

LEGEND

- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- SETBACK
- DRAINAGE SWALE
- EX BLOCK WALL
- 1 FOOT CONTOUR
- 5 FOOT CONTOUR
- PROPOSED GRADE
- EXISTING GRADES
- FUTURE GRADES
- TRANSFORMER LOCATION

I CERTIFY THAT THE GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS BY **Gregory R. Radig** 6-28-05 DATE
 GREGORY R. RADIG P.E. NO. 7474

CURVE TABLE NOTE:
 REFER TO SHEET G1 FOR BACK OF CURB CURVE TABLE

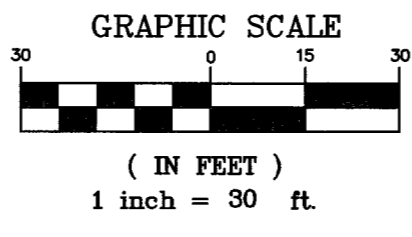
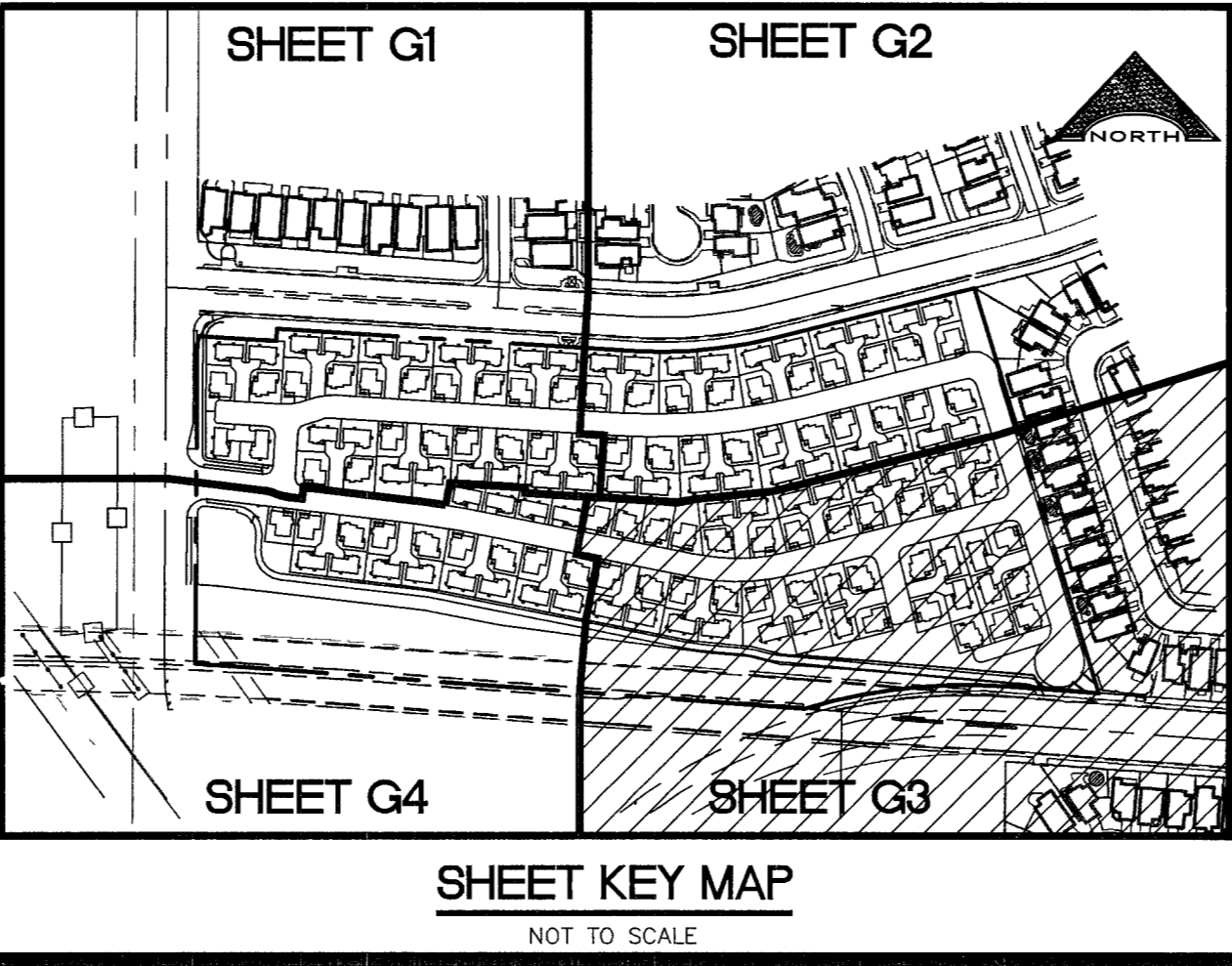
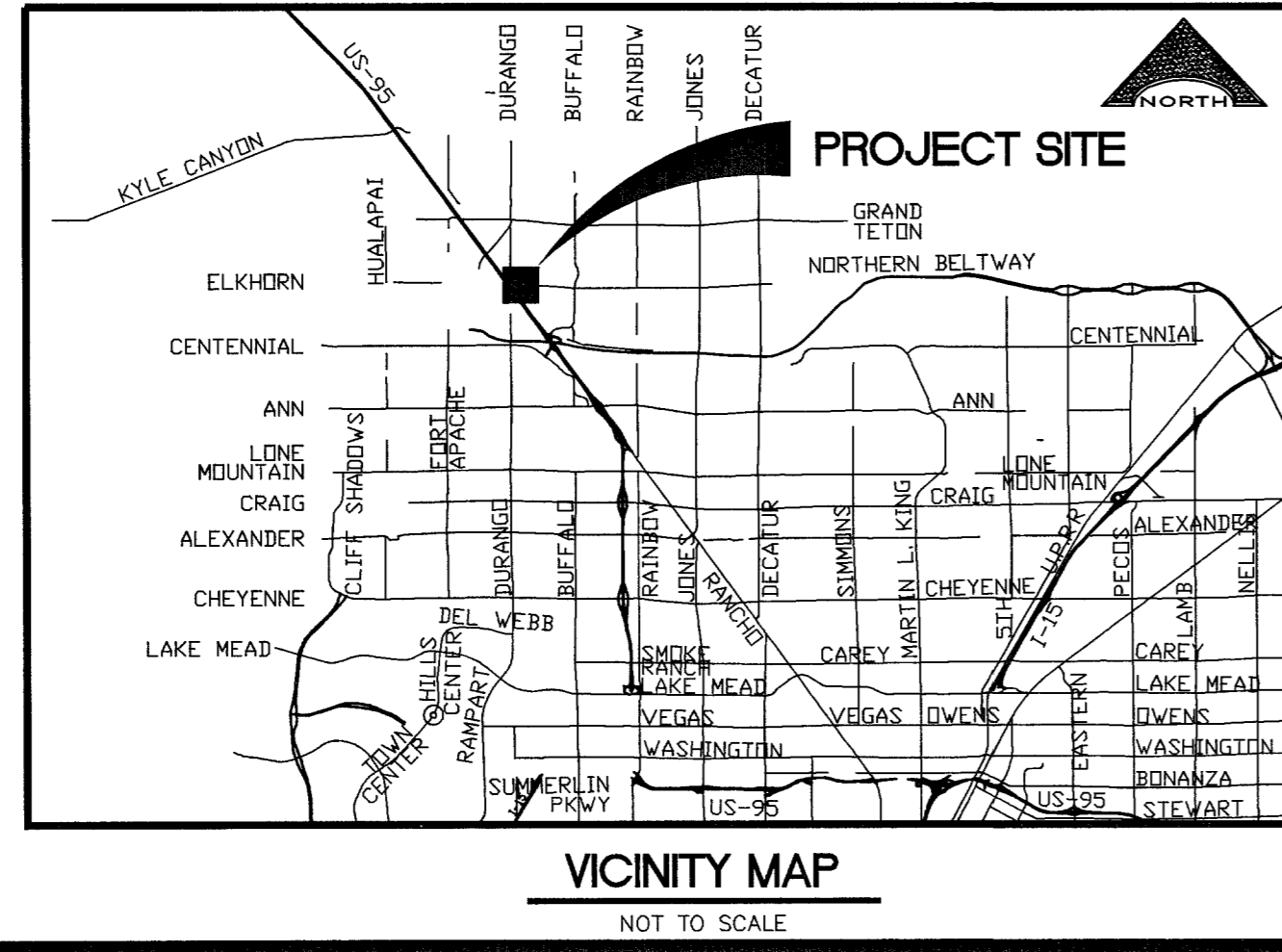
BASIS OF BEARING
 NORTH 85°49'07" WEST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN ON THAT MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, IN BOOK 60 OF PLATS, AT PAGE 72

PRIVATE STREET NOTE
 ALL PRIVATE STREETS/DRIVES ARE P.U.E.'S, CLV PUBLIC SEWER EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED

- CONSTRUCTION NOTES**
- CONSTRUCT "L" TYPE CURB & GUTTER PER C.C. STD. DWG. #216
 - CONSTRUCT "A" TYPE CURB, PER C.C. STD. DWG. #219
 - DEPRESS CURB AT PRIVATE DRIVEWAY ENTRANCES, SEE TYPICAL LOT GRADING DETAIL SHEET 21
 - CONSTRUCT 5' OR 10' WIDE CONCRETE SIDEWALK PER C.C. STD. DWG. #234
 - CONSTRUCT 8' WIDE VALLEY GUTTER PER C.C. STD. DWG. #228
 - CONSTRUCT SIDEWALK UNDERDRAIN PER C.C. STD. DWG. #236
 - 20' CONCRETE FLUME, SEE DETAIL 21 SHEET 21
 - CONSTRUCT 3' VALLEY GUTTER PER DETAIL 2 SHEET 21
 - 4" TYPE "CM" DROP INLET SEE DETAIL SHEET 21
 - ALL PRIVATE STREETS/DRIVES ARE P.U.E.'S, PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY H.O.A.
 - COMMON LOT PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY H.O.A.
 - CONSTRUCT MODIFIED TYPE II SIDEWALK RAMP W/RED CONC. PAVERS PER TOWN CENTER STANDARDS SEE DETAIL 6 SHEET 21
 - CONSTRUCT TOWN CENTER AMENITY ZONE AND SIDEWALK SEE DETAIL 5 SHEET 21

DRAINAGE QUANTITIES

18" RCP STORM DRAIN	578 LF
TYPE "A" DROP INLET	1 EA
3" AC PAVEMENT (ONSITE)	12,624 SF
30" ROLL CURB (ONSITE)	6,363 LF
FLOODWALL (ONSITE)	575 LF
DRAINAGE EASEMENT (ONSITE)	818 SF
8" CROSS GUTTER (ONSITE)	1938 SF
3" CROSS GUTTER (ONSITE)	288 SF



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 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.

Call before you dig
 1-800-227-2600
 UNDERGROUND SERVICE (USA)

Call before you overhead
 1-702-227-2929
 NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

Underground
 CALL BEFORE YOU DIG
 1-800-227-2600

BENCHMARK
 BM#BLV920114
 ELEVATION = 2458.14 FEET, 749.2441 METERS (NAVD 88)
 RIVET AND PLATE IN TOP OF CURB @ SOUTHEAST CORNER OF ELKHORN AND OMARON

RICHMOND AMERICAN HOMES
 7250 WEST PEAK DRIVE, SUITE 212
 LAS VEGAS, NEVADA (702) 240-9800

L. R. NELSON CONSULTING ENGINEERS, INC.
 6785 West Russell Road, Suite 200
 Las Vegas, Nevada (702) 481-2288 FAX

ELKHORN / TULE SPRINGS IMPROVEMENTS

GRADING PLAN 3

PROJECT NO. 226-065-042

SCALE: 1" = 30'

SHEET G3
 11 of 41 SHEETS

DRAWING NO. 1074484.2

6-28-05