

CIMARRON ROAD (80' R.O.W.)

CIMARRON IMPROVEMENTS PER
CLV DWG #107V-431B-1A

PATTERS II
(UNDER CONSTRUCTION)
CLV DWG #107-V2870

FUTURE
TED WEINS
CLV DWG #SD-20-98

CHEYENNE IMPROVEMENTS PER
CLV DWG #107-V231D - S.I.D. #1447

CHEYENNE AVENUE (100' R.O.W.)

BENCHMARK

CITY OF LAS VEGAS B.M. NO. 01V0016N4
RIVET & PLATE, TOP OF CURB, ON CHEYENNE AVE., 1250' WEST OF SOFT
BREEZES DRIVE, SOUTH CURB LINE
ELEV: 2407.70' (733.8685M) (NAVD 88)

BASIS OF BEARING

THE SOUTH LINE OF SECTION 9, T20S, R60E, M.D.M.,
OF "AMENDED PLAT OF NORTH SHORE, PHASE I", BOOK 67, PAGE 89,
FOUND AS SHOWN HEREON, THE BEARING OF SAID LINE BEING N 88°33'14" W

CURVE TABLE

CURVE DATA (BACK OF CURB)			
#	DELTA	RADIUS	LENGTH
1	90°00'00"	15.00'	23.56'
2	90°00'00"	25.00'	39.27'

DRAINAGE CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED
DRAINAGE STUDY AND THAT THE CITY OF LAS VEGAS FOR THIS PROJECT.

MICHAEL J. CREHAN #10644 DATE 10/23/98

Call before
you Dig. It's a Law.
1-800-227-2600

CALL BEFORE
YOU DIG
OVERHEAD
CALL 1-702-593-6111

MICHAEL J. CREHAN
CIVIL
10/23/98

G3
9 OF 15 SHEETS
DRAWING NO.
107-V2965

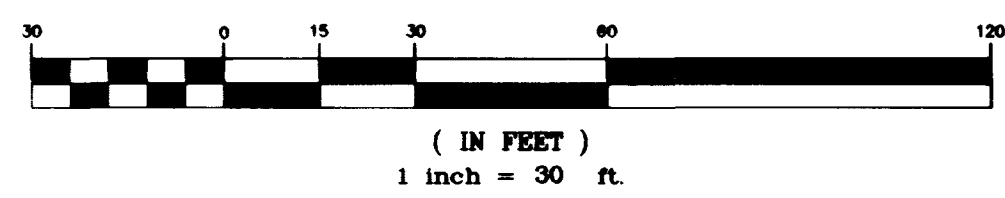
MATCHLINE SEE SHEET G1

BLDG 4
F.F.= 81.50
PAD= 80.8

BLDG 3
F.F.= 80.80
PAD= 80.1

BLDG 2
F.F.= 80.85
PAD= 80.05

GRAPHIC SCALE



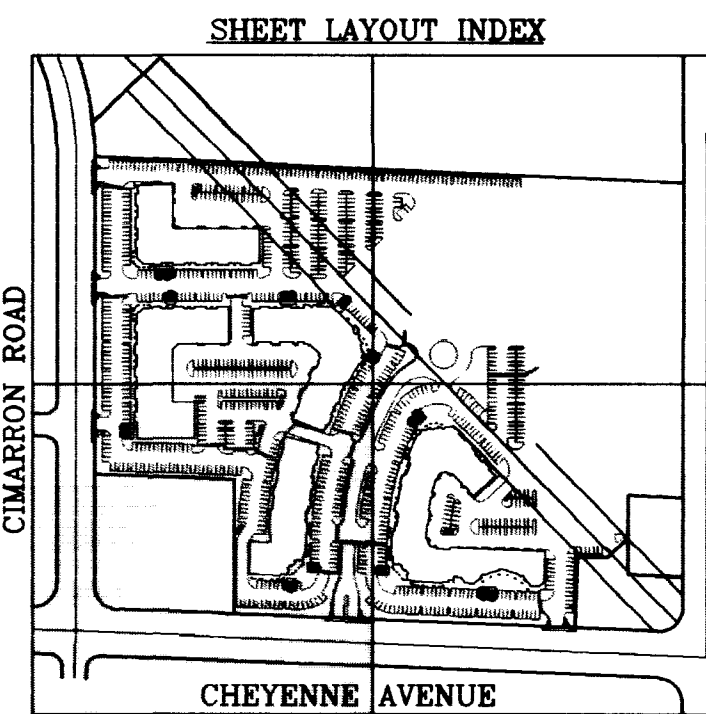
CONSTRUCTION NOTES:

1. FLATTEN AREA THROUGH VALLEY GUTTER PER DETAIL "G", SHEET S1.
2. FLATTEN AREA THROUGH "L" CURB PER DETAIL "H", SHEET S1.
4. REMOVE 71 LF ~ EX. "L" CURB, CONSTRUCT 30" WIDE COMMERCIAL DRIVEWAY PER CCASD NO.222A, WITH 8" CROSS GUTTER PER CCASD NO.228.
5. CONSTRUCT CONCRETE APRON PER DETAIL "E", SHEET S1.
6. CONSTRUCT 2" "U" CHANNEL PER DETAIL "C", SHEET S1.
7. CONSTRUCT 2" VALLEY GUTTER PER DETAIL "B", SHEET S1.
8. CONSTRUCT 5' WIDE SIDEWALK PER CCASD NO. 234
9. CONSTRUCT 24" "L" CURB PER CCASD NO. 216
10. CONSTRUCT SIDEWALK RAMP PER CCASD NO. 235, CASE 1
11. CONSTRUCT 18" "L" CURB PER DETAIL "A", SHEET S1
12. CONSTRUCT "A" CURB PER DETAIL "F", SHEET S1
13. CONSTRUCT PAVEMENT SECTION PER DETAIL "J", SHEET S1
14. CONSTRUCT PEDESTRIAN RAMP PER DETAIL "D", SHEET S1
15. CONSTRUCT WALL OPENING PER DETAIL "K", SHEET S1.
17. REMOVE 97 LF ~ EX. "L" CURB, CONSTRUCT 57" WIDE COMMERCIAL DRIVEWAY WITH 8" MEDIAN, PER CCASD NO.222A, WITH 8" CROSS GUTTER PER CCASD NO.228
18. TRASH ENCLOSURE SEE ARCHITECTURAL PLANS.
19. INVERT GUTTER TO FLOW AWAY FROM FACE OF CURB.
20. 4" (MIN.) THICK NON-REINFORCED SIDEWALK.

LEGEND:

TC	TOP OF BACK OF CURB
TP	TOP OF PAVEMENT
FL	FLOWLINE
FS	FINISHED SURFACE
FFE	FINISHED FLOOR ELEVATION
EX	EXISTING
1	BUILDING NUMBER
XX.XX	DESIGN SPOT GRADE
()	INDICATES EXISTING
1%	PERCENT SLOPE & DIRECTION
---(2470)---	EXISTING CONTOUR
FG	FINISHED GRADE
GB	GRADE BREAK
HP	HIGH POINT
FH	FIRE HYDRANT
DI	DROP INLET
ST.LT.	STREET LIGHT
SD	STORM DRAIN
	RETAINING WALL
	PERIMETER CMU FENCE
	2" PAVEMENT SECTION
	3" HEAVY PAVEMENT SECTION
	INGRESS & EGRESS EASEMENT

NOTE:
LANDSCAPE AREAS AND ON-SITE SIDEWALKS ARE
ONLY SHOWN FOR CLARIFICATION OF HANDICAP ACCESSIBLE
ROUTE DESIGN. SEE LANDSCAPE PLANS FOR ALL ON-SITE
SIDEWALK AND PLANTER AREAS.



NORTHWEST PROPERTIES, L.L.C.

6900 WESTCLIFF DRIVE, #505
LAS VEGAS, NEVADA 89128
(702)256-3781

GRADING PLAN

FLYNN GALLAGHER CORP. CENTER

NWC OF CHEYENNE AND BUFFALO
APN 138-09-801-018 & 019
CITY OF LAS VEGAS

DRAWN BY: PAK
DESIGNED BY: MC/DS/MS/PAK
CHECKED BY: MC
PROJECT NO: 02-1998-067
SCALE: 1" = 30'

10/23/98

