

Avoid cutting underground utility lines. It's costly.
Call before you dig
1-800-22-2600

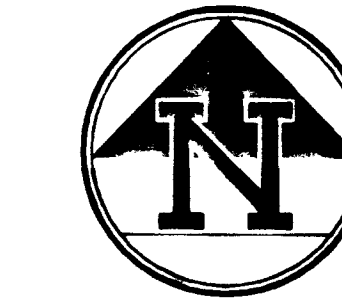
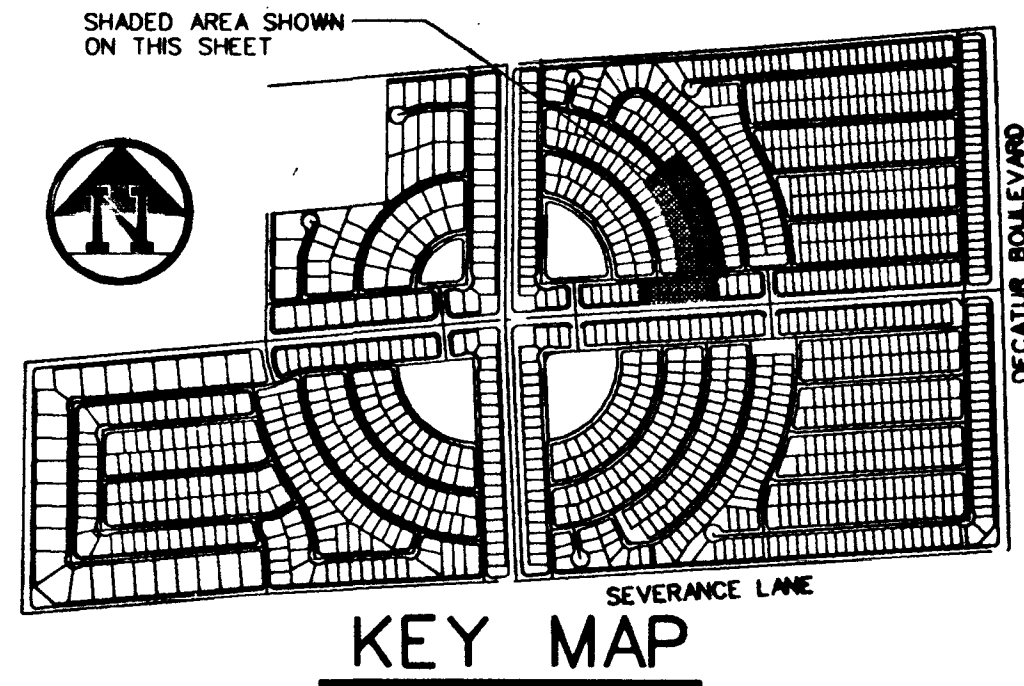
Avoid cutting underground utility lines. It's costly.
Call before you Overhead
1-702-593-6111

BASIS OF BEARING

BEING THE NORTH LINE OF THE LOT 63, AS IT IS SHOWN ON THE RECORD OF SURVEY IN FILE 52, OF SURVEYS, PAGE 70, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, WHICH BEARS SOUTH 85°04'37" WEST.

BENCHMARK

BEING THE CITY OF NORTH LAS VEGAS BM #518118 (N.V.90-13E4), 50' WEST OF BLM BRASS CAP @ DECATUR BLVD. & FARM ROAD, ELEVATION = 707.9639 METERS = 2,322.71 FEET (N.A.V.D. 1988) (ELEVATION BASED ON CITY OF LAS VEGAS VERTICAL DATUM)



SCALE: 1" = 40'

GRADING NOTES

1. CIVIL CONSULTANTS SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY IN THE PLANS OR CONDITIONS IN THE FIELD.
2. ALL WORK TO BE PERFORMED OUTSIDE OF THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL NOT BE PERFORMED UNTIL WRITTEN PERMISSION AND EASEMENT HAVE BEEN OBTAINED FROM THE OFFSITE OWNER AND GIVEN TO THE CITY OF LAS VEGAS.
3. ADD 2300' TO ALL PROPOSED ELEVATIONS SHOWN HEREON.
4. ALL STATIONING SHOWN, UNLESS OTHERWISE NOTED, IS CENTERLINE STATIONING.
5. "C" REPRESENTS STATIONING AT THE BACK OF CURB ALONG A CUL-DE-SAC.
6. "K" REPRESENTS STATIONING AT THE BACK OF CURB ALONG A KNUCKLE.

CONSTRUCTION NOTES

1. CONSTRUCT 8" CONCRETE VALLEY GUTTER PER CLARK COUNTY AREA STANDARD DWG. NO. 228.
2. CONSTRUCT SIDEWALK RAMP (CASE 1 PER CLARK COUNTY AREA STANDARD DWG. NO. 235) (TRANSITION LENGTHS A & B SHOWN ON PLAN).
3. CONSTRUCT 4" WIDE CONCRETE SIDEWALK PER CLARK COUNTY AREA STANDARD DWG. NO. 234.
4. CONSTRUCT "L" TYPE CURB & GUTTER PER CLARK COUNTY AREA STANDARD DWG. NO. 218.
5. INSTALL TEMPORARY END OF ROAD MARKERS PER SEC. 3C-4 OF THE MUTCD.
6. CONSTRUCT 30" ROLL TYPE CURB AND GUTTER PER CLARK COUNTY AREA STD. DWG. NO. 217A.
7. CONSTRUCT HALF STREET 8" CONCRETE VALLEY GUTTER PER CLARK COUNTY AREA STANDARD DWG. NO. 228.
8. REMOVE EXISTING TEMPORARY END OF ROAD MARKERS.
9. CONSTRUCT CURB TRANSITION PER DETAIL ON SHEET D1.

SIDEWALK RAMP DATA		
NO.	A	B
(1)	8'	8'

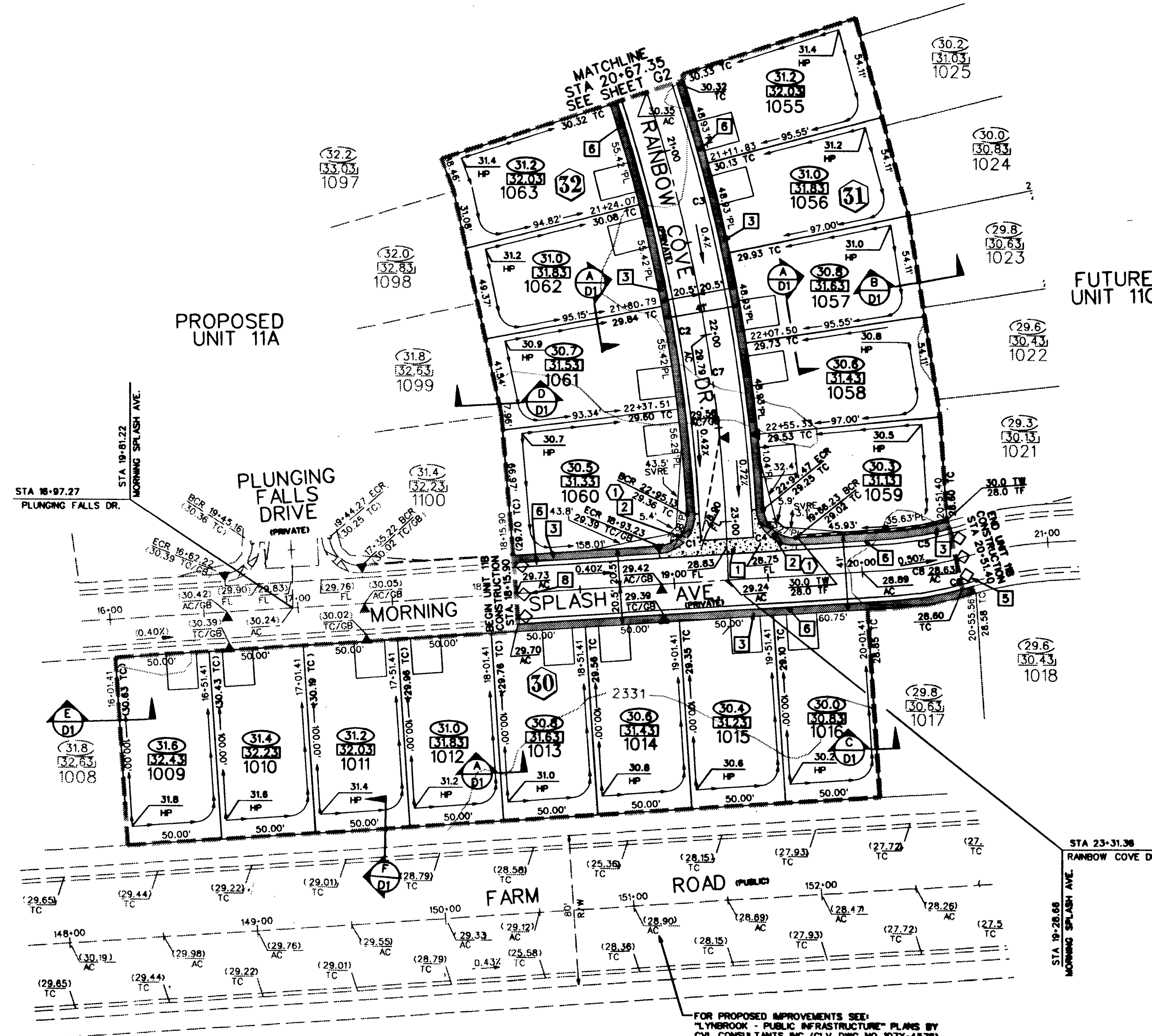
BACK OF CURB CURVE DATA				
NO.	RADIUS	DELTA	LENGTH	TANGENT
C1	0020.00'	089°27'50"	0031.23'	0019.81'
C2	0875.00'	003°38'43"	0223.56'	0027.84'
C3	0908.00'	003°04'27"	0234.74'	0024.36'
C4	0020.00'	090°29'38"	0031.59'	0020.17'
C5	0163.00'	012°50'18"	0036.52'	0018.34'
C6	0196.00'	012°50'18"	0043.92'	0022.05'

CENTER LINE CURVE DATA			
NO.	RADIUS	DELTA	LENGTH
C7	0891.50'	085°33'41"	1331.30'
C8	0179.50'	012°50'18"	0039.70'

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

1/10/01
DATE

PRIVATE DRIVES ARE ALSO PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED.



FOR PROPOSED IMPROVEMENTS SEE:
LYNBROOK - PUBLIC INFRASTRUCTURE PLANS BY
CIVIL CONSULTANTS INC. (CLV DWG. NO. 107-4576)

DATE: Aug. 07, 2000	TIME: 18:00:11	FILE: m:\98902603\land\unit11b\gd0401.dgn
THE GATES, L.L.C. 7201 WEST LAKE MEAD BOULEVARD SUITE 210 LAS VEGAS, NEVADA 89128		
GRADING PLAN (1)		
LYNBROOK		
UNIT 11B		
DRAWN BY: GA/ED/RS	DESIGNED BY: CBI/GA/ED/FT	CHECKED BY: MPV
PROJECT NO:		SCALE:
SHEET		
TITLE		
SEAL		
6 OF 9 SHEETS		
CLV DRAWING NO.		
107-4576-1B		