



CURVE & LINE DATA

LINE	LENGTH	BEARING
L1	8.00	N89°56'54"E
L2	7.87	N89°57'18"E
L3	38.30	N89°57'18"E
L4	52.83	S02°44'42"W
L5	17.28	S02°46'39"W

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	34.83	25.00	79°22'28"	20.75
C2	24.36	15.00	93°02'50"	15.82
C3	48.09	30.14	91°26'20"	30.90
C4	26.74	25.00	59°41'20"	14.34
C5	24.29	15.00	92°47'50"	15.75

CONSTRUCTION NOTES

NO	ITEM
1	CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD NO. 216.
2	CONSTRUCT "A" TYPE CURB PER CCAUSD NO. 219.
3	CONSTRUCT 8" CONCRETE CROSS GUTTER PER CCAUSD NO. 228.
4	CONSTRUCT COMMERCIAL CURB RETURN DRIVEWAY PER CCAUSD NO. 225.
5	CONSTRUCT STANDARD A.C. PAVEMENT PER DETAIL ON 1 SHEET D1.
6	CONSTRUCT HEAVY A.C. PAVEMENT PER DETAIL ON 2 SHEET D1.
7	CONSTRUCT PCC PAVEMENT PER DETAIL ON 3 SHEET D1.
8	CONSTRUCT 4" SIDEWALK PER CCAUSD NO. 234.
9	CONSTRUCT ADA RAMPS WITH ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE 1.
10	REMOVE EXISTING CURB & GUTTER.
11	INSTALL TRUNCATED DOMES PER DETAIL 4 ON SHEET D1.
12	SAWCUT AND MATCH EXISTING.
13	INSTALL 18" RCP CLASS III STORM DRAIN PIPE.
14	INSTALL TYPE 1 SDMH PER CCAUSD NO. 403 - CONTRACTOR TO VERIFY INVERT OF EX. 18" RCP PRIOR TO CONSTRUCTION.
15	CONSTRUCT TYPE "CM" DROP INLET WITH (2) 3" GRATES & ALTERNATE CONNECTION PER CCAUSD NO. 422.
16	CONSTRUCT 0" CURB.
17	REMOVE & REPLACE EXISTING ASPHALT PAVEMENT, MATCH EXISTING SECTION.
18	CONSTRUCT CONCRETE SIDEWALK PER SEPARATE ARCHITECTURAL PLANS.
19	TRANSITION FROM 6" CURB TO 0" CURB PER DETAIL 6 ON SHEET D1.
20	CONSTRUCT BUS STOP LOADING PAD PER CCAUSD NO. 234.2.
21	CONSTRUCT TRASH ENCLOSURE PER SEPARATE ARCHITECTURAL PLANS.
22	INSTALL SLOPING SIDEWALK WITH HANDRAILS PER SEPARATE ARCHITECTURAL PLANS & DETAILS.
23	ABANDON EXISTING 18" RCP STORM DRAIN PIPE & EX. DI.
24	EXISTING TELEPHONE HOLE TO BE ADJUSTED TO GRADE PROTECT IN PLACE.
25	EXISTING TRAFFIC PULLBOX AND/OR VAULT TO BE ADJUSTED TO GRADE PROTECT IN PLACE.

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 THE CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE CONSTRUCTION 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 THE CLARK COUNTY BUILDING ADMINISTRATIVE CODE 24.40 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 NVRI00000, SECTION III.A.5.
- 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 EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVRI00000, SECTION III.A.12.
- 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.

ENGINEER'S NOTES:

- ALL WORK SHALL CONFORM TO THE SOILS REPORT PREPARED BY WESTERN TECHNOLOGIES INC. DATED APRIL 25, 2014 PROJECT NO. 4124-0018.
- ALL OFF-SITE IMPROVEMENT CONSTRUCTION SHALL CONFORM TO THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST EDITION.
- FINAL ASPHALTIC CONCRETE (AC) PAVEMENT SURFACES SHALL BE ONE-HALF INCH ABOVE THE TOP OF THE GUTTER (INCLUDING OPEN GRADE).
- CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
- THIS PLAN SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY ALL APPLICABLE GOVERNMENT AGENCIES.
- ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
- MATCH ELEVATIONS SHOWN TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

LEGAL DESCRIPTION
SEE SHEET C1 FOR FULL LEGAL DESCRIPTION

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS RECORD OF SURVEY IS SOUTH 89°56'34" WEST, BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 05, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., AS SHOWN IN BOOK 3, PAGE 96 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE.

BENCHMARK
CITY OF LAS VEGAS VERTICAL CONTROL POINT "700132SS6" BEING A RIVET AND PLATE STAMPED IN THE TOP OF CURB, AT THE NORTHWEST CORNER OF RANCHO AND CHARLESTON.
ELEVATION: 2067.59 FEET (630.204 METERS)
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88)

NOTE:
ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

SIGHT VISIBILITY ZONES 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 ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF CURB.

FLOODZONE
FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 32003C2170 F, EFFECTIVE NOVEMBER 16, 2011, INDICATES THAT THE SUBJECT SITE LIES WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN).

EARTHWORK QUANTITIES
NOTE: THESE QUANTITIES ARE APPROXIMATE AND ARE RAW VOLUMES ONLY. OVEREXCAVATION SUBSIDENCE, SHRINKAGE, & BULKING FACTORS ARE NOT TAKEN INTO ACCOUNT.
CUT = 1,819 C.Y.
FILL = 46 C.Y.

NOTE:
OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED, OR OBLISCURED DURING CONSTRUCTION.

Call before you dig
1-702-593-6111

Call before you dig
1-702-229-6011

Call before you dig
1-800-227-2800

W E
WALKER ENGINEERING, LLC
5765 S. RAINBOW BLVD.
SUITE 101
LAS VEGAS, NV 89118
TEL: 702.873.5197
FAX: 702.873.5346

APPROVAL: [Signature]
DATE: 4-16-15

REVISIONS: [Table with columns for NO, REVISIONS, DATE, and INITIALS]

**JP MORGAN CHASE
CHASE @ CHARLESTON & RANCHO**

PRECISE GRADING PLAN

SUBMITTAL NO. FINAL
DATE: APRIL 16, 2015
WE PROJECT NO.
1275.03
AGENCY NO.
CLV: 54976
SHEET NO.:
G1
5 OF 8 SHEETS