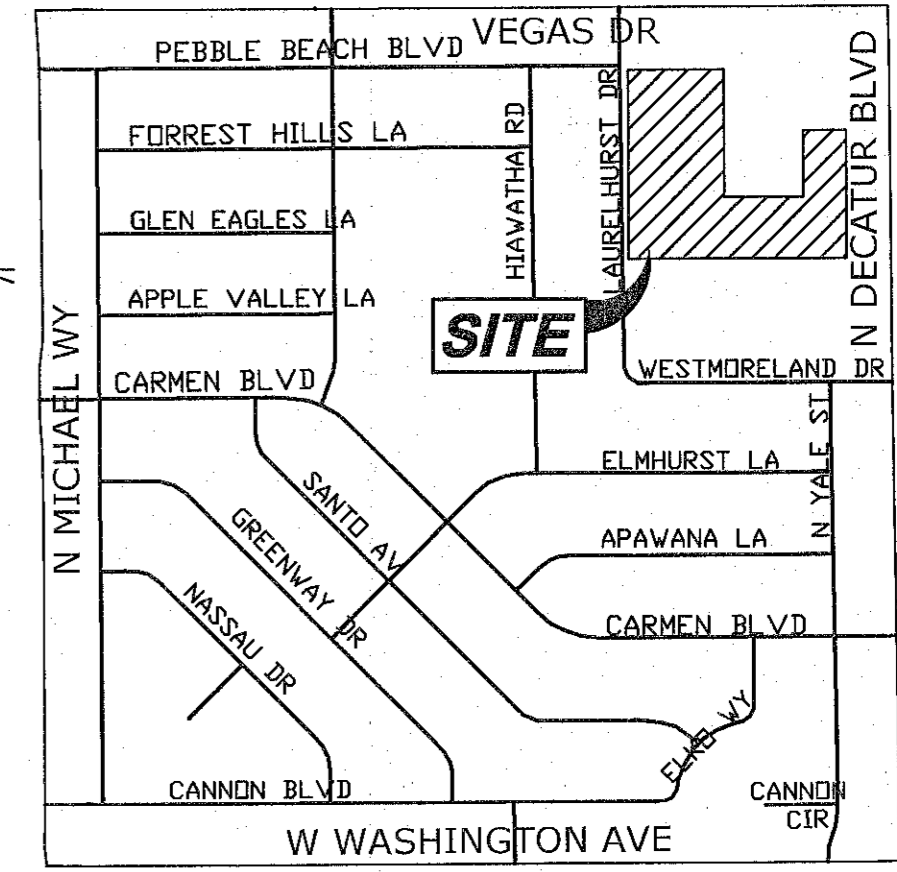
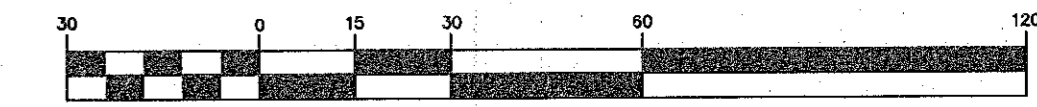


KEYMAP  
NTS



VICINITY MAP  
NTS



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
	PROPOSED SCARP
	EXIST. BLOCK WALL
	SAW CUT AREA
	MATCHLINE
	PROPOSED ELEVATION & LOCATION
	EXISTING ELEVATION & LOCATION
	PROPOSED GRADE
	CONSTRUCTION NOTE
	PROPOSED HYDRANT
	SIGHT VISIBILITY ZONE*
	ROADWAY EASEMENT
AC	ASPHALTIC CONCRETE
CL	CENTERLINE
TC	TOP OF CURB
EP	EDGE OF PAVEMENT
FD	FINISHED GRADE
TF	TOP OF FOOTING
TRW	TOP OF RETAINING WALL
TFW	TOP OF FLOOD WALL
TSW	TOP OF STEM WALL
BSW	BACK OF SIDEWALK
GB	GRADE BREAK
BVC	BEGIN VERTICAL CURVE
EVC	END VERTICAL CURVE
FF	FINISHED FLOOR
FL	FLOW LINE
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
LP	LOW POINT
LS	LANDSCAPE
SWG	SOUTHWEST GAS
P.U.E.	PUBLIC UTILITY EASEMENT
P.D.E.	PRIVATE DRAINAGE EASEMENT
P.S.E.	PRIVATE SEWER EASEMENT
P.L.E.	PRIVATE LANDSCAPE EASEMENT
MIN	MINIMUM
MAX	MAXIMUM
TCS	TOP OF CONCRETE SLAB
EX	EXISTING
PL	PROPERTY LINE
NG	NATURAL GRADE
EP	EDGE OF PAVEMENT
APN	ASSESSOR'S PARCEL NUMBER
NTS	NOT TO SCALE
SS	SANITARY SEWER
DIA	DIAMETER
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY

CONSTRUCTION NOTES		UNIT	QUANTITY
#	ITEM	PUBLIC	PRIVATE
1	INSTALL "A" CURB PER CCAUSD #219.	LF	3249
2	INSTALL "L" CURB PER CCAUSD #216.	LF	1275
3	INSTALL SIDEWALK PER CCAUSD #234.	SF	544 17368
4	CONSTRUCT 2" MIN AC PAVEMENT OVER 4" MIN TYPE II A.G. BASE.	SY	-
5	CONSTRUCT 3" MIN AC PAVEMENT OVER 4" MIN TYPE II A.G. BASE.	SY	-
6	INSTALL TRASH ENCLOSURE PER ARCHITECTURAL PLANS	EA	2
7	INSTALL HANDICAP RAMP PER CCAUSD #235 CASE 1	EA	2
8	INSTALL 8" CROSS GUTTER PER CCAUSD #228	SF	2
9	INSTALL 2" CURB CUT PER DETAIL "1" ON SHEET C2.5	EA	11
10	INSTALL SIDEWALK DRAIN PER CCAUSD #236	EA	3
11	INSTALL ADA RAMP	LF	5
12	INSTALL RIP-RAP D50=3" T=6".	SY	213
13	SAW CUT AND MATCH EX. PAVEMENT PER CCAUSD #s 500.1, 500.2, 500.3, 500.4, AND 500.5.	SF	2806
14	INSTALL 10' WIDE WALL OPENING WITH WROUGHT IRON FENCE PER DETAIL "2" SHEET C2.5	EA	1

STORMWATER MANAGEMENT NOTES

- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
- ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIC TO CLARK COUNTY AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
- TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SITE STABILIZATION REQUIREMENTS, SCHEDULES, AND DEADLINES.
- AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER ANY RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTION TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, INSPECTION SECTION.
- ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.
- AT A MINIMUM, THE CONTRACTOR OR HIS AGENTS SHALL RESPOND TO STORMWATER INSPECTION CORRECTIVE ACTIONS IN THE MANNER PRESCRIBED BY CLARK COUNTY, INCLUDING BUT NOT LIMITED TO PROVIDING PHOTOS AND DESCRIPTIONS OF THE CORRECTIONS COMPLETED BY THE CONTRACTOR OR HIS AGENT.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 2LV00246E RIVET & PLATE IN TOP OF CURB AT SE CORNER OF LAKE MEAD & LEONARD  
ELEVATION = 674.7788 METERS (2,213.84 FEET) NAVD88

BASIS OF BEARING

NORTH 89°57'34" WEST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 4 OF SURVEYS, AT PAGE 16.

LEGAL DESCRIPTION

THAT PORTION OF LOT 1 OF THAT CERTAIN PLAT KNOWN AS DECATUR AND VEGAS, A COMMERCIAL SUBDIVISION ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN BOOK 141, PAGE 41 OF PLATS, SITUATE IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, SAME BEING ON THE EAST RIGHT-OF-WAY LINE OF LAURELHURST DRIVE (60.00 FEET WIDE); THENCE NORTH 00°42'34" WEST ALONG THE WEST LINE OF SAID LOT 1, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 591.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE DEPARTING SAID WEST LINE AND SAID EAST RIGHT-OF-WAY LINE, SOUTH 89°57'34" EAST, ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 246.41 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 00°02'09" WEST, A DISTANCE OF 405.45 FEET; THENCE SOUTH 89°57'34" EAST, A DISTANCE OF 258.93 FEET; THENCE NORTH 71°02'03" EAST, A DISTANCE OF 69.64 FEET; THENCE NORTH 89°17'26" EAST, A DISTANCE OF 169.92 FEET TO THE EAST LINE OF SAID LOT 1, SAME BEING THE WEST RIGHT-OF-WAY LINE OF DECATUR BOULEVARD (WIDTH VARIES); THENCE SOUTH 00°42'34" EAST ALONG SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 68.00 FEET; THENCE DEPARTING SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE, SOUTH 89°17'26" WEST, A DISTANCE OF 166.71 FEET; THENCE SOUTH 00°02'28" WEST, A DISTANCE OF 140.23 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 89°57'34" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 567.58 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS LOT 1-1 PURSUANT TO THAT CERTAIN AMENDED RECORD OF SURVEY MAP, AS SHOWN BY MAP THEREON ON FILE IN FILE 178 OF SURVEYS, PAGE 16, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

ASSESSOR'S PARCEL NUMBER: 138-25-518-002

FLOOD ZONE DATA

THE FLOOD INSURANCE RATE MAP, CLARK COUNTY, NEVADA, COMMUNITY PANEL NO. 32003C 21650 (EFFECTIVE DATE: SEPTEMBER 27, 2002) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), INDICATES THAT THE SITE IS LOCATED IN A ZONE X. A ZONE X IS DETERMINED TO BE AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. A SMALL PORTION OF THE SITE LIES ON COMMUNITY PANEL NO. 32003 C 2155 F (EFFECTIVE DATE NOVEMBER 16, 2011) AND IS ALSO IN A ZONE X

NOTE:

PROPERTY OWNER IS RESPONSIBLE TO MAINTAIN THE BEST MANAGEMENT PRACTICES SUCH AS BUT NOT LIMITED TO THE REMOVAL OF ACCUMULATED SEDIMENT AND DEBRIS AND CARE OF THE VEGETATION.

EARTHWORK QUANTITIES

CUT 790 CY  
FILL 23037 CY  
NET 22247 CY FILL

ENGINEERS CERTIFICATE

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

JOHN R. GUSTAFSON, P.E. 13140 DATE

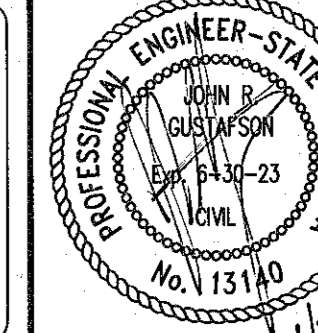
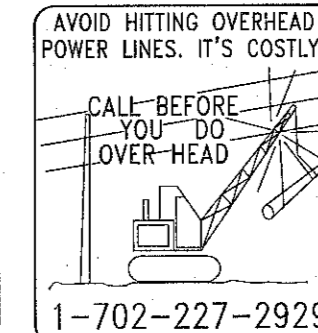
ENGINEER  
BAUGHMAN & TURNER, INC.  
JOHN R. GUSTAFSON, PE  
1210 HINSON STREET  
LAS VEGAS, NV 89102  
702-870-8771  
johnr@baughman-turner.com

OWNER  
CITY OF LAS VEGAS REDEVELOPMENT  
495 SOUTH MAIN STREET  
LAS VEGAS, NEVADA 89101

DEVELOPER  
CDPCN  
2009 ALTA DRIVE  
LAS VEGAS, NEVADA 89106  
sharon@cdpcn.com

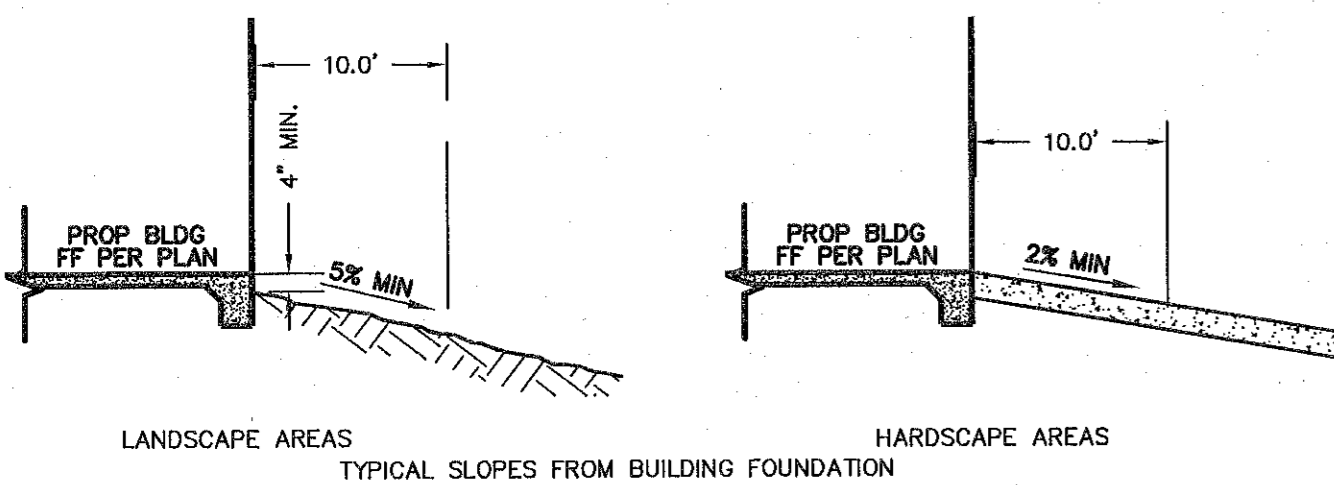
DISCLAIMER NOTE

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SOUTHWEST GAS CORPORATION DATE

CLV PROJECT #



SLOPE REQUIREMENT DETAIL

1501 LLC APARTMENTS  
GRADING PLAN 1  
SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M., NEVADA  
CITY OF LAS VEGAS  
APN 138-25-518-002

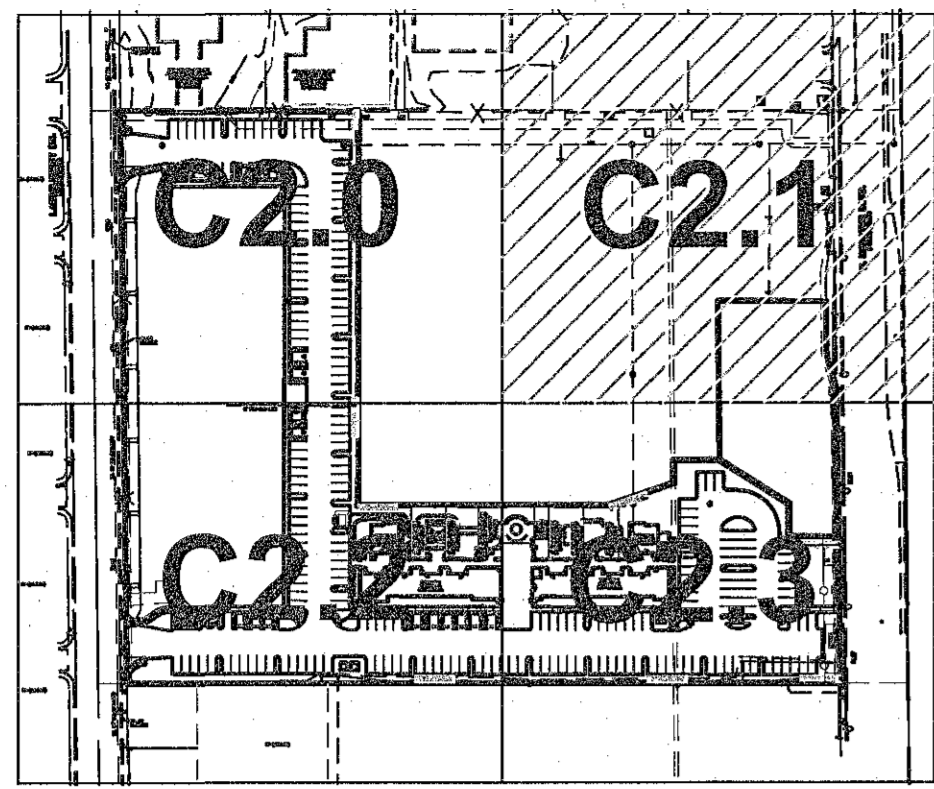
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DESIGN: JRG  
DRAWN: RCP  
CHECK: JRG  
SCALE:

PREPARED FOR:  
BAUGHMAN & TURNER, INC.  
LAND PLANNERS  
LAND SURVEYORS  
1210 HINSON STREET  
LAS VEGAS, NEVADA 89102  
PHONE: (702) 870-8771  
FAX: (702) 878-2695

CDPCN  
2009 ALTA DRIVE  
LAS VEGAS, NEVADA 89106

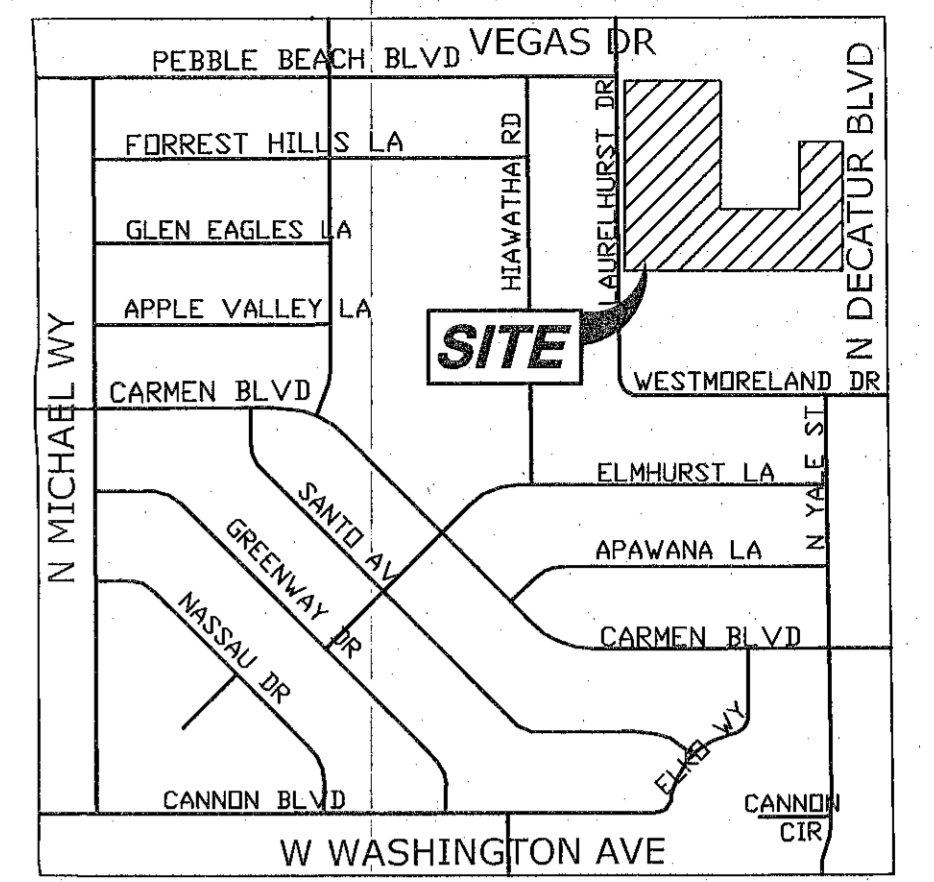
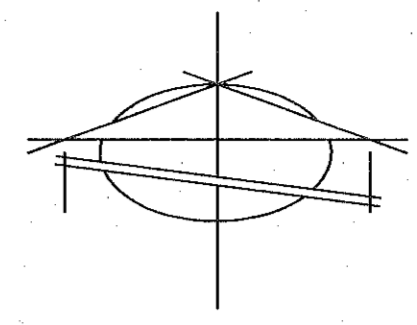
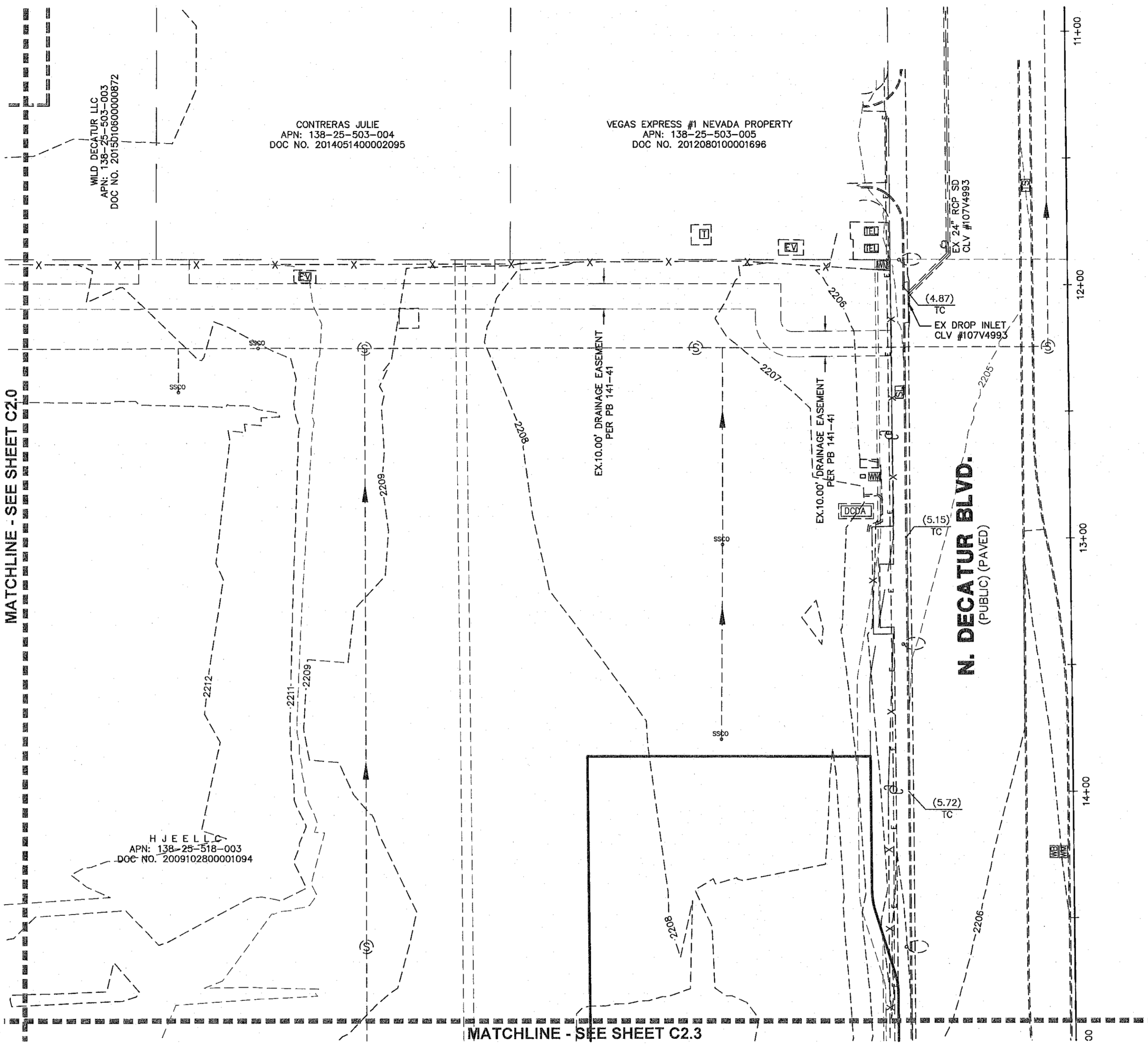
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SHEET  
C2.0  
4 OF 18  
PROJ. NO.  
6271

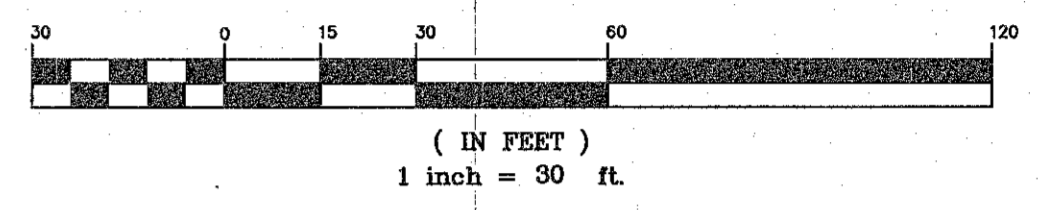


KEYMAP  
NTS

#	CONSTRUCTION NOTES	UNIT	QUANTITY	
			PUBLIC	PRIVATE
1	INSTALL "A" CURB PER CCAUSD #219.	LF	-	3249
2	INSTALL "L" CURB PER CCAUSD #216.	LF	-	1275
3	INSTALL SIDEWALK PER CCAUSD #234.	SF	544	17368
4	CONSTRUCT 2" MIN AC PAVEMENT OVER 4" MIN TYPE II A.G. BASE.	SY	-	-
5	CONSTRUCT 3" MIN AC PAVEMENT OVER 4" MIN TYPE II A.G. BASE.	SY	-	-
6	INSTALL TRASH ENCLOSURE PER ARCHITECTURAL PLANS	EA	-	2
7	INSTALL HANDICAP RAMP PER CCAUSD #235 CASE 1	EA	2	-
8	INSTALL 8" CROSS GUTTER PER CCAUSD #228	SF	2	-
9	INSTALL 2' CURB CUT PER DETAIL "1" ON SHEET C2.5	EA	-	11
10	INSTALL SIDEWALK DRAIN PER CCAUSD #236	EA	3	-
11	INSTALL ADA RAMP	LF	-	5
12	INSTALL RIP-RAP D50=3" T=6"	SY	-	213
13	SAW CUT AND MATCH EX. PAVEMENT PER CCAUSD #s 500.1, 500.2, 500.3, 500.4, AND 500.5.	SF	2806	-
14	INSTALL 10' WIDE WALL OPENING WITH WROUGHT IRON FENCE PER DETAIL "2" SHEET C2.5	EA	-	1



VICINITY MAP  
NTS



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
	PROPOSED SCARP
	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
	LANDSCAPE
	SOUTHWEST GAS
	PUBLIC UTILITY EASEMENT
	PRIVATE DRAINAGE EASEMENT
	PRIVATE SEWER EASEMENT
	PRIVATE LANDSCAPE EASEMENT
	MINIMUM
	MAXIMUM
	TOP OF CONCRETE SLAB
	EXISTING
	EXISTING
	PROPERTY LINE
	NATURAL GRADE
	EDGE OF PAYMENT
	ASSESSORS PARCEL NUMBER
	NOT TO SCALE
	SANITARY SEWER
	DIAMETER
	REINFORCED CONCRETE PIPE
	RIGHT-OF-WAY

**BENCHMARK**  
CITY OF LAS VEGAS BENCHMARK 2LV0024E6 RIVET & PLATE IN TOP OF CURB AT SE CORNER OF LAKE MEAD & LEONARD ELEVATION = 674.7788 METERS (2,213.84 FEET) NAVD88

**BASIS OF BEARING**  
NORTH 89°57'34" WEST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 4 OF SURVEYS, AT PAGE 16.

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

JOHN R. GUSTAFSON, P.E. 13140 \_\_\_\_\_ DATE \_\_\_\_\_

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**ENGINEER**  
BAUGHMAN & TURNER, INC.  
JOHN R. GUSTAFSON, PE  
1210 HINSON STREET  
LAS VEGAS, NV 89102  
702-870-8771  
johng@baughman-turner.com

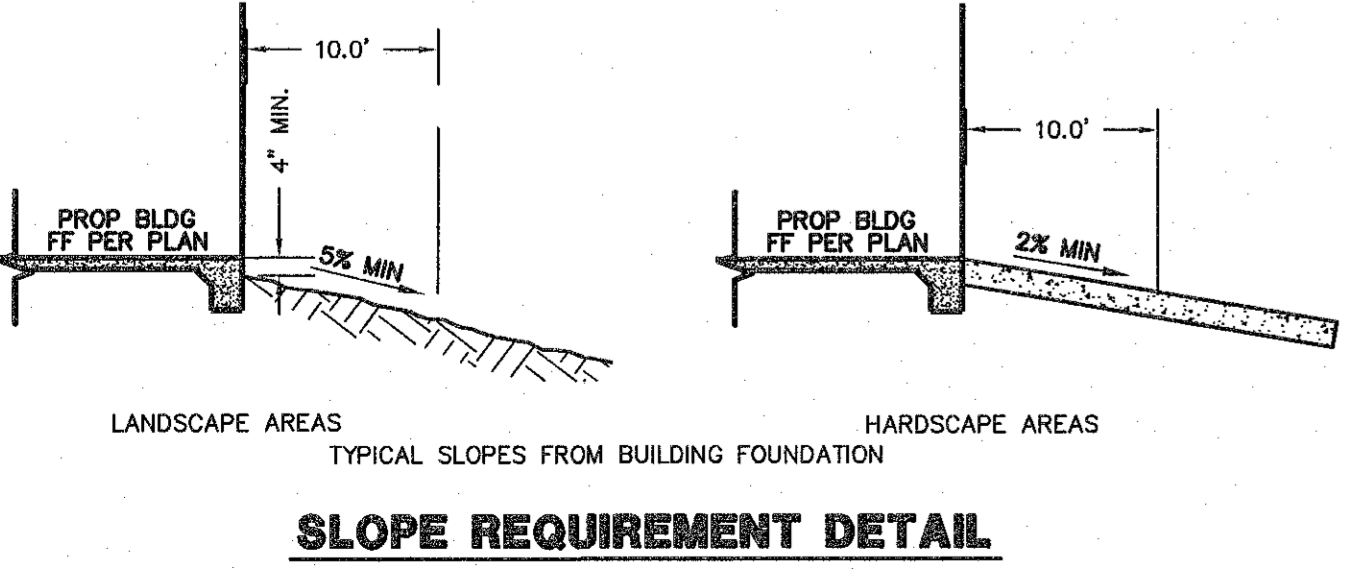
**OWNER**  
CITY OF LAS VEGAS REDEVELOPMENT  
495 SOUTH MAIN STREET  
LAS VEGAS, NEVADA 89101

**DEVELOPER**  
CDPCN  
2309 ALTA DRIVE  
LAS VEGAS, NEVADA 89106  
sharon@cdpcn.com

**CLV PROJECT #** \_\_\_\_\_

**FAST UnderGround**  
Call before you Dig  
1-702-227-2929

**PROFESSIONAL ENGINEER-STATE OF NEVADA**  
JOHN R. GUSTAFSON  
No. 13140  
11/22



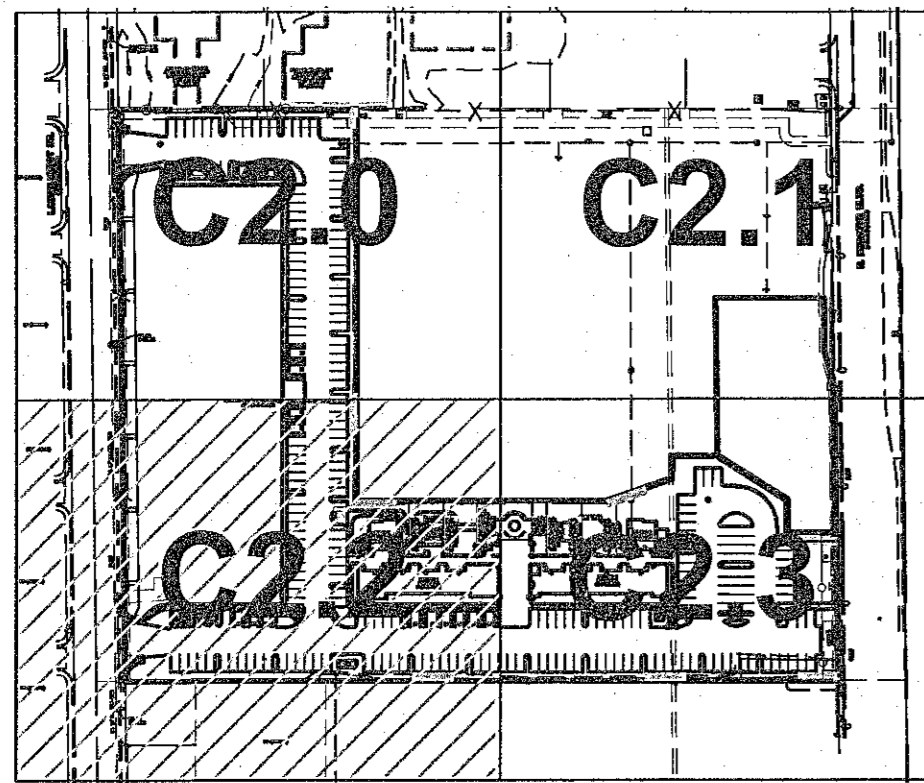
SLOPE REQUIREMENT DETAIL

DATE: 11/14/2018  
DESIGN: JRG  
DRAWN: RCP  
CHECK: JRG  
SCALE: \_\_\_\_\_

PREPARED FOR: BAUGHMAN & TURNER, INC.  
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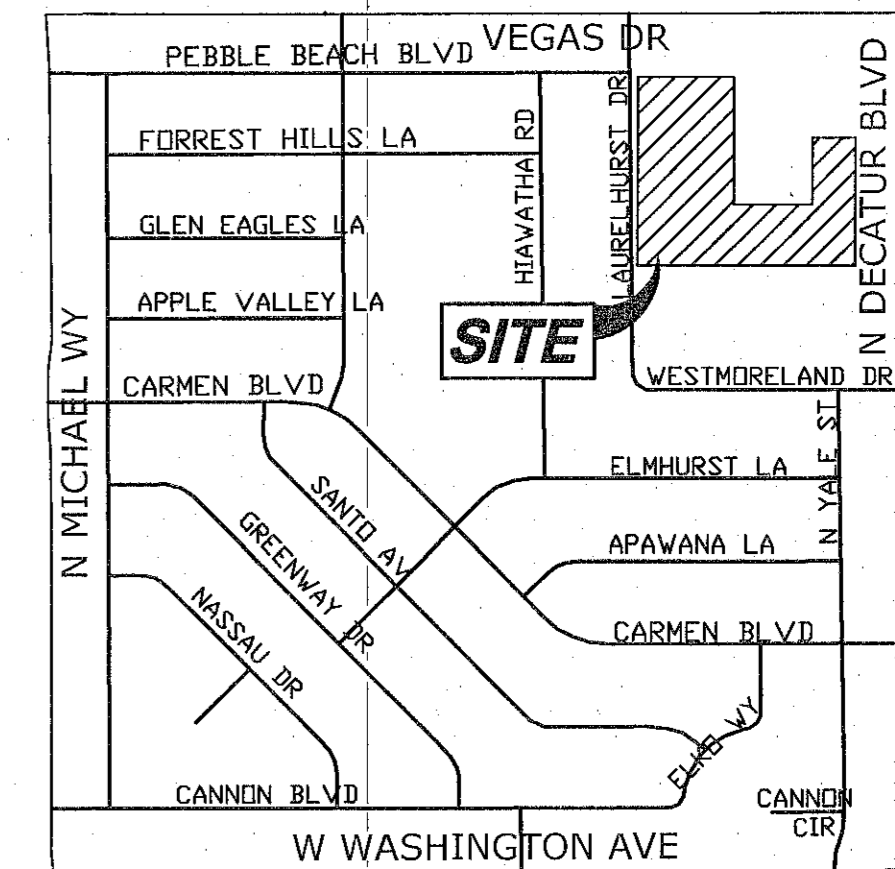
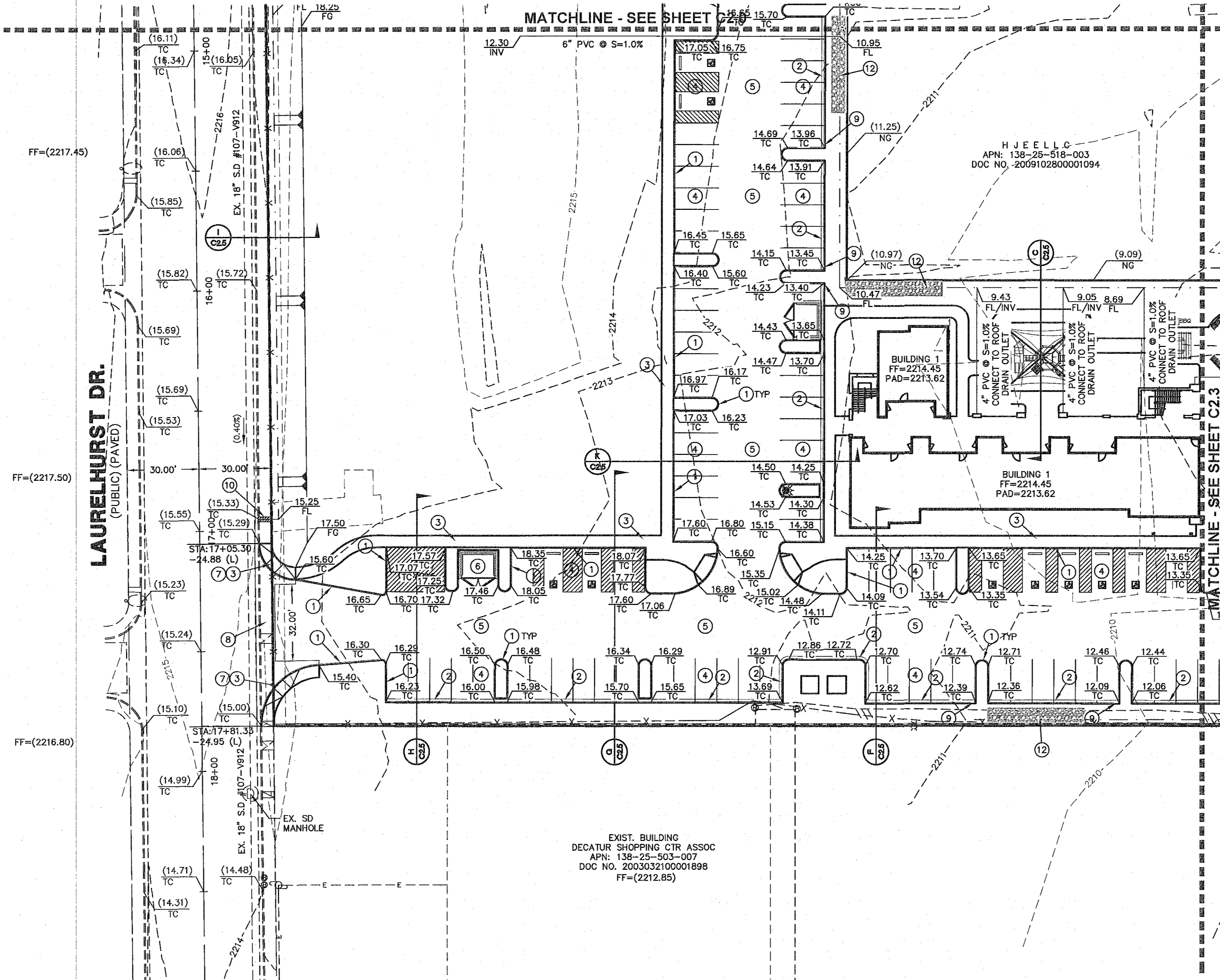
**1501 LLC APARTMENTS GRADING PLAN 2**  
SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M. NEVADA  
CITY OF LAS VEGAS  
APN 138-25-518-002

SHEET  
**C2.1**  
5 OF 18  
PROJ. NO. C271

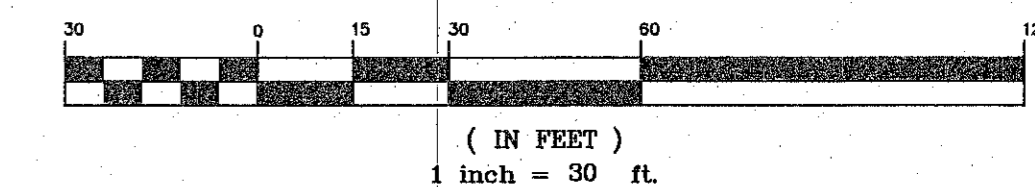


KEYMAP  
NTS

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VICINITY MAP  
NTS



LEGEND

- PROPERTY LINE
- STREET CENTERLINE
- LOT LINE
- BUILDING SETBACK LINE
- PROPOSED ROLL CURB
- EXISTING "L" CURB & GUTTER
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- CONSTRUCTION NOTE
- PROPOSED HYDRANT
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- ROADWAY EASEMENT
- AC ASPHALTIC CONCRETE
- CL CENTERLINE
- TC TOP OF CURB
- EP EDGE OF PAVEMENT
- FG FINISHED GRADE
- TF TOP OF FOOTING
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- TSW TOP OF STEM WALL
- BSW BACK OF SIDEWALK
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- BVC BEGIN VERTICAL CURVE
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- LF LINEAR FEET
- LP LOW POINT
- LS LANDSCAPE
- SWG SOUTHWEST GAS
- P.U.E. PUBLIC UTILITY EASEMENT
- P.D.E. PRIVATE DRAINAGE EASEMENT
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- P.L.E. PRIVATE LANDSCAPE EASEMENT
- MIN MINIMUM
- MAX MAXIMUM
- TCS TOP OF CONCRETE SLAB
- EX EXISTING
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- PL PROPERTY LINE
- NG NATURAL GRADE
- EP EDGE OF PAVEMENT
- APN ASSESSOR'S PARCEL NUMBER
- NTS NOT TO SCALE
- SS SANITARY SEWER
- DIA DIAMETER
- RCP REINFORCED CONCRETE PIPE
- R/W RIGHT-OF-WAY

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**BASIS OF BEARING**  
NORTH 89°57'34" WEST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 4 OF SURVEYS, AT PAGE 16.

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

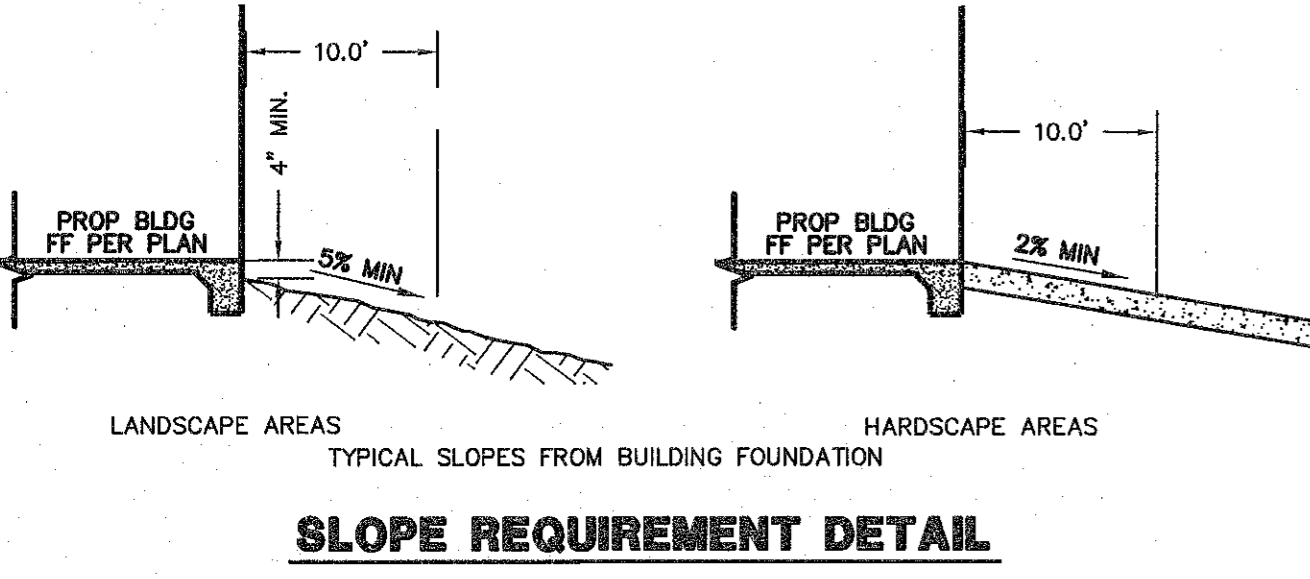
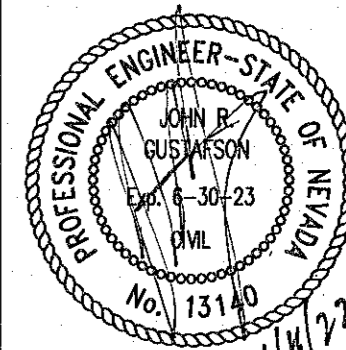
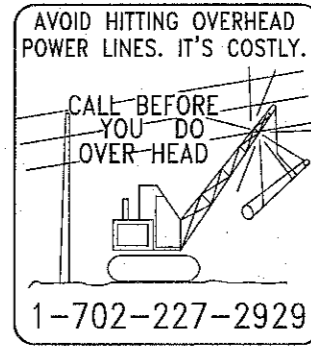
JOHN R. GUSTAFSON, P.E. 13140 DATE

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**ENGINEER**  
BAUGHMAN & TURNER, INC.  
JOHN R. GUSTAFSON, PE  
1210 HINSON STREET  
LAS VEGAS, NV 89102  
702-870-8771  
johnr@baughman-turner.com

**OWNER**  
CITY OF LAS VEGAS REDEVELOPMENT  
495 SOUTH MAIN STREET  
LAS VEGAS, NEVADA 89101

**DEVELOPER**  
CDPCN  
2009 ALTA DRIVE  
LAS VEGAS, NEVADA 89106  
sharonb@cdpcn.com



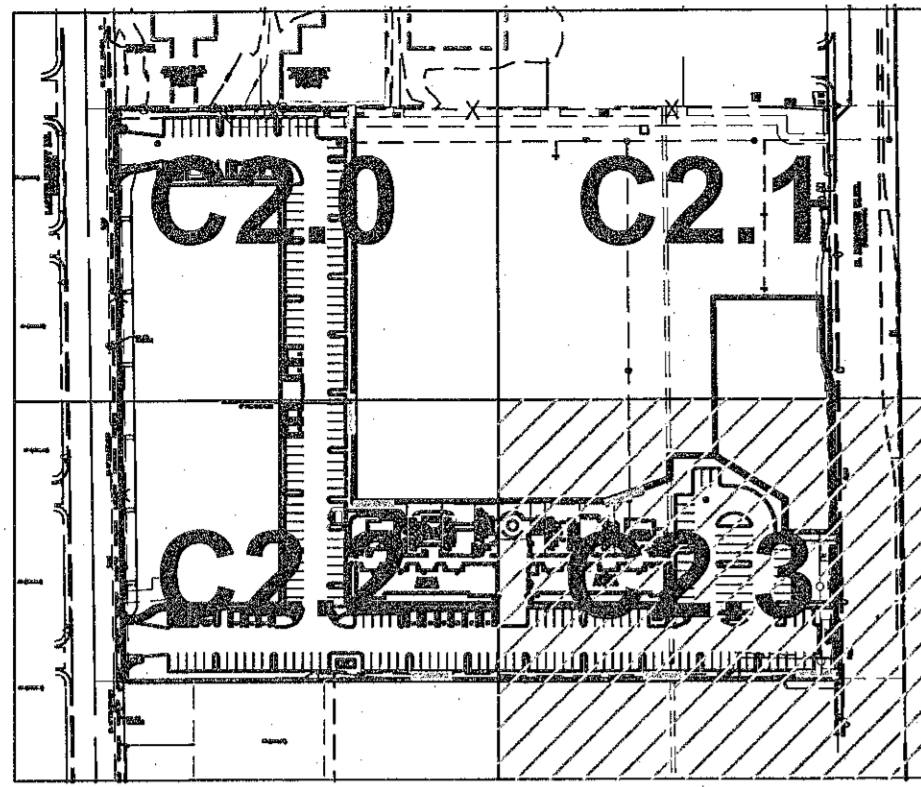
DATE: 11/14/2018  
DESIGN: JRG  
DRAWN: RCP  
CHECK: JRG  
SCALE:

PREPARED FOR: CDPCN  
2009 ALTA DRIVE  
LAS VEGAS, NEVADA 89106

BAUGHMAN & TURNER, INC.  
LAND PLANNERS  
LAND SURVEYORS  
CIVIL ENGINEERS  
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PHONE: (702) 870-8771  
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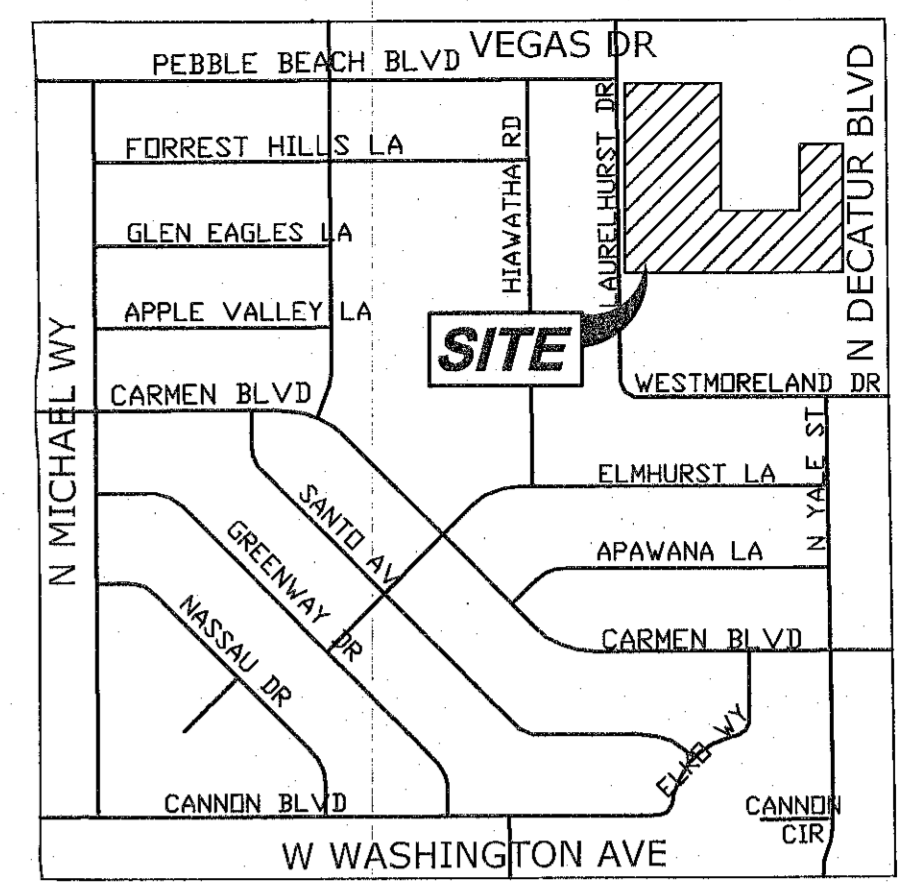
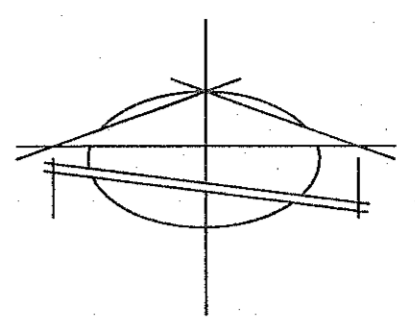
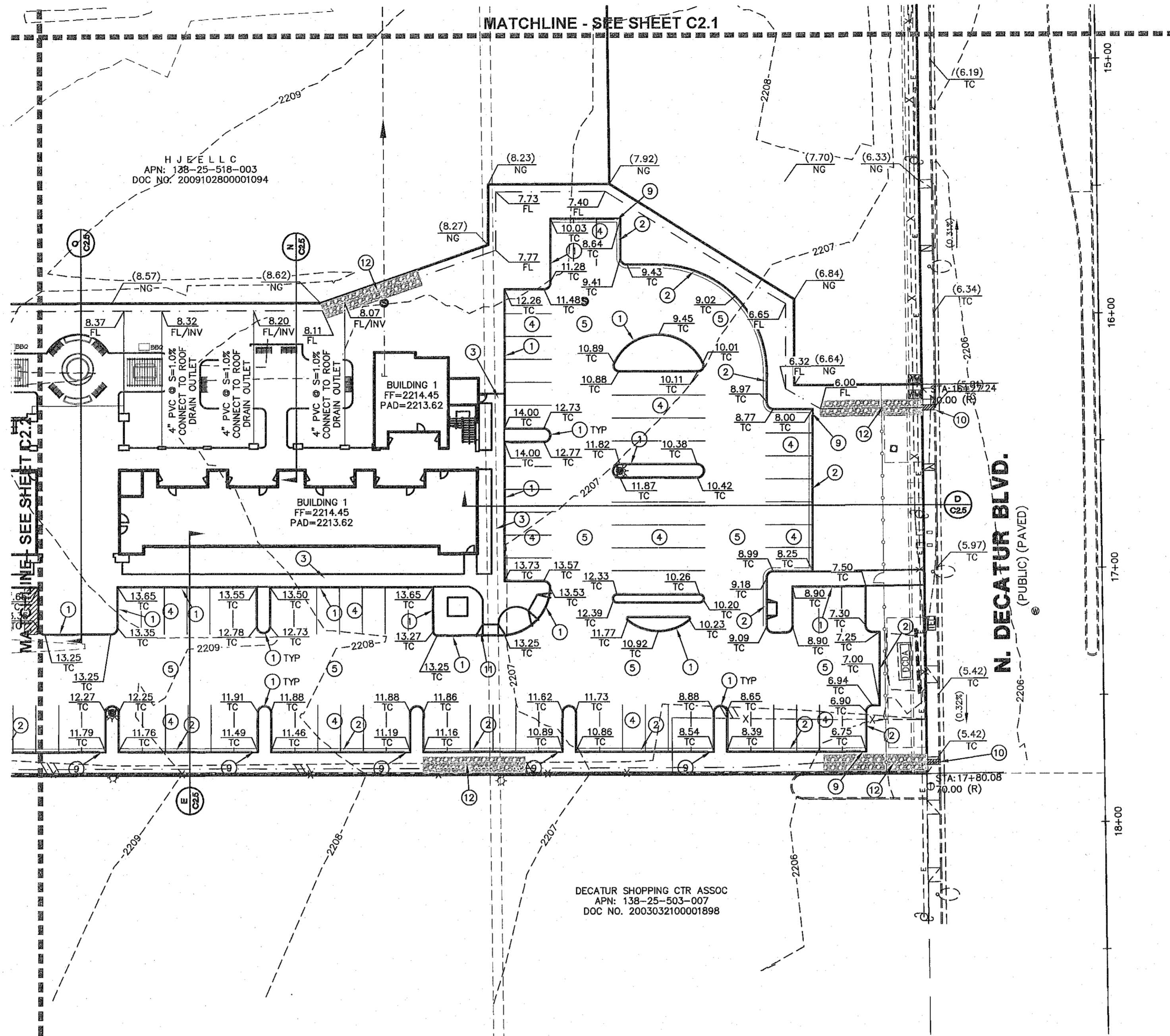
1501 LLC APARTMENTS  
GRADING PLAN 3  
SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.  
CITY OF LAS VEGAS  
APN 138-25-518-002

SHEET  
**C2.2**  
6 OF 18  
PROJ. NO. C271

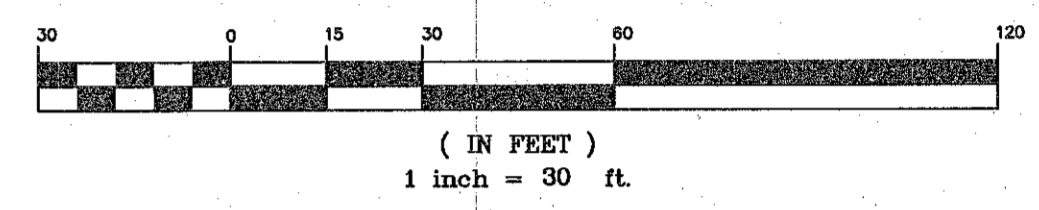


KEYMAP  
NTS

#	CONSTRUCTION NOTES	UNIT	PUBLIC	PRIVATE	QUANTITY
1	INSTALL "A" CURB PER CCAUSD #219.	LF	-	-	3249
2	INSTALL "L" CURB PER CCAUSD #216.	LF	-	-	1275
3	INSTALL SIDEWALK PER CCAUSD #234.	SF	544	17368	
4	CONSTRUCT 2" MIN AC PAVEMENT OVER 4" MIN TYPE II A.G. BASE.	SY	-	-	
5	CONSTRUCT 3" MIN AC PAVEMENT OVER 4" MIN TYPE II A.G. BASE.	SY	-	-	
6	INSTALL TRASH ENCLOSURE PER ARCHITECTURAL PLANS	EA	-	-	2
7	INSTALL HANDICAP RAMP PER CCAUSD #235 CASE I	EA	2	-	
8	INSTALL 8" CROSS GUTTER PER CCAUSD #228	SF	2	-	
9	INSTALL 2" CURB CUT PER DETAIL "1" ON SHEET C2.5	EA	-	-	11
10	INSTALL SIDEWALK DRAIN PER CCAUSD #236	EA	3	-	
11	INSTALL ADA RAMP	LF	-	-	5
12	INSTALL RIP-RAP D50=3" T=6".	SY	-	-	213
13	SAW CUT AND MATCH EX. PAVEMENT PER CCAUSD #s 500.1, 500.2, 500.3, 500.4, AND 500.5.	SF	2806	-	
14	INSTALL 10' WIDE WALL OPENING WITH WROUGHT IRON FENCE PER DETAIL "2" SHEET C2.5	EA	-	-	1



VICINITY MAP  
NTS



LEGEND	
	PROPERTY LINE
	STREET CENTERLINE
	LOT LINE
	BUILDING SETBACK LINE
	PROPOSED ROLL CURB
	EXISTING "L" CURB & GUTTER
	EXISTING CONTOUR LINE
	PROPOSED FLOW LINE
	SAW CUT LINE
	PROPOSED EDGE OF PAVEMENT
	EXIST. EDGE OF PAVEMENT
	PROPOSED BLOCK WALL
	PROPOSED SCARP
	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 STEM WALL
	BACK OF SIDEWALK
	GRADE BREAK
	BEGIN VERTICAL CURVE
	END VERTICAL CURVE
	FINISHED FLOOR
	FLOW LINE
	HIGH POINT
	INVERT
	LINEAR FEET
	LOW POINT
	LANDSCAPE
	SOUTHWEST GAS
	PUBLIC UTILITY EASEMENT
	PRIVATE DRAINAGE EASEMENT
	PRIVATE SEWER EASEMENT
	PRIVATE LANDSCAPE EASEMENT
	MINIMUM
	MAXIMUM
	TOP OF CONCRETE SLAB
	EXISTING
	EXISTING PROPERTY LINE
	NATURAL GRADE
	EDGE OF PAYMENT
	ASSESSOR'S PARCEL NUMBER
	NOT TO SCALE
	SANITARY SEWER
	DIAMETER
	REINFORCED CONCRETE PIPE
	RIGHT-OF-WAY

**BENCHMARK**  
CITY OF LAS VEGAS BENCHMARK 2LV0024E8 RIVET & PLATE IN TOP OF CURB AT SE CORNER OF LAKE HEAD & LEONARD ELEVATION = 674.7788 METERS (2,213.84 FEET) NAVD88

**BASIS OF BEARING**  
NORTH 89°57'34" WEST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 4 OF SURVEYS, AT PAGE 18.

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

JOHN R. GUSTAFSON, P.E. 13140 DATE

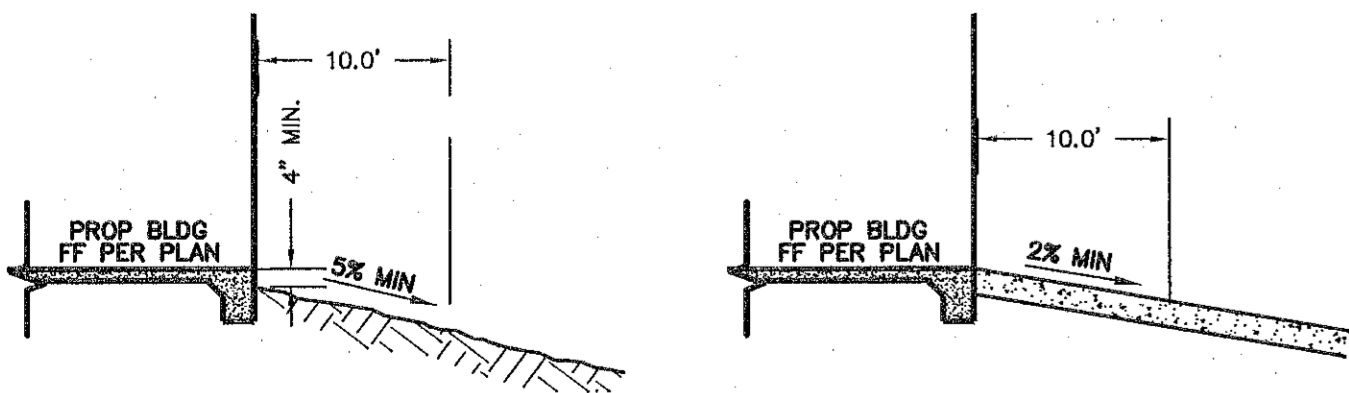
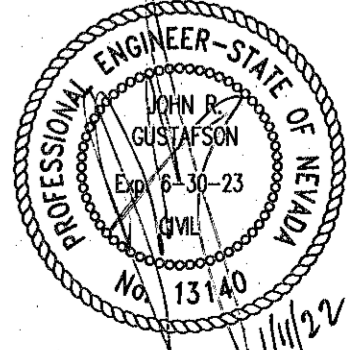
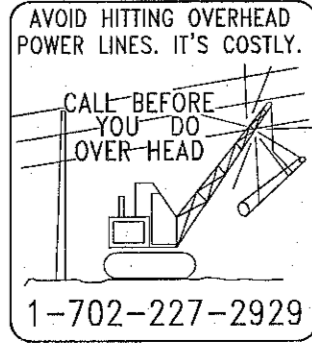
**ENGINEER**  
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**DEVELOPER**  
CDPCN  
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SLOPE REQUIREMENT DETAIL

PREPARED FOR: 1501 LLC APARTMENTS GRADING PLAN 4

DATE: 11/14/2018

DESIGN: JRG

DRAWN: RCP

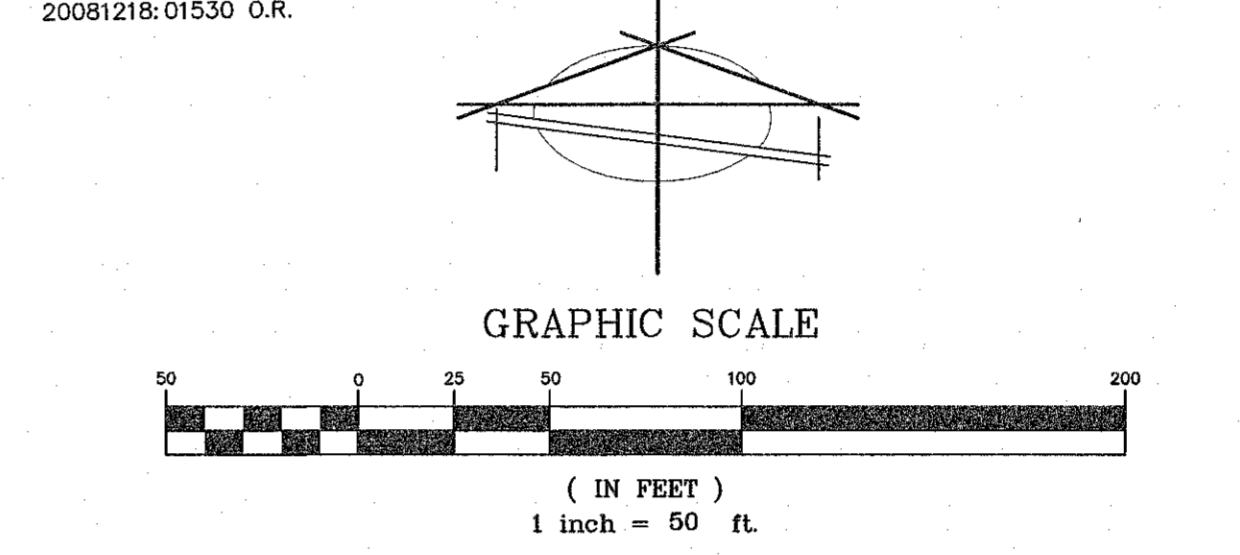
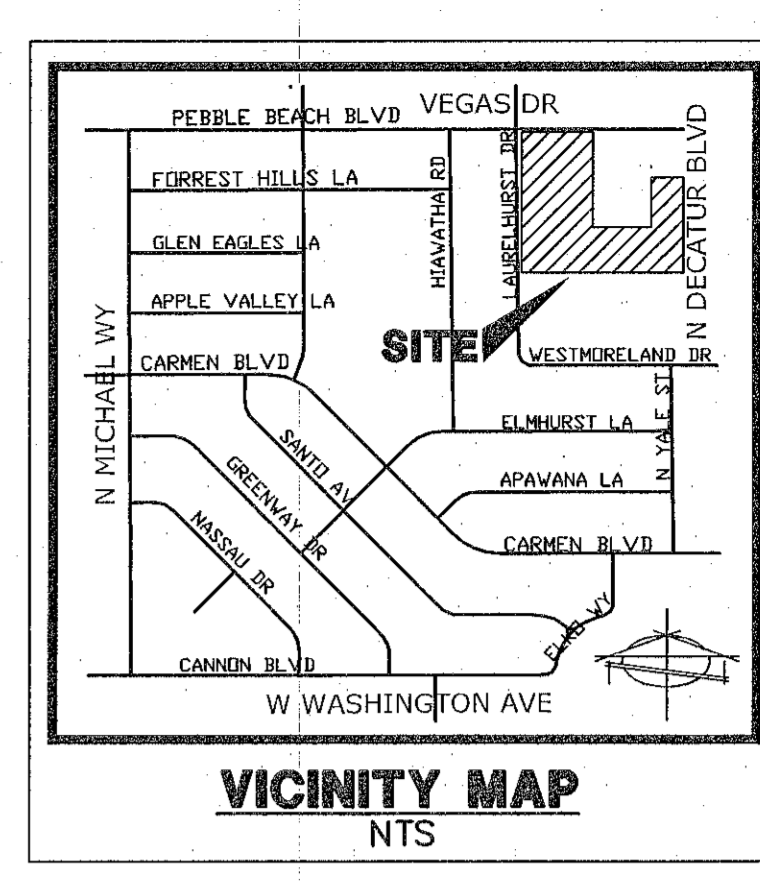
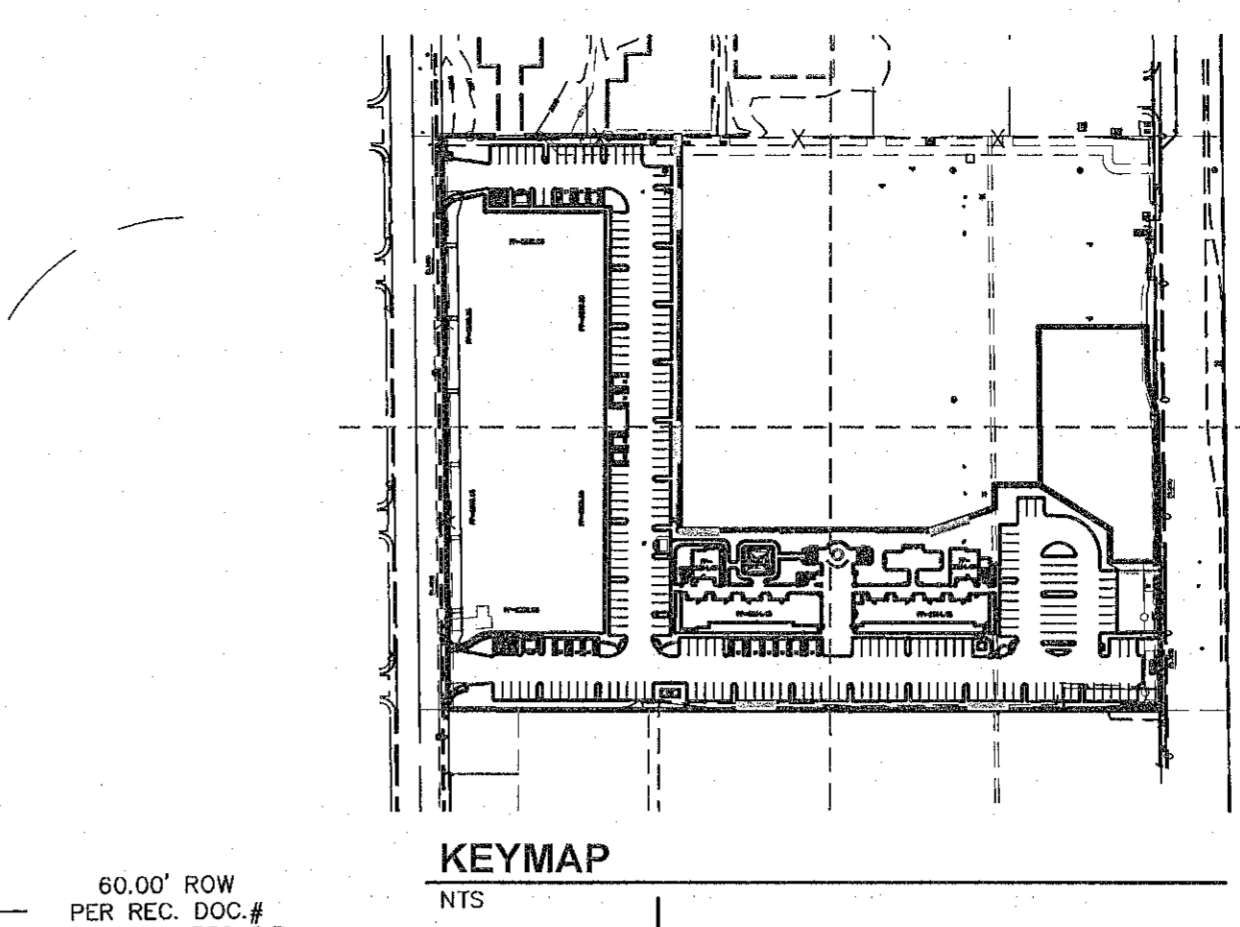
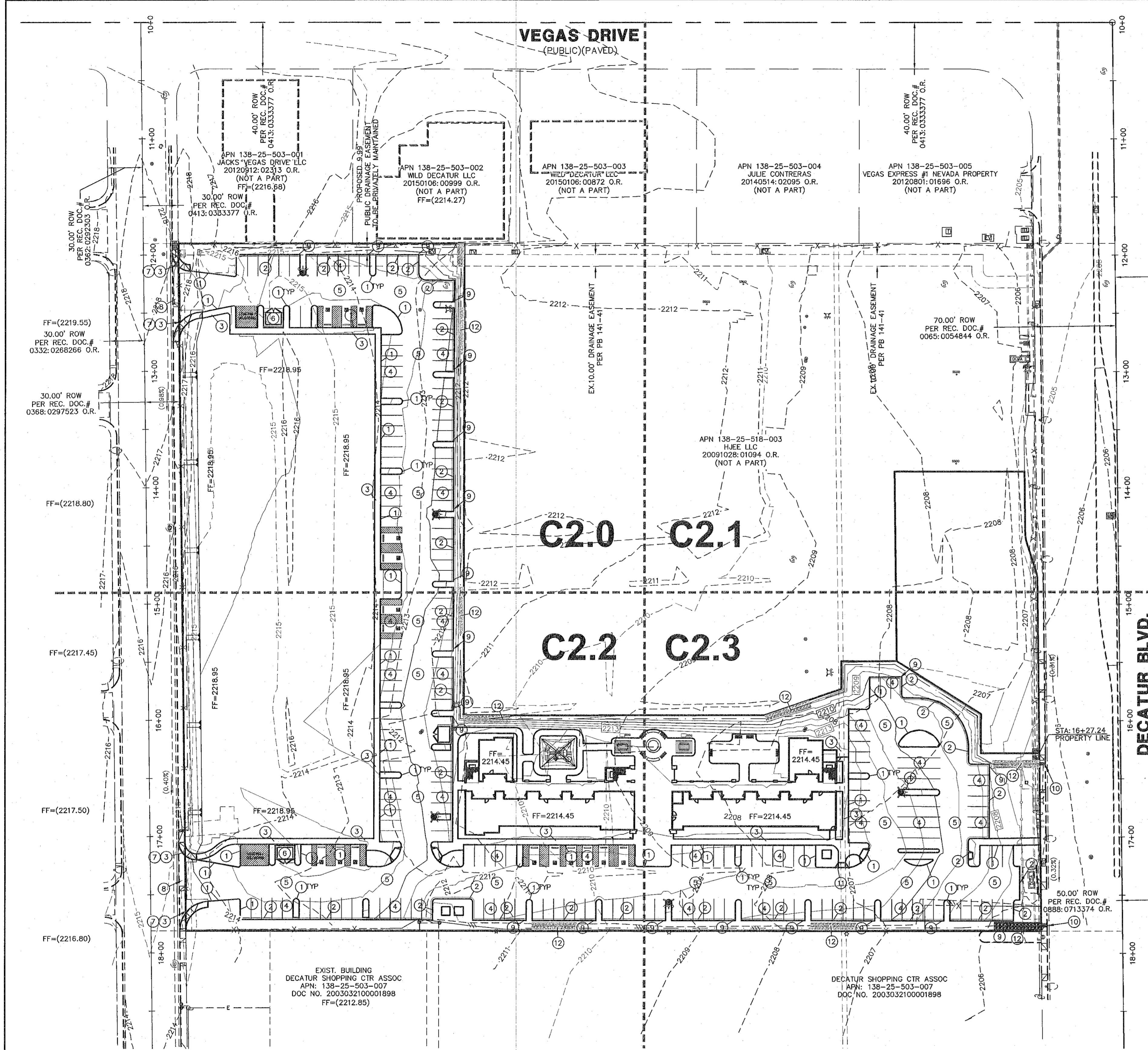
CHECK: JRG

SCALE:

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LAND PLANNERS  
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SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M. NEVADA  
CITY OF LAS VEGAS  
APN 138-25-518-002

SHEET  
**C2.3**  
7 OF 18  
PROJ. NO. C271



**LEGAL DESCRIPTION**  
 THAT PORTION OF LOT 1 OF THAT CERTAIN PLAT KNOWN AS DECATUR AND VEGAS, A COMMERCIAL SUBDIVISION ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN BOOK 141, PAGE 41 OF PLATS, SITUATE IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, SAME BEING ON THE EAST RIGHT-OF-WAY LINE OF LAURELHURST DRIVE (60.00 FEET WIDE); THENCE NORTH 00°42'34" WEST ALONG THE WEST LINE OF SAID LOT 1, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 591.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE DEPARTING SAID WEST LINE AND SAID EAST RIGHT-OF-WAY LINE, SOUTH 89°57'34" EAST, ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 246.41 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 00°02'09" WEST, A DISTANCE OF 405.45 FEET; THENCE SOUTH 89°57'34" EAST, A DISTANCE OF 258.93 FEET; THENCE NORTH 71°02'03" EAST, A DISTANCE OF 69.64 FEET; THENCE NORTH 89°17'26" EAST, A DISTANCE OF 169.92 FEET TO THE EAST LINE OF SAID LOT 1, SAME BEING THE WEST RIGHT-OF-WAY LINE OF DECATUR BOULEVARD (WIDTH VARIES); THENCE SOUTH 00°42'34" EAST ALONG SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 68.00 FEET; THENCE DEPARTING SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE, SOUTH 89°17'26" WEST, A DISTANCE OF 166.71 FEET; THENCE SOUTH 00°02'28" WEST, A DISTANCE OF 140.23 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 89°57'34" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 567.58 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS LOT 1-1 PURSUANT TO THAT CERTAIN AMENDED RECORD OF SURVEY MAP, AS SHOWN BY MAP THEREOF ON FILE IN FILE 178 OF SURVEYS, PAGE 16, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

ASSESSOR'S PARCEL NUMBER: 138-25-518-002

**BASIS OF BEARING**  
 NORTH 00°42'34" WEST - BEING THE CENTERLINE OF LAURELHURST DRIVE BETWEEN VEGAS DRIVE AND WESTMORELAND DRIVE, LOCATED WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN IN FILE 178, PAGE 16 OF SURVEYS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

#	ITEM	UNIT	QUANTITY	
			PUBLIC	PRIVATE
1	INSTALL "A" CURB PER CCAUSD #219.	LF	-	3249
2	INSTALL "L" CURB PER CCAUSD #216.	LF	-	1275
3	INSTALL SIDEWALK PER CCAUSD #234.	SF	544	17368
4	CONSTRUCT 2" MIN AC PAVEMENT OVER 4" MIN TYPE II A.G. BASE.	SY	-	-
5	CONSTRUCT 3" MIN AC PAVEMENT OVER 4" MIN TYPE II A.G. BASE.	SY	-	-
6	INSTALL TRASH ENCLOSURE PER ARCHITECTURAL PLANS	EA	-	2
7	INSTALL HANDICAP RAMP PER CCAUSD #235 CASE 1	EA	2	-
8	INSTALL 8" CROSS GUTTER PER CCAUSD #228	SF	2	-
9	INSTALL 2" CURB CUT PER DETAIL "1" ON SHEET C2.5	EA	-	11
10	INSTALL SIDEWALK DRAIN PER CCAUSD #236	EA	3	-
11	INSTALL ADA RAMP	LF	-	5
12	INSTALL RIP-RAP D50=3" T=6".	SY	-	213
13	SAW CUT AND MATCH EX. PAVEMENT PER CCAUSD # 500.1, 500.2, 500.3, 500.4, AND 500.5.	SF	2806	-
14	INSTALL 10' WIDE WALL OPENING WITH WROUGHT IRON FENCE PER DETAIL "2" SHEET C2.5	EA	-	1

**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 AREA  
 PROPOSED EDGE OF PAVEMENT  
 EXIST. EDGE OF PAVEMENT  
 PROPOSED BLOCK WALL  
 PROPOSED SCARP  
 EXIST. BLOCK WALL  
 SAW CUT AREA  
 MATCHLINE

PROPOSED ELEVATION & LOCATION  
 EXISTING ELEVATION & LOCATION  
 CONSTRUCTION NOTE  
 PROPOSED HYDRANT  
 SIGHT VISIBILITY ZONE\*

ROADWAY EASEMENT

AC ASPHALTIC CONCRETE  
 CL CENTERLINE  
 TC TOP OF CURB  
 EP EDGE OF PAVEMENT  
 FG FINISHED GRADE  
 TF TOP OF FOOTING  
 TRW TOP OF RETAINING WALL  
 TW TOP OF FLOOD WALL  
 TSW TOP OF STEM WALL  
 BSW BACK OF SIDEWALK  
 GB GRADE BREAK  
 BVC BEGIN VERTICAL CURVE  
 EVC END VERTICAL CURVE  
 FF FINISHED FLOOR  
 FL FLOW LINE  
 HP HIGH POINT  
 INV INVERT  
 LF LINEAR FEET  
 LP LOW POINT  
 LS LANDSCAPE  
 SWG SOUTHWEST GAS  
 P.U.E. PUBLIC UTILITY EASEMENT  
 P.D.E. PRIVATE DRAINAGE EASEMENT  
 P.S.E. PRIVATE SEWER EASEMENT  
 P.L.E. PRIVATE LANDSCAPE EASEMENT  
 MIN MINIMUM  
 MAX MAXIMUM  
 TCS TOP OF CONCRETE SLAB  
 EX EXISTING  
 EXIST EXISTING  
 PL PROPERTY LINE  
 NG NATURAL GRADE  
 EP EDGE OF PAVEMENT  
 APN ASSESSOR'S PARCEL NUMBER  
 NTS NOT TO SCALE  
 DIA DIAMETER  
 RCP REINFORCED CONCRETE PIPE  
 R/W RIGHT-OF-WAY

\*NOTE: NOTHING OVER 24" IN HEIGHT ALLOWED IN SIGHT VISIBILITY ZONE EXCEPT TRAFFIC CONTROL DEVICES.

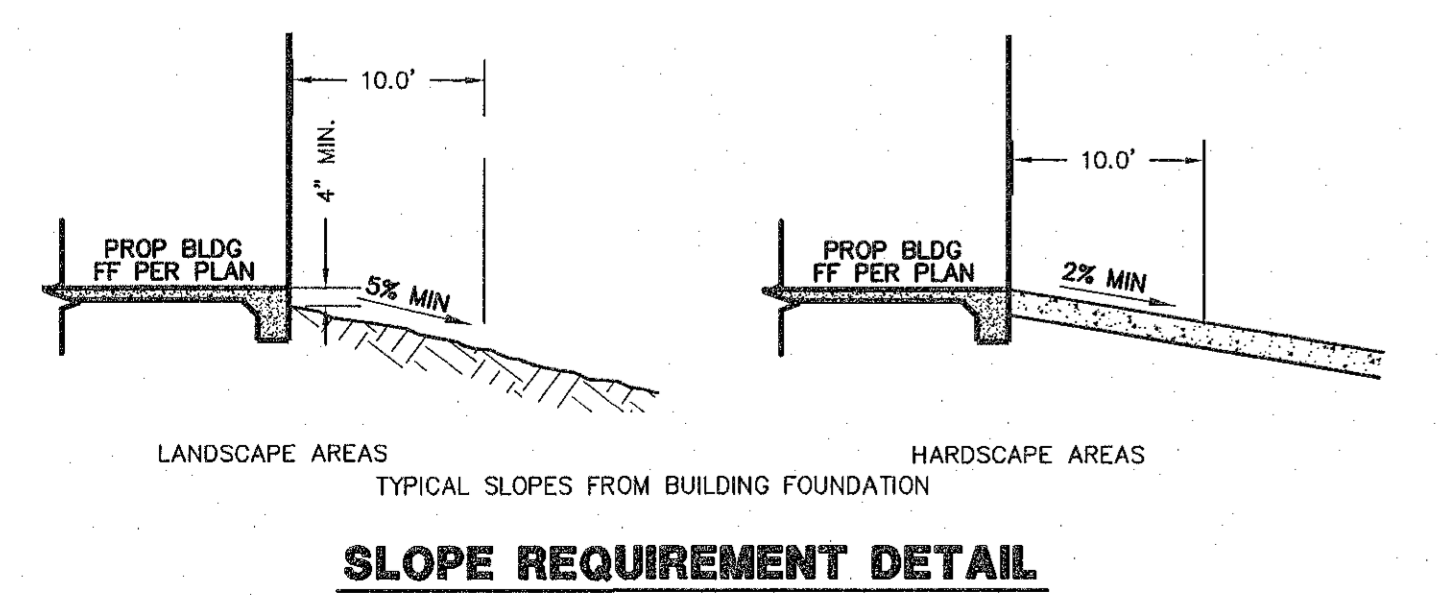
**OWNER**  
 CITY OF LAS VEGAS REDEVELOPMENT  
 495 SOUTH MAIN STREET  
 LAS VEGAS, NEVADA 89101

**DEVELOPER**  
 CDPEN  
 2009 ALTA DRIVE  
 LAS VEGAS, NEVADA 89106  
 sharonb@cdpen.com

**STORMWATER MANAGEMENT NOTES**

- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
- ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CLARK COUNTY AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
- TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NV1000000, SITE STABILIZATION REQUIREMENTS, SCHEDULES, AND DEADLINES.
- AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER ANY RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTION TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NV1000000, INSPECTION SECTION.
- ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.
- AT A MINIMUM, THE CONTRACTOR OR HIS AGENTS SHALL RESPOND TO STORMWATER INSPECTION CORRECTIVE ACTIONS IN THE MANNER PRESCRIBED BY CLARK COUNTY, INCLUDING BUT NOT LIMITED TO PROVIDING PHOTOS AND DESCRIPTIONS OF THE CORRECTIONS COMPLETED BY THE CONTRACTOR OR HIS AGENT.

**EARTHWORK QUANTITIES**  
 CUT XXX CY  
 FILL XXX CY  
 NET XXX CY FILL



**ENGINEER**  
 BAUGHMAN & TURNER, INC.  
 JOHN R. GUSTAFSON, P.E.  
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 LAS VEGAS, NV 89102  
 702-870-8771  
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**ENGINEERS CERTIFICATE**  
 I CERTIFY THAT THIS GRADING PLAN CONFORMS TO THE APPROVED DRAINAGE STUDY FOR THIS SITE ON FILE AT THE CITY OF LAS VEGAS, NEVADA.  
 JOHN R. GUSTAFSON, P.E. 13140 DATE

**CLV PROJECT # ----**

Call before you dig  
 Avoid cutting underground utility lines. It's costly.  
 811  
 OR  
 1-800-624-2444

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.  
 CALL BEFORE YOU DIG OVER-HEAD  
 1-702-227-2929

FAST  
 Call before you UnderGround  
 1-702-432-5300  
 FREIGHTY AND ARTERIAL SYSTEM OF TRANSPORTATION

PROFESSIONAL ENGINEER - STATE OF NEVADA  
 JOHN R. GUSTAFSON  
 No. 13140  
 11/1/22

**1501 LLC APARTMENTS OVERALL GRADING**

SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M. CITY OF LAS VEGAS

APN 138-25-518-002

DATE: 8/9/2021  
 DESIGN: JRG  
 DRAWN: RCP  
 CHECK: JRG  
 SCALE: AS SHOWN

PREPARED FOR:  
 BAUGHMAN & TURNER, INC.  
 CIVIL ENGINEERS  
 1210 HINSON STREET  
 LAS VEGAS, NEVADA 89102  
 PHONE: (702) 870-8771  
 FAX: (702) 878-2695

CDPCN  
 2009 ALTA DRIVE  
 LAS VEGAS, NEVADA 89106

SHEET  
**C2.4**  
 4 OF 18  
 PROJ. NO. C271

