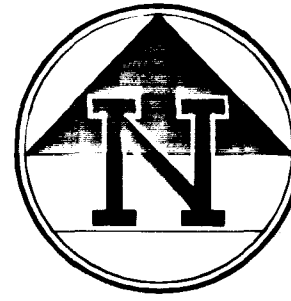


Call before you Dig
1-800-227-2600

Call before you Overhead
1-702-593-6111



40' 20' 0 40'
SCALE: 1" = 40'

BASIS OF BEARING

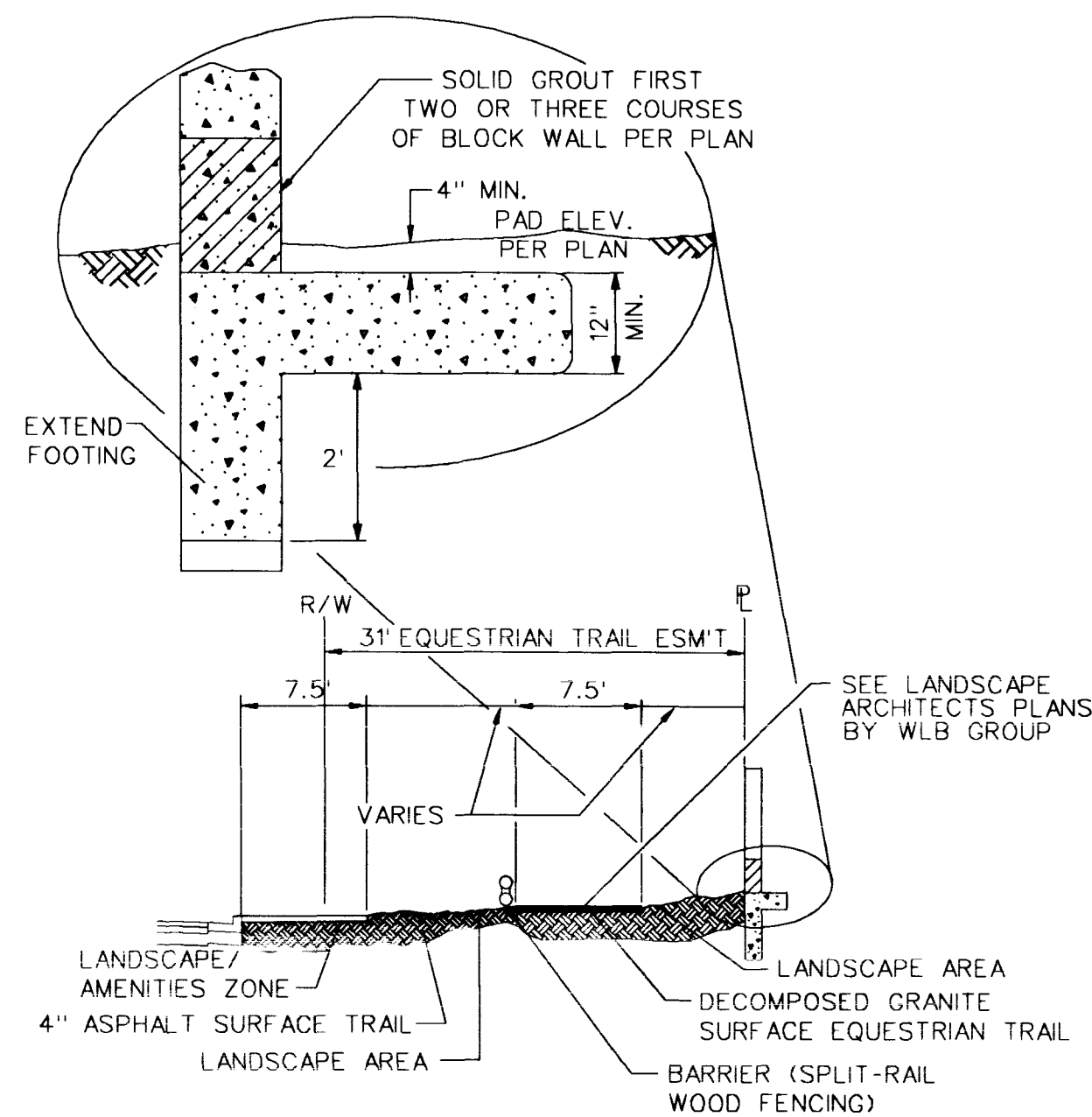
BEING THE NORTH LINE OF THE LOT 63, AS IT IS SHOWN ON THE RECORD OF SURVEY IN FILE 52 OF SURVEYS, PAGE 70, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, WHICH BEARS: SOUTH 85°04'37" WEST.

BENCHMARK

BEING THE CITY OF NORTH LAS VEGAS BM #518118 (1LV90-13E4), 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)

GRADING NOTES

1. CIVL 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.

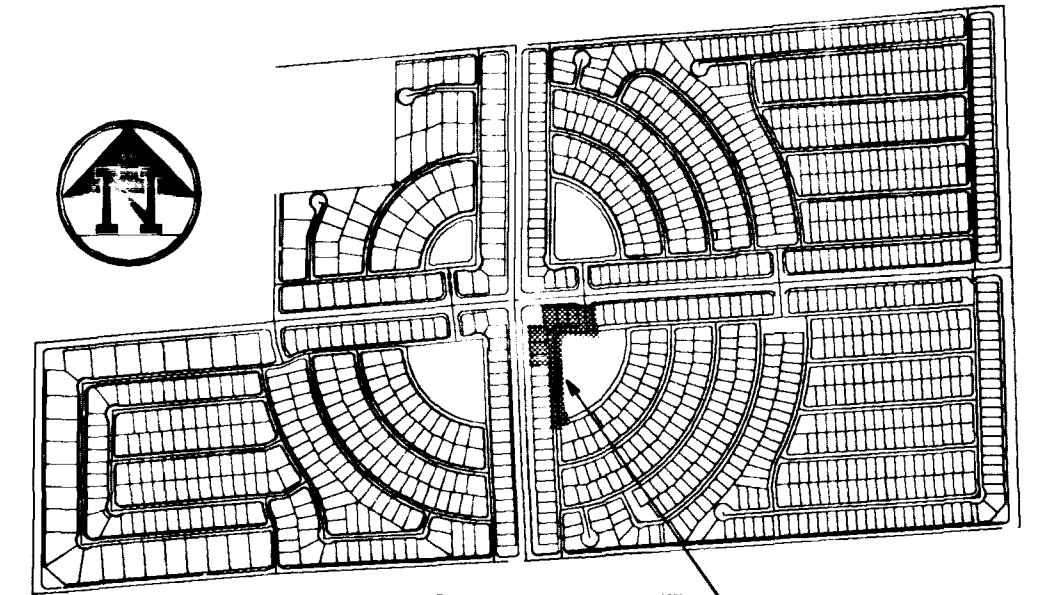
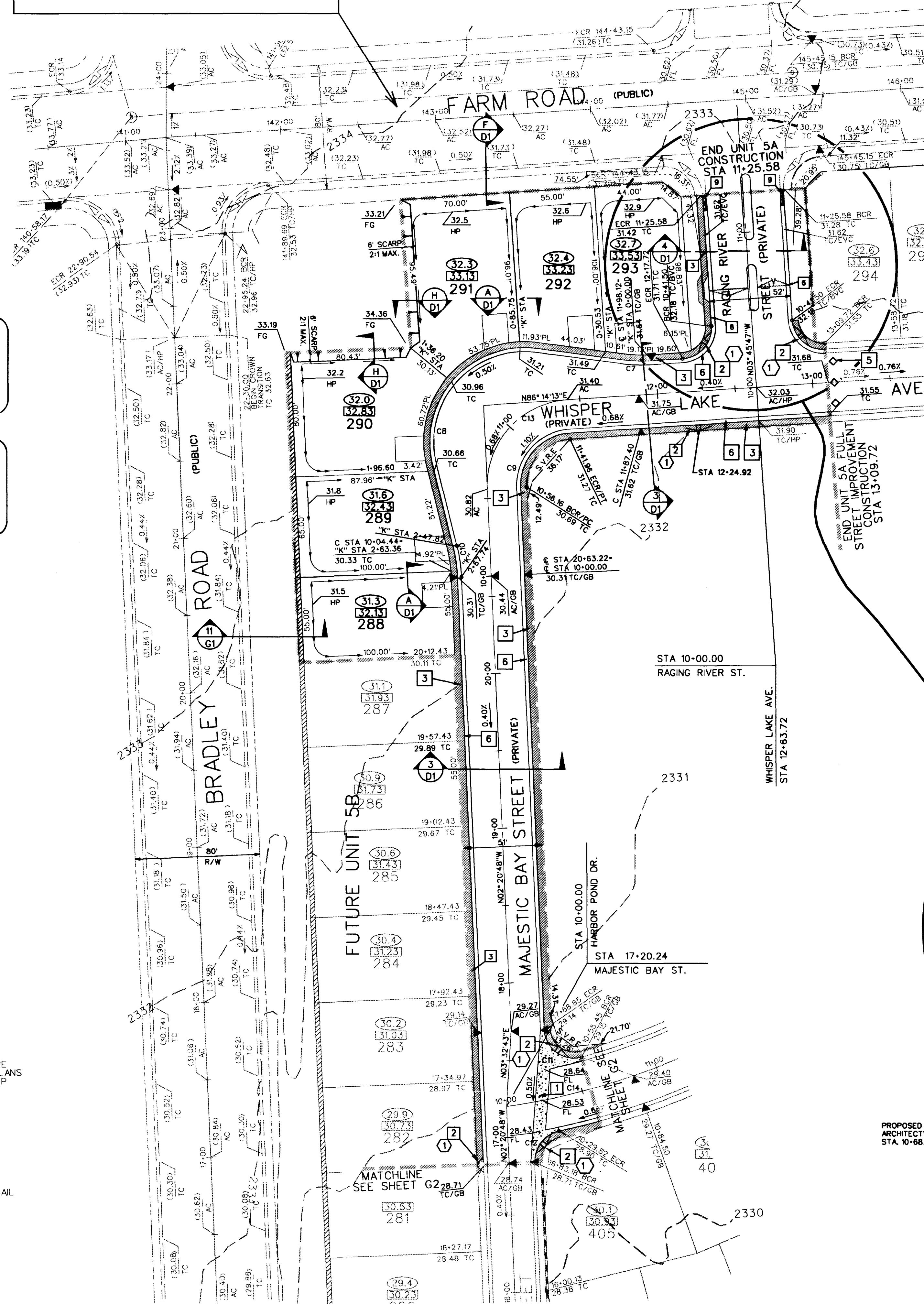


(EXISTING)
31' EQUESTRIAN TRAIL EASEMENT

1" = 10' HORIZONTAL
1" = 2.5' VERTICAL

Applies to: BRADLEY ROAD

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



KEY MAP
SHADED AREA SHOWN ON THIS SHEET

CONSTRUCTION NOTES

1. CONSTRUCT 8" CONCRETE VALLEY GUTTER PER CLARK COUNTY AREA STANDARD DWG. NO. 228.
2. CONSTRUCT SIDEWALK RAMP (CASE D) 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. 216.
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. 229.
8. REMOVE EXISTING TEMPORARY END OF ROAD MARKERS
9. CONSTRUCT CURB TRANSITION PER DETAIL ON SHEET D1

BACK OF CURB CURVE DATA

NO.	RADIUS	DELTA	LENGTH	TANGENT
C1	0003.00'	180°00'00"	0009.42'	
C2	0003.00'	180°00'00"	0009.42'	
C3	0003.00'	180°00'00"	0009.42'	
C4	0003.00'	180°00'00"	0009.42'	
C5	0020.00'	090°00'00"	0031.42'	0020.00'
C6	0020.00'	090°00'00"	0031.42'	0020.00'
C7	0100.00'	011°24'59"	0019.93'	0010.00'
C8	0061.00'	111°25'04"	0118.62'	0089.45'
C9	0034.00'	088°35'00"	0052.57'	0033.17'
C10	0100.00'	009°03'28"	0015.81'	0007.92'
C11	0019.00'	103°05'41"	0034.19'	0023.93'
C12	0020.00'	080°21'51"	0028.05'	0016.89'

CENTER LINE CURVE DATA

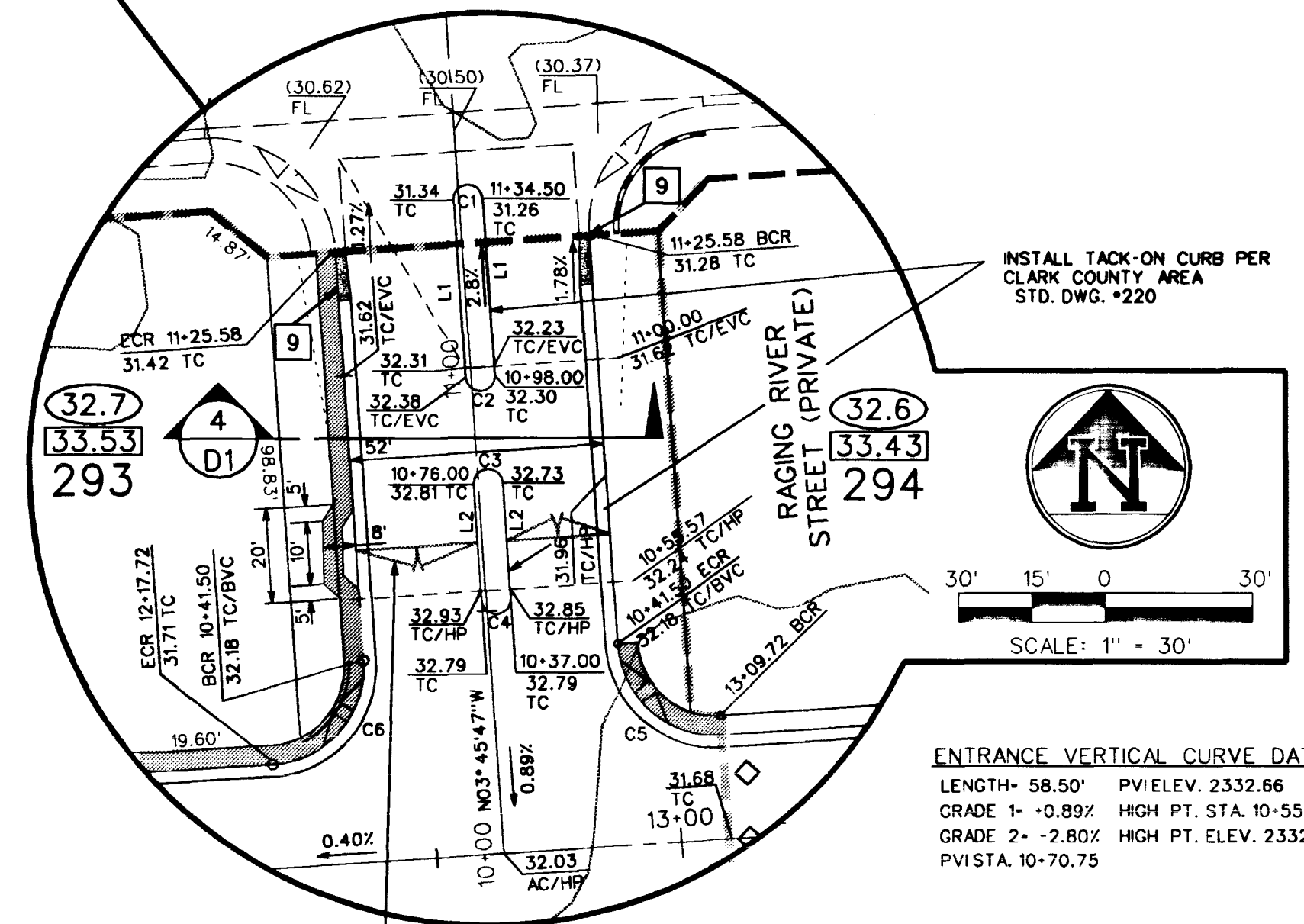
NO.	RADIUS	DELTA	LENGTH	TANGENT
C13	0055.50'	088°35'00"	0085.81'	0054.14'
C14	0424.50'	090°28'04"	0055.45'	0427.98'

SIDEWALK RAMP DATA

NO.	A	B
(1)	8'	8'

BACK OF CURB DATA

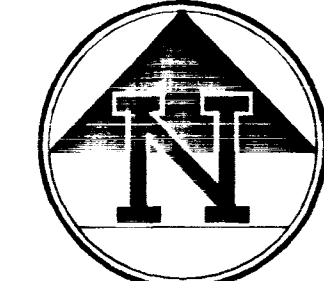
NO.	DISTANCE	BEARING
L1	36.5'	N03°45'47"W
L2	23.75'	N03°45'47"W



ENTRANCE VERTICAL CURVE DATA
LENGTH: 58.50' PVI ELEV. 2332.66
GRADE 1: -0.89% HIGH PT. STA. 10+55.57
GRADE 2: -2.80% HIGH PT. ELEV. 2332.46
PVI STA. 10+70.75

PROPOSED GATE LOCATION SEE LANDSCAPE ARCHITECT'S PLANS FOR GATE DETAILS.
STA. 10+68.83

NOTE:
PRIVATE DRIVES ARE ALSO PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED



40' 20' 0 40'
SCALE: 1" = 40'

I CERTIFY THAT THIS GRADING PLAN CONFORMS TO THE APPROVED DRAINAGE STUDY FOR THIS SITE ON FILE AT CITY OF LAS VEGAS
10/25/99
DATE

THE GATES, L.L.C.
701 WEST LAKE MEAD BOULEVARD
SUITE 200
LAS VEGAS, NEVADA 89128

GRADING PLAN
LYNBROOK
UNIT 5A

SHEET

TITLE

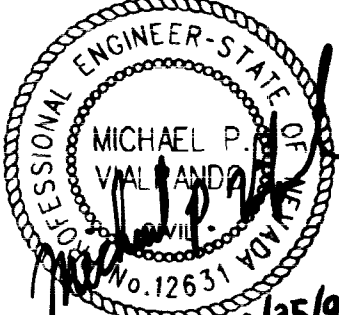
DRAWN BY: GAD/RS

DESIGNED BY: CB/CA/ED/FT

CHECKED BY: MPV

PROJECT NO:

SEAL



SHEET

G1

6 OF 12 SHEETS

CLV DRAWING NO.

107Y-4576-5A

