

APN: 125-31-101-001
CITY OF LAS VEGAS, NEVADA

CITY OF LAS VEGAS, NEVADA

DATE _____

CITY OF LAS VEGAS
NEVADA

CV

CONSTRUCTION QUANTITIES

PAVING/ROADWAY		UNIT	PUBLIC	PRIVATE
3	TYPE II GRAVEL	CY	2215	3143
4	3" ASPHALTIC CONCRETE	SY	7250	10285
10	30" MODIFIED ROLL CURB PER CCAUSD NO. 217.1	LF		5856
11	SIDEWALK RAMP CASE I PER CCAUSD NO. 235	EA	XXXX	
16	5" SIDEWALK PER CCAUSD NO. 234	SF		13897
17	SIDEWALK UNDERDRAIN PER CCAUSD NO. 236.	EA		
18	POWER SERVICE	EA		40
19	TELEPHONE SERVICE	EA		40
20	GAS SERVICE	EA		40
21	TYPE III SURVEY MONUMENT PER CCAUSD NO. 241	EA		
XX	"L" TYPE CURB & GUTTER	LF	3674	
XX	"A" TYPE ISLAND CURB	LF		341
25	4.5" ASPHALTIC CONCRETE	SY	7250	

TRAFFIC		UNIT	PUBLIC	PRIVATE
1	100W LED LUMINAIRE (STANDARD BASE)	EA		
9	NO. 3 1/2 PULLBOX PER CCAUSD NO. 705	EA		
16	2" STREETLIGHT CONDUIT	LF		
18	200 AMP STREETLIGHT SERVICE WITH 60 AMP BREAKER			
23	STREET SIGN (PER PLAN)	EA		
27	8" WHITE PAINTED LINE	LF		

STORM DRAIN NOTES		UNIT	PUBLIC	PRIVATE
2	18" HDPE STORM DRAIN	LF		
16	7.5' TYPE CM2 DROP INLET PER CCAUSD NO. 412.1	EA		
28	GEOTEXTILE FABRIC	SY		
77	RIPRAP D ₅₀ =6"	CY		
	NDOT CULVERT HEADWALL	EA		

WATER NOTES		UNIT	PUBLIC	PRIVATE
1	1" TYPE K WATER LATERAL	LF		
3	8" C900 CLASS 150 PVC WATER MAIN	LF		
25	3" IRRIGATION SLEEVE	LF		
26	FIRE HYDRANT ASSEMBLY & 6" GATE VALVE PER UDACS PLATE NO. 40	EA		
28	WATER SERVICE WITH METER (PER PLAN)	EA		
	8" GATE VALVE PER UDACS PLATE NO. 39	EA		
	2" MANUAL BLOW-OFF ASSEMBLY PER UDACS PLATE NO. 36	EA		

SEWER NOTES		UNIT	PUBLIC	PRIVATE
2	8" SDR-35 PVC SEWER MAIN	LF		
25	48" SEWER MANHOLE PER DCSWCS SD-1, SD-3, SD-4 (>6')	EA		
32	SEWER SERVICE	EA		
	SEWER SERVICE	LF		

MASTER LEGEND

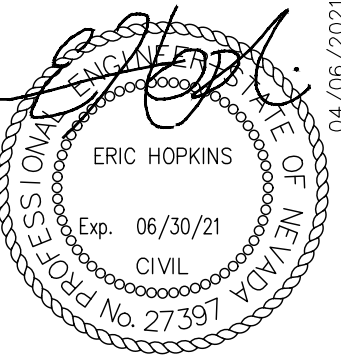
	STREET CENTERLINE		EXISTING PARKING STRIPING		EXISTING FIRE HYDRANT
	PROPERTY LINE		PROPOSED ROAD STRIPING		PROPOSED CLEAN OUT
	ADJACENT PROPERTY LINE		PROPOSED PARKING STRIPING		EXISTING WATER VALVE
	EXISTING LOT LINE		EXISTING CONTOUR		PROPOSED WATER VALVE
	EXISTING EASEMENT		PROPOSED CONTOUR		PROPOSED BLUE REFLECTIVE PVMT MARKING
	EXISTING PATENT EASEMENT		CUT FILL TRANSITION		EXISTING MISCELLANEOUS MANHOLE
	EXISTING PROPERTY LINE TO BE VACATED		ADA ACCESS		EXISTING POLE
	EXISTING PATENT EASEMENT TO BE VACATED		SAWCUT LIMITS		EXISTING STREET LIGHT
	EXISTING WALL		RIDGE		PROPOSED AREA LIGHT
	PROPOSED RETAINING & SCREEN WALL		GRADE BREAK		PROPOSED AREA LIGHT
	PROPOSED SCREEN WALL		FLOW LINE		SCARP
	EXISTING FENCE		EXISTING STORM DRAIN		SLOPE
	PROPOSED FENCE		EXISTING STORM DRAIN TO BE REMOVED		EXISTING GRADE
	EXISTING BUILDING		EXISTING SEWER LINE		PROPOSED GRADE
	PROPOSED BUILDING		EXISTING WATER LINE		BACKWATER VALVE
	PROPOSED CONCRETE BARRIER RAIL		EXISTING GAS LINE		
	EXISTING CURB & GUTTER		PROPOSED SEWER		
	EXISTING CURB		PROPOSED SEWER LATERAL		
	EXISTING SIDEWALK		PROPOSED WATER LINE		
	EXISTING VALLEY GUTTER		PROPOSED STREET LIGHT CONDUIT		
	PROPOSED CURB & GUTTER		EXISTING SIGN		
	PROPOSED CURB		PROPOSED SIGN		
	PROPOSED SIDEWALK		EXISTING HANDICAP PARKING		
	EXISTING EDGE OF PAVEMENT		PROPOSED HANDICAP PARKING		
	PROPOSED EDGE OF PAVEMENT		EXISTING STORM DRAIN MANHOLE		
	EXISTING EDGE OF PAVEMENT TO BE REMOVED		PROPOSED SIDEWALK DRAIN		
	EXISTING ROAD STRIPING		EXISTING DROP INLET		
	MATCHLINE		PROPOSED DROP INLET		
	PROPOSED BOLLARD		EXISTING SEWER MANHOLE		
	PROPOSED DOOR		PROPOSED SEWER MANHOLE		

ABBREVIATIONS

[illegible]

Kimley»Horn

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6671 LAS VEGAS BLVD S., SUITE 320, LAS VEGAS, NV 891
PHONE: 702-862-3600
WWW.KIMLEY-HORN.COM



KHA PROJECT 291400024	DATE 04/06/2021	SCALE AS SHOWN	DESIGNED BY MK	DRAWN BY JP	CHECKED BY EH
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LEGEND & QUANTITIES

ANN ROAD AND HUALAPAI
WAY

CITY OF LAS VEGAS
NEVADA

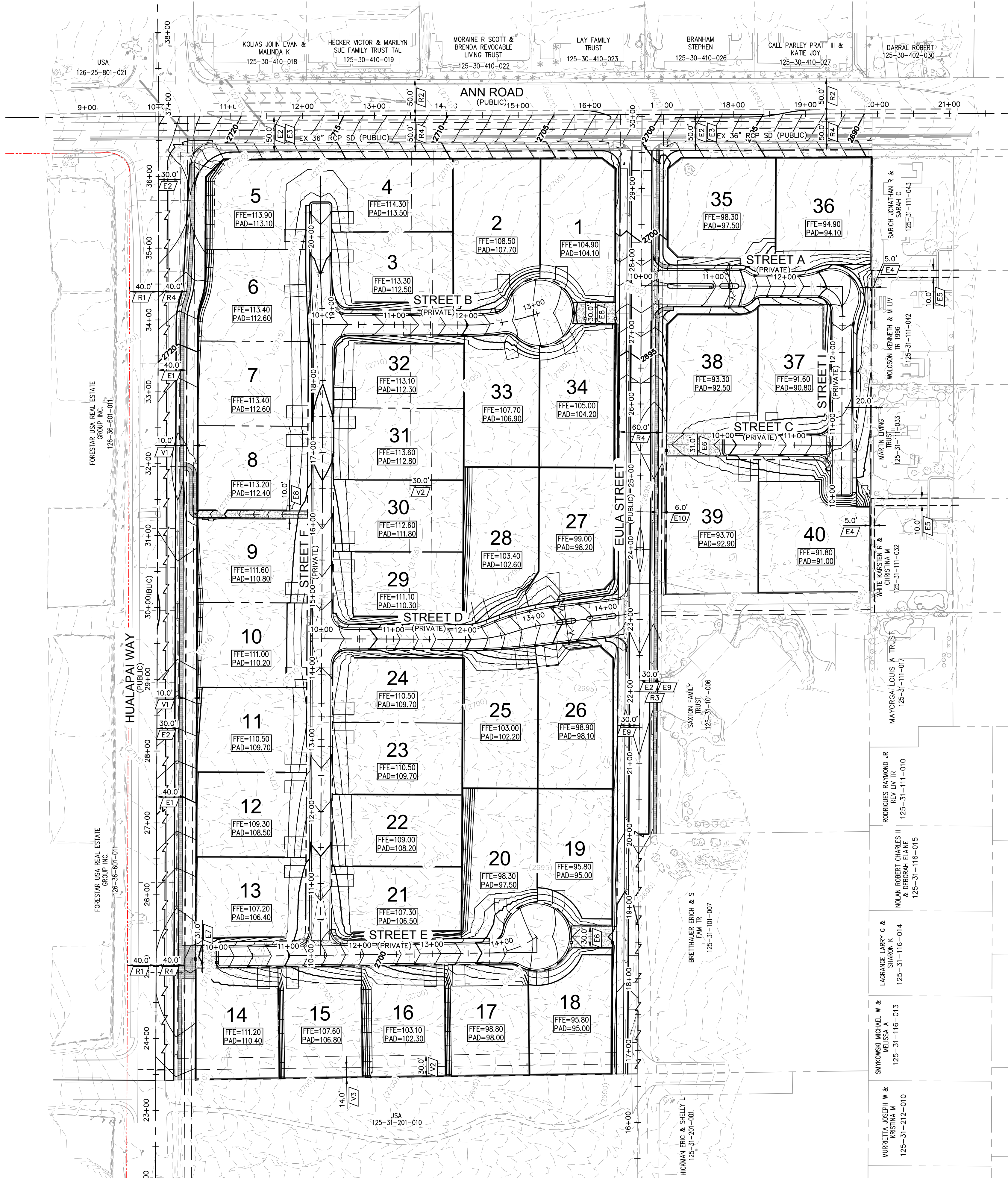
APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES
PROJECT NO. #### FIRST APPROVED DATE:
LVVWD APPROVED FIRE FLOW: 1500 GPM AT 20 PSI RESIDUAL



CLV#:

Plotted By: Peno, Juan Sheet: Set: kha Layout: OGD PLAN C3.0 April 06, 2021 12:55:18pm K:\AV\Civil\291400024 - Ann and Hualapai\CAD\PlanSheets\TDS Plans\291400024.000.dwg
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DEDICATION/VACATION NOTES:

- E1 EX. PATENT EASEMENT PER BLM N-62751
- E2 EX. PATENT EASEMENT PER OR: 20160323:00255
- E3 EX. PATENT EASEMENT PER BLM N-58560
- E4 EX. PRIVATE DRAINAGE EASEMENT
- E5 EX. PRIVATE DRAINAGE EASEMENT
- E6 PR. EMERGENCY ACCESS, PUBLIC DRAINAGE EASEMENT & PUBLIC UTILITY EASEMENT TO BE PRIVATELY MAINTAINED
- E7 PR. PUBLIC DRAINAGE EASEMENT AND LVWD EXCLUSIVE TO BE PRIVATELY MAINTAINED BY HOA
- E8 PR. PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOA
- E9 EX. PATENT EASEMENT PER BLM N-66135
- E10 EX. CENTURYLINK EASEMENT PER BLM N-74323, NV POWER EASEMENT PER BLM N-74992 AND M-93939
- R1 EX. R/W PER OR: 20191105:02731
- R2 EX. R/W PER OR: 20130725:01441
- R3 EX. R/W PER OR: 20010128:01758
- R4 PR. R/W PER _____
- V1 EX. PATENT EASEMENT PER BLM N-62751-01 TO BE VACATED
- V2 EX. PATENT EASEMENT PER OR: 20160323:00255 TO BE VACATED
- V3 EX. PATENT EASEMENT PER BLM N-86681 TO BE VACATED

ENGINEER'S NOTES

- ALL PRIVATE STREETS ARE, PUBLIC UTILITY EASEMENTS (P.U.E.), PUBLIC DRAINAGE EASEMENTS (P.D.E.) AND PUBLIC SEWER EASEMENTS (P.S.E.) TO BE PRIVATELY MAINTAINED BY HOA
- ALL STORM DRAIN PIPES ARE CLASS III UNLESS NOTED ON PLANS.
- ALL WORK SHALL CONFORM TO THE SOILS REPORT PREPARED BY SOUTHWEST GEOTECHNICAL, DATED/UPDATED 12/31/2020, PROJECT NO. 206139
- 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).
- CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION
- 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.
- MATCH ELEVATIONS SHOWN TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- PERIMETER SCREEN WALL AND RETAINING WALL PERMIT TO BE COMPLETED PER SEPARATE PLANS AND PERMIT BY OTHERS.
- PER THE SOILS REPORT, POSITIVE DRAINAGE OF 5% MINIMUM SHALL BE MAINTAINED FOR AREAS ADJACENT TO STRUCTURES THAT ARE NOT COVERED BY CONCRETE OR ASPHALT. THE 5% SHOULD BE MAINTAINED FOR A DISTANCE OF 10'
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED
- OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED, OR OBSCURED DURING CONSTRUCTION
- THE CONTRACTOR SHALL VERIFY THE EX. GRADES PRIOR TO CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN THE FIELD CONDITION AND THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
- THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE IS MAINTAINED.
- ALL PAVEMENT SECTIONS SHOWN HEREIN ARE BASED ON THE RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER.
- ONSITE STORMWATER CONVEYANCE SYSTEM IS TO BE PRIVATELY MAINTAINED.
- ADD 2600' TO ALL 2-DIGIT ELEVATIONS UNLESS OTHERWISE NOTED.
- REFER TO SHEET C0.3 FOR LEGEND AND ABBREVIATIONS.

LEGAL DESCRIPTION:

SEE COVER SHEET FOR FULL LEGAL DESCRIPTION

SIGHT VISIBILITY ZONES NOTE

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.

EARTHWORKS QUANTITIES

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

CUT = 28,400 CY
FILL = 68,600 CY
NET = 40,200 CY (FILL)

FLOOD ZONE NOTE

THE PARCEL DESCRIBED HEREON LIES WITHIN THE FLOOD HAZARD ZONE HAVING A ZONE DESIGNATION OF "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). AS SHOWN PER FEMA MAPS, NO. 32003C1745 E DATED SEPTEMBER 27, 2002.

BASIS OF BEARING

NORTH 89°48'21" EAST, BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 143, PAGE 14 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL BENCHMARK No. "SLV9925SES" 2008 RIVET AND PLATE CONCRETE PAD NW COR ANN RD. AND HUALAPAI.

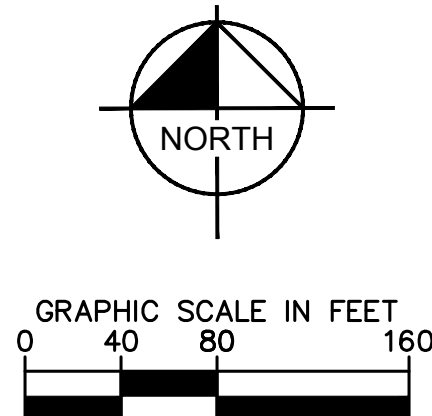
ELEVATION = 831.29 METERS
ELEVATION = 2727.32 U.S. SURVEY FEET (NAD 88 V.2008)

CITY OF LAS VEGAS VERTICAL CONTROL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)

DRAINAGE CERTIFICATION

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

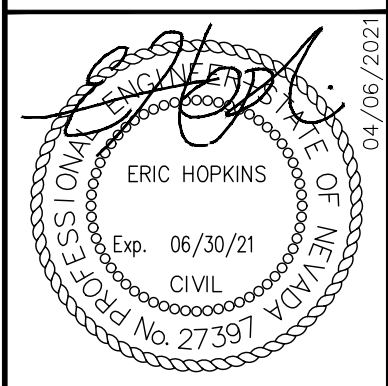
ERIC HOPKINS, PE No. 27397 DATE: 04/06/2021



CLV#:

No.	REVISIONS	DATE	BY

Kimley»Horn
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6871 LAS VEGAS BLVD. S., SUITE 320, LAS VEGAS, NV 89119
PHONE: 702-862-9600
WWW.KIMLEY-HORN.COM

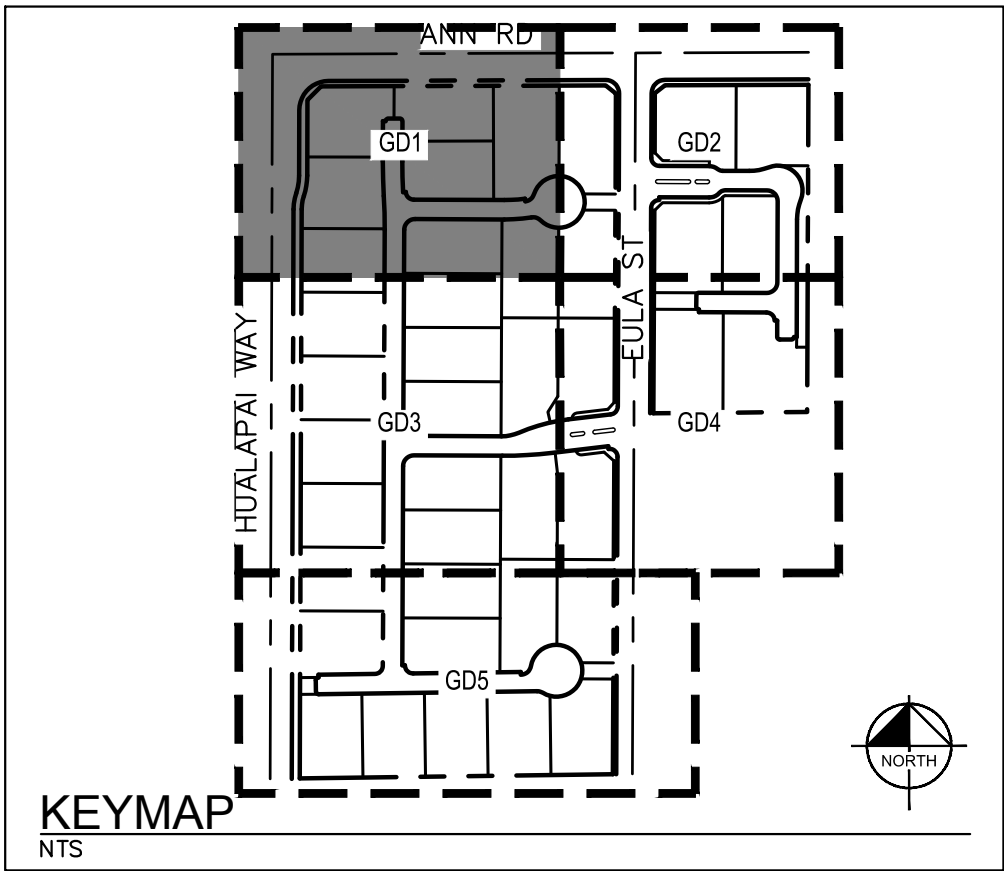
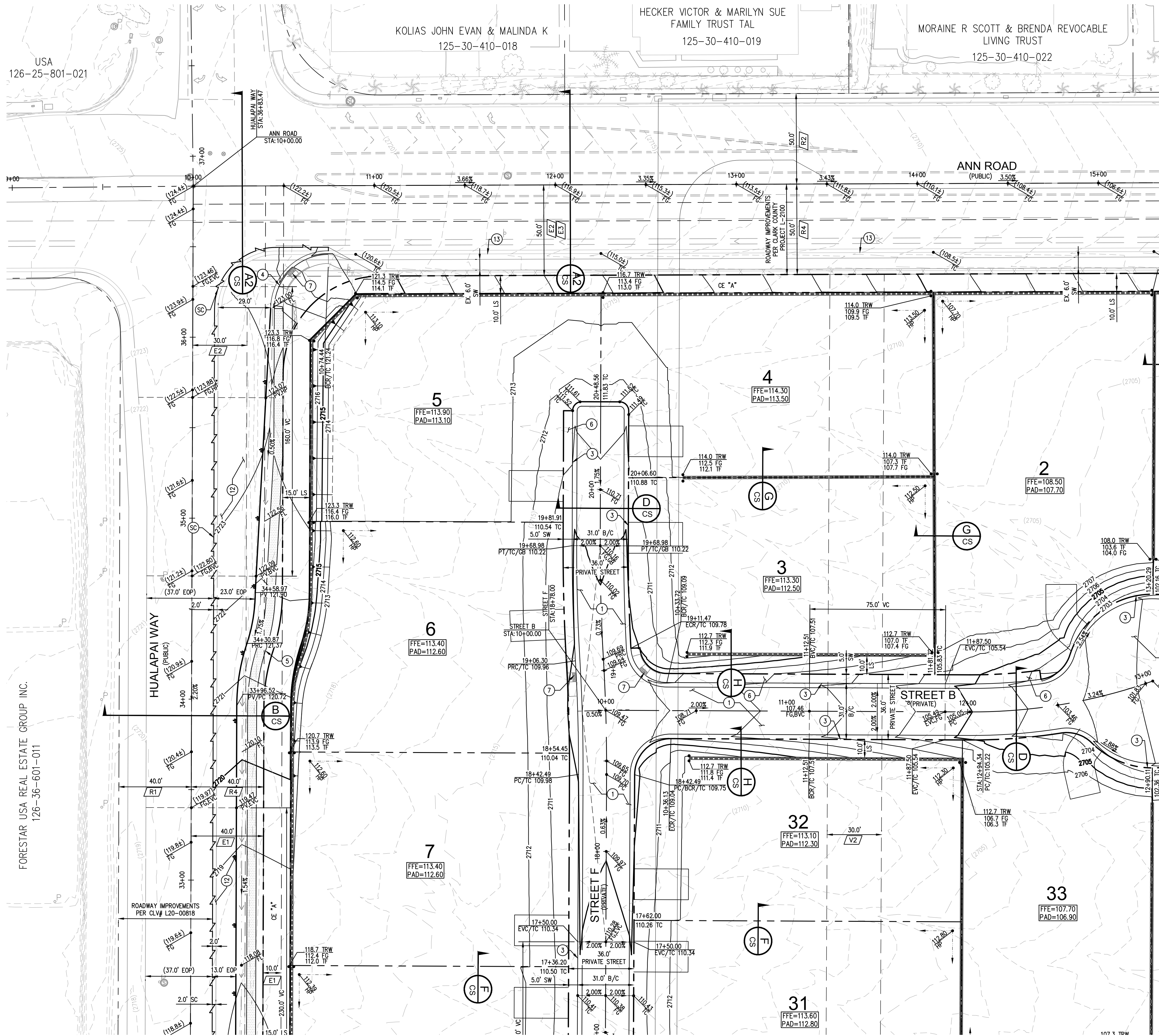


KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	CHK	DRAWN BY	JP	CHECKED BY	EH
291400024	04/06/2021								

OVERALL GRADING PLAN

ANN ROAD AND HUALAPAI WAY
PREPARED FOR
RICHMOND HOMES
CITY OF LAS VEGAS NEVADA
4 OF 21 SHEETS
C3.1

Plotted By: Peno, Juan Sheet: Set: kha Layout: GD PLAN 1 OF 5 April 06, 2021 12:56:00pm K:\NAV_Civil\291400024 - Ann and Hualapai\CAD\PlanSheets\IDS Plans\291400024GD.dwg
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GRADING NOTES:

- 1 CONSTRUCT RESIDENTIAL AC PAVEMENT PER SOILS REPORT & DETAIL 1 ON SHEET DT.
- 3 CONSTRUCT 30" ROLL CURB PER CCAUSD NO. 217.1.
- 4 CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD NO. 216.
- 5 INSTALL 2" PBS OVER 4" TYPE II AB 5" WIDE ASPHALT PATH.
- 6 CONSTRUCT 4" THICK SIDEWALK PER CCAUSD NO. 234, WIDTH PER PLAN.
- 7 CONSTRUCT SIDEWALK RAMP CASE 1 PER CCAUSD NO. 235.
- 12 CONSTRUCT MINOR COLLECTOR AC PAVEMENT PER SOILS REPORT & DETAIL 2 ON SHEET DT.
- 13 EX. CURB AND GUTTER, PROTECT IN PLACE.
- 14 CONSTRUCT 5" THICK SIDEWALK PER CCAUSD NO. 234, WIDTH PER PLAN.
- SC SAWCUT LINE, MATCH EXISTING.

DEDICATION/VACATION NOTES:

- E1** EX. PATENT EASEMENT PER BLM N-62751
E2 EX. PATENT EASEMENT PER OR: 20160323: 00255
E3 EX. PATENT EASEMENT PER BLM N-58560
E6 PR. EMERGENCY ACCESS, PUBLIC DRAINAGE EASEMENT & PUBLIC UTILITY EASEMENT TO BE PRIVATELY MAINTAINED
E8 PR. PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOA
E10 EX. CENTURYLINK EASEMENT PER BLM N-74323, NV POWER EASEMENT PER BLM N-74992 AND M-93939
R1 EX. R/W PER OR: 20191105: 02731
R2 EX. R/W PER OR: 20130725: 01441
R4 PR. R/W PER _____
V2 EX. PATENT EASEMENT PER OR: 20160323: 00255 TO BE VACATED

LEGEND & ABBREVIATIONS

SEE SHEET LQ FOR MASTER LEGEND AND ABBREVIATIONS.

STORMWATER MANAGEMENT & ENGINEER NOTES

SEE OVERALL GRADING PLAN FOR FULL STORMWATER MANAGEMENT & ENGINEER NOTES.

LEGAL DESCRIPTION

SEE COVER SHEET FOR FULL LEGAL DESCRIPTION.

GEOTECHNICAL NOTES

ALL GRADING AND PAVEMENT SECTIONS SHALL CONFORM TO THE GEOTECHNICAL REPORT:

ENGINEER: SOUTHWEST GEOTECHNICAL
REPORT DATED: 12/31/2020
PROJECT NO.: 206139

FLOOD ZONE NOTE

THE PARCEL DESCRIBED HEREON LIES WITHIN THE FLOOD HAZARD ZONE HAVING A ZONE DESIGNATION OF "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). AS SHOWN PER FEMA MAPS, NO. 32003C1745 E DATED SEPTEMBER 27, 2002.

EARTHWORKS QUANTITIES

SEE SHEET GD0 FOR EARTHWORK QUANTITIES

BASIS OF BEARING

NORTH 89°48'21" EAST, BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 143, PAGE 14 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL BENCHMARK NO. "SLV925SES" 2008 RIVET AND PLATE CONCRETE PAD NW COR ANN RD. AND HUALAPAI.

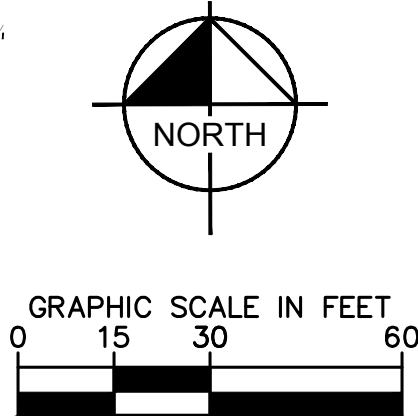
ELEVATION = 831.29 METERS
ELEVATION = 2727.32 U.S. SURVEY FEET (NAD 88 V.2008)

CITY OF LAS VEGAS VERTICAL CONTROL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)

DRAINAGE CERTIFICATION

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

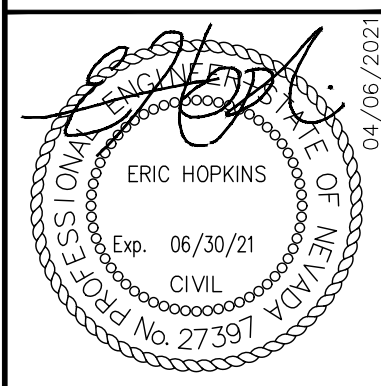
ERIC HOPKINS, PE No. 27397 DATE: 04/06/2021



CLV#:

No.	REVISIONS	DATE	BY

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PHONE: 702-862-9600
WWW.KIMLEY-HORN.COM



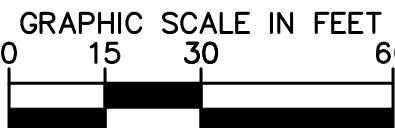
KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
291400024	04/06/2021	AS SHOWN	MK	JP	EH

GRADING PLAN 1 OF 5

ANN ROAD AND HUALAPAI WAY
PREPARED FOR
RICHMOND HOMES
CITY OF LAS VEGAS NEVADA
5 OF 21 SHEETS
GD1



MATCH LINE - SEE
SHEET GD4



- 1 CONSTRUCT RESIDENTIAL AC PAVEMENT PER SOILS REPORT & DETAIL 1 ON SHEET DT.
- 3 CONSTRUCT 30" ROLL CURB PER CCAUSD NO. 217.1.
- 5 INSTALL 2" PBS OVER 4" TYPE II AB 5' WIDE ASPHALT PATH.
- 6 CONSTRUCT 4" THICK SIDEWALK PER CCAUSD NO. 234, WIDTH PER PLAN.
- 7 CONSTRUCT SIDEWALK RAMP CASE I PER CCAUSD NO. 235.
- 10 CONSTRUCT 8' WIDE CROSS GUTTER PER CCAUSD NO. 228.
- 11 CONSTRUCT "A" TYPE ISLAND CURB PER CCAUSD NO. 219.
- 12 CONSTRUCT MINOR COLLECTOR AC PAVEMENT PER SOILS REPORT & DETAIL 2 ON SHEET DT.
- 13 EX. CURB AND GUTTER, PROTECT IN PLACE.
- 15 EXIST CURB TO BE REMOVED.
- 16 EXIST DRY UTILITIES TO BE RELOCATED BY OTHERS.
- 17 SOLID GROUT WALL, COURSES ABOVE FINISH GRADE PER PLANS (GD2-GD5).
- 18 CONSTRUCT ROLL CURB OPENING PER DETAIL 4 ON SHEET DT, WIDTH PER PLAN.
- 19 INSTALL 2" WIDE RIPRAP D50=6", T=9".
- 20 INSTALL 6' TALL TUBULAR STEEL FENCE PER DETAIL 6 ON SHEET DT.
- 21 INSTALL 24" WIDE GATE FOR EMERGENCY AND UTILITY MAINTENANCE ACCESS PER DETAIL 5 ON SHEET DT.
- 22 INSTALL SIDEWALK DRAIN PER CCAUSD NO. 236.

E2	EX. PATENT EASEMENT PER OR: 20160323: 00255
E3	EX. PATENT EASEMENT PER BLM N-58560
E4	EX. PRIVATE DRAINAGE EASEMENT
E5	EX. PRIVATE DRAINAGE EASEMENT
E6	PR. EMERGENCY ACCESS, PUBLIC DRAINAGE EASEMENT & PUBIC UTILITY EASEMENT TO BE PRIVATELY MAINTAINED
E8	PR. PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOA
E10	EX. CENTURYLINK EASEMENT PER BLM N-74323, NV POWER EASEMENT PER BLM N-74992 AND M-93939
R2	EX. R/W PER OR: 20130725: 01441
R4	PR. R/W PER _____

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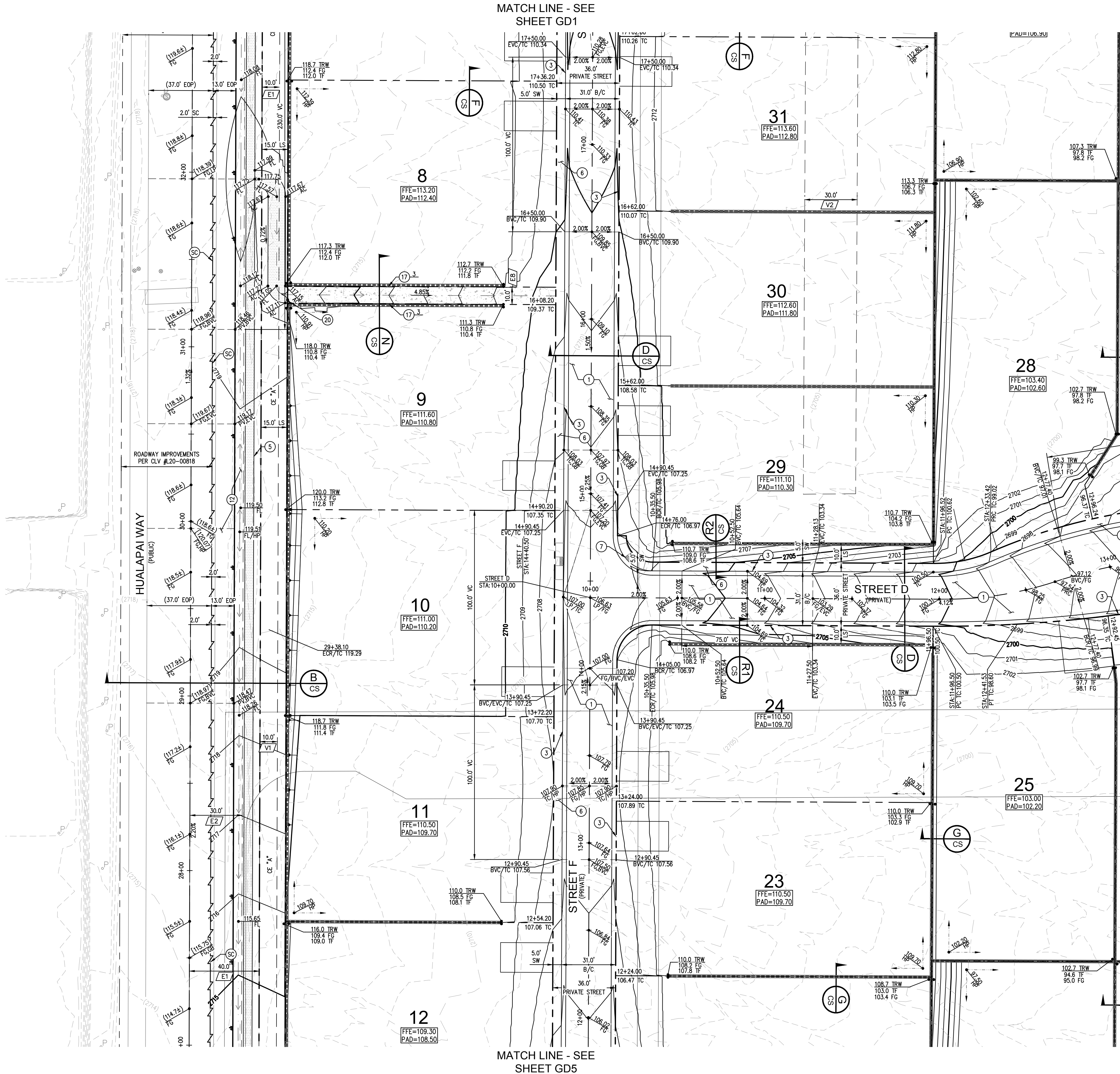
Professional Engineer Seal for Eric Hopkins, State of Nevada, License No. 27397, expires 06/30/21.

KHA PROJECT	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
291400024	04/06/2021	MKS	JR	EH
SCALE AS SHOWN				

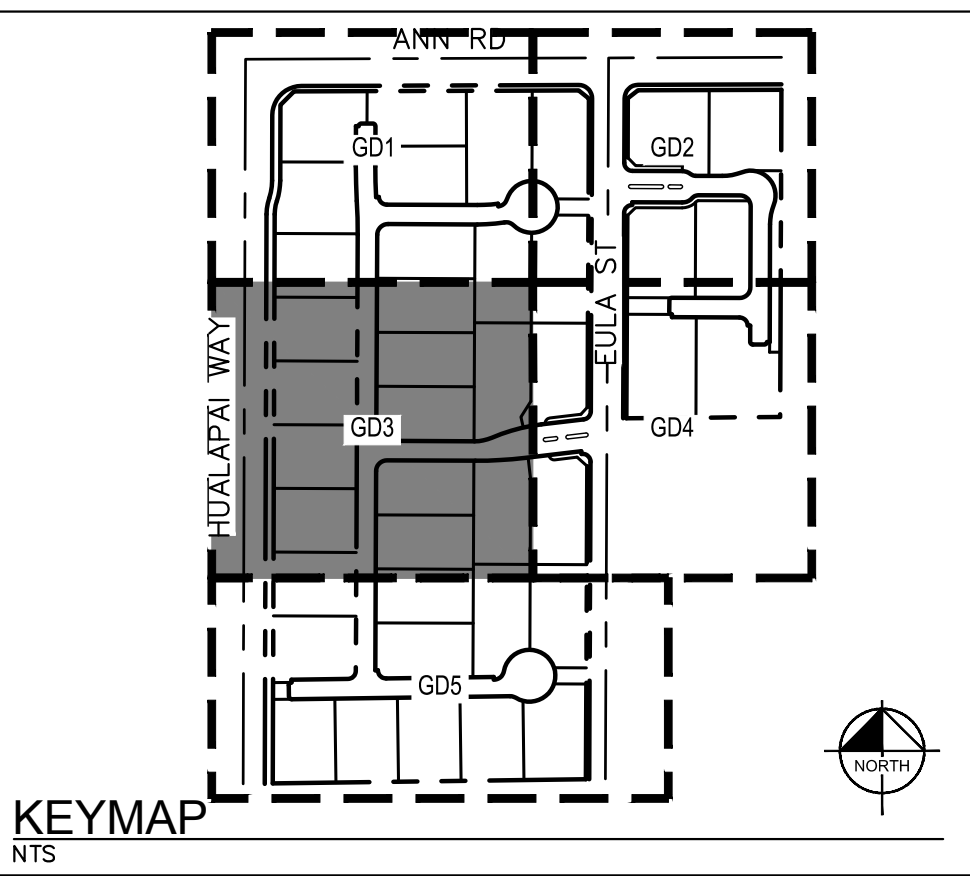
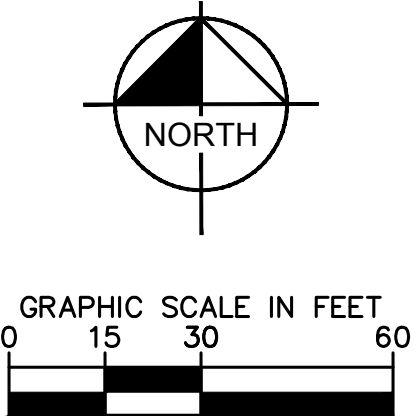
GRADING PLAN
2 OF 5

ANN ROAD AND HUALAPAI
WAY
PREPARED FOR
RICHMOND HOMES

Plotted By:Penso, Juan Sheet: Set:kha Layout:GD PLAN 3 OF 5 April 06, 2021 12:56:19pm K:\LAV_Civil\291400024 - Ann and Hualapai\CAD\PlanSheets\IDS Plans\291400024GD.dwg
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MATCH LINE - SEE
SHEET GD4



- GRADING NOTES:**
- 1 CONSTRUCT RESIDENTIAL AC PAVEMENT PER SOILS REPORT & DETAIL 1 ON SHEET DT.
 - 3 CONSTRUCT 30" ROLL CURB PER CCAUSD NO. 217.1.
 - 6 INSTALL 2" PBS OVER 4" TYPE II AB 5' WIDE ASPHALT PATH.
 - 6 CONSTRUCT 4" THICK SIDEWALK PER CCAUSD NO. 234, WIDTH PER PLAN.
 - 7 CONSTRUCT SIDEWALK RAMP CASE I PER CCAUSD NO. 235.
 - 12 CONSTRUCT MINOR COLLECTOR AC PAVEMENT PER SOILS REPORT & DETAIL 2 ON SHEET DT.
 - 17 SOLID GROUT WALL, COURSES ABOVE FINISH GRADE PER PLANS (GD2-GD5).
 - 20 INSTALL 6" TALL TUBULAR STEEL FENCE PER DEAIL 6 ON SHEET DT.
 - 30 SAWCUT LINE, MATCH EXISTING.
- DEDICATION/VACATION NOTES:**
- E1 EX. PATENT EASEMENT PER BLM N-62751
 - E2 EX. PATENT EASEMENT PER OR:20160323:00255
 - E8 PR. PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOA
 - V1 EX. PATENT EASEMENT PER BLM N-62751-01 TO BE VACATED
 - V2 EX. PATENT EASEMENT PER OR:20160323:00255 TO BE VACATED

- LEGEND & ABBREVIATIONS**
SEE SHEET LQ FOR MASTER LEGEND AND ABBREVIATIONS.
- STORMWATER MANAGEMENT & ENGINEER NOTES**
SEE OVERALL GRADING PLAN FOR FULL STORMWATER MANAGEMENT & ENGINEER NOTES.
- LEGAL DESCRIPTION**
SEE COVER SHEET FOR FULL LEGAL DESCRIPTION.
- GEOTECHNICAL NOTES**
ALL GRADING AND PAVEMENT SECTIONS SHALL CONFORM TO THE GEOTECHNICAL REPORT:
- FLOOD ZONE NOTE**
THE PARCEL DESCRIBED HEREON LIES WITHIN THE FLOOD HAZARD ZONE HAVING A ZONE DESIGNATION OF "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). AS SHOWN PER FEMA MAPS, NO. 32003C1745 E DATED SEPTEMBER 27, 2002.
- EARTHWORKS QUANTITIES**
SEE SHEET GD0 FOR EARTHWORK QUANTITIES
- BASIS OF BEARING**
NORTH 89°48'21" EAST, BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 143, PAGE 14 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.
- BENCHMARK**
CITY OF LAS VEGAS VERTICAL CONTROL BENCHMARK NO. "SLV925SES" 2008 RIVET AND PLATE CONCRETE PAD NW COR ANN RD. AND HUALAPAI.
ELEVATION = 831.29 METERS
ELEVATION = 2727.32 U.S. SURVEY FEET (NAD 88 V.2008)
CITY OF LAS VEGAS VERTICAL CONTROL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)
- DRAINAGE CERTIFICATION**
I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ONLY PWF ON FILE WITH THE CITY OF NORTH LAS VEGAS FOR THIS PROJECT.
- ERIC HOPKINS, PE No. 27397 DATE: 04/06/2021



CLV#:

ANN ROAD AND HUALAPAI WAY

GRADING PLAN

3 OF 5

PREPARED FOR

RICHMOND HOMES

CITY OF LAS VEGAS

NEVADA

7 OF 21 SHEETS

GD3

PROJECT

291400024

DATE

04/06/2021

SCALE

AS SHOWN

DESIGNED BY

MK

DRAWN BY

JP

CHECKED BY

EH

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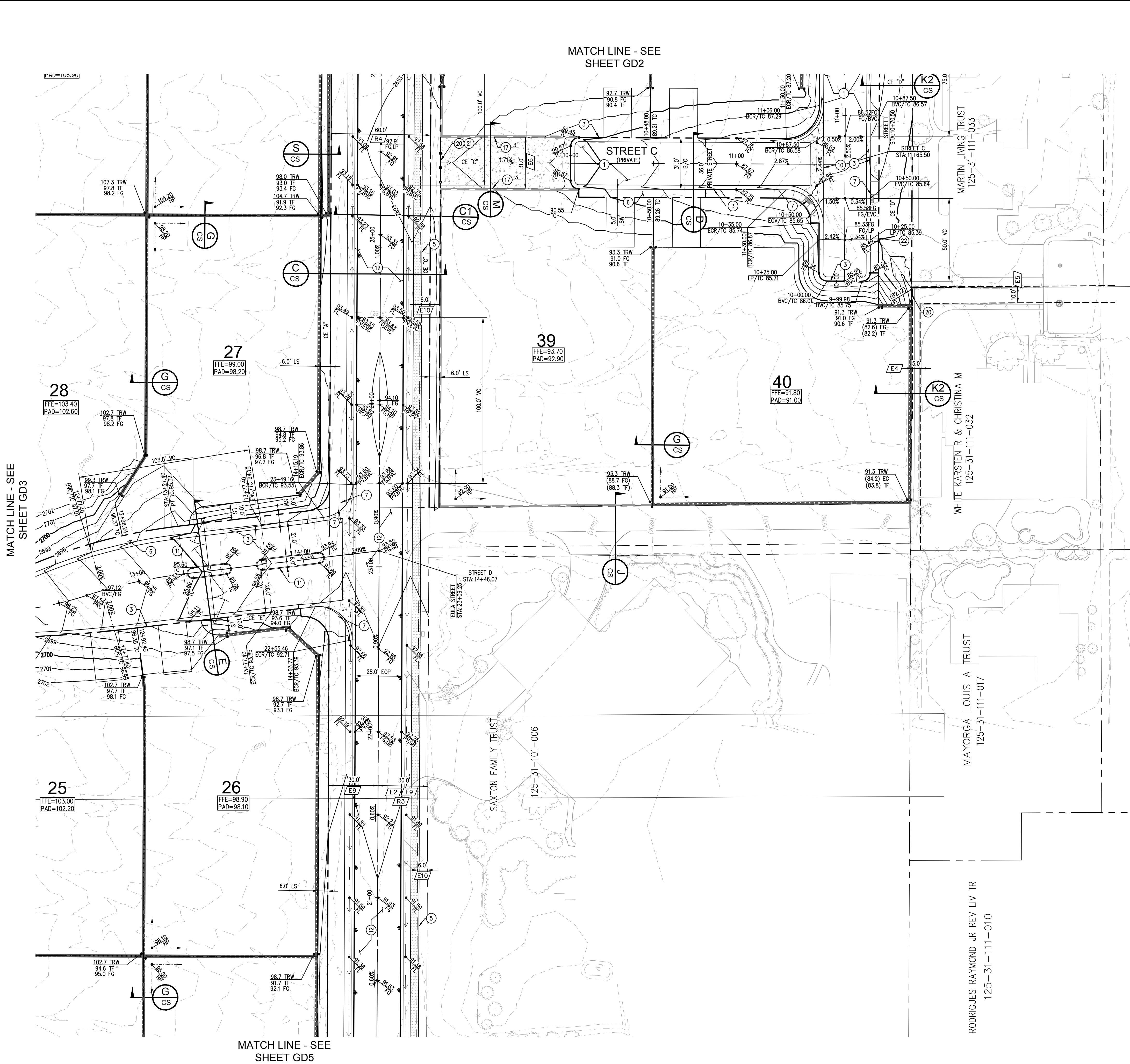
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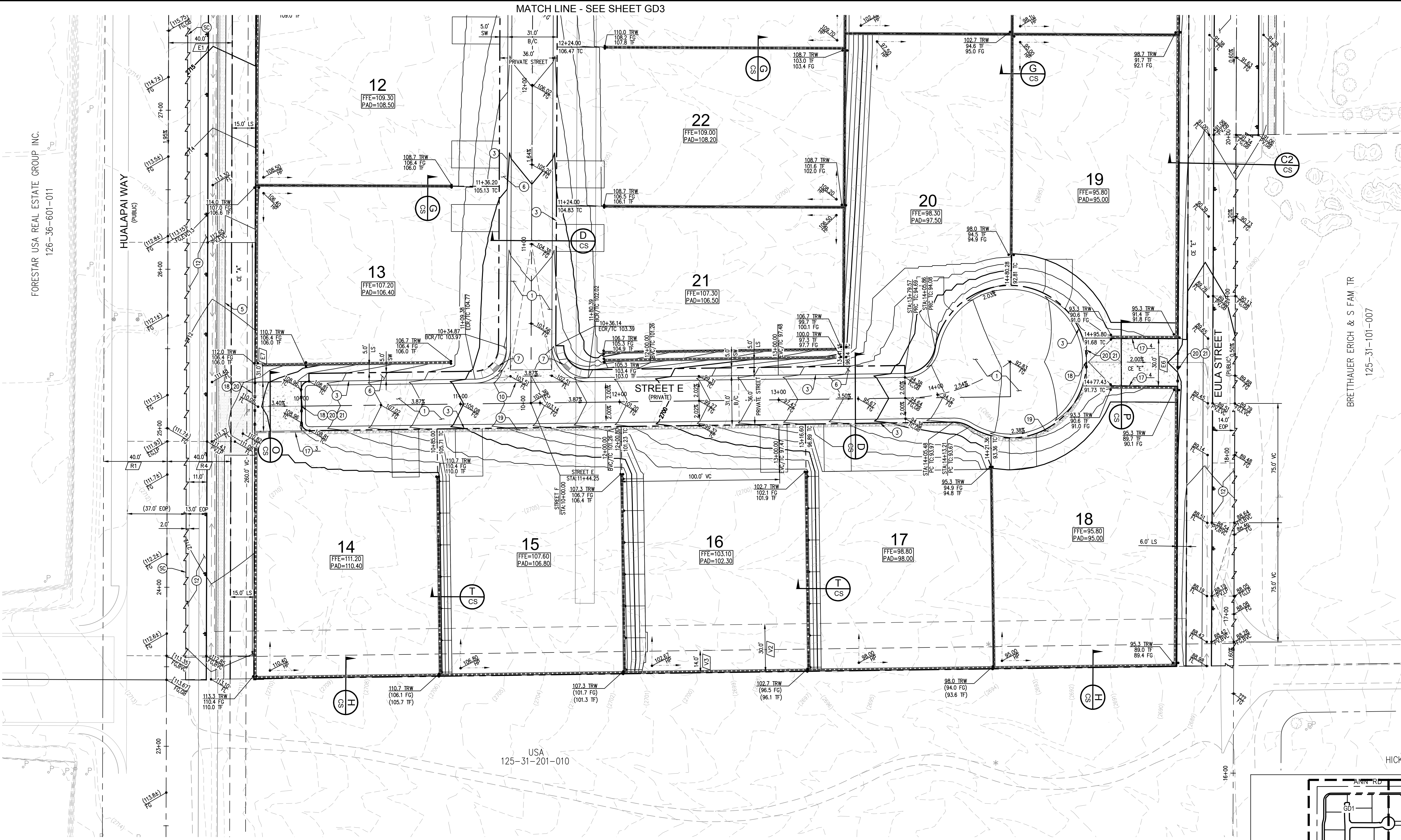
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ERIC HOPKINS

Plotted By: Peno, Juan Sheet: Set: kha Layout: GD PLAN 4 OF 5 April 06, 2021 12:56:31pm K:\LAV_Civil\291400024 - Ann and Hualapai\CAD\PlanSheets\IDS Plans\291400024GD.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



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BENCHMARK
CITY OF LAS VEGAS VERTICAL CONTROL BENCHMARK No. "SLV9925SES" 2008 RIVET AND PLATE CONCRETE
PAD NW COR ANN RD. AND HUALAPAI.
ELEVATION = 831.29 METERS
ELEVATION = 2727.32 U.S. SURVEY FEET (NAD 88 V.2008)
CITY OF LAS VEGAS VERTICAL CONTROL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD83)

FLOOD ZONE NOTE
THE PARCEL DESCRIBED HEREON LIES WITHIN THE FLOOD HAZARD ZONE HAVING A ZONE DESIGNATION OF "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN PER FEMA MAPS, NO. 32003C1745 E DATED SEPTEMBER 27, 2002.

BASIS OF BEARING
NORTH 89°48'21" EAST, BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 143, PAGE 14 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

LEGEND & ABBREVIATIONS
SEE SHEET LQ FOR MASTER LEGEND AND ABBREVIATIONS.

STORMWATER MANAGEMENT & ENGINEER NOTES
SEE OVERALL GRADING PLAN FOR FULL STORMWATER MANAGEMENT & ENGINEER NOTES.

LEGAL DESCRIPTION
SEE COVER SHEET FOR FULL LEGAL DESCRIPTION.

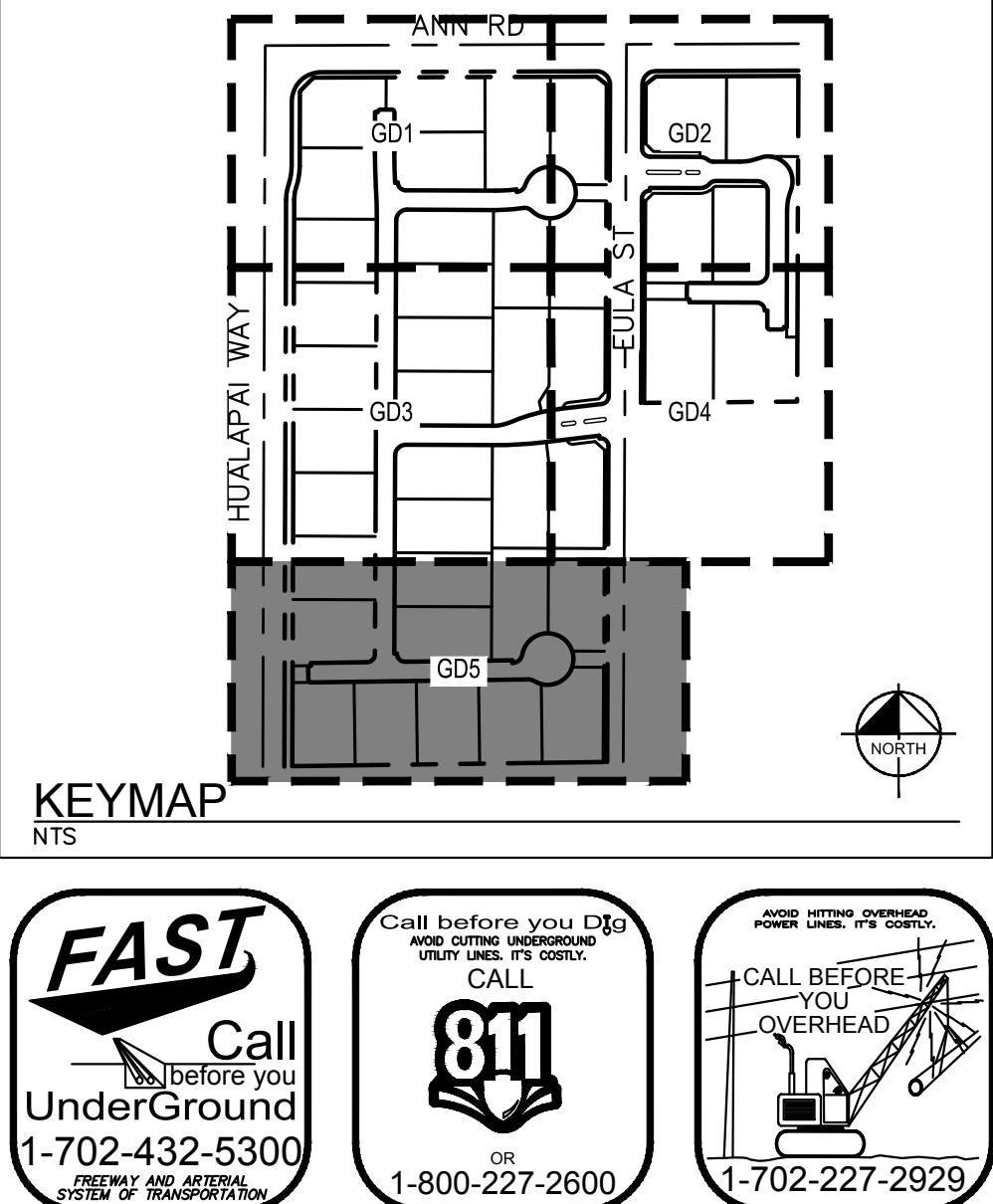
EARTHWORKS QUANTITIES
SEE SHEET GDO FOR EARTHWORK QUANTITIES

GEOTECHNICAL NOTES
ALL GRADING AND PAVEMENT SECTIONS SHALL CONFORM TO THE GEOTECHNICAL REPORT:
ENGINEER: SOUTHWEST GEOTECHNICAL
REPORT DATED: 12/31/2020
PROJECT NO.: 206139

- GRADING NOTES:**
- CONSTRUCT RESIDENTIAL AC PAVEMENT PER SOILS REPORT & DETAIL 1 ON SHEET DT.
 - CONSTRUCT 30" ROLL CURB PER CCAUSD NO. 217.1.
 - INSTALL 2" PBS OVER 4" TYPE II AB 5' WIDE ASPHALT PATH.
 - CONSTRUCT 4" THICK SIDEWALK PER CCAUSD NO. 234, WIDTH PER PLAN.
 - CONSTRUCT SIDEWALK RAMP CASE 1 PER CCAUSD NO. 235.
 - CONSTRUCT 8' WIDE CROSS GUTTER PER CCAUSD NO. 228.
 - CONSTRUCT MINOR COLLECTOR AC PAVEMENT PER SOILS REPORT & DETAIL 2 ON SHEET DT.
 - SOLID GROUT WALL, COURSES ABOVE FINISH GRADE PER PLANS (GD2-GD5).
 - CONSTRUCT ROLL CURB OPENING PER DETAIL 4 ON SHEET DT, WIDTH PER PLAN
 - INSTALL 2' WIDE RIPRAP D50=6", T=9".
 - INSTALL 6' TALL TUBULAR STEEL FENCE PER DETAIL 6 ON SHEET DT.
 - INSTALL 24" WIDE GATE FOR EMERGENCY AND UTILITY MAINTENANCE ACCESS PER DETAIL 5 ON SHEET DT.
 - SAWCUT LINE, MATCH EXISTING.

- DEDICATION/VACATION NOTES:**
- E1** EX. PATENT EASEMENT PER BLM N-62751
 - E6** PR. EMERGENCY ACCESS, PUBLIC DRAINAGE EASEMENT & PUBLIC UTILITY EASEMENT TO BE PRIVATELY MAINTAINED
 - E7** PR. PUBLIC DRAINAGE EASEMENT AND LVWD EXCLUSIVE TO BE PRIVATELY MAINTAINED BY HOA
 - R1** EX. R/W PER OR: 20191105:02731
 - R4** PR. R/W PER _____
 - V2** EX. PATENT EASEMENT PER OR: 20160323:00255 TO BE VACATED
 - V3** EX. PATENT EASEMENT PER BLM N-86681 TO BE VACATED

DRAINAGE CERTIFICATION
I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ONLY PWW ON FILE WITH THE CITY OF NORTH LAS VEGAS FOR THIS PROJECT.
ERIC HOPKINS, PE No. 27397 DATE: 04/06/2021



ANN ROAD AND HUALAPAI WAY
PREPARED FOR
RICHMOND HOMES
CITY OF LAS VEGAS

GRADING PLAN
5 OF 5

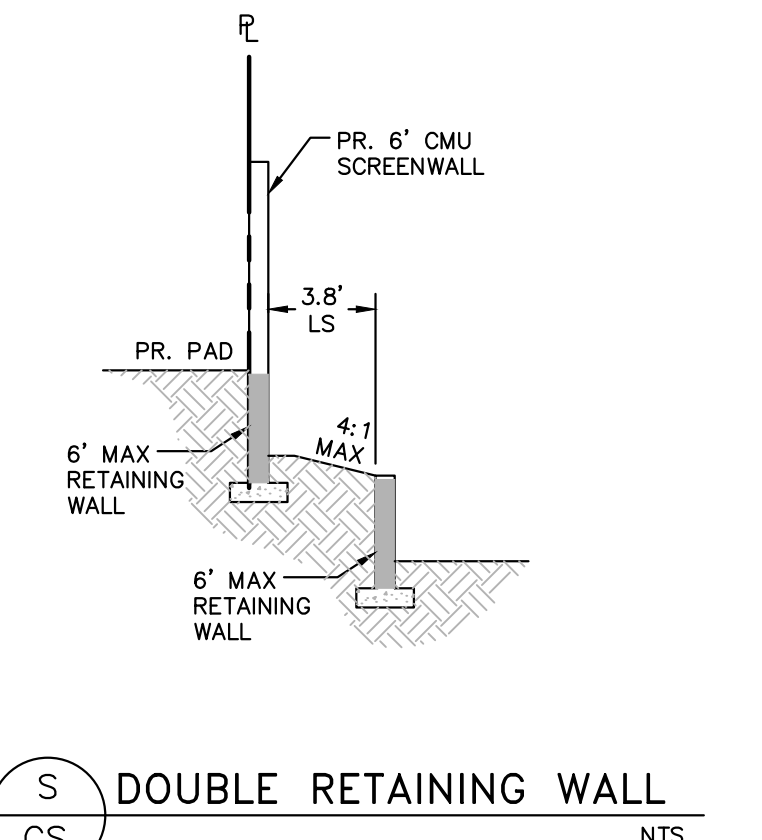
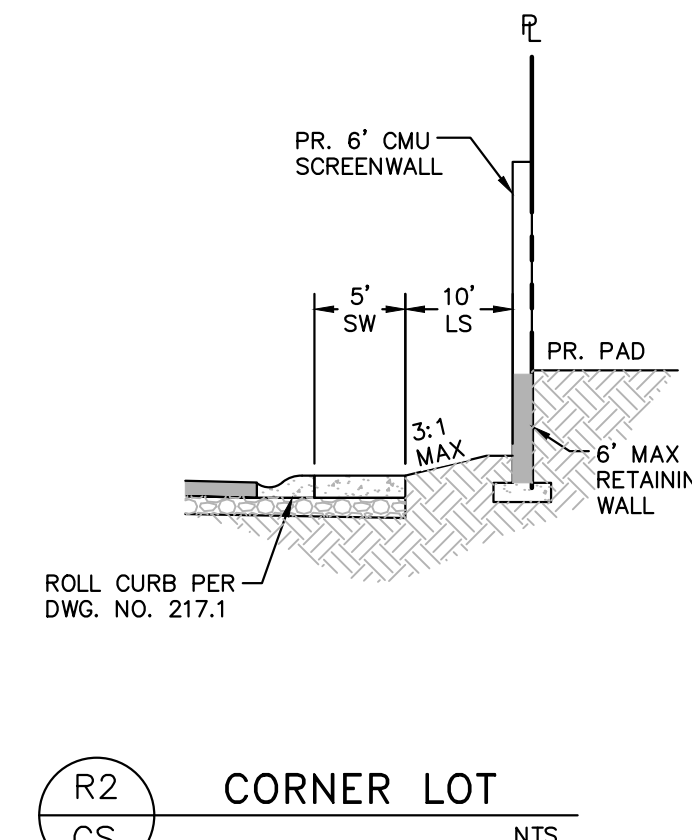
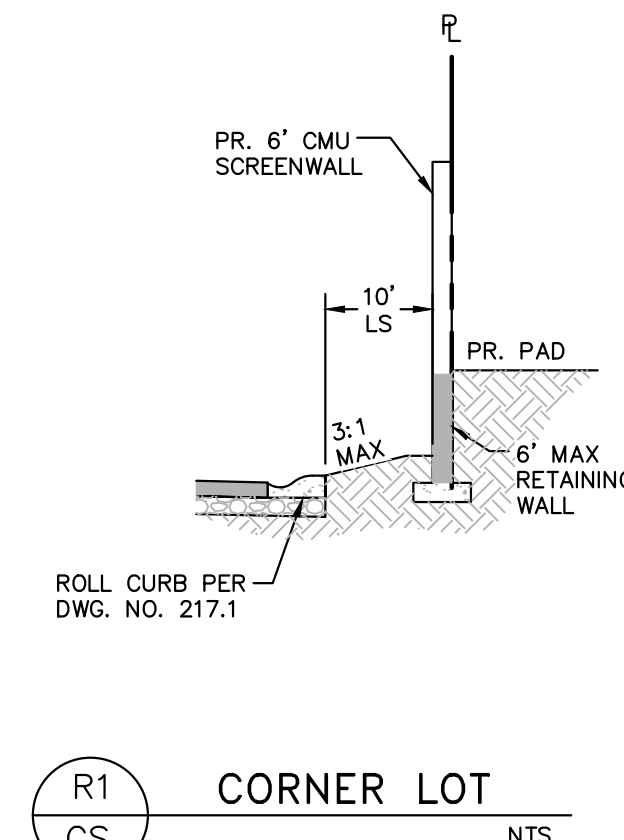
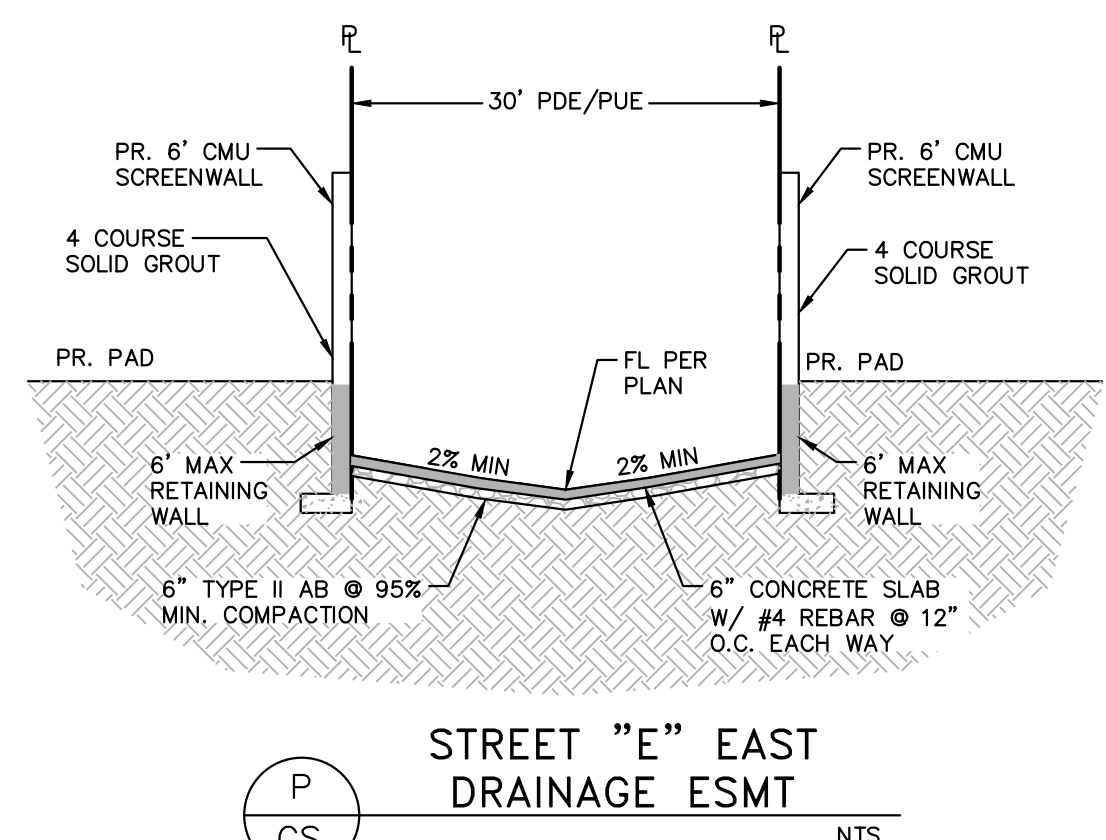
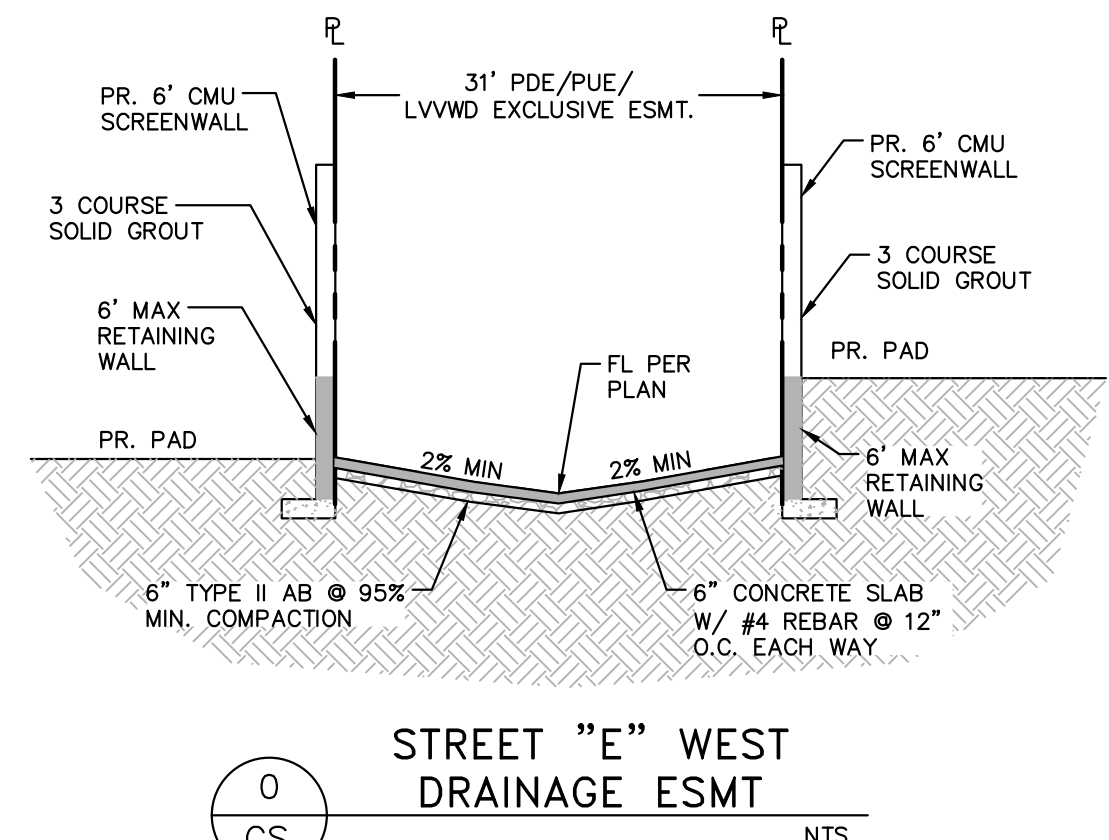
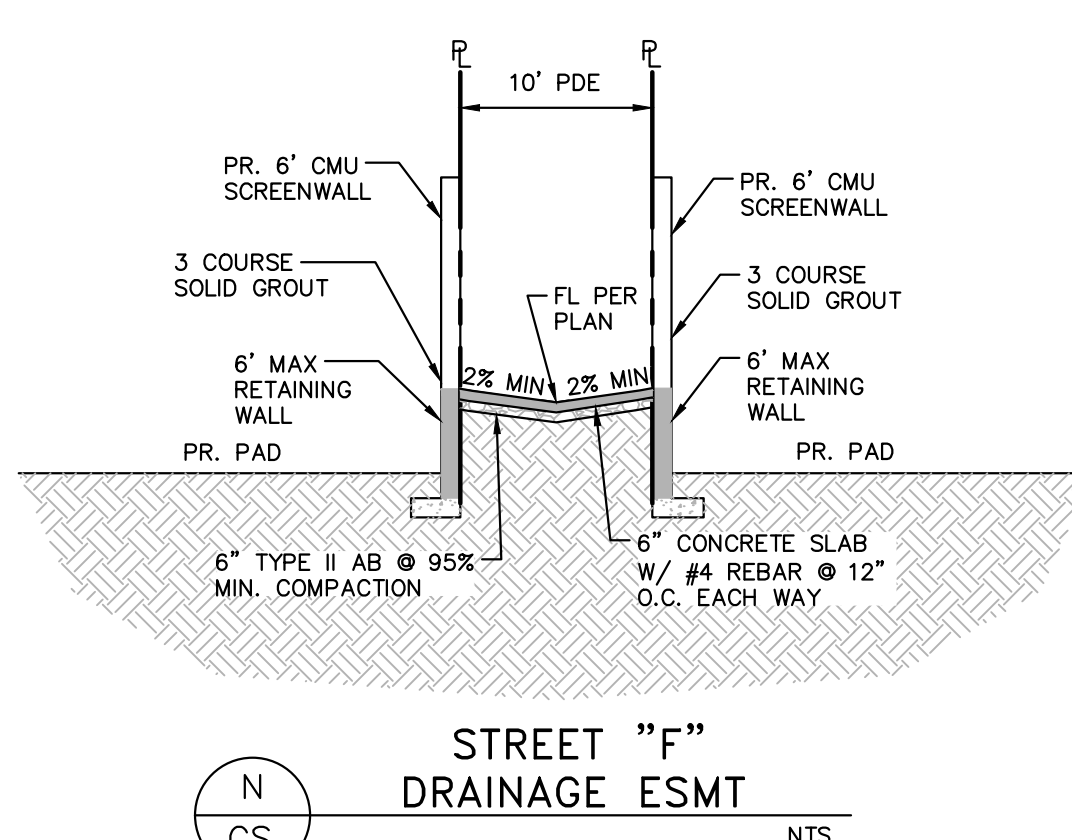
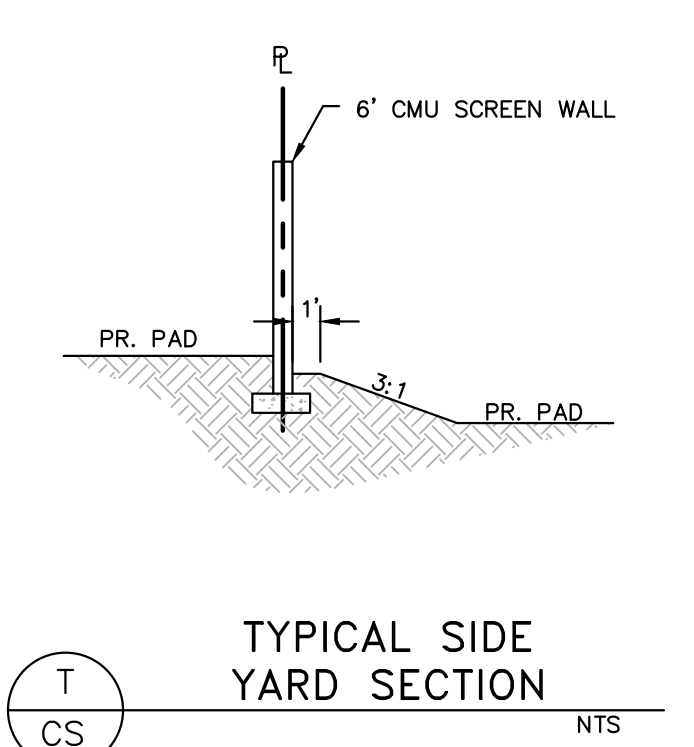
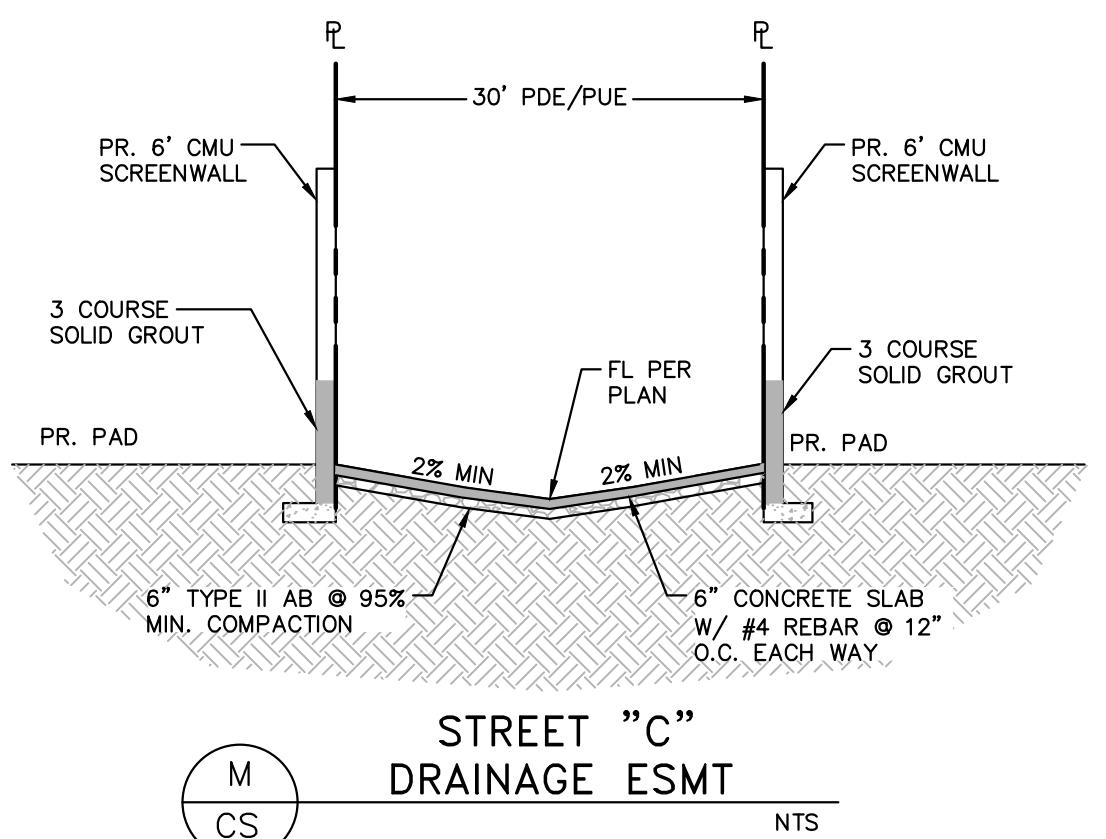
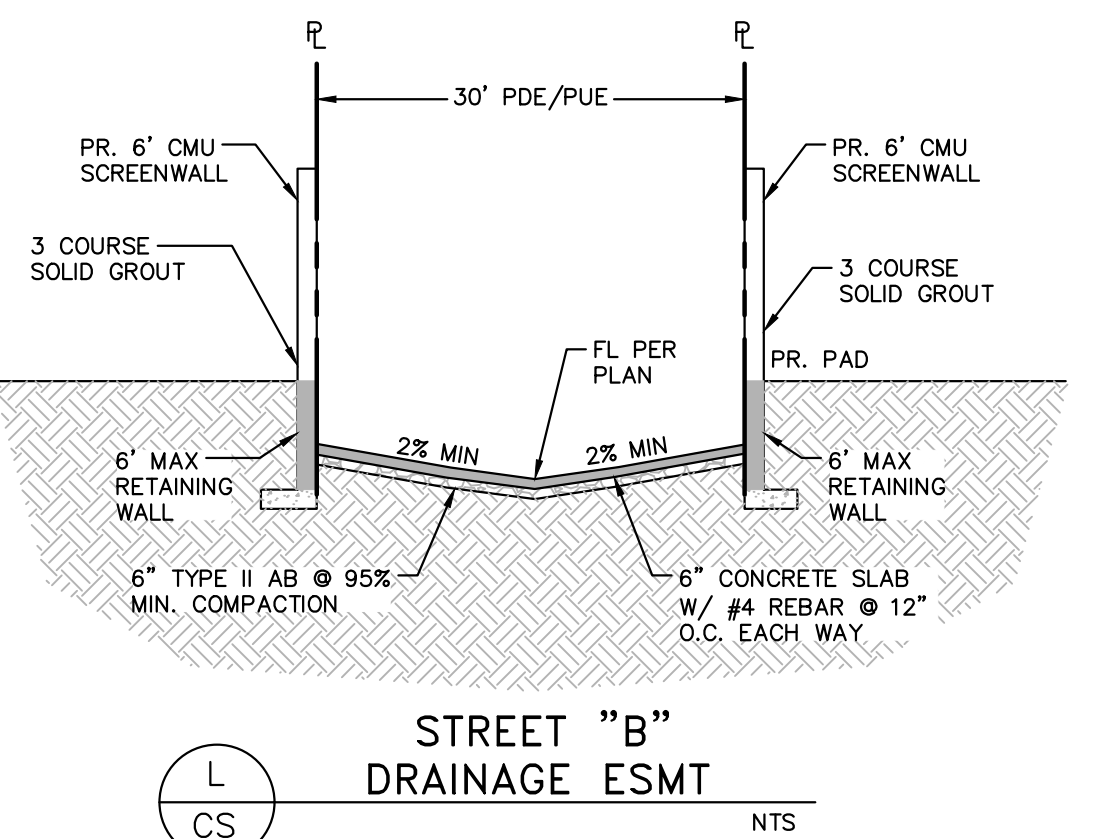
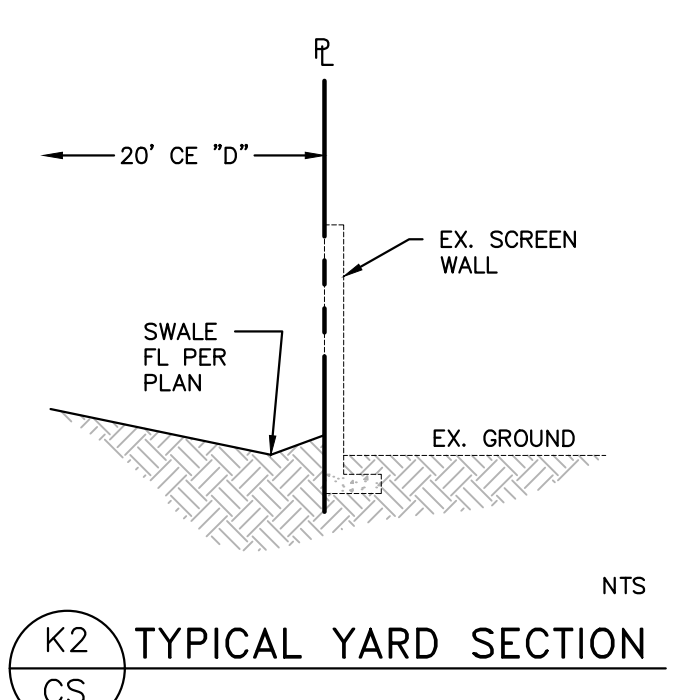
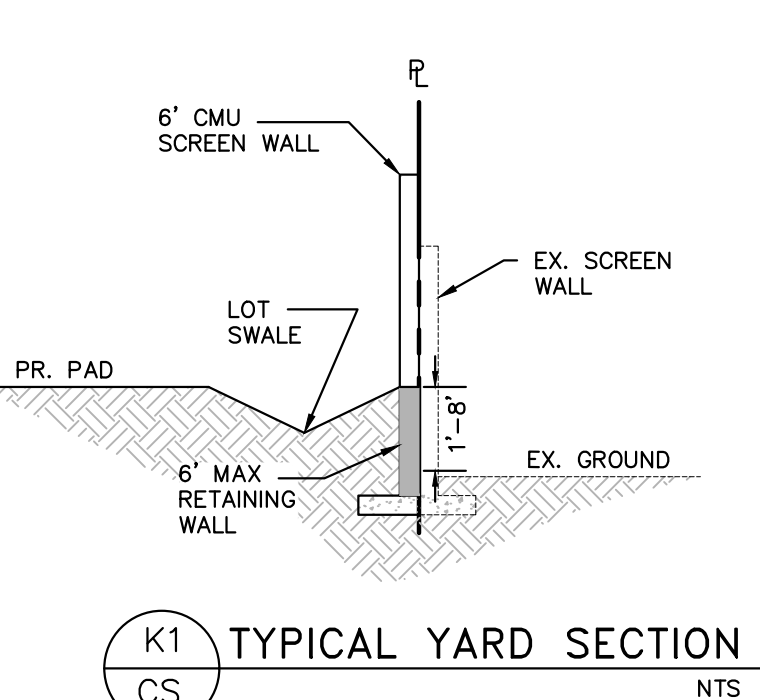
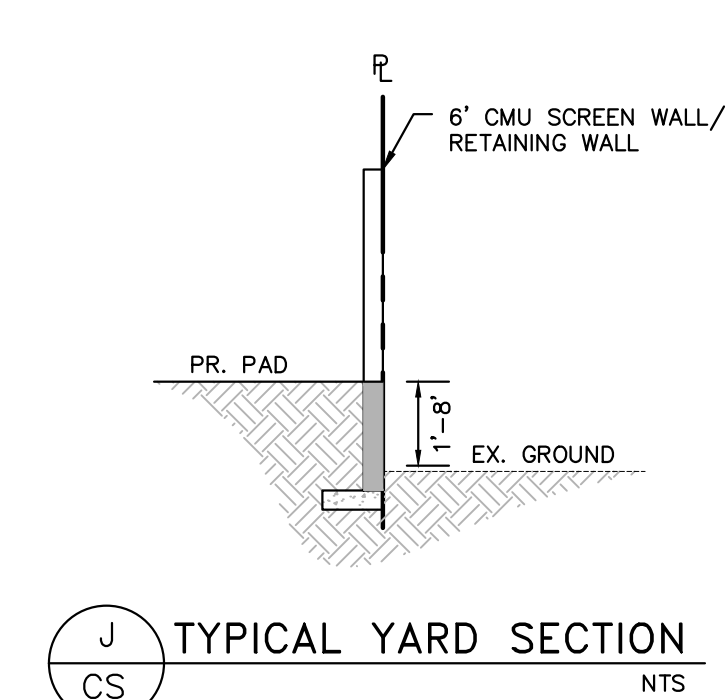
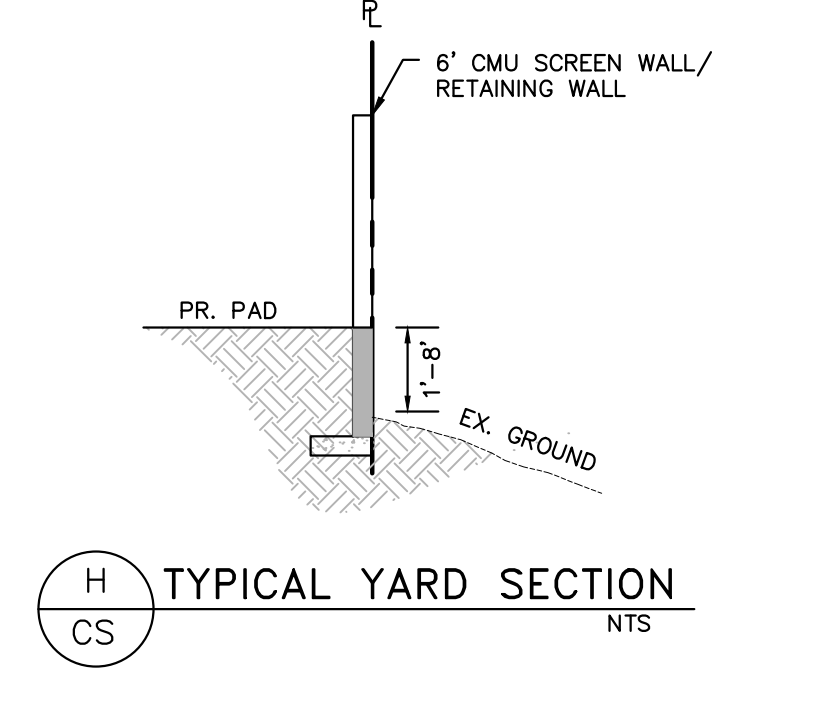
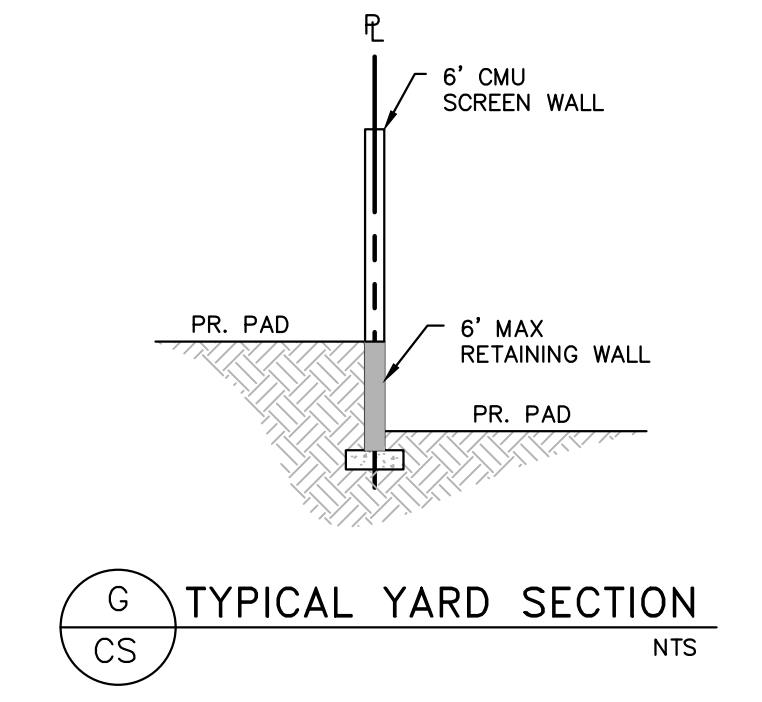
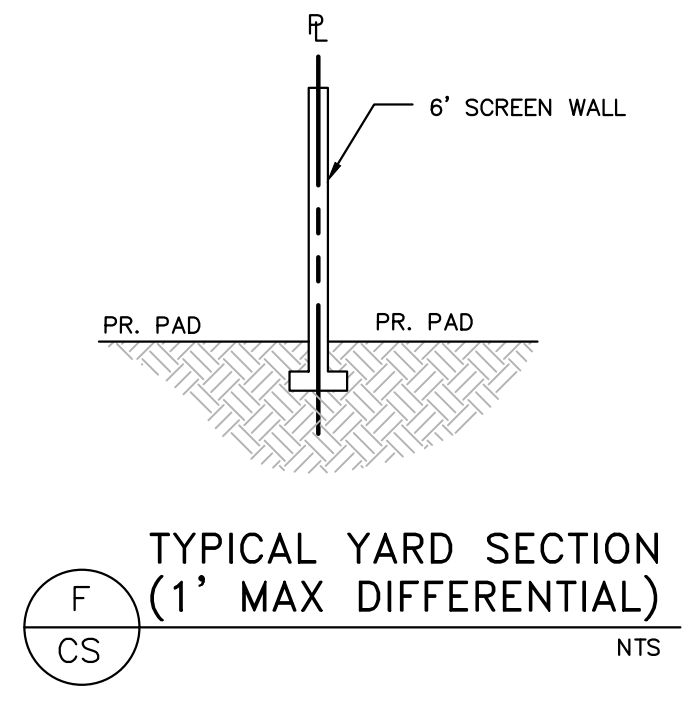
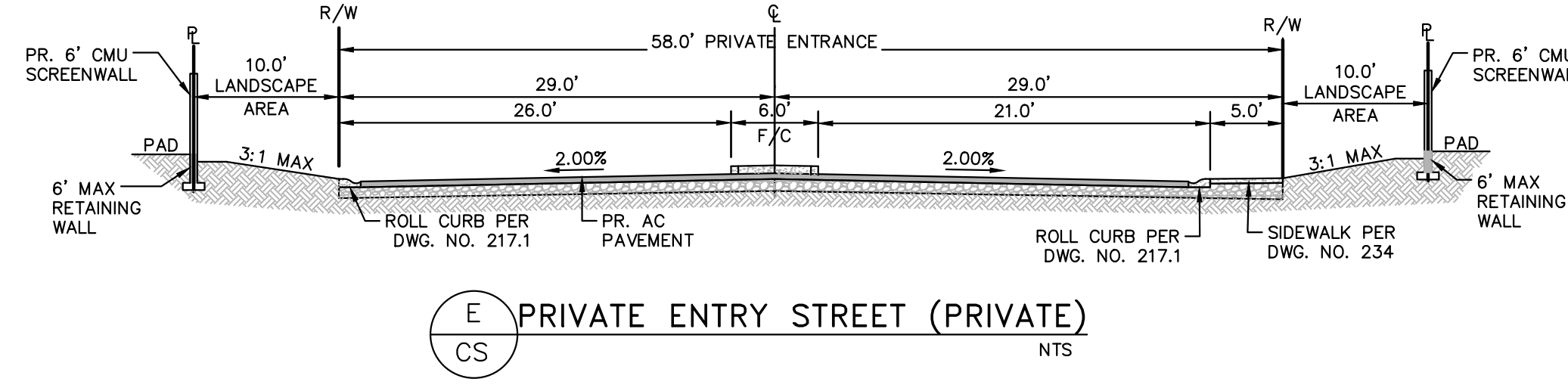
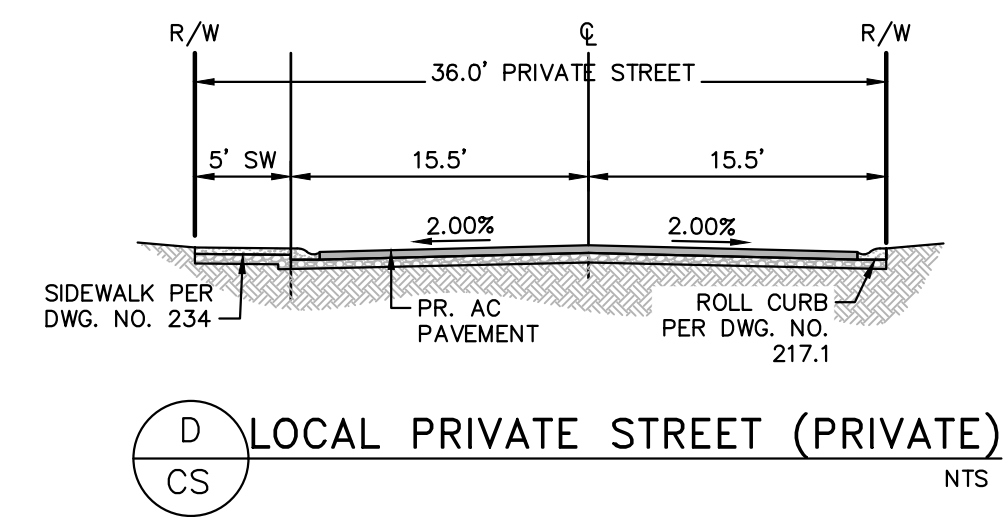
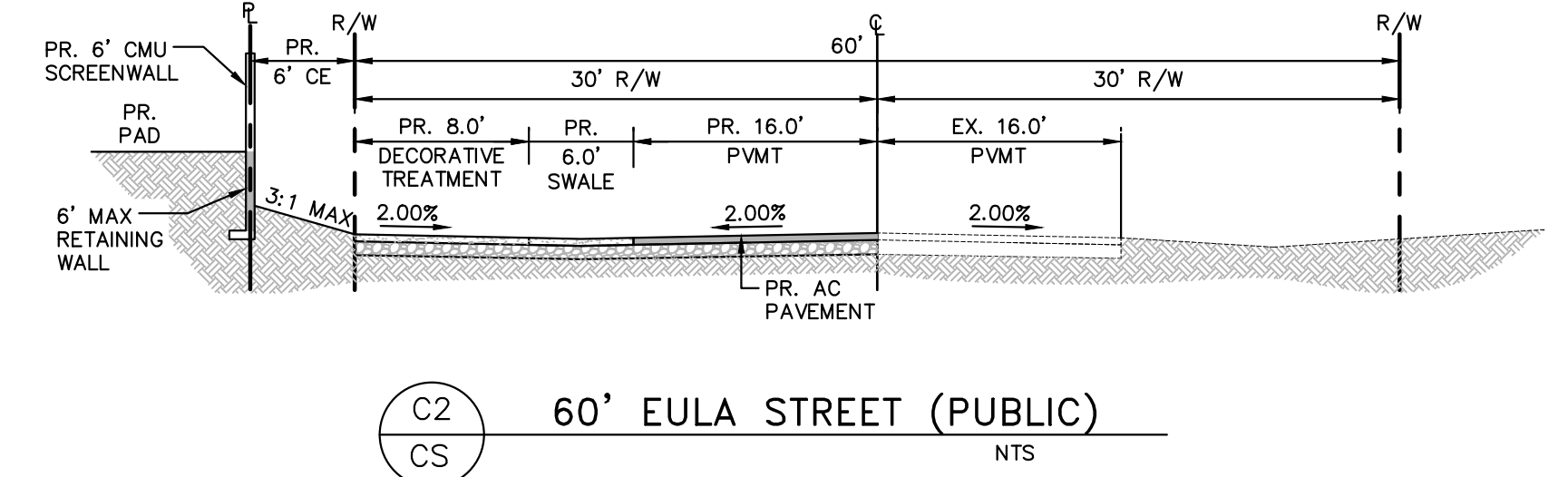
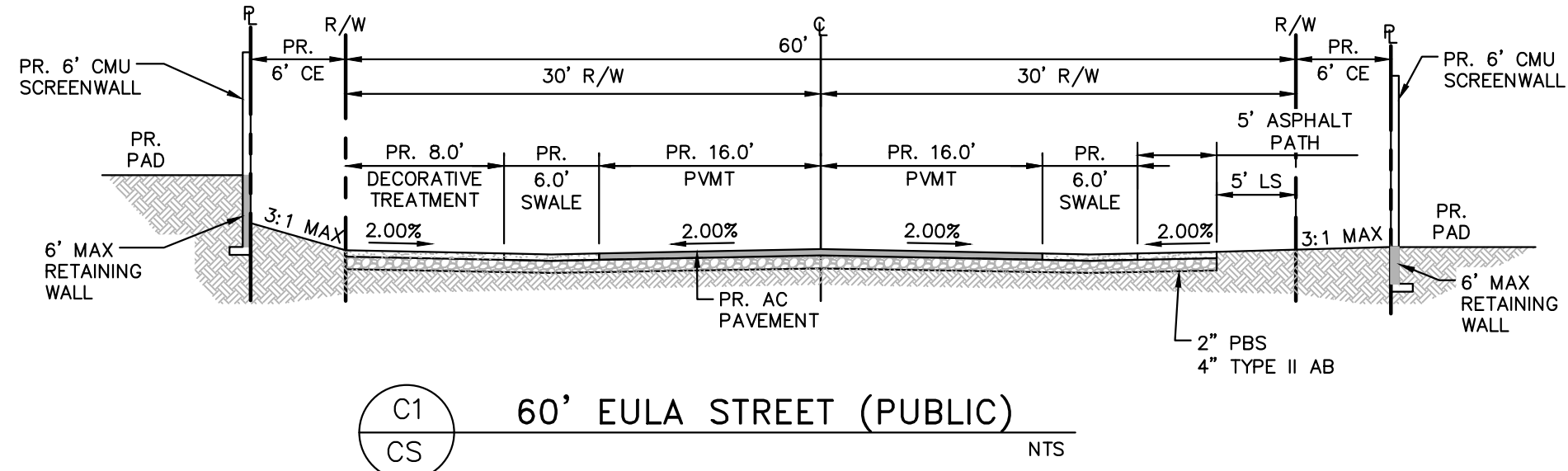
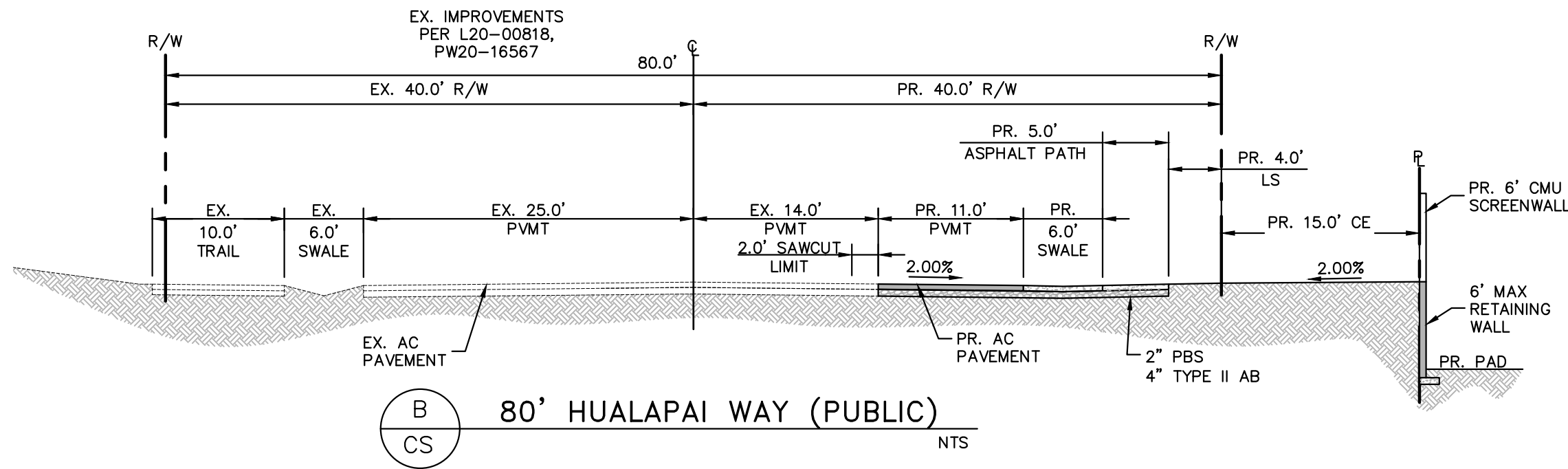
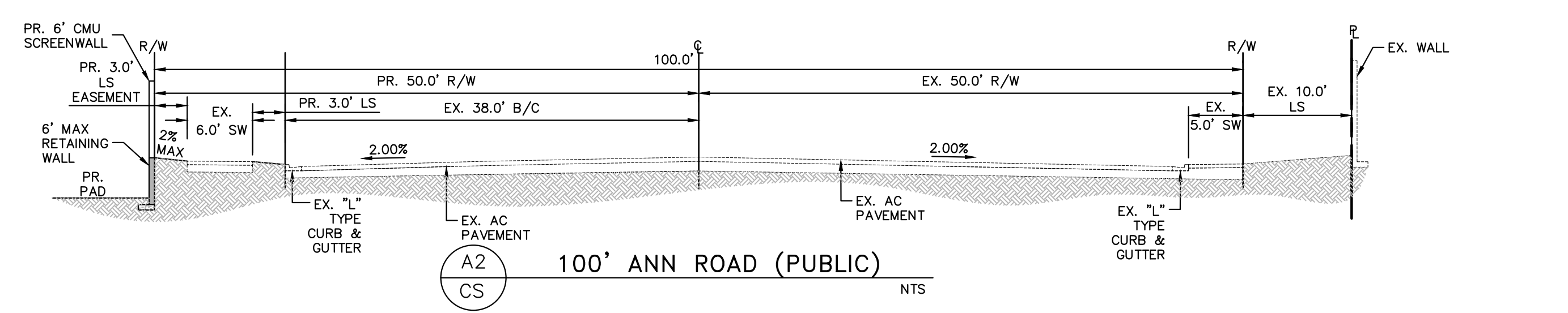
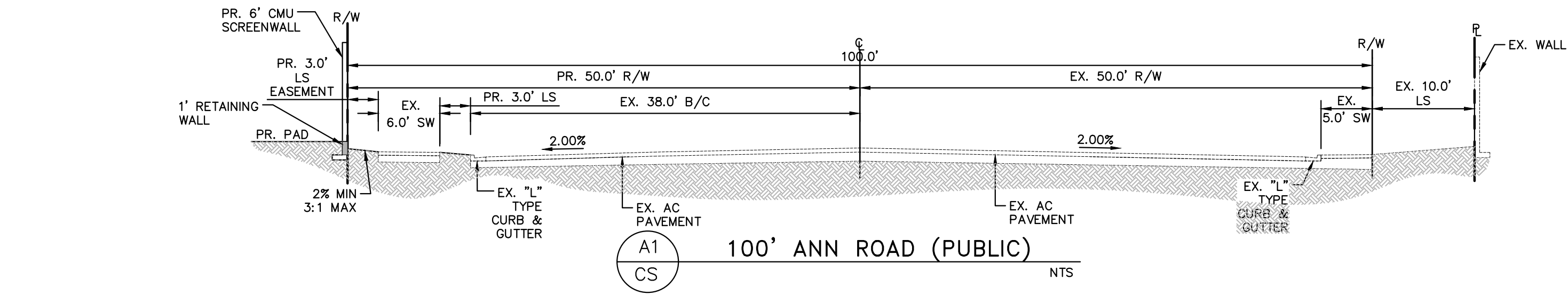
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PHONE: 702-862-9600
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KIMLEY-HORN

ERIC HOPKINS
CIVIL ENGINEER
STATE OF NEVADA
No. 27397 Exp. 06/30/21

NO.	REVISIONS	DATE	BY

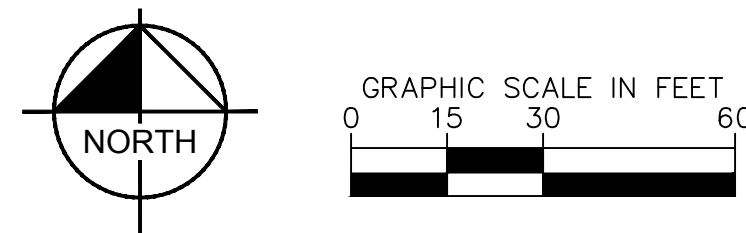
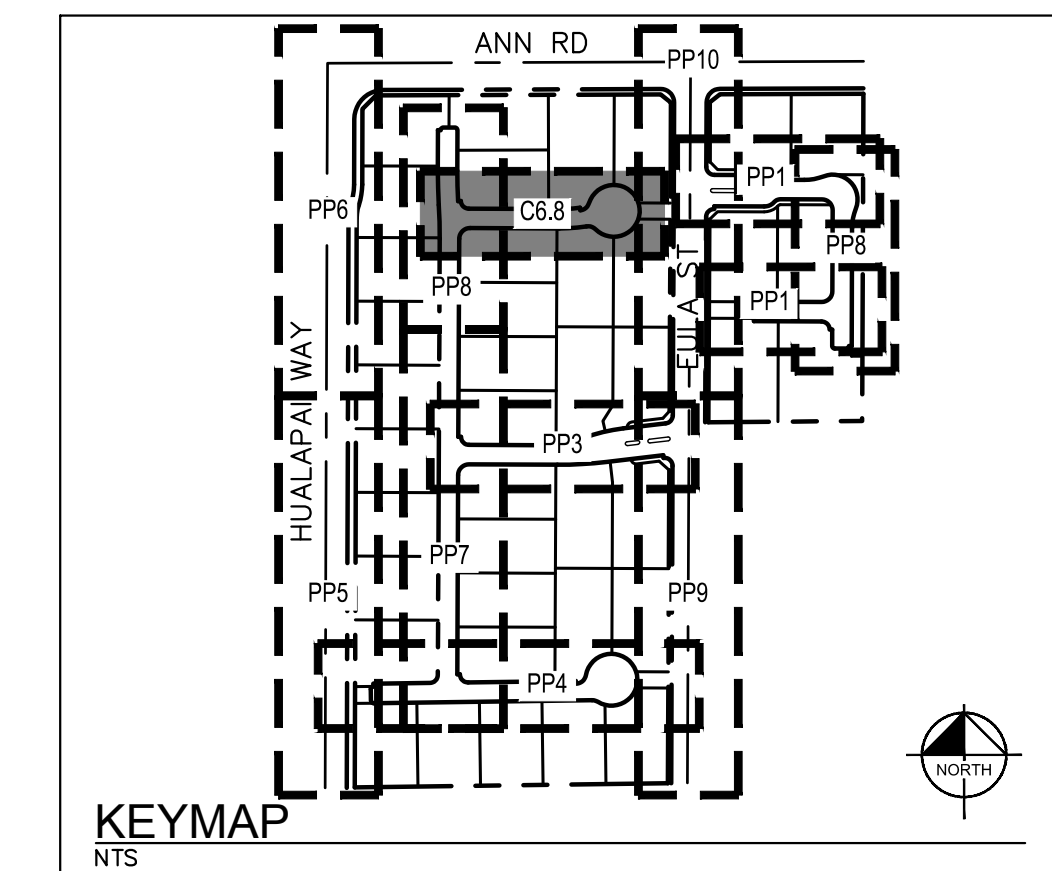
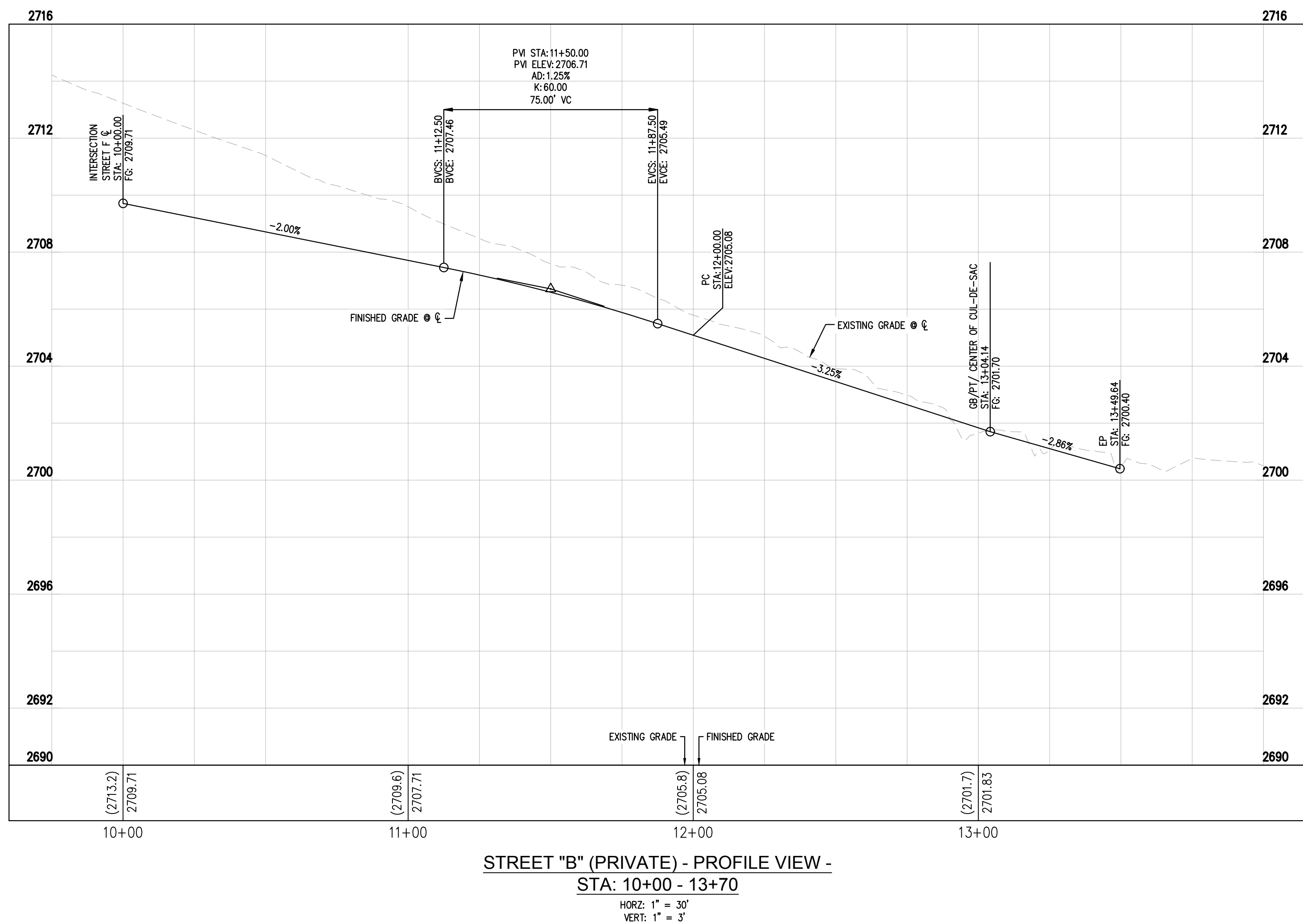
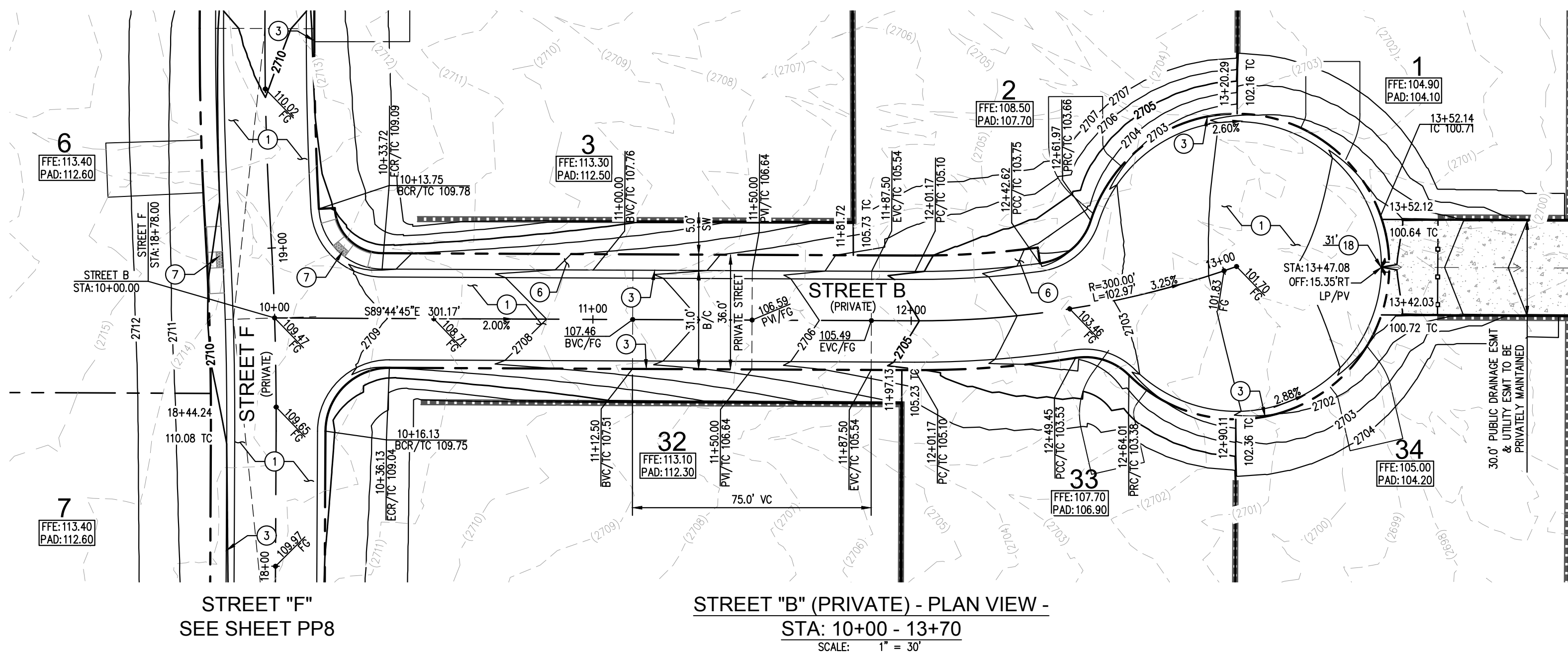
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KHA PROJECT 291400024		DATE 04/06/2021	SCALE AS SHOWN	DESIGNED BY MK	DRAWN BY JP	CHECKED BY EH
ANN ROAD AND HUALAPAI WAY		PREPARED FOR RICHMOND HOMES		CITY OF LAS VEGAS		NEVADA
10 OF 21 SHEETS		C3.1		CLV#:		

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PHONE: 702-862-9600
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NO.	REVISIONS	DATE	BY



GRADING NOTES:

- ① CONSTRUCT ONSITE AC PAVEMENT PER SOILS REPORT & DETAIL 1 ON SHEET C7.0.
- ③ CONSTRUCT 30" ROLL CURB PER CCAUSD NO. 217.1.
- ⑥ CONSTRUCT 4" THICK SIDEWALK PER CCAUSD NO. 234, WIDTH PER PLAN.
- ⑦ CONSTRUCT SIDEWALK RAMP CASE 1 PER CCAUSD NO. 235.

LEGEND & ABBREVIATIONS

SEE SHEET LQ FOR MASTER LEGEND AND ABBREVIATIONS

STORMWATER MANAGEMENT & ENGINEER NOTES

SEE OVERALL GRADING PLAN FOR FULL STORMWATER MANAGEMENT & ENGINEER NOTES

LEGAL DESCRIPTION

SEE COVER SHEET FOR FULL LEGAL DESCRIPTION.

GEOTECHNICAL NOTES

ALL GRADING AND PAVEMENT SECTIONS SHALL CONFORM TO THE GEOTECHNICAL REPORT

ENGINEER: SOUTHWEST GEOTECHNICAL
REPORT DATED: 12/31/2020
PROJECT No.: 206139

FLOOD ZONE NOTE

THE PARCEL DESCRIBED HEREON LIES WITHIN THE FLOOD HAZARD ZONE HAVING A ZONE DESIGNATION OF "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). AS SHOWN PER FEMA MAPS, NO. 32003C1745 E DATED SEPTEMBER 27, 2002.

EARTHWORKS QUANTITIES

SEE SHEET GDO FOR EARTHWORK QUANTITIES

BASIS OF BEARING

NORTH 89°48'21" EAST, BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 143, PAGE 14 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL BENCHMARK No. "5LV9925SES" 2008 RIVET AND PLATE CONCRETE
PAD NW COR ANN RD. AND HUALAPAI.

ELEVATION = 831.29 METERS
ELEVATION = 2727.32 U.S. SURVEY FEET (NAD 88 V.2008)

CITY OF LAS VEGAS VERTICAL CONTROL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988
(NAVD '88)

DRAINAGE CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY CLV No. XX-XXXX ON FILE WITH THE CITY OF LAS VEGAS FOR THIS PROJECT.

ERIC HOPKINS, PE No. 27397 DATE: 04/06/2021



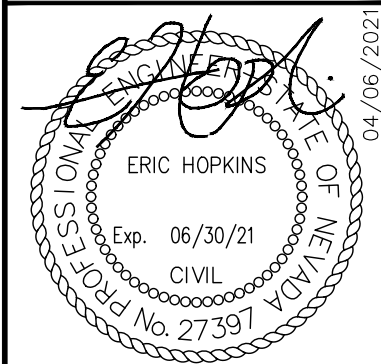
CLV#:

[illegible]

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PHONE: 702-862-3600
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KHA PROJECT 291400024	DATE 04/06/2021	SCALE AS SHOWN	DESIGNED BY MK	DRAWN BY JP	CHECKED BY EH
--------------------------	--------------------	----------------	----------------	-------------	---------------

STREET B

ANN ROAD AND HUALAPAI

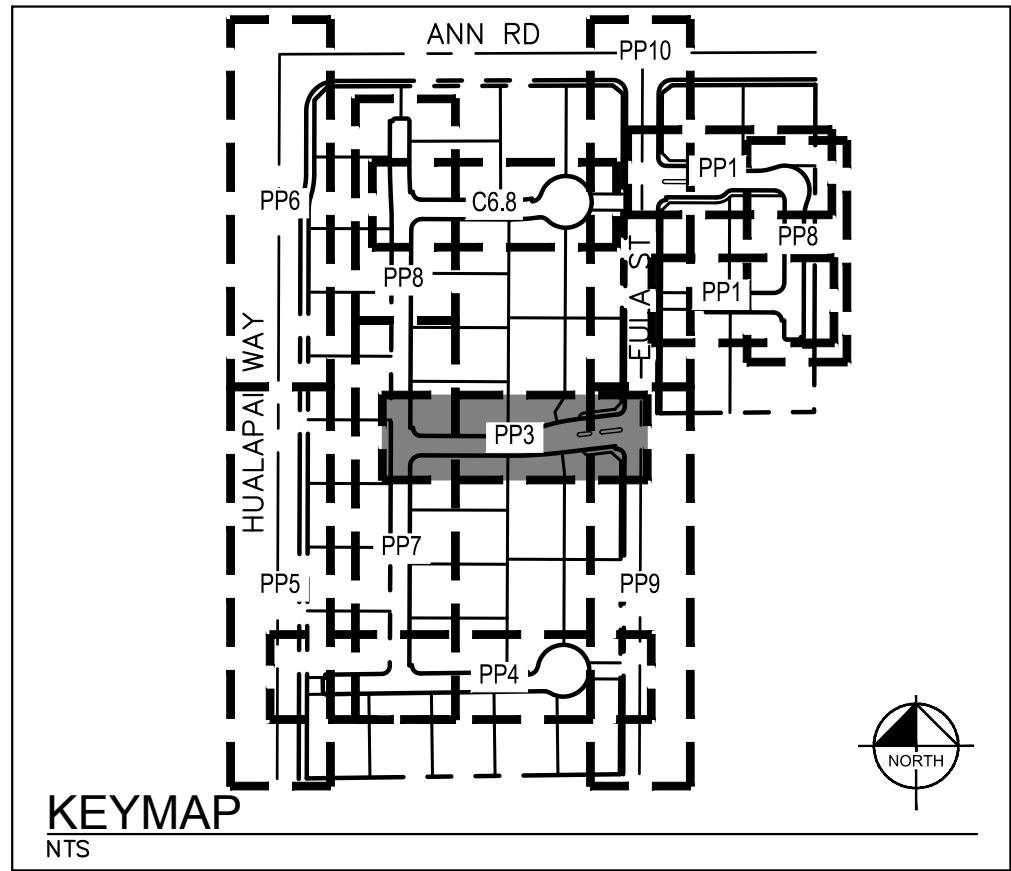
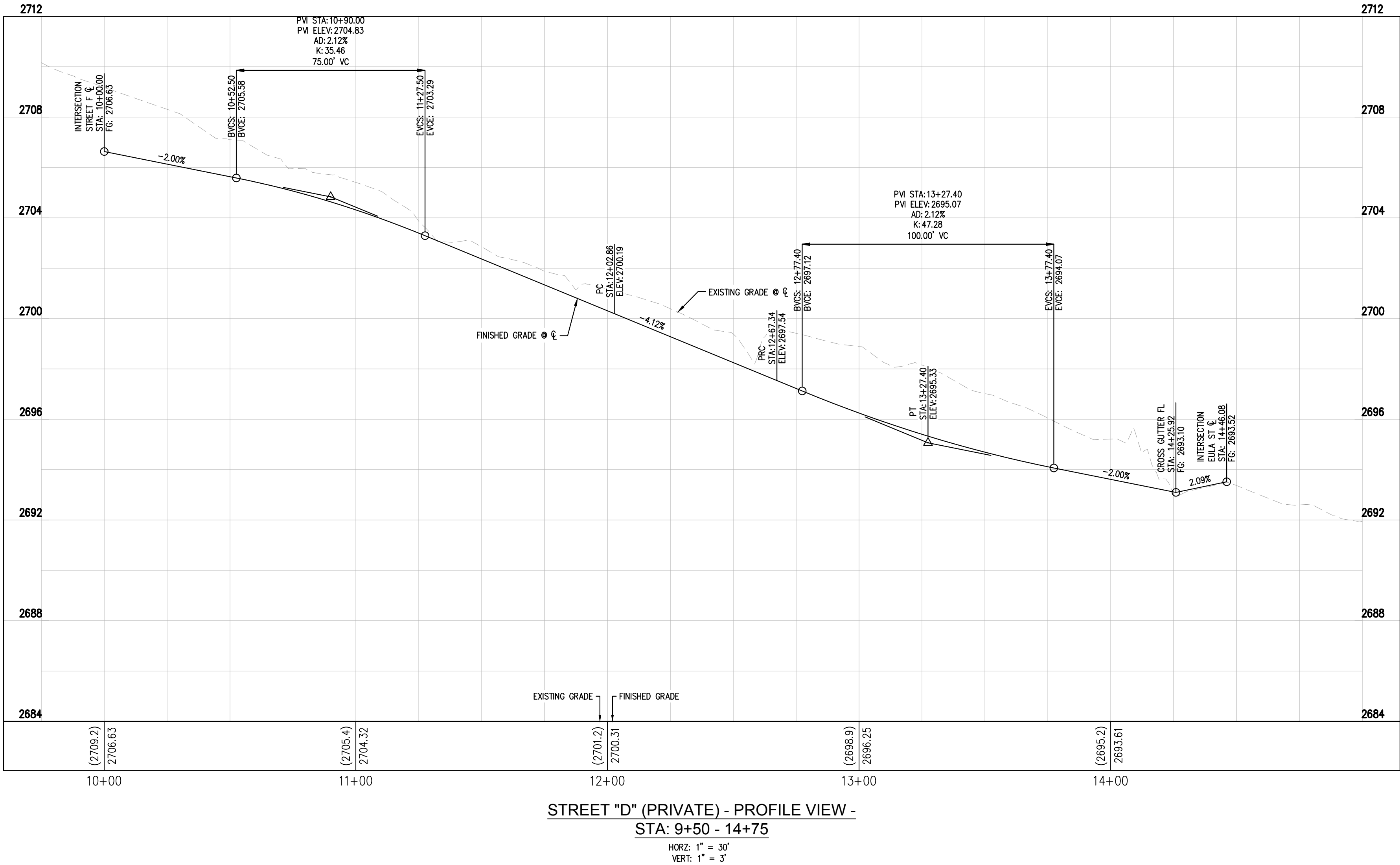
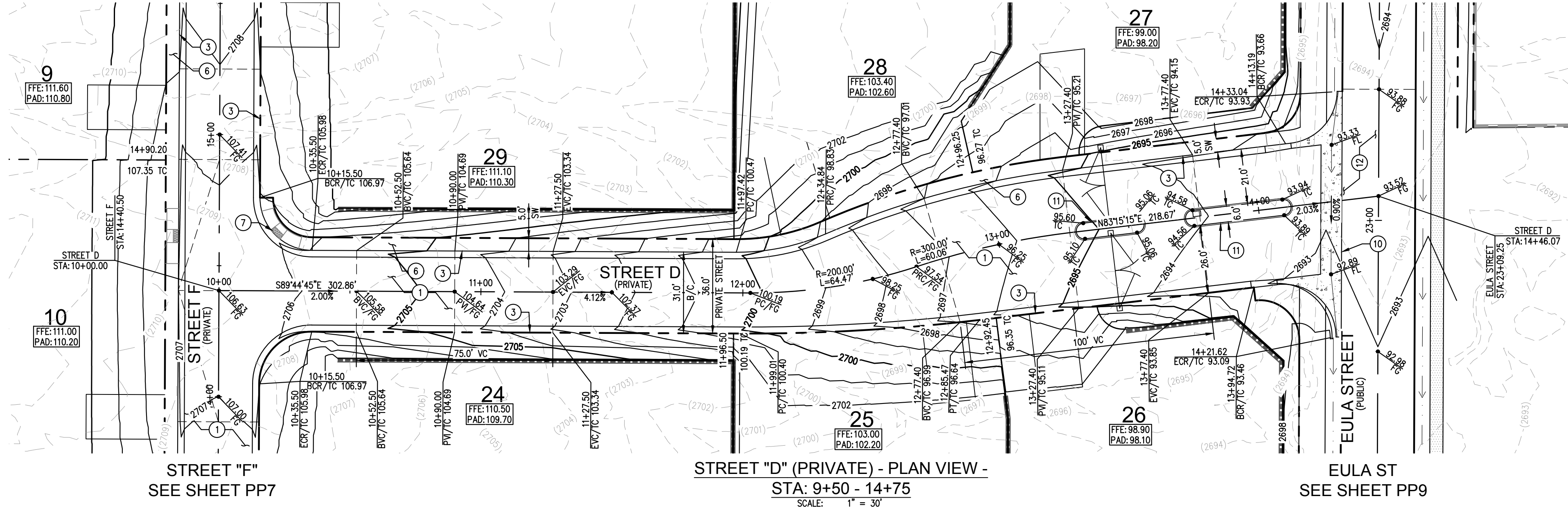
PREPARED FOR
RICHMOND HOMES

CITY OF LAS VEGAS NEVADA

12 OF 21 SHEETS
PP2

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GRADING NOTES:

1. CONSTRUCT RESIDENTIAL AC PAVEMENT PER SOILS REPORT & DETAIL 1 ON SHEET DT.
3. CONSTRUCT 30" ROLL CURB PER CCAUSD NO. 217.1.
6. CONSTRUCT 4" THICK SIDEWALK PER CCAUSD NO. 234, WIDTH PER PLAN.
7. CONSTRUCT SIDEWALK RAMP CASE 1 PER CCAUSD NO. 235.
10. CONSTRUCT 8" WIDE CROSS GUTTER PER CCAUSD NO. 228.
11. CONSTRUCT "A" TYPE ISLAND CURB PER CCAUSD NO. 219.
12. CONSTRUCT MINOR COLLECTOR AC PAVEMENT PER SOILS REPORT & DETAIL 2 ON SHEET DT.

LEGEND & ABBREVIATIONS

SEE SHEET LQ FOR MASTER LEGEND AND ABBREVIATIONS.

STORMWATER MANAGEMENT & ENGINEER NOTES

SEE OVERALL GRADING PLAN FOR FULL STORMWATER MANAGEMENT & ENGINEER NOTES.

LEGAL DESCRIPTION

SEE COVER SHEET FOR FULL LEGAL DESCRIPTION.

GEOTECHNICAL NOTES

ALL GRADING AND PAVEMENT SECTIONS SHALL CONFORM TO THE GEOTECHNICAL REPORT:

ENGINEER: SOUTHWEST GEOTECHNICAL
REPORT DATED: 12/31/2020
PROJECT No.: 206139

FLOOD ZONE NOTE

THE PARCEL DESCRIBED HEREON LIES WITHIN THE FLOOD HAZARD ZONE HAVING A ZONE DESIGNATION OF "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). AS SHOWN PER FEMA MAPS, NO. 32003C1745 E DATED SEPTEMBER 27, 2002.

EARTHWORKS QUANTITIES

SEE SHEET G00 FOR EARTHWORK QUANTITIES

BASIS OF BEARING

NORTH 89°48'21" EAST, BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 143, PAGE 14 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL BENCHMARK No. "SLV9925SES" 2008 RIVET AND PLATE CONCRETE PAD NW COR ANN RD. AND HUALAPAI.

ELEVATION = 831.29 METERS
ELEVATION = 2727.32 U.S. SURVEY FEET (NAD 88 V.2008)

CITY OF LAS VEGAS VERTICAL CONTROL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)

DRAINAGE CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY CLV No. XX-XXXX ON FILE WITH THE CITY OF LAS VEGAS FOR THIS PROJECT.

ERIC HOPKINS, PE No. 27397 DATE: 04/06/2021

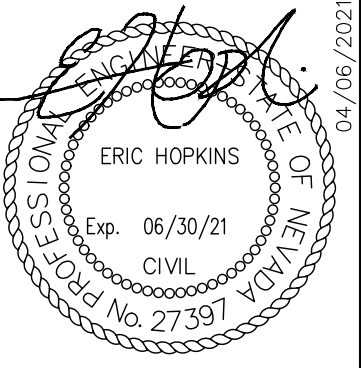


CLV#:

No.	REVISIONS	DATE	BY

Kimley»Horn

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KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
291400024	04/06/2021	AS SHOWN	MK	JP	EH

STREET D

ANN ROAD AND HUALAPAI WAY

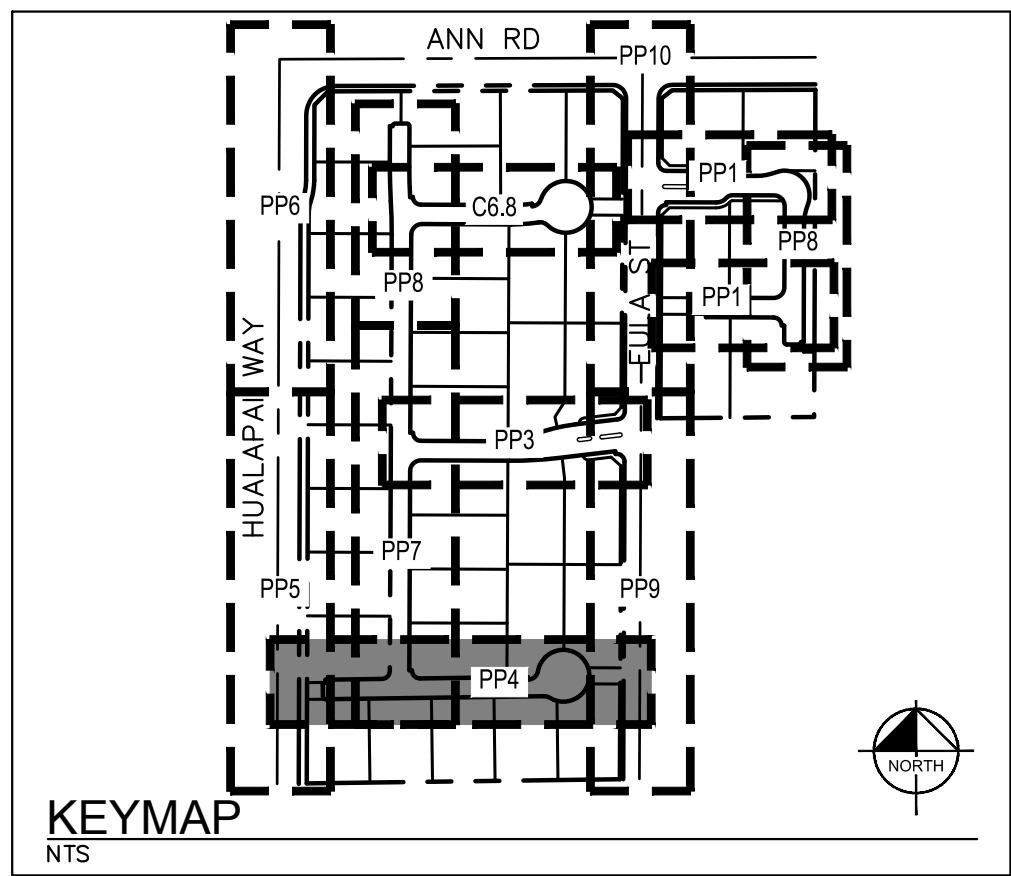
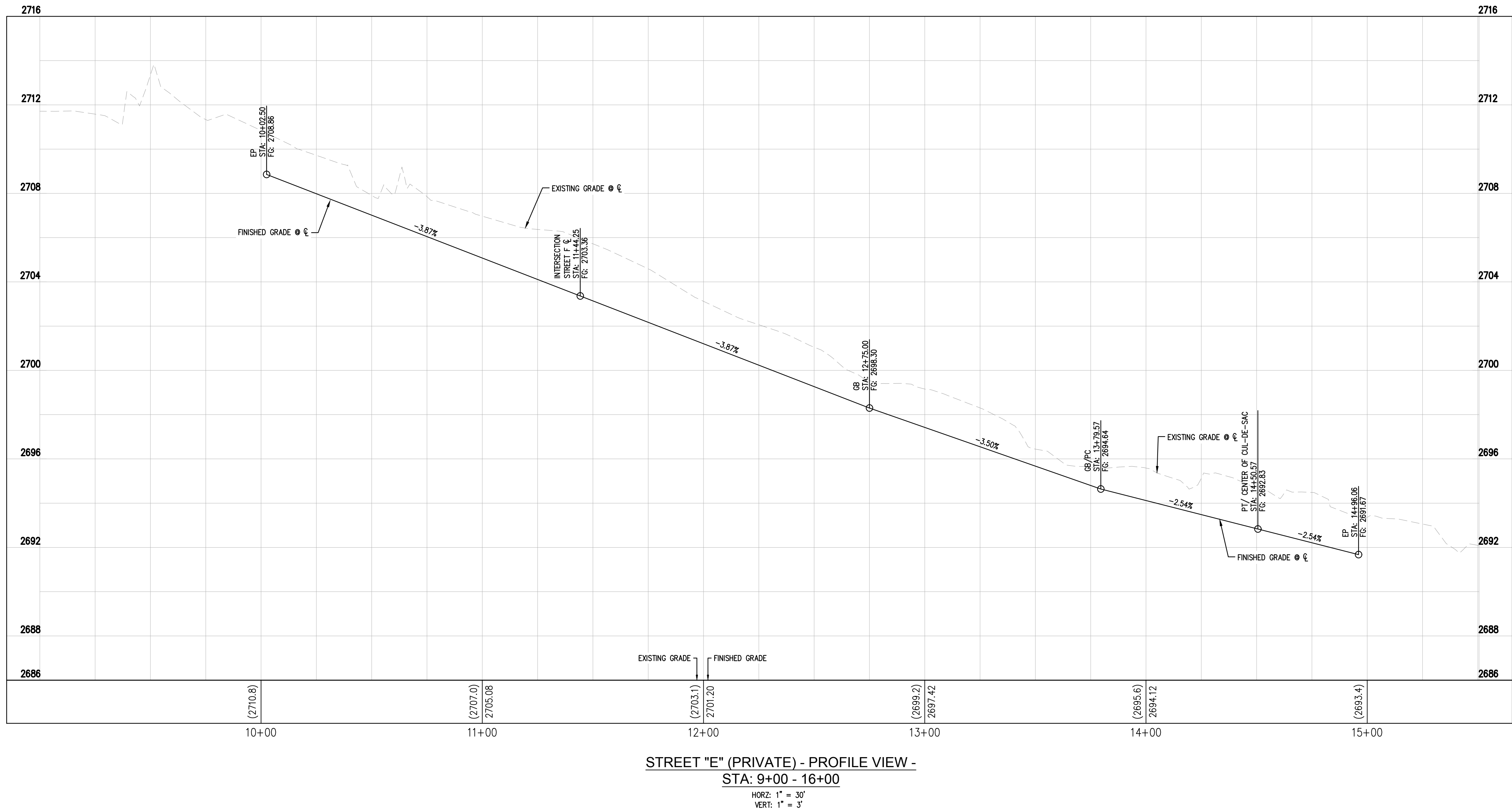
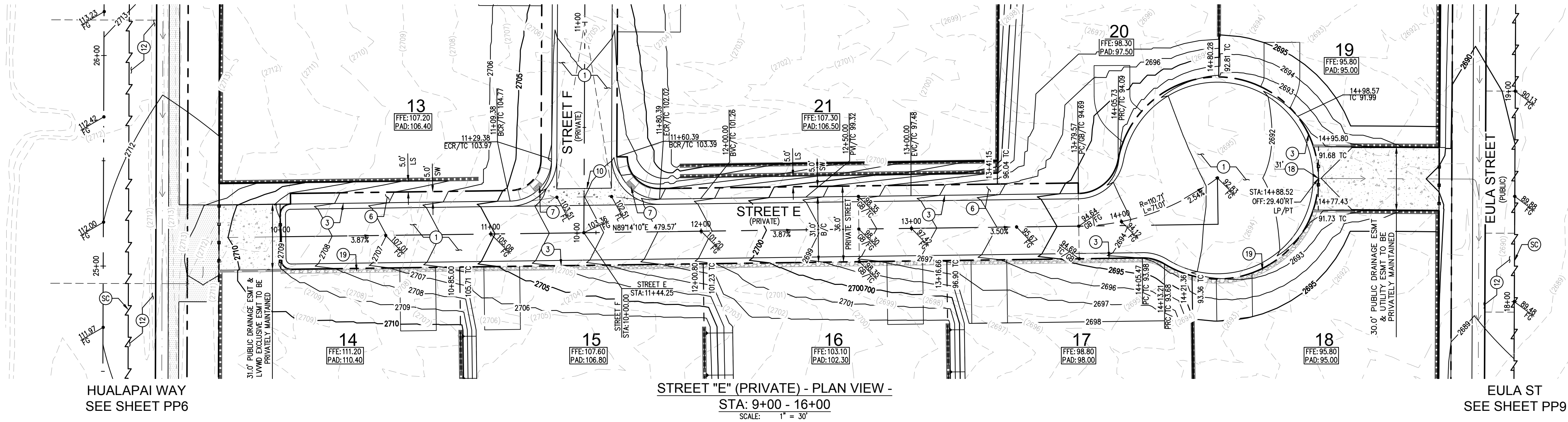
PREPARED FOR RICHMOND HOMES

CITY OF LAS VEGAS NEVADA

13 OF 21 SHEETS

PP3

Plotted By: Peno, Juan Sheet: Set: kha Layout: ST E C6.3 April 06, 2021 12:59:28pm K:\LAV_Civil\291400024 - Ann and Hualapai\CAD\PlanSheets\TDS Plans\291400024PP-EW.dwg
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GRADING NOTES:

1. CONSTRUCT ONSITE AC PAVEMENT PER SOILS REPORT & DETAIL 1 ON SHEET C7.0.
3. CONSTRUCT 30" ROLL CURB PER CCAUSD NO. 217.1.
6. CONSTRUCT 4" THICK SIDEWALK PER CCAUSD NO. 234, WIDTH PER PLAN.
7. CONSTRUCT SIDEWALK RAMP CASE 1 PER CCAUSD NO. 235.
10. CONSTRUCT 8" WIDE CROSS GUTTER PER CCAUSD NO. 228.
12. CONSTRUCT HEAVY AC PAVEMENT PER SOILS REPORT & DETAIL 2 ON SHEET C7.0.
19. INSTALL 2' WIDE RIPRAP D50=6", T=9".
- SC. SAWCUT LINE, MATCH EXISTING.

LEGEND & ABBREVIATIONS

SEE SHEET LQ FOR MASTER LEGEND AND ABBREVIATIONS.

STORMWATER MANAGEMENT & ENGINEER NOTES

SEE OVERALL GRADING PLAN FOR FULL STORMWATER MANAGEMENT & ENGINEER NOTES.

LEGAL DESCRIPTION

SEE COVER SHEET FOR FULL LEGAL DESCRIPTION.

GEOTECHNICAL NOTES

ALL GRADING AND PAVEMENT SECTIONS SHALL CONFORM TO THE GEOTECHNICAL REPORT:

ENGINEER: SOUTHWEST GEOTECHNICAL
REPORT DATED: 12/31/2020
PROJECT No.: 206139

FLOOD ZONE NOTE

THE PARCEL DESCRIBED HEREON LIES WITHIN THE FLOOD HAZARD ZONE HAVING A ZONE DESIGNATION OF "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). AS SHOWN PER FEMA MAPS, NO. 32003C1745 E DATED SEPTEMBER 27, 2002.

EARTHWORKS QUANTITIES

SEE SHEET G00 FOR EARTHWORK QUANTITIES

BASIS OF BEARING

NORTH 89°48'21" EAST, BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 143, PAGE 14 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL BENCHMARK No. "SLV9925SES" 2008 RIVET AND PLATE CONCRETE PAD NW COR ANN RD. AND HUALAPAI.

ELEVATION = 831.29 METERS
ELEVATION = 2727.32 U.S. SURVEY FEET (NAD 88 V.2008)

CITY OF LAS VEGAS VERTICAL CONTROL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)

DRAINAGE CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY CLV No. XX-XXXX ON FILE WITH THE CITY OF LAS VEGAS FOR THIS PROJECT.

ERIC HOPKINS, PE No. 27397 DATE: 04/06/2021

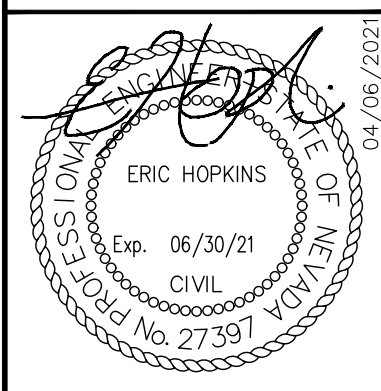


CLV#:

No.	REVISIONS	DATE	BY

Kimley»Horn

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WWW.KIMLEY-HORN.COM



KHA PROJECT	291400024
DATE	04/06/2021
SCALE	AS SHOWN
DESIGNED BY	MK
DRAWN BY	JP
CHECKED BY	EH

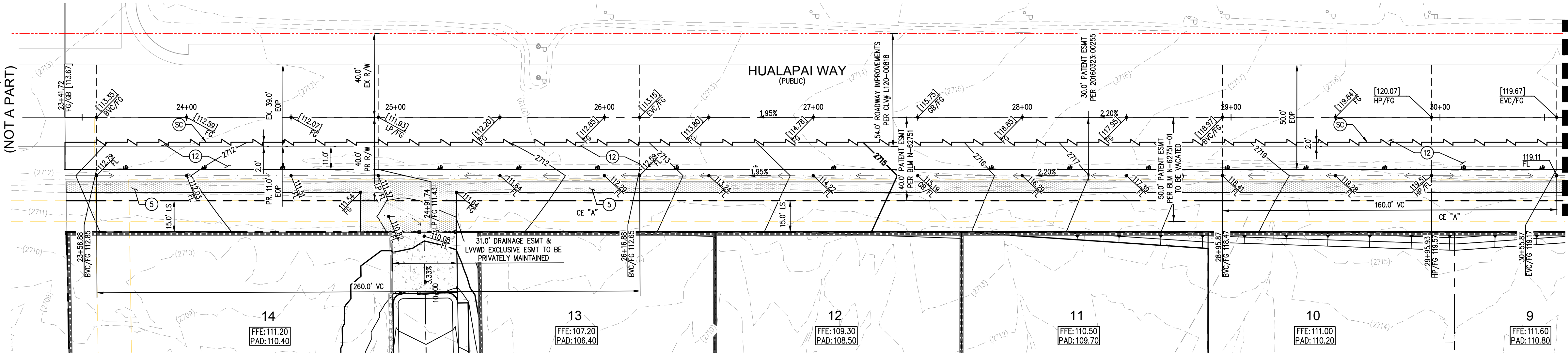
STREET E

ANN ROAD AND HUALAPAI WAY
PREPARED FOR
RICHMOND HOMES
CITY OF LAS VEGAS NEVADA

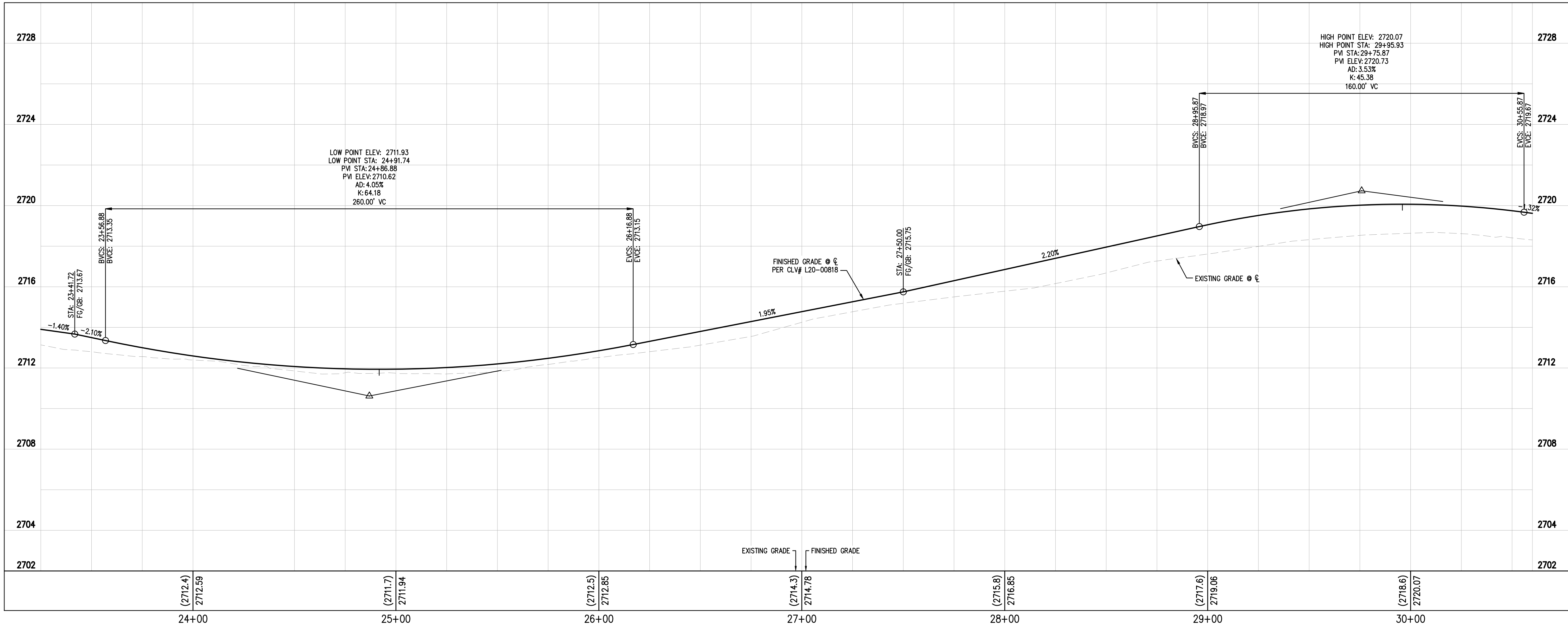
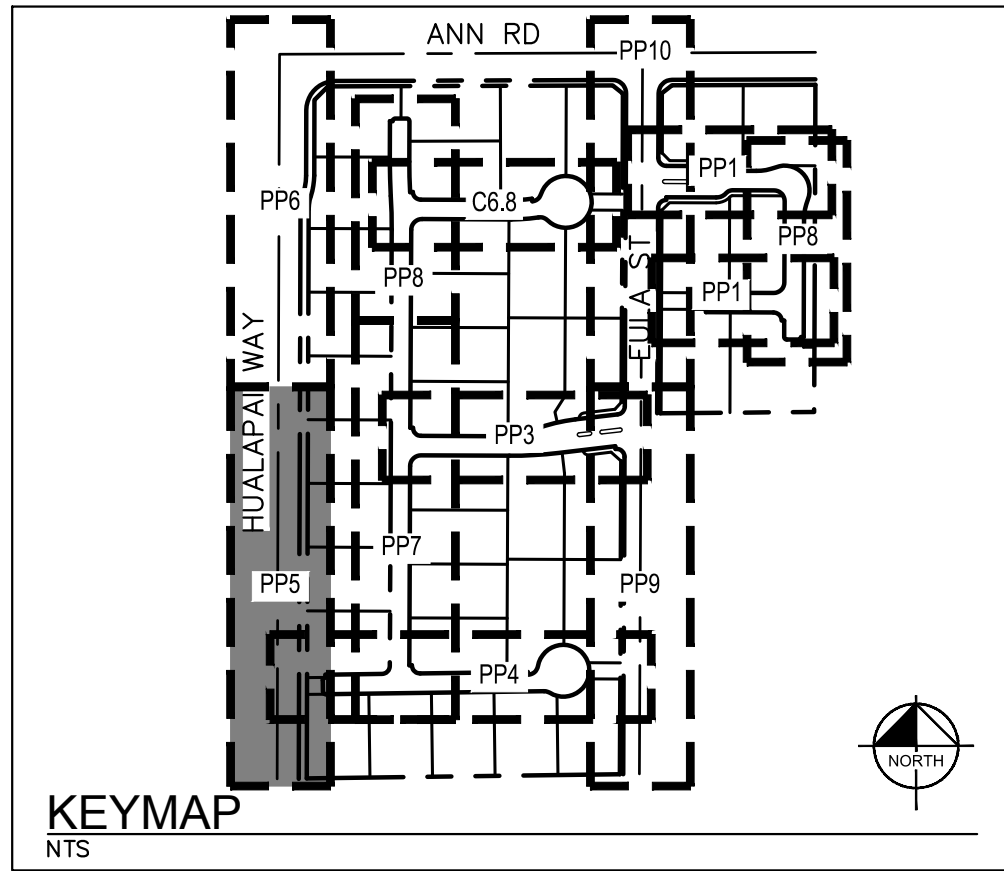
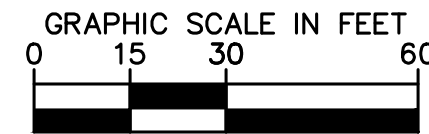
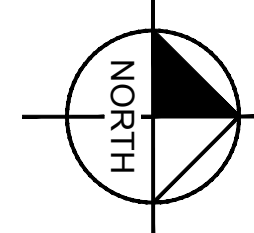
14 OF 21 SHEETS
PP4

Plotted By: Peno, Juan Sheet Set: kha Layout-HUALAPAI (J) 06.4 April 06, 2021 01:00:13pm K:\LAV-Civil\291400024 - Ann and Hualapai\CAD\PlanSheets\TDS\Plans\291400024PP-NS.dwg
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DEVELOPMENT (BY OTHERS)
(NOT A PART)



MATCH LINE - SEE SHEET PP6



HUALAPAI WAY (PUBLIC) - PROFILE VIEW -
STA: 23+25.00 - 30+60.00

HORZ: 1" = 30'
VERT: 1" = 3'

LEGEND & ABBREVIATIONS

SEE SHEET LQ FOR MASTER LEGEND AND ABBREVIATIONS.

STORMWATER MANAGEMENT & ENGINEER NOTES

SEE OVERALL GRADING PLAN FOR FULL STORMWATER MANAGEMENT & ENGINEER NOTES.

LEGAL DESCRIPTION

SEE COVER SHEET FOR FULL LEGAL DESCRIPTION.

GEOTECHNICAL NOTES

ALL GRADING AND PAVEMENT SECTIONS SHALL CONFORM TO THE GEOTECHNICAL REPORT:

ENGINEER: SOUTHWEST GEOTECHNICAL
REPORT DATED: 12/31/2020
PROJECT No.: 206139

FLOOD ZONE NOTE

THE PARCEL DESCRIBED HEREON LIES WITHIN THE FLOOD HAZARD ZONE HAVING A ZONE DESIGNATION OF "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). AS SHOWN PER FEMA MAPS, NO. 32003C1745 E DATED SEPTEMBER 27, 2002.

EARTHWORKS QUANTITIES

SEE SHEET GDO FOR EARTHWORKS QUANTITIES

BASIS OF BEARING

NORTH 89°48'21" EAST, BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 143, PAGE 14 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL BENCHMARK No. "SLV9925SES" 2008 RIVET AND PLATE CONCRETE PAD NW COR ANN RD. AND HUALAPAI.

ELEVATION = 831.29 METERS
ELEVATION = 2727.32 U.S. SURVEY FEET (NAD 88 V.2008)

CITY OF LAS VEGAS VERTICAL CONTROL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)

GRADING NOTES:

- CONSTRUCT HEAVY AC PAVEMENT PER SOILS REPORT & DETAIL 2 ON SHEET C7.0.
- SAWCUT LINE, MATCH EXISTING.

DRAINAGE CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY CLV No. XX-XXXX ON FILE WITH THE CITY OF LAS VEGAS FOR THIS PROJECT.

ERIC HOPKINS, PE No. 27397

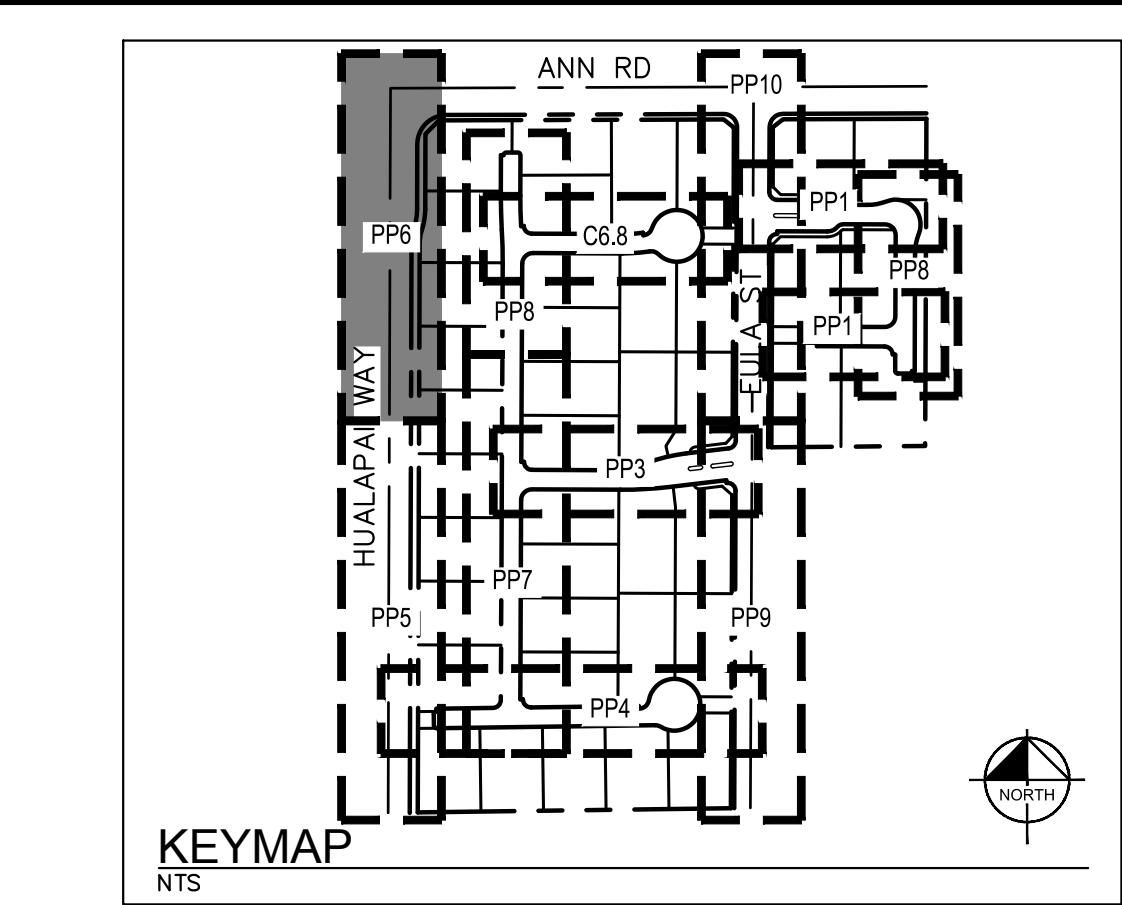
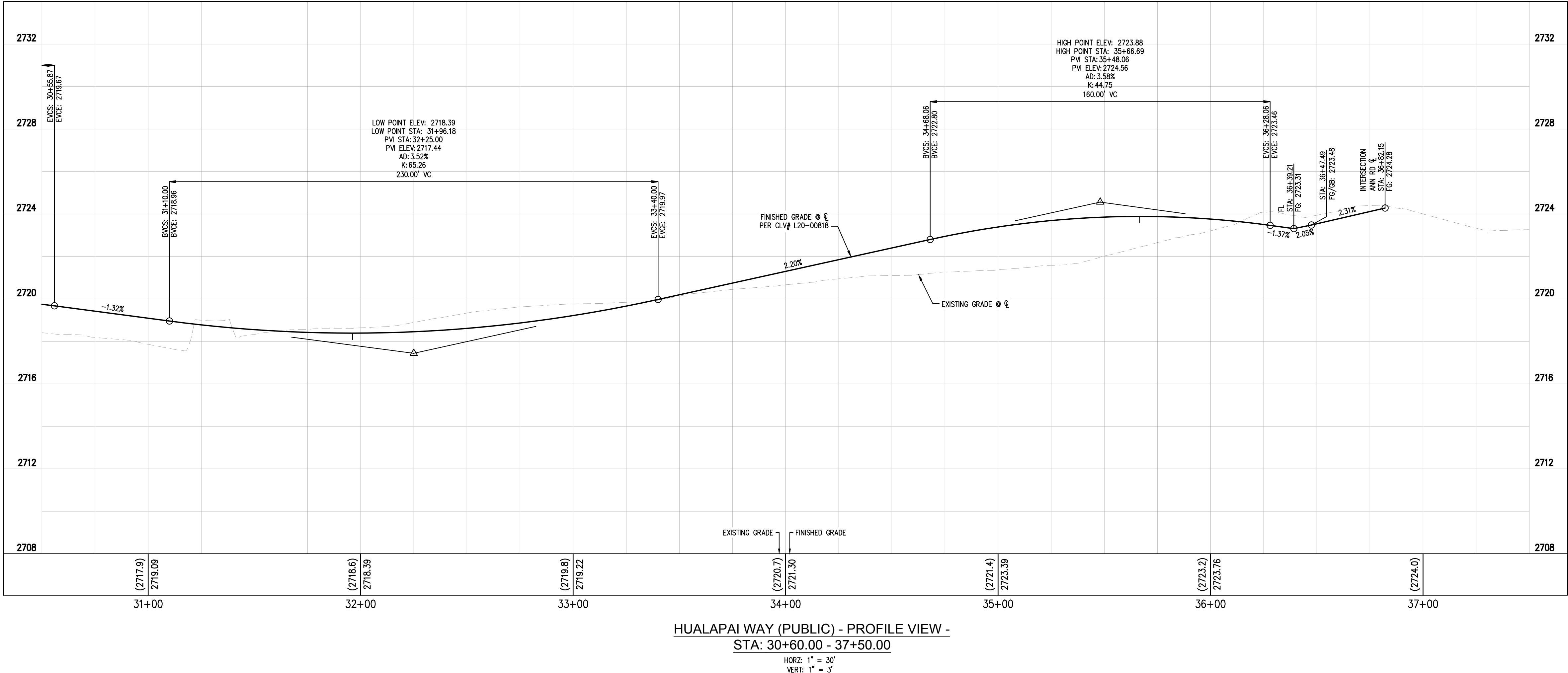
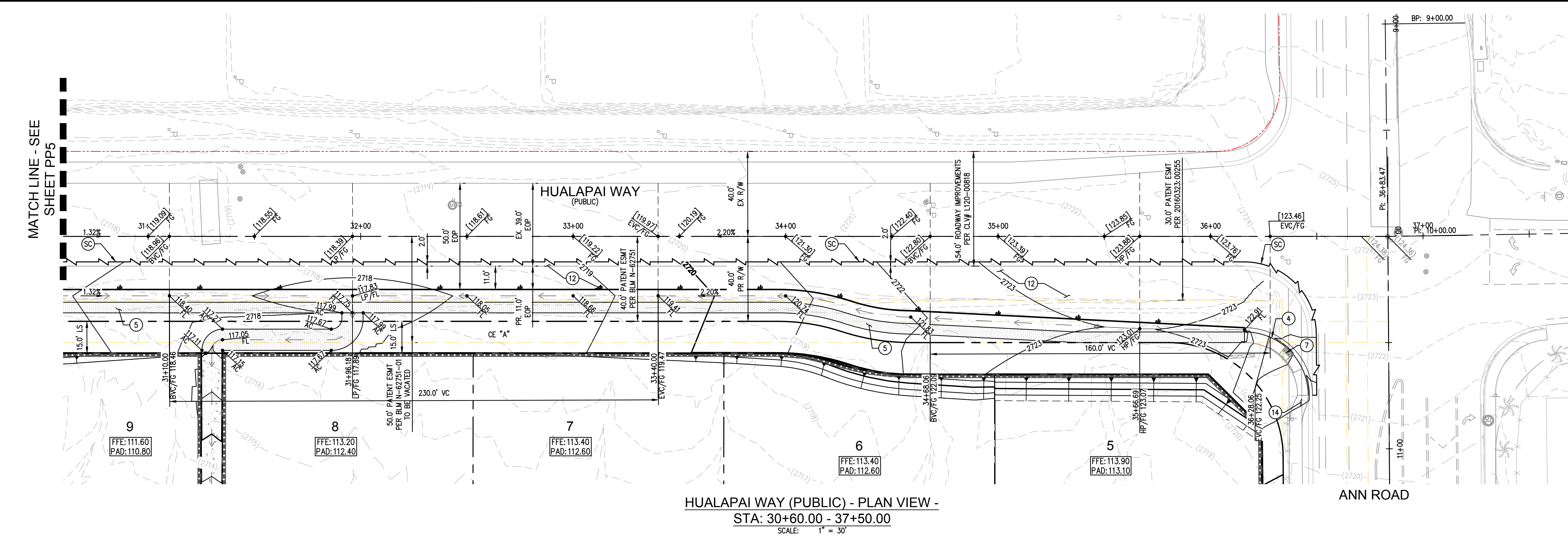
DATE: 04/06/2021



CLV#:

KHA PROJECT 291400024		DATE 04/06/2021		SCALE AS SHOWN		DESIGNED BY MK		DRAWN BY JP		CHECKED BY EH	
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ANN ROAD AND HUALAPAI WAY PREPARED FOR RICHMOND HOMES CITY OF LAS VEGAS, NEVADA											
15 OF 21 SHEETS PP5											

Plotted By: Peno, Juan Sheet: Set: kha Layout: HUALAPAI (2) 06.5 April 06, 2021 01:00:24pm K:\LAV_Civil\291400024 - Ann and Hualapai\CAD\PlanSheets\TDS\Plans\291400024PP-NS.dwg
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GRADING NOTES:

- 4 CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD NO. 216.
- 7 CONSTRUCT SIDEWALK RAMP CASE 1 PER CCAUSD NO. 235.
- 12 CONSTRUCT HEAVY AC PAVEMENT PER SOLS REPORT & DETAIL 2 ON SHEET C7.0.
- 14 CONSTRUCT 5" THICK SIDEWALK PER CCAUSD NO. 234, WIDTH PER PLAN.
- SC SAWCUT LINE, MATCH EXISTING.

LEGEND & ABBREVIATIONS

SEE SHEET LQ FOR MASTER LEGEND AND ABBREVIATIONS.

STORMWATER MANAGEMENT & ENGINEER NOTES

SEE OVERALL GRADING PLAN FOR FULL STORMWATER MANAGEMENT & ENGINEER NOTES.

LEGAL DESCRIPTION

SEE COVER SHEET FOR FULL LEGAL DESCRIPTION.

GEOTECHNICAL NOTES

ALL GRADING AND PAVEMENT SECTIONS SHALL CONFORM TO THE GEOTECHNICAL REPORT:

ENGINEER: SOUTHWEST GEOTECHNICAL
REPORT DATED: 12/31/2020
PROJECT No.: 206139

FLOOD ZONE NOTE

THE PARCEL DESCRIBED HEREON LIES WITHIN THE FLOOD HAZARD ZONE HAVING A ZONE DESIGNATION OF "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). AS SHOWN PER FEMA MAPS, NO. 32003C1745 E DATED SEPTEMBER 27, 2002.

EARTHWORKS QUANTITIES

SEE SHEET G00 FOR EARTHWORK QUANTITIES

BASIS OF BEARING

NORTH 89°48'21" EAST, BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 143, PAGE 14 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL BENCHMARK No. "SLV9925SES" 2008 RIVET AND PLATE CONCRETE PAD NW COR ANN RD. AND HUALAPAI.

ELEVATION = 831.29 METERS
ELEVATION = 2727.32 U.S. SURVEY FEET (NAD 88 V.2008)

CITY OF LAS VEGAS VERTICAL CONTROL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '86)

DRAINAGE CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY CLV No. XX-XXXX ON FILE WITH THE CITY OF LAS VEGAS FOR THIS PROJECT.

ERIC HOPKINS, PE No. 27397 DATE: 04/06/2021

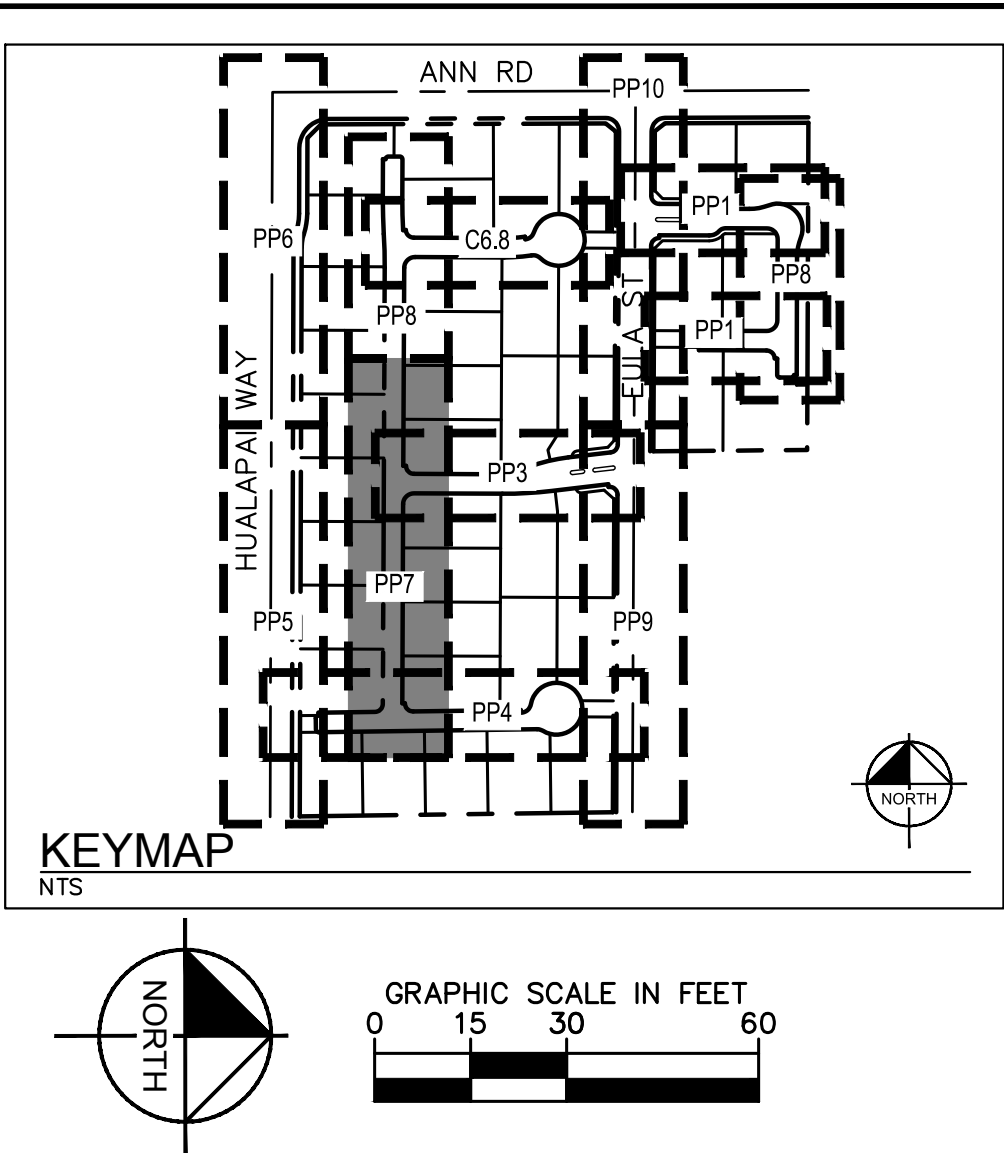


CLV#:

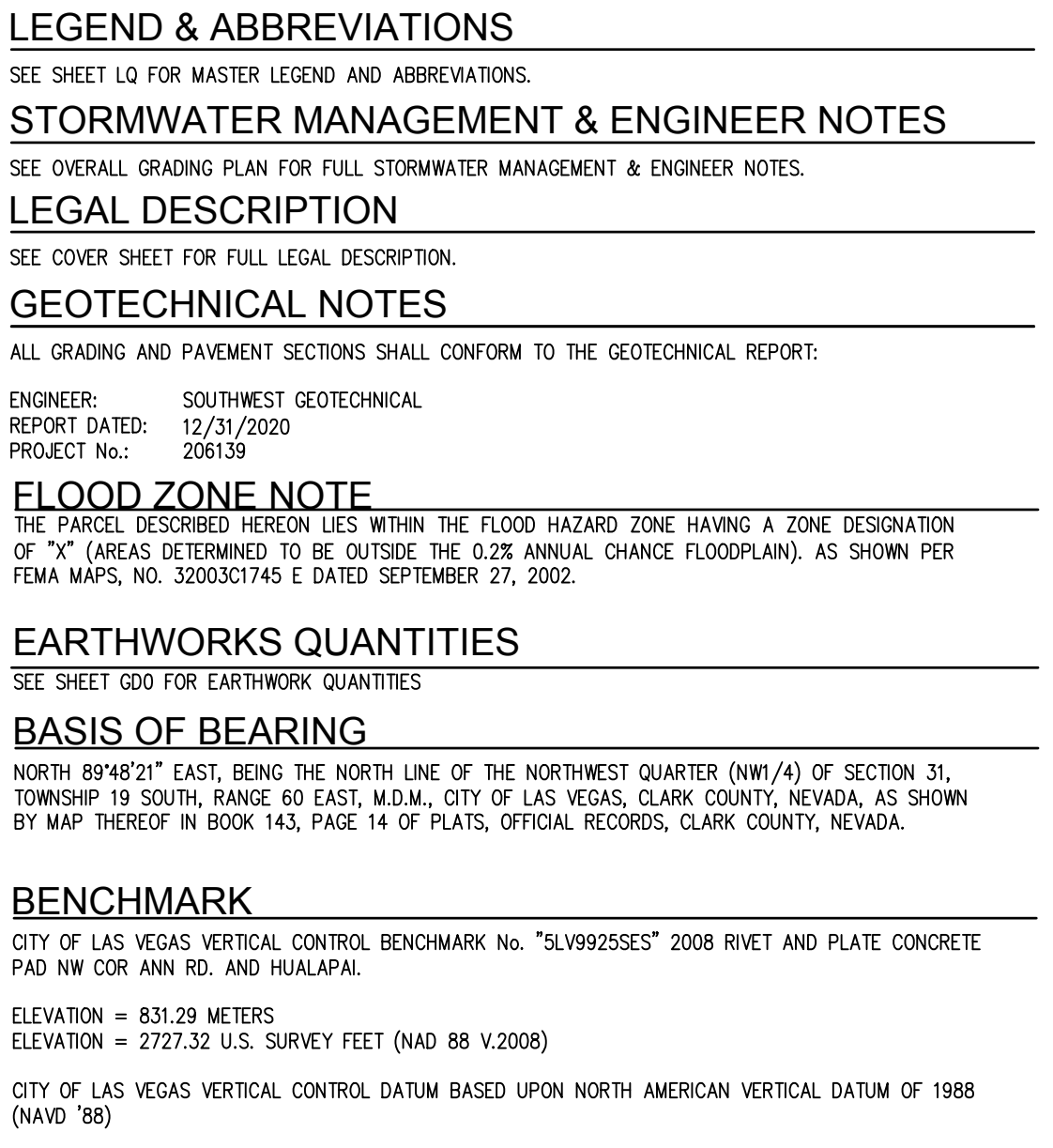
KHA PROJECT 291400024		DATE 04/06/2021		SCALE AS SHOWN		DESIGNED BY MK		DRAWN BY JP		CHECKED BY EH	
ERIC HOPKINS, PE No. 27397		DATE: 04/06/2021									
HUALAPAI WAY STA. 30+50 - 37+60											
ANN ROAD AND HUALAPAI WAY PREPARED FOR RICHMOND HOMES CITY OF LAS VEGAS NEVADA											
16 OF 21 SHEETS PP6											

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PHONE: 702-862-9600
WWW.KIMLEY-HORN.COM

ERIC HOPKINS, PE No. 27397
DATE: 04/06/2021



- ## GRADING NOTES:
- ① CONSTRUCT ONSITE AC PAVEMENT PER SOILS REPORT & DETAIL 1 ON SHEET C7.0.
 - ② CONSTRUCT 30" ROLL CURB PER CCAUSD NO. 217.1.
 - ③ CONSTRUCT 4" THICK SIDEWALK PER CCAUSD NO. 234, WIDTH PER PLAN.
 - ④ CONSTRUCT SIDEWALK RAMP CASE 1 PER CCAUSD NO. 235.
 - ⑤ CONSTRUCT 8' WIDE CROSS GUTTER PER CCAUSD NO. 238.



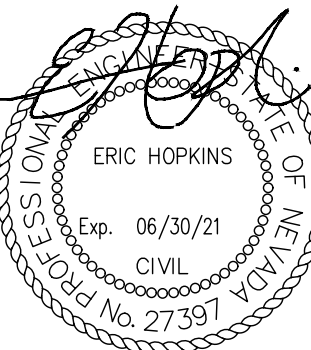
DRAINAGE CERTIFICATION	
I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY CLV No. XX-XXXX ON FILE WITH THE CITY OF LAS VEGAS FOR THIS PROJECT.	
ERIC HOPKINS, PE No 27397	DATE: 04/06/2021



CLV#:

[illegible]

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PHONE: 702-862-3600
WWW.KIMLEY-HORN.COM



KHA PROJECT 291400024	DATE 04/06/2021	SCALE AS SHOWN	DESIGNED BY MK	DRAWN BY JP	CHECKED BY EH
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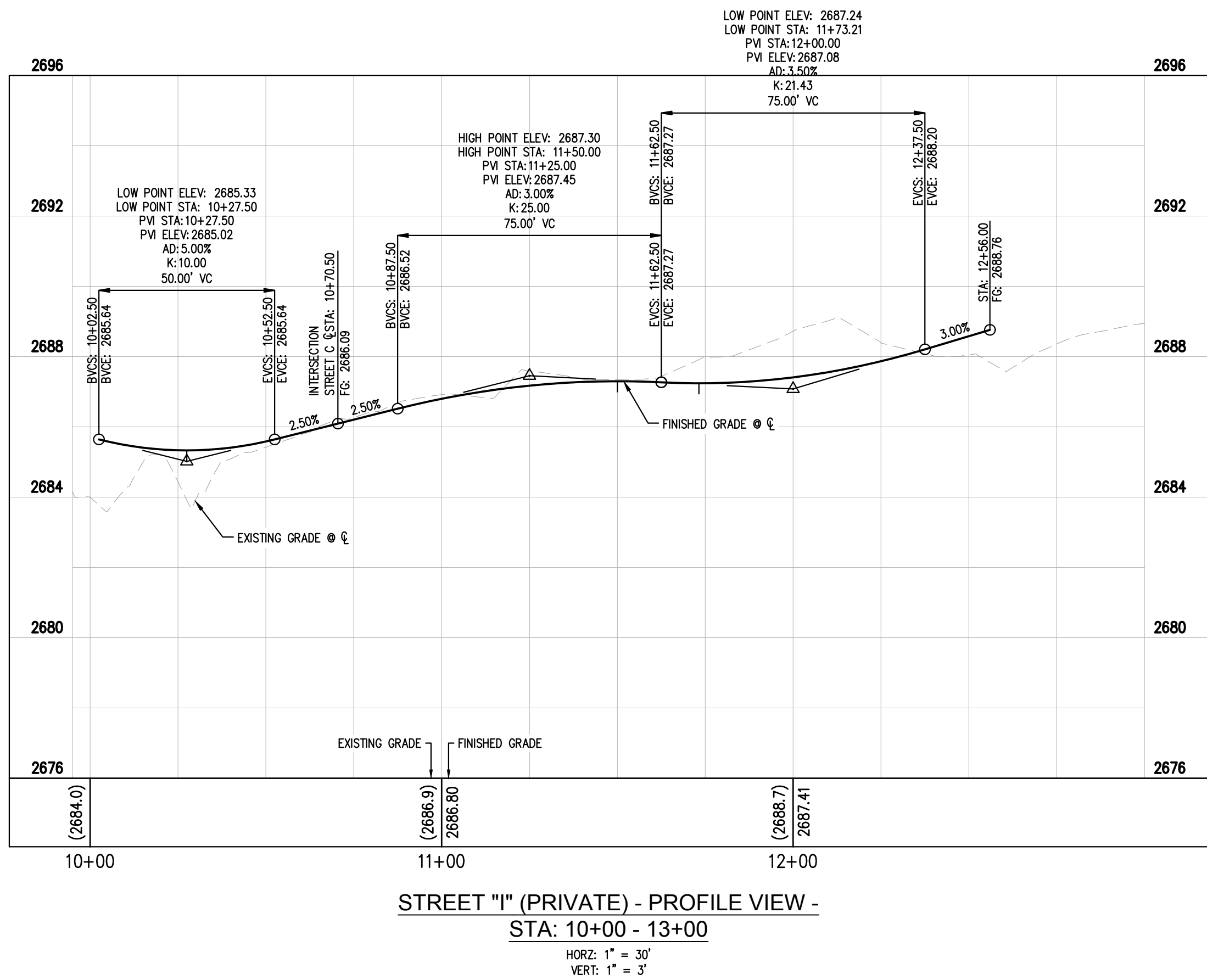
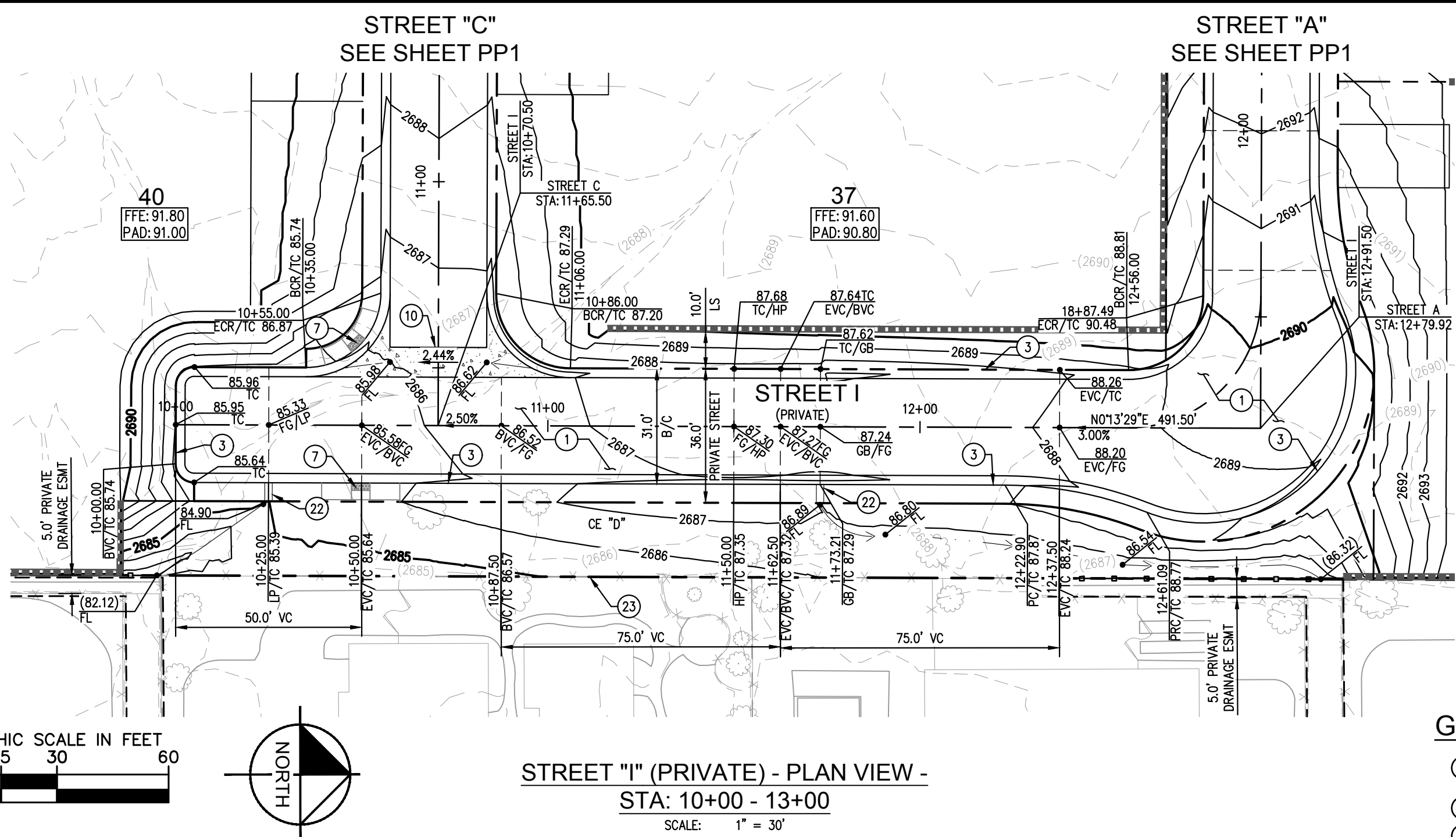
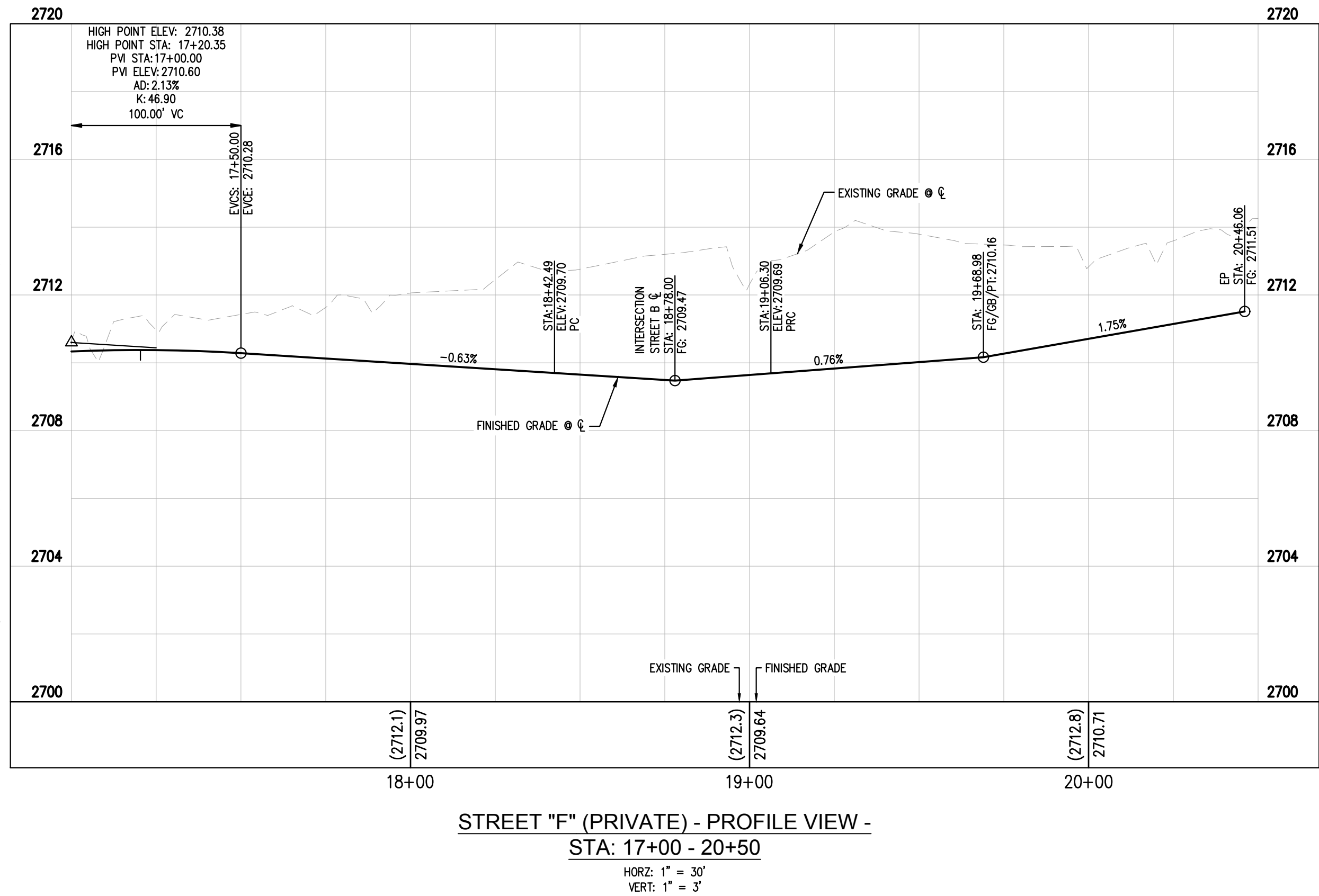
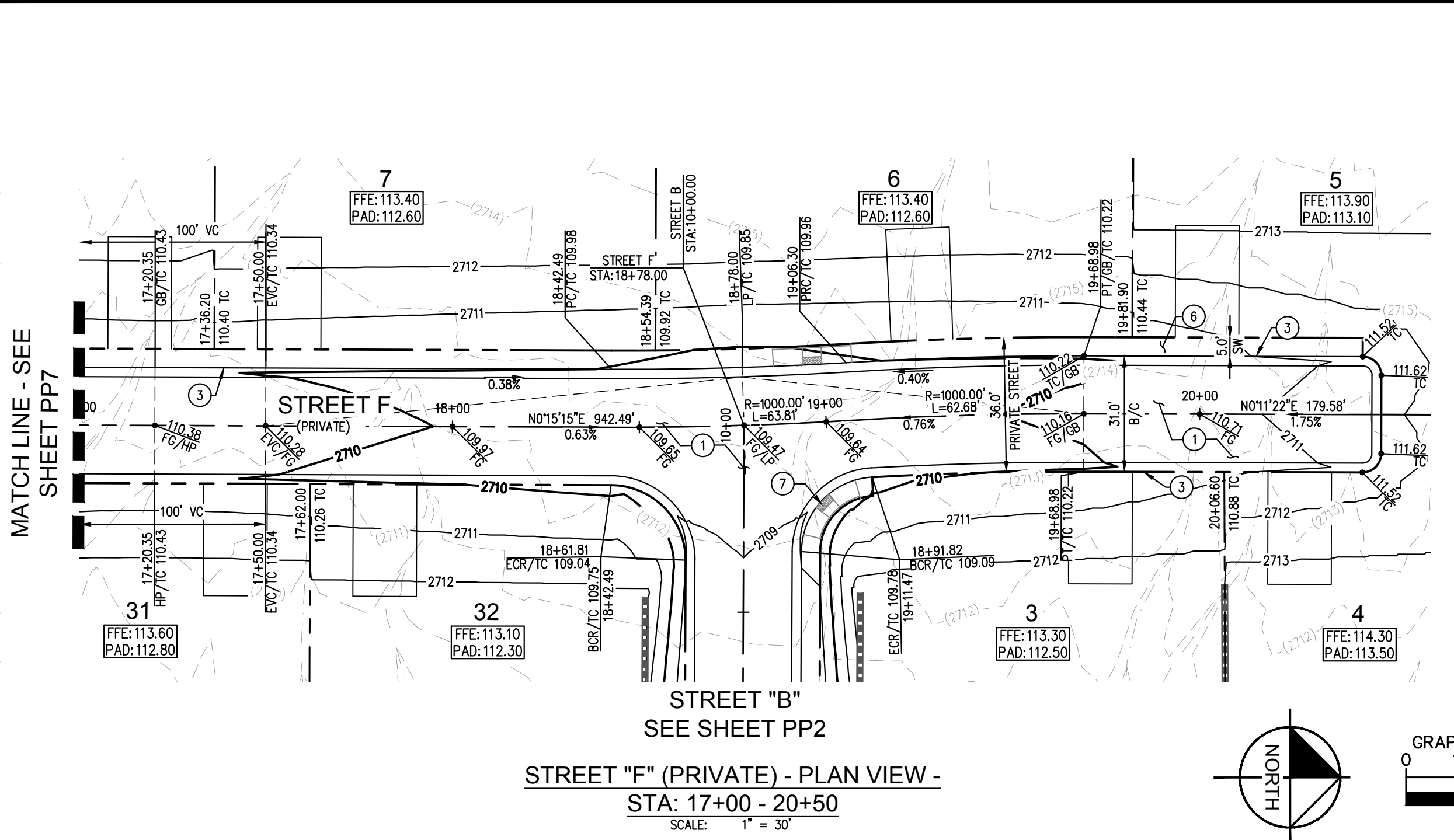
STREET F STA.
10+00 - 17+00

ANN ROAD AND HUALAPAI
WAY
PREPARED FOR
RICHMOND HOMES

NEVADA

CITY OF LAS VEGAS

Plotted By: Penso, Juan Sheet Set: kha Layout: ST F (2) & ST I C6.7 April 06, 2021 01:00:49pm K:\LAV-Civil\291400024 - Ann and Hualapai\CAD\PlanSheets\TDS\291400024PP-NS.dwg
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GRADING NOTES:

1. CONSTRUCT RESIDENTIAL AC PAVEMENT PER SOILS REPORT & DETAIL 1 ON SHEET DT.
3. CONSTRUCT 30" ROLL CURB PER CCAUSD NO. 217.1.
6. CONSTRUCT 4" THICK SIDEWALK PER CCAUSD NO. 234, WIDTH PER PLAN.
7. CONSTRUCT SIDEWALK RAMP CASE I PER CCAUSD NO. 235.
10. CONSTRUCT 8" WIDE CROSS GUTTER PER CCAUSD NO. 228.
22. INSTALL SIDEWALK DRAIN PER CCAUSD NO. 236.
23. EX. SCREEN WALL/RETAINING WALL PROTECT IN PLACE.

LEGEND & ABBREVIATIONS

SEE SHEET LQ FOR MASTER LEGEND AND ABBREVIATIONS.

STORMWATER MANAGEMENT & ENGINEER NOTES

SEE OVERALL GRADING PLAN FOR FULL STORMWATER MANAGEMENT & ENGINEER NOTES.

LEGAL DESCRIPTION

SEE COVER SHEET FOR FULL LEGAL DESCRIPTION.

GEOTECHNICAL NOTES

ALL GRADING AND PAVEMENT SECTIONS SHALL CONFORM TO THE GEOTECHNICAL REPORT:

ENGINEER: SOUTHWEST GEOTECHNICAL
REPORT DATED: 12/31/2020
PROJECT No.: 206139

FLOOD ZONE NOTE

THE PARCEL DESCRIBED HEREON LIES WITHIN THE FLOOD HAZARD ZONE HAVING A ZONE DESIGNATION OF "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). AS SHOWN PER FEMA MAPS, NO. 32003C1745 E DATED SEPTEMBER 27, 2002.

EARTHWORKS QUANTITIES

SEE SHEET G00 FOR EARTHWORK QUANTITIES

BASIS OF BEARING

NORTH 89°48'21" EAST, BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 143, PAGE 14 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL BENCHMARK No. "SLV99255ES" 2008 RIVET AND PLATE CONCRETE PAD NW COR ANN RD. AND HUALAPAI.

ELEVATION = 831.29 METERS
ELEVATION = 2727.32 U.S. SURVEY FEET (NAD 88 V.2008)

CITY OF LAS VEGAS VERTICAL CONTROL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)

DRAINAGE CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY CLV No. XX-XXXX ON FILE WITH THE CITY OF LAS VEGAS FOR THIS PROJECT.

ERIC HOPKINS, PE No. 27397

DATE: 04/06/2021

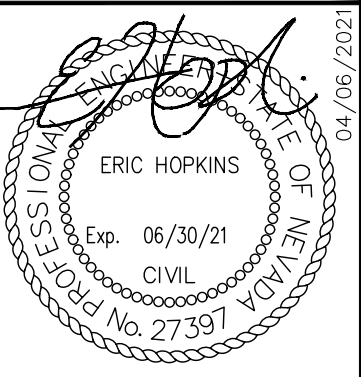


CLV#:

No.	REVISIONS	DATE	BY

Kimley»Horn

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PHONE: 702-862-1600
WWW.KIMLEY-HORN.COM



KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY
291400024	04/06/2021	1" = 30'	1" = 30'	MK	JP	EH

STREET F STA. 17+00
- 20+50 & STREET I

ANN ROAD AND HUALAPAI WAY

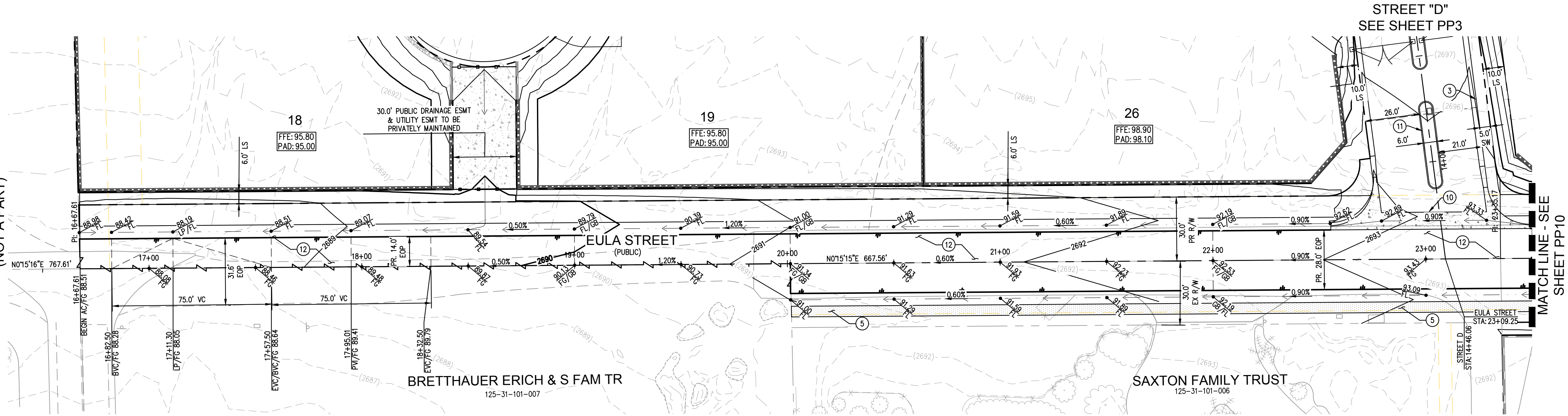
PREPARED FOR
RICHMOND HOMES

CITY OF LAS VEGAS NEVADA

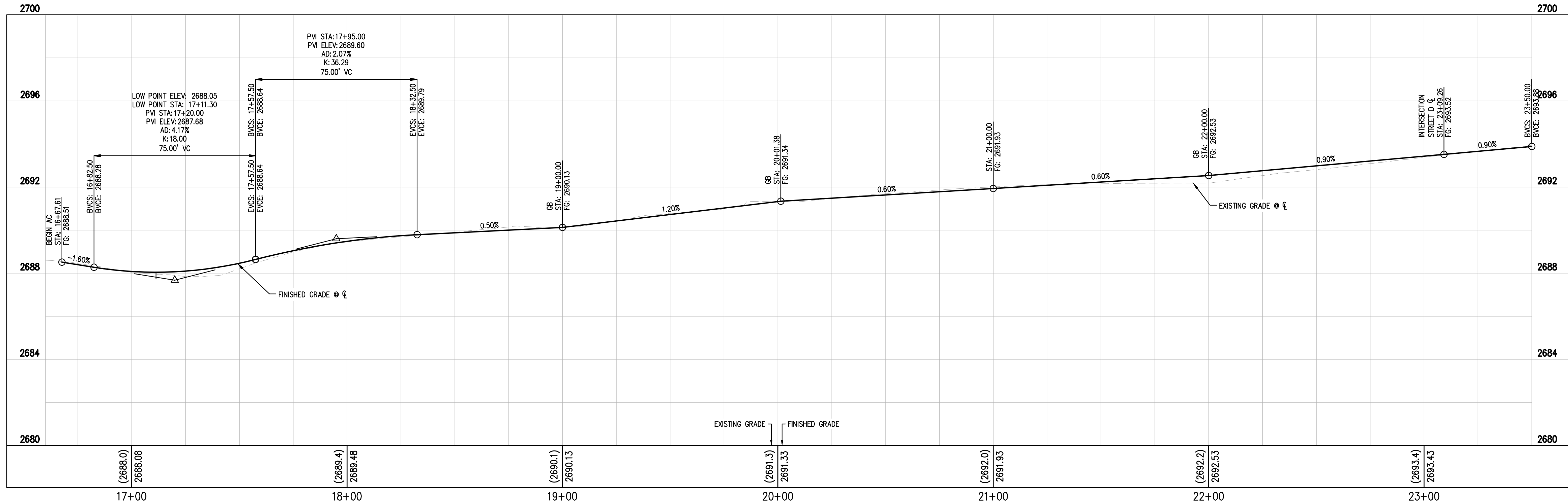
18 OF 21 SHEETS
PP8

Plotted By: Peno, Juan Sheet Set: kha Layout: EULA ST (1) C6.8 April 06, 2021 01:01:02pm K:\UAV-Civil\281400024 - Ann and Hualapai\CAD\PlanSheets\TDS Plans\291400024PP-N5.dwg
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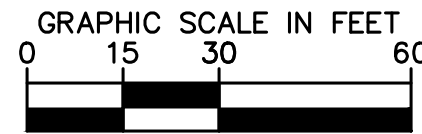
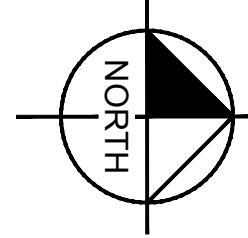
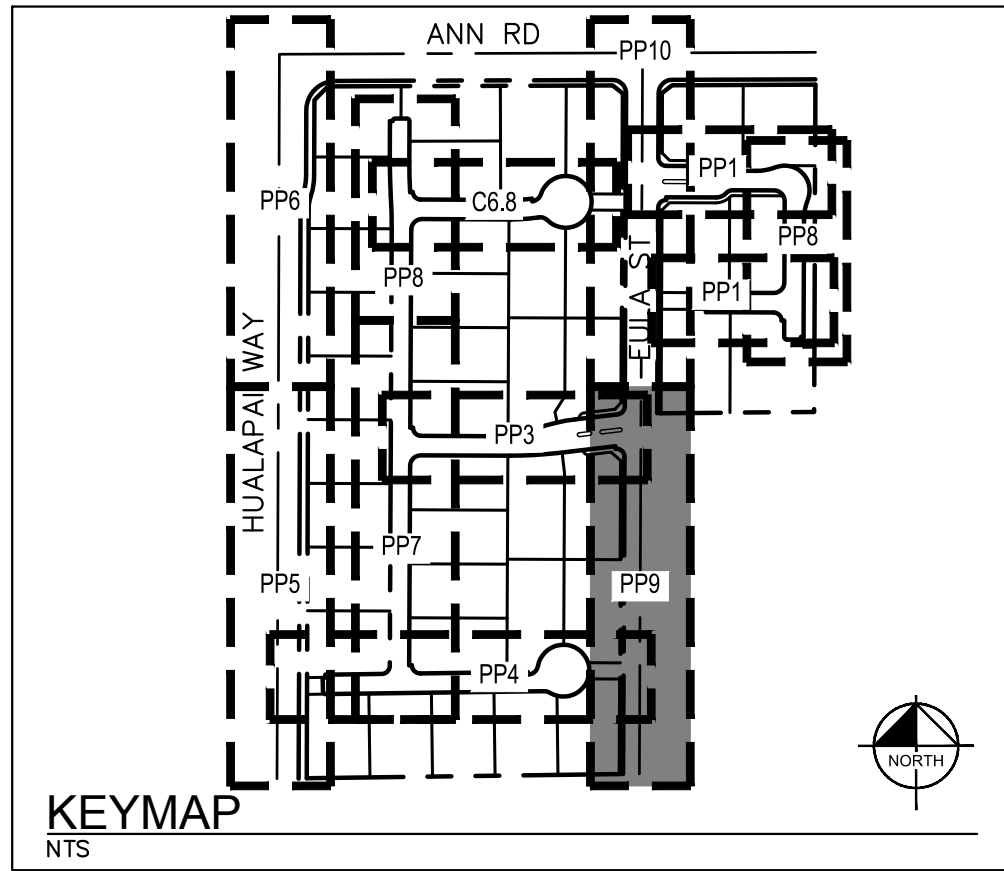
PARCEL A COMMERCIAL
DEVELOPMENT (BY OTHERS)
(NOT A PART)



EULA STREET (PUBLIC) - PLAN VIEW -
STA: 16+50.00 - 23+50.00
SCALE: 1" = 30'



EULA STREET (PUBLIC) - PROFILE VIEW -
STA: 16+50.00 - 23+50.00
HORIZ: 1" = 30'
VERT: 1" = 3'



GRADING NOTES:

3. CONSTRUCT 30" ROLL CURB PER CCAUSD NO. 217.1.
10. CONSTRUCT 8" WIDE CROSS GUTTER PER CCAUSD NO. 228.
11. CONSTRUCT "A" TYPE ISLAND CURB PER CCAUSD NO. 219.
12. CONSTRUCT HEAVY AC PAVEMENT PER SOILS REPORT & DETAIL 2 ON SHEET C7.0.

LEGEND & ABBREVIATIONS

SEE SHEET LQ FOR MASTER LEGEND AND ABBREVIATIONS.

STORMWATER MANAGEMENT & ENGINEER NOTES

SEE OVERALL GRADING PLAN FOR FULL STORMWATER MANAGEMENT & ENGINEER NOTES.

LEGAL DESCRIPTION

SEE COVER SHEET FOR FULL LEGAL DESCRIPTION.

GEOTECHNICAL NOTES

ALL GRADING AND PAVEMENT SECTIONS SHALL CONFORM TO THE GEOTECHNICAL REPORT:

ENGINEER: SOUTHWEST GEOTECHNICAL
REPORT DATED: 12/31/2020
PROJECT No.: 206139

FLOOD ZONE NOTE

THE PARCEL DESCRIBED HEREON LIES WITHIN THE FLOOD HAZARD ZONE HAVING A ZONE DESIGNATION OF "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). AS SHOWN PER FEMA MAPS, NO. 32003C1745 E DATED SEPTEMBER 27, 2002.

EARTHWORKS QUANTITIES

SEE SHEET G00 FOR EARTHWORK QUANTITIES

BASIS OF BEARING

NORTH 89°48'21" EAST, BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 143, PAGE 14 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL BENCHMARK No. "SLV9925SES" 2008 RIVET AND PLATE CONCRETE PAD NW COR ANN RD. AND HUALAPAI.

ELEVATION = 831.29 METERS
ELEVATION = 2727.32 U.S. SURVEY FEET (NAD 88 V.2008)

CITY OF LAS VEGAS VERTICAL CONTROL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)

DRAINAGE CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY CLV No. XX-XXXX ON FILE WITH THE CITY OF LAS VEGAS FOR THIS PROJECT.

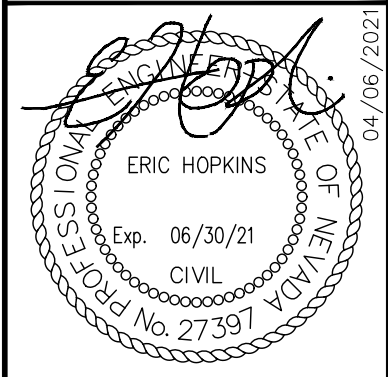
ERIC HOPKINS, PE No. 27397 DATE: 04/06/2021



CLV#:

No.	REVISIONS	DATE	BY

Kimley»Horn
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6671 LAS VEGAS BLVD. S., SUITE 320, LAS VEGAS, NV 89119
PHONE: 702-862-3600
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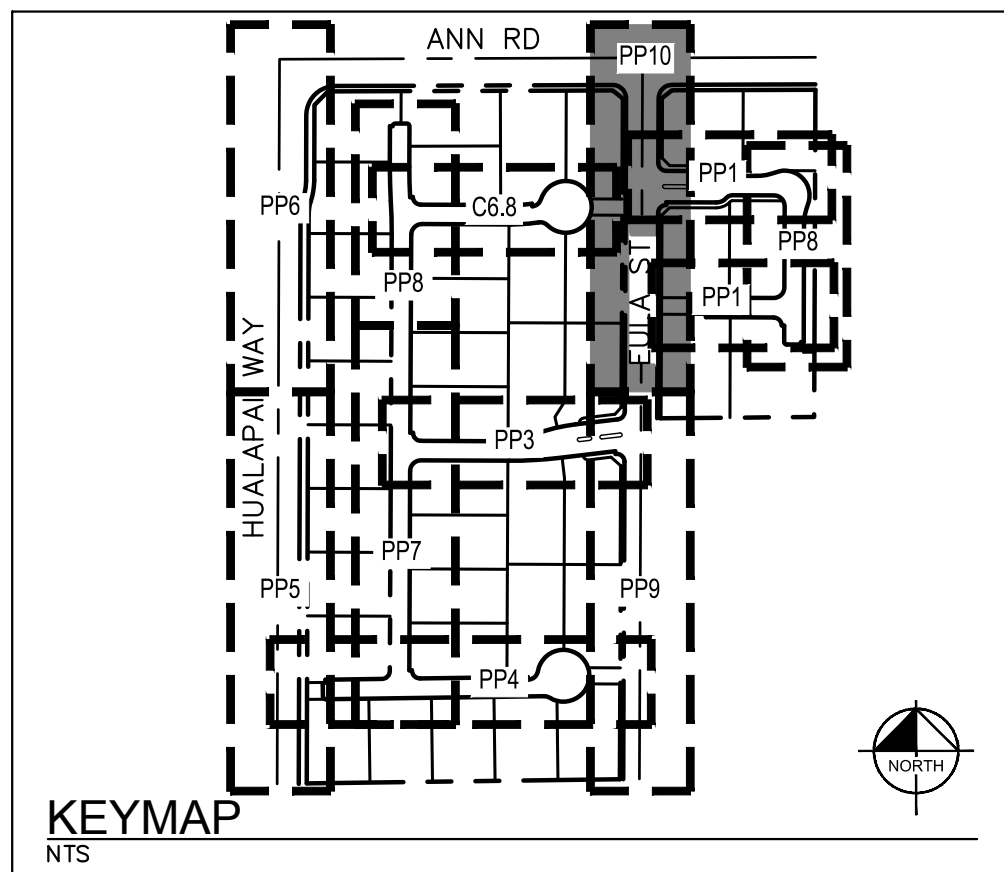
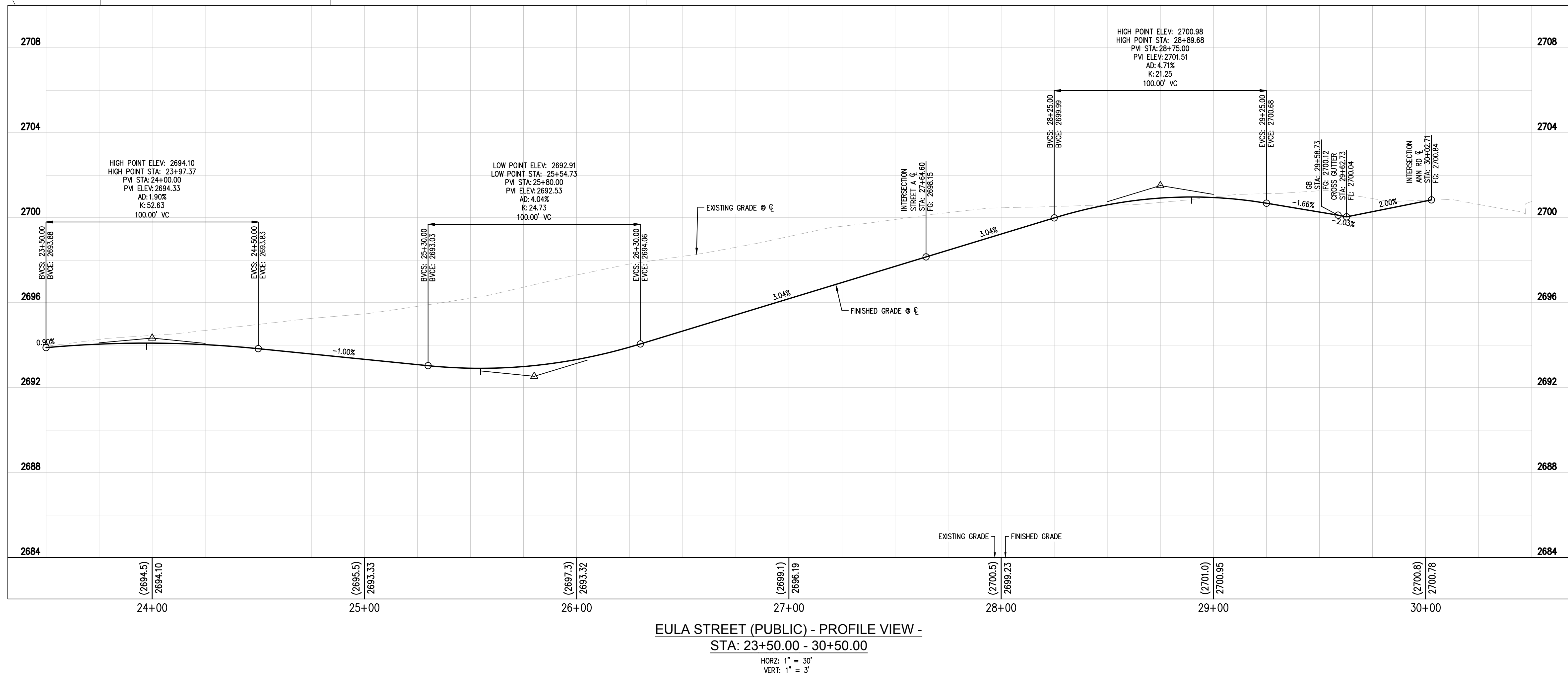
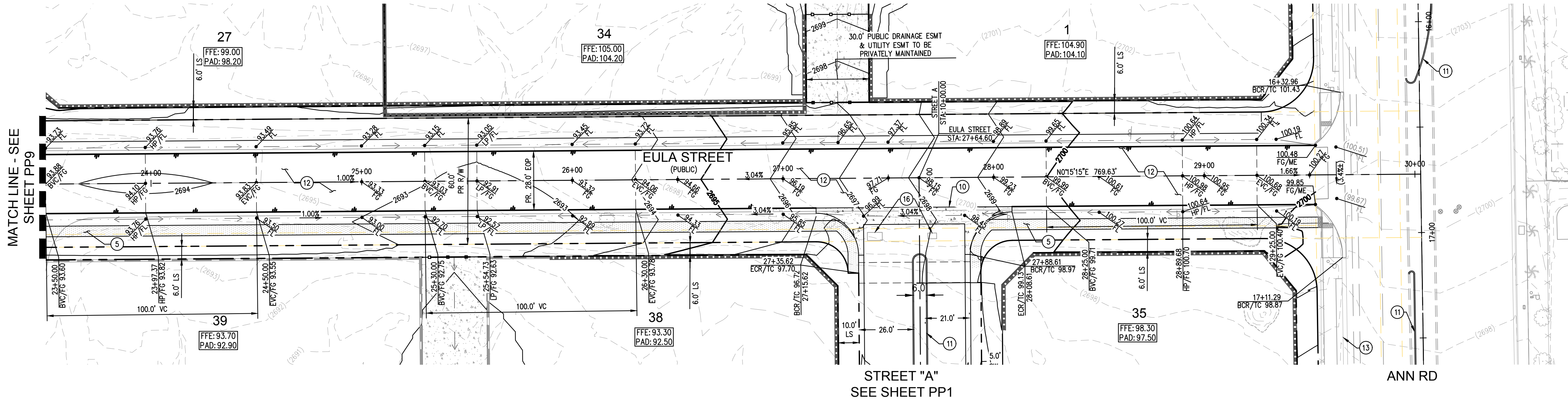


KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	MD	DRAWN BY	JP	CHECKED BY	EH
291400024	04/06/2021								

EULA STREET
STA. 16+50 - 24+00

ANN ROAD AND HUALAPAI
WAY
PREPARED FOR
RICHMOND HOMES
CITY OF LAS VEGAS
NEVADA
19 OF 21 SHEETS
PP9

Plotted By: Peno, Juan Sheet Set: kha Layout: EULA ST (2) C6.9 April 06, 2021 01:01:13pm K:\AV-Civil\281400024 - Ann and Hualapai\CAD\PlanSheets\TDS Plans\291400024PP-N5.dwg
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GRADING NOTES:

- CONSTRUCT 8" WIDE CROSS GUTTER PER CCAUSD NO. 228.
- CONSTRUCT "A" TYPE ISLAND CURB PER CCAUSD NO. 219.
- CONSTRUCT HEAVY AC PAVEMENT PER SOILS REPORT & DETAIL 2 ON SHEET C7.0.
- EX. CURB AND GUTTER, PROTECT IN PLACE.
- CONSTRUCT 5" THICK SIDEWALK PER CCAUSD NO. 234, WIDTH PER PLAN.
- EXIST DRY UTILITIES TO BE RELOCATED BY OTHERS

LEGEND & ABBREVIATIONS

SEE SHEET LQ FOR MASTER LEGEND AND ABBREVIATIONS.

STORMWATER MANAGEMENT & ENGINEER NOTES

SEE OVERALL GRADING PLAN FOR FULL STORMWATER MANAGEMENT & ENGINEER NOTES.

LEGAL DESCRIPTION

SEE COVER SHEET FOR FULL LEGAL DESCRIPTION.

GEOTECHNICAL NOTES

ALL GRADING AND PAVEMENT SECTIONS SHALL CONFORM TO THE GEOTECHNICAL REPORT:

ENGINEER: SOUTHWEST GEOTECHNICAL
REPORT DATED: 12/31/2020
PROJECT No.: 206139

FLOOD ZONE NOTE

THE PARCEL DESCRIBED HEREON LIES WITHIN THE FLOOD HAZARD ZONE HAVING A ZONE DESIGNATION OF "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). AS SHOWN PER FEMA MAPS, NO. 32003C1745 E DATED SEPTEMBER 27, 2002.

EARTHWORKS QUANTITIES

SEE SHEET G00 FOR EARTHWORK QUANTITIES

BASIS OF BEARING

NORTH 89°48'21" EAST, BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 143, PAGE 14 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL BENCHMARK No. "SLV9925SES" 2008 RIVET AND PLATE CONCRETE PAD NW COR ANN RD. AND HUALAPAI.

ELEVATION = 831.29 METERS
ELEVATION = 2727.32 U.S. SURVEY FEET (NAD 88 V.2008)

CITY OF LAS VEGAS VERTICAL CONTROL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)

DRAINAGE CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY CLV No. XX-XXXX ON FILE WITH THE CITY OF LAS VEGAS FOR THIS PROJECT.

ERIC HOPKINS, PE No. 27397

DATE: 04/06/2021

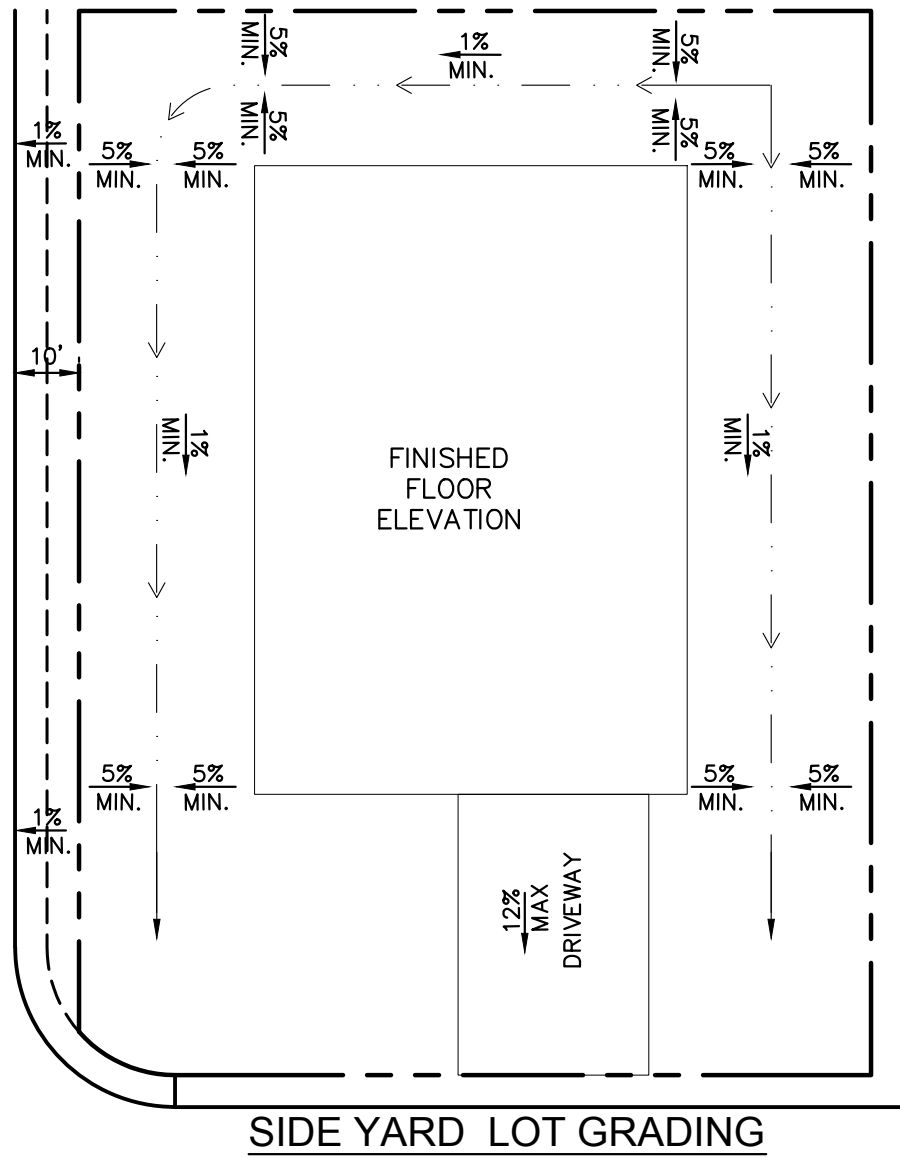
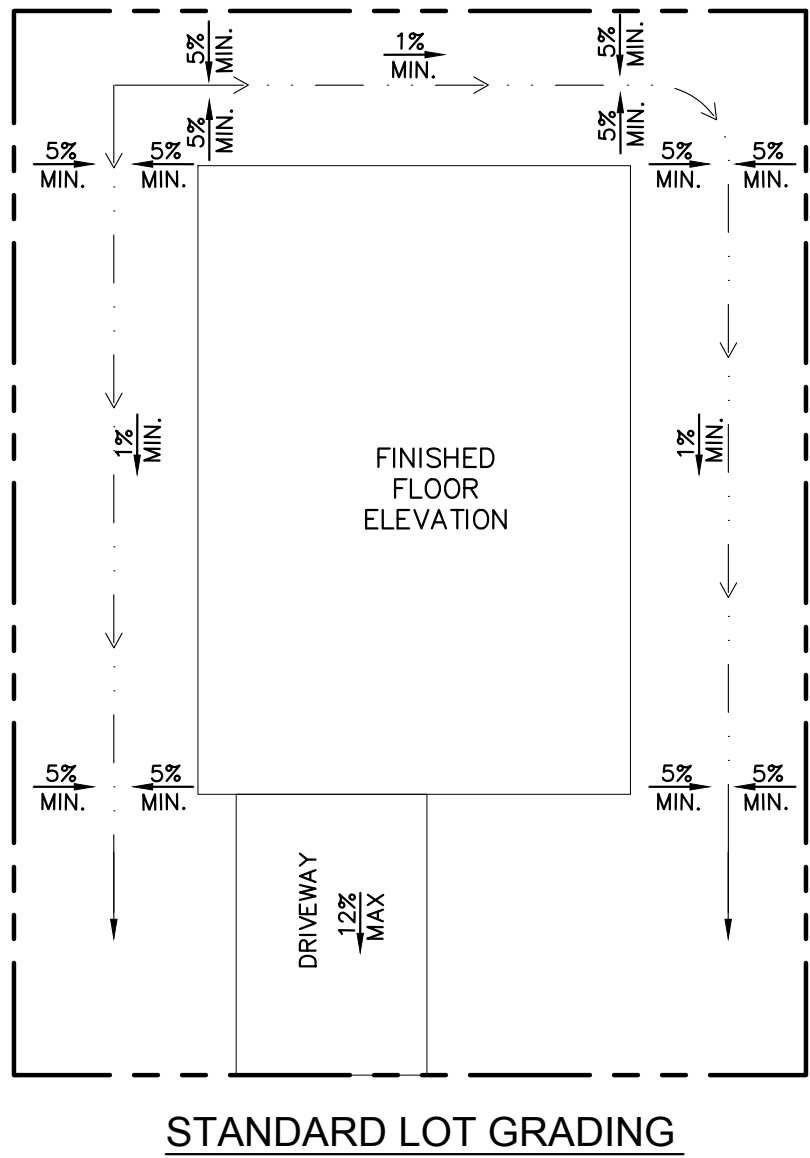
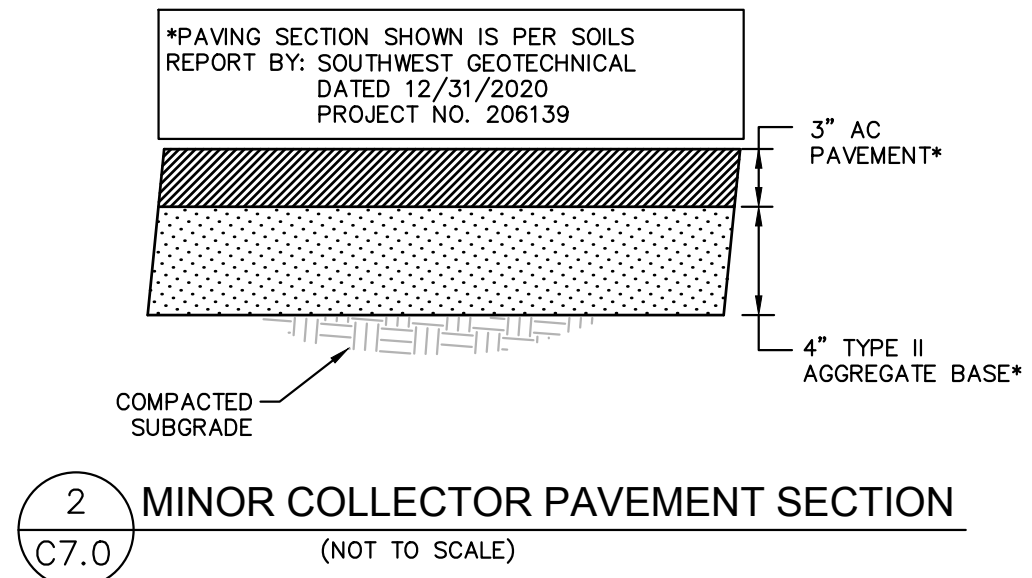
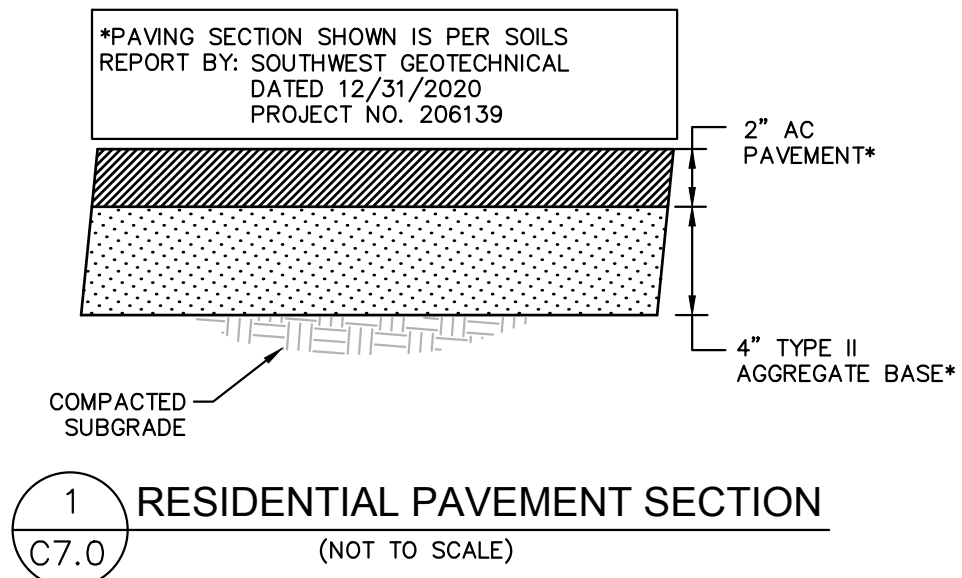


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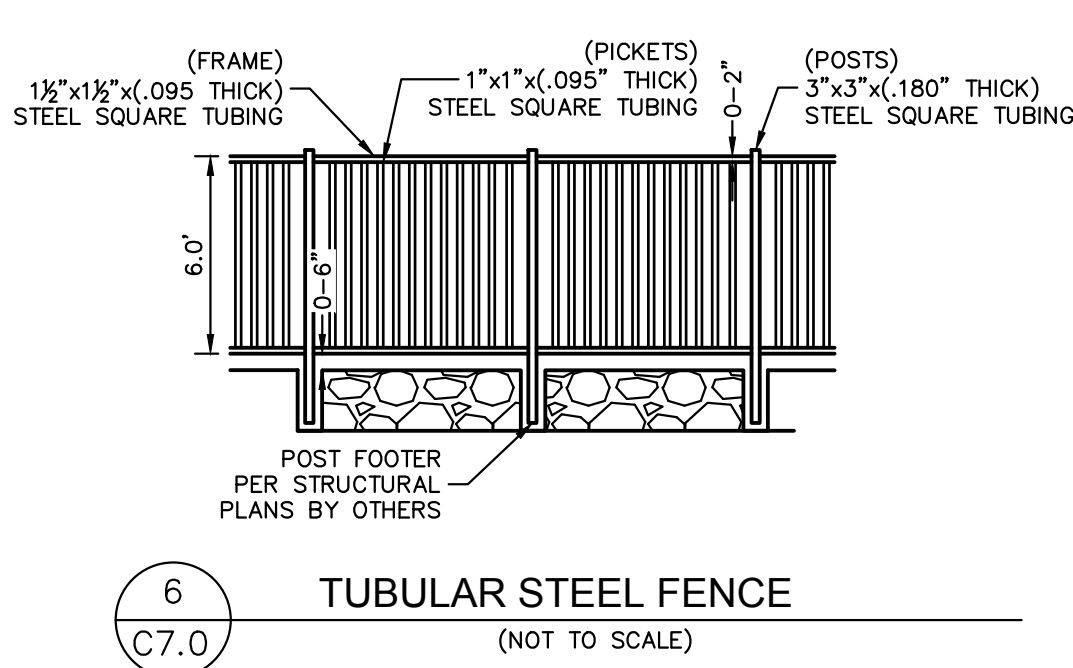
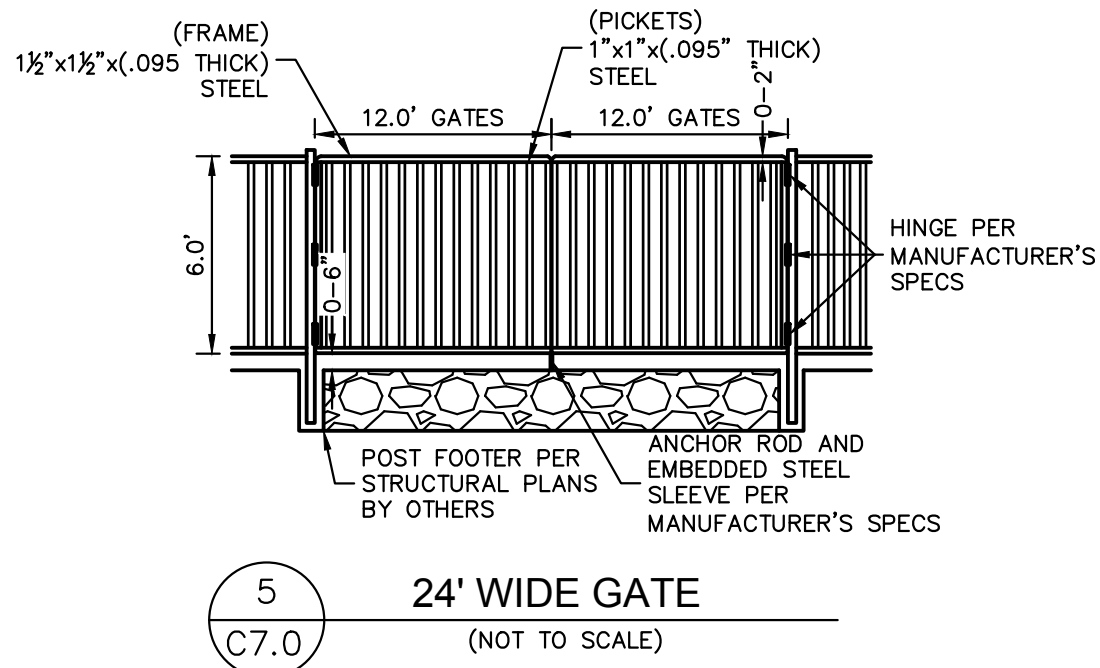
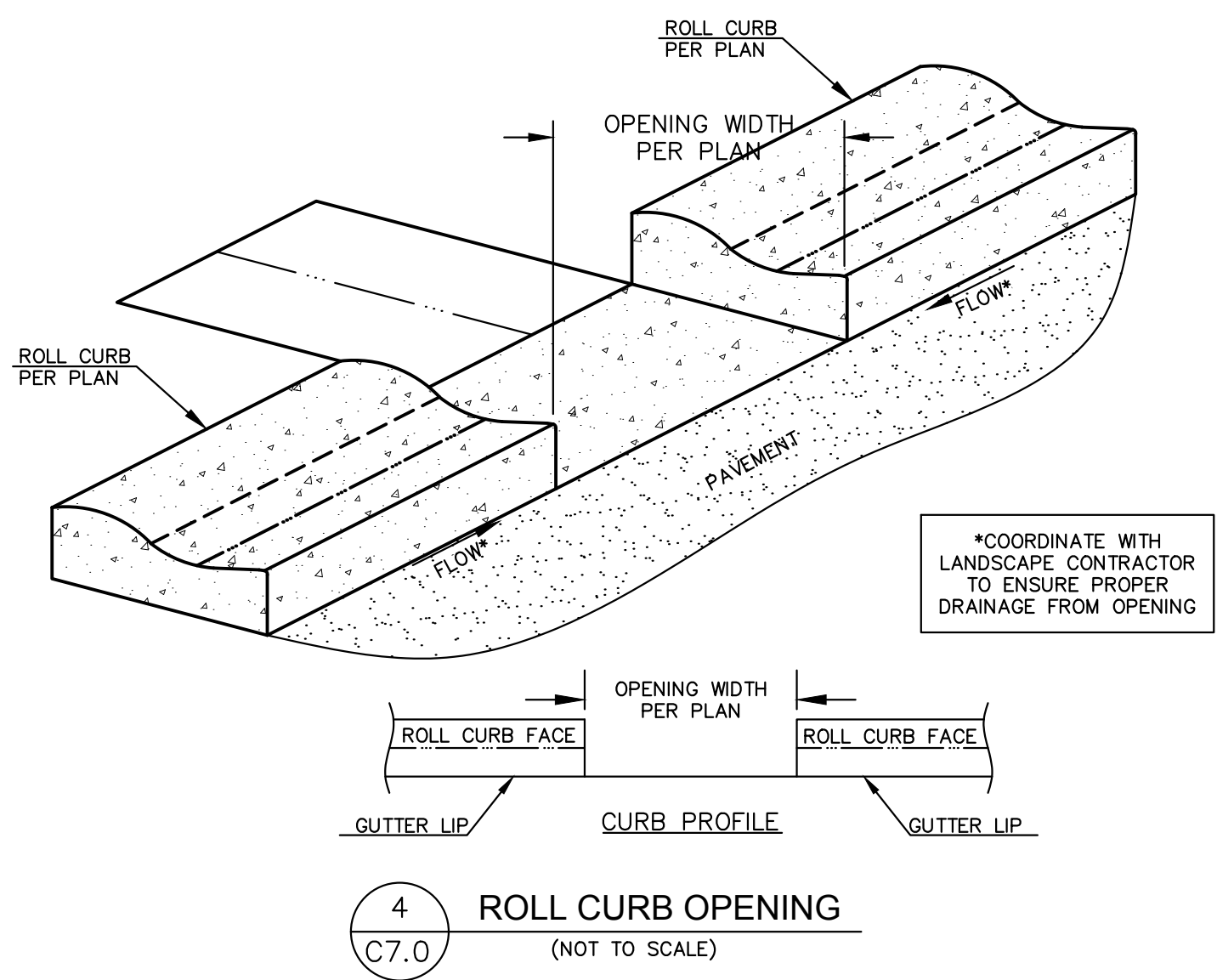
KHA PROJECT 291400024		DATE 04/06/2021	SCALE AS SHOWN	DESIGNED BY MK	DRAWN BY JP	CHECKED BY EH
ERIC HOPKINS PE No. 27397		CIVIL Exp. 06/30/21		CITY OF LAS VEGAS 04/06/2021		
ANN ROAD AND HUALAPAI WAY		EULA STREET		PP10		
PREPARED FOR RICHMOND HOMES		CITY OF LAS VEGAS		NEVADA		
20 OF 21 SHEETS		PP10		REVISIONS		
DATE		BY		No.		

Kimley»Horn
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6871 LAS VEGAS BLVD S., SUITE 320, LAS VEGAS, NV 89119
PHONE: 702-862-9600
WWW.KIMLEY-HORN.COM

Plotted By: Pens, Juan Sheet Set: kha Layout: TYPICAL DETAILS April 06, 2021 01:01:29pm K:\LAV-Civil\291400024 - Ann and Hualapai\CAD\PlanSheets\TDS Plans\291400024DT.dwg
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3 TYPICAL LOT GRADING
C7.0 (NOT TO SCALE)



CLV#:

ANN ROAD AND HUALAPAI WAY		TYPICAL DETAILS		KHA PROJECT 291400024		DATE 04/06/2021		SCALE AS SHOWN		DESIGNED BY MK		DRAWN BY JP		CHECKED BY EH			
PREPARED FOR RICHMOND HOMES																	
CITY OF LAS VEGAS		NEVADA															
21 OF 21 SHEETS		C7.0															
Kimley»Horn												REVISIONS		DATE		BY	
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