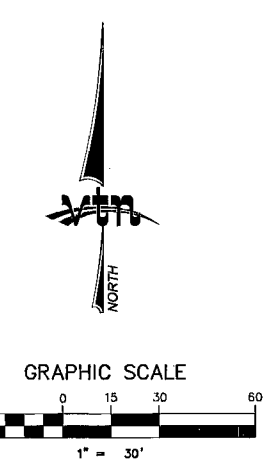
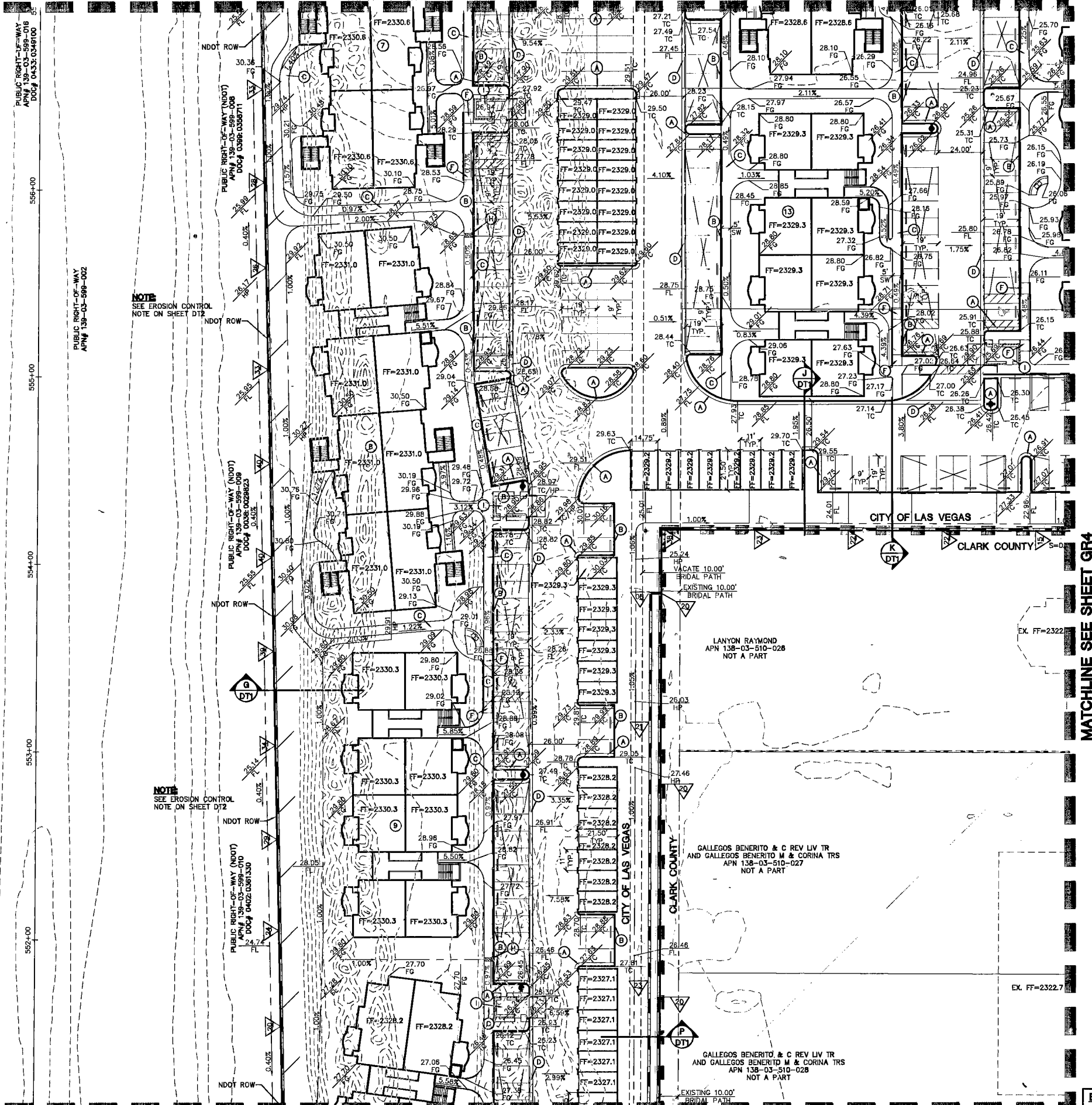
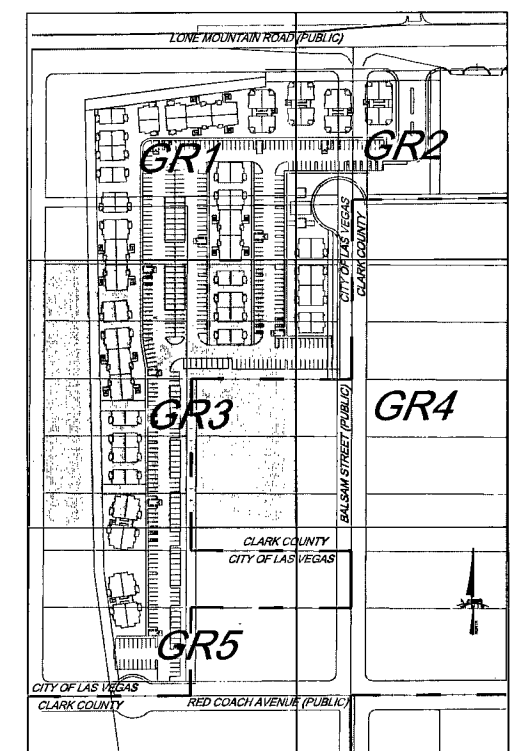


MATCHLINE SEE SHEET GR1



- CONSTRUCTION NOTES**
- (A) CONSTRUCT "L" TYPE CURB & GUTTER PER STD. DWG. NO. 216
 - (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 8' WIDE CROSS GUTTER PER STD. DWG. NO. 228
 - (F) CONSTRUCT SIDEWALK RAMP (CASE II) 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 DT1



KEYMAP
N.T.S.

CLARK COUNTY
DEPARTMENT OF DEVELOPMENT
SERVICES

Acceptance of plans for filing
By *Mary Ann 2-6-09*

Acceptance of these plans for filing shall not be construed in any way as an approval or endorsement by the City of Las Vegas or Clark County of any violation of any of the provisions of the code or county laws or specifications. Clark County shall be held harmless from any claims which may result from the construction of the improvements from the engineering design depicted herein.

NOTE: Power poles and/or other existing facilities not in proper location based on proposed improvements shown herein shall be relocated at no expense to Clark County.

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)		SWA CUT & MATCH A.C.
VG VALLEY GUTTER		BLDG-A BUILDING TYPE
H.P. HIGH POINT		SIDEWALK RAMP
L.P. LOW POINT		SIGHT VISIBILITY ZONES
C/L CENTER LINE		PROJECT BOUNDARY LINE
BCR BACK OF CURB		PROPERTY LINE
BCR BEGIN CURB RETURN		SETBACK LINE
GB GRADE BREAK		R/W OR P/L
PC POINT OF CURVATURE		CENTER LINE
PT POINT OF TANGENCY		BACK OF CURB
PRC POINT OF REVERSE CURVATURE		LIP OF GUTTER
PCC POINT OF COMPOUND CURVATURE		EXIST. IMPROVEMENTS
BVC BEGIN VERTICAL CURVE		RETAINING WALL
MVC MID-POINT OF VERTICAL CURVE		BLOCK WALL
EVC END VERTICAL CURVE		REMOVE & REPLACE EX. A.C.
PRVC POINT OF REVERSE VERTICAL CURVE		REMOVE EX. A.C.
VPI VERTICAL POINT OF INTERSECTION		SWALE LINE
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		
FF FINISH FLOOR		
BFE= BASE FLOOD ELEVATION		
RCP REINFORCED CONCRETE PIPE		
SD STORM DRAIN		
DI DROP INLET		
L/S LANDSCAPE/AMENITY ZONE		
R/W RIGHT-OF-WAY		
S/W SIDEWALK		
BCL BACK OF CURB LENGTH		
RETAINING WALL HEIGHT MEASURED FROM FG		
EX. BLOCK WALL		
HANDRAILS		

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 EASEMENTS TO BE PRIVATELY MAINTAINED BY THE H.O.A.

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

LEGAL DESCRIPTION
A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 03, TOWNSHIP 20 SOUTH, RANGE 80 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.

BASIS OF BEARINGS:
NORTH 89°47'17" WEST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 03, TOWNSHIP 20 SOUTH, RANGE 80 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: 1LV003NEES
NAVD88 ELEVATION: 706.792 METERS (2318.87 FEET)
RIVET AND PLATE IN TOP OF CURB @SOUTHWEST CORNER OF RAINBOW AND RED COACH

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 CCSD 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
11	B	B	II	30.00	47.327
12	B	B	II	30.00	46.921

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

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.

Call before you Dig
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS AND FREIGHTWAY AND AIRPORT SYSTEM OF TRANSPORTATION

Call before you Dig
811 OR 1-800-227-2600

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 PLW 12S4339.
Christopher R. Grubbs 12/2/08
CHRISTOPHER R. GRUBBS, P.E. No. 13956 DATE

STERLING S. DEVELOPMENT
6385 CAMERON STREET #16 CLARK COUNTY, NV 89148
(702) 971-0655 FAX (702) 971-8630

INSPIRADO APARTMENTS
2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 862-2897 WEB WWW.VLVNVM.COM
CONSULTING ENGINEERS & PLANNERS & LAND SURVEYORS

DRAWN BY: KRK 07/31/08
DESIGNED BY: NAW 07/23/08
CHECKED BY: ERG 07/31/08
PROJECT NO: 7017
SCALE: 1"=30' HORIZ. N/A VERT.

ENGINEER
CHRISTOPHER R. GRUBBS
CIVIL
NO. 13956
EXPIRES 06-30-09

SHEET
GR3
6 OF 41 SHEETS
DRAWING NO.
HTE# 09-228

H31363

107V 5176