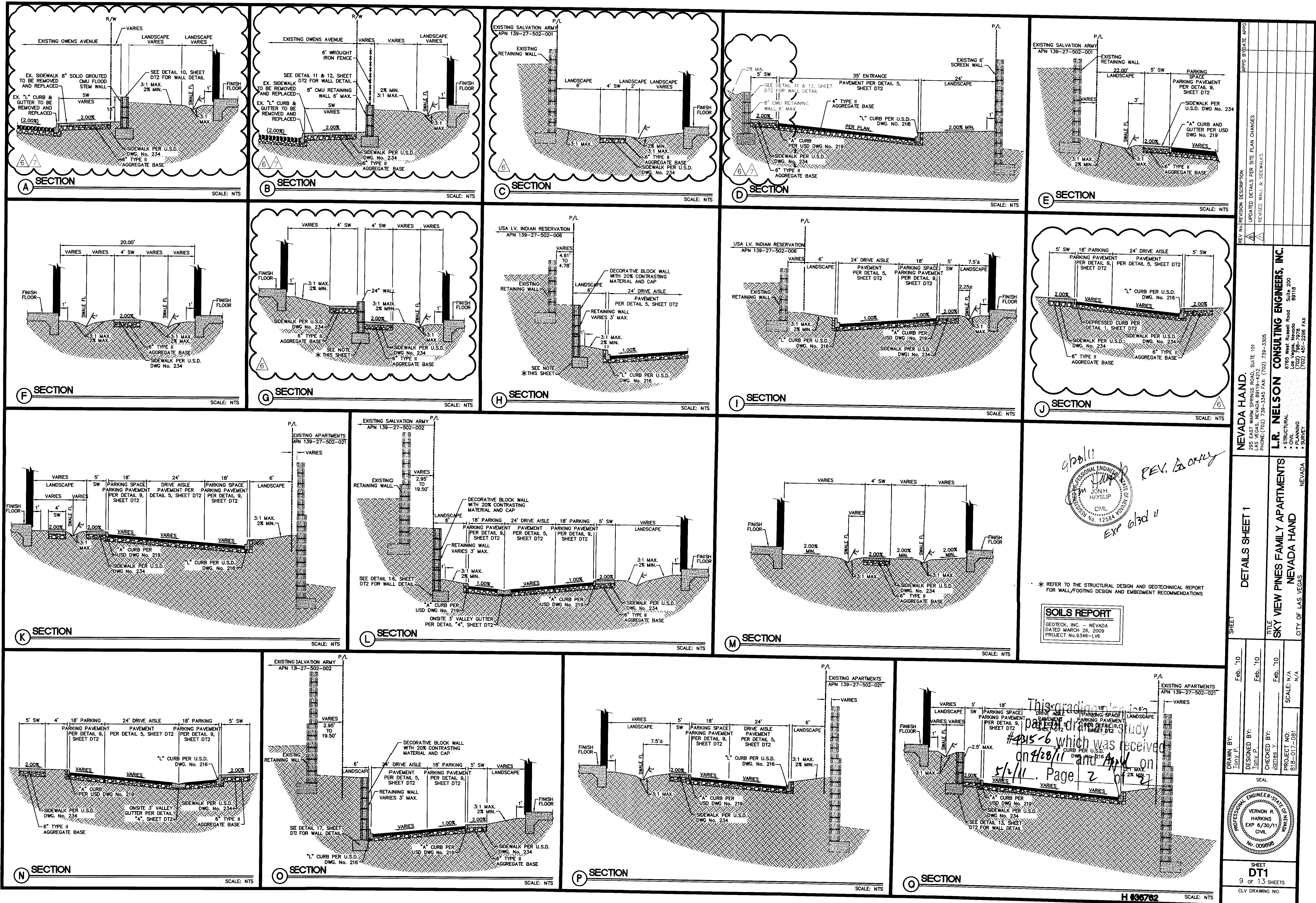




BASIS OF BEARINGS

NORTH 89°42' 26" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., AS SHOWN ON A MAP ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AS FILE 78, PAGE 1 OF PARCEL MAPS.

OWNER

CITY OF LAS VEGAS
15 W. OWENS AVENUE
LAS VEGAS, NEVADA 89106

BENCHMARK

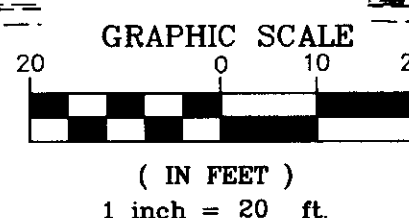
CITY OF LAS VEGAS BENCH MARK NO. 1038, STATION 2LVO1 225566 FOUND RIVET AND PLATE IN THE TOP OF CURB AT THE NE CORNER OF OWENS AVENUE AND MAIN STREET.
ELEVATION=580.5825 (METERS)=1904.79 US SURVEY FEET (NAVD 1988 DATUM)

DEVELOPER

NEVADA H.A.N.D.
295 EAST WARM SPRINGS ROAD, SUITE 101
LAS VEGAS, NEVADA 89119-4212
PHONE: (702) 739-3345 FAX: (702) 739-3305
CONTACT: ROBERT TEBELMAN

EXISTING
OWNER: ROSE GARDENS
RESIDENTIAL SUBDIVISION

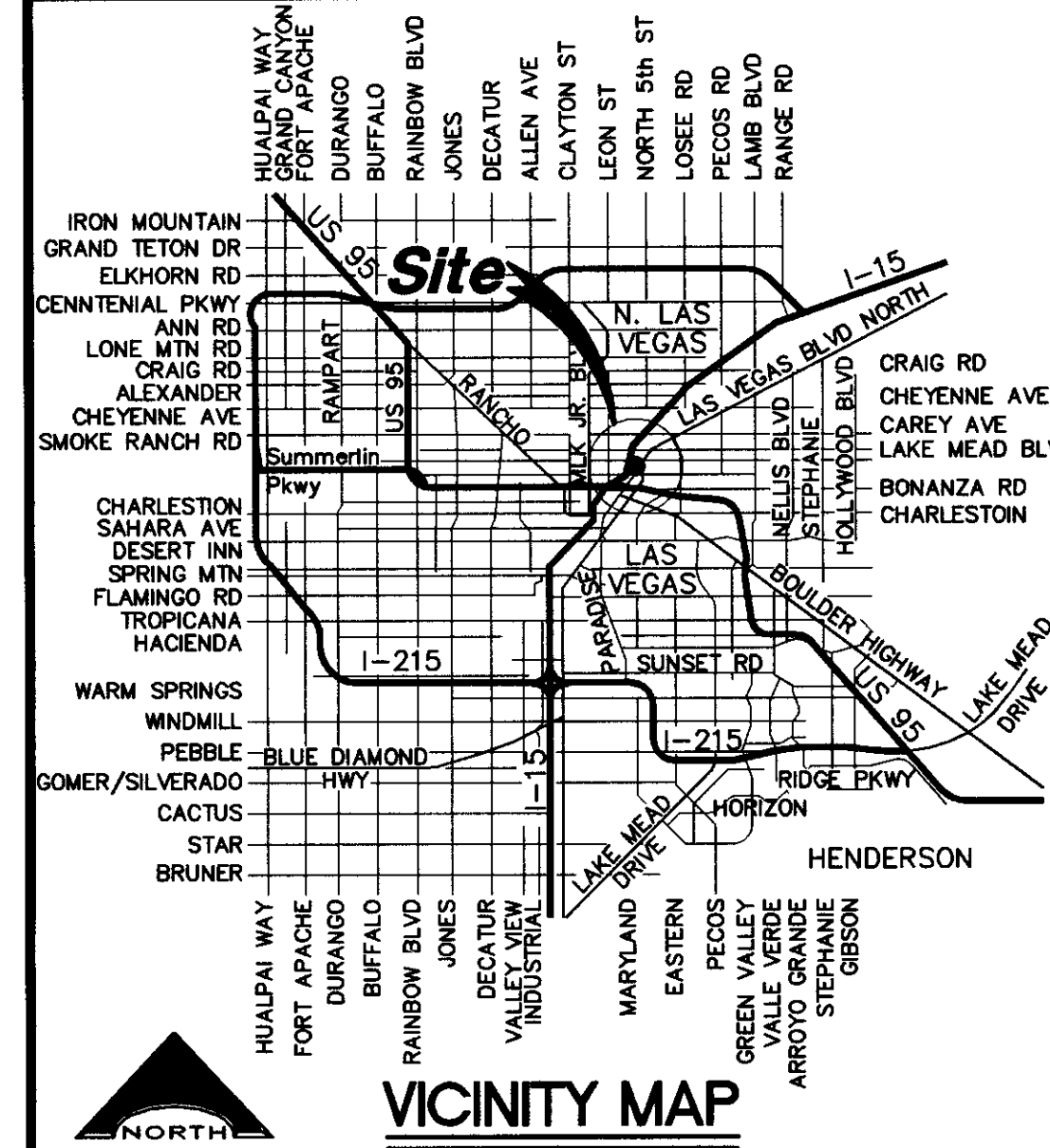
FF=(1929.5±)



THIS SHEET

CONSTRUCTION NOTES
KEY MAP

KEY MAP



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 RESTRICTION ZONE (SVRZ) UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT MEASURED FROM ADJACENT TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL, OR PAVEMENT STREET SURFACE.

SIGHT VISIBILITY ZONES (SVR)

CONSTRUCTION NOTES

- CONSTRUCT "L" TYPE CURB & GUTTER PER USD D.W.G. No. 216. WHERE LONGITUDINAL SLOPE IS LESS THAN 0.4% THE FLOW LINE SHALL BE WATER TESTED
- CONSTRUCT 4" WIDE CONCRETE SIDEWALK PER U.S.D. D.W.G. No. 234
- CONSTRUCT "A" TYPE CURB PER DETAIL 3, SHEET DT2
- CONSTRUCT 3" VALLEY GUTTER PER DETAIL 4, SHEET DT2
- CONSTRUCT ASPHALT PER PAVEMENT DETAIL 5, SHEET DT2
- INSTALL CONCRETE BUMPERS PER U.S.D. D.W.G. No. 238
- CONSTRUCT 5" WIDE CONCRETE SIDEWALK PER U.S.D. D.W.G. No. 234
- CONSTRUCT COMMERCIAL DRIVEWAY PER U.S.D. STD. D.W.G. No. 225 & 225A
- CONSTRUCT CONCRETE FLUME PER DETAIL 6, SHEET DT2
- INSTALL HANDICAP SIGNAGE PER 2006 IBC 1110.1 AND ANSI 703
- CONSTRUCT 8" CONCRETE CROSS GUTTER PER STD. D.W.G. No. 228
- CONSTRUCT SIDEWALK RAMP @ 1:20 MAX. (TYP.)
- EXISTING POWER POLE TO BE REMOVED AND POWER LINES TO BE RELOCATED UNDERGROUND
- CONSTRUCT STEPS AS NEEDED
- CONSTRUCT 5' CURB TRANSITION
- CONSTRUCT SIDEWALK UNDER DRAIN PER STD. D.W.G. No. 236
- CONSTRUCT DEPRESSION CURB PER DETAIL 1, SHEET DT2
- CONSTRUCT DRAINAGE SWALE @ 1.0% MIN.
- BLOCK WALL OPENING PER DETAIL 7, SHEET DT2
- INSTALL ADA HAND RAILING PER ADA STANDARDS
- INSTALL CONCRETE FLUME PER DETAIL 15, SHEET DT2
- INSTALL SIDEWALK UNDERDRAIN PER DETAIL 8, SHEET DT2
- MIN. 5' LANDINGS SHALL BE INSTALLED AT ALL DOORS PER ANSI 404.2.5 (1/4-INCH MAX BELOW THRESHOLD) 2.0% MAX. SLOPE

FEMA FLOOD PLAIN INFORMATION

ACCORDING TO THE FEMA FIRM COMMUNITY-PANEL NUMBER 32003C 21606, REVISED TO REFLECT LOMR DATED DECEMBER 11, 2003, THE SITE IS LOCATED WITHIN ZONE "X". A ZONE "X" IS DESCRIBED BY FEMA AS AN AREA OUTSIDE OF THE (0.2% ANNUAL CHANCE FLOOD PLAIN)

LEGEND

- PROPOSED ELEVATION
- EXISTING ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BLOCK RETAINING WALL
- CONSTRUCTION NOTE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- STREET CENTERLINE
- FLOW LINE
- GRADE BREAK
- SIDEWALK PAVEMENT
- EDGE OF PROPOSED PAVEMENT
- EXISTING EDGE OF PAVEMENT
- PROPOSED WALL
- PROPOSED FLOOD WALL
- PROPOSED "L" CURB & GUTTER
- EXISTING STREETLIGHT
- EXISTING SIGN
- EXISTING "L" CURB & GUTTER
- EXISTING WALL
- EXISTING FENCE
- PROPOSED FENCE
- DIRECTION OF FLOW
- PROPOSED SWALE
- PROPOSED GRADE
- EXISTING GRADE
- EXISTING STORM DRAIN MANHOLE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- SAWCUT AND REMOVE EXISTING IMPROVEMENTS (CURB, GUTTER, SIDEWALK OR ASPHALT)

ENGINEER'S OPINION OF CUT AND FILL QUANTITIES

TOTAL CUT 9218 CUBIC YARDS
FILL 3366 CUBIC YARDS
NET CUT 5852 CUBIC YARDS

NOTE: THIS OPINION OF CUT & FILL QUANTITIES IS PROVIDED AS REQUIRED BY THE CLARK COUNTY BUILDING CODE AND SHOULD NOT BE USED FOR BIDDING PURPOSES. ALL CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN QUANTITIES. (DATE) ALL GRADING SHALL CONFORM TO RECOMMENDATIONS OF THE SOILS ENGINEER AS CONTAINED IN THE GEOTECHNICAL EVALUATION REPORTS PREPARED BY GEOTEK, INC.

SOILS REPORT

GEOTEK, INC. - NEVADA
DATED MARCH 26, 2009
PROJECT NO. 9346-LV6

WHEELCHAIR RAMP DATA

No.	A'	B'
1	8.0'	8.0'
2	4.5'	15.0'

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT (054315).

VERNON R. HARKINS
P.E. No. 009898
DATE 4/21/11

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
Avoid cutting underground utility lines. It's costly.
Call 811

1-800-277-2600
CLARK COUNTY TRAFFIC OPERATIONS
1-702-455-7544

Call before you Dig
Avoid overhead power lines. It's costly.
Call 811

1-702-455-7511
NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT
1-702-452-5300
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

NEVADA H.A.N.D.
295 EAST WARM SPRINGS ROAD, SUITE 101
LAS VEGAS, NEVADA 89119-4212
PHONE: (702) 739-3345 FAX: (702) 739-3305

L.R. NELSON CONSULTING ENGINEERS, INC.
5785 West Russell Road, Suite 200
Las Vegas, NV 89116
(702) 798-7978
(702) 451-2286 FAX

GRADING PLAN 1

TITLE
SKY VIEW PINES FAMILY APARTMENTS
NEVADA HAND
CITY OF LAS VEGAS

DRAWN BY: Tony P.
DESIGNED BY: Tony P.
CHECKED BY: James Y.
PROJECT NO: 9346-LV6
SCALE: 1" = 20'
N/A

SHEET
GR1
7 OF 13 SHEETS
CLV DRAWING NO.

BASIS OF BEARINGS
NORTH 89°42' 26" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., SHOWN ON A MAP ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AS FILED 78, PAGE 1 OF PARCEL MAPS.

OWNER
CITY OF LAS VEGAS
15 W. OWENS AVENUE
LAS VEGAS, NEVADA 89106

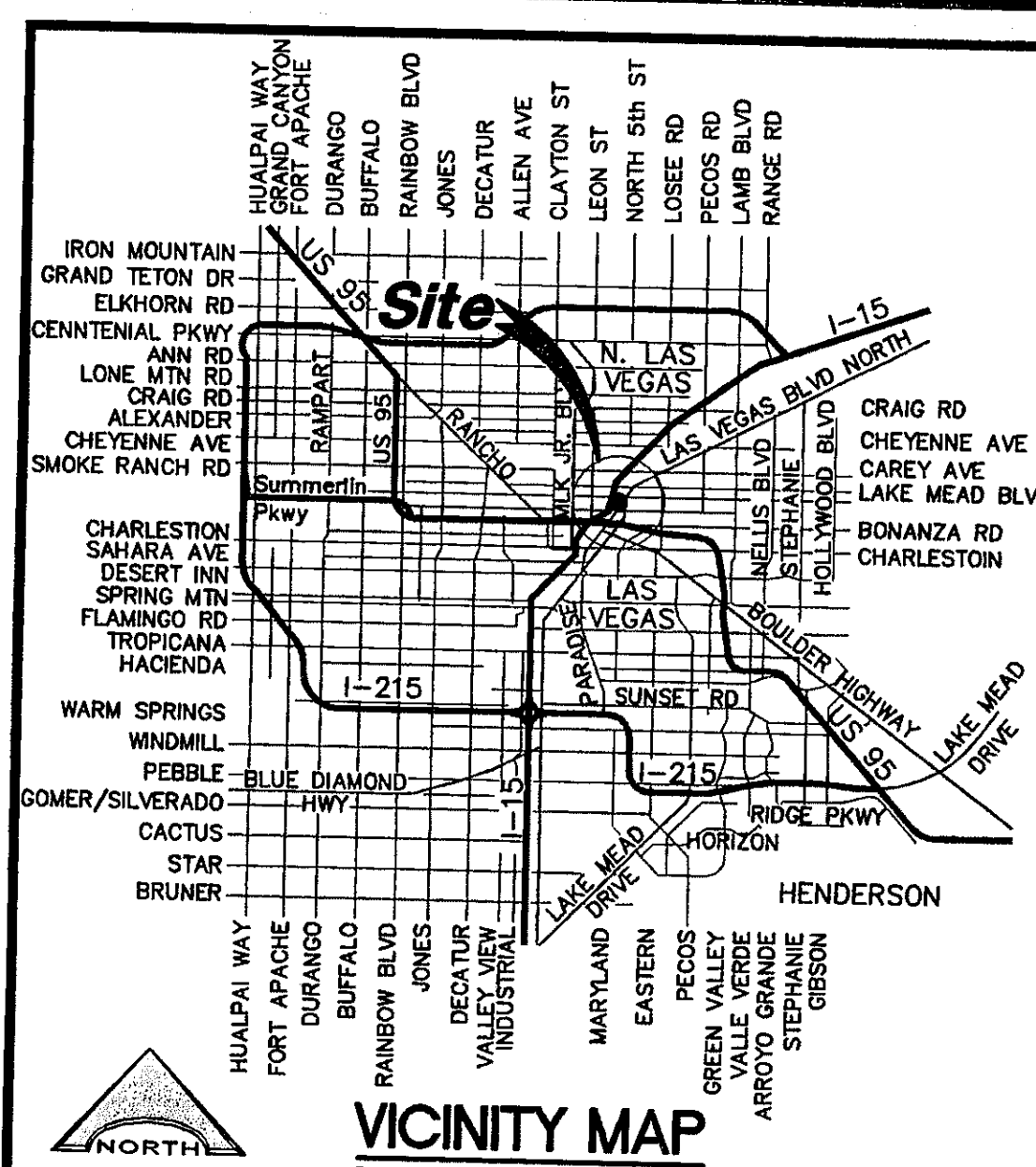
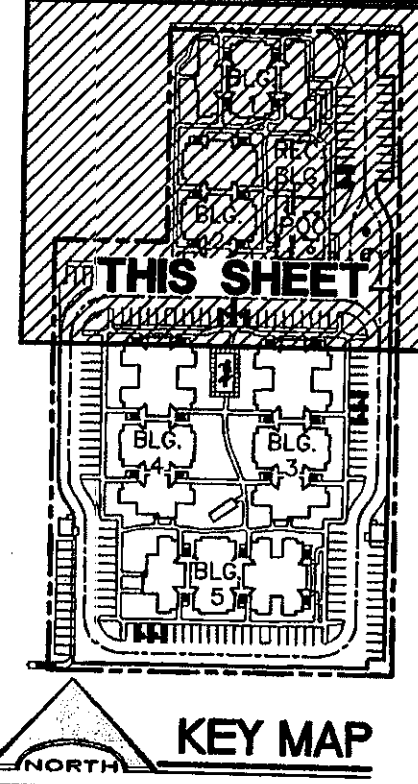
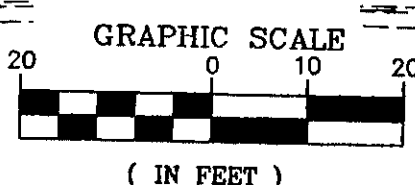
BENCHMARK
CITY OF LAS VEGAS BENCH MARK NO. 1038, STATION 2LV01 22556 FOUND RIVET AND PLATE IN THE TOP OF CURB AT THE NE CORNER OF OWENS AVENUE AND MAIN STREET
ELEVATION=580.5825 (METERS)=1904.79 US SURVEY FEET
(NAVD 1988 DATUM)

DEVELOPER
NEVADA H.A.N.D.
295 EAST WARM SPRINGS ROAD, SUITE 101
LAS VEGAS, NEVADA 89119-4212
PHONE: (702) 739-3345 FAX: (702) 739-3305
CONTACT: ROBERT FEIBLEMAN

EXISTING
OWNER: ROSE GARDENS
RESIDENTIAL SUBDIVISION

FF=(1929.5±)

FF=(1927.5±)



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 RESTRICTION ZONE (S.V.R.Z.) UNLESS SAID OBJECT IS MAINTAINED AT A HEIGHT OF 27 INCHES MEASURED FROM ADJACENT TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL, OR PAVEMENT STREET SURFACE.

CONSTRUCTION NOTES

1. CONSTRUCT "L" TYPE CURB & GUTTER PER USD DWG. NO. 216. WHERE LONGITUDINAL SLOPE IS LESS THAN 0.4% THE FLOW LINE SHALL BE WATER TESTED.
2. CONSTRUCT "A" WIDE CONCRETE SIDEWALK PER U.S.D. DWG. NO. 234.
3. CONSTRUCT "A" TYPE CURB PER DETAIL 3, SHEET DT2.
4. CONSTRUCT "3" VALLEY GUTTER PER DETAIL 4, SHEET DT2.
5. CONSTRUCT ASPHALT PER PAVEMENT DETAIL 5, SHEET DT2.
6. INSTALL CONCRETE BUMPERS PER U.S.D. DWG. NO. 238.
7. CONSTRUCT 5' WIDE CONCRETE SIDEWALK PER U.S.D. DWG. NO. 234.
8. CONSTRUCT COMMERCIAL DRIVEWAY PER U.S.D. STD. DWG. NO. 225 & 225A.
9. CONSTRUCT CONCRETE FLUME PER DETAIL 6, SHEET DT2.
10. INSTALL HANDICAP SIGNAGE PER 2006 IBC 1101.1 AND ANSI 703.
11. CONSTRUCT 8" CONCRETE CROSS GUTTER PER STD. DWG. NO. 228.
12. CONSTRUCT SIDEWALK RAMP @ 1:20 MAX. (TYP.)
13. EXISTING POWER POLE TO BE REMOVED AND POWER LINES TO BE RELOCATED UNDERGROUND.
14. CONSTRUCT STEPS AS NEEDED.
15. CONSTRUCT 5' CURB TRANSITION.
16. CONSTRUCT SIDEWALK UNDER DRAIN PER STD. DWG. NO. 236.
17. CONSTRUCT DEPRESSURE CURB PER DETAIL 1, SHEET DT2.
18. CONSTRUCT DRAINAGE SWALE @ 1.0% MIN.
19. BLOCK WALL OPENING PER DETAIL 7, SHEET DT2.
20. INSTALL ADA HAND RAILING PER ADA STANDARDS.
21. INSTALL CONCRETE FLUME PER DETAIL 15, SHEET DT2.
22. INSTALL SIDEWALK UNDERDRAIN PER DETAIL 8, SHEET DT2.
23. MIN. 5' LANDINGS SHALL BE INSTALLED AT ALL DOORS PER ANSI 404.2.5 (1/4-INCH MAX BELOW THRESHOLD) 2.0% MAX. SLOPE.

FEMA FLOOD PLAIN INFORMATION

ACCORDING TO THE FEMA FLOOD COMMUNITY-PANEL NUMBER 32003C 2160E, REVISION 1, DATED DECEMBER 11, 2003, THE SITE IS LOCATED WITHIN ZONE "X", A ZONE "X" IS DESCRIBED BY FEMA AS AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

LEGEND

- PROPOSED ELEVATION
- EXISTING ELEVATION
- PROPOSED CONTOUR
- EXISTING CONTOUR
- BLOCK RETAINING WALL
- CONSTRUCTION NOTE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- STREET CENTERLINE
- FLOW LINE
- GRADE BREAK
- SAW-CUT PAVEMENT
- EDGE OF PROPOSED PAVEMENT
- EXISTING EDGE OF PAVEMENT
- PROPOSED WALL
- PROPOSED FLOOD WALL
- PROPOSED "L" CURB & GUTTER
- EXISTING STREETLIGHT
- EXISTING SIGN
- EXISTING "L" CURB & GUTTER
- EXISTING WALL
- EXISTING FENCE
- PROPOSED FENCE
- DIRECTION OF FLOW
- PROPOSED SWALE
- PROPOSED GRADE
- EXISTING STORM
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TOTAL CUT 9218 CUBIC YARDS
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NET CUT 5852 CUBIC YARDS
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SOILS REPORT

GEOTEK, INC. - NEVADA
DATED MARCH 26, 2009
PROJECT NO. 9346-LV6

WHEELCHAIR RAMP DATA

No.	"A"	"B"
1	8.0'	8.0'
2	4.5'	15.0'

CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT (054315).

DISCLAIMER NOTE

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Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
1-800-227-2600
CLARK COUNTY TRAFFIC OPERATIONS
1-702-455-7544

Call before you Overhead
Avoid overhead power line contact.
Call before you Overhead
1-702-227-2929
NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

Call before you Undergo
Avoid hitting underground traffic signal systems and street light bases. It's costly.
Call before you Undergo
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS
1-702-432-5300
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

NEVADA HAND
295 EAST WARM SPRINGS ROAD, SUITE 101
LAS VEGAS, NEVADA 89119-4212
PHONE: (702) 739-3345 FAX: (702) 739-3305

GRADING PLAN 1

SKY VIEW PINES FAMILY APARTMENTS
NEVADA HAND
CITY OF LAS VEGAS

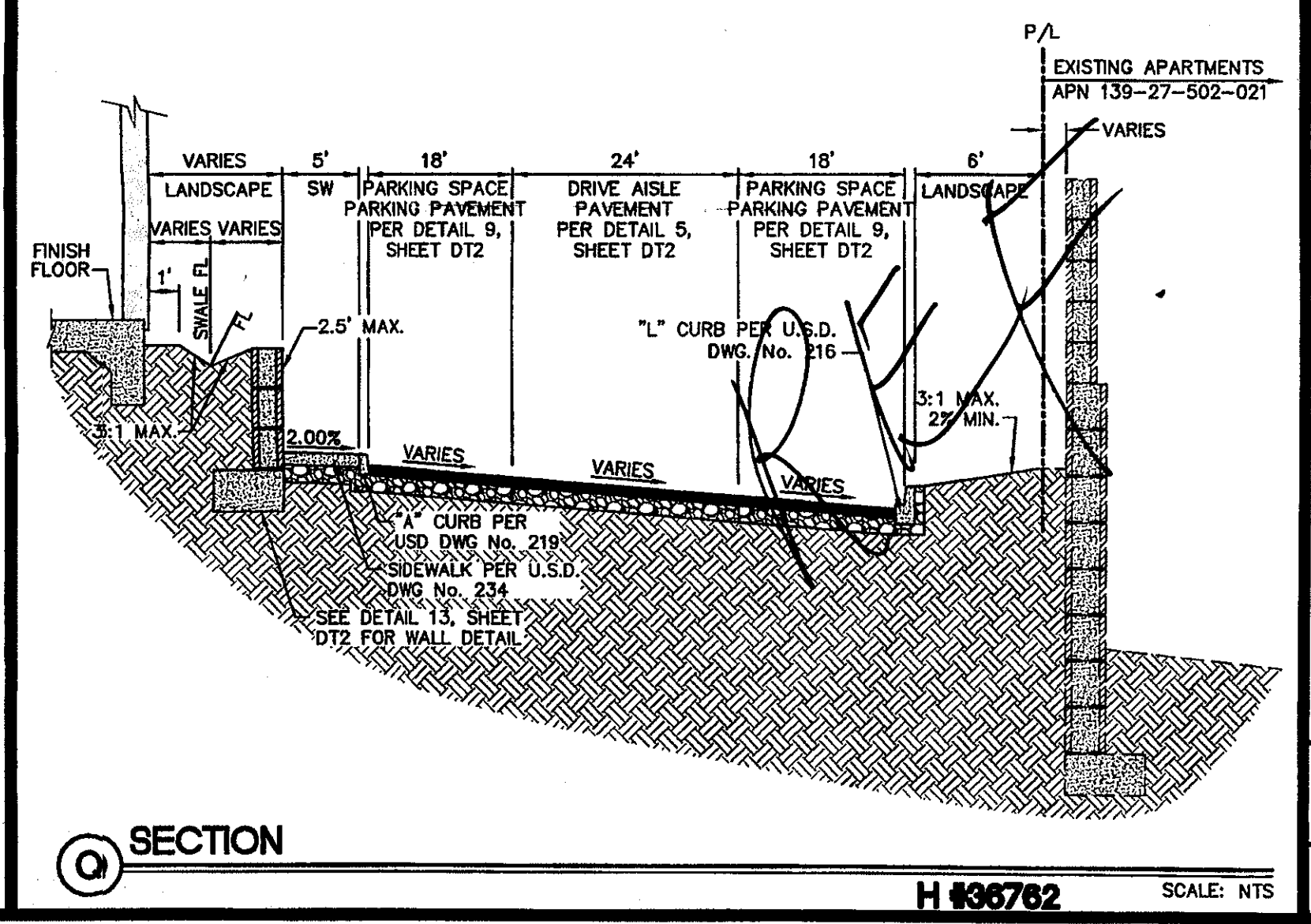
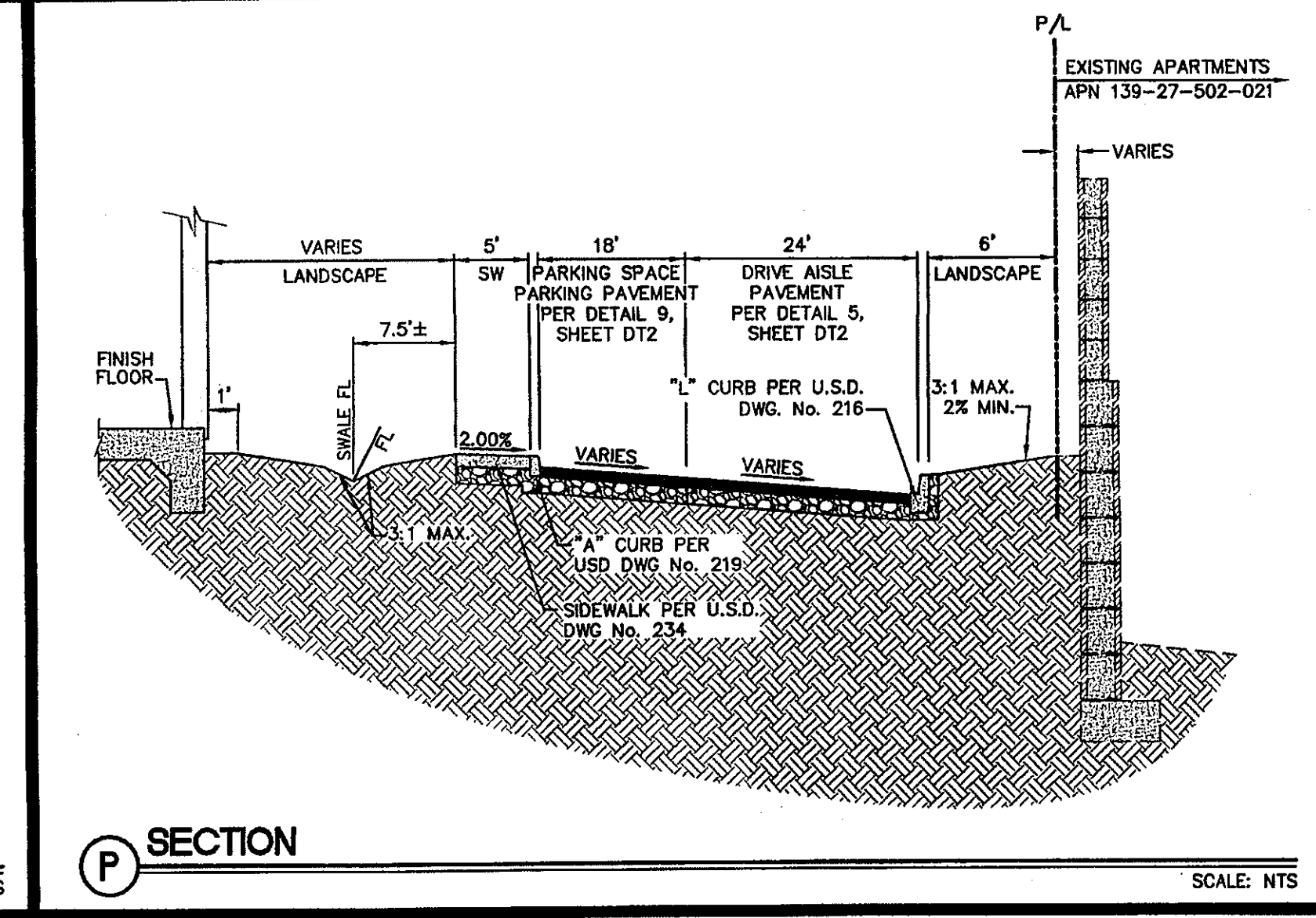
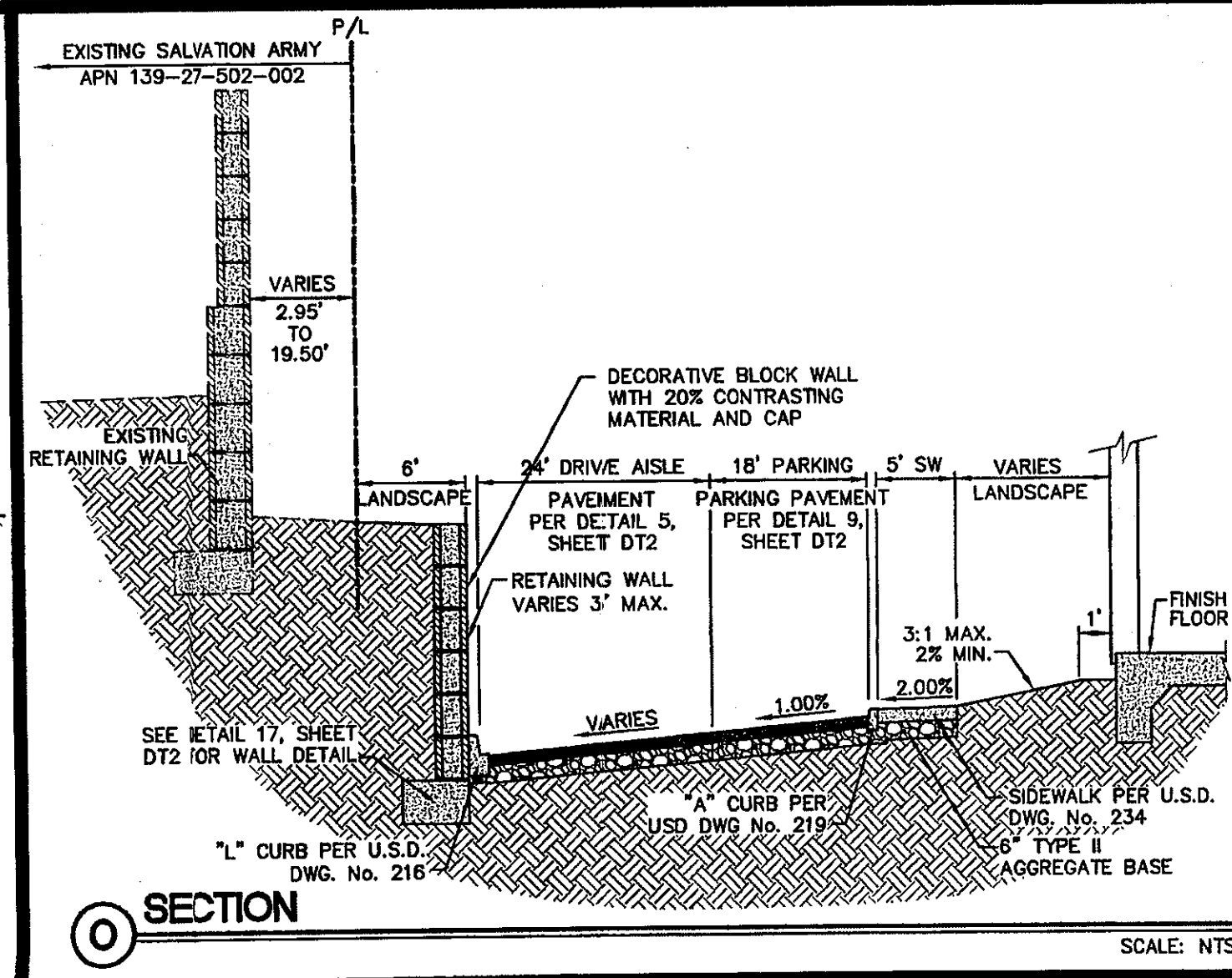
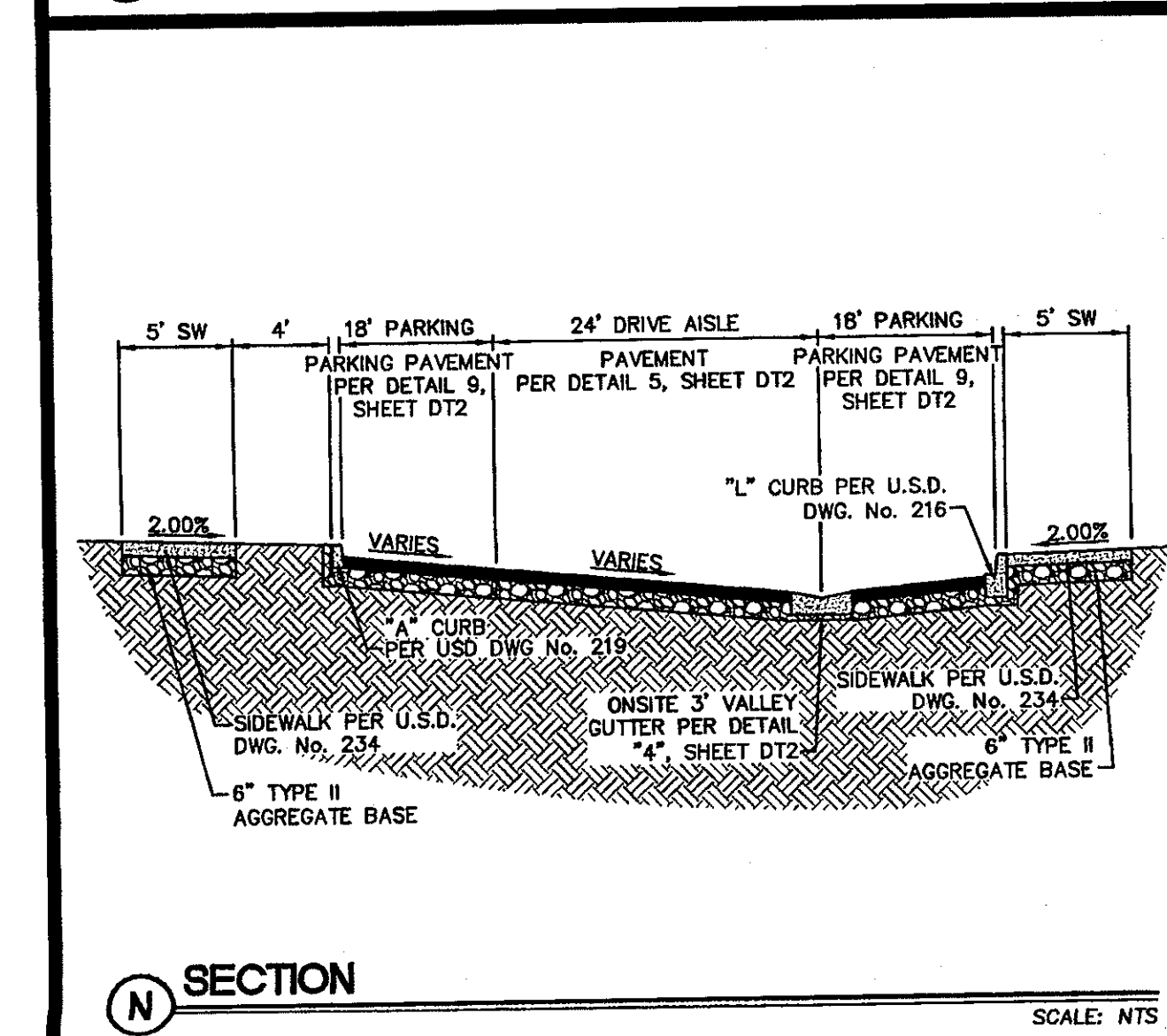
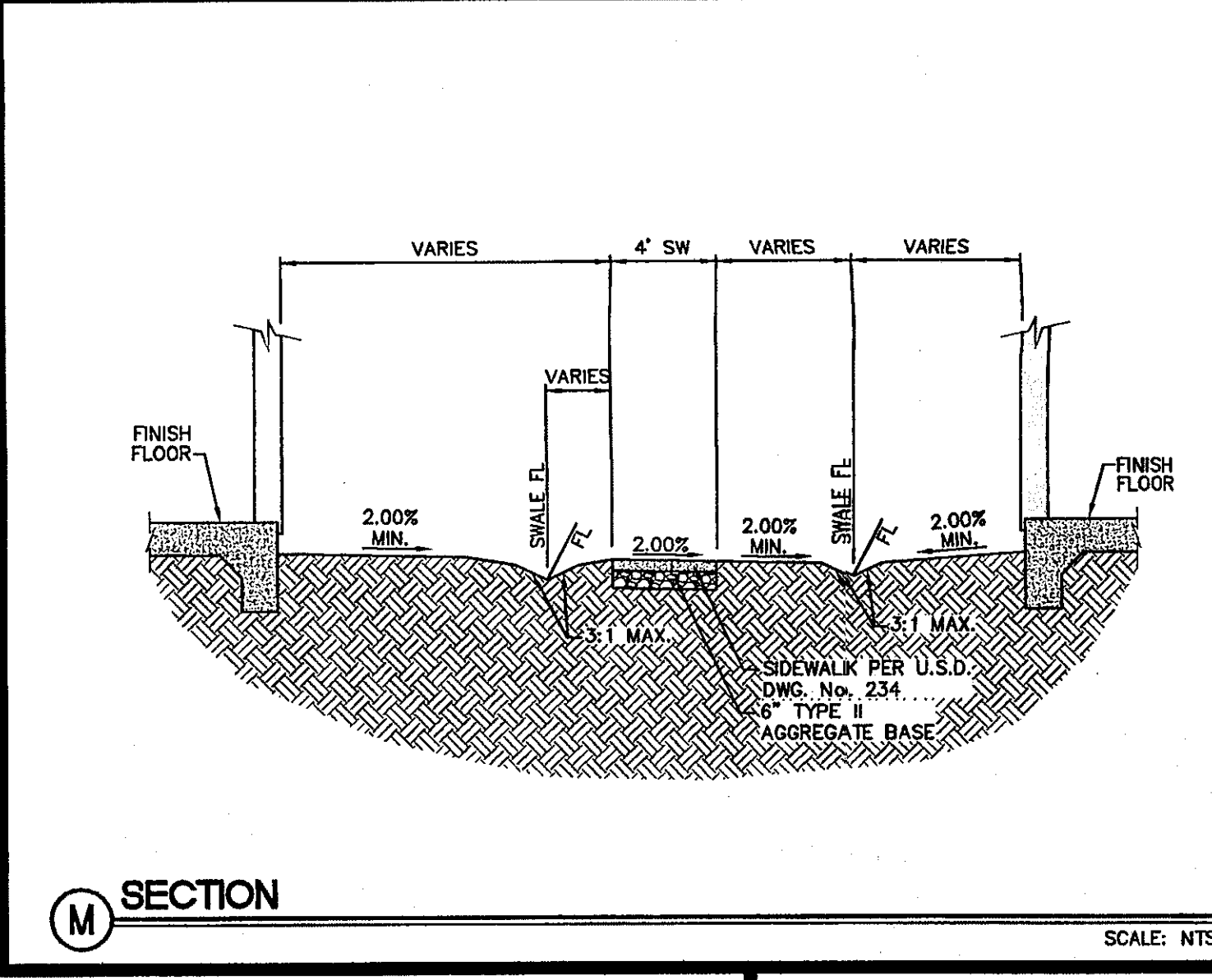
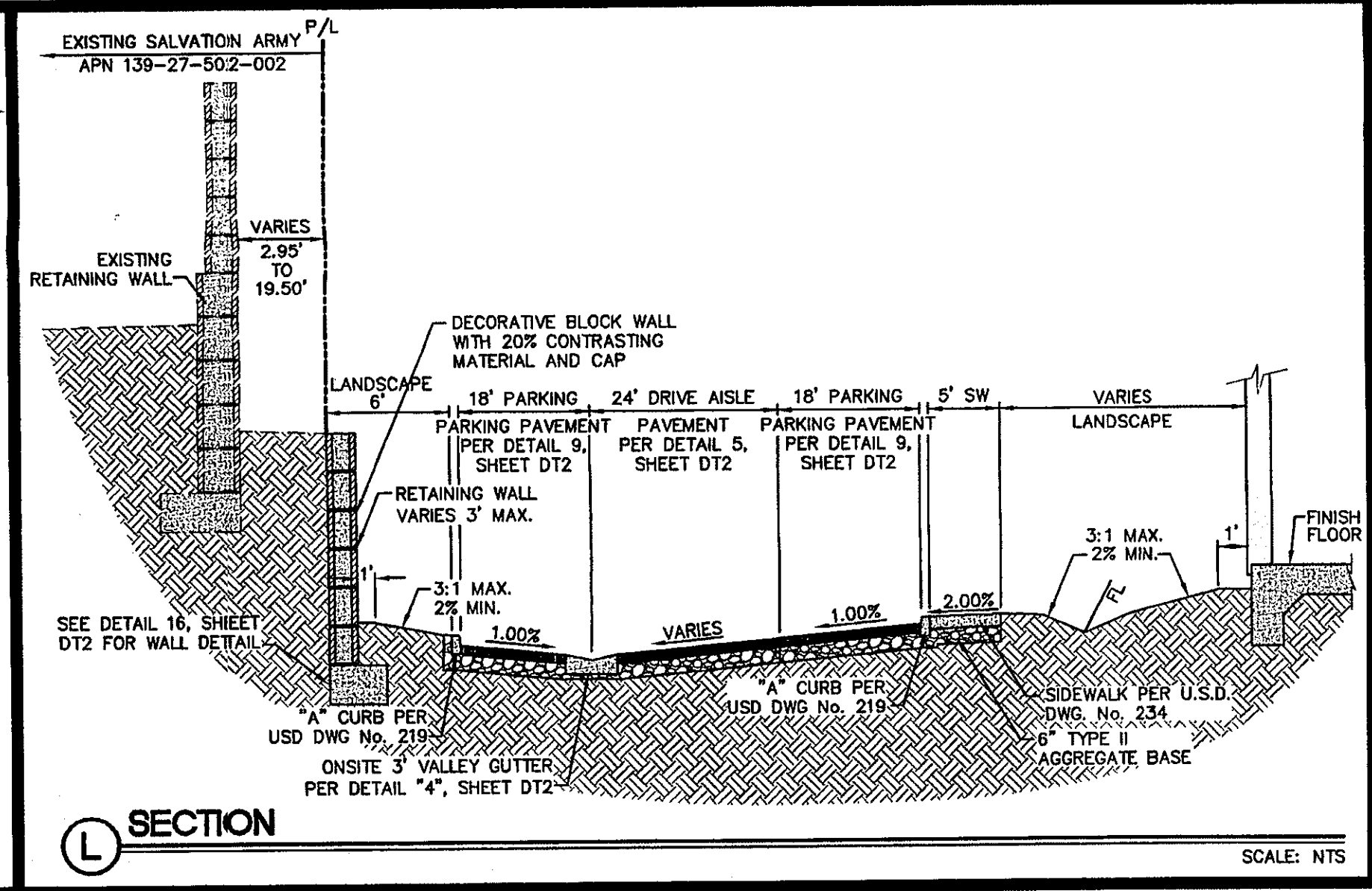
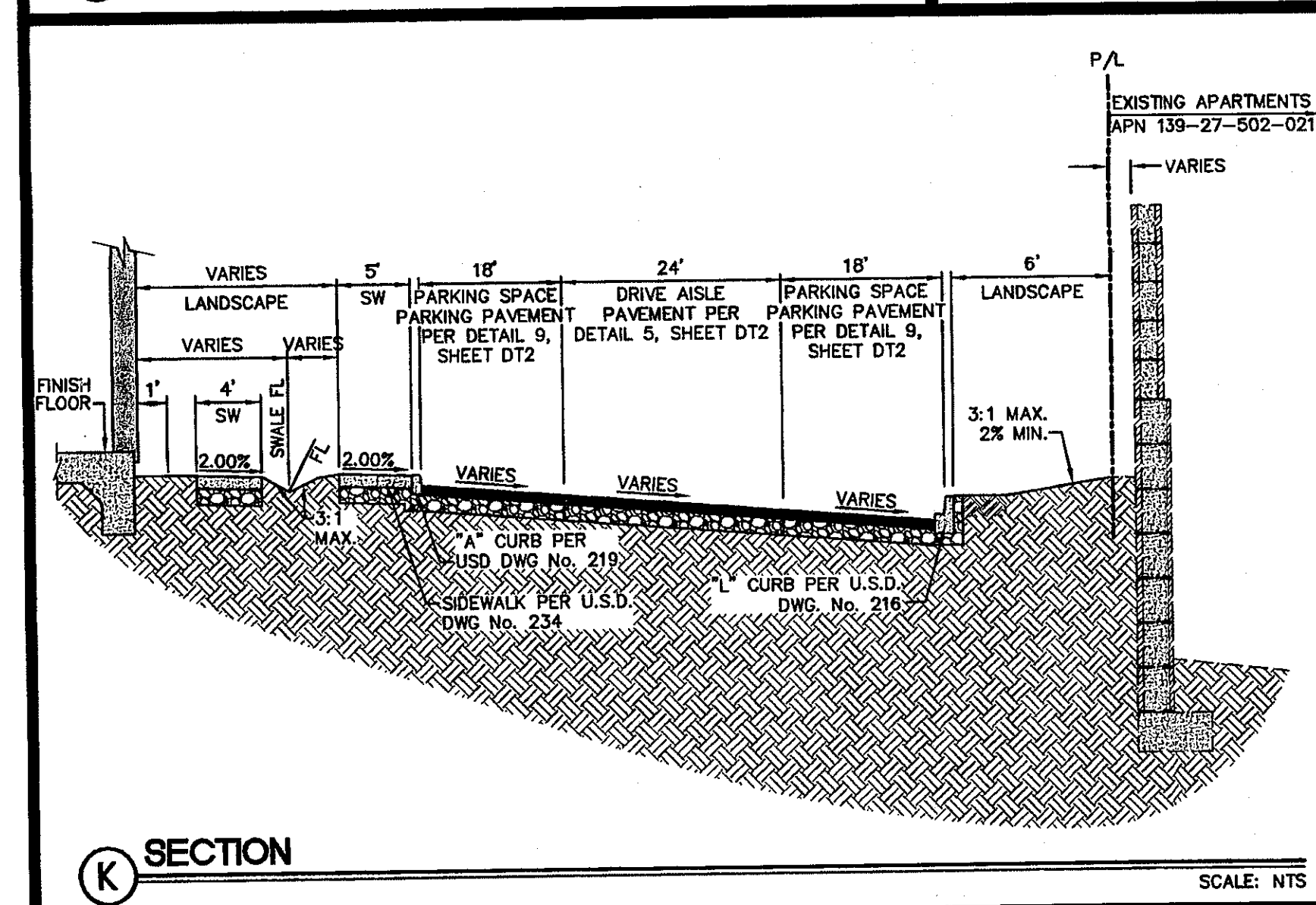
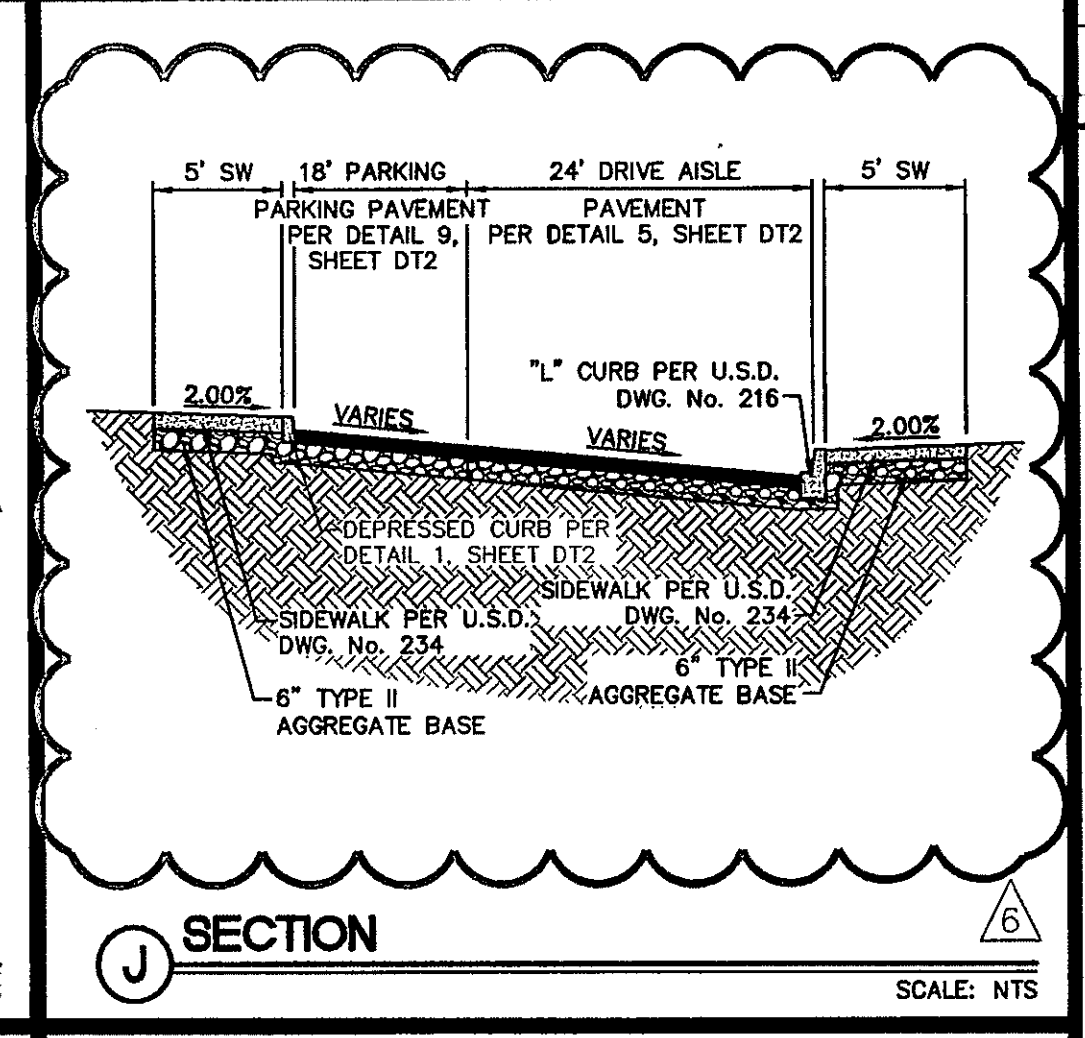
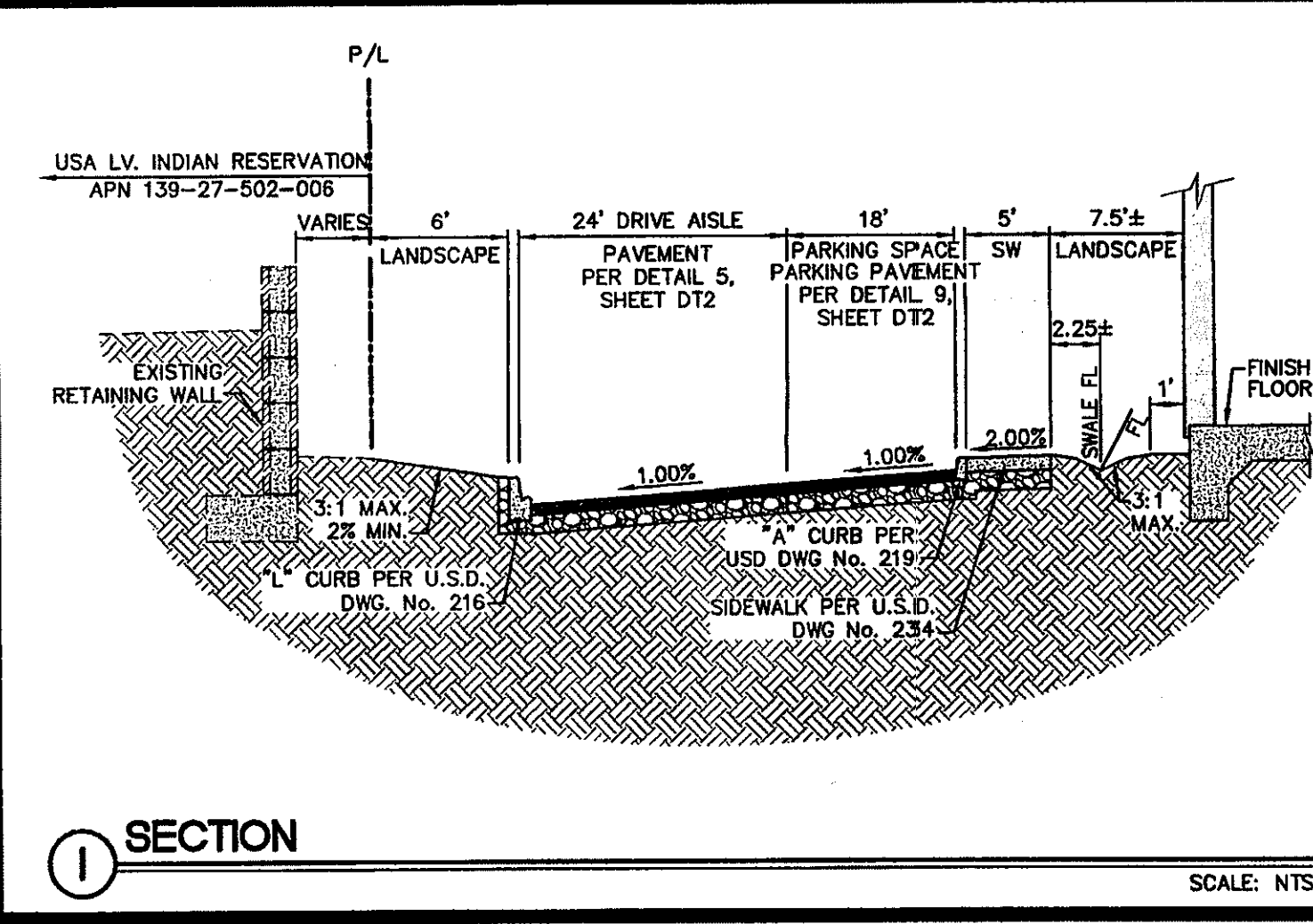
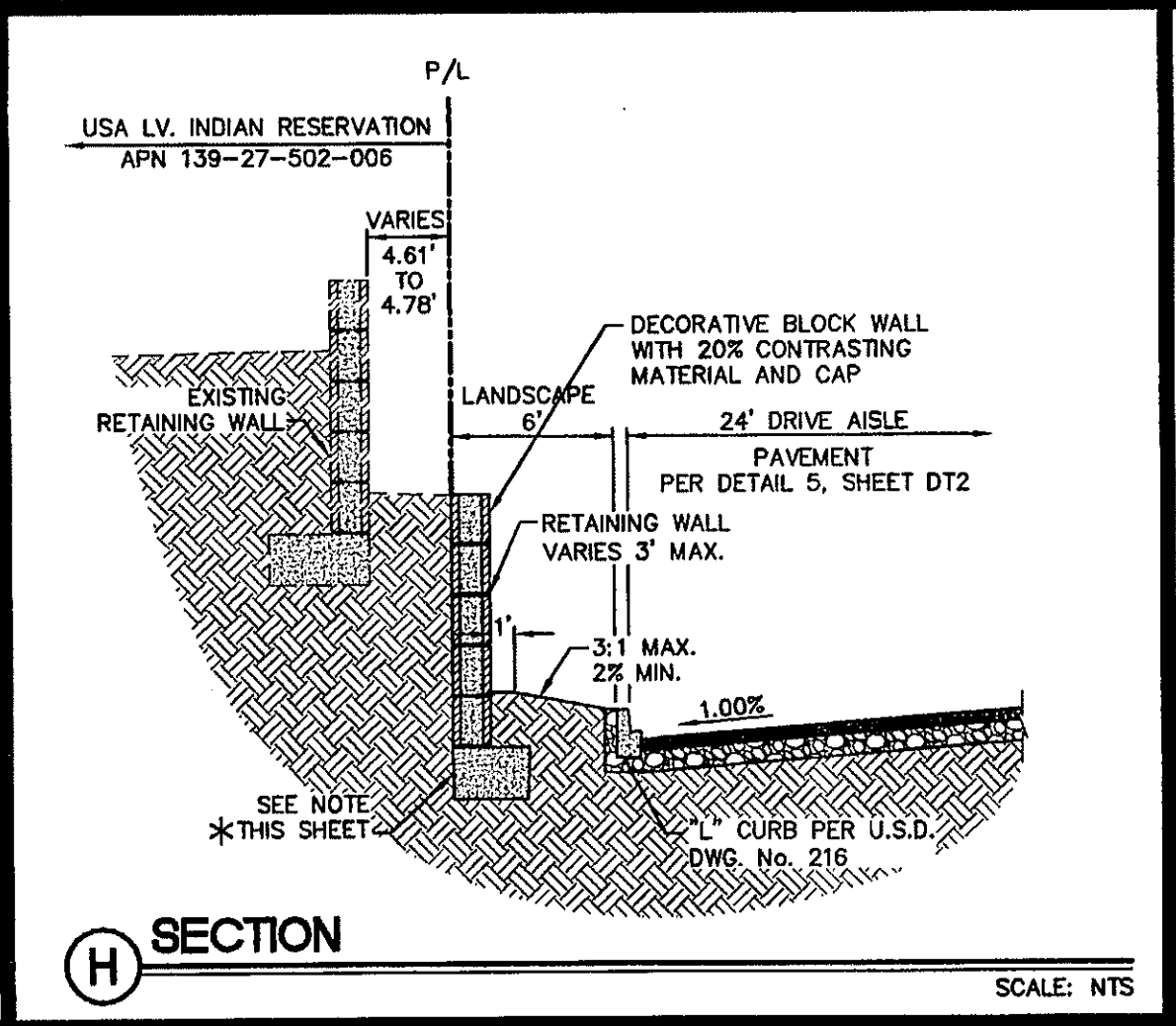
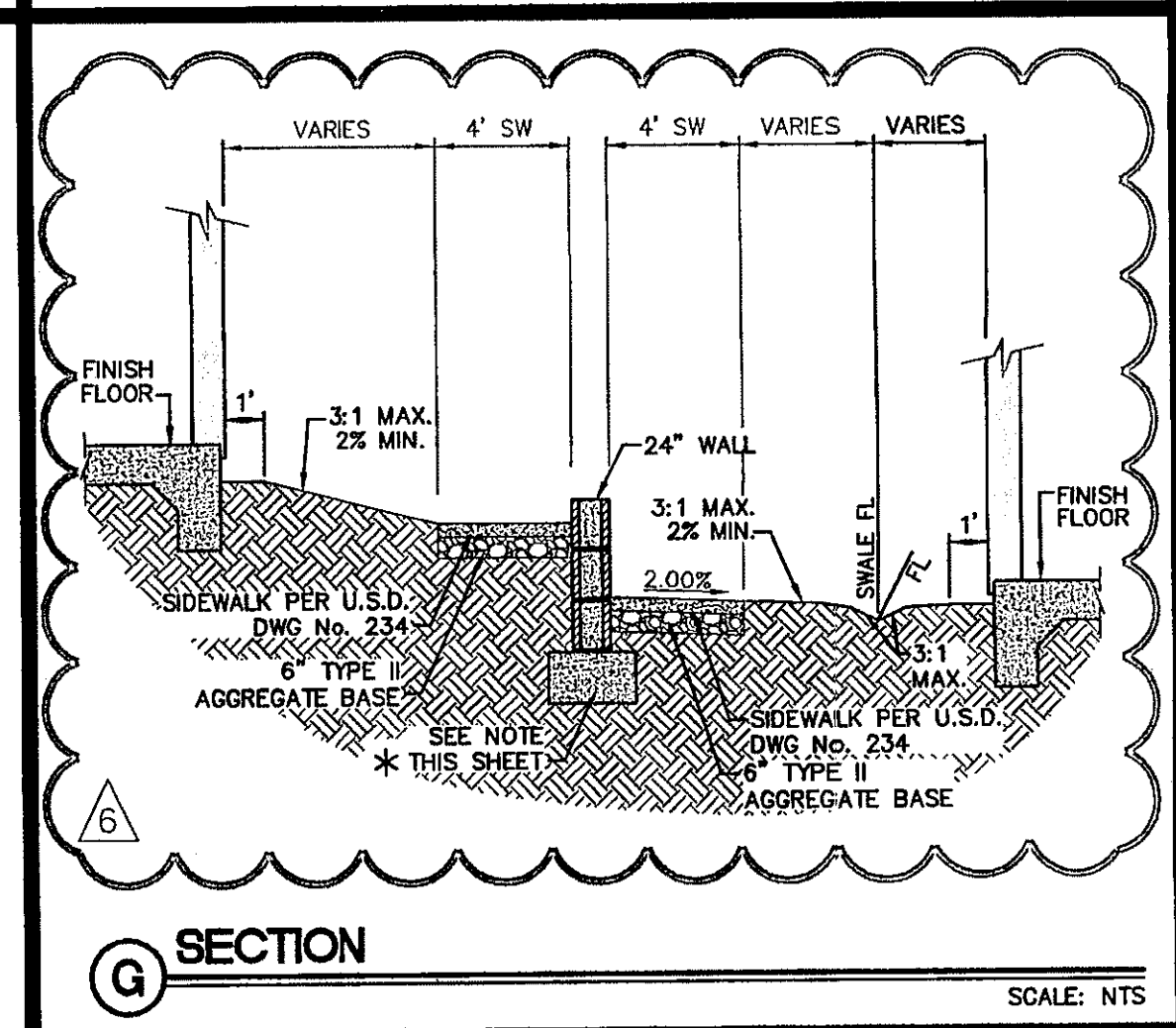
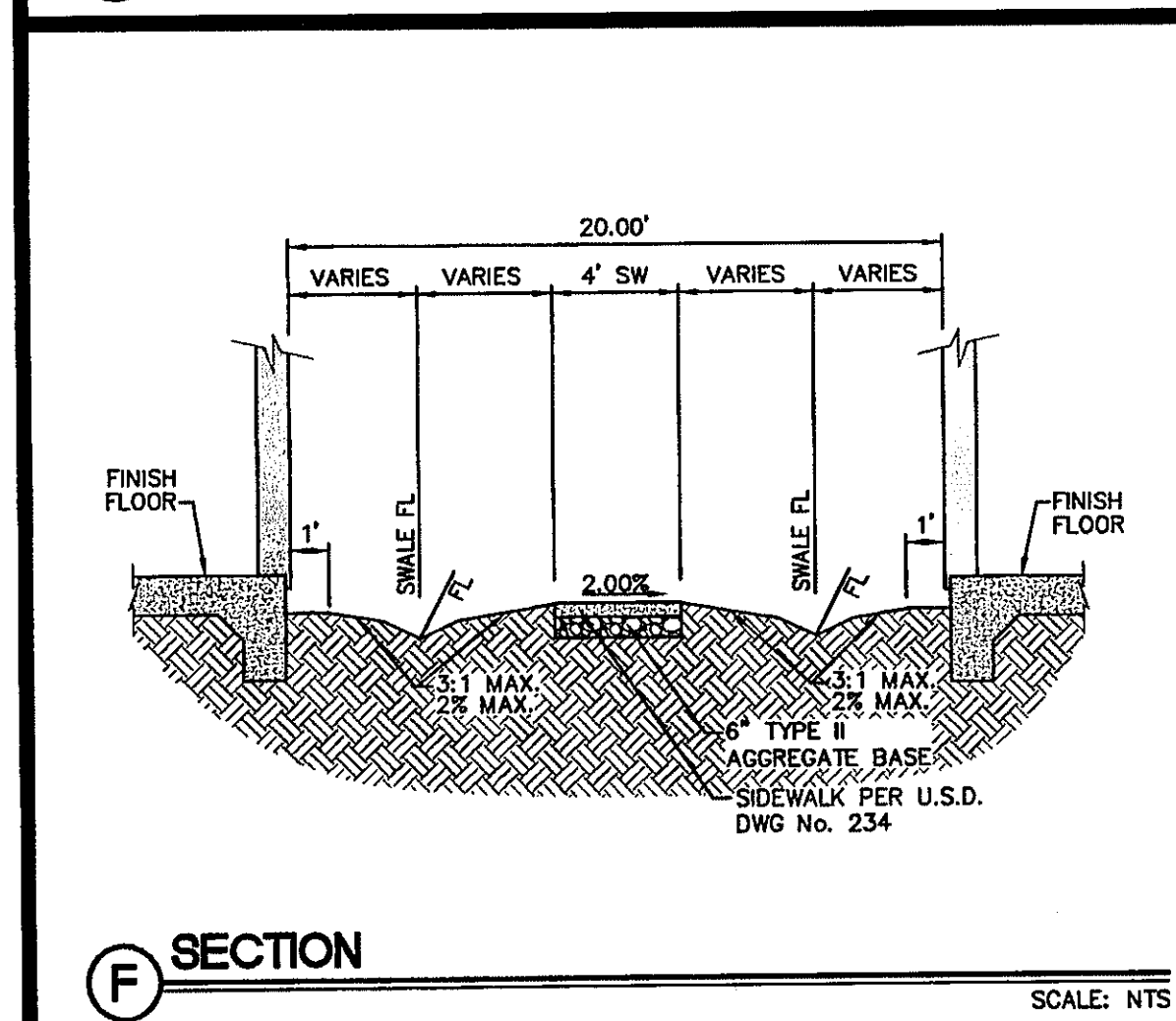
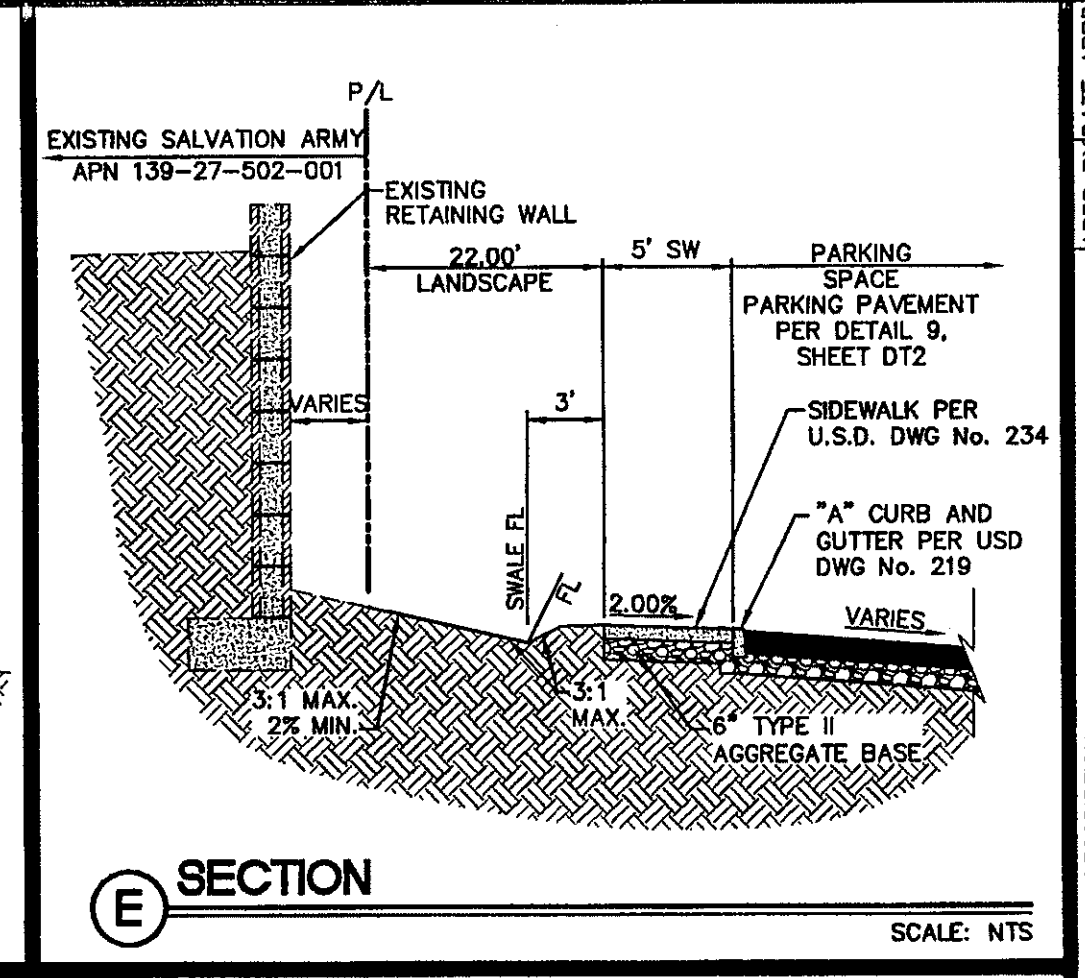
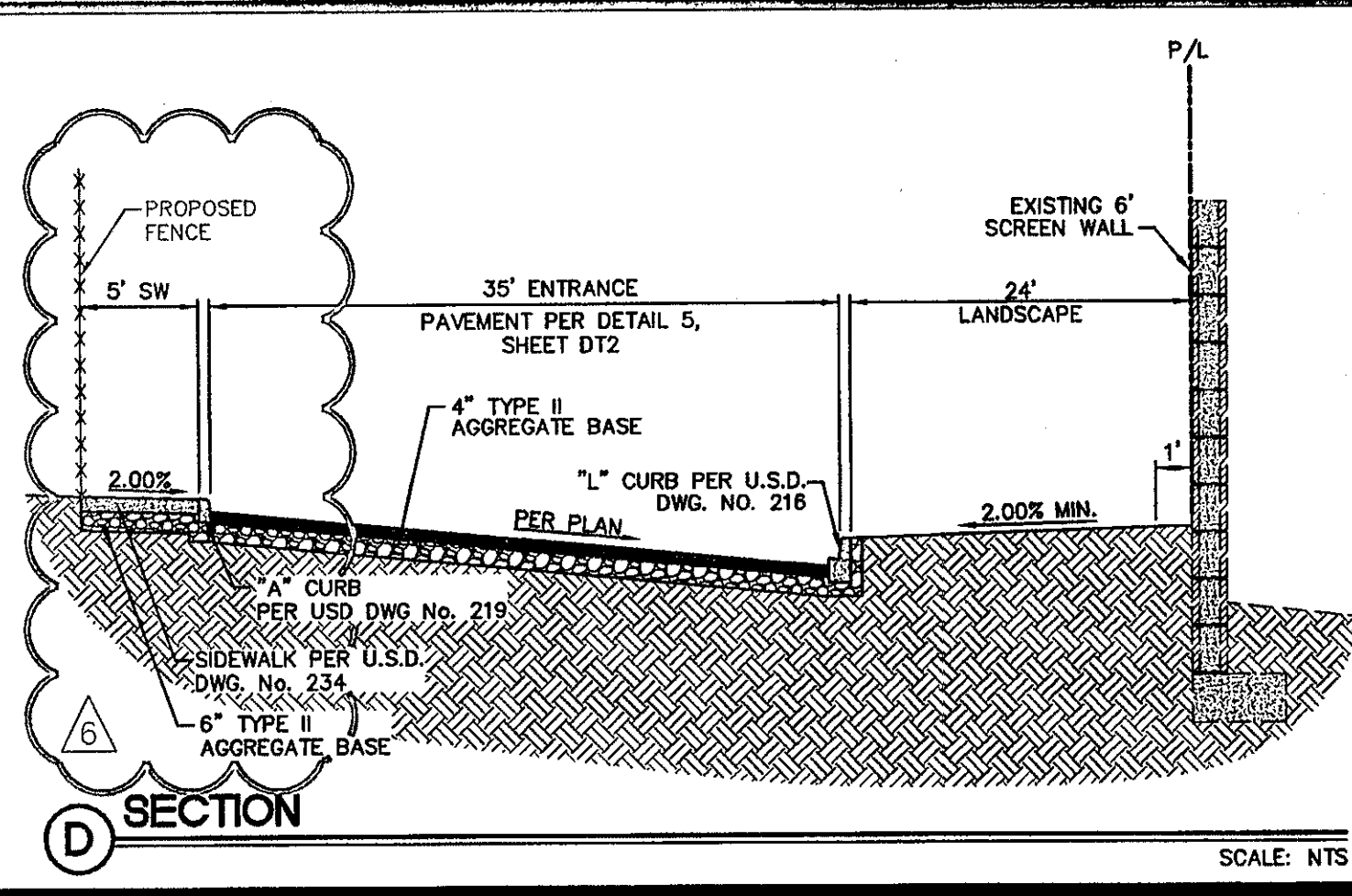
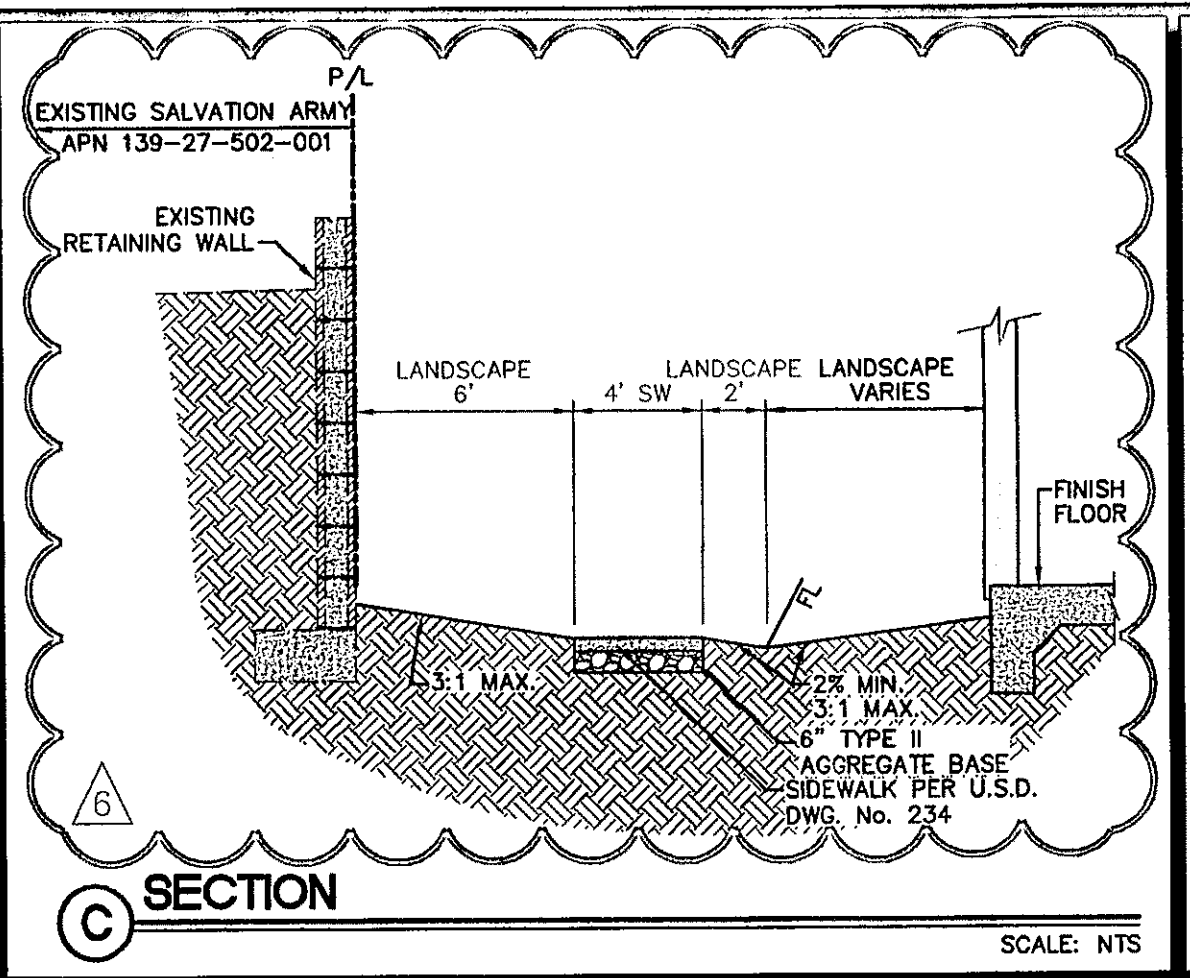
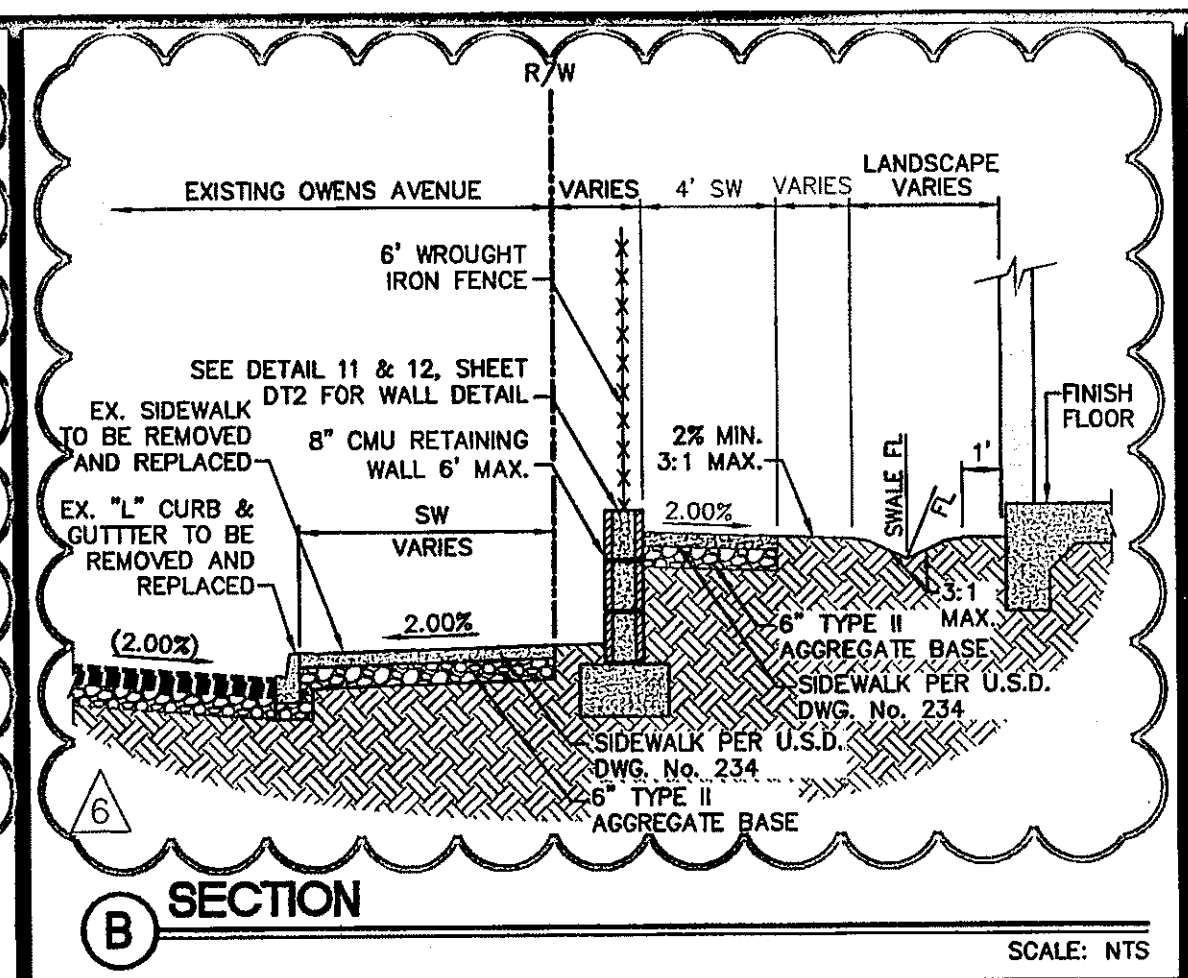
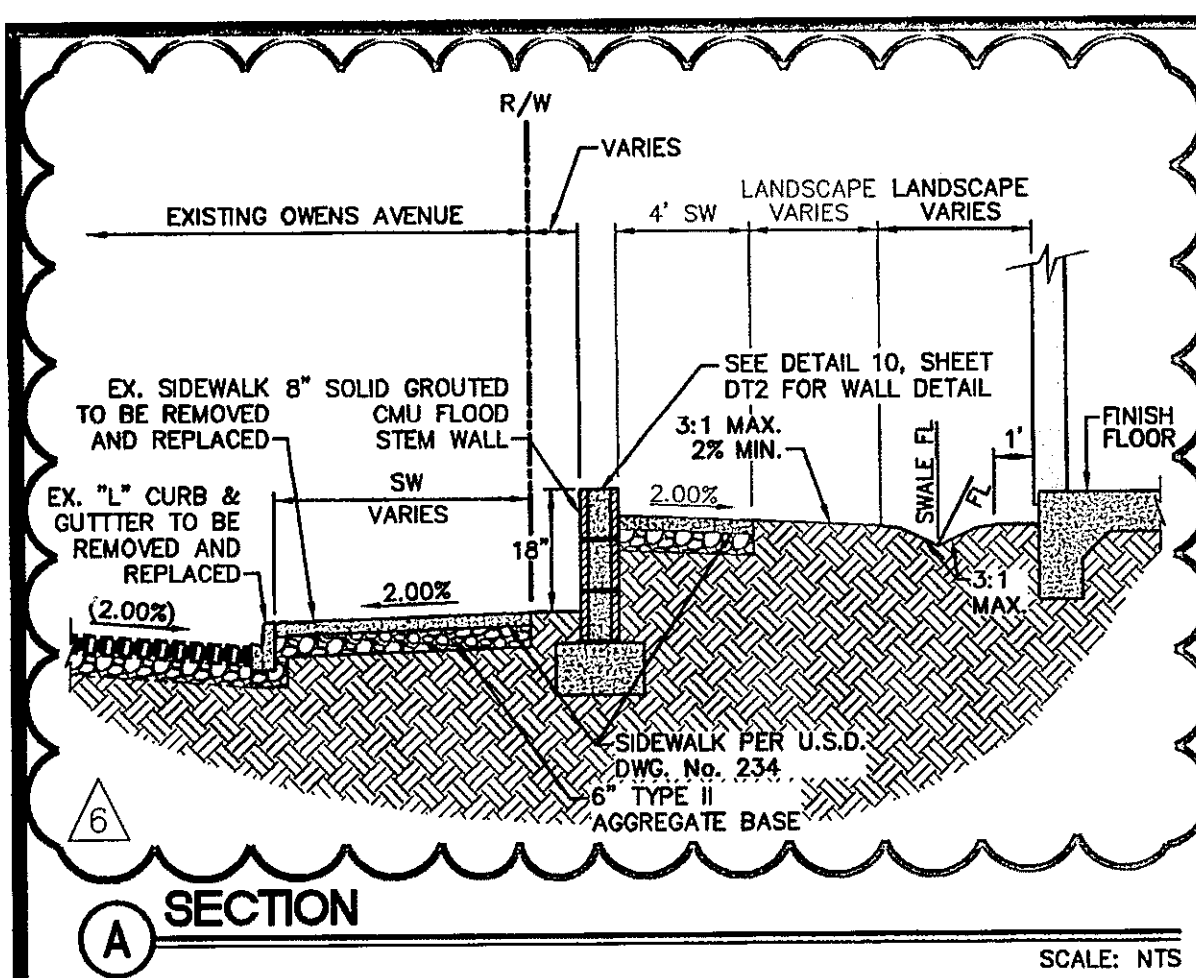
ENGINEER'S SIGNATURE
JAMES A. YANCEY
P.E. No. 16109

DATE
Feb. '10

PROJECT NO.
818-017-081

SCALE:
1" = 20'

SHEET
7 OF 13 SHEETS
CLV DRAWING NO.



NEVADA HAND.
295 EAST WARM SPRINGS ROAD, SUITE 101
LAS VEGAS, NEVADA 89119-4312
PHONE (702) 739-3345 FAX (702) 739-3305

L.R. NELSON CONSULTING ENGINEERS, INC.
6765 West Russell Road Suite 200
Las Vegas, NV 89118
(702) 798-7978
(702) 451-2286 FAX

SKY VIEW PINES FAMILY APARTMENTS
NEVADA HAND
CITY OF LAS VEGAS

DETAILS SHEET 1

SOILS REPORT
GEOTECH, INC. - NEVADA
DATED MARCH 26, 2009
PROJECT No. 9346-LV6

PROFESSIONAL ENGINEER - STATE OF NEVADA
JAMES A. YANCEY
EXP. 6-30-12
CIVIL
No. 18109

SHEET DT1
9 OF 13 SHEETS
CLV DRAWING NO.