

ONSITE/OFFSITE FLOOD CONTROL IMPROVEMENTS

DESCRIPTION	QUANTITY	
	PRIVATE	PUBLIC
12" TYPE "CM2: DROP INLET		1 EA
24" RCP		680.33 LF
24" FLARE END SECTION		2 EA
48" SDMH		2 EA
D50=6" RIPRAP	105 S.F.	100 S.F.
D50=12" RIPRAP	513 S.F.	
3" U-GUTTER	241 LF	

DIMENSIONS NOTES

ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE

LEGEND & ABBREVIATIONS

Centerline	CENTERLINE
Property Line	PROPERTY LINE
Existing Contour	EXISTING CONTOUR
Design Elevation	DESIGN ELEVATION
Existing Elevation	EXISTING ELEVATION
Asphaltic Concrete Pavement	ASPHALTIC CONCRETE PAVEMENT
Angle Point	ANGLE POINT
Edge of Pavement	EDGE OF PAVEMENT
Finish Floor	FINISH FLOOR
Flow Line	FLOW LINE
High Point	HIGH POINT
Top of Curb	TOP OF CURB
Toe of Slope	TOE OF SLOPE
Top of Wall	TOP OF WALL
Proposed Off-Site Pavement	PROPOSED OFF-SITE PAVEMENT
Proposed Parking Pavement	PROPOSED PARKING PAVEMENT
Proposed On-Site Pavement	PROPOSED ON-SITE PAVEMENT
Ex. Pavement to be Removed	EX. PAVEMENT TO BE REMOVED
Sawcut Ex. Pavement, Trench Backfill & Replace Pavement Connection	SAWCUT EX. PAVEMENT, TRENCH BACKFILL & REPLACE PAVEMENT CONNECTION

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.

BASIS OF BEARINGS

NORTH 88°22'24" EAST, BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, ALSO BEING THE CENTERLINE OF WESTCLIFF DRIVE, AS SHOWN ON THAT CERTAIN FINAL MAP RECORDED IN BOOK 64, PAGE 39 OF PLATS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

DESCRIPTION	NAV 88 DATUM	NAV 88 DATUM
U.S.C. & G.S. BEING A RIVET AND PLATE IN THE TOP OF THE CURB AT THE NORTHWEST CORNER OF WESTCLIFF AND CIMARRON.	2552.04 FEET	777.863 METERS

CLV BENCHMARK NO. OOLV002854 (909)

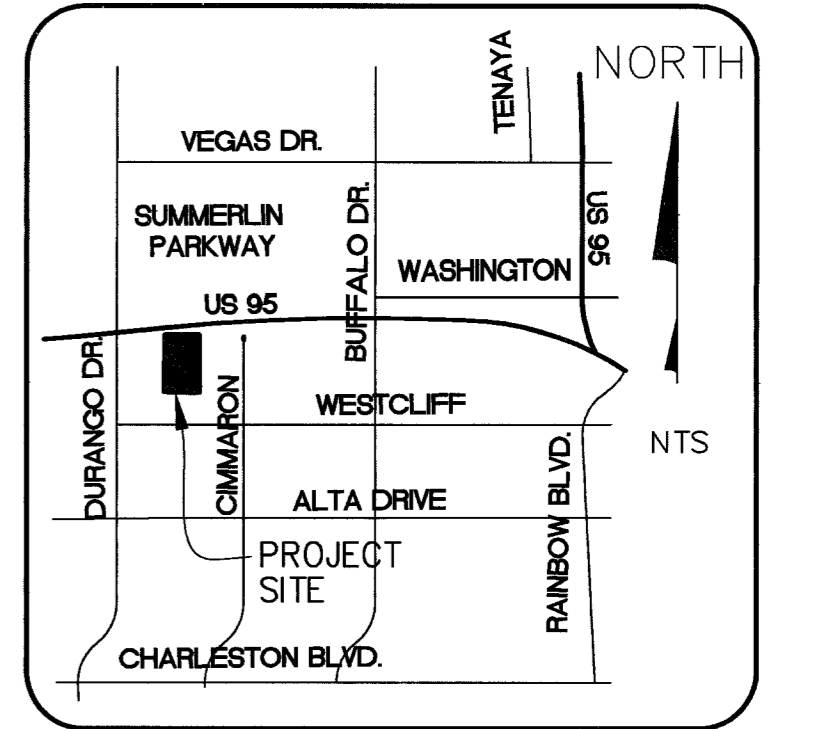
SIDEWALK RAMP TABLE

NO.	GRADE (%)	"A" (FT) MIN.	"B" (FT) MIN.
H1	-6 TO -5.01	4.5	21.5
H2	-5 TO -4.01	4.5	15.0
H3	-4 TO -3.01	4.5	12.0
H4	-3 TO -2.01	4.5	9.5
H5	-2 TO 2	8.0	8.0
H6	2.01 TO 3	9.5	4.5
H7	3.01 TO 4	12.0	4.5
H8	4.01 TO 5	15.0	4.5
H9	5.01 TO 6	21.5	4.5

*SEE CLARK COUNTY AREA STANDARD DRAWING #235, CASE 1

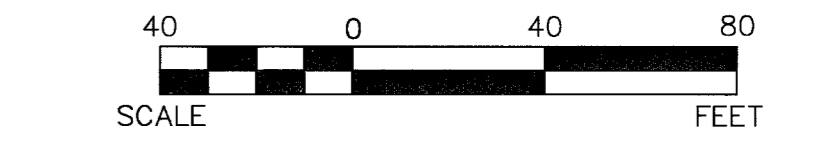
Call before you Dig. 1-800-227-2600 UNDERGROUND SERVICE (USA)

CALL BEFORE YOU DIG OVERHEAD 1-702-593-6111



SCALE: 1"=40'

VICINITY MAP
NOT TO SCALE



- CONSTRUCTION NOTES**
- CONSTRUCT 24" "L" TYPE CURB & GUTTER PER USD NO. 216
 - CONSTRUCT "A" TYPE CURB PER DETAIL 2 ON SHEET C-6
 - CONSTRUCT 7" CONCRETE SIDEWALK PER USD NO. 234
 - CONSTRUCT 3" AC PAVEMENT OVER 4" TYPE II AGGREGATE BASE OVER 6" TYPE I BASE AS PER SOIL REPORT REFERENCED ON THIS SHEET IN "GENERAL NOTES" FOR PUBLIC ROAD
 - CONSTRUCT 2.5" AC PAVEMENT OVER 4" TYPE II AGGREGATE BASE OVER 6" TYPE I BASE AS PER SOIL REPORT REFERENCED ON THIS SHEET IN "GENERAL NOTES" FOR MAIN CORRIDORS AND TRUCK ACCESS.
 - CONSTRUCT 2" AC PAVEMENT OVER 4" TYPE II AGGREGATE BASE AS PER SOIL REPORT REFERENCED ON THIS SHEET IN "GENERAL NOTES" FOR AUTOMOBILE PARKING.
 - CONSTRUCT 2" VALLEY GUTTER PER DETAIL 3 ON SHEET C-6.
 - CONSTRUCT COMMERCIAL DRIVEWAY PER USD NO. 222A. CONSTRUCT CROSS GUTTER PER USD NO. 228.
 - CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL DRAWING.
 - PROPOSED RAISED GARDEN, SEE ARCHITECTURAL DRAWING.
 - PROPOSED LANDSCAPING, SEE ARCHITECTURAL DRAWING.
 - REMOVE EX. FENCE AND REPLACE WITH RETAINING WALL PER DETAIL 7 OF SHEET C-6
 - CONSTRUCT SIDEWALK UNDERDRAIN PER USD NO. 236.
 - CONSTRUCT SIDEWALK RAMP, CASE 1 PER USD NO. 235
 - CONSTRUCT 12" TYPE "CM2" DROP INLET PER DETAIL PER DETAIL 9 OF SHEET C-6
 - CONSTRUCT 10' WROUGHT IRON FENCE PER DETAIL 3 OF SHEET C-5.
 - CONSTRUCT TRANSITION GUTTER PER DETAIL 8 OF SHEET C-6.
 - CONSTRUCT 3' GUTTER PER DETAIL 11 SHEET C-6
 - INSTALL PRECAST BUMPER BLOCKS. INSTALL 2 FT. FROM FACE OF CURB AND CENTER OF PARKING STALL. CONSTRUCT PER STD. DWG 238
 - CONSTRUCT 5' CONCRETE SIDEWALK PER USD NO. 234

SITE INFORMATION

ASSESSOR PARCEL NO.	138-28-401-014
SITE AREA (TOTAL)	435,600 SF (10.0 AC)
PHASE 1	228,690 SF (5.25 AC)
FLOOR/AREA RATIO	18.71%
BUILDING AREA	81,524 SF
BUILDING HEIGHT	3-STORY (38' MAX)
PARKING PROVIDED	75 PARKING SPACES 3 HANDICAP PARKING SPACE

NOTE

NO WALLS, FENCES, TREES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXIST, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL OR PAVEMENT STREET SURFACE.

"I CERTIFY THAT THE GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE WITH THE CITY OF LAS VEGAS FOR THIS PROJECT."

Denise Atwood, P.E. DATE: 3/22/05

PROJ NO: 609.001N
DESIGN: LG/GB
DATE: 03/22/05
SCALE: AS SHOWN
CADFILE: SS-PH1-C4

REGISTERED PROFESSIONAL ENGINEER - STATE OF NEVADA
DENIS ATWOOD
NO. 8713
EXPIRES: 12/31/04
CIVIL
STAMP DATE: 3/22/05

8395 W. SUNSET ROAD
Suite 190
Las Vegas, NV 89113
Tel: 702-593-0222
702-593-0222
Web: trcsolutions.com

TRC
Customer-Focused Solutions
BY Engineering Nevada

SILVER SKY ASSISTED LIVING
PHASE 1
GRADING PLAN

SHEET
C-4
4 OF 11 SHTS
CLV #
107Y-4184