

DS #: 4003.

APN: 139-27-603-028 & 139-27-504-010

PROJECT: Palm Mortuary - Downtown Expansion - update #1

SUBMITTAL: 4th

SCANNED BY/DATE: _____

CHECKED BY/DATE: _____



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		August 20, 2012
TO: Land Development Services Department of Public Works		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	COPIES TO:	
Drainage Study for:	VTN Nevada	
Palm Mortuary – Downtown Expansion – Update #1		
Cross Streets:	NWC of Washington Blvd & Las Vegas Blvd	Palm Mortuary
File Number:	F:\Depot\DSMemos\DS4003E.doc	Bart Anderson, P.E., DevCo
Parcel Number:	139-27-603-028 & 139-27-504-010	
Zoning Action:	SDR-44937 & SUP-44938	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 st Submittal	5/5/2006	5/19/2006	Not Approved	\$400.00	44894: \$400
2 nd Submittal	6/30/2006, 8/3/2006 & 9/8/2006	9/11/2006	Conditional Approval	\$400.00	48792: \$400
CCRFCD	10/5/2006	10/16/2006	Concurrence	N/C	N/C
3 rd Submittal	7/18/2012	8/1/2012	Not Approved	\$100.00	289980: \$100
4 th Submittal	8/8/2012	8/20/2012	See Comments Below	\$400.00	292184: \$400
TOTAL FEES (LDDRS):				\$1,300.00	----

REMARKS:

3rd & 4th Submittals: Update #1

The Drainage Study for the subject project has been reviewed and:

X	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.

NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Amendment and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional acceptance of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the Nevada Division of Environmental Protection a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

END OF REMARKS

ays

T/R/S: T20S/R61E/27

AREA M-27

 *** FAX TX REPORT ***

TRANSMISSION OK

JOB NO. 4622
 DESTINATION ADDRESS 3622597
 PSWD/SUBADDRESS
 DESTINATION ID
 ST. TIME 08/20 16:14
 USAGE T 00' 55
 PGS. 1
 RESULT OK

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

DATE:

August 20, 2012

TO:
 Land Development Services
 Department of Public Works

FROM:
 Albert Sung, P.E.
 Flood Control Project Engineer
 Department of Public Works

SUBJECT: Drainage Study for:
 Palm Mortuary – Downtown Expansion – Update #1

COPIES TO:
 VTN Nevada

Cross Streets: NWC of Washington Blvd & Las Vegas Blvd

Palm Mortuary

File Number: F:\Depot\DSMemos\DS4003E.doc

Bart Anderson, P.E., DevCo

Parcel Number: 139-27-603-028 & 139-27-504-010

Zoning Action: SDR-44937 & SUP-44938

FEMA Flood Zone YES NO **X**

Proposed Storm Drain YES NO **X**

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 st Submittal	5/5/2006	5/19/2006	Not Approved	\$400.00	44894: \$400
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3 rd Submittal	7/18/2012	8/1/2012	Not Approved	\$100.00	289980: \$100
4 th Submittal	8/8/2012	8/20/2012	See Comments Below	\$400.00	292184: \$400
			TOTAL FEES (LDDRS):	\$1,300.00	****

REMARKS:

3rd & 4th Submittals: Update #1

The Drainage Study for the subject project has been reviewed and:

X	is approved subject to conformance to all City standards and the following conditions:
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NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Amendment and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional acceptance of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a



LETTER OF TRANSMITTAL

TO: **City of Las Vegas**

DATE: **August 8, 2012**

Dept. of Public Works

PROJECT: **New Vista**

**333 N. Rancho Drive
Las Vegas, NV 89106**

ATTN: **Mr. Albert Sung, P.E.**

W.O. NO.: **7215-1-A-5**

BY MAIL:

BY ☒ XXX
MESSENGER:

PICK-UP:

EXPRESS MAIL:

FAX:

FEDERAL EXPRESS:

No. Copies:

Description

- | | |
|---|---|
| 1 | Hard copy of Addendum #1 to Update #1 to the Technical Drainage Study for Palm Mortuary |
| 1 | CD copy of Addendum #1 to Update #1 to the Technical Drainage Study for Palm Mortuary |

COMMENTS:

MATERIAL SENT FOR THE FOLLOWING REASONS:

CHECKING:

FILING:

APPROVAL: ☒ XXX

YOUR FILES:

OTHER:

CC:

SENDER: **Shaun Boulton, E.I.**

ABOVE MATERIAL RECEIVED BY:

DATE:

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
TEL: (702)873-7550 FAX: 362-2597
PUBLIC WORKS DEPARTMENT TEL: (702) 247-4020 FAX: (702) 247-4262

**ADDENDUM #1 TO UPDATE #1
TO THE
TECHNICAL DRAINAGE STUDY**

FOR

**PALM MORTUARY
(PALM MORTUARY DOWNTOWN EXPANSION)**

**CITY OF LAS VEGAS, NEVADA
W.O. # 7215-1-A-5**

Prepared for:
PALM MORTUARY, INC

Submitted to:
**CITY OF LAS VEGAS
DEPT. OF PUBLIC WORKS
LAS VEGAS, NEVADA**



HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: PALM MORTUARY Date: Aug 8, 2012

Location of Development: a) Descriptive (Cross Streets) North/South: N. Las Vegas Blvd.

East/West: Foremaster Ln.

b) Section: 27 Township: 20 Range: 61

c) APN : 139-27-603-028, 139-27-504-012

Name of Owner: PALM MORTUARY, INC

Telephone No.: _____ Fax No.: _____ E-Mail Address: _____

Address: 1325 N. Main St. Las Vegas, NV 89101

Contact Person-Name: Shaun Boulton, E.I. Telephone No.: 873-7550

* E-Mail Address: Shaunb@vtnnv.com Fax No.: _____

Firm: VTN Nevada

Address: 2727 S. Rainbow Blvd.

Type of Land Development/Land Disturbance Process:

☐	Rezoning	☐	Subdivision Map	☐	Clearing and Grading Only
☐	Parcel Map	☒	Planned Unit Development	☐	Other (Please specify below)
☐	Large Parcel Map	☐	Building Permit		

1. Total Owned Land Area: At Site: 16.3 ac Being Developed/Disturbed: 2 ac

2. Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area? ☐ Yes** ☒ No

3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? ☐ Yes** ☒ No

4. Proposed type of development (Residential, Commercial, Etc.): Cemetery

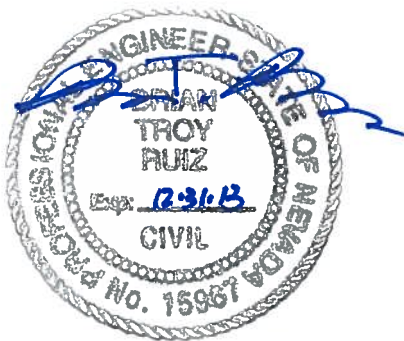
5. Approximate upstream land area which drains to the subject site: 21.6 acre

6. Has the site drainage been evaluated in the past? ☒ YES ☐ NO If yes, please identify documentation: _____

TECHNICAL DRAINAGE STUDY FOR PALM MORTUARY APPROVED 10/19/2008 CLV DOC # DS4003C

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: _____
Las Vegas Boulevard at north end of site

8. Briefly describe your proposed schedule for the subject project: As soon as possible



Engineer's Seal 8/8/12

Submit this form as part of the required drainage study to the local entity which has jurisdiction over the subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

***New Required Field**

****Review and concurrence of the Clark County Regional Flood Control District is required.**

Local Entity File No.	Revision	Date

REFERENCE:

STANDARD FORM 1

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		August 1, 2012
TO: Land Development Services Department of Public Works		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
	Palm Mortuary – Downtown Expansion – Update #1	VTN Nevada
Cross Streets:	NWC of Washington Blvd & Las Vegas Blvd	Palm Mortuary
File Number:	F:\Depot\DSMemos\DS4003D.doc	Bart Anderson, P.E., DevCo
Parcel Number:	139-27-603-028 & 139-27-504-010	
Zoning Action:	SDR-44937 & SUP-44938	
FEMA Flood Zone	YES	NO ☒
Proposed Storm Drain	YES	NO ☒

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
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3 rd Submittal	7/18/2012	8/1/2012	See Comments Below	\$100.00	289980: \$100
TOTAL FEES (LDDRS):				\$900.00	----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

	is approved subject to conformance to all City standards and the following conditions:
X	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.

1. Provide a copy of the zoning/planning conditions (**SDR-44937 & SUP-44938**) associated with the site with the next submittal to verify compliance with conditions. *Flood Control* will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the *City Council*). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.
2. It appears that the proposed south berm will direct onsite flow northerly and discharge into *Las Vegas Boulevard* through the opening between the two berms. Provide erosion protection measures before the 100-year flow discharges into the street. Provide sidewalk underdrain to prevent nuisance flow from crossing over the street sidewalk. Review and revise accordingly in the next submittal.
3. Identify an existing storm drain in *Las Vegas Boulevard* with size and label with *City of Las Vegas* recorded plan number on the grading plan.
4. Label the finish floor elevation of all existing buildings adjacent to the site.
5. **Sheet DT:** Section E: Replace the AC curb at the downstream side of the driveway with "L"-curb.
6. Construction Notes #10, #12 and #13 cannot be found anywhere on the grading plan. Clarify in the next submittal.

NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Amendment and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional acceptance of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserve the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the Nevada Division of Environmental Protection a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

END OF REMARKS

ays

T/R/S: T20S/R61E/27
AREA M-27

August 8, 2012
W.O. # 7215-1-A-5

City of Las Vegas
Department of Public Works
333 N. Rancho Drive
Las Vegas, Nevada 89106

Attention: Mr. Albert Sung, P.E.

**SUBJECT: ADDENDUM #1 TO UPDATE #1 TO THE TECHNICAL
DRAINAGE STUDY FOR PALM MORTUARY**

Mr. Sung:

This Addendum #1 to Update #1 to the Technical Drainage Study is being submitted to the City of Las Vegas, Department of Public Works to address review comments to the above mentioned Technical Drainage Study that was issued on August 1st, 2012.

Comment #1

Provide a copy of the zoning/planning conditions (SDR-44937 & SUP 44938) associated with this site with the next submittal to verify compliance with conditions. Flood Control will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the City Council). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.

The zoning/planning conditions have been provided in the appendix.

Comment #2

It appears that the proposed south berm will direct onsite flow northerly and discharge into Las Vegas Boulevard through the opening between the two berms. Provide erosion protection measures before the 100-year flow discharges into the street. Provide sidewalk underdrain to prevent nuisance flow from crossing over the street sidewalk. Review and revise accordingly in the next submittal.

A 5'x19' riprap pad has been added to the downstream end of the southern berm. A sidewalk underdrain has been added to prevent nuisance flow from crossing over the street sidewalk. The grading plan has been adjusted to insure the flows will be routed to the added sidewalk underdrain just north of the southern berm.

Comment #3

Identify an existing storm drain in Las Vegas Boulevard with size and label with City of Las Vegas recorded plan number on the grading plan.

The grading plan has been revised to identify the existing storm drain as requested.

Comment #4

Label the finish floor elevation of all existing buildings adjacent to the site.

The finish floor elevations have been provided.

Comment #5

Sheet DT: Section E: Replace the AC curb at the downstream side of the driveway with "L"-curb.

The AC curb at the downstream side of the driveway is temporary and will be replaced during the second phase of construction. No changes have been made to the plans with this submittal.

Comment #6

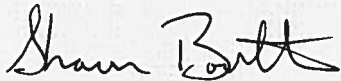
Construction Notes #10, #12 and #13 cannot be found anywhere on the grading plan. Clarify in the next submittal.

Construction note #10 is an existing pump/valve control to be protected in place (located at the southeastern part of the site). Construction Note #12 is to adjust the existing SDMH located at the southeast corner of the site behind the sidewalk. Construction Note #13 is "not used." The plans have been updated to reflect these items.

I hope this addresses your concerns regarding this project. If there are any questions or any additional information is required, please contact this office.

Respectfully Submitted,

VTN Nevada

A handwritten signature in black ink, appearing to read "Shaun Boulton". The signature is fluid and cursive, with the first name "Shaun" and last name "Boulton" clearly distinguishable.

Shaun Boulton, E.I.

APPENDIX

COMMENT #1



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov

May 9, 2012

Palm Mortuary, Inc.
PO Box 130548
Houston, Texas 77219-0548

**RE: SDR-44937 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
SUP-44938
PLANNING COMMISSION MEETING OF MAY 8, 2012**

Dear Applicant:

Your request for a Site Development Plan Review FOR A 3.88-ACRE EXPANSION OF AN EXISTING CEMETERY on 17 acres at 1325 North Main Street (APN 139-27-504-012, 006, and 139-27-603-028), C-V (Civic) Zone, Ward 5 (Barlow), was considered by the Planning Commission on May 8, 2012.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-29648), except as modified herein shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plans, date stamped 04/02/12, except as amended by conditions herein.
4. The existing chain link fence along Las Vegas Boulevard shall be removed within six months of final approval. Any wall or fence proposed to replace the existing fence shall be located outside of the public right-of-way and shall conform to all requirements of Title 19.
5. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 04/02/12. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
6. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.



7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. In accordance with code requirements of Title 13.56, remove all substandard sidewalk and unused driveways on Las Vegas Boulevard North and replace with new improvements meeting Current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
12. Where not already occupied by a building or structure, dedicate an additional 5 feet of public sewer easement on each side of the existing 10 foot public sewer easement by Book 715 Instrument 575067, for a total of 20' public sewer easement. Maintain paved drivable access to the existing public sewer manholes within said easement. No structures, nor vegetation over 3 feet tall, are allowed within public sewer easements. Any existing structures within a public sewer easement may be removed in the future at property owner's expense if access is needed for emergency repairs to the public sewer.
13. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

14. Submit an Encroachment Agreement for any landscaping and existing private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site. The applicant must carry an insurance policy for the term of the encroachment agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove landscaping and private improvements encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's encroachment agreement. The installation and maintenance of all private structures in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.
15. A Drainage Study update must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage study update.

This action by the Planning Commission on **May 8, 2012** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **May 21, 2012**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Mike Green
Palm Mortuary, Inc.
PO Box 130548
Houston, Texas 77219-0548

Mr. Jason Kepple
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146



LAS VEGAS
CITY COUNCIL

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ELIZABETH N. FRETWELL
CITY MANAGER

May 9, 2012

Palm Mortuary, Inc.
PO Box 130548
Houston, Texas 77219-0548

**RE: SUP-44938 - SPECIAL USE PERMIT RELATED TO SDR-44937
PLANNING COMMISSION MEETING OF MAY 8, 2012**

Dear Applicant:

Your request for a Special Use Permit FOR A 4.58-ACRE EXPANSION OF AN EXISTING NONCONFORMING CEMETERY at 1325 North Main Street (APNs 139-27-504-012, 006, and 139-27-603-028), C-V (Civic) Zone, Ward 5 (Barlow), was considered by the Planning Commission on May 8, 2012.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-44937) shall be required.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov



Palm Mortuary, Inc.
SUP-44938 - Page Two
May 9, 2012

This action by the Planning Commission on **May 8, 2012** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **May 21, 2012**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

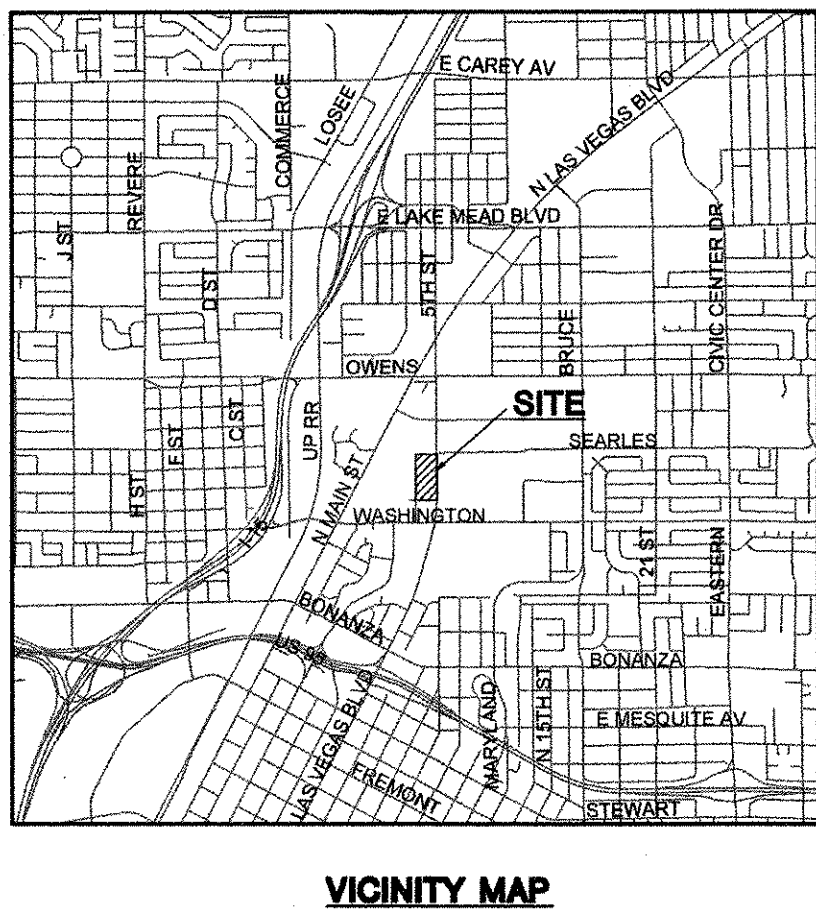
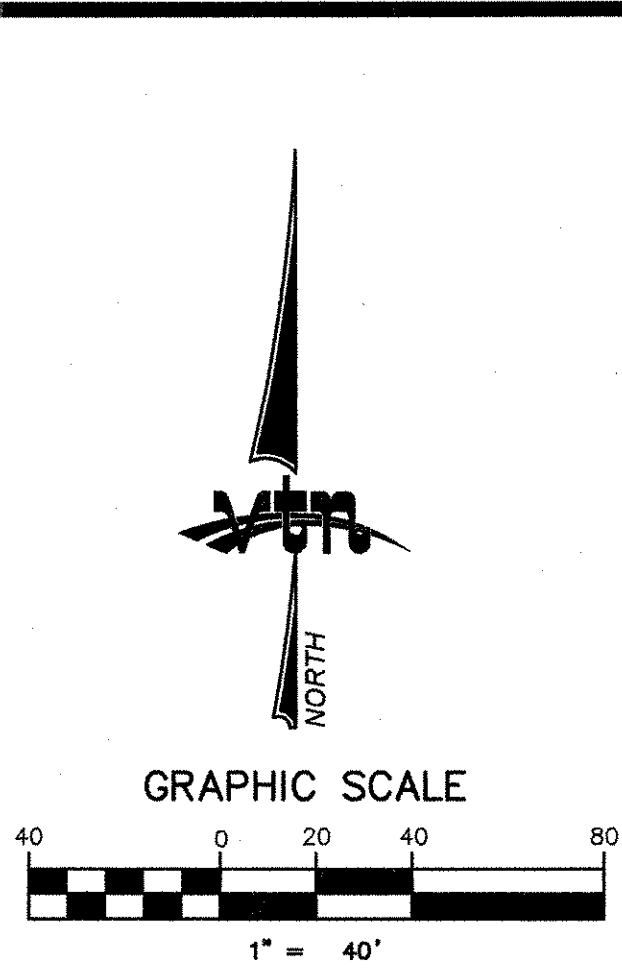
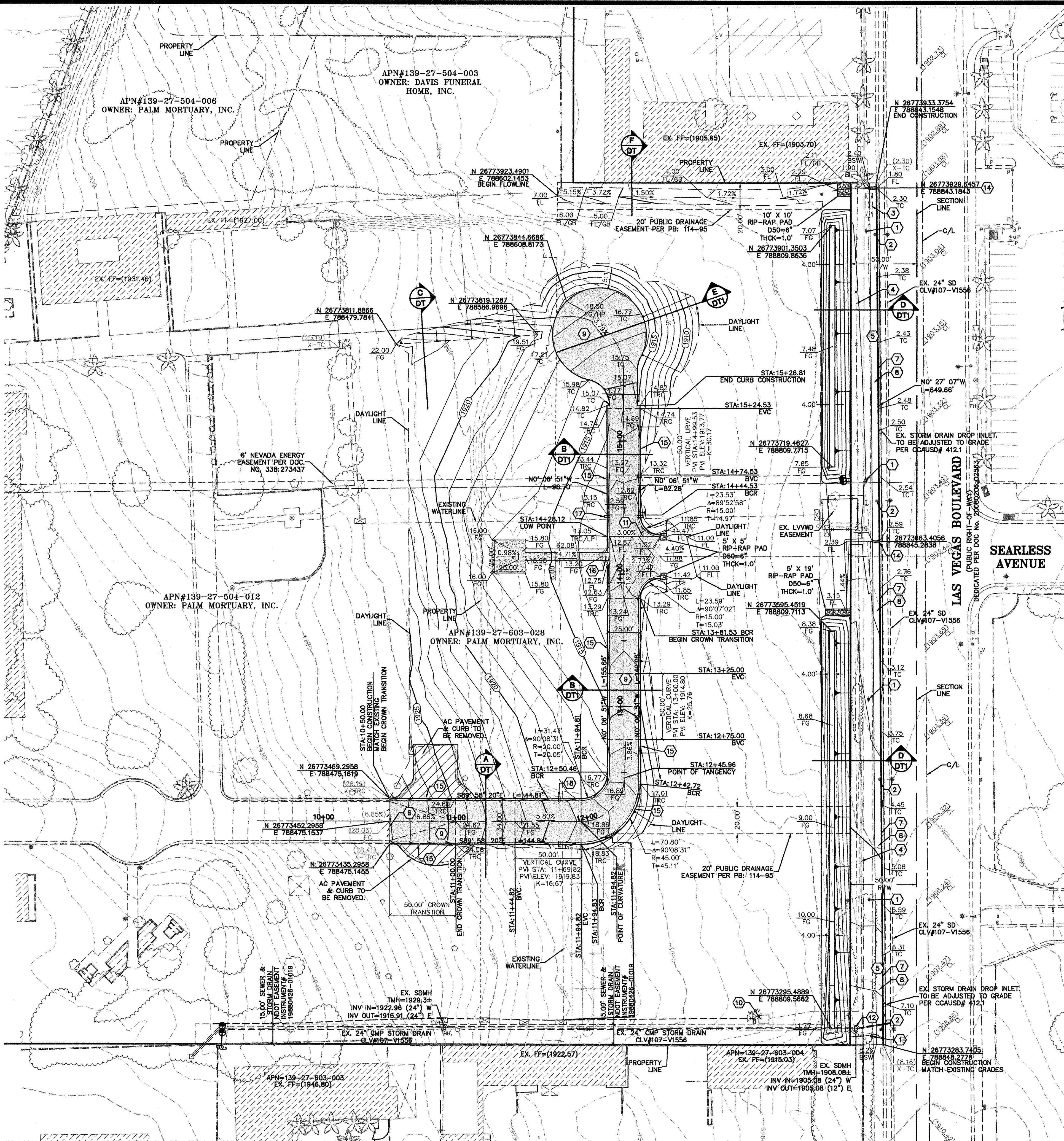


Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Mike Green
Palm Mortuary, Inc.
PO Box 130548
Houston, Texas 77219-0548

Mr. Jason Kepple
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146



ROADWAY & PAVING NOTES

- 1 EXISTING POWERPOLE UTILITY, PROTECT IN PLACE.
- 2 EXISTING STREETLIGHT UTILITY, PROTECT IN PLACE.
- 3 EXISTING BUS SHELTER, PROTECT IN PLACE.
- 4 EXISTING CHAINLINK FENCE. TO BE REMOVED
- 5 EXISTING ASPHALT SIDEWALK. TO BE REMOVED
- 6 SAWCUT AND MATCH EXISTING AC.
- 7 INSTALL "L" TYPE CURB AND GUTTER PER CCUSD NO. 216.
- 8 INSTALL SIDEWALK PER CCUSD NO. 234
- 9 INSTALL 2" AC PAVEMENT OVER 6" TYPE II AGGREGATE BASE OR MATCH EXISTING PAVEMENT SECTION, WHICHEVER IS GREATER. SEE TYPICAL SECTIONS FOR DETAILS.
- 10 EX. WATER CONTROL PUMP/VALVES ANTISIPHON TO BE PROTECTED IN PLACE.
- 11 INSTALL 4" CROSS GUTTER PER CCUSD NO. 228.
- 12 ADJUST MANHOLE LID TO GRADE PER DCSWS SD-5.
- 13 NOT USED.
- 14 INSTALL SIDEWALK DRAIN PER CCUSD NO. 236.
- 15 INSTALL 30" ROLL CURB AND GUTTER PER CCUSD NO. 217
- 16 INSTALL HANDICAP RAMP PER CCUSD NO. 235
- 17 INSTALL 28.00 LF 10" PVC IRRIGATION SLEEVE @ STA 11+43.44. INV. ELEV. 1908.80
- 18 INSTALL 38.00 LF 10" PVC IRRIGATION SLEEVE @ STA 11+78.15. INV. ELEV. 1915.90

NOTE:
CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

FLOODZONE NOTE:
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel Number 32003C2170F, Clark County, Nevada, and Incorporated Areas, dated November 16, 2011, the site is located within a Zone "X". A Zone "X" is described as an area outside of the 500-year floodplain.

LEGEND	
TSW	TOP OF SIDEWALK
EG	EXISTING GROUND
FG	FINISH GRADE
FL	FLOW LINE
TC	TOP OF CURB
EAC	EDGE OF ASPHALT PAVEMENT
EX	EXISTING (EXIST)
VO	VALLEY GUTTER
H.P.	HIGH POINT
L.P.	LOW POINT
C/L	CENTER LINE
BO	BACK OF CURB
BCR	BEGIN CURB RETURN
TF	TOP OF FOOTING
GB	GRADE BREAK
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PCQ	POINT OF COMPOUND CURVATURE
BVC	BEGIN VERTICAL CURVE
MVC	MID-POINT OF VERTICAL CURVE
EVC	END VERTICAL CURVE
PRVC	POINT OF REVERSE VERTICAL CURVE
VPIC	VERTICAL POINT OF INTERSECTION
TFW	TOP OF FLOOD WALL
TOP	TOP OF CHANNEL/SCARP
TOE	TOE OF CHANNEL/SCARP
PP	POWER POLE
TRANS.	TRANSITION
RET.	RETAINMENT
INT.	INTERSECTION
D.G.	DESIGN GRADE
TSW	TOP OF SIDEWALK
FF	FINISH FLOOR
TO/AC	TOP OF REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
L.S.	LANDSCAPE/AMENITY ZONE
S/W	SIDEWALK
OHP	OVERHEAD POWER
PP	POWER POLE
T.E.	TRASH ENCLOSURE
(2400)	EX. CONTOUR(5' INTERVAL)
(2400)	EX. CONTOUR(1' INTERVAL)
PROPOSED CONTOUR	
0.50%	SLOPE AND FLOW DIRECTION
EDGE A.C.	
BLDG-A	BUILDING TYPE
SIDEWALK RAMP	
SIGHT VISIBILITY ZONES	
CUT/FILL TRANSITION LINE	
SETBACK LINE	
R/W OR P/L	
CENTER LINE	
BACK OF CURB	
LIP OF GUTTER	
EXIST. IMPROVEMENTS	
RETAINING WALL	
ADA ROUTE	
RETAINING WALL ELEV. (ft.)	
AC REMOVE & REPLACE	
SAWCUT LINE	
BACKFLOW PREVENTER PAD	

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CLARK COUNTY TRAFFIC OPERATIONS AND

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FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

Call before you Overhead

1-702-227-2929

PROJECT BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CITY OF LAS VEGAS BENCHMARK: 2LV0127NE6

NAVD88 ELEVATION: 594.6457 METERS (1950.93 FEET)

RIVET AND PLATE IN TOP OF CURB EAST SIDE MAIN STREET AT PAUTE CIRCLE.

PALM MORTUARY, INC

2727 SOUTH RAINBOW BOULEVARD

LAS VEGAS, NEVADA 89146-5148

PH. (702) 873-1550 FAX (702) 362-2597 WEB WWW.VTNNV.COM

CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS

GRADING PLAN

PALM MORTUARY DOWNTOWN EXPANSION

DRAWN BY: JUNE 2012

DESIGNED BY: JUNE 2012

CHECKED BY: JUNE 2012

PROJECT NO: 2215-T-A-5

SCALE: 1"=40' HORIZ. N/A VERT.

EXPIRES 12-31-13

PROFESSIONAL ENGINEER

BARYN M. OHTA

CIVIL

NO. 15906

STATE OF NEVADA

SHEET 1 OF 2 SHEETS

DRAWING NO.