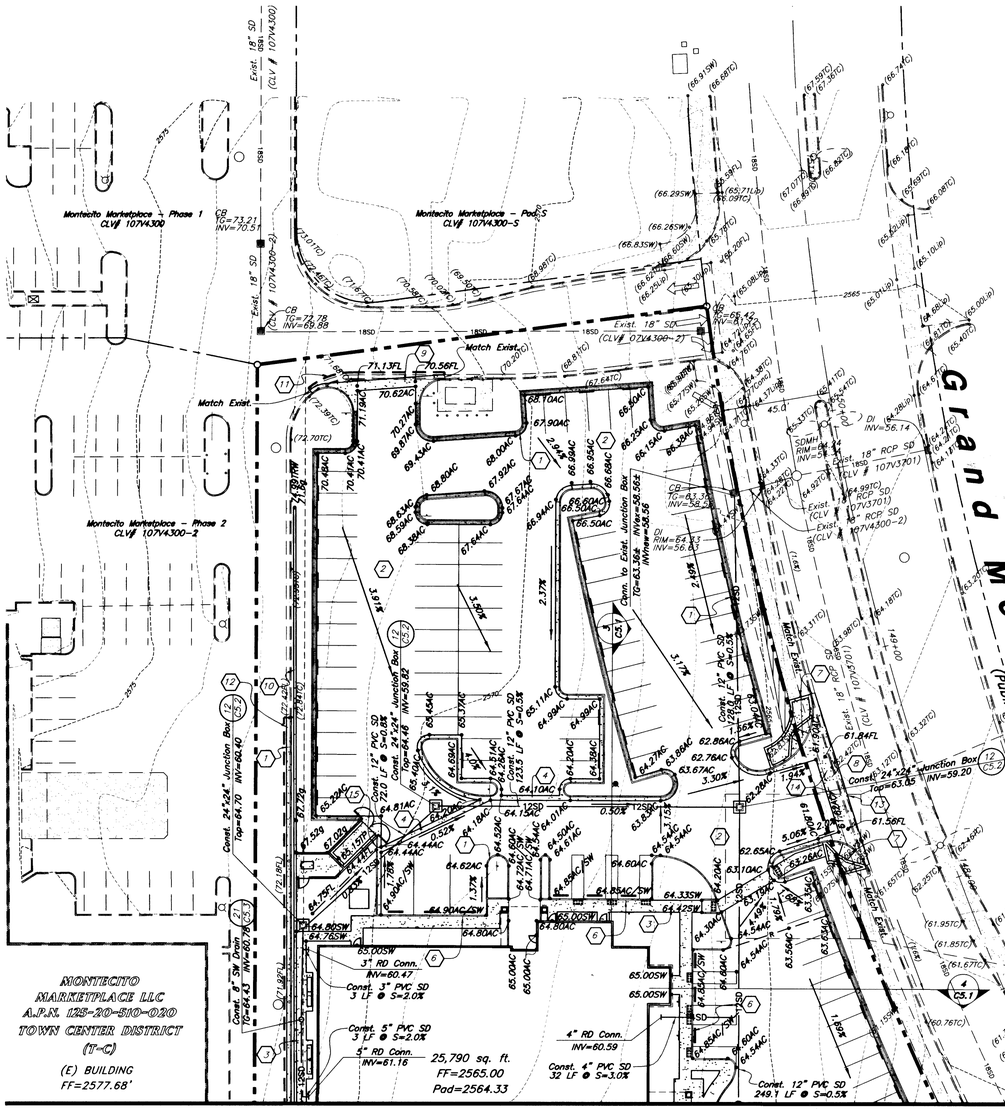
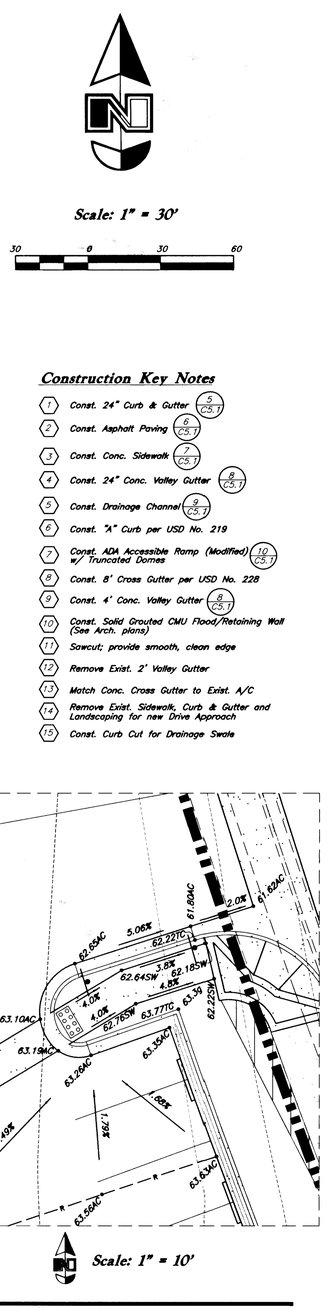
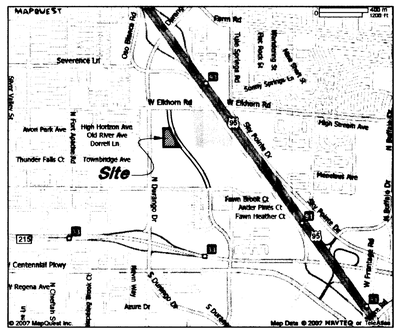




Scale: 1" = 30'

30 0 30 60



Vicinity Map
Not to Scale

Construction Key Notes

1. Const. 24" Curb & Gutter (5 C5.1)
2. Const. Asphalt Paving (6 C5.1)
3. Const. Conc. Sidewalk (7 C5.1)
4. Const. 24" Conc. Valley Gutter (8 C5.1)
5. Const. Drainage Channel (9 C5.1)
6. Const. "A" Curb per USD No. 219
7. Const. ADA Accessible Ramp (Modified) w/ Truncated Domes (10 C5.1)
8. Const. 8' Cross Gutter per USD No. 228
9. Const. 4' Conc. Valley Gutter (8 C5.1)
10. Const. Solid Grouted CMU Flood/Retaining Wall (See Arch. plans)
11. Sawcut; provide smooth, clean edge
12. Remove Exist. 2' Valley Gutter
13. Match Conc. Cross Gutter to Exist. A/C
14. Remove Exist. Sidewalk, Curb & Gutter and Landscaping for new Drive Approach
15. Const. Curb Cut for Drainage Swale

Legend

Direction of Drainage	
Top of Asphalt	AC
Top of Walk	SW
Edge of Asphalt Flowline	EA FL
Top of Curb	TC
Top of Grate	TG
Top of Pavement	TP
Ridge line	R
Ground	9
Std. Curb & Gutter	
Split Face C & G	
Finish Grade – Top of Retaining Wall	TRW
Finish Grade – Bottom of Retaining Wall	BRW
Proposed Spot	* 78.00TA
Exist. Spot	◦ (78.00TA)
Proposed Contour	78
Exist. Contour	78

General Grading Notes:

1. All work shall be in accordance with the Las Vegas City Public Works Standards.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by the Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by the City Inspector and Geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by the site geotechnical engineer per the grading code.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from the Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permitee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. The recommendations in the following Geotechnical Engineering Report by Western Technologies Inc. are included in the requirements of grading and site preparation. The Report is titled "Proposed Medical Office Building, Dorrell Lane E/O Durango Drive, Las Vegas, Nevada", Job No.: 4127XP039 Doted: May 25, 2007
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. Erosion Control: Protect all inlet boxes, catch basins, etc. with straw bales during construction. Protect surrounding properties and streets from site runoff with sandbags and earth berms.

Match Line See Sheet C4.2

Basis of Bearings

North 00°07'03" West being the West line of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 20, Township 19 South, Range 60 East. M.D.M., Clark County, Nevada as shown on the Record of Survey File 145, Page 15, of Official Records on file in the Clark County, Nevada Recorder's Office.

Benchmark

City of Las Vegas Benchmark Book (12/2/2002) No. 0C90–21W6

Being a rivet and square aluminum plate in top center of headwall on the west side of Highway 95 near mile marker 88.70.

Elevation = 756.408 (meters) / 2481.65 (U.S. Survey feet)
North American Vertical Datum of 1988

Curb and Gutter Construction Notes:

1. Open face gutter shall be constructed where drainage is directed away from curb.
2. Open face gutter locations are indicated by shading and notes on the grading plan.
3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
4. Refer to the typical details for a standard and open face curb and gutter for dimensions.
5. Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.

Contractor must maintain a running slope on Accessible routes no steeper than 1:20. The cross slope for Accessible routes must be no steeper than 1:48. All Accessible routes must have a minimum clear width of 36".

All onsite storm drain systems are privately owned and to be privately maintained.

All subdivided parcels comprising this commercial subdivision shall provide perpetual inter-site common drainage rights across all existing and proposed parcel limits.

Avoid overhead power line contact. Call before you OVERHEAD 1-702-227-2929 NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

Avoid cutting underground utility lines. It's costly. Call before you Dig. "811" or 1-800-227-2600 UNDERGROUND SERVICE ALERT (USA)

Drainage Compliance Note:
"I certify that the grading plan is in conformance with the approved drainage study on file with the city of Las Vegas for this project, DS2426."

Bret Wahlen #11109 — Date 4/14/08

Flood Plain Data

This property lies entirely withing Flood Zone X as designated on FEMA Flood Insurance Rate Map for Clark County, Nevada and Incorporated Areas, Community Panel Number 32003C1745 E dated September 27, 2002. Flood Zone X is defined as "Areas determined to be outside the 500–year floodplain." (No shading)

H27076

REV	DESCRIPTION	DATE

Designed by: JR
Drafted by: HRS
Client Name: KGA Architects
07-098GR

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-9551

Grading Plan

Dorrell Medical Office Building
Grand Montecito Parkway & Dorrell Lane
Las Vegas, Nevada

PROFESSIONAL ENGINEER STATE OF NEVADA BRET G. WAHLEN Exp. 6-30-08 CIVIL No.11109

18 Mar, 2008

SHEET NO. C4.1 8 of 15

107V5038

110983