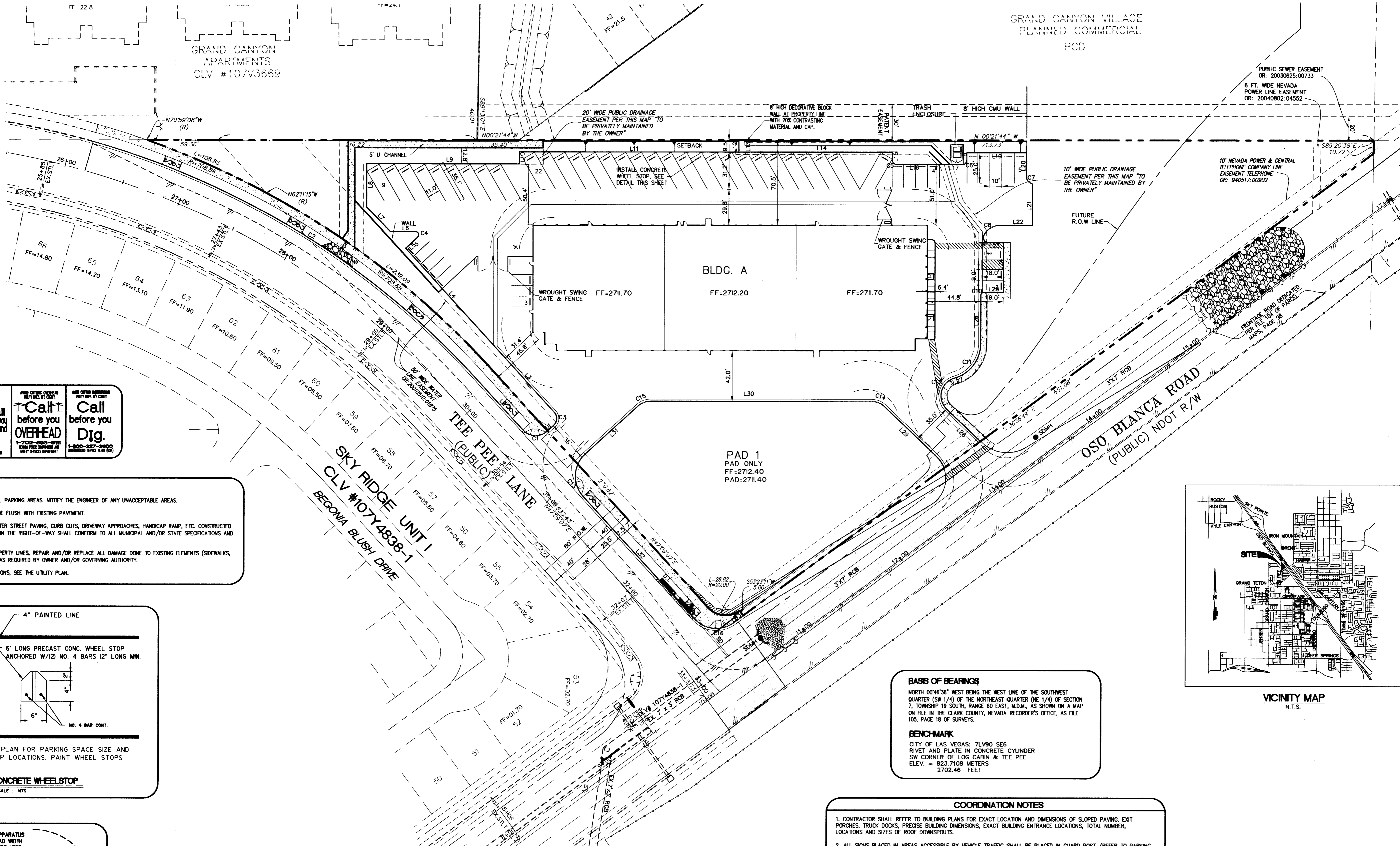


GRAND CANYON APARTMENTS
CLV #107V3669

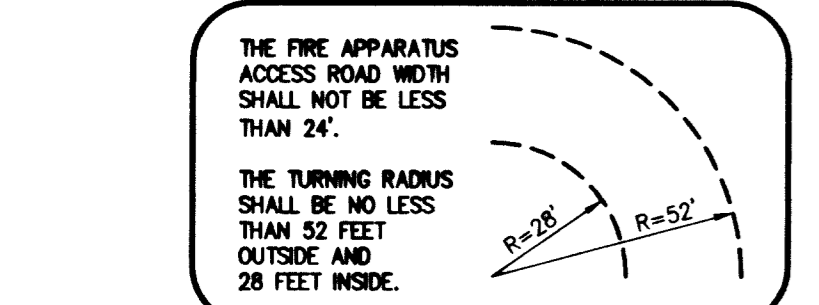
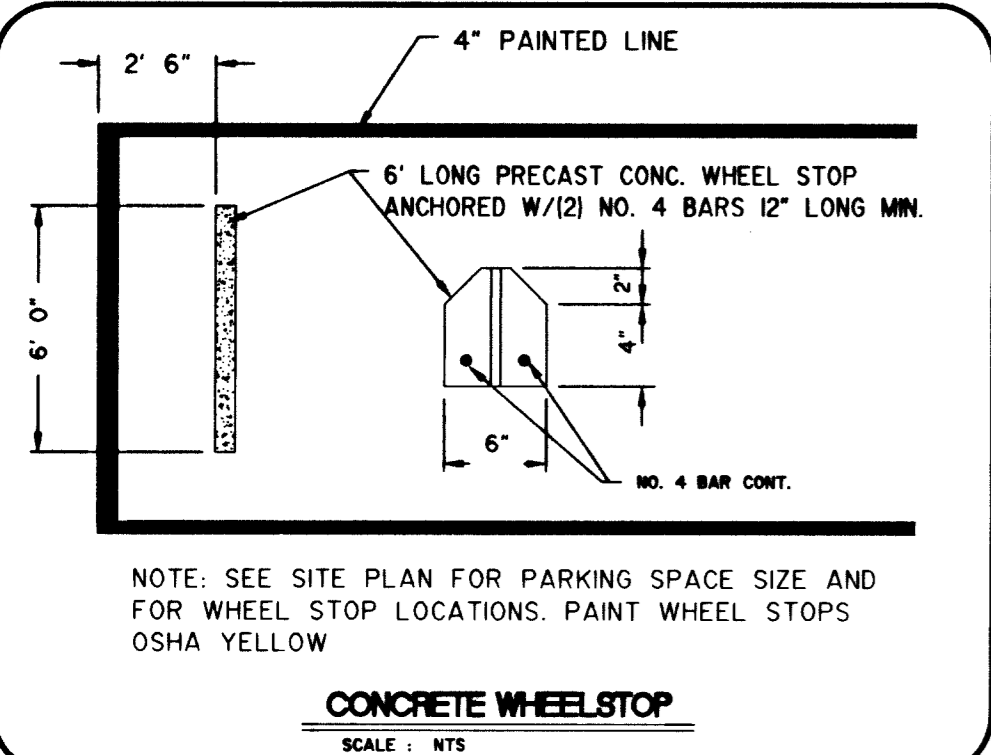
GRAND CANYON VILLAGE
PLANNED COMMERCIAL
PCD



Call before you Dig.
Call before you Overhead.
Call before you Underground.

1-800-487-2800
1-702-488-0911
1-702-488-0911

- GENERAL NOTES:**
- PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY THE ENGINEER OF ANY UNACCEPTABLE AREAS.
 - EDGE OF NEW PAVEMENT TO BE FLUSH WITH EXISTING PAVEMENT.
 - ALL SIDEWALK CURB AND GUTTER STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, HANDICAP RAMP, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL MUNICIPAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.
 - FOR AREAS OUTSIDE THE PROPERTY LINES, REPAIR AND/OR REPLACE ALL DAMAGE DONE TO EXISTING ELEMENTS (SIDEWALKS, PAVING, LANDSCAPING, ETC.) AS REQUIRED BY OWNER AND/OR GOVERNING AUTHORITY.
 - FOR PROPOSED UTILITY LOCATIONS, SEE THE UTILITY PLAN.



FIRE FLOW CALCULATIONS

FIRE FLOW REQUIREMENT IS 3375 gallons per minute at 20 psi residual pressure.

Based on:	BLDG A
SQUARE FOOTAGE:	102,675 SF
LARGEST AREA BETWEEN 4-HOUR AREA SEPARATION WALLS:	NA
BUILDING HEIGHT:	33 FT.
NUMBER OF STORIES:	3
TYPE OF CONSTRUCTION:	II B
OCCUPANCY:	B, S1, R3
FULL AUTOMATIC FIRE SPRINKLER SYSTEM:	YES

FIRE DEPARTMENT APPROVAL: _____ DATE: _____

BACK OF CURB LINE TABLE

LINE	LENGTH	BEARING
L1	7.00	S42°51'01"E
L2	56.38	S47°09'07"W
L3	74.49	N47°09'07"E
L4	110.69	S47°09'21"W
L5	13.76	S43°12'06"E
L6	20.93	N00°21'42"W
L7	28.84	S45°39'57"W
L8	36.25	S89°38'16"W
L9	127.65	S00°21'44"E
L10	10.00	N89°38'16"E
L11	183.57	S00°21'44"E
L12	8.50	N89°38'16"E
L13	8.50	N89°38'16"E
L14	123.73	S00°21'44"E
L15	7.51	S89°36'32"W
L16	27.78	S00°21'44"E
L17	17.79	S89°38'16"W
L18	7.00	S89°38'16"W
L19	50.00	S00°21'44"E
L20	20.50	N89°38'48"E
L21	35.48	N89°38'48"E

BACK OF CURB LINE TABLE

LINE	LENGTH	BEARING
L22	27.07	S00°21'12"E
L23	12.99	N00°21'12"W
L24	42.01	N89°38'48"E
L25	17.00	S00°21'12"E
L26	40.51	N89°38'48"E
L27	4.57	S54°09'19"E
L28	29.27	N53°23'42"E
L29	81.27	N53°23'42"E
L30	163.34	N00°21'44"W
L31	59.87	N42°50'53"W
L32	137.79	S47°09'07"W
L33	9.55	N36°36'18"W

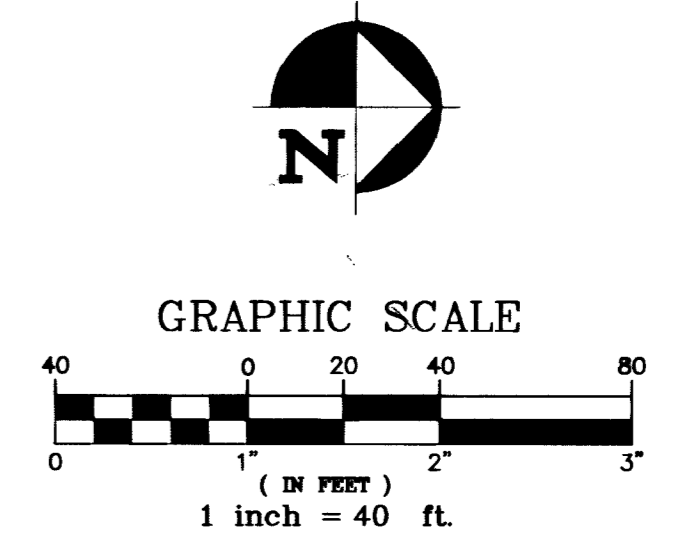
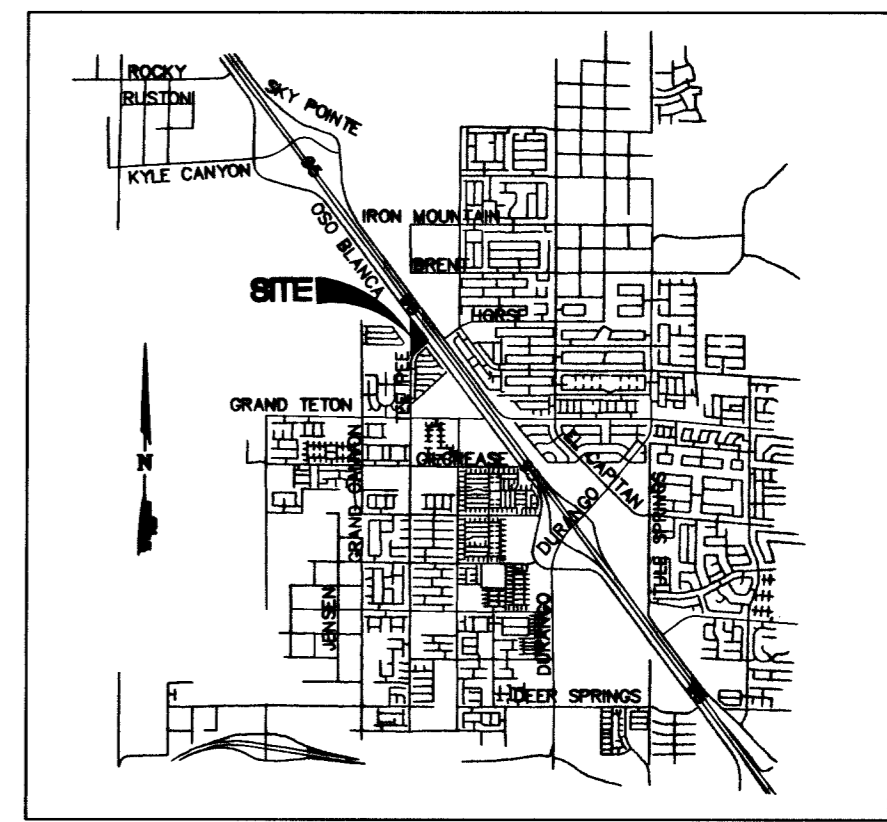
BACK OF CURB CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	22.78	15.00	90°00'12"	14.50
C2	382.64	693.51	31°36'47"	196.33
C3	11.78	7.50	89°59'48"	7.50
C4	5.98	2.50	137°09'37"	6.37
C5	3.93	2.50	90°00'00"	2.50
C6	3.93	2.50	90°00'00"	2.50
C7	7.85	5.00	90°00'32"	5.00
C8	16.35	14.50	64°37'23"	9.17
C9	8.05	4.00	115°22'37"	6.32
C10	3.14	2.00	90°00'00"	2.00
C11	37.46	30.00	71°32'37"	21.61
C12	18.51	30.00	35°20'44"	9.56
C13	38.48	25.00	89°59'48"	24.50
C14	14.07	15.00	53°45'26"	7.60
C15	11.12	15.00	42°29'09"	5.83
C16	36.55	25.00	83°45'25"	22.41

BASIS OF BEARINGS
NORTH 00°46'36" WEST BEING THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 7, 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 105, PAGE 18 OF SURVEYS.

BENCHMARK
CITY OF LAS VEGAS: 7LV90 SE6
RIVET AND PLATE IN CONCRETE CYLINDER
SW CORNER OF LOG CABIN & TEE PEE
ELEV. = 823.7108 METERS
2702.46 FEET

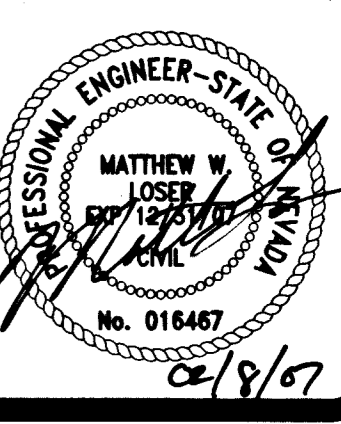
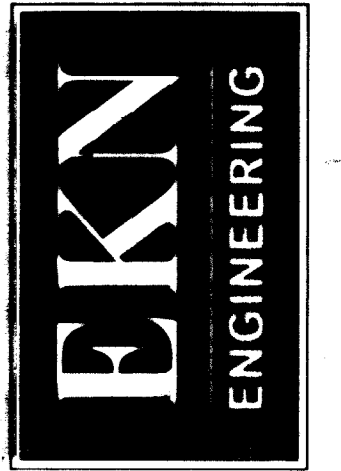
- COORDINATION NOTES**
- CONTRACTOR SHALL REFER TO BUILDING PLANS FOR EXACT LOCATION AND DIMENSIONS OF SLOPED PAVING, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATIONS AND SIZES OF ROOF DOWNSPOUTS.
 - ALL SIGNS PLACED IN AREAS ACCESSIBLE BY VEHICLE TRAFFIC SHALL BE PLACED IN GUARD POST. (REFER TO PARKING LOT SIGN POST DETAIL.)
 - ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
 - ALL CURB RADI ARE 3.0' TO FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
 - ALL PAVING DIMENSIONS ARE TO FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
 - CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
 - CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
 - CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS.
 - CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
 - ALL DRIVEWAY APPROACHES SHALL BE CONSTRUCTED PER APPROVED STREET IMPROVEMENT PLANS.
 - ON-SITE SIDEWALKS SHALL BE CONSTRUCTED OF FOUR (4") INCH THICK, FOUR THOUSAND (4,000) PSI COMPRESSIVE STRENGTH CONCRETE WITH NO. 9 6x6 WELDED WIRE MESH FABRIC. SIDEWALKS AND APRONS SHALL RECEIVE CONSTRUCTION JOINTS AT 25' O.C. UNLESS OTHERWISE NOTED.
 - REFER TO HORIZONTAL CONTROL PLAN FOR SPECIFIC ISLAND DIMENSIONS. REFER TO COORDINATE LAYOUT PLAN FOR STAKEOUT DATA AND ADDITIONAL DIMENSIONING.
 - FOR SITE UTILITIES, SEE UTILITY PLANS.
 - ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE SITEMARK SPECIFICATIONS.
 - WORK PERFORMED IN CITY RIGHT OF WAY SHALL BE IN STRICT ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS AND/OR PUBLIC IMPROVEMENT PLANS.



APPROVED FOR CONSTRUCTION

10/31/07
LVWD PROJECT # 113133

Planning/Civil Engineering/Surveying
1800 MAIN STREET, SUITE 600, RENO, NV 89504
TEL: (775) 488-0777 FAX: (775) 488-0779
246 E. WASH. AVENUE, SUITE 100, LAS VEGAS, NV 89101
TEL: (702) 886-8800 FAX: (702) 886-8805



NEW MARKET LAND COMPANY
TEE PEE and OSO BLANCA
LAS VEGAS, NV

WHITE BEAR CROSSING
TEE PEE LANE AND OSO BLANCA ROAD
NEW MARKET LAND COMPANY, LLC
LAS VEGAS, NV

IMPROVEMENT PLANS
SITE AND HORIZONTAL CONTROL PLAN

DRAWN VC
USER VincentC
CHECKED CP
TIME PLOTTED: 11/44
DATE PLOTTED: 02-08-07
ORIGINAL ISSUE DATE: 11/29/06
PERMIT SET ISSUE DATE: TBD
CONSTRUCTION SET ISSUE DATE: TBD
EN JOB No. 05-571

SHEET
C-3.0
3 OF 14 SHEETS