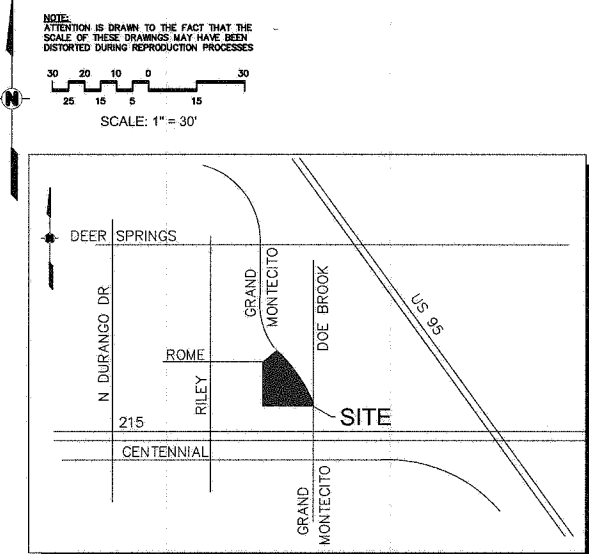
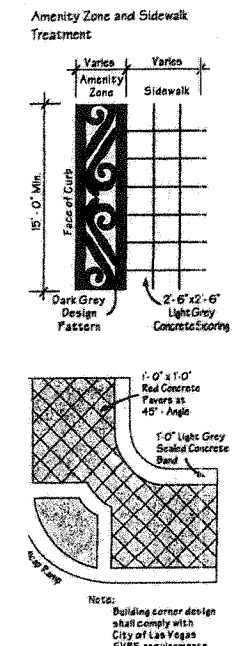
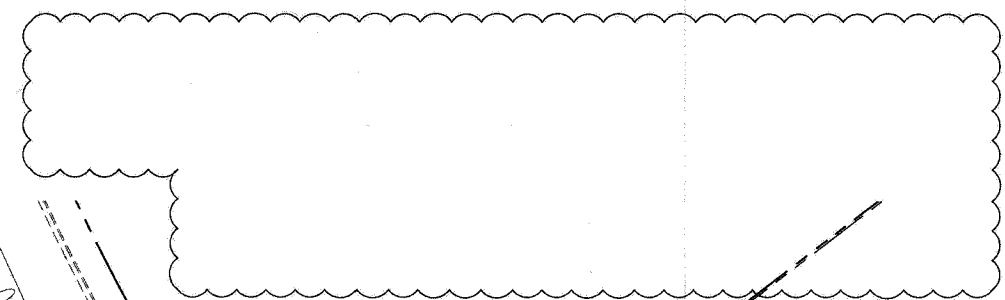


KEY MAP
-NTS



VICINITY MAP
N.T.S.

CONSTRUCTION NOTES

1. CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD DWG. No. 216.
2. CONSTRUCT "A" TYPE CURB PER CCAUSD DWG. No. 219.
3. CONSTRUCT CONCRETE SIDEWALK PER CCAUSD DWG. No. 234. COORDINATE FINISHES WITH TOWN CENTER DEVELOPMENT STANDARDS PER (C3.1).
4. INSTALL A MINIMUM OF 2.0" AC PAVEMENT OVER 4" TYPE II AGGREGATE BASE IN PARKING AREAS PER THE GEOTECH REPORT AND DETAIL (C5.1).
5. INSTALL CURB-0-LET MODEL TCD 414 CURB DRAIN.
6. CONSTRUCT RETAINING WALL PER SOUTHERN NEVADA BUILDING OFFICIALS REGIONAL STANDARDS DWG. No. B-101. REFER TO ARCHITECTURAL PLANS FOR DETAILS AND FINISH.
7. INSTALL 48" TYPE 1 STORM DRAIN MANHOLE PER CCAUSD No. 403.
8. CONNECT TO BACK OF EXISTING DROP INLET PER (C5.1).
9. CONSTRUCT BUS STOP PAD WITHIN EXCLUSIVE RIGHT TURN LANE PER CCAUSD DWG. No. 234.3.
10. ROOF DRAIN STUB, REFER TO PLUMBING PLANS FOR CONTINUATION.
11. CONSTRUCT 2' CONCRETE CHANNEL PER DETAIL (C5.1).
12. INSTALL 60" TYPE 1 STORM DRAIN MANHOLE PER CCAUSD DWG. No. 403.
13. INSTALL SIDEWALK UNDERDRAIN PER CCAUSD DWG. No. 236. INSTALL SHEET FLOOR PLATE THROUGH LANDSCAPE AREA.
14. INSTALL 24"x24" JENSEN PRECAST DROP INLET WITH 16"x16" GRATE PER (C5.1).
15. CONSTRUCT 0" CURB.
16. CONSTRUCT 8" VALLEY GUTTER PER DETAIL (C5.1).
17. CONSTRUCT SIDEWALK RAMP (CASE II) PER CCAUSD DWG. No. 235.
18. CONSTRUCT 3" VALLEY GUTTER PER DETAIL (C5.1).
19. INSTALL ABT MODEL 502 TRENCH DRAIN SYSTEM PER MANUFACTURER'S INSTRUCTIONS. SEE PLUMBING PLANS FOR COORDINATION.
20. INSTALL A MINIMUM OF 4" AC PAVEMENT OVER 4.5" TYPE II AGGREGATE BASE IN TRUCK TRAFFIC AREAS PER THE GEOTECH REPORT AND DETAIL (C5.1).
21. MATCH EXISTING.
22. INSTALL 12" THICK D50=6" RIP RAP OVER 6" TYPE II AGGREGATE BASE OVER MIRAFI FABRIC 140 N OR EQUIVALENT PER DETAIL (C5.1).
23. CONSTRUCT SIDEWALK RAMP PER PLAN.
24. REFER TO SHEETS C2.1 & C2.2 FOR SITE VISIBILITY RESTRICTION EASEMENTS.
25. INSTALL PRECAST BUMPER BLOCK PER CCAUSD No. 238.
26. INSTALL TREE GRATE PER TOWN CENTER DEVELOPMENT STANDARDS FIGURE 20, REFER TO LANDSCAPE PLANS.
27. CONSTRUCT KEYSTONE RETAINING WALL PER MANUFACTURER'S RECOMMENDATIONS, MAX HEIGHT=18".
28. CONSTRUCT RETAINING WALL, MAX HEIGHT=7.9'. REFER TO STRUCTURALS.

FLOOD ZONE
 THIS SITE IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN (100-YEAR) ZONE PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP, COMMUNITY PANEL 32003C1745 E DATED SEPTEMBER 27, 2002.

NOTE:
 I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY NO. DS 4066 FOR THIS PROJECT.

Richard A. Moles, P.E. 10381
 DATE 3/20/08

SAFETY ALERT
 Call Before You Overhead
 1-702-593-6111

Call before you Dig
 UnderGround
 1-800-227-2600

GRADE TAG CONVERSION
 2500.00=100.00
 ADD 2400.00 TO ALL TAGS
 FOR ACTUAL ELEVATION

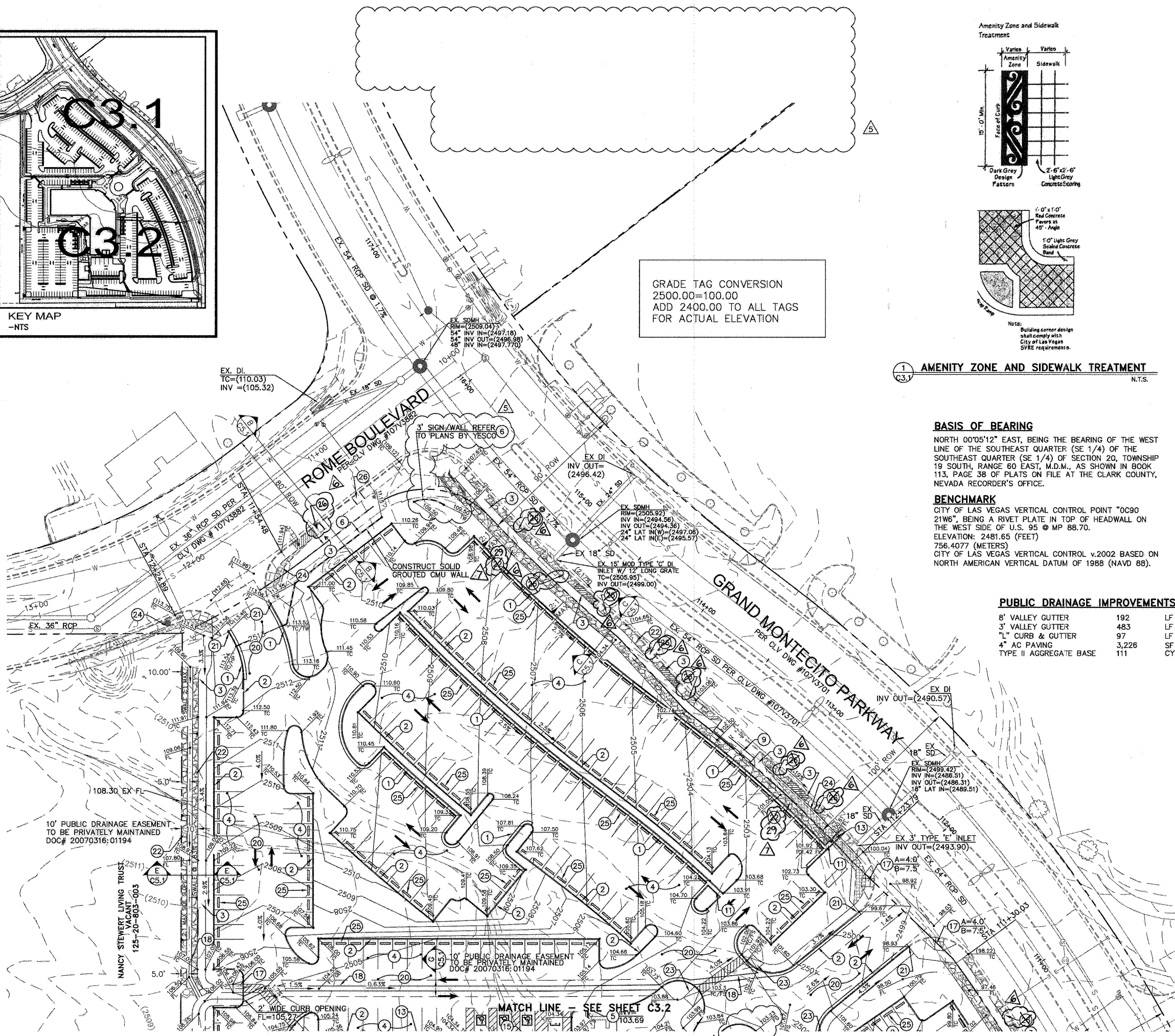
1 AMENITY ZONE AND SIDEWALK TREATMENT
 N.T.S.

BASIS OF BEARING
 NORTH 00°05'12" EAST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN IN BOOK 113, PAGE 38 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK
 CITY OF LAS VEGAS VERTICAL CONTROL POINT "0C90 21W6", BEING A RIVET PLATE IN TOP OF HEADWALL ON THE WEST SIDE OF U.S. 95 @ MP 88.70. ELEVATION: 2481.65 (FEET) 756.4077 (METERS) CITY OF LAS VEGAS VERTICAL CONTROL v.2002 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

PUBLIC DRAINAGE IMPROVEMENTS

8" VALLEY GUTTER	192	LF
3" VALLEY GUTTER	483	LF
"L" CURB & GUTTER	97	LF
4" AC PAVING	3,226	SF
TYPE II AGGREGATE BASE	111	CY



- NOTES:**
1. ONSITE STORMDRAIN SYSTEM TO BE PRIVATELY OWNED AND PRIVATELY MAINTAINED.
 2. ADA PATHS NOT TO EXCEED 5% IN DIRECTION OF TRAVEL WITH CROSS SLOPES NOT TO EXCEED 2%. ACCESSIBLE PARKING SPACES, ACCESS AISLES AND PASSENGER LOADING ZONES NOT TO EXCEED 2% IN ANY DIRECTION.

LAUTH
 317-848-6500 • lauthproperty.com

LAUTH PROPERTY GROUP
 7887 E. Bellevue Ave., Suite 900
 Englewood, CO 80111

PROJECT: MCB
CONTACT: R. Kelly
 TELEPHONE: 702-279-5400
 720-279-5341
FAX: 720-279-5341
E-MAIL: RKELLEY@LAUTH.NET
PROJECT NUMBER: 7894
STATE NUMBER:

Kimley-Horn and Associates, Inc.
 Engineering, Planning, and Environmental Consultants
 2080 East Flamingo Road, Suite 210
 Las Vegas, Nevada 89119
 Tel: (702) 735-4949
 Fax: (702) 735-4949

CERTIFIED BY:
 RICHARD A. MOLES
 Exp. 12/31/09
 CIVIL
 No. 10381

GRADING PLAN 1

PROJECT: MONTECITO POINT Core and Shell
 6605 Grand Montecito Parkway
 Las Vegas, Nevada 89149

DATE (YYYY-MM-DD)	DESCRIPTION
2007-01-06	CONSULTANT CONTACT
2007-01-06	AM. HATCHING
2007-01-06	REMOVED TREE GRATE, AND ADDED SIGN
2007-01-06	REMOVED TREE GRATE, AND ADDED SIGN
2007-01-06	REMOVED TREE GRATE, AND ADDED SIGN
2007-01-06	REMOVED TREE GRATE, AND ADDED SIGN
2007-01-06	REMOVED TREE GRATE, AND ADDED SIGN

DATE: 3/20/08
DATE: 3/20/08

REVISION: 5 2007-12-07 REMOVED ISLAND AT FRONT AND ADDED SIGN
 6 2007-03-12 REMOVED TREE GRATE, AND ADDED SIGN
 7 2007-05-01 REMOVED TREE GRATE, AND ADDED SIGN

DRAWING NO. SHEET 6 OF 21

C3.1

CLV # 107V4839

117628
 116403 R6cm
 109657

Replot