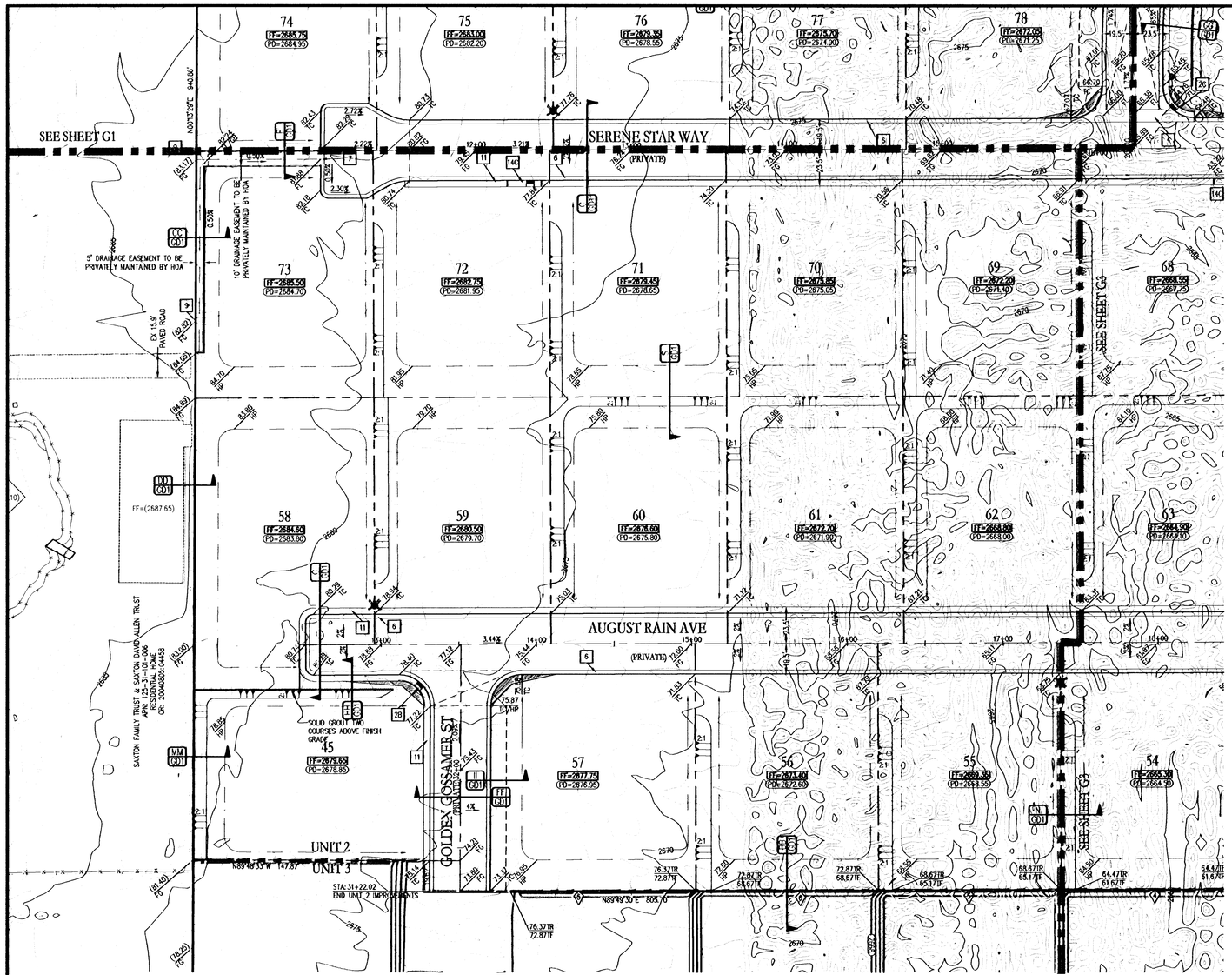
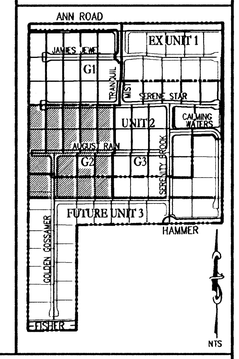
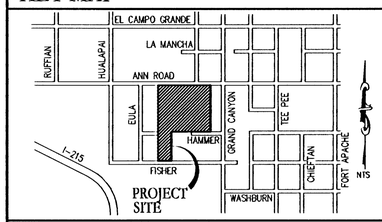


SITE MAP



KEY MAP



CONSTRUCTION NOTES

1 --------24" L-TYPE CURB & GUTTER (USD #216)
2 ---SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT (USD #235) CASE I :: A: A=8=8.0'; B: A=9.5' B=4.5'; C: A=12.0' B=4.5'
3 --------4" THICK CONCRETE SIDEWALK (USD #234)
4 ---8' CROSS GUTTER (SEE OO/GD2)
5 --------SAWCUT & MATCH EXISTING AC PAVEMENT
6 ---30" ROLL TYPE CURB & GUTTER (USD #217A)
7 --------CURB CUT (SEE P/GD1)
8 ---10' TRANSITION FROM ROLL TO DEPRESSED CURB (SEE R/GD1)
9 --------WROUGHT IRON FENCE (SEE K/GD1)
10 ---WROUGHT IRON FENCE W/ SCREEN AND GATE (SEE Q/GD1)
11 --------5" THICK CONCRETE SIDEWALK (USD #234)
12 ---3.0' VALLEY GUTTER (SEE L/GD1)
13 --------AC PAVEMENT
14 ---SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT (USD #235) CASE I :: A: A=8=8.0'; B: A=9.5' B=4.5'; C: A=4.5' B=12.0'
15 --------WROUGHT IRON FENCE W/ SCREEN AND GATE (SEE KK/GD2)

GRADING NOTES

ADD 2600 FEET TO ALL GRADE TAGS TO GET ACTUAL ELEVATION.

THE ELEVATION DIFFERENCE BETWEEN THE PAD AND FINISH FLOOR IS DETERMINED FROM THE MINIMUM THICKNESS REQUIRED PER THE GEOTECHNICAL REPORT. FINISH FLOORS MAY INCREASE DEPENDING ON THE TYPE OF SOIL AND FOUNDATION PLAN USED. NOTE THAT THE STRUCTURAL PLANS & GEOTECHNICAL REPORT SHALL SUPERSEDE THE CIVIL IMPROVEMENT PLANS.

ALL PRIVATE STREETS AND DRAINAGE EASEMENTS ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (H.O.A.).

ALL WORK TO BE PERFORMED OUTSIDE OF THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL NOT BE PERFORMED UNTIL WRITTEN PERMISSION AND EASEMENTS HAVE BEEN OBTAINED FROM THE OFFSITE OWNER AND GIVEN TO CLARK COUNTY.

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

GRADING CERTIFICATION

I CERTIFY THIS GRADING PLAN COMPLIES WITH THE APPROVED DRAINAGE STUDY, HTE 10-18993, ON FILE WITH CLARK COUNTY FOR THIS PROJECT.

ROBERT D. CUNNINGHAM, P.E. — DATE 1/3/11

APPROVAL BLOCK

ACCEPTANCE OF PLANS FOR FILING

BY: Ross Beckelman — DATE 2-24-2011

CLARK COUNTY
DEPARTMENT OF PUBLIC WORKS

ACCEPTANCE OF THESE PLANS FOR FILING SHALL NOT BE CONSTRUED TO BE A PERMIT FOR OR AN APPROVAL OF ANY VIOLATION OF ANY OF THE PROVISIONS OF THE STATE OR COUNTY LAWS AND/OR SPECIFICATIONS. CLARK COUNTY SHALL BE HELD FREE FROM DAMAGES WHICH MAY RESULT FROM THE CONSTRUCTION OF THE IMPROVEMENTS FROM THE ENGINEERING DESIGN DEPICTED HEREIN.

NOTE: POWER POLES AND/OR OTHER EXISTING FACILITIES NOT IN PROPER LOCATION BASED ON PROPOSED IMPROVEMENTS SHOWN HEREON WILL BE RELOCATED AT NO EXPENSE TO CLARK COUNTY.

LEGEND

	EXISTING	PROPOSED
DESIGN ELEVATION	(10.00)	10.00
FUTURE ELEVATION		[10.00]
SCARP (SLOPE VARIES)		
CONTOUR (1' INTERVAL)		
CONTOUR (5' INTERVAL)		
DIRECTION OF FLOW		
RETAINING WALL		
CMU WALL		
CENTERLINE		
RIGHT-OF-WAY		
CUT LINE-ASPHALT		
CURB AND GUTTER		
POWER POLE		
SIDEWALK RAMP		
CURB DROP INLET		
STORM DRAIN W/MANHOLE		
SIDEWALK		
PROPERTY LINE		
CUT-FILL LINE		
EDGE OF PAVEMENT		
SIGHT VISIBILITY ZONE		

PRIVATE STREET EASEMENTS

ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE H.O.A.

FLOOD ZONE

THIS PROJECT IS LOCATED IN ZONE X, AN AREA OUTSIDE THE 100-YEAR FLOOD ZONE ACCORDING TO FIRM PANEL NO. 32003C1745 DATED SEPT. 27, 2002.

EARTHWORK

TOTAL FOR OVERALL DEVELOPMENT: 204 CY CUT
16,315 CY FILL

THIS OPINION OF THE CUT AND FILL QUANTITIES IS PROVIDED AS REQUIRED BY CLARK COUNTY BUILDING CODE REQUIREMENTS. THIS INFORMATION SHOULD NOT BE USED FOR BIDDING PURPOSES. ALL CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN QUANTITIES. THESE TOTALS ARE RAW AND DO NOT ACCOUNT FOR SHRINKAGE AND SUBSIDENCE.

GEOTECHNICAL

GEOTEK, INC.
6835 S. ESCONDIDO ST, STE# A
LAS VEGAS, NEVADA 89119
702-897-1424

REPORT NO: 9786-LV6
DATE 03/11/2010

SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

LEGAL DESCRIPTION

BEING A PORTION OF THE NORTHWEST QUARTER (¼) OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M. CLARK COUNTY, NEVADA

BASIS OF BEARINGS

S 89°14'18" E, BEING THE NORTH LINE OF THE SE ¼, NW ¼, SECTION 31, T19S, R60E; M.D.M. AS SHOWN ON FILE 97, PAGE 85 OF PARCEL MAPS, CLARK COUNTY, NEVADA OFFICIAL RECORDS.

BENCHMARK

B.M. #LV90-31C4 CLV RIVET & ROUND PLATE IN CONC PAD WEST SIDE OF GRAND CANYON DR., 120 FEET SOUTH OF WASHBURN ROAD.

ELEVATION = 795.579 M (2610.16 FEET) NAVD 88

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	OC	ON CENTER
BC	BACK OF CURB	PB	PULL BOX
BCR	BACK OF CURB RADIUS	PC	POINT OF CURVE
BM	BENCHMARK	PCC	POINT OF COMPOUND CURVE
BVC	BEGIN VERTICAL CURVE	PI	POINT OF INTERSECTION
CATV	CABLE TELEVISION	PL	PROPERTY LINE
CC	CLARK COUNTY	PLT	PLATE
CL	CENTERLINE	POC	POINT OF CONNECTION
CLV	CITY OF LAS VEGAS	PP	POWER POLE
CNLV	CITY OF NORTH LAS VEGAS	PRC	POINT OF REVERSE CURVE
CO	CLEAN OUT, SEWER	PT	POINT OF TANGENCY
COH	CITY OF HENDERSON	PVC	POLYVINYL CHLORIDE
CY	CUBIC YARD	R	RADIUS
DCSWCS	DESIGN AND CONSTRUCTION STANDARDS OF WASTE WATER COLLECTION SYSTEMS	RCB	REINFORCED CONCRETE BOX
		RCP	REINFORCED CONCRETE PIPE
DG	DESIGN GRADE	R/W	RIGHT-OF-WAY
DI	DROP INLET	RT	RIGHT
DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
EC	END OF CURVE	STLT	STREETLIGHT
EP	EDGE OF PAVEMENT	SNWA	SOUTHERN NEVADA WATER AUTHORITY
EVC	END VERTICAL CURVE	SS	SANITARY SEWER
EX	EXISTING	STA	STATION
FF	FINISH FLOOR ELEVATION	STD	STANDARD
FG	FINISH GRADE	SVZ	SIGHT VISIBILITY ZONE
FH	FIRE HYDRANT	SW	SIDEWALK
FL	FLOW LINE	TC	TOP OF CURB
FT	FEET	TF	TOP OF FOOTING
GB	GRADE BREAK	TR	TOP OF RETAINING
GFF	GARAGE FINISH FLOOR	TW	TOP OF WALL
HP	HIGH POINT	TYP	TYPICAL
INV	INVERT	UDACS	UNIFORM DESIGN AND CONSTRUCTION STANDARDS
LF	LINEAR FEET		
LT	LEFT	USD	UNIFORM STANDARD DRAWING
LVVWD	LAS VEGAS VALLEY WATER DISTRICT	VC	VERTICAL CURVE
MAX	MAXIMUM	VCP	VITRIFIED CLAY PIPE
MH	MANHOLE	VG	VALLEY GUTTER
MIN	MINIMUM	W	WATER
NTS	NOT TO SCALE	ZC	ZERO LIP CURB

NO.	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

WILLIAM LYON HOMES
500 PILOT ROAD STE# G
LAS VEGAS, NV 89119
(702) 263-5220

TANEY ENGINEERING
6030 S. JONES BLVD STE# 100
LAS VEGAS, NV 89118
(702) 362-8844 FAX: (702) 362-5233

ANN AND GRAND CANYON - UNIT 2
(SERENITY RIDGE)
A RESIDENTIAL SUBDIVISION

GRADING PLAN - SOUTHWEST

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. CUNNINGHAM
Exp. 12-31-12
CIVIL
No. 15726
STATE OF NEVADA
1/3/11
ENGINEER'S SEAL

DATE:	1/3/11
SCALE:	1"=40'
JOB NO:	WLL-10-068
DESIGNED BY:	MC
CHECKED BY:	RDC
SHEET NAME:	G2
SHEET:	4 OF 25

10-26904

H39682

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CALL BEFORE YOU DO OVERHEAD
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AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEM CONDUITS. IT'S COSTLY.
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CLARK COUNTY TRAFFIC OPERATIONS
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LAS VEGAS CITY COMPUTERIZED TRAFFIC SYSTEM

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CALL 811
OR
1-800-227-2600
AND
CLARK COUNTY TRAFFIC OPERATIONS
1-800-455-7544

FILE NAME: WLL06BMP.DWG