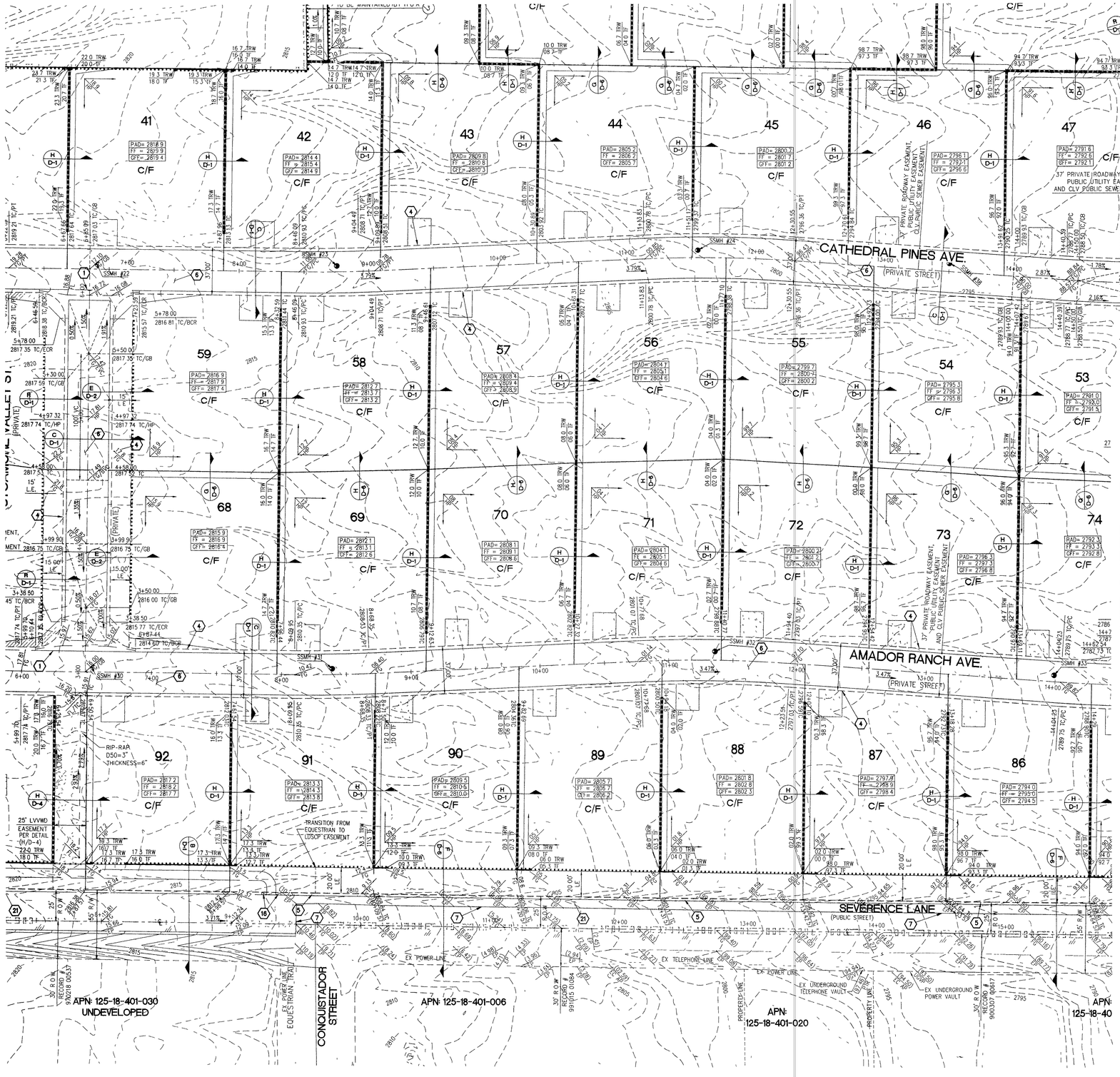
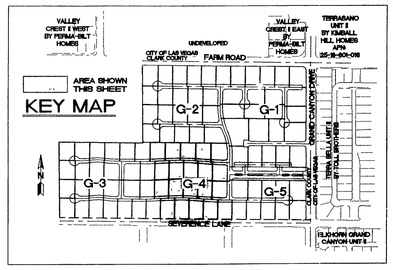
MATCHLINE SEE SHEET G-2

SCALE 1" = 40'



MATCHLINE SEE SHEET G-3

MATCHLINE SEE SHEET G-5



EASEMENT NOTES

1. 37' DRAINAGE EASEMENT, LVVWD WATER EASEMENT, PUBLIC UTILITY EASEMENT (TO BE MAINTAINED BY H.O.A.) AND CLV PUBLIC SEWER EASEMENT
   - DENOTES AREA TO BE COVERED BY (1) EASEMENT CALLOUT
2. 20' DRAINAGE EASEMENT (TO BE MAINTAINED BY H.O.A.) AND CLV PUBLIC SEWER EASEMENT
3. DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY H.O.A. (SEE DIMENSION ON PLAN FOR EASEMENT WIDTH)

NOTES

1. SECTION 2 OF THE CLARK COUNTY BUILDING OFFICE OPERATIONS DIVISION DRAINAGE COMPLIANCE REPORT MUST BE COMPLETED BY THE ENGINEER AND SUBMITTED TO DEVELOPMENT SERVICES INSPECTION SCHEDULING, FOR ALL WESTERN COLLECTION CHANNELS AND DRAINAGE EASEMENTS, PRIOR TO PAD GRADING INSPECTIONS FOR THE ENTIRE SITE
2. ROW FOR JENSEN STREET AND VIA PROVENZA AVENUE SHALL BE VACATED BY VS-0948-04
3. CONSTRUCT ALL STREET INTERSECTIONS PER CCAUSD #225
4. REF SOILS REPORT BY OWENS, No E-04-296, DATED 10/11/04

LIST OF ABBREVIATIONS

AC	ASPHALTIC CONCRETE
CL	CENTER LINE
FG	FINISH GRADE
FL	FLOW LINE
GB	GRADE BREAK
HP	HIGH POINT
LE	LANDSCAPE EASEMENT
LF	LINEAR FEET
LP	LOW POINT
PAE	PED ACCESS EASEMENT
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY
PL	PROPERTY LINE
ROW	RIGHT OF WAY
R/W	RIGHT OF WAY
STA	STATION
TC	TOP OF CURB
TF	TOP OF FOOTING
TDF	TOP DECOR WALL FOOTING
TRW	TOP OF RETAINING WALL
VC	VERTICAL CURVE

CONSTRUCTION NOTES

1. CONSTRUCT 8' WIDE CROSS GUTTER PER DETAIL CCAUSD, #228 (SEE DETAIL ON SHEET D-2)
2. CONSTRUCT 4' WIDE BY 4" THICK SIDEWALK PER CCAUSD #234
3. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235, CASE I
4. CONSTRUCT ROLL CURB PER DETAIL CCAUSD #217A
5. CONSTRUCT "L" TYPE CURB PER CCAUSD #216
6. CONSTRUCT 2" AC ON 4" TYPE II A B ON 6" TYPE I OR NATIVE, SEE SECTION "C", SHEET D-1
7. SAWCUT, REMOVE AND REPLACE EXISTING PAVEMENT PER PROP STREET SECTION
8. CONSTRUCT 10' TRANSITION FROM ROLL CURB TO "L" CURB SEE DETAIL "X", SHEET D-2
9. CONSTRUCT 5' WIDE BY 4" THICK SIDEWALK PER CCAUSD #234
10. CONTRACTOR TO VERIFY ELEV. OF EXIST CURB AND GUTTER, PVMT, STORM DRAIN, RETAINING WALL ELEVATIONS, AND SDWK PRIOR TO CONST NOTIFY ENGINEER OF ANY CONFLICTS
14. CONST SIDEWALK UNDERDRAIN PER CCAUSD NO 236
15. CONST "A" TYPE MEDIAN CURB PER CCAUSD #219
16. CONST DEPRESSED CURB PER CCAUSD #227
17. CONST BLOCK WALL OPENING PER SECTION "C", SHEET D-4
18. CONST 4" AC ON 4" TYPE II A B ON 9" TYPE I, SEE SECTION "A", SHEET D-1
19. CONST 4" AC ON 4" TYPE II A B ON 9" TYPE I, SEE SECTION "G", SHEET D-3
20. CONST 4" AC ON 4" TYPE II A B ON 9" TYPE I, SEE SECTION "E", SHEET D-1
21. CONST 3" AC ON 9" TYPE II A B, SEE SECTION "B", SHEET D-1
22. CONST 3" AC ON 9" TYPE II A B, SEE SECTION "B", SHEET D-3
23. CONSTRUCT CONC CUTOFF WALL PER SECTION "C", SHEET D-3
24. CONCRETE ENCASEMENT PER UDACS SEC 2.19
25. CONST BLOCK WALL OPENING PER DETAIL "D" ON SHT D-6

LEGEND

SVZ	SIGHT VISIBILITY ZONE
1	LOT NUMBER
PAD= 26.0 / FF = 26.7 / GF= 25.5	PROPOSED PAD ELEV. PROPOSED FINISHED FLOOR ELEV. GARAGE FINISHED FLOOR ELEV.
	EDGE OF PAVEMENT MARKER
	2:1 MAX SCARP OR PER REF DETAIL
2720	EXISTING CONTOUR (5' INTERVAL)
	EXISTING CONTOUR (1' INTERVAL)
	FIRE HYDRANT
	GRADE BREAK
86.2	FUTURE OR PER OTHERS DESIGN ELEVATION
86.2	PROPOSED ELEVATION
(86.2)	EXISTING ELEVATION
	6' DECORATIVE PERIMETER BLOCK WALL W/RETAINING
	6' DECORATIVE PERIMETER BLOCK WALL
	RETAINING WALL
	KNEE WALL
	WROUGHT IRON FENCE
	EXISTING OR PER OTHERS DESIGN STORM DRAIN MANHOLE
	PROPOSED MANHOLE
	BOUNDARY LINE
	MATCH LINE
	PHASE LINE / COMMON LOT BOUNDARY
	DENOTES "L" CURB AND GUTTER
	CONC ENCASE PER UDACS SEC 2.19
C/F	DENOTES LOT W/ CUT TO FILL TRANSITION LINE

SVZ NOTES

1. NO STRUCTURE, VEGETATION OR OBJECT 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

DROP INLET NOTE

1. PROVIDE STANDARD MANHOLE STEPS TO ALL TYPE "CM" DROP INLETS PER CCAUSD DWG No 410

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE FOUND AND HELD MONUMENTS MARKING THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 13, T19S, R60E, MDM, CLARK COUNTY, NEVADA PER RECORD OF SURVEY BOOK 123, PAGE 32, CLARK COUNTY RECORDER'S OFFICE AS SOUTH 88°46'46" EAST

BENCHMARK

BENCHMARK FOUND CITY OF LAS VEGAS RIVET AND ROUND PLATE IN CONCRETE CYLINDER, SOUTHEAST CORNER OF ELKHORN RD AND CONQUISTADOR ST

BM NO 66 STATION 8LV90 19NNW6 ELEVATION = 2803.77 (NAVD 88)

FLOOD ZONE NOTE

THE PROJECT AREA IS LOCATED WITHIN A FEMA ZONE X PER FLOOD INSURANCE RATE MAP PANEL 32003C1745E, DATED SEPTEMBER 27, 2002

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

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

HIGH VOLTAGE UNDERGROUND WE STRIKE AND KILL CONDUCTORS
CALL BEFORE YOU DIG UNDERGROUND
Call before you UnderGround
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS
1-702-229-6611
LAS VEGAS AREA COORDINATED TRAFFIC SYSTEM

CLARK COUNTY DEPARTMENT OF DEVELOPMENT SERVICES
ACCEPTANCE OF PLANS FOR FILING

BY Joseph E. Simoux 6/27/05

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 THE CONSTRUCTION OF THE IMPROVEMENTS FROM THE ENGINEERING DESIGN DEPICTED HEREIN

NOTE POWER POLES AND/OR OTHER EXISTING FACILITIES NOT IN PROPER LOCATION BASED ON PROPOSED IMPROVEMENTS SHOWN HEREON WILL BE RELOCATED AT NO EXPENSE TO CLARK COUNTY

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

NO.	DESCRIPTION	DATE	BY	APP.

CLARK COUNTY, NEVADA

PINNACLE HOMES
SABLE CREEK
GRADING PLAN IV

SECTION 18
TOWNSHIP 19 SOUTH
RANGE 60 EAST, M.D.M.

DATE: 06/20/05
DRAFTER: JR/JB/DB
DESIGNER: TS/JB/DB
CHECKED: TS

PROJECT NO.
PIN0402-001

PROFESSIONAL ENGINEER STATE OF NEVADA
TODD J. STEADHAM
Exp. 06/30/2006
CIVIL
No. 15292
6/1/05

G-4
SHEET 35 OF 44

CLV DWG #307 of 430
CC HTE# 05-7995

File J:\PIN0402-50sc\Dwg\improv\PIN0402-GRAD.dwg Jun 20, 2005 - 13:40

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