

Call before you Dig
1-800-227-2600

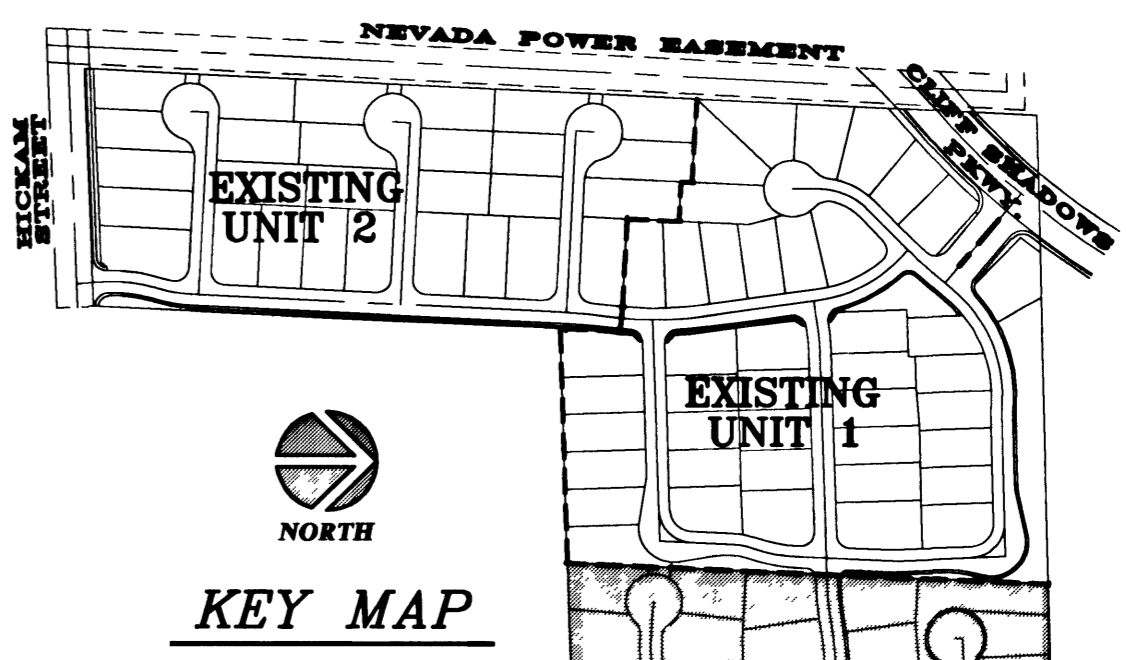
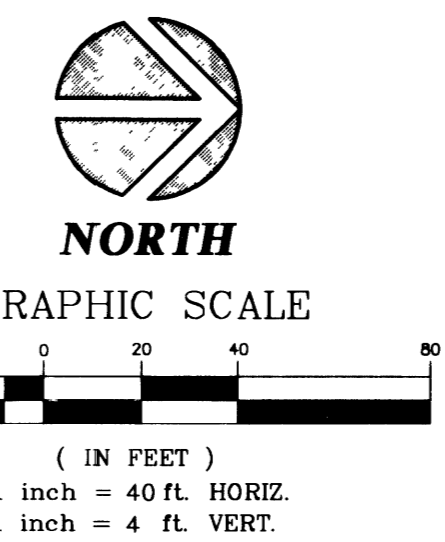
Call before you Overhead
1-702-593-6111

NOTE
PRIVATE DRIVES ARE P.U.E.S.
CLV SEWER EASEMENTS AND
PUBLIC DRAINAGE EASEMENTS
TO BE PRIVATELY MAINTAINED
BY H.O.A.

NOTE
SEE SHEET D1 FOR TYPICAL
LOT GRADING AND BLOCK
WALL SCHEMATIC

BASIS OF BEARING
NORTH 89°27'45" EAST BEING THE NORTH LINE OF THE NORTHEAST QUARTER
(NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP
20 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN IN
FILE 88 OF SURVEYS, PAGE 8, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

BENCHMARK
PROJECT VERTICAL DATUM: NAVD83
CITY OF LAS VEGAS B.M. 1LV000-45E5
NAVD83 ELEV. 713.8497 METERS (2342.02 FEET)
RIVET AND PLATE IN TOP OF CURB, NORTHWEST RETURN OF
ALEXANDER ROAD AND BUFFALO DRIVE
CLARK COUNTY, NEVADA.



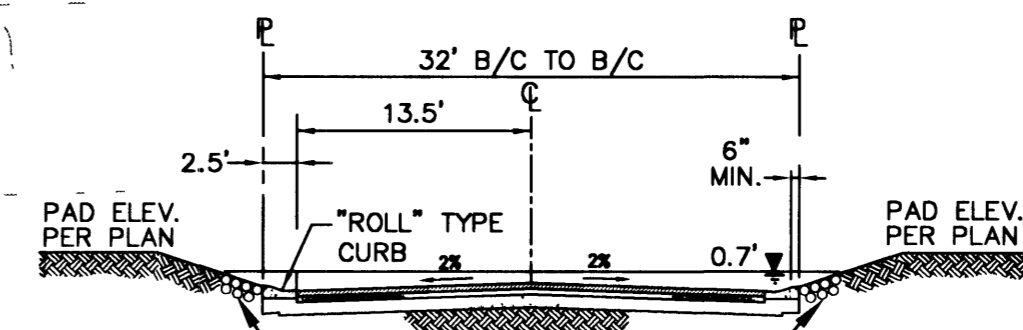
SHADED AREA SHOWN ON THIS SHEET

GRADING NOTES

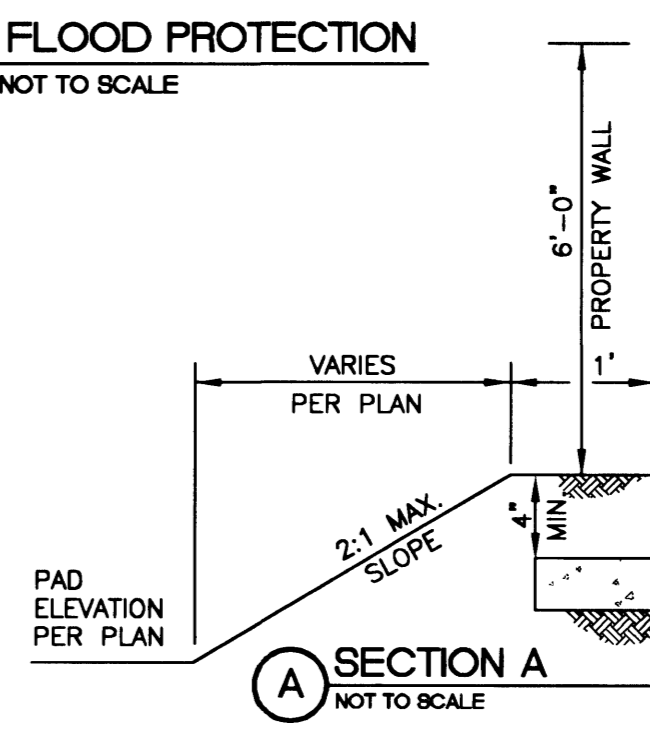
1. CIVL CONSULTANTS SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY IN THE PLANS OR CONDITIONS IN THE FIELD.
2. ALL WORK TO BE PERFORMED OUTSIDE OF THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL NOT BE PERFORMED UNTIL WRITTEN PERMISSION AND EASEMENT HAVE BEEN OBTAINED FROM THE OFFSITE OWNER AND GIVEN TO THE CITY OF LAS VEGAS.
3. ADD 2800' 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.
7. ALL INTERIOR STREETS PROPOSED HEREIN ARE PRIVATE

CONSTRUCTION NOTES

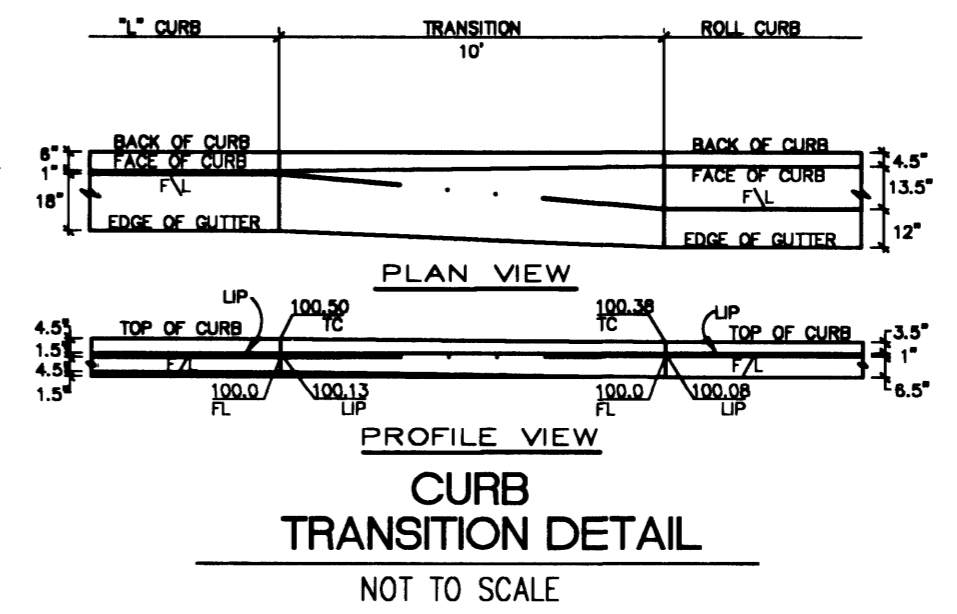
1. CONSTRUCT 8" CONCRETE VALLEY GUTTER PER CLARK COUNTY AREA STANDARD DWG. NO. 228.
2. CONSTRUCT SIDEWALK RAMP (CASE 1) PER CLARK COUNTY AREA STANDARD DWG. NO. 235. (TRANSITION LENGTHS A & B SHOWN ON PLAN)
3. CONSTRUCT 3.5" WIDE CONCRETE SIDEWALK PER CLARK COUNTY AREA STANDARD DWG. NO. 234.
4. CONSTRUCT "ROLL" TYPE CURB & GUTTER PER CLARK COUNTY AREA STANDARD DWG. NO. 217A.
5. CONSTRUCT CURB TRANSITION PER DETAIL ON THIS SHEET
6. INSTALL SIDEWALK DRAIN PER STANDARD DWG. NO. 236



FRONT YARD FLOOD PROTECTION
NOT TO SCALE



SECTION A
NOT TO SCALE



CURB TRANSITION DETAIL
NOT TO SCALE

CENTERLINE CURVE TABLE

No.	Length	Radius	Delta	Tangent
C1	132.03	500.00	15°07'47"	66.40
C2	77.30	1036.77	04°03'33"	38.87
C3	37.00	32.00	66°14'59"	20.88
C4	157.31	1061.51	08°29'28"	78.80
C5	118.63	500.00	13°35'40"	59.60
C6	168.02	1035.34	09°17'53"	84.19
C7	56.09	400.00	08°02'05"	28.09
C8	176.66	500.00	20°14'39"	89.26
C9	72.47	252.91	16°25'05"	36.49
C10	67.57	689.96	03°07'11"	33.86
C11	171.03	900.00	10°53'18"	85.77
C12	195.43	1158.41	09°39'57"	97.95

BACK OF CURB CURVE TABLE

No.	Length	Radius	Delta	Tangent
C13	202.49	40.50	286°27'58"	30.28
C14	15.36	19.50	45°07'49"	8.10
C15	21.30	19.50	62°35'05"	11.85
C16	66.07	516.00	07°20'10"	33.08
C17	51.42	484.00	06°05'14"	25.73
C18	45.54	1080.78	02°24'51"	22.77
C19	78.83	1112.77	04°03'33"	39.43
C20	32.73	120.00	15°37'40"	16.47
C21	61.47	37.00	95°11'45"	40.52
C22	18.50	16.00	66°14'59"	10.44
C23	28.33	120.00	13°31'36"	14.23
C24	154.94	1045.51	08°29'28"	77.61
C25	132.67	1077.51	07°03'16"	66.42
C26	33.64	516.00	03°44'09"	16.83
C27	114.84	484.00	13°35'40"	57.69
C28	29.76	16.00	106°33'34"	21.45
C29	20.95	20.00	60°00'14"	11.55
C30	146.80	1051.34	08°00'01"	73.52
C31	18.95	516.00	02°06'14"	9.47
C32	123.25	1019.34	06°55'41"	61.70
C33	29.54	16.00	105°46'16"	21.14
C34	20.13	16.00	72°04'57"	11.64
C35	90.80	1174.41	04°25'47"	45.42
C36	195.19	1142.41	09°47'23"	97.83
C37	43.89	1174.41	02°08'28"	21.95
C38	174.07	916.00	10°53'18"	87.30
C39	167.99	884.00	10°53'18"	84.25
C40	27.15	673.96	02°18'29"	13.58
C41	15.42	705.96	01°15'06"	7.71
C42	14.42	19.50	42°21'58"	7.56
C43	21.33	19.50	62°41'06"	11.88
C44	202.24	40.50	286°06'27"	30.46
C45	53.42	268.91	11°22'55"	26.80
C46	70.56	236.91	17°03'51"	35.54
C47	171.01	484.00	20°14'39"	86.41
C48	182.32	516.00	20°14'39"	92.12
C49	58.34	416.00	08°02'05"	29.22
C50	53.85	384.00	08°02'05"	26.97

SIDEWALK RAMP TABLE

NO.	A	B
1	8.0'	8.0'
2	4.5'	12.0'

I CERTIFY THAT THIS GRADING PLAN CONFORMS TO THE APPROVED DRAINAGE STUDY FOR THIS SITE ON FILE AT THE CITY OF LAS VEGAS.

DARREN M. BENCH, P.E. No. 10574 DATE 12-27-11

DESIGNED BY: CPO/RAS
DRAWN BY: RAS
CHECKED BY: DMB
PROJECT DATE: 01/01

BY DATE APPROVED: []
NO. REVISION: []

CONCORDIA • LONE MOUNTAIN WEST UNIT 3

CONCORDIA CITY OF LAS VEGAS

CONCORDIA DEVELOPER

PROFESSIONAL ENGINEER - STATE OF NEVADA
DARREN M. BENCH
No. 10574

6280 S. Valley View Blvd
Suite 200
Las Vegas, NV 89118
Tel: (702) 368-3008
Fax: (702) 368-0047

CONSULTANTS, INC.
ENGINEERING • PLANNING • LAND SURVEYING

SHEET
G1
5 OF 9

AGENCY DWG. NO.
107Y-4656-3