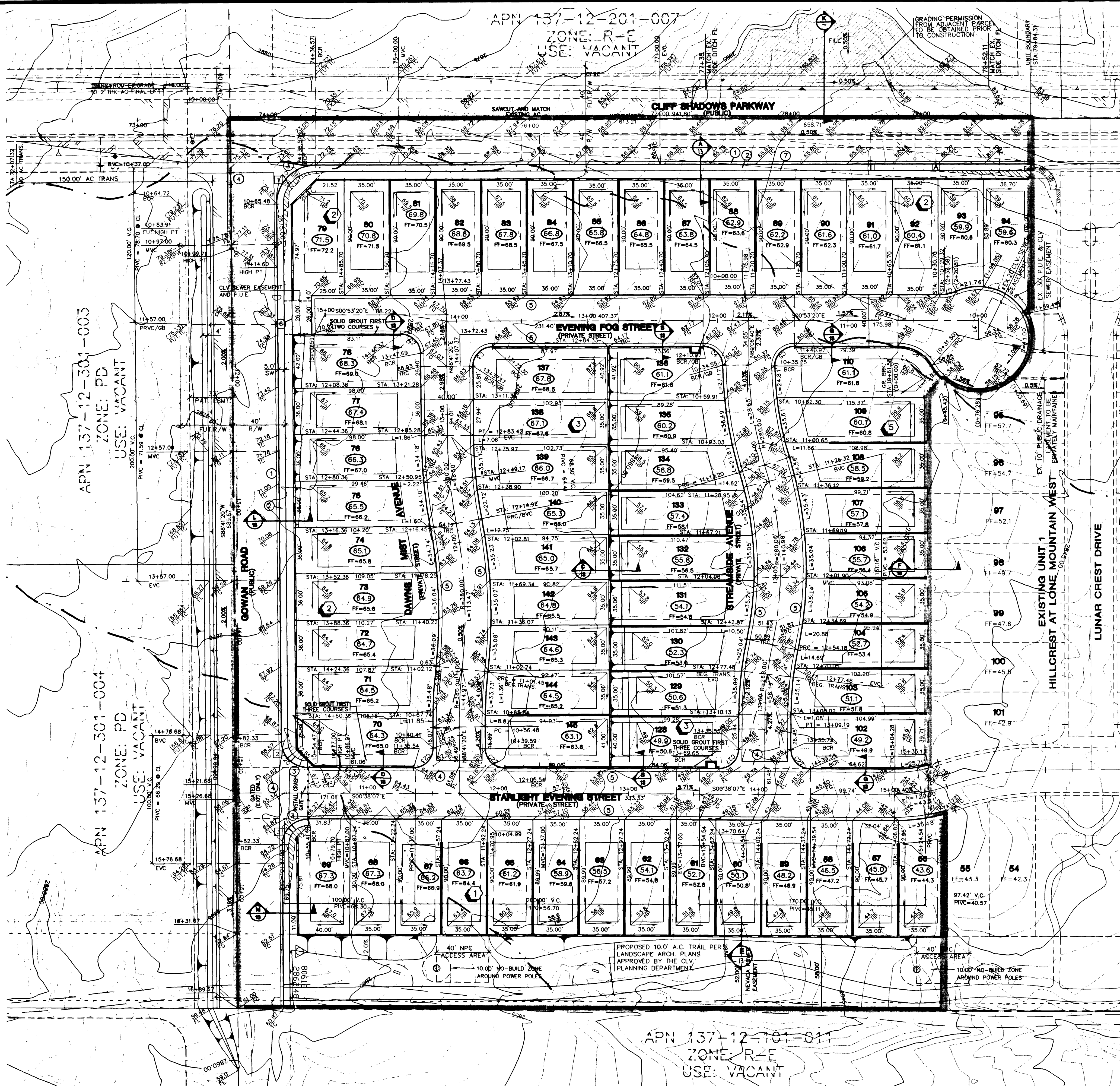


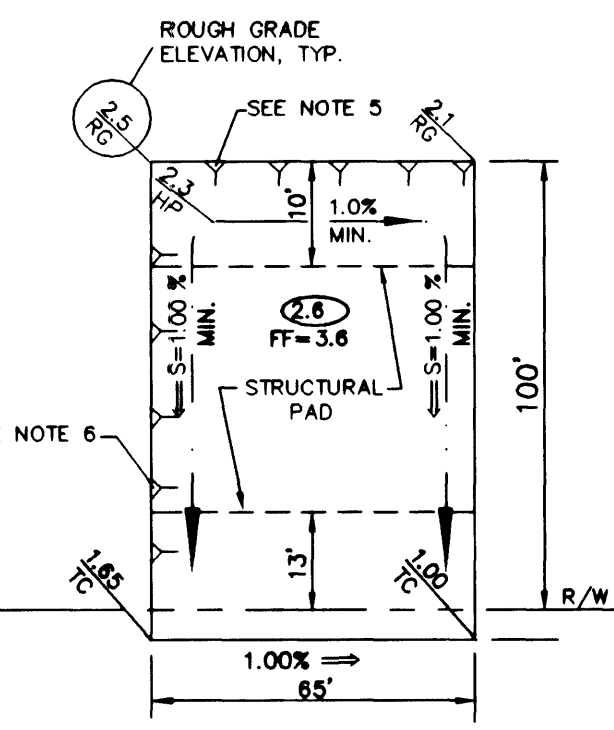


NOTE
ALL STREETS LABELED AS PRIVATE ARE CLV SEWER EASEMENTS, PUBLIC DRAINAGE EASEMENTS, AND P.U.E.'S PRIVATELY MAINTAINED BY H.O.A.

NOTE
CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL ALIGNMENT OF EXISTING UTILITIES AND TO NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

CONSTRUCTION NOTES:

1. CONSTRUCT "L" TYPE CURB AND GUTTER PER STD. DWG. 216
2. CONSTRUCT CONCRETE SIDEWALK PER STD. DWG. 234
3. CONSTRUCT HANDICAPPED RAMP PER STD. DWG. 235
4. CONSTRUCT 8" WIDE VALLEY GUTTER PER STD. DWG. 228
5. CONSTRUCT 30" ROLL TYPE CURB AND GUTTER PER STD. DWG. 217-A
6. INSTALL 28" WIDE ACCESS GATE
7. CONSTRUCT 8" HIGH STEMWALL



TYPICAL GRADING PLAN

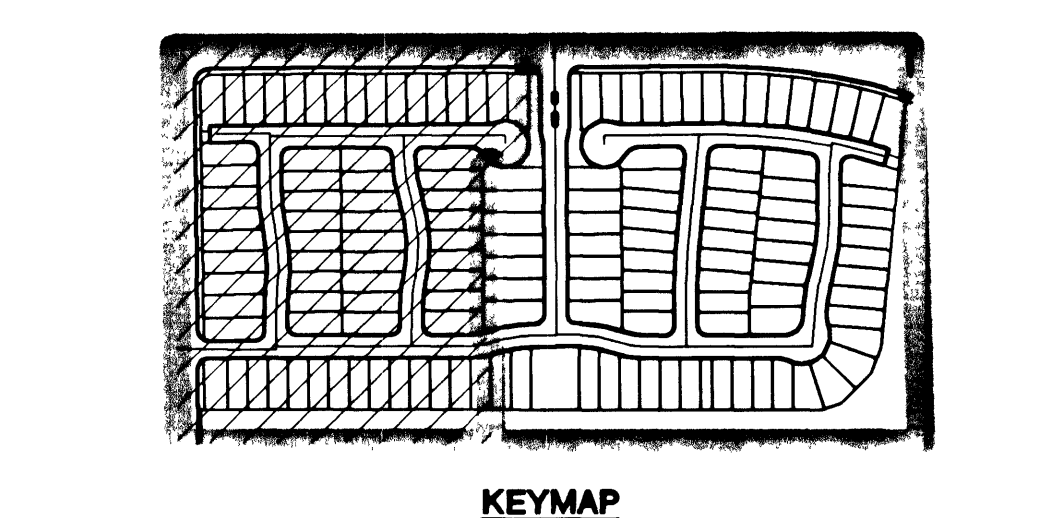
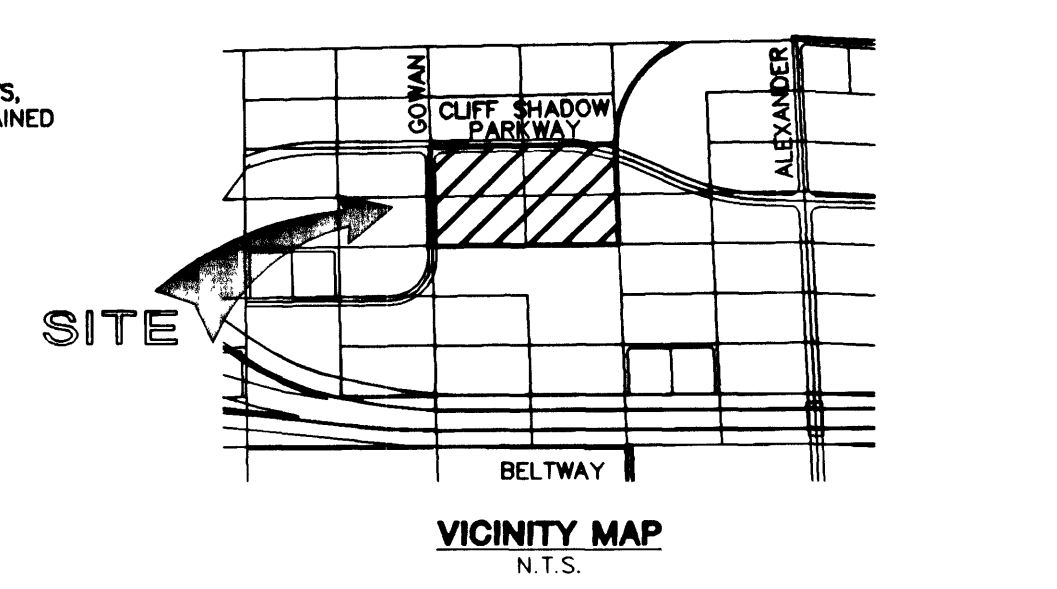
- NOTES:**
1. STRUCTURAL PAD SHALL BE 6" BEYOND BLDG. SETBACK.
 2. REFER TO GENERAL NOTE 1.
 3. REAR LOT CORNER GRADES ARE EQUAL TO ADJACENT LOTS UNLESS SHOWN OTHERWISE.
 4. MINIMUM SIDEWALK X-SLOPE SHALL BE 2% EXCEPT THAT WITHIN 15' OF THE HOUSE, THE MAXIMUM SIDEWALK SLOPE IS 5:1 AS SHOWN EXCEPT THAT WITHIN 5' OF THE HOUSE, THE MAXIMUM SLOPE IS 12:1.

SIDEWALK RAMP CASE 1

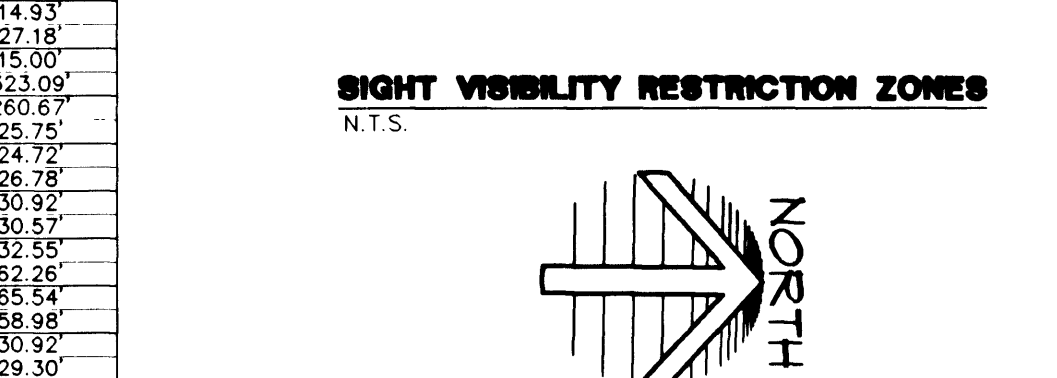
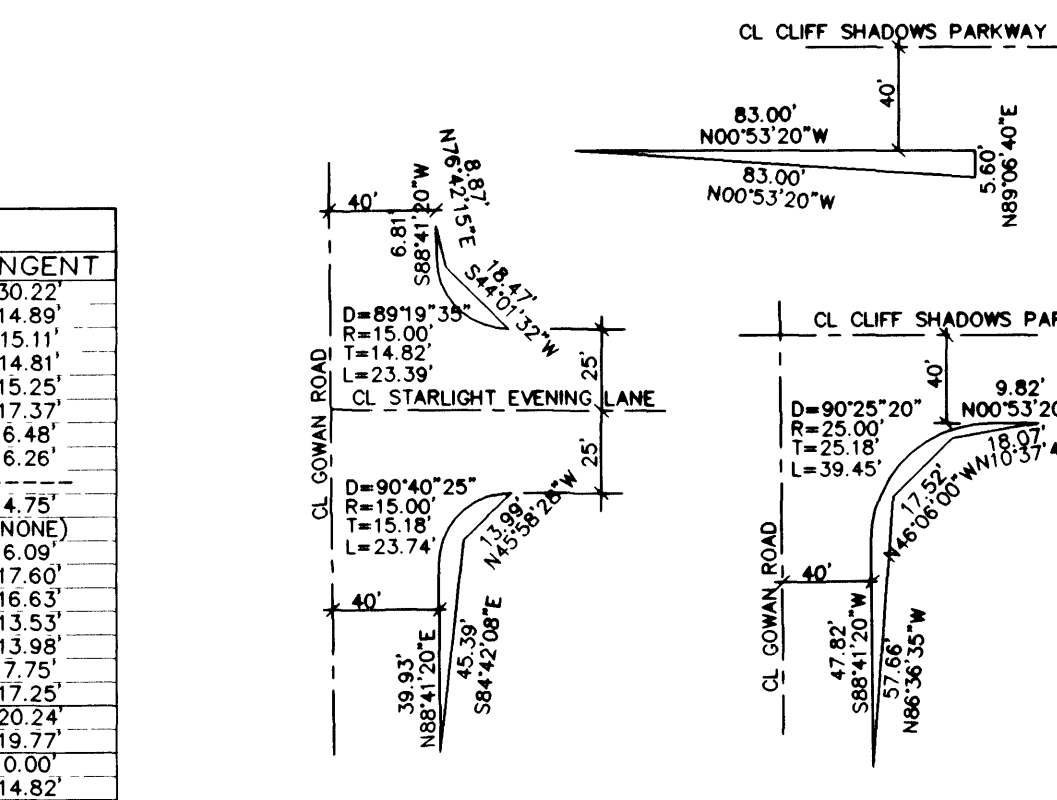
NO.	"A"	"B"
1	8.0	8.0
2	15.0	4.5

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	TANGENT
C1	30.00	90°00'00"	30.00	30.00
C2	15.00	89°34'40"	23.45	14.89
C3	15.00	90°00'00"	23.67	15.11
C4	15.00	89°59'56"	23.67	14.81
C5	15.00	90°00'00"	23.81	15.25
C6	30.00	90°00'00"	31.50	31.50
C7	30.00	242°33'43"	12.37	4.48
C8	30.00	233°33'23"	12.33	6.26
C9	4.00	180°00'00"	12.57	17.25
C10	20.00	26°44'03"	9.34	4.75
C11	(NONE)	(NONE)	(NONE)	(NONE)
C12	30.00	223°55'59"	12.02	6.09
C13	30.00	60°48'35"	31.84	17.60
C14	15.00	95°53'44"	25.11	16.63
C15	15.00	84°06'18"	22.02	13.51
C16	15.00	85°57'08"	22.50	13.98
C17	30.00	285°17'18"	15.16	7.75
C18	15.00	97°59'38"	25.55	17.25
C19	20.00	90°40'25"	31.85	20.24
C20	20.00	89°19'34"	31.18	19.77
C21	15.00	00°00'00"	0.00	0.00
C22	15.00	89°19'35"	23.39	14.82
C23	15.00	90°40'33"	23.74	15.18
C24	15.00	90°15'13"	23.83	15.07
C25	15.00	89°44'47"	23.50	14.93
C26	30.00	84°21'29"	44.17	27.18
C27	15.00	00°00'00"	0.00	0.00
C28	1100.00	32°44'13"	628.50	323.09
C29	1085.00	27°30'25"	511.29	260.67
C30	500.00	22°37'59"	31.45	25.75
C31	480.00	55°53'44"	49.39	24.72
C32	520.00	55°53'44"	53.51	25.93
C33	360.00	09°18'17"	61.71	30.93
C34	360.00	09°42'24"	60.99	30.57
C35	400.00	09°18'17"	64.98	32.26
C36	380.00	18°36'35"	123.42	62.26
C37	400.00	18°36'35"	129.92	65.54
C38	360.00	18°36'35"	116.39	60.38
C39	380.00	09°18'17"	61.71	30.93
C40	360.00	09°18'17"	58.46	29.30
C41	400.00	09°18'17"	64.98	32.26
C42	944.00	11°55'33"	196.49	98.60
C43	964.00	17°49'09"	299.81	151.12
C44	924.00	09°56'37"	160.36	80.38
C45	120.00	20°07'09"	42.14	21.29
C46	140.00	20°07'09"	49.16	24.84
C47	100.00	20°07'09"	35.11	17.74
C48	210.33	20°22'22"	74.79	37.79
C49	190.33	20°22'22"	67.68	34.20
C50	230.33	20°22'22"	81.99	41.39
C51	231.65	19°05'18"	77.17	38.55
C52	211.65	19°05'18"	70.51	35.59
C53	241.65	19°05'18"	83.84	42.31
C54	140.00	03°36'36"	8.82	4.41
C55	25.00	92°45'20"	40.47	26.23
C56	1000.00	25°52'54"	451.64	229.74
C57	1025.00	25°58'40"	464.73	236.43



- LEGEND**
- 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
 - TOP TOP 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



GRAPHIC SCALE
1" = 40'

THOMAS E. HAYES, P.E. #9428 DATE 10-9-01

BEAZER HOMES

770 E. MAIN SPRINGS SUITE 240

770 E. MAIN SPRINGS SUITE 240

770 E. MAIN SPRINGS SUITE 240

CITY OF LAS VEGAS

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148

PH. (702) 873-7550 FAX (702) 382-2597

nevada

CONSULTING ENGINEERS & LAND SURVEYORS

GRADING PLAN

HILLCREST • LONE MOUNTAIN WEST UNIT 2

SHEET

NOV 2000

DESIGNED BY:

CHECKED BY:

PROJECT NO:

SCALE: 1"=40'

THOMAS E. HAYES, P.E. #9428

1074-1671-Z

Call before you Dig

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Call before you OVERHEAD

1-702-593-8111

BENCHMARK

PROJECT VERTICAL DATUM: NAVD88

CITY OF LAS VEGAS BENCHMARK 11V00-43ES

NAVD 88 ELEV: 713.8497 METERS (2342.02 FEET)

RIVET AND PLATE IN TOP OF CURB, NORTHWEST RETURN OF ALEXANDER ROAD AND BUFFALO

BASIS OF BEARING

SOUTH 87°07'11" WEST-BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, IN BOOK 96 OF PLATS, AT PAGE 81.

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.

FOR STREET SECTIONS

SEE DETAIL SHEET S-2

APN 137-12-201-007 ZONE: R-E USE: VACANT

APN 137-12-301-003 ZONE: PD USE: VACANT

APN 137-12-301-004 ZONE: PD USE: VACANT

APN 137-12-101-011 ZONE: R-E USE: VACANT

1074-1671-Z