

MATCHLINE SEE SHEET G2

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft

LEGEND:

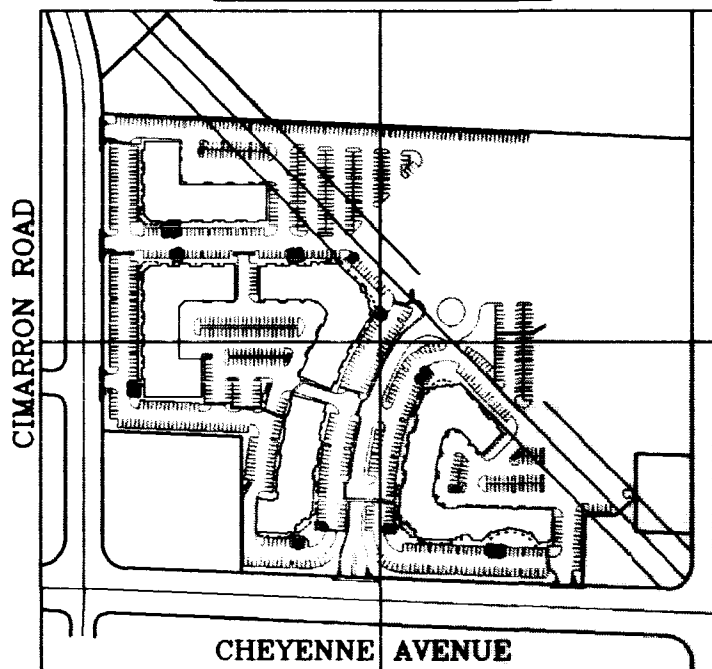
TC	TOP OF BACK OF CURB
TP	TOP OF PAVEMENT
FL	FLOWLINE
FS	FINISHED SURFACE
FFE	FINISHED FLOOR ELEVATION
EX	EXISTING
1	BUILDING NUMBER
XX.XX	DESIGN SPOT GRADE
	INDICATES EXISTING
1%	PERCENT SLOPE & DIRECTION
---(2470)---	EXISTING CONTOUR
FG	FINISHED GRADE
GB	GRADE BREAK
HP	HIGH POINT
FH	FIRE HYDRANT
DI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

CONSTRUCTION NOTES:

- FLATTEN AREA THROUGH VALLEY GUTTER PER DETAIL "G", SHEET S1.
- FLATTEN AREA THROUGH "L" CURB PER DETAIL "H", SHEET S1.
- REMOVE 71 LF ~ EX. "L" CURB, CONSTRUCT 30' WIDE COMMERCIAL DRIVEWAY PER CCASD NO.222A, WITH 8" CROSS GUTTER PER CCASD NO.228.
- CONSTRUCT CONCRETE APRON PER DETAIL "E", SHEET S1.
- CONSTRUCT 2" "U" CHANNEL PER DETAIL "C", SHEET S1.
- CONSTRUCT 2" VALLEY GUTTER PER DETAIL "B", SHEET S1.
- CONSTRUCT 5' WIDE SIDEWALK PER CCASD NO. 234
- CONSTRUCT 24" "L" CURB PER CCASD NO. 216
- CONSTRUCT SIDEWALK RAMP PER CCASD NO. 235, CASE 1
- CONSTRUCT 18" "L" CURB PER DETAIL "A", SHEET S1
- CONSTRUCT "A" CURB PER DETAIL "T", SHEET S1
- CONSTRUCT PAVEMENT SECTION PER DETAIL "J", SHEET S1
- CONSTRUCT PEDESTRIAN RAMP PER DETAIL "D", SHEET S1
- TRASH ENCLOSURE SEE ARCHITECTURAL PLANS.

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.

SHEET LAYOUT INDEX



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

CALL BEFORE YOU DO OVERHEAD

CALL 1-702-593-8111

DRAINAGE CERTIFICATION

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.
MICHAEL J. CREHAN P.E. #1664

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'

BENCHMARK

CITY OF LAS VEGAS BM. NO. 0LV0016N4
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, W.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

EXISTING NORTHSHORE PROFESSIONAL
OFFICE PLAZA, CLV DWG #107Y-4534
(F.F. = 68.2)

EXISTING LVVWD
WELL SITE

BLDG 1
F.F.= 74.70
PAD=74.0

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

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

BUFFALO DRIVE (100' R.O.W.)

MATCHLINE SEE SHEET G3

NORTHWEST PROPERTIES, L.L.C.
6900 WESTCLIFF DRIVE, #505
LAS VEGAS, NEVADA 89128

AGRA Infrastructure, Inc.
ENGINEERING GLOBAL SOLUTIONS
3016 W. CHARLESTON BOULEVARD, SUITE 180
LAS VEGAS, NEVADA 89102

GRADING PLAN

FLYNN GALLAGHER CORP. CENTER
NWC OF CHEYENNE AND BUFFALO
APN. 138-09-801-018 & 019
CITY OF LAS VEGAS

DRAWN BY:
PAK

AUG'98

DESIGNED BY:
MC/MS/PAK

AUG'98

CHECKED BY:
MC

AUG'98

PROJECT NO.:

02-1988-067

SCALE:

1" = 30'

G4

10 OF 15 SHEETS

DRAWING NO.

107-V2965



LEGEND:

CONSTRUCTION NOTES

1. **APPROXIMATE DURATION:** 15-20 minutes. The length of the program will depend on the number of questions asked. The program will be approximately 15-20 minutes long.

2. **APPROXIMATE DURATION:** 15-20 minutes. The length of the program will depend on the number of questions asked. The program will be approximately 15-20 minutes long.

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10. **APPROXIMATE DURATION:** 15-20 minutes. The length of the program will depend on the number of questions asked. The program will be approximately 15-20 minutes long.

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100-227-24

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15.	15.
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BLDG 1
F.F. = 74.70
PAD = 74.0

EDJING LYTW
WILL SITE

EDGE OF DEVELOPMENT

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

BASIS OF BEARING

FOR INFORMATION ONLY
THIS IS NOT A CONTRACT. NO OFFER IS MADE BY THE ISSUING PARTY.

REFERENCES

WALSH

EXPERIMENTAL

Country	Year	Population (millions)	GDP (billions of dollars)	Life expectancy (years)
USA	1990	248	5,800	75
USA	2000	268	10,000	77
USA	2010	280	14,000	78
China	1990	1,130	1,000	72
China	2000	1,230	1,500	73
China	2010	1,340	2,000	74
India	1990	850	300	63
India	2000	1,000	500	65
India	2010	1,150	1,000	67

LANGUAGE COMMUNICATION

24412

100



10 x 10 mm
