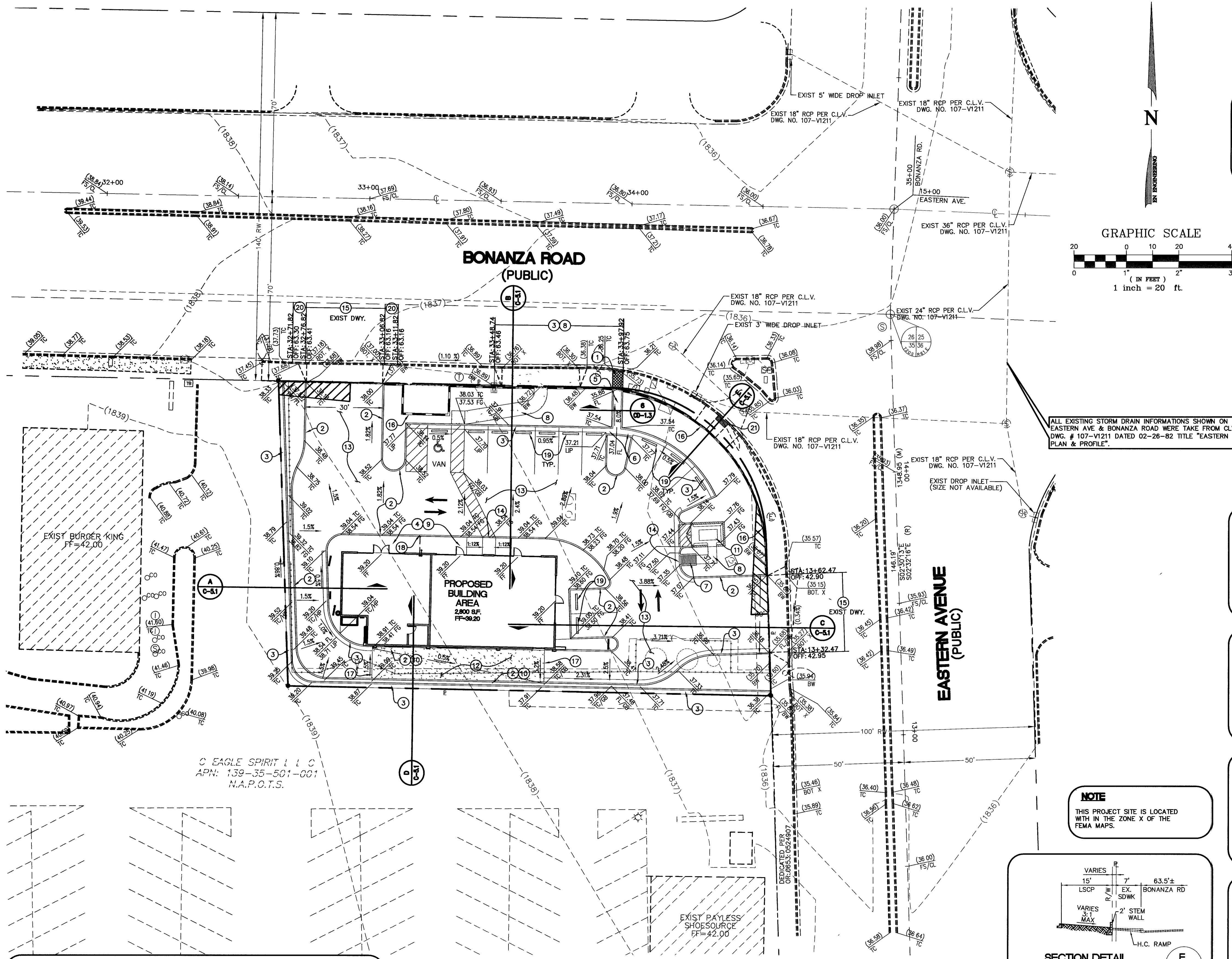
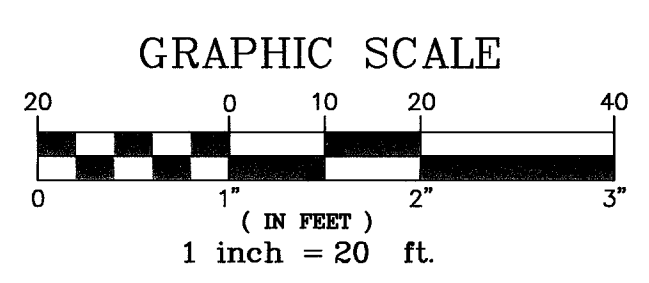
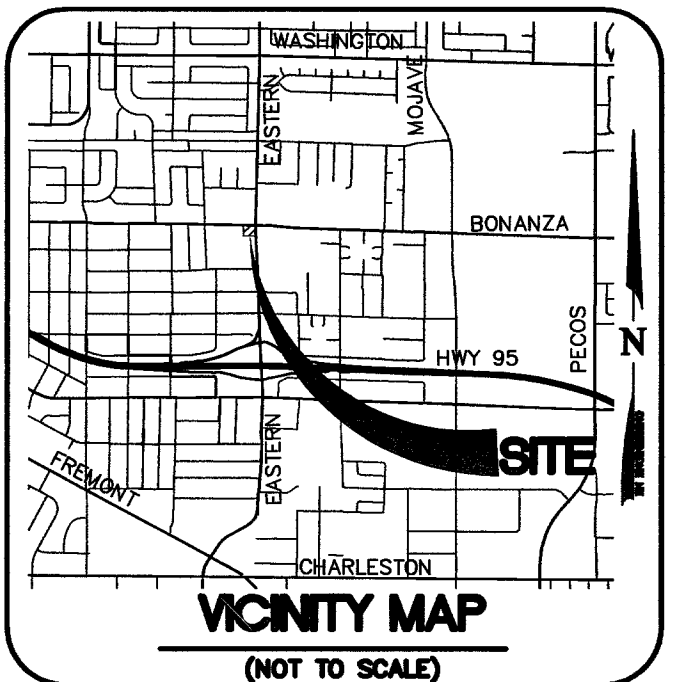




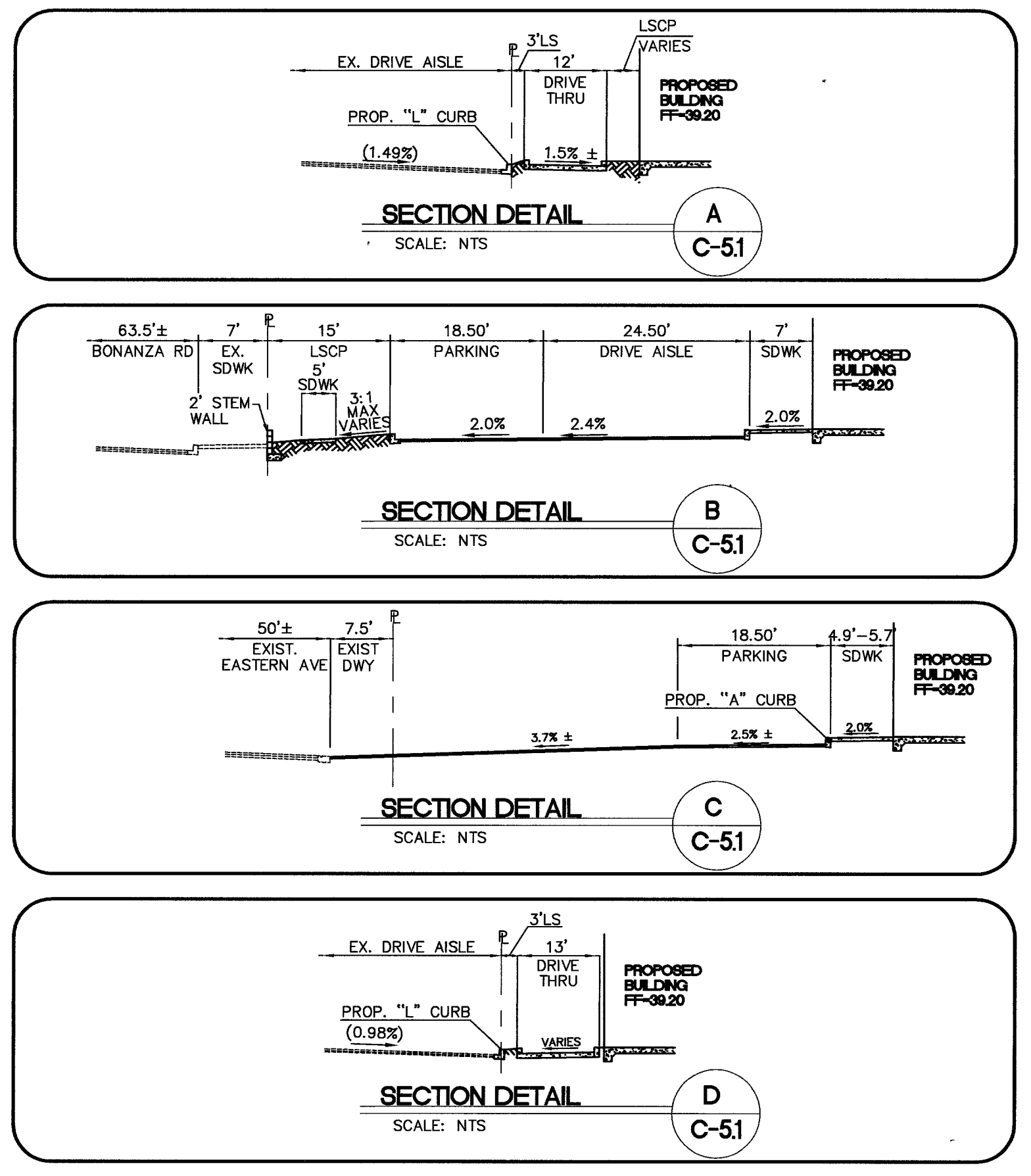
NO WALLS, FENCES, TREES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY RESTRICTION ZONE (S.V.R.Z.) UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT MEASURED FROM ADJACENT TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT GRAVEL, OR PAVEMENT STREET SURFACE. AREA SHALL BE LABELED AS "PRIVATELY MAINTAINED"

SVRZ

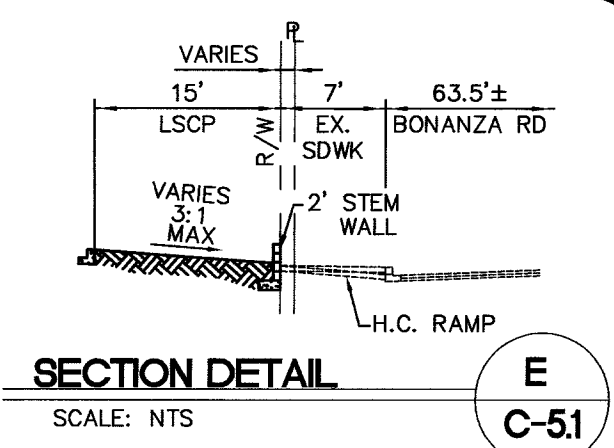


GRADING CONSTRUCTION NOTES	
ITEM #	DESCRIPTION
1	CONSTRUCT DUAL SIDEWALK UNDER DRAIN PER USDOCA DWG. NO. 236 & DETAIL 5, CD-1.3.
2	CONSTRUCT "A" TYPE CURB PER DETAIL 3, CD-1.3.
3	CONSTRUCT "L" TYPE CURB & GUTTER PER USDOCA STD. DWG. #216.
4	CONSTRUCT MONOLITHIC CURB AND SIDEWALK PER DETAIL 2, CD-1.3.
5	INSTALL 4" WIDE CONC. FLUME PER DETAIL 6, CD-1.3.
6	INSTALL 4" WIDE MODIFIED CONC. CHANNEL PER DETAIL 7, CD-1.3.
7	INSTALL SIDEWALK RAMP PER DETAIL 8, CD-1.3.
8	INSTALL CONCRETE SIDEWALK PER USDOCA STD DWG #234.
9	INSTALL CONCRETE SIDEWALK SEE ARCHITECTURAL PLANS FOR SCORE, COLOR, AND TEXTURE.
10	CONSTRUCT MONOLITHIC CONCRETE CURB AND SLAB PER DETAIL 11, CD-1.3.
11	INSTALL TRASH ENCLOSURE SEE ARCHITECT SITE PLANS FOR DETAILS.
12	CONSTRUCT 3" CONCRETE PAVING OVER 10" TYPE II AGGREGATE BASE OVER 12" OF COMPACTED SUBGRADE PER THE GEOTECHNICAL REPORT AND DETAIL 10, SHEET CD-1.3.
13	CONSTRUCT 3" ASPHALT PAVING OVER 10" TYPE II AGGREGATE BASE OVER 12" OF COMPACTED SUBGRADE PER THE GEOTECHNICAL REPORT AND DETAIL 10, SHEET CD-1.3.
14	INSTALL 0" CURB FACE.
15	PROTECT IN PLACE.
16	INSTALL 2" STEM WALL PER DETAIL 9, CD-1.3.
17	INSTALL ASPHALT TURNDOWN PER DETAIL 1, CD-1.3.
18	INSTALL SQUARE TYPE ROOF DRAIN TO DAYLIGHT THROUGH FACE OF CURB.
19	INSTALL WHEEL STOP PER USDOCA DWG. NO. 238.
20	REMOVE & REPLACE SUBSTANDARD "L" TYPE CURB & GUTTER.
21	INSTALL ARMOR TILE TRUNCATED DOMES PER USDOCA DWG. NO. 235 (4 OF 4).

ALL EXISTING STORM DRAIN INFORMATION SHOWN ON EASTERN AVE & BONANZA ROAD WERE TAKEN FROM CLV DWG. # 107-VI211 DATED 02-26-82 TITLE "EASTERN AVE PLAN & PROFILE".



NOTE
THIS PROJECT SITE IS LOCATED WITHIN THE ZONE X OF THE FEMA MAPS.



CITY OF LAS VEGAS GRADING NOTES

- IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
- CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF EXCAVATION.
- THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
- CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION, IN THE AREAS INDICATED:

HORIZONTAL	VERTICAL COMPACTION	
A. PAVEMENT AREA SUBGRADE	0.1"	+0.0' TO -0.1'
B. ENGINEERED FILL	0.5"	+0.1' TO -0.1'

SEE SOILS REPORT FOR COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
- IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

BASIS OF BEARING:
NORTH 89°31'00" WEST BEING THE CENTER LINE OF BONANZA RD, SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.M., AS SHOWN ON A MAP ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, AS FILE 88, PAGE 73 OF SURVEYS.

BENCHMARK:
CITY OF LAS VEGAS, 1LV01 28SES
RIVET & PLATE IN TOP OF CURB @ NW CORNER OF BONANZA AND EASTERN
ELEVATION:
FEET = 1836.00 (NAVD88)
METERS = 683.680 (NAVD 88)

I CERTIFY THAT THIS GRADING PLAN CONFORMS TO THE APPROVED DRAINAGE STUDY FOR THIS SITE ON FILE AT THE CITY OF LAS VEGAS, DS-3946.

Paul Fritz, PE No. 16825

8/17/06

- GENERAL NOTES:**
- PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY THE ENGINEER OF ANY UNACCEPTABLE AREAS.
 - EDGE OF NEW PAVEMENT TO BE FLUSH WITH EXISTING PAVEMENT.
 - ALL SIDEWALK CURB AND GUTTER STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, HANDICAP RAMP, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL MUNICIPAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.
 - FOR AREAS OUTSIDE THE PROPERTY LINES, REPAIR AND/OR REPLACE ALL DAMAGE DONE TO EXISTING ELEMENTS (SIDEWALKS, PAVING, LANDSCAPING, ETC.) AS REQUIRED BY OWNER AND/OR GOVERNING AUTHORITY.
 - FOR PROPOSED UTILITY LOCATIONS, SEE THE UTILITY PLAN.

Call before you Dig.

1-702-227-2800

CLV AREA COMPUTERIZED TRAFFIC SYSTEM

Call before you Overhead.

1-702-227-2800

CLV AREA COMPUTERIZED TRAFFIC SYSTEM

Call before you UnderGround.

1-702-227-2800

CLV AREA COMPUTERIZED TRAFFIC SYSTEM

REVISIONS	DATE	BY

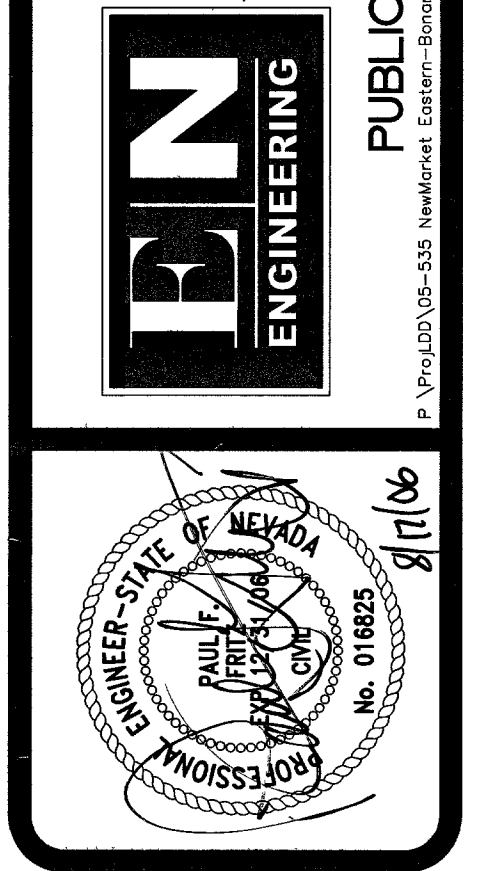
Planning/ Civil Engineering/ Surveying

1000 MAIN STREET, SUITE 400, RENO, NV 89501

TEL (775) 444-0777 FAX (775) 444-0778

240 E. WARM SPRING ROAD, SUITE 100, LAS VEGAS, NV 89119

TEL (702) 896-9004 FAX (702) 896-9005



EASTERN + BONANZA (S/W)

NEWMARKET LAND COMPANY, LLC

LAS VEGAS, NV

IMPROVEMENT PLANS

GRADING PLAN

DRAWN	NKZ
USER	JuanP
CHECKED	JO
TIME PLOTTED:	07:34:44
DATE PLOTTED:	08-17-06
ORIGINAL	
ISSUE DATE:	01-18-06
PERMIT SET	
ISSUE DATE:	TBD
CONSTRUCTION SET	
ISSUE DATE:	TBD
EN JOB No.	05-535

SHEET

C-51

4 OF 6 SHEETS