

IMPROVEMENT PLANS  
FOR  
THE ORCHARDS - UNIT 3  
@ GRAND TETON & TENAYA  
A RESIDENTIAL SUBDIVISION  
CITY OF LAS VEGAS, NEVADA  
APN: 125-15-101-003

LEGEND

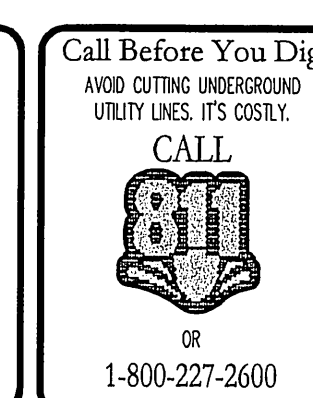
|                                  | EXISTING<br>(10.00) | PROPOSED<br>10.00<br>(10.00) |
|----------------------------------|---------------------|------------------------------|
| DESIGN ELEVATION                 |                     |                              |
| FUTURE ELEVATION                 |                     |                              |
| SCARP (SLOPE VARIES)             |                     |                              |
| CONTOUR (1' INTERVAL)            |                     |                              |
| CONTOUR (5' INTERVAL)            |                     |                              |
| DIRECTION OF FLOW                |                     |                              |
| RETAINING WALL                   |                     |                              |
| CMU WALL                         |                     |                              |
| CENTERLINE                       |                     |                              |
| RIGHT-OF-WAY                     |                     |                              |
| CUT LINE-ASPHALT                 |                     |                              |
| CURB AND GUTTER                  |                     |                              |
| POWER POLE                       |                     |                              |
| SIDEWALK RAMP                    |                     |                              |
| CURB DROP INLET                  |                     |                              |
| STORM DRAIN W/MANHOLE            |                     |                              |
| SIDEWALK                         |                     |                              |
| PROPERTY LINE                    |                     |                              |
| CUT-FILL LINE                    |                     |                              |
| EDGE OF PAVEMENT                 |                     |                              |
| SIGHT VISIBILITY ZONE            |                     |                              |
| CAP & 2" BLOW OFF VALVE          |                     |                              |
| WATERLINE FITTINGS               |                     |                              |
| GATE VALVE                       |                     |                              |
| FIRE HYDRANT                     |                     |                              |
| SEWER LINE W/MANHOLE             |                     |                              |
| SEWER LATERAL                    |                     |                              |
| WATER LINE                       |                     |                              |
| WATER LATERAL W/METER            |                     |                              |
| PRESSURE REDUCING VALVE          |                     |                              |
| BACKWATER VALVE                  |                     |                              |
| 200A SERVICE PEDESTAL            |                     |                              |
| STREET LIGHT CONDUIT             |                     |                              |
| F.A.S.T. CONDUIT                 |                     |                              |
| TRAFFIC SIGN                     |                     |                              |
| STOP SIGN W/STREET NAME SIGN     |                     |                              |
| 100W HPS LUMINAIRE W/11 GA. POLE |                     |                              |
| 250W HPS LUMINAIRE W/11 GA. POLE |                     |                              |
| 400W HPS LUMINAIRE W/11 GA. POLE |                     |                              |
| COURSES OF RETAINING WALL        |                     |                              |

APPROVAL SIGNATURES

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| APPROVED FOR CONSTRUCTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |      |
| CITY OF LAS VEGAS FIRE MARSHAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | DATE |
| DAVID BOWERS, P.E., P.T.O.E. (P.E.#16736)<br>ACTING CITY ENGINEER - CITY OF LAS VEGAS<br>APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS<br>CONSTRUCTED IN THE DEDICATED RIGHT-OF-WAY, AND/OR DEDICATED EASEMENTS. THIS<br>APPROVAL DOES NOT AUTHORIZE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE<br>FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS EXCEPT THOSE SPECIFICALLY<br>LISTED UNDER DEVIATIONS FROM STANDARDS. THE ENGINEER SHALL RESOLVE ANY<br>DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARD IN FAVOR OF THE<br>UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS, CLARK COUNTY AREA, NEVADA. | DATE |
| DOUG RANKIN, AICP PLANNING MANAGER<br>THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT<br>DEPARTMENT.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | DATE |
| LVVWD ENGINEERING SERVICES MANAGER (PROJ# XXXXXX)<br>SHEETS:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | DATE |
| COX COMMUNICATIONS LAS VEGAS, INC.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | DATE |
| SOUTHWEST GAS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | DATE |
| CENTURYLINK<br>THE AFFIXED CENTURYLINK APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR<br>KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS.<br>RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL<br>ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES<br>AND REGULATIONS.                                                                                                                                                                                                                                                                                                             | DATE |
| NV ENERGY<br>NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS WILL PROVIDE<br>SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NV ENERGY<br>RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE FINAL<br>DESIGN IS COMPLETED. THE NEW SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL<br>BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND<br>REGULATIONS.                                                                                                                                                                                                                      | DATE |

INDEX OF SHEETS

|    |     |                                                                                                |
|----|-----|------------------------------------------------------------------------------------------------|
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| 02 | C2  | - GENERAL NOTES AND QUANTITIES                                                                 |
| 03 | G1  | - GRADING PLAN - WEST                                                                          |
| 04 | G2  | - GRADING PLAN - EAST                                                                          |
| 05 | GD1 | - GRADING DETAILS AND CROSS SECTIONS                                                           |
| 06 | PP1 | - GRAND TETON STA:8+00 TO 17+50 PLAN AND PROFILE                                               |
| 07 | PP2 | - GRAND TETON STA:17+50 TO 26+50 PLAN AND PROFILE                                              |
| 08 | PP3 | - TENAYA WAY STA:15+00 TO 24+00 PLAN AND PROFILE                                               |
| 09 | PP4 | - ORCHARD HARVEST STA:22+00 TO 30+50 PLAN AND PROFILE                                          |
| 10 | PP5 | - ORCHARD HARVEST STA:30+50 TO 35+00 & FRUITFUL HARVEST<br>STA:10+00 TO 14+00 PLAN AND PROFILE |
| 11 | PP6 | - FRUITFUL HARVEST STA:14+50 TO 22+50 PLAN AND PROFILE                                         |
| 12 | PP7 | - SUMMER SOLSTICE STA:14+00 TO 20+00 & WATER FROST<br>STA:10+00 TO 19+00 PLAN AND PROFILE      |
| 13 | PP8 | - BOUNTIFUL GROVE STA:10+00 TO 13+00 & HARVEST PEAK<br>STA:20+00 TO 22+00 PLAN AND PROFILE     |



ABBREVIATIONS

|       |                                                                        |       |                                              |
|-------|------------------------------------------------------------------------|-------|----------------------------------------------|
| AC    | ASPHALTIC CONCRETE                                                     | PB    | PULL BOX                                     |
| BC    | BACK OF CURB                                                           | PC    | POINT OF CURVE                               |
| BCR   | BACK OF CURB RADIUS                                                    | PCC   | POINT OF COMPOUND CURVE                      |
| BFE   | BASE FLOOD ELEVATION                                                   | PE    | POLYETHYLENE                                 |
| BFP   | BACK FLOW PREVENTOR                                                    | PI    | POINT OF INTERSECTION                        |
| BLM   | BUREAU OF LAND MANAGEMENT                                              | PL    | PROPERTY LINE                                |
| BM    | BENCHMARK                                                              | PLT   | PLATE                                        |
| BRPM  | BLUE RAISED PAVEMENT MARKER                                            | POC   | POINT OF CONNECTION                          |
| BVC   | BEGIN VERTICAL CURVE                                                   | PP    | POWER POLE                                   |
| BW    | BOTTOM OF EXISTING WALL                                                | PRC   | POINT OF REVERSE CURVE                       |
| CATV  | CABLE TELEVISION                                                       | PROJ  | PROJECT                                      |
| CC    | CLARK COUNTY                                                           | PRV   | PRESSURE REDUCING VALVE                      |
| CL    | CENTERLINE                                                             | PT    | POINT OF TANGENCY                            |
| CLSM  | CONTROLLED LOW STRENGTH MATERIAL                                       | PVC   | POLYVINYL CHLORIDE                           |
| CLV   | CITY OF LAS VEGAS                                                      | R     | RADIUS                                       |
| CNP   | CORRUGATED METAL PIPE                                                  | RCB   | REINFORCED CONCRETE BOX                      |
| CNVL  | CITY OF NORTH LAS VEGAS                                                | RCP   | REINFORCED CONCRETE PIPE                     |
| CO    | CLEAN OUT, SEWER                                                       | ROW   | RIGHT-OF-WAY                                 |
| COH   | CITY OF HENDERSON                                                      | RT    | RIGHT                                        |
| CY    | CUBIC YARD                                                             | SD    | STORM DRAIN                                  |
| CSWCS | DESIGN AND CONSTRUCTION STANDARDS<br>OF WASTE WATER COLLECTION SYSTEMS | SHT   | SHEET                                        |
| DG    | DESIGN GRADE                                                           | SILT  | STREETLIGHT                                  |
| DI    | DUCTILE IRON PIPE                                                      | SNWA  | SOUTHERN NEVADA WATER AUTHORITY              |
| DIP   | DROP INLET                                                             | STA   | STATION                                      |
| EC    | END OF CURVE                                                           | STD   | STANDARD                                     |
| EG    | EXISTING GRADE                                                         | SVZ   | SIGHT VISIBILITY ZONE                        |
| ELEC  | ELECTRICAL                                                             | SW    | SIDEWALK                                     |
| EP    | EDGE OF PAVEMENT                                                       | SY    | SQUARE YARD                                  |
| EV    | END VERTICAL CURVE                                                     | TC    | TOP OF CURB                                  |
| EX    | EXISTING                                                               | TELE  | TELEPHONE                                    |
| FF    | FINISH FLOOR ELEVATION                                                 | TF    | TOP OF FOOTING                               |
| FG    | FINISH GRADE                                                           | TR    | TOP OF RETAINING                             |
| FH    | FIRE HYDRANT                                                           | TW    | TOP OF WALL                                  |
| FL    | FLOW LINE                                                              | TYP   | TYPICAL                                      |
| FT    | FEET                                                                   | UDACS | UNIFORM DESIGN AND CONSTRUCTION<br>STANDARDS |
| GB    | GRADE BREAK                                                            | USD   | UNIFORM STANDARD DRAWING                     |
| OFF   | GARAGE FINISH FLOOR                                                    | VC    | VERTICAL CURVE                               |
| HP    | HIGH POINT                                                             | VCP   | VITRIFIED CLAY PIPE                          |
| INV   | INVERT                                                                 | VG    | VALLEY GUTTER                                |
| LF    | LINEAR FEET                                                            | W     | WATER                                        |
| LT    | LEFT                                                                   | ZC    | ZERO LIP CURB                                |
| LVVWD | LAS VEGAS VALLEY WATER DISTRICT                                        |       |                                              |
| MAX   | MAXIMUM                                                                |       |                                              |
| MH    | MANHOLE                                                                |       |                                              |
| MIN   | MINIMUM                                                                |       |                                              |
| NO    | NUMBER                                                                 |       |                                              |
| NTS   | NOT TO SCALE                                                           |       |                                              |
| OC    | ON CENTER                                                              |       |                                              |

LEGAL DESCRIPTION

BEING LOT TWO (2) OF THAT CERTAIN CERTIFICATE OF LAND DIVISION ON FILE  
IN FILE 001, PAGE 0055, RECORDED OCTOBER 11, 2001 IN BOOK 20011011 AS  
DOCUMENT NO 02282, OFFICIAL RECORDS OF THE COUNTY RECORDED, CLARK  
COUNTY, NEVADA

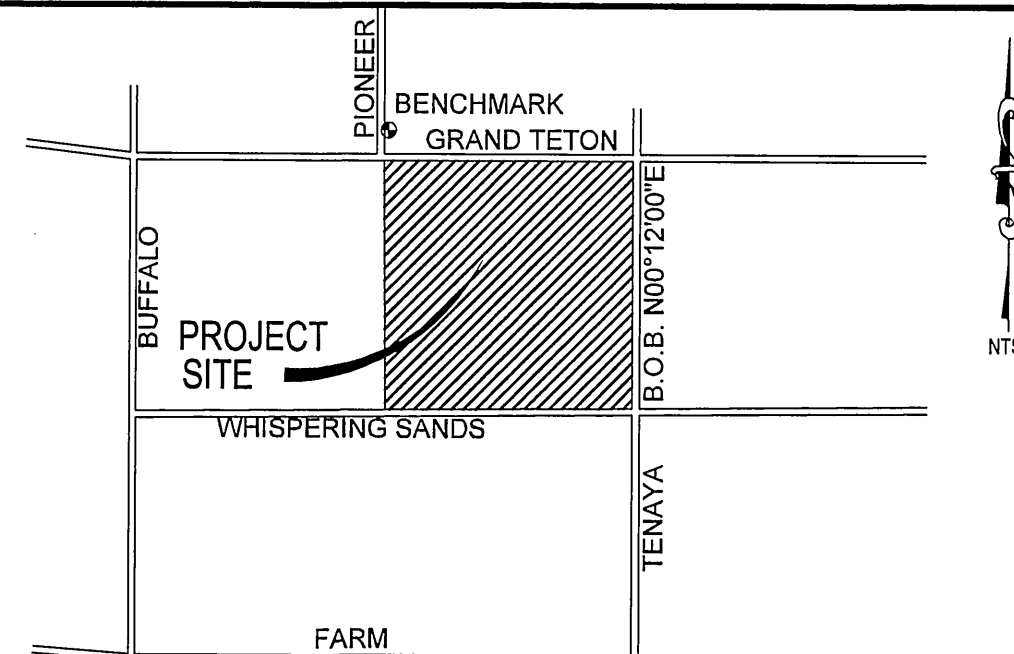
BENCHMARK

CLARK COUNTY VERTICAL CONTROL POINT "BLV90 10SSW6", BEING A CITY OF LAS  
VEGAS RIVET AND ROUND PLATE IN A CONCRETE CYLINDER, NORTHWEST  
CORNER OF GRAND TETON DRIVE AND PIONEER WAY NEAR PT OF PIONEER WAY

ELEVATION: 2397.47 (FEET)  
730.750 (METERS)

CLARK COUNTY VERTICAL CONTROL V.2003 BASED ON NORTH AMERICAN  
VERTICAL DATUM OF 1988 (NAVD 88)

SITE MAP



UTILITY DISCLAIMER NOTE

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE  
CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION  
OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO  
REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER  
ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR  
PROPER LOCATIONS.  
CALL BEFORE YOU DIG: 1-800-227-2600  
CALL BEFORE YOU OVERHEAD: 1-702-227-2929

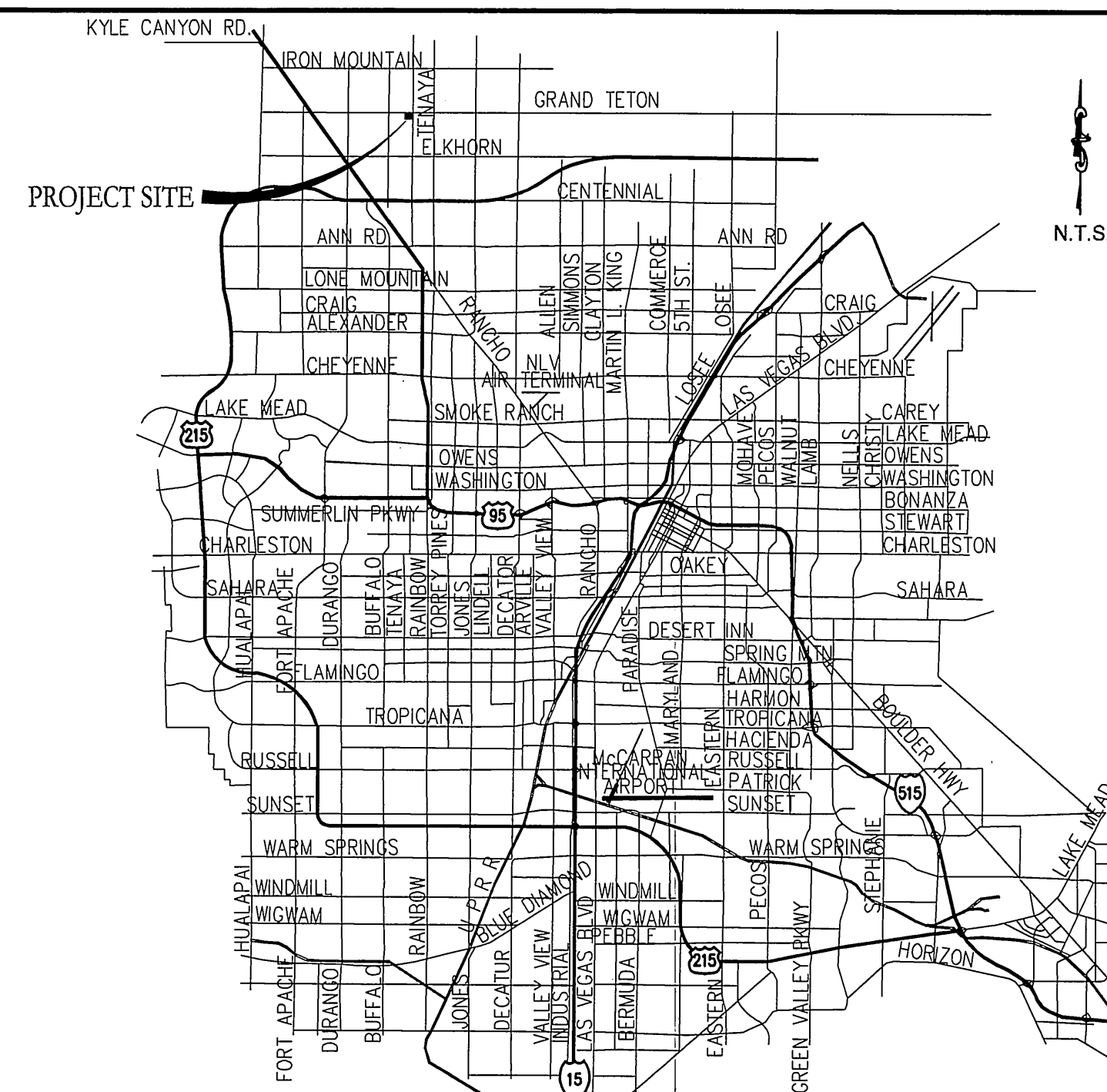
DEVELOPER/OWNER ENGINEER

|                                                                                                      |                                                                                                                               |
|------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| D R HORTON<br>330 CAROUSEL PKWY<br>HENDERSON, NV 89014<br>(702) 635-3600 PHONE<br>(800) 909-4601 FAX | TANEY ENGINEERING COMPANY<br>6030 S. JONES BLVD STE #100<br>LAS VEGAS, NV 89118<br>(702) 362-8844 PHONE<br>(702) 362-5233 FAX |
|------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|

BASIS OF BEARINGS

NORTH 00°12'00" EAST BEING THE BEARING OF THE EAST LINE OF THE  
NORTH-EAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION  
15, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NV AS SHOWN  
ON FILE 113 OF SURVEYS AT PAGE 92, OFFICIAL RECORDS OF CLARK COUNTY,  
NEVADA.

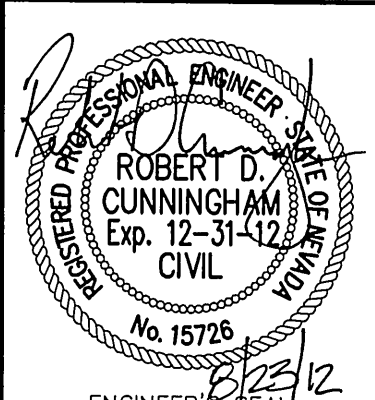
VICINITY MAP



DR HORTON  
330 CAROUSEL PKWY  
HENDERSON, NV 89014  
(702) 635-3600 FAX: (800) 909-4601

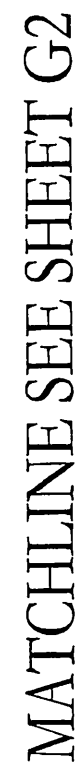
TANEY ENGINEERING  
6030 S. JONES BLVD STE# 100  
LAS VEGAS, NV 89118  
(702) 362-8844 FAX: (702) 362-5233

THE ORCHARDS - UNIT 3  
@ GRAND TETON & TENAYA  
A RESIDENTIAL SUBDIVISION



|              |            |
|--------------|------------|
| DATE:        | 8/23/2012  |
| SCALE:       | NTS        |
| JOB NO:      | DRH-12-033 |
| DESIGNED BY: | SF         |
| CHECKED BY:  | RDC        |
| SHEET NAME:  | C1         |
| SHEET:       | 01 OF 17   |
| CLV          |            |





ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE H.O.A.

THE PROJECT SITE IS LOCATED IN FLOODZONE "X" WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.20% ANNUAL CHANCE FLOODPLAIN PER FIRM MAP 32003C1745E REVISED SEPTEMBER 27, 2002.

TOTAL FOR OVERALL DEVELOPMENT: 39,147 CY CUT  
26,943 CY FILL

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.

AMERICAN SOILS ENGINEERING, LLC  
6000 S EASTERN AVE, STE 6-B  
LAS VEGAS, NEVADA 89119

REPORT NO: 1588-GEO  
DATE 06/04/12

40 0 20 40 80  
(IN FEET)  
1 inch = 40 ft.

BEING LOT TWO (2) OF THAT CERTAIN CERTIFICATE OF LAND DIVISION ON FILE IN FILE  
001, PAGE 0055, RECORDED OCTOBER 11, 2001 IN BOOK 20011011 AS DOCUMENT NO  
02282. OFFICIAL RECORDS OF THE COUNTY RECORDED. CLARK COUNTY, NEVADA

NORTH 00°12'00" EAST BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NV AS SHOWN ON FILE 113 OF SURVEY MAP PAGE 92, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

CLARK COUNTY VERTICAL CONTROL POINT "BLV90 10SSW6", BEING A CITY OF LAS VEGAS RIVET AND ROUND PLATE IN A CONCRETE CYLINDER, NORTHWEST CORNER OF GRAND TETON DRIVE AND PIONEER WAY NEAR PT OF PIONEER WAY

ELEVATION: 2397.47 (FEET)  
730.750 (METERS)

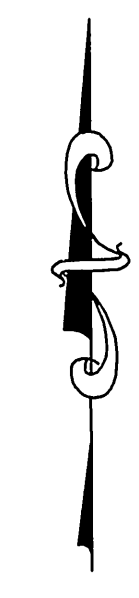
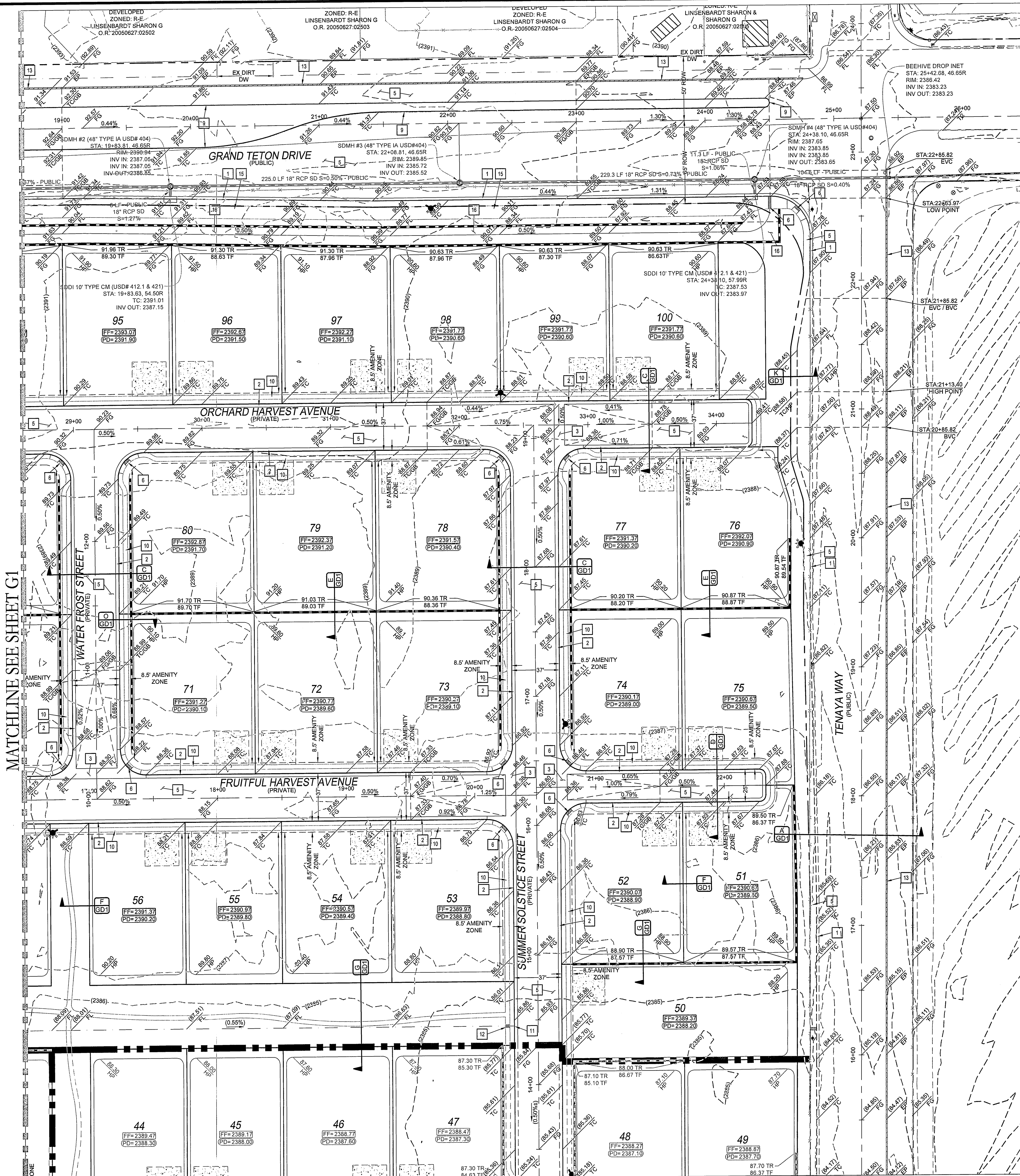
CLARK COUNTY VERTICAL CONTROL V.2003 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

I CERTIFY THIS GRADING PLAN COMPLIES WITH THE APPROVED DRAINAGE STUDY, DS  
XX-XXXX, ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

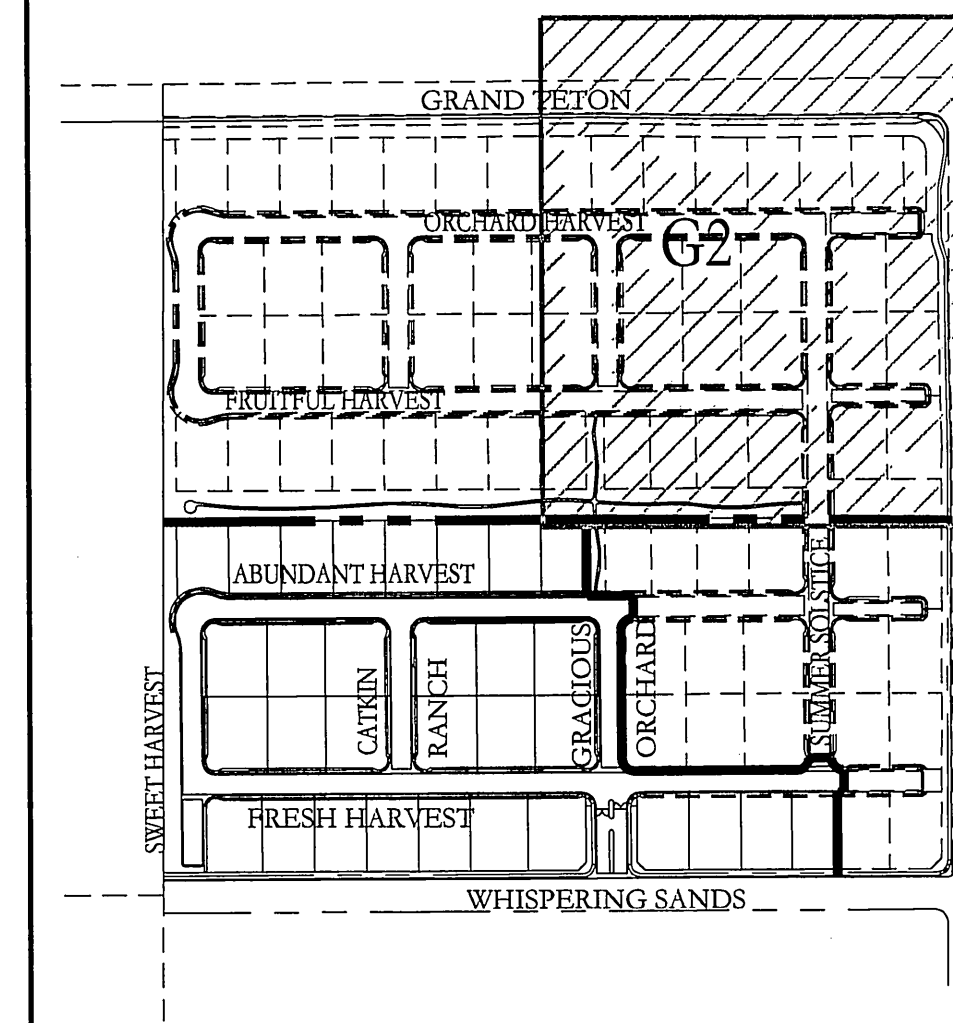
## ACCEPTANCE OF PLANS FOR FILING

BY: \_\_\_\_\_  
DEVELOPMENT AND FLOOD CONTROL

|                                                                                                       |                                                                                                                            |  |  |  |  |
|-------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|--|--|--|--|
| <p>DR HORTON<br/>330 CAROLINE PKWY<br/>HENDERSON, NY 89014<br/>(709) 635-5000 FAX: (800) 909-4601</p> | <p>TANEY ENGINEERING<br/>6099 S. JONES BLVD STE# 100<br/>JACKSONVILLE, FL 32216<br/>(709) 363-8844 FAX: (709) 365-5233</p> |  |  |  |  |
|                                                                                                       |                                                                                                                            |  |  |  |  |
| <p>THE ORCHARDS - UNIT 3<br/>@ GRAND TETON &amp; TENAYA<br/>A RESIDENTIAL SUBDIVISION</p>             | <p>GRADING PLAN - WEST</p>                                                                                                 |  |  |  |  |
|                                                                                                       |                                                                                                                            |  |  |  |  |
|                                                                                                       |                                                                                                                            |  |  |  |  |
| <p>DATE: 8/23/2012</p>                                                                                |                                                                                                                            |  |  |  |  |
| <p>SCALE: 1"=40'</p>                                                                                  |                                                                                                                            |  |  |  |  |
| <p>JOB NO: DRH-12-033</p>                                                                             |                                                                                                                            |  |  |  |  |
| <p>DESIGNED BY: SF</p>                                                                                |                                                                                                                            |  |  |  |  |
| <p>CHECKED BY: RDC</p>                                                                                |                                                                                                                            |  |  |  |  |
| <p>SHEET NAME: G1</p>                                                                                 |                                                                                                                            |  |  |  |  |
| <p>SHEET: 03 OF 17</p>                                                                                |                                                                                                                            |  |  |  |  |
| <p>CLV</p>                                                                                            |                                                                                                                            |  |  |  |  |



## KEY MAP



## PRIVATE STREET EASEMENTS

ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE H.O.A.

## FLOOD ZONE

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## EARTHWORK

|                                |                                 |
|--------------------------------|---------------------------------|
| TOTAL FOR OVERALL DEVELOPMENT: | 39,147 CY CUT<br>26,943 CY FILL |
|--------------------------------|---------------------------------|

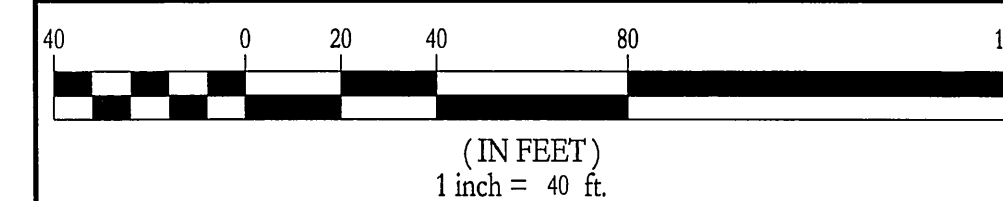
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## GEOTECHNICAL

AMERICAN SOILS ENGINEERING, LLC  
6000 S EASTERN AVE, STE 6-B  
LAS VEGAS, NEVADA 89119

REPORT NO: 1588-GEO  
DATE 06/04/12

## SCALE



## LEGAL DESCRIPTION

BEING LOT TWO (2) OF THAT CERTAIN CERTIFICATE OF LAND DIVISION ON FILE IN FILE 001, PAGE 0055, RECORDED OCTOBER 11, 2001 IN BOOK 20011011 AS DOCUMENT NO 02282, OFFICIAL RECORDS OF THE COUNTY RECORDED, CLARK COUNTY, NEVADA

## BASIS OF BEARINGS

NORTH 00°12'00" EAST BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NV AS SHOWN ON FILE 113 OF SURVEYS AT PAGE 92, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

## BENCHMARK

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ELEVATION: 2397.47 (FEET)  
730.750 (METERS)

CLARK COUNTY VERTICAL CONTROL V.2003 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

## GRADING CERTIFICATION

I CERTIFY THIS GRADING PLAN COMPLIES WITH THE APPROVED DRAINAGE STUDY, DS  
XX-XXXX, ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

ROBERT D. CUNNINGHAM, P.E.

DATE \_\_\_\_\_

## APPROVAL BLOCK

ACCEPTANCE OF PLANS FOR FILING

BY: \_\_\_\_\_  
DEVELOPMENT AND FLOOD CONTROL

DATE \_\_\_\_\_

[illegible]

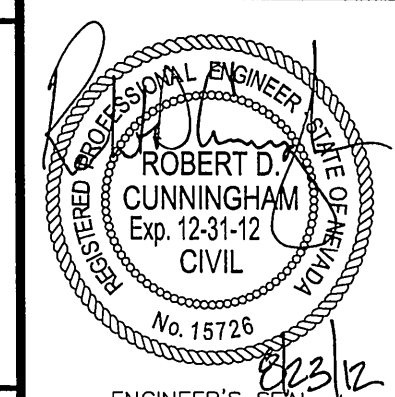
**DR HORTON**  
330 CAROUSEL PKWY  
HENDERSON, NY 89014  
(702) 635-3600 FAX: (800) 909-4601

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

THE ORCHARDS - UNIT 3  
@ GRAND TETON & TENAYA  
A RESIDENTIAL SUBDIVISION

GRADING PLAN - EAST



DATE: 8/23/2012

SCALE: 1"=40'

JOB NO: DRH-12-033

DESIGNED BY: SF

CHECKED BY: PDC

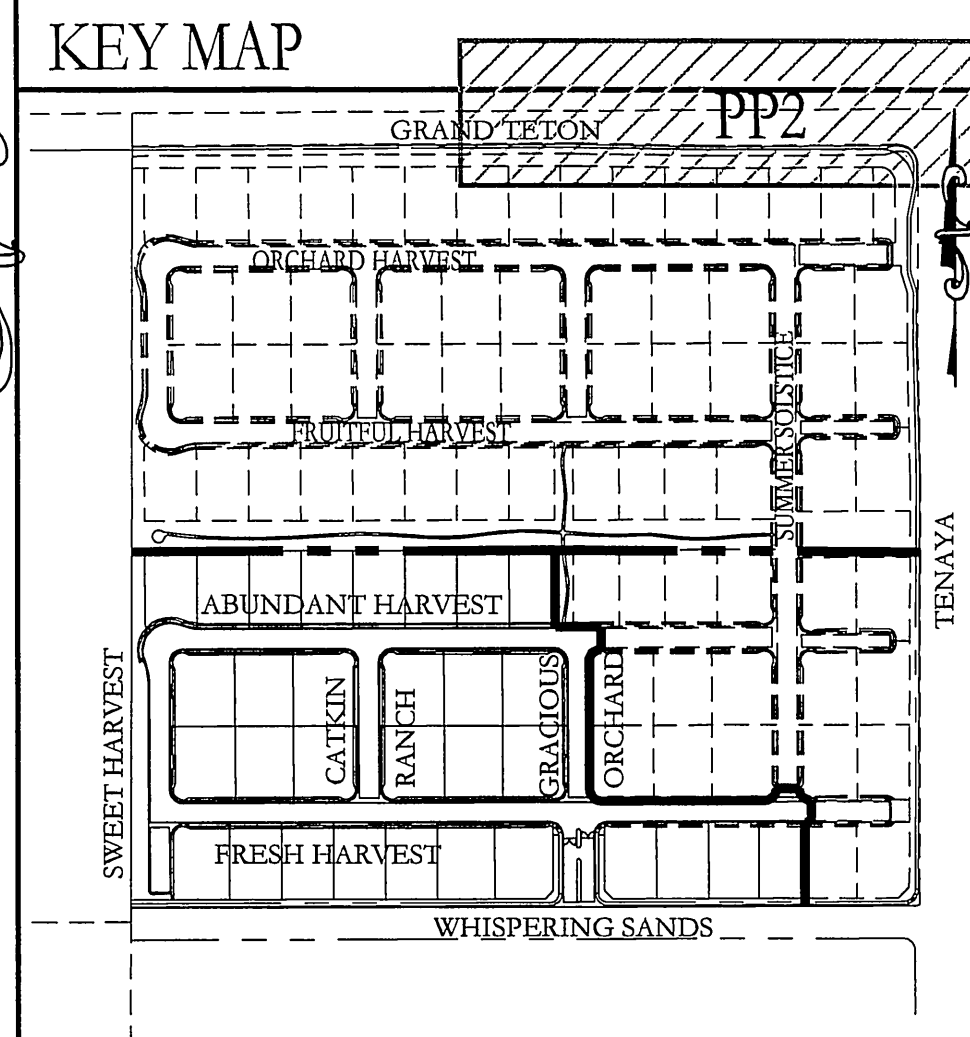
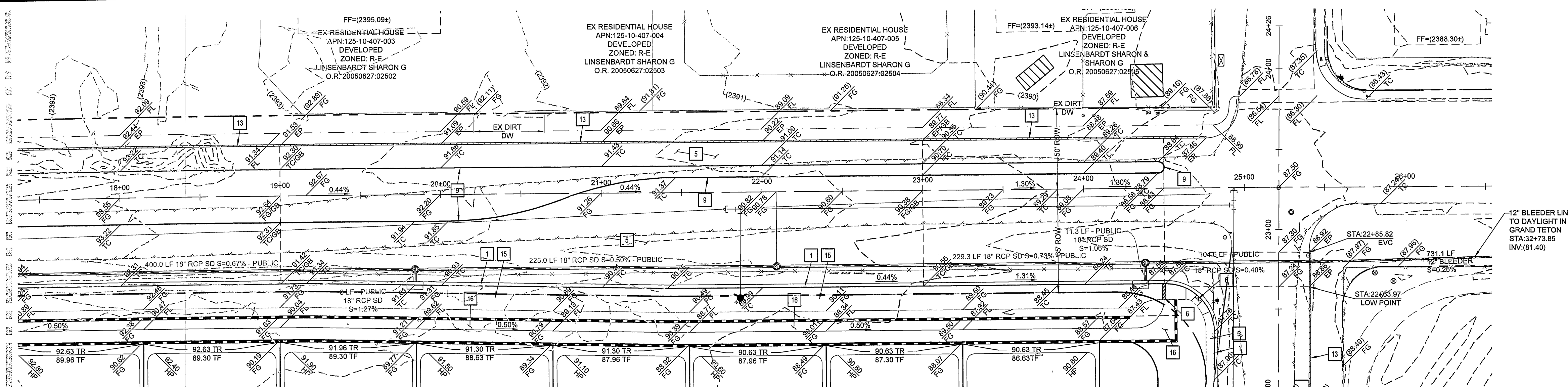
SHEET NAME:

SHEET:  
04 OF 17

## CLM







## GRADING NOTES

ADD 2300 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 UML. THE THAT THE STRUCTURAL PLANS & GEOTECHNICAL REPORT SHALL SUPERSEDE THE CIVIL IMPROVEMENT PLANS.

ALL PRIVATE STREETS AND DRAINAGE EASEMENTS ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (H.O.A.).

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CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

# GEOTECHNICAL

AMERICAN SOILS ENGINEERING, LLC  
6000 S EASTERN AVE, STE 6-B  
LAS VEGAS, NEVADA 89119

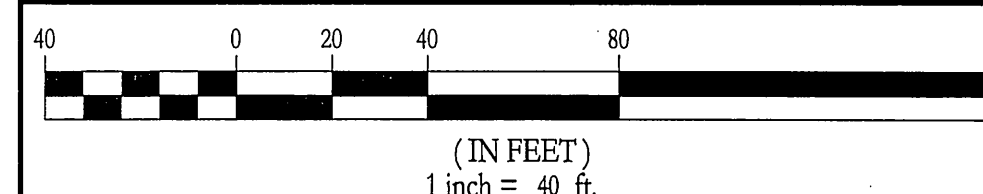
REPORT NO: 1588-GE0  
DATE 06/04/12

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CALL BEFORE YOU DIG: 1-800-222-2600  
CALL BEFORE YOU OVERHEAD: 1-702-227-2929

## SCALE



### LEGAL DESCRIPTION

BEING LOT TWO (2) OF THAT CERTAIN CERTIFICATE OF LAND DIVISION ON FILE IN FILE NO. 001, PAGE 0055, RECORDED OCTOBER 11, 2001 IN BOOK 20011011 AS DOCUMENT NO. 02282, OFFICIAL RECORDS OF THE COUNTY RECORDED, CLARK COUNTY, NEVADA

## BASIS OF BEARINGS

NORTH 00°12'00" EAST BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NV AS SHOWN ON FILE 113 OF SURVEYS AT PAGE 92, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

## BENCHMARK

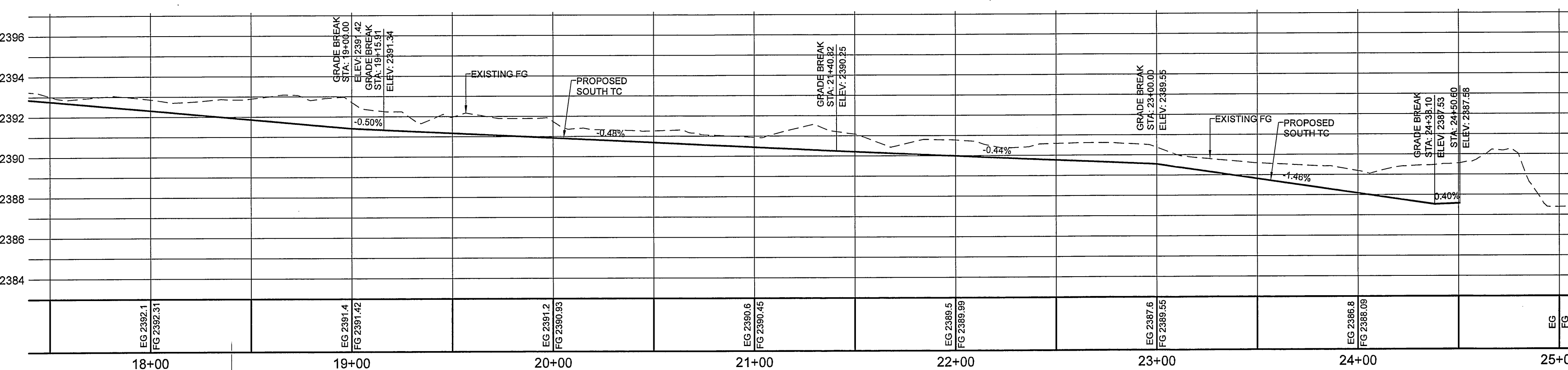
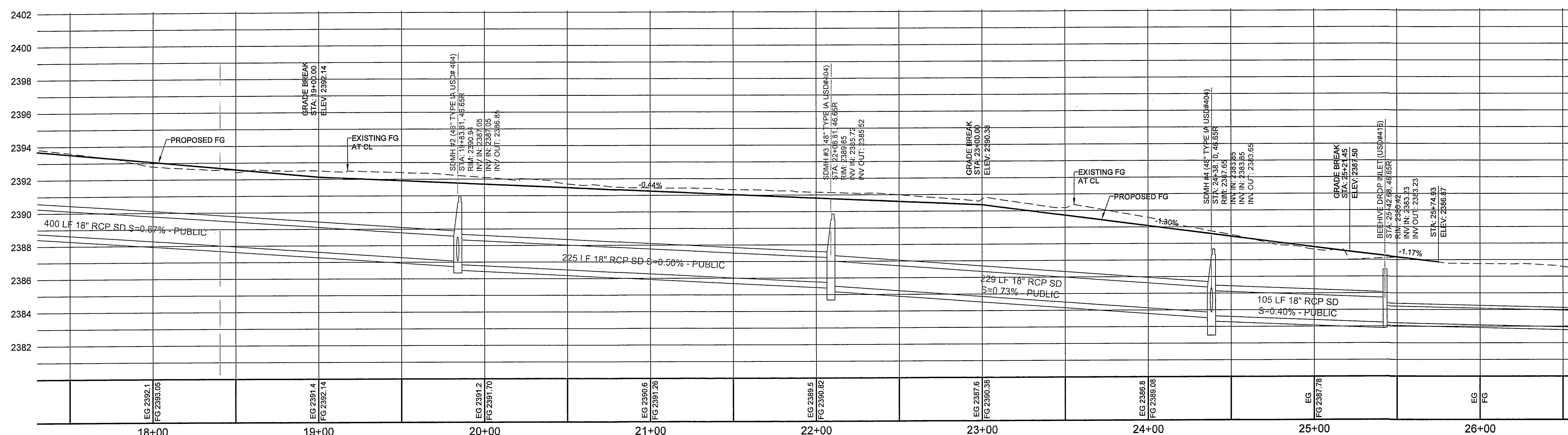
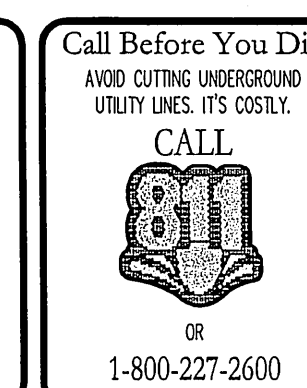
CLARK COUNTY VERTICAL CONTROL POINT "BLV90 10SSW6", BEING A CITY OF LAS VEGAS RIVET AND ROUND PLATE IN A CONCRETE CYLINDER, NORTHWEST CORNER OF GRAND TETON DRIVE AND PIONEER WAY NEAR PT OF PIONEER WAY

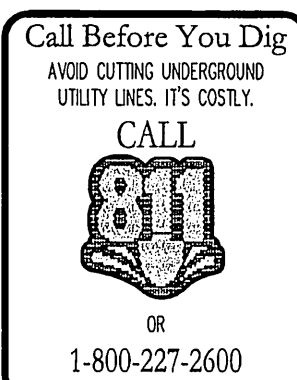
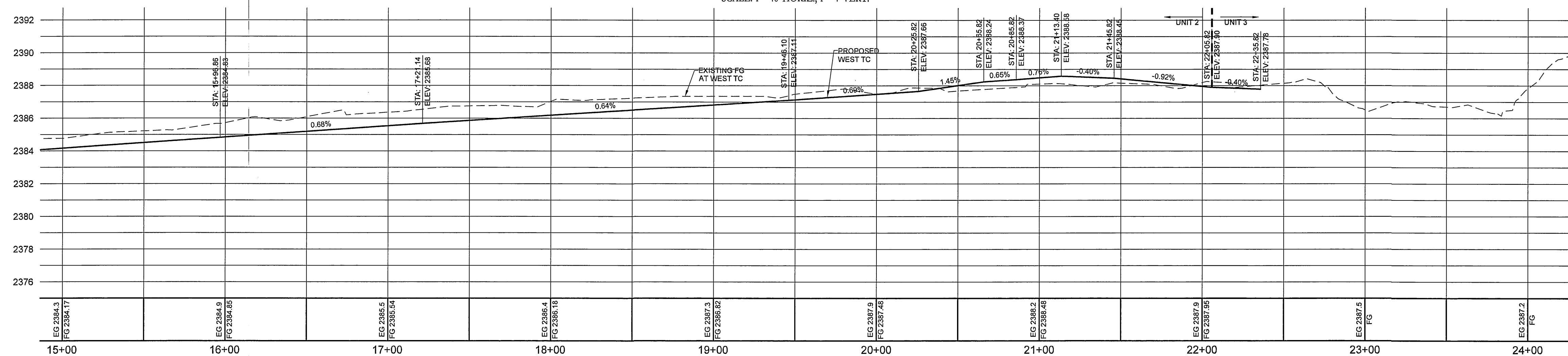
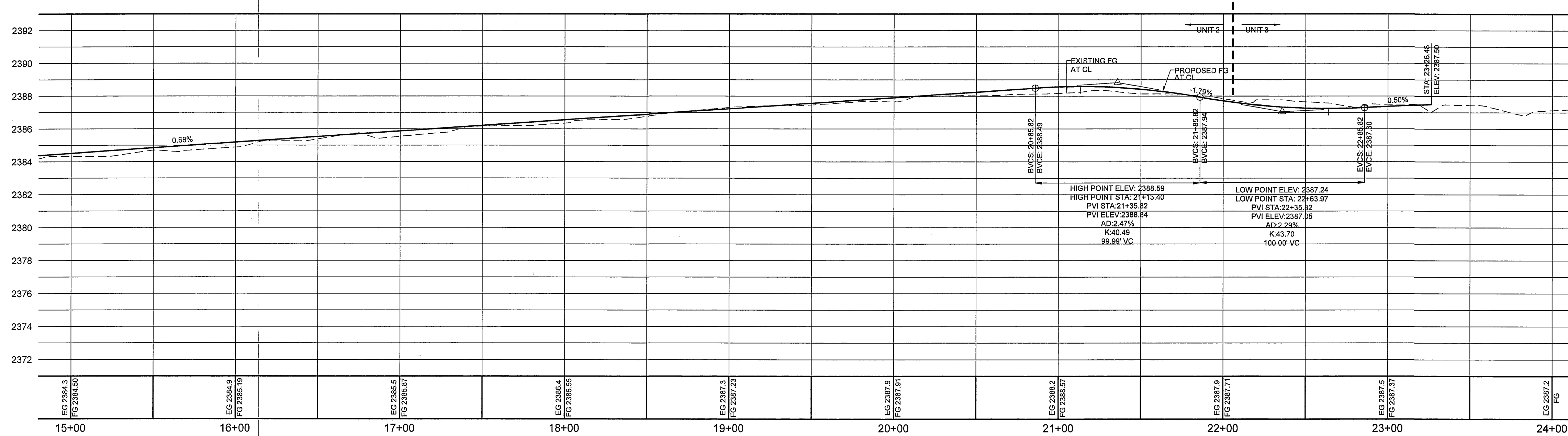
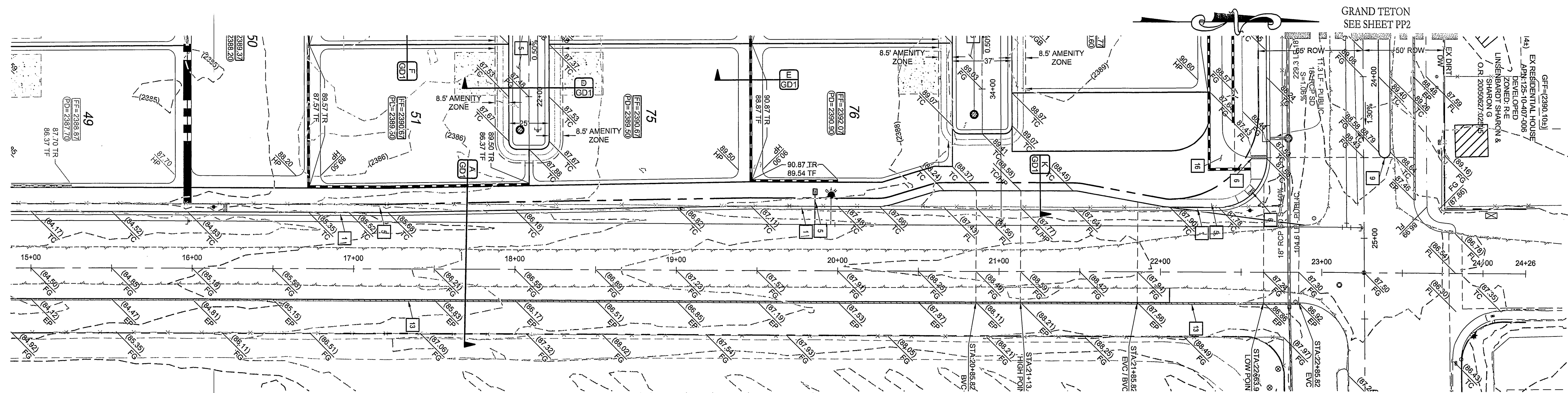
ELEVATION: 2397.47 (FEET)  
730.750 (METERS)

CLARK COUNTY VERTICAL CONTROL V.2003 BASED ON NORTH AMERICAN VERTICAL  
DATUM OF 1988 (NAVD 88)

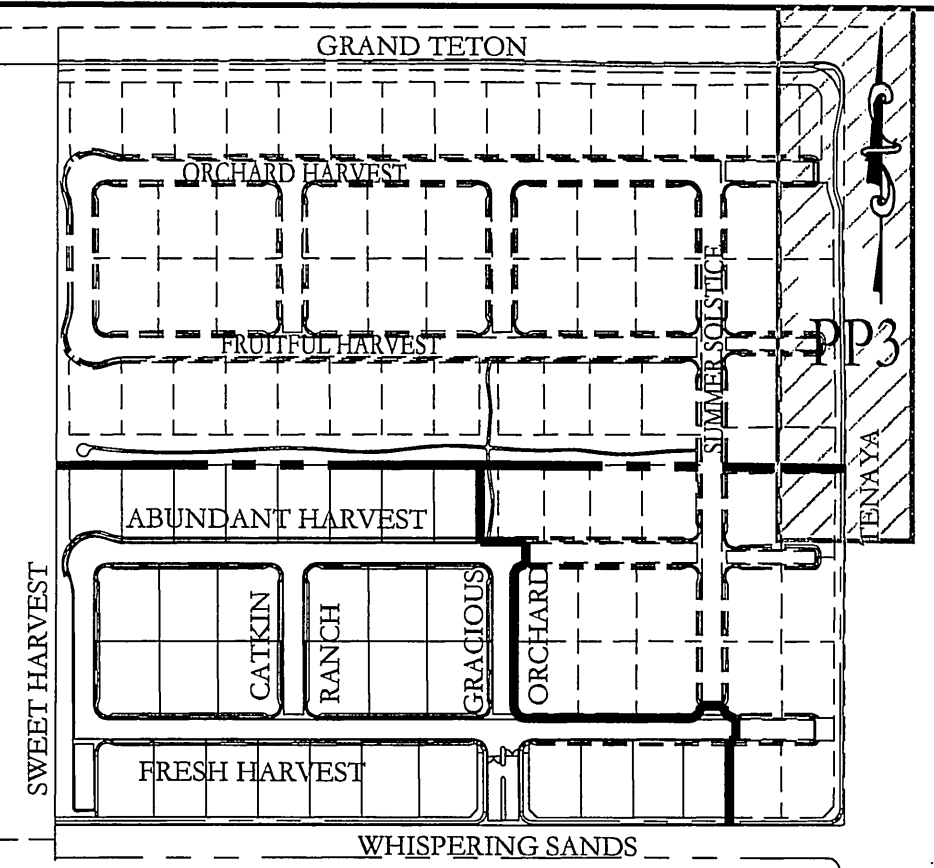
## CONSTRUCTION NOTES

- |    |                                                                         |
|----|-------------------------------------------------------------------------|
| 1  | 24" L-TYPE CURB & GUTTER (USD #216)                                     |
| 2  | 30" ROLL TYPE CURB & GUTTER (USD #217.S1)                               |
| 3  | 8.0" CROSS GUTTER (USD #228)                                            |
| 4  | 5.0' SIDEWALK (USD #234)                                                |
| 5  | AC PAVEMENT OVER TYPE II (PER GEOTECHNICAL REPORT)                      |
| 6  | SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT (USD #235) |
| 7  | 10' TRANSITION FROM ROLL CURB TO L-TYPE CURB (SEE DETAIL N/D01)         |
| 8  | SAWCUT & MATCH EXISTING AC PAVEMENT                                     |
| 9  | A-TYPE CURB (USD #219)                                                  |
| 10 | 3.5' DECOMPOSED GRANITE SIDEWALK                                        |
| 11 | 2.0' CURB OPENING (SEE DETAIL M/GD1)                                    |
| 12 | SIDEWALK UNDERDRAIN (USD #236)                                          |
| 13 | 2.0' CUTOFF WALL (SEE DETAIL P/GD1)                                     |
| 14 | 6" CONCRETE OVER 6" TYPE II                                             |
| 15 | 10.0' SIDEWALK (USD #234)                                               |
| 16 | DEPRESSED CURB                                                          |





## KEY MAP



## GRADING NOTES

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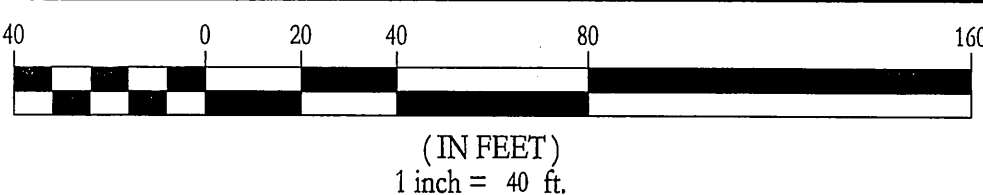
AMERICAN SOILS ENGINEERING, LLC  
6000 S EASTERN AVE, STE 6-B  
LAS VEGAS, NEVADA 89119

REPORT NO: 1588-GEO  
DATE 06/04/12

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## SCALE



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## BENCHMARK

CLARK COUNTY VERTICAL CONTROL PT "BLV90 10SSWB", BEING A CITY OF LAS VEGAS RIVET AND ROUND PLATE IN A CONCRETE CYLINDER, NORTHWEST CORNER OF GRAND TETON DRIVE AND PIONEER WAY NEAR PT OF PIONEER WAY

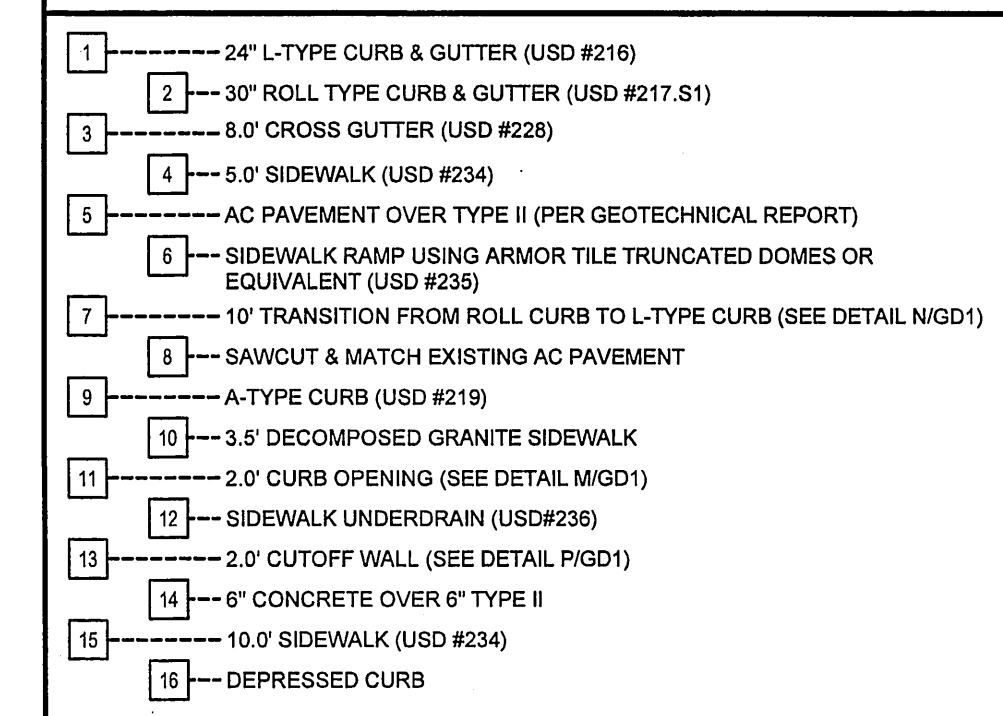
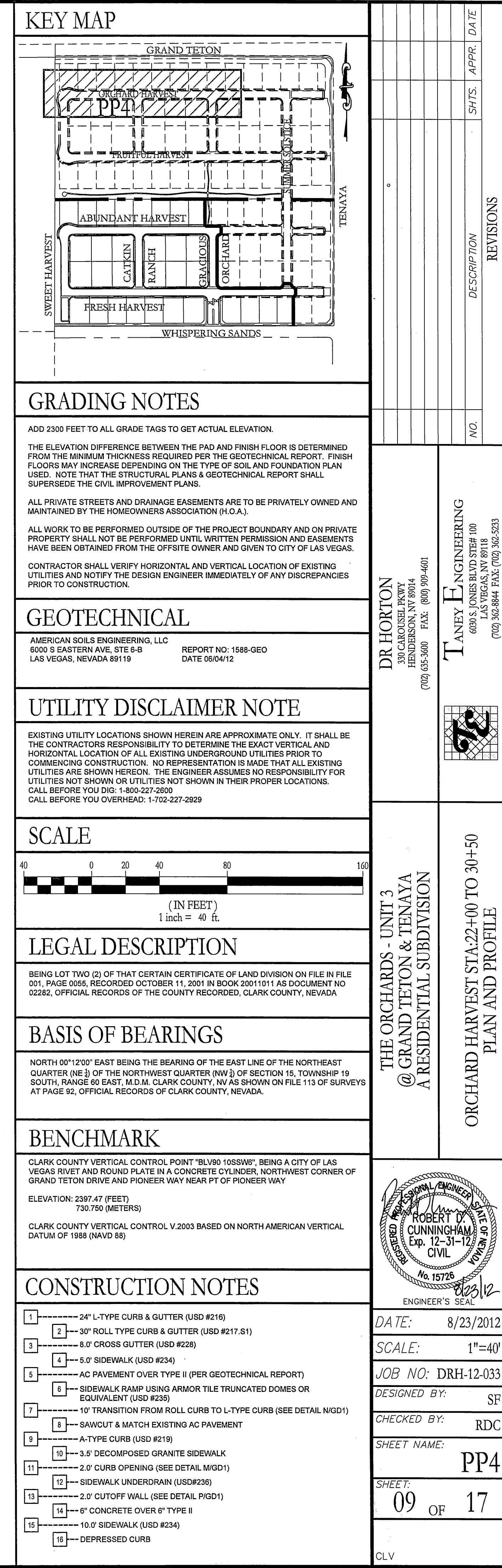
ELEVATION: 2397.47 (FEET)  
730.750 (METERS)

CLARK COUNTY VERTICAL CONTROL V.2003 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

## CONSTRUCTION NOTES

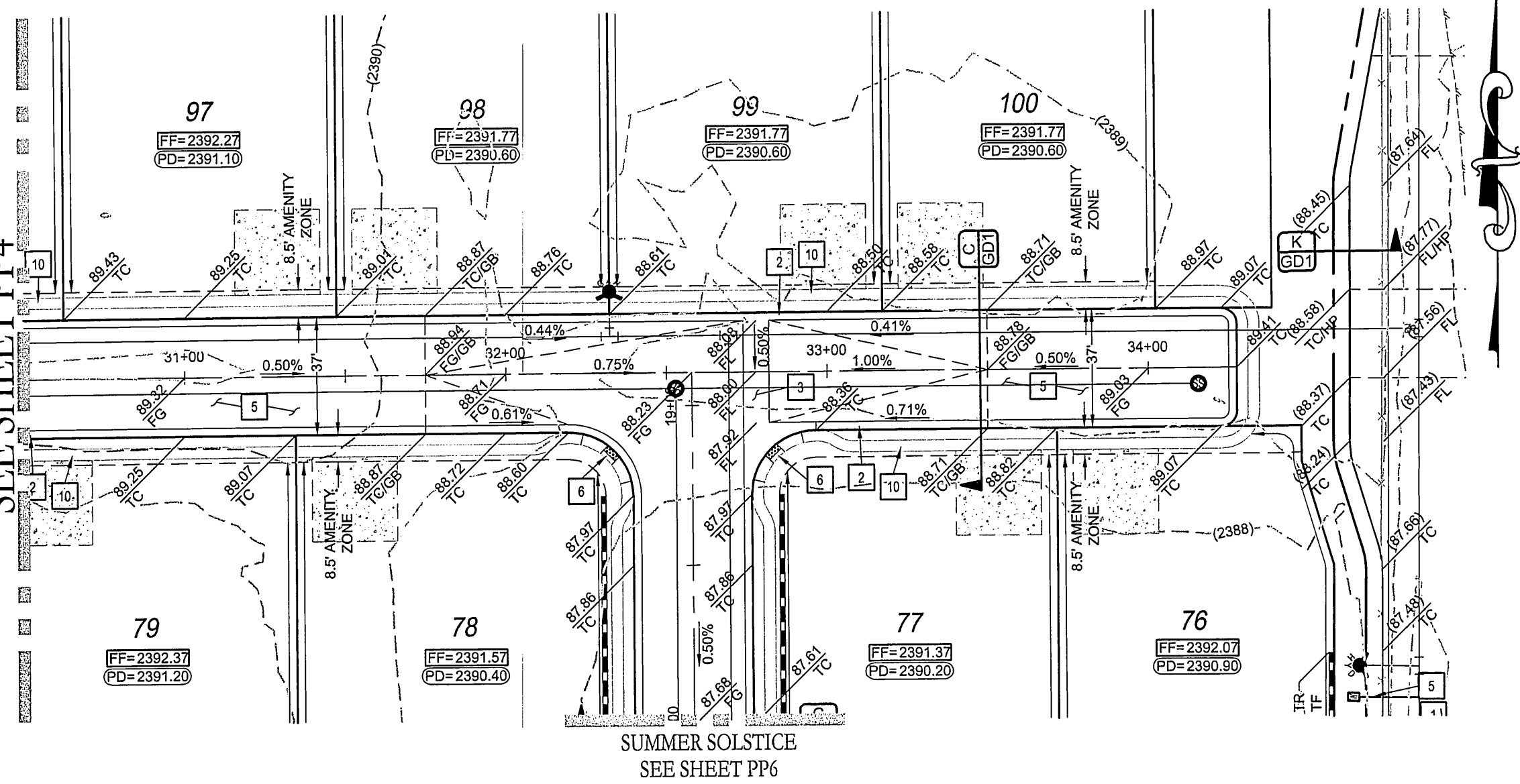
- 
- 1 ----- 24" L-TYPE CURB & GUTTER (USD #216)
- 2 ---- 30" ROLL TYPE CURB & GUTTER (USD #217.51)
- 3 ----- 8.0" CROSS GUTTER (USD #228)
- 4 ----- 6.0" SIDEWALK (USD #234)
- 5 ----- AC PAVEMENT OVER TYPE II (PER GEOTECHNICAL REPORT)
- 6 ----- SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT (USD #235)
- 7 ----- 10" TRANSITION FROM ROLL CURB TO L-TYPE CURB (SEE DETAIL N/GD1)
- 8 ----- SAWCUT & MATCH EXISTING AC PAVEMENT
- 9 ----- A-TYPE CURB (USD #215)
- 10 ----- 3.5" DECOMPOSED GRANITE SIDEWALK
- 11 ----- 2.0" CURB OPENING (SEE DETAIL M/GD1)
- 12 ----- SIDEWALK UNDERDRAIN (USD#236)
- 13 ----- 2.0" CUTOFF WALL (SEE DETAIL P/GD1)
- 14 ----- 6" CONCRETE OVER 6" TYPE II
- 15 ----- 10.0" SIDEWALK (USD #234)
- 16 ----- DEPRESSED CURB

[illegible]

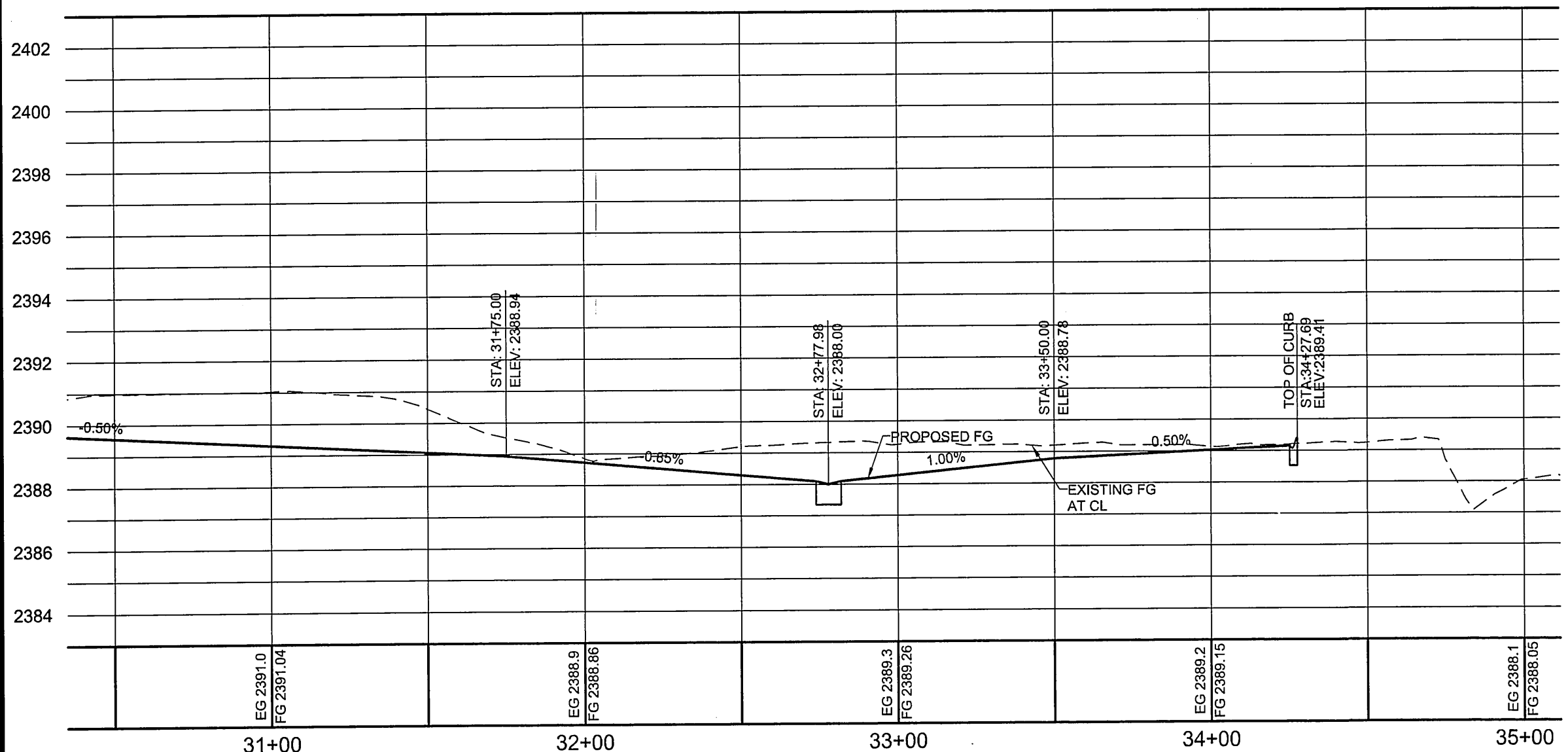


MATCHLINE STA: 30+50

SEE SHEET PP4

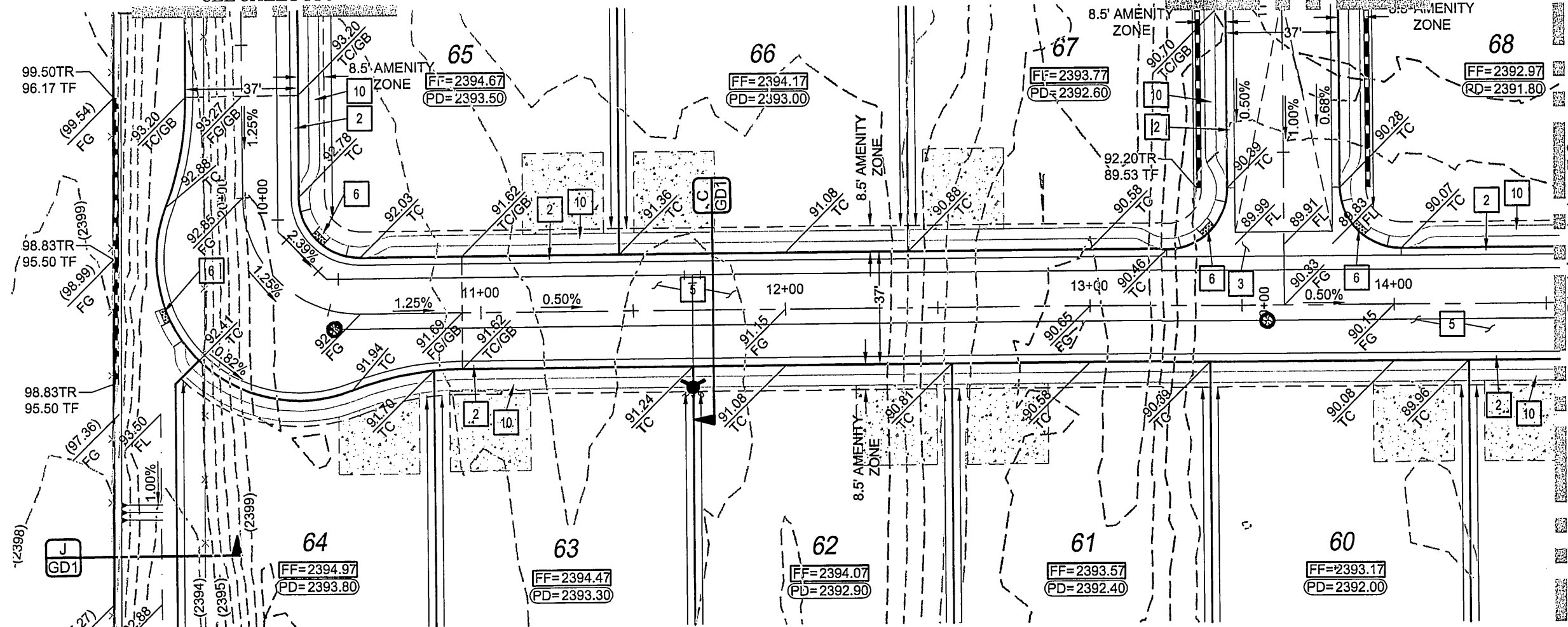


ORCHARD HARVEST - PLAN  
STA: 30+50 TO 35+00

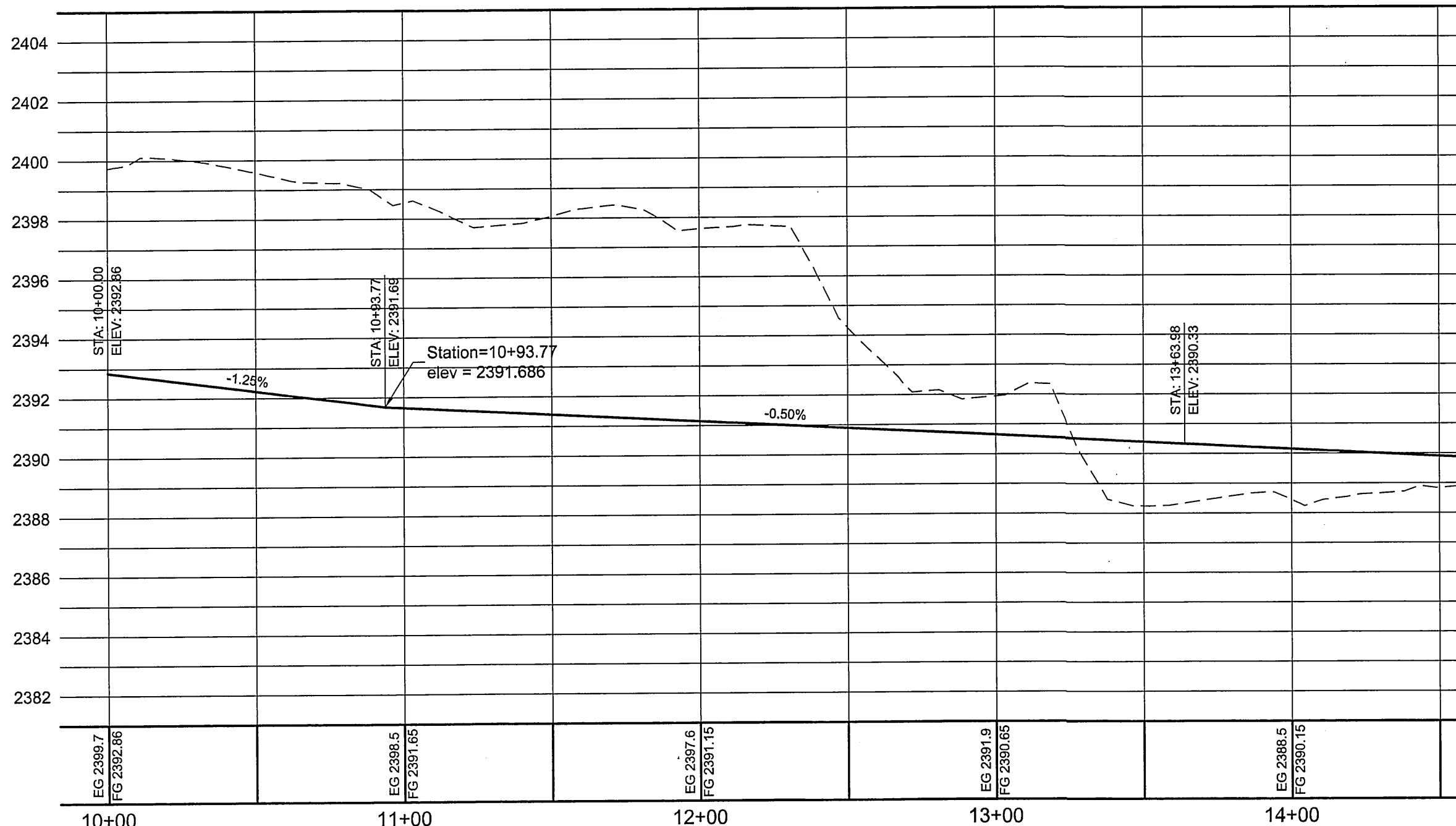


ORCHARD HARVEST - PROFILE  
STA: 30+50 TO 35+00  
SCALE: 1"=40' HORIZ., 1"=4' VERT.

HARVEST PEAK  
SEE SHEET PP8

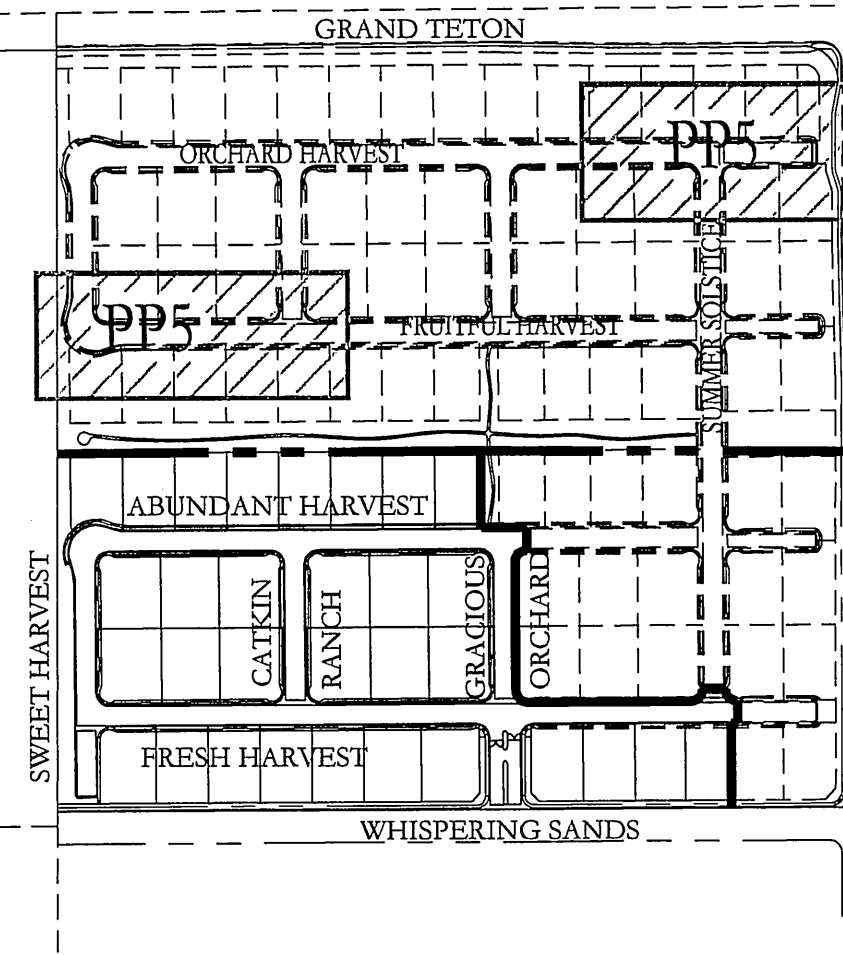


FRUITFUL HARVEST - PLAN  
STA: 10+00 TO 14+50



FRUITFUL HARVEST - PROFILE  
STA: 10+00 TO 14+50  
SCALE: 1"=40' HORIZ., 1"=4' VERT.

## KEY MAP



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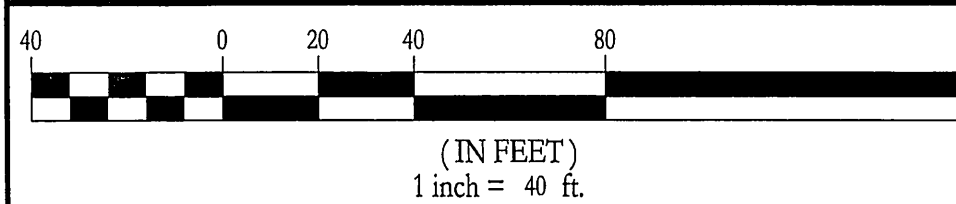
## GEOTECHNICAL

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LAS VEGAS, NEVADA 89119  
REPORT NO: 1588-GE0  
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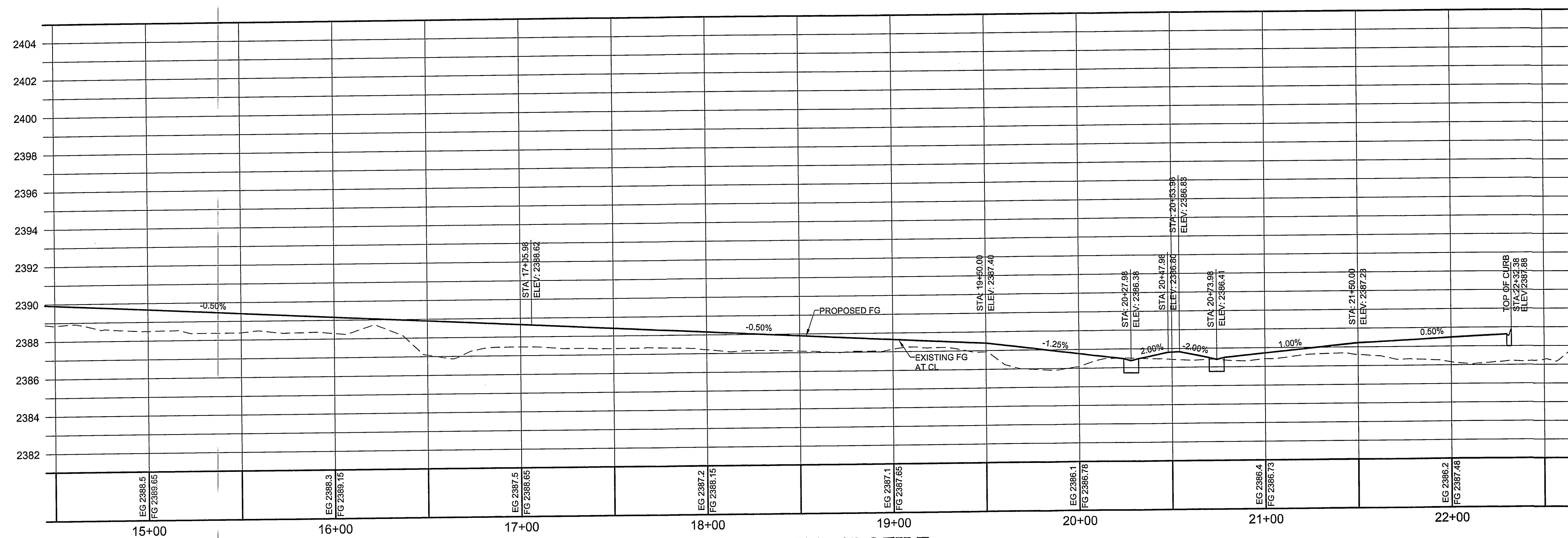
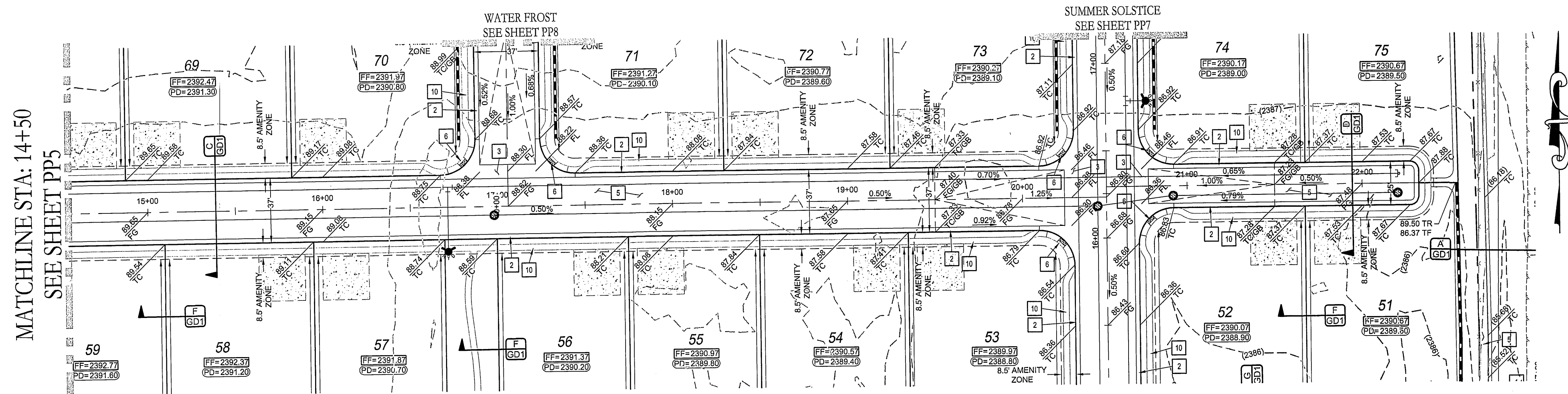
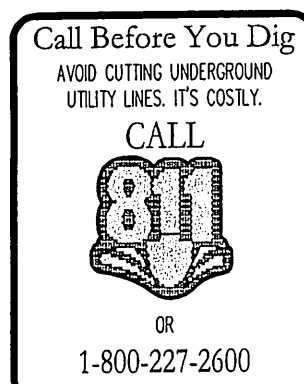
ELEVATION: 2397.47 (FEET)  
730.750 (METERS)

CLARK COUNTY VERTICAL CONTROL V.2003 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

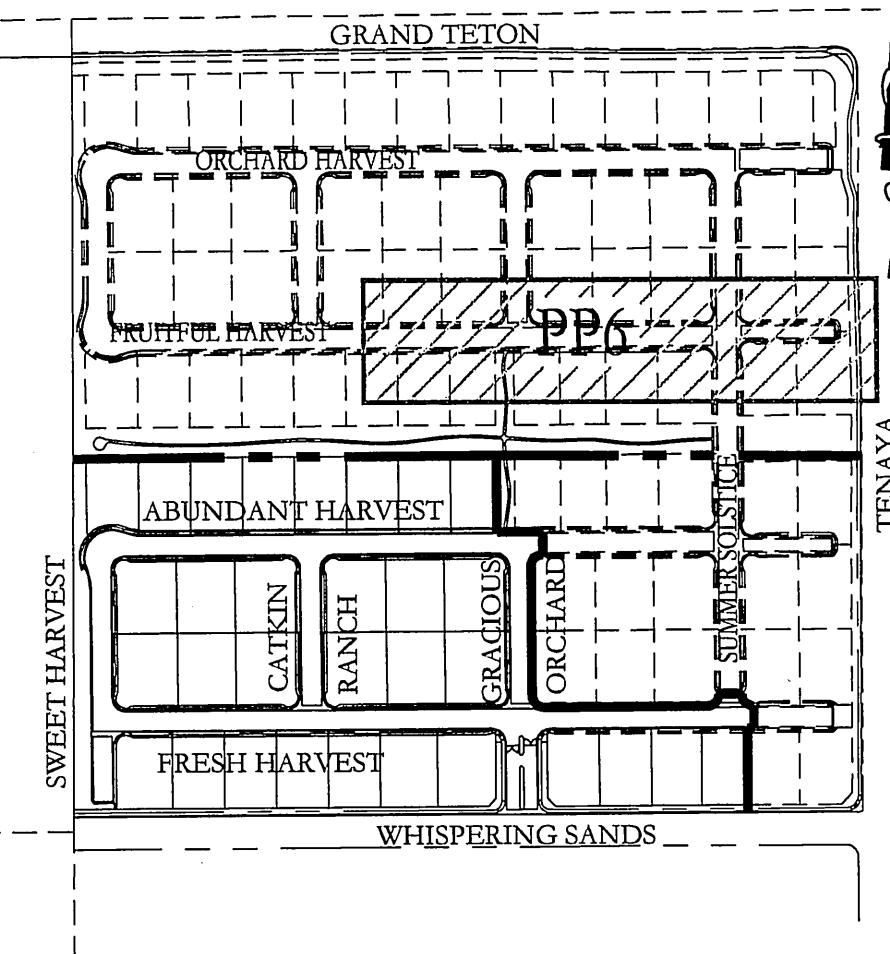
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- 6" CONCRETE OVER 6" TYPE II
- 10.0' SIDEWALK (USD #234)
- DEPRESSED CURB

| NO. | DESCRIPTION                                                                                                   | REVISIONS | DATE |
|-----|---------------------------------------------------------------------------------------------------------------|-----------|------|
| 1   | DR HORTON<br>330 CAROUSEL PKWY.<br>HENDERSON, NV 89014<br>(702) 635-3600 FAX: (800) 909-4601                  |           |      |
| 2   | TANEY ENGINEERING<br>6803 S. JONES BLVD STE# 100<br>LAS VEGAS, NV 89118<br>(702) 362-8844 FAX: (702) 362-5233 |           |      |
| 3   | THE ORCHARDS - UNIT 3<br>@ GRAND TETON & TENAYA<br>A RESIDENTIAL SUBDIVISION                                  |           |      |
| 4   | ORCHARD HARVEST STA:30+50 TO 35+00<br>& FRUITFUL HARVEST STA:10+00 TO 14+50<br>PLAN AND PROFILE               |           |      |
| 5   | ROBERT D. CUNNINGHAM<br>Exp. 12-31-12<br>CIVIL<br>No. 15726<br>ENGINEER'S SEAL                                |           |      |
| 6   | DATE: 8/23/2012                                                                                               |           |      |
| 7   | SCALE: 1"=40'                                                                                                 |           |      |
| 8   | JOB NO: DRH-12-033                                                                                            |           |      |
| 9   | DESIGNED BY: SR                                                                                               |           |      |
| 10  | CHECKED BY: RDC                                                                                               |           |      |
| 11  | SHEET NAME: PP5                                                                                               |           |      |
| 12  | SHEET: 10 OF 17                                                                                               |           |      |
| 13  | CLV                                                                                                           |           |      |



## KEY MAP



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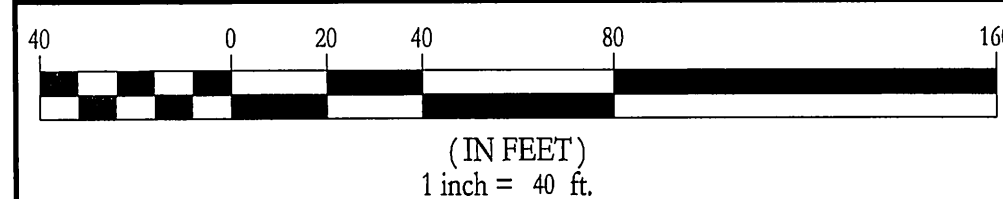
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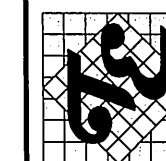
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| NO. | DESCRIPTION | REVISIONS |
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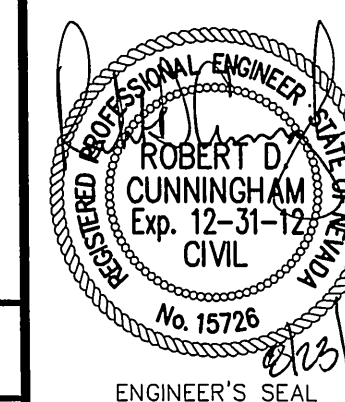
DR HORTON  
330 CAROUSEL PKWY  
HENDERSON, NV 89014  
(702) 635-3000 FAX: (800) 900-4601



TANNEY ENGINEERING  
6805 S JONES BLVD STE# 100  
LAS VEGAS, NV 89118  
(702) 362-8844 FAX: (702) 362-5233

THE ORCHARDS - UNIT 3  
@ GRAND TETON & TENAYA  
A RESIDENTIAL SUBDIVISION

FRUITFUL HARVEST STA:14+50 TO 22+50  
PLAN AND PROFILE



DATE: 8/23/2012

SCALE: 1"=40'

JOB NO: DRH-12-033

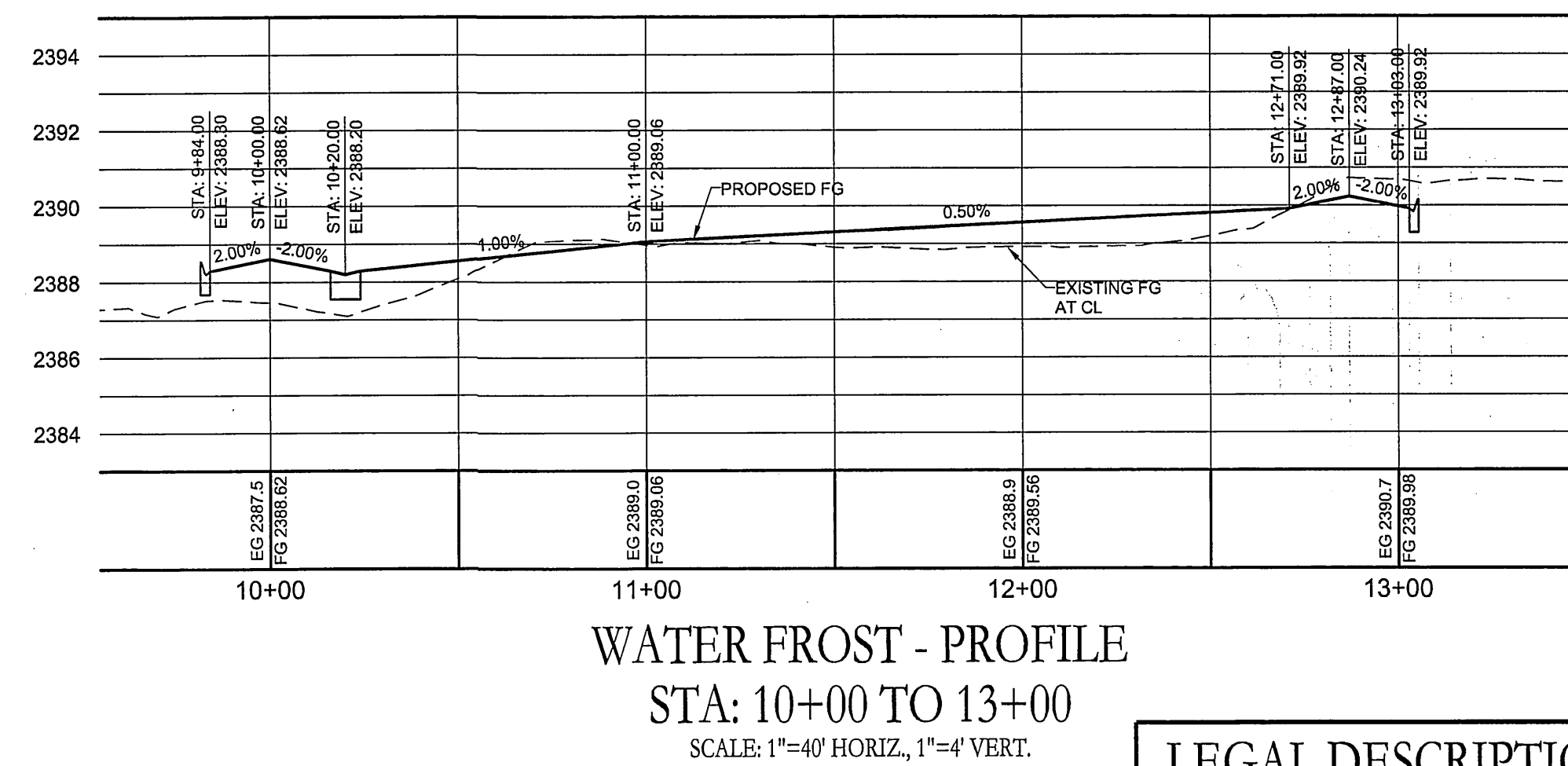
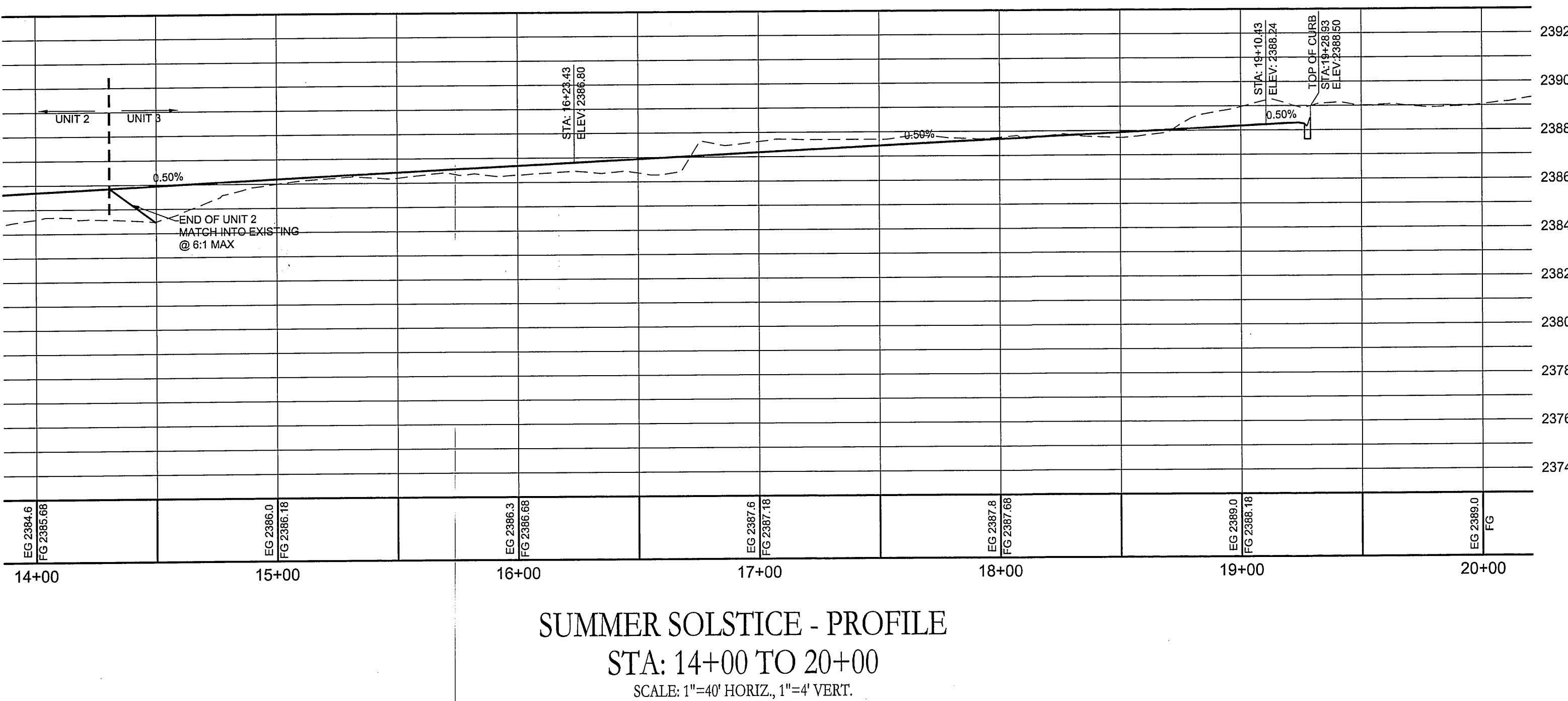
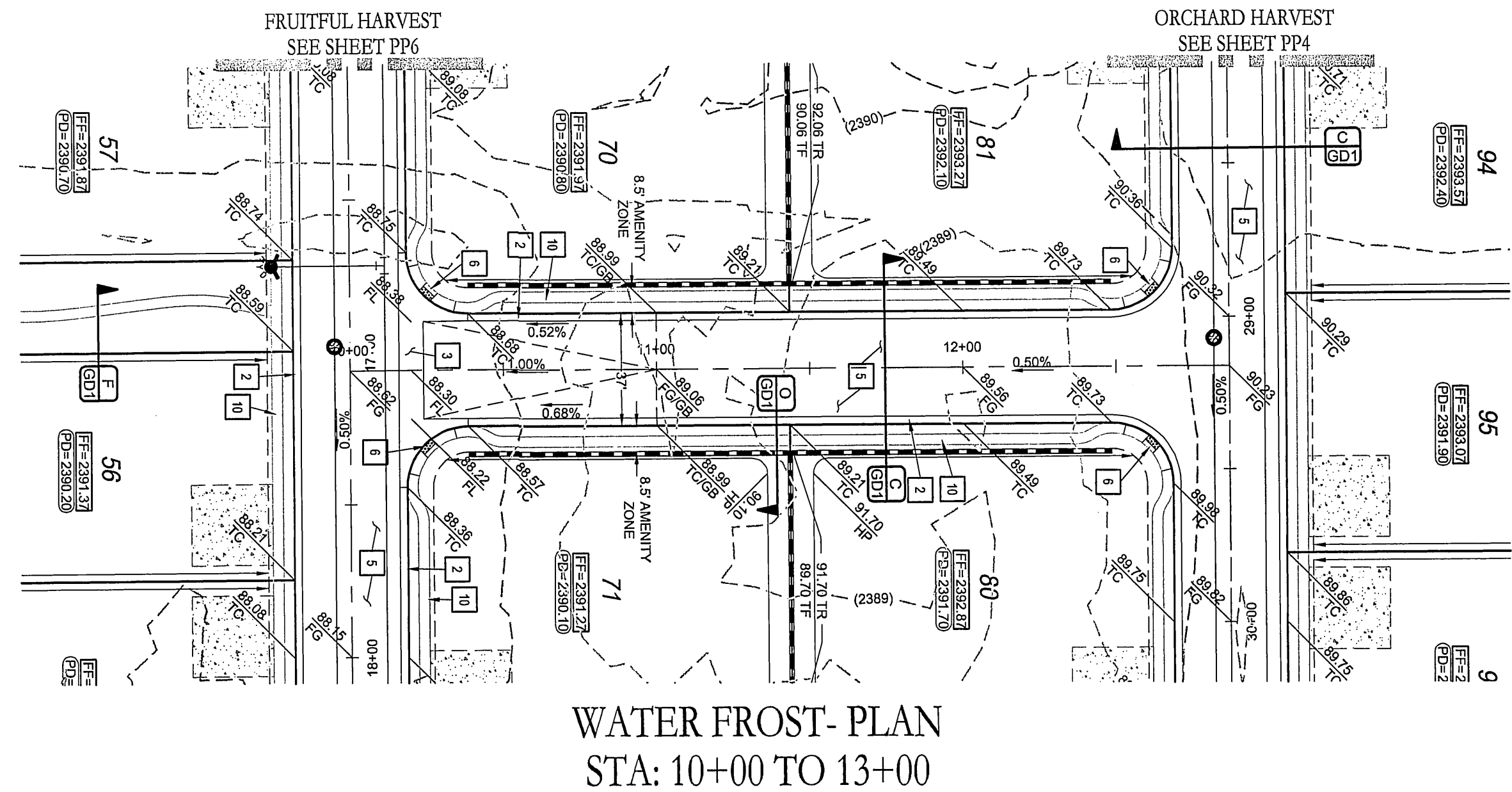
DESIGNED BY: SF

CHECKED BY: RDC

SHEET NAME: PP6

SHEET: 11 OF 17

CLV



## LEGAL DESCRIPTION

BEING LOT TWO (2) OF THAT CERTAIN CERTIFICATE OF LAND DIVISION ON FILE IN FILE 001, PAGE 0055, RECORDED OCTOBER 11, 2001 IN BOOK 20011011 AS DOCUMENT NO 02282, OFFICIAL RECORDS OF THE COUNTY RECORDED, CLARK COUNTY, NEVADA

## BASIS OF BEARINGS

NORTH 00°12'00" EAST BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NV AS SHOWN ON FILE 113 OF SURVEYS AT PAGE 92, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

## BENCHMARK

CLARK COUNTY VERTICAL CONTROL POINT "BLV90 10SSW6", BEING A CITY OF LAS VEGAS RIVET AND ROUND PLATE IN A CONCRETE CYLINDER, NORTHWEST CORNER OF GRAND TETON DRIVE AND PIONEER WAY NEAR PT OF PIONEER WAY

ELEVATION: 2397.47 (FEET)  
730.750 (METERS)

CLARK COUNTY VERTICAL CONTROL V.2003 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

## CONSTRUCTION NOTES

- |    |                                                                         |
|----|-------------------------------------------------------------------------|
| 1  | 24" L-TYPE CURB & GUTTER (USD #216)                                     |
| 2  | 30" ROLL TYPE CURB & GUTTER (USD #217.S1)                               |
| 3  | 8.0" CROSS GUTTER (USD #228)                                            |
| 4  | 5.0' SIDEWALK (USD #234)                                                |
| 5  | AC PAVEMENT OVER TYPE II (PER GEOTECHNICAL REPORT)                      |
| 6  | SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT (USD #235) |
| 7  | 10' TRANSITION FROM ROLL CURB TO L-TYPE CURB (SEE DETAIL M/G01)         |
| 8  | SAWCUT & MATCH EXISTING AC PAVEMENT                                     |
| 9  | A-TYPE CURB (USD #219)                                                  |
| 10 | 3.5' DECOMPOSED GRANITE SIDEWALK                                        |
| 11 | 2.0' CURB OPENING (SEE DETAIL M/G01)                                    |
| 12 | SIDEWALK UNDERDRAIN (USD#236)                                           |
| 13 | 2.0' CUTOFF WALL (SEE DETAIL PG01)                                      |
| 14 | 6" CONCRETE OVER 6" TYPE II                                             |
| 15 | 10.0' SIDEWALK (USD #234)                                               |
| 16 | DEPRESSED CURB                                                          |

## GRADING NOTES

ADD 2300 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 PRIVATE STREETS AND 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 WRITTEN PERMISSION AND EASEMENTS HAVE BEEN OBTAINED FROM THE OFFSITE OWNER AND GIVEN TO CITY OF LAS VEGAS.

CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

## GEOTECHNICAL

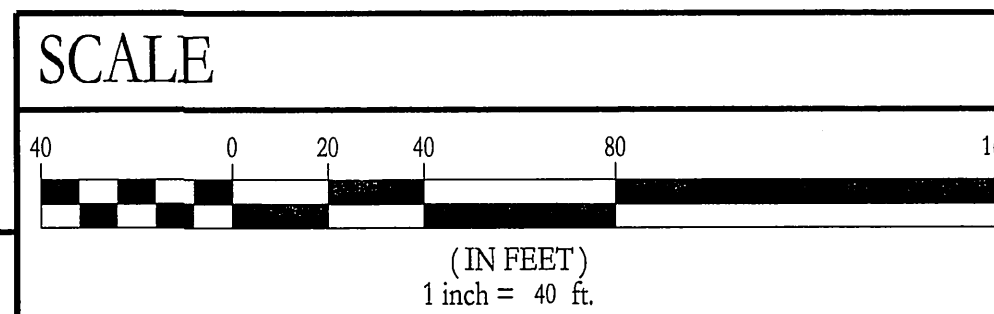
AMERICAN SOILS ENGINEERING, LLC  
6000 S EASTERN AVE, STE 6-B  
LAS VEGAS, NEVADA 89119

REPORT NO: 1588-GE0  
DATE 06/04/12

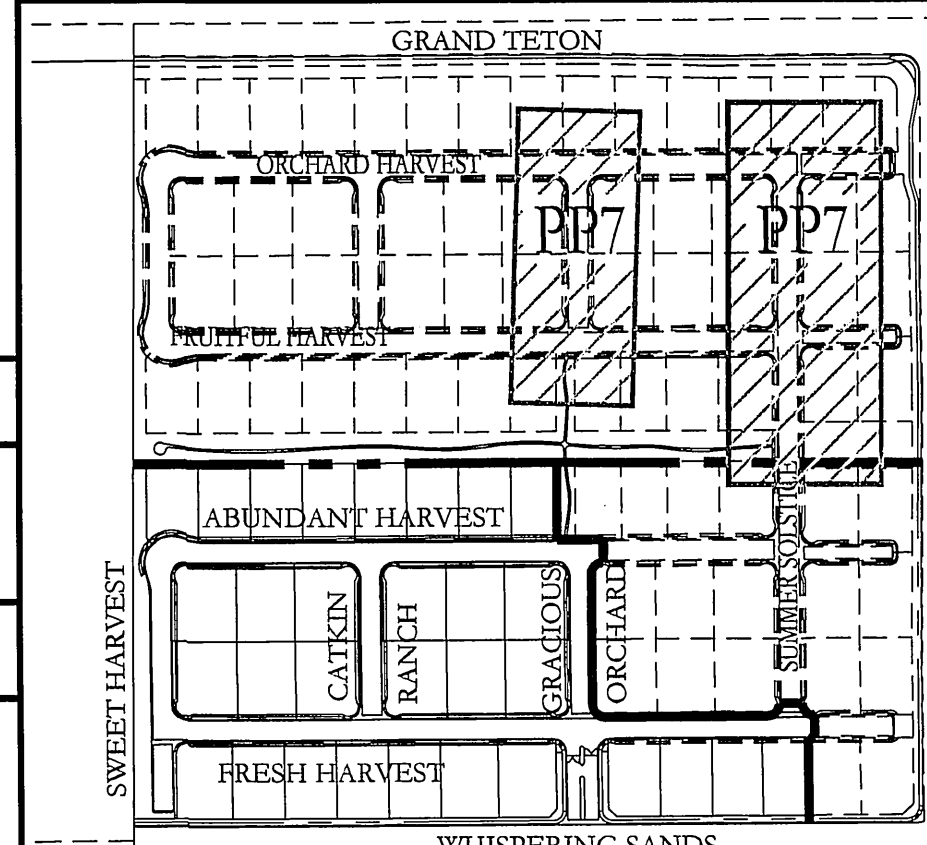
### UTILITY DISCLAIMER NOTE

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATIONS.

CALL BEFORE YOU DIG: 1-800-227-2600  
CALL BEFORE YOU OVERHEAD: 1-702-227-2929



## KEY MAP

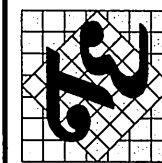


**Call Before You Dig**  
AVOID CUTTING UNDERGROUND  
UTILITY LINES. IT'S COSTLY.  
**CALL**  
**811**  
OR  
1-800-227-2600

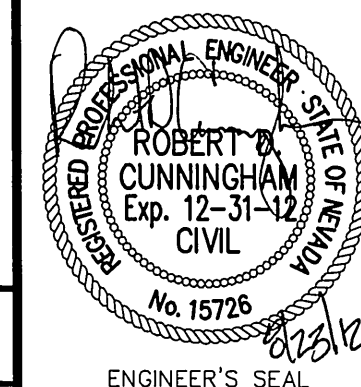
FILE NAME: 06 PP1.DWG

REVISIONS

**DR HORTON**  
330 CAROUSEL PKWY  
HENDERSON, NV 89014  
(702) 635-3600 FAX: (800) 909-4601



THE ORCHARDS - UNIT 3  
@ GRAND TETON & TENAYA  
A RESIDENTIAL SUBDIVISION



DATE: 8/23/2012

SCALE: 1"=40'

JOB NO: DRH-12-033

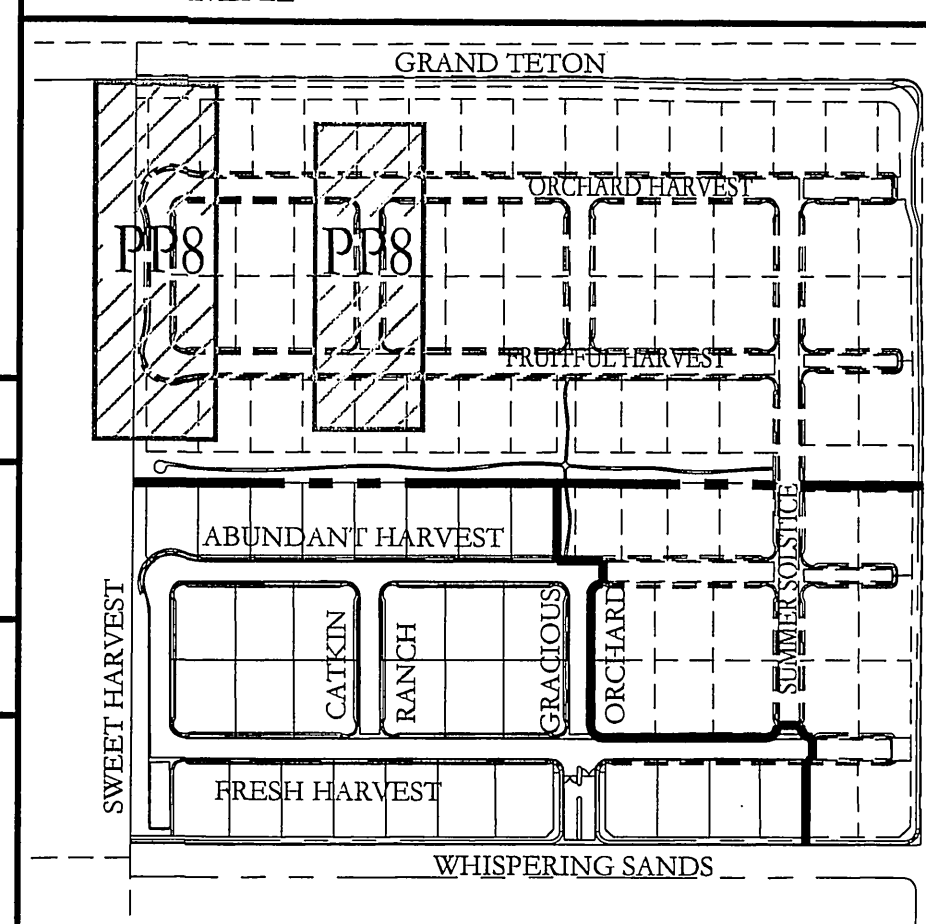
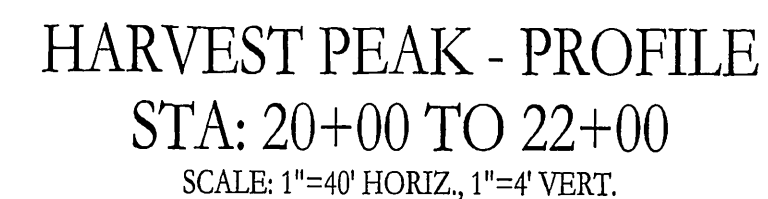
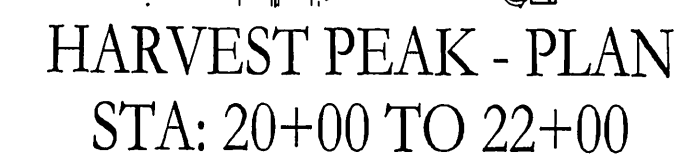
DESIGNED BY: SE

CHECKED BY: RDC

SHEET NAME: PP7

12 OF 17

CLV



EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATIONS.

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|    |                                                                         |
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| 15 | 10.0' SIDEWALK (USD #234)                                               |
| 16 | DEPRESSED CURB                                                          |

BOUNTIFFUL GROVE STA:10+00 TO 13+00  
& HARVEST PEAK STA:20+00 TO 22+00  
PLAN AND PROFILE

|             |            |
|-------------|------------|
| DATE:       | 8/23/2012  |
| SCALE:      | 1"=40'     |
| DB NO:      | DRH-12-033 |
| SIGNED BY:  | SF         |
| CHECKED BY: | RDC        |
| SHEET NAME: | PP8        |
| SHEET:      | 13 OF 17   |

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