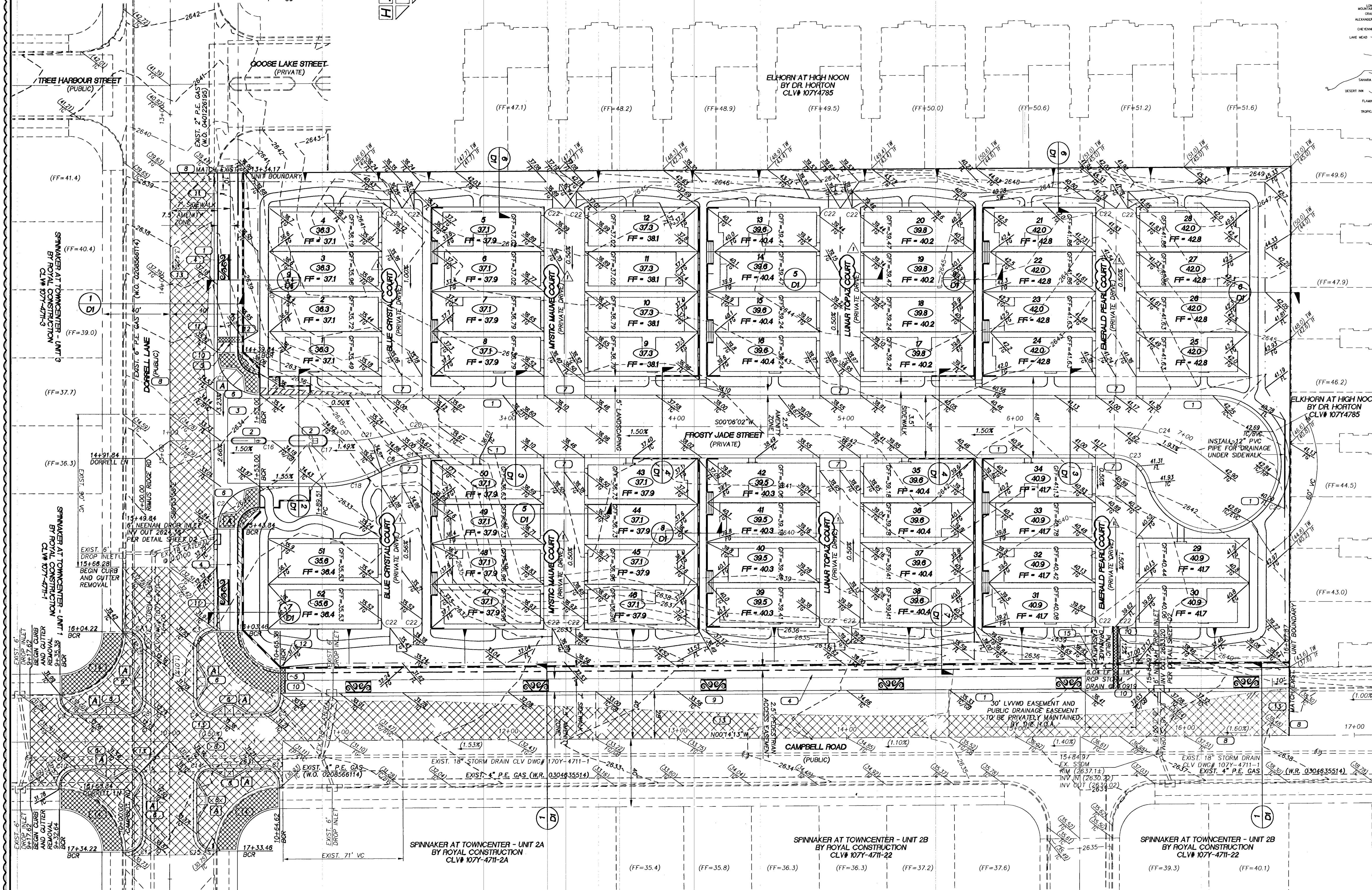


PROJECT SITE



DESIGNED BY:	8/13/14	REV. GRADING PER NEW SITE PLAN, PAD/FF LOTS
CHECKED BY:	4/3/06	9-1217-2029-38, ADD ACCESS GATE
PROJECT NO:	01105002	REVISE STREET NAME SUFFIXES
DATE:		



LEGEND

- PROPERTY LINE / RIGHT-OF-WAY
- "L" 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
- PHASE LINE
- SIGHT VISIBILITY RESTRICTION ZONES PER STD. DWG. 201.1 (NOTHING OVER 24" IN HEIGHT ALLOWED IN SVZ EXCEPT TRAFFIC CONTROL DEVICES)
- 6" SCREEN WALL
- STEM WALL
- RETAINING WALL

CONSTRUCTION NOTES

- CONSTRUCT "L" TYPE CURB AND GUTTER PER CCASD 216
- CONSTRUCT "A" CURB PER CCASD 219
- CONSTRUCT CROSS GUTTER PER CCASD 228
- CONSTRUCT 7" SIDEWALK PER CCASD 234
- CONSTRUCT SIDEWALK UNDERDRAIN PER CCASD 236
- CONSTRUCT SIDEWALK RAMP PER CCASD 235 SEE TABLE FOR LENGTHS
- CONSTRUCT DEPRESSED CURB PER DETAIL SHEET D1
- SAWTOOTH AND MATCH EXISTING
- SIDEWALK TREATMENT PER TOWNCENTER STANDARDS
- CONSTRUCT CONCRETE FLUME PER DETAIL SHEET D1
- CONSTRUCT RED STAMPED CONCRETE PER TOWNCENTER STANDARDS FOR SIDEWALK TREATMENT IN AMENITY ZONE
- CONSTRUCT BLOCK WALL OPENING PER DETAIL SHEET D1
- ADJUST MAHOLE RIM TO GRADE
- REMOVE EXISTING CURB, GUTTER, SIDEWALK, HANDICAP RAMP AT BCR UNLESS NOTED OTHERWISE
- CONSTRUCT GATE PER CITY OF LAS VEGAS STANDARD DETAIL #421-B ON SHEET D2

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, DS 3823.

JOSEPH D. THOMASON, P.E. NO. 11097

RELOT

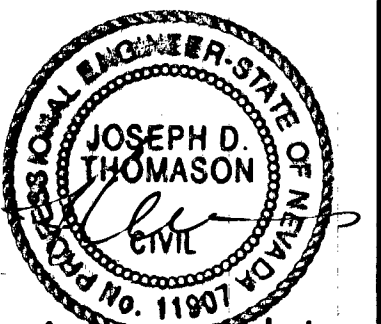
6/2/14

10/2/14

DATE

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

ROYAL CONSTRUCTION
SPINNAKER VILLAGE IV
GRADING PLAN



SHEET
G1
5 OF 14
DRAWING NO.

Call before you dig
1-800-227-2600
Underground Utility Service (UUS)

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

Call before you dig
1-702-227-2929
Underground Utility Service (UUS)

BASIS OF BEARING
NORTH 89°54'12" EAST, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN IN FILE 118 OF SURVEYS AT PAGE 89, OFFICIAL RECORDS, COUNTY OF CLARK, STATE OF NEVADA.

BENCHMARK
CITY OF LAS VEGAS VERTICAL CONTROL POINT "BLV90 18SES", BEING A RIVET PLATE IN A CONCRETE CYLINDER, NORTHWEST CORNER OF ELKHORN AND FORT APACHE.

ELEVATION: 2675.28 (FEET)
815.4214 (METERS)
CITY OF LAS VEGAS VERTICAL CONTROL BASED ON
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

RETAINING WALL HEIGHT		
PAD DIFFERENCE	RET. WALL HEIGHT (# COURSES)	
Δ1 .4-7	8" (1 crs)	
Δ2 .71-83	1'4" (2 crs)	
Δ3 .84-1.5	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)	
Δ12 7.84-8.5	8" (12 crs)	

NOTE:
ADD 2800 TO ALL DESIGN ELEVATIONS
ALL PRIVATE STREETS AND PRIVATE DRIVES ARE P.U.E., PUBLIC SEWER AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY HOA.

SIDEWALK RAMP DATA

PER STD. DWG. 235		
A	B	TYPE
1	8'	II

CURVE DATA				CURVE DATA			
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CURVE	LENGTH	RADIUS
C1	39.27'	25.00'	90°00'00"	8.50'	C14	13.30'	8.50'
C2	39.27'	25.00'	90°00'00"	8.50'	C15	13.30'	10.00'
C3	15.71'	10.00'	90°00'00"	4.71'	C16	4.71'	1.50'
C4	13.40'	8.50'	90°20'15"	9.42'	C17	9.42'	3.00'
C5	15.71'	10.00'	90°00'00"	4.71'	C18	36.05'	75.00'
C6	36.05'	75.00'	27°32'34"	18.38'	C19	36.05'	75.00'
C7	15.71'	10.00'	90°00'00"	4.71'	C20	28.30'	93.50'
C8	13.30'	8.50'	89°39'45"	14.26'	C21	28.30'	93.50'
C9	15.71'	10.00'	90°00'00"	4.71'	C22	7.85'	5.00'
C10	15.71'	10.00'	90°00'00"	4.71'	C23	28.89'	20.00'
C11	13.40'	8.50'	90°20'15"	9.42'	C24	63.60'	88.00'
C12	15.71'	10.00'	90°00'00"	4.71'	C25	179.66'	40.50'
C13	15.71'	10.00'	90°00'00"	4.71'			