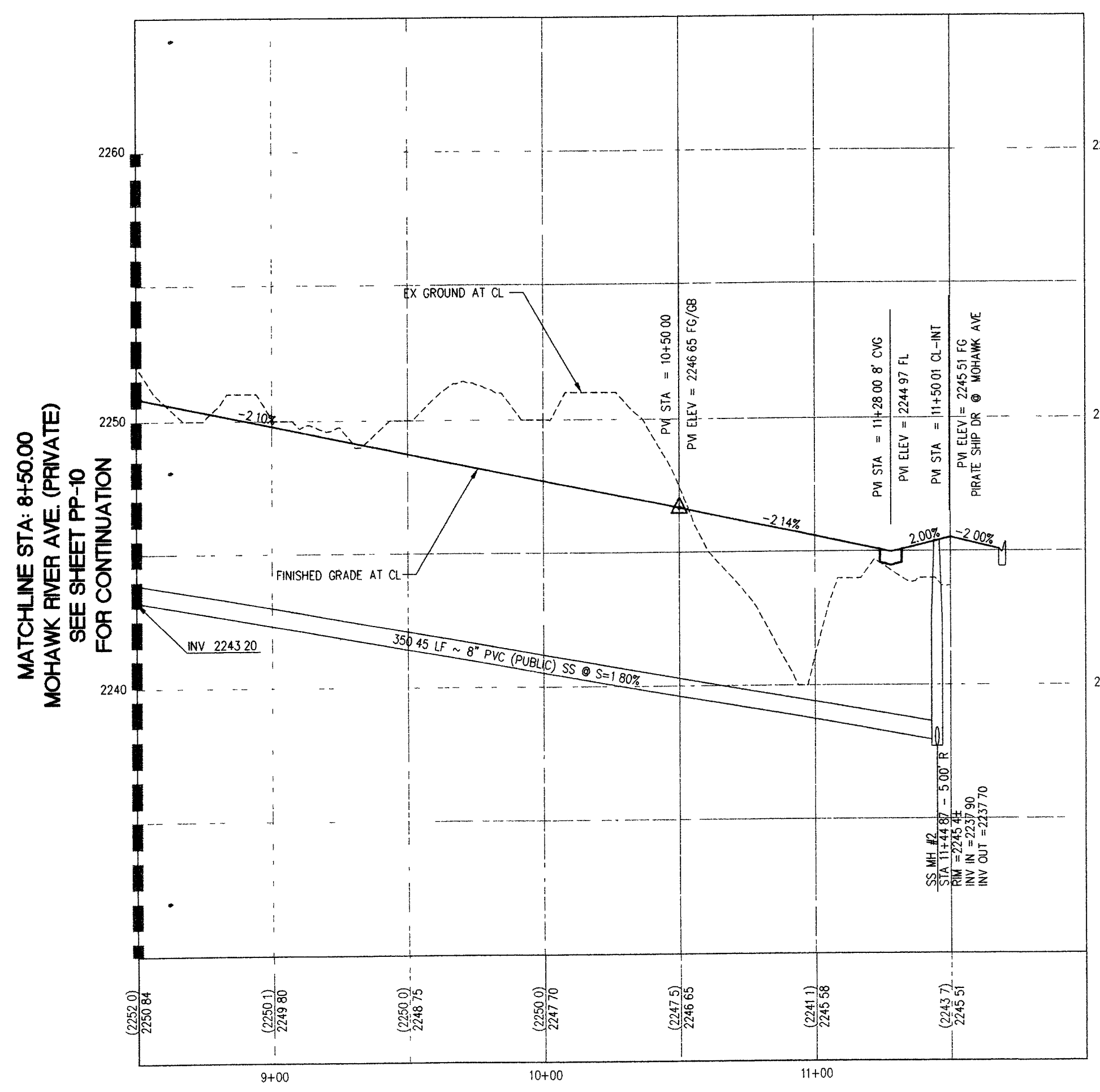
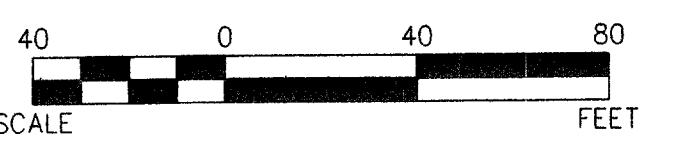




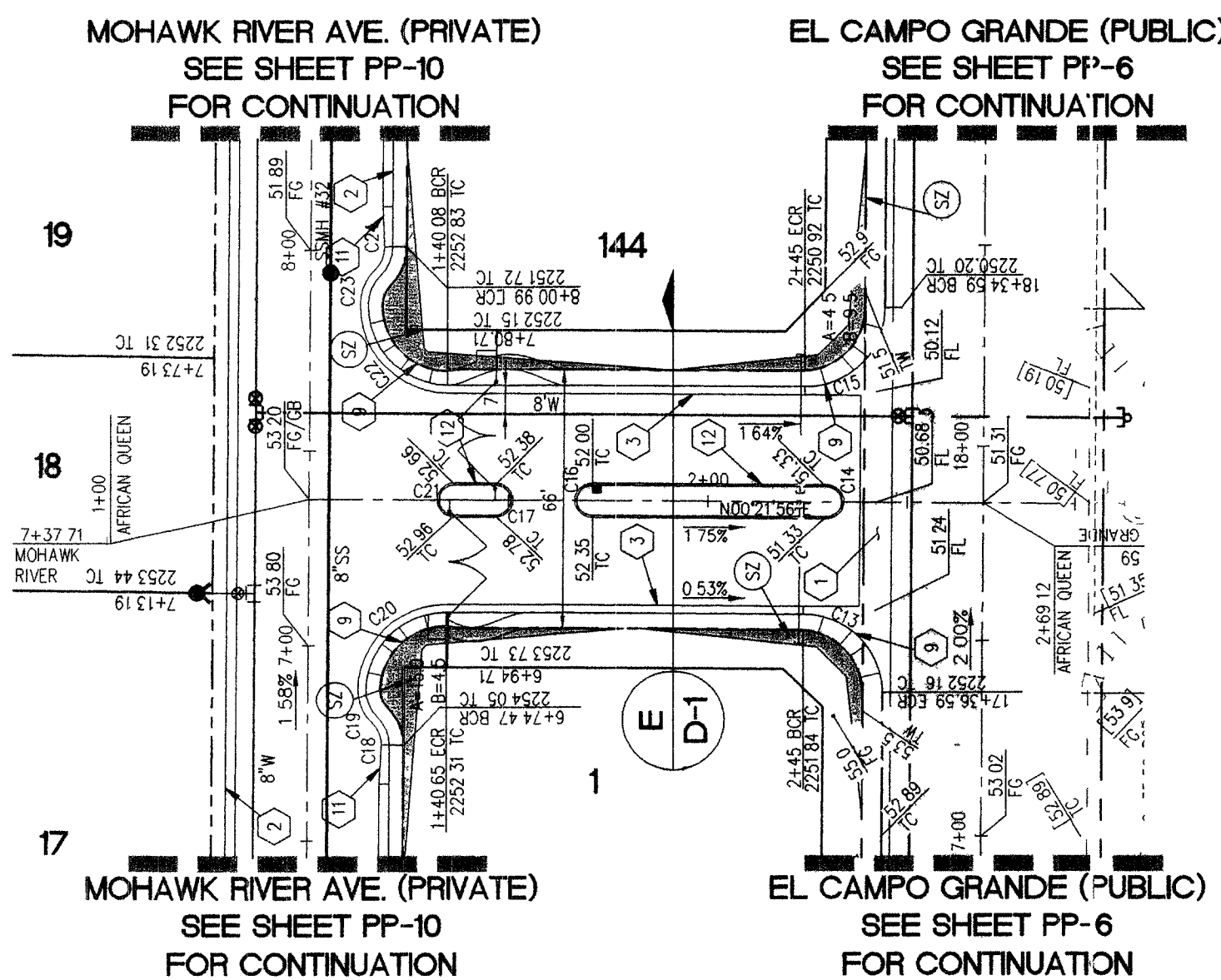
PLAN - MOHAWK RIVER AVE. (PRIVATE)

HOR 1"=40'



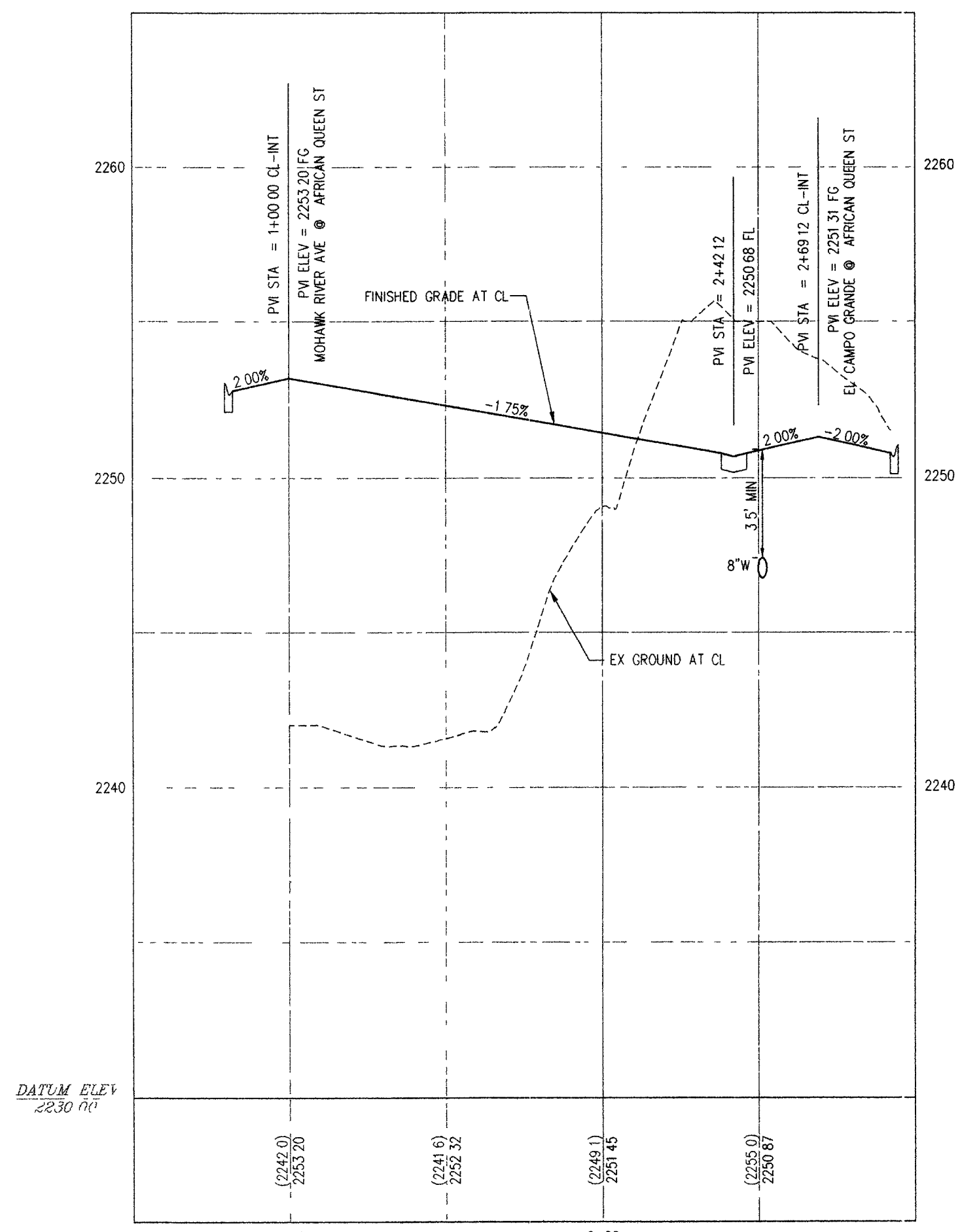
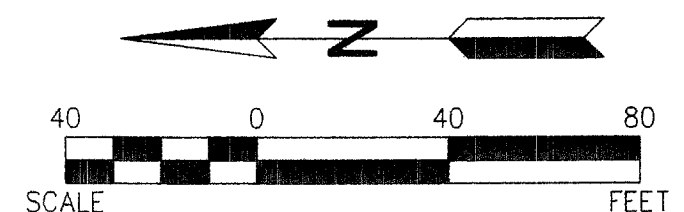
PROFILE - MOHAWK RIVER AVE. (PRIVATE)

HOR 1"=40'
VERT 1"=4'



PLAN - AFRICAN QUEEN ST. (PRIVATE)

HOR 1"=40'



PROFILE - AFRICAN QUEEN ST. (PRIVATE)

HOR 1"=40'
VERT 1"=4'

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C13	20.00	31.42	20.00	90°00'00"
C14	4.00	12.57	INFINITE	180°00'00"
C15	20.00	31.42	20.00	90°00'00"
C16	4.00	12.57	INFINITE	180°00'00"
C17	4.00	12.57	INFINITE	180°00'00"
C18	10.00	7.92	4.18	45°23'39"
C19	10.00	7.92	4.18	45°23'39"
C20	20.00	31.42	20.00	90°00'00"
C21	4.00	12.57	INFINITE	180°00'00"
C22	20.00	31.42	20.00	90°00'00"
C23	10.00	7.92	4.20	45°34'23"
C24	10.00	7.92	4.20	45°34'23"
C25	23.50	36.26	22.86	88°24'33"
C26	20.00	31.97	20.56	91°35'27"

- CONSTRUCTION NOTES**
- CONSTRUCT 8" WIDE CROSS CUTTER PER USD NO. 228
 - CONSTRUCT ROLL CURB PER MODIFIED 30" ROLL TYPE CURB AND CUTTER DETAIL, SHEET D-2
 - CONSTRUCT "L" TYPE CURB PER USD NO. 216
 - CONSTRUCT 2" AC ON 9" TYPE II AGG. BASE
 - CONSTRUCT 3.5" AC ON 12" TYPE II AGG. BASE
 - CONSTRUCT 5.5" AC ON 23" TYPE II AGG. BASE
 - TRANSITION TO 0" CURB
 - CONSTRUCT 3.5" WIDE BY 5" THICK CONCRETE SIDEWALK ON 5" MIN TYPE II AGGREGATE BASE UNDER SIDEWALK PER USD NO. 234
 - CONSTRUCT CONCRETE SIDEWALK RAMPS USE ARMOR TILE TRUNCATED DOWNS OR EQUIV. PER USD NO. 235, CASE I, A = 8'0" AND B = 8'0" UNLESS OTHERWISE NOTED
 - CONSTRUCT 5" WIDE BY 4" THICK SIDEWALK PER USD NO. 234
 - CONSTRUCT 10" TRANSITION FROM ROLL CURB TO "L" CURB SEE DETAIL B, SHEET G-5
 - CONSTRUCT "A" TYPE CURB PER USD NO. 219
 - CONSTRUCT 24" SIDEWALK UNDERDRAIN PER USD NO. 236
 - SAW CUT CLEAN EDGE EX. ASPHALT AND MATCH
 - CONSTRUCT BUS TURN-OUT PER USD NO. 234.1
 - CONSTRUCT TYPE "C" DROP INLET PER USD NO. 413 L=4' (1)-3" GRATE
 - CONSTRUCT CONCRETE MEDIAN ISLAND PER USD NO. 218
 - CONSTRUCT 3" WIDE CONCRETE CHANNEL PER DETAIL "Y", SHEET D-1
 - MIN 10' CORNER LOT LANDSCAPE EASEMENT (INCLUDING SIDEWALK) TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION

- LEGEND**
- LOT LINE
 - STREET CENTERLINE
 - PROPOSED FIRE HYDRANT
 - XX XX TC
 - XX XX FG
 - XX XX FL
 - XX XX HP
 - XX XX LP
 - SAWCUT
 - EDGE OF PAVEMENT
 - SIGHT VISIBILITY RESTRICTION ZONE
 - PROPOSED P.O. ELEV.
 - PROPOSED FINISHED FLOOR ELEV.
 - EXISTING FINISHED FLOOR
 - ALL CURB RETURN RADII ARE 20' UNLESS OTHERWISE NOTED

BASIS OF BEARING

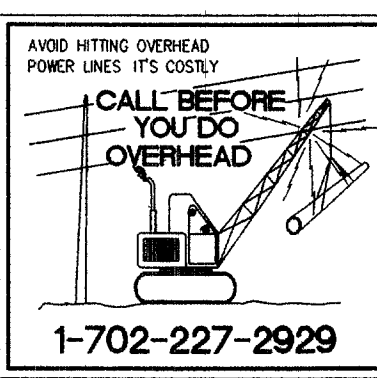
THE BASIS OF BEARINGS FOR THIS PROJECT IS 02°01'05" WEST BETWEEN FOUND MONUMENTS ON DECATUR BLVD. AS SHOWN ON THE RECORD OF SURVEY RECORDED IN FILE 57 OF SURVEYS, PAGE 5

BENCHMARK

CITY OF NORTH LAS VEGAS RIVET AND 2" ROUND ALUMINUM DISK IN TOP OF CURB AT THE SOUTHWEST CORNER OF ANN ROAD AND ALLAN LANE. ONLY VERTICAL CONTROL NAVD 88

NLV 9131NES ELEV = 665.1085 (M) = 2182.11 (FT)

- NOTES**
- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING STRUCTURES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION
 - OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED OR OBSERVED DURING CONSTRUCTION

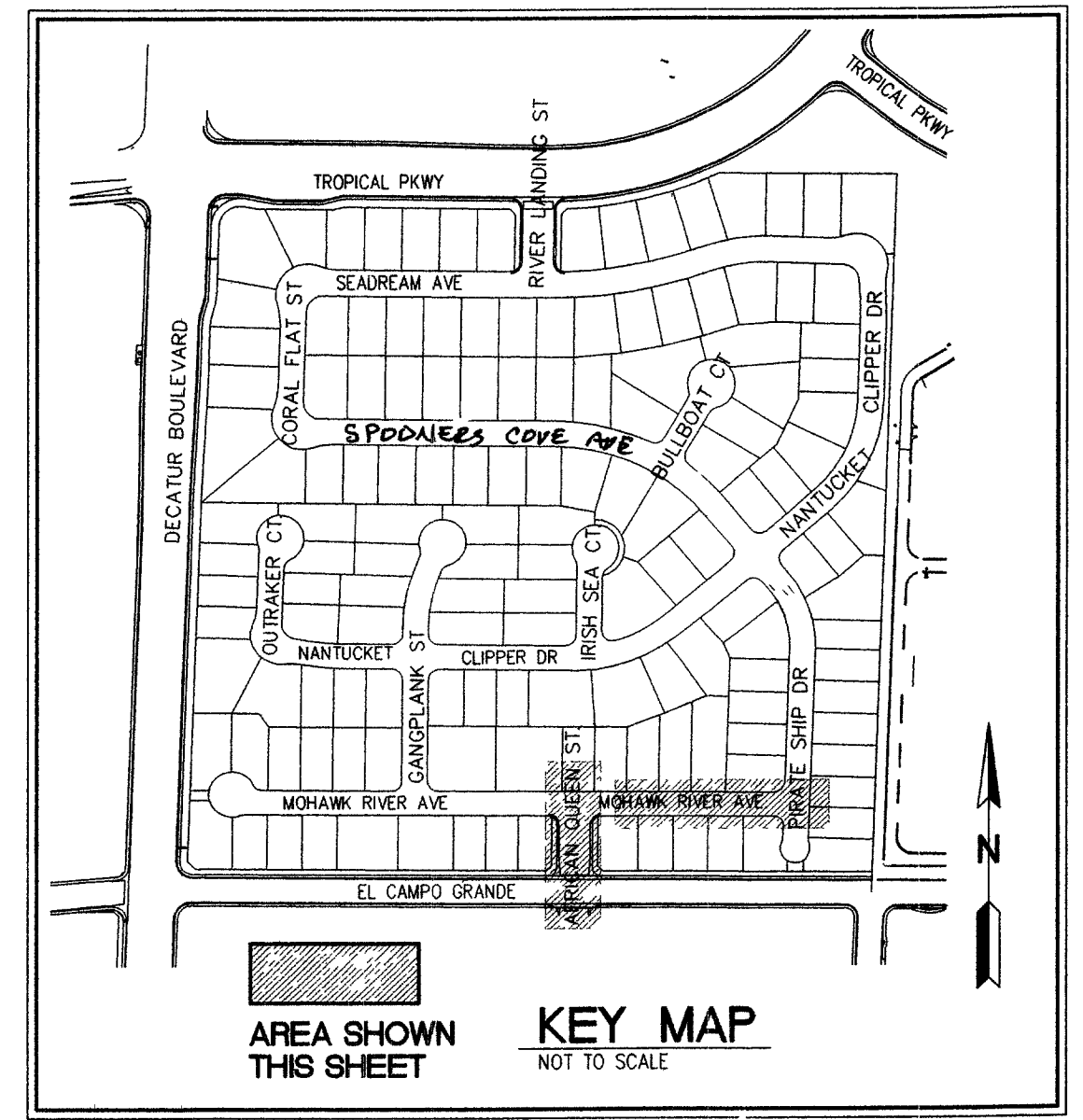


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CONSULTING ENGINEERS & PLANNERS

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PHONE (702) 284-5300 FAX (702) 284-5399

CITY OF NORTH LAS VEGAS, NEVADA

RANCHERS A Division of Drifton, Inc.

MANOR/ESTATES AT RIVERWALK RANCH

PLAN AND PROFILE - MOHAWK RIVER / AFRICAN QUEEN

DATE: 05/09/05

DRAFTER: JNR

DESIGNER: ALW

CHECKED: JJS

PROJECT NO. DRH0409.002

PP-11

SHEET 19 OF 44

NLV #20540