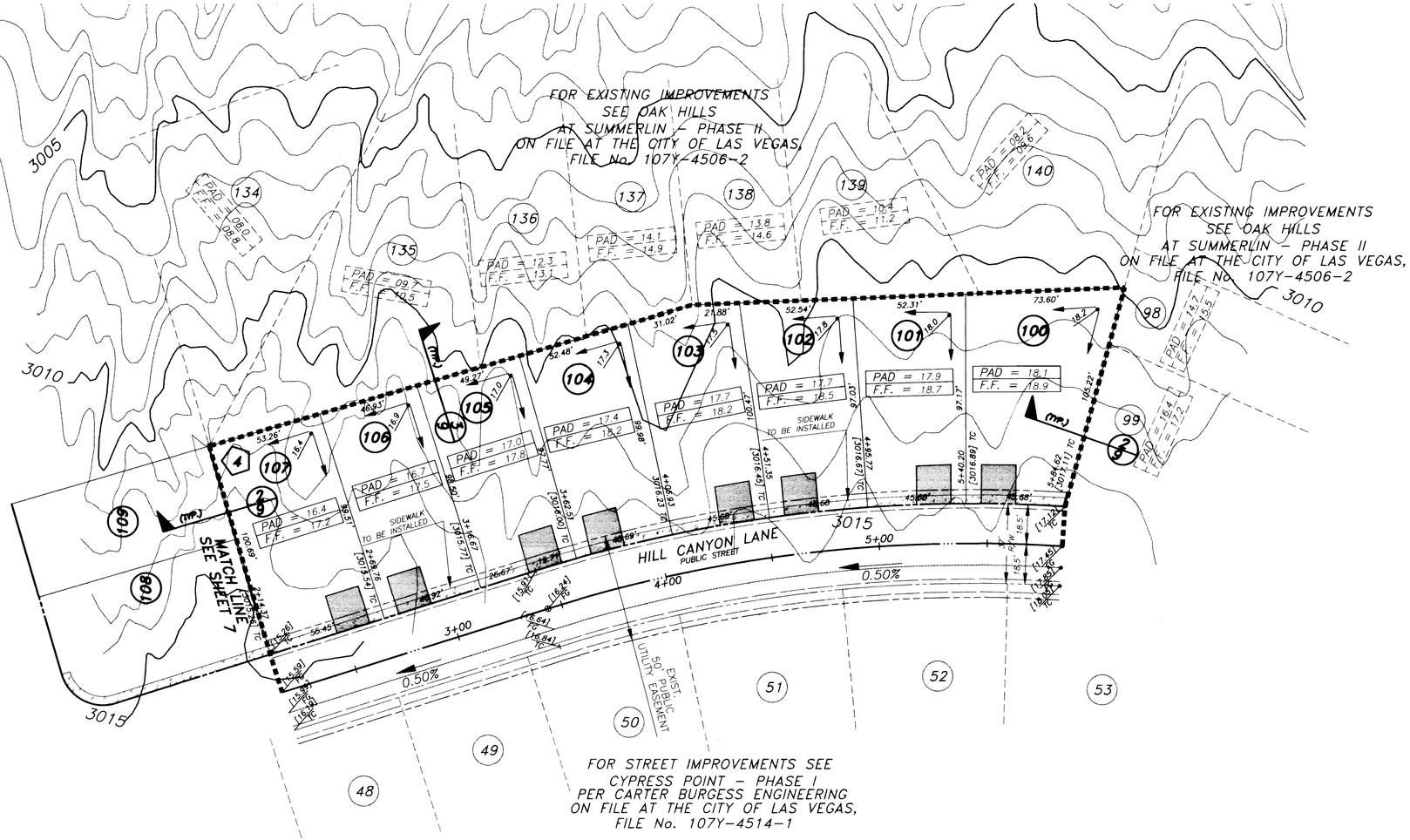


NORTH

SCALE: 1"=30'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

BENCHMARK

ID. #	DESC.	NGVD 29	NAVD 88	SUMMERLIN DATUM
OLVOO 1954	RIVET & PLATE IN TOP OF CURB NW SIDE OF TOWN CENTER DRIVE & SOUTH CIRCLE ISLAND.	2725.923	2728.37 (831.6074 M)	2726.19

SUMMERLIN DATUM USED FOR THIS PROJECT

BASIS OF BEARING

NORTH 15°23'46" EAST, BEING THE BEARING OF THE CENTERLINE OF ANASAZI DRIVE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 63, PAGE 92 OF PLATS IN THE CLARK COUNTY NEVADA RECORDERS OFFICE.

CONSTRUCTION NOTES

1. CONSTRUCTION SURVEY:

GRADES ARE GIVEN FROM TOP OF STAKES OR NAILS. THE CONTRACTORS ARE CAUTIONED TO OBSERVE THE FOLLOWING RULES IN USING THE GRADE STAKES GIVEN BY THIS OFFICE. THREE (3) CONSECUTIVE POINTS THAT ARE SHOWN TO BE ON THE SAME RATE OF SLOPE MUST BE USED IN COMMON IN ORDER THAT ANY VARIATION OUT OF A PERFECT STRAIGHT GRADE MAY BE DETECTED IN CASE ANY SUCH DISCREPANCY IS FOUND, THE SAME MUST BE REPORTED, OTHERWISE THIS OFFICE WILL NOT BE RESPONSIBLE FOR ANY ANY ERROR IN THE GRADE OF THE FINISHED WORK.

2. THESE PLANS SHALL BE ON THE JOBSITE AT ALL TIMES.

LEGEND

- LOT NUMBER
- BLOCK NUMBER
- PAD ELEVATION / FINISH FLOOR ELEVATION
- EXISTING PAD ELEVATION
- 2:1 SCARP
- DITCH OR SWALE
- EXISTING CONTOUR (5' INTERVAL)
- EXISTING CONTOUR (1' INTERVAL)
- MATCHLINE
- GRADE BREAK
- SPOT ELEVATION
- FUTURE ELEVATION
- FINISHED GRADE ELEVATION
- PROPOSED ELEVATION
- EXISTING ELEVATION
- RETAINING WALL
- KNEE WALL
- ROW LINE
- PROPERTY LINE
- SIDEWALK

WALL NOTES

1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT PERTAIN TO CONSTRUCTION OF NEW WALLS (RETAINING OR NON-RETAINING) OR MODIFICATIONS TO EXISTING WALLS.
2. ALL WALLS, NEW OR EXISTING, ARE REVIEWED BY THE CITY ENGINEER FOR GRADING RELATIONSHIPS ONLY.
3. ALL WALLS, RETAINING AND NON-RETAINING, MUST BE APPROVED AND A PERMIT OBTAINED FROM THE DEPARTMENT OF BUILDING AND SAFETY.
4. FOR SIGHT DISTANCE REQUIREMENTS AT INTERSECTIONS SEE SUMMERLIN STD. DWG. NO. DC-3.

NOTES

1. FINISH FLOOR ELEVATIONS SHOWN ARE A MINIMUM ELEVATION.
2. DIMENSIONS SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY AND SHALL NOT BE USED AS A SALES TOOL BY SALES PERSONNEL OR PROSPECTIVE PURCHASERS.
3. REFER TO FINAL RECORDED MAP FOR ALL LOT DIMENSIONS.

FLOOD CERTIFICATION

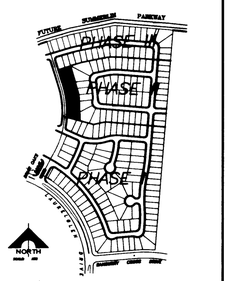
I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED FLOOD STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT.

SIGNATURE 2-24-99 DATE

PROFESSIONAL ENGINEER STATE OF NEVADA THOMAS P. DYSON CIVIL No. 11306

SVRA SIGHT VISIBILITY RESTRICTION AREA (NO VIEW OBSTRUCTION OVER 30" ABOVE TOP OF CURB ALLOWED IN THE SVRA)

Avoid cutting underground utility lines. It's costly.
Call before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)



KEY MAP

REV | DATE | BY | REVISION

COLEMAN HOMES

G. C. WALLACE, INC.
Engineering/Architecture
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89102
(702) 365-1200

SHEET: GRADING PLAN I

TITLE: OAK HILLS AT SUMMERLIN - PHASE III

DRAWN BY: GCW 05/15/98
DESIGNED BY: GCW
CHECKED BY:
PROJECT NO: 743.162
SCALE: 1" = 30' HOR. N/A VERT.

SEAL

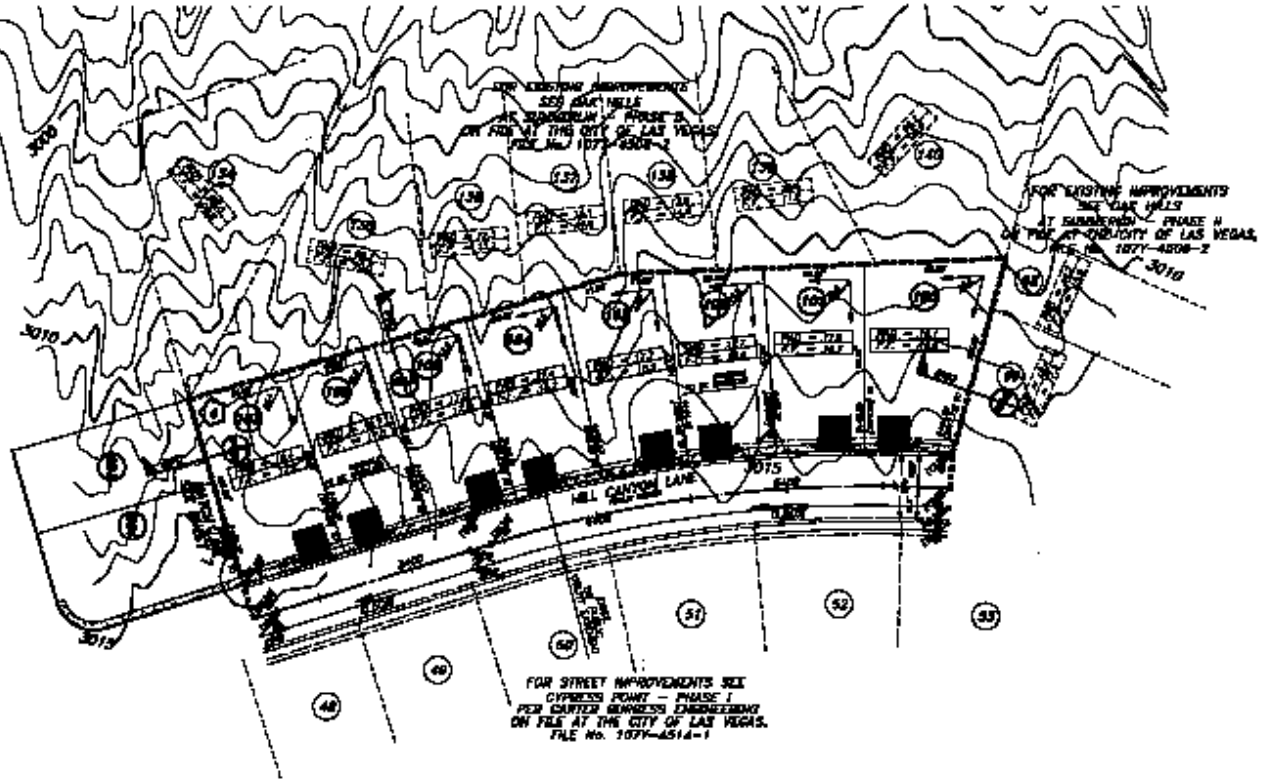
PROFESSIONAL ENGINEER-STATE OF NEVADA THOMAS P. DYSON CIVIL No. 11306 1-13-99

SHEET G-1
6 OF 13 SHEETS

DRAWING NO. 107Y-4506-3

GCW PROJ # 743.162

14140



NORTH

GRAPHIC SCALE

BENCHMARK

BASIS OF BEARING

CONSTRUCTION NOTES

LEGEND

WALL NOTES

NOTES

FLOOD CERTIFICATION

Call before you Dig

KEY MAP

OAK HILLS AT SUNRIDGE - PHASE III

GRADING PLAN I

G.C. WALLACE, INC.

COLEMAN HOMES