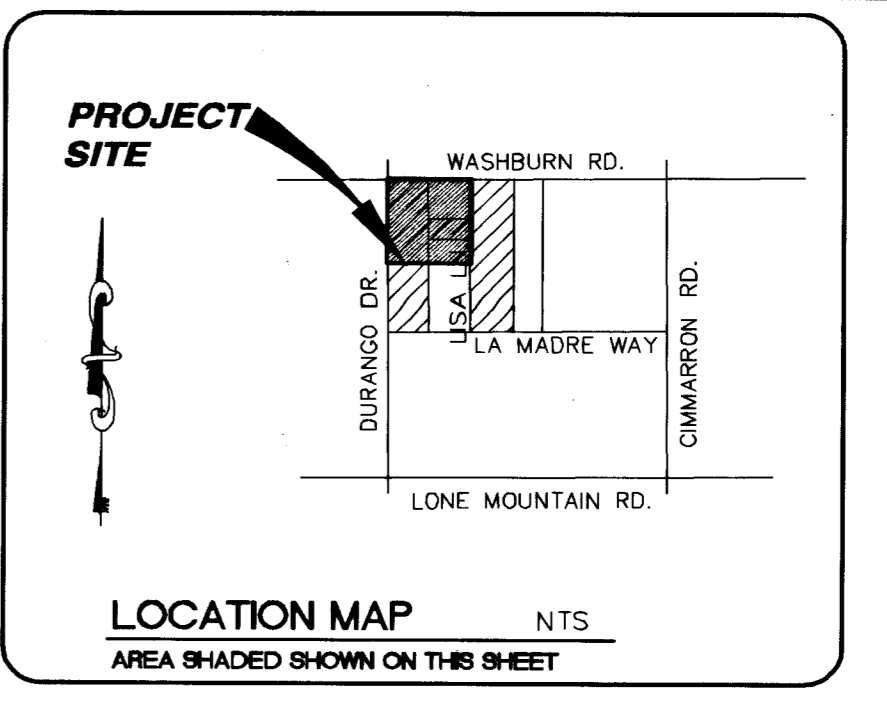


**LEGEND**

- EX. IMPROVEMENTS
- RETAINING BLOCK WALL
- BLOCK WALL
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- TW TOP OF RETAINING WALL
- FF FINISH FLOOR
- FW BOTTOM WALL
- FG FINISH GRADE
- FL FLOW LINE
- TC TOP OF CURB
- HP HIGH POINT
- AC ASPHALT CONCRETE
- WSE WATER SURFACE ELEVATION
- PAD GRADE
- SIGHT VISIBILITY ZONE
- SCARP 2:1 MAX
- UNIT BOUNDARY



**BENCH MARK**  
CITY OF LAS VEGAS VERTICAL CONTROL RIVET AND PLATE IN TOP OF CURB, NE RETURN OF DURANGO DRIVE & WASHBURN RD. STATION 11.532  
ELEVATION = 740.8191 METERS 2430.50 FEET (NAVD88) OLD  
740.7932 METERS 2430.42 FEET NEW  
OLD - 0.08' = NEW

**BASIS OF BEARING**  
NORTH 88°58'14" WEST BEING THE EAST-WEST LINE CENTER OF SECTION LINE BETWEEN THE WEST QUARTER (1/4) CORNER AND THE WEST SIXTEENTH (1/16) CORNER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 82 OF PARCEL MAPS PAGE 75.

- GRADING NOTES**
- FINAL GRADES ADJACENT TO STRUCTURE AFTER LANDSCAPING SHALL BE 0.5 FEET BELOW FINISH FLOOR (MIN).
  - THE QUANTITIES SHOWN ARE ESTIMATES ONLY AND ARE NOT TO BE USED FOR BIDDING PURPOSES.
  - THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER BEFORE BEGINNING WORK.
  - FINISH FLOOR ELEVATION IS TO BE 0.8 FOOT ABOVE PAD GRADE.
  - ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION.
  - MAXIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
  - SEE FINAL MAP FOR EXACT BEARINGS AND DISTANCES.
  - SEE DETAIL SHEETS FOR STREET SECTIONS AND DETAILS.
  - ALL WORK PERFORMED OUTSIDE OF THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL NOT BE PERFORMED UNTIL WRITTEN PERMISSION AND EASEMENT HAVE BEEN OBTAINED FROM THE OFFSITE OWNER.
  - ALL WORK PERFORMED OUTSIDE OF THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL BE PERFORMED UNDER A SEPARATE ENCROACHMENT PERMIT ISSUED BY THE CONTROLLING AUTHORITY.
  - FINISH GRADE CONTOURS ARE INDICATED WITH TEXT INTERIOR TO BROKEN LINE.

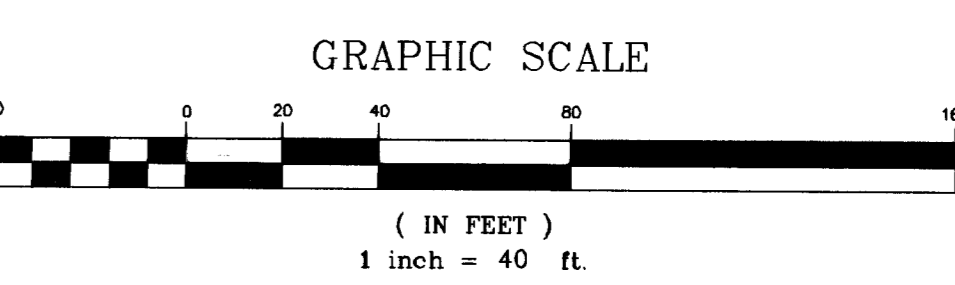
- CONSTRUCTION NOTES**
- CONSTRUCT "L" CURB AND GUTTER PER USD#216
  - CONSTRUCT "A" TYPE ISLAND CURB PER USD#219
  - NOT USED
  - CONSTRUCT 30 IN. "ROLL" TYPE CURB & GUTTER PER USD#217A
  - NOT USED
  - NOT USED
  - CONSTRUCT SIDEWALK PER USD#234
  - CONSTRUCT HC RAMP PER USD#235 USE CASE 1 A=B=8' UNLESS OTHERWISE SHOWN ON PLAN
  - NOT USED
  - NOT USED
  - CONSTRUCT 8" VG PER USD#228
  - NOT USED
  - LANDSCAPE PER OWNER
  - 2" ASPHALT CEMENT & 4" TYPE II BASE (SEE ASPHALT CONCRETE PAVEMENT ON SECTION J.1, PER SOL'S FILE # 20001099E1) PREPARED BY GEOTECHNICAL & ENVIRONMENTAL SERVICES, INC.
  - CONSTRUCT (2) 24" SIDEWALK UNDER DRAIN PER CLARK COUNTY AREA STANDARD DWG. No. 236.
  - NOT USED
  - NOT USED
  - NOT USED
  - NOT USED

**LINE DATA TABLES**

NO.	BEARING	DISTANCE
1	S 89°04'47" E	149.99'
2	S 89°04'47" E	149.99'
3	S 89°04'47" E	149.99'
4	S 89°04'47" E	149.99'
5	S 89°04'47" E	149.99'
6	S 89°04'47" E	149.99'
7	S 89°04'47" E	149.99'
8	S 89°04'47" E	149.99'
9	S 89°04'47" E	149.99'
10	S 89°04'47" E	149.99'
11	S 89°04'47" E	149.99'
12	S 89°04'47" E	149.99'
13	S 89°04'47" E	149.99'
14	S 89°04'47" E	149.99'
15	S 89°04'47" E	149.99'
16	S 89°04'47" E	149.99'
17	S 89°04'47" E	149.99'
18	S 89°04'47" E	149.99'
19	S 89°04'47" E	149.99'
20	S 89°04'47" E	149.99'
21	S 89°04'47" E	149.99'
22	S 89°04'47" E	149.99'
23	S 89°04'47" E	149.99'
24	S 89°04'47" E	149.99'
25	S 89°04'47" E	149.99'
26	S 89°04'47" E	149.99'
27	S 89°04'47" E	149.99'
28	S 89°04'47" E	149.99'

**CURVE DATA TABLES**

NO.	PC	PT	LC	LC	LC	LC	LC	LC	LC
1	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'
2	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'
3	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'
4	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'
5	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'
6	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'
7	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'
8	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'
9	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'
10	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'
11	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'
12	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'
13	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'
14	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'
15	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'
16	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'
17	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'
18	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'
19	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'
20	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'
21	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'
22	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'
23	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'
24	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'
25	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'
26	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'
27	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'
28	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'	144.50'



**NOTE:**  
ALL PRIVATE STREETS ARE COMMON LOTS, P.U.E., PUBLIC SEWER EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS TO BE MAINTAINED BY HOA.

**DRAINAGE CERTIFICATION**  
I CERTIFY THAT THIS GRADING PLAN CONFORMS TO THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS.  
*George Spencer, P.E.*  
DATE: 12/12/23

**CALL BEFORE YOU OVERHEAD**  
1-702-593-6111  
NEVADA POWER AND SAFETY SERVICES DEPARTMENT

**NOTICE!**  
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

**Call BEFORE YOU D!**  
1-800-227-2600  
UNDERGROUND SERVICE (USA)

**TOLL BROTHERS**  
1635 VILLAGE CENTER CIRCLE SUITE 100  
LAS VEGAS, NV, 89134  
(702) 243-9800 FAX (702) 243-9610

**ALPHA**  
ENGINEERING COMPANY  
50 So. Jones #202, Las Vegas, NV, 89107  
Telephone: (702) 877-1300

**WASHBURN & DURANGO UNIT 1 (AKA - NORTH CANYON ESTATES)**

**GRADING PLAN 1 OF 2**

SHEET: 05/13/03  
DESIGNED BY: 05/13/03  
CHECKED BY: 05/13/03  
PROJECT NO.: 316710  
SCALE: 1"=40'

DRAWN BY: RCV  
DATE: 12/12/23

DRAWING NO.: 1074789  
3 OF 17 SHEETS