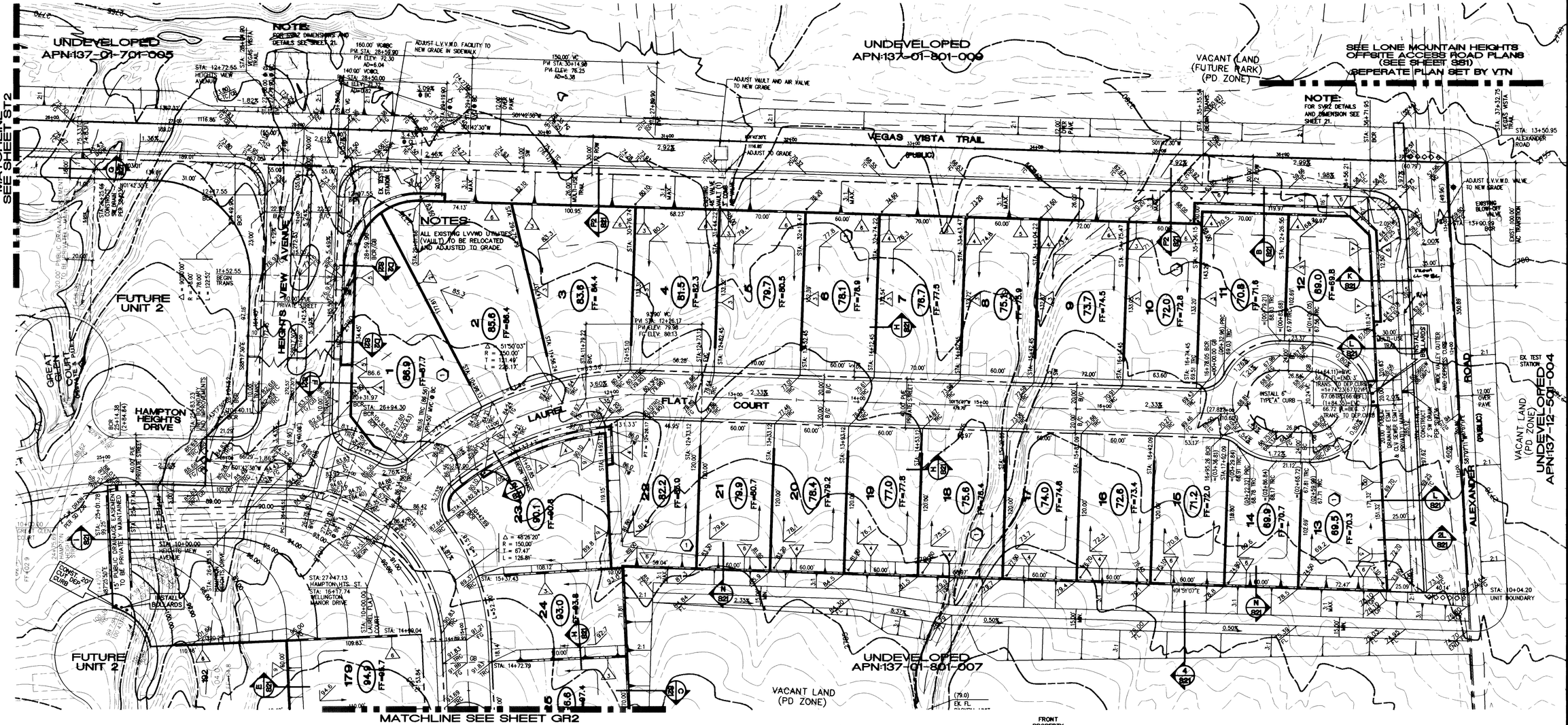


BENCHMARK

PROJECT VERTICAL DATUM: NAVD88
CITY OF LAS VEGAS BENCHMARK 1LV00--4SES
NAVD88 ELEV: 713.8497 METERS (2342.02 FEET)

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

WALL NOTES

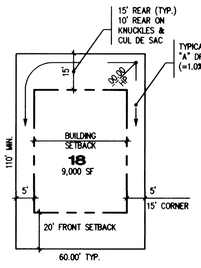
1. ALL WALLS NEW OR EXISTING ARE SHOWN ONLY FOR THE PURPOSE OF GRADING RELATIONSHIP
2. THE STRUCTURAL AND ARCHITECTURAL DESIGN OF WALLS (RETAINING OR NON RETAINING) MUST BE APPROVED BY THE CITY BUILDING DEPARTMENT
3. SEE PLOT PLAN FOR RETAINING WALL DETAILS AT INTERIOR SIDE LOT LINES WHERE PAD ELEVATIONS EXCEED 1.0 FEET DIFFERENCE.
4. ALL CMU BLOCK WALL TO BE SOLID GROUTED (8" BLOCK), NO TONGUE AND GROOVE JOINT ALLOWED.

BASIS OF BEARINGS:

NORTH 87 08'14", BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, IN FILE 89 OF SURVEYS, AT PAGE 3.

GENERAL NOTES

1. ALL GRADES SHOWN HEREON ARE TO ROUGH GRADE ONLY AND ARE 0.30 FEET LOW TO ALLOW FOR LANDSCAPING EXCEPT T.C., F.L. AND F.G. WHICH ARE TO FINISH GRADE
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 ENGEER PRIOR TO THE COMMENCEMENT OF WORK.
5. ALL GRADING AND SITE PREPARATION SHALL CONFORM TO THE REQUIREMENTS OF THE GEOTECHNICAL INVESTIGATION PREPARED BY: GEOTEK, INC., PROJECT NUMBER: 2728-LV DATED: MARCH 14, 2000.
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 OFFSITE OWNER.
7. ALL WORK PERFORMED WITHIN PUBLIC RIGHT-OF-WAY AND OUTSIDE OF THE PROJECT BOUNDARY SHALL BE PERFORMED UNDER A SEPARATE ENCROACHMENT PERMIT ISSUED BY THE CONTROLLING AUTHORITY.
8. FINISH FLOOR ELEVATION = PAD ELEVATION +0.8'.
9. ALL STATIONING ON GRADING PLAN IS CENTERLINE STATIONING UNLESS OTHERWISE NOTED.

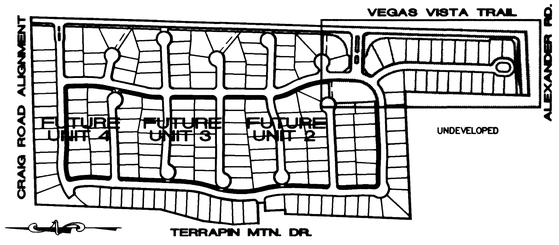


TYPICAL GRADING PLAN
NOT TO SCALE

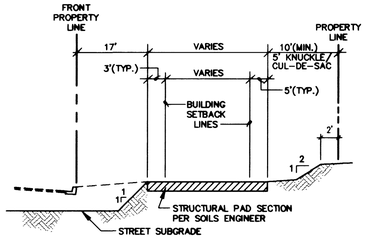
NOTE: RETAINING WALL HEIGHTS ARE TO BE DETERMINED USING CONVERSION TABLE BELOW.

TOP OF RETAINING WALL TO BE AT OR ABOVE UPPER PAD ELEVATION.

RETAINING WALL CONVERSION TABLE	
△ 1	0.67'
△ 2	1.33'
△ 3	2.00'
△ 4	2.67'
△ 5	3.33'
△ 6	4.00'
△ 7	4.67'
△ 8	5.33'



KEYMAP



TYPICAL GRADING SECTION
STANDARD SINGLE FAMILY DETACHED - NO SCALE

LEGEND

27	LOT NUMBER		RETAINING WALL
(4)	BLOCK NUMBER	GB	GRADE BREAK
2400	CONTOUR LINE (1' INTERVAL)	(42.1)	PAD GRADE
FG	FINISH GRADE	PC	POINT OF CURVATURE
FL	FLOW LINE	PT	POINT OF TANGENCY
TC	TOP OF CURB	PRC	POINT OF REVERSE CURVATURE
TRC	TOP OF ROLL CURB	PCC	POINT OF COMPOUND CURVATURE
BC	BACK OF CURB	0.5%	DIRECTION AND RATE OF SLOPE
BCR	BEGIN CURB RETURN	BVC	BEGIN VERTICAL CURVE
EX	EXISTING	MVC	MID-POINT OF VERTICAL CURVE
VG	VALLEY GUTTER	EVC	END VERTICAL CURVE
	SCARP AREA	PRVC	POINT OF REVERSE VERTICAL CURVE
	CONCRETE BLOCK WALL		EXISTING WALL
NG	NATURAL GROUND		
TF	TOP OF FOOTING		
PIVC	POINT OF INTERSECTION VERTICAL CURVE		

SOILS REPORT:

PREPARED BY: GEOTEK, INC.
6830 ESCONDIDO STREET., SUITE A
LAS VEGAS, NEVADA 89119
(702) 897-1424
PROJECT NUMBER: 2728-LV
DATED: MARCH 14, 2000.

Avoid overhead power line contact

Call before you OVERHEAD 1-702-593-6111

Avoid cutting underground utility lines. It's costly.

Call before you Dig 1-800-227-2600

NOTES:

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

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

DISCLAIMER NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND 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 OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

GRAPHIC SCALE

40 0 20 40 80
1" = 40'

" I CERTIFY THAT THE GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON THE FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT"

IAN JOHNSON P.E. # 12181 — 8/30/00 DATE

25566

REV	DATE	BY	REVISION

KAUFMAN AND BROAD
750 PILOT ROAD, SUITE F
LAS VEGAS, NEVADA 89119
(702) 614-2500

vtn nevada CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS
2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH: (702) 873-7500 FAX (702) 362-2597

SHEET: GRADING PLAN
TITLE: LONE MOUNTAIN HEIGHTS UNIT 1

DRAWN BY: RES — 8-29-00
DESIGNED BY: MJ — 8-29-00
CHECKED BY: MJ — 8-29-00
PROJECT NO: 2728
SCALE: 1"=40' HORIZ. NONE VERT.

SEAL
PROFESSIONAL ENGINEER
IAN N. JOHNSON
No. 12181
CIVIL
8/30/00
STATE OF NEVADA

SHEET GR1
7 OF 21 SHEETS
DRAWING NO. 1074-4646-1