

LEGEND

	PROPERTY LINE / RIGHT-OF-WAY		FLOOD WALL
	"ROLL" TYPE CURB AND GUTTER		RETAINING WALL
	EXISTING CURB AND GUTTER		PROPOSED ELEVATION
	PROPOSED WATER LINE (SIZE AS SHOWN)		EXISTING ELEVATION
	PROPOSED SEWER LINE (SIZE AS SHOWN)		TOP OF CURB
	EXISTING UTILITY (AS SHOWN)		FINISHED GRADE
	EDGE OF PAVEMENT		FLOW LINE
	CROSS GUTTER		HIGH POINT
	PROPOSED SIGHT VISIBILITY ZONE NO OBSTRUCTIONS GREATER THAN 30' IN HEIGHT		TOP OF WALL
	PROPOSED PAVEMENT AREA		TOP OF FOOTER
	PROPOSED PAVEMENT AREA		BLOCK NUMBER
			SECTION OR DETAIL IDENTIFIER
			SHEET ON WHICH SECTION OR DETAIL IS SHOWN

CONSTRUCTION NOTES

1. CONSTRUCT "L" TYPE CURB AND GUTTER PER STD. DWG. 216
2. SAWCUT & REMOVE EXISTING SIDEWALK, CURB & GUTTER. INSTALL CURB RETURNS & VALLEY GUTTER
3. CONSTRUCT 30" ROLL CURB PER STD. DWG. 217A
4. CONSTRUCT 10" TRANSITION FROM "L" CURB TO ROLL CURB PER DETAIL ON SHEET 24
5. CONSTRUCT 5' SIDEWALK PER STD. DWG. 234
6. CONSTRUCT HANDICAP RAMP PER STD. DWG. 235, CASE I. A = 8', B = 6' (UNLESS NOTES OTHERWISE)
7. NOT USED
8. CONSTRUCT 8" CROSS GUTTER PER STD. DWG. 228
9. CONSTRUCT 2" A.C. PAVEMENT WITH 6" TYPE I UNDER 4" TYPE II AGGREGATE BASE PER PRIVATE STREET SECTIONS ON SHEET 23
10. CONSTRUCT 3" VALLEY GUTTER PER DETAIL ON SHEET 24
11. SIGHT VISIBILITY ZONES AT ENTRANCE PER STD. #201.2
12. CONSTRUCT 3" A.C. PAVEMENT WITH 4" TYPE I OVER 6" TYPE II AGGREGATE BASE PER PUBLIC STREET SECTION STD. DWG. 205
13. CONSTRUCT 2" A.C. PAVEMENT WITH 4" TYPE I OVER 6" TYPE II AGGREGATE BASE PER PUBLIC STREET SECTION STD. DWG. 207
14. CONSTRUCT 2" WIDE SIDEWALK DRAIN PER STD. DWG. 236
15. INSTALL REMOVABLE BOLLARDS PER DETAILS ON SHEET 25

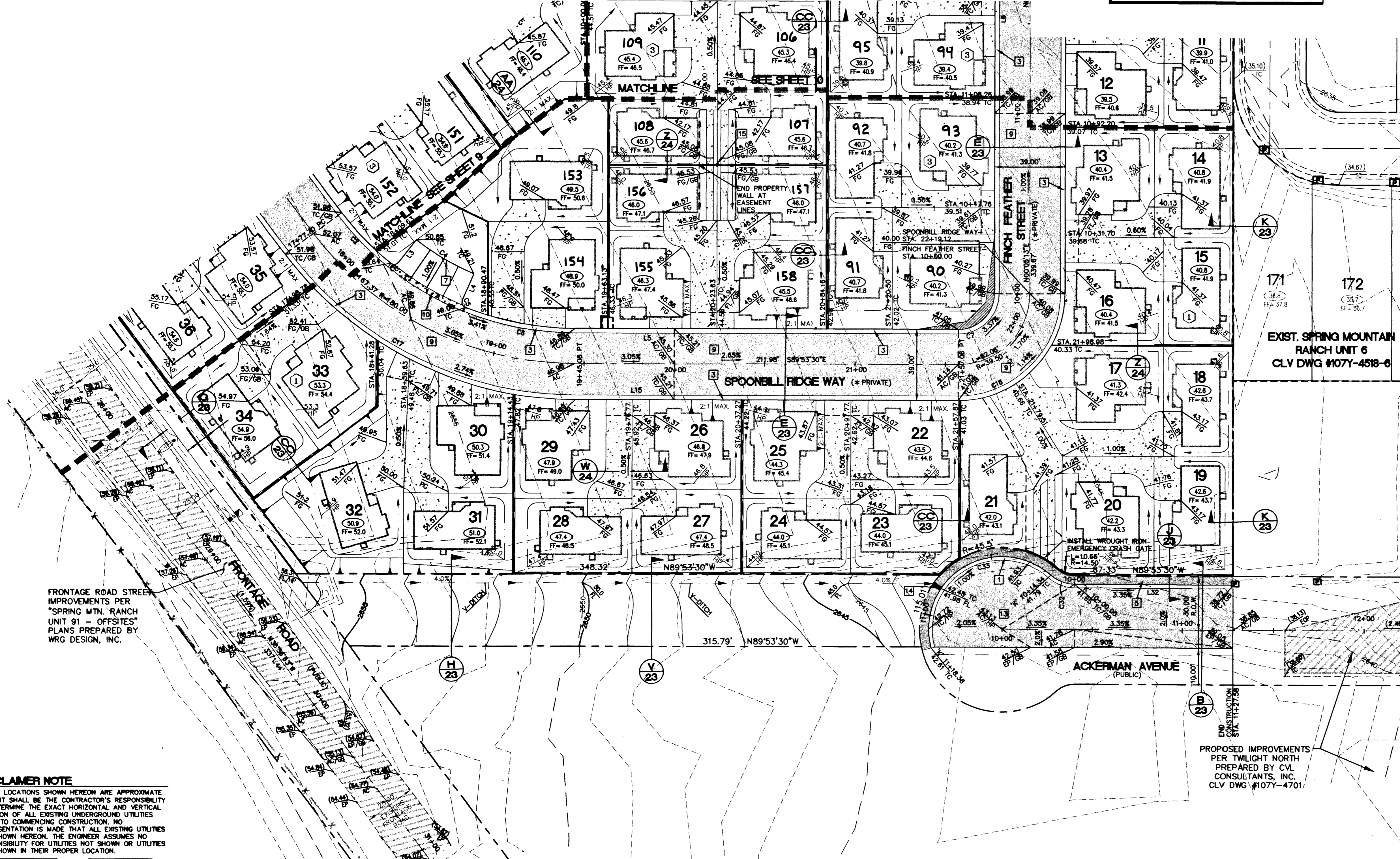
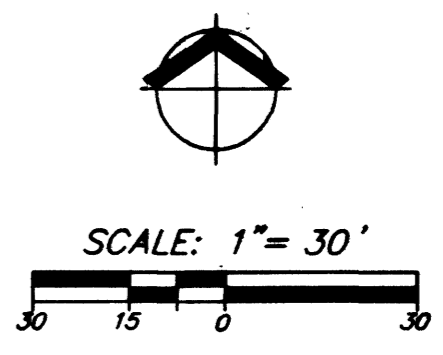
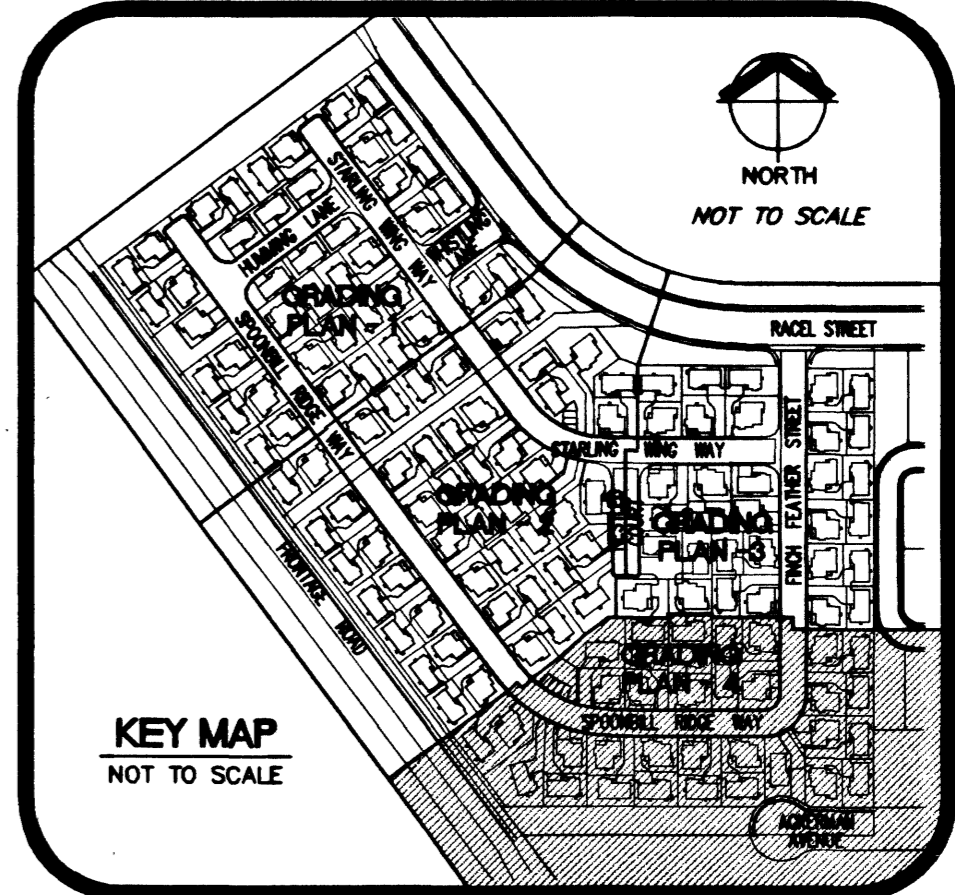
GRADING NOTES

1. WRG DESIGN, INC. SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY IN THE PLANS OR CONDITIONS IN THE FIELD.
2. ALL WORK TO BE PERFORMED OUTSIDE OF THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL NOT BE OBTAINED FROM PERFORMED UNTIL WRITTEN PERMISSION AND EASEMENT HAVE THE OFFSITE OWNER AND GIVEN TO THE CITY OF LAS VEGAS.
3. ADD 2600' TO ALL PROPOSED ELEVATIONS SHOWN HEREON.
4. ALL STATIONING SHOWN, UNLESS OTHERWISE NOTED, IS CENTERLINE STATIONING.
5. "C" REPRESENTS STATIONING AT THE BACK OF CURB ALONG A CUL-DE-SAC.
6. "K" REPRESENTS STATIONING AT THE BACK OF CURB ALONG A KNUCKLE.
7. ALL INTERIOR STREETS PROPOSED HEREIN ARE PRIVATE.
8. ALL PRIVATE STREETS ARE PUBLIC UTILITY, CLV SEWER AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED.
9. REFER TO GRADING SHEET 1 FOR BACK OF CURB LINE AND CURVE TABLES

* NOTE:
ALL PRIVATE STREETS ARE PUBLIC UTILITY, CLV SEWER & PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY H.O.A.
SEE SHEET 24 FOR STREET SECTIONS.

NOTE:
ALL COMMON DRIVEWAYS ARE TO BE DEDICATED AS "PUBLIC DRAINAGE & PRIVATE SEWER EASEMENTS TO BE PRIVATELY MAINTAINED BY H.O.A."

HDPE CONSTRUCTION NOTE
CONTRACTOR SHALL PROVIDE 30" MINIMUM COVER OVER PIPE PRIOR TO VEHICLE LOADING DURING CONSTRUCTION. TRENCH WIDTH MUST BE WIDE ENOUGH TO ACCOMMODATE COMPACTION EQUIPMENT. SEE MANUFACTURER'S GUIDELINES (PRODUCT NOTE 3.115) AND ASTM D2321. CONTRACTOR SHALL NOT USE HYDRO-HAMMER TYPE COMPACTORS OVER PIPE TRENCH AREA.



FRONTAGE ROAD STREET IMPROVEMENTS PER "SPRING Mtn. RANCH UNIT 91 - OFFSITES" PLANS PREPARED BY WRG DESIGN, INC.

DISCLAIMER NOTE
UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND 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 IN THEIR PROPER LOCATION.

Call before you Dig
1-800-367-2600
www.callbeforeyoudig.com

Call before you Overhead
1-702-988-4111

BASIS OF BEARINGS
NORTH 89°58'30" WEST, BEING THE NORTH LINE OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 08, TOWNSHIP 19 SOUTH, RANGE 80 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP OF SPRING MOUNTAIN RANCH-OVERALL ON FILE AT THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 81 OF PLATS, PAGE 22.

BENCHMARK
RIVET & PLATE IN TOP OF CURB @ NW CORNER OF EL CAPITAN & RACEL
BM NO. 81V90 856
ELEVATION:
FEET = 2600.18' (NAVD88)
METERS = 792.5309 (NAVD88)

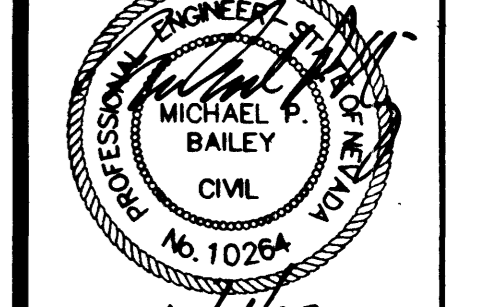
I CERTIFY THAT THIS GRADING PLAN CONFORMS TO THE APPROVED TECHNICAL DRAINAGE STUDY FOR THIS SITE ON FILE AT THE CITY OF LAS VEGAS

Michael P. Bailey 10/10/02
MICHAEL P. BAILEY, P.E. #10264 DATE

NO.	REV.	DATE	BY

GRADING PLAN - 4
SPRING MOUNTAIN RANCH UNIT 91
CITY OF LAS VEGAS

DATE	10/03/02	DESIGNED	JTC / RAS	CHECKED	GPB	ENGINEER	MPB	SCALE:	1" = 30' HORIZ 1" = 3' VERT
EXPIRES	12/31/02	PROJECT NO.	RAH-2602						



SHEET TITLE
GRADING PLAN - 4
SHEET NUMBER
11 OF 25
CLV DRAWING NO.
1074-4518-91

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