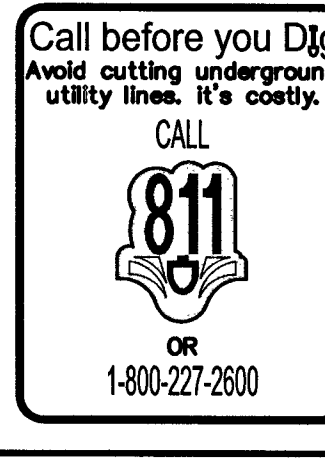


Q:\triton\drawings\007\097 ann durango\Drawings\Improvements\07_007_097-imp-Profiles.dwg share Tue, 19 Jul 2016 - 9:45am



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.

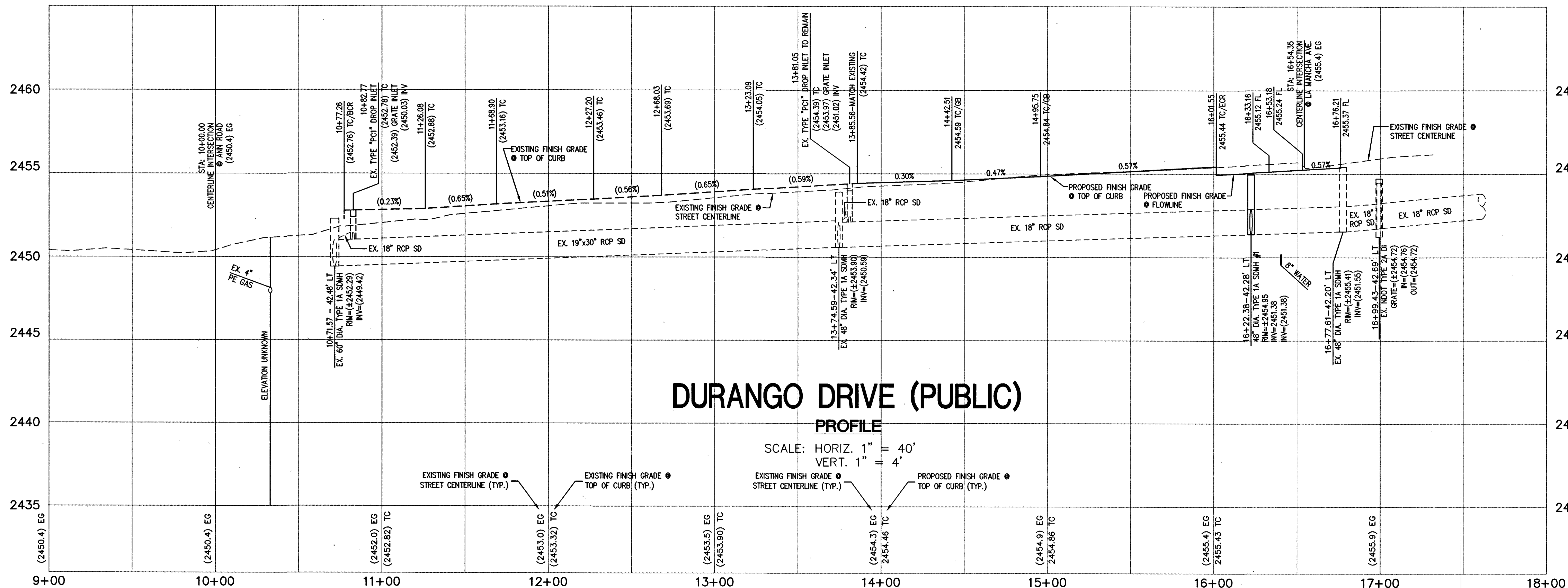
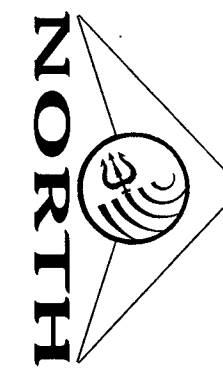
BENCHMARK
CITY OF LAS VEGAS BENCHMARK: 5LV90 29SE5
A RIVET AND PLATE IN TOP OF CURB AT THE NORTHWEST CORNER OF ANN ROAD AND DURANGO DRIVE.
ELEVATION=747.621 Meters (NAVD'88)
ELEVATION=2452.82 US Survey Feet (NAVD'88 2008 ADJUSTMENT)

DURANGO DRIVE (PUBLIC)

PLAN
SCALE: HORIZ. 1" = 40'

GRAPHIC SCALE

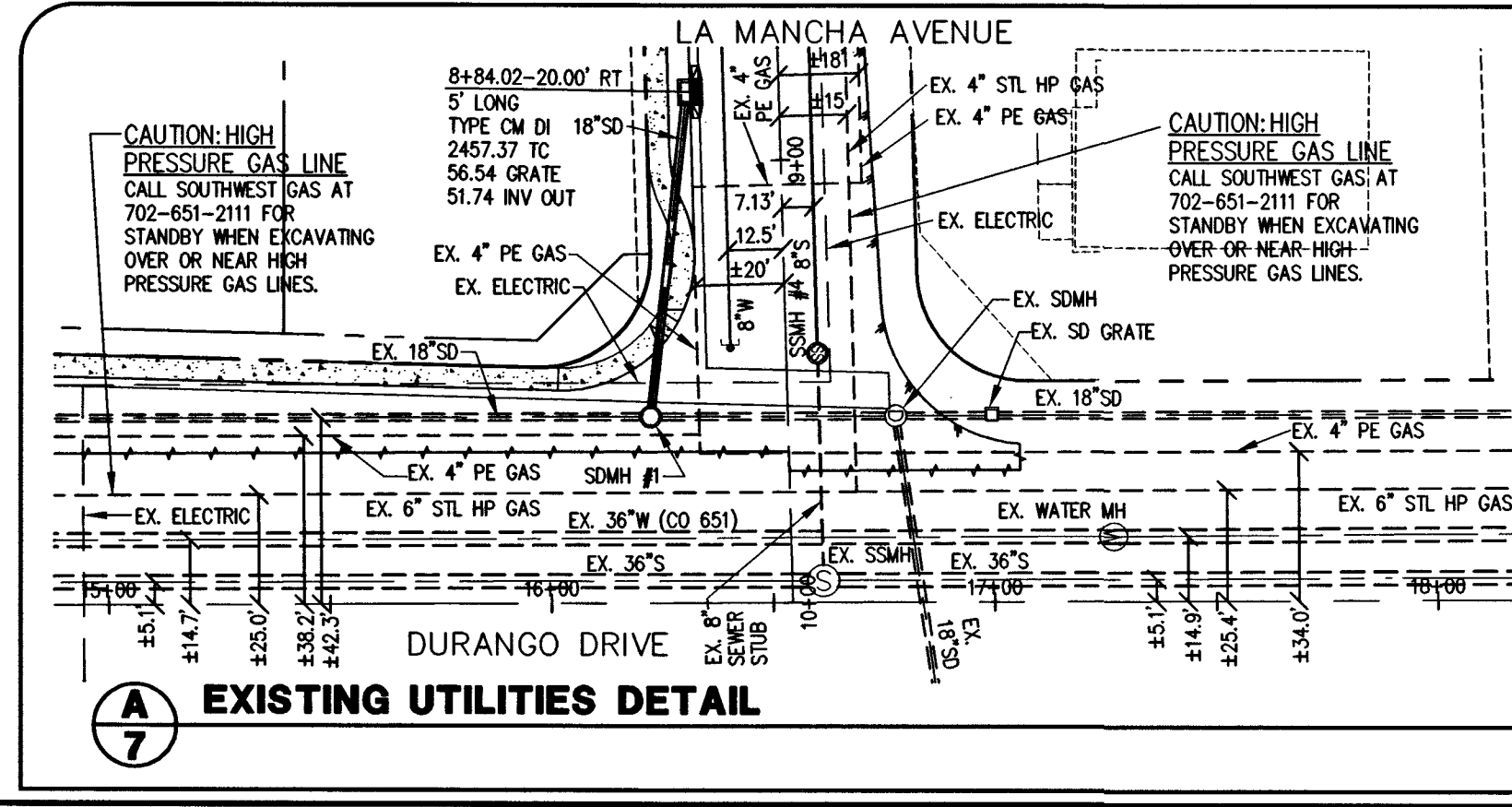
(IN FEET)
1 inch = 40 ft.



DURANGO DRIVE (PUBLIC)

PROFILE

SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'



GRADING NOTES

1. ALL PROPOSED PAD ELEVATIONS AND SWALE ELEVATIONS ARE ROUGH GRADES. ALL OTHER PROPOSED ELEVATIONS ARE FINISHED GRADES.
2. THE GRADING PLANS SHALL BE AT THE PROJECT SITE THROUGHOUT THE COURSE OF CONSTRUCTION.
3. 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.
4. ALL PADS ARE TO BE GRADED WITHIN $\pm 0.3'$ 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.
5. ALL PLACEMENT OF OVERSIZED MATERIALS AND/OR FILL MATERIALS SHALL BE PER THE SOILS REPORT REFERENCED ON THIS PLAN.
6. ADD 2400 TO ALL SPOT GRADES AND TOP OF CURB, FLOW LINE AND FINISH GRADE ELEVATIONS.
7. ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.
8. ANY CURVED CURB LESS THAN 18' MUST BE WATER TESTED BY CONTRACTOR AS REQUIRED BY CITY INSPECTOR.

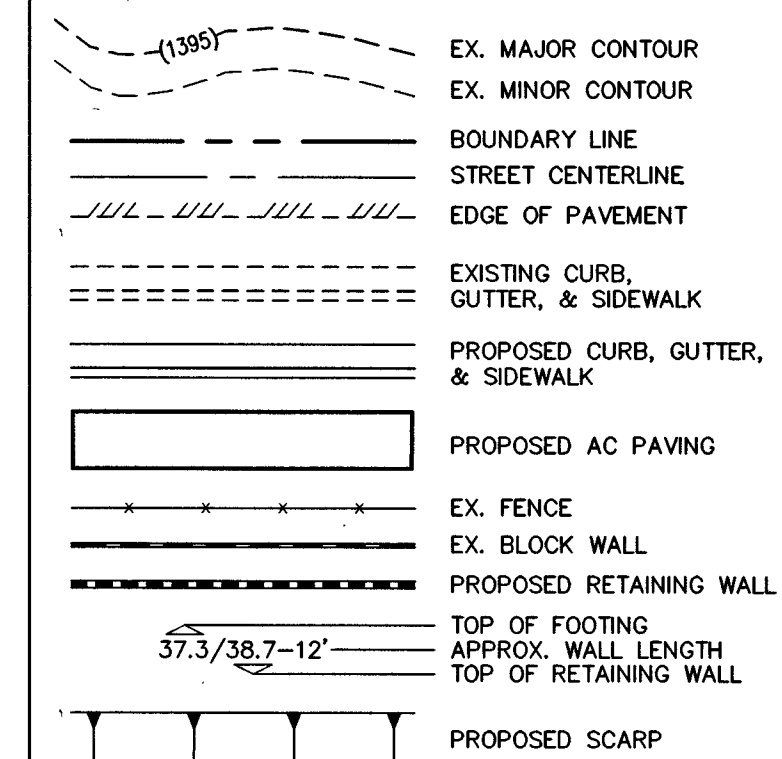
FLOOD ZONE NOTE

THE PROJECT SITE IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP #2200301745 F. THE SITE IS LOCATED WITHIN DESIGNATED FLOOD HAZARD ZONE X BEING AN AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

APPROVED FOR CONSTRUCTION

DATE: 12/22/16 PROJECT NO.: 124480

GRADING LEGEND



FOR CLARK COUNTY JURISDICTION ONLY

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

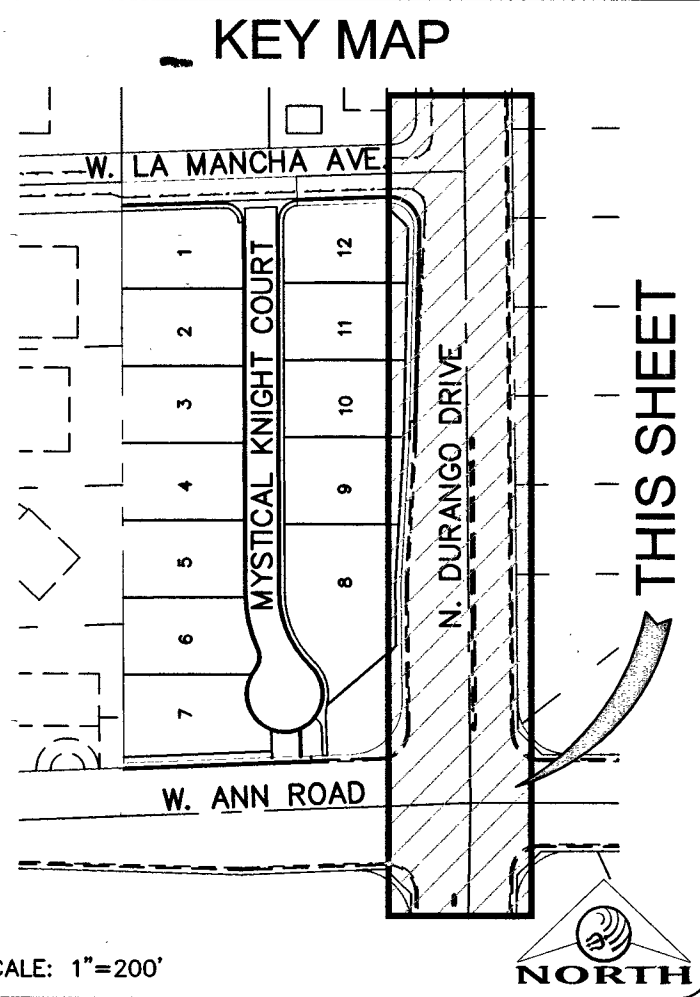
BY ACCEPTANCE OF THESE PLANS FOR FILING SHALL NOT BE CONSTRUED TO BE A PERMIT FOR OR AN APPROVAL OF ANY VIOLATION OF ANY OF THE PROVISIONS OF THE STATE OR COUNTY LAWS AND/OR SPECIFICATIONS. CLARK COUNTY SHALL BE HELD FREE FROM DAMAGES WHICH MAY RESULT FROM THE CONSTRUCTION OF THE IMPROVEMENTS FROM THE ENGINEERING DESIGN DEPICTED HEREIN.

NOTE: POWER POLES AND/OR OTHER EXISTING FACILITIES NOT IN PROPER LOCATION BASED ON PROPOSED IMPROVEMENTS SHOWN HEREON WILL BE RELOCATED AT NO EXPENSE TO CLARK COUNTY.

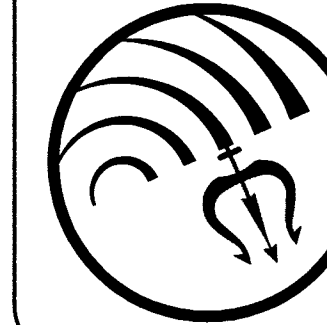
CONSTRUCTION NOTES

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

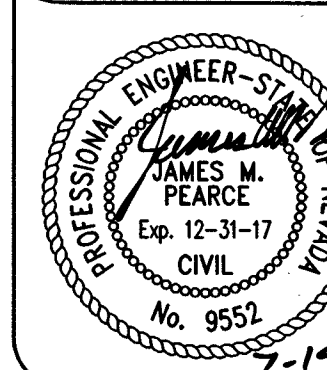
BACK OF CURB CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	093°06'51"	30.00'	48.75'	31.68'
C10	081°49'15"	34.00'	48.55'	29.46'
C11	063°29'31"	31.31'	34.70'	19.37'



Triton Engineering
Office: (702) 254-1480
Suite B
Las Vegas, Nevada 89146



DR HORTON
ANN & DURANGO
DURANGO DRIVE
PLAN AND PROFILE
9+00.00 - 18+00.00



SHEET 7 of 19
C.L.V. DWG.# 63427 107Y5049

HTE# 16-16206