

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 OR OVERHEAD 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. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

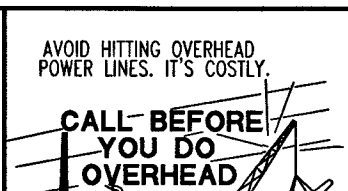
Call before you Dig
AVOID CUTTING UNDERGROUND
UTILITY LINES. IT'S COSTLY.



1-800-227-2600



Call before you
UnderGround
1-702-432-5300
FREEWAY AND ARTERIAL
SYSTEM OF TRANSPORTATION



1-702-227-2929

CONSTRUCTION NOTES

1. CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 5 ON SHEET D-1
2. CONSTRUCT 30" ROLL CURB PER CCAUSD # 217.51
3. CONSTRUCT CONCRETE CUT OFF WALL PER DETAIL 1 ON SHEET D-1
4. CONSTRUCT 5' SIDEWALK PER CCAUSD # 234 (5-INCH THICK WHEN CONTIGUOUS TO ROLL CURB)
5. SAW CUT AND MATCH EXISTING PAVEMENT. FINAL LIMITS TO BE FIELD DETERMINED BY INSPECTOR
6. CONSTRUCT SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE 3)
7. EXISTING CONCRETE CUT OFF WALL

BUILDING PERMIT NOTE

ALL STRUCTURES SHOWN OR INDICATED ON THIS SUBMITTAL WITHIN THE PROPERTY REQUIRE A BUILDING PERMIT APPLICATION AND SUBMITTAL THIS INCLUDES BUILDINGS, ABOVE GROUND TANKS, SIGNS, RETAINING WALLS, FENCES, TRASH ENCLOSURES, SHADE STRUCTURES, STAIRWAYS, RAMPS, LIGHT POLES, LIGHT BOLLARDS, ETC. THIS DOES NOT INCLUDE ANY FLOOD CONTROL STRUCTURE SUCH AS PIPES, CULVERTS, ARCH CULVERTS, HEADWALLS, ETC. THIS DOES NOT INCLUDE ANY WORK WITHIN A PUBLIC STREET RIGHT-OF-WAY. THIS DOES NOT INCLUDE PRIVATE STREETS. THE REVIEW OF CIVIL IMPROVEMENT AND/OR GRADING PLANS DOES NOT INCLUDE ANY REVIEW OF ANY STRUCTURE THAT REQUIRES A BUILDING PERMIT APPLICATION.

SURVEY MONUMENT NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS REQUIRED BY CLARK COUNTY PUBLIC WORKS AND CLARK COUNTY UNIFORM STANDARD DRAWING NUMBER 243. OWNER IS ALSO RESPONSIBLE TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DESTROYED, OR OBSOLETE DURING CONSTRUCTION.

SIGHT VISIBILITY ZONE

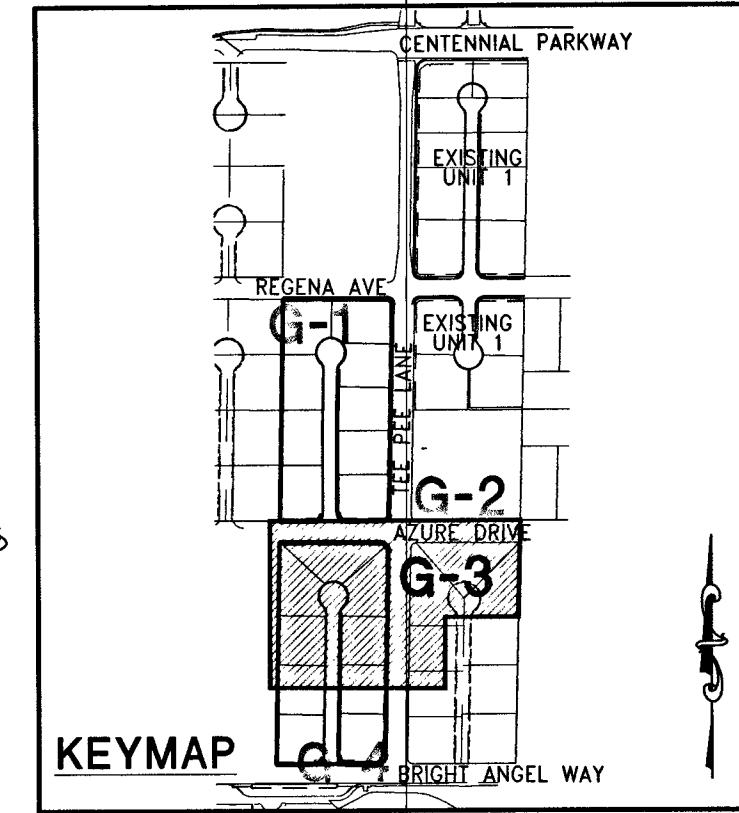
NO WALLS, FENCES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES, FIRE HYDRANTS, TREES, AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL OR PAVEMENT STREET SURFACE. THIS RESTRICTION EXTENDS ALONG THE SIGHT VISIBILITY LINE THROUGH LANDSCAPED MEDIANS.

FLOOD ZONE NOTE

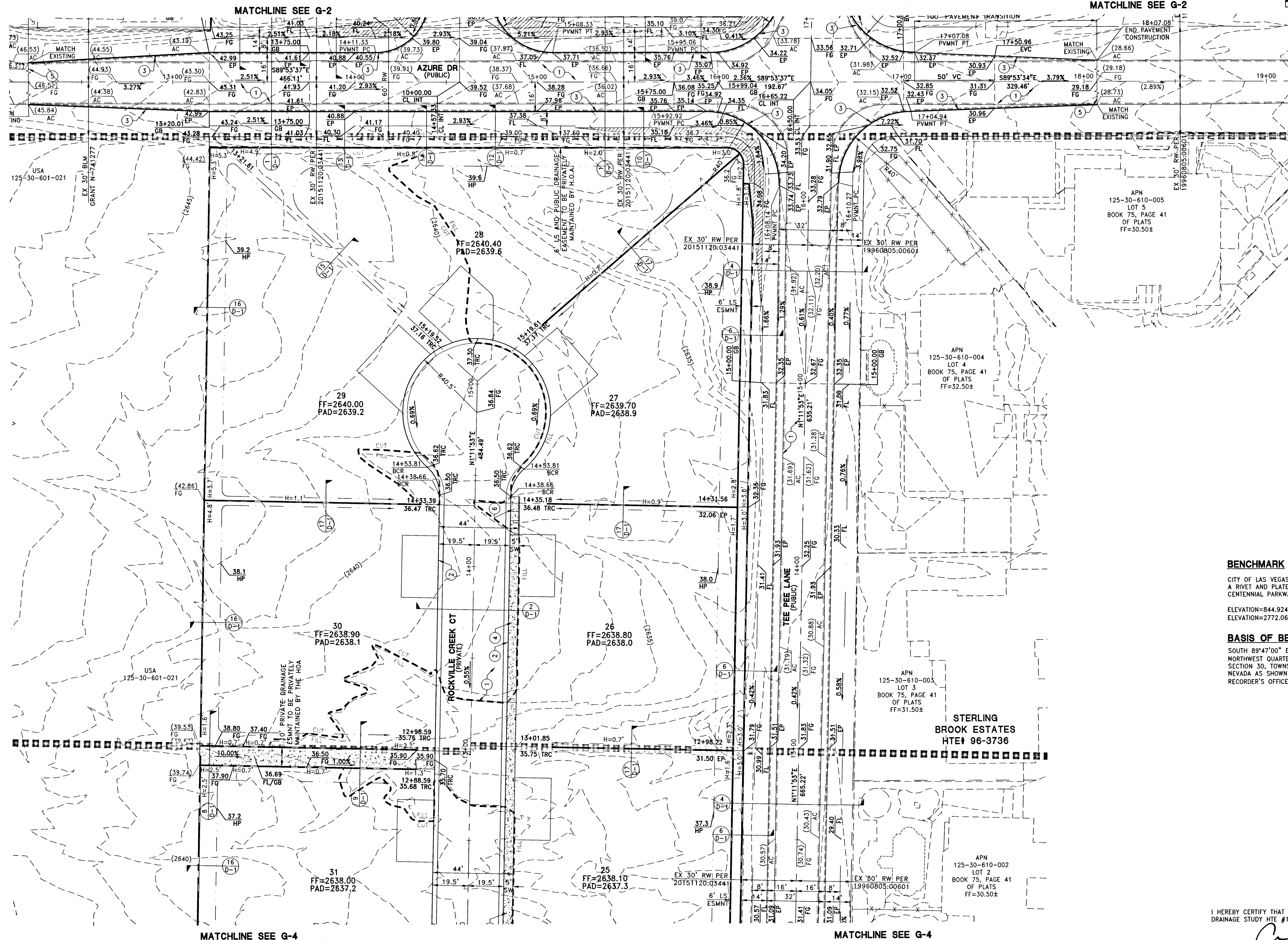
ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL MAP NUMBER 32003C1745E DATED SEPTEMBER 27, 2002, THE SITE IS LOCATED IN A ZONE "X". ZONE "X" AREAS ARE DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

ENGINEERS NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
2. SEE DETAIL SHEET FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
3. SEE FINAL MAP FOR EXACT PROPERTY LINE DIMENSIONS.
4. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
5. THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
6. ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
7. DURING CONSTRUCTION, SURVEYORS AND CONTRACTORS MUST VERIFY THAT ALL STREETS AND LOTS HAVE POSITIVE DRAINAGE. SAME MUST UTILIZE AT LEAST THREE GRADES ON VERTICAL TANGENTS TO VERIFY SLOPES.
8. SOIL REPORT NOTE:
GRADING SHALL BE IN ACCORDANCE WITH SOILS REPORT PREPARED BY:
ENGINEER: AMERICAN SOILS ENGINEERING, LLC
PROJECT NO. 1691-GEO
DATED: DECEMBER 30, 2013
UPDATED: MARCH 9, 2015
9. CUT/FILL ESTIMATES
EXISTING TO FINISH GRADE ELEVATIONS
NET CUT: 15,130 CY
NET FILL: 21,794 CY
10. SEE DETAIL 21 & 22 ON SHEET D-2 FOR TYPICAL LOT DRAINAGE
11. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1
12. FOR ALL PROPOSED SPOT GRADE ELEVATION ADD 2600 FEET FOR ELEVATION REFERENCE TO SEA LEVEL.



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



BENCHMARK

CITY OF LAS VEGAS BENCHMARK 6LV99 245E5
A RIVET AND PLATE IN THE TOP OF CURB AT THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND HUAPALAI WAY.

ELEVATION=844.924 METERS (NAVD'88)
ELEVATION=2772.06 US SURVEY FEET (NAVD'88)

BASIS OF BEARINGS

SOUTH 89°47'00" EAST BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 89, PAGE 3 OF SURVEYS.

CLARK COUNTY DEPARTMENT OF PUBLIC WORKS DEVELOPMENT REVIEW

ACCEPTANCE OF PLANS FOR FILING BY

BY

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 CONSTRUCTION OF THE IMPROVEMENTS FROM THE ENGINEERING DESIGN DEPICTED HEREIN.
NOTE: POWER POLES AND/OR OTHER EXISTING FACILITIES NOT IN THEIR PROPER LOCATION BASED ON PROPOSED IMPROVEMENTS SHOWN HEREON WILL BE RELOCATED AT NO EXPENSE TO CLARK COUNTY.

DATE	BY	APPROVED	DESCRIPTION
REV			

DATE: MAY 04, 2016	HORIZ. SCALE: 1"=50'	VERT. SCALE: N/A	DRAWN BY: BD	DESIGNED BY: AW	CHECKED BY: CZ	APPROVED BY: CZ	PROJECT #: 3040.0038
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LENNAR
2400 PASEO VERDE PARKWAY SUITE 220 HENDERSON, NV 89074
PHONE: (702) 796-3100 FAX: (702) 736-9200
RCI Engineering
4325 Dean Martin Road, Suite 300, Las Vegas, NV 89103
PH: 702.453.0800 FAX: 702.453.0801

IMPROVEMENT PLANS FOR
CENTENNIAL AND TEE PEE UNIT 2
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN
(SHEET 3 OF 4)

CLARK COUNTY
NEVADA

ACCEPTED FOR FILING
CHRISTOPHER R. ZIRNYI
Exp. 6/30/2016
CIVIL
No. 13976
5-4-14

G-3
SHEET 5 OF 24
HTE NUMBER
15-27518

I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY HTE #14-14210UP ON FILE WITH CLARK COUNTY FOR THIS PROJECT.
CHRISTOPHER R. ZIRNYI, PE NO. 13976
5-4-14
DATE