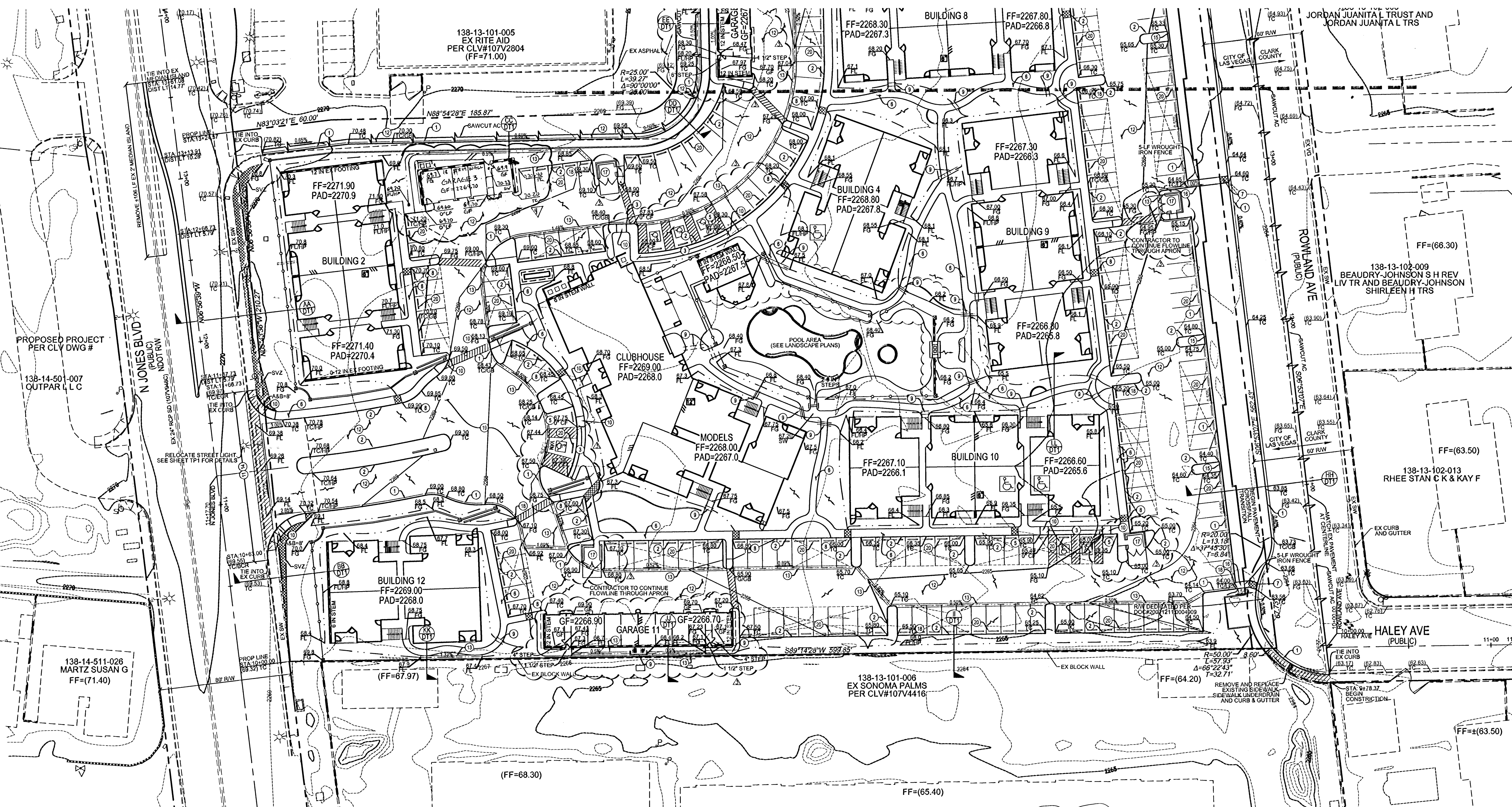


SEE SHEET GP2 FOR CONTINUATION



	DATE	BY
✓	1/3	R/M/R
✓	1/2	D/K/H

TRAMMELL CROW RESIDENTIAL
385 PILOT RD., SUITE B, LAS VEGAS, NV 89119
PHONE (702) 243-4133 FAX (702) 243-7133

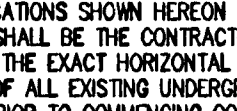
JONES AND CHEYENNE	GRADING PLAN 1
--------------------	----------------

DATE: DRAWN BY: DESIGNED BY: CHECKED BY: ADA CHECKED: PROJECT NO: SCALE:	DEC. 2007 TMO TMO DPW LV06-405
SHEET GP1 3 OF 19 SHEETS	
DRAWING NO. 107V5000	

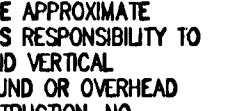
NOTE:
TACK ON ISLAND CURB PER USD NO 220.
STATIONING IS TO CENTER OF 2' ISLAND.

DISCLAIMER NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.



Avoid overhead power line contact. It's costly.



Avoid cutting underground utility lines. It's costly.

Call before you Overhead

1-702-593-6111

NEVADA POWER DISTRIBUTION AND SALES SERVICE DEPARTMENT

Call before you Dig

811 or 1-800-227-2600

Call before you DO UNDERGROUND



Call before you UnderGround

1-702-229-6611

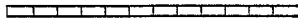
F.A.S.T.

GRAPHIC SCALE

0 15 30

(IN FEET)

1 inch = 30 ft

LEGEND	
EXISTING TEXT	(TEXT)
PROPOSED TEXT	(TEXT)
FUTURE TEXT	[TEXT]
LOT NUMBER	88
FINISH FLOOR ELEVATION	62.03
PAD ELEVATION	61.2
PROPERTY LINE	
FLOOD WALL	
RETAINING WALL	
SCREEN WALL	
EXISTING CONTOUR	
CUT FILL TRANSITION LINE	
EDGE OF PAVEMENT	
SAWTOOTH LINE	
SIGHT VISIBILITY ZONE	
<u>ABBREVIATIONS</u>	
ADI AREA DRAIN INLET	SD STORM DRAIN
EDI EXISTING DRAIN CONDITION	TC TOP OF CURB
FG FINISH GRADE	TF TOP OF FOOTING
FL FLOW LINE	TRC TOP OF ROLL CURB
GB GRADE BREAK	TWC TOP OF WALKWAY
HP HIGH POINT	VG VALLEY GUTTER

CONSTRUCTION NOTES

- 1) CONSTRUCT "L" TYPE # 6 CURB PER USD NO. 219
- 2) CONSTRUCT "A" TYPE # 6 CURB PER USD NO. 216
- 3) CONSTRUCT 0' CF FACE PER DETAIL 7 ON SHEET D72
- 4) CONSTRUCT DEPRESSION CURB PER DETAIL 3 ON SHEET D72
- 5) CONSTRUCT 6" TRANSITION FROM 6" C.F. TO 0' C.F.
- 6) CONSTRUCT SIDEWALK PER USD NO. 234
- 7) CONSTRUCT SIDEWALK DRAIN PER USD NO. 236
- 8) CONSTRUCT CURB AREA SIDEWALK UNDERDRAIN PER DETAIL 2 ON SHEET D72
- 9) CONSTRUCT NON CURB AREA SIDEWALK UNDERDRAIN PER DETAIL 1 ON SHEET D72
- 10) CONSTRUCT SIDEWALK RAMP USING ARMOR TILE TRUNCATED DORIES OR EQUIVALENT PER USD NO. 235, CASE 1
- 11) CONSTRUCT HEAVY DUTY COMMERCIAL DRIVEWAY WITH GEOMETRICS OF STD. DWG. NO. 222A AND 225
- 12) CONSTRUCT AC PAVEMENT PER DETAIL 4 ON SHEET D72
- 13) CONSTRUCT 2 VALLEY GUTTER PER USD NO. 5 ON SHEET D72
- 14) CONSTRUCT 3 VALLEY GUTTER PER DETAIL 5 ON SHEET D72
- 15) CONSTRUCT 12" U CHANNEL PER DETAIL 6 ON SHEET D72
- 16) CONSTRUCT 4 CONCRETE FLUME PER DETAIL 8 ON SHEET D72
- 17) CONSTRUCT TRASH ENCLOSURE FOR ARCHITECTURAL PLANTS
- 18) CONSTRUCT 1 CURB OPENING PER DETAIL 9 ON SHEET D72
- 19) CONSTRUCT DECORATIVE CONCRETE FOR ARCHITECTURAL PLANTS
- 20) INSTALL PRECAST BUMPER BLOCK PER USD NO. 238

NDOT NOTE:
NDOT PERMIT REQUIRED FOR ALL WORK IN
NDOT RIGHT OF WAY.

FEMA FLOOD HAZARD ZONE NOTE
THE SPECIAL FLOOD HAZARD AREAS FOR CLARK COUNTY, NEVADA ARE OUTLINED IN THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) DATED SEPTEMBER 27, 2002, REVISED TO REFLECT LOMAR DATED DECEMBER 31, 2003. ACCORDING TO THE FEMA FIRM COMMUNITY PANEL NUMBER 32003C2155E, THE SITE IS LOCATED IN A "ZONE X"

BENCHMARK
NORTH 88°4'28" EAST, BEING THE
CENTERLINE OF CHEYENNE AVENUE AS SHOWN
ON FILE 91 PAGE 9 OF PARCEL MAPS,
OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

BASIS OF BEARING
CITY OF LAS VEGAS BENCHMARK
NUMBER 11V00125WS, BEING A
RIVET AND PLATE IN TOP OF CURB @
NE CORNER OF CHEYENNE AND JONES.

691.6323 METERS NAVD88 DATUM (PUBLISHED)
2269.13 FEET NAVD 88 DATUM (CONVERTED)

LINE TABLE		
LINE	LENGTH	BEARING
L18	45.00'	N82°52'50"E
L22	3.18'	N07°07'15"W
L94	17.64'	S82°55'18"W

* NOTE:
THIS SUPERSEDES THE REVISION ON
SHEET H-1

PRIVATE FLOOD IMPROVEMENTS:	
RETAINING WALL	310 LF
SIDEWALK UNDERDRAINS	3 EA
6" CONCRETE	211 SF

No.	GRADE(%) "B" TO "A"	A ¹ /F ¹ MIN.	B ¹ /F ¹ MIN.	MIN.
(1)	-8 TO -5.01	4.5 ¹	21.5 ¹	
(2)	-5 TO -4.01	4.5 ¹	15.0 ¹	
(3)	-4 TO -3.01	4.5 ¹	12.0 ¹	
(4)	-3 TO -2.01	4.5 ¹	9.5 ¹	
(5)	-2 TO 2	8.0 ¹	8.0 ¹	
(6)	2.01 TO 3	9.5 ¹	4.5 ¹	
(7)	3.01 TO 4	12.0 ¹	4.5 ¹	
(8)	4.01 TO 5	15.0 ¹	4.5 ¹	
(9)	5.01 TO 6	21.5 ¹	4.5 ¹	

GENERAL NOTES

1. SEE SHEET S1 FOR ADDITIONAL NOTES, LEGEND AND QUANTITY TAKEOFF.
2. SEE SHEETS D1 & D12 FOR CONSTRUCTION DETAILS.
3. ALL DIMENSIONS TO CURB ARE TO THE FACE OF CURB ON-SITE AND BACK OF CURB OFF-SITE, UNLESS OTHERWISE NOTED.
4. THE PROPOSED A.C. GRADES ARE 0.5" LOWER THAN THE TOP OF CURB GRADES UNLESS OTHERWISE NOTED.
5. CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
6. CONTRACTOR RESPONSIBLE FOR ADHERING TO ALL ADA PROVISIONS.
7. THE CONTRACTOR SHALL VERIFY THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES AND SURFACE FEATURES PERTINENT TO THIS PROJECT PRIOR TO CONSTRUCTION.
8. CONTRACTOR TO VERIFY FINISH FLOOR TO PAD DIFFERENCE WITH STANDING WATER AND SOILS REPORT PRIOR TO GRADING. NOTIFY ENGINEER IF SECTION IS DIFFERENT THAN SHOWN ON THESE PLANS.
9. SEE LANDSCAPE PLANS FOR LANDSCAPING, DETAILED HARDSCAPE INFORMATION, AND ON-SITE IRRIGATION.
10. SEE ARCHITECTURAL PLANS DETAILS OF BUILDING, EXTENDED FOOTINGS, STEM WALLS, AND TRASH ENCLOSURE DESIGN.
11. THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCY.
12. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
13. ALL WORK SHALL CONFORM WITH THE SOILS REPORT PREPARED BY WESTERN TECHNOLOGIES INC.
PROJECT: 4127.0032
DATED: MAY 18, 2007
14. ESTIMATED EARTHWORK QUANTITIES:
CY: 5.413 CY (UNADJUSTED)
FL: 2.438 CY (UNADJUSTED)

GARAGE NOTE
FINNISH FLOOR ELEVATION OF
GARAGES IS THE SLAB
ELEVATION FRONT OF GARAGE.

NOTE
NO STRUCTURE, VEGETATION, OR OBJECT OF ANY KIND IS PERMITTED OVER TWENTY-FOUR (24) INCHES IN HEIGHT (MEASURED FROM THE TOP OF THE ADJACENT CURB IF CURB EXISTS) WITHIN THE SIGHT VISIBILITY ZONES.

DRAINAGE STUDY NOTE:

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE
WITH THE APPROVED DRAINAGE STUDY ON FILE AT
CITY OF LAS VEGAS FOR THIS PROJECT. (DS 4226)

 101500

DENNIS P. WERTZLER PE NO. 11970 DATE