

PRIVATE STREET NOTE:
ALL PRIVATE STREETS ARE P.U.E.'S, PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY H.O.A.

Call before you Overhead
1-702-593-6111

Call before you Dig
1-800-227-2800

ENGINEER DISCLAIMER NOTE
UTILITY LOCATIONS SHOWN HEREON 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 HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

LEGEND

- FG FINISH GRADE
- FL FLOW LINE
- TRC 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
- BCR BEGIN CURB RETURN
- GB TOP OF FOOTING
- GR GRADE BREAK
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVATURE
- PCP POINT OF COMPOUND CURVATURE
- BVC BEGIN VERTICAL CURVE
- MVC MID-POINT OF VERTICAL CURVE
- END POINT OF VERTICAL CURVE
- PRVC POINT OF REVERSE VERTICAL CURVE
- VI VERTICAL POINT OF INTERSECTION
- TRW TOP OF PLANTER WALL
- TRW TOP OF RETAINMENT WALL
- TOP OF CHANNEL/SCARP
- TOE TOE OF CHANNEL/SCARP
- TOB TOP OF BOX
- PP POWER POLE
- TRANS. TRANS.
- RET. RET.
- INT. INTERSECTION
- D.G. DESIGN GRADE
- TSW SIDEWALK
- FF FINISH FLOOR
- GFF GARAGE FINISH FLOOR
- BFE BASE FLOOR ELEVATION
- RCP REINFORCED CONCRETE PIPE
- DI DROP INLET
- R/W RIGHT-OF-WAY
- SIDWALK
- CL BACK OF CURB LENGTH
- C.L. COMMON LOT
- EX. CONTOUR(5' INTERVAL)
- EX. CONTOUR(1' INTERVAL)
- PROPOSED CONTOUR
- PROPOSED PAD GRADE
- FUT./EXIST. PAD GRADE
- SLOPE AND FLOW DIRECTION
- EDGE OF EXIST. A.C.
- SAW CUT & MATCH A.C.
- SIDEWALK RAMP
- PAD SWALE SLOPES
- SCARP AREA
- LOT NUMBER
- BLOCK NUMBER
- 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
- FLOOD WALL
- CONC. BLOCK WALL
- EXIST. CONC. BLOCK WALL
- EXIST. DIRT ROAD
- EXIST. AC
- CONSTRUCTION PHASE LINE
- OR UNIT BOUNDARY LINE
- MATCHLINE
- AREA OF INUNDATION
- RUBBERIZED ASPHALTIC TRAIL SURFACE

WALL NOTES

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

CONSTRUCTION NOTES:

- (A) CONSTRUCT ROLL CURB & GUTTER PER STD. # 217A
- (B) CONSTRUCT SIDEWALK PER STD. # 234
- (C) CONSTRUCT 8" CROSS GUTTER PER STD. # 228
- (D) CONSTRUCT SIDEWALK RAMP PER STD. # 235
- (E) CASE II W/ A & B TRANSITIONS
- (F) 10' CURB TRANSITION PER DETAIL SHEET G2
- (G) CONSTRUCT DEPRESSED CURB PER DETAIL SHEET 2
- (H) PROP. SIDEWALK UNDER DRAIN PER CVL ENG. SANTA BELLA 4
- (I) CONSTRUCT 2" CONCRETE VALLEY GUTTER
- (J) CONSTRUCT REMOVABLE BOLLARDS PER SHEET G2
- (K) INSTALL "A" CURB PER STD. DWG # 219
- (L) INSTALL FENCE W/ GATE PER DETAIL 29/G3
- (M) INSTALL FENCE W/ GATE PER DETAIL 20/G3
- (N) INSTALL FENCE W/ GATE PER DETAIL 22/G3
- (O) INSTALL FENCE W/ GATE PER DETAIL 23/G3
- (P) DELORATIVE BLOCK WALL W/ 20% CONTRASTING MATERIAL AND CAP.

FLOOD WALL NOTE:

REFER TO STRUCTURAL CALCULATIONS

NOTE: FOR DURANGO DRIVE INTERIM CONDITION REFER TO SHEET 9A (SIA INTERIM STREET PLAN AND PROFILE - DURANGO DRIVE)

BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM (NAVD88)
CITY OF LAS VEGAS BENCHMARK #0LV90 17NES
NAVD88 ELEVATION: 774.1140 METERS (2539.74 FEET)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS NORTH 00°05'33" EAST BEING THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN FILE 134 AT PAGE 76

FOR ALL GRADING & STREET SECTIONS SEE SHEET G2 & G3

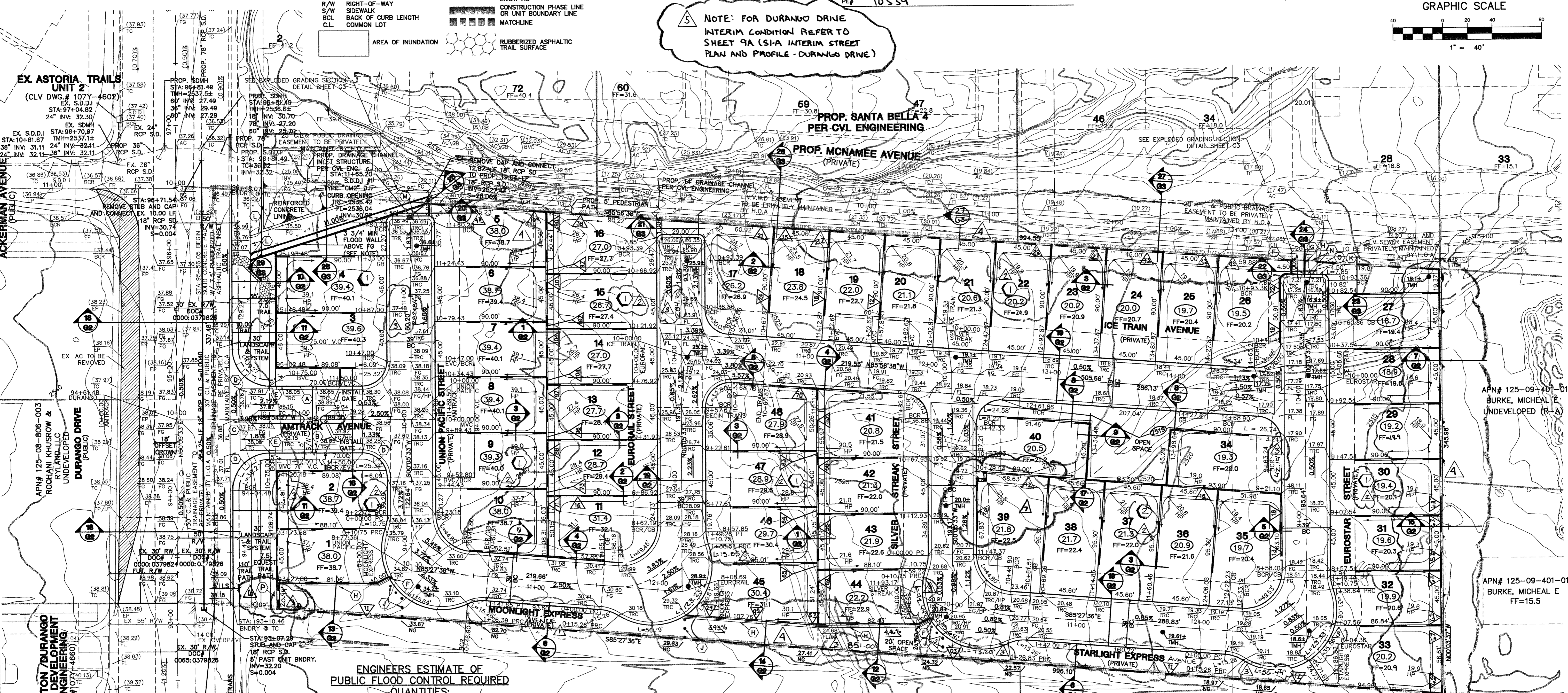
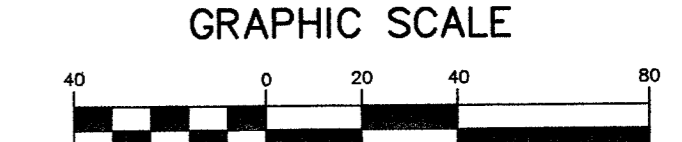
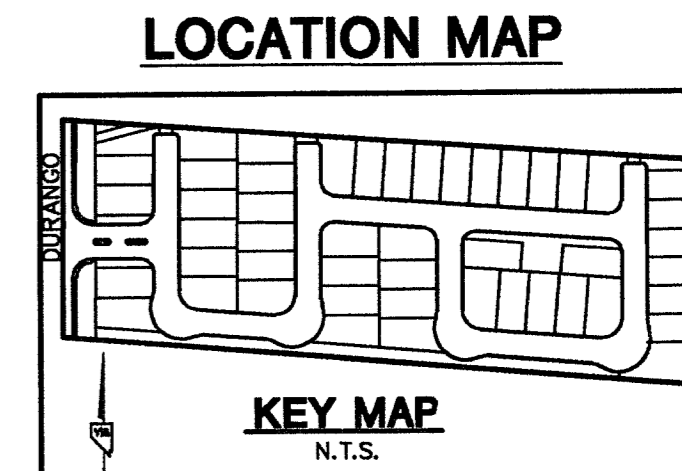
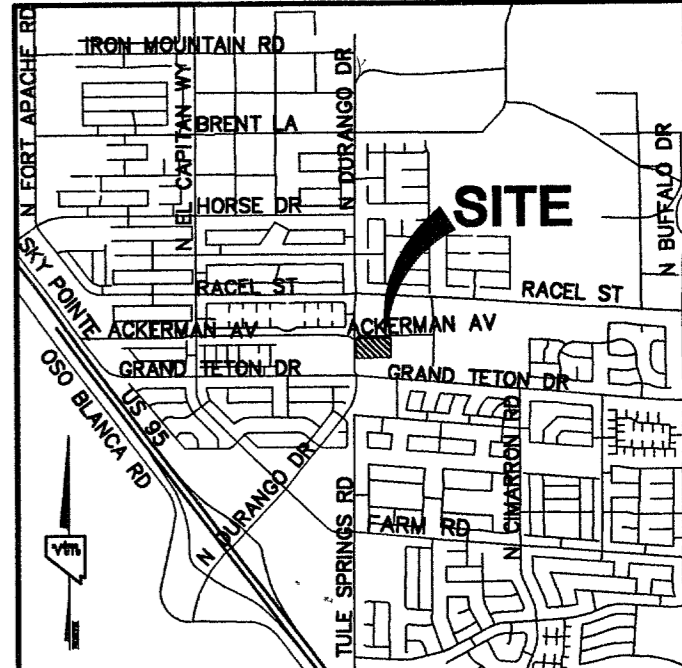
SIGNED: *Ken Nicholson* DATE: _____
I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT.

PRINT NAME: KEN NICHOLSON

PE# 10539

GENERAL GRADING NOTES

- ALL ELEVATIONS SHOWN HEREON WITHIN LANDSCAPED AREAS ARE FINAL FINISH GRADES. ROUGH GRADES SHALL BE 0.30' BELOW FINISH GRADES INDICATED ON PLAN.
- ALL LOTS ARE TO BE F.H.A. TYPE "A" DRAINAGE UNLESS OTHERWISE NOTED.
- SEE IMPROVEMENT PLANS FOR STREET SECTIONS AND DETAILS. SEE FINAL MAP FOR EXACT BEARINGS AND DISTANCES.
- CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
- ALL GRADING AND SITE PREPARATION SHALL CONFORM TO THE REQUIREMENTS OF THE GEOTECHNICAL INVESTIGATION PREPARED BY: SUMMIT ENGINEERING CORP., # NO. 72607 DATED JUNE 13, 2003
- 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.
- 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.
- FINISH FLOOR ELEVATION = PAD ELEVATION +0.70'
- ALL STATIONING ON GRADING PLAN IS CENTERLINE STATIONING UNLESS OTHERWISE NOTED
- 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 GUIDE LINE 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.



ENGINEERS ESTIMATE OF PUBLIC FLOOD CONTROL REQUIRED QUANTITIES:

PUBLIC FLOOD CONTROL IMPROVEMENT	QUANTITY	
	ONSITE	OFFSITE
2 COURSE GROUTED FLOOD WALL	102 L.F.	
3 COURSE GROUTED FLOOD WALL	22 L.F.	
FLOOD WALL (3 3/4" ABOVE FG)	210 L.F.	
PUBLIC DRAINAGE EASEMENTS	386 SQ. FT.	
4" TYPE "CM2" S.D.I.	1 EA.	
18" RCP STORM DRAIN	13 L.F.	365 L.F.

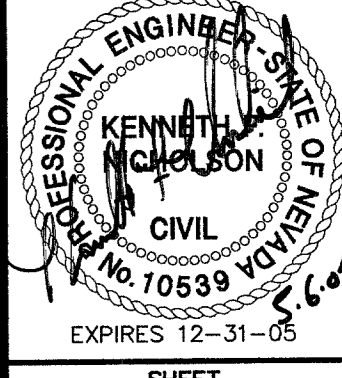
APN# 125-09-401-006
A L M CORP
UNDEVELOPED (UP(D))

APN# 125-09-401-017
GRAND TETON LODGE LAND LLC
UNDEVELOPED (R-A)

NEVADA HOMES GROUP
6885 WEST SARAH AVE
LAS VEGAS, NEVADA 89117
(702) 257-7715

GRADING PLAN
DAY DAWN CROSSING

DRAWN BY: ECR OCT 2003
DESIGNED BY: ECR OCT 2003
CHECKED BY: KIN OCT 2003
PROJECT NO: 6180
SCALE: 1"=40' HORZ, N/A VERT.



SHEET
G1
6 OF 25 SHEETS
DRAWING NO.
1074918