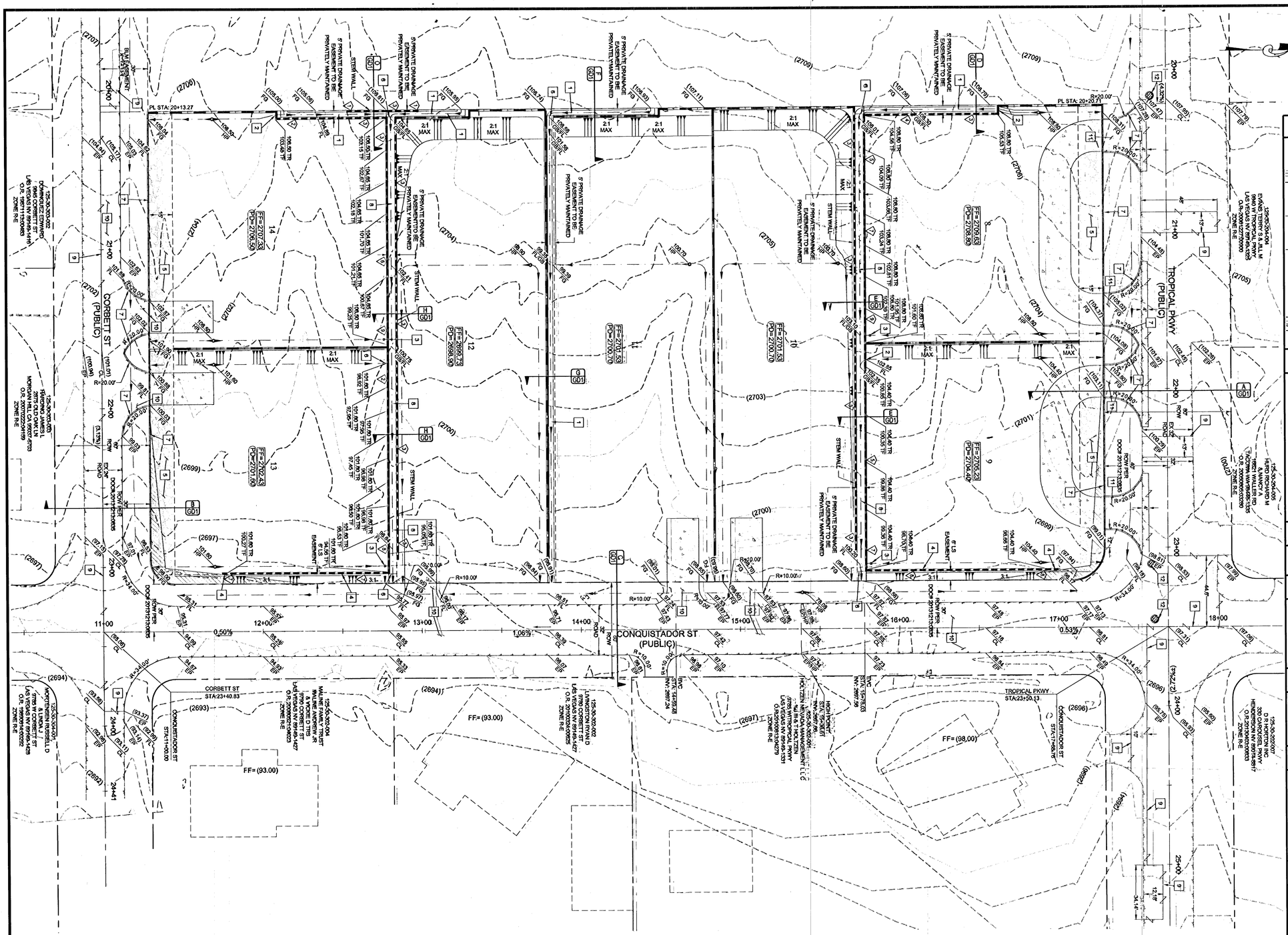
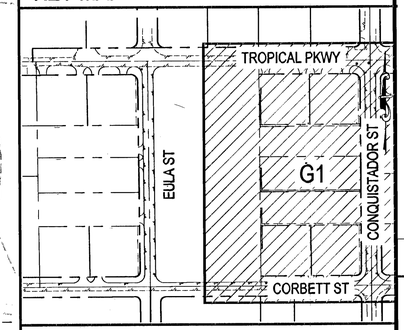


KEY MAP



GRADING NOTES

COMPLETION OF SECTION II OF DRAINAGE COMPLIANCE REPORT REQUIRED FOR CUTOFF WALL, RIP-RAP AND DRAINAGE EASMENT.

ADD 2600 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. 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 DRAINAGE EASEMENTS ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (H.O.A.).

ALL WORK TO BE PERFORMED OUTSIDE OF THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL NOT BE PERFORMED UNTIL NOTARIZED 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.

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 32003C1745E, MAP REVISED SEPTEMBER 27, 2002.

EARTHWORK

TOTAL FOR OVERALL DEVELOPMENT: 7,543 CY CUT
9,387 CY FILL
1,844 CY FILL <NET>
2,028 CY FILL WITH 10% SHRINKAGE

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.

SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LEGAL DESCRIPTION

THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

AND

GOVERNMENT LOT TWENTY-THREE (23) LOCATED IN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS (#BLV90-30W6) PIN AND ROUND PLATE IN CONCRETE PAD, NORTHEAST CORNER OF TROPICAL PKWY. AND CONQUISTADOR ST.

ELEVATION: 2696.81 (FEET)
821.989 (METERS)

CLARK COUNTY VERTICAL CONTROL V.2003 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

BASIS OF BEARINGS

NORTH 89°59'27" EAST, BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 30, TOWNSHIP 19 SOUTH, RANGE 60 EAST AS SHOWN FILE 115, PAGE 93 OF SURVEYS IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER.

GRADING CERTIFICATION

I CERTIFY THIS GRADING PLAN COMPLIES WITH THE APPROVED DRAINAGE STUDY. 13-28323UP, ON FILE WITH CLARK COUNTY FOR THIS PROJECT.

MICHAEL A. CUNNINGHAM, P.E. — DATE 6/11/14

CONSTRUCTION NOTES

1. 3.0' VALLEY GUTTER (SEE DETAIL 'J' ON GD1)
2. INSTALL 48"x16" BLOCK WALL OPENING (SEE DETAIL 'K' ON GD1)
3. 9" MEDIUM DUTY DRAIN WITH A 4" PVC PIPE (SEE DETAIL 'L' ON GD1)
4. DECORATIVE 8' BLOCK WALL.
5. LANDSCAPE ROCK WITH 3" AVERAGE DIAMETER 6" THICK OVER GEOTEXTILE FABRIC. (SEE DETAIL 'N' ON GD1)
6. ACCESS GATE
7. 3' CUT OFF WALL (SEE DETAIL 'I' ON GD1)
8. 5.0' VALLEY GUTTER (SEE DETAIL 'P' ON GD1)
9. SAWCUT & MATCH EXISTING AC PAVEMENT PER CCAUSD# 500.3, 500.4, 500.5, & 503
10. 3" AC PAVEMENT OVER 4" TYPE II (PER GEOTECHNICAL REPORT HITEP 13-45489)
11. 4" AC PAVEMENT OVER 4.5" TYPE II (PER GEOTECHNICAL REPORT HITEP 13-45489)
12. EX SSMH PROTECT IN PLACE

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

Call Before You Dig
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
CALL 811 OR 1-800-227-2600

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.

NO.	DESCRIPTION	APPR.	DATE
	REVISIONS		

DR HORTON
330 CAROUSEL PKWY
HENDERSON, NV 89014
(702) 539-3000 FAX: (702) 809-4601

TANEY ENGINEERING
6030 S. JONES BLVD STE# 100
LAS VEGAS, NV 89118
(702) 362-8844 FAX: (702) 362-3233

TROPICAL AND CONQUISTADOR 2
A RESIDENTIAL SUBDIVISION
GRADING PLAN

REGISTERED PROFESSIONAL ENGINEER — MICHAEL A. CUNNINGHAM — Exp. 12-31-14 — CIVIL — No. 22027 — STATE OF NEVADA — 6/11/14
ENGINEER'S SEAL

DATE: 6/11/2014
SCALE: 1"=30'
JOB NO: DRH-13-067
DESIGNED BY: LS
CHECKED BY: MC
SHEET NAME: G1
SHEET: 03 OF 09
H# 51873
3014 1085
CC 13-45483

FILE NAME: 03 G1.DWG