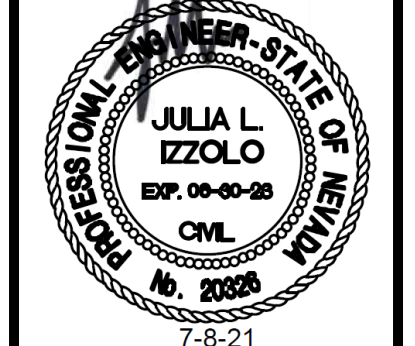


REVISION	DESCRIPTION	DATE	APPROVAL

ZENITH ENGINEERING
 1980 FESTIVAL PLAZA DRIVE
 SUITE 450
 LAS VEGAS, NV 89185
 (702) 866-9535

BALVENIE RESIDENTIAL SUBDIVISION
 CITY OF LAS VEGAS, NEVADA

GRADING PLAN



DESIGNED BY: J. IZZOLO
 DRAWN BY: C. BRAZELL
 CHECKED BY: J. IZZOLO
 HORIZ: AS SHOWN
 VERT: AS SHOWN

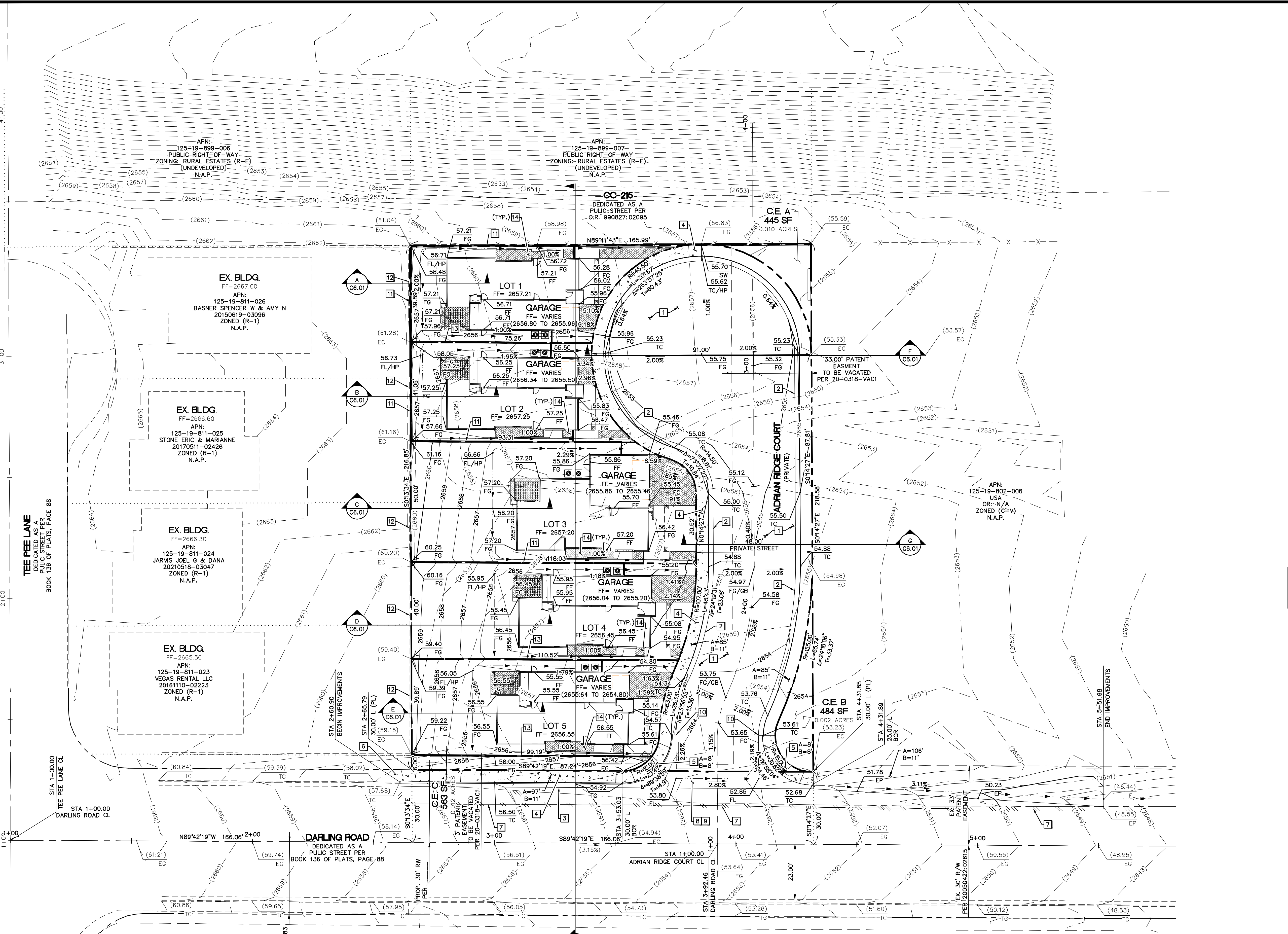
CONSTRUCTION NOTES	
1	CONSTRUCT AC PAVEMENT PER DETAIL 1 ON SHEET C6.01
2	CONSTRUCT 'R' TYPE CURB PER CCAUSD No. 217.3.S1.
3	CONSTRUCT 'L' TYPE CURB PER CCAUSD No. 216.
4	CONSTRUCT CONCRETE SIDEWALK PER CCAUSD No. 234.
5	CONSTRUCT SIDEWALK RAMP PER CCAUSD No. 235, CASE III
6	EXISTING SIDEWALK TO REMAIN, PROTECT IN PLACE.
7	SAWCUT AND MATCH EXISTING PAVEMENT.
8	CONSTRUCT DRIVEWAY PER CCAUSD No. 222.1.
9	CONSTRUCT CROSS GUTTER PER CCAUSD No. 228.
10	CONSTRUCT 'R' TYPE TO 'L' TYPE CURB TRANSITION PER DETAIL 1 ON SHEET C6.01.
11	CONSTRUCT RETAINING WALL PER STRUCTURAL DRAWINGS.
12	EXISTING SCREEN WALL, PROTECT IN PLACE.
13	CONSTRUCT SCREEN WALL PER STRUCTURAL DRAWINGS.
14	INSTALL PAVERS PER ARCHITECTURAL DRAWINGS.

FLOOD ZONE NOTE
 THE SUBJECT PARCEL IS COVERED BY THE FLOOD INSURANCE RATE MAP (FIRM) FOR CLARK COUNTY, NEVADA AND INCORPORATED AREAS. COMMUNITY NUMBER: 325276, PANEL NUMBER: 1745E, EFFECTIVE DATE: SEPTEMBER 27, 2002. THE SUBJECT PARCEL IS LOCATED WITHIN A FEMA ZONE X (UNSHADED), DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

GRADING PLAN CERTIFICATION
 I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY: DS- on FILE AT THE CITY OF LAS VEGAS FOR THE SUBJECT PROJECT.
 NAME: JULIA L. IZZOLO PE #20326 DATE

LAS VEGAS VALLEY CONSTRUCTION SITE BEST MANAGEMENT PRACTICES GUIDANCE MANUAL SECTION 3.5.1 STANDARD NOTES 1-6

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 AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER 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 THE CLARK COUNTY TITLE 24.40 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 PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR10000, SECTION III.A.5.
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER ANY RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR10000, SECTION III.A.12.
5. ACCUMULATED SEDIMENT IN BMPs 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.
6. AT MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL RESPOND TO STORMWATER INSPECTION CORRECTIVE ACTIONS IN THE MANNER PRESCRIBED BY CLARK COUNTY, INCLUDING BUT NOT LIMITED TO PROVIDING PHOTOS AND DESCRIPTIONS OF THE CORRECTIONS COMPLETED BY THE CONTRACTOR OR HIS AGENT.



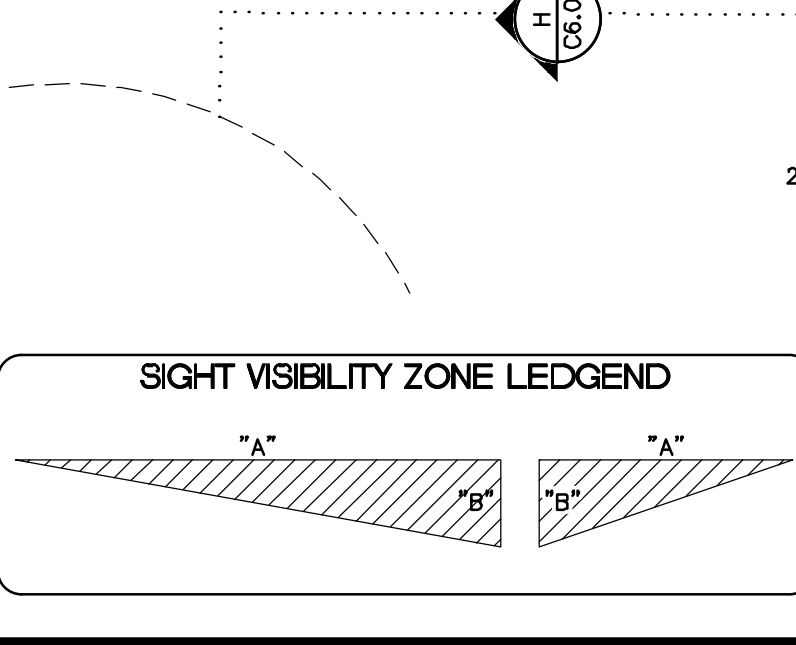
GRADING NOTES
 1. CONTRACTOR SHALL VERIFY ALL EXISTING GRADES PRIOR TO CONSTRUCTION. IF CONFLICTS EXIST BETWEEN FIELD CONDITIONS AND THE ELEVATIONS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
 2. CONTRACTOR SHALL DETERMINE FOOTING OR BASEMENT EXCAVATION QUANTITIES, STRUCTURE BACKFILL COSTS SHALL BE INCLUDED IN THE COST OF THE STRUCTURE, UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
 3. EROSION CONTROL FABRIC/MATERIAL SHALL BE USED FOR SLOPE PROTECTION FOR SLOPES 4:1 OR GREATER AND DISTURBED FINE-GRAINED MATERIALS, UNLESS OTHERWISE SPECIFIED BY LANDSCAPE DRAWINGS AND/OR SPECIFICATIONS OR THE SOILS REPORT.
 4. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE. PONDING IS DISALLOWED. CONTRACTOR SHALL FOLLOW RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT FOR THIS PROJECT. REFER TO THE REPORT PREPARED BY: SOUTHWEST GEOTECHNICAL PROJECT No: 210101 DATED APRIL 21, 2021

APN: 125-19-811-011
 COOK JASON
 20100513-01329
 ZONED (R-1)
 N.A.P.

EARTHWORKS
 CUT: 1695.30 CY
 FILL: 99.41 CY
 NET: 1595.89 CY (FILL)

DISTURBED ACRES
 ON-SITE: 0.83 ACRES
 OFF-SITE: 0.10 ACRES

TYPICAL GRADING AWAY FROM BUILDING
 MAX 2% SW
 MIN 5% LS



APN: 125-19-811-012
 2018-4 I H BORROWER L P I
 20181114-02361
 ZONED (R-1)
 N.A.P.

ASSESSOR'S PARCEL NUMBER
 125-19-802-009

BENCHMARK
 CITY OF LAS VEGAS BENCHMARK 6LV901956

RIVET & PLATE N. SIDE CENTENNIAL PKWY 345' N.E. OF 1/16TH CORNER AT TEE PEE LN. & CENTENNIAL.
 ELEVATION (METERS): 806.07
 ELEVATION (FEET): 2,644.57 U.S. SURVEY FEET (NAVD 88)

APN: 125-19-811-013
 CHANG DORA
 20191223-01496
 ZONED (R-1)
 N.A.P.

BASIS OF BEARING
 SOUTH 89°42'19" EAST BEING THE BEARING OF THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, SHOWN AS THE CENTERLINE OF DARLING ROAD IN BOOK 136 OF PLATS, PAGE 88, CLARK COUNTY, NEVADA OFFICIAL RECORDS.

APN: 125-19-811-012
 KONA SCENIC LAND INC
 20180925-00285
 ZONED (R-1)
 N.A.P.

APN: 125-19-811-011
 FAGAN MOLLY
 20180618-02290
 ZONED (R-1)
 N.A.P.

UTILITIES DISCLAIMER
 EXISTING UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. ZENITH ENGINEERING ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

FAST Call before you Dig
 1-702-432-5300

811 Call before you Dig
 1-800-842-2444

Call Before You Overhead
 1-702-227-2929

C:\Users\Julia\OneDrive - Zenith Engineering\Projects\211019 - Balvenie Residential Subdivision\Drawings\Plot Drawings\211019-C2.01-GP.dwg ~ Layout: C2.01 ~ Jul 08, 2021 ~ 11:06am