

MATCHLINE STA: 13+50.00 - SEE G2

NO.	DESCRIPTION	SHTS.	APPR.	DATE

TROPICAL & 215  
A RESIDENTIAL SUBDIVISION  
UNIT 1

GRADING PLAN - SOUTH

DR HORTON  
330 CAROUSEL PKWY  
LAS VEGAS, NV 89116  
702.635.3600 FAX: 800.369.4601

TANEY ENGINEERING  
6000 S. JONES BLVD, STE 100  
LAS VEGAS, NV 89118  
(702) 952-8644 FAX: (702) 952-5233

**Call Before You Dig**  
AVOID HITTING UNDERGROUND UTILITY LINES. IT'S COSTLY.  
CALL  
1-800-227-2929

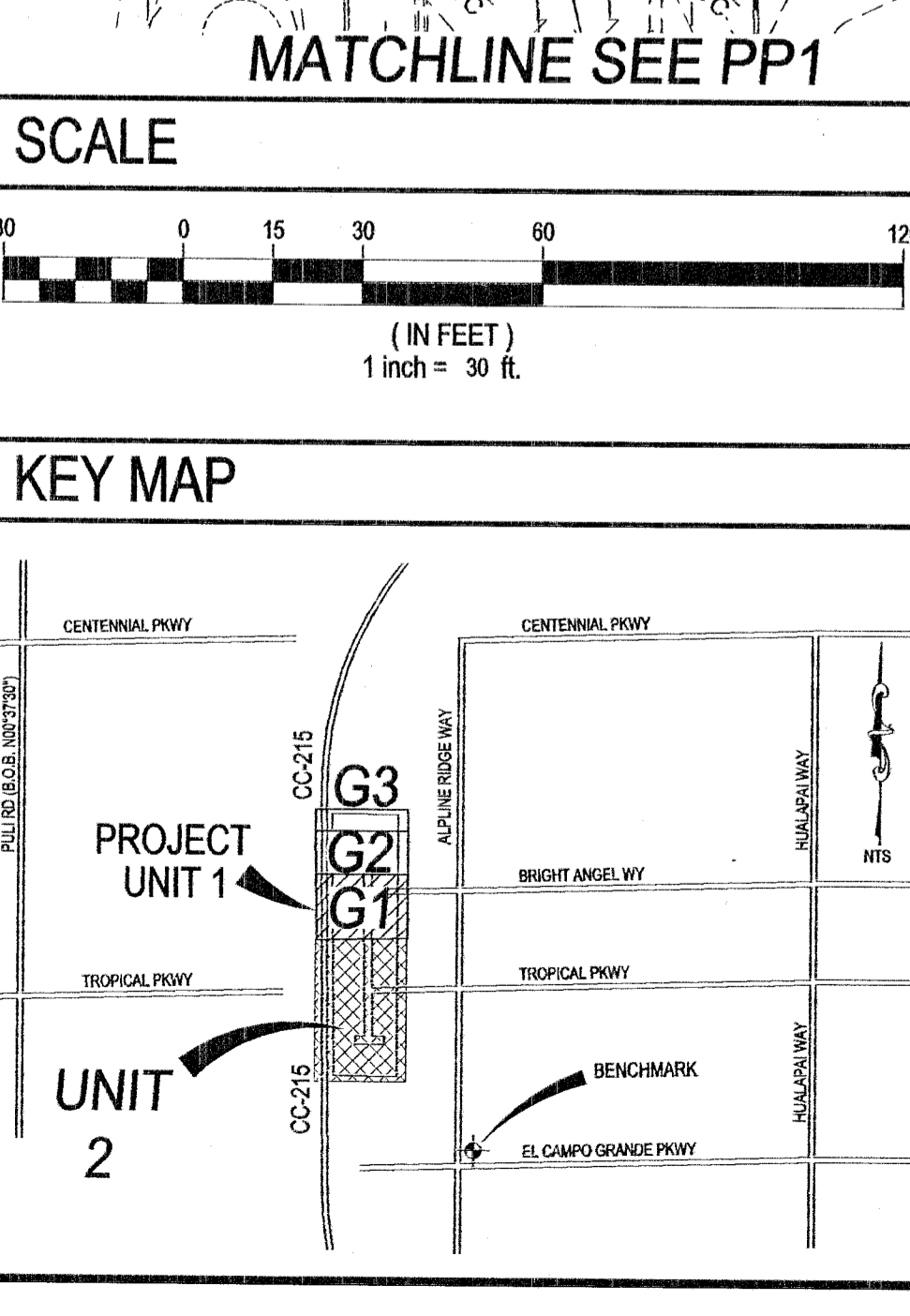
**UnderGround**  
1-702-455-7511  
1-702-229-6611  
CLARK COUNTY TRAFFIC OPERATIONS  
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

**GEOTECHNICAL**  
AMERICAN SOILS ENGINEERING  
6000 SOUTH EASTERN AVE, SUITE 6B  
LAS VEGAS, NEVADA 89119  
702-889-9617  
REPORT NO: 1616-GE0  
DATE: OCT. 31, 2012  
2997

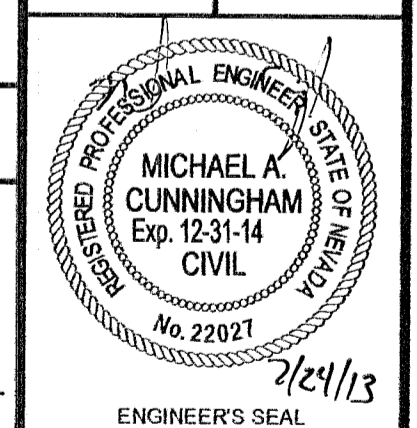
CONSTRUCTION NOTES
1 - 24" L-TYPE CURB & GUTTER (USD #216)
2 - 8.0" CROSS GUTTER (USD #228)
3 - 5.0" SIDEWALK (USD #234)
4 - AC PAVEMENT OVER TYPE II (PER GEOTECHNICAL REPORT HTE # 13-20084)
5 - SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT (USD #235) A-B-8"
6 - INSTALL REMOVABLE LOCKING BOLLARDS (SEE DETAIL 'N' ON GD1)
7 - 16" RESIDENTIAL DRIVEWAY PER CCAUSD #223
8 - CHAIN LINK GATE (PER CCAUSD #253)
9 - SOLID GROUT 3 COURSES ABOVE FG MIN.
10 - SAWCUT & REMOVE EX AC PAVEMENT, L-TYPE C&G, & SAW PER CCAUSD #216 & 234
11 - 3.0" CUT OFF WALL (SEE DETAIL 'O' ON GD1)
12 - DECORATIVE BLOCK WALL (SEE DETAIL 'O' ON GD1)
13 - REMOVE AND REPLACE GROUTED RIP RAP D=6" Th=12"
14 - POST AND CABLE RAILING (SEE DETAIL 'T' ON GD1)
15 - SIDEWALK UNDERDRAIN (USD #236)
16 - WALLS MUST BE 3" TALL FOR 15' FROM ROW
17 - COMMERCIAL AND INDUSTRIAL DRIVEWAY OPTION 'A' (USD #224)
18 - TRENCH, BACKFILL, & PAVEMENT RESTORATION (PER CCAUSD # 503, & 500.4)

LEGAL DESCRIPTION
<b>PARCEL I:</b> THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B. & M. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF CLARK BY DEED RECORDED APRIL 7, 1998 IN BOOK 980407 AS DOCUMENT NO. 00297, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.
<b>PARCEL II:</b> THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B. & M. EXCEPTING THEREFROM THAT PORTION CONVEYED BY THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED AUGUST 2, 2001 IN BOOK 20010802 AS DOCUMENT NO. 00039, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.
<b>PARCEL III:</b> THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.
<b>BASIS OF BEARINGS</b> NORTH 00°37'30" WEST BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN IN FILE 160 PAGE 62 OF OFFICIAL RECORDS.
<b>BENCHMARK</b> CC BM NO. 7LV992556 - CITY OF LAS VEGAS RIVET AND PLATE TOP OF CURB NE CORNER EL CAMPO GRANDE AVE. AND ALPINE RIDGE AVE. ELEVATION 861.569M/2826.86FT (NAVD 88 DATUM)

GRADING NOTES
ADD 2800 FEET TO ALL GRADE TAGS TO GET ACTUAL ELEVATION.
THE ELEVATION DIFFERENCE BETWEEN THE PAD AND FINISH FLOOR IS DETERMINED FROM THE MINIMUM THICKNESS REQUIRED PER THE GEOTECHNICAL REPORT AND FOUNDATION PLANS. FINISH FLOORS MAY INCREASE DEPENDING ON THE TYPE OF SOIL AND FOUNDATION PLAN USED. NOTE THAT THE STRUCTURAL PLANS & GEOTECHNICAL REPORT SHALL SUPERSEDE THE CIVIL IMPROVEMENT PLANS.
ALL WORK TO BE PERFORMED OUTSIDE OF THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL NOT BE PERFORMED UNTIL WRITTEN PERMISSION AND EASEMENTS HAVE BEEN OBTAINED FROM THE OFFSITE OWNER AND GIVEN TO CLARK COUNTY.
CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
<b>EARTHWORK</b> TOTAL FOR OVERALL DEVELOPMENT: 39,645 CY CUT 23,858 CY FILL 15,787 CY CUT (NET)
THIS OPINION OF THE CUT AND FILL QUANTITIES IS PROVIDED AS REQUIRED BY CLARK COUNTY BUILDING CODE REQUIREMENTS. THIS INFORMATION SHOULD NOT BE USED FOR BIDDING PURPOSES. ALL CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN QUANTITIES. THESE TOTALS ARE RAW AND DO NOT ACCOUNT FOR SHRINKAGE AND SUBSIDENCE.



FLOOD ZONE
THIS PROJECT IS LOCATED IN FLOODZONE "X" WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF THE 0.20% ANNUAL CHANCE FLOODPLAIN PER FIRM PANEL 32003C1750E, MAP REVISED SEPTEMBER 27, 2002.
<b>GRADING CERTIFICATION</b> I CERTIFY THIS GRADING PLAN COMPLIES WITH THE APPROVED DRAINAGE STUDY, HTE 13-4178, ON FILE WITH CLARK COUNTY FOR THIS PROJECT. MICHAEL A. GUNNINGHAM, P.E. 7/29/13 DATE
CLARK COUNTY DEPARTMENT OF PUBLIC WORKS DEVELOPMENT REVIEW ACCEPTANCE OF PLANS FOR FILING BY CLARK COUNTY DEPARTMENT OF PUBLIC WORKS DEVELOPMENT REVIEW 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.



DATE:	8/20/13
SCALE:	1"=30'
JOB NO:	DRH-12-056
DESIGNED BY:	BS
CHECKED BY:	MC
SHEET NAME:	G1
SHEET:	03 OF 18
CC	307V1009
CLV	HTE# 13-20092
	#49377