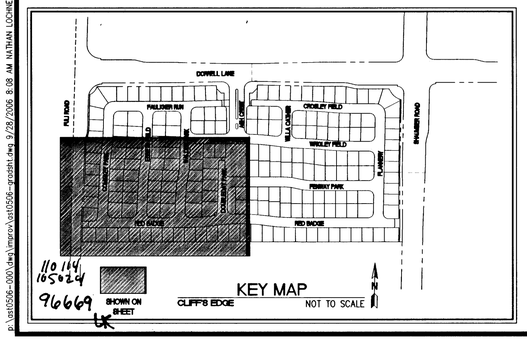

CONSTRUCTION NOTES

1. CONSTRUCT 2" AC ON 4" TYPE II OVER 6" TYPE I AGGREGATE BASE
2. CONSTRUCT 4" AC ON 4" TYPE II OVER 6" TYPE I AGGREGATE BASE
3. CONSTRUCT COMMERCIAL DRIVEWAY (OPTION A) PER CCAUSD NO. 224 SEE DETAIL "E" SHEET D-3
4. CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD NO. 216.
5. CONSTRUCT STANDARD 30" ROLL TYPE CURB AND GUTTER PER CCAUSD NO. 217A
6. CONSTRUCT "L" TYPE CURB WITH REVERSE SPILL LIP PER CCAUSD NO. 219
7. CONSTRUCT SIDEWALK RAMP PER CCAUSD NO. 235 CASE L
8. CONSTRUCT 8' WIDE CROSS GUTTER PER CCAUSD NO. 228.
9. CONSTRUCT 5" THICK SIDEWALK PER CCAUSD NO. 234
10. CONSTRUCT 4" THICK SIDEWALK PER CCAUSD NO. 234
11. CONSTRUCT DEPRESSED 30" ROLL CURB TRANSITION PER DETAIL, SEE SHEET D-3
12. CONSTRUCT CURB AND GUTTER TRANSITION FROM "L" TYPE TO STANDARD 30" ROLL TYPE, SEE D-3
13. INSTALL WROUGHT IRON FENCE AND EMERGENCY GATE WITH A.V.I. PER SEPARATE PLANS BY OTHERS
14. PROVIDE 3'X13' NOTCH IN BLOCK WALL FOR FUTURE TRANSFORMER. SEE SHEET D-4 FOR DETAIL.
15. INSTALL FIXED STEEL BOLLARDS PER DEATIL "M" SHEET D-2

LEGEND

- LOT LINE
- STREET CENTERLINE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- 18+69.72 / 2974.06 TC — STATION / PROPOSED TOP OF CURB
- (75.80) — EXISTING TOP OF CURB
- 75.80 (7) — EXISTING AC ELEVATION
- 74.49 FG — PROPOSED AC ELEVATION
- 73.98 FL — PROPOSED FLOW LINE ELEVATION
- 74.98 TC/BR — PROPOSED TOP OF CURB AT GRADE BREAK
- 74.8 — PROPOSED HIGH POINT
- PROPOSED PERIMETER WALL
- PROPOSED PERIMETER WALL WITH RETAINING WALL
- PROPOSED INTERIOR RETAINING WALL
- MATCH LINE
- PAD= 2974.6 — PAD ELEVATION
- FF = 2975.4 — FINISH FLOOR ELEVATION
- GFF= 2974.9 — MINIMUM GARAGE FLOOR ELEVATION
- PAD= (2087.6) — EXISTING PAD ELEVATION
- FF= (2087.6) — EXISTING FINISH FLOOR ELEVATION
- EDGE OF PAVEMENT
- SZ — SIGHT VISIBILITY RESTRICTION ZONE
- 4.2 — FINISH GRADE ELEVATION DIFFERENCE
- 2 — RAMP TRANSITION LENGTH

NOTES

1. FINAL GRADES ADJACENT TO STRUCTURE SHALL BE 0.5 FEET BELOW FINISH FLOOR (MIN.)
2. THE QUANTITIES SHOWN ARE ESTIMATES ONLY AND ARE NOT TO BE USED FOR BIDDING PURPOSES.
3. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
4. FINISH FLOOR ELEVATION IS TO BE 0.8 FOOT ABOVE PAD
5. ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION.
6. MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
7. SEE FINAL MAP FOR EXACT BEARINGS AND DISTANCES.
8. SEE SHEETS D-1 TO D-4 FOR STREET SECTIONS AND DETAILS.
9. SEE SHEET C-2 FOR LEGEND, ABBREVIATIONS AND QUANTITIES.
10. ALL PRIVATE STREETS, DRIVES AND COMMON LOTS ARE P.U.E., PUBLIC SEWER EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS AND ARE TO BE MAINTAINED BY HOA.
11. ALL DRAINAGE IMPROVEMENTS BE BONDED FOR AND INSPECTED.

FEMA FLOOD ZONE DESIGNATION

THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED ZONE X (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD EVENT), PER FIRM PANEL 32003C1750E, DATED SEPTEMBER 27, 2002.

LEGAL DESCRIPTION

LOT 301 IN BLOCK NINE (9) OF CLIFF'S EDGE PARENT (a common interest community) AS SHOWN BY MAP THEREOF ON FILE IN BOOK 118 OF PLATS, PAGE 88, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

BENCHMARK

C.C.B.M. # 8LV90 19CY RIVET & PLATE IN CONC. MONUMENT (ELECTRIC) +/- 200 FEET NW OF DEER SPRINGS AND FORT APACHE

ELEVATION = 832.7807 METERS (NAVD '88)
= 2732.22 US SURVEY FEET (CALCULATED)

BASIS OF BEARINGS

SOUTH 00°08'51" WEST, BEING THE BEARING OF THE CENTERLINE OF EGAN CREST WAY, THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA. AS SHOWN BY MAP THEREOF IN BOOK 118 OF PLATS, PAGE 88 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

FLOOD CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED FLOOD STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THE SUBJECT PROJECT # DS3994

JERRY J. SLATER, P.E. 14167 — DATE 8-27-06

FLOOD CONTROL QUANTITIES

	PRIVATE	PUBLIC
18" I.D. RCP STORM DRAIN	0 LF	126 LF
30" I.D. RCP STORM DRAIN	0 LF	86 LF
60" TYPE I STORM DRAIN MANHOLE	0 EA	1 EA
60" TYPE III STORM DRAIN MANHOLE	0 EA	2 EA
10.0' TYPE "CM2" DROP INLET	0 EA	1 EA
6.0' NEENAH R-3295-2 INLETS	0 LF	2 LF

SIGHT VISIBILITY RESTRICTION ZONE

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

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	124.51	1150.00	6°12'13"	62.32
C2	73.14	850.00	4°55'50"	36.59
C3	65.71	500.00	7°31'48"	32.90
C4	153.64	1000.00	8°48'11"	76.97
C5	59.93	300.00	11°26'44"	30.06
C6	53.26	300.00	10°10'21"	26.70
C7	35.27	5000.00	0°24'15"	17.64
C8	61.00	39.50	88°29'17"	38.47
C9	98.64	700.00	8°04'25"	49.40
C10	35.61	300.00	6°48'02"	17.82
C11	109.63	800.00	7°51'06"	54.90
C12	219.26	800.00	15°42'12"	110.32
C13	109.63	800.00	7°51'06"	54.90
C14	67.22	300.00	12°50'19"	33.75
C15	67.22	300.00	12°50'19"	33.75
C16	46.40	300.00	8°51'45"	23.25
C17	70.76	400.00	10°08'08"	35.47
C18	108.28	1000.00	6°12'14"	54.19
C19	86.06	1000.00	4°55'51"	43.06
C20	62.88	39.50	91°12'27"	40.34

RAMP TRANSITION LENGTHS

RAMP NO.	GRADE % "B" TO "A"	"A" (FT) MIN.	"B" (FT) MIN.
1	-6 TO -5.01	4.5'	21.5'
2	-5 TO -4.01	4.5'	15.0'
3	-4 TO -3.01	4.5'	12.0'
4	-3 TO -2.01	4.5'	9.5'
5	-2 TO 2	8.0'	8.0'
6	2.01 TO 3	9.5'	4.5'
7	3.01 TO 4	12.0'	4.5'
8	4.01 TO 5	15.0'	4.5'
9	5.01 TO 6	21.5'	4.5'

SCALE — 1"=30' (30 0 30 60 FEET)

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

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DO OVERHEAD
1-702-227-2929

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call before you Dig.
UNDERGROUND SERVICE (USA) 1-800-227-2600

DISCLAIMER NOTE

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND 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 IN THEIR PROPER LOCATION.

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET, #216 L.S VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP.
1	VARIOUS PLAN REVISIONS	8/24/06	TSP	
2	ADDED HANDICAP RAMPS	4/14/08	JJS	

ASTORIA HOMES
AT CLIFF'S EDGE POD 301
GRADING PLAN II

DATE: 08-22-06
DRAFTER: VISE
DESIGNER: BDP
CHECKED: JJS
PROJECT NO. AST0506-002

PROFESSIONAL ENGINEER — STATE OF NEVADA — JERRY J. SLATER — Exp. 06/30/2008 — CIVIL — No. 14167 — 8-27-06

G-2
SHEET 4 OF 32

107Y4939

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