

FLOOD CONTROL QUANTITIES:

10' Ø CONCRETE FLUME	1 EA.
18" RCP STORM DRAIN (ONSTE)	829 LF
18" RCP STORM DRAIN (RAINBOW)	417 LF
24" RCP STORM DRAIN	496 LF
30" RCP STORM DRAIN	49 LF
CM2 DROP INLET	3 EA.
48" STORM DRAIN MANHOLE	4 EA.
60" STORM DRAIN MANHOLE	2 EA.

CONSTRUCTION NOTES

- CONST. "L" TYPE CURB PER C.C. AREA STD. DWG. #216, SEE SHEET 40
- CONST. TACK ON CURB W/6" FACE
- CONST. 8" CROSS GUTTER PER C.C. AREA STD. DWG. #228, SEE SHEET 40
- CONST. 2" CONCRETE CROSS GUTTER PER DETAIL "H" SHEET DT1
- CONST. "L" TYPE ISLAND CURB PER C.C. STD. DWG. #219, SEE SHEET 40
- CONST. CASE I HANDICAP RAMP PER C.C. AREA STD. DWG. #235, SEE SHEET 40
- CONST. HANDICAP RAMP PER DETAIL "F" SHEET DT1
- CONST. HANDICAP LOADING ZONE PER DETAIL "G" SHEET DT1
- CONST. SIDEWALK UNDER DRAIN PER DETAIL "E" SHEET DT1
- CONST. STEP PER DETAIL "C" SHEET DT1
- CONST. TRASH ENCLOSURE PER DETAIL "A" SHEET DT1
- CONST. CURB CUT PER DETAIL "D" SHEET DT1
- CONST. 3.5' WIDE CONC. SIDEWALK ON NATIVE
- CONST. 6" WIDE CONC. SIDEWALK PER C.C. AREA STD. DWG. #234, SEE SHEET 40
- CONST. 10" CROSS GUTTER PER C.C. AREA STD. DWG. #228, SEE SHEET 40
- CONST. SIDEWALK UNDER DRAIN PER C.C. AREA STD. DWG. #236, SEE SHEET 40
- CONST. EARTH SWALE PER DETAIL "B" SHEET DT1
- CONST. "A" CURB W/ 6" FACE PER DETAIL DWG. #219, SEE SHEET 40
- CONST. PRECAST BUMPER BLOCKS PER STD. DWG. #238, SEE SHEET 40

GENERAL NOTES

- SEE IMPROVEMENT PLANS FOR STREET SECTIONS AND DETAILS. SEE HORIZONTAL CONTROL FOR EXACT BEARINGS AND DISTANCES.
- THE QUANTITIES SHOWN HEREON ARE ESTIMATES ONLY AND ARE NOT TO BE USED FOR BIDDING PURPOSES.
- CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
- ALL GRADING WORK TO CONFORM TO SOILS REPORT BY OWENS GEOTECHNICAL DATED: MARCH 22, 2004 JOB NO. E-04-049
- ADD 2300 TO ALL GRADES SHOWN HERE ON.
- FINISH GRADING AROUND EACH BUILDING SHALL BE GRADED 2% MINIMUM AWAY FROM THE FINISHED FLOOR PER THE GEOTECHNICAL REPORT AND THE DETAIL SHOWN ON SHEET 4.
- SEE SHEET C3 FOR C.L.V. GRADING NOTES.
- SEE HORIZONTAL CONTROL PLAN FOR CURVE DATA TABLE

LEGEND

[Symbol]	NEW AC
[Symbol]	AC TO BE REMOVED AND REPLACED
[Symbol]	AC TO BE REMOVED
[Symbol]	OFFSITE IMPROVEMENTS

BENCH MARK:

CITY OF LAS VEGAS BENCH MARK 1LV00 3NE66
 CITY OF LAS VEGAS PIN AND PLATE IN THE TOP OF CURB,
 SOUTHWEST CORNER OF RAINBOW BOULEVARD AND RED COACH
 AVENUE NEAR THE PT OF RED COACH AVENUE.
 NAVD '88 DATUM
 ELEVATION = 2319.021 U.S. SURVEY FEET
 ELEVATION = 706.839 METERS

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS THE WESTERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, WHICH BEARS NORTH 00°31'01" EAST, AS PER MAP RECORDED IN BOOK 105, PAGE 58 OF PLATS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CAUTION TO CONTRACTOR !

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND 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



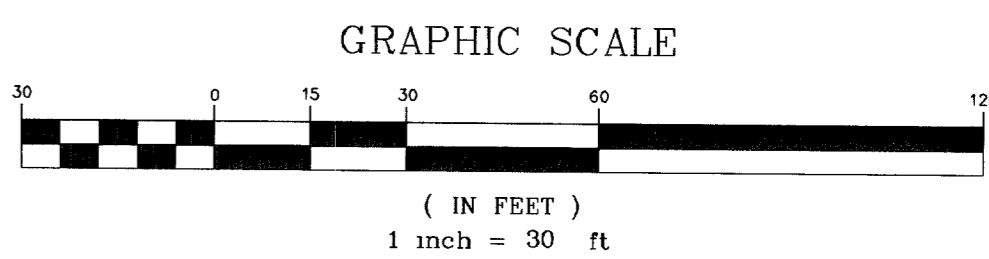
Call before you Dig.
 1-800-227-2600
 UNDERGROUND SERVICE (USA)

LEGEND

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	RIGHT-OF-WAY
[Symbol]	[Symbol]	CENTERLINE
[Symbol]	[Symbol]	PROPERTY LINE
[Symbol]	[Symbol]	EASEMENT
[Symbol]	[Symbol]	CURB & GUTTER
[Symbol]	[Symbol]	SCREEN WALL
[Symbol]	[Symbol]	RETAINING WALL
[Symbol]	[Symbol]	SWALE
[Symbol]	[Symbol]	EDGE OF PAVEMENT
[Symbol]	[Symbol]	SAWCUT & MATCH
[Symbol]	[Symbol]	ADA ACCESS ROUTE
[Symbol]	[Symbol]	2:1 SCARP
[Symbol]	[Symbol]	SIDEWALK RAMP
[Symbol]	[Symbol]	RATE & DIR OF FLOW
[Symbol]	[Symbol]	SIDEWALK UNDER DRAIN
[Symbol]	[Symbol]	PAD ELEVATION
[Symbol]	[Symbol]	FINISH FLOOR ELEV.
[Symbol]	[Symbol]	CONSTRUCTION NOTE
[Symbol]	[Symbol]	SVRE
[Symbol]	[Symbol]	MODEL UNIT
[Symbol]	[Symbol]	DESIGNATED ADA UNIT
[Symbol]	[Symbol]	CONTOUR

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Symbol]	FUTURE	SW	SIDEWALK
[Symbol]	EXISTING	FL	FLOW LINE
[Symbol]	TOP	FG	FINISH GRADE
[Symbol]	BOT	TC	TOP OF CURB
[Symbol]	FTG	HP	HIGH POINT
[Symbol]	CATV	EP	EDGE OF PAVEMENT
[Symbol]	BSW	LP	LOW POINT

I CERTIFY THAT THIS GRADING PLAN CONFORMS TO THE APPROVED DRAINAGE STUDY FOR THIS SITE ON FILE WITH CITY OF LAS VEGAS DS3567.
 PETE LAAS, P.E. #14444
 9/19/05
 DATE



4/27/05	BK CHANGE ALL GRADES	REV	BY	DATE	REVISION
7/6/05	BK CHANGE BIDD NUMBERS	REV	BY	DATE	REVISION
9/9/05	BK MOVE SIDEWALK TO MATCH EXISTING AC, ADJUST NDOT NOTES AND STREET LIGHT	REV	BY	DATE	REVISION

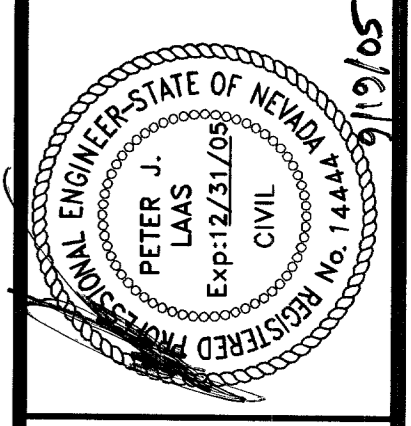
OVATION DEVELOPMENT
 1175 AMERICAN PACIFIC DRIVE, SUITE F
 HENDERSON, NEVADA 89074
 CONTACT: JAN GUYER (702) 990-2325

VPOINT
 DESIGNING FOR THE FUTURE
 PLANNERS • CONSULTING ENGINEERS • SURVEYORS
 1009 WHITNEY RANCH DRIVE • HENDERSON, NEVADA 89014 • (702) 488-6415

GRADING PLAN III

LONE MOUNTAIN APARTMENTS

APRIL 2004	APRIL 2004	APRIL 2004	APRIL 2004
REH	REH	P.E.	P.E.
DESIGNED BY:	CHECKED BY:	PROJECT NO.:	SCALE:
		682-E169	1" = 30' HOR



SHEET
G3
 12 OF 41 SHEETS
 DRAWING NO.
 107V4322

83545