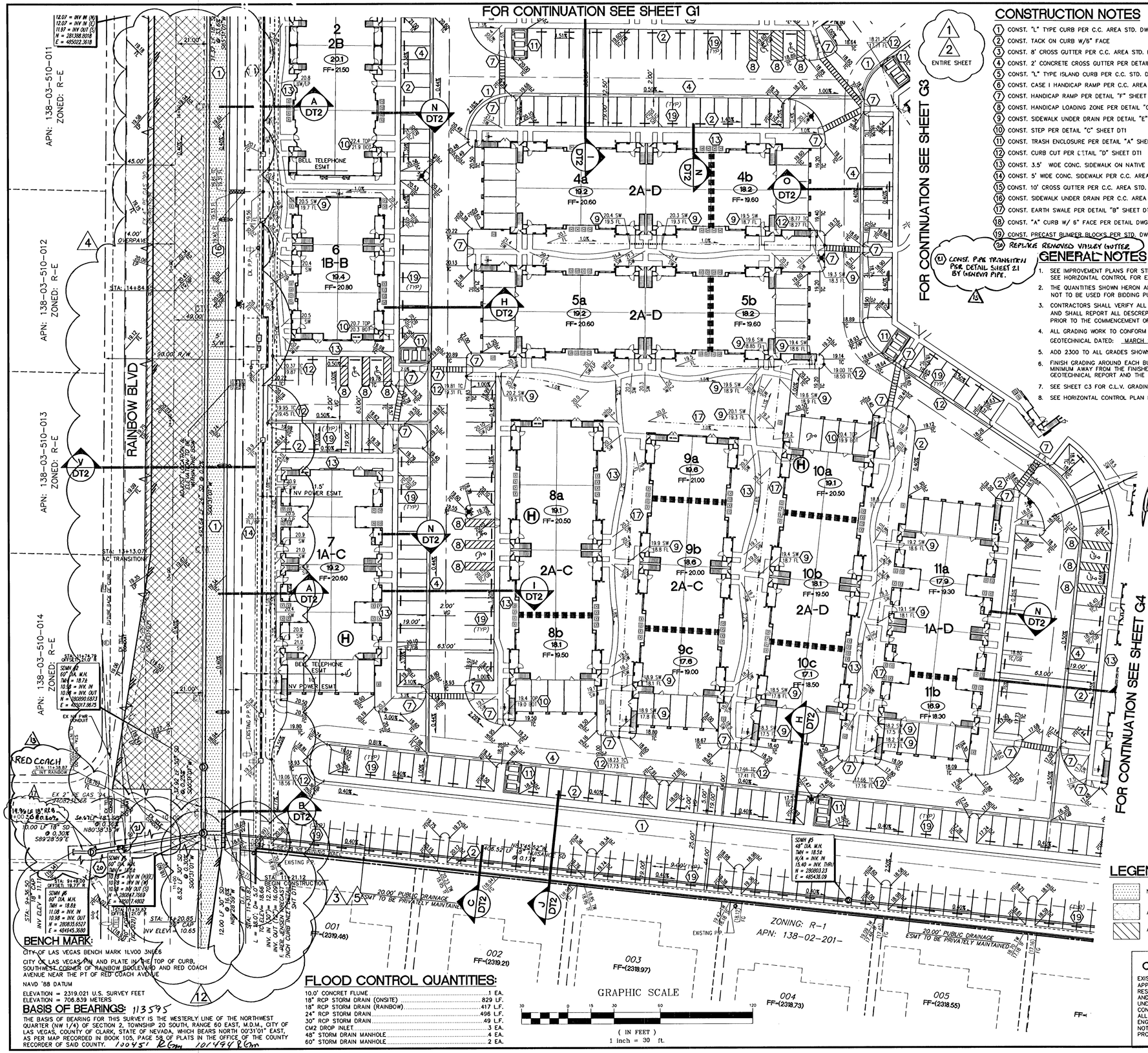
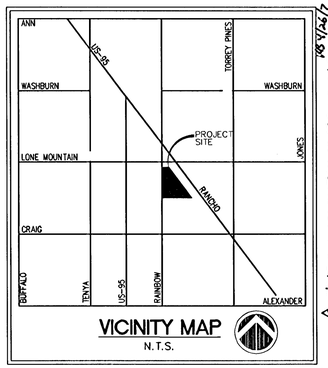


CONSTRUCTION NOTES

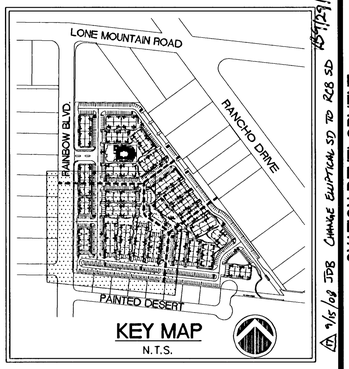
1. CONST. "L" TYPE CURB PER C.C. AREA STD. DWG. #216, SEE SHEET 40
2. CONST. TACK ON CURB W/6" FACE
3. CONST. 8' CROSS GUTTER PER C.C. AREA STD. DWG. #228, SEE SHEET 40
4. CONST. 2' CONCRETE CROSS GUTTER PER DETAIL "H" SHEET DT1
5. CONST. "L" TYPE ISLAND CURB PER C.C. STD. DWG. #219, SEE SHEET 40
6. CONST. CASE I HANDICAP RAMP PER C.C. AREA STD. DWG. #235, SEE SHEET 40
7. CONST. HANDICAP RAMP PER DETAIL "F" SHEET DT1
8. CONST. HANDICAP LOADING ZONE PER DETAIL "G" SHEET DT1
9. CONST. SIDEWALK UNDER DRAIN PER DETAIL "E" SHEET DT1
10. CONST. STEP PER DETAIL "C" SHEET DT1
11. CONST. TRASH ENCLOSURE PER DETAIL "A" SHEET DT1
12. CONST. CURB CUT PER DETAIL "D" SHEET DT1
13. CONST. 3.5' WIDE CONC. SIDEWALK ON NATIVE
14. CONST. 5' WIDE CONC. SIDEWALK PER C.C. AREA STD. DWG. #234, SEE SHEET 40
15. CONST. 10' CROSS GUTTER PER C.C. AREA STD. DWG. #228, SEE SHEET 40
16. CONST. SIDEWALK UNDER DRAIN PER C.C. AREA STD. DWG. #236, SEE SHEET 40
17. CONST. EARTH SWALE PER DETAIL "B" SHEET DT1
18. CONST. "A" CURB W/ 6" FACE PER DETAIL DWG. #219, SEE SHEET 40
19. CONST. PRECAST BUMPER BLOCKS PER STD. DWG. #238, SEE SHEET 40
20. REPLACE REMOVED VINYLEY GUTTER
21. CONST. PIPE TRANSITION PER DETAIL SHEET 21 BY GENEVA PIPE.

GENERAL NOTES

1. SEE IMPROVEMENT PLANS FOR STREET SECTIONS AND DETAILS. SEE HORIZONTAL CONTROL FOR EXACT BEARINGS AND DISTANCES.
2. THE QUANTITIES SHOWN HERON ARE ESTIMATES ONLY AND ARE NOT TO BE USED FOR BIDDING PURPOSES.
3. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DESCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4. ALL GRADING WORK TO CONFORM TO SOILS REPORT BY OWENS GEOTECHNICAL DATED: MARCH 22, 2004 JOB NO. E-04-049
5. ADD 2300 TO ALL GRADES SHOWN HERE ON.
6. 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.
7. SEE SHEET C3 FOR C.L.V. GRADING NOTES.
8. SEE HORIZONTAL CONTROL PLAN FOR CURVE DATA TABLE.



VICINITY MAP
N.T.S.



KEY MAP
N.T.S.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		RIGHT-OF-WAY
		CENTERLINE
		PROPERTY LINE
		EASEMENT
		CURB & GUTTER
		SCREEN WALL
		RETAINING WALL
		SWALE
		EDGE OF PAVEMENT
		SAWCUT & MATCH
		ADA ACCESS ROUTE
		2:1 SCARP
		SIDEWALK RAMP
(0.00%)	0.00%	RATE & DIR. OF FLOW
		SIDEWALK UNDER DRAIN
(00.0)	00.0	PAD ELEVATION
(FF=00.00)	FF=00.00	FINISH FLOOR ELEV.
	1	CONSTRUCTION NOTE
		SVRE
	M	MODEL UNIT
	H	DESIGNATED ADA UNIT
2700	2700	CONTOUR

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[ ]	FUTURE	SW	SIDEWALK
( )	EXISTING	FL	FLOW LINE
TOP	TOP OF LANDING	FG	FINISH GRADE
BOT	BOTTOM OF LANDING	TC	TOP OF CURB
FTG	FOOTING	HP	HIGH POINT
CATV	CABLE TV	EP	EDGE OF PAVEMENT
BSW	BACK OF SIDEWALK	LP	LOW POINT

LEGEND

- NEW AC
- AC TO BE REMOVED AND REPLACED
- AC TO BE REMOVED

I CERTIFY THAT THIS GRADING PLAN CONFORMS TO THE APPROVED DRAINAGE STUDY FOR THIS SITE ON FILE WITH CITY OF LAS VEGAS DS3567.

GARY A. STOCKHOFF, P.E. #12108 — DATE 3-7-07

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.

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.

CALL BEFORE YOU DO OVERHEAD

1-702-593-6111
NEVADA POWER ENVIRONMENT & SAFETY SERVICES DEPARTMENT

Call before you Dig.

1-800-227-2600
UNDERGROUND SERVICE (USA)

BENCH MARK:

CITY OF LAS VEGAS BENCH MARK 1LV00 3N66B

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: 113595

THE BASIS OF BEARING FOR THIS SURVEY IS THE WESTERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 2, TOWNSHIP 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. 100951' Rcm 101494 Rcm

FLOOD CONTROL QUANTITIES:

10.0' CONCRET FLUME	1 EA.
18" RCP STORM DRAIN (ONSITE)	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.

REV	DATE	BY	REVISION
1	1/27/05	BKK	CHANGE ALL GRADES - KB 5/5/05
2	7/6/05	BKK	CHANGE BLDG NUMBERS - KB 7/7/05
3	3/24/06	BKK	ADJUST SD & SS LATERAL - KB 3/30/06
4	10/6/06	BKK	MOVE BC ON RAINBOW 5' WEST; ADJUST AFFECTED IMPROVEMENTS
5	1/04/07	BKK	ADJUST DROP INLETS TO AVOID CONFLICTS - KB 1/16/07
6	2/27/07	BKK	ADJUST SD AT RAINBOW AND RED COACH KB 3/13/07

4/17/07 BKK ADD ELLIPTICAL SD AT RAINBOW & RED COACH KB 4/24/07

9/15/08 JDB CHANGE ELLIPTICAL SD TO RCB SD KB 9/29/08

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

VPOINT
DESIGNING FOR THE FUTURE
PLANNERS · CONSULTING ENGINEERS · SURVEYORS
1009 WHITNEY RANCH DRIVE · HENDERSON, NEVADA 89014 · (702) 248-6415

SHEET
GRADING PLAN II

TITLE
LONE MOUNTAIN APARTMENTS

DRAWN BY: RCH	APRIL 2004	
DESIGNED BY: RCH	APRIL 2004	
CHECKED BY: P.K.	APRIL 2004	
PROJECT NO: 662-E169		

PROFESSIONAL ENGINEER - STATE OF NEVADA — GARY A. STOCKHOFF — EXP. 06-30-08 — CIVIL — No. 12108

SHEET G2
11 OF 41 SHEETS

DRAWING NO. 107V4322

REPLOT

N:\Engineering\DWGS\662\E169\Improvement-w-garages\SHT 10-13 - GRAD.dwg, SHT 11- G2, 3/7/2007 8:15:41 AM