

LEGAL DESCRIPTION

BEING A PORTION OF THE NORTH HALF (N 1/2), OF THE SOUTH HALF (S 1/2) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 81 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 1 - 3 BLOCK 23, SOUTH ADDITION TO THE CITY OF LAS VEGAS AS SHOWN UPON BOOK 1, PAGE 51 OF PLATS.

LESS AND EXCEPTING THAT PORTION DEEDED TO THE CITY OF LAS VEGAS, A MUNICIPAL CORPORATION, FOR ROAD PURPOSES BY GRANT DEED RECORDED MARCH 25, 2002 IN BOOK 20020325, AS DOCUMENT NO. 01364, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ALL OF LOTS 4 - 6 BLOCK 23, SOUTH ADDITION TO THE CITY OF LAS VEGAS AS SHOWN UPON BOOK 1, PAGE 51 OF PLATS.

LESS AND EXCEPTING THAT PORTION DEEDED TO THE CITY OF LAS VEGAS, A MUNICIPAL CORPORATION, FOR ROAD PURPOSES BY GRANT DEED RECORDED JULY 14, 2004 IN BOOK 20040714, AS DOCUMENT NO. 01833, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ALL OF LOTS 27 - 32 BLOCK 23, SOUTH ADDITION TO THE CITY OF LAS VEGAS AS SHOWN UPON BOOK 1, PAGE 51 OF PLATS.

ALL OF BLOCK "A" OF WARDIE ADDITION TO LAS VEGAS, AS SHOWN UPON BOOK 1, PAGE 13 OF PLATS.

LESS AND EXCEPTING THAT PORTION DEEDED TO THE CITY OF LAS VEGAS, A MUNICIPAL CORPORATION, FOR ROAD PURPOSES BY GRANT DEED RECORDED MARCH 25, 2002 IN BOOK 20020325, AS DOCUMENT NO. 01364, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

LESS AND EXCEPTING ALL THAT PORTION OF BLOCK "A" OF WARDIE ADDITION LYING SOUTH OF THE EASTERLY PROLONGATION OF THE SOUTHERLY SIDE LINE OF LOT 27 IN BLOCK 23 OF SOUTH ADDITION TO THE CITY OF LAS VEGAS.

TOGETHER WITH THAT PORTION OF AN EXISTING 20 FOOT ALLEY LOCATED IN BLOCK 23 BETWEEN LOTS 1-6 AND LOTS 27-32 OF THE SOUTH ADDITION TO THE CITY OF LAS VEGAS AS SHOWN UPON BOOK 1 PAGE 51 OF PLATS.

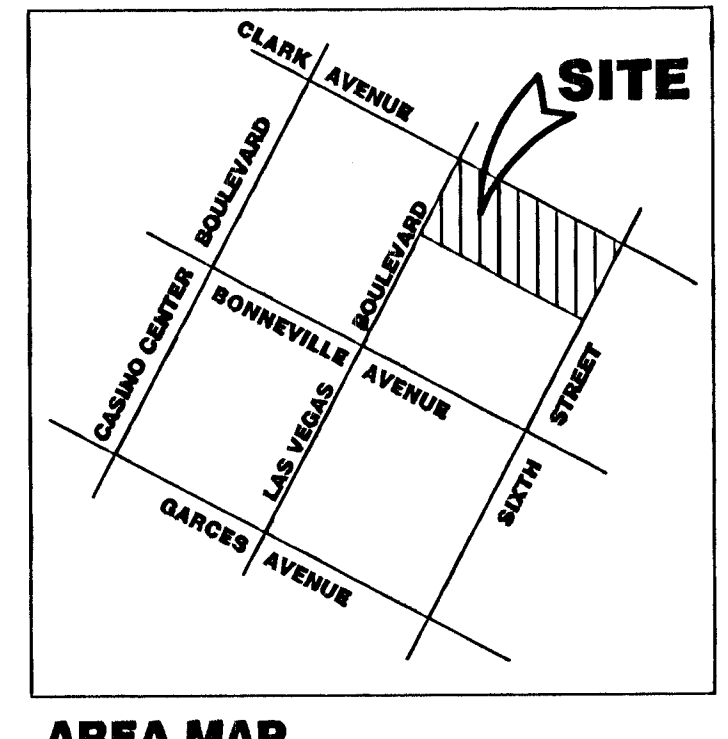
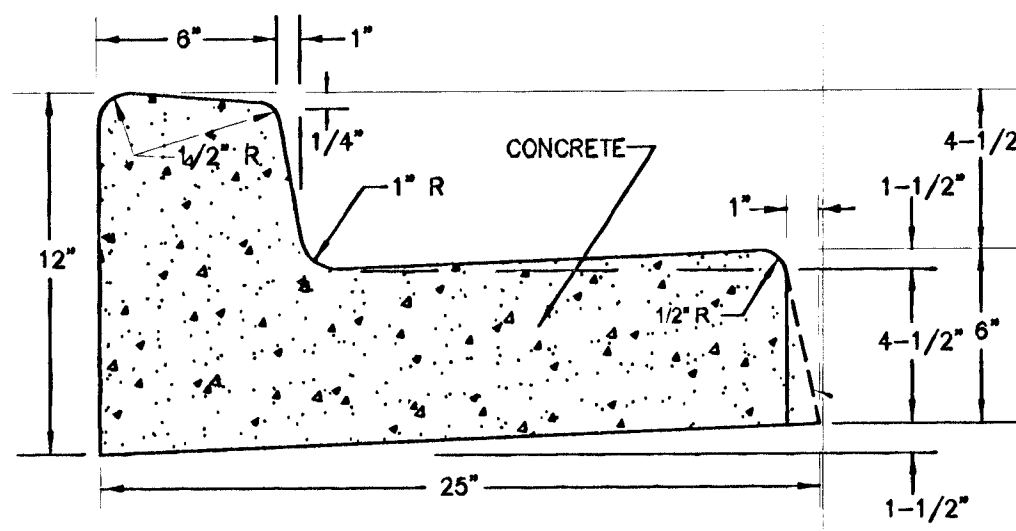
BASIS OF BEARINGS

NORTH 27°54'3" EAST, BEING THE CENTERLINE OF SIXTH STREET AS SHOWN UPON RECORD OF SURVEY FILE 134- PAGE 52, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK BLV01345W8
RIVET & PLATE IN TOP OF CURB, NORTHEAST CORNER OF LAS VEGAS BOULEVARD AND GARCES AVENUE.

612.858 METERS
2010.88 FEET
(NAVD 88)

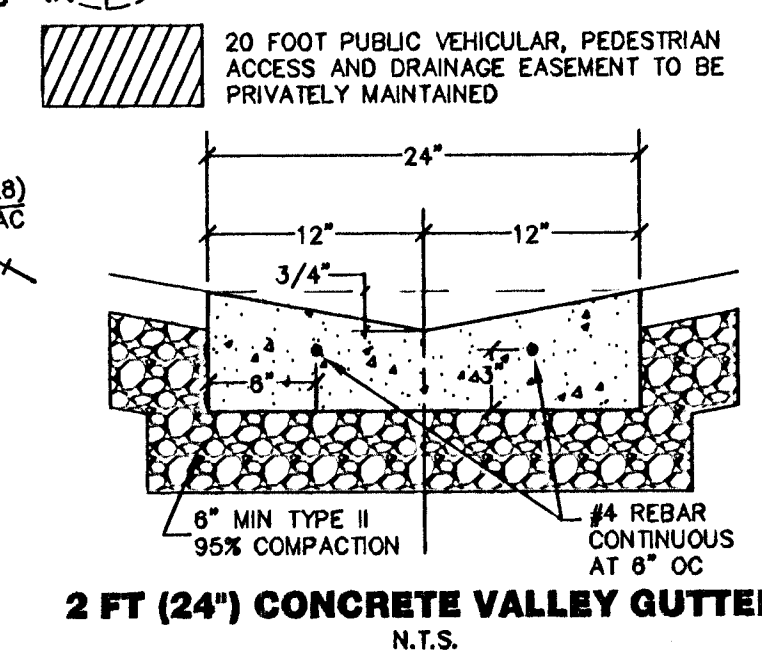


AREA MAP

N.T.S.

LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- CENTERLINE
- AC CUTLINE
- EXISTING CURB
- PROPOSED CURB
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- CONTOUR LINE
- EXISTING OVER HEAD POWER
- ASPHALTIC CONCRETE
- BACK OF CURB
- BEGINNING OF CURB RADIUS
- BACK OF WALK
- CURB & CUTTER
- CENTERLINE
- CONCRETE
- ELECTRICAL
- END OF CURB RADIUS
- EDGE OF PAVEMENT
- EXISTING
- FINISH GRADE
- FLOW LINE
- GRADE BREAK
- HIGH POINT
- INVERT
- LINEAR FEET
- LOW POINT
- NATURAL GROUND
- PROPERTY LINE
- POLYVINYL CHLORIDE
- POLYETHYLENE
- STREET LIGHT
- SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STATION
- SIDEWALK
- TOP OF CURB
- TRASH ENCLOSURE
- TOP OF FOOTING
- TOP OF SLOPE
- TOE OF SLOPE
- TELEPHONE VAULT
- TOP OF RETAINING WALL
- TOP OF WALL
- EXISTING GRADE
- PROPOSED GRADE
- EXISTING 250W STREET LIGHT



2 FT (24") CONCRETE VALLEY GUTTER
N.T.S.

GEOTECHNICAL NOTES

- ALL GRADING AND PAVING TO BE COMPLETED IN STRICT ACCORDANCE WITH NOVA ENGINEERING & ENVIRONMENTAL, INC., GEOTECHNICAL EXPLORATION REPORT, PROJECT NO. 2011034, DATED MAY 23, 2011.
- ON-SITE ASPHALT PAVING SECTION TO BE A MINIMUM OF TWO INCHES (2") ON A MINIMUM OF SIX INCHES (6") TYPE II IN PARKING AREAS AND A MINIMUM OF FOUR INCHES (4") ON A MINIMUM FOUR SIX (6") TYPE II FOR MAIN CORRIDORS AND TRUCK ACCESS.
*** SEE REPORT FOR RECOMMENDATIONS AND ALTERNATIVES ***
- PAD ELEVATION IS BASED ON SIX INCHES (6") TYPE II OVERLAY BY A VAPOR BARRIER MEETING THE REQUIREMENTS OF ASTM E1745 UNDER A FOUR INCH (4") CONCRETE SLAB.
*** SEE REPORT FOR RECOMMENDATIONS AND ALTERNATIVES ***

CONSTRUCTION NOTES

- ALL OFF-SITE IMPROVEMENTS INCLUDING ACCENT PAVING @ INTERSECTIONS ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE LAS VEGAS DOWNTOWN CENTENNIAL PLAN STANDARDS ADOPTED BY CITY COUNCIL ON JULY 5, 2000. ALL STREETSCAPE TREATMENTS SHALL CONFORM TO TO MATCH THE FOURTH STREET IMPROVEMENTS INSTALLED BY THE CITY OF LAS VEGAS.
- SEE DEMOLITION PLAN SHEET C3 FOR CURB AND GUTTER AND SIDEWALK REMOVAL
- CONSTRUCT DRIVEWAY AS SHOWN IN STRICT ACCORDANCE WITH THE LAS VEGAS DOWNTOWN CENTENNIAL PLAN STANDARDS ADOPTED BY CITY COUNCIL ON JULY 5, 2000 SEE DETAIL SHEET C8
- CONSTRUCT HANDICAP RAMP IN STRICT ACCORDANCE WITH THE LAS VEGAS DOWNTOWN CENTENNIAL PLAN STANDARDS ADOPTED BY CITY COUNCIL ON JULY 5, 2000 SEE DETAIL SHEET C8
- CONSTRUCT 2" L-TYPE CURB & GUTTER TO GRADES INDICATED PER CCAUSD STD DWG 216 SEE DETAIL THIS SHEET
- CONSTRUCT 2" (24") CONCRETE VALLEY GUTTER PER DETAIL SEE SHEET THIS SHEET
- CONSTRUCT BLOCK WALL OPENING TO MAINTAIN DRAINAGE FLOW
- CONSTRUCT 2 STEPS WITH 6" RISER
- REMOVE AND REPLACE ASPHALT THIS AREA AS NECESSARY TO GRADES INDICATED (TRANSITION TO EXISTING)
- INSTALL ADA COMPLIANT HANDRAILS
- PROVIDE A 6" FLOOR DRAIN IN FIRE PUMP ROOM. INLET ELEV=7.83 INSTALL 4" DISCHARGE PIPE TO CURB FACE

****EARTHWORK QUANTITIES****

FILL	998 CY
CUT	505 CY

HANDICAP RAMP TABLE
USDOCA DWG 235 - CASE I

RAMP	A	B
1	8.00	8.00
2	8.00	8.00

DEVELOPER
LAS VEGAS ICE, LLC C/O SDA, INC.
5655 SOUTH YOSEMITE STREET, SUITE 301 GREENWOOD VILLAGE, CO 80111
PHONE: (303) 220-0500 FAX: (303) 220-0596

PROJECT
FEDERAL JUSTICE TOWER
38 CORNER CLARK AVE AND LAS VEGAS BLVD SOUTH
CITY OF LAS VEGAS, NEVADA

SHEET
GRADING PLAN

05-02-11

DESIGNED BY:

CHECKED BY:

SCALE

1"=20'

VERTICAL

PROJECT NO.

12-11-704

SHEET

7 OF 11 SHEETS

CLV DWG #

10715533

CLV PROJECT # 42943

RESEE P JARRELL

Exp: 08/30/2013

CIVIL

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REVISION

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