

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

MATCHLINE SEE SHEET G1

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

NORTH

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

PUTTERS 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 BM NO. 0LV0016N4
RIVET & PLATE: TOP OF CURB, ON CHEYENNE AVE., 1250' WEST OF SOUTH
BREEZE 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
1	90°00'00"	15.00'
2	90°00'00"	25.00'

DRAINAGE CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED
DRAINAGE STUDY ON THIS PROJECT.

10/23/98
MICHAEL J. CREHAN
DATE

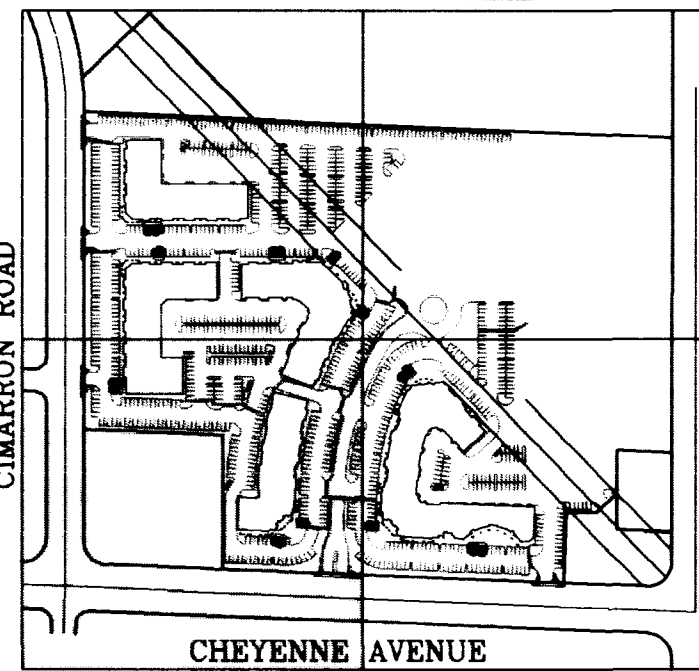
CONSTRUCTION NOTES:

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

SHEET LAYOUT INDEX



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.

6800 WESTCLIFF DRIVE, #505
LAS VEGAS, NEVADA 89128
(702)226-3751

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/BS/MS/PK

CHECKED BY: MC

PROJECT NO: 02-1998-067

AUG98

AUG98

AUG98

SCALE: 1" = 30'

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