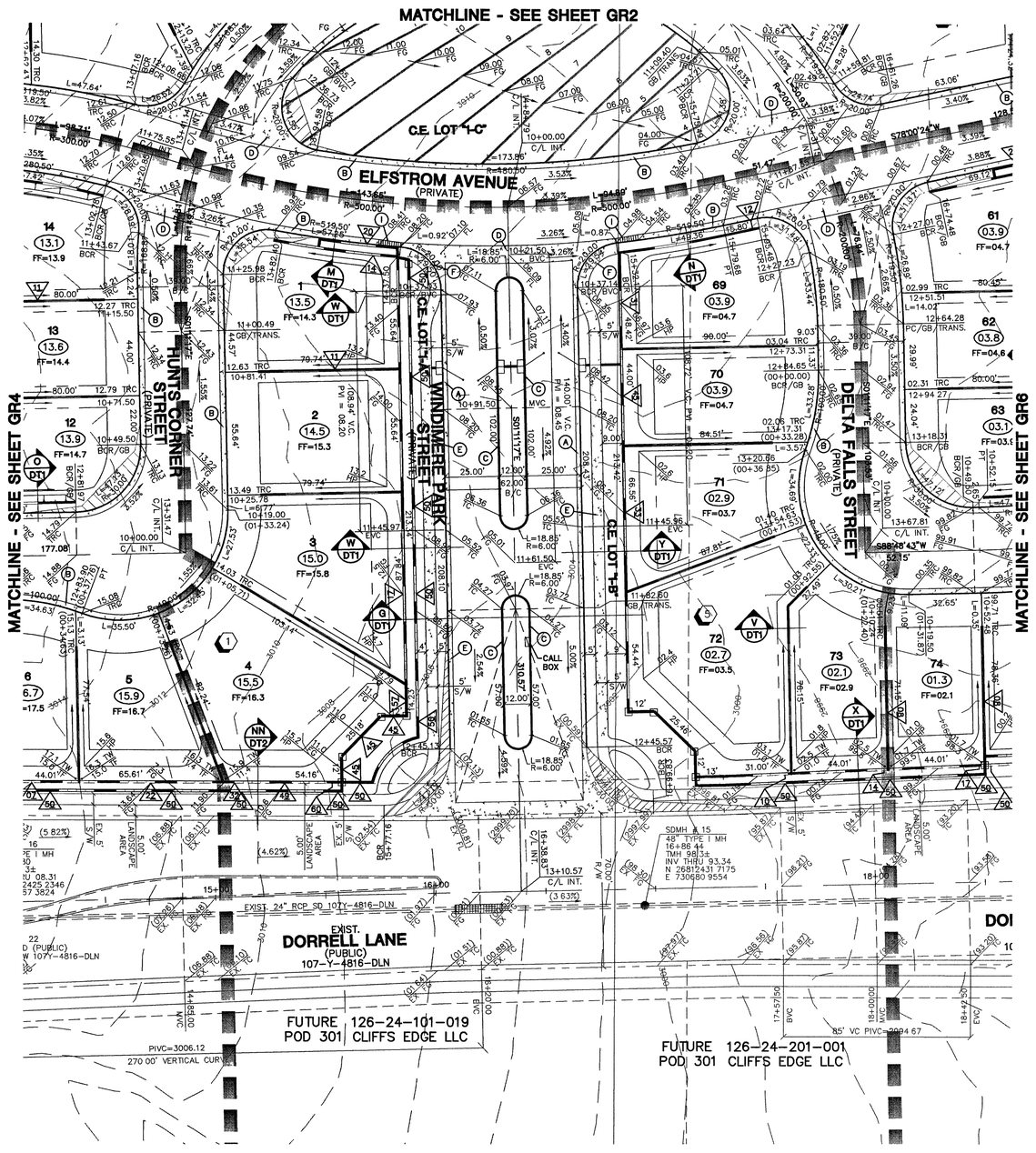
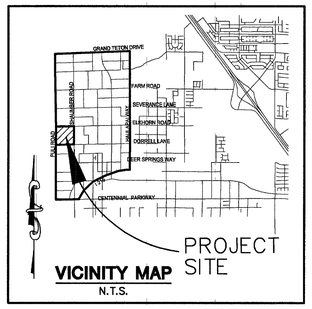
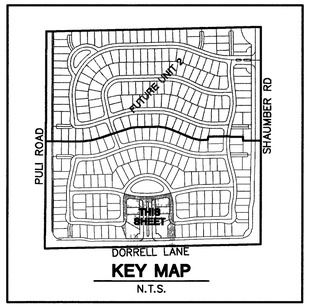




VICINITY MAP
N.T.S.



KEY MAP
N.T.S.

GRAPHIC SCALE
30 0 15 30 60
1" = 30'

Avoid overhead power line contact it's costly.
Call before you **Overhead**
1-702-227-2929

Avoid cutting underground utility lines it's costly.
Call before you **Dig**
1-800-227-2600

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEM CONDUITS IT'S COSTLY CALL BEFORE YOU DO UNDERGROUND
Call before you **Underground**
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS
AND
1-702-229-6611
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

PROJECT BENCHMARK

DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CITY OF LAS VEGAS BENCHMARK: BLV99:13SES
NAVD88 ELEVATION: 869.606 METERS (2853.03 FEET)

RIVET AND PLATE IN CONCRETE CYLINDER NW CORNER OF HUALAPAI AND ELKHORN

NOTE: WHEN THE SURVEYING FOR THIS PROJECT BEGAN, THE ABOVE REFERENCED BENCHMARK BLV99:13SES WAS NOT PUBLISHED. THE BASIS FOR THE DATUM FOR THIS PROJECT IS SHOWN ON RECORD OF SURVEY FILE 124 PAGE 94, CLARK COUNTY BENCHMARK 1C00-6N6, WHICH AT THE TIME OF THE ORIGINAL SURVEY (PRIOR TO THE CURRENT 2003 COUNTY BENCHMARK PUBLISHING) HAD AN ELEVATION OF 2584.61 FEET. TO CONVERT THE CURRENT CITY OF LAS VEGAS BENCHMARK BLV99:13SES TO MATCH THE ORIGINAL PROJECT DATUM, 0.34' NEEDS TO BE ADDED TO THE ELEVATION OF 2853.03 FEET.

BASIS OF BEARINGS

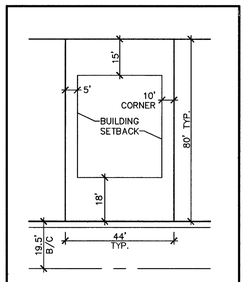
THE BASIS OF BEARINGS FOR THIS PROJECT IS NORTH 00°08'16" EAST BEING THE EAST LINE OF THE NORTHWEST QUARTER (NE 1/4)' OF THE SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE IN FILE 123 AT PAGE 32.

NOTE:

ALL DRAINAGE EASEMENTS MUST BE COMMON LOTS & PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY H.O.A.

NOTES:

1. ALL PRIVATE STREETS AND PRIVATE DRIVES ARE P.U.E., CLV PUBLIC SEWER EASEMENTS, & PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED.
2. SEE SHEET DT1 FOR SECTIONS AND DETAILS.



TYPICAL LOT DETAIL
N.T.S.
WINDIMERE

ENGINEER'S ESTIMATE OF FLOOD CONTROL QUANTITIES

1 COURSE SOLID GROUTED STEM WALL	388 L.F.
2 COURSE SOLID GROUTED FLOOD WALL	693 L.F.
3 COURSE SOLID GROUTED FLOOD WALL	1,160 L.F.
DRAINAGE EASEMENT	1,674 SQ. FT.
42" RCP	74.41 LF.
22.5' D.I.	1 EA.

HC RAMP DATA

NO.	"A"	"B"	CASE
1	8'	8'	I

CUT = 98,909 C.Y.
FILL = 118,700 C.Y.
(ADJUSTED)

"I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT CITY OF LAS VEGAS, NEVADA FOR THIS PROJECT, DS3665."

CHRISTOPHER R. GRUBBS
P.E. NO. 13956
DATE 10/26/05

CONTRACTOR NOTE:

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

CONSTRUCTION NOTES

(A) CONSTRUCT 24" "L" TYPE CURB & GUTTER PER STD. DWG. NO. 216
(B) CONSTRUCT 30" "ROLL" TYPE CURB & GUTTER PER STD. DWG. NO. 217A
(C) CONSTRUCT "A" TYPE ISLAND CURB PER STD. DWG. NO. 219
(D) CONSTRUCT CONCRETE CROSS GUTTER PER STD. DWG. NO. 228
(E) CONSTRUCT 5' CONCRETE SIDEWALK PER STD. DWG. NO. 234
(F) CONSTRUCT WHEEL CHAIR RAMP PER STD. DWG. NO. 235 CASE 1
(G) CONSTRUCT 2' WIDE UNDER SIDEWALK DRAIN PER STD.DWG. NO. 236
(H) CONSTRUCT DEPRESSED CURB SECTION PER DETAIL ON SHEET DT2
(I) CONSTRUCT 10' "L" TO "ROLL" CURB TRANSITION PER DETAIL ON SHEET DT2.

LEGEND

- EX. CONTOUR(5' INTERVAL)
- EX. CONTOUR(1' INTERVAL)
- PROPOSED CONTOUR
- 42.1 PROPOSED PAD GRADE
- 42.1 FUT./EXIST. PAD GRADE
- 0.50% SLOPE AND FLOW DIRECTION
- EDGE OF EXIST A.C.
- SAW CUT & MATCH A.C.
- SIDEWALK RAMP
- 0.50% PAD SWALE SLOPES
- SCARP AREA
- 27 LOT NUMBER
- 4 BLOCK NUMBER
- 4.5 RETAINING HEIGHT (FEET) AS MEASURED FROM ROUGH GRADE
- SIGHT VISIBILITY ZONES
- PROJECT BOUNDARY LINE
- SETBACK LINE
- R/W OR P/L
- EXIST. IMPROVEMENTS
- FUTURE IMPROVEMENTS
- CENTER LINE
- RETAINING WALL
- CONC. BLOCK WALL
- EXIST.CONC. BLOCK WALL
- EXIST. DIRT ROAD
- EXIST. AC
- CONSTRUCTION PHASE LINE OR UNIT BOUNDARY LINE
- MATCHLINE

ABBREVIATIONS

FG	FINISH GRADE	BCR	BEGIN CURB RETURN	TOP	TOP OF CHANNEL/SCARP
FL	FLOW LINE	TF	TOP OF FOOTING	TOE	TOE OF CHANNEL/SCARP
TC	TOP OF CURB	GB	GRADE BREAK	TOB	TOP OF BOX
TRC	TOP OF ROLL CURB	PC	POINT OF CURVATURE	PP	POWER POLE
EAC	EDGE OF ASPHALT PAVEMENT	PT	POINT OF TANGENCY	TRANS.	TRANSITION
FUT.	FUTURE	PRC	POINT OF REVERSE CURVATURE	RET.	RETAINMENT
EXIST	EXISTING (EX.)	PCC	POINT OF COMPOUND CURVATURE	INT.	INTERSECTION
VG	VALLEY GUTTER	BVC	BEGIN VERTICAL CURVE	D.G.	DESIGN GRADE
NG	NATURAL GROUND	MVC	MID-POINT OF VERTICAL CURVE	TSW	TOP OF SIDEWALK
H.P.	HIGH POINT	EVC	END VERTICAL CURVE	FF=	FINISH FLOOR
L.P.	LOW POINT	PRVC	POINT OF REVERSE VERTICAL CURVE	GFF=	GARAGE FINISH FLOOR
C/L	CENTER LINE	VPI	VERTICAL POINT OF INTERSECTION	BFE=	BASE FLOOD ELEVATION
O/C	OFFSET CROWN	TPW	TOP OF PLANTER WALL	R/W	RIGHT-OF-WAY
BC	BACK OF CURB	TRW	TOP OF RETAINMENT WALL	S/W	SIDEWALK

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			

CITY OF LAS VEGAS

KIMBALL HILL
8 SUNSET WAY, SUITE 101
HENDERSON, NEVADA 89014
(702)436-4582

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 362-2597
nevada CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

GRADING PLAN 5

WINDIMERE @ PROVIDENCE / CLIFFS EDGE POD 211 - UNIT 1

DRAWN BY: BLW/TP	10/05	
DESIGNED BY: BLW	10/05	
CHECKED BY: CRG	10/05	
PROJECT NO: 6400	SCALE: 1"=30'	HORIZ. N/A VERT.

PROFESSIONAL ENGINEER STATE OF NEVADA
CHRISTOPHER R. GRUBBS
No. 13956
CIVIL
EXPIRES 06-30-07
10/26/05

SHEET
GP5
16 OF 52 SHEETS

DRAWING NO.
107Y4888-1

84635