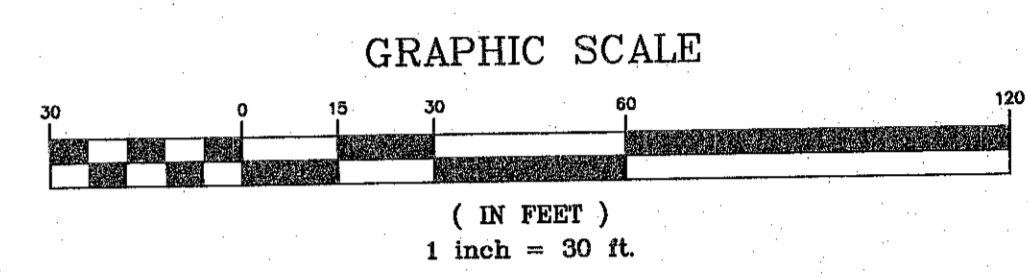
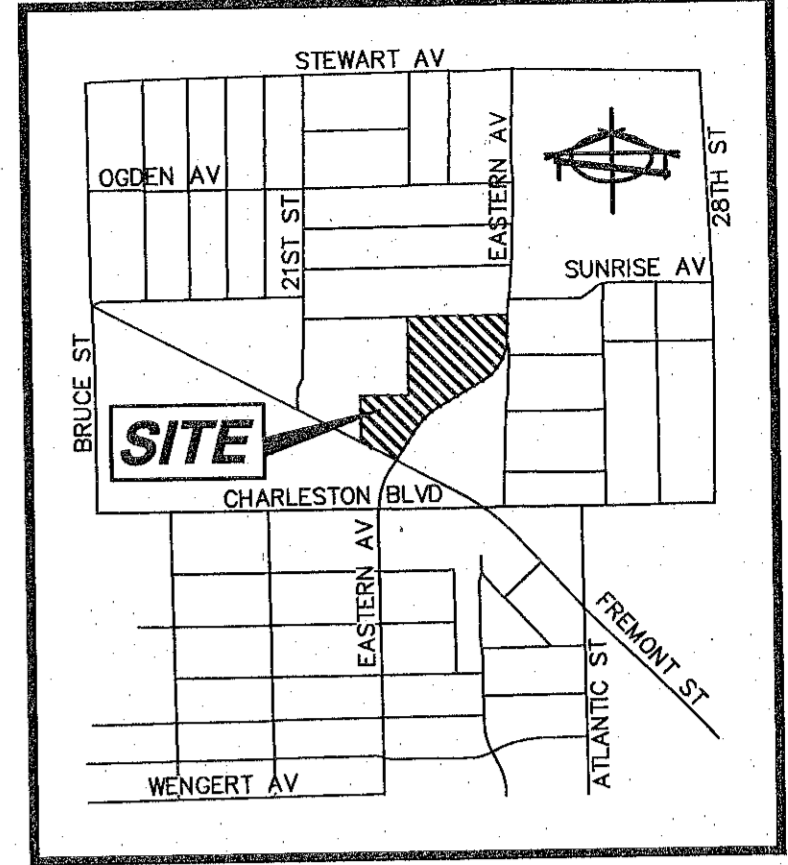
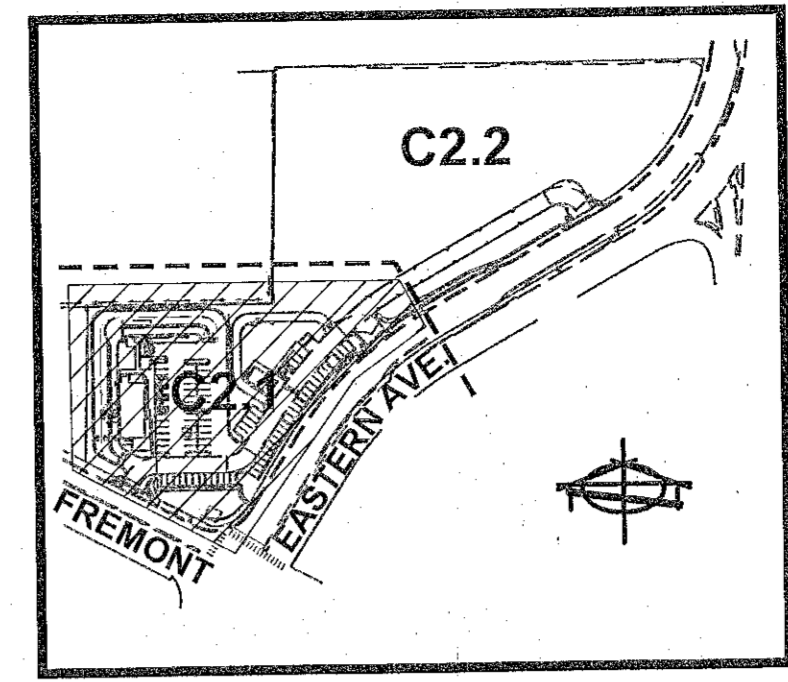
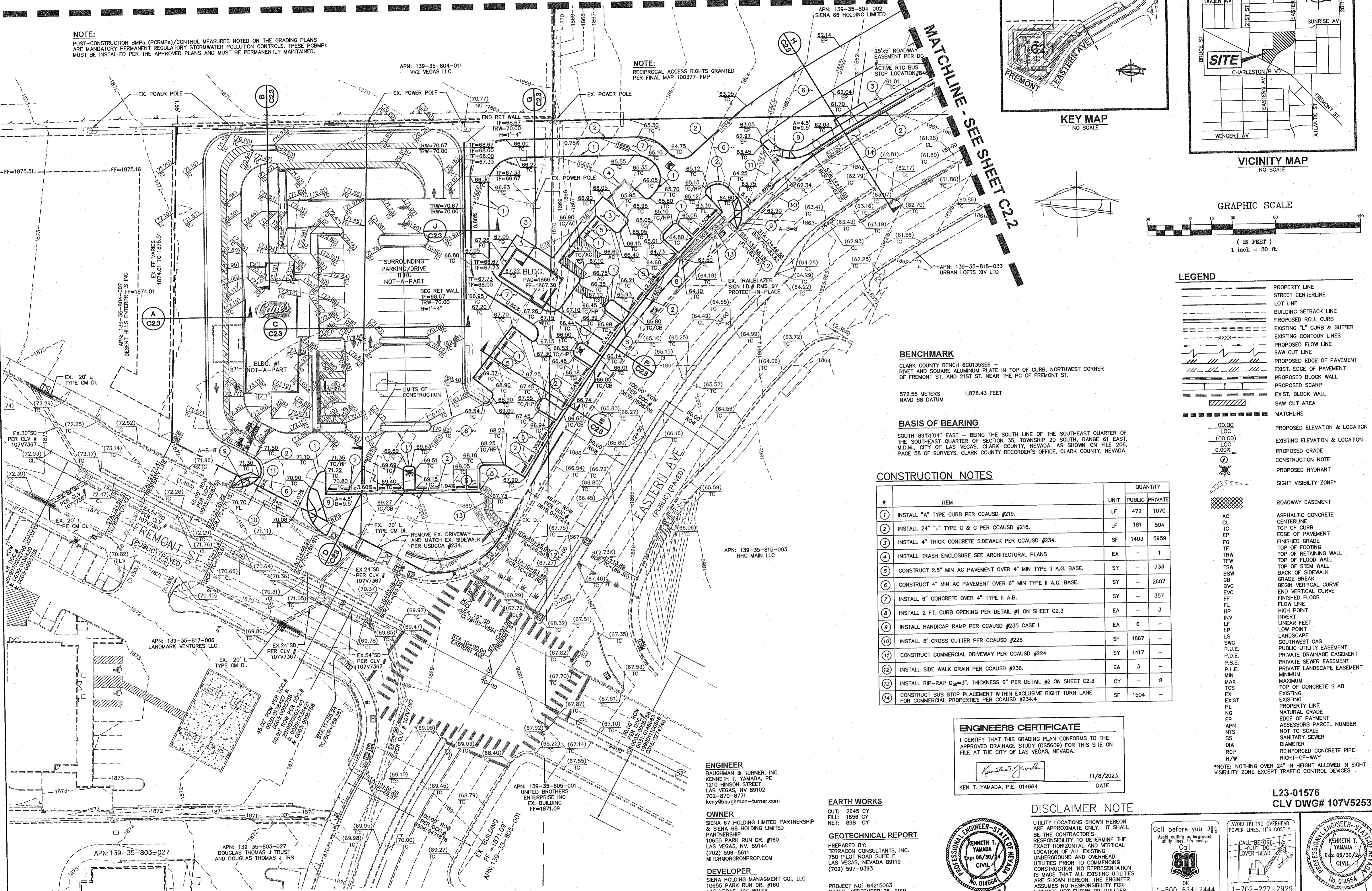


**MATCHLINE - SEE SHEET C2.2**

**NOTE:**  
POST-CONSTRUCTION BMPs (PCBMPs)/CONTROL MEASURES NOTED ON THE GRADING PLANS ARE MANDATORY PERMANENT REGULATORY STORMWATER POLLUTION CONTROLS. THESE PCBMPs MUST BE INSTALLED PER THE APPROVED PLANS AND MUST BE PERMANENTLY MAINTAINED.

**NOTE:**  
RECIPROCAL ACCESS RIGHTS GRANTED PER FINAL MAP 100377-FMP



**LEGEND**

	PROPERTY LINE
	STREET CENTERLINE
	LOT LINE
	BUILDING SETBACK LINE
	PROPOSED ROLL CURB
	EXISTING "L" CURB & GUTTER
	EXISTING CONTOUR LINES
	PROPOSED FLOW LINE
	SAW CUT LINE
	PROPOSED EDGE OF PAVEMENT
	EXIST. EDGE OF PAVEMENT
	PROPOSED BLOCK WALL
	EXIST. BLOCK WALL
	SAW CUT AREA
	MATCHLINE
	PROPOSED ELEVATION & LOCATION
	EXISTING ELEVATION & LOCATION
	PROPOSED GRADE
	CONSTRUCTION NOTE
	PROPOSED HYDRANT
	SIGHT VISIBILITY ZONE
	ROADWAY EASEMENT
	ASPHALTIC CONCRETE CENTERLINE
	TOP OF CURB
	EDGE OF PAVEMENT
	FINISHED GRADE
	TOP OF FOOTING
	TOP OF RETAINING WALL
	TOP OF FLOOD WALL
	TOP OF STEM WALL
	BACK OF SIDEWALK
	GRADE BREAK
	BEGIN VERTICAL CURVE
	END VERTICAL CURVE
	FINISHED FLOOR
	FLOW LINE
	HIGH POINT
	INVERT
	LINEAR FEET
	LOW POINT
	LANDSCAPING
	SOUTHWEST GAS
	PUBLIC UTILITY EASEMENT
	PRIVATE DRAINAGE EASEMENT
	PRIVATE SEWER EASEMENT
	PRIVATE LANDSCAPE EASEMENT
	MINIMUM
	MAXIMUM
	TOP OF CONCRETE SLAB
	EXISTING
	PROPERTY LINE
	NATURAL GRADE
	EDGE OF PAYMENT
	NOT TO SCALE
	SANITARY SEWER
	DIAMETER
	REINFORCED CONCRETE PIPE
	RIGHT-OF-WAY

**BENCHMARK**  
CLARK COUNTY BENCH 600135555 - RIVET AND SQUARE ALUMINUM PLATE IN TOP OF CURB, NORTHWEST CORNER OF FREMONT ST. AND 21ST ST. NEAR THE PC OF FREMONT ST.

572.55 METERS 1,878.43 FEET  
NAVD 88 DATUM

**BASIS OF BEARING**  
SOUTH 89°51'04" EAST - BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. AS SHOWN ON FILE 206, PAGE 58 OF SURVEYS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

**CONSTRUCTION NOTES**

#	ITEM	QUANTITY	
		PUBLIC	PRIVATE
1	INSTALL "A" TYPE CURB PER CCAUSD #219.	LF	472 1070
2	INSTALL 24" "L" TYPE C & G PER CCAUSD #216.	LF	181 504
3	INSTALL 4" THICK CONCRETE SIDEWALK PER CCAUSD #234.	SF	1403 5959
4	INSTALL TRASH ENCLOSURE SEE ARCHITECTURAL PLANS	EA	- 1
5	CONSTRUCT 2.5" MIN AC PAVEMENT OVER 4" MIN TYPE II A.G. BASE.	SY	- 733
6	CONSTRUCT 4" MIN AC PAVEMENT OVER 6" MIN TYPE II A.G. BASE.	SY	- 2607
7	INSTALL 6" CONCRETE OVER 4" TYPE II A.B.	SY	- 357
8	INSTALL 2 FT. CURB OPENING PER DETAIL #1 ON SHEET C2.3	EA	- 3
9	INSTALL HANDICAP RAMP PER CCAUSD #235 CASE 1	EA	6 -
10	INSTALL 8" CROSS GUTTER PER CCAUSD #228	SF	1867 -
11	CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD #224	SY	1417 -
12	INSTALL SIDE WALK DRAIN PER CCAUSD #236.	EA	3 -
13	INSTALL RIP-RAP D <sub>50</sub> =3", THICKNESS 6" PER DETAIL #2 ON SHEET C2.3	CY	- 8
14	CONSTRUCT BUS STOP PLACEMENT WITHIN EXCLUSIVE RIGHT TURN LANE FOR COMMERCIAL PROPERTIES PER CCAUSD #234-4	SF	1504 -

**ENGINEERS CERTIFICATE**  
I CERTIFY THAT THIS GRADING PLAN CONFORMS TO THE APPROVED DRAINAGE STUDY (DS6609) FOR THIS SITE ON FILE AT THE CITY OF LAS VEGAS, NEVADA.

*Kenneth T. Yamada*  
KEN T. YAMADA, P.E. 014654  
11/8/2023 DATE

**EARTH WORKS**

CUT: 2645 CY  
FILL: 1856 CY  
NET: 898 CY

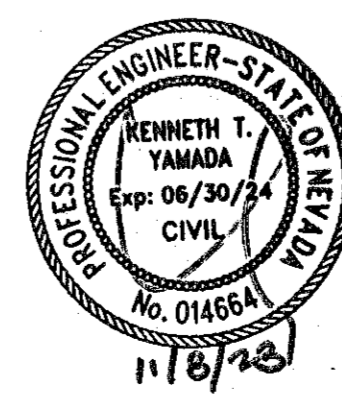
**GEOTECHNICAL REPORT**

PREPARED BY:  
TERRACON CONSULTANTS, INC.  
750 PILOT ROAD SUITE F  
LAS VEGAS, NEVADA 89119  
(702) 597-9393

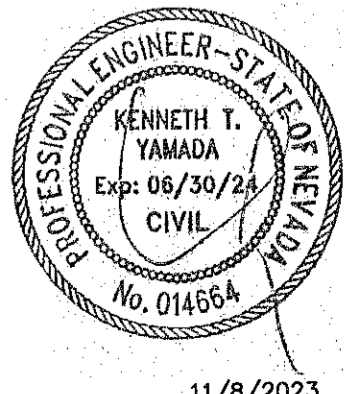
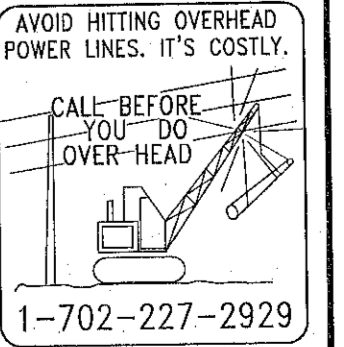
PROJECT NO: 64215063  
DATED: SEPTEMBER 28, 2021  
UPDATED: OCTOBER 31, 2023

**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.



**L23-01576**  
**CLV DWG# 107V5253**



DATE: 11/8/2023  
DESIGN: KTY  
DRAWN: EC  
CHECK: KTY  
SCALE: AS SHOWN

PREPARED FOR:  
**SIENA HOLDING MANAGEMENT CO., LLC**  
10655 PARK RUN DR. #160  
LAS VEGAS, NV 89144  
(702) 596-5611

**BAUGHMAN & TURNER, INC.**  
LAND PLANNERS  
1210 HINSON STREET  
LAS VEGAS, NEVADA 89102  
PHONE: (702) 870-8771

**NWC FREMONT & EASTERN GRADING PLAN 1**  
SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M. CITY OF LAS VEGAS  
APN 139-35-804-008 THRU 010 & 002

SHEET  
**C2.1**  
5 OF 12  
PROJ. NO. 5334