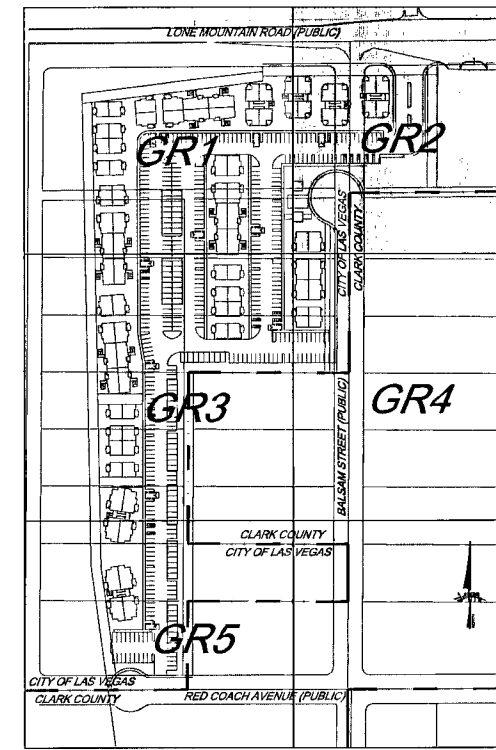
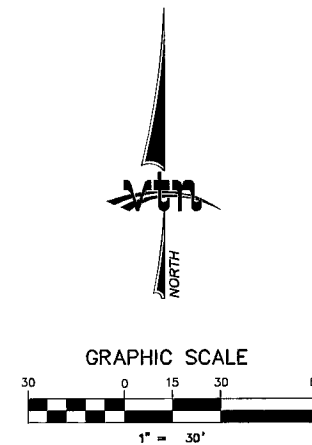
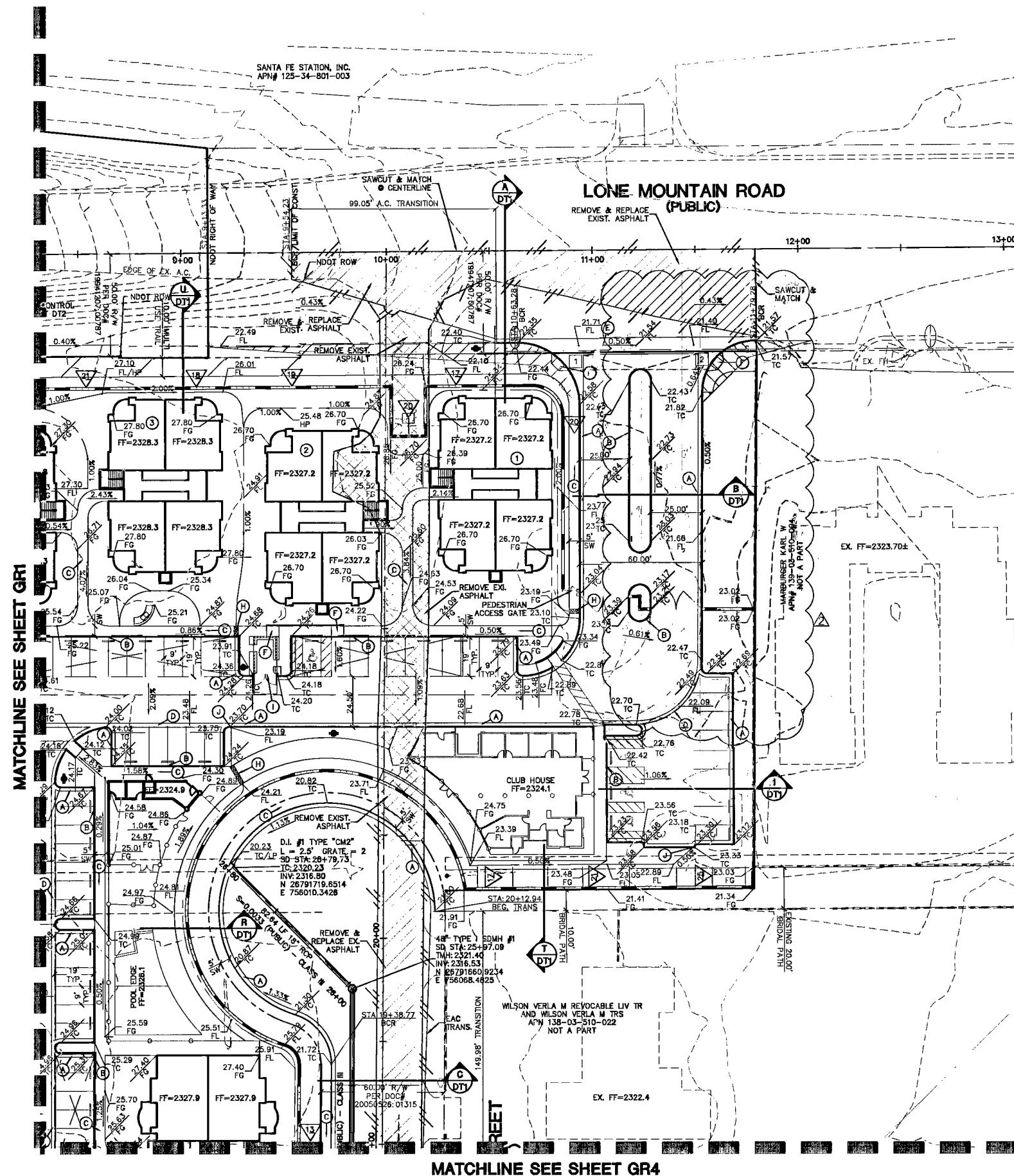




		LEGEND	
14	BUILDING NUMBER		EX. POWER POLE
FG	FINISH GRADE		EX. CONTOUR(5' INTERVAL)
FL	FLOW LINE		EX. CONTOUR(1' INTERVAL)
TC	TOP OF CURB		PROPOSED CONTOUR
EAC	EDGE OF ASPHALT PAVEMENT		SLOPE AND FLOW DIRECTION
EX	EXISTING (EXIST)		SAW CUT & MATCH A.C.
VG	VALLEY GUTTER		BUILDING TYPE
H.P.	HIGH POINT		SIDEWALK RAMP
L.P.	LOW POINT		SIGHT VISIBILITY ZONES
C/L	CENTER LINE		PROJECT BOUNDARY LINE
BC	BACK OF CURB		PROPERTY LINE
BCR	BEGIN CURB RETURN		SETBACK LINE
TF	TOP OF FOOTING		R/W OR P/L
GB	GRADE BREAK		CENTER LINE
PC	POINT OF CURVATURE		BACK OF CURB
PT	POINT OF TANGENCY		LIP OF GUTTER
PRC	POINT OF REVERSE CURVATURE		EXIST. IMPROVEMENTS
PRC	POINT OF REVERSE CURVATURE		RETAINING WALL
BVC	BEGIN VERTICAL CURVE		BLOCK WALL
MVC	MID-POINT OF VERTICAL CURVE		REMOVE & REPLACE EX. A.C.
EVC	END VERTICAL CURVE		REMOVE EX. A.C.
PRV	POINT OF VERTICAL CURVE		SWALE LINE
VPI	VERTICAL POINT OF INTERSECTION		
TRW	TOP OF RETAINMENT WALL		
TOP	TOP OF CHANNEL/SCARP		
TOE	TOE OF CHANNEL/SCARP		
PP	POWER POLE		
TRANS.	TRANSITION		
RET.	RETAINMENT		
INT.	INTERSECTION		
D.G.	DESIGN GRADE		
TSW	TOP OF SIDEWALK		
FT=F	FINISH FLOOR		
BFE	BASE FLOOR ELEVATION		
RCP	REINFORCED CONCRETE PIPE		
SD	STORM DRAIN		
DI	DROP INLET		
L/S	LANDSCAPE/AMENITY ZONE		
R/W	RIGHT-OF-WAY		
S/W	SIDEWALK		
BC/L	BACK OF CURB LEVTH		
RET.	RETAINING WALL HEIGHT		
MEAS.	MEASURED FROM FG		
EX	EX. BLOCK WALL		
MAN	MANHOLE		

NOTE:
TRASH ENCLOSURES, PER ARCHITECTURAL
PLANS. TRASH ENCLOSURES MUST BE
COVERED PER CITY OF LAS VEGAS TITLE 19.08

NOTE:
EXISTING POWER POLES TO BE RELOCATED PER
POWER PLANS.

NOTE:
FOR STORM DRAIN INFORMATION, PLEASE REFER
TO STORM DRAIN PLAN & PROFILE SHEETS.

NOTE:
ALL AREAS AND DRIVES NOT COVERED BY
BUILDINGS ARE P.U.E. PUBLIC UTILITY

NOTE:
ADA COMPLIANT HAND RAILS REQUIRED WHEN
SLOPE OF WALK IS GREATER THAN (5%).

LEGAL DESCRIPTION

BASIS OF BEARINGS:

NORTH 89°47'17" WEST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTH-WEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 03, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 134 OF SURVEYS, AT PAGE 80.

BENCHMARK:

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
CITY OF LAS VEGAS BENCHMARK: 1LV003NEE6
NAVD88 ELEVATION: 706.792 METERS (2318.87 FEET)
RIVET AND PLATE IN TOP OF CURB @SOUTHWEST CORNER
OF RAINBOW AND RED COACH



AVOID BOTTLE NECKS
TRAFFIC SIGNALS AND STREET LIGHT
SYSTEMS COMBINE
ITS COSTS

Call
before you
Underground

1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS
AND
1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

Avoid cutting underground utility lines. It's costly.

**Call
before you
Dig**

811 OR
1-800-227-2600

Avoid overhead power
line contact. It's costly.

Call
before you
Overhead
1-702-227-2929

I CERTIFY THAT THIS GRADING PLAN
CONFORMS TO THE APPROVED DRAINAGE
STUDY FOR THIS SITE ON FILE WITH THE
CITY OF LAS VEGAS CLV# DS4330

C. Grubbs 12/29/08
CHRISTOPHER R. GRUBBS, P.E. No.13956 DATE

107V 5176

CONSTRUCTION NOTES

- (A) CONSTRUCT "L" TYPE CURB & GUTTER PER STD. DWG. NO. 218
- (B) CONSTRUCT "A" TYPE ISLAND CURB PER STD. DWG. NO. 219
- (C) CONSTRUCT 5' WIDE SIDEWALK RAMP PER STD. DWG. NO. 234
- (D) CONSTRUCT 2" WIDE CROSS GUTTER PER DETAIL 1 ON SHEET DT1
- (E) CONSTRUCT 6" WIDE CROSS GUTTER PER STD. DWG. NO. 228
- (F) CONSTRUCT SIDEWALK RAMP (CASE I) PER STD. DWG. NO. 235
- (G) CONSTRUCT PAN DRIVEWAY PER STD. DWG. NO. 223
- (H) CONSTRUCT SIDEWALK UNDERDRAIN PER STD. DWG. NO. 238
- (I) CONSTRUCT TRASH ENCLOSURE PER DETAIL ON SHEET DT1
- (J) CONSTRUCT 1' CURB CUT FOR DRAINAGE FLOW SEE DETAIL SHEET

ESTIMATE OF DRAINAGE QUANTITIES

18" RCP STORM DRAIN	1719 LF
5' TYPE "CM2" DROP INLET	3 EA
48" TYPE I STORM DRAIN MANHOLE	6 EA
BEEHIVE DROP INLET PER CCSTD DWG# 416	1 EA

FLOODZONE INFO

ZONE X
FIRM PANEL: 32003C2155E
DATED DECEMBER 31, 2003
SITE IS OUTSIDE OF THE 500 YEAR FLOOD PLAIN

HC RAMP DATA

NO.	"A"	"B"	CASE	RADIUS	LENGTH
1	8'	8'	II	30.00	47.327
2	8'	8'	II	30.00	46.921

DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

GRADING TO BE IN COMPLIANCE WITH
CLARK COUNTY REVISED UNIFORM BUILDING
CODE, LATEST EDITION.

CUT = 972 C.Y.
FILL = 70,667 C.Y.

STERLING S. DEVELOPMENT

CITY OF LAS VEGAS

6365 CAMERON STREET
LAS VEGAS, NV 89118
(702)871-0555 FAX: (702)871-8630

GRADING PLAIN

**INSPIRADO
APARTMENTS**

DRAWN BY: _____
KRC _____ 07/31/08

DESIGNED BY:
NAW
07/31/08

CHECKED BY: CRG	07/31/08
PROJECT NO: 7017	SCALE: 1"=30'



EXPIRES
06-30-09

12/29/01

SHEET
GR2
5 of 41 SHEETS

DRAWING NO.
HTE# 09-228