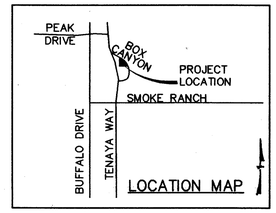
GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.



OFFICE 4
7,750 SF
FF=2346.64

OFFICE 2B
FF=2346.07

OFFICE 2A
FF=2346.07

OFFICE 1
5,507 SF
FF=2345.20

OFFICE 10
4,168 SF
FF=2344.70

OFFICE 5
6,585 SF
FF=2344.49

10' PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED

26' PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED

26' PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED

HAND-RAIL

BOX CANYON DRIVE (PUBLIC)

STA 14+07.13
BEGIN PROJECT CONSTR
TC=(43.61)

STA 14+66.66
PC
TC=(43.31)

STA 15+64.43
BEGIN BCR (MATCH EXIST)
@ 8' VALLEY GUTTER
TC=(42.97)

STA 154.93.05
ECR
TC=43.34

STA 184.52.38
BEGIN BCR (MATCH EXIST)
TC=42.83

STA 16+68.93
ECR (MATCH EXIST)
@ 8' VALLEY GUTTER
TC=(42.48)

STA 18+00.19
PC
TC=(42.02)

STA 19+69.93
END CONSTRUCTION
TC=(41.35)

BENCHMARK

CITY OF LAS VEGAS BENCHMARK NUMBER OLV00 15S4 (5) BEING A RIVET AND PLATE IN TOP OF CURB, NORTHEAST RETURN OF SMOKE RANCH ROAD AND TENAYA WAY.

ELEVATION (NAVD88) = 721.3739 METERS = 2366.707 FEET

BASIS OF BEARING

BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., BEING THE CENTERLINE OF SMOKE RANCH ROAD, BEARS SOUTH 89°39'29" EAST AS SHOWN ON THE PLAT OF LAS VEGAS TECHNOLOGY CENTER, BOOK 38 PAGE 91 OF PLATS, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

LEGEND

- DETAIL/SECTION IDENTIFICATION LETTER OR NUMBER
- SHEET DETAIL IS SHOWN
- EXISTING MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- EXISTING POWER POLE
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- E — EXISTING ELECTRICAL LINE
- SS — EXISTING SANITARY SEWER LINE
- SD — EXISTING STORM DRAIN LINE
- T — EXISTING TELEPHONE LINE
- XX — EXISTING CONTOUR
- X — X — EXISTING CHAIN-LINK FENCE
- EXISTING ELEVATION
- EXISTING EDGE OF PAVEMENT
- EXISTING STREET LIGHT
- PROPOSED MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET LIGHT
- W — PROPOSED WATER LINE
- SS — PROPOSED SANITARY SEWER LINE
- SD — PROPOSED STORM DRAIN LINE
- NEW ELEVATION
- R/W — RIGHT OF WAY LINE
- CENTERLINE
- PROPERTY LINE
- FLOW LINE
- STLT — PROPOSED STREET LIGHT CONDUIT
- PROPOSED WALL
- GB — GRADE BREAK
- SIGHT VISIBILITY RESTRICTION ZONE
- PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED

CONTRUCTION NOTES

1. CONSTRUCT "L" TYPE CURB AND GUTTER
2. CONSTRUCT "A" TYPE CURB.
3. CONSTRUCT 2' V.G. PER. DETAIL 2 ON SHEET C5.01
4. CONSTRUCT 8' V.G. PER STD. DWG. No. 228
5. CONSTRUCT SIDEWALK PER STD. DWG. No. 234
6. CONSTRUCT HANDICAP RAMP PER STD. DWG. No. 235 CASE I
7. CONSTRUCT 4' SIDEWALK UNDERDRAIN PER DETAIL 1 ON SHEET C5.01
8. CONSTRUCT 12" PVC CULVERT & SIDEWALK SEE DETAIL 6 SHEET C5.01
9. CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS
10. REFER TO ARCHITECTURAL PLANS FOR SIDEWALK LOCATION
11. SIGHT VISIBILITY RESTRICTION EASEMENT
12. CONSTRUCT 5' U-CHANNEL PER DETAIL 10 ON SHEET C5.01
13. CONSTRUCT 2' VALLEY GUTTER PER DETAIL 3 ON SHEET C5.01
14. CONSTRUCT 2' SIDEWALK UNDERDRAIN PER STD. DWG. No. 236

Professional Engineer — Kristina L. Swallow — No. 13714 — State of Nevada — Exp. 6-30-04 — Civil — For Δ only — 10/16/02

Professional Engineer — Kristina L. Swallow — Exp. 6-30-04 — Civil — No. 13714 — State of Nevada — 10/16/02

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

KRISTINA L. SWALLOW NO. 13714 — DATE 10/16/02

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY
CALL BEFORE YOU DO OVERHEAD
1-702-593-6111
NEVADA POWER ENVIRONMENT & SAFETY SERVICES DEPARTMENT

Avoid cutting underground utility lines. It's costly.
Call before you Dig.
1-800-227-2600

REV	DATE	BY	REVISION
1	7/6/04		ADDED AND REVISED HANDICAP PARKING LOCATIONS AND OFFICE 2 FOOTPRINT

HY-RAY LLC
4310 LOSEE ROAD #1A
LAS VEGAS, NEVADA 89030
(702) 633-4994

POGGEMEYER DESIGN GROUP
ENGINEERS PLANNERS SURVEYORS
LANDSCAPE ARCHITECTS
2801 NORTH TENAYA WAY LAS VEGAS, NEVADA 89128 (702) 255-8100

SHEET: GRADING PLAN

TITLE: BOX CANYON PROFESSIONAL PARK

DRAWN BY:	DESIGNED BY:	CHECKED BY:	PROJECT NO:	SCALE:
BGF, SMK	CDK	KLS	01120	
09.25.02	09.25.02	09.25.02		

SEAL

SHEET C3.01
5 OF 7 SHEETS
DRAWING NO. 107-V3635

45774
20981