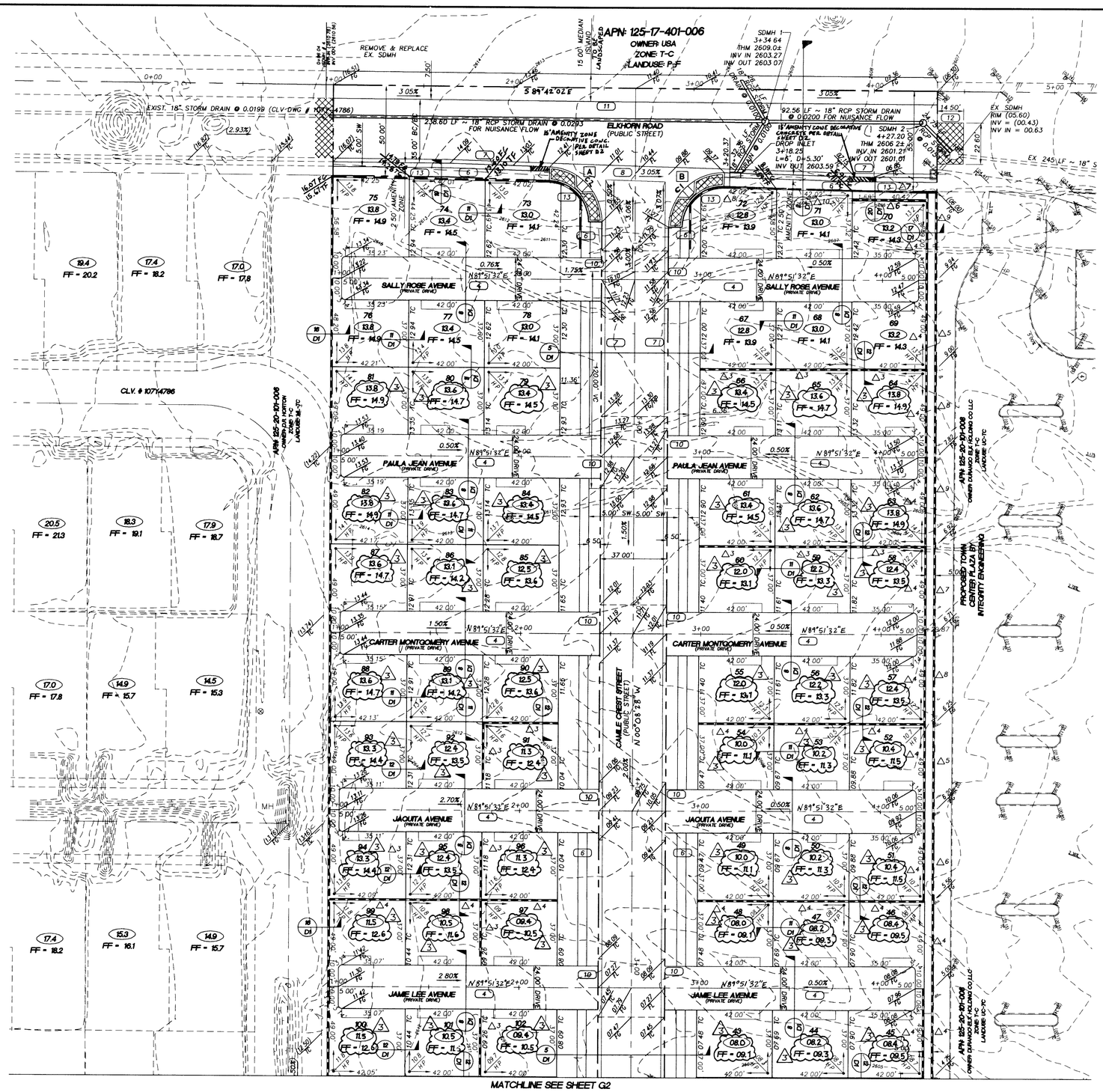
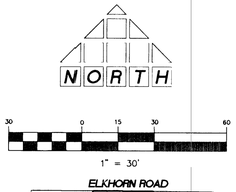
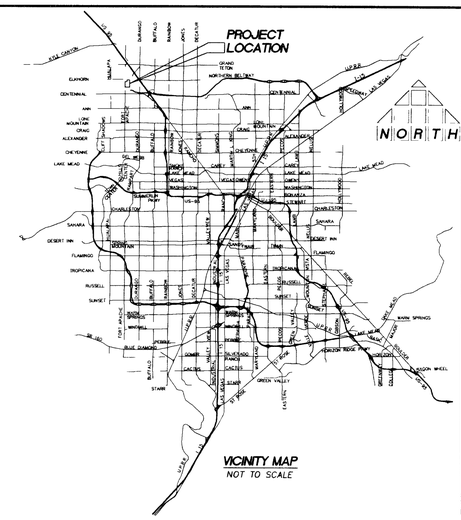




KEYMAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

SIDEWALK RAMP DATA
PER STD. DWG 235

	A	B	TYPE
A	8'	8'	I
B	4.5	21.5'	I

RETAINING WALL HEIGHT

	PAD DIFFERENCE	RET. WALL HEIGHT (# COURSES)
△1	4 – 7	8" (1 crs)
△2	7.1 – 8.3	1'4" (2 crs)
△3	8.4 – 1.5	2' (3 crs)
△4	1.51 – 2.17	2'8" (4 crs)
△5	2.18 – 2.83	3'4" (5 crs)
△6	2.84 – 3.5	4' (6 crs)
△7	3.51 – 4.17	4'8" (7 crs)
△8	4.18 – 4.83	5'4" (8 crs)
△9	4.84 – 5.5	6' (9 crs)
△10	5.51 – 6.17	6'8" (10 crs)
△11	6.18 – 6.83	7'4" (11 crs)

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	48.02	30.00	30.91	91°42'50"
C2	46.23	30.00	29.12	88°17'10"
C3	47.12	30.00	30.00	90°00'00"
C4	22.90	50.00	11.66	26°14'44"
C5	116.89	47.00	138.42	142°29'28"
C6	22.90	50.00	11.66	26°14'44"
C7	47.12	30.00	30.00	90°00'00"
C8	22.90	50.00	11.66	26°14'44"
C9	116.89	47.00	138.42	142°29'28"
C10	22.90	50.00	11.66	26°14'44"
C11	46.98	30.00	29.85	89°43'18"
C12	22.90	50.00	11.66	26°14'44"
C13	116.89	47.00	138.42	142°29'28"
C14	22.90	50.00	11.66	26°14'44"
C15	23.56	15.00	15.00	90°00'00"
C16	23.56	15.00	15.00	90°00'00"
C17	23.56	15.00	15.00	90°00'00"
C18	23.56	15.00	15.00	90°00'00"
C19	22.43	19.50	12.64	65°53'59"
C20	195.64	40.50	35.98	276°46'11"
C21	10.51	19.50	5.38	30°52'12"
C22	47.07	29.84	30.04	90°23.16"
C23	47.25	30.00	30.12	90°13'55"

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
- XX.XX / TC — PROPOSED ELEVATION (DESCRIPTION AS SHOWN)
- (XX.XX) / TC — EXISTING ELEVATION (DESCRIPTION AS SHOWN)
- [XX.XX] / TC — FUTURE DESIGN ELEVATION (DESCRIPTION AS SHOWN)
- 10 — LOT NUMBER
- 95.5 — PAD ELEVATION
- FF = 96.3 — FINISHED FLOOR ELEVATION
- EXISTING PAVEMENT TO BE REMOVED AND REPLACED

CONSTRUCTION NOTES

1. SAWCUT AND MATCH EXISTING
2. CONSTRUCT CASE 1 SIDEWALK RAMP PER CCASD 235 SEE TABLE FOR LENGTHS AND DETAIL SHEET D2
3. CONSTRUCT 7' SIDEWALK PER CCASD 234
4. CONSTRUCT 24' CONCRETE ALLEY PER MODIFIED CCASD 215
5. CONSTRUCT SIDEWALK UNDERDRAIN PER CCASD 236
6. CONSTRUCT 5' SIDEWALK PER CCASD 234
7. CONSTRUCT "L" TYPE CURB AND GUTTER PER CCASD 216
8. CONSTRUCT CROSS GUTTER PER CCASD 228
9. CONSTRUCT DEPRESSED CURB PER CCASD 227
10. CONSTRUCT DEPRESSED ALLEY ENTERANCE PER CCASD 227
11. CONSTRUCT A CURB MEDIAN ISLAND PER CCASD 218 AND 219
12. SAWCUT EXISTING PAVING AND REPLACE AGGREGATE BASE AND PAVING
13. CONSTRUCT 8" CMU BLOCK SOLID GROUTED FLOOD WALL MIN 3 COURSES ABOVE BACK OF SIDEWALK
14. CONSTRUCT REMOVABLE BOLLARD PER DETAIL SHEET D3
15. CONSTRUCT WROUGHT IRON FENCE PER CLV SD 421B AND DETAIL SHEET D3
16. CONSTRUCT 5'X24'X 6" DEEP RIPRAP PAD, D50=3" W/ 6" TYPE II BASE & GEOTEXTILE FILTER FABRIC

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

EARTHWORK QUANTITIES
CUT 26,621 CY
FILL 18,468 CY
TOTAL: 8,153 CY (CUT)

NOTE
ADD 2600 TO ALL ELEVATIONS

ALL COMMON LOTS AND LANDSCAPED AREAS TO BE PRIVATELY MAINTAINED

FLOOD CONTROL

ITEM #	DESCRIPTION
1	STORM DRIAN DROP INLET (SEE DETAIL DT2)
2	388.27 LF ~ 18" STORM DRAIN
3	322 LF ~ 8" CMU SOLID GROUTED FLOOD WALL
4	5'X24'X6" DEEP RIPRAP PAD, D50=3"

BENCHMARK
CITY OF LAS VEGAS VERTICAL CONTROL POINT "8LV90 18SES", BEING A RIVET PLATE IN A CONCRETE CYLINDER, NORTHWEST CORNER OF ELKHORN AND FORT APACHE.

ELEVATION: 2675.26 (FEET)
815.4214 (METERS)
CITY OF LAS VEGAS VERTICAL CONTROL BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

BASIS OF BEARING
NORTH 89°54'17" 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.

Avoid cutting underground utility lines. It's costly. Call before you Dig 1-800-227-2600 UNDERGROUND SERVICE (USA)

Avoid overhead power line contact. Call before you Overhead 1-702-593-6111 NEVADA POWER (ENVIRONMENT SAFETY SERVICES DEPARTMENT)

Call before you UnderGround 1-702-455-7511 1-702-229-6611

89657

7812.5

CERTIFICATION
I HEREBY CERTIFY THAT THE GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE WITH THE CITY OF LAS VEGAS PUBLIC WORKS FOR THIS PROJECT – DS 3605

JOSEPH D. THOMASON, P.E. #11097 — 1/21/16 DATE

1	11/9/15	KRJ	REVISE FINISH FLOOR AND PAD GRADES
2	1-15-16	PM	REV BENCHMARK & BASIS of BEARING
REV	DATE	BY	

DRAWN BY
DESIGNED BY
CHECKED BY
SCALE 1" = 30'
PROJECT NO. 001.04005

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

RICHMOND AMERICAN HOMES
WHITNEY HEIGHTS

GRADING PLAN

1/21/16

SHEET G1
5 OF 33
DRAWING NO. 107Y4858