LEGEND

EXISTING	PROPOSED	
		RIGHT-OF-WAY
		CENTERLINE
—W—	—W—	WATER LINE
—S—	—S—	SANITARY SEWER LINE
—G—	—G—	GAS LINE
—SD—	—SD—	STORM DRAIN
—E—	—E—	POWER LINE / POWER POLE
—T—	—T—	TELEPHONE LINE
		FIRE HYDRANT
		WATER VALVE
		METERS / PULL BOXES
		REDUCER
		MANHOLE
		CLEANOUT
—00—	—00—	CONTOUR

STREET LIGHTS

- 100 W H.P.S.
- 150 W H.P.S.
- 200 W H.P.S.
- 250 W H.P.S.

EXISTING	PROPOSED	
		SCREEN / RETAINING WALL
		CHAIN LINK FENCE
		TRASH ENCLOSURE
		GRADE BREAK
		WIRE FENCE
	FF=0.00	FINISH FLOOR
(0.00) C.O. INV.	0.00 C.O. INV.	CLEANOUT INVERT ELEVATION
(0.00)	0.00	FLOW LINE
1863.99 OR (0.00) F.G.	0.00 F.G.	FINISH GRADE
(0.00) B.S.W.	0.00 B.S.W.	BACK OF SIDEWALK
(0.00) T.C.	0.00 T.C.	TOP OF CURB
(0.00) T.O.W.	0.00 T.O.W.	TOP OF WALL
		A.C. PAVING
		TYPE "L" CURB & GUTTER
		TYPE "A" CURB
		CONCRETE
		FOUND MONUMENT AS INDICATED
		SET PLS MONUMENT

GRADING NOTES:

1. SLOPE 4:1 OR STEEPER AND FINE-GRAINED MATERIALS THAT HAVE BEEN DISTURBED (SANDY AND SILTY MATERIALS), SHOULD BE PROTECTED WITH BURLAP OR OTHER EROSION CONTROL FABRIC/MATERIAL, UNLESS OTHERWISE SPECIFIED BY LANDSCAPE DRAWINGS AND SPECIFICATIONS, OR THE SOILS REPORT.
2. CONTRACTOR SHALL DETERMINE HIS OWN FOOTING OR BASEMENT EXCAVATION QUANTITIES, EVEN THOUGH SHOWN ON ROUGH GRADING PLANS. ADDITIONALLY, STRUCTURAL BACKFILL COSTS SHOULD BE INCLUDED IN THE COST OF THE STRUCTURE, UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
3. CONTRACTOR SHALL NOTIFY MARTIN & MARTIN WITHIN 24 HOURS OF OMISSIONS AND ERRORS DISCOVERED ON PLANS. MARTIN & MARTIN WILL REVISE AND REISSUE DRAWINGS AS SOON AS POSSIBLE. MARTIN & MARTIN WILL NOT BE RESPONSIBLE FOR ANY "CORRECTIVE" WORK DONE BY OTHERS.
4. CONTRACTOR TO ENSURE POSITIVE DRAINAGE; NO PONDING ALLOWED.

NOTES:

1. DRIVEWAYS TO BE CONSTRUCTED PER CLARK COUNTY AREA STANDARD DRAWING NUMBER 222A & 228.
2. ASPHALT NOT TO BE DISTURBED ON RAINBOW WITH INSTALLATION OF PROPOSED DRIVEWAYS. CUT LINE TO BE MADE AT LIP OF GUTTER.
3. ALL WORK ON RAINBOW BOULEVARD RIGHT-OF-WAY REQUIRES APPROVAL/ PERMIT BY NEVADA DEPARTMENT OF TRANSPORTATION.

FIRE FLOW CALCULATION:

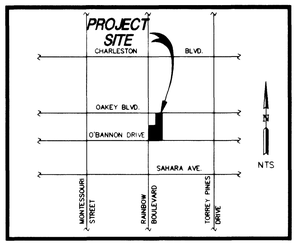
THE MASTER DEVELOPER OF THIS PROPERTY INTENDS TO SELL ROUGH GRADED LOTS. IT IS NOT THE INTENT OF THIS DEVELOPER TO PROVIDE FIRE FLOW FOR UNKNOWN DEVELOPEMENT. THEREFORE, NO FIRE HYDRANTS ARE PROPOSED TO BE INSTALLED AT THIS TIME. ALL FIRE PROTECTION WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL DEVELOPERS OF EACH PARCEL.

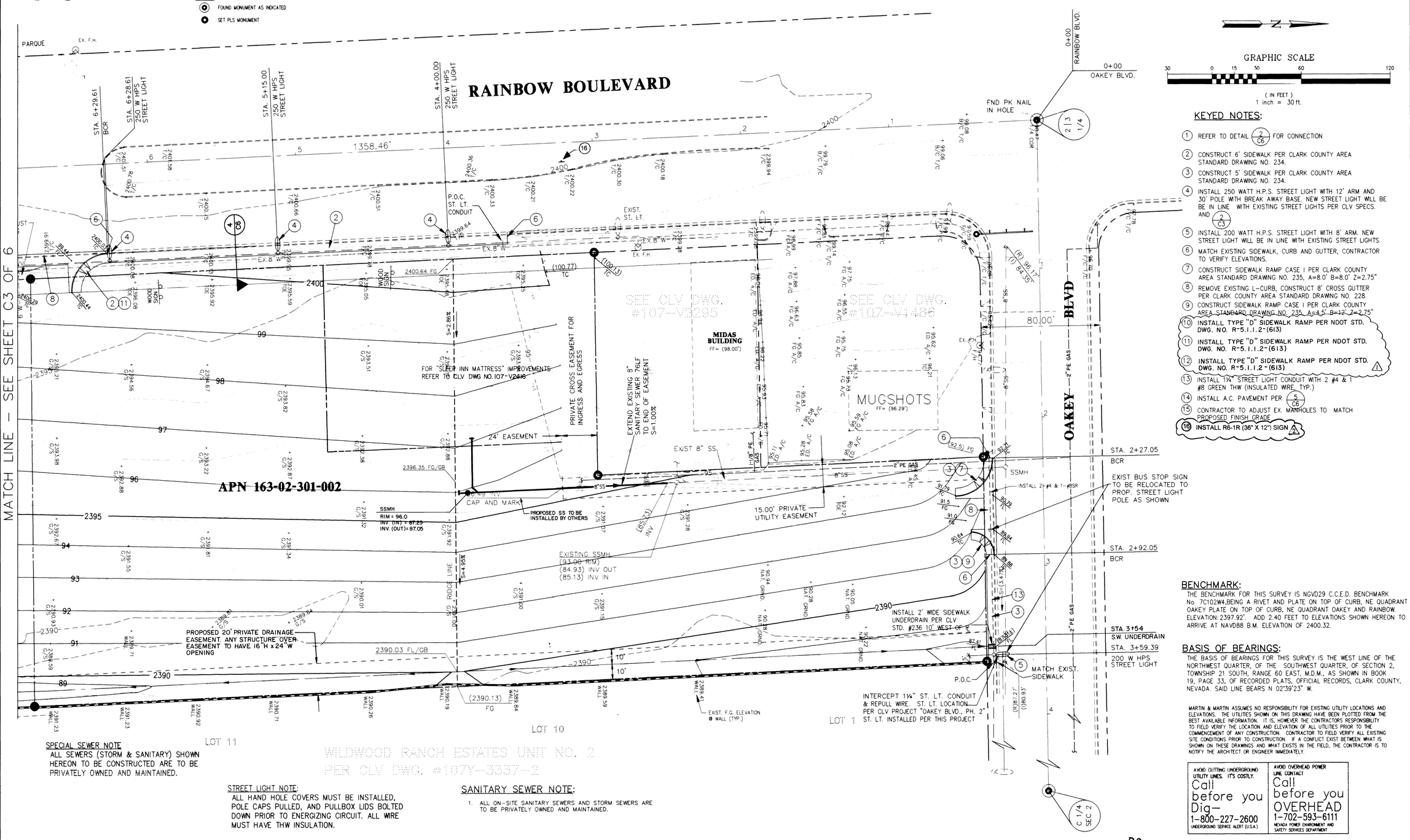
NOTE:

O'BANNON IS CURRENTLY BEING IMPROVED UNDER "SAWTOOTH STREET IMPROVEMENTS – PHASE 4 S.I.D. #1446", CITY OF LAS VEGAS, SEE DRAWING NO. 107-V2209, SHEET 7 OF 23.

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT CITY OF LAS VEGAS FOR THIS PROJECT.

WILLIAM S. CROCKETT, P.E. — DATE 11/17/95





GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

KEYED NOTES:

1. REFER TO DETAIL 2/C6 FOR CONNECTION
2. CONSTRUCT 6' SIDEWALK PER CLARK COUNTY AREA STANDARD DRAWING NO. 234.
3. CONSTRUCT 5' SIDEWALK PER CLARK COUNTY AREA STANDARD DRAWING NO. 234.
4. INSTALL 250 WATT H.P.S. STREET LIGHT WITH 12' ARM AND 30' POLE WITH BREAK AWAY BASE. NEW STREET LIGHT WILL BE BE IN LINE WITH EXISTING STREET LIGHTS PER CLV SPECS. AND 2/C3
5. INSTALL 200 WATT H.P.S. STREET LIGHT WITH 8' ARM. NEW STREET LIGHT WILL BE IN LINE WITH EXISTING STREET LIGHTS.
6. MATCH EXISTING SIDEWALK, CURB AND GUTTER, CONTRACTOR TO VERIFY ELEVATIONS.
7. CONSTRUCT SIDEWALK RAMP CASE I PER CLARK COUNTY AREA STANDARD DRAWING NO. 235, A=8.0' B=8.0' Z=2.75"
8. REMOVE EXISTING L-CURB, CONSTRUCT 8' CROSS GUTTER PER CLARK COUNTY AREA STANDARD DRAWING NO. 228.
9. CONSTRUCT SIDEWALK RAMP CASE I PER CLARK COUNTY AREA STANDARD DRAWING NO. 235, A=4.5' B=12' Z=2.75"
10. INSTALL TYPE "D" SIDEWALK RAMP PER NDOT STD. DWG. NO. R-5.1.1.2-(613)
11. INSTALL TYPE "D" SIDEWALK RAMP PER NDOT STD. DWG. NO. R-5.1.1.2-(613)
12. INSTALL TYPE "D" SIDEWALK RAMP PER NDOT STD. DWG. NO. R-5.1.1.2-(613) △1
13. INSTALL 1¼" STREET LIGHT CONDUIT WITH 2 #4 & 1 #8 GREEN THW (INSULATED WIRE, TYP.)
14. INSTALL A.C. PAVEMENT PER 5/C6
15. CONTRACTOR TO ADJUST EX. MANHOLES TO MATCH PROPOSED FINISH GRADE
16. INSTALL R6-1R (36" X 12") SIGN △2

BENCHMARK:

THE BENCHMARK FOR THIS SURVEY IS NGVD29 C.C.E.D. BENCHMARK No. 7C102W4, BEING A RIVET AND PLATE ON TOP OF CURB, NE QUADRANT OAKEY PLATE ON TOP OF CURB, NE QUADRANT OAKEY AND RAINBOW. ELEVATION: 2397.92'. ADD 2.40 FEET TO ELEVATIONS SHOWN HEREON TO ARRIVE AT NAVD88 B.M. ELEVATION OF 2400.32.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE NORTHWEST QUARTER, OF THE SOUTHWEST QUARTER, OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN IN BOOK 19, PAGE 33, OF RECORDED PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA. SAID LINE BEARS N 02°39'23" W.

MARTIN & MARTIN ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. IF A CONFLICT EXIST BETWEEN WHAT IS SHOWN ON THESE DRAWINGS AND WHAT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY.

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call before you Dig—
1-800-227-2600
UNDERGROUND SERVICE ALERT (U.S.A.)

AVOID OVERHEAD POWER LINE CONTACT
Call before you OVERHEAD
1-702-593-6111
NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

SPECIAL SEWER NOTE

ALL SEWERS (STORM & SANITARY) SHOWN HEREON TO BE CONSTRUCTED ARE TO BE PRIVATELY OWNED AND MAINTAINED.

STREET LIGHT NOTE:

ALL HAND HOLE COVERS MUST BE INSTALLED, POLE CAPS PULLED, AND PULLBOX LIDS BOLTED DOWN PRIOR TO ENERGIZING CIRCUIT. ALL WIRE MUST HAVE THW INSULATION.

SANITARY SEWER NOTE:

1. ALL ON-SITE SANITARY SEWERS AND STORM SEWERS ARE TO BE PRIVATELY OWNED AND MAINTAINED.

MARTIN & MARTIN
CIVIL ENGINEERS
1909 SOUTH JONES BOULEVARD
SUITE B
LAS VEGAS, NEVADA 89102
PHONE (702) 248-8000

11/20/95

GRADING AND UTILITY PLAN II

"MBJR TRUST/SCHWARTZ COMMERCIAL SUBDIVISION"

no	description of revisions	date	name
1	SIDEWALK REVISIONS PER NDOT	3-19-96	DML
2	REVISION PER NDOT	4-22-96	DML

date	11-16-95
job number	1408.01
design by	J. WAKENHUT
drawn by	V. WINFORD
checked by	J. DAVIS

sheet number

C4

H:\CAD\1408\MBJR.DWG 7/14/95

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