

MATCHLINE @ STA: 2+00.00 - SEE SHEET G1

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)
5	SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT (USD #235) A=B=8'
6	SIDEWALK UNDERDRAIN (USD #236)
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, & S/W PER CCAUSD #216 & 234
11	A-TYPE CURB (USD #219)
12	DECORATIVE BLOCK WALL (SEE DETAIL 'K' ON GD1)
13	INSTALL REMOVABLE LOCKING BOLLARDS (SEE DETAIL 'O' ON GD1)
14	WALLS MUST BE 3 1/2' TALL FOR 15' FROM ROW
15	COMMERCIAL AND INDUSTRIAL DRIVEWAY OPTION 'A' (USD #224)
16	CURB TRANSITION (SEE DETAIL 'P' ON GD1)

LEGAL DESCRIPTION	
PARCEL I:	THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 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.
PARCEL II:	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 CONDEMNED BY THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED AUGUST 2, 2001 IN BOOK 20010802 AS DOCUMENT NO. 00039, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.
PARCEL III:	THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.

BASIS OF BEARINGS	
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.	

BENCHMARK	
CC BM NO. 7LV922556 - CITY OF LAS VEGAS RIVET AND PLATE TOP OF CURB NE CORNER EL CAMPO GRANDE AVE. AND ALPINE RIDGE AVE. ELEVATION 861.569M/2826.66FT (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.	

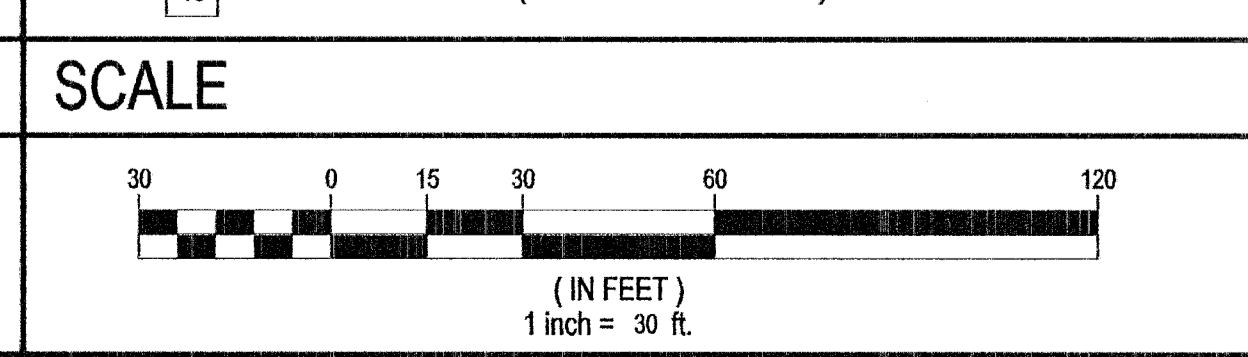
EARTHWORK	
TOTAL FOR OVERALL DEVELOPMENT:	39,645 CY CUT 23,858 CY FILL 15,787 CY CUT (NET)

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.	

KEY MAP	

GRADING CERTIFICATION	
I CERTIFY THIS GRADING PLAN COMPLIES WITH THE APPROVED DRAINAGE STUDY, HTE 13-4178, ON FILE WITH CLARK COUNTY FOR THIS PROJECT.	
	7/24/13 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.	

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



NO.	DESCRIPTION	DATE	APPR.

<b>D.R. HORTON</b> 330 CAROUSEL PKWY LAS VEGAS, NV 89118 702.635.3600 FAX: 800.959.4601	<b>TANEY ENGINEERING</b> 6030 S. JONES BLVD STE 100 LAS VEGAS, NV 89118 (702) 362-8844 FAX: (702) 362-5233
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TROPICAL & 215  
 A RESIDENTIAL SUBDIVISION  
 UNIT 2  
 GRADING PLAN  
 SOUTH

	7/24/13 ENGINEER'S SEAL
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DATE: 8/20/13  
 SCALE: 1"=30'  
 JOB NO: DRH-12-056  
 DESIGNED BY: BS  
 CHECKED BY: MC  
 SHEET NAME: G2  
 SHEET: 04 OF 11  
 CC HTE# 13-20089  
 CLG #4# #49379

Call Before You Dig  
 AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.  
  
 1-800-227-2600  
 CLARK COUNTY TRAFFIC OPERATIONS  
 1-800-455-7544

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.  
 CALL BEFORE YOU DO OVERHEAD  
  
 1-702-227-2929

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEM CONDUITS. IT'S COSTLY.  
 Call  
  
 UnderGround  
 1-702-455-7511  
 CLARK COUNTY TRAFFIC OPERATIONS  
 1-702-229-6611