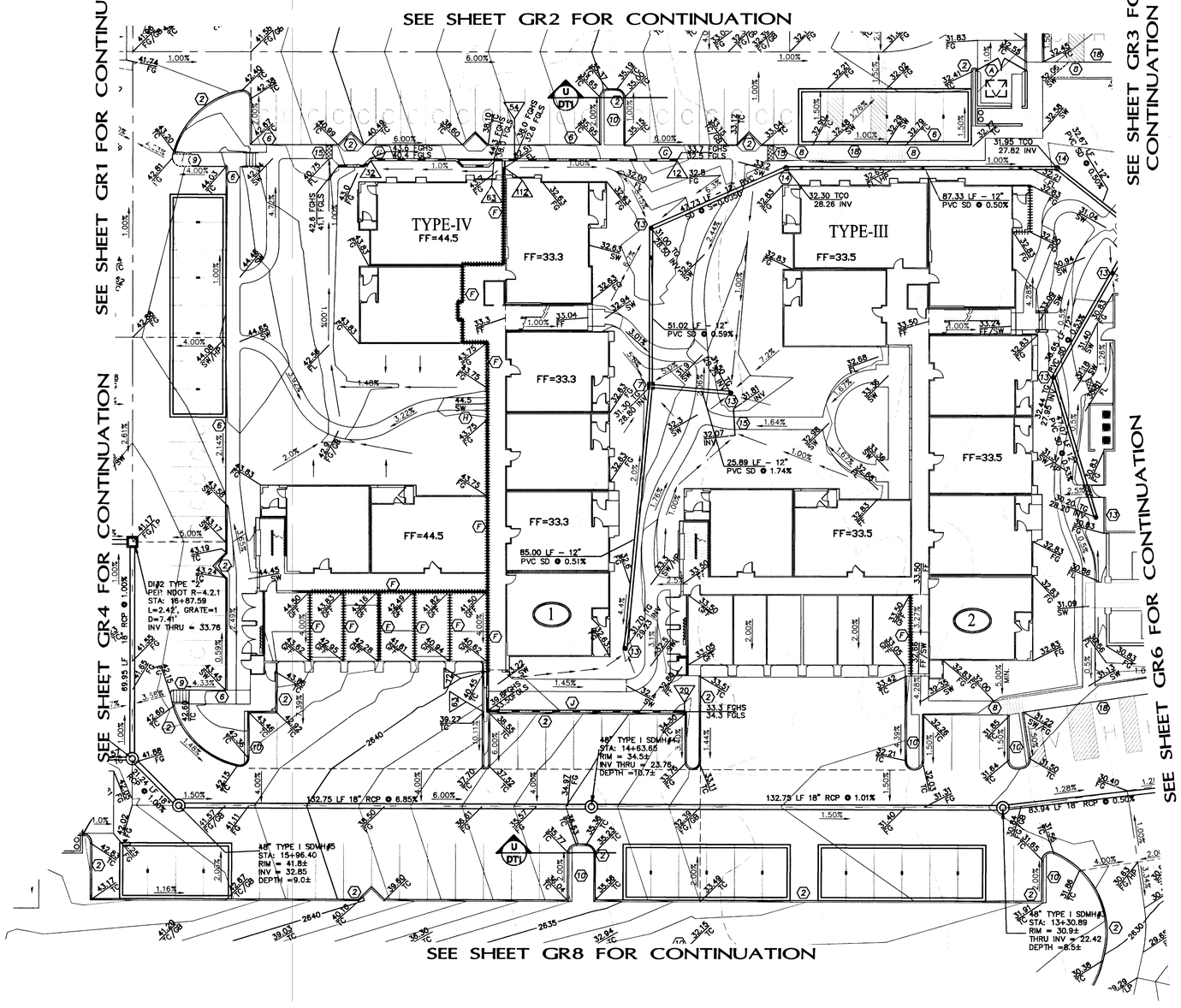
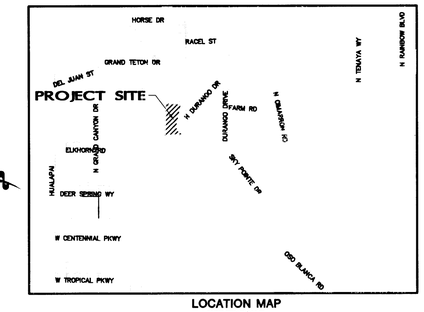


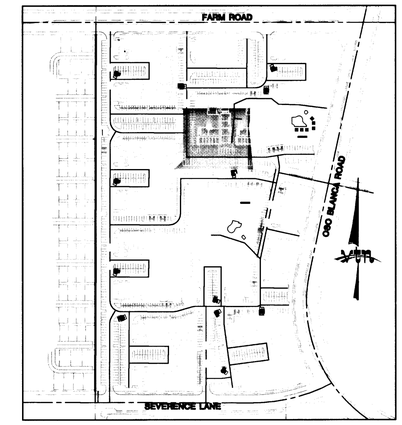
GRAPHIC SCALE

20 0 10 20 40

1" = 20'



LOCATION MAP
NOT TO SCALE



KEY MAP OF IMPROVEMENTS

CONSTRUCTION ITEMS

1. CONSTRUCT 24" TYPE "L" CURB & GUTTER PER STD. DWG. 216.
2. CONSTRUCT TYPE "A" ISLAND CURB PER STD. DWG. NO. 219.
3. CONSTRUCT 8 FOOT WIDE CROSS GUTTER PER STD. DWG. 228.
4. CONSTRUCT SIDEWALK RAMP PER STD. DWG. 235 & PER TOWN CENTER DEVELOPEMENT STANDARDS, SEE SHEET DT2.
5. SAWCUT AND REMOVE ASPHALT PAVING. MATCH EXISTING EDGE WITH NEW PAVING.
6. TURNDOWN SIDEWALK SEE SHEET DT2
7. CONSTRUCT 1616 HDI AREA DRAIN SEE SHEET DT2 FOR DETAIL. SEE LANDSCAPE PLANS FOR DESIGN.
8. CONSTRUCT HANDICAP RAMP AT HANDICAP PARKING PER DETAIL ON SHEET DT1.
9. CONSTRUCT HANDICAP RAMP AT PARKING ISLAND OR BAY PER DETAIL ON SHEET DT2.
10. CONSTRUCT 18" CONCRETE APRON. SEE SHEET DT2.
11. CONSTRUCT SIDEWALK PER STD. DWG. 234 & AMENITY ZONE PER TOWN CENTER DEVELOPMENT STANDARDS. SEE SHEET DT2.
12. CONSTRUCT SIDEWALK UNDER DRAIN PER STD. DWG. 236
13. CONSTRUCT 12" NEENAH R-4040-12 OR EQUIVALENT PIPE RISER SEE SHEET DT3 FOR DETAIL, SEE LANDSCAPE PLANS FOR DESIGN.
14. CONSTRUCT STORM DRAIN CLEAN OUT.
15. SIDEWALK UNDERDRAIN FOR NUISANCE FLOWS
16. CURB OPENING PER DETAIL ON SHEET DT2
17. CONSTRUCT "U" CHANNEL PER DETAIL ON SHEET DT2
18. 0" CURB FACE

LEGEND / ABBREVIATIONS

FG	FINISH GRADE
FL	FLOW LINE
TC	TOP OF CURB
TRC	TOP OF ROLL CURB
EP	EDGE OF PAVEMENT
FUT	FUTURE
EX	EXISTING
VG	VALLEY GUTTER
NG	NATURAL GROUND
HP	HIGH POINT
LP	LOW POINT
C/L	CENTER LINE
O/C	OFFSET CROWN
BC	BACK OF CURB
BCR	BEGIN CURB RETURN
TF	TOP OF FOOTING
GB	GRADE BREAK
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
BVC	BEGIN VERTICAL CURVE
MVC	MID-POINT OF VERTICAL CURVE
EVC	END VERTICAL CURVE
PRVC	POINT OF REVERSE VERTICAL CURVE
VPI	VERTICAL POINT OF INTERSECTION
TPW	TOP OF PLANTER WALL
TOP	TOP OF CHANNEL/SCARP
TOE	TOE OF CHANNEL/SCARP
TOB	TOP OF BOX
PP	POWER POLE
TRANS	TRANSITION
RET	RETAINMENT
INT	INTERSECTION
DG	DESIGN GRADE
TSW	TOP OF SIDEWALK
TOG	TOP OF GRATE
TCO	TOP OF CLEAN OUT
SW	SIDEWALK
L/S	LANDSCAPE
	BUILDING LINE
	COVERED PARKING

TYPE-I	UNIT TYPE
3	BLDG NUMBER
2400	EX. CONTOUR(5' INTERVAL)
	EX. CONTOUR(1' INTERVAL)
	FUT./EXIST. PAD GRADE
0.50%	SLOPE
	EDGE OF EXIST A.C.
	SAW CUT & MATCH A.C.
	SIDEWALK RAMP
	SCARP AREA
42	RETAINING HEIGHT (FEET) (AS MEASURED FROM ROUGH GRADE)
	SIGHT VISIBILITY EASEMENT
	PROJECT BOUNDARY LINE
	R/W OR P/L
	EXIST. IMPROVEMENTS
	FUTURE IMPROVEMENTS
	CENTER LINE
	RETAINING WALL
	CONC. BLOCK WALL
	EXIST.CONC. BLOCK WALL
	CMU WALL W/ FENCE (75% OPEN)
	EXIST. DIRT ROAD
	EXIST. AC
	THICKENED FOOTING

COORDINATION ITEMS

- (A) SEE ARCHITECTURAL DRAWINGS FOR TRASH ENCLOSURE PLAN AND DETAILS. MAXIMUM 1% SLOPE ON TRASH ENCLOSURE SLAB.
- (B) INSTALL CONCRETE WHEEL STOPS PER CITY STANDARDS AND SEE ARCHITECTURAL DETAILS.
- (C) SEE ARCHITECTURAL PLANS FOR DETAILS OF ROOF DRAINS THAT OUTLET TO DRAIN SYSTEM. BUILDING CONTRACTOR SHALL CONNECT ROOF DRAIN TO THE STORM DRAIN STUB PROVIDED.
- (D) SEE ARCHITECTURAL PLANS FOR DETAILS OF ROOF DRAINS THAT OUTLET ON SURFACE.
- (E) SEE ARCHITECTURAL AND LANDSCAPE PLANS FOR DETAILS OF OPEN SPACE, POOL AREAS AND POOL DECK SLOTTED TRENCH DRAINS.
- (F) DEEPENED FOOTINGS OR STEM WALLS SEE ARCHITECTURAL PLANS AND BUILDING PLANS.
- (G) SEE ARCHITECTURAL PLANS FOR ADA HANDRAILS.
- (H) SEE LANDSCAPE PLANS FOR RAMP/STEP DETAILS.
- (J) ALL WALL STEPS TO BE IN 8" EVEN INCREMENTS.

NOTE:
SEE SHEETS HZ1-HZ3 FOR ALL FRONT OF CURB DIMENSIONS

NOTE: CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

Call before you Underground
1-702-455-7511
1-702-229-6611

Call before you Dig
1-800-227-2600

Call before you Overhead
1-702-227-2929

DRAINAGE EASEMENT NOTE:

ALL AREAS NOT OCCUPIED BY THE BUILDINGS MUST BE PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

NOTE: ALL ONSITE STORM DRAINS ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

NOTE: ALL WORK IN NDOT R/W REQUIRES AN NDOT PERMIT, PRIOR TO CONSTRUCTION.

FLOOD ZONE NOTE

SITE IS LOCATED IN A ZONE X
AS SHOWN IN FIRM MAP 32003C1745E
DATED: SEPTEMBER 27, 2002
A ZONE X IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) CITY OF LAS VEGAS BENCHMARK: BLV90-17SES NAVD88 ELEVATION: 778.950 METERS (2555.61 FEET) RIVET AND PLATE IN TOP OF SOUTH END OF HEADWALL ON THE WEST SIDE OF WEST FRONTAGE RD. +/- 400 FT NORTH OF ELKHORN @ MP 89.4

BASIS OF BEARING

NORTH 89°54'28" WEST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY IN FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 114 OF SURVEYS, AT PAGE 57.

SIGNED: 12-13-07 DATE

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT. (DS4117A)

REV	DATE	BY	REVISION

FAIRFIELD DEVELOPMENT, LP
5510 MOREHOUSE DR. SUITE 200
SAN DIEGO, CALIFORNIA 92121
TEL: (817) 816-9400

CITY OF LAS VEGAS, NEVADA
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

GRADING PLAN

FARM ROAD / US 95 CONDOMINIUMS

DRAWN BY: RV	4/4/07		
DESIGNED BY: DEJ	4/4/07	CHECKED BY: TBR	4/4/07
PROJECT NO: 6622-1		SCALE: 20	HORIZ. VERT.

#23829

PROFESSIONAL ENGINEER STATE OF NEVADA
DEBORAH KALEIKINI-JOHNSON
CIVIL
No. 14571
EXPIRES 06-30-09

SHEET
GR5
13 OF 73 SHEETS

DRAWING NO.
10749963

10749