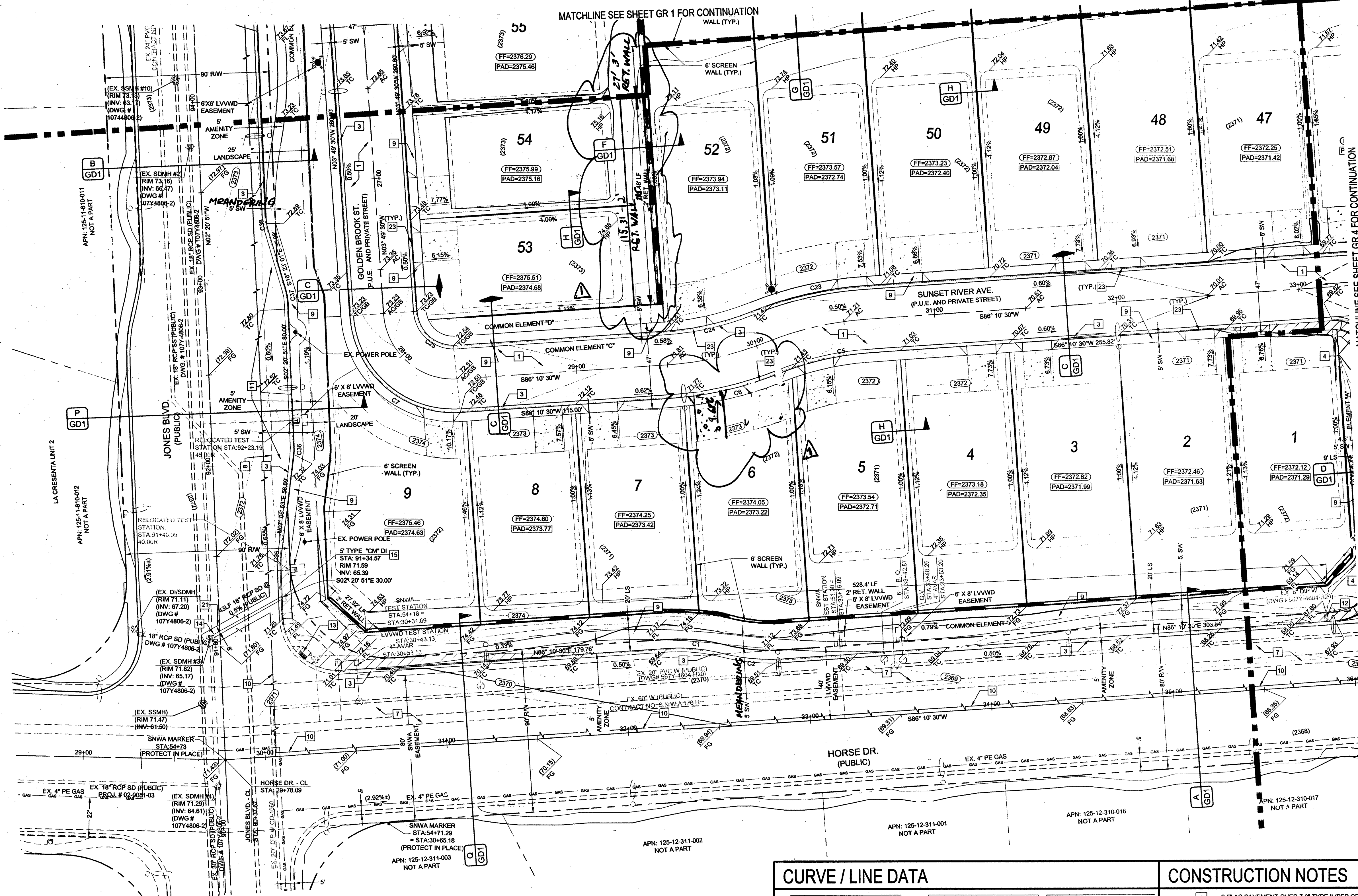




SNWA NOTES

SNWA FIBER OPTIC CONDUIT RUNS ALONG THE SOUTH SIDE OF THE SNWA 60' LATERAL.

IF EXPOSED, CONTRACTOR TO PAY FOR AND REPLACE SNWA CATHODIC PROTECTION TEST STATION GROUND MATS, MAGNESIUM RIBBONS, OR ZINC RIBBONS WITH NEW GROUND MATS, MAGNESIUM RIBBONS OR ZINC RIBBONS.

SNWA CONSTRUCTION NOTES:
CONTRACTOR SHALL FIELD LOCATE AND PROTECT ALL SNWA / SNWS APPURTENANCES INCLUDING, BUT NOT LIMITED TO: AV / AR'S, ACCESS MANWAYS AND CATHODIC PROTECTION SYSTEMS. ALL ABOVE GROUND STRUCTURES AND AT GRADE STRUCTURES MUST BE ADJUSTED TO NEW GRADE AT CONTRACTOR'S EXPENSE. CATHODIC PROTECTION TEST STATIONS, RECTIFIERS, AND AV / AR'S MUST BE RELOCATED TO THE SIDEWALK PER SNWA STANDARDS AND THE CONTRACTOR'S EXPENSE. CONTRACTOR TO NOTIFY SOUTHERN NEVADA WATER AUTHORITY, DEVELOPMENT PLAN REVIEW, AT (702)258-3165 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY.

SOUTHERN NEVADA WATER AUTHORITY
DATE: 9/2/15
SNWA APPROVAL IS VALID ONE (1) YEAR FROM THE SIGNATURE DATE. IF CONSTRUCTION WITHIN THE EASEMENT OR RESTRICTED PIPE SAFETY ZONE IS NOT COMPLETE, PLANS MUST BE RESUBMITTED TO SNWA FOR APPROVAL.

SNWA TEST LEADS ARE SHALLOW

ALL REPAIRS OR RELOCATIONS OF SNWA CATHODIC PROTECTION TEST STATIONS OR APPURTENANCES WILL BE DONE BY A CERTIFIED NACE CATHODIC PROTECTION SPECIALIST AND IN ACCORDANCE WITH SNWA STANDARDS



Call Before You Dig
AVOID HITTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
811
OR
1-800-227-2600

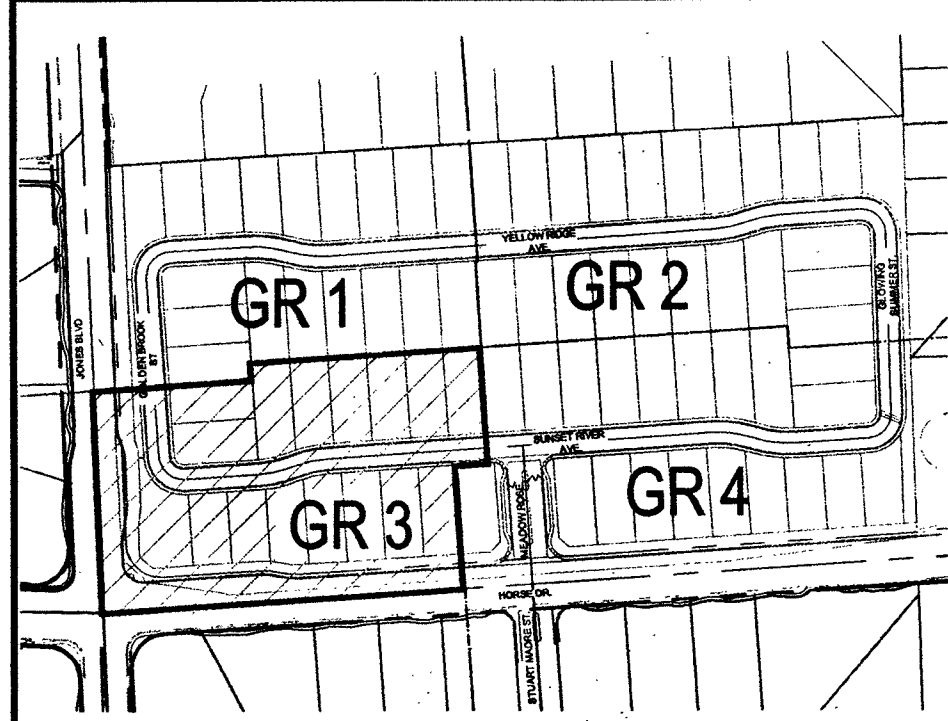
CURVE / LINE DATA

Curve Table				Curve Table				Line Table			
Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta	Line #	Length	Direction	
C1	30.17	95.00	018.19	C21	12.57	4.00	180.00	L1	24.00	N03° 49' 30.00"W	
C2	33.34	105.00	018.19	C22	12.57	4.00	180.00	L2	64.00	N03° 49' 30.00"W	
C3	47.12	30.00	090.00	C23	61.91	197.00	018.01	L3	84.00	N03° 49' 30.00"W	
C4	31.42	20.00	090.00	C24	50.28	160.00	018.01	L4	24.00	N03° 49' 30.00"W	
C5	50.28	160.00	018.01	C25	31.42	20.00	090.00				
C6	61.91	197.00	018.01	C26	31.56	20.00	090.40				
C7	89.54	57.00	090.00	C27	65.55	197.00	019.06				
C8	89.53	57.00	090.40	C28	66.92	197.00	019.46				
C9	77.86	234.00	019.06	C29	57.31	197.00	016.67				
C10	54.35	160.00	019.46	C30	46.55	160.00	016.67				
C11	46.55	160.00	016.67	C31	32.13	20.00	092.04				
C12	57.31	197.00	016.67	C32	30.70	20.00	087.96				
C13	91.57	57.00	092.04	C33	60.23	160.00	021.57				
C14	87.51	57.00	087.96	C34	74.16	197.00	021.57				
C15	74.16	197.00	021.57	C35	4.13	25.00	009.46				
C16	60.23	160.00	021.57	C36	4.13	25.00	009.46				
C17	31.42	20.00	090.00	C37	6.12	25.00	014.04				
C18	47.12	30.00	090.00	C38	6.12	25.00	014.04				
C19	12.57	4.00	180.00								
C20	12.57	4.00	180.00								

CONSTRUCTION NOTES

- 2.5" AC PAVEMENT OVER 7.0" TYPE II (PER GEOTECHNICAL REPORT)
 - INSTALL "A" TYPE CURB (USD #219)
 - INSTALL 24" L-TYPE CURB & GUTTER (USD #216)
 - SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT (USD #235 CASE I)
A=8.00', B=8.00'
 - NOT USED
 - INSTALL 8" WIDE CROSS GUTTER (USD #228)
 - 4.5" AC PAVEMENT OVER 4.0" TYPE II OVER 9.0" TYPE I (PER GEOTECHNICAL REPORT)
 - 5.5" AC PAVEMENT OVER 4.0" TYPE II OVER 13.5" TYPE I (PER GEOTECHNICAL REPORT)
 - 4" THICK CONCRETE SIDEWALK (USD #234)
 - SAWCUT AND REMOVE EXISTING AC PAVEMENT
 - INSTALL BUS TURN-OUT (USD #224.1)
 - INSTALL SIDEWALK UNDERDRAIN (USD #236)
 - EX. SIDEWALK RAMP (PROTECT IN PLACE)
 - CONNECT PROPOSED 18" SD TO EX. STORM DRAIN MANHOLE
 - INSTALL TYPE "CM" DROP INLET (USD #421 & 422) AND DETAIL "L" - SHEET GD 1.
 - INSTALL WROUGHT IRON GATE PER DETAIL "M" - SHEET GD 1
 - INSTALL RIP RAP (D50 = 8" - 10" THICK)
 - 2" RAISED CONCRETE PER DETAIL "N" - SHEET GD 1
 - INSTALL FLUME PER DETAIL "O" - SHEET GD 1
 - SAWCUT AND REMOVE EXISTING AC PAVEMENT TO INSTALL STORM DRAIN LINE (UDACS PLT. 17) (SAW CUT & REPAVEMENT ARE TO BE DETERMINED INSPECTOR)
 - INSTALL RESIDENTIAL DRIVEWAY (UDACS PLT. 223)
 - INSTALL PAVEMENT DESIGN BY OTHERS
 - WROUGHT IRON FENCE (DESIGN BY OTHERS)
- NOTE:
ALL NEW STORM DRAIN DROP INLETS SHALL BE CONSTRUCTED PER THE NEWLY ADAPTED USDOCCA DRAWING NUMBER 421 (STORM QUALITY MANAGEMENT STAMP & SIGN DETAIL)

KEY MAP



GRADING NOTES

COMPLETION OF SECTION II OF DRAINAGE COMPLIANCE REPORT REQUIRED.
ADD 2300 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.

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

THE PROJECT SITE IS IN ZONE X, AN AREA OUTSIDE THE 100-YEAR FLOOD PLAIN. FIRM PANEL 32003C1753 F, DATED NOVEMBER 16, 2011.

EARTHWORK

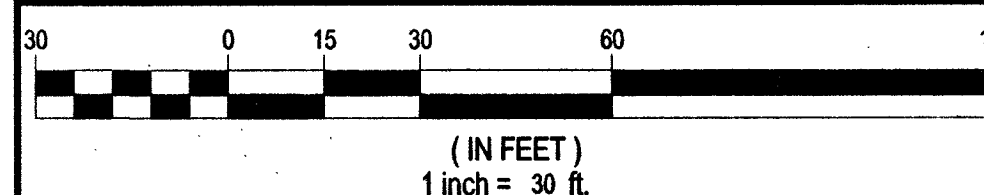
TOTAL FOR OVERALL DEVELOPMENT: 18,803 CY CUT
27,777 CY FILL

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

GEO TEK RESIDENTIAL, LLC
6835 SOUTH ESCONDIDO ST. SUITE B
LAS VEGAS, NEVADA 89119
702-897-1424
REPORT NO: 12228-LVR
DATE: 01/26/2015
REVISED: 02/04/2015

SCALE



LEGAL DESCRIPTION

A PORTION OF SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

NORTH 01°47'03" WEST, BEING THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 93 OF PARCEL MAPS, AT PAGE 69.

BENCHMARK

CLV BM #: 6LV9012W4
RIVET AND PLATE IN TOP OF CURB SOUTH EAST CORNER OF HORSE DR. & JONES BLVD.
722.588m/2370.69FT (NAVD 88 DATUM)

GRADING CERTIFICATION

I CERTIFY THIS GRADING PLAN COMPLIES WITH THE APPROVED DRAINAGE STUDY, DS-4727A, ON FILE WITH CLARK COUNTY FOR THIS PROJECT.

Timoteo S. Moreno
DATE: 8/26/15
TIMOTEO S. MORENO, P.E.

REVISIONS	DATE	BY	APPR.	DESCRIPTION
1	8/26/15	TS	TS	ADDED RET. WALLS & REVISED DRIVEWAY

CENTURY COMMUNITIES
6835 SOUTH ESCONDIDO BLVD.
LAS VEGAS, NV 89119
(702) 875-5338 FAX: (702) 739-4333

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

HORSE & JONES
(AKA: MEADOW RIDGE)
SINGLE FAMILY RESIDENTIAL

GRADING PLAN III

DATE: 8/24/2015
SCALE: 1"=30'
JOB NO: CYC-14-003
DESIGNED BY: CA
CHECKED BY: TSM
SHEET NAME: GR 3
SHEET: 05 OF 25
10755030
H# 59831