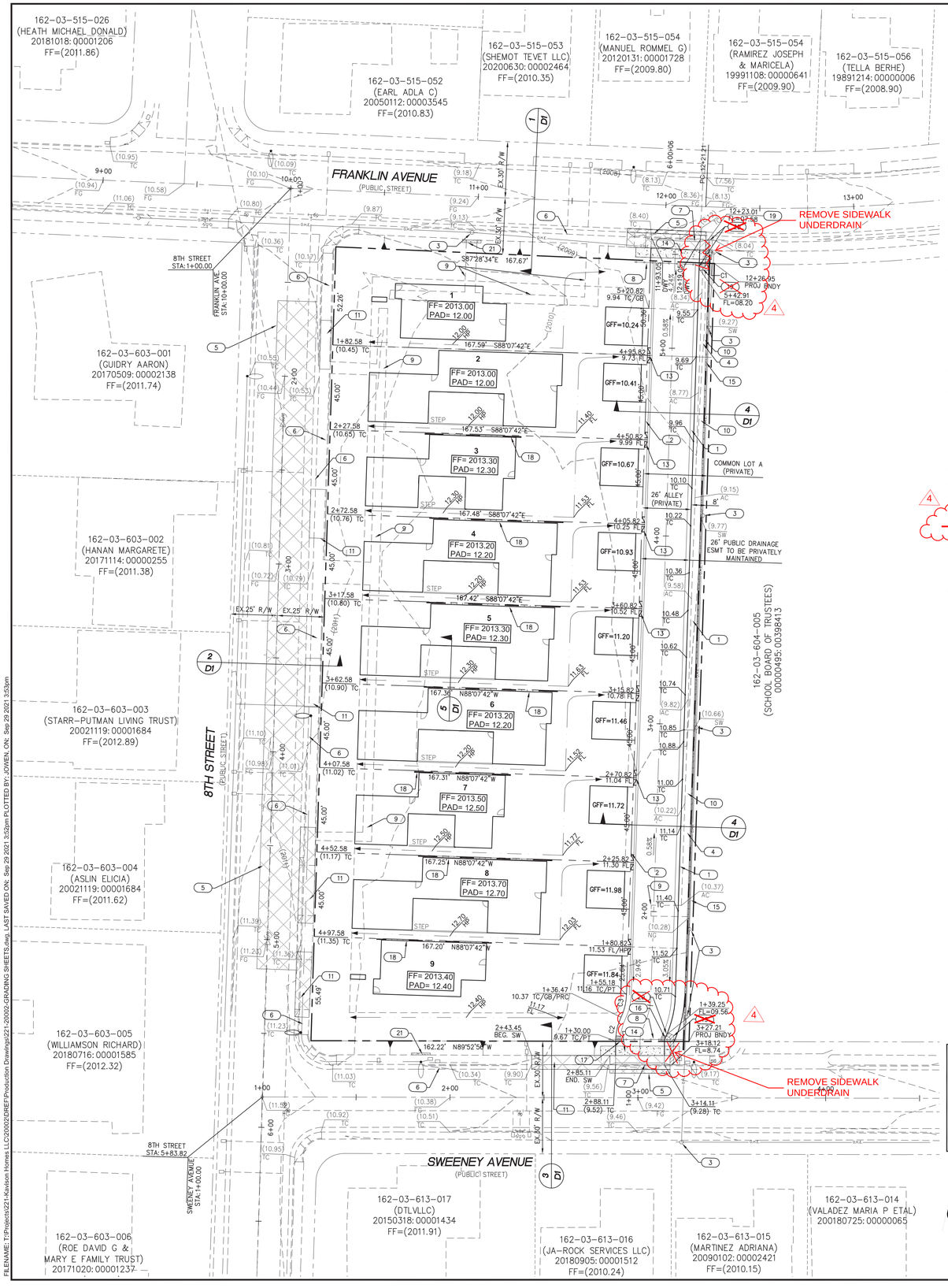


FILENAME: T:\Projects\221-Kavison Homes LLC\20002\DREF\Production Drawings\221-20002-GRADING SHEETS.dwg, LAST SAVED ON: Sep 29 2021 3:52pm PLOTTED BY: JOVEN, ON: Sep 29 2021 3:53pm

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL BENCHMARK ID: 2LV1103C4

RIVET & PLATE IN TOP OF CURB ON THE NE CORNER OF OAKEY & 6TH STREET.

ELEVATION: 614.76 METERS (PUBLISHED NAVD 88 DATUM)
ELEVATION: 2016.93 US SURVEY FEET (PUBLISHED NAVD 88 DATUM)

BASIS OF BEARING

SOUTH 01°47'59" WEST, BEING THE CENTERLINE OF 8TH STREET, AS SHOWN IN FILE 179, PAGE 48 OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

CONSTRUCTION NOTES

1. CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD 216.
2. CONSTRUCT 30" ROLL TYPE CURB AND GUTTER PER CCAUSD 217.2.S1
3. EXIST. POWER POLES AND GUY ANCHORS TO BE REMAIN IN PLACE. (NOTIFY GOVERNING AGENCIES BEFORE CONSTRUCTION AND SEE NV ENERGY PLANS FOR LOCATION.)
4. CONSTRUCT 4-INCH THICK SIDEWALK PER CCAUSD 234.
5. SAW CUT, REMOVE AND MATCH EDGE OF EXISTING A.C. TRENCH BACK FILL AND AC PAVEMENT RESTORATION PER CCAUSD # 503, 500.3, 500.4 AND 500.5.
6. EXISTING SIDEWALK , "L" CURB AND GUTTER TO REMAIN
7. CONSTRUCT COMMERCIAL DRIVEWAY (OPTION A) PER CCAUSD # 224
8. CONSTRUCT ACCESS SLIDE GATE (BY OTHERS) (SEPARATE PERMIT THROUGH BUILDING DEPARTMENT.)
9. EXISTING SIDEWALK TO BE REMOVED
10. EXISTING SIDEWALK TO BE REMOVED AND REPLACED
11. SAW CUT, REMOVE AND REPLACE SIDEWALK PER CCAUSD # 234 AND CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD 216.
12. RESERVED
13. CONSTRUCT 2' CURB CUT OPENING PER DETAIL B ON SHEET D1.
14. CONSTRUCT 5' SIDEWALK PER CCAUSD #234.
15. REMOVE AND REPLACE EXISTING 6' CMU BLOCK WALL
16. CONSTRUCT 3' "L" CURB TRANSITION TO "0" LIP CURB
17. CONSTRUCT 3' "ROLL" CURB TRANSITION TO "0" LIP CURB
18. CONSTRUCT DEEPENED FOOT 0.7' TO 1.7' MAX
19. ~~CONSTRUCT 2' CURB CURB OPENING PER DETAIL C ON SHEET D1~~
20. ~~CONSTRUCT 2' SIDEWALK UNDERDRAIN PER CCASD 230~~
21. CONSTRUCT 4" PROWAG PER BLOW UP DETAIL SHEET T1.

STORM WATER MANAGEMENT NOTES

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 CITY OF LAS VEGAS AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM DRAIN SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN TITLE 14.18 AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICAL AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY; SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORM WATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.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, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER A RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE AND MODIFY THE STORM WATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES REFER TO NEVADA STORM WATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.12.
5. ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORM WATER 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.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	5.94'	896.02'	0°22'48"	2.97
C2	13.25'	30.00'	25°18'13"	6.73
C3	12.33'	30.00'	23°32'59"	6.25

NOTE:
ADD 2000 TO ALL SPOT GRADES ELEVATIONS.

DISCLAIMER NOTE

EXISTING 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 LOCATIONS.

NOTIFY ENGINEER IMMEDIATELY IF DISCREPANCIES ARE ENCOUNTERED.

CERTIFICATION

I HEREBY CERTIFY THAT THE GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE WITH CLARK COUNTY PUBLIC WORKS FOR THIS PROJECT. – DS DS#5448

JOSHUA N. OWEN, P.E. NO. 15748 — 10/11/2021 DATE

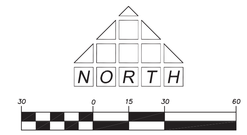
FLOOD ZONE

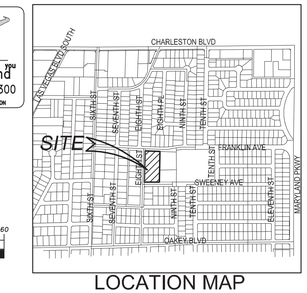
THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "X" AND "SHADED ZONE X" DESIGNATION, ON FLOOD INSURANCE RATE MAP NO. 32003C2170F DATED NOVEMBER 16, 2011. ZONE "X" IS DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. "SHADED ZONE X" IS DEFINED AS 0.2% ANNUAL CHANCE HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811 or 1-800-227-2600

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

FAST
Call before you Underground
1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION





LOCATION MAP

NOT TO SCALE

LEGEND

- PROPERTY LINE / RIGHT-OF-WAY
- "L" TYPE CURB AND GUTTER
- "A" TYPE CURB
- EXISTING CURB AND GUTTER
- PROPOSED WATER LINE (SIZE AS SHOWN)
- PROPOSED SEWER LINE (SIZE AS SHOWN)
- EXISTING UTILITY (AS SHOWN)
- CROSS GUTTER
- WHEELCHAIR RAMP
- CUT OR FILL SLOPE
- MATCH LINES
- XX.XX TC — PROPOSED ELEVATION (DESCRIPTION AS SHOWN)
- (XX.XX) TC — EXISTING ELEVATION (DESCRIPTION AS SHOWN)
- [XX.XX] TC — FUTURE DESIGN ELEVATION (DESCRIPTION AS SHOWN)
- TF — TOP OF FOOTING
- TW — TOP OF WALL
- TRW — TOP OF RETAINING WALL
- NG — NATURAL GROUND
- C.A. — COMMON AREA/LOT
- 1 — LOT NUMBER
- FF=95.5 — FINISHED FLOOR ELEVATION
- PAD=94.7 — PAD ELEVATION
- EXISTING PAVEMENT TO BE REMOVED AND REPLACED
- CUT / FILL LINES
- SIGHT VISIBILITY RESTRICTION ZONES PER STD. DWG. 201.1 (NOTHING OVER 24" IN HEIGHT ALLOWED IN SVZ EXEPT TRAFFIC CONTROL DEVICES)
- 6' SCREEN WALL
- 3 COURSE GROUTED WALL
- RETAINING WALL
- FENCE
- A.C. SAWCUT LINE
- EXISTING CMU WALL

GRADING NOTES

1. THOMASON CONSULTING ENGINEER'S SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES IN THE PLANS OR CONDITIONS IN THE FIELD.
2. ALL WORK TO BE PERFORMED OUTSIDE OF THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL NOT BE PERFORMED UNTIL WRITTEN PERMISSION AND EASEMENT HAVE BEEN OBTAINED FROM THE OFFSITE OWNER.
3. FOR AREAS THAT ARE FLATTER THAN 2:1 SLOPE, OR LESS THAN 1' ELEVATION DIFFERENCE, SCARPS ARE NOT SHOWN ON PLAN FOR CLARITY PURPOSES.
4. ALL SLOPE AREAS SHALL HAVE A MINIMUM ONE FOOT SHOULDER NEXT TO WALL PRIOR TO STARTING SLOPE.
5. PAD SECTION SHOWN ON PLANS IS FOR REFERENCE ONLY. FOR ACTUAL SECTION, REFER TO GEOTECHNICAL REPORT FOR SOILS ENGINEERS' RECOMMENDATION.
6. ALL SIDEWALK INSTALLATIONS SHALL CONFORM TO ADA REQUIREMENTS.
7. RETAINING WALL ELEVATIONS ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR MUST VERIFY EXACT TOP OF FOOTINGS, STEPFOOTINGS, AND TOP OF RETAINING WALLS TO MATCH FIELD CONDITIONS, PRIOR TO COMMENCEMENT OF WORK.

SOILS REPORT

GEO TEK RESIDENTIAL, LLC
6835 SOUTH ESCONDIDO STREET
LAS VEGAS, NEVADA 89119
PHONE: (702) 897-1424
FAX: (702) 897-2213
GEO TEK PROJECT NO. 16006-LVR
DATED: APRIL 1, 2021

NOTE:
EACH STRUCTURE INCLUDED IN THIS PLAN SET (BUILDINGS, FENCES, WALLS, ETC.) AND UTILITIES REQUIRES A SEPARATE PERMIT.

GRADING NOTE:
SITE SHALL BE GRADED IN ACCORDANCE WITH THE APPROVED GEOTECHNICAL REPORT.

EARTHWORK QUANTITIES
NOTE:
THE EARTHWORK QUANTITIES PROVIDED ARE RAW VOLUMES AND FOR INFORMATION ONLY. ALL CONTRACTORS ARE RESPONSIBLE FOR VERIFYING THEIR OWN EARTHWORK QUANTITIES. THESE ESTIMATES ARE SUBJECT TO CHANGE BASED ON SITE SPECIFIC GEOTECHNICAL EVALUATIONS.

CUT: 63 CY
FILL: 3,349 CY
TOTAL: 3,286 CY IMPORT (RAW)

NEVADA REGISTERED PROFESSIONAL ENGINEER — JOSHUA N. OWEN — EXP. 12-31-23 — CIVIL — No. 15748 — STATE OF NEVADA
09/20/2022

Joshua Owen, P.E.
Digitally signed by Joshua Owen, P.E.
DN: C=US, E=jnowen@cbr-tv.com, CN=Joshua Owen, P.E.
Date: 2022.09.20 08:54:22-07'00'

CITY OF LAS VEGAS GRADING NOTE

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
6. CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION, IN THE AREAS INDICATED:

		HORIZONTAL	VERTICAL	COMPACTION
A.	PAVEMENT AREA SUBGRADE	0.1'+	+0.0' TO -0.1'	SEE SOILS REPORT
B.	ENGINEERED FILL	0.5'+	+0.1' TO -0.1'	SEE SOILS REPORT

COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE.

7. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
8. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
9. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
10. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. BARRICADES, ETC.

REVISED 04/15/10
UPDATED 2/2021

REV	DATE	BY	REVISION
1	9.20.22	JO	REMOVE SIDEWALK UNDER DRAIN

DRAWN BY: STAFF
DESIGNED BY: STAFF
CHECKED BY:
COMMENTS ADDRESSED BY:
SCALE: 1"=30'
PROJECT NO. 221.20002

THOMASON CONSULTING ENGINEERS
7080 LA CIENEGA STREET, SUITE 200
LAS VEGAS, NEVADA 89119
702-932-6125 FAX: 702-932-6129

KAVISON HOMES
237 CHACO CANYON, HENDERSON , NEVADA, 89074
PH: (702) 721-6111 FAX:

THE PINES AT JOHN S. PARK A.K.A. 8TH / FRANKLIN
GRADING PLAN

NEVADA REGISTERED PROFESSIONAL ENGINEER — JOSHUA N. OWEN — EXP. 12-31-21 — CIVIL — No. 15748 — STATE OF NEVADA

09/29/2021

SHEET G1
4 OF 8
DRAWING NO.

L21-01322 / 107Y5186