

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

ADD 3300 TO ALL SPOT GRADES WHERE THE HUNDREDS AND THOUSANDS PLACES ARE OMITTED FOR ACTUAL ELEVATION (I.E. 01.00 REPRESENTS 3301.00)

SOILS REPORT BY GEOTEK RESIDENTIAL, LLC
PHONE: (702) 897-1424
PROJECT NO. 13566-LVR DATED AUGUST 7, 2017

UPDATED SOILS REPORT BY GEOTEK RESIDENTIAL, LLC
PHONE: (702) 897-1424
PROJECT NO. 13566-LVR DATED AUGUST 7, 2017

EARTHWORK QUANTITIES (RAW):
CUT= 209,358 CU YDS
FILL= 207,410 CU YDS

EXPORTED MATERIAL TO BE DISPOSED OF AT AN APPROVED
LICENSED DISPOSAL FACILITY OR AT A SITE WITH AN APPROVED
AND ACTIVE GRADING PERMIT.

1) 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.

2) FOR ROADWAY WIDENING AND HALF STREET IMPROVEMENTS THE CONTRACTOR SHALL VERIFY CROSS SLOPES FROM EXISTING PAVEMENT SAWCUT LINE TO PROPOSED EDGE OF PAVEMENT OR PROPOSED LINE OF CURB PRIOR TO SUBGRADE PREPARATION AND CONSTRUCTION OF PROPOSED CURB LINE. IF MINIMUM OR MAXIMUM CROSS SLOPES DO NOT MEET AGENCY STANDARDS THE CONTRACTOR SHALL NOTIFY THE ENGINEER.

1. FINAL GRADES ADJACENT TO STRUCTURES SHALL BE IN CONFORMANCE WITH IBC 2012, SECTION 2304.11.2.2.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
3. ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SWPPP.
4. MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
5. SEE DETAIL SHEET FOR STREET SECTIONS AND DETAILS.
6. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
7. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL BY THE CITY OF BIRMINGHAM.
8. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITY STRUCTURES AND FACILITIES. ANY 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/REPLEFING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
9. NO STRUCTURE, VEGETATION, OR OBJECTS OF ANY KIND IS PERMITTED OVER TWENTY-FOUR (24) INCHES HIGH TO BE SITUATED FROM THE TOP OF THE ADJACENT CURB (IF CURB EXISTS) WITHIN THE SIGHT VISIBILITY ZONES.

(REQUIRED FOR ALL SITES GREATER THAN 1 ACRE (43,560 SQ.FT.))

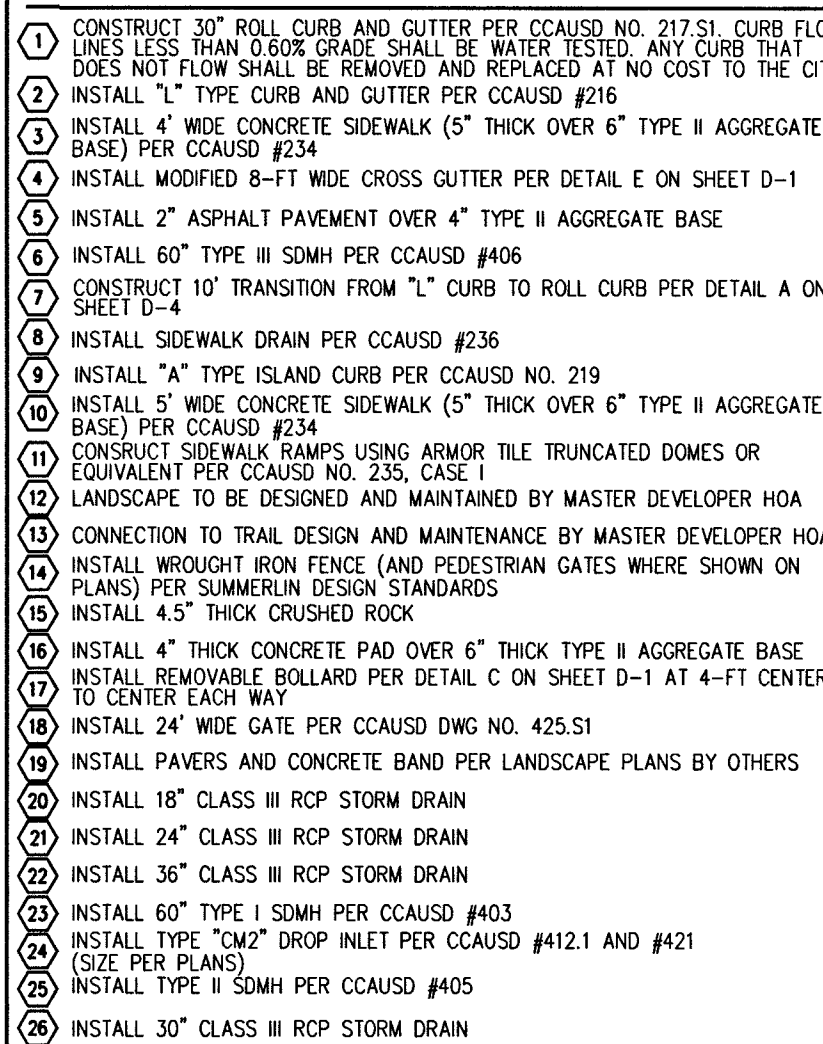
1. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF CLARK COUNTY, NEVADA, OR ANY OF ITS LOCAL TEMPORARY OR PERMANENT CATCHMENTS ASSOCIATED WITH ANY CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED BY THE OWNER AND HIS OR HER AGENT IN ORDER TO PREVENT OR MINIMIZE PROBLEMS OR VIOLATIONS. IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CLARK COUNTY TITLE 24.40 AND IN THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS STOPPED. TEMPORARY OR PERMANENT WEEDING AND WEED CONTROL MAY BE REQUIRED. FOR REFERENCE TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NR1000000, SECTION II.A.5.
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLES AND EQUIPMENT EXPOSED TO PRECIPITATION, AND AREAS OF EROSION AFTER A RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SUCH EXCEPTIONS TO WEEKLY INSPECTIONS MAY BE REQUESTED BY THE CONTRACTOR OR HIS AGENT. FOR REFERENCE TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NR1000000, SECTION II.A.12.
5. ACCUMULATED SEDIMENT IN BMP'S SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED ZONE 'X' (UNSHADED), AREA OUTSIDE THE 0.2% ANNUAL CHANCE (500 YEAR) FLOODPLAIN, PER THE FEMA FIRM PANELS 32003C1750E DATED SEPTEMBER 27, 2002.

ALL PRIVATE STREETS
ARE P.U.E., PUBLIC SEWER
EASEMENTS AND PUBLIC
DRAINAGE EASEMENTS TO
BE PRIVATELY MAINTAINED
BY HOA



Call
811
OR



RYLAND HOMES NEVADA, LLC
9275 WEST RUSSELL ROAD, SUITE #400
LAS VEGAS, NV 89148
PH: 702-840-2700
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SLATER HANIFAN GROUP, INC.
5740 S. ARVILLE STREET, SUITE 216
LAS VEGAS, NV 89118
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CONTACT: JERRY SLATER

USDA BRASS CAP ON AN IRON PIPE, 140' SOUTHWEST OF TELEPHONE POLE
#26994T, SOUTHWEST CORNER OF THE U.S. 95/KYLE CANYON TURNOFF.
ELEVATION = 2817.62 FEET, 858.813 METERS
N.A.V.D. 88
PER THE CLARK COUNTY VERTICAL CONTROL LAST REVISED 2003

SOUTH 00°08'59" WEST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 147, PAGE 71 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

18" RCP CLASS III STORM DRAIN	LF	203
24" RCP CLASS III STORM DRAIN	LF	692
30" RCP CLASS III STORM DRAIN	LF	830
36" RCP CLASS III STORM DRAIN	LF	400
TYPE "CM2" DROP INLET (SIZE PER PLANS)	EA	8
60" TYPE III STORM DRAIN MANHOLE	EA	3
60" TYPE I STORM DRAIN MANHOLE	EA	9
60" TYPE STORM DRAIN MANHOLE	EA	6
8" WIDE CONCRETE VALLEY GUTTER W/10" TYPE I AGGREGATE BASE	SF	283.3

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED
TECHNICAL DRAINAGE STUDY ON FILE AT CITY OF LAS VEGAS DS #4917 FOR
THE SUBJECT PROJECT.

JERRY J. SLATER, P.E. 14167 7.13.18
DATE