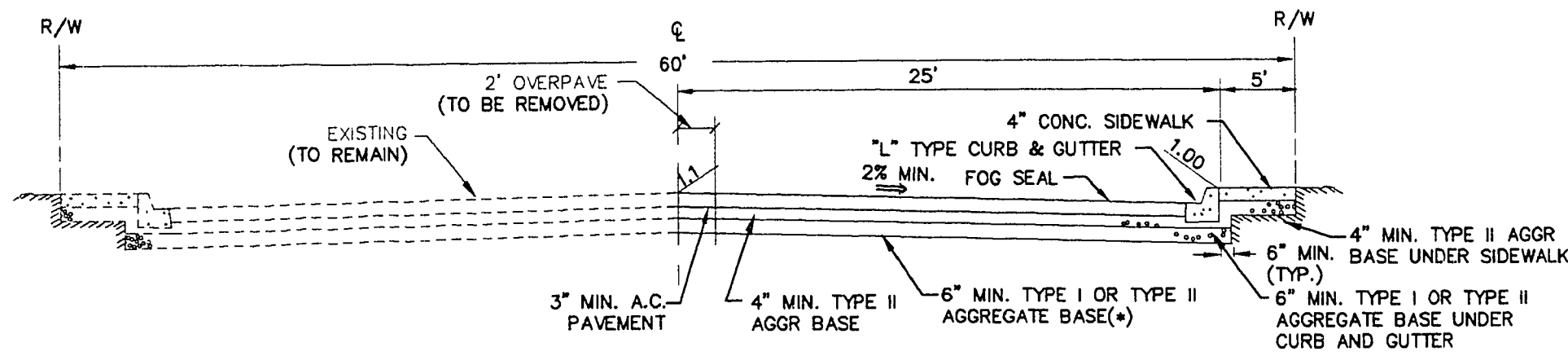
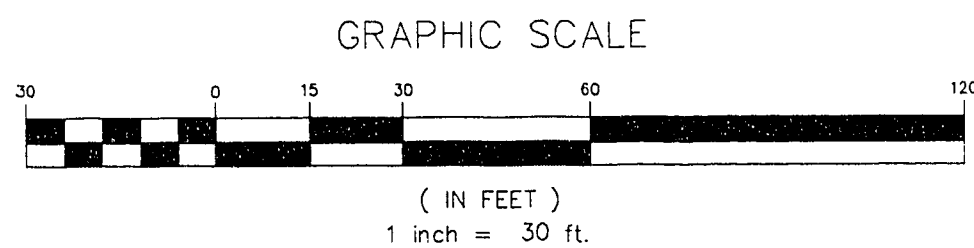




SECTION A-A

C.L.V. STD. DWG. #204 N.T.S.

NOTE: (*)

NATIVE MATERIAL MAY BE USED IN LIEU OF STANDARD TYPE I GRAVEL WITH PRIOR APPROVAL OF THE CITY ENGINEER. CONTACT C.L.V. QUALITY CONTROL FOR COORDINATION (386-6337)

BENCHMARK

C.L.V. BM 1LV10-3NEE6

RIVET AND PLATE IN TOP OF CURB ON BUFFALO DRIVE 700' SOUTH OF CHARLESTON BOULEVARD, EAST CURB LINE.

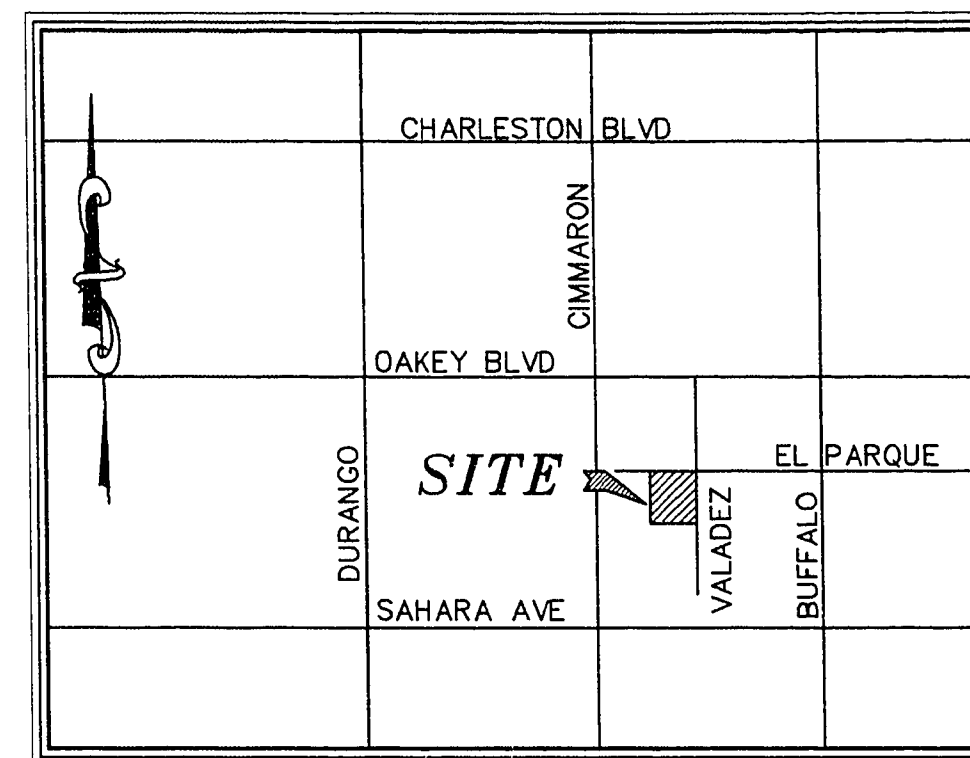
ELEVATION = 770.4119 METERS

2527.5930 FEET ← DATUM USED (NAVD 88)

BASIS OF BEARING

S 89°07'38" E

AS SHOWN IN BOOK 49, PAGE 34, OF PLATS IN THE COUNTY RECORDERS OFFICE CLARK COUNTY, NEVADA.



VICINITY MAP

N. T. S.

LEGEND

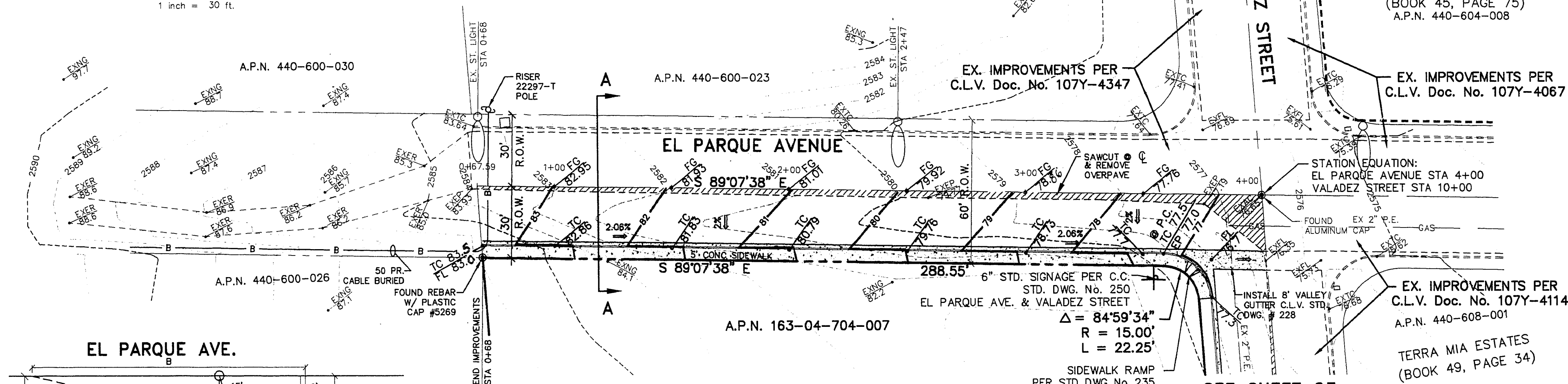
	CENTERLINE
	PROPERTY LINE
	EXISTING STRUCTURES
	PROPOSED BACK OF CURB
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING STREET LIGHT 100 W (H.P.S.)
	EXISTING TOP OF CURB GRADE
	EXISTING ASPHALT GRADE
	EXISTING EDGE OF PAVEMENT
	EXISTING NATURAL GRADE
	PROPOSED FINISHED GRADE
	PROPOSED FLOW LINE
	PROPOSED A.C. ELEVATION
	DIRECTION OF DRAINAGE FLOW
	PROPOSED POWER POLE
	PROPOSED ASPHALT PAVEMENT
	SAWCUT AND REMOVE EXISTING ASPHALT

SEE SHEET C3 FOR CITY OF LAS VEGAS GRADING NOTES

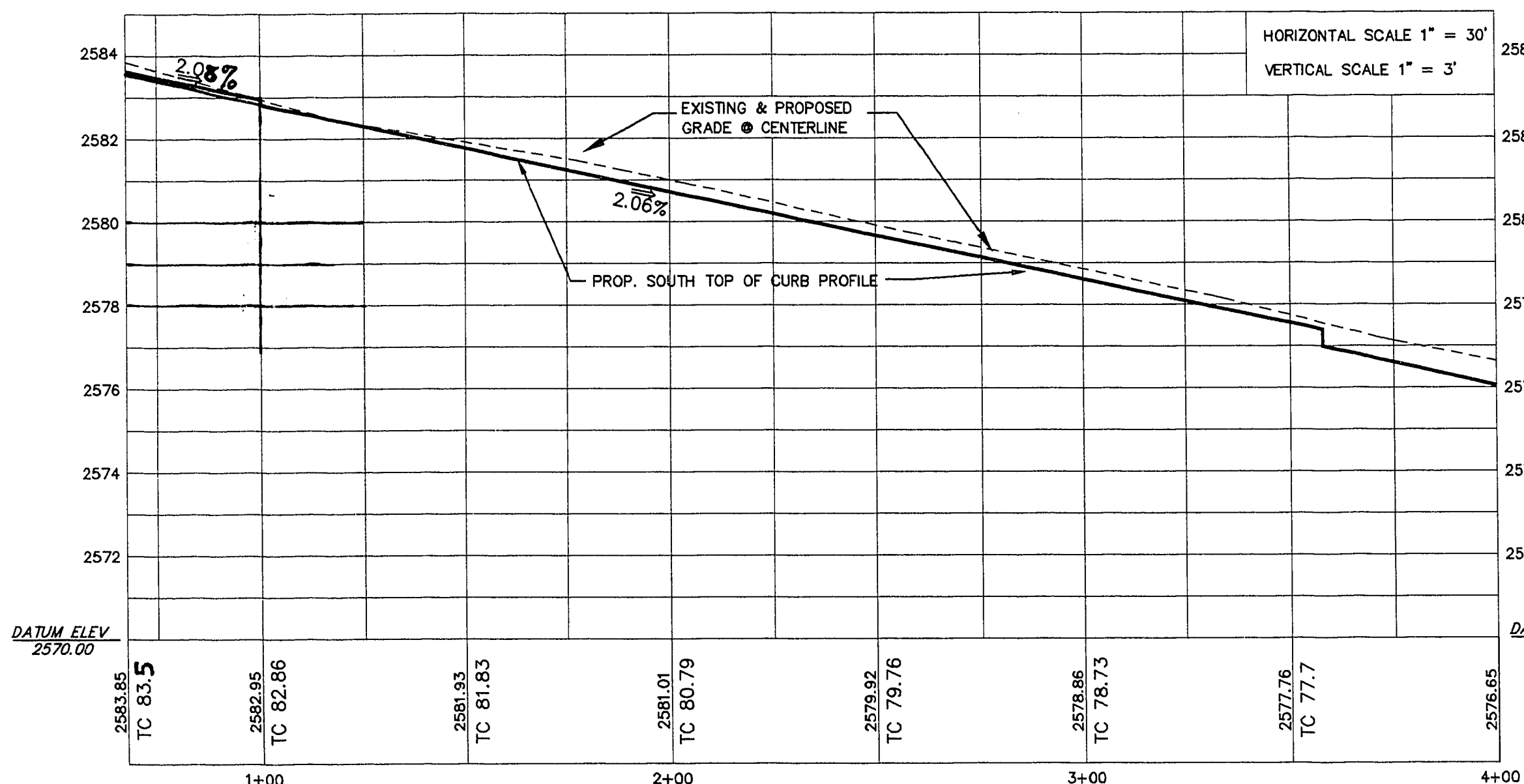
CITY OF LAS VEGAS STREET AND TRAFFIC NOTES

- STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
- BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING CITY STREETS IMMEDIATELY AFTER FIRST GRADING WORK IS ACCOMPLISHED, AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.
- ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "NEVADA WORK ZONE TRAFFIC CONTROL HANDBOOK 1985" AND TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
- IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL, OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEERS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CITY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARDS.
- IF A PROPOSED STREET LIGHT STANDARD IS FIELD LOCATED TO WITHIN FIVE (5) FEET OF ANY SIGN SHOWN HEREON TO BE MOUNTED ON A SIGNPOST, THEN CHANGE SIGN MOUNTING TO ONE ON THE STREET LIGHT STANDARD.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- STREET SIGNS AND STOP SIGNS SHALL BE INSTALLED PER CITY STANDARD SPECIFICATIONS FOR PLACEMENT OF STREET NAME SIGNS.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAGPERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
- WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE EXPEDITED TO COMPLETION SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.

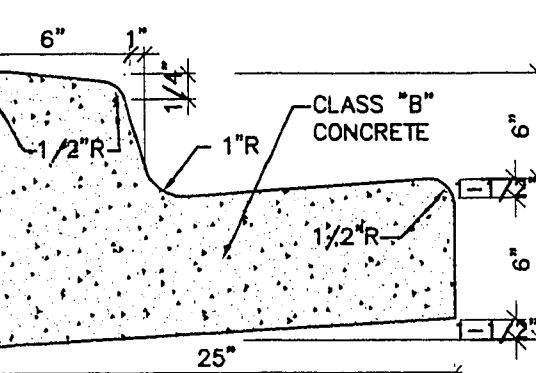
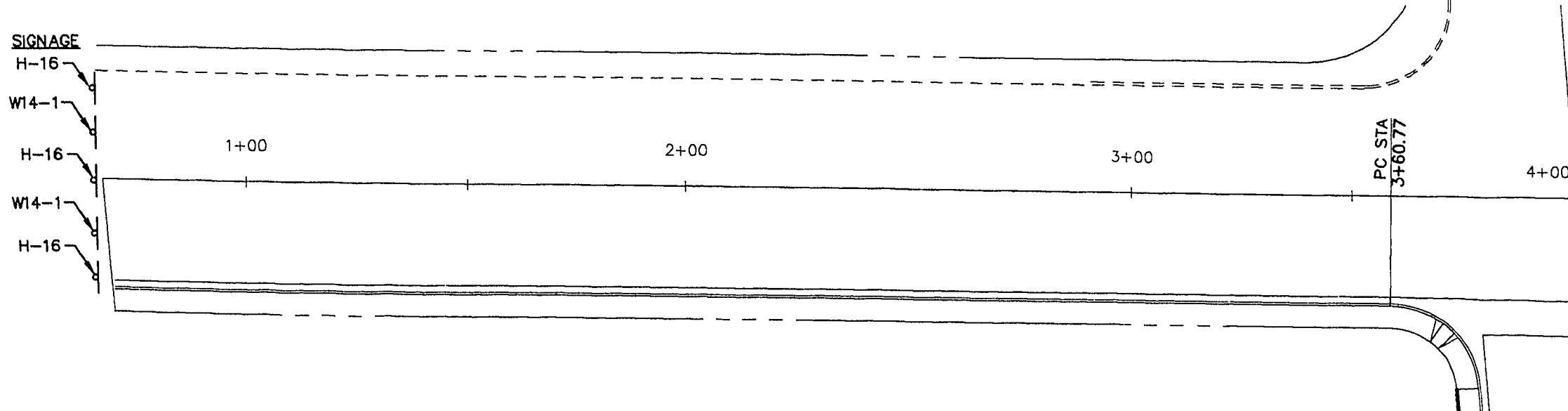
EL PARQUE AVENUE PLAN



EL PARQUE AVENUE PROFILE

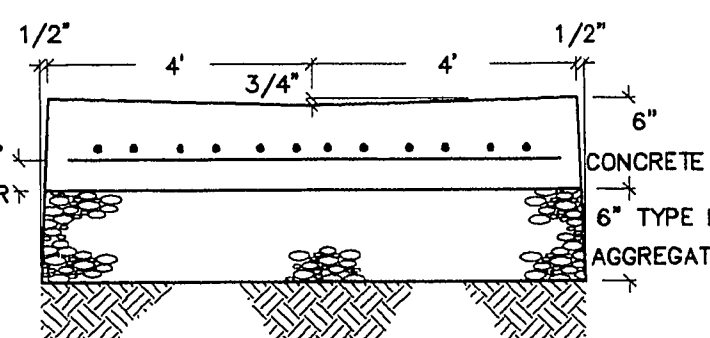


EL PARQUE AVENUE STRIPING



L-CURB & GUTTER

STD. DWG. #216 N.T.S.



8' CROSS GUTTER

PER C.L.V. STD. DWG. NO. 228 N.T.S.

NOTES:

- ALL CONCRETE SHALL BE CLASS-B.
- FINISHED ASPHALT CONCRETE SURFACE TO BE FLUSH WITH CROSS GUTTER LIP.
- CONSTRUCTION OF CROSS GUTTER IS NOT ALLOWED ACROSS MAJOR COLLECTOR OR ARTERIAL STREETS.
- ADJACENT SPANDREL SHALL BE 9" THICK P.C.C.

POSTED SPEED MPH	B VALUES FT.*
25	139
30	187
35	242
40	303
45	371
50	446

NOTE: MINIMUM A TO B AND A TO C DISTANCE WILL BE 25'

* REPORT NO. FHWA/RD-87/046

SITE CLEARANCE DETAIL

STD. # 404, 1600 N.T.S.

AVOID CUTTING UTILITY LINES IT'S COSTLY

CALL before you DIG.

1-800-227-2600

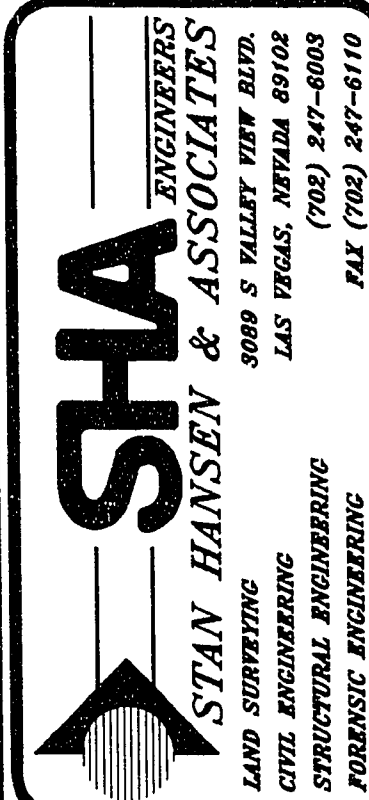
CAN U DIG IT?

NOTES:

ALL UTILITIES SHOWN ARE BELIEVED TO BE ACCURATELY LOCATED, BUT THE ACCURACY AND COMPLETENESS OF UTILITY INFORMATION IS NOT GUARANTEED. FOR EXACT LOCATION OF ANY UTILITY SEE THE APPROPRIATE UTILITY OR GOVERNMENTAL AGENCY.

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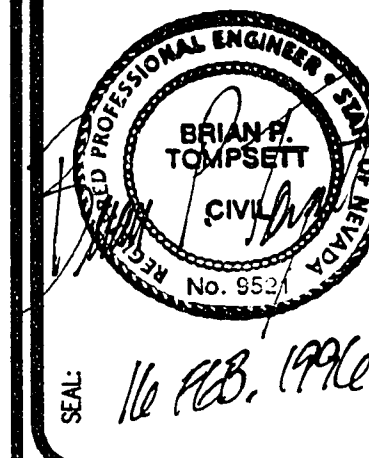


MIRCHOU PROPERTY

SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

EL PARQUE AVENUE PLAN AND PROFILE

PROJECT TITLE	EL PARQUE AVENUE PLAN AND PROFILE
APPL.	
REVISION	
DATE	
NO.	



DATE:	16 FEB 1996
JOB NO:	95429
SCALE:	1" = 30'
DRAWN:	L.R.W.
DESIGNED:	N/A
CHKD BY:	B.P.T.
DWGNO:	5429-C2

sheet:

C2 OF 3

107V2482

29-2-90