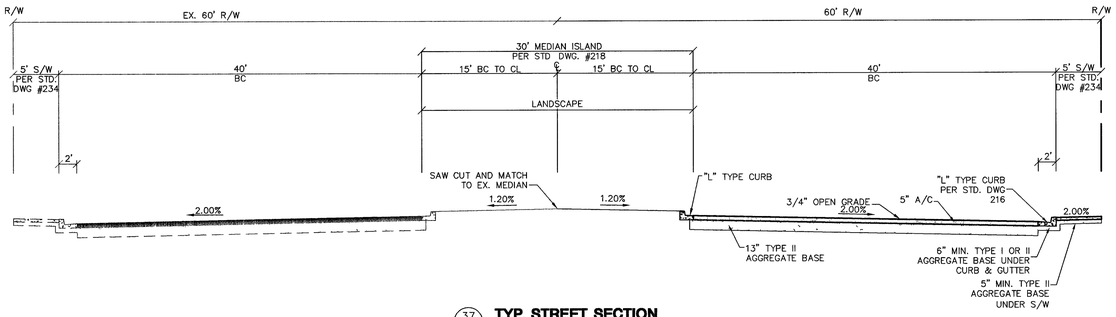
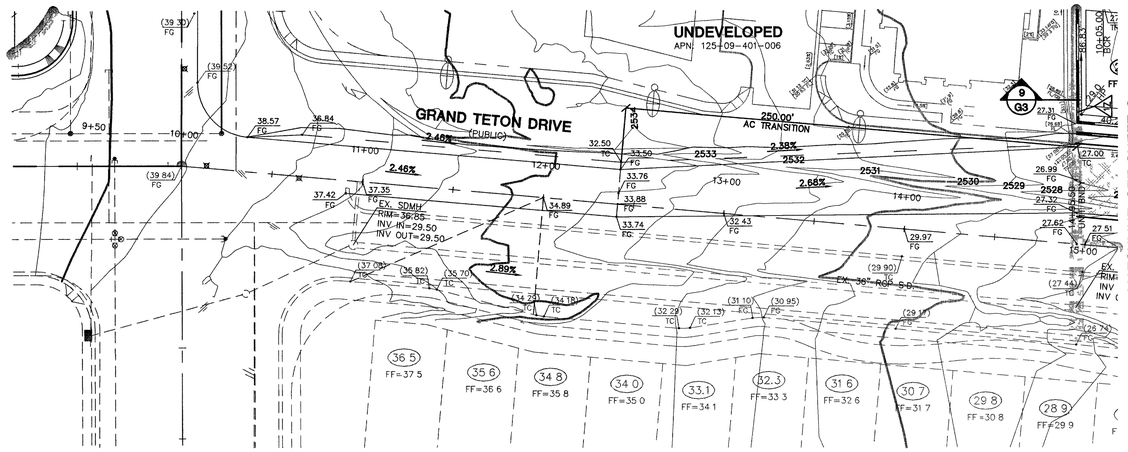
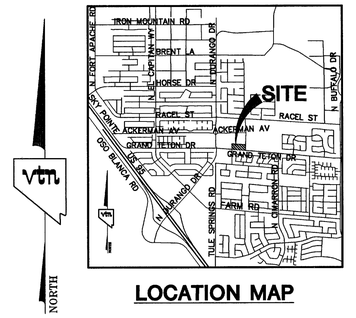


37 **TYP. STREET SECTION**
120' R/W



EXISTING DURANGO/GRAND TETON
PER TCE ENGINEERING
CLV# 107Y-4873

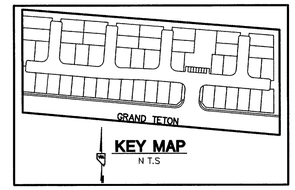


LOCATION MAP

GRAPHIC SCALE

40 0 20 40 80

1" = 40'



KEY MAP

N.T.S

LEGEND

FG	FINISH GRADE	2400	EX. CONTOUR(5' INTERVAL)
FL	FLOW LINE		EX. CONTOUR(1' INTERVAL)
TC	TOP OF CURB		PROPOSED CONTOUR
TRC	TOP OF ROLL CURB	42.1	PROPOSED PAD GRADE
EAC	EDGE OF ASPHALT PAVEMENT	(42.1)	FUT./EXIST. PAD GRADE
FUT.	FUTURE	0.50%	SLOPE AND FLOW DIRECTION
EXIST	EXISTING (EX.)		EDGE OF EXIST A.C.
VG	VALLEY GUTTER		SAW CUT & MATCH A.C.
NG	NATURAL GROUND	OR	SIDEWALK RAMP
H.P.	HIGH POINT		PAD SWALE SLOPES
L.P.	LOW POINT		SCARP AREA
C/L	CENTER LINE	27	LOT NUMBER
O/C	OFFSET CROWN	4	BLOCK NUMBER
BC	BACK OF CURB	4	RETAINING HEIGHT (FEET)
BCR	BEGIN CURB RETURN		SIGHT VISIBILITY ZONES
TF	TOP OF FOOTING		PROJECT BOUNDARY LINE
GB	GRADE BREAK		SETBACK LINE
PC	POINT OF CURVATURE		R/W OR P/L
PT	POINT OF TANGENCY		CENTER LINE
PRC	POINT OF REVERSE CURVATURE		BACK OF CURB
PCC	POINT OF COMPOUND CURVATURE		LIP OF GUTTER
BVC	BEGIN VERTICAL CURVE		EXIST. IMPROVEMENTS
MVC	MID-POINT OF VERTICAL CURVE		FUTURE IMPROVEMENTS
EVC	END VERTICAL CURVE		RETAINING WALL
PRVC	POINT OF REVERSE VERTICAL CURVE		FLOOD WALL
VPI	VERTICAL POINT OF INTERSECTION		CONC. BLOCK WALL
TPW	TOP OF PLANTER WALL		EXIST.CONC. BLOCK WALL
TRW	TOP OF RETAINMENT WALL		EXIST. DIRT ROAD
TOP	TOP OF CHANNEL/SCARP		EXIST. AC
TOE	TOE OF CHANNEL/SCARP		CONSTRUCTION PHASE LINE OR UNIT BOUNDARY LINE
TOB	TOP OF BOX		MATCHLINE
PP	POWER POLE		EXISTING AC PAVEMENT
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		
C.L.	COMMON LOT		

PRIVATE FLOOD CONTROL IMPROVEMENTS UNIT 2

PRIVATE FLOOD CONTROL IMPROVEMENT	QUANTITY
20-FOOT DRAINAGE EASEMENT	2,680 S.F.
3 COURSE SOLID GROUTED STEM WALL ALONG GRAND TETON	820 L.F.
2 COURSE SOLID GROUTED WALL	978 L.F.
3' WIDE CONCRETE PAN	117 L.F.

PROJECT BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM (NAVD88)

CITY OF LAS VEGAS BENCHMARK #OLV90 17NES
NAVD88 ELEVATION: 774.1140 METERS (2539.74 FEET)

RIVET AND PLATE IN TOP OF CURB @ SOUTHWEST CORNER OF GRAND TETON AND DURANGO.

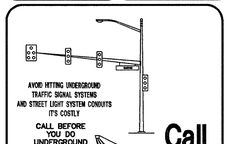
BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS PROJECT IS NORTH 85°56'16" EAST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST OF THE SOUTHWEST (SW 1/4) OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., 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 88 OF SURVEYS, PAGE 30.

92592

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



Call before you Underground
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS
AND
1-702-229-6611
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

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: SUMMIT ENGINEERING CORPORATION, #72993 DATED JUNE 24, 2005.
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 +0.80'.
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

HC RAMP DATA

NO	"A"	"B"	CASE
1	8'	8'	1
2	9'	4.5'	1

LINE TABLE

LINE	LENGTH	BEARING
L1	10.00	N04°32'24"E
L2	10.00	N04°32'24"E
L3	10.03	N04°32'24"E
L4	10.03	N04°32'24"E
L5	10.00	N04°32'24"E
L6	10.00	N04°32'24"E
L7	10.00	N04°32'24"E
L8	10.00	N04°32'24"E
L9	10.45	N89°53'27"E
L10	13.04	N89°53'27"E
L11	2.63	S84°58'39"E
L12	2.71	N84°58'39"W
L13	11.41	S84°58'39"E
L14	14.50	N05°01'21"E
L15	14.50	N05°01'21"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	7.85	5.00	90°00'00"	5.00
C2	7.85	5.00	90°00'00"	5.00
C3	7.85	5.00	90°00'00"	5.00
C4	7.85	5.00	90°00'00"	5.00
C5	7.85	5.00	90°00'00"	5.00
C6	7.85	5.00	90°00'00"	5.00
C7	7.85	5.00	90°00'00"	5.00
C8	7.85	5.00	90°00'00"	5.00
C9	7.85	5.00	90°00'00"	5.00
C10	7.85	5.00	90°00'00"	5.00
C11	10.47	20.00	30°00'00"	5.36
C12	20.94	20.00	60°00'00"	11.55
C13	20.94	20.00	60°00'00"	11.55
C14	10.47	20.00	30°00'00"	5.36
C15	4.74	3.00	90°28'57"	3.03
C16	4.69	3.00	89°31'03"	2.97
C17	16.49	1519.50	0°37'18"	8.24
C18	11.44	1519.50	0°25'53"	5.72
C19	8.90	1480.50	0°20'39"	4.45
C20	19.13	1480.50	0°44'26"	9.57
C21	12.39	1519.50	0°28'02"	6.19
C22	7.85	5.00	90°00'00"	5.00
C23	7.85	5.00	90°00'00"	5.00
C24	47.12	30.00	90°00'00"	30.00
C25	47.12	30.00	90°00'00"	30.00

NOTE

1. FOR STREET SECTIONS AND GRADING DETAILS, SEE SHEET G2, G3, AND G4.
2. ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY H.O.A.

CONSTRUCTION NOTES:

- (A) CONSTRUCT ROLL CURB & GUTTER PER STD. # 217A
- (B) CONSTRUCT "L" CURB & GUTTER PER STD. # 216
- (C) CONSTRUCT 5' SIDEWALK PER STD. # 234
- (D) CONSTRUCT 8' CROSS GUTTER PER STD. # 228
- (E) CONSTRUCT SIDEWALK RAMP PER STD. # 235 CASE I W/ A & B TRANSITIONS
- (F) 10' CURB TRANSITION PER DETAIL 23/G3
- (G) CONSTRUCT DEPRESSED CURB PER DETAIL 20/G3
- (H) PROP. SIDEWALK UNDER DRAIN PER STD # 236
- (I) CONSTRUCT 1.5' CONCRETE VALLEY GUTTER
- (J) CONSTRUCT REMOVABLE BOLLARDS PER CLV DWG 421A
- (K) INSTALL "A" CURB PER STD. DWG # 219
- (L) SAW CUT & MATCH TO CENTERLINE
- (M) TIE PROPOSED MEDIAN INTO EXISTING MEDIAN
- (N) CONSTRUCT WROUGHT IRON FENCE PER CLV STD#421B REFER TO DETAIL 35/G5
- (O) CONSTRUCT WHEEL STOPS

ENGINEER DISCLAIMER NOTE:

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

SIGNED: _____ 6.15.06
I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT. (DS 3445-1) — DATE

PRINT NAME: KEN NICHOLSON 6.15.06 — DATE

PE# 10539

REV.	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			

NEVADA HOMES GROUP
6885 W. SAHARA AVENUE
LAS VEGAS, NEVADA 89117
(702) 257-7715

CITY OF LAS VEGAS

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

GRADING PLAN

DAY DAWN CROSSING UNIT 2

DRAWN BY: KRJ — NOV. '04
DESIGNED BY: KRJ — OCT. '04
CHECKED BY: KPN — NOV. '04
PROJECT NO: 6180-2 — SCALE: HORIZ. 1"=40' VERT.

PROFESSIONAL ENGINEER — KENNETH F. NICHOLSON — CIVIL — No. 10539 — STATE OF NEVADA — EXPIRES 12-31-07

SHEET G2
7 OF 21 SHEETS

DRAWING NO. 10749818-2

I:\6180\Unit 2\6180-U2-GR.DWG