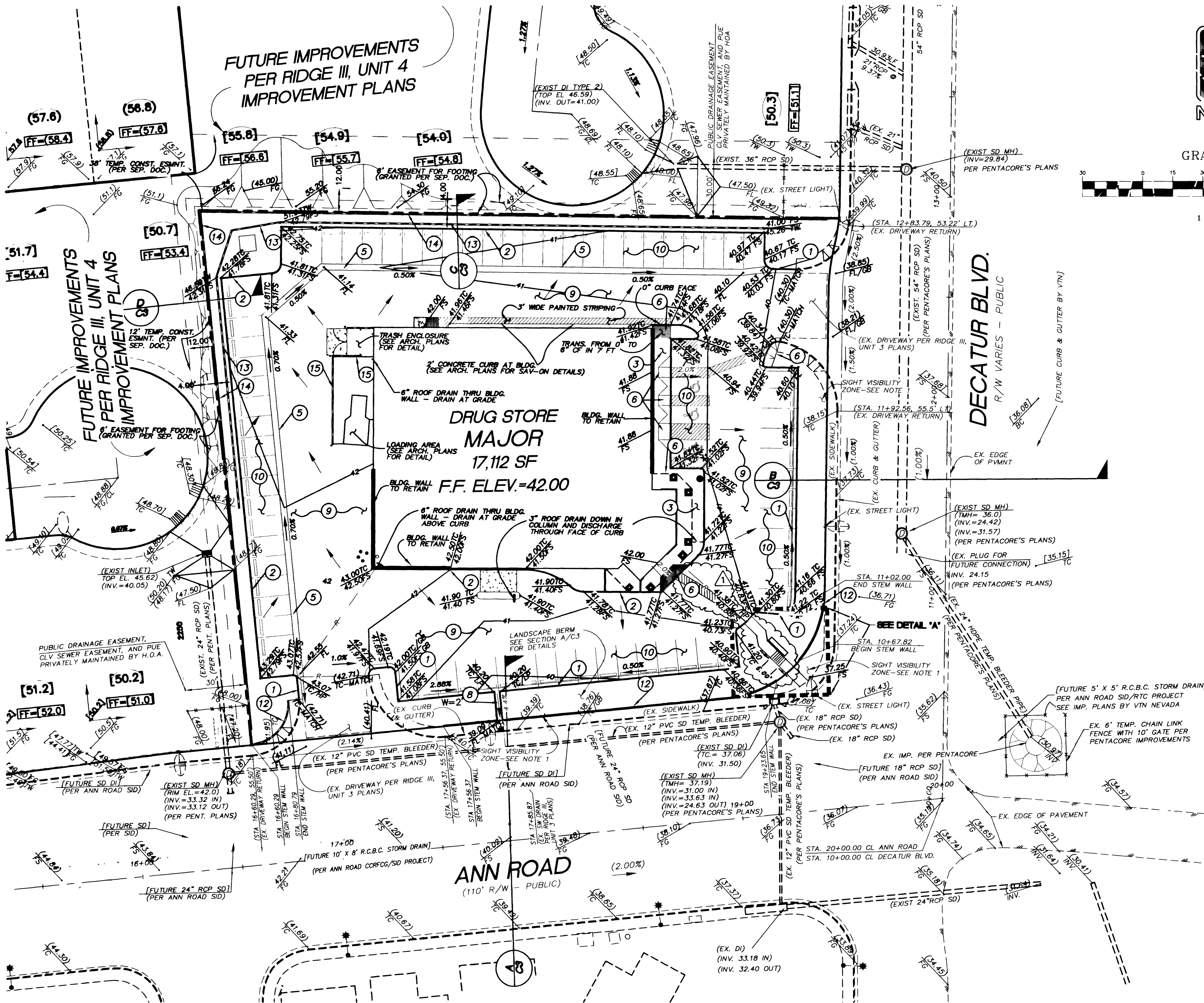
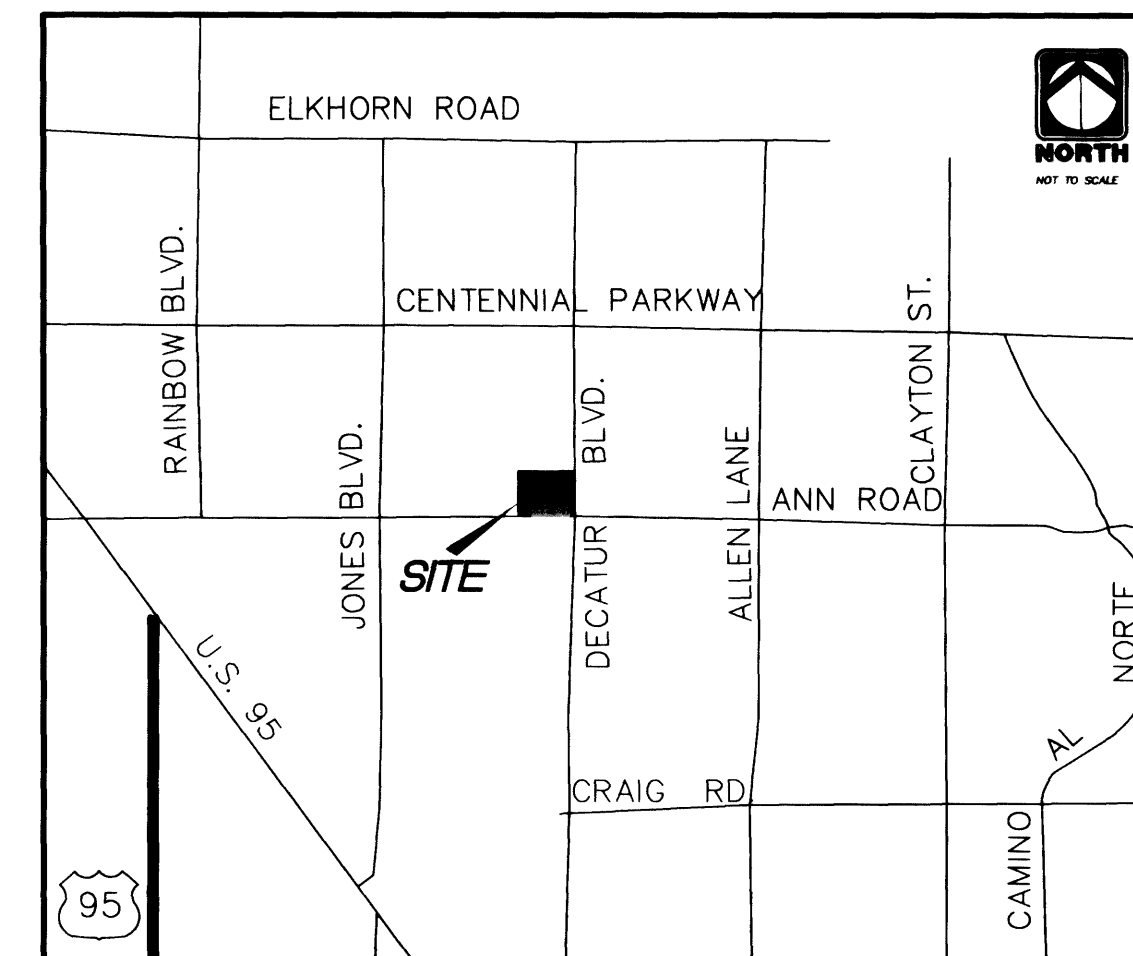




GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.



VICINITY MAP

****SPECIAL NOTE REGARDING OFF-SITE IMPROVEMENTS**

THIS PROJECT IS DEPENDANT ON THE RIDGE III UNIT 3 PROJECT FOR ALMOST ALL OF ITS OFF-SITE IMPROVEMENTS. NO FINAL INSPECTIONS/CERTIFICATE OF OCCUPANCIES WILL BE ISSUED UNTIL ALL OF THE NECESSARY OFF-SITES ARE IN PLACE AND ACCEPTED BY A C.L.V. OFF-SITE INSPECTION AND TESTING INSPECTOR. THIS PROJECT IS AT RISK OF BEING DELAYED SHOULD THE OFF-SITES BY RIDGE III BE DELAYED.

NOTE 1: SIGHT VISIBILITY ZONES

NO WALLS, FENCES, TREES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF CURB.

CONSTRUCTION NOTES

No.	ITEM
1	CONSTRUCT "L" TYPE CURB AND GUTTER PER CC AREA STD DWG 216
2	CONSTRUCT "A" TYPE CURB PER CC AREA STD DWG NO. 219
3	CONSTRUCT SIDEWALK PER CC AREA STD DWG NO. 234
4	NOT USED
5	CONSTRUCT VALLEY GUTTER PER DETAIL 3 ON SHEET C3
6	CONSTRUCT SIDEWALK RAMP PER DETAIL SHOWN ON ARCH. PLANS
7	NOT USED
8	CONSTRUCT CHANNEL PER DETAIL 5 ON SHEET DE-1
9	CONSTRUCT "TRUCK TRAFFIC" PAVING SECTION PER SOILS REPORT (REFER TO SECTION 1 ON SHEET C3)
10	CONSTRUCT "LIGHT TRAFFIC" PAVING SECTION PER SOILS REPORT (REFER TO SECTION 2 ON SHEET C3)
11	NOT USED
12	CONSTRUCT 2' SPLIT FACE BLOCK & GROUTED WALL AT BACK OF SIDEWALK (OR AT PROPERTY LINE - SEE PLAN)
13	CONSTRUCT RETAINING WALL (WALL TO BE CONSTRUCTED PER SEPARATE PERMIT)
14	CONSTRUCT CMU SCREEN/RETAINING WALL (WALL TO BE CONSTRUCTED PER SEPARATE PERMIT)
15	CONSTRUCT 10' HIGH CMU SCREEN WALL (SEE ARCHITECTS PLAN FOR DETAIL)

EARTHWORK QUANTITIES

*NOTE: THESE QUANTITIES ARE APPROXIMATE AND ARE RAW VOLUMES ONLY. OVEREXCAVATION, SUBSIDENCE, SHRINKAGE, AND BULKING FACTORS ARE NOT TAKEN INTO ACCOUNT.

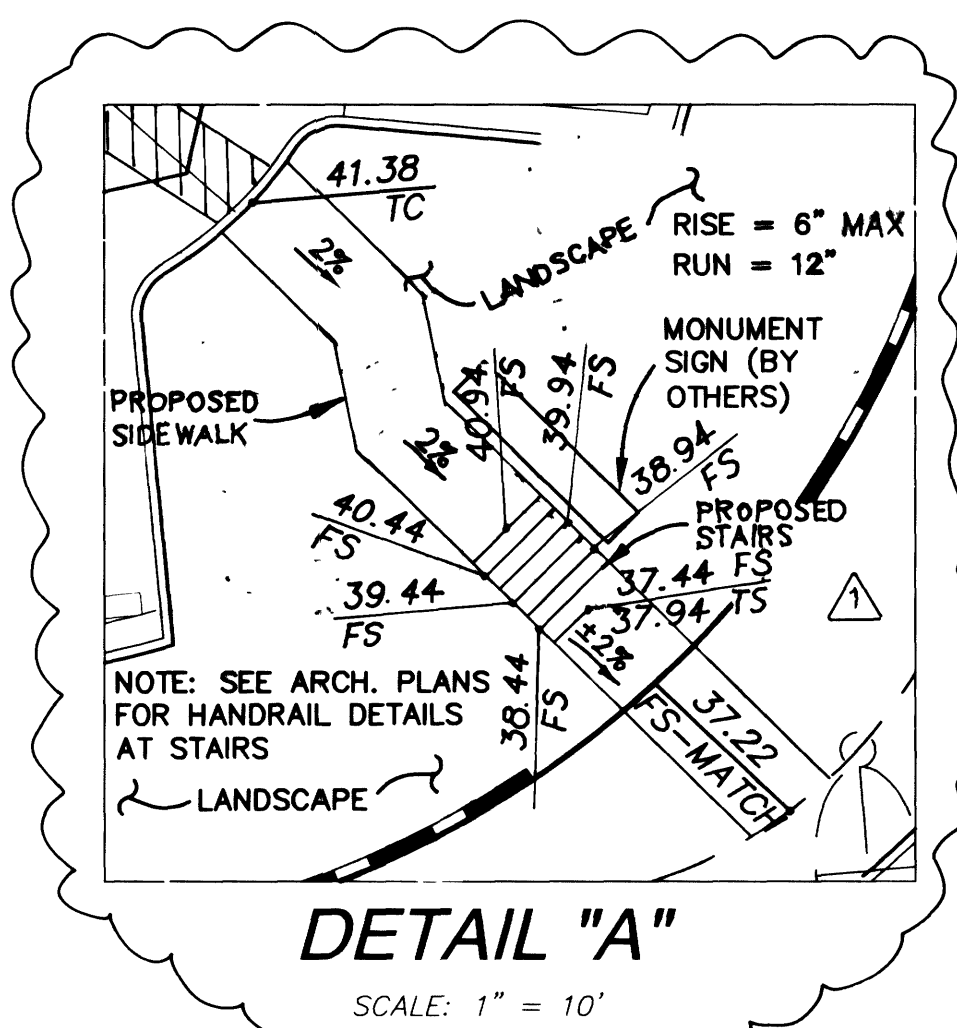
CUT = 12,187 CY
FILL = 221 CY

QUANTITIES

SEE SHEET C3 FOR ALL QUANTITIES

DISCLAIMER NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD 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 OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.



DETAIL "A"

SCALE: 1" = 10'

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 60 EAST, T4M, CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA.

(CONTAINING 1.7178 ACRES, MORE OR LESS)

BENCHMARK

CITY OF LAS VEGAS BENCHMARK: 1LV90 36NE
RIVET AND PLATE IN TOP OF CURB, SOUTHWEST CORNER OF ANN ROAD AND DECATUR BOULEVARD.
ELEVATION = 681.3028 METERS (NAVD 88)
= 2235.24 FEET (NAVD 88)

BASIS OF BEARINGS

NORTH 85°39'38" EAST, BEING THE BEARING OF THE CENTERLINE OF ANN ROAD BETWEEN BRADLEY ROAD AND DECATUR BOULEVARD AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 57 OF SURVEYS, AT PAGE 05.

FEMA FLOOD ZONE

FEMA MAP DATED AUGUST 16, 1995 (PANEL NO. 32003C1765 D)

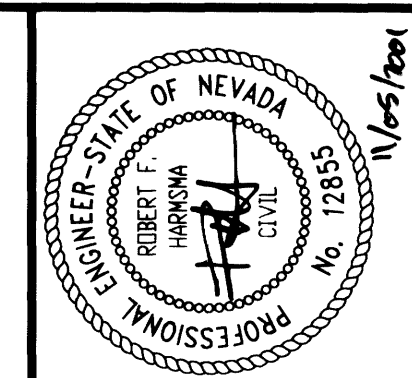
PROJECT SITE LIES WITHIN AN AREA WHICH IS NOT LOCATED IN A DESIGNATED SPECIAL FLOOD HAZARD AREA, ALSO IDENTIFIED AS ZONE X.

ENGINEER'S NOTES:

- ALL WORK SHALL CONFORM TO THE SOILS REPORT PREPARED BY GEOTEK, INC. DATED MARCH 13, 2001, FILE NO. 3276-LV6.
- ALL OFF-SITE IMPROVEMENT CONSTRUCTION SHALL CONFORM TO THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST EDITION.
- FINAL ASPHALTIC CONCRETE (AC) PAVEMENT SURFACES SHALL BE ONE-HALF INCH ABOVE THE TOP OF THE GUTTER (INCLUDING OPEN GRADE).
- SEE ARCHITECTS PLANS FOR ALL HANDICAP ACCESSIBILITY INFORMATION, RAMP DETAILS, TRANSFORMERS, AND TRASH ENCLOSURE DETAILS. VERIFY BUILDING LAYOUTS AND DIMENSIONS WITH ARCHITECTURAL PLANS.
- CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
- SEE LANDSCAPE PLANS FOR LANDSCAPING AND ONSITE IRRIGATION.
- THIS PLAN SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY ALL APPLICABLE GOVERNMENT AGENCIES.
- ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.

LEGEND

- PROPERTY LINE
- STREET CENTERLINE
- PROPOSED BUILDING
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CURB & GUTTER
- PROPOSED CURB
- EXISTING CURB & GUTTER
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING STORM DRAIN (AS NOTED)
- PROPOSED GRADE
- EXISTING GRADE
- FUTURE GRADE
- TOP
- SLOPE
- TOE
- FLOW LINE
- CONSTRUCTION NOTE
- PROPOSED STREETLIGHT
- PROPOSED CURB BACK
- EDGE OF PAVEMENT
- DIRECTION OF FLOW
- PROPOSED WALL (AS NOTED)
- RIDGE LINE
- SIGHT VISIBILITY ZONE



REV.	DATE	DESCRIPTION
1	12/03/01	REVISE SIDEWALK AND STRIPING PER ARCHITECT
2	12/26/01	DATE



The Keith Companies

WORLD PREMIER INVESTMENTS
SAV-ON • NWC ANN AND DECATUR

JOB # 51589.00
SHEET NO.:

G1

5 OF 6 SHEETS
CLV# 07-V-3507

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

11/05/2001

ROBERT HARMSMA, P.E. NO. 12855

DATE

GRADING PLAN

SEPTEMBER 5, 2001