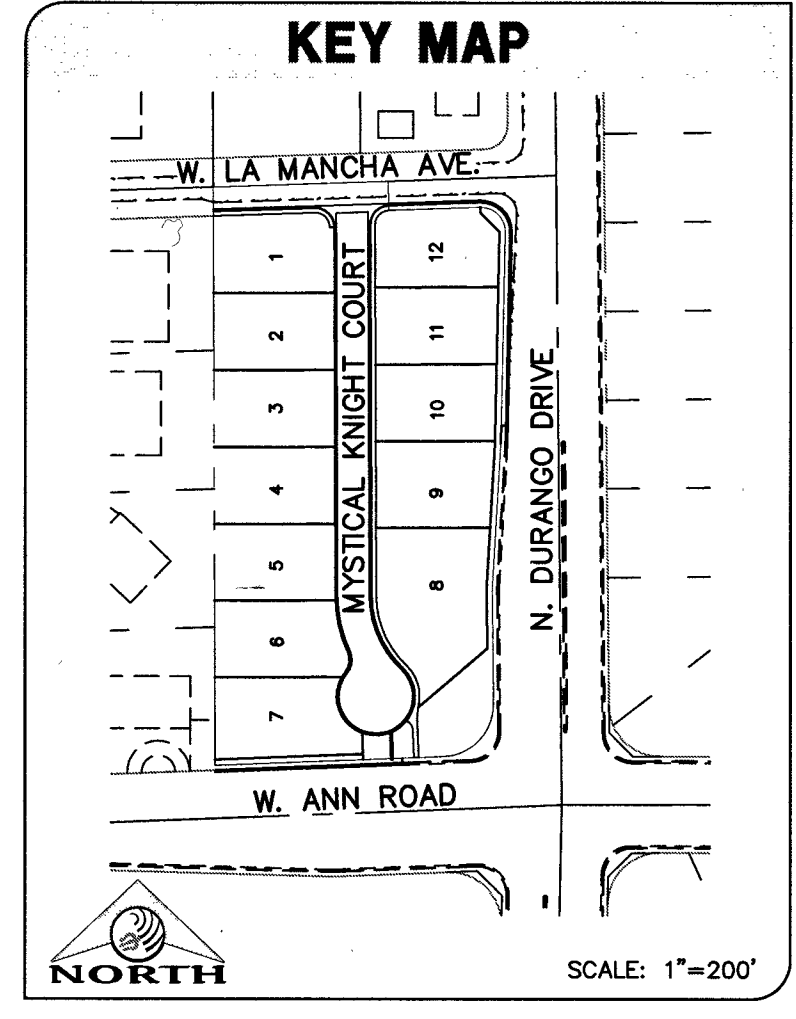
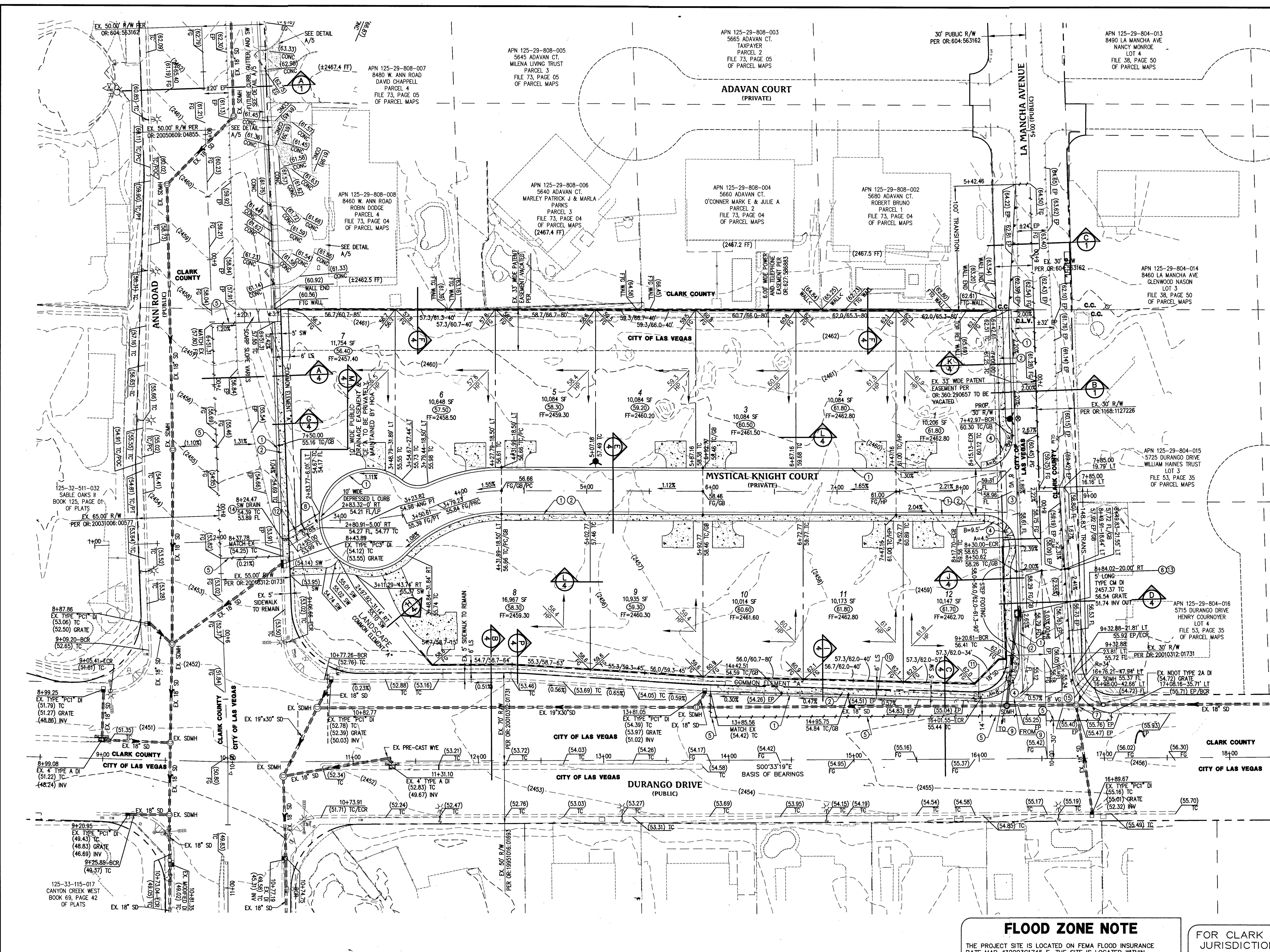




GRADING LEGEND	
(1395)	EX. MAJOR CONTOUR
---	EX. MINOR CONTOUR
---	BOUNDARY LINE
---	STREET CENTERLINE
---	EDGE OF PAVEMENT
---	EXISTING CURB, GUTTER, & SIDEWALK
---	PROPOSED CURB, GUTTER, & SIDEWALK
---	PROPOSED AC PAVING
X X X	EX. FENCE
---	EX. BLOCK WALL
---	PROPOSED RETAINING WALL
---	TOP OF FOOTING
---	APPROX. WALL LENGTH
---	TOP OF RETAINING WALL
---	PROPOSED SCARP

- ### GRADING NOTES
- ALL PROPOSED PAD ELEVATIONS AND SWALE ELEVATIONS ARE ROUGH GRADES. ALL OTHER PROPOSED ELEVATIONS ARE FINISHED GRADES.
 - THE GRADING PLANS SHALL BE AT THE PROJECT SITE THROUGHOUT THE COURSE OF CONSTRUCTION.
 - ALL GRADING SHALL BE PERFORMED IN CONFORMANCE WITH THE LINES, GRADES AND DETAILS AS SHOWN ON THESE PLANS. ANY DEVIATION FROM THESE PLANS WILL ONLY BE PERMITTED UPON WRITTEN APPROVAL FROM THE ENGINEER.
 - ALL PADS ARE TO BE GRADED WITHIN 0.3' OF THE ELEVATIONS AS SHOWN ON THE PLANS. GRADING IS NOT COMPLETE UNTIL THE ENGINEER HAS CERTIFIED THAT THE PADS HAVE BEEN GRADED IN SUBSTANTIAL CONFORMANCE TO THE PLANS.
 - ALL PLACEMENT OF OVERSIZED MATERIALS AND/OR FILL MATERIALS SHALL BE PER THE SOILS REPORT REFERENCED ON THIS PLAN.
 - ADD 2400 TO ALL SPOT GRADES AND TOP OF CURB, FLOW LINE AND FINISH GRADE ELEVATIONS.
 - ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.
 - ANY CURVED CURB LESS THAN 1% MUST BE WATER TESTED BY CONTRACTOR AS REQUIRED BY CITY INSPECTOR.

- ### CONSTRUCTION NOTES
- CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #216.
 - CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #234.
 - CONSTRUCT 8' WIDE VALLEY GUTTER PER CCAUSD #228.
 - CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOWNS OR EQUIVALENT PER CCAUSD #235, CASE 1.
 - SAWCUT AND MATCH EXISTING ASPHALT.
 - STORM WATER STAMP TO BE LOCATED ADJACENT TO DROP INLET PER CCAUSD #421.
 - EXISTING STORM DRAIN MH TO BE ADJUSTED TO GRADE.
 - INSTALL 1 REMOVABLE LOCKING BOLLARD PER DETAIL N/4.
 - EXISTING R1-1 STOP SIGN AND STREET NAME SIGNS TO BE RE-LOCATED.
 - EXISTING R3-17 & R3-17b SIGNS TO BE REMOVED AND RETURNED TO THE CITY OF LAS VEGAS.
 - EXISTING GAS LINE MARKER TO BE REMOVED.
 - INSTALL 10" WIDE WROUGHT IRON GATE ONLY PER CCAUSD #421 B. SEE DETAIL ON SHEET 5.
 - CONSTRUCT 5' LONG TYPE CM GRATE DROP INLET PER CCAUSD #412.1. SEE DETAIL ON SHEET 5.
 - CONSTRUCT SIDEWALK UNDERDRAIN PER CCAUSD #236.
 - CONSTRUCT HALF STREET CROSS GUTTER PER CCAUSD #228 AND #229.

FLOOD ZONE NOTE

THE PROJECT SITE IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP #32003C1745 E. THE SITE IS LOCATED WITHIN DESIGNATED FLOOD HAZARD ZONE X BEING AN AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

FOR CLARK COUNTY JURISDICTION ONLY

CLARK COUNTY
DEPARTMENT OF PUBLIC WORKS
DEVELOPMENT REVIEW
ACCEPTANCE OF PLANS FOR FILING

BENCHMARK

CITY OF LAS VEGAS BENCHMARK: 5LV90 29SE5
A RIVET AND PLATE IN TOP OF CURB AT THE NORTHWEST CORNER OF ANN ROAD AND DURANGO DRIVE.
ELEVATION=747.621 Meters (NAVD'88)
ELEVATION=2452.82 US Survey Feet (NAVD'88 2008 ADJUSTMENT)

R-TYPE CURB AND GUTTER

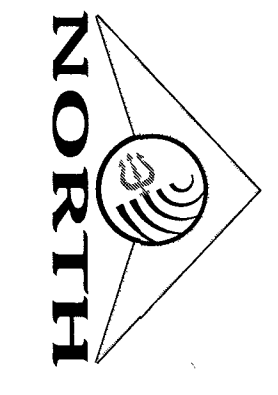
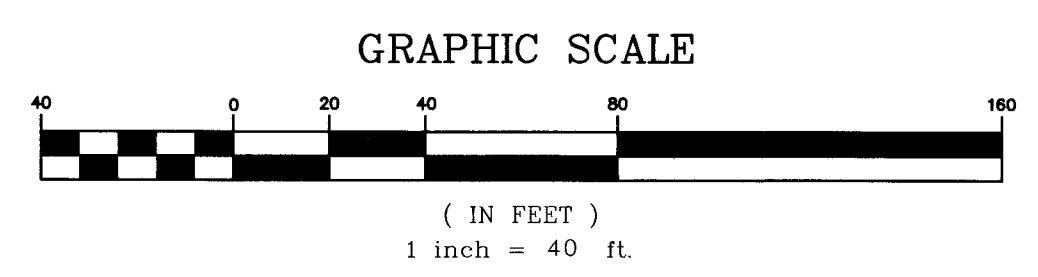
CONTINUOUS R-TYPE CURB AND GUTTER PER CCAUSD #217.52 ALLOWED ON BOTH SIDES OF MYSTICAL KNIGHT COURT IN LIEU OF L-TYPE CURB AND GUTTER. PROVIDE 3" TRANSITION FROM R-TYPE CURB TO THE SOUTH END OF SPANDRELS ON LA MADRE AVENUE.

BASIS OF BEARING

SOUTH 00°33'19" EAST BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 101 OF SURVEYS, AT PAGE 47.

SOILS INFORMATION

- SOILS REPORT BY: GEOTEK RESIDENTIAL, LLC
PROJECT NO. 11909-LR16
DATED: JULY 11, 2014 (UPDATED OCTOBER 26, 2015)
- CUT TOTAL: 8,845 C.Y.
FILL TOTAL: 4,308 C.Y.
NET: 4,537 C.Y. (CUT)



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CALL 811
OR
1-800-227-2600

DATE: 2/17/2015
DRAWN BY: J. PEARCE
DESIGNED BY:
CHECKED BY:
JOB NO.: 007097
SCALE: 1" = 40'
NO. DESCRIPTION
DATE APP'D

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 754-1480
Fax: (702) 754-1482
www.tritoneng.com

DR. HORTON
ANN & DURANGO
GRADING PLAN

PROFESSIONAL ENGINEER
JAMES M. PEARCE
Exp. 12-31-17
CIVIL
No. 9552
1-6-17

SHEET 3 OF 19
C.L.V. DWG.# 83427 10745049

PROJECT: 124480 AGR-15844 GS-125-29-SE XC 1235
HTE# 16-16206