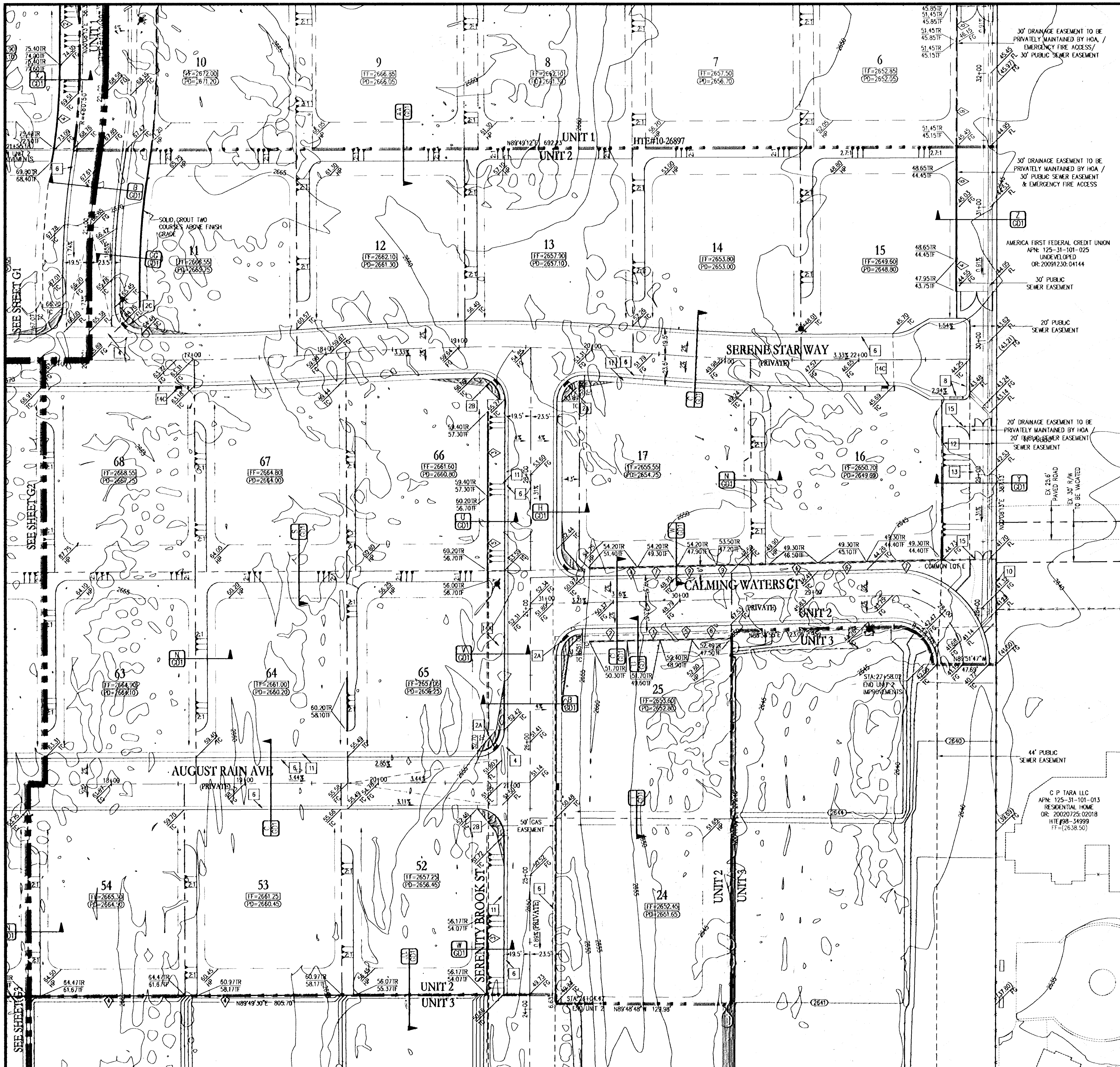
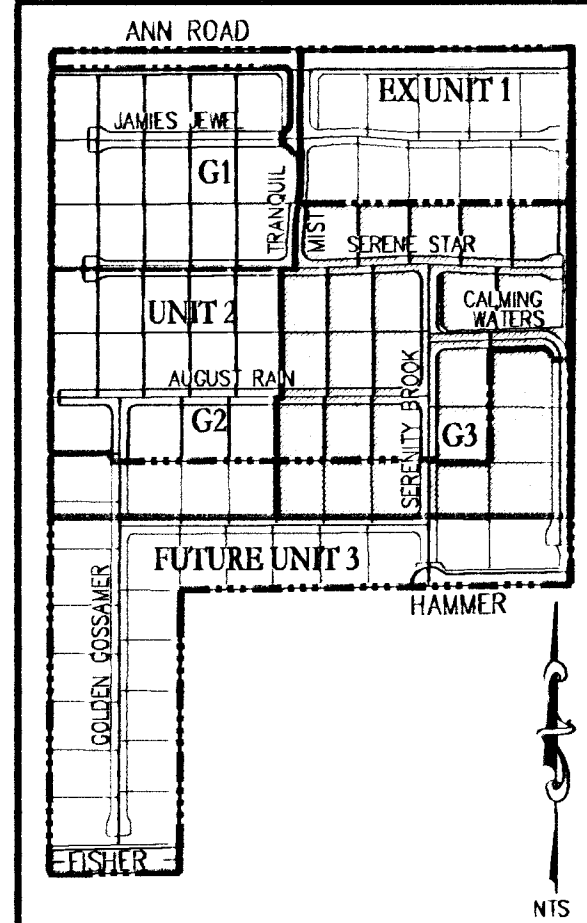
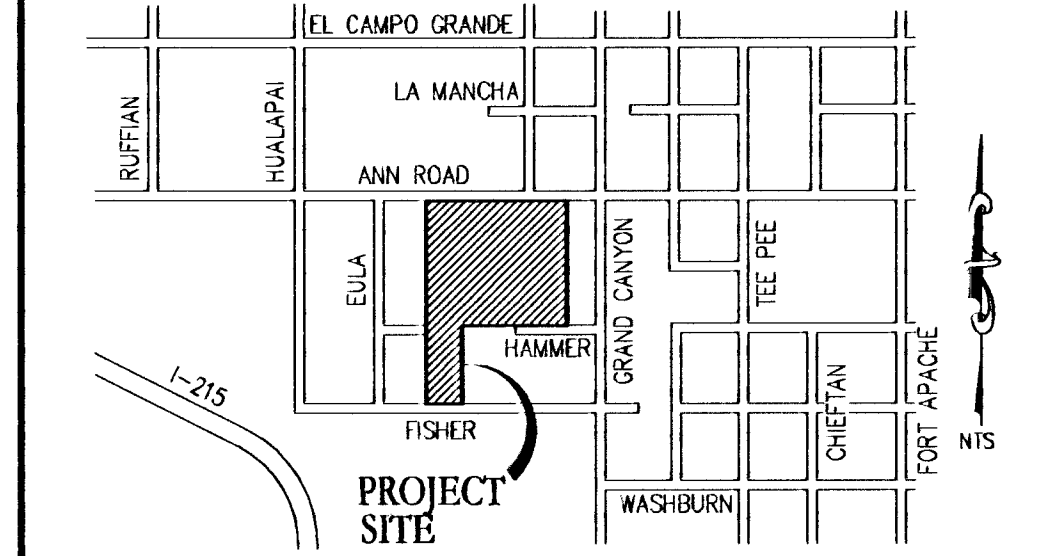




SITE MAP



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 1: A: A=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 00/002)
- 5. SAWCUT & MATCH EXISTING AC PAVEMENT
- 6. 30" ROLL TYPE CURB & GUTTER (USD #217A)
- 7. CURB CUT (SEE P/001)
- 8. 10" TRANSITION FROM ROLL TO DERESSED CURB (SEE R/001)
- 9. WROUGHT IRON FENCE (SEE K/001)
- 10. WROUGHT IRON FENCE W/ SCREEN AND GATE (SEE Q/001)
- 11. 5" THICK CONCRETE SIDEWALK (USD #234)
- 12. 30" VALLEY GUTTER (SEE L/001)
- 13. AC PAVEMENT
- 14. SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT (USD #235) CASE 1: A: A=8'-0"; B: A=9'-5" B=4'-5"; C: A=12'-0" B=12'-0"
- 15. WROUGHT IRON FENCE W/ SCREEN AND GATE (SEE KX/002)

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 HOMEOWNERS 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
ROBERT D. CUNNINGHAM, P.E.

APPROVAL BLOCK

ACCEPTANCE OF PLANS FOR FILING

BY: *Rose Buchanan* 2-24-2011 DATE

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 (10.00)	PROPOSED (10.00)
DESIGN ELEVATION		
FUTURE ELEVATION		
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. 3500X1745 DATED SEPT. 27, 2002.

EARTHWORK

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

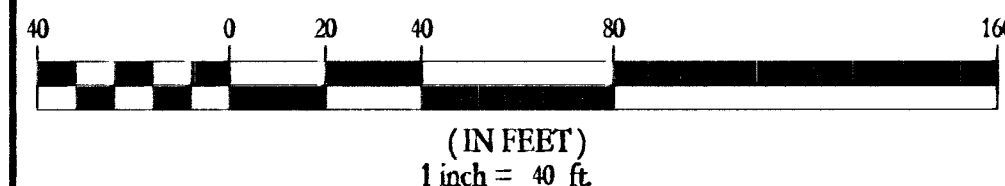
THIS OPINION OF THE CUT AND FILL QUANTITIES IS PROVIDED AS REQUIRED BY CLARK COUNTY BUILDING CODE REQUIREMENTS. THIS INFORMATION SHOULD NOT BE USED FOR BIDDING PURPOSES. ALL CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN QUANTITIES. THESE TOTALS ARE RAW AND DO NOT ACCOUNT FOR SHRINKAGE AND SUBSIDENCE.

GEOTECHNICAL

GEOTECH, INC.
6835 S. ESCOBEDO ST., STE. A
LAS VEGAS, NEVADA 89119
702-997-1424

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

SCALE



LEGAL DESCRIPTION

BEING A PORTION OF THE NORTHWEST QUARTER (1/4) OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.B.D. & M. CLARK COUNTY, NEVADA

BASIS OF BEARINGS

S 89°41'00" E, BEING THE NORTH LINE OF THE SE 1/4, NW 1/4, SECTION 31, T19S, R60E, M.D.M. AS SHOWN ON FILE #7, PAGE 88 OF PARCEL MAPS, CLARK COUNTY, NEVADA OFFICIAL RECORDS.

BENCHMARK

B.M. #81590-3104 CLV RIVET & ROUND PLATE IN CONC PAD WEST SIDE OF GRAND CANYON DR., 120 FEET SOUTH OF WASHBURN ROAD.

ELEVATION = 795.579 M (2010.16 FEET) NAVD 88

ABBREVIATIONS

AC ASPHALTIC CONCRETE	OC ON CENTER
BC BACK OF CURB	PCB PULL BOX
BOR BACK OF ROAD	PC POINT OF CURVE
BM BENCHMARK	PCP POINT OF COMPOUND CURVE
BVC BEGIN VERTICAL CURVE	PI POINT OF INTERSECTION
CAV CABLE TELEVISION	PL PROPERTY LINE
CC CLARK COUNTY	PLT PLATE
CLV CENTERLINE	POC POINT OF CONNECTION
CONV CITY OF LAS VEGAS	PP POWER POLE
CO CITY OF NORTH LAS VEGAS	PRC POINT OF REVERSE CURVE
CO- CLEAN OUT, SEWER	PT POINT OF TANGENCY
COH CITY OF HENDERSON	RC RADIUS
CY CUBIC YARD	R- REINFORCED CONCRETE BOX
DESIGN DESIGN AND CONSTRUCTION STANDARDS OF	RCP REINFORCED CONCRETE PIPE
WASTE WATER COLLECTION SYSTEMS	R/W RIGHT-OF-WAY
DG DESIGN GRADE	RT RIGHT
D DRAIN	SD STORM DRAIN
DP DUCTILE IRON PIPE	STD STANDARD
EC END OF CURVE	STL STREETLIGHT
EP EDGE OF PAVEMENT	SWMA SOUTHERN NEVADA WATER AUTHORITY
EVV END VERTICAL CURVE	SS SANITARY SEWER
EX EXISTING	STA STATION
FF FINISH FLOOR ELEVATION	STD STANDARD
FG FINISH GRADE	SVZ SIGHT VISIBILITY ZONE
FI 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	TY TYPICAL
HPV HIGH POINT VALLEY	UDS UNIFORM DESIGN AND CONSTRUCTION STANDARDS
LF LINEAR FEET	USD UNIFORM STANDARD DRAWING
LVV LAS VEGAS VALLEY WATER DISTRICT	VC VERTICAL CURVE
LVVW LAS VEGAS VALLEY WATER DISTRICT	VCP WETTED CLAY PIPE
MAX MAXIMUM	VG VALLEY GUTTER
MIN MINIMUM	W WATER
NTS NOT TO SCALE	ZC ZERO LIP CURB

WILLIAM LYON HOMES
500 PILOT ROAD STE. G
LAS VEGAS, NV 89119
(702) 263-8220
FAX: (702) 263-8220

TANEY ENGINEERING
6003 JONES BLVD STE. 100
LAS VEGAS, NV 89118
(702) 362-8844 FAX: (702) 362-5333

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

GRADING PLAN - SOUTH EAST

DATE: 1/3/11

SCALE: 1"=40'

JOB NO: WLL-10-068

DESIGNED BY: MC

CHECKED BY: RDC

SHEET NAME: G3

SHEET: 5 OF 25

10-26904

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