SIDEWALK RAMPS			
NO.	"A"	"B"	CASE
①	8.0'	8.0'	2
②	12.0'	4.5'	2
③	4.5'	21.5'	2
④	4.5'	9.5'	1
⑤	4.5'	15.0'	1

BASIS OF BEARINGS

SOUTH 00°14'47" EAST, BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 114 OF SURVEYS, AT PAGE 57.

PROJECT BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CITY OF LAS VEGAS BENCHMARK: OC9017N6
ELEVATION: 799.0857 METERS (2,621.67 FEET)

RIVET AND SQUARE ALUMINUM PLATE IN TOP CENTER OF HEADWALL ON THE WEST SIDE OF U.S. 95 NEAR MILE MARKER 90.15.

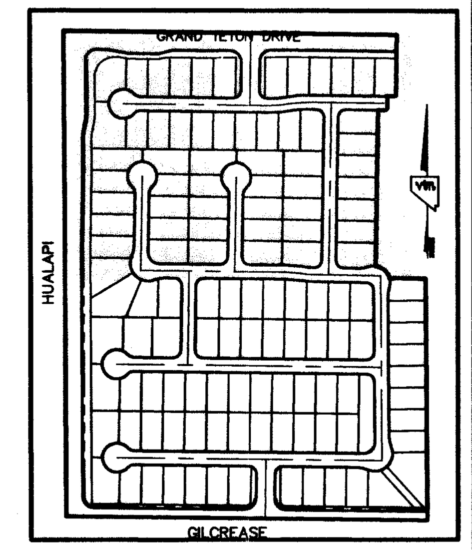
FLAT STREET SLOPE NOTE:

0.4% STREET SLOPE IS THE MINIMUM ALLOWED IN THE CITY OF LAS VEGAS. HAND FORM AND POUR CURBS. SECTIONS OF CURB AND GUTTER THAT DO NOT PASS FLOW TEST INSPECTION WILL BE REMOVED AND REPLACED.

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEM CONDUITS
IT'S COSTLY
CALL BEFORE YOU DO UNDERGROUND
Call before you Underground
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS
AND
1-702-229-6611
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

Avoid overhead power line contact. It's costly.
Call before you Overhead
1-702-227-2929

Avoid cutting underground utility lines. It's costly.
Call before you Dig
1-800-227-2600

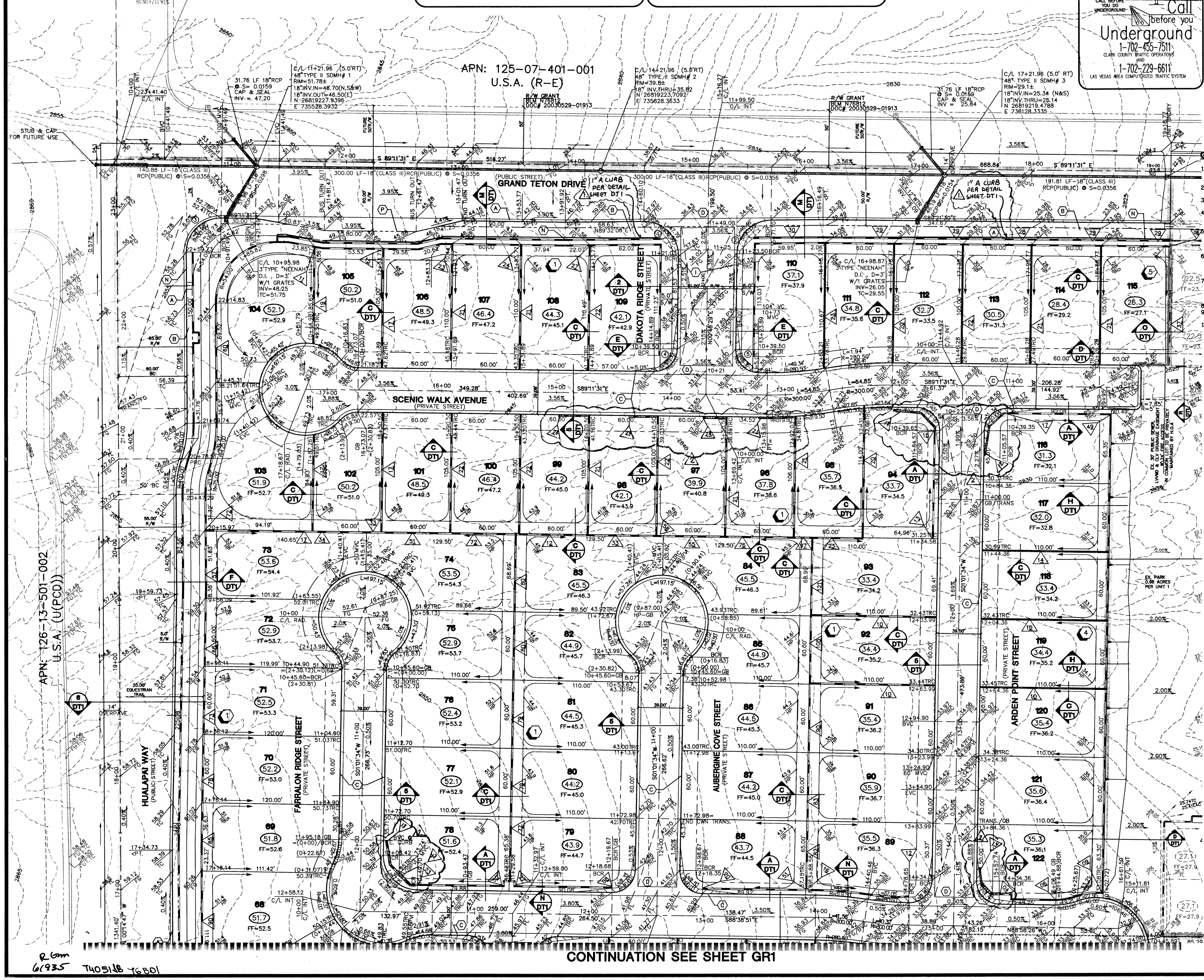


KEY MAP
N.T.S.

GRAPHIC SCALE

40 0 20 40 80

1" = 40'



GENERAL GRADING NOTES

1. ALL ELEVATIONS SHOWN HEREON WITHIN LANDSCAPED AREAS ARE FINAL FINISH GRADES. ROUGH GRADES SHALL BE 0.30' BELOW FINISH GRADES INDICATED ON PLAN.
2. ALL LOTS ARE TO BE F.H.A. TYPE "A" DRAINAGE UNLESS OTHERWISE NOTED.
3. SEE IMPROVEMENT PLANS FOR STREET SECTIONS AND DETAILS. SEE FINAL MAP FOR EXACT BEARINGS AND DISTANCES.
4. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
5. ALL GRADING AND SITE PREPARATION SHALL CONFORM TO THE REQUIREMENTS OF THE GEOTECHNICAL INVESTIGATION PREPARED BY: GEO TEK, INC., # W.O. NO. E-02-200 DATED OCTOBER 23, 2002.
6. ALL WORK PERFORMED OUTSIDE OF THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL NOT BE PERFORMED UNTIL WRITTEN PERMISSION AND EASEMENT HAVE BEEN OBTAINED FROM THE OFF SITE OWNER.
7. ALL WORK PERFORMED WITHIN PUBLIC RIGHT-OF-WAY AND OUTSIDE OF THE PROJECT BOUNDARY THAT IS NOT SHOWN ON THESE PLANS SHALL BE PERFORMED UNDER A SEPARATE ENCROACHMENT PERMIT ISSUED BY THE CONTROLLING AUTHORITY.
8. FINISH FLOOR ELEVATION = PAD ELEVATION +0.70'.
9. ALL STATIONING ON GRADING PLAN IS CENTERLINE STATIONING UNLESS OTHERWISE NOTED.
10. THESE PLANS AND THE DESIGN CRITERIA CONTAINED WITHIN THESE PLANS ARE BASED UPON THE INFORMATION PRESENTLY KNOWN BY ENGINEER AND INTENDED SOLELY AS A GENERAL GUIDELINE FOR CONSTRUCTION. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL STATUTES, LAWS, CODES, REGULATIONS AND ORDINANCES, INCLUDING BUT NOT LIMITED TO THE FEDERAL FAIR HOUSING AMENDMENTS ACT, AMERICANS WITH DISABILITIES ACT, THE ARCHITECTURAL BARRIERS ACT AND ANY APPLICABLE UNIFORM STANDARDS, SPECIFICATIONS OR DRAWINGS. THE PERSON OR ENTITY PERFORMING THE CONSTRUCTION SHALL BE SOLELY RESPONSIBLE TO MAKE SURE CONSTRUCTION IS IN CONFORMANCE WITH ALL LOCAL, STATE AND FEDERAL STATUTES, LAWS, CODES, REGULATIONS, STANDARDS, GUIDELINES AND ORDINANCES AND FURTHER, IS IN CONFORMANCE WITH ANY APPLICABLE DESIGN CRITERIA, INCLUDING BUT NOT LIMITED TO SOILS REPORTS, ARCHITECTURAL PLANS AND SPECIFICATIONS, DRAINAGE PLANS OR STUDIES AND ANY OTHER CRITERIA, STANDARDS OR REQUIREMENTS LISTED IN THE PLANS OR THE GENERAL NOTES RELATED TO THESE PLANS OR PROVIDED BY ANYONE IN REFERENCE TO THIS PROJECT.

WALL NOTES

1. ALL WALLS NEW OR EXISTING ARE SHOWN ONLY FOR THE PURPOSE OF GRADING RELATIONSHIP.
2. THE STRUCTURAL AND ARCHITECTURAL DESIGN OF ALL WALLS (RETAINING OR NON-RETAINING) MUST BE APPROVED BY THE CITY BUILDING DEPARTMENT.
3. SEE PLOT PLAN FOR RETAINING WALL DETAILS AT INTERIOR SIDE LOT LINES, WHERE PAD ELEVATIONS EXCEED 1.0 FT. DIFFERENCE.

CONSTRUCTION KEY NOTES:

(PER U.S.D.C.C.A. STANDARD DRAWINGS)

- (A) CONSTRUCT "L" CURB & GUTTER PER STD. # 216
- (B) CONSTRUCT SIDEWALK PER STD. # 234
- (C) CONSTRUCT "ROLL" CURB & GUTTER PER STD. # 217A
- (D) CONSTRUCT 8' CROSS GUTTER PER STD. # 228
- (E) CONSTRUCT SIDEWALK UNDER DRAIN PER STD. # 236
- (F) CONSTRUCT 27' DEPRESSED CURB PER DETAIL SHEET DT1
- (G) CONSTRUCT 11' DEPRESSED CURB PER DETAIL SHEET DT1
- (I) CONSTRUCT 10' CURB TYPE TRANSITION SEE SHEET DT1
- (K) CONSTRUCT REMOVABLE BOLLARDS PER DETAIL SHEET
- (N) CONSTRUCT 2 COURSES STEMWALL SOLID GROUT ABOVE FG
- (O) CONSTRUCT 3 STEMWALL COURSE SOLID GROUT ABOVE FG
- (P) CONSTRUCT BUS TURN-OUT PER STD# 234.1

LEGEND

RG	ROUGH GRADE
FG	FINISH GRADE
FL	FLOW LINE
TC	TOP OF CURB
TRC	TOP OF ROLL CURB
EAC	EDGE OF ASPHALT PAVEMENT
FUT.	FUTURE
EXIST	EXISTING (EX.)
VG	VALLEY GUTTER
NG	NATURAL GROUND
H.P.	HIGH POINT
L.P.	LOW POINT
C/L	CENTER LINE
O/C	OFFSET CROWN
BC	BACK OF CURB
BCR	BEGIN CURB RETURN
TF	TOP OF FOOTING
GB	GRADE BREAK
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
BVC	BEGIN VERTICAL CURVE
MVC	MID-POINT OF VERTICAL CURVE
EVC	END VERTICAL CURVE
PRVC	POINT OF REVERSE VERTICAL CURVE
VPI	VERTICAL POINT OF INTERSECTION
TPW	TOP OF PLANTER WALL
TRW	TOP OF RETAINMENT WALL
TOP	TOP OF CHANNEL/SCARP
TOE	TOE OF CHANNEL/SCARP
TOB	TOP OF BOX
PP	POWER POLE
TRANS.	TRANSITION
RET.	RETAINMENT
INT.	INTERSECTION
D.G.	DESIGN GRADE
TSW	TOP OF SIDEWALK
FF=	FINISH FLOOR
GFF=	GARAGE FINISH FLOOR
BFE=	BASE FLOOD ELEVATION
RCP	REINFORCED CONCRETE PIPE
SD	STORM DRAIN
DI	DROP INLET
R/W	RIGHT-OF-WAY
S/W	SIDEWALK
BCL	BACK OF CURB LENGTH
P.U.E.	PUBLIC UTILITY EASEMENT

Symbol	Description
2400	EX. CONTOUR(5' INTERVAL)
	EX. CONTOUR(1' INTERVAL)
	PROPOSED CONTOUR
(42.1)	PROPOSED PAD GRADE
(42.1)	FUT./EXIST. PAD GRADE
0.50%	SLOPE AND FLOW DIRECTION
	EDGE OF EXIST A.C.
	SAW CUT & MATCH A.C.
OR	SIDEWALK RAMP
42.1 H.P.	PAD SWALE SLOPES
	SCARP AREA
27	LOT NUMBER
(4)	BLOCK NUMBER
42	RETAINING HEIGHT (FEET)
	SIGHT VISIBILITY ZONES
	PROJECT BOUNDARY LINE
	SETBACK LINE
	R/W OR P/L
	CENTER LINE
	BACK OF CURB
	LIP OF GUTTER
	EXIST. IMPROVEMENTS
	FUTURE IMPROVEMENTS
	RETAINING WALL
	CONC. BLOCK WALL
	EXIST.CONC. BLOCK WALL
	EXIST. DIRT ROAD
	EXIST. AC
	CONSTRUCTION PHASE LINE OR UNIT BOUNDARY LINE
	MATCH LINE

REV	DATE	BY	REVISION
7			
6			
5			
4			
3			
2	1.14.05	DG	ADD RETAINING WALLS HEG 1/24/05
1	10-15-04	MDM	ADD "A" CURB TO STEPWALL DETAIL M PER R.F. HEG 10/26/04

BEAZER HOMES
4670 S. FORT APACHE RD. SUITE 200
LAS VEGAS, NEVADA 89147
(702) 837-2100

CITY OF LAS VEGAS

vtn nevada
2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 362-2597
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

MASTER GRADING PLAN

BEAZER @ GRAND TETON VILLAGE UNIT 2

DRAWN BY: AB	MAY, 2003	
DESIGNED BY: JM	MAY, 2003	
CHECKED BY: CZ	MAY, 2003	
PROJECT NO: 6145-2	SCALE: 1"=40' NA	HORIZ. VERT.

PROFESSIONAL ENGINEER STATE OF NEVADA
DEBORAH KALEIKINI-JOHNSON
CIVIL
No. 14571
12.18.03
EXPIRES 06-30-05

SHEET
GR2
9 OF 35 SHEETS

DRAWING NO.
10744 92-2.

H:\6145\DWG\UNIT2\6145-GRD2.DWG

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RGm
61935 T405WB Y6801