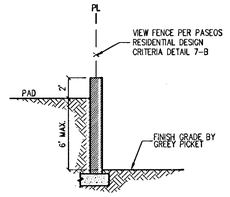
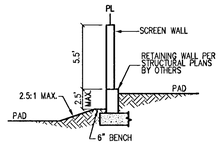
THIS DETAIL IS FOR REFERENCE ONLY AND DOES NOT CONSTITUTE A STRUCTURAL DESIGN



20. LOT ABOVE COMMON ELEMENT WITH RETAINING WALL

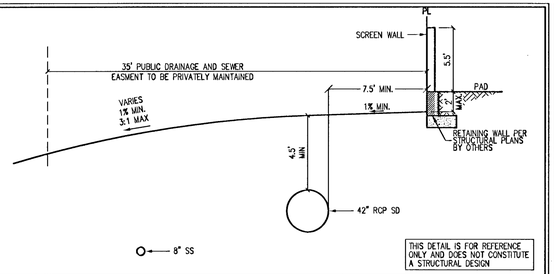
NOT TO SCALE

THIS DETAIL IS FOR REFERENCE ONLY AND DOES NOT CONSTITUTE A STRUCTURAL DESIGN



25. SIDE YARD TO SIDE YARD WITH RETAINING WALL

NOT TO SCALE

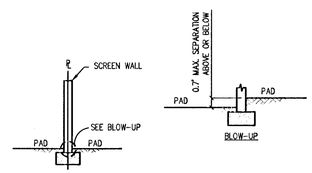


THIS DETAIL IS FOR REFERENCE ONLY AND DOES NOT CONSTITUTE A STRUCTURAL DESIGN

21. GRADING SECTION

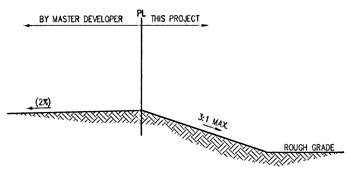
NOT TO SCALE

THIS DETAIL IS FOR REFERENCE ONLY AND DOES NOT CONSTITUTE A STRUCTURAL DESIGN



26. PAD TO PAD WITHOUT RETAINING WALL

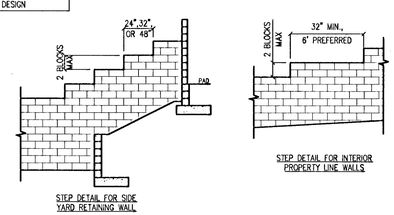
NOT TO SCALE



22. ROUGH GRADE SECTION

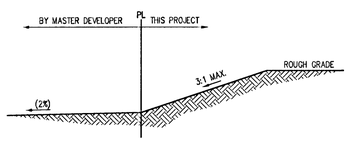
NOT TO SCALE

THIS DETAIL IS FOR REFERENCE ONLY AND DOES NOT CONSTITUTE A STRUCTURAL DESIGN



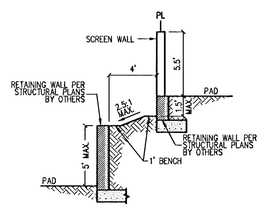
27. STEP WALL DETAILS

NOT TO SCALE



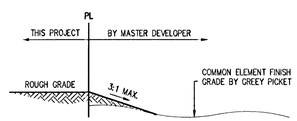
23. ROUGH GRADE SECTION

NOT TO SCALE



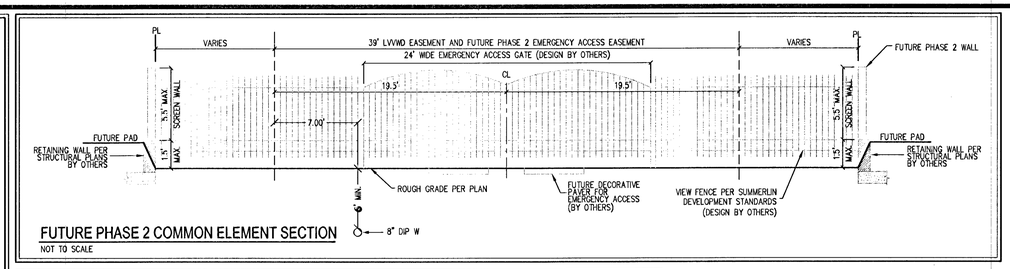
28. SIDE YARD TO SIDE YARD WITH PLANTER AND RETAINING WALL

NOT TO SCALE



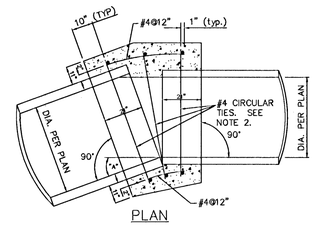
24. ROUGH GRADE SECTION

NOT TO SCALE



FUTURE PHASE 2 COMMON ELEMENT SECTION

NOT TO SCALE



PLAN

CIRCULAR TIES:

PIPE DIAMETER	SPACE BETWEEN PIPE EXTREMITIES	NO. OF CIRCULAR TIES
21" or less	2 1/2"	3
24" to 30"	2 1/2" or less	3
33" to 57"	2 1/2" or less	4
60" to 66"	2 1/2" or less	5

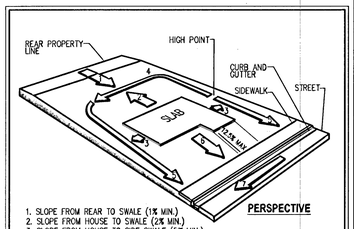
NOTES:

1. WHERE THE SLOPE OF THE UPSTREAM PIPE IS GREATER THAN THE SLOPE OF THE DOWNSTREAM PIPE, JOIN SOFFITS. WHERE THE SLOPE OF THE UPSTREAM PIPE IS LESS THAN THE SLOPE OF THE DOWNSTREAM PIPE, JOIN INVERTS.

2. WHERE THE SPACE BETWEEN THE PIPE EXTREMITIES EXCEEDS 2 1/2 INCHES, THE NUMBER OF CIRCULAR TIES SHALL BE INCREASED TO MAINTAIN A MAXIMUM SPACING OF 6 INCHES CENTER TO CENTER. CIRCULAR TIES SHALL HAVE A DIAMETER 5 INCHES GREATER THAN THE OUTSIDE DIAMETER OF THE LARGER PIPE.

CONCRETE COLLAR DETAIL

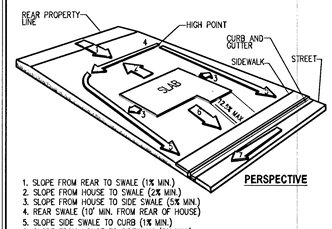
NOT TO SCALE



1. SLOPE FROM REAR TO SWALE (1% MIN.)
2. SLOPE FROM HOUSE TO SWALE (2% MIN.)
3. SLOPE FROM HOUSE TO SIDE SWALE (5% MIN.)
4. REAR SWALE (10' MIN. FROM REAR OF HOUSE)
5. SLOPE SIDE SWALE TO CURB (1% MIN.)
6. SLOPE FROM HOUSE TO SIDEWALK (5% MIN.)
7. SLOPE OF STREET

MODIFIED TYPE "A" LOT GRADING (TYP.)

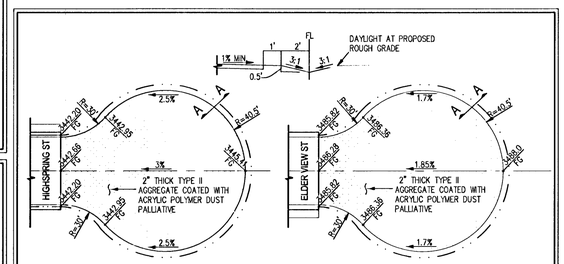
NOT TO SCALE



1. SLOPE FROM REAR TO SWALE (1% MIN.)
2. SLOPE FROM HOUSE TO SWALE (2% MIN.)
3. SLOPE FROM HOUSE TO SIDE SWALE (5% MIN.)
4. REAR SWALE (10' MIN. FROM REAR OF HOUSE)
5. SLOPE SIDE SWALE TO CURB (1% MIN.)
6. SLOPE FROM HOUSE TO SIDEWALK (5% MIN.)
7. SLOPE OF STREET

TYPE "A" LOT GRADING (TYP.)

NOT TO SCALE



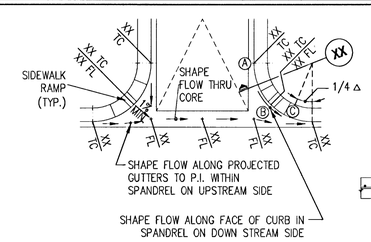
TEMPORARY TURNAROUND

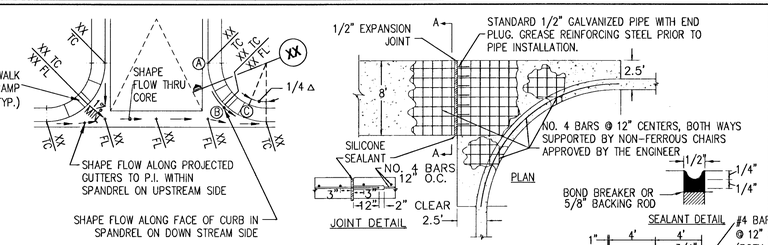
NOT TO SCALE

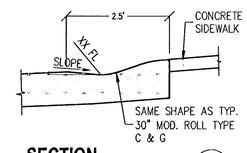
APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER

DATE 3-26-14 PROJECT NO. 122268







SECTION

SEE 8' CROSS GUTTER DETAIL (XX)

SEE CCAUSD NO. 235 FOR CURB TRANSITION FOR ADA ACCESSIBLE SIDEWALK RAMP

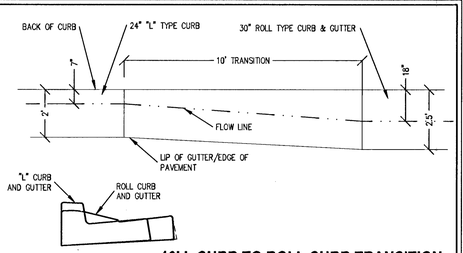
MODIFIED CCAUSD 228 INTERNAL STREETS ONLY

NOTES:
1. VALLEY GUTTERS TO FLOW AT GRADES SHOWN ON DRAWINGS.
2. CONSTRUCTION STAKING TO BE PROVIDED AT ALL POINTS DESIGNATED BY XX SHOWN ON DETAIL ABOVE.
3. MAINTAIN SECTION "X" FROM POINT A TO POINT B, TRANSITION AREA FROM POINT B TO POINT C.

NOTES:
1. FINISHED ASPHALT CONCRETE SURFACE TO BE FLUSH WITH CROSS GUTTER LIP.
2. CONSTRUCTION OF CROSS GUTTER IS NOT ALLOWED ACROSS MAJOR COLLECTOR OR ARTERIAL STREETS.
3. ADJACENT SPANDREL SHALL BE 9" THICK P.C.C.

MODIFIED 8' WIDE CROSS GUTTER

NOT TO SCALE



10' L CURB TO ROLL CURB TRANSITION

NOT TO SCALE

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 234-5300 FAX (702) 234-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

LENNAR®

CITY OF LAS VEGAS

DELANO - PHASE 1 (SUMMERLIN VILLAGE 23B - PARCEL RS) GRADING SECTIONS AND DETAILS II

S27 T20 R59

DATE: 03/18/14

DRAFTER: BCC

DESIGNER: BCC

CHECKED: STS

PROJECT NO. LEN1303.000

PROFESSIONAL ENGINEER - STATE OF NEVADA
JERRY S. STEWART
Exp. 06/30/2014
CIVIL
No. 14161
3-18-14

D-2

SHEET 9 OF 25

H-52924

10744995-2

I:\Len1303-000 summ v23 nsrcd rs\dwg\lenrcs\phase 1\Len1303-000 sht d-1.dwg 3/18/2014 11:57 AM Brian Chapman