

ORAN K. GRAGSON EXPRESSWAY
U.S. HIGHWAY 95

PROPOSED 3 STORY
OFFICE BUILDING
PHASE I

FUTURE
BUILDING

EXISTING COMMERCIAL CENTER
C.I.L.V. FILE No. 107-VI 388

BOULEVARD

RAINBOW

SILVERSTREAM AVENUE

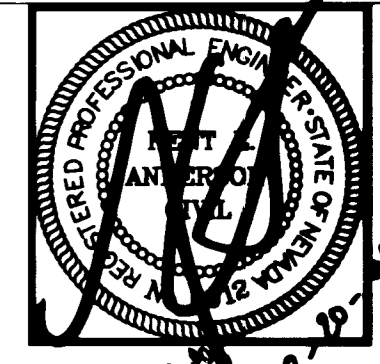
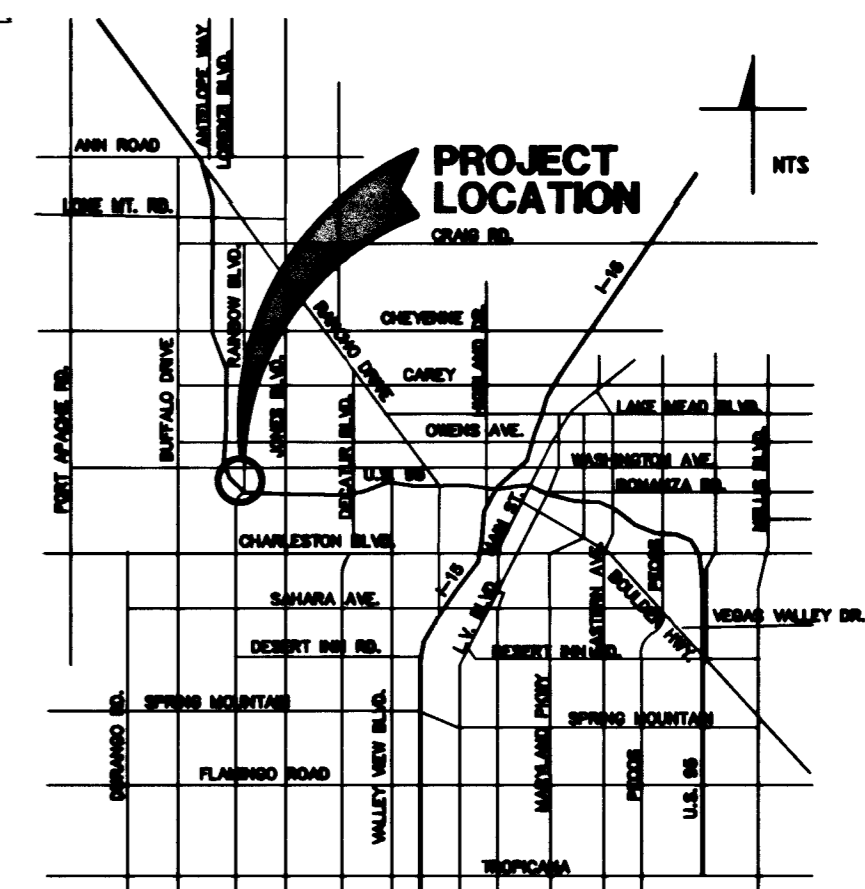
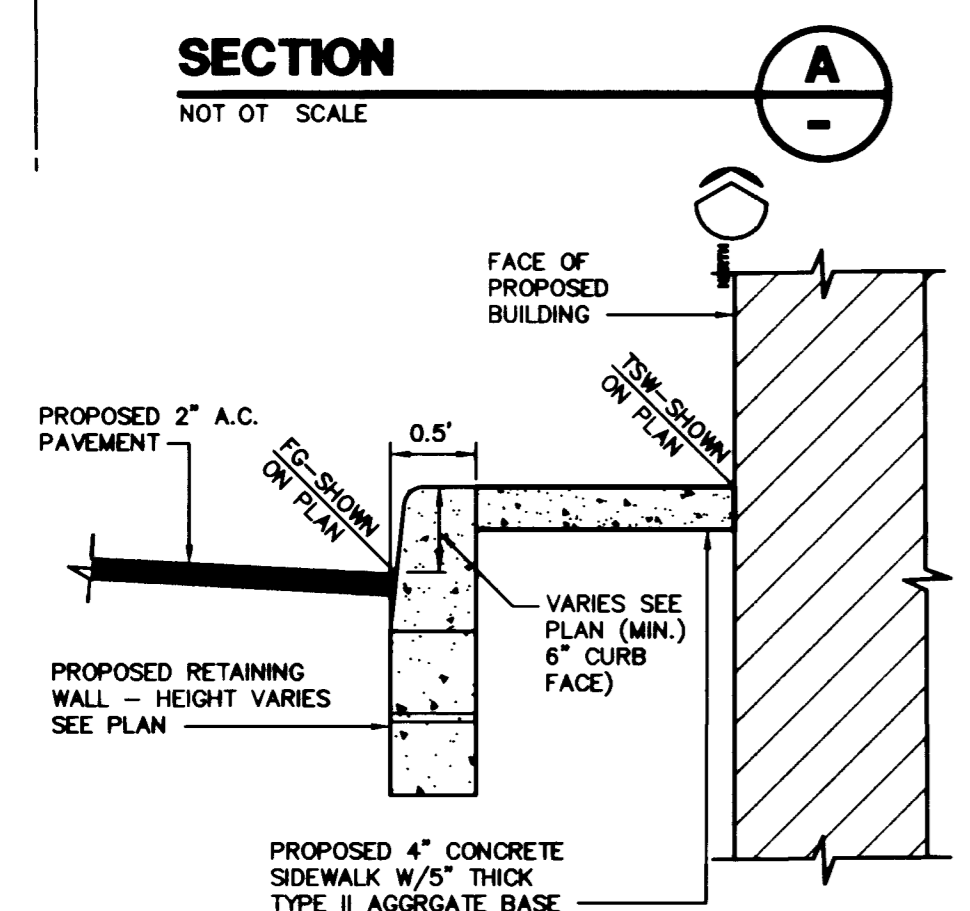
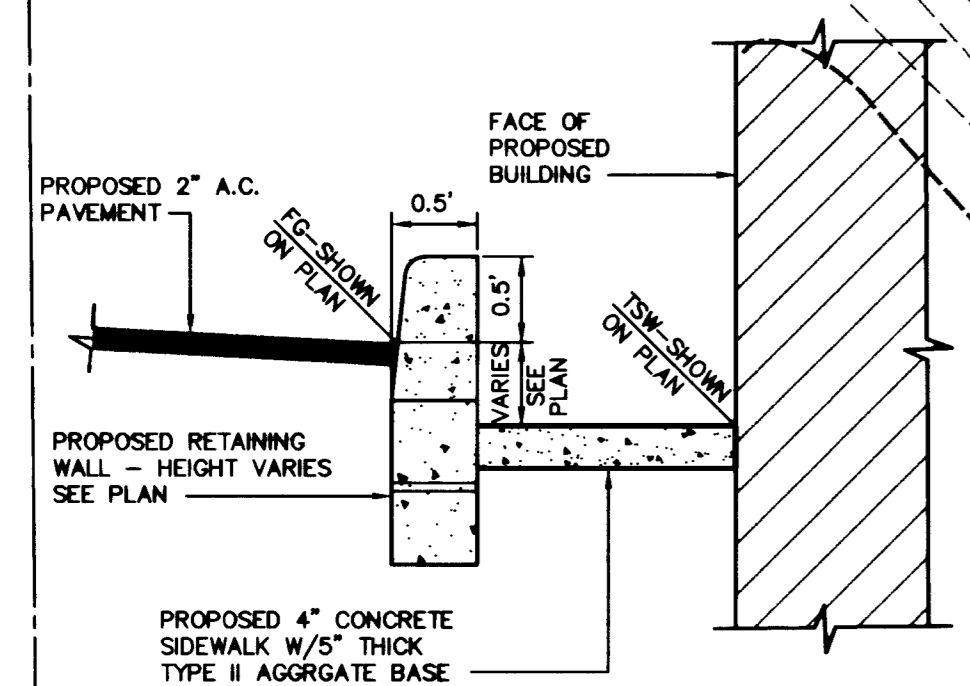
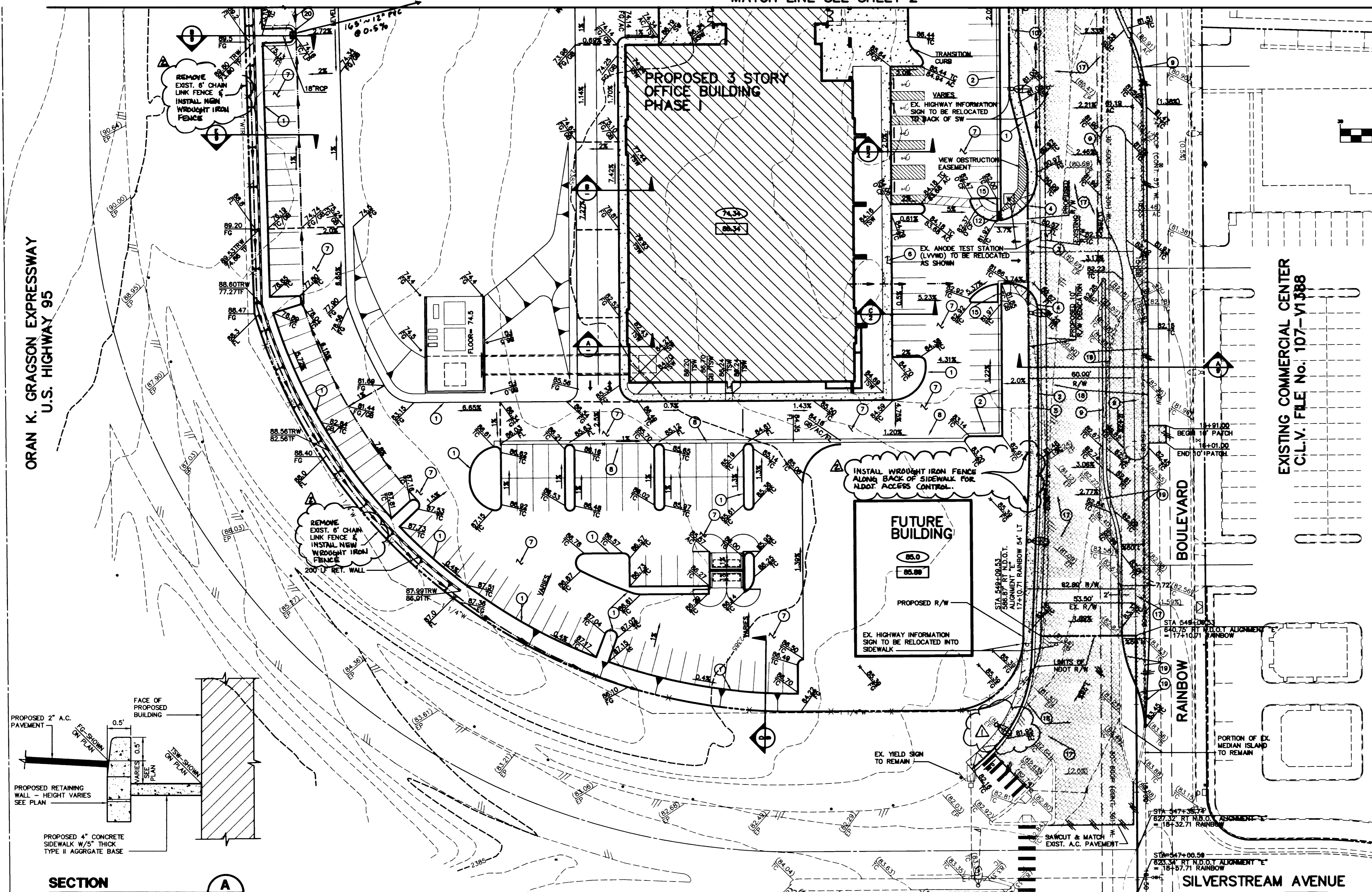


Table with columns: NO., REVISION, DATE APPL., and a list of revisions including 'Add Street Light to Site Plan' and 'Add Traffic Island Median Fence W/ Chain Link Fence'.

L. R. NELSON CONSULTING ENGINEERS, INC.
3035 East Patrick Lane Suite 9
Las Vegas, Nevada 89120
(702) 798-7978
(702) 451-2296 FAX

GRADING PLAN
SOUTH HALF
RAINBOW
CORPORATE CENTER
BORMAN DEVELOPMENT
NEVADA
CITY OF LAS VEGAS

SHEET NUMBER
3
OF 12 SHEETS
693-003-962



NOTE:
ALL WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY AND OUTSIDE THE PROJECT BOUNDARY SHALL BE PERFORMED UNDER A SEPARATE ENCROACHMENT PERMIT ISSUED BY THE CONTROLLING AUTHORITY.

ALL WORK PERFORMED OUTSIDE THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL NOT BE PERFORMED UNTIL WRITTEN PERMISSION AND EASEMENT HAS BEEN OBTAINED FROM THE PROPER OWNER

GRADING NOTES

- 1. ALL GRADES SHOWN HEREON ARE TO FINISH GRADE.
2. THE QUANTITIES SHOWN HEREON ARE ESTIMATES ONLY AND ARE NOT TO BE USED FOR BIDDING PURPOSES.
3. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4. ALL CONSTRUCTION AND GRADING OPERATIONS ARE TO CONFORM TO THE RECOMMENDATIONS OF SOILS REPORT LISTED BELOW.

BASIS OF BEARING

SOUTH 89°36'27" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 60 EAST, N.D.M., AS SHOWN ON A MAP ON FILE IN FILE 56, PAGE 96 OF SURVEY IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE

BENCHMARK

11V00-28W4
ELEVATION = 724.7549 METERS (NAV88)
2377.80'
RIVET AND PLATE IN TOP OF CURB, NORTHEAST RETURN OF RAINBOW BOULEVARD AND WASHINGTON AVENUE.

CONSTRUCTION NOTES

- 1. CONSTRUCT TYPE "A" CURB PER DETAIL
2. CONSTRUCT TYPE "1" CURB AND GUTTER PER STD. DWG. No. 216 AND N.D.O.T STANDARD DWG #R-5.1.1(613) TYPE 5
3. CONSTRUCT 8" WIDE VALLEY GUTTER PER STD. DWG. No. 228
4. CONSTRUCT SIDEWALK RAMP PER STD. DWG. No. 235, CASE 1 AND N.D.O.T STANDARD DWG #R-5.1.2(613)
5. CONSTRUCT 5" WIDE CONCRETE SIDEWALK PER STD. DWG. No. 234 AND N.D.O.T STANDARD DWG #R-5.1.1(613)
6. CONSTRUCT 2" A.C. PAVEMENT OVER 4" TYPE II GRAVEL BASE
7. CONSTRUCT 2" A.C. PAVEMENT OVER 4" TYPE II GRAVEL BASE
8. CONSTRUCT MEDIAN ISLAND PER STD. DWG. No. 216 AND OR No. 221 (MATCH EX.)
9. CONSTRUCT SWALE AND BUS TURNOUT PER STD. DWG No. 234.1
10. CONSTRUCT 12" PVC DRAIN BETWEEN DROP INLETS
11. 6" PVC STORM DRAIN DISCHARGE LINE TO BE INSTALLED A MIN OF 3' BELOW PAVEMENT GRADE @ SAME SLOPE AS PAVEMENT
12. INSTALL JENSEN PRECAST D.I. #2436-H D.I. W/ HEAVY DUTY GRATE (OR APPROVED EQUAL)
13. INSTALL WET-CELL & SUMP PUMP - SEE MESH, PUMPING, & ELEG. DWG.
14. CONSTRUCT PLANTER DRAIN PER DETAIL
15. CONSTRUCT 4" A.C. PAVEMENT OVER 4" TYPE II OVER 9" TYPE I GRAVEL BASE PER STD. DWG. #203.
16. REMOVE EXISTING A.C. PAVEMENT AS SHOWN BY SAWCUT LINE
17. REMOVE PORTIONS OF EXIST. MEDIAN ISLAND AS SHOWN BY SAWCUT LINE
18. INSTALL TYPE "B" DROP INLET PER STD. DWG. No. 412
19. INSTALL 12" PVC DRAIN BETWEEN DROP INLETS

LEGEND AND ABBREVIATIONS

Table mapping symbols to terms: LP (LOW POINT), AC (ASPHALT CONCRETE), TC (TOP OF CURB), FG (FINISH GRADE), FL (FLOW LINE), EP (EDGE OF PAVEMENT), GB (GRADE BREAK), FF (FINISH FLOOR), SW (SIDEWALK), X (PROPOSED ELEVATION), XX (EXISTING ELEVATION), TF (TOP OF FOOTING), TRW (TOP OF RETAINING WALL), EXISTING CONTOUR, PROPOSED CONTOUR, BLOCK WALL, DIRECTION OF FLOW/AC SWALE, BASEMENT FLOOR ELEVATION, FINISH FLOOR ELEVATION, SCARP, CONSTRUCTION NOTE, SAWCUT LINE.

ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS
KENT E. ANDERSON, NEVADA P.E. NO. 6012
8-20-88
DATE

H:\Projects\1980\693003\DWG\VENRCC-6P Thu Aug 20 10:40:30 1988 BY CAROL SCOTT

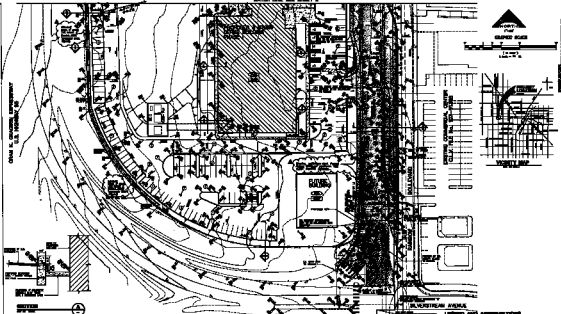
DRAWING NAME: VENRCC-6P LATEST PLOT DATE:

10909 10577 11921 13573 13994

107-12837



ORAN K. CHAZAR, ARCHITECT
U.S. HIGHWAY 10



GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS FOR THE PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.

LEGEND

- 1. CONCRETE
- 2. BRICK
- 3. BLOCK
- 4. GROUND
- 5. ASPHALT
- 6. GRAVEL
- 7. SAND
- 8. PLANTING
- 9. FENCE
- 10. DRIVEWAY
- 11. SIDEWALK
- 12. PARKING
- 13. DRIVE
- 14. ROAD
- 15. RAILROAD
- 16. WATER
- 17. SEWER
- 18. GAS
- 19. ELECTRIC
- 20. TELEPHONE
- 21. CABLE
- 22. FIBER OPTIC
- 23. AIR CONDITIONING
- 24. HEATING
- 25. VENTILATION
- 26. EXHAUST
- 27. DRAINAGE
- 28. EROSION CONTROL
- 29. LANDSCAPING
- 30. SIGNAGE
- 31. LIGHTING
- 32. SECURITY
- 33. ACCESS
- 34. EGRESS
- 35. ESCAPE ROUTE
- 36. FIRE ALARM
- 37. SMOKE DETECTOR
- 38. SPRINKLER
- 39. EXTINGUISHER
- 40. FIRE HYDRANT
- 41. FIRE TOWER
- 42. FIRE STATION
- 43. FIRE DEPARTMENT
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