

LEGEND

23.00	DESIGN ELEVATION
TC	EXISTING ELEVATION
AC	ASPHALTIC CONCRETE
TC	TOP OF CURB
HP	HIGH POINT
SW	SIDEWALK
R/W	RIGHT-OF-WAY
FL	FLOW LINE
FF	FINISH FLOOR
HL	HINGE LINE
INV	INVERT
TMH	TOP OF MANHOLE
FNC	FENCE
2%	DIRECTION OF FLOW WITH SLOPE
---	GRADE BREAK
---	SCARP AS NOTED
(23.0)	PAD ELEVATION
(1)	CONSTRUCTION NOTES
---	BLOCK WALL AND/OR RETAINING WALL AS NOTED
---	ROUGH GRADE HINGE LINE
---	LANDSCAPE SWALE (1% MIN SLOPE)
---	EASEMENT LINE
10	LOT NUMBER
(10)	BLOCK NUMBER

LEGAL DESCRIPTION

BEING A PORTION OF LOT 1, FILE 92, PAGE 48 OF PARCEL MAPS SITUATED IN THE SE 1/4, SE 1/4 OF SECTION 31 AND A PORTION OF THE SW 1/4, SW 1/4 OF SECTION 32 TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. APN 138-32-411-001

BASIS OF BEARING

N. 89°26'21" E., BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN IN BOOK 77, PAGE 23, OF PLATS ON FILE IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

CLV BM # 32 OLWOOD 31SES
RIVET & PLATE IN TOP OF CURB ON CHARLESTON BOULEVARD, 1446' WEST OF FORT APACHE ROAD, NORTH CURB LINE.
ELEVATION = 847.6375 METERS
2780.96 FEET (NAVD '88)

CONSTRUCTION NOTES

- 1) CONSTRUCT ONSITE CONCRETE WEDGE CURB - SEE DETAIL 2, SHEET DT1.
- 2) CONSTRUCT ONSITE CONCRETE "A" TYPE CURB - SEE DETAIL 1, SHEET DT1.
- 3) REMOVE EXISTING TREES/SHRUBS. RELOCATE PER LANDSCAPE PLAN.
- 4) CONSTRUCT ONSITE 4" CONCRETE VALLEY GUTTER. SEE DETAIL 4, SHEET DT1.
- 5) CONSTRUCT ONSITE CONCRETE SIDEWALK - SEE DETAIL 16, SHEET DT2. WIDTH SPECIFIED ON PLANS.
- 6) TRANSITION "A" CURB FROM 6" CURB FACE TO 0" IN 2 LINEAR FEET.
- 7) CONSTRUCT 10' CONCRETE CURB, TRANSITION - SEE DETAIL 3, SHEET DT1.
- 8) CONSTRUCT 4' WIDE LANDSCAPE SWALE - SEE DETAIL 19, SHEET DT2.
- 9) CONSTRUCT 8" VALLEY GUTTER PER STD DWG. # 228.
- 10) CONTRACTOR TO INSTALL GATES PER CITY OF LAS VEGAS AND OWNERS REQUIREMENTS.
- 11) CONSTRUCT 6' CMU SCREEN WALL & RETAINING WALL PER CITY OF LAS VEGAS BUILDING DEPARTMENT STANDARDS.
- 12) CONSTRUCT 4' CONCRETE VALLEY GUTTER PER DETAILS 5A & 5B ON SHEET DT1.
- 13) SAWCUT, REMOVE & MATCH EXISTING
- 14) CONSTRUCT WROUGHT IRON FENCE WITH PILASTERS PER OWNERS REQUIREMENTS.
- 15) CONSTRUCT 2' CONCRETE VALLEY GUTTER PER DETAIL 4 SHEET DT1.
- 16) CONSTRUCT 2' DEPRESSED CURB
- 17) PEDESTRIAN GATE PER OWNERS REQUIREMENTS
- 18) PRIVATE DRIVE AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED
- 19) REMOVE EXISTING CURB AND GUTTER. CONSTRUCT DRIVEWAY PER STD. DWG. #224
- 20) CONSTRUCT 3' CUTOFF WALL SEE DETAIL 22, SHEET DT2
- 21) CONSTRUCT SIDEWALK RAMP PER STD. DWG. #235 (A=8', B=8')
- 22) INSTALL 20 LF - 18" RCP W/ RCP END SECTIONS

NOTES TO CONTRACTOR

1. ALL GRADING OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS PROVIDED IN THE SOIL AND FOUNDATION INVESTIGATION FOR PECCOLE WEST COMMERCIAL/RESIDENTIAL DEVELOPMENT - LOT 68 BY CONVERSE CONSULTANTS SW INC. #95-33416-01, DATED JULY 13, 1995.
2. CIVILTEC SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES IN THE PLANS OR CONDITIONS IN THE FIELD.
3. GARAGE FINISH FLOORS ARE 0.67' ABOVE PAD ELEVATIONS.
4. HOUSE FINISH FLOORS ARE 0.67' ABOVE PAD ELEVATIONS.
5. PHASE II & PHASE III ARE SHOWN ON THESE PLANS FOR ROUGH GRADING PURPOSES ONLY.

Avoid overhead power line contact
Call before you OVERHEAD
1-702-583-5111
NEVADA POWER ENVIRONMENT SAFETY SERVICES DEPARTMENT

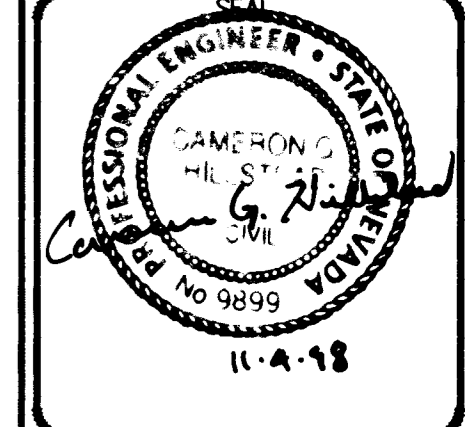
Avoid cutting underground utility lines. It's costly
Call before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

NO.	REV.	BY	DATE
1	2-16-99	AMZ	APR

CHARTERED DEVELOPMENT
6120 W. TROPICANA SUITE A-16/229
LAS VEGAS NV 89103
(702) 873-3994

Civiltec
ENGINEERS/SURVEYORS/PLANNERS
4795 S. SANDHILL RD. LAS VEGAS, NV 89121
(702) 498-0099

GRADING PLAN
OFF-SITE DRAINAGE EASEMENT
QUEENSBRIDGE
FAIRWAY HOMES PHASE I
CITY OF LAS VEGAS NEVADA



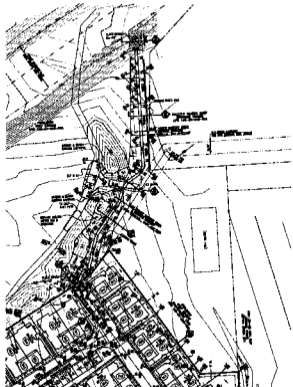
SCALE(H): 1" =	30'
SCALE(V): 1" =	
DES. BY:	AMZ
DWN. BY:	dp
CHK. BY:	AMZ
PROJ. START DATE:	11/97

PROJECT NO.	3074-1
DRAWING NAME:	3074RGP

SHEET	G5
15 OF 17 SHEETS	
CITY OF LAS VEGAS DWG. NO.	1074-4578-1

"I CERTIFY THAT THIS GRADING PLAN CONFORMS TO THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT."
Cameron G. Hill 11-4-98
DATE

FOR CONTINUATION SEE SHEET G3



FOR CONTINUATION SEE SHEET 02



LEGEND

1	EXISTING DRIVE
2	EXISTING SIDEWALK
3	EXISTING DRIVE
4	EXISTING DRIVE
5	EXISTING DRIVE
6	EXISTING DRIVE
7	EXISTING DRIVE
8	EXISTING DRIVE
9	EXISTING DRIVE
10	EXISTING DRIVE
11	EXISTING DRIVE
12	EXISTING DRIVE
13	EXISTING DRIVE
14	EXISTING DRIVE
15	EXISTING DRIVE

LEGAL DESCRIPTION

ALL RIGHTS RESERVED BY THE ENGINEER. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREON.

DATE OF SHEET

10/15/2010

REVISIONS

1. 10/15/2010: INITIAL DESIGN
2. 10/15/2010: REVISIONS

CONSTRUCTION NOTES

1. EXISTING DRIVE CENTER LINE SHOWN - SEE SHEET 01 AND 02
2. EXISTING DRIVE CENTER LINE SHOWN - SEE SHEET 01 AND 02
3. EXISTING DRIVE CENTER LINE SHOWN - SEE SHEET 01 AND 02
4. EXISTING DRIVE CENTER LINE SHOWN - SEE SHEET 01 AND 02
5. EXISTING DRIVE CENTER LINE SHOWN - SEE SHEET 01 AND 02
6. EXISTING DRIVE CENTER LINE SHOWN - SEE SHEET 01 AND 02
7. EXISTING DRIVE CENTER LINE SHOWN - SEE SHEET 01 AND 02
8. EXISTING DRIVE CENTER LINE SHOWN - SEE SHEET 01 AND 02
9. EXISTING DRIVE CENTER LINE SHOWN - SEE SHEET 01 AND 02
10. EXISTING DRIVE CENTER LINE SHOWN - SEE SHEET 01 AND 02
11. EXISTING DRIVE CENTER LINE SHOWN - SEE SHEET 01 AND 02
12. EXISTING DRIVE CENTER LINE SHOWN - SEE SHEET 01 AND 02
13. EXISTING DRIVE CENTER LINE SHOWN - SEE SHEET 01 AND 02
14. EXISTING DRIVE CENTER LINE SHOWN - SEE SHEET 01 AND 02
15. EXISTING DRIVE CENTER LINE SHOWN - SEE SHEET 01 AND 02

NOTES TO CONTRACTOR

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND THE CITY OF LOS ANGELES STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION - 2008 EDITION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOS ANGELES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT.

10/15/2010

 David J. ...
 10/15/2010

PROJECT INFORMATION

PROJECT NO. 10/15/2010

PROJECT NAME: CITY OF LOS ANGELES

PROJECT LOCATION: CITY OF LOS ANGELES

PROJECT PHASE: PHASE 1

PROJECT OWNER: CITY OF LOS ANGELES

PROJECT MANAGER: [Name]

PROJECT ENGINEER: [Name]

PROJECT ARCHITECT: [Name]

PROJECT CONTRACTOR: [Name]

PROJECT DATE: 10/15/2010

PROJECT SHEET: 01 OF 02

PROJECT TOTAL SHEETS: 02

PROJECT SCALE: 1" = 10'

PROJECT DRAWING NO. 10/15/2010