

FOR CONTINUATION SEE SHEET PP2

LOOD CONTROL QUANTITIES:

10' CONCRETE FLUME	1 EA
18" RCP STORM DRAIN (ONSITE)	829 LF
1" RCP STORM DRAIN (RAINBOW)	417 LF
1" RCP STORM DRAIN	496 LF
1" RCP STORM DRAIN	49 LF
2" DROP INLET	3 EA
48" STORM DRAIN MANHOLE	4 EA
60" STORM DRAIN MANHOLE	2 EA

N.A.P.
75,425 SF
1.73 ACRES

* ALL GRADES REVISED PER
APPROVED DRAINAGE STUDY
DS3567 D.

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 HEREON.
- 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.

S.V.R.E. DETAIL

NOTE: SEE PLAN VIEW, CURVE & LINE DATA TABLES FOR DIMENSIONS

No.	RADIUS	DELTA	LENGTH	TANGENT
SC1	20.00'	42°52'51"	14.97'	7.83'
SC2	20.00'	42°44'28"	14.92'	7.83'

LEGEND

	NEW AC
	AC TO BE REMOVED AND REPLACED
	AC TO BE REMOVED
	OFFSITE IMPROVEMENTS

VICINITY MAP

N.T.S.

KEY MAP

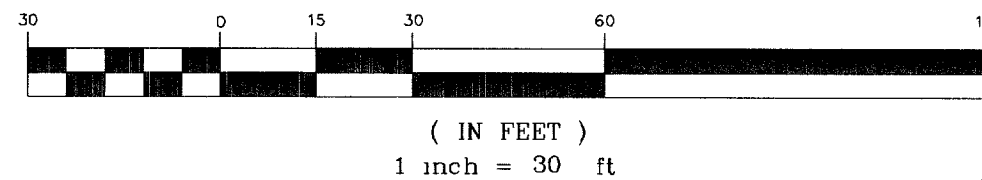
N.T.S.

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
		RATE & DIR. OF FLOW
		SIDEWALK UNDER DRAIN
		PAD ELEVATION
		FINISH FLOOR ELEV.
		CONSTRUCTION NOTE
		SVRE
		MODEL UNIT
		DESIGNATED ADA UNIT
		CONTOUR

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	FUTURE	SW	SIDEWALK
	EXISTING	FL	FLOW LINE
	TOP OF LANDING	FG	FINISH GRADE
	BOTTOM OF LANDING	TC	TOP OF CURB
	FOOTING	HP	HIGH POINT
	CABLE TV	EP	EDGE OF PAVEMENT
	BACK OF SIDEWALK	LP	LOW POINT

GRAPHIC SCALE



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 1 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. 5' 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 C.C. AREA DWG. #219, SEE SHEET 40
- CONST. PRECAST BUMPER BLOCKS PER C.C. AREA STD. DWG. #238, SEE SHEET 40

EARTHWORK VOLUMES:

TOTAL FOR OVERALL DEVELOPMENT:

CUT = 9,898 CY
FILL = 15,672 CY
FILL = 5,774 CY

THIS INFORMATION SHOULD NOT BE USED FOR BIDDING PURPOSES. ALL CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN QUANTITIES. THESE TOTALS ARE RAW AND DO NOT ACCOUNT FOR SHRINKAGE AND SUBSIDENCE.

BENCH MARK:

CITY OF LAS VEGAS BENCH MARK 1LV003NEE6
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 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.

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)

OVATION DEVELOPMENT

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

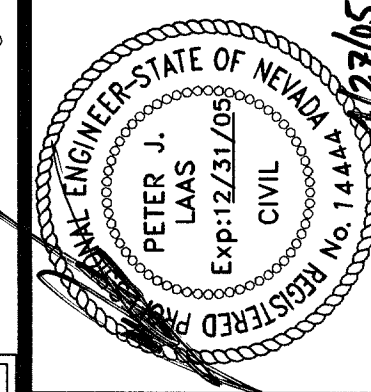
GRADING PLAN I

LONE MOUNTAIN APARTMENTS

SHEET

TITLE

DRAWN BY: REH
DESIGNED BY: REH
CHECKED BY: PJA
PROJECT NO: 662-ET69
SCALE: 1" = 30' HOR



SHEET
G1
10 OF 41 SHEETS
DRAWING NO
107V4322
PEPLOT

I CERTIFY THAT THIS GRADING PLAN CONFORMS TO THE APPROVED DRAINAGE STUDY FOR THIS SITE ON FILE WITH CITY OF LAS VEGAS DS3567.
DATE 4/29/05
PETER LAAS, P.E. #14444