



LEGEND

- BOUNDARY LINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EASEMENT LINE
- CURB AND GUTTER
- EXISTING CURB AND GUTTER
- FUTURE CURB AND GUTTER
- GRADE BREAK LINE
- FLOWLINE
- EDGE OF PAVEMENT (EP)
- PROPOSED ELEVATION
- EXISTING ELEVATION
- FUTURE ELEVATION
- EXISTING CONTOUR (5-FIT)
- EXISTING CONTOUR (1-FIT)
- PROPOSED PAD AND FINISHED FLOOR ELEVATION
- EXISTING PAD ELEVATION
- PRIVATE STREETLIGHT
- EXISTING STREETLIGHT
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING FIRE HYDRANT ASSEMBLY
- SIGHT VISIBILITY ZONE
- WROUGHT IRON FENCE
- PONY WALL
- RETAINING WALL
- DECORATIVE PERIMETER WALL
- DECORATIVE PERIMETER RETAINING WALL

PUBLIC DRAINAGE QUANTITIES

8" WIDE CONCRETE VALLEY GUTTER	SF	1,208
DRAINAGE EASEMENT QUANTITIES		
REMOVABLE BOLLARDS	EA	4
3.0' CONCRETE CHANNEL	SF	81

- ### GENERAL NOTES
- FINAL GRADES ADJACENT TO STRUCTURES SHALL BE IN CONFORMANCE WITH IBC 2006, SECTION 2304.11.2.2.
 - THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
 - ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SWPPP.
 - MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
 - SEE DETAIL SHEET FOR STREET SECTIONS AND DETAILS.
 - ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
 - CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BLOCKING PERMIT AND APPROVAL.
 - CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITY STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROTECT IN PLACE DURING CONSTRUCTION. ENGINEER/OWNER SHALL BE NOTIFIED OF PRIOR DAMAGE TO EXISTING FACILITIES PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR/REPLACING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
 - NO STRUCTURE, VEGETATION OR OBJECTS OF ANY KIND IS PERMITTED OVER TWENTY-FOUR (24) INCHES IN HEIGHT (MEASURED FROM THE TOP OF THE ADJACENT CURB IF CURB EXISTS) WITHIN THE SIGHT VISIBILITY ZONES.
 - PRIVATE STREETS ARE PUBLIC UTILITY EASEMENTS. PUBLIC UTILITY EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.

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.

- ### GRADING NOTES
- CONSTRUCT 2" AC PAVEMENT WITH 4" TYPE II AGGREGATE BASE
 - SAW CUT AND MATCH EXISTING IMPROVEMENTS PER CCAUSD
 - CONSTRUCT 1" TYPE CURB AND GUTTER PER CCAUSD NO. 218
 - CONSTRUCT RESIDENTIAL DRIVEWAY PER CCAUSD NO. 223. NO SIDEWALK EXISTS. THE DRIVEWAY INTO DECESSED CURB
 - CONSTRUCT 8" CROSS GUTTER PER CCAUSD NO. 228
 - CONSTRUCT 4" WIDE SIDEWALK PER CCAUSD NO. 234
 - CONSTRUCT SIDEWALK RAMPS USING AMOR TIE. PRECASTED DOMES OR EQUIVALENT PER CCAUSD NO. 225, 245.1 & 235.1 #1/21 TRANSITIONS (SEE PP SHEETS FOR DIMENSIONS)
 - PUBLIC DRAINAGE ESMT AND LVWD ESMT TO BE PRIVATELY MAINTAINED BY HOA (SEE DETAIL 21 ON SHEET 2-2)
 - INSTALL REMOVABLE BOLLARDS PER DETAIL 20 ON SHEET 2-2
 - FIELD VERIFY AND RE-INTO EXISTING CURB AND GUTTER
 - INSTALL 3.0' CONCRETE CHANNEL PER DETAIL 14 ON SHEET 2-2
 - REMOVE EXISTING RIP RAP PAD
 - CONSTRUCT 1" TYPE CURB AND GUTTER WITH RED CONCRETE PER CCAUSD NO. 216
- SEE SHEET C-2 FOR ABBREVIATIONS AND QUANTITIES

RELEASED FOR:

PARDEE HOMES OF NEVADA	DATE
	10/08/12

BENCHMARK

CITY OF LAS VEGAS BENCHMARK OLIVOSSW66 BEING A NINET AND PLATE IN TOP OF CURB AT NORTHEAST CORNER OF FORT APACHE AND CANYON LAKES APARTMENTS ENTRANCE NAVD88 ELEVATION OF 2792.83 FEET.

BASIS OF BEARING

NORTH 89°47'47" EAST, BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M. ALSO BEING THE CENTERLINE OF "SAHARA AVENUE", AS SHOWN BY MAP THEREOF IN FILE 89, PAGE 11 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

Call before you Dig
Avoid cutting underground utility lines. It's costly.

Call before you do UnderGround
1-800-227-2600
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS
AND
1-702-432-5300
LAS VEGAS AREA
COMPUTERIZED TRAFFIC SYSTEM

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEM CONDUITS. IT'S COSTLY.

Call before you do Overhead
1-702-227-2929

FLOOD CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED FLOOD STUDY NO. #431 ON FILE AT CITY OF LAS VEGAS FOR THE SUBJECT PROJECT.

10/08/12
DATE

FEMA FLOOD ZONE DESIGNATION

THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED ZONE X (AREA OUTSIDE THE 500-YEAR FLOOD PLAIN), PER FIRW PANEL 32003C1750C, DATED SEPTEMBER 27, 2002.

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 264-5300 FAX (702) 264-5399

Pardee Homes
PROVIDENCE POD 307 PHASE 2
GRADING PLAN

CITY OF LAS VEGAS, NV

APP. DATE	DATE	BY	DESCRIPTION

DATE: 10/08/12
DRAFTER: JDP
DESIGNER: JDP
CHECKED: JH
PROJECT NO. PAR1002-002

PROFESSIONAL ENGINEER - STATE OF NEVADA
JAMES L. HACKMAN
No. 16658
10/08/12

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SHEET 3 OF 18