



EXISTING HOUSE
FF=2290.0

PARCEL MAP
FILE 16 PAGE 42 LOT 5
UNDEVELOPED

20' SEWER EASEMENT TO BE
DEDICATED FOR LOTS 1, 2 & 3

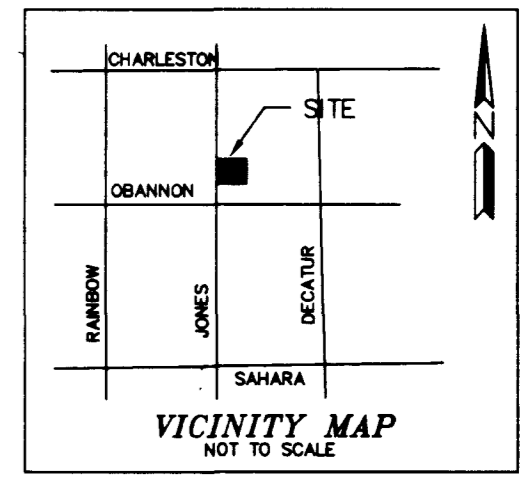
25' PUBLIC DRAINAGE AND
UTILITY EASEMENT FOR LOT 4
TO BE DEDICATED AND
TO BE PRIVATELY MAINTAINED

LEGAL DESCRIPTION

BEING LOT 3 OF PARCEL MAPS F16, P42, PORTION
OF THE SW 1/4, OF THE NW 1/4, OF THE SW 1/4
OF THE SW 1/4, OF SEC 1, T21S, R86E, MON
CLARK COUNTY NEVADA. APN 163-01-304-003

BENCHMARK

BASIS OF BEARING CCBM #7C1015WMB BEING A RIVET
AND SQUARE ALUMINUM PLATE IN TOP OF CURB;
NE CORNER OF JONES BLVD AND OBANNON DR. NEAR
THE PC OF JONES BLVD. ELEVATION 698.377
(2291.26) NAVD 88



BASIS OF BEARING

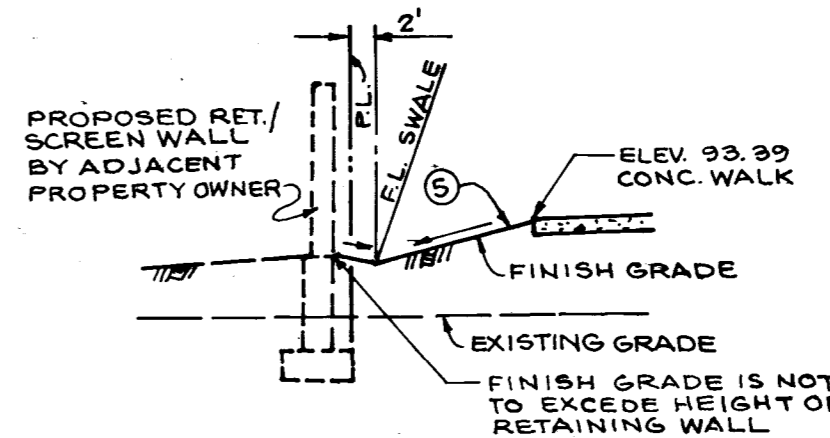
N 02°07'36" W BEING THE WEST LINE OF THE
SOUTHWEST QUARTER OF SECTION 1, T21S, R86E,
MDM, CLARK COUNTY, NEVADA, PER RECORD OF
SURVEY F54, P39, CLARK COUNTY RECORDERS
OFFICE, CLARK COUNTY, NEVADA. ALSO KNOWN
AS CENTERLINE JONES BLVD.

LEGEND AND ABBREVIATIONS

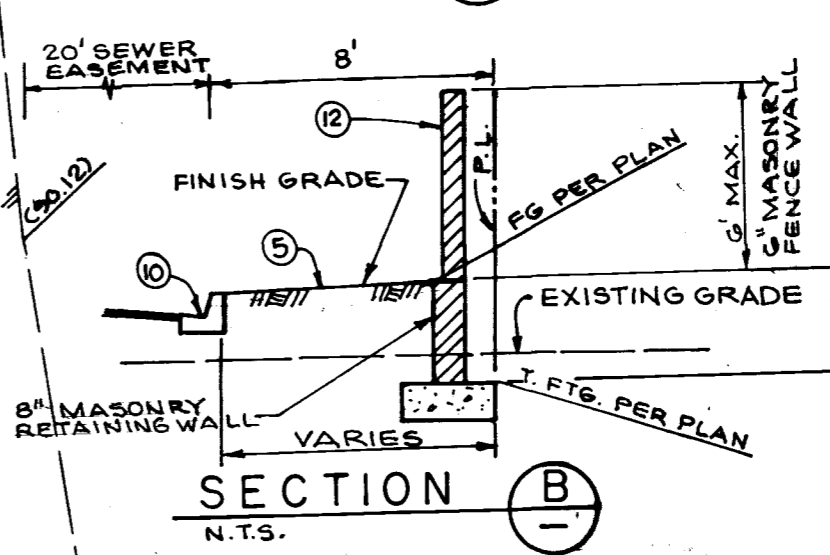
EG	—+—+—+—+—	EDGE OF GRAVEL ROAD
EP	—+—+—+—+—	EDGE OF PAVEMENT
EXIST	—+—+—+—+—	EXISTING
FG	—+—+—+—+—	FINISH GRADE
FF	—+—+—+—+—	FINISH FLOOR
FL	—+—+—+—+—	FLOW LINE
	—+—+—+—+—	DIRECTION OF FLOW
	—+—+—+—+—	EXIST CONTOURS
	—+—+—+—+—	PROPOSED CONTOURS
(XX.XX)		EXISTING GRADE
GB		GRADE BREAK
SBL		SET BACK LINE
XX.XX		PROPOSED GRADE
TC		TOP OF CURB
T.S.W		TOP OF SIDEWALK
R		RADIUS

DEVIATIONS FROM STANDARDS

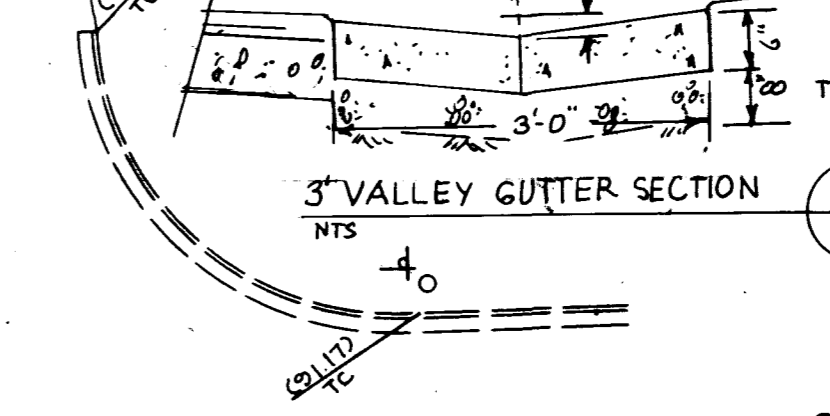
NONE



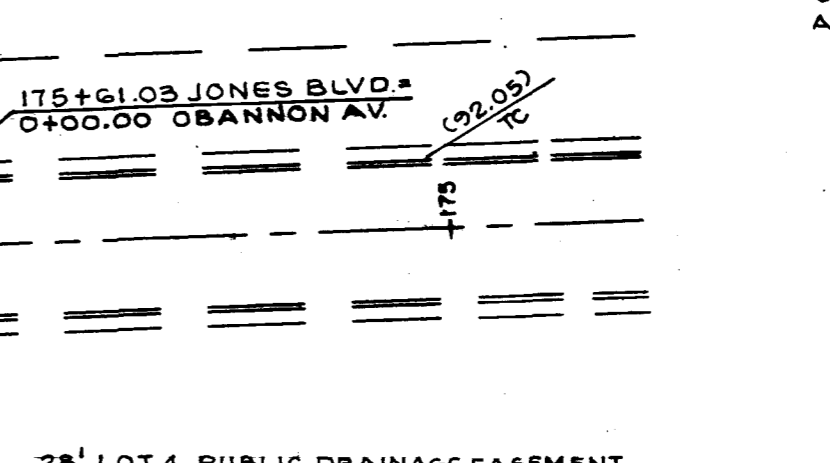
SECTION A



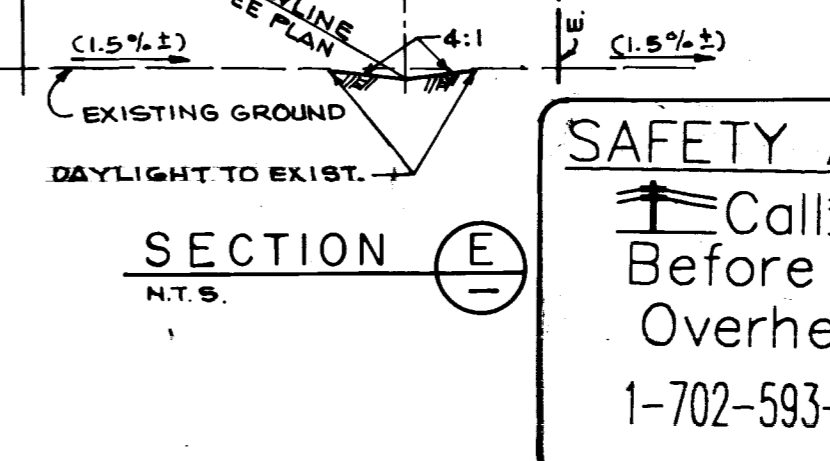
SECTION B



SECTION C



SECTION D



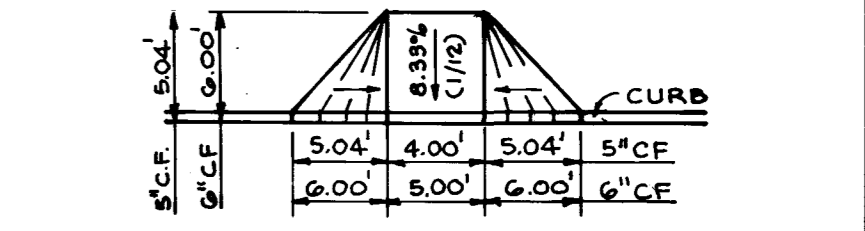
SECTION E

NDOT NOTE

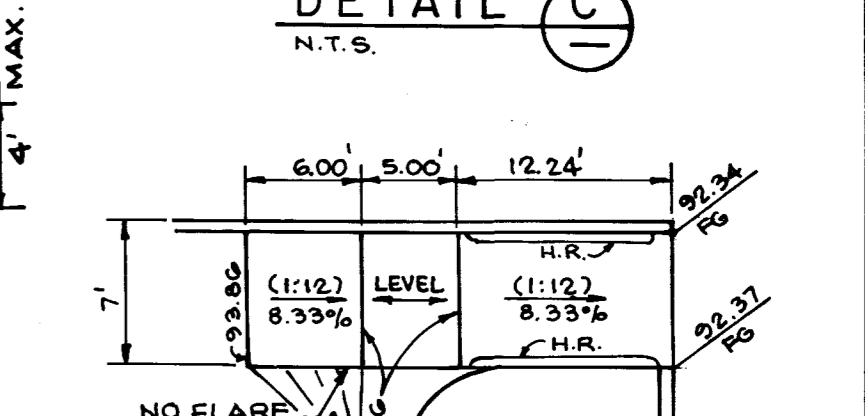
JONES BLVD. IS A NEVADA DEPARTMENT OF TRANSPORTATION MAINTAINED ROAD FROM BACK OF CURB. THE CITY OF LAS VEGAS DOES NOT REVIEW THESE PLANS FOR CONFORMANCE WITH NDOT STANDARDS. A SEPARATE REVIEW APPROVAL AND ENCROACHMENT PERMIT MUST BE OBTAINED FROM NDOT PRIOR TO CONSTRUCTION.

CONSTRUCTION NOTES

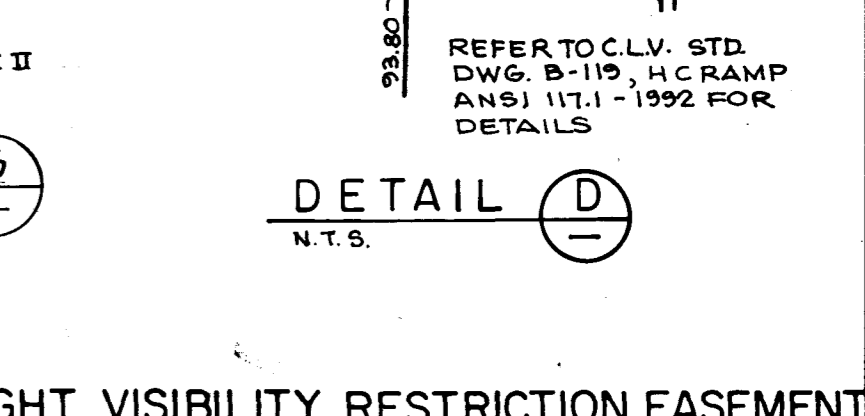
1. SIDEWALK, C.C.A. STD. DWG. NO. 234
2. CROSS GUTTER, C.C.A. STD. DWG. NO. 228
3. CURB RAMP, N.D.O.T. STD. DWG. NO. R5.1.1.2 (613) TYPE D, SEE BACK OF CURB DATA FOR A & B
4. "A" TYPE CURB, C.C.A. STD. DWG. NO. 215
5. LANDSCAPE AREA MINIMUM ELEVATION SHOWN
6. PARKING STRIPING PER ARCH. DWG. DETAILS
7. HANDICAP STRIPING PER ARCH. DWG. DETAILS
8. TRASH ENCLOSURE PER ARCH. DWG. DETAILS
9. CURB FACE, SEE ARCH. DWG. FOR DETAILS
10. "L" TYPE CURB, C.C.A. STD. DWG. NO. 216
11. 2" MIN. A.C. PAVEMENT, AGGREGATE BASE AND BACKFILL PER SOIL REPORT.
12. STANDARD RETAINING WALL AND 6" HIGH MASONRY FENCE WALL PER C.L.V. STD. DWG. CLV-102, RET. WALL "H" = 4'-0" MAX.
13. SIDEWALK RAMP, C.C.A. STD. DWG. NO. 235, CASE 1, A & B = 8'
14. INSTALL CLV SURVEY MONUMENT PER C.C.A. STD. DWG. NO. 233
15. BUS PASSENGER LOADING AND SHELTER PAD PER UNIFORM STD. DWG. NO. 234.2 (8'Wx25'L)



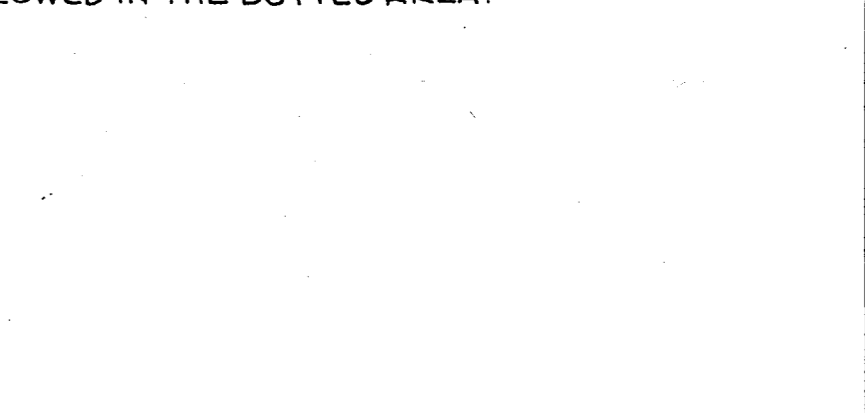
DETAIL A



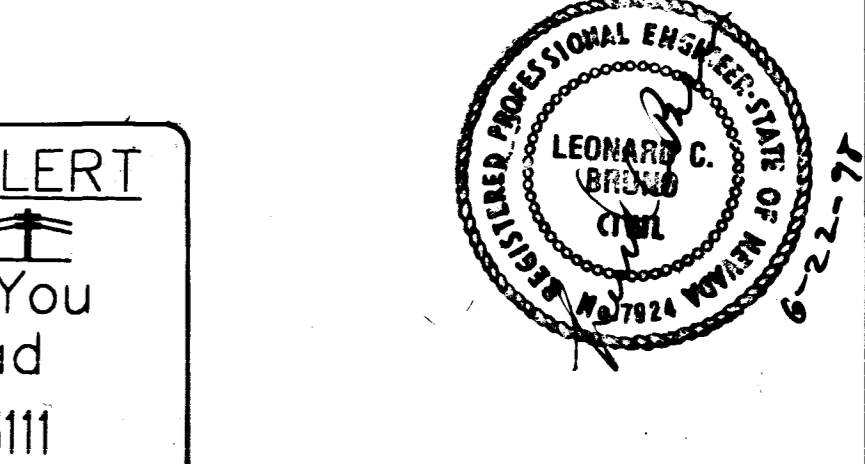
DETAIL B



DETAIL C



DETAIL D



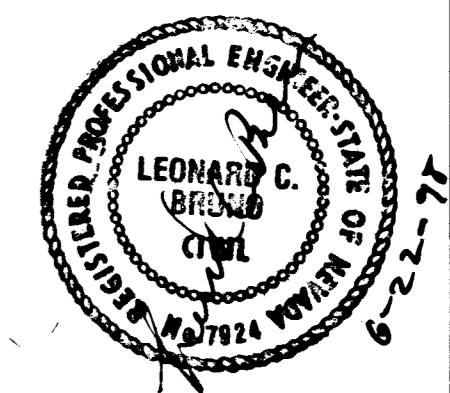
DETAIL E

BACK OF CURB DATA
 C1 A = 12.0' B = 4.3' S = 4.372 (PER N.D.O.T. TABLE)
 Δ = 91°30'12"
 R = 25.00'
 L = 39.93'
 T = 25.66'

C2 B = 15.0' A = 4.5' S = 4.0% (PER N.D.O.T. TABLE)
 Δ = 88°29'48"
 R = 15.00'
 L = 23.11'
 T = 14.61'

Avoid cutting underground utility lines. It's costly.
Call Before You Dig
 1-800-227-2600

SAFETY ALERT
 Call Before You Overhead
 1-702-593-6111



LB Engineering
 LEONARD BRUNO
 940 S. MARTIN L. KING
 LAS VEGAS NV. 89106
 (702) 382-7559

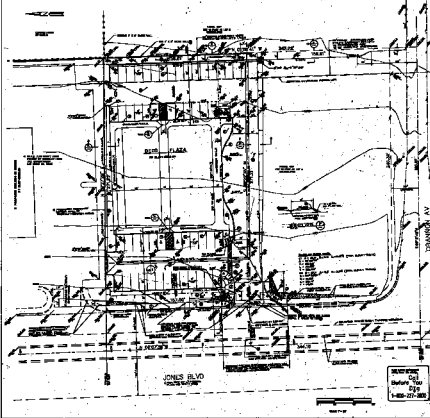
Drawn by	Check by	Date	Scale	1" = 20'

MICHAEL THURSTON
 DECO PLAZA

SITE PLAN
 GRADING PLAN

DRAWING NO.
 107V-2876
 SHEET C2
 OF 2 OF 3
 107-V-2876

03-19



LEGAL DESCRIPTION
DWD 500C

FINISH GRADE

LAND AND ABUTMENTS

DEVIATIONS FROM STANDARD

SECTION 1

SECTION 2

SECTION 3

SECTION 4

SECTION 5

SECTION 6

SECTION 7

SECTION 8

SECTION 9

SECTION 10

SECTION 11

SECTION 12

SECTION 13



BASE OF FINISH

ROOT NOTE

CONSTRUCTION NOTES
 1. THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND IS NOT TO BE USED AS A BASIS FOR CONTRACTS OR OTHER LEGAL INSTRUMENTS.
 2. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND HAS NOT CONDUCTED FIELD SURVEYS.
 3. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE.
 4. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE ADJACENT PROPERTIES.
 5. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE ADJACENT STREETS.
 6. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE ADJACENT UTILITIES.
 7. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE ADJACENT LANDSCAPE.
 8. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE ADJACENT PARKING.
 9. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE ADJACENT TRAFFIC.
 10. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE ADJACENT ENVIRONMENT.
 11. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE ADJACENT HISTORY.
 12. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE ADJACENT CULTURE.
 13. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE ADJACENT SOCIETY.
 14. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE ADJACENT ECONOMY.
 15. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE ADJACENT POLITICAL CLIMATE.
 16. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE ADJACENT SOCIAL CLIMATE.
 17. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE ADJACENT CULTURAL CLIMATE.
 18. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE ADJACENT ENVIRONMENTAL CLIMATE.
 19. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE ADJACENT HISTORICAL CLIMATE.
 20. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE ADJACENT CULTURAL CLIMATE.

SECTION 1

SECTION 2

SECTION 3

SECTION 4

SECTION 5

SECTION 6

SECTION 7

SECTION 8

SECTION 9

SECTION 10

SECTION 11

SECTION 12

SECTION 13

SECTION 14

SECTION 15

SECTION 16

WARNING
 Call
 Before You
 Dig
 1-800-271-3635

SAFETY ALERT
 Call
 Before You
 Overlap
 1-703-231-8111



APPROXIMATE PROPORTION
 1" = 100'

DATE: 11/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]

