

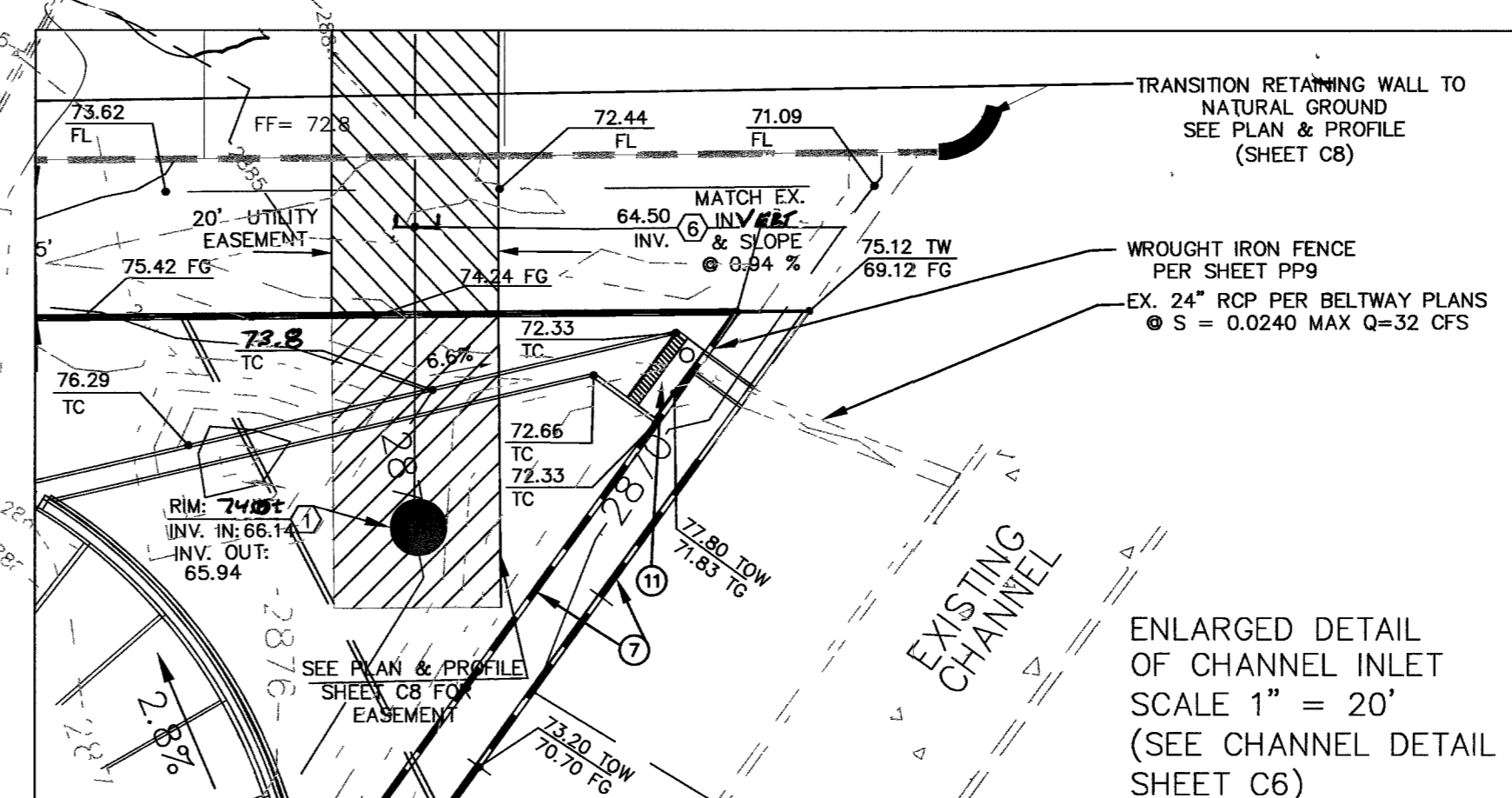
**LEGEND**

- RIGHT-OF-WAY
- - - PROPERTY LINE
- CENTERLINE
- - - EASEMENT LINE
- TYPE "L" CURB AND GUTTER
- TYPE "A" CURB
- 2' VALLEY GUTTER
- 8' CROSS GUTTER
- FF-2579.00 FINISH FLOOR ELEVATION
- XX XX PROPOSED
- (XX.XX) EXISTING
- [XX.XX] FUTURE
- EDGE OF PAVEMENT
- WALL
- x - x - WIRE OR CHAIN LINK FENCE
- SAWCUT LINE
- TOP 2:1 CUT OR FILL SLOPE
- TOE 1:0% MIN. DIR. OF FLOW AND SLOPE
- 10 --- CONTOUR LINE

**BENCHMARK**  
CITY OF LAS VEGAS BM # ILV09 - 12SSW6  
NAVD88 DATUM METERS 883.7238 m  
NAVD88 DATUM FEET 2899.35 ft

**BASIS OF BEARINGS**  
NORTH 89°27'52" EAST, BEING THE NORTH LINE OF LOT 2 OF THE CHEYENNE / BELTWAY (COMMERCIAL SUBDIVISION) AND THE SOUTH ONE-SIXTEENTH (S1/16) LINE OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE, IN BOOK 105 OF PLATS AT PAGE 86 IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER.

**NOTE:**  
AN ENCROACHMENT PERMIT FROM THE CLARK COUNTY DEPARTMENT OF DEVELOPMENT SERVICES IS REQUIRED FOR ALL WORK WITHIN AND ADJACENT TO THE LAS VEGAS BELTWAY.  
CONTACT CHRIS LUND AT (702) 455-4621.



- GRADING KEY-NOTES**
- 1) INSTALL TYPE "A" CURB PER U.S.D. #219.
  - 2) INSTALL TYPE "L" CURB AND GUTTER PER U.S.D. #216.
  - 3) INSTALL 8' CROSS GUTTER PER U.S.D. #228.
  - 4) INSTALL 2' VALLEY GUTTER PER VALLEY GUTTER DETAIL SHEET #03.
  - 5) INSTALL 4" THICK SIDEWALK PER U.S.D. #234.
  - 6) CONSTRUCT SIDEWALK RAMP USING ARMOR TILE TRUNCATED DORIES OR EQUIVALENT PER CASE I CCAUSD NO. 235
  - 7) INSTALL 3" SCREEN WALL
  - 8) CONSTRUCT SITE VISIBILITY ZONE PER USD DWG. # 201.2
  - 9) 25' VERTICAL CURVE W/ SMOOTH TRANSITION
  - 10) SIDEWALK UNDER DRAIN PER UDACS #236
  - 11) INSTALL 24" DROP INLET TYPE "CM" MODIFIED TC = 72.00, INV. = 68.00, D = 4.0' TO CONNECT TO EXISTING 24" RCP STUB OUT
  - 12) INSTALL 3" "U" TYPE GUTTER / SEE SHEET 8 FOR DETAIL
  - 13) BEGINNING OF RETAINING WALL
  - 14) PROVIDE DEPRESSED CURB FOR HANDICAPPED ACCESS
  - 15) CONSTRUCT STEM WALL ALONG THE BUILDING PERIMETER
  - 16) CONSTRUCT 1.5' HIGH LANDSCAPED BERM PER DETAIL B-D AND D1-D1
  - 17) INSTALL WHEELSTOP PER CCAUSD # 238
  - 18) INSTALL AC MEDIAN PER C.C. STD. DWG. NO. 213

- TRAFFIC DELINEATION & SIGNAGE LEGEND:**
- 1) INSTALL YELLOW TYPE 1 CENTERLINE DELINEATION PER USD # 244
  - 2) INSTALL YELLOW TYPE 2 CENTERLINE DELINEATION PER USD # 244
  - 3) INSTALL YELLOW TYPE 4 CENTERLINE DELINEATION PER USD # 244
  - 4) INSTALL WHITE TURN LANE STORAGE PER USD # 246a
  - 5) INSTALL 2" WIDE STOP BAR USING WHITE COLD POLYMER FILM PER USD # 254.1/254A (COUNTY)
  - 6) INSTALL ARROWS & "ONLY" USING WHITE COLD POLYMER FILM.
  - 7) INSTALL 4" WHITE PAINTED EDGE LINE
  - 8) INSTALL 8" WHITE PAINTED EDGE LINE
  - 9) INSTALL 24" WIDE YELLOW DIAGONALS AT 25' OC USING COLD POLYMER FILM. TAPE SOLID YELLOW UNTIL TYPE 1 CENTERLINE ARE 5' APART
  - 10) INSTALL R8-3A & "NO PARKING SIGNS
  - 11) INSTALL R1-1 "STOP SIGN" & (2) D3 " STREET NAME" SIGNS
  - 12) INSTALL END OF ROAD MARKERS (TYP.)
  - 13) INSTALL R3-7R "RIGHT LANE MUST TURN RIGHT" SIGN
  - 14) INSTALL MEDIAN NOSE MARKINGS PER USD # 248
  - 15) INSTALL R2-1 " SPEED LIMIT" SIGN
  - 16) INSTALL 24" WIDE WHITE CHEVRONS AT 25' OC USING COLD POLYMER FILM

**ABBREVIATIONS**

TOB= TOP OF BUILDING  
TC= TOP OF CURB  
FG= FINISH GRADE  
EG= EXISTING GRADE  
TW= TOP OF WALL

**TABLE OF PUBLIC DRAINAGE QUANTITIES**

	PRIVATE	PUBLIC
CURB & GUTTER (TYPE "L" & "A")	256 LF	10,546 LF
8' VALLEY GUTTER	3,845 CY	0 CY
3" "U" TYPE GUTTER	0 LF	80 LF
2' VALLEY GUTTER	0 LF	830 LF
8' X 28" CONCRETE PAD	224 SF	0 SF
6" THICK W/6" X 6" WELDED WIRE		
DROP INLET "CM" TYPE	0 EA	1 EA

96535  
46253  
80992 SL

**CHEYENNE COMMERCIAL CENTER GRADING PLAN**  
 SHEET C5  
 5 OF 12 SHEETS  
 DRAWING NO. 107V4400

**OWNER/DEVELOPER**  
 SITE DEVELOPMENT SERVICES, INC.  
 P.O. BOX 10146  
 BAKERSFIELD, CA 93389

**DESIGNED BY** JHC  
**CHECKED BY** JHC  
**SUBMITTAL DATE:** 04MAY05  
**JOB #** 316

**SCALE:** 1"=40'  
**DRAWN BY** GLH  
**DESIGNED BY** JHC  
**CHECKED BY** JHC  
**SUBMITTAL DATE:** 04MAY05  
**JOB #** 316

**THE CW GROUP**  
 CIVIL ENGINEERS  
 5833 South Arville Suite 104  
 Las Vegas, Nevada 89118  
 Ph: (702)798-8545  
 Fax: (702)798-8636

**REVISION APPROVAL BLOCK**