

**GRADING NOTES**

- ALL GRADING ELEVATIONS ARE TO FINISHED GRADE, EXCEPT PAD GRADE ELEVATIONS.
- ALL FINAL GRADE ELEVATIONS ON THE OUTSIDE OF BUILDINGS SHALL BE A MINIMUM OF 6" LOWER THAN THE ESTABLISHED FINISH FLOOR ELEVATION, EXCEPT AT THE ENTRANCE TO THE BUILDING.
- THE CONTRACTOR SHALL VERIFY ALL ASPECTS OF THESE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF ANY WORK.
- ANY QUANTITIES SHOWN HEREON ARE FOR ESTIMATES ONLY, AND ARE NOT TO BE USED FOR BIDDING.
- THE CONTRACTOR SHALL FURNISH TO THE ENGINEER AS-BUILT DRAWINGS FOR UTILITY SERVICES AND HOOK-UPS.
- REFER TO THE IMPROVEMENT PLANS FOR STREET SECTIONS, DETAILS AND NEW UTILITY LOCATIONS.
- ALL GRADING SHALL CONFORM TO THE SOILS REPORT: BY GEOTEK, INC. OF NEVADA WORK ORDER NO. 3784-LV6 DATED FEBRUARY 19, 2002. ALL WORK PERFORMED OUTSIDE THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL NOT BE PERFORMED UNTIL WRITTEN PERMISSION AND EASEMENT HAS BEEN OBTAINED FROM THE PROPERTY OWNER.
- PROVIDE 6" THICK CONCRETE SIDEWALK WHERE DRIVEWAYS ARE TO BE LOCATED.

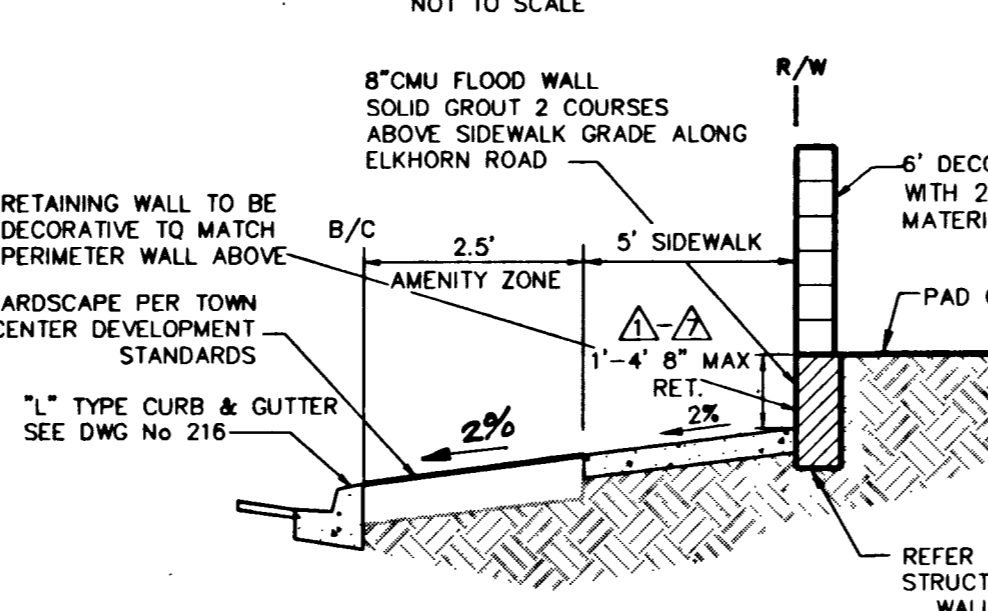
**RETAINING WALL NOTES**

- WALLS SHOWN ON THIS PLAN IS ONLY SCHEMATIC. REFER TO THE STRUCTURAL CALCS AND DETAILS FOR CMU SIZE, FOOTING CONFIGURATION AND REINFORCING BARS, ETC.
- ALL OF THE RETAINING WALL HEIGHTS ARE DETERMINED WITH THE TOP OF THE FOOTING BEING APPROXIMATELY 4" BELOW EXISTING GRADE. WITH THE EXCEPTION OF RETAINING WALLS WHICH ARE NEXT TO A SIDEWALK, ALL OF THESE ARE FIGURED TO HAVE THE TOP OF FOOTING BEING 8" BELOW THE TOP OF THE SIDEWALK.
- RETAINING WALL TO BE A MINIMUM OF 2" ABOVE THE EXISTING GRADE AT THE HIGH SIDE.

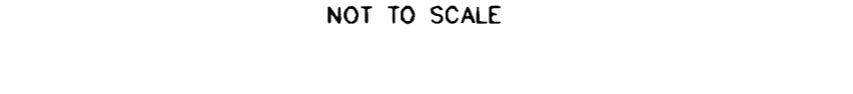
**RETAINING WALL TABLE**

CMU COURSES	HEIGHT	STD. RETAINER	RET. NEXT TO SW
△	0'-8"	0.4'-0.7"	N/A
△	1'-4"	0.71'-0.83"	N/A
△	2'-0"	0.84'-1.50"	7-1.17
△	2'-8"	1.51'-2.17"	1.18-1.83
△	3'-4"	2.18'-2.83"	1.84-2.5
△	4'-0"	2.84'-3.50"	2.51-3.17
△	4'-8"	3.51'-4.17"	3.18-3.83
△	5'-4"	4.18'-4.83"	3.84-4.5
△	6'-0"	4.84'-5.50"	4.51-5.17
△	6'-8"	5.51'-6.17"	5.18-5.83
△	7'-4"	6.18'-6.83"	5.84-6.5
△	8'-0"	6.84'-7.50"	6.51-7.17

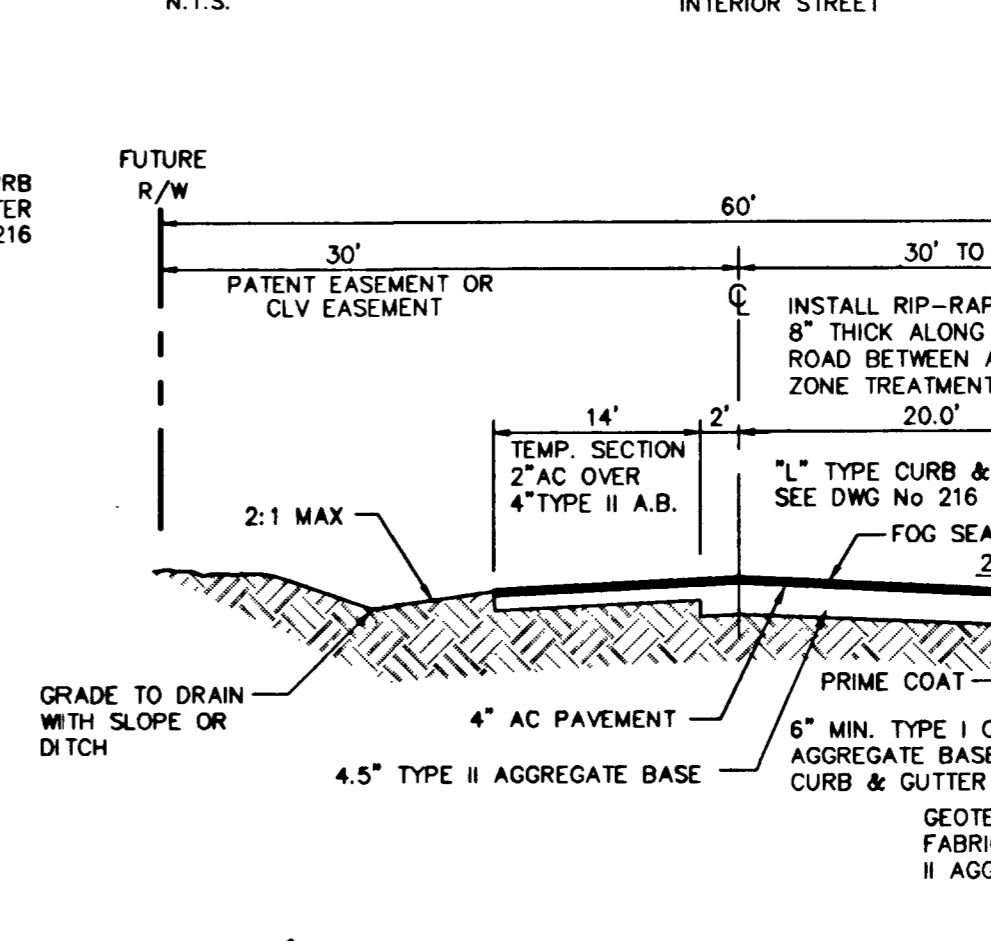
**6 FT VALLEY GUTTER**



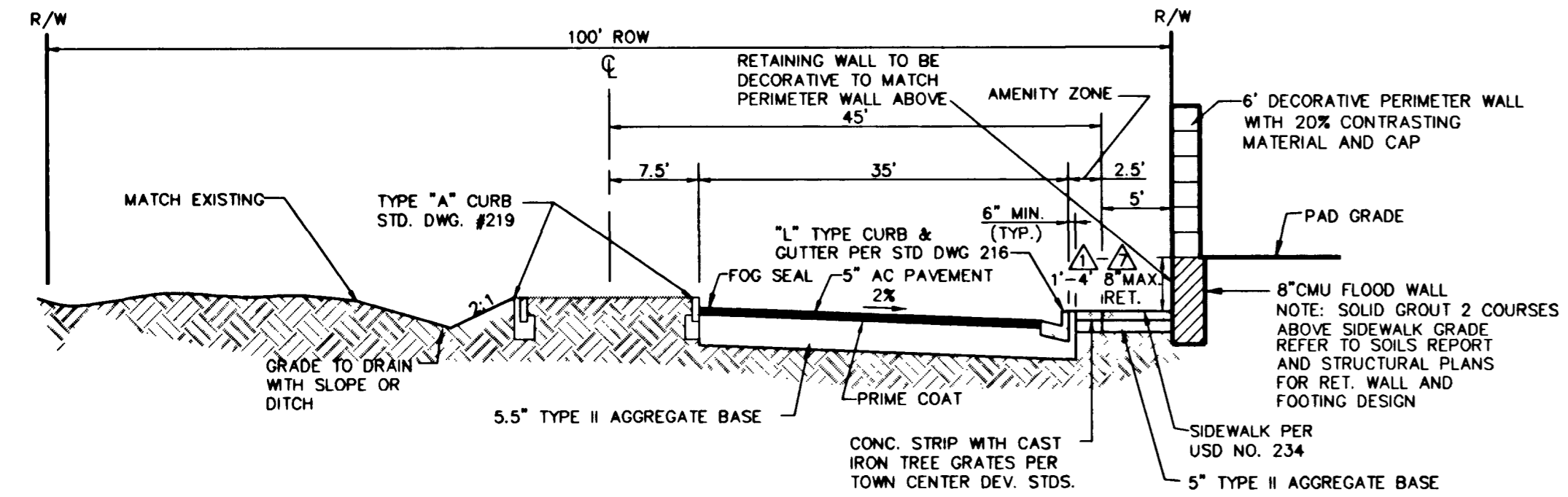
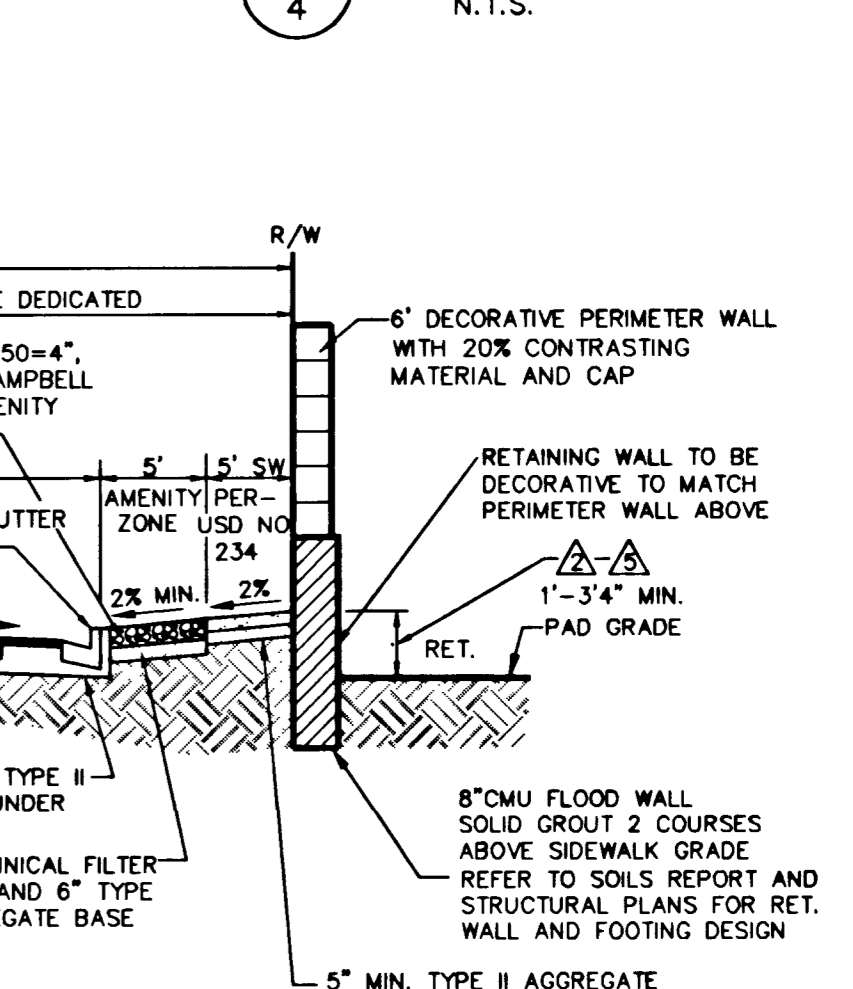
**3' CONCRETE VALLEY GUTTER**



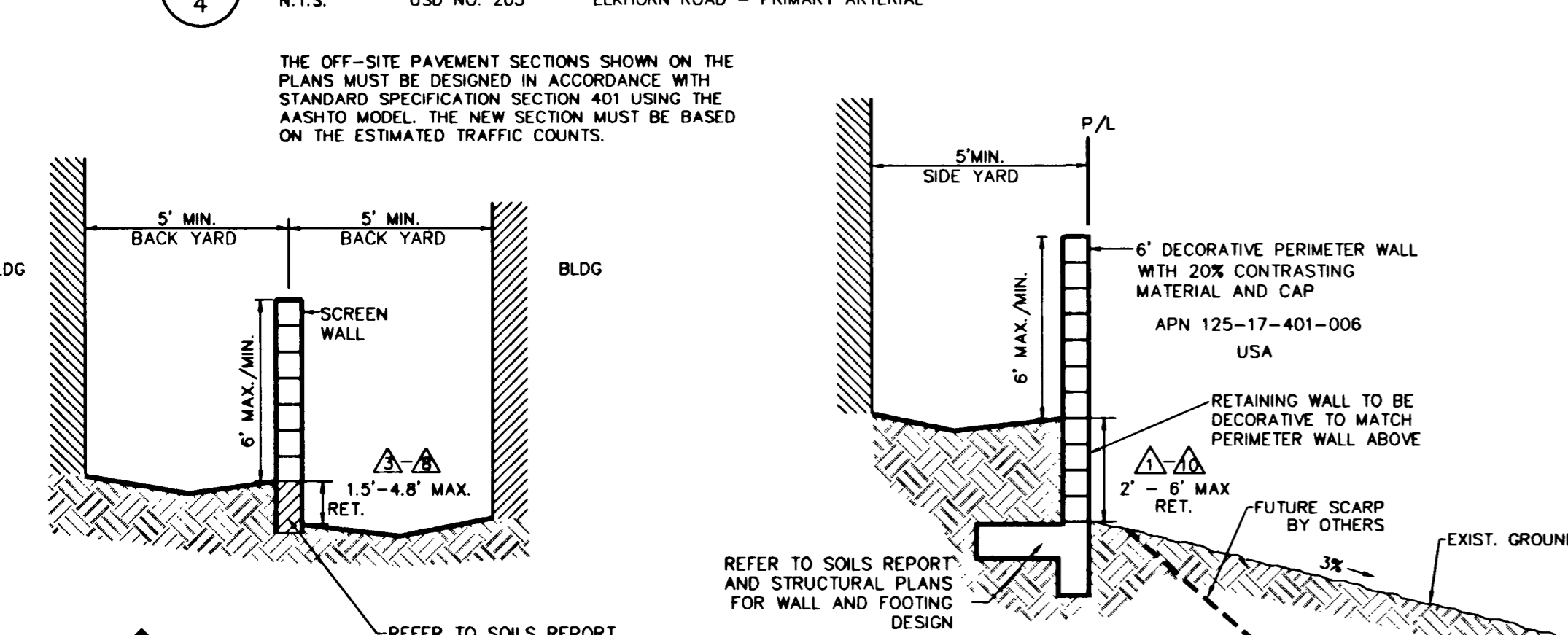
**37' WIDE PRIVATE STREET SECTION**



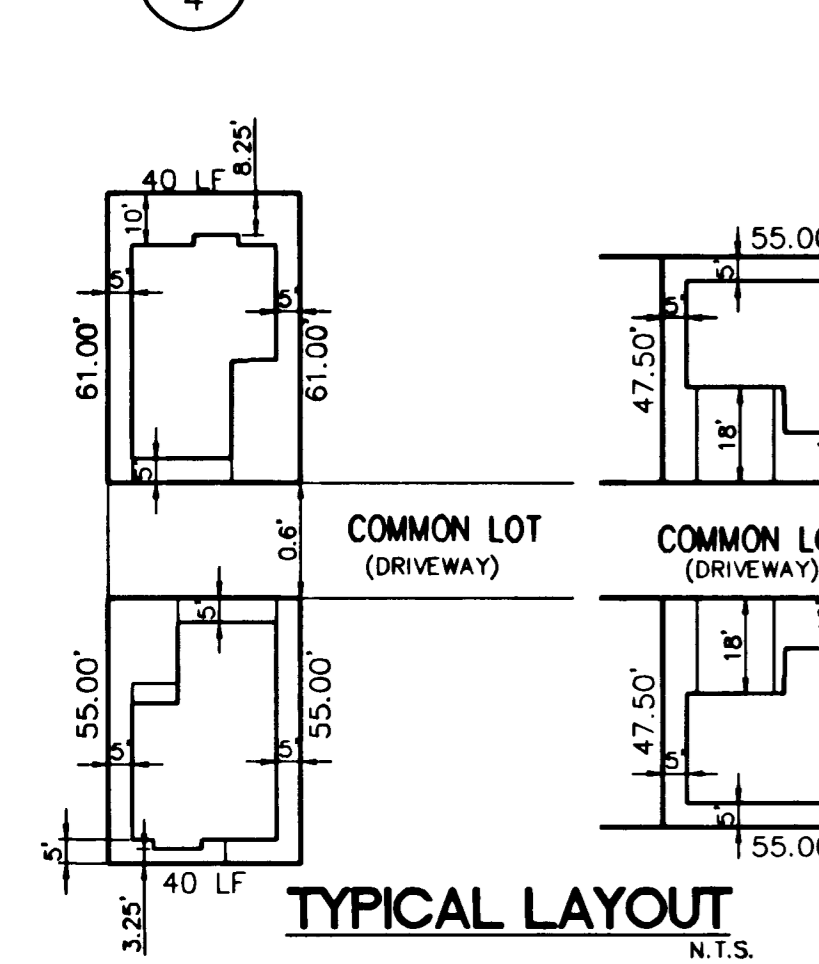
**SECTION M**



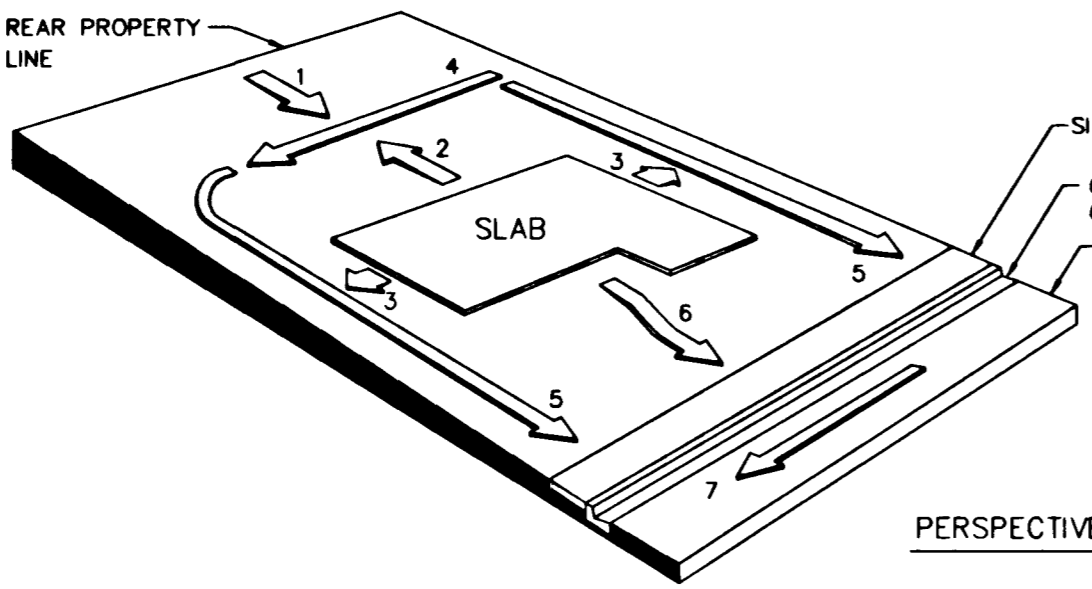
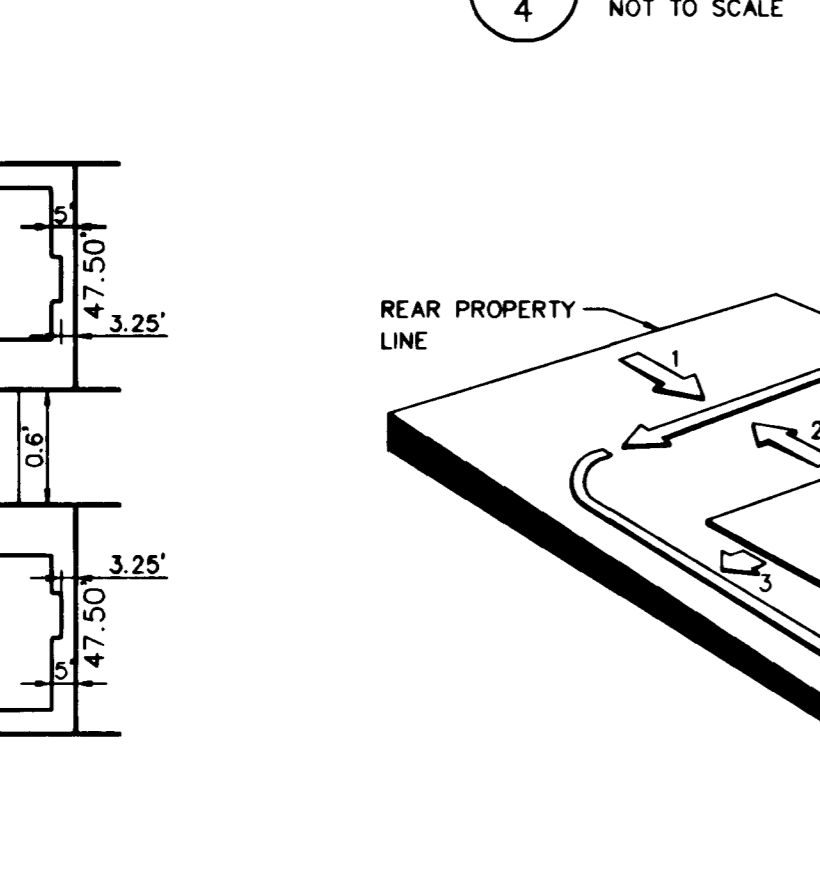
**100' WIDE HALF STREET SECTION**



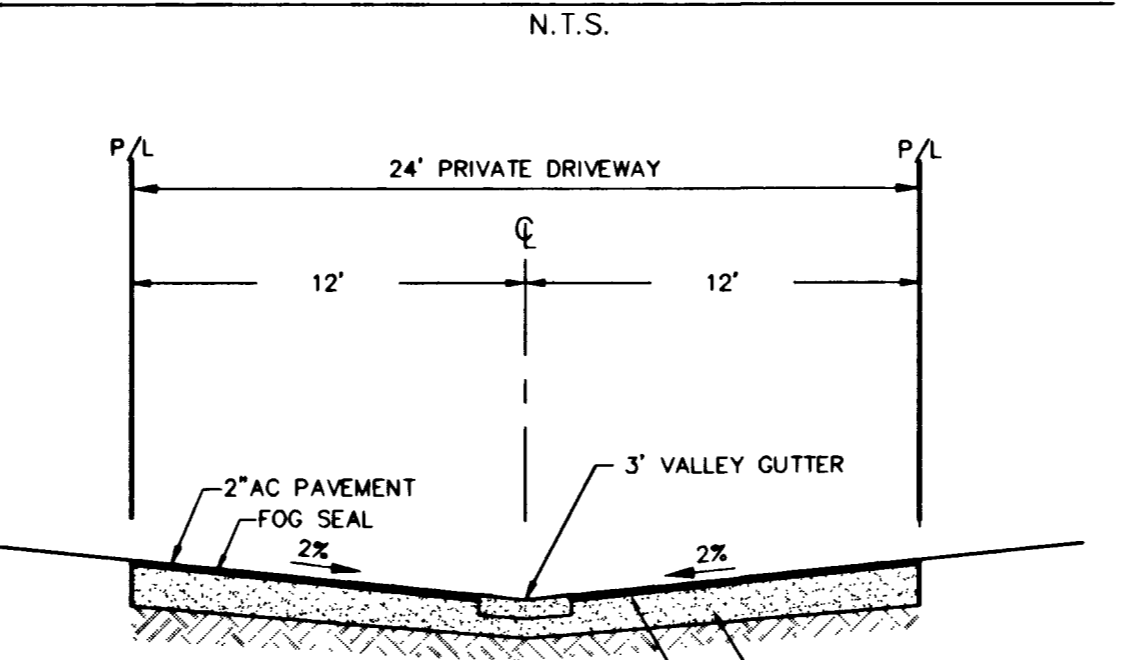
**SECTION N**



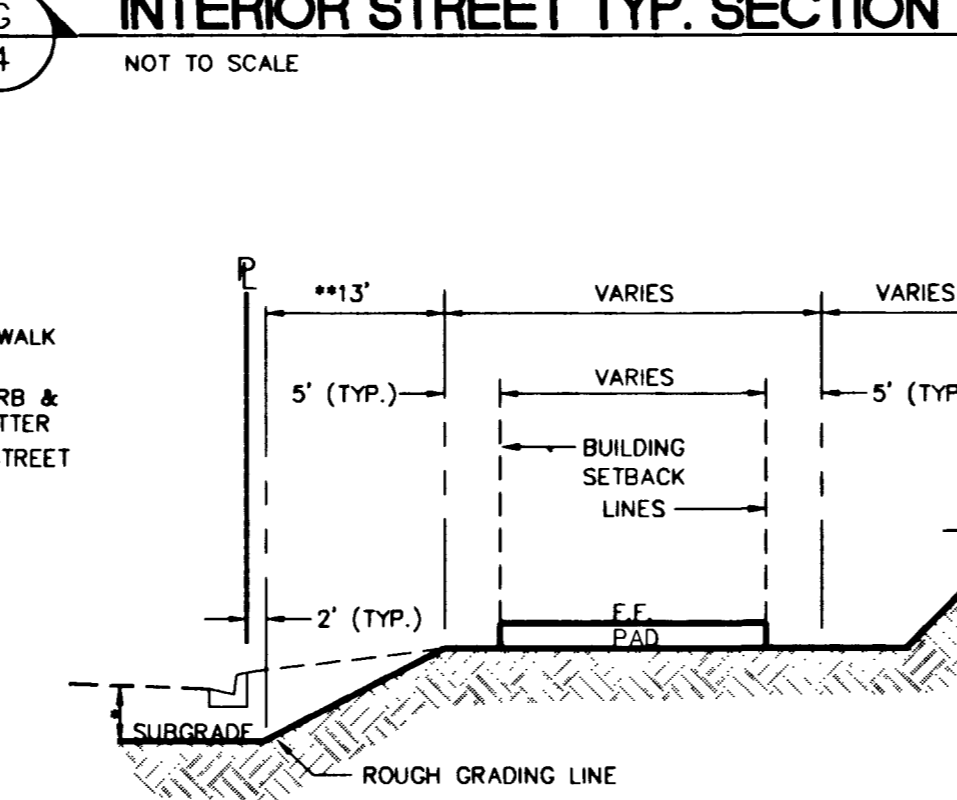
**SECTION F**



**AMENITY ZONE AND SIDEWALK TREATMENT**



**24' WIDE INTERIOR STREET TYP. SECTION**



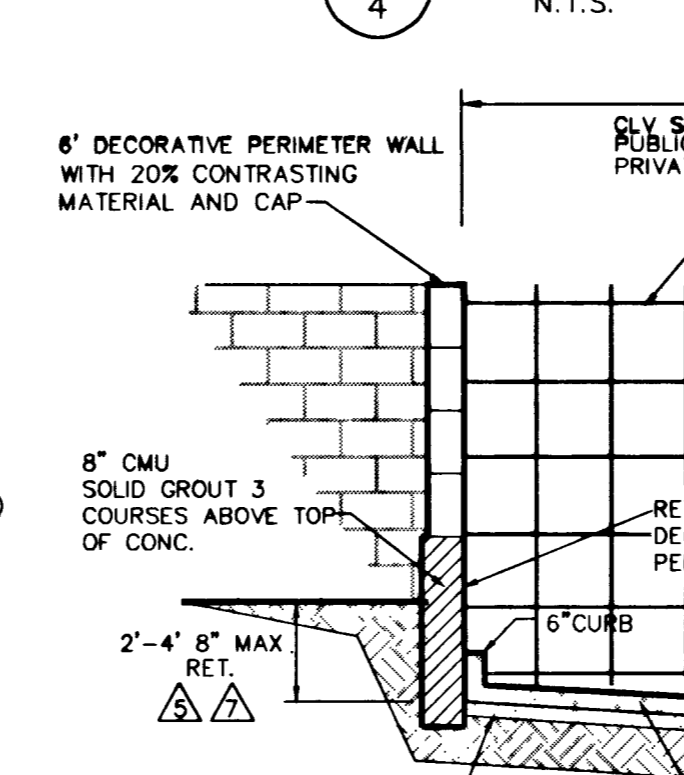
**SPECIAL PAVING AND SIDEWALK TREATMENTS**

A SPECIAL PAVING PATTERN IS ESTABLISHED AND REQUIRED FOR THE TOWN CENTER AS A UNIFYING ELEMENT FOR PEDESTRIAN ENJOYMENT. THE TYPICAL PATTERN IS COMPOSED OF THREE MAJOR ELEMENTS: AN AMENITY ZONE, THE SIDEWALK, AND THE ACCENT PATTERNS AT STREET INTERSECTIONS AND DRIVEWAYS. THESE TREATMENTS SHALL BE INCORPORATED IN ALL STREETScape DESIGNS FOR THE PARKWAY, ARTERIAL, MAIN, LOOP ROAD, FRONTAGE ROAD, TERTIARY, AND COLLECTOR STREET TYPES IN TOWN CENTER.

THE FOLLOWING PARAGRAPHS DESCRIBE THE DESIGN CHARACTERISTICS OF EACH OF THESE ELEMENTS.

- THE AMENITY ZONE: THIS ZONE IS DIRECTLY ADJACENT TO THE CURB LINE. IT CONTAINS A DARK GRAY DESIGN PATTERN COMPOSED OF SEALED CONCRETE ON A LIGHT GRAY BACKGROUND, AS DEPICTED IN FIGURE 21. THIS CONCRETE AREA SHALL BE NO LESS THAN 15 FEET LONG AND SPACED A MIN. OF 105 FEET O.C. OR EVERY THREE TREES.
- THE SIDEWALK: THE WIDTH OF THE SIDEWALK VARIES FROM THE EDGE OF THE AMENITY ZONE TO THE FACE OF THE BUILDING, INCLUDING ALL REQUIRED SIDEWALK EASEMENTS. A 2'-6" SQUARE GRID SCORING SHALL BE DESIGNED ON A LIGHT GRAY BROOMED CONCRETE FINISH, AS DEPICTED IN FIG. 21.
- THE ACCENT PATTERN AT STREET INTERSECTIONS: AN ACCENT PATTERN, PER SECTION C.1.4 OF THESE STANDARDS, SHALL BE USED AT EVERY INTERSECTION TO EMPHASIZE THE PEDESTRIAN CROSSWALK AREAS. IT CONSISTS OF RED CONCRETE PAVERS, ON SQUARE FOOT IN SIZE, LAID AT A 45° ANGLE.

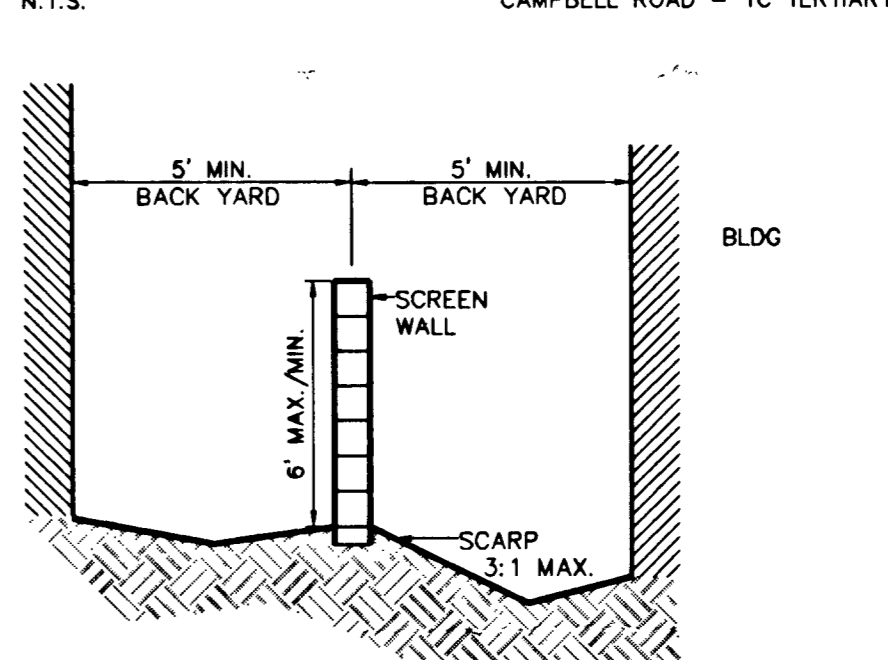
**SECTION H**



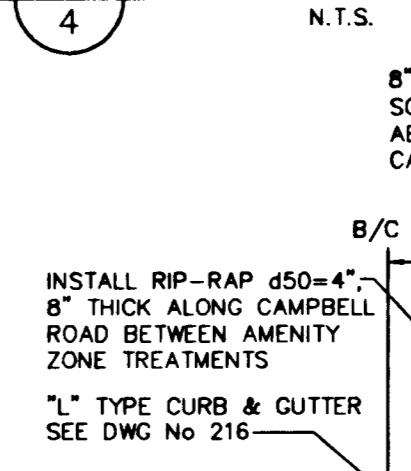
**20 FT WIDE WROUGHT IRON FENCE OPENING**



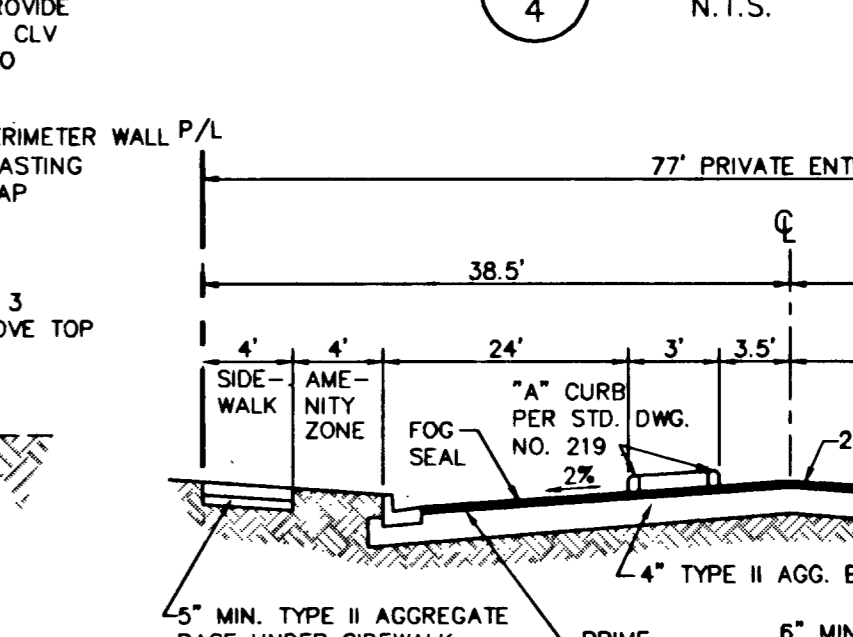
**60' WIDE HALF STREET SECTION**



**SECTION E**



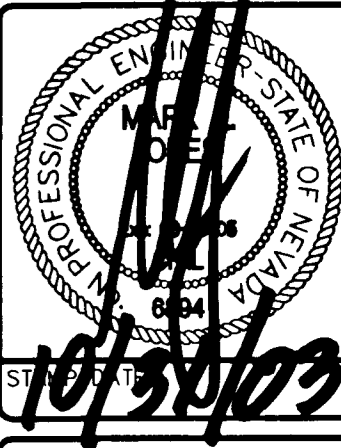
**SECTION I**



**PRIVATE ENTRANCE STREET SECTION**



NO.	DATE	BY	APP'D	REVISION DESCRIPTION



3610 North Rancho Drive  
Las Vegas, Nevada 89130  
Telephone: (702) 648-9700  
Fax: (702) 648-4143

**SWH**

CONSTRUCTION  
SOUTHWEST  
LAND PLANNING • DEVELOPMENT

NEVADA

**GRADING NOTES & DETAILS**  
UNIT 1

**CENTENNIAL PARK**  
SOUTHWEST HOMES

CITY OF LAS VEGAS

TITLE	PROJECT
WORK ORDER NO.	030513
DESIGN BY:	TEAM 1
DATE:	9/25/03
SCALE:	NONE
CADFILE:	cp1qn
SHEET	4 OF 19 SHEETS
CLV DWG NO.	10714784-01

**NOTICE TO CONTRACTOR !**

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

**CALL before you Dig**

1-800-227-2600  
UNDERGROUND SERVICE (USA)

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.

**CALL BEFORE YOU DO OVERHEAD**

CALL 1-702-227-2929

- SLOPE FROM REAR TO SWALE - 1% MIN.
- SLOPE FROM HOUSE TO SWALE - 1% MIN.
- SLOPE FROM HOUSE TO SIDE SWALE - 1% MIN.
- REAR SWALE (10' MIN. FROM REAR OF HOUSE)
- SIDE SWALE (1% MINIMUM)
- SLOPE FROM HOUSE TO SIDEWALK - 2% MIN.
- SLOPE OF STREET

STANDARD SINGLE FAMILY DETACHED

**TYPICAL GRADING SECTION**

N.T.S.

APPROVED FOR CONSTRUCTION

Las Vegas Valley Water District Date 09/25/03