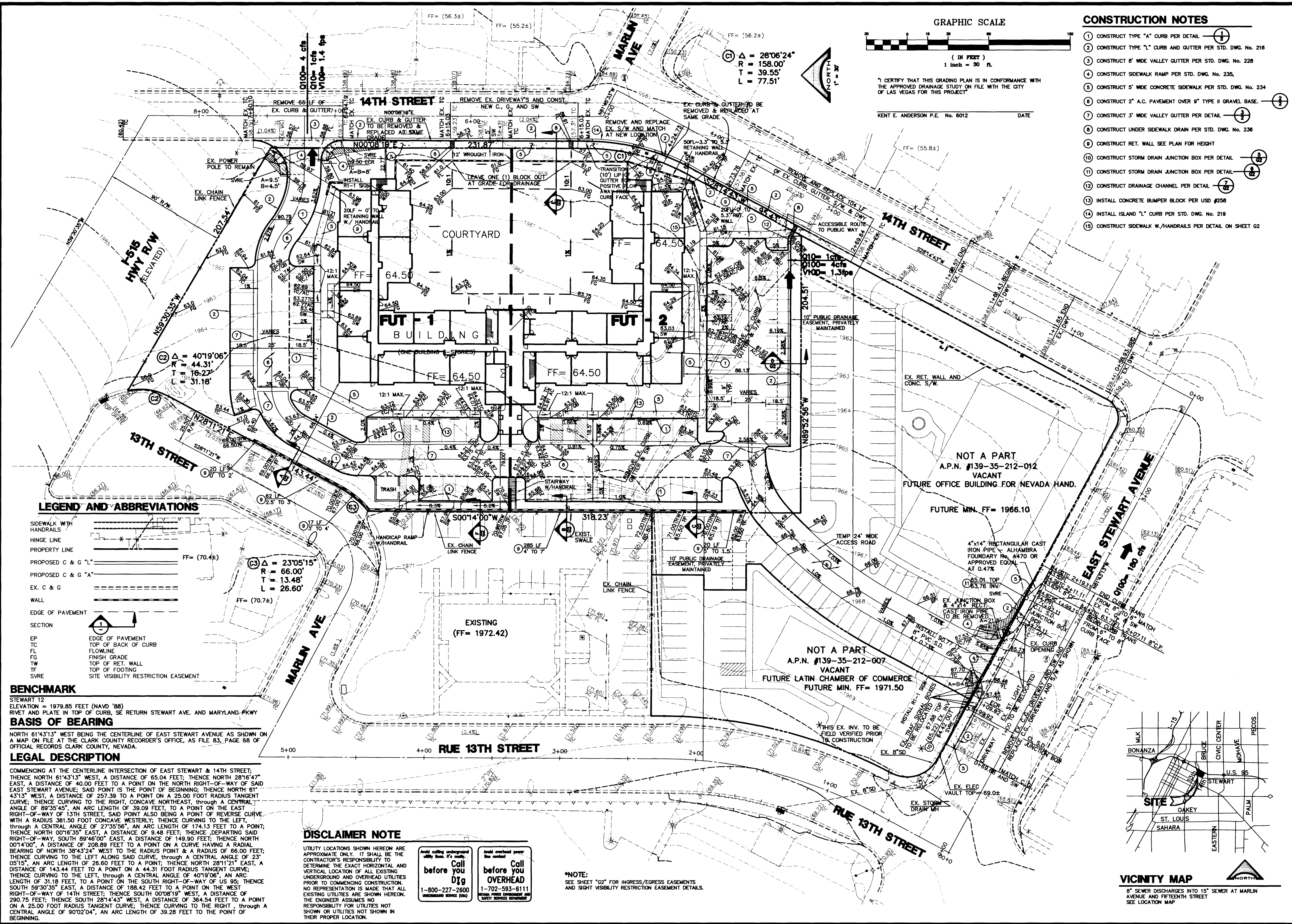


CONSTRUCTION NOTES

- 1 CONSTRUCT TYPE "A" CURB PER DETAIL
- 2 CONSTRUCT TYPE "L" CURB AND GUTTER PER STD. DWG. No. 216
- 3 CONSTRUCT 8" WIDE VALLEY GUTTER PER STD. DWG. No. 228
- 4 CONSTRUCT SIDEWALK RAMP PER STD. DWG. No. 235
- 5 CONSTRUCT 5' WIDE CONCRETE SIDEWALK PER STD. DWG. No. 234
- 6 CONSTRUCT 2" A.C. PAVEMENT OVER 9" TYPE II GRAVEL BASE
- 7 CONSTRUCT 3' WIDE VALLEY GUTTER PER DETAIL
- 8 CONSTRUCT UNDER SIDEWALK DRAIN PER STD. DWG. No. 236
- 9 CONSTRUCT RET. WALL SEE PLAN FOR HEIGHT
- 10 CONSTRUCT STORM DRAIN JUNCTION BOX PER DETAIL
- 11 CONSTRUCT STORM DRAIN JUNCTION BOX PER DETAIL
- 12 CONSTRUCT DRAINAGE CHANNEL PER DETAIL
- 13 INSTALL CONCRETE BUMPER BLOCK PER USD #256
- 14 INSTALL ISLAND "L" CURB PER STD. DWG. No. 219
- 15 CONSTRUCT SIDEWALK W./HANDRAILS PER DETAIL ON SHEET G2

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

KENT E. ANDERSON P.E. No. 6012 DATE



LEGEND AND ABBREVIATIONS

- SIDEWALK WITH HANDRAILS
- HINGE LINE
- PROPERTY LINE
- PROPOSED C & G "L"
- PROPOSED C & G "A"
- EX. C & G
- WALL
- EDGE OF PAVEMENT
- SECTION
- EP EDGE OF PAVEMENT
- TC TOP OF BACK OF CURB
- FL FLOWLINE
- FG FINISH GRADE
- TW TOP OF RET. WALL
- TF TOP OF FOOTING
- SVRE SITE VISIBILITY RESTRICTION EASEMENT

BENCHMARK

STEWART 12
ELEVATION = 1979.85 FEET (NAVD '88)
RIVET AND PLATE IN TOP OF CURB, SE RETURN STEWART AVE. AND MARYLAND PKWY

BASIS OF BEARING

NORTH 61°43'13" WEST BEING THE CENTERLINE OF EAST STEWART AVENUE AS SHOWN ON A MAP ON FILE AT THE CLARK COUNTY RECORDER'S OFFICE, AS FILE 83, PAGE 68 OF OFFICIAL RECORDS CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION

COMMENCING AT THE CENTERLINE INTERSECTION OF EAST STEWART & 14TH STREET; THENCE NORTH 61°43'13" WEST, A DISTANCE OF 65.04 FEET; THENCE NORTH 28°14'47" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF SAID EAST STEWART AVENUE; SAID POINT IS THE POINT OF BEGINNING; THENCE NORTH 61°43'13" WEST, A DISTANCE OF 257.39 TO A POINT ON A 25.00 FOOT RADIUS TANGENT CURVE; THENCE CURVING TO THE RIGHT, CONCAVE NORTHEAST, THROUGH A CENTRAL ANGLE OF 89°35'45", AN ARC LENGTH OF 39.09 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY OF 13TH STREET; SAID POINT ALSO BEING A POINT OF REVERSE CURVE WITH A RADIUS 361.50 FOOT CONCAVE WESTERLY; THENCE CURVING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 27°35'56", AN ARC LENGTH OF 174.13 FEET TO A POINT; THENCE NORTH 00°16'35" EAST, A DISTANCE OF 9.48 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, SOUTH 89°48'00" EAST, A DISTANCE OF 149.90 FEET; THENCE NORTH 00°14'00" EAST, A DISTANCE OF 208.89 FEET TO A POINT ON A CURVE HAVING A RADIAL BEARING OF NORTH 38°43'24" WEST TO THE RADIAL POINT & A RADIUS OF 66.00 FEET; THENCE CURVING TO THE LEFT ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°05'15", AN ARC LENGTH OF 26.60 FEET TO A POINT; THENCE NORTH 28°11'21" EAST, A DISTANCE OF 143.44 FEET TO A POINT ON A 44.31 FOOT RADIUS TANGENT CURVE; THENCE CURVING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40°19'06" AN ARC LENGTH OF 31.18 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY OF US 95; THENCE SOUTH 59°30'35" EAST, A DISTANCE OF 188.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF 14TH STREET; THENCE SOUTH 00°08'19" WEST, A DISTANCE OF 290.75 FEET; THENCE SOUTH 28°14'43" WEST, A DISTANCE OF 364.54 FEET TO A POINT ON A 25.00 FOOT RADIUS TANGENT CURVE; THENCE CURVING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°20'04", AN ARC LENGTH OF 39.28 FEET TO THE POINT OF BEGINNING.

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 (US)

Call before you OVERHEAD
1-702-593-6111
NEVADA POWER CORPORATION AND SAFETY SERVICES DEPARTMENT

*NOTE: SEE SHEET "G2" FOR INGRESS/EGRESS EASEMENTS AND SIGHT VISIBILITY RESTRICTION EASEMENT DETAILS.

NEVADA H.A.N.D.
2450 EAST CHANDLER AVE., SUITE 18
LAS VEGAS, NV 89120-4056
(702) 739-3040

L. R. NELSON CONSULTING ENGINEERS, INC.
3035 East Patrick Lane, Suite 9
Las Vegas, NV 89120
(702) 482-7278
FAX (702) 481-5229

GRADING PLAN

STEWART PINES SENIOR APARTMENT COMPLEX

SHEET G1

6 OF 7 SHEETS

107-V2976

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