

**LEGEND**

---	PROPERTY LINE
---	STREET CENTERLINE
---	BUILDING SETBACK LINE
---	PROPOSED "L" CURB & GUTTER
---	EXISTING "L" CURB & GUTTER
---	PROPOSED "A" CURB & GUTTER
---	EXISTING CONTOUR LINES
---	PROPOSED CONTOUR LINES
---	PROPOSED WROUGHT IRON FENCE
---	EXISTING BLOCK WALL
---	PROPOSED FLOW LINE
---	PROPOSED EDGE OF PAVEMENT
---	EXIST. EDGE OF PAVEMENT
---	PROPOSED HANDRAIL
---	PROPOSED ELEVATION & LOCATION
---	EXISTING ELEVATION & LOCATION
---	SLOPE
---	CONSTRUCTION NOTE
---	PROPOSED HYDRANT
---	CENTERLINE
---	TOP OF CURB
---	EDGE OF PAVEMENT
---	CROWN LINE
---	FINISHED GRADE
---	TOP OF FOOTING
---	TOP OF RETAINING WALL
---	SIDEWALK GRADE
---	GRADE BREAK
---	BEGIN VERTICAL CURVE
---	END VERTICAL CURVE
---	FINISHED FLOOR
---	HIGHPOINT
---	ASPHALTIC CONCRETE
---	TOP OF CONCRETE SLAB
---	PIPE INVERT
---	STORM DRAIN
---	SIDEWALK

**NOTE:**  
ALL ON-SITE PARKING LOTS AND DRIVE AISLES ARE P.U.E., PUBLIC SEWER EASEMENT, AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED.

**BENCHMARK**  
CITY OF LAS VEGAS BM No.1051 0L0V1 245WS RIVET & PLATE IN TOP OF CURB AT THE NORTHEAST CORNER OF OWENS AND EASTERN. ELEV=562.1923 METERS (1844.46 FEET)

**BASIS OF BEARINGS**  
N00°04'06"W -- BEING THE CENTERLINE OF EASTERN AVENUE, AS SHOWN ON PARCEL MAP FILE 92, PAGE 40 IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER.

**LEGAL DESCRIPTION**  
BEING PARCEL NO.1 AND PARCEL NO.2 OF THE AMENDED PARCEL MAP FOR THE CITY OF LAS VEGAS HOUSING AUTHORITY, RECORDED JANUARY 18, 1980 IN FILE 29, PAGE 51 OF PARCEL MAPS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

**CONSTRUCTION NOTES**

#	ITEM	UNIT	QUANTITY		DRAINAGE EASEMENT
			PUBLIC	PRIVATE	
1	INSTALL 3" A.C. ON 4" TYPE II AGGREGATE BASE ON 9" NATIVE	SY	-	9338	-
2	CONSTRUCT 24" "L" TYPE C & G PER USDOCA DWG. NO. 216	LF	168	1271	-
3	CONSTRUCT "A" TYPE C & G PER USDOCA DWG. NO. 219	LF	-	4670	-
4	INSTALL "A" TYPE ISLAND CURB PER USDOCA DWG. NO. 219	LF	-	135	-
5	CONSTRUCT 8" CROSS GUTTER PER USDOCA NO. 226.1	SF	865	-	-
6	CONSTRUCT 3" VALLEY GUTTER PER DETAIL 1, SHT DT03	SF	-	3424	-
7	INSTALL HANDICAP RAMP PER USDOCA DWG. NO. 235, CASE III	EA	2	-	-
8	INSTALL SIDEWALK DRAIN PER DETAIL 2, SHT DT03	EA	2	2	1
9	CONSTRUCT 5" ONSITE SIDEWALK	SF	-	93457	-
10	INSTALL 4" DIA. PVC DRAIN PIPE AT SIDEWALK	EA	-	-	-
11	CONSTRUCT 0" CURB FACE	EA	-	34	-
12	CONSTRUCT 2" SLOT GUTTER PER DETAIL 3, SHT DT03	LF	-	-	7
13	CONSTRUCT COMMERCIAL DRIVEWAY PER USDOCA DWG NO. 224	EA	-	2	-
14	CONSTRUCT MODIFIED "L" CURB PER DETAIL SHEET	LF	-	-	174
15	CONSTRUCT WROUGHT IRON GATE PER DETAIL 4, SHT DT03	LF	-	-	10

**ENGINEERS CERTIFICATE**  
I CERTIFY THAT THIS GRADING PLAN IS IN ACCORDANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT. #DS3880  
JOHN R. GUSTAFSON, P.E. DATE 3/1/04

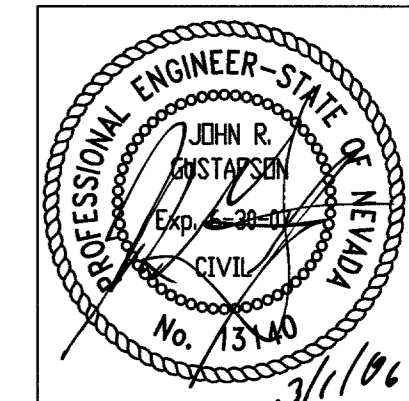
**DISCLAIMER NOTE**

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

Call before you OVERHEAD  
1-702-227-2929  
NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

107V4591



DATE: FEB. 2006  
DESIGN: MAY  
DRAWN: MAY  
CHECK: MAY  
SCALE: 1" = 30'

PREPARED FOR: **CDPCN**  
2000 ALTA DRIVE  
LAS VEGAS, NV 89106

**BAUGHMAN & TURNER, INC.**  
CIVIL ENGINEERS  
1210 HINSON STREET  
LAS VEGAS, NEVADA 89102  
PHONE: (702) 870-8771 FAX: (702) 878-2695

**SENATOR RICHARD BRYAN APTS. GRADING PLAN**  
SECTION 25, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M. NEVADA  
LAS VEGAS  
EASTERN AVE & SEARLES ST

SHEET **GP05** OF **5 OF 14**  
PROJ. NO. CLV DWG #1623