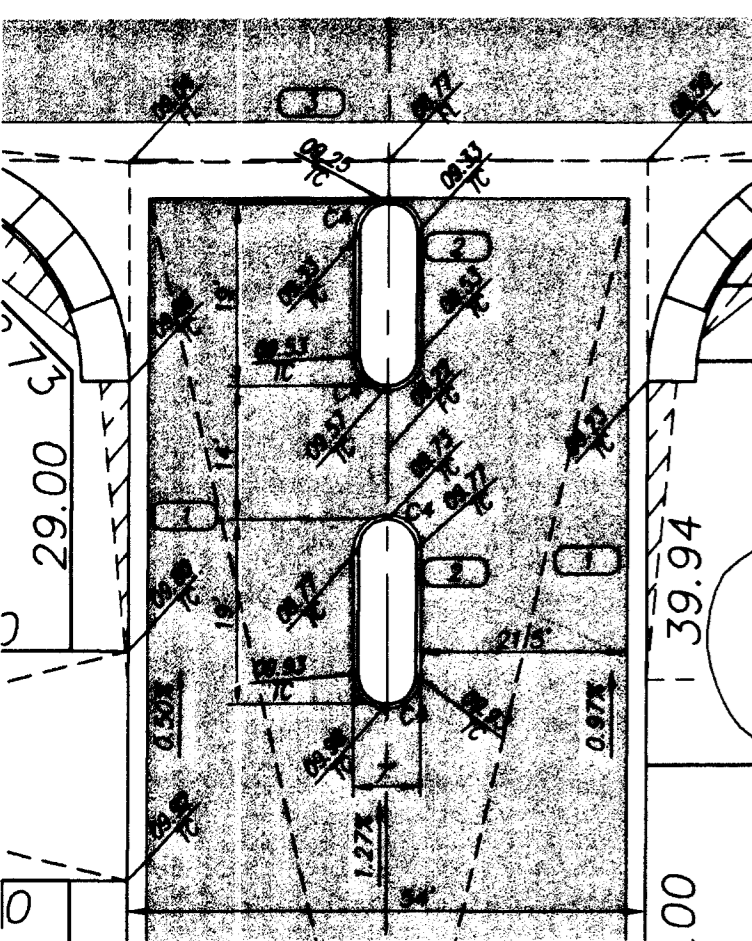
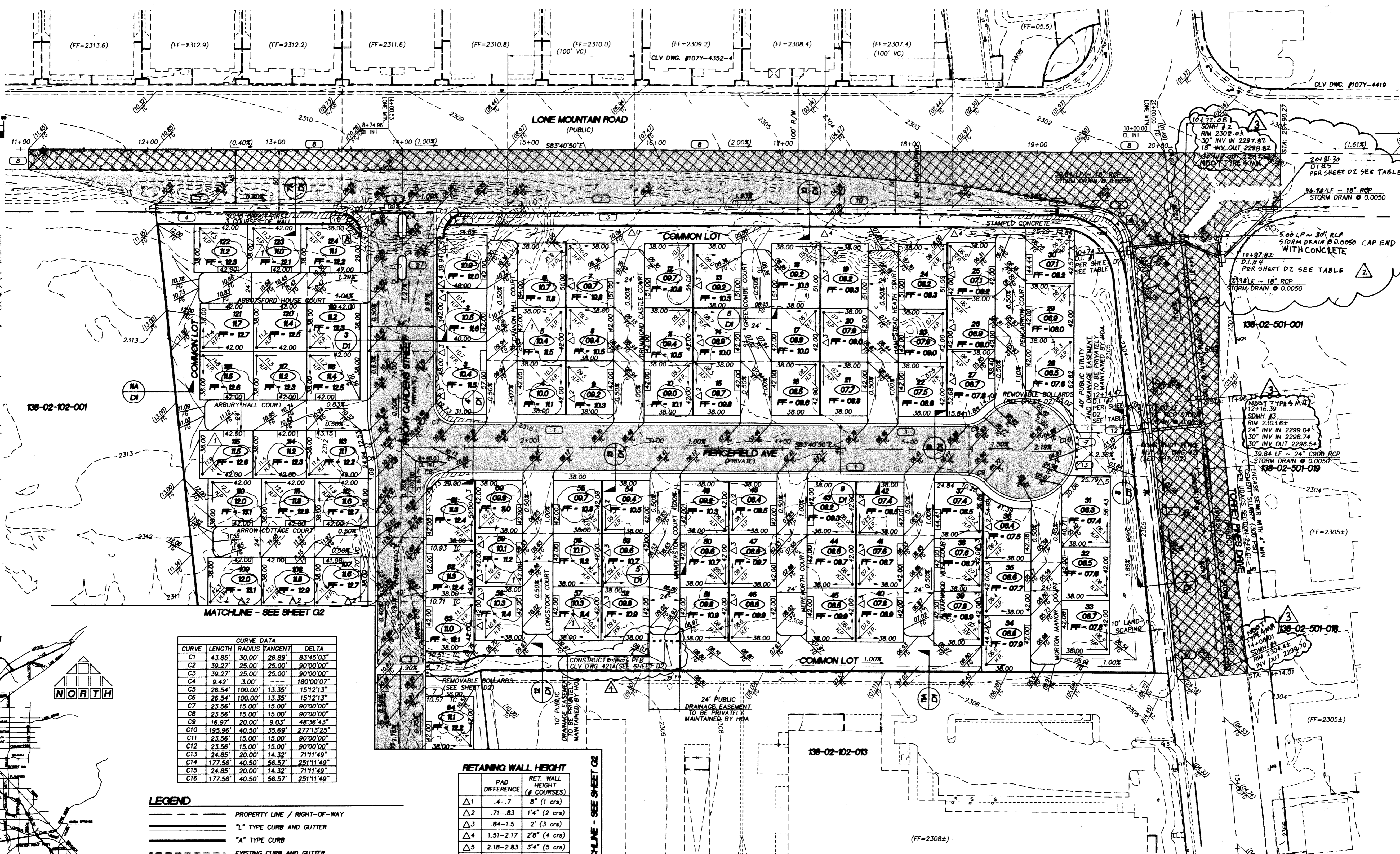
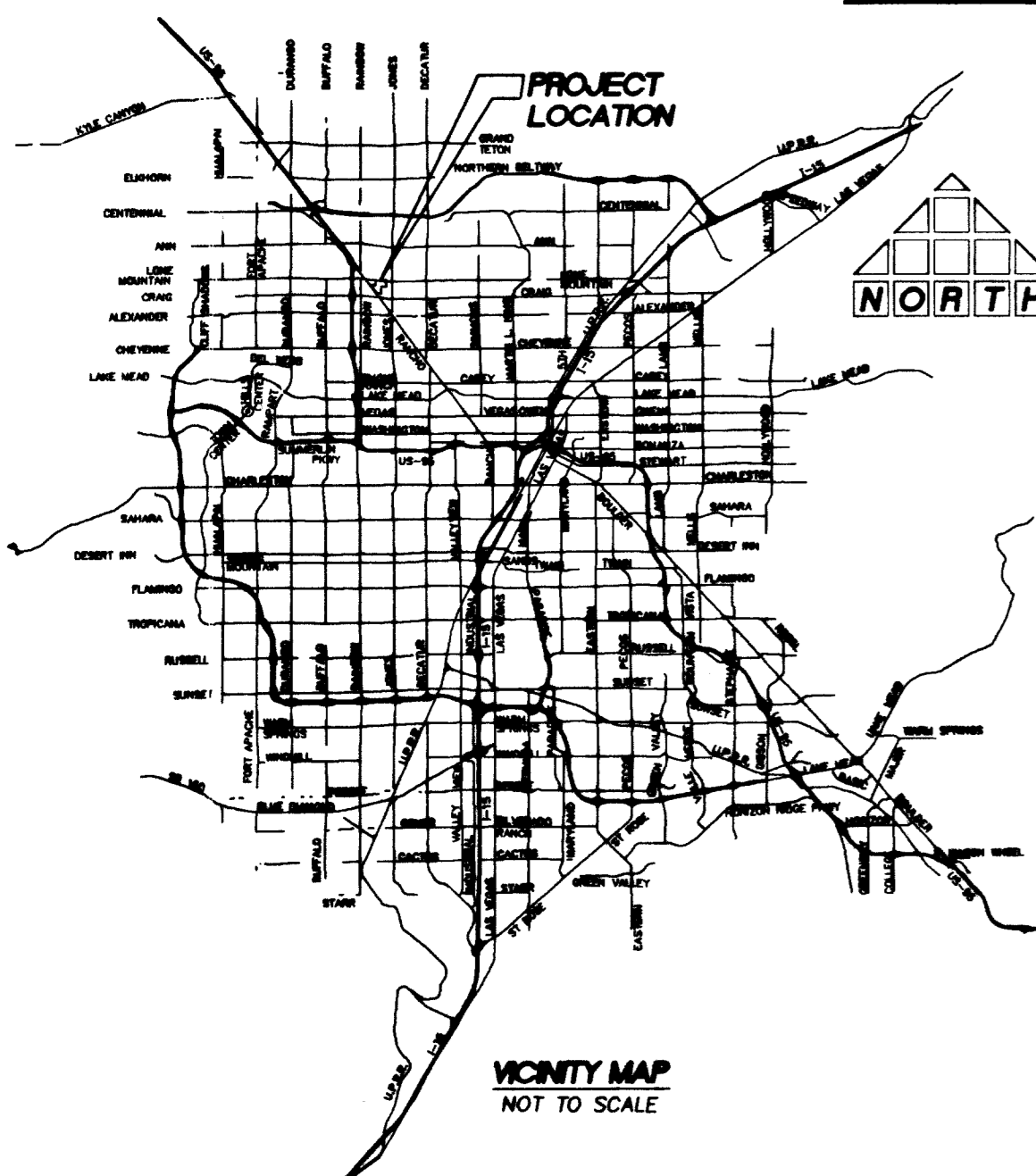




1" = 40'



ENTRY DETAIL
SCALE: 1"=20'



VICINITY MAP
NOT TO SCALE

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	43.85'	30.00'	26.89'	83°45'03"
C2	39.27'	25.00'	25.00'	90°00'00"
C3	39.27'	25.00'	25.00'	90°00'00"
C4	9.42'	3.00'	---	180°00'00"
C5	26.54'	100.00'	13.35'	151°21'13"
C6	26.54'	100.00'	13.35'	151°21'13"
C7	23.56'	15.00'	15.00'	90°00'00"
C8	23.56'	15.00'	15.00'	90°00'00"
C9	16.97'	20.00'	9.03'	48°36'43"
C10	195.96'	40.50'	35.69'	272°32'52"
C11	23.56'	15.00'	15.00'	90°00'00"
C12	23.56'	15.00'	15.00'	90°00'00"
C13	24.85'	20.00'	14.32'	71°11'49"
C14	177.56'	40.50'	56.57'	251°11'49"
C15	24.85'	20.00'	14.32'	71°11'49"
C16	177.56'	40.50'	56.57'	251°11'49"

LEGEND

- PROPERTY LINE / RIGHT-OF-WAY
- 2" TYPE CURB AND GUTTER
- "A" TYPE CURB
- EXISTING CURB AND GUTTER
- PROPOSED WATER LINE (SIZE AS SHOWN)
- PROPOSED SEWER LINE (SIZE AS SHOWN)
- EXISTING UTILITY (AS SHOWN)
- CROSS GUTTER
- WHEELCHAIR RAMP
- CUT OR FILL SLOPE
- PROPOSED PAVEMENT AREA
- PROPOSED ELEVATION (DESCRIPTION AS SHOWN)
- EXISTING ELEVATION (DESCRIPTION AS SHOWN)
- FUTURE DESIGN ELEVATION (DESCRIPTION AS SHOWN)
- LOT NUMBER
- PAD ELEVATION
- FINISHED FLOOR ELEVATION
- EXISTING PAVEMENT TO BE REMOVED AND REPLACED
- 6" SCREEN WALL
- STEM WALL
- RETAINING WALL

RETAINING WALL HEIGHT

PAD DIFFERENCE	RET. WALL HEIGHT (# COURSES)
Δ1	4'-7" 8" (1 crs)
Δ2	7'-1"-8.3" 1'4" (2 crs)
Δ3	8.4"-1.5" 2" (3 crs)
Δ4	1.51"-2.17" 2'8" (4 crs)
Δ5	2.18"-2.83" 3'4" (5 crs)
Δ6	2.84"-3.5" 4' (6 crs)
Δ7	3.51"-4.17" 4'8" (7 crs)
Δ8	4.18"-4.83" 5'4" (8 crs)
Δ9	4.84"-5.5" 6' (9 crs)
Δ10	5.51"-6.17" 6'8" (10 crs)
Δ11	6.18"-6.83" 7'4" (11 crs)

FOR BOR CURVE INFO SEE P + P SHEETS

SIDEWALK RAMP DATA
PER STD. DWG. 235

A	B	TYPE
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
11	11	11

BASE OF BEARINGS

SOUTH 00°04'13" WEST BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN ON THE MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA IN FILE 99 OF PARCEL MAPS, AT PAGE 42.

BENCHMARK

CLV #0000 2N11W6
RIVET AND PLATE IN TOP OF CURB @ SE CORNER OF LONE MOUNTAIN AND RANCHO.
ELEVATION (NAVD 88): 706.7908 METERS
2318.86 FEET

CONSTRUCTION NOTES

1. CONSTRUCT "L" TYPE CURB AND GUTTER PER CCASD 216
2. CONSTRUCT "A" TYPE CURB PER CCASD 219
3. CONSTRUCT CROSS GUTTER PER CCASD 228
4. CONSTRUCT 5' SIDEWALK PER CCASD 234
5. CONSTRUCT SIDEWALK UNDERDRAIN PER CCASD 236
6. CONSTRUCT SIDEWALK RAMP PER CCASD 235 CASE 1 A=B, B=A UNLESS NOTED OTHERWISE
7. CONSTRUCT DEPRESSED CURB PER CCASD 227
8. SAWCUT AND MATCH EXISTING @ CENTERLINE
9. REMOVE AND RECONSTRUCT CURB, GUTTER AND SIDEWALK ON SHEET D2
10. ADJUST EXISTING UTILITY TO GRADE
11. CONSTRUCT WROUGHT IRON FENCE PER CLV DWG 421 PER DETAIL ON SHEET D2
12. CONSTRUCT BEEHIVE DROP INLET PER CCASD 418
13. CONSTRUCT DRAINAGE EASEMENT PER CLV DWG 421 PER DETAIL ON SHEET D2

NOTE
ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS, PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY HOA.

FLOOD CONTROL

ITEM #	DESCRIPTION
1	81.90 LF ~ 18" STORM DRAIN
2	39.84 LF ~ 24" STORM DRAIN
3	368.63 LF ~ 30" STORM DRAIN
4	710.37 LF ~ 8" CMU SOLID GROUTED STEM WALL
5	4,815 LF ~ 4" MIN. CONCRETE PAVEMENT

DROP INLET DATA

NUMBER	TYPE	NO. GRATES	LENGTH	DEPTH	INV OUT
1	MEENAH	2	6'	2.23'	2299.02
2	MEENAH	3	9'	3.29'	2299.24
3	BEEHIVE	---	---	3.85'	2299.30
4	MEENAH	2	6'	3.24'	2298.97
5	MEENAH	1	3'	2.01'	2278.74

CERTIFICATION

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

Joshua N. Owen
JOSHUA N. OWEN, P.E. NO. 15748
DATE: 8/15/05
REPLLOT

Call before you Dig
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www.callbeforeyouunderground.com

105863

THOMSON CONSULTING ENGINEERS
3161 E. WARM SPRINGS ROAD, SUITE 200
LAS VEGAS, NEVADA 89120
702-932-6125 FAX: 702-932-6129

PROJECT NO. 00104015
DATE: 8/15/05

RICHMOND AMERICAN HOMES
LONE MOUNTAIN / TORREY PINES
GRADING PLAN

Professional Engineer Seal for Joshua N. Owen, No. 15748, State of Nevada, Civil, dated 8/15/05.

SHEET G1 OF 21
DRAWING NO. 1074854