

DS #: 4782

APN: 125-26-203, 003 & 004

PROJECT: Azure ? Torrey Pines North

SUBMITTAL: 3rd

SCANNED BY/DATE: _____

CHECKED BY/DATE: _____



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: May 11, 2016
TO: Land Development Services Department of Building & Safety		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for: Azure & Torrey Pines North	COPIES TO: Triton Engineering
Cross Streets:	SWC of Azure Drive & Torrey Pines Drive	DR Horton
File Number:	F:\Depot\DSMemos\DS4782C.doc	Bart Anderson, P.E., DevCo
Parcel Number:	125-26-203-002; -003 & -004	
Zoning Action:	ZON-62784; WVR-62786 & TMP-62787	
FEMA Flood Zone	YES NO X	
Proposed Storm Drain	YES NO X	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	2/25/2016	3/22/2016	Not Approved	\$400.00	434413: \$400
2 nd Submittal	4/4/2016	4/26/2016	Not Approved	\$400.00	438801: \$400
3 rd Submittal	5/5/2016	5/11/2016	See Comments Below	\$400.00	442872: \$400
			TOTAL FEES (LDDRS):	\$1,200.00	----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

X	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
	is conditionally approved subject to Clark County Public Works Department concurrence.

1. This drainage study assumes that the project will be constructed in one phase. If improvement plans are submitted to break the project into separate phases, a drainage study update will be required for each phase addressing the interim condition.

NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Update and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional acceptance of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

END OF REMARKS

ays

T/R/S: T19S/R60E/26
AREA G-26

Addendum #2
TO THE
TECHNICAL DRAINAGE STUDY
FOR
Azure & Torrey Pines North
Residential Development

City of Las Vegas, Nevada

Prepared for:
DR Horton
1081 Whitney Ranch Drive, #141
Henderson, NV 89014
Office: (702)635-3600 - Fax: (702)538.0735

Prepared by:
Triton Engineering
6757 W. Charleston Blvd., Suite B
Las Vegas, NV 89146
Office: (702) 254-1480 - Fax: (702) 254-3062

APN 125-26-203-002; -003; -004

May 2016

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Addendum #2 to the Technical Drainage Study for Azure/Torrey Pines North Date: May 2016

Location of Development: a) Descriptive (Cross Streets) North/South: Torrey Pines

East/West: Bullring

b) Section: 26 Township: 19S Range: 60E

c) APN : 125-26-203-002; -003; -004

Name of Owner: Azure & Torrey Pines 24, LLC, Owners, - DR Horton, Developers

Telephone No.: (702)672-1939 Fax No.: (702) 538-0735 E-Mail Address: MEJones3@DRHorton.com

Address: 1081 Whitney Ranch Drive #141, Henderson, NV 89014

Contact Person-Name: Kelly J. Wittwer, P.E. Telephone No.: (702) 254-1480

* E-Mail Address: KWittwer@tritoneng.com Fax No.: (702) 254-3062

Firm: Triton Engineering, LLC

Address: 6757 West Charleston Boulevard, Suite B, Las Vegas, NV 89146

Type of Land Development/Land Disturbance Process:

☐	Rezoning	☒	Subdivision Map	☐	Clearing and Grading Only
☐	Parcel Map	☐	Planned Unit Development	☐	Other (Please specify below)
☐	Large Parcel Map	☐	Building Permit		

1. Total Owned Land Area: At Site: 6.08 ac Being Developed/Disturbed: 6.08 ac.

2. Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area? ☐ Yes** ☒ No

3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? ☐ Yes** ☒ No

4. Proposed type of development (Residential, Commercial, Etc.): Residential

5. Approximate upstream land area which drains to the subject site: 60 acres + / -

6. Has the site drainage been evaluated in the past? ☐ YES ☒ NO If yes, please identify documentation: _____

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: _____

Discharge to the east to Torrey Pines Drive

8. Briefly describe your proposed schedule for the subject project: ASAP



Engineer's Seal

Submit this form as part of the required drainage study to the local entity which has jurisdiction over the subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

*New Required Field

**Review and concurrence of the Clark County Regional Flood Control District is required.

Local Entity File No.	Revision	Date

REFERENCE:

STANDARD FORM 1



May 3, 2016

Albert Sung, P.E
Land Development Services
333 North Rancho Drive
Las Vegas, NV 89106

**Subject: Addendum #2 to the Technical Drainage Study for
Azure & Torrey Pines North Residential Development
DS4782A**

Mr. Sung:

Triton Engineering has received the City's review comments for the above-referenced study, dated April 26, 2016 by the City.

The purpose of this addendum submittal is to provide a response to all of the comments, as follows:

- 1. Second Request: Sites with a grade difference of 2 feet above or below existing area required to have approval from the City Planning and Development Department. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the City Planning Department (702.229-6301). The engineer must provide Planning approval with the next submittal.**

The coordination with the Planning and Development Department was done as requested. A copy of the approval document is included in this submittal.

- 2. Second Request: Provide a nominal drop inlet at approximately Station 7+50 in Azure Drive. Note that nominal drop inlets must be provided at an interval of maximum 600' to collect nuisance flows. Revise the grading plan and all pertinent plans and construction notes accordingly.**

6757 W. Charleston Blvd., Suite B • Las Vegas, Nevada 89146
Office: (702) 254-1480 • Fax: (702) 254-3062 • www.tritoneng.com

The response was to provide the drop inlet at Station 11+50 instead of Station 7+50 because of utility conflict. It is, however, the two proposed drop inlets at Station 11+50 and Station 13+42.33 are not at an optimum and efficient spacing. Relocate the one at Station 11+50 to the far west end at approximately 4+50.

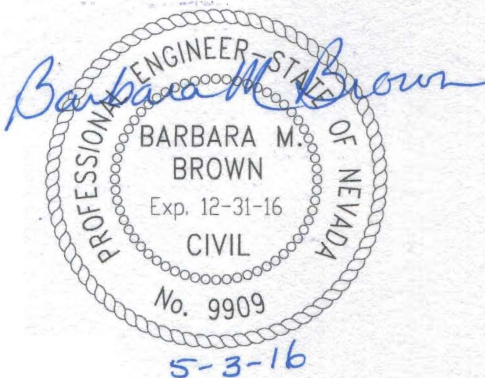
This issue was discussed with yourself Albert Sung and Peter Jackson of City of Las Vegas staff on May 1, 2016. The utility conflict is a large water transmission pipeline, which is located in Azure Drive along the entire length of the project, and is in conflict with drop inlets placed anywhere suggested. The depth of the existing pipeline does increase as it continues toward Torrey Pines Drive. It was agreed to place a nominal inlet, on an angled lateral pipe, as close as possible to the existing pipeline, but extending as far west from the inlet at 11+50 as possible. Revisions are shown on the drawings in this submittal.

3. This drainage study assumes that the project will be constructed in one phase. If improvement plans are submitted to break the project into separate phases, a drainage study update will be required for each phase addressing the interim condition.

This is noted.

We hope that this response satisfies all your issues concerning the project. If you have any questions, please contact me at 702-376-8801, email Momentum1@cox.net.

Sincerely,



Momentum Engineers, Ltd.
Barbara M. Brown, P. E.
Subcontractor for
Triton Engineering, LLC

APPENDIX

COPY OF COMMENT LETTER

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: April 26, 2016
TO: Land Development Services Department of Building & Safety		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
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END OF REMARKS

ays

T/R/S: T19S/R60E/26
AREA G-26

PLANNING APPROVAL



April 28, 2016

City of Las Vegas -Building and Safety
333 North Rancho Drive
Las Vegas, Nevada 89106
Attn: Linda Hartman

Re: Difference in elevation across eastern Boundary wall
DR Horton – Azure & Torrey Pines North Project
APN: 125-26-203-002 - 004

Dear Linda,

Our project is a 6.08 acre infill development which is bounded by existing development on one side. The elevation of our project is set by the drainage outlet at the east end of our site. As you can see from the drainage plans that accompanied our letter we have a slope of 0.5% from the drainage outlet street intersection to the top of the cul-de-sac bulb at the west end of the project. This is the minimum slope that we could get agreement on with in CLV Flood Control.

We must match the elevation of the existing ground at the outlet point for our drainage. Under these conditions the pad grades shown on the plans are the lowest practical elevations possible. The pads on the existing development to the south of our site were built at grade at the time which makes the difference in pads across the boundary wall about 2 to 3' feet. For our site to drain properly, the pads will need to be about three feet higher in the worst case than existing ground along the east boundary of our site. We have virtually no flexibility with the constraints we have on the project. It should be noted that we clearly showed the worst case condition on the sections that were part of the Tentative Map (TMP-62787) that was approved on 4/6/16.

If you have any questions or need any additional information feel free to call our office.

Thank you,

A handwritten signature in blue ink that reads "James M. Pearce".

James M. Pearce, PE
Sr. Vice President
Triton Engineering

CC: Albert Sung, CLV Flood Control

PLANS APPROVED
PLANNING
Building & Safety Dept.
City of Las Vegas, Nevada
2 FOOT GRADE DIFFERENCE
LHM APR 28 2016 ONLY

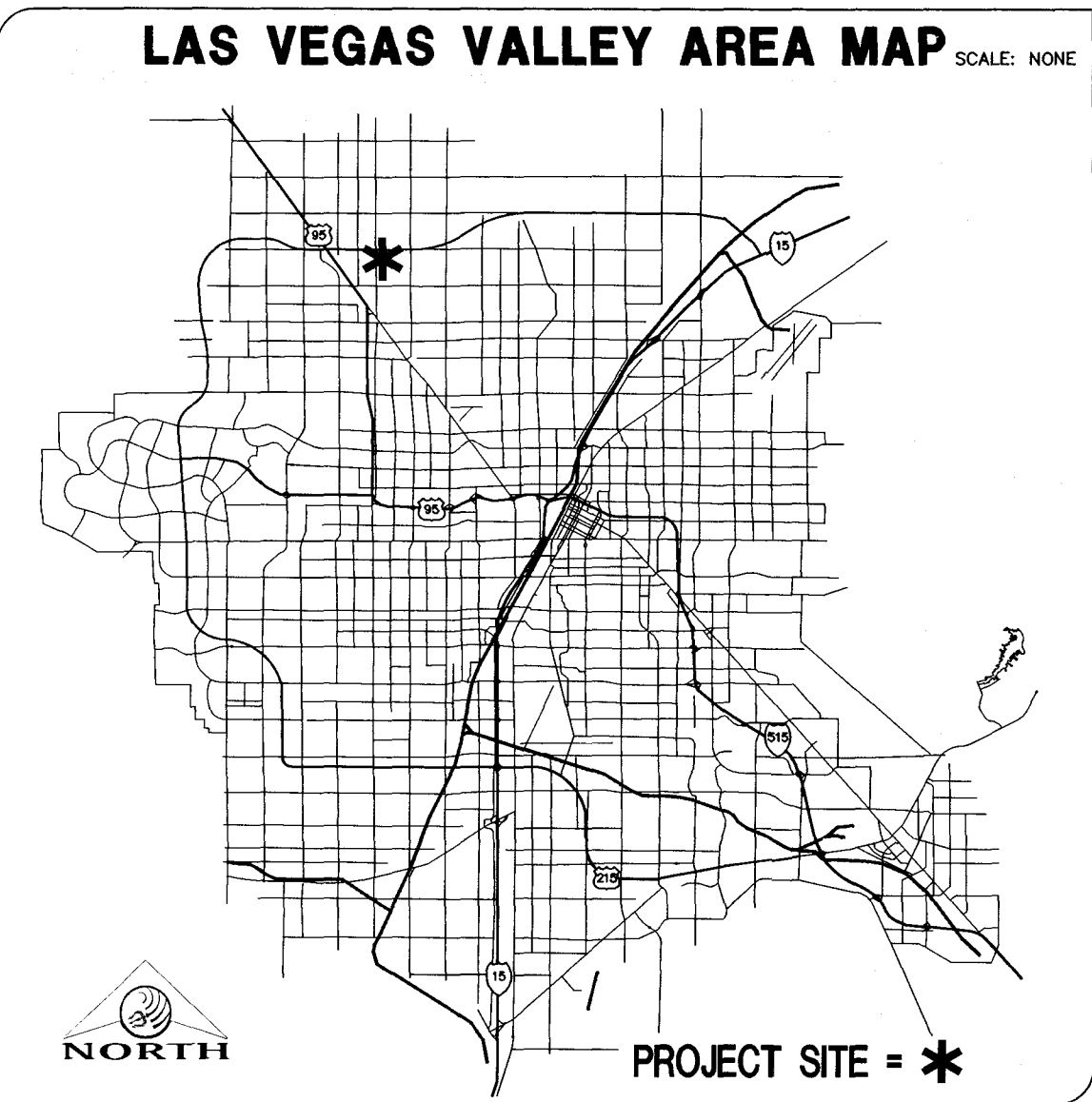
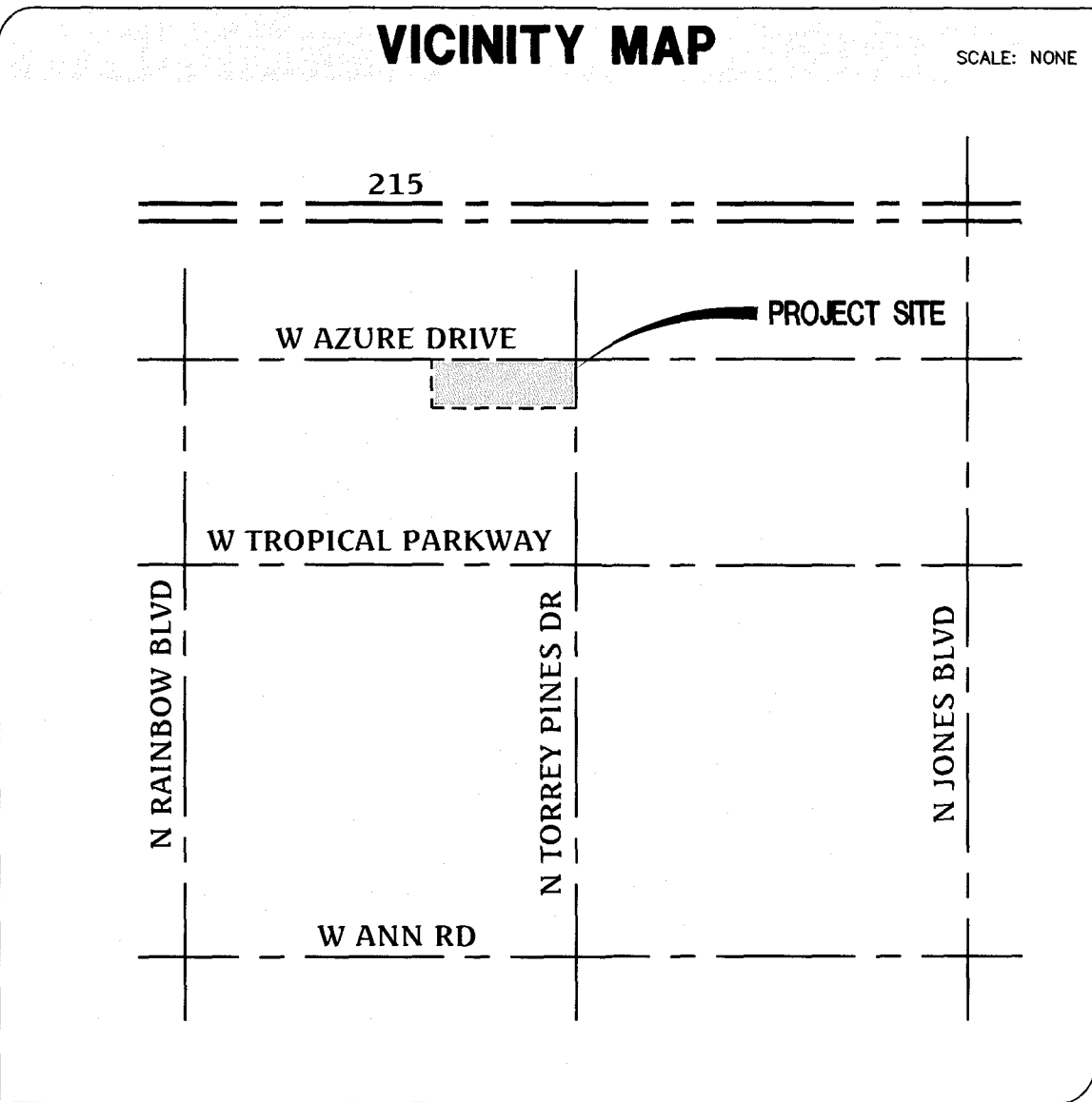
Conforms to the minimum requirements of
LVMC Title 19, applicable Master Plan
development standards and/or Conditions of
Approval. Make No Change Without Approval.
Plan is Not a Permit to Violate Any Ordinance.

REVISED GRADING PLANS

APNs: 125-26-203-002, 125-26-203-003 & 125-26-203-004

AZURE / TORREY PINES NORTH IMPROVEMENT PLANS

A RESIDENTIAL SUBDIVISION
CITY OF LAS VEGAS, NEVADA



SHEET INDEX

1. COVER SHEET
2. GENERAL NOTES AND LEGEND
3. GRADING PLAN
4. GRADING DETAILS I
5. GRADING DETAILS II
6. AZURE DRIVE (PUBLIC)
PLAN & PROFILE 2+00 - 8+50
7. AZURE DRIVE (PUBLIC)
PLAN & PROFILE 8+50 - 15+00
8. TORREY PINES DRIVE (PUBLIC)
PLAN & PROFILE 2+00 - 9+00
9. MATTHEW HILLS COURT (PRIVATE)
PLAN & PROFILE 1+00 - 11+00
10. STORM DRAIN
PLAN & PROFILES
11. UTILITY PLAN I
12. UTILITY PLAN II
13. TRAFFIC PLAN I
14. TRAFFIC PLAN II

FOR

DR HORTON

1081 WHITNEY RANCH DRIVE #141

HENDERSON, NEVADA 89014

OFFICE: (702) 635-3600

FAX: (800) 538-0735

BY



Triton
Engineering

6757 W. Charleston Boulevard
Suite B
Las Vegas, Nevada 89146

Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

LEGAL DESCRIPTION

125-26-203-002:
THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF
THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26,
TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.
LOT TWO (2) AS SHOWN BY MAP THEREOF IN FILE 28 OF
PARCEL MAPS, PAGE 2 IN THE OFFICE OF THE COUNTY
RECORDER, CLARK COUNTY, NEVADA.
125-26-203-003 & 004:
THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER
(NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE
NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP
19 SOUTH, RANGE 60 EAST, M.D.M. & M.
EXCEPT THE NORTH 30.02 FEET, THE EAST 40.03 FEET
AND THAT CERTAIN SPANDREL AREA IN THE NORTHEAST
CORNER, AS GRANTED TO THE CITY OF LAS VEGAS, FOR
ROADS, UTILITIES, AND OTHER PUBLIC PURPOSES, AS
DEDICATED IN THAT CERTAIN PARCEL MAP RECORDED
JUNE 8, 1979 IN BOOK 1068 AS INSTRUMENT NO. 1027238
OF OFFICIAL RECORDS, IN FILE 26 OF PARCEL MAPS, PAGE
48, CLARK COUNTY, NEVADA.

BASIS OF BEARING

SOUTH 87°14'59" EAST, BEING THE BEARING OF THE NORTH
LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE
NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP
19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS,
CLARK COUNTY, NEVADA AS SHOWN ON THAT CERTAIN
MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE
IN FILE 160, PAGE 26 OF SURVEYS.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK STATION: 0LV90 26N6
RIVET & PLATE IN TOP OF CURB @ NW CORNER OF
TORREY PINES & AZURE
ELEVATION = 706.598 METERS (NAVD'88 2008 ADJ)
ELEVATION = 2318.23 U.S. FEET (NAVD'88 2008 ADJ)

DEVELOPER

DR HORTON
1081 WHITNEY RANCH DRIVE, SUITE #141
HENDERSON, NEVADA 89014
OFFICE: (702) 635-3600

ENGINEER

TRITON ENGINEERING
6757 WEST CHARLESTON BOULEVARD, SUITE B
LAS VEGAS, NV 89146
OFFICE: (702) 254-1480
FAX: (702) 254-3062

SURVEYOR

TRI-CORE SURVEYING
6755 W. CHARLESTON BLVD STE A
LAS VEGAS, NV 89146
OFFICE: (702) 524-4085

LAND USE TABULATION

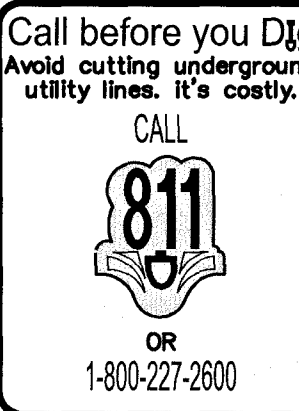
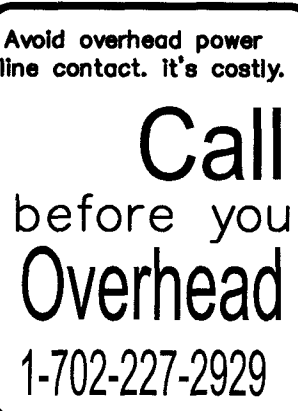
LAND USE DESIGNATION	
EXISTING CLV ZONING	R-E
PROPOSED CLV ZONING	R-D
MINIMUM LOT SIZE (SF)	10,000 SF
SITE SUMMARY	
TOTAL UNITS	20 UNITS
ACREAGE (NET)	6.08 ACRES
DENSITY	3.29 UNITS/ACRE
OPEN SPACE REQUIRED	
	NONE
OPEN SPACE PROVIDED	
COMMON LOT A	8,625 SF
COMMON LOT B	669 SF
TOTAL (3.51% OF NET ACREAGE)	9,294 SF

ASSESSOR'S PARCEL NUMBERS

125-26-203-002
125-26-203-003
125-26-203-004

OWNER

AZURE & TORREY PINES 24 L L C
8485 W. SUNSET RD #204
LAS VEGAS, NEVADA 89113
PHONE: (702) 384-7717



APPROVALS

ALLEN PAVELKA, P.E. (PE# 9029) DATE

CITY ENGINEER -- CITY OF LAS VEGAS
APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS
CONSTRUCTED IN THE DEDICATED RIGHT-OF-WAY, AND/OR DEDICATED EASEMENTS. THIS
APPROVAL DOES NOT AUTHORIZE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE
FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS EXCEPT THOSE SPECIFICALLY LISTED
UNDER DEVIATIONS FROM STANDARDS. THE ENGINEER SHALL RESOLVE ANY DEVIATION
OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARD IN FAVOR OF THE UNIFORM
STANDARD DRAWINGS AND SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.

CHRIS KNIGHT, DIRECTOR, BUILDING AND SAFETY DATE
THIS PLAN CONFORMS TO THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT

LAS VEGAS FIRE AND RESCUE DATE

LAS VEGAS VALLEY WATER DISTRICT, ENGINEERING SERVICES MANAGER DATE
PROJ# SHEETS: 1, 2, 6-12
LVWMD APPROVED FIRE FLOW 1,500 GPM AT 20 PSI RESIDUAL

SOUTHWEST GAS CORPORATION DATE

NV ENERGY DATE

NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS WILL PROVIDE
SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NV ENERGY
RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE
FINAL DESIGN IS COMPLETED. THE NEW SERVICE AND THE RESOLUTION OF ANY
CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY
COMMISSION'S RULES AND REGULATIONS.

COX COMMUNICATIONS LAS VEGAS, INC. DATE

CENTRAL TELEPHONE COMPANY dba CENTURYLINK DATE

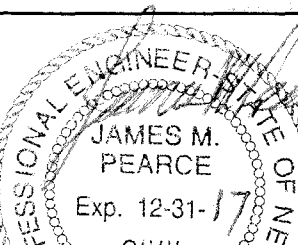
"THE AFFIXED CENTURYLINK APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY
FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS.
RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL
ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION
RULES AND REGULATIONS"

Triton
Engineering



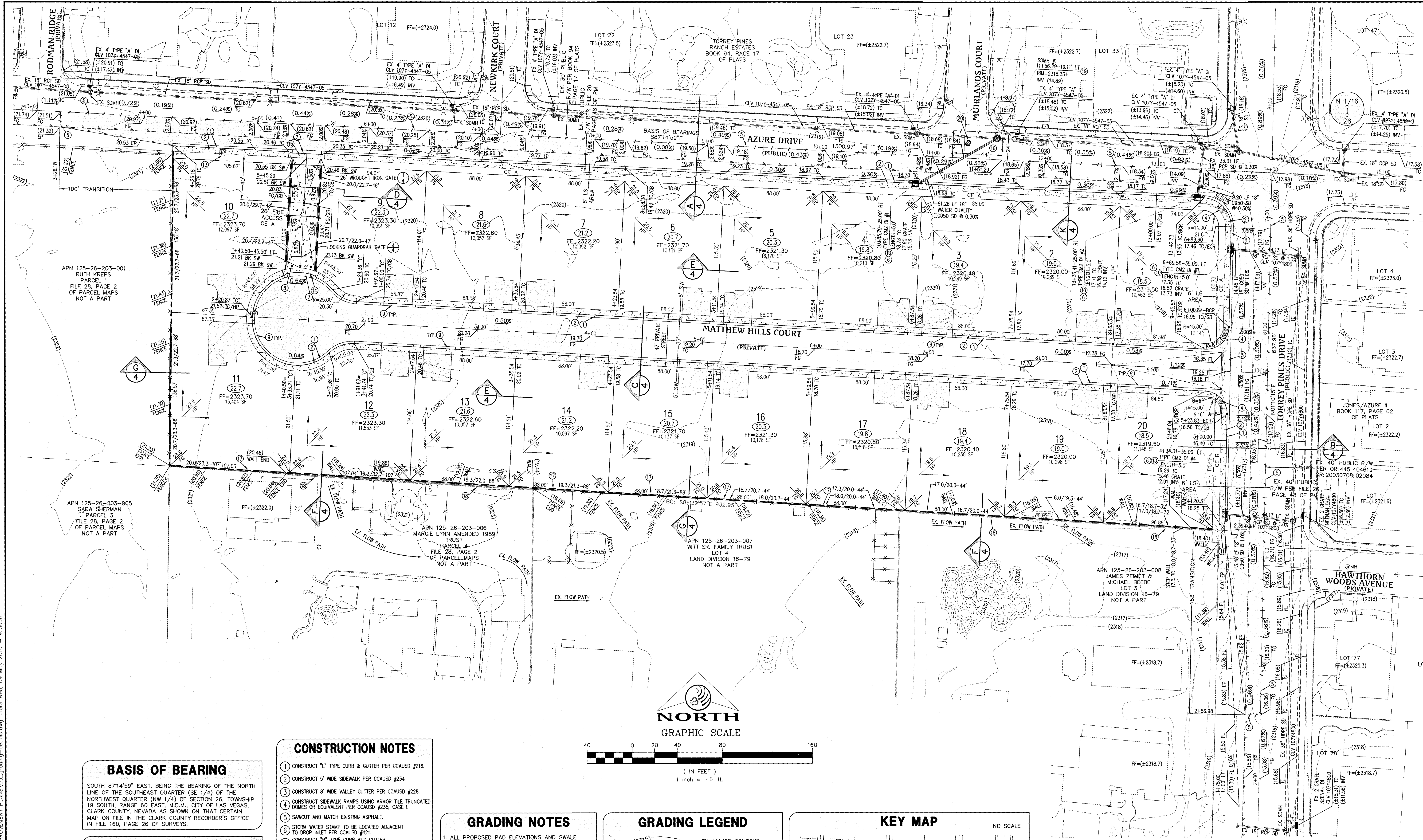
DR HORTON
AZURE / TORREY PINES NORTH

COVER SHEET



SHEET 1 OF 14
C.L.V. DWG.#

\\triton\Drawings\007-099 AzureTorrey Pines North\Drawings\IMPROVEMENT PLANS\03_grading-details.dwg chere Wed, 04 May 2016 - 4:56pm



NO.	DESCRIPTION	DATE	APP'D

DATE: 05/04/2016
PM: J. PEARCE
DRAWN BY: J. PEARCE
DESIGNED BY: J. PEARCE
CHECKED BY: J. PEARCE
ADA CHECKED: J. PEARCE
JOB NO.: 007099
SCALE: 1" = 40'

Triton
Engineering

Office: (702) 254-1480
Fax: (702) 254-3062
www.tritongrading.com
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146

DR HORTON
AZURE / TORREY PINES NORTH
GRADING PLAN

SHEET **3** OF 14
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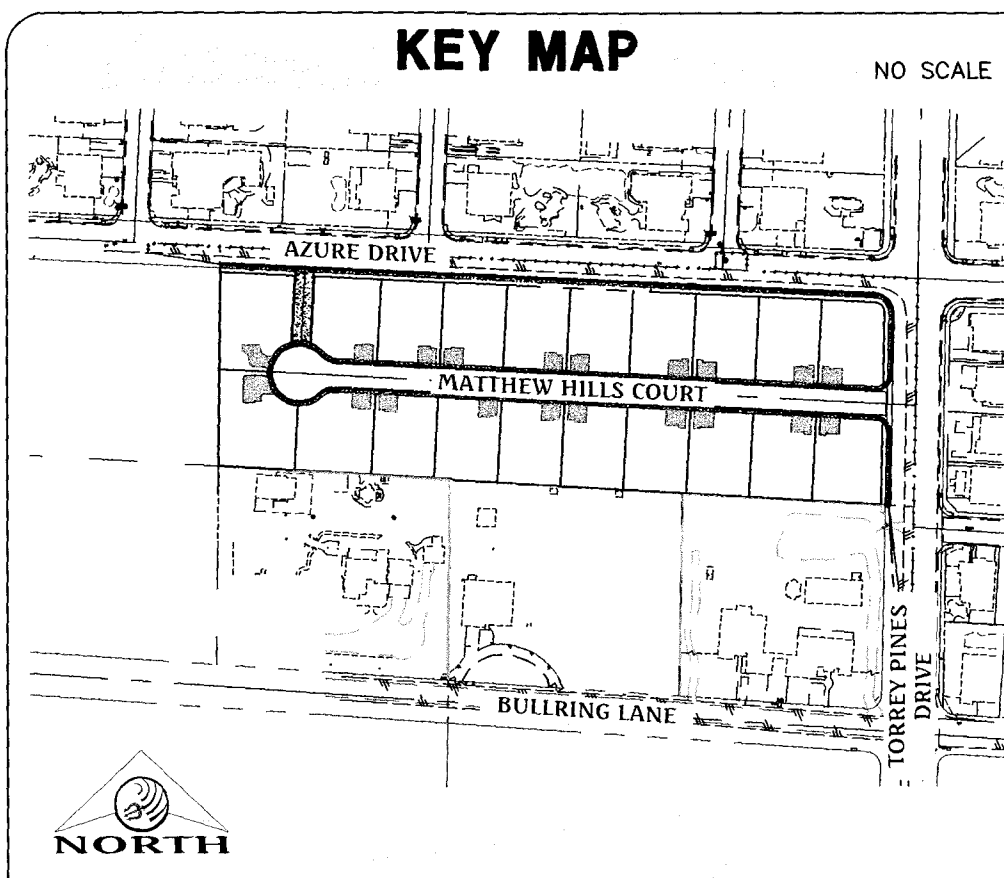
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ELEVATION = 706.598 METERS (NAVD'88 2008 ADJ)
ELEVATION = 2318.23 U.S. FEET (NAVD'88 2008 ADJ)

- CONSTRUCTION NOTES**
- CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #216.
 - CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #234.
 - CONSTRUCT 8' WIDE VALLEY GUTTER PER CCAUSD #228.
 - CONSTRUCT SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOWNS OR EQUIVALENT PER CCAUSD #235, CASE 1.
 - SAWOUT AND MATCH EXISTING ASPHALT.
 - STORM WATER STAMP TO BE LOCATED ADJACENT TO DROP INLET PER CCAUSD #421.
 - CONSTRUCT "K" TYPE CURB AND GUTTER PER CCAUSD #222 & 224 (LATEST EDITION).
 - INSTALL 3 (EA) REMOVABLE LOOKING BOLLARDS @ 7" O.C. PER DETAIL W-4.
 - CONSTRUCT "K" TYPE CURB & GUTTER PER CCAUSD #222 AND #223 (LATEST EDITION).
 - CONSTRUCT TYPE CM2 DROP INLET PER CCAUSD #4121, SEE DETAIL ON SHEET 5.
 - SEE PROFILE ON SHEET 10.
 - ADJUST EXISTING FIRE HYDRANT TO GRADE.
 - ADJUST EXISTING CABLE BOX TO GRADE.
 - ADJUST EXISTING ELECTRICAL VAULT TO GRADE.
 - CONSTRUCT 26" WIDE RESIDENTIAL DRIVEWAY PER CCAUSD #223.
 - CONSTRUCT 26" WIDE COMMERCIAL DRIVEWAY PER CCAUSD #224.
 - SAWOUT, TRENCH AND PAVEMENT RESTORATION PER CCAUSD #500.5 AND #503.
 - PROPOSED WALL WILL PREVENT DRAINAGE FROM SITE TO ADJACENT PROPERTY.
 - EXISTING WALL PREVENTS DRAINAGE FROM SITE TO ADJACENT PROPERTY.
 - CONSTRUCT 60" DIA. TYPE 1 SDMH PER CCAUSD #401 AND 403.
 - EXISTING SEWER MANHOLE TO BE PROTECTED IN PLACE AND ADJUSTED TO GRADE.

- GRADING NOTES**
- ALL PROPOSED PAD ELEVATIONS AND SWALE ELEVATIONS ARE ROUGH GRADES. ALL OTHER PROPOSED ELEVATIONS ARE FINISHED GRADES.
 - THE GRADING PLANS SHALL BE AT THE PROJECT SITE THROUGHOUT THE COURSE OF CONSTRUCTION.
 - ALL GRADING SHALL BE PERFORMED IN CONFORMANCE WITH THE LINES, GRADES AND DETAILS AS SHOWN ON THESE PLANS. ANY DEVIATION FROM THESE PLANS WILL ONLY BE PERMITTED UPON WRITTEN APPROVAL FROM THE ENGINEER.
 - ALL PADS ARE TO BE GRADED WITHIN ±0.3' OF THE ELEVATIONS AS SHOWN ON THE PLANS. GRADING IS NOT COMPLETE UNTIL THE ENGINEER HAS CERTIFIED THAT THE PADS HAVE BEEN GRADED IN SUBSTANTIAL CONFORMANCE TO THE PLANS.
 - ALL PLACEMENT OF OVERSIZED MATERIALS AND/OR FILL MATERIALS SHALL BE PER THE SOILS REPORT REFERENCED ON THIS PLAN.
 - ADD 2700 TO ALL SPOT GRADES AND TOP OF CURB, FLOW LINE AND FINISH GRADE ELEVATIONS.
 - ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.
 - ANY CURVED CURB LESS THAN 12' MUST BE WATER TESTED BY CONTRACTOR AS REQUIRED BY CITY INSPECTOR.

GRADING LEGEND

	EX. MAJOR CONTOUR
	EX. MINOR CONTOUR
	PROPERTY LINE
	EXISTING R/W
	STREET CENTERLINE
	EDGE OF PAVEMENT
	EXISTING CURB
	GUTTER, & SIDEWALK
	PROPOSED AC PAVING
	EX. FENCE
	EX. BLOCK WALL
	PROPOSED RETAINING WALL
	TOP OF FOOTING
	APPROX. WALL LENGTH
	TOP OF RETAINING WALL
	PROPOSED SCARP



SOILS INFORMATION

- SOILS REPORT BY: GEOTEK RESIDENTIAL, LLC
PROJECT NO. 12679-LVR
DATED: DECEMBER 18, 2015
- CUT TOTAL: 5,675 C.Y.
FILL TOTAL: 7,515 C.Y.
NET: 1,840 C.Y. (FILL)

FLOOD ZONE NOTE

THE PROJECT SITE IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP #32003C1765 F. THE SITE IS LOCATED WITHIN DESIGNATED FLOOD HAZARD ZONE X BEING AN AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAN.

NOTE

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

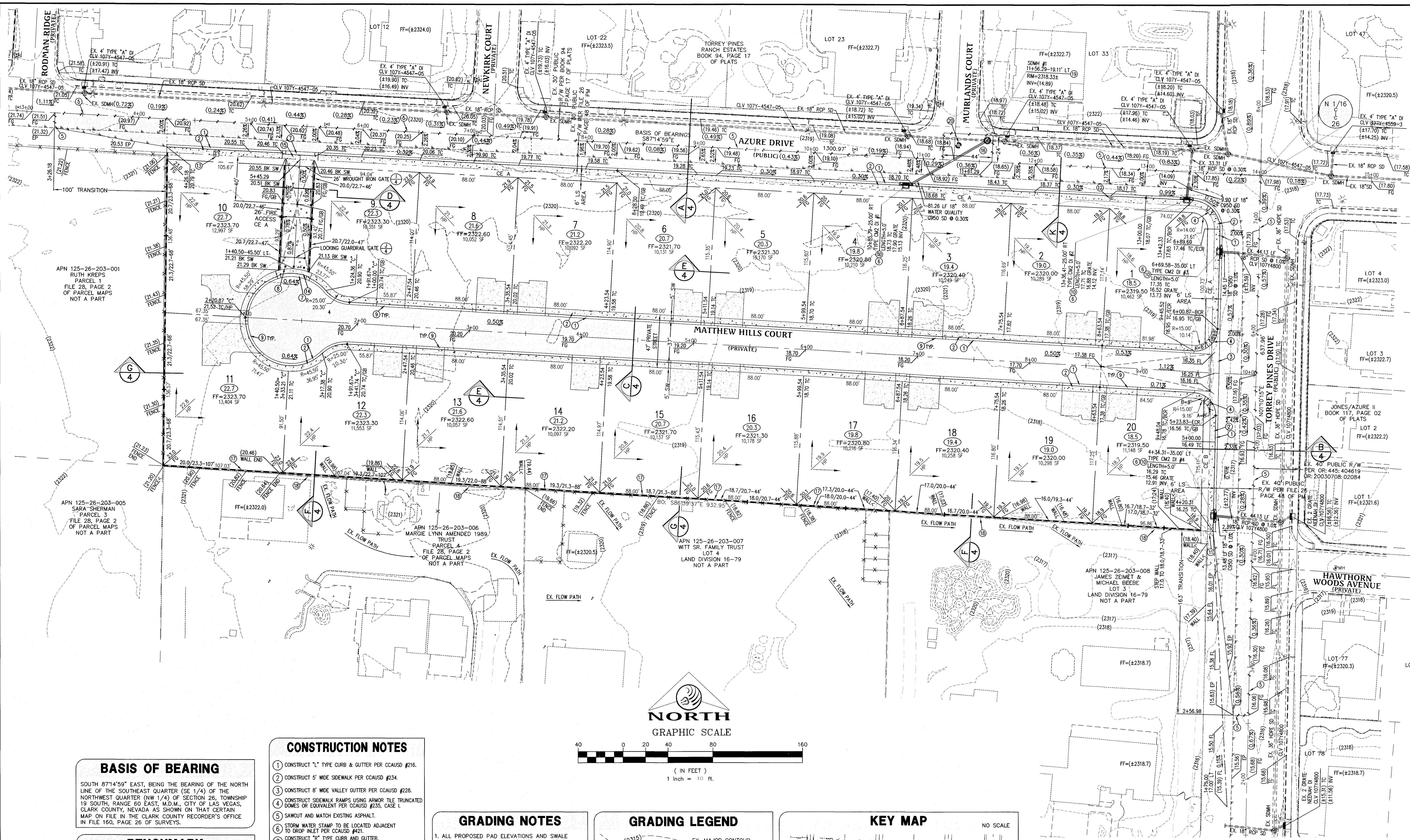
NOTE

FLOWN TOPO AND SURVEY SHOTS COMBINED TO CONSTRUCT EXISTING SURFACE.

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT. DS #4782A

JAMES M. PEARCE, PE No. 9552 DATE:

C:\Triton Drawings\007099 AzureTorrey Pine North\Drawings\IMPROVEMENT PLANS\03_grading-details.dwg share Wed, 04 May 2016 - 4:56pm



BASIS OF BEARING

SOUTH 87°14'59" EAST, BEING THE BEARING OF THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 160, PAGE 26 OF SURVEYS.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK STATION: QLV90 26N6
RIVET & PLATE IN TOP OF CURB @ NW CORNER OF TORREY PINES & AZURE
ELEVATION = 706.598 METERS (NAVD'88 2008 ADJ)
ELEVATION = 2318.23 U.S. FEET (NAVD'88 2008 ADJ)

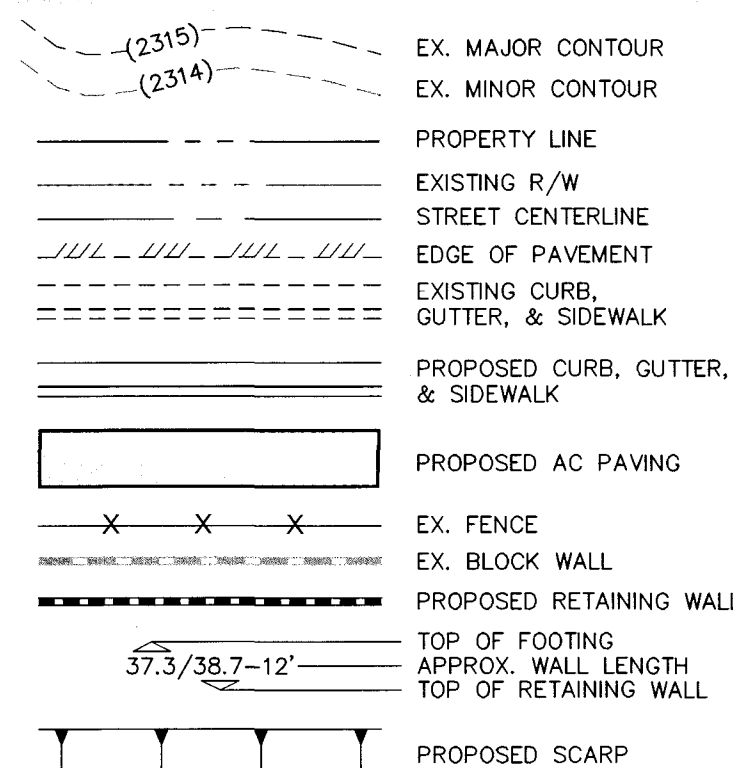
CONSTRUCTION NOTES

1. CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #216.
2. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #234.
3. CONSTRUCT 8' WIDE VALLEY GUTTER PER CCAUSD #228.
4. CONSTRUCT SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOWNS OR EQUIVALENT PER CCAUSD #235, CASE 1.
5. SAWCUT AND MATCH EXISTING ASPHALT.
6. STORM WATER STAMP TO BE LOCATED ADJACENT TO DROP INLET PER CCAUSD #421.
7. CONSTRUCT "R" TYPE CURB AND GUTTER PER CCAUSD #222 & 224 (LATEST EDITION).
8. INSTALL 3 (EA) REMOVABLE LOCKING BOLLARDS @ 7' O.C. PER DETAIL M/4.
9. CONSTRUCT R-TYPE CURB & GUTTER PER CCAUSD #222 AND #223 (LATEST EDITION).
10. CONSTRUCT TYPE CM2 DROP INLET PER CCAUSD #4121. SEE DETAIL ON SHEET 5.
11. ADJUST EXISTING FIRE HYDRANT TO GRADE.
12. ADJUST EXISTING CABLE BOX TO GRADE.
13. ADJUST EXISTING ELECTRICAL VAULT TO GRADE.
14. CONSTRUCT 26" WIDE RESIDENTIAL DRIVEWAY PER CCAUSD #223.
15. CONSTRUCT 26" WIDE COMMERCIAL DRIVEWAY PER CCAUSD #224.
16. SAWCUT, TRENCH AND PAVEMENT RESTORATION PER CCAUSD #5003 AND #5003.
17. PROPOSED WALL PREVENT DRAINAGE FROM SITE TO ADJACENT PROPERTY.
18. EXISTING WALL PREVENTS DRAINAGE FROM SITE TO ADJACENT PROPERTY.
19. CONSTRUCT 60" DIA. TYPE 1 SDMH PER CCAUSD #401 AND 403.
20. EXISTING SEWER MANHOLE TO BE PROTECTED IN PLACE AND ADJUSTED TO GRADE.

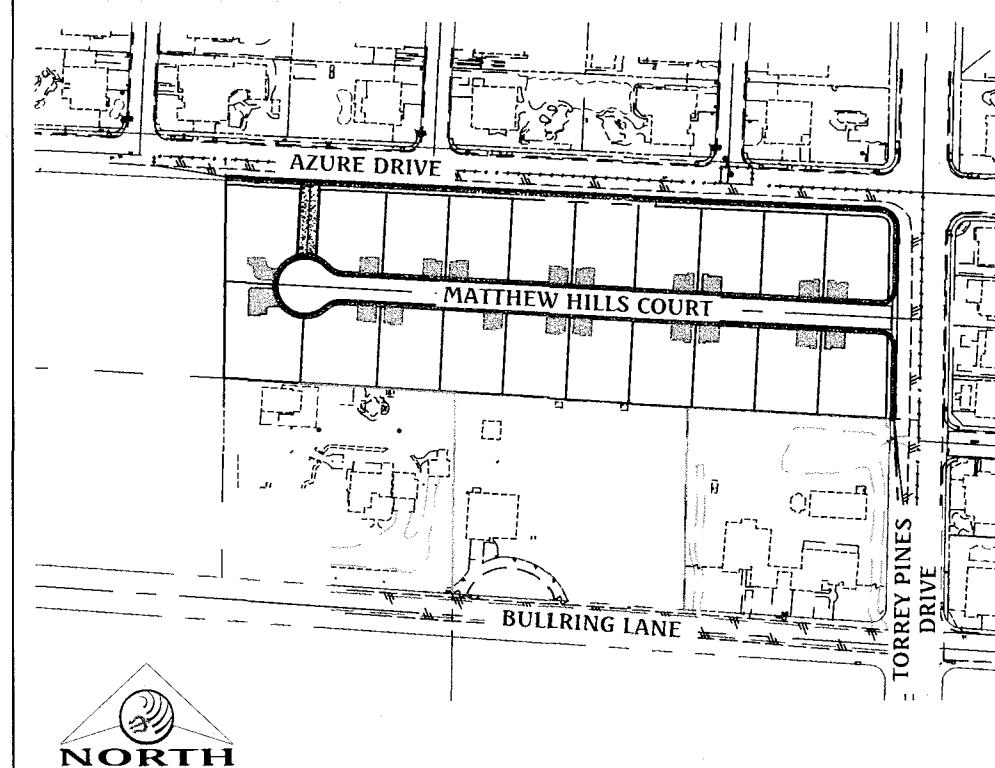
GRADING NOTES

1. ALL PROPOSED PAD ELEVATIONS AND SWALE ELEVATIONS ARE ROUGH GRADES. ALL OTHER PROPOSED ELEVATIONS ARE FINISHED GRADES.
2. THE GRADING PLANS SHALL BE AT THE PROJECT SITE THROUGHOUT THE COURSE OF CONSTRUCTION.
3. ALL GRADING SHALL BE PERFORMED IN CONFORMANCE WITH THE LINES, GRADES AND DETAILS AS SHOWN ON THESE PLANS. ANY DEVIATION FROM THESE PLANS WILL ONLY BE PERMITTED UPON WRITTEN APPROVAL FROM THE ENGINEER.
4. ALL PADS ARE TO BE GRADED WITHIN ±0.3' OF THE ELEVATIONS AS SHOWN ON THE PLANS. GRADING IS NOT COMPLETE UNTIL THE ENGINEER HAS CERTIFIED THAT THE PADS HAVE BEEN GRADED IN SUBSTANTIAL CONFORMANCE TO THE PLANS.
5. ALL PLACEMENT OF OVERSIZED MATERIALS AND/OR FILL MATERIALS SHALL BE PER THE SOILS REPORT REFERENCED ON THIS PLAN.
6. ADD 2700 TO ALL SPOT GRADES AND TOP OF CURB, FLOW LINE AND FINISH GRADE ELEVATIONS.
7. ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.
8. ANY CURVED CURB LESS THAN 1% MUST BE WATER TESTED BY CONTRACTOR AS REQUIRED BY CITY INSPECTOR.

GRADING LEGEND



KEY MAP



SOILS INFORMATION

1. SOILS REPORT BY: GEOTEK RESIDENTIAL, LLC
PROJECT NO. 12679-LVR
DATED: DECEMBER 18, 2015
2. CUT TOTAL: 5,675 C.Y.
FILL TOTAL: 7,515 C.Y.
NET: 1,840 C.Y. (FILL)

FLOOD ZONE NOTE

THE PROJECT SITE IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP #200301765 F. THE SITE IS LOCATED WITHIN DESIGNATED FLOOD HAZARD ZONE X BEING AN AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

NOTE

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

NOTE

FLOWN TOPO AND SURVEY SHOTS COMBINED TO CONSTRUCT EXISTING SURFACE.

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT. DS #4782A

JAMES M. PEARCE, PE No. 9552

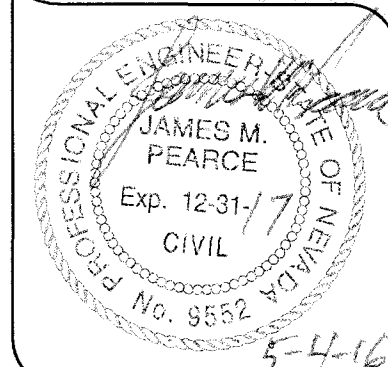
DATE:

Triton
Engineering



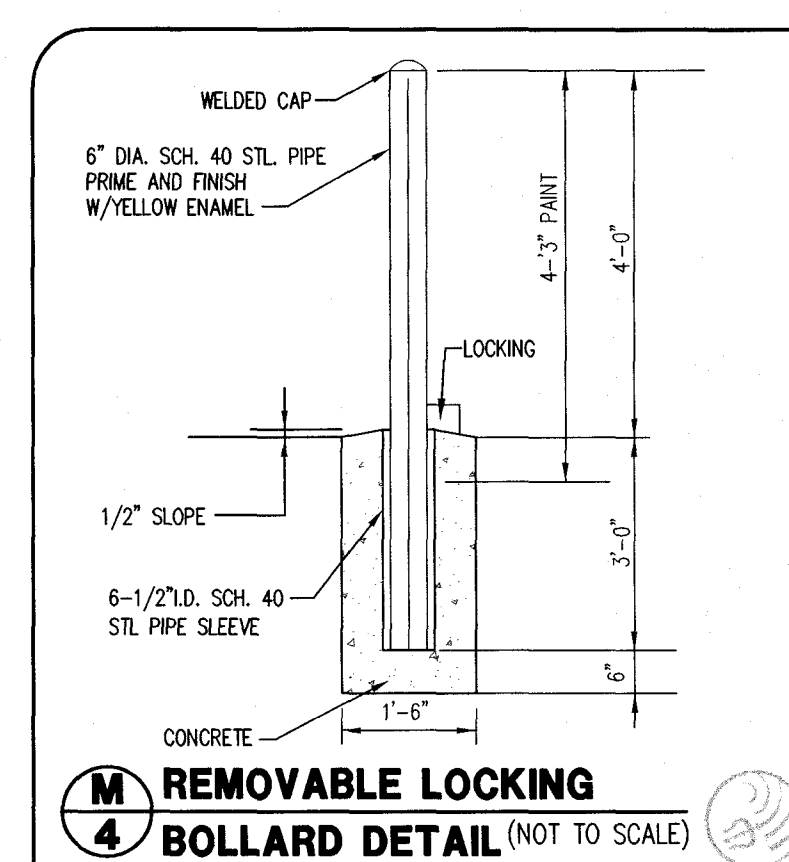
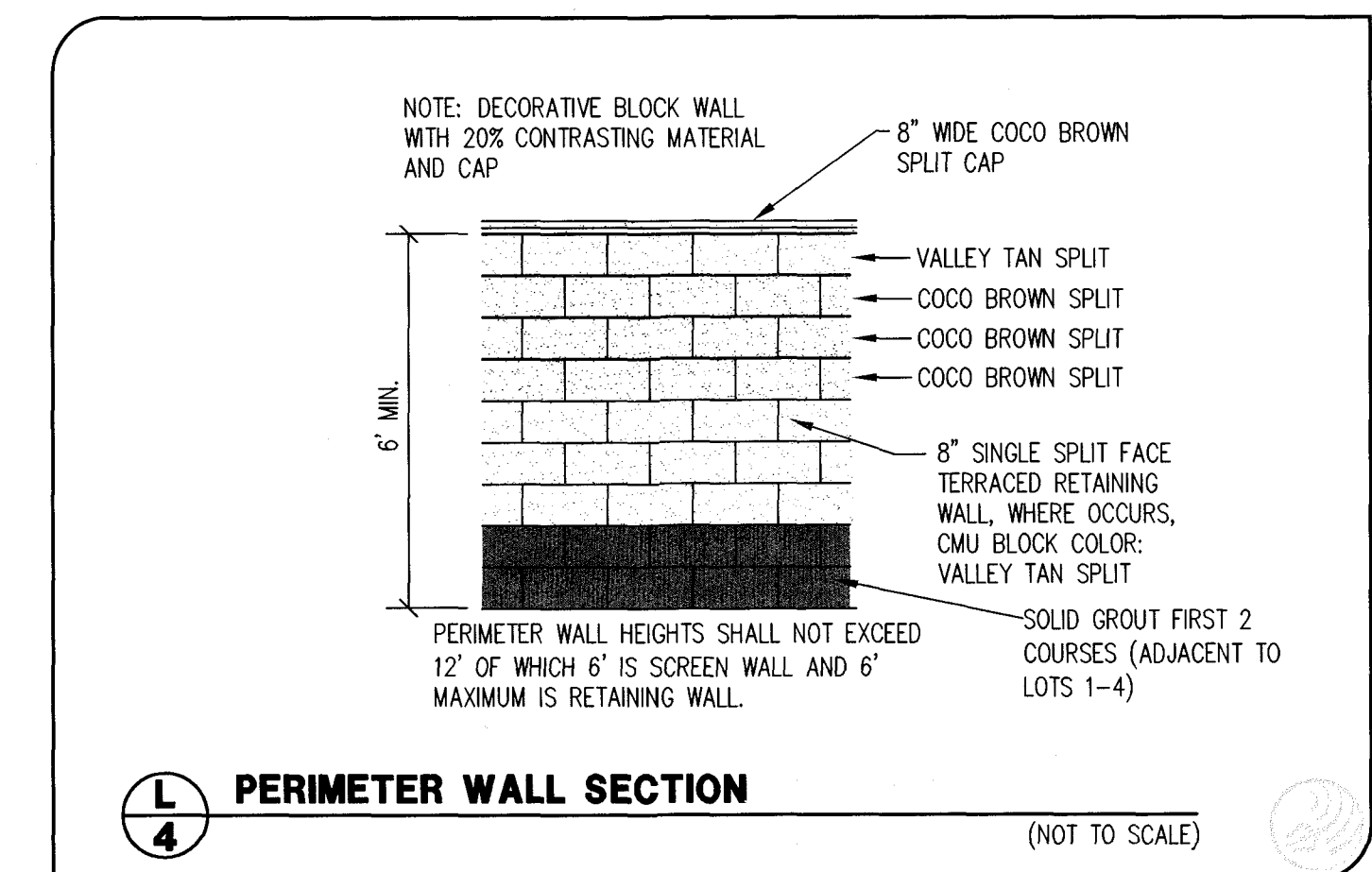
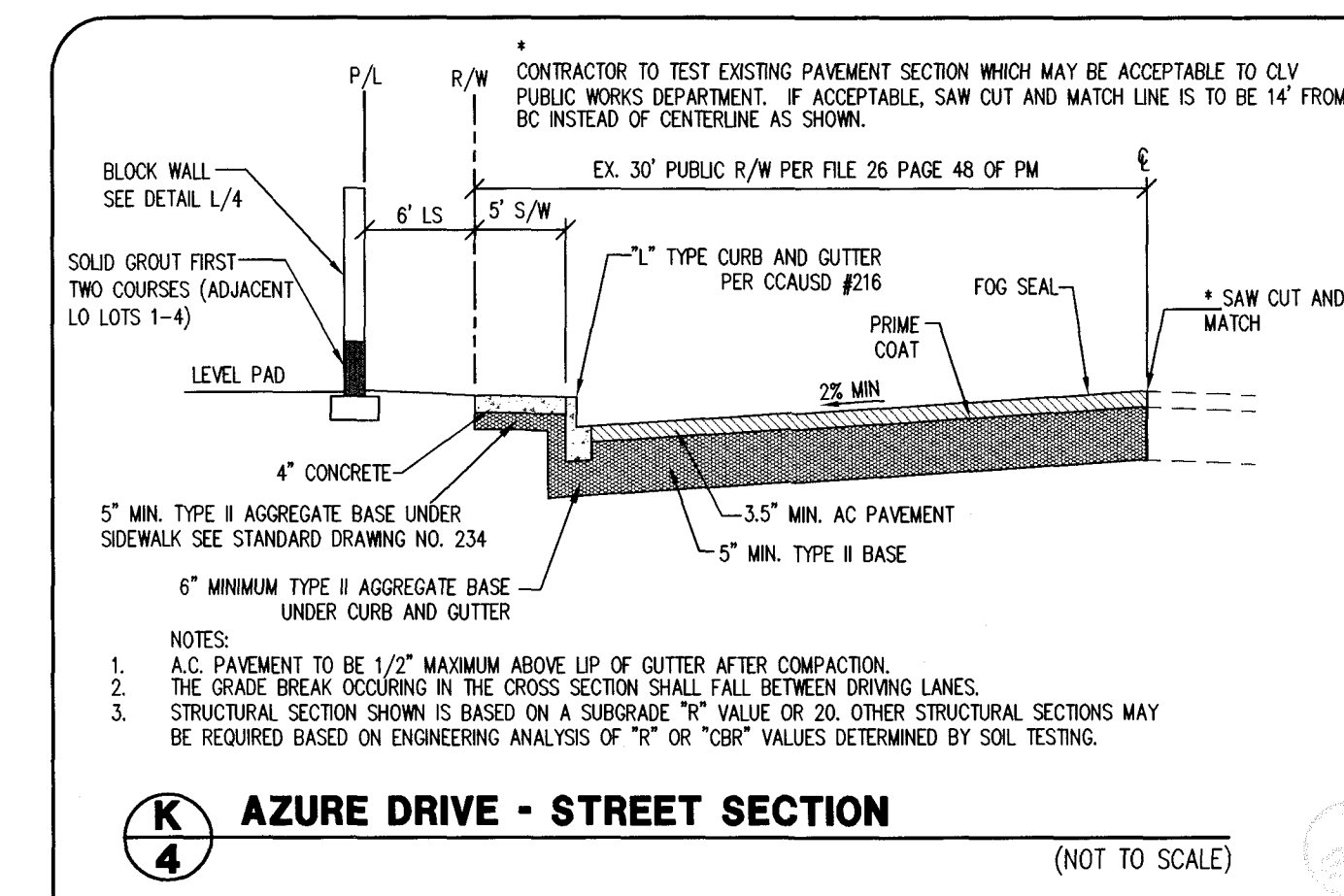
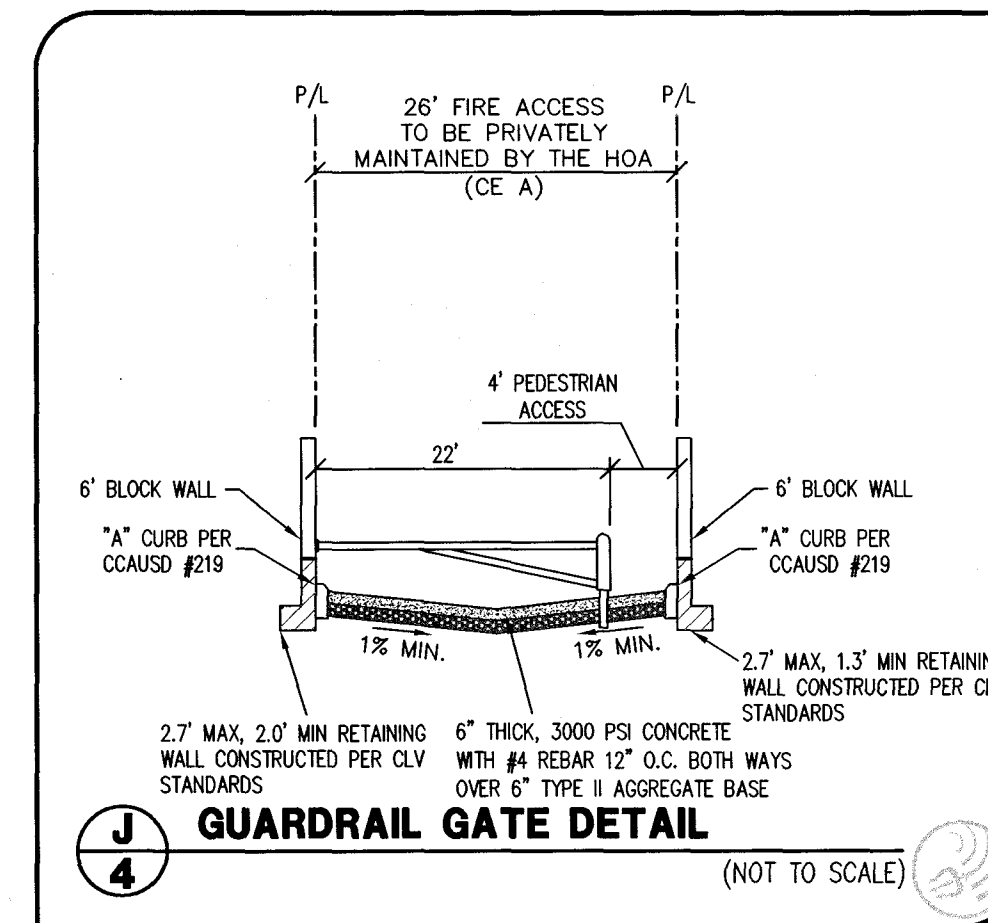
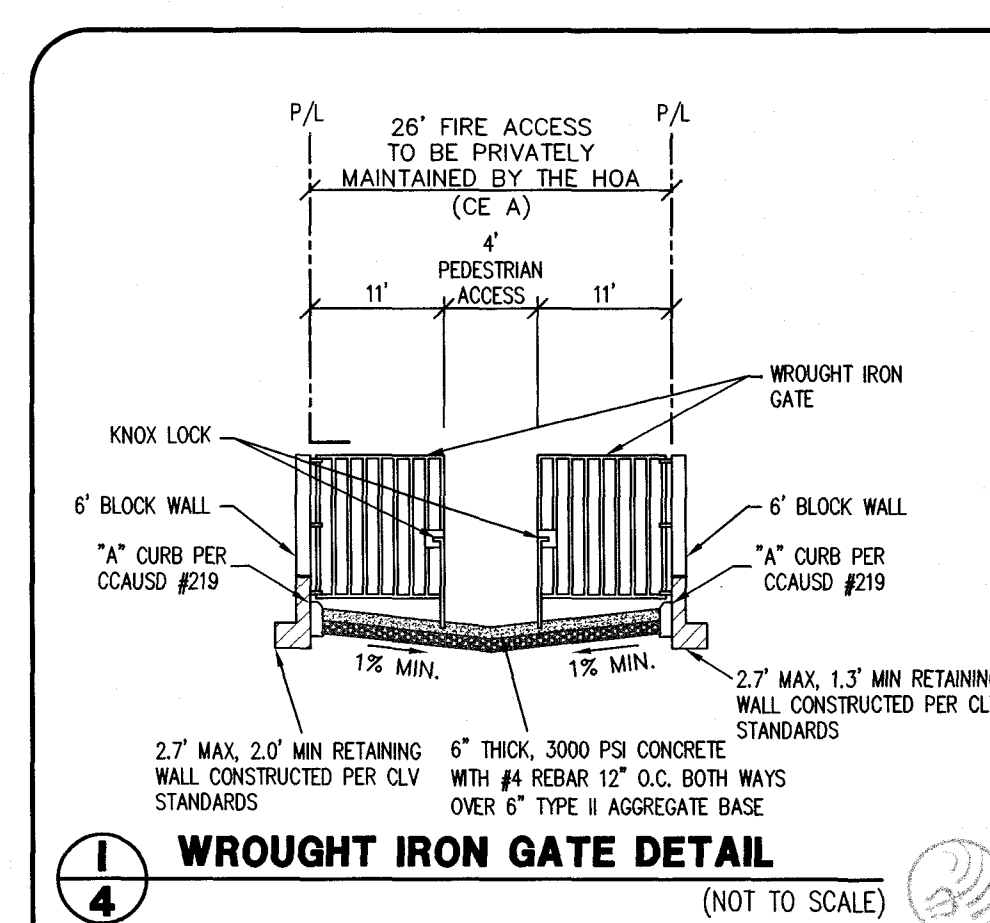
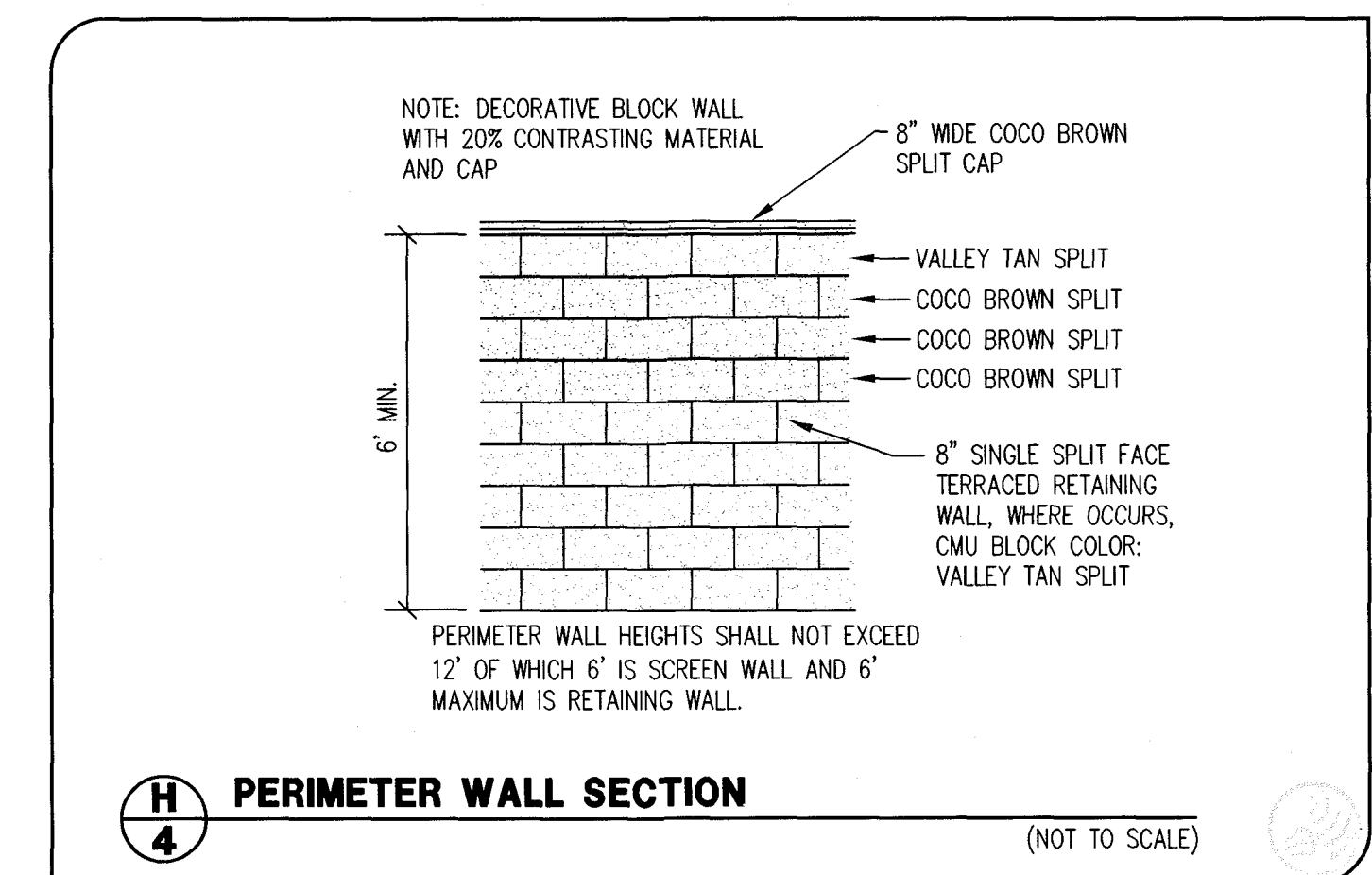
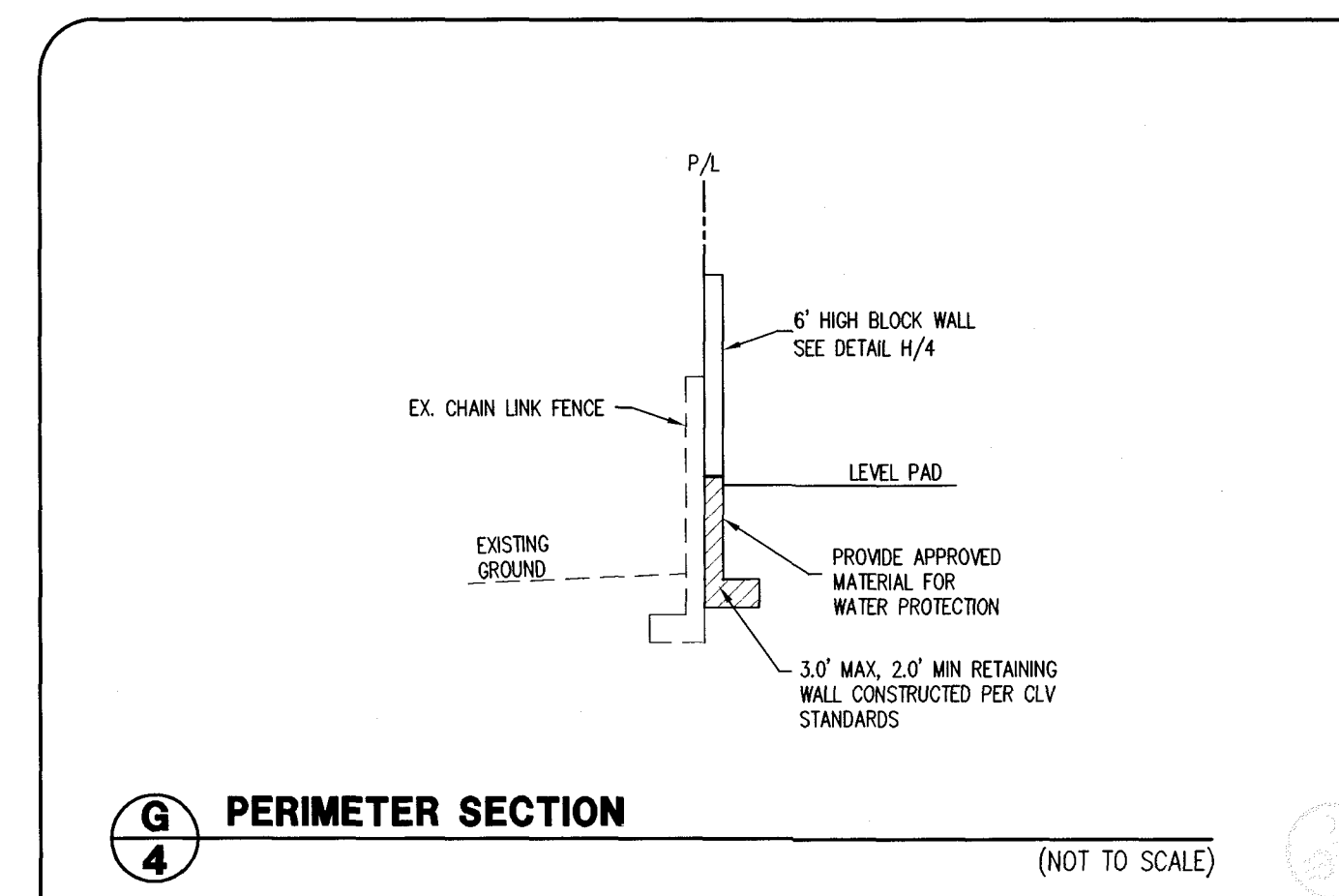
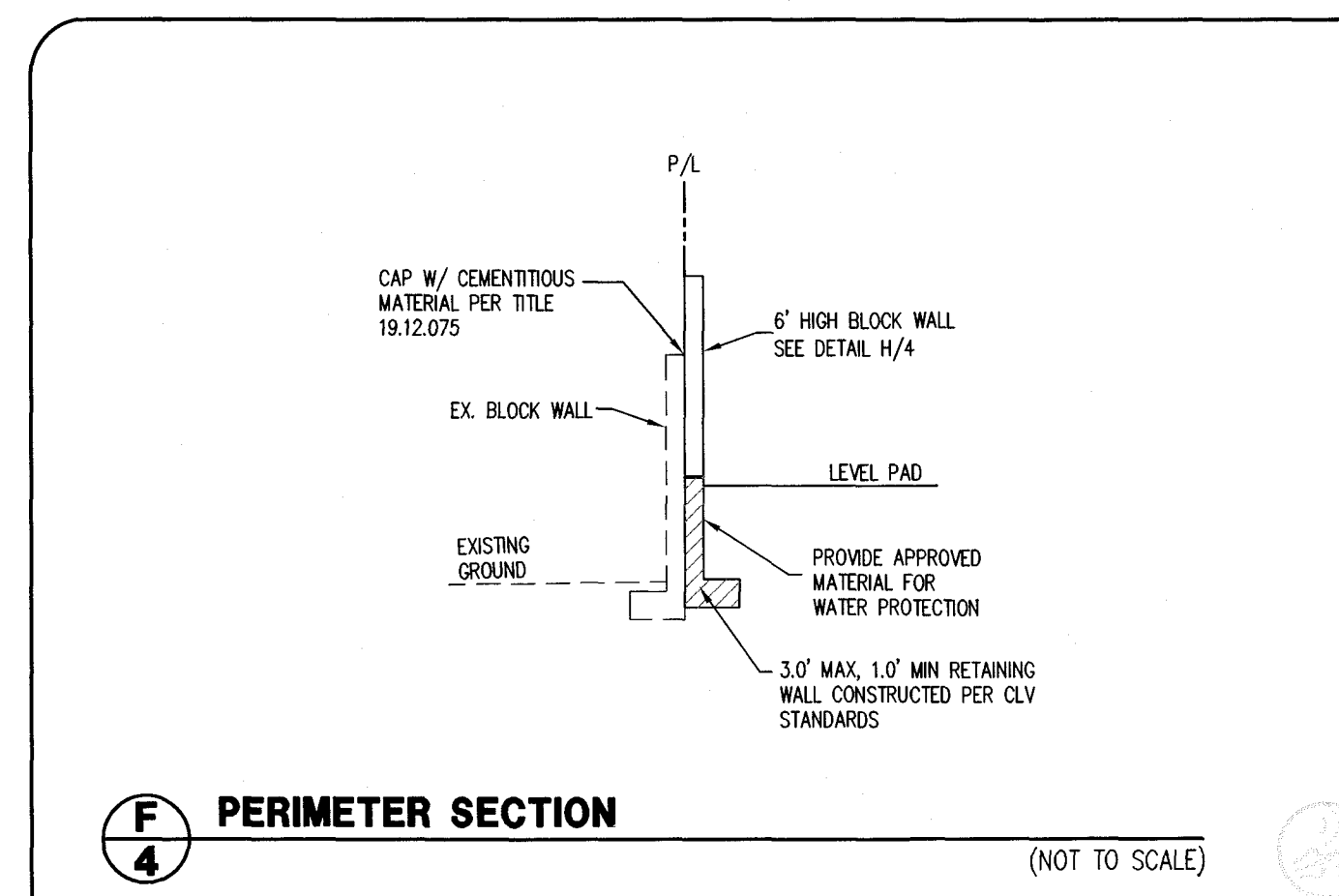
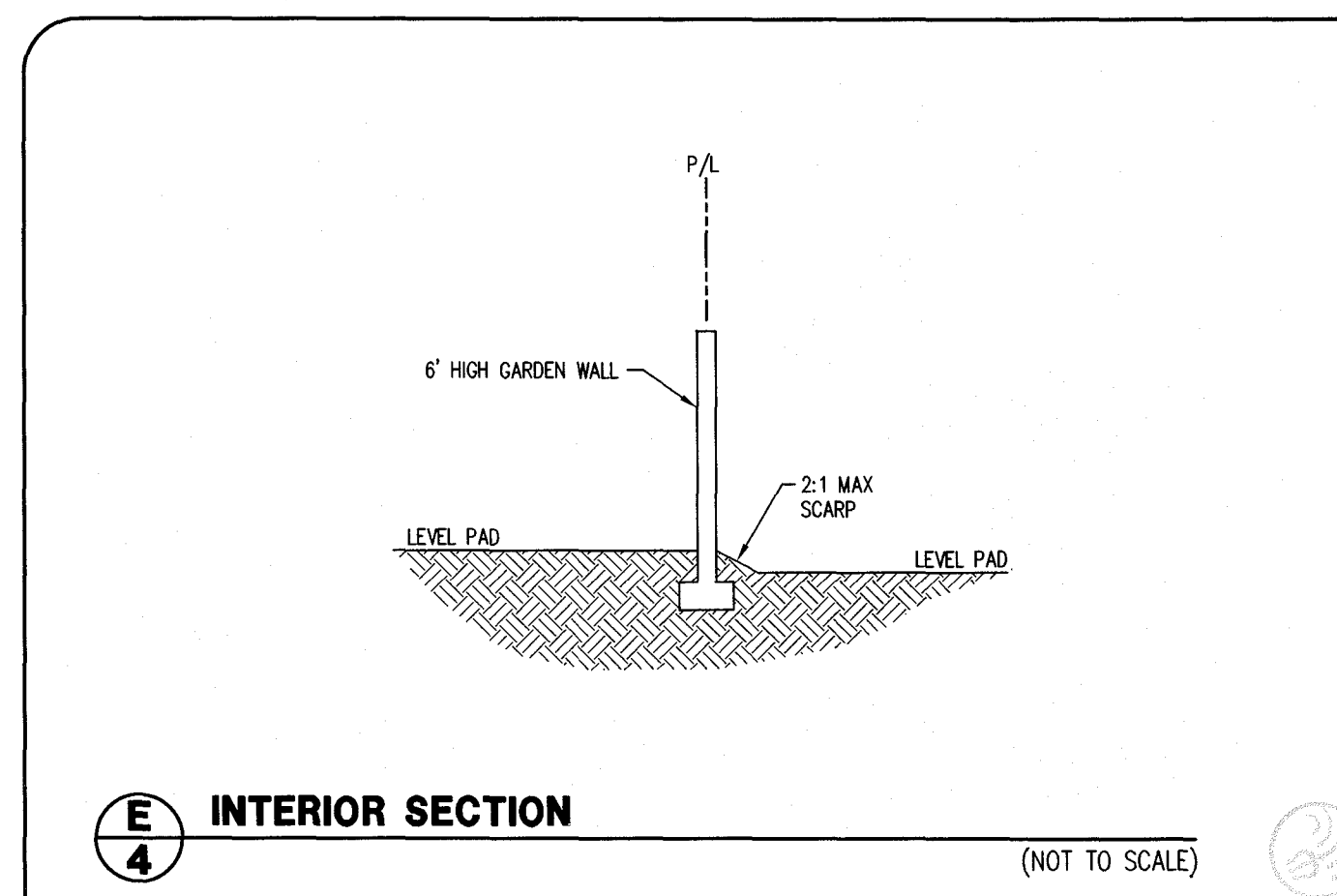
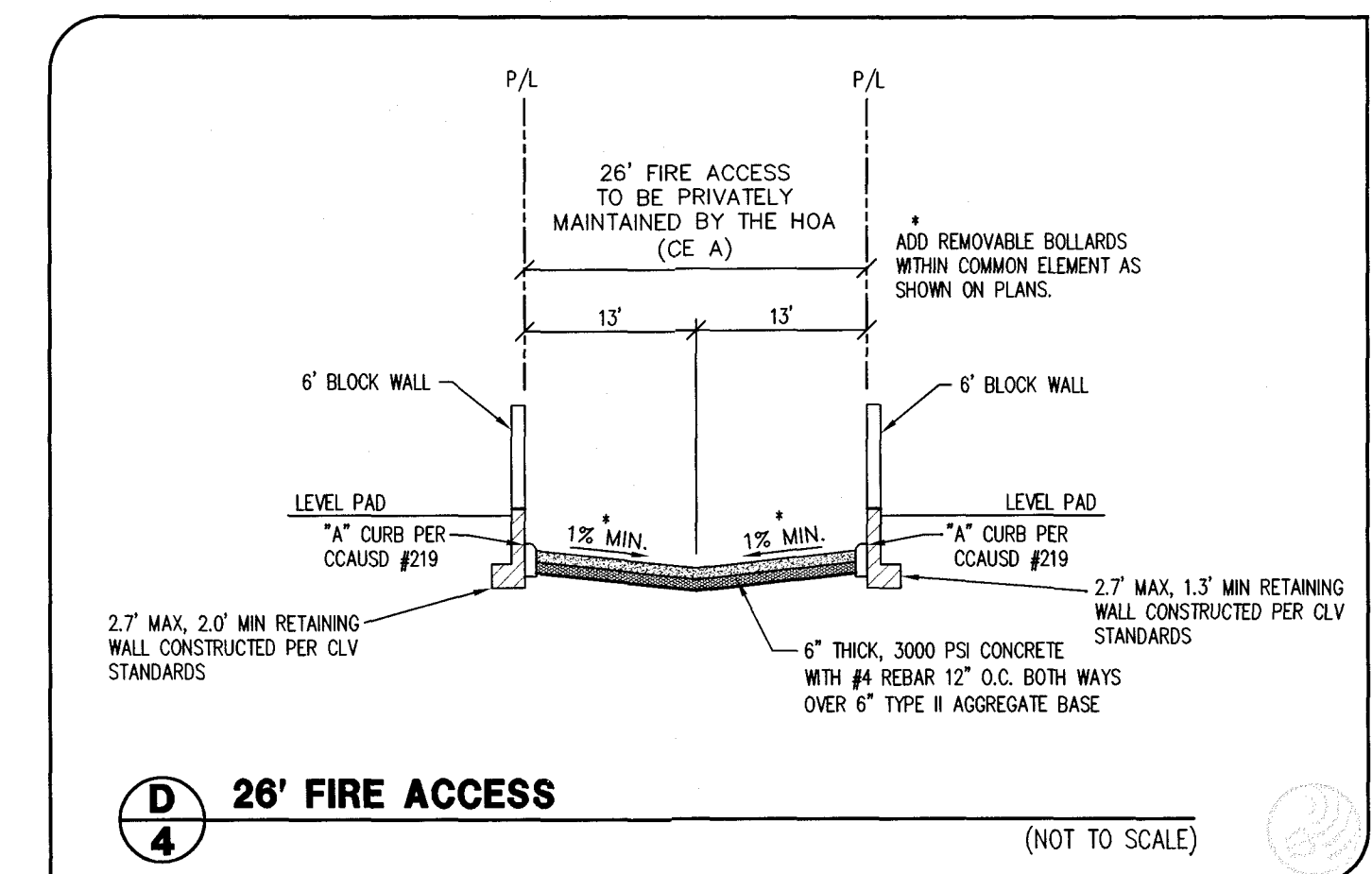
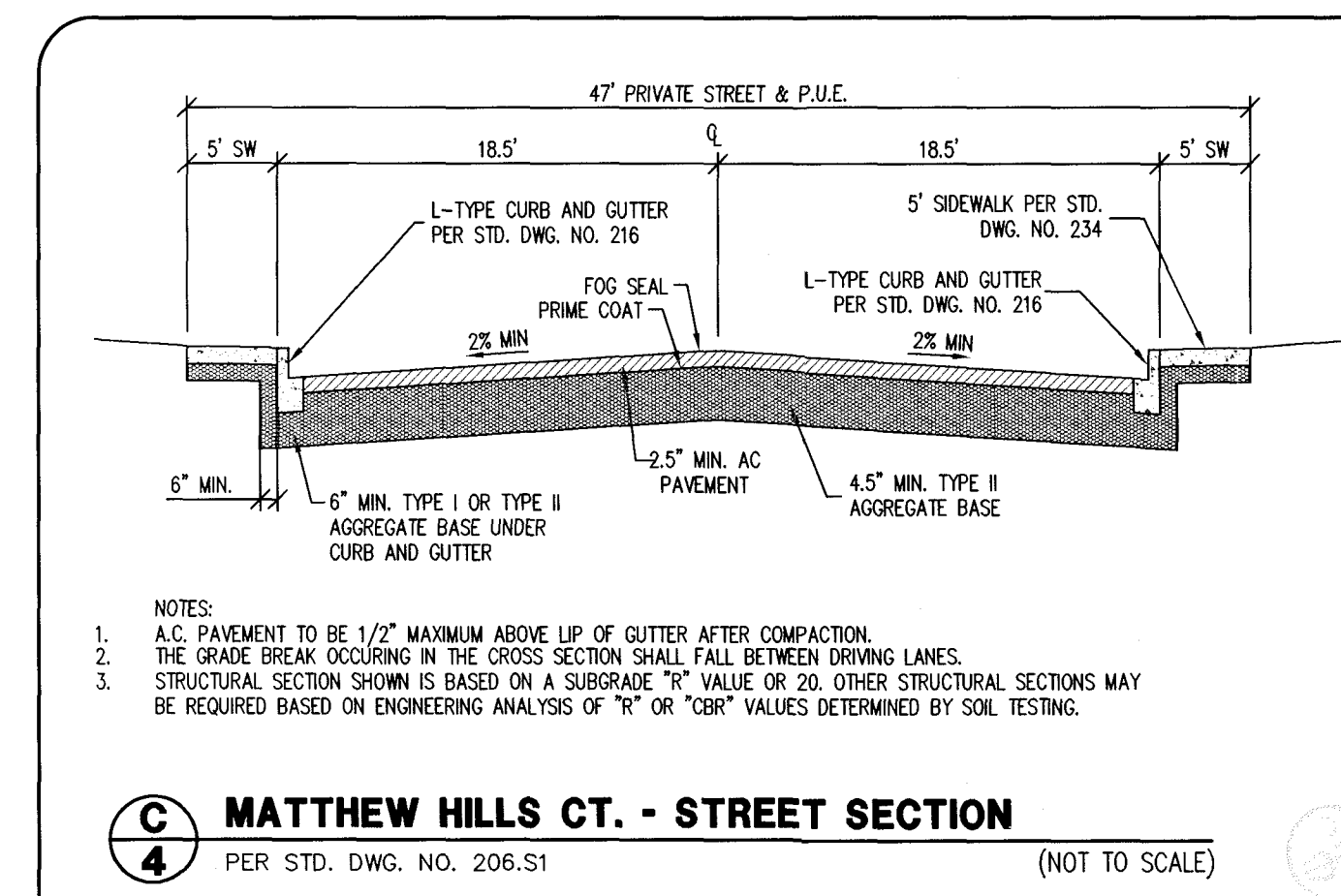
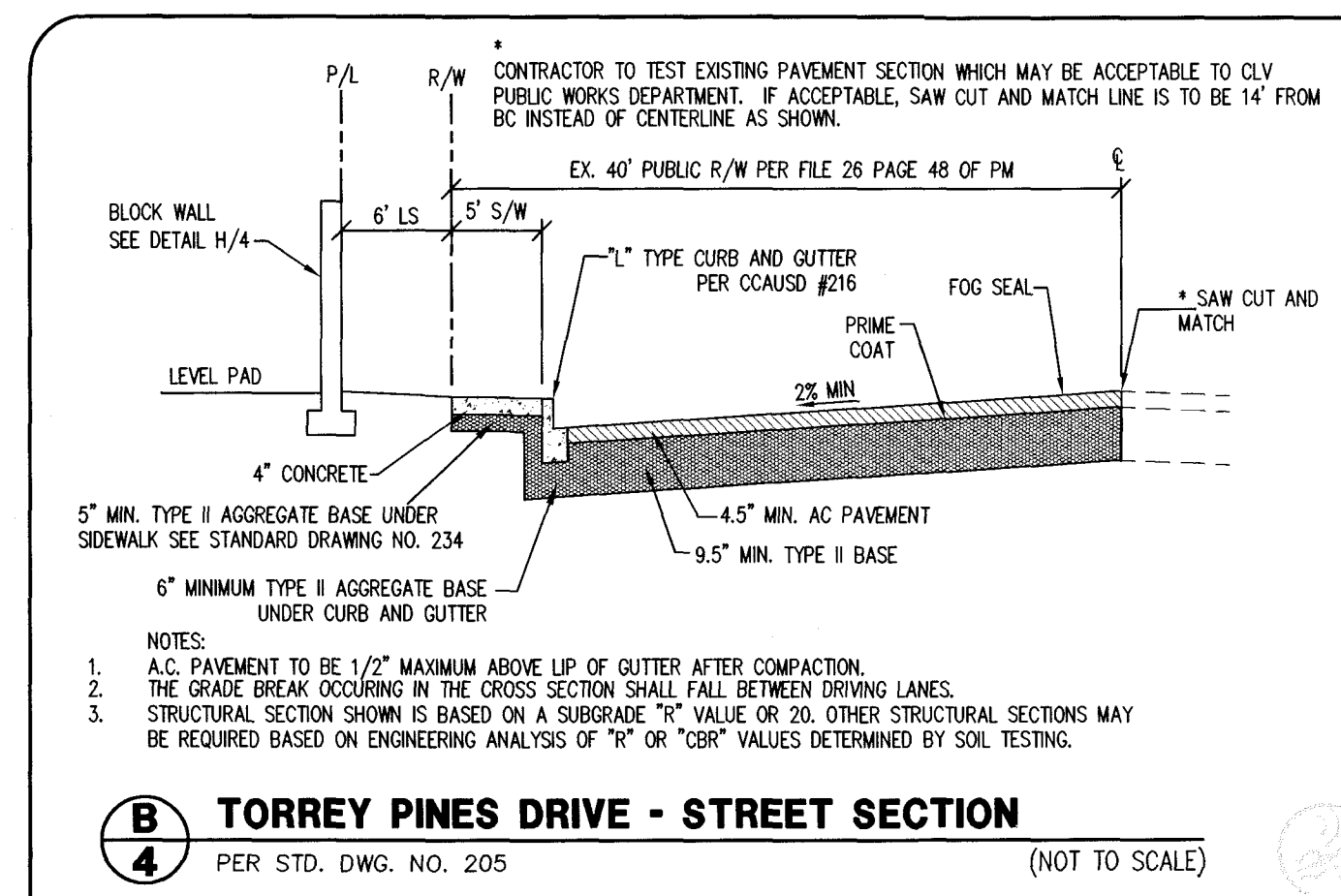
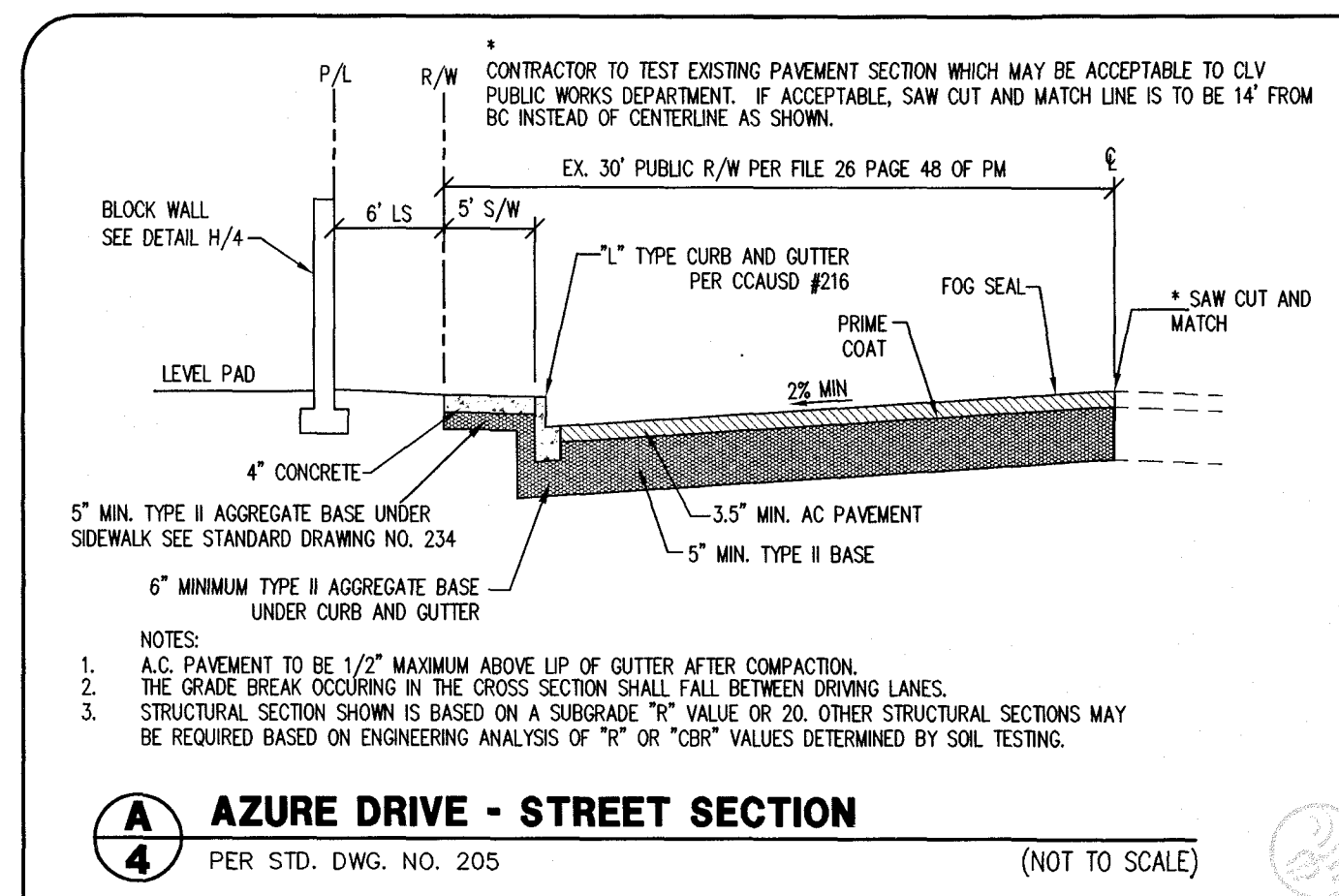
DR HORTON
AZURE / TORREY PINES NORTH

GRADING PLAN

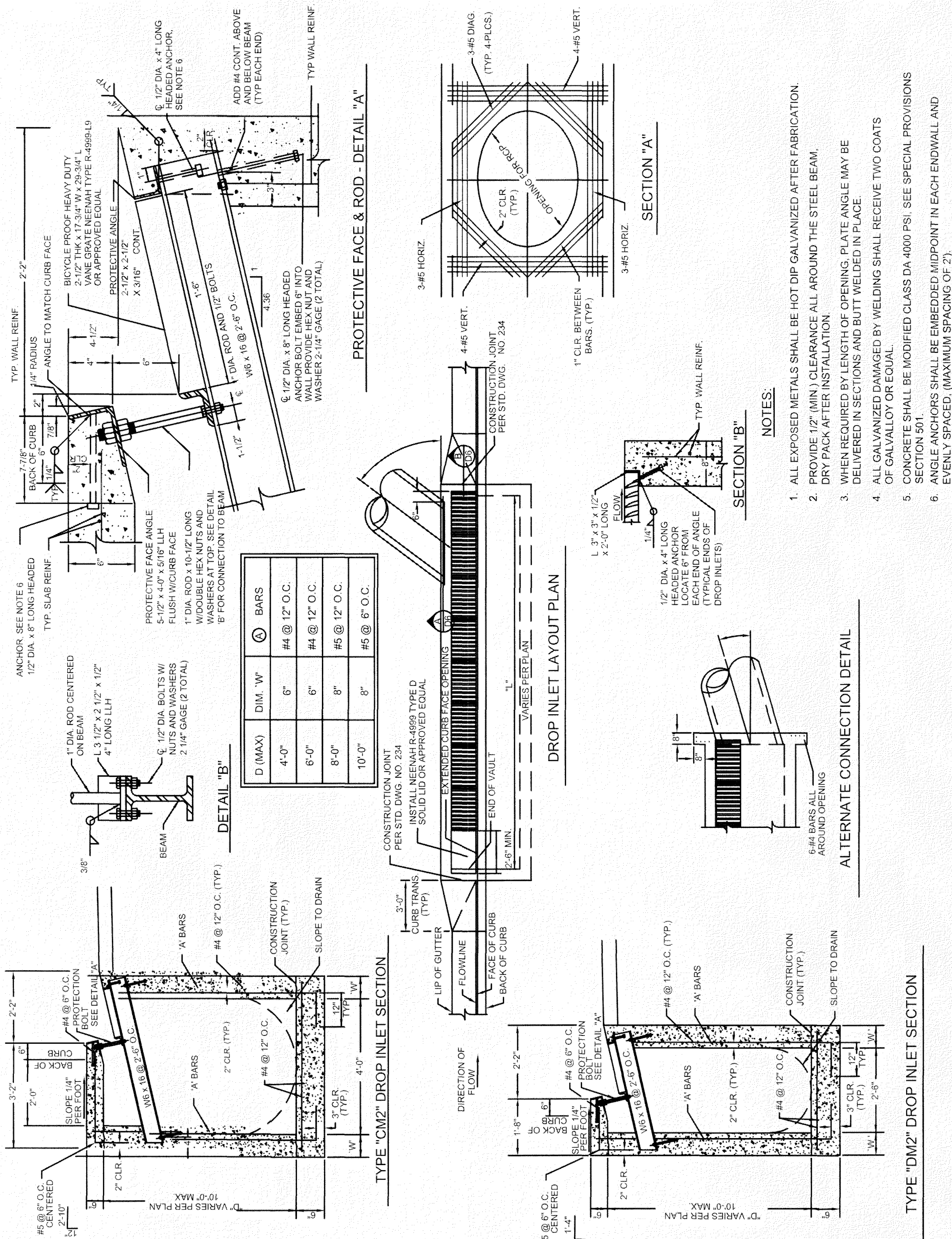


SHEET **3** OF 14
C.L.V. DWG.#

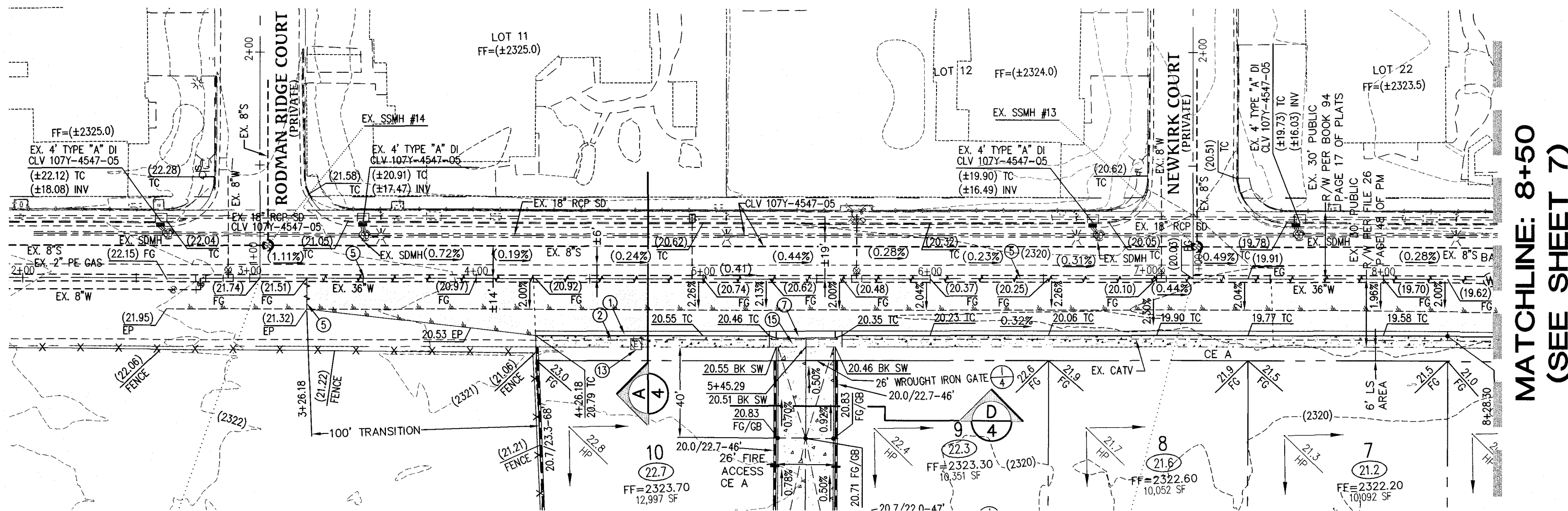
DATE: 05/04/2016
PM: J. PEARCE
DRAWN BY:
DESIGNED BY:
CHECKED BY:
NDA CHECKED:
JOB NO.: 007099
SCALE: 1" = 40'



		AGENCY APPROVED		B	C	H	L	M	N
SPECIFICATION REFERENCE		UNIFORM STANDARD DRAWINGS CLARK COUNTY AREA							
501	CONCRETE	TYPE "C-D" MODIFIED DROP INLET							
501	CONCRETE STRUCTURES								
501	REINFORCING STEEL								
501	STEEL								
		DATE 9-14-06	DWG. NO.	412.1					



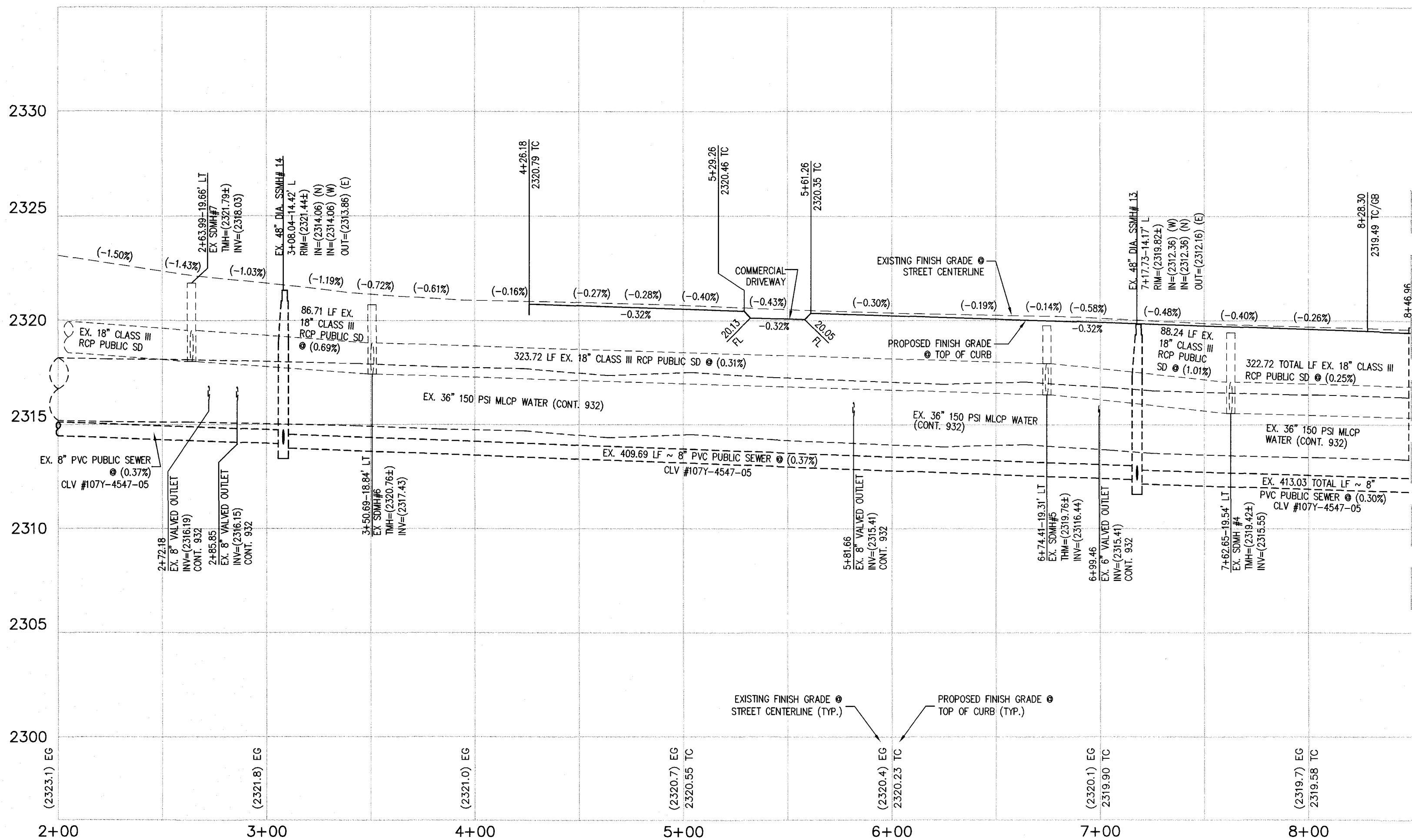
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AZURE DRIVE (PUBLIC)

PLAN
SCALE: HORIZ. 1" = 40'

MATCHLINE: 8+50
(SEE SHEET 7)

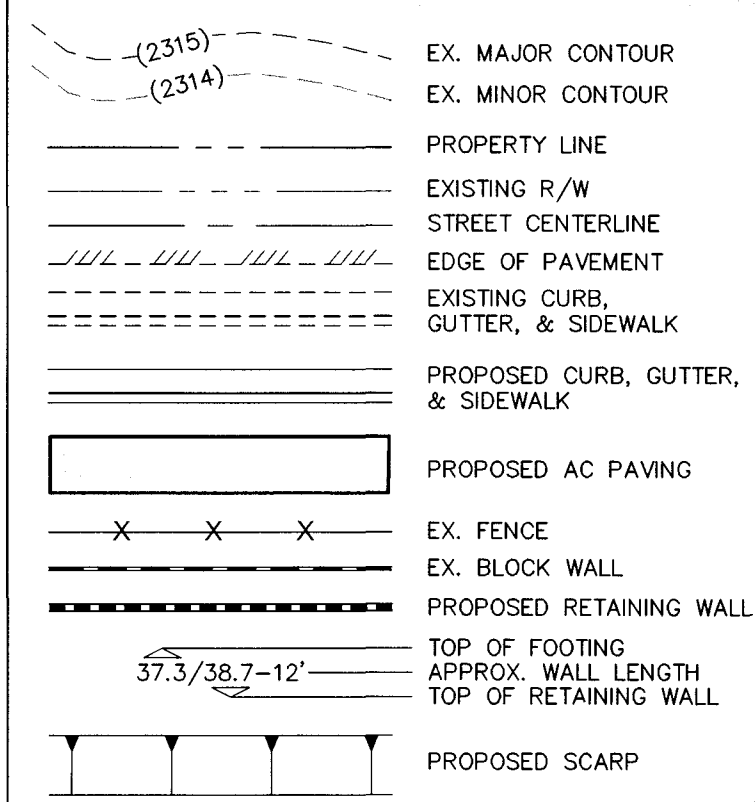


AZURE DRIVE (PUBLIC)

PROFILE
SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'

MATCHLINE: 8+50
(SEE SHEET 7)

GRADING LEGEND



FLOOD ZONE NOTE

THE PROJECT SITE IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP #320003C1765F. THE SITE IS LOCATED WITHIN DESIGNATED FLOOD HAZARD ZONE X BEING AN AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

BASIS OF BEARING

SOUTH 87°14'59" EAST, BEING THE BEARING OF THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 160, PAGE 26 OF SURVEYS.

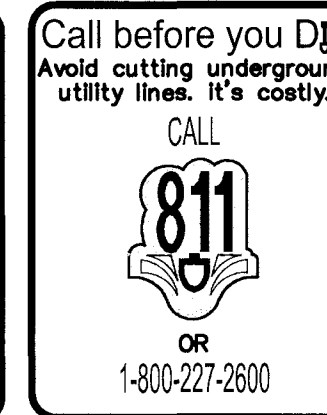
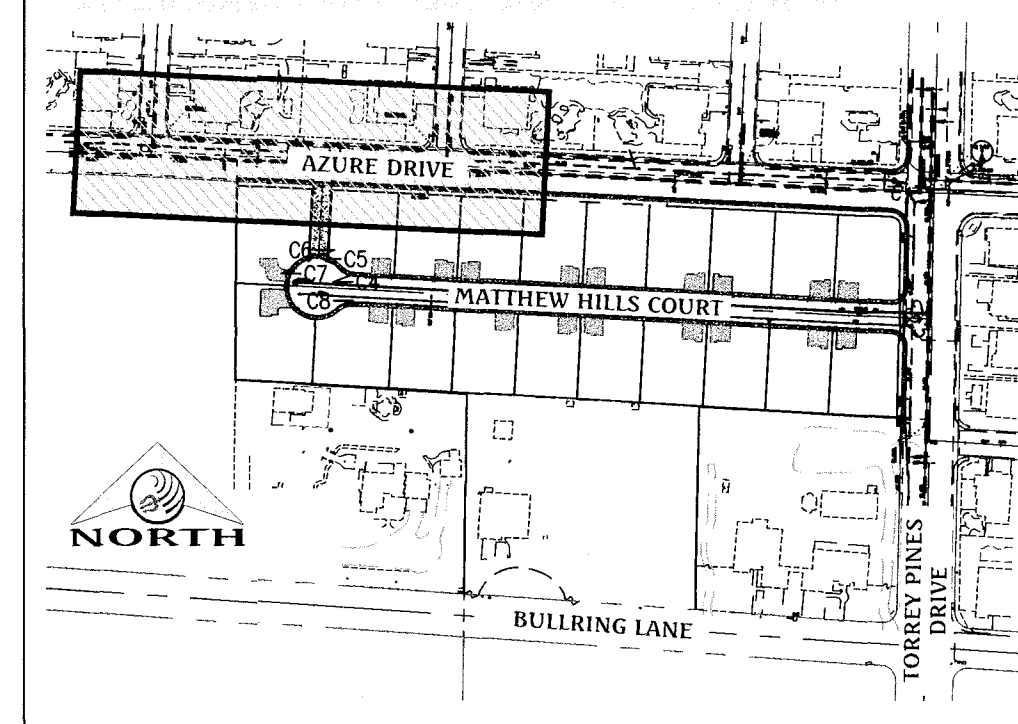
BENCHMARK

CITY OF LAS VEGAS BENCHMARK STATION: OLV90 26N6
RIVET & PLATE IN TOP OF CURB @ NW CORNER OF TORREY PINES & AZURE
ELEVATION = 706.598 METERS (NAVD'88 2008 ADJ.)
ELEVATION = 2316.23 U.S. FEET (NAVD'88 2008 ADJ.)

UTILITY CROSSING NOTE

ALL SEWER/STORM DRAINS CROSSING WATER LINES MUST CONFORM TO SECTION 2.22 OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS OF POTABLE WATER SYSTEMS (UDACS) FOR WATER AND STORM MAIN CROSSINGS AND CLEARANCES.

KEY MAP



CONSTRUCTION NOTES

1. CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #216.
2. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #234.
3. CONSTRUCT 8' WIDE VALLEY GUTTER PER CCAUSD #228.
4. CONSTRUCT SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235, CASE I.
5. SAWCUT AND MATCH EXISTING ASPHALT.
6. STORM WATER STAMP TO BE LOCATED ADJACENT TO DROP INLET PER CCAUSD #421.
7. CONSTRUCT "R" TYPE CURB AND GUTTER PER CCAUSD #222 & 224 (LATEST EDITION).
8. INSTALL 3 (EA) REMOVABLE LOCKING BOLLARDS @ 7' O.C. PER DETAIL M/4.
9. CONSTRUCT R-TYPE CURB & GUTTER PER CCAUSD #222 AND #223 (LATEST EDITION).
10. CONSTRUCT TYPE CMP DROP INLET PER CCAUSD #412.1. SEE DETAIL ON SHEET 5. SEE PROFILE ON SHEET 10.
11. ADJUST EXISTING FIRE HYDRANT TO GRADE.
12. ADJUST EXISTING CABLE BOX TO GRADE.
13. ADJUST EXISTING ELECTRICAL VAULT TO GRADE.
14. CONSTRUCT 26" WIDE RESIDENTIAL DRIVEWAY PER CCAUSD #223.
15. CONSTRUCT 26" WIDE COMMERCIAL DRIVEWAY PER CCAUSD #224.
16. SAWCUT TRENCH AND PAVEMENT RESTORATION PER CCAUSD #500.5 AND #503.
17. PROPOSED WALL WILL PREVENT DRAINAGE FROM SITE TO ADJACENT PROPERTY.
18. EXISTING WALL PREVENTS DRAINAGE FROM SITE TO ADJACENT PROPERTY.
19. CONSTRUCT 60" DIA. TYPE I SDMH PER CCAUSD #401 AND #403.
20. EXISTING SEWER MANHOLE TO BE PROTECTED IN PLACE AND ADJUSTED TO GRADE.

NOTE:
ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE AND ACCESS EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.

WATER MAIN JOINT DEFLECTION (PVC, 4'-24")

PVC PIPE SHALL BE DEFLECTED AT THE JOINT ONLY. THE MAXIMUM ALLOWABLE DEFLECTION SHALL BE ONE (1) DEGREE PER JOINT WITH A MAXIMUM RADIUS OF CURVATURE OF 1,150 FEET, PER UDACS 2.06.01 AND 2.06.02. FOR CHANGES IN DIRECTION EXCEEDING THE MAXIMUM ALLOWABLE JOINT DEFLECTION, FITTINGS SHALL BE USED.

APPROVED FOR CONSTRUCTION

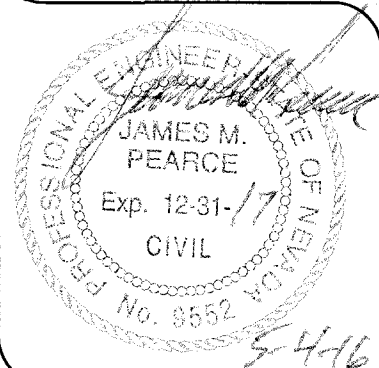
LAS VEGAS VALLEY WATER DISTRICT
LVWVD PROJECT #

DATE

DATE	NO.	DESCRIPTION	SCALE	DATE	APP'D
05/04/2016	1	DESIGNED BY :	1" = 40'		
	2	DRAWN BY :			
	3	CHECKED BY :			
	4	ADA CHECKED :			
	5	JOB NO. :			
	6	007099			

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

DR. HORTON
AZURE / TORREY PINES NORTH
AZURE DRIVE
PLAN AND PROFILE
2+00 - 8+50

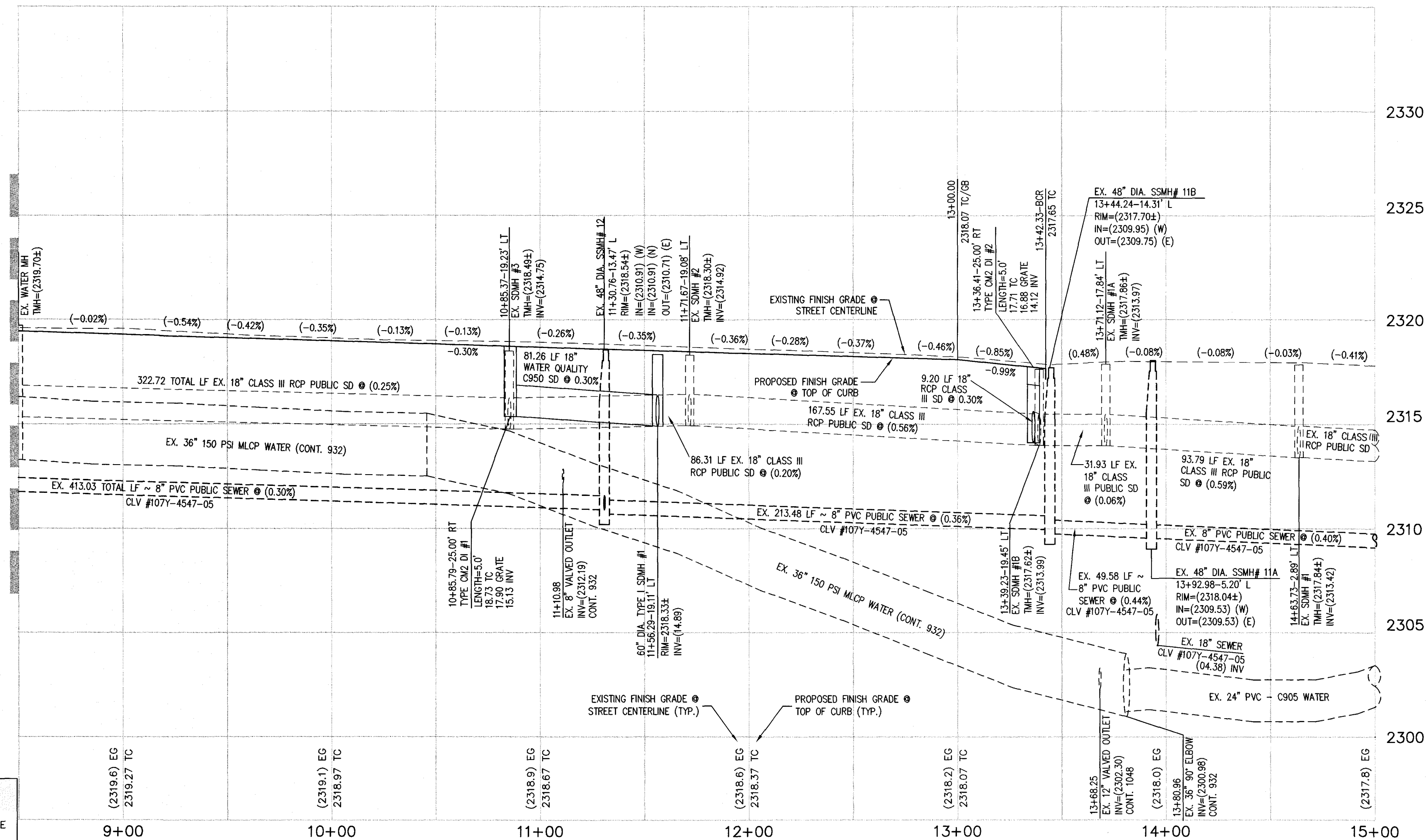
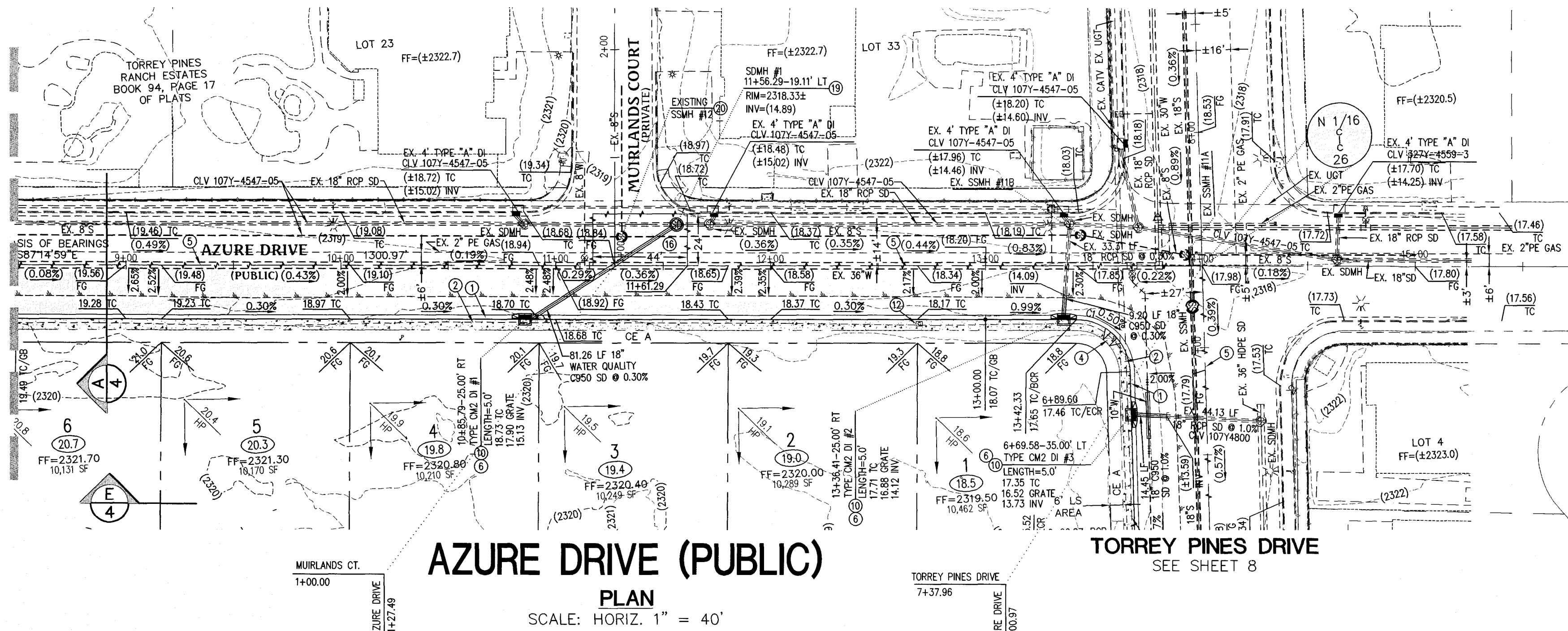


SHEET 6 OF 14
C.L.V. DWG.#

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MATCHLINE: 8+50
(SEE SHEET 6)

MATCHLINE: 8+50
(SEE SHEET 6)



FLOOD ZONE NOTE

THE PROJECT SITE IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP #32003C1765F. THE SITE IS LOCATED WITHIN DESIGNATED FLOOD HAZARD ZONE X BEING AN AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

BASIS OF BEARING

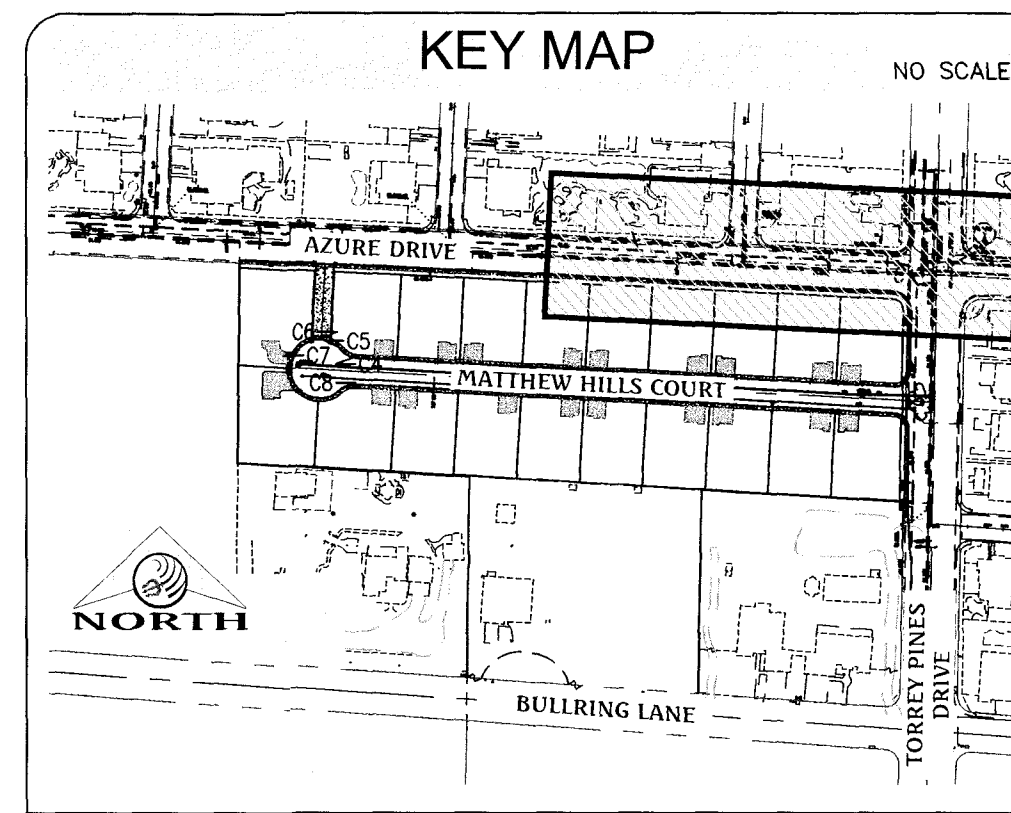
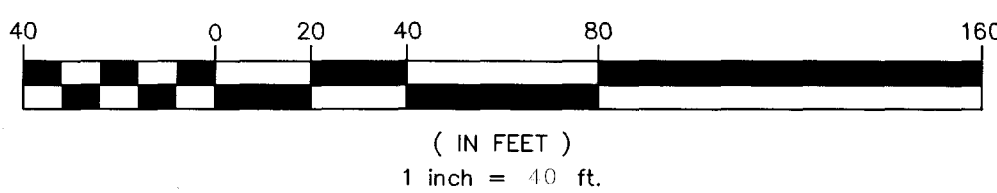
SOUTH 87°14'59" EAST, BEING THE BEARING OF THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 160, PAGE 26 OF SURVEYS.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK STATION: 0LV90 26N6
RIVET & PLATE IN TOP OF CURB @ NW CORNER OF TORREY PINES & AZURE
ELEVATION = 706.598 METERS (NAVD'88 2008 ADJ.)
ELEVATION = 2316.23 U.S. FEET (NAVD'88 2008 ADJ.)

AZURE DRIVE (PUBLIC)

PROFILE
SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'



FAST
Call Before you
Underground
1-702-432-5300
FREEMAN & ARTERIAL
SYSTEM OF TRANSPORTATION

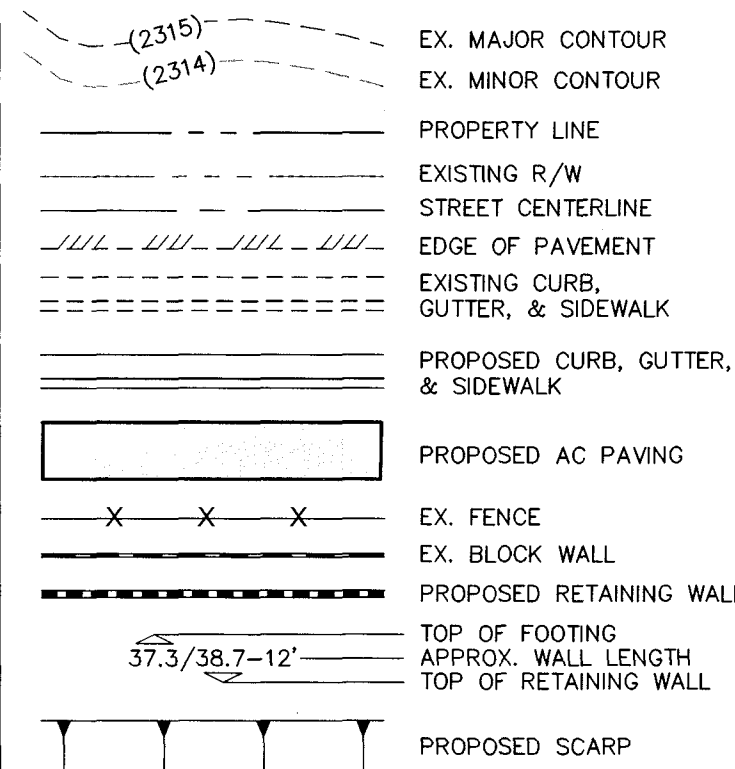
Avoid overhead power
line contact. It's costly.
**Call before you
Overhead**
1-702-227-2929

Call before you Dig
Avoid cutting underground
utility lines. It's costly.
CALL 811
OR
1-800-227-2600

CONSTRUCTION NOTES

- CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #216.
- CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #234.
- CONSTRUCT 8' WIDE VALLEY GUTTER PER CCAUSD #228.
- CONSTRUCT SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235, CASE 1.
- SAWCUT AND MATCH EXISTING ASPHALT.
- STORM WATER STAMP TO BE LOCATED ADJACENT TO DROP INLET PER CCAUSD #421.
- CONSTRUCT "R" TYPE CURB AND GUTTER, PER CCAUSD #222 & 224 (LATEST EDITION).
- INSTALL 3 (EA) REMOVABLE LOCKING BOLLARDS @ 7' O.C. PER DETAIL W/4.
- CONSTRUCT R-TYPE CURB & GUTTER PER CCAUSD #222 AND #223 (LATEST EDITION).
- CONSTRUCT TYPE CM2 DROP INLET PER CCAUSD #412.1. SEE DETAIL ON SHEET 5.
- SEE PROFILE ON SHEET 10.
- ADJUST EXISTING FIRE HYDRANT TO GRADE.
- ADJUST EXISTING CABLE BOX TO GRADE.
- ADJUST EXISTING ELECTRICAL VAULT TO GRADE.
- CONSTRUCT 26" WIDE RESIDENTIAL DRIVEWAY PER CCAUSD #223.
- CONSTRUCT 26" WIDE COMMERCIAL DRIVEWAY PER CCAUSD #224.
- SAWCUT, TRENCH AND PAVEMENT RESTORATION PER CCAUSD #500.5 AND #503.
- PROPOSED WALL WILL PREVENT DRAINAGE FROM SITE TO ADJACENT PROPERTY.
- EXISTING WALL PREVENTS DRAINAGE FROM SITE TO ADJACENT PROPERTY.
- CONSTRUCT 60" DIA. TYPE I SMH PER CCAUSD #401 AND 403.
- EXISTING SEWER MANHOLE TO BE PROTECTED IN PLACE AND ADJUSTED TO GRADE.

GRADING LEGEND



WATER MAIN JOINT DEFLECTION (PVC, 4'-24')

PVC PIPE SHALL BE DEFLECTED AT THE JOINT ONLY. THE MAXIMUM ALLOWABLE DEFLECTION SHALL BE ONE (1) DEGREE PER JOINT WITH A MAXIMUM RADIUS OF CURVATURE OF 1,150 FEET, PER UDACS 2.06.01 AND 2.06.02. FOR CHANGES IN DIRECTION EXCEEDING THE MAXIMUM ALLOWABLE JOINT DEFLECTION, FITTINGS SHALL BE USED.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT DATE
LVWD PROJECT #

UTILITY CROSSING NOTE

ALL SEWER/STORM DRAINS CROSSING WATER LINES MUST CONFORM TO SECTION 2.22 OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS OF POTABLE WATER SYSTEMS (UDACS) FOR WATER AND STORM MAIN CROSSINGS AND CLEARANCES.

DATE: 05/04/2016
DWG BY: J. PEARCE
DESIGNED BY:
CHECKED BY:
ADA CHECKED:
JOB NO.: 007099
SCALE: 1" = 40'

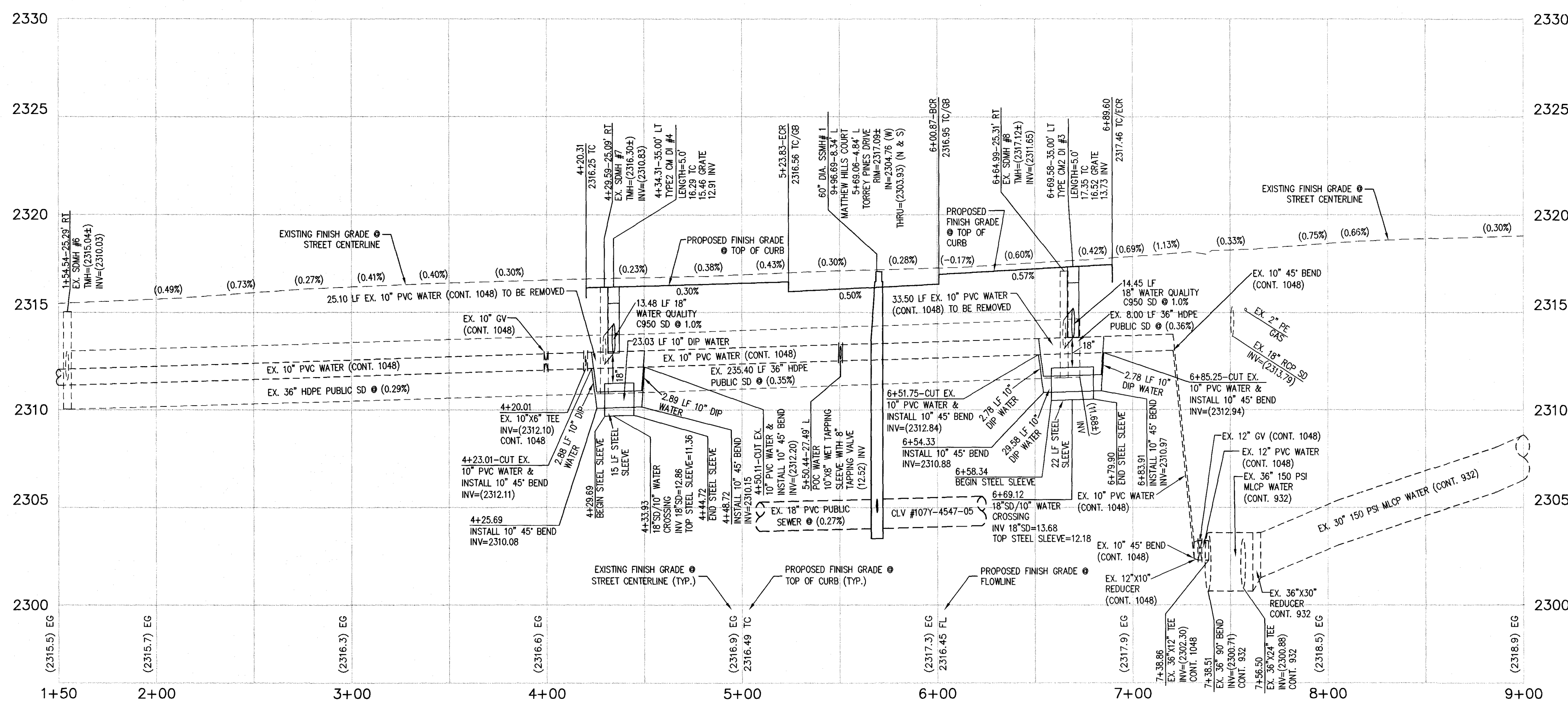
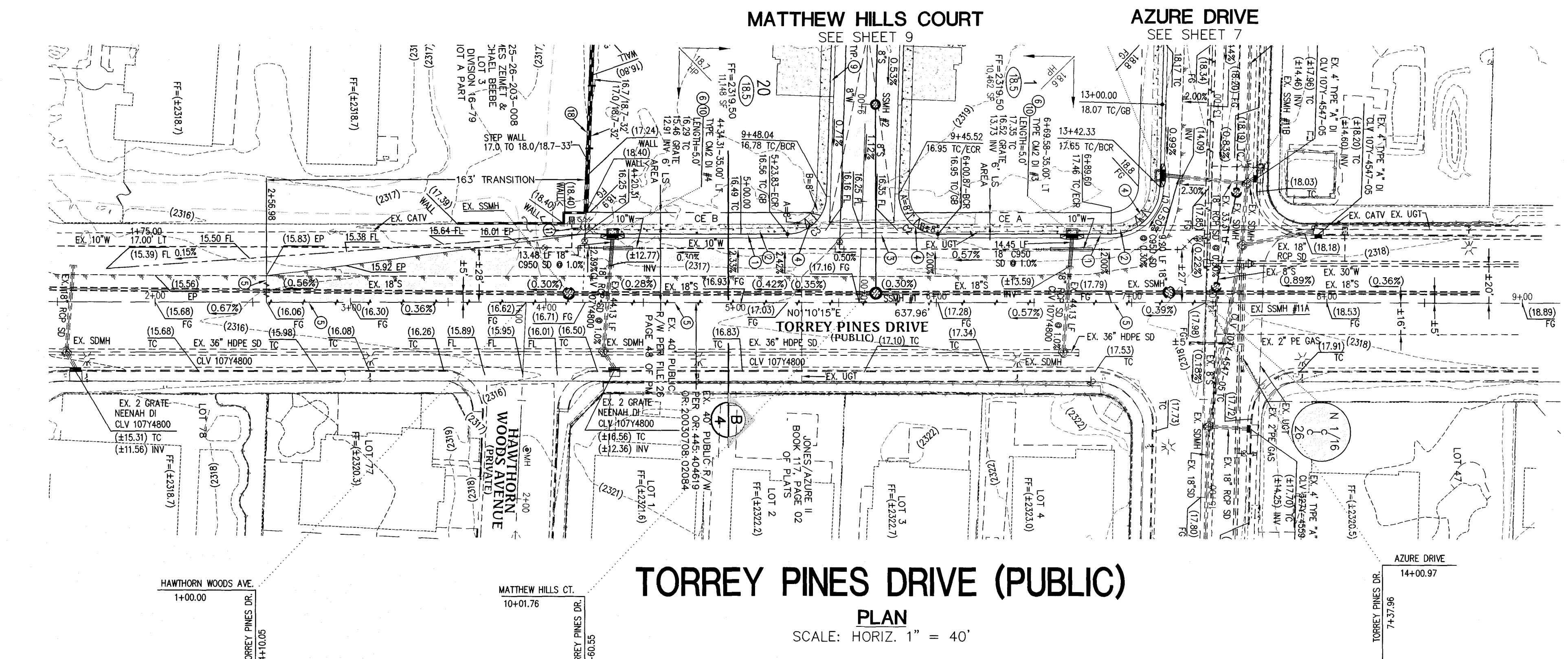
Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1880
Fax: (702) 254-3082
www.tritoneng.com

DR HORTON
AZURE / TORREY PINES NORTH
AZURE DRIVE
PLAN AND PROFILE
8+50 - 15+00

PROFESSIONAL ENGINEER
JAMES M. PEARCE
Exp. 12-31-17
CIVIL
NO. 8552

SHEET 7 OF 14
C.L.V. DWG.#

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CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	088°25'14"	25.00'	38.58'	24.32'
C2	091°52'17"	20.00'	32.07'	20.66'
C3	088°07'43"	20.00'	30.76'	19.36'
C4	046°31'57"	30.00'	24.36'	12.90'
C5	025°27'55"	40.50'	18.00'	9.15'
C6	033°12'11"	41.50'	24.05'	12.37'
C7	205°27'55"	40.50'	145.23'	179.24'
C8	046°31'57"	30.00'	24.36'	12.90'

FLOOD ZONE NOTE

THE PROJECT SITE IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP #32003C1765F. THE SITE IS LOCATED WITHIN DESIGNATED FLOOD HAZARD ZONE X BEING AN AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

BASIS OF BEARING

SOUTH 87°14'59" EAST, BEING THE BEARING OF THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 160, PAGE 26 OF SURVEYS.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK STATION: OL9V 26N6

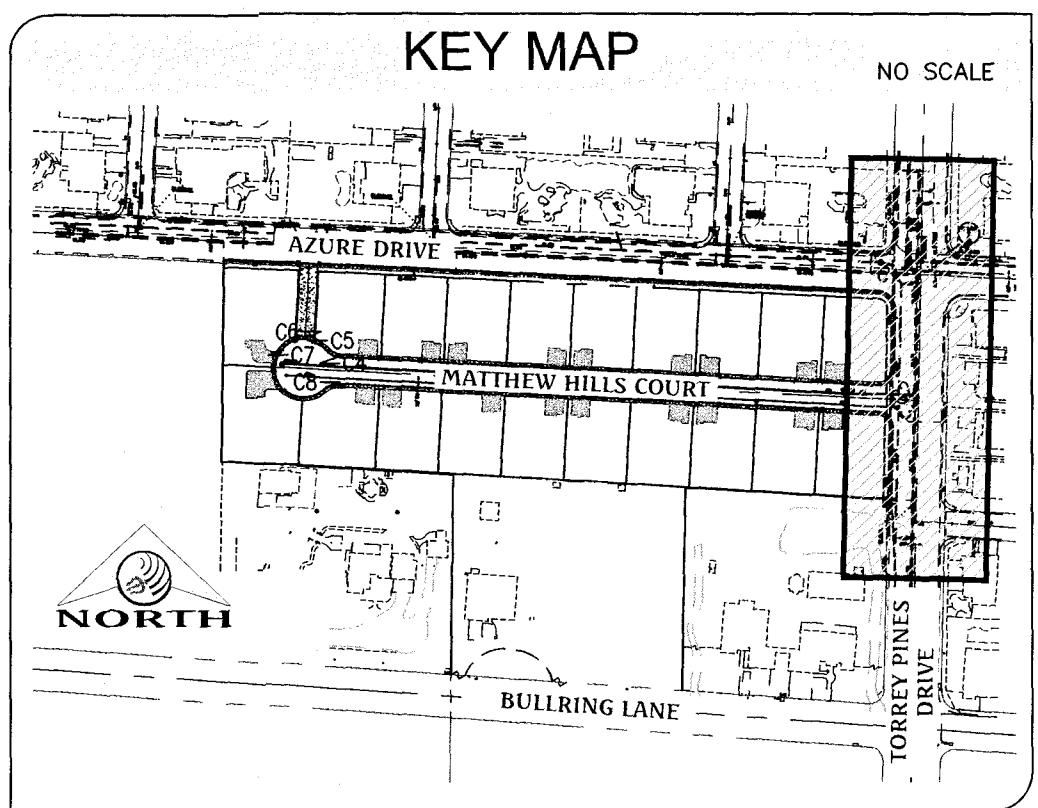
RIVET & PLATE IN TOP OF CURB @ NW CORNER OF TORREY PINES & AZURE

ELEVATION = 706.598 METERS (NAVD'88 2008 ADJ.)

ELEVATION = 2318.23 U.S. FEET (NAVD'88 2008 ADJ.)

UTILITY CROSSING NOTE

ALL SEWER/STORM DRAINS CROSSING WATER LINES MUST CONFORM TO SECTION 2.22 OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS OF POTABLE WATER SYSTEMS (UDACS) FOR WATER AND STORM MAIN CROSSINGS AND CLEARANCES.



FAST

Call before you Dig

Underground

1-702-432-5300

SYSTEM OF TRANSPORTATION

Avoid overhead power line contact. It's costly.

Call before you Overhead

1-702-227-2929

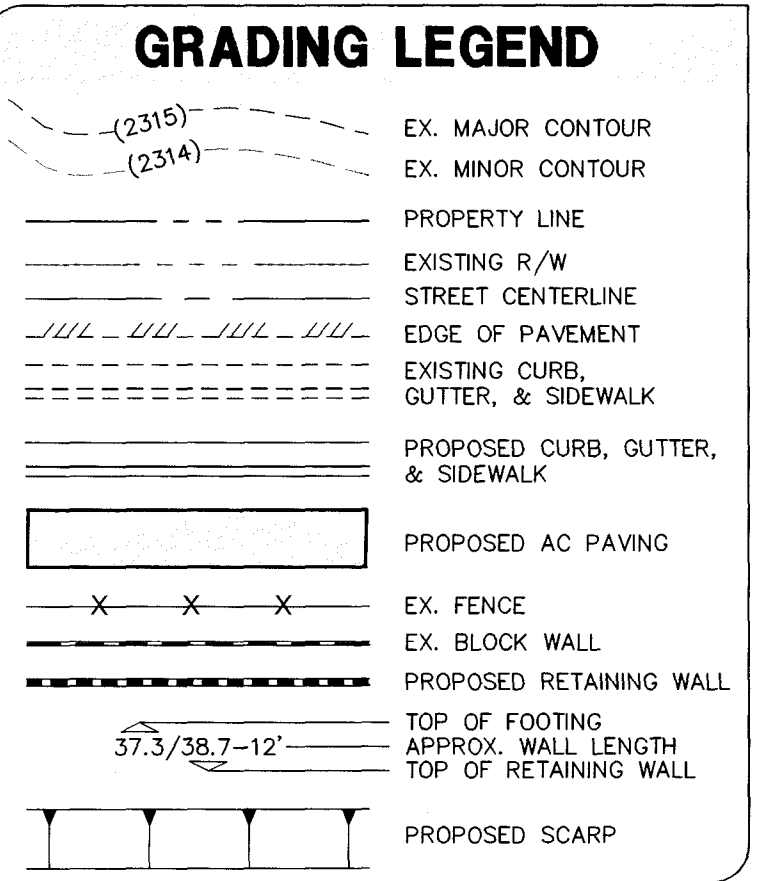
Call before you Dig

Avoid cutting underground utility lines. It's costly.

CALL 811

OR 1-800-227-2600

- CONSTRUCTION NOTES**
- CONSTRUCT 5" TYPE CURB & GUTTER PER CCAUSD #216.
 - CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #234.
 - CONSTRUCT 8' WIDE VALLEY GUTTER PER CCAUSD #228.
 - CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235, CASE 1.
 - SAWCUT AND MATCH EXISTING ASPHALT.
 - STORM WATER STAMP TO BE LOCATED ADJACENT TO DROP INLET PER CCAUSD #421.
 - CONSTRUCT "R" TYPE CURB AND GUTTER, PER CCAUSD #222 & 224 (LATEST EDITION).
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 - SEE PROFILE ON SHEET 10.
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 - PROPOSED WALL WALL PREVENT DRAINAGE FROM SITE TO ADJACENT PROPERTY.
 - EXISTING WALL PREVENTS DRAINAGE FROM SITE TO ADJACENT PROPERTY.
 - CONSTRUCT 60" DIA. TYPE 1 SDMH PER CCAUSD #401 AND 403.
 - EXISTING SEWER MANHOLE TO BE PROTECTED IN PLACE AND ADJUSTED TO GRADE.



WATER MAIN JOINT DEFLECTION (PVC, 4'-24")

PVC PIPE SHALL BE DEFLECTED AT THE JOINT ONLY. THE MAXIMUM ALLOWABLE DEFLECTION SHALL BE ONE (1) DEGREE PER JOINT WITH A MAXIMUM RADIUS OF CURVATURE OF 1,150 FEET, PER UDACS 2.06.01 AND 2.06.02.

FOR CHANGES IN DIRECTION EXCEEDING THE MAXIMUM ALLOWABLE JOINT DEFLECTION, FITTINGS SHALL BE USED.

APPROVED FOR CONSTRUCTION

DATE: 05/04/2016

PM: J. PEARCE

DRAWN BY: J. PEARCE

DESIGNED BY: J. PEARCE

CHECKED BY: J. PEARCE

ADA CHECKED: J. PEARCE

JOB NO.: 007099

SCALE: 1" = 40'

NO. DESCRIPTION

DATE APP'D

Triton Engineering

Office: (702) 254-1480

6757 W. Charleston Blvd.

Suite B

Las Vegas, Nevada 89146

www.tritoneng.com

DR HORTON

AZURE / TORREY PINES NORTH

TORREY PINES DRIVE

PLAN AND PROFILE

2+00 - 9+00

SHEET 8 OF 14

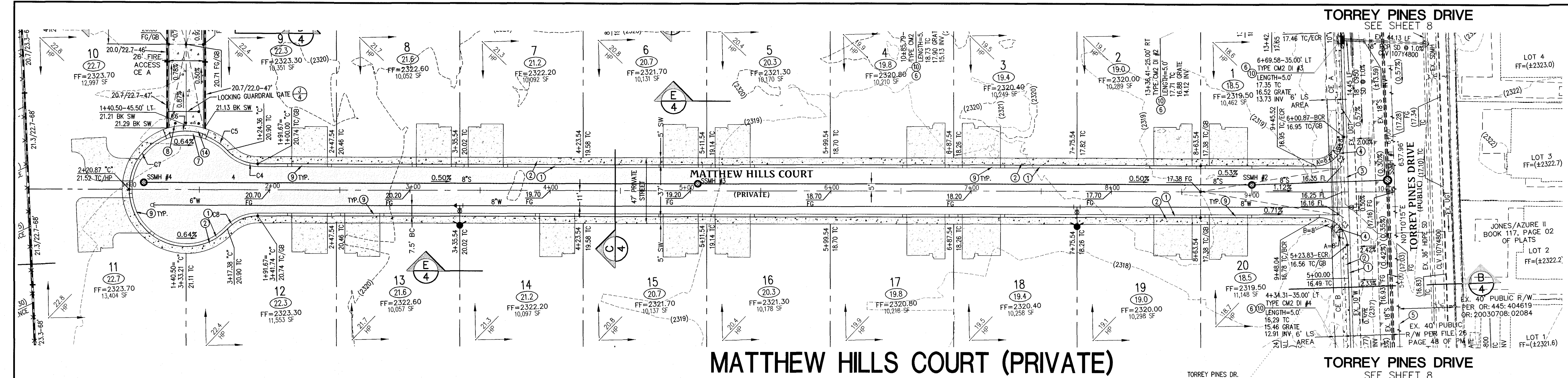
C.L.V. DWG.#

Exp. 12-31-17

CIVIL

No. 5552

5-4-16



MATTHEW HILLS COURT (PRIVATE)

PLAN
SCALE: HORIZ. 1" = 40'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	088°25'14"	25.00'	38.58'	24.32'
C2	091°52'17"	20.00'	32.07'	20.66'
C3	088°07'43"	20.00'	30.76'	19.36'
C4	046°31'57"	30.00'	24.36'	12.90'
C5	025°27'55"	40.50'	18.00'	9.15'
C6	033°12'11"	41.50'	24.05'	12.37'
C7	205°27'55"	40.50'	145.23'	179.24'
C8	046°31'57"	30.00'	24.36'	12.90'

CONSTRUCTION NOTES

- 1) CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #216.
- 2) CONSTRUCT 8" WIDE VALLEY GUTTER PER CCAUSD #234.
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- 10) CONSTRUCT TYPE CM2 DROP INLET PER CCAUSD #412.1. SEE DETAIL ON SHEET 5.
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- 13) ADJUST EXISTING ELECTRICAL VAULT TO GRADE.
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GRADING LEGEND

- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- PROPERTY LINE
- EXISTING R/W
- STREET CENTERLINE
- EDGE OF PAVEMENT
- EXISTING CURB, GUTTER, & SIDEWALK
- PROPOSED CURB, GUTTER, & SIDEWALK
- PROPOSED AC PAVING
- EX. FENCE
- EX. BLOCK WALL
- PROPOSED RETAINING WALL
- TOP OF FOOTING
- APPROX. WALL LENGTH
- TOP OF RETAINING WALL
- PROPOSED SCARP

FLOOD ZONE NOTE

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CITY OF LAS VEGAS BENCHMARK STATION: OL9V0 26N6
RIVET & PLATE IN TOP OF CURB @ NW CORNER OF TORREY PINES & AZURE
ELEVATION = 706.598 METERS (NAVD'88 2008 ADJ.)
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WATER MAIN JOINT DEFLECTION (PVC, 4"-24")

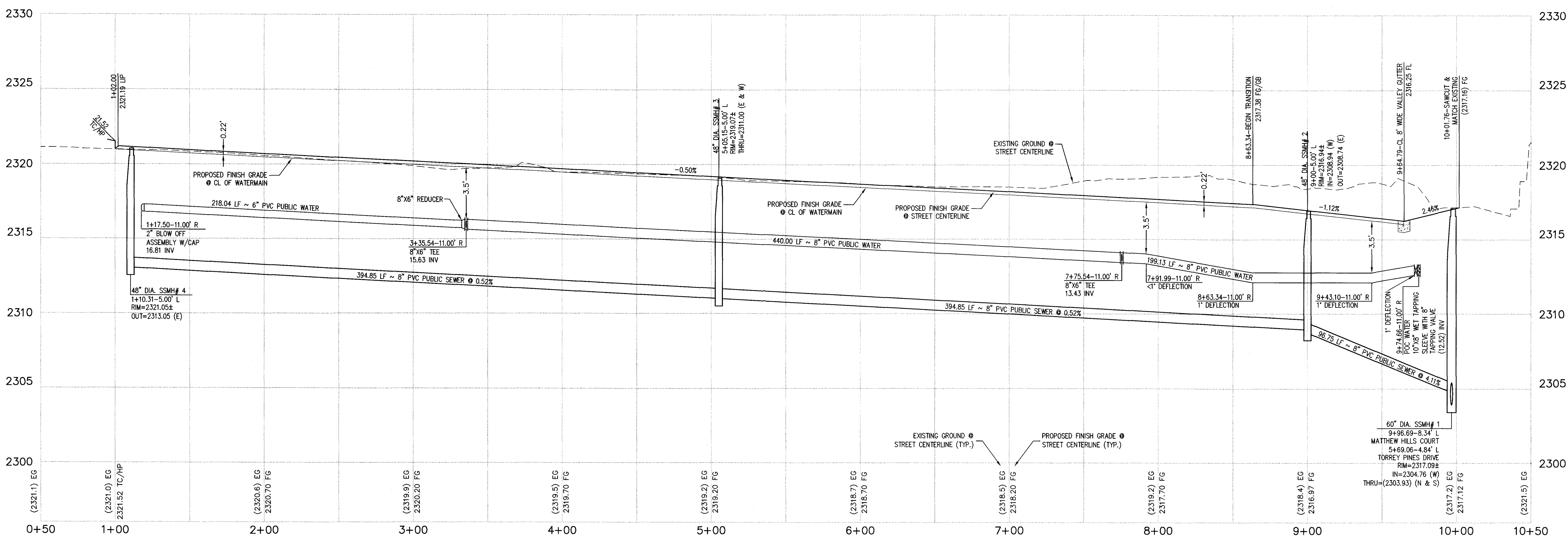
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APPROVED FOR CONSTRUCTION

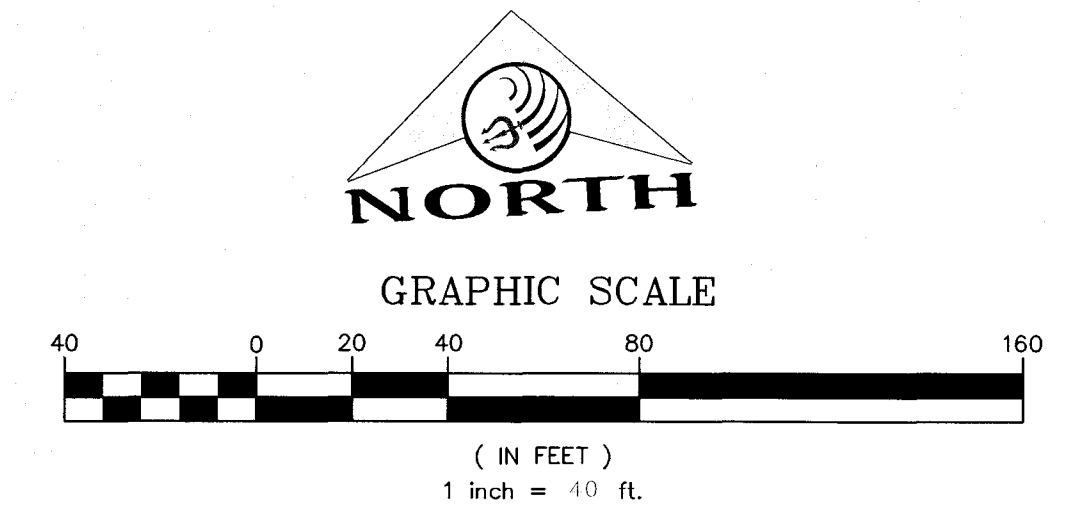
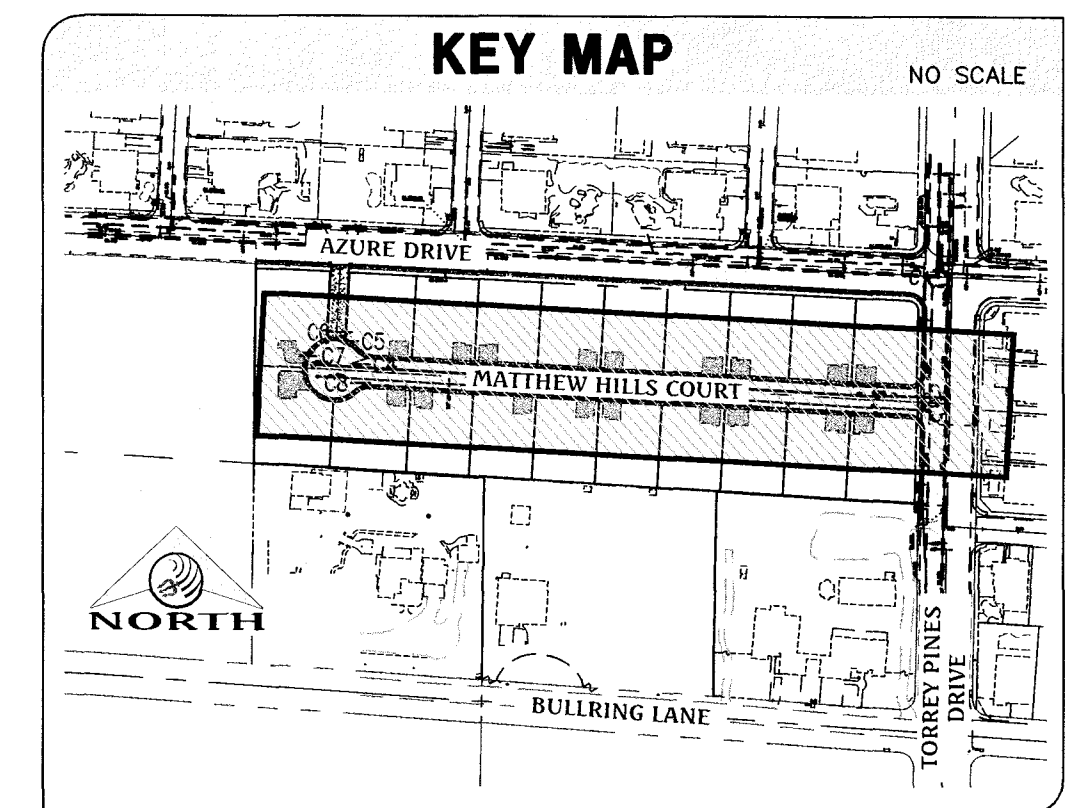
LAS VEGAS VALLEY WATER DISTRICT
LVMWD PROJECT #
DATE

MATTHEW HILLS COURT (PRIVATE)

PROFILE
SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'



NOTE:
ALL PRIVATE STREETS ARE P.I.E., PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE AND ACCESS EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.



FAST
Call before you Dig
Underground
1-702-432-5300

Avoid overhead power line contact. It's costly.
Call before you Overhead
1-702-227-2929

CALL 811
OR
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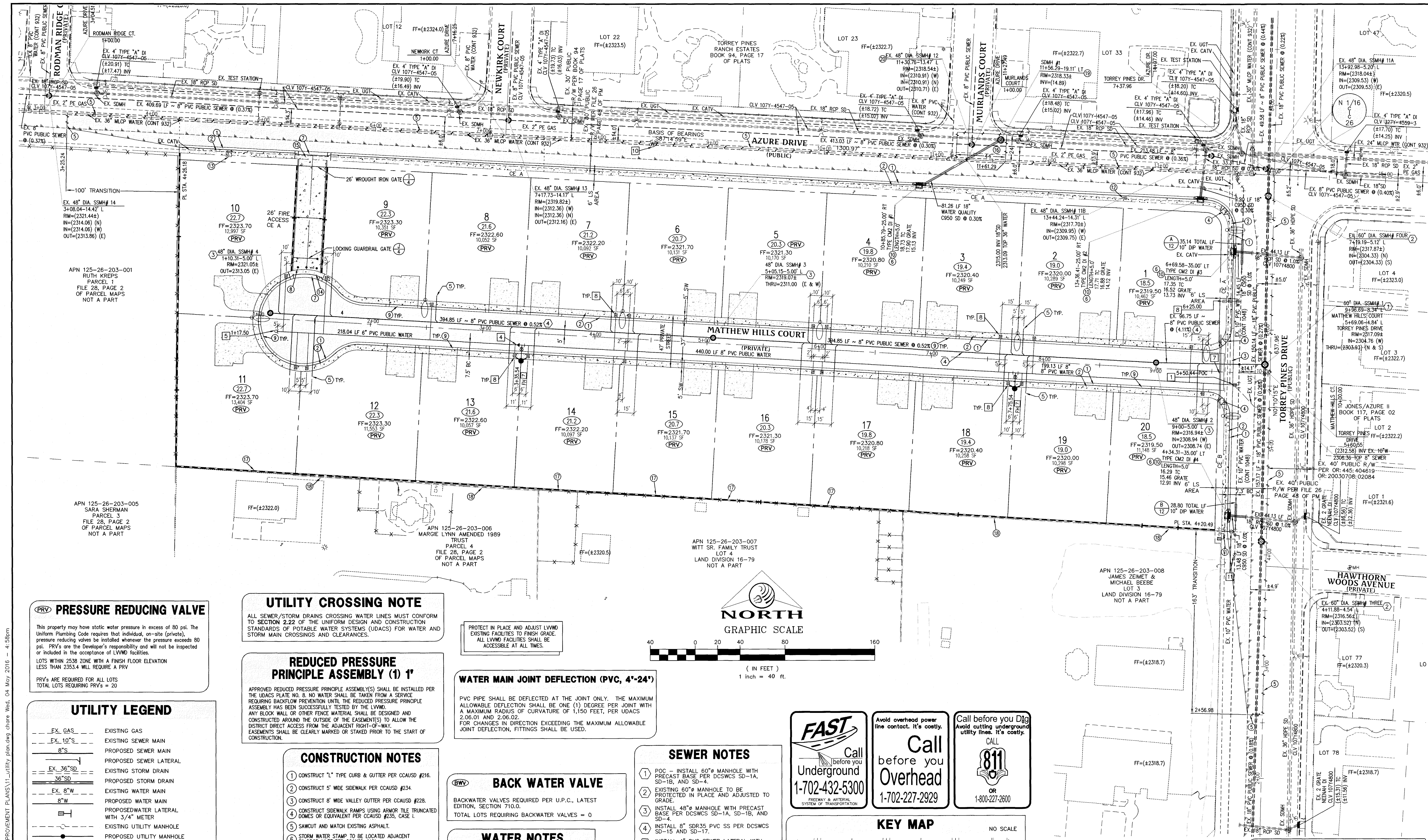
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SCALE: 1" = 40'

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SHEET 9 OF 14
C.L.V. DWG.#

C:\Triton Drawings\007-089 AzureTorrey Pines North\Drawings\IMPROVEMENT PLANS\11-Utility plan.dwg share Wed, 04 May 2016 - 4:58pm



PRV PRESSURE REDUCING VALVE

This property may have static water pressure in excess of 80 psi. The Uniform Plumbing Code requires that individual, on-site (private), pressure reducing valves be installed whenever the pressure exceeds 80 psi. PRVs are the Developer's responsibility and will not be inspected or included in the acceptance of LVWD facilities.

LOTS WITHIN 2538 ZONE WITH A FINISH FLOOR ELEVATION LESS THAN 2353.4 WILL REQUIRE A PRV

PRVs ARE REQUIRED FOR ALL LOTS

TOTAL LOTS REQUIRING PRVs = 20

UTILITY LEGEND

EX. GAS	EXISTING GAS
EX. 10" S	EXISTING SEWER MAIN
8" S	PROPOSED SEWER MAIN
EX. 36" SD	EXISTING STORM DRAIN
36" SD	PROPOSED STORM DRAIN
EX. 8" W	EXISTING WATER MAIN
8" W	PROPOSED WATER MAIN
EX. 3/4" METER	PROPOSED WATER LATERAL WITH 3/4" METER
EXISTING UTILITY MANHOLE	PROPOSED UTILITY MANHOLE
EXISTING VALVE	PROPOSED VALVE
PROPOSED REDUCER	PROPOSED REDUCER
PROPOSED STANDARD FIRE HYDRANT WITH 6" LATERAL, 6" GATE VALVE, AND TEE	PROPOSED STANDARD FIRE HYDRANT WITH 6" LATERAL, 6" GATE VALVE, AND TEE
BACK WATER VALVE	BACK WATER VALVE
PRESSURE REDUCING VALVE	PRESSURE REDUCING VALVE
EXISTING STREET LIGHT	EXISTING STREET LIGHT
FUTURE STREET LIGHT	FUTURE STREET LIGHT
PROPOSED 100W HPS STREET LIGHT	PROPOSED 100W HPS STREET LIGHT
PROPOSED 150W HPS STREET LIGHT	PROPOSED 150W HPS STREET LIGHT
PROPOSED 200W HPS STREET LIGHT	PROPOSED 200W HPS STREET LIGHT
PROPOSED 250W HPS STREET LIGHT	PROPOSED 250W HPS STREET LIGHT
PROPOSED 400W HPS STREET LIGHT	PROPOSED 400W HPS STREET LIGHT
PROPOSED CONCRETE DRIVEWAY	PROPOSED CONCRETE DRIVEWAY

UTILITY CROSSING NOTE

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REDUCED PRESSURE PRINCIPLE ASSEMBLY (1) 1"

APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY(S) SHALL BE INSTALLED PER THE UDACS PLATE NO. 8, NO WATER SHALL BE TAKEN FROM A SERVICE REQUIRING BACKFLOW PREVENTION UNTIL THE REDUCED PRESSURE PRINCIPLE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED BY THE LVWD.

ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S) TO ALLOW THE DISTRICT DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY.

EASEMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION.

CONSTRUCTION NOTES

- CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #216.
- CONSTRUCT 5" WIDE SIDEWALK PER CCAUSD #234.
- CONSTRUCT 8" WIDE VALLEY GUTTER PER CCAUSD #228.
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- ADJUST EXISTING ELECTRICAL VAULT TO GRADE.
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FOR CHANGES IN DIRECTION EXCEEDING THE MAXIMUM ALLOWABLE JOINT DEFLECTION, FITTINGS SHALL BE USED.

BACK WATER VALVE

BACKWATER VALVES REQUIRED PER U.P.C., LATEST EDITION, SECTION 710.0.

TOTAL LOTS REQUIRING BACKWATER VALVES = 0

WATER NOTES

- POC - 10" x 8" TAPPING SLEEVE WITH TAPPING VALVE PER UDACS PLATE No. 24, 39, & SEC. 2.24.01A.
- FIRE HYDRANT ASSEMBLY (INCLUDING 6" LATERAL, 6" GATE VALVE AND 8" x 6" TEE) PER UDACS PLATE No. 39 AND 40.
- 10" 45° BEND PER UDACS PLATE No. 31.
- 8" x 6" REDUCER PER UDACS PLATE No. 30.
- BLOW OFF ASSEMBLY WITH CAP PER UDACS PLATE No. 36.
- INSTALL 3/4" IRRIGATION METER WITH 1" RPPA PER UDACS PLATE No. 4 & 8. (BRASS BETWEEN METER & RPPA)
- (2) 4" PVC IRRIGATION CONDUIT.
- INSTALL 1" COPPER WATER SERVICE WITH 3/4" METER PER UDACS PLATE No. 2.
- INSTALL STEEL CASING PER UDACS PLATE No. 21 AND 23.
- EXISTING WATER MANHOLE (CONT. 932) TO BE PROTECTED IN PLACE AND ADJUSTED TO GRADE.
- EXISTING GATE VALVE TO BE PROTECTED IN PLACE AND ADJUSTED TO GRADE.

FIRE FLOW CALCULATIONS

THE FIRE FLOW REQUIREMENT IS: 1,500 GALLONS PER MINUTE 20 PSI RESIDUAL PRESSURE.

BASED ON:

SQUARE FOOTAGE: 2,630 SQUARE FEET

LARGEST AREA BETWEEN 4-HOUR AREA SEPARATION WALLS: N/A SQUARE FEET

BUILDING HEIGHT: 18 FEET-3 1/4 INCHES

NUMBER OF STORIES: 1 FLOOR

TYPE OF CONSTRUCTION: V-NON RATED

OCCUPANCY: RESIDENTIAL

FULL AUTOMATIC FIRE SPRINKLER SYSTEM: NO



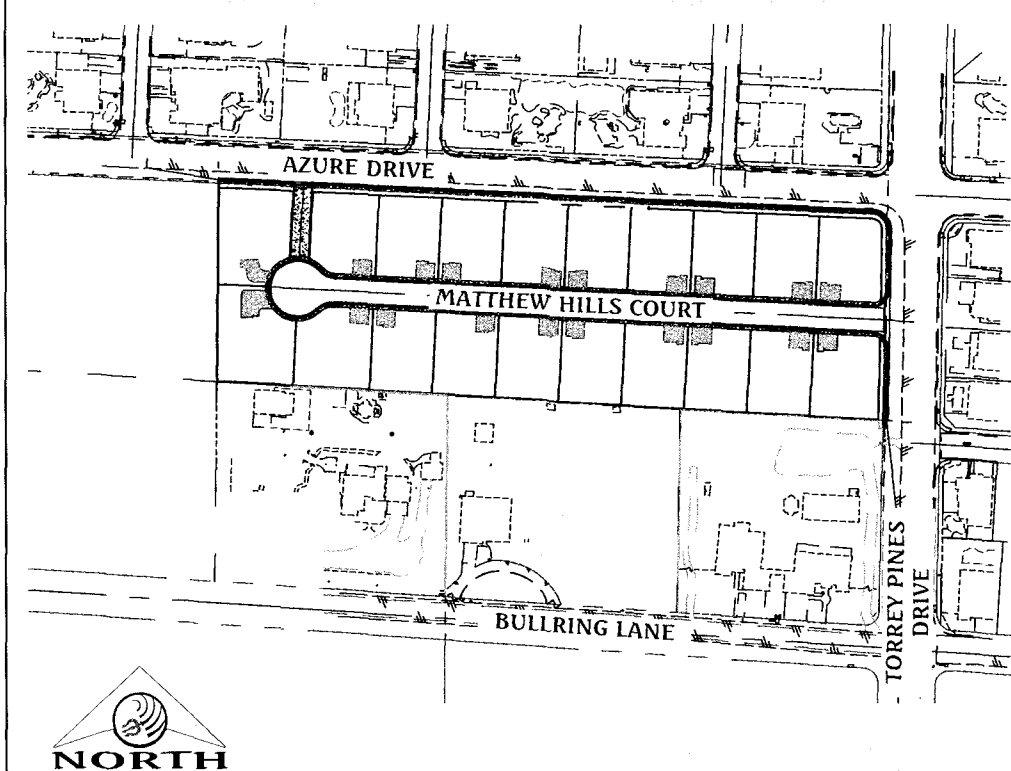
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Call before you Dig
Avoid cutting underground
utility lines. It's costly.
CALL 811
OR
1-800-227-2600

KEY MAP



FIRE DEPARTMENT APPROVAL

APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR TO OBTAINING FINAL APPROVAL FROM THE LVWD.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK STATION: OL9V0 26N6
RIVET & PLATE IN TOP OF CURB @ NW CORNER OF TORREY PINES & AZURE

ELEVATION = 706.598 METERS (NAVD'88 2008 ADJ.)
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UTILITY APPURTENANCES

ALL ABOVE GROUND UTILITY APPURTENANCES SHALL CONFORM TO THE REQUIREMENTS OF TITLE 19.06 AND 19.08.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER

DATE: _____ PROJECT No.: XXXXXXX

LVWD APPROVED FIRE FLOW 1,500 GPM @ 20 PSI RESIDUAL

APPROVALS

LAS VEGAS FIRE AND RESCUE DATE

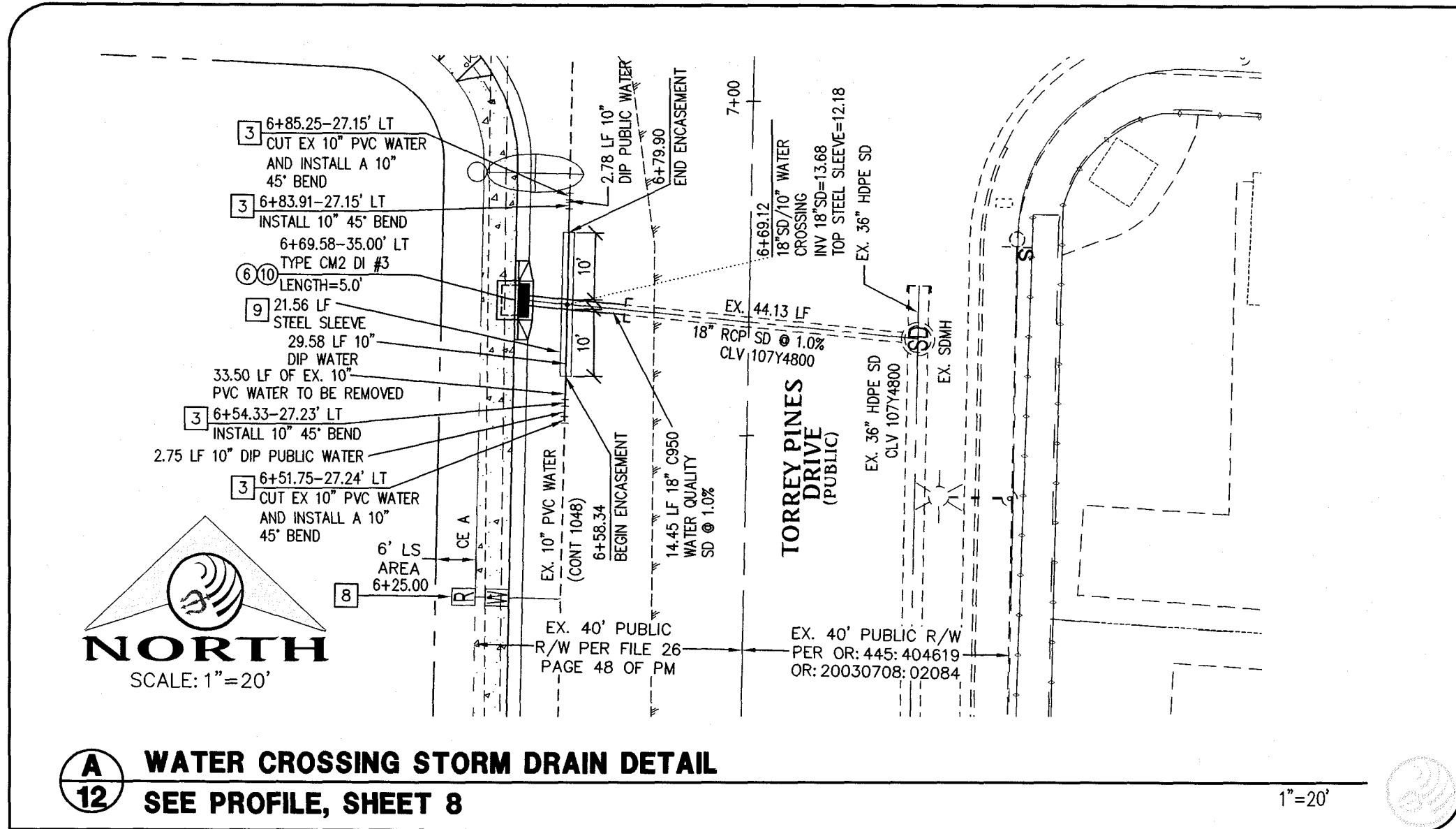
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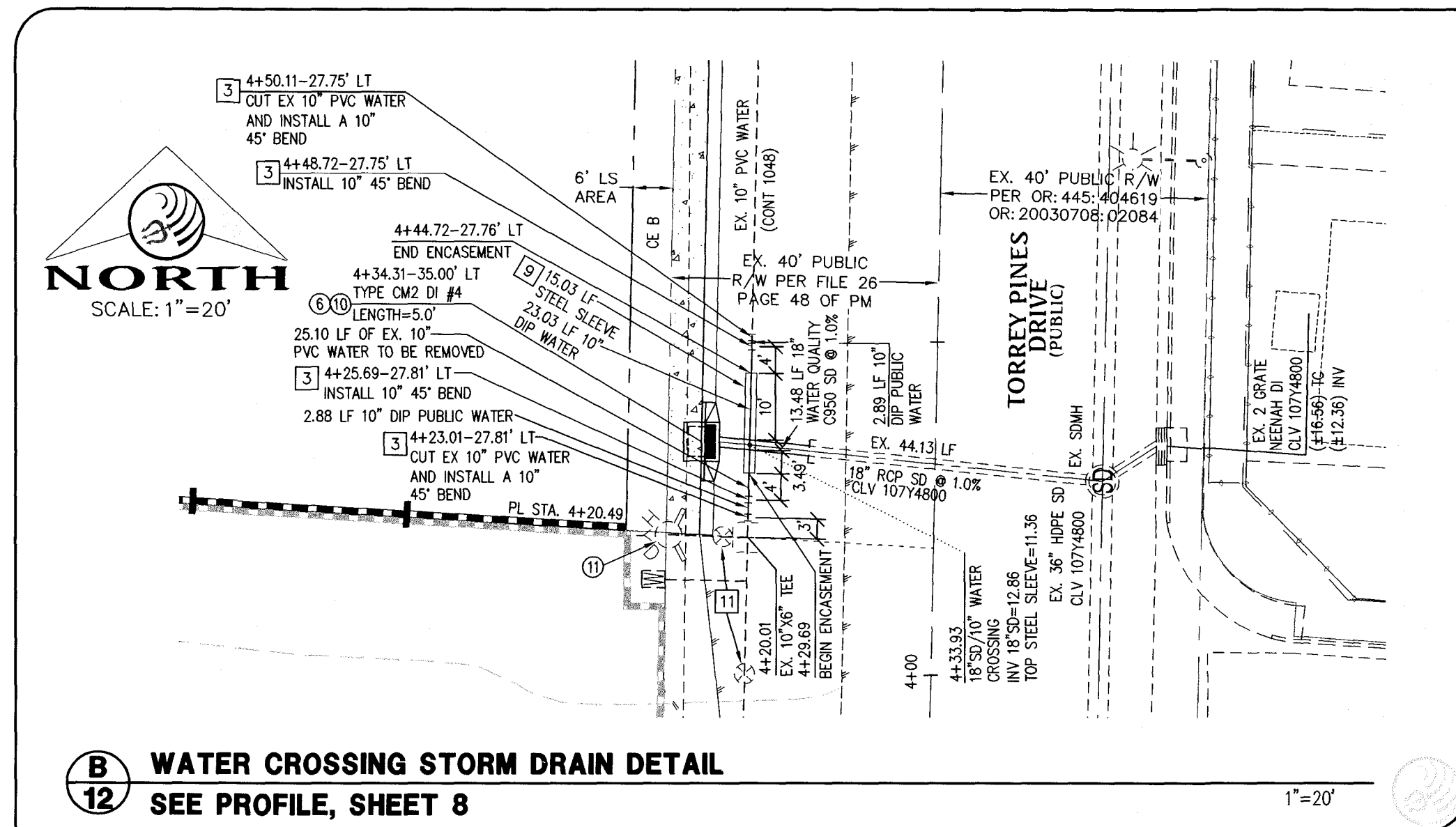
DR HORTON
AZURE / TORREY PINES NORTH
UTILITY PLAN I

SHEET **11** OF 14
C.L.V. DWG.#

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PROTECT IN PLACE AND ADJUST LVWD
EXISTING FACILITIES TO FINISH GRADE.
ALL LVWD FACILITIES SHALL BE
ACCESSIBLE AT ALL TIMES.

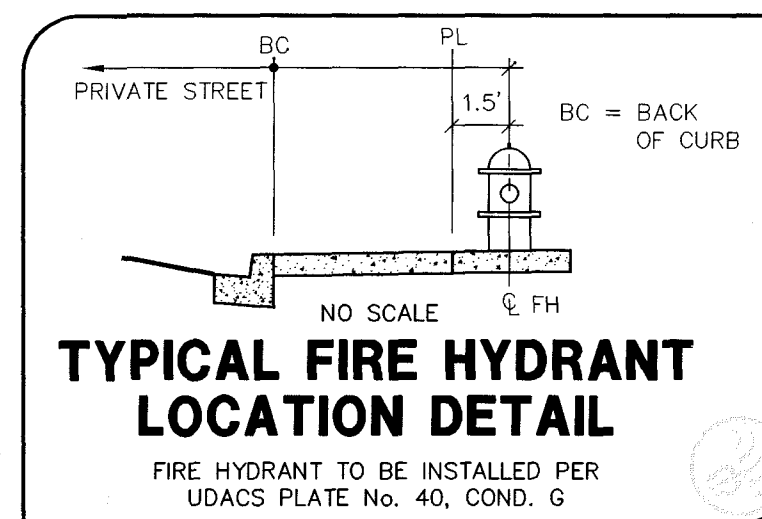


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18. EXISTING WALL PREVENTS DRAINAGE FROM SITE TO ADJACENT PROPERTY.
19. CONSTRUCT 60\"/>
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WATER NOTES

1. POC - 10\"/>
2. FIRE HYDRANT ASSEMBLY (INCLUDING 6\"/>
3. 10\"/>
4. 8\"/>
5. 2\"/>
6. INSTALL 3/4\"/>
7. (2) 4\"/>
8. INSTALL 1\"/>
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LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
DATE: _____ PROJECT No.: XXXXXX
LVWD APPROVED FIRE FLOW 1,500 GPM @ 20 PSI RESIDUAL

APPROVALS

LAS VEGAS FIRE AND RESCUE

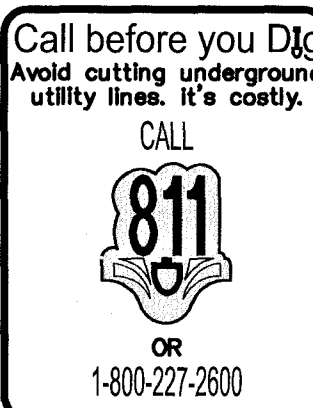
DATE

BASIS OF BEARING

SOUTH 87°14'59\"/>

BENCHMARK

CITY OF LAS VEGAS BENCHMARK STATION: OLV90 26N6
RIVET & PLATE IN TOP OF CURB @ NW CORNER OF TORREY PINES & AZURE
ELEVATION = 706.598 METERS (NAVD'88 2008 ADJ)
ELEVATION = 2318.23 U.S. FEET (NAVD'88 2008 ADJ)

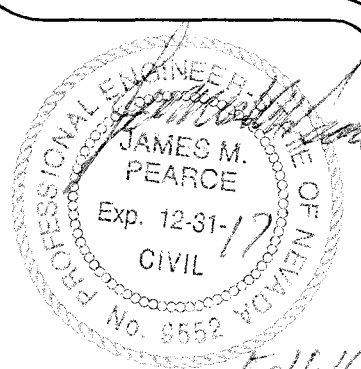


DATE: 05/04/2016
DRAWN BY: J. PEARCE
DESIGNED BY:
CHECKED BY:
ADA CHECKED:
JOB NO.: 007099
SCALE: 1\"/>

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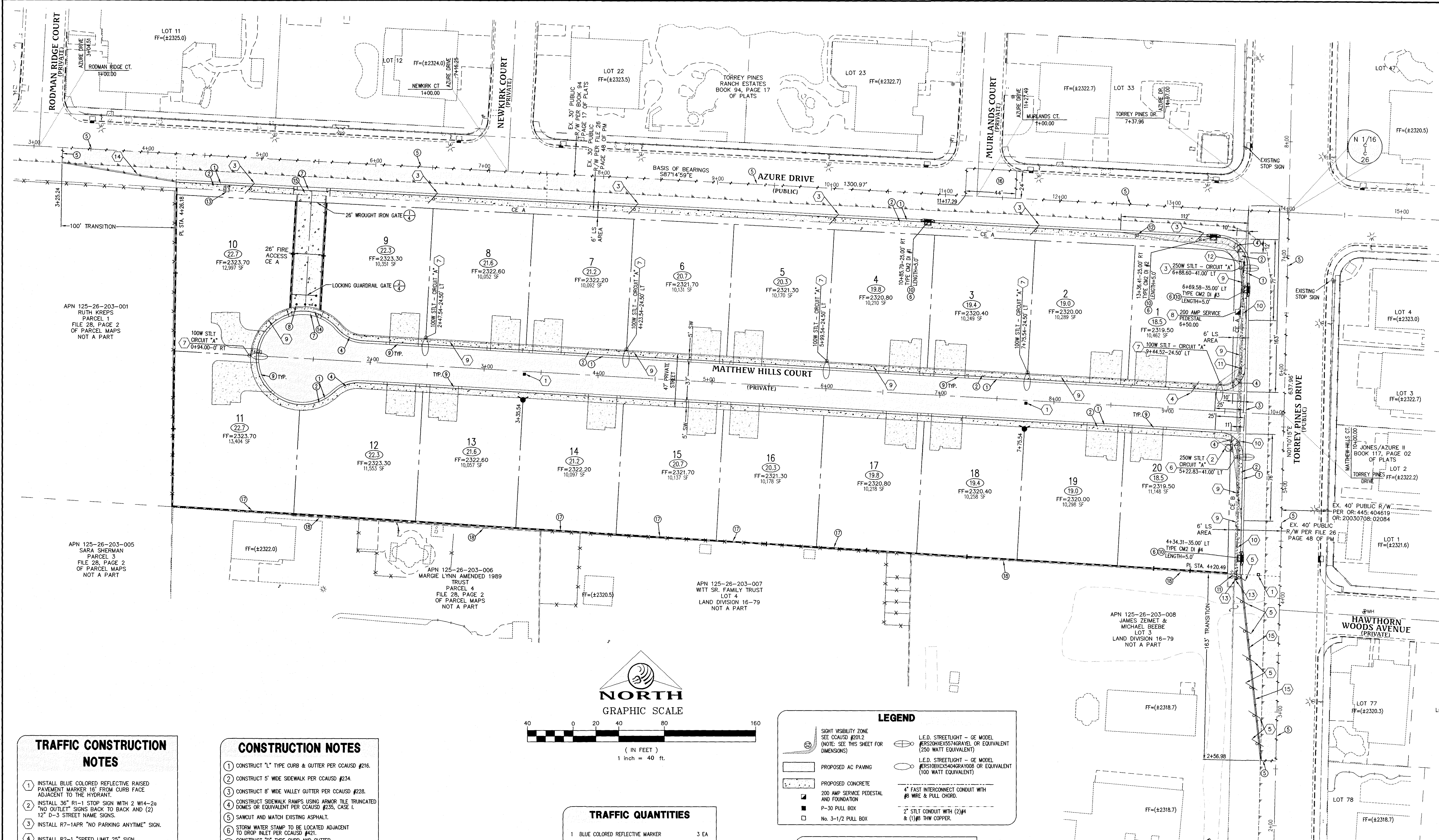
DR HORTON
AZURE / TORREY PINES NORTH

UTILITY PLAN II



SHEET 12 OF 14
C.L.V. DWG.#

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TRAFFIC CONSTRUCTION NOTES

1. INSTALL BLUE COLORED REFLECTIVE RAISED PAVEMENT MARKER 16" FROM CURB FACE ADJACENT TO THE HYDRANT.
2. INSTALL 36" R1-1 STOP SIGN WITH 2 W14-2a "NO OUTLET" SIGNS BACK TO BACK AND (2) 12" D-3 STREET NAME SIGNS.
3. INSTALL R7-1A/RP "NO PARKING ANYTIME" SIGN.
4. INSTALL R2-1 "SPEED LIMIT 25" SIGN.
5. INSTALL EQUALLY SPACED OM-3R SIGNS AT 25' OFF CENTER.
6. INSTALL PUBLIC L.E.D. STREETLIGHT AND FOUNDATION (250 WATT EQUIVALENT), PER CCAUSD #314, #320 AND #321.
7. INSTALL PUBLIC L.E.D. STREETLIGHT AND FOUNDATION (100 WATT EQUIVALENT), PER CCAUSD #314, #320 AND #321.
8. INSTALL PUBLIC 200 AMP SERVICE PEDESTAL & FOUNDATION, PER CCAUSD #300, #331, #332.S2 AND #335.S2.
9. INSTALL PUBLIC 2" STLT CONDUIT WITH (2) #4 & (1) #8 THW COPPER CONDUCTORS.
10. INSTALL 4" FAST INTERCONNECT CONDUIT WITH #8 BARE TRACER WIRE & PULL CHORD.
11. INSTALL NO. 3 1/2 CONCRETE PULLBOX WITH METAL COVER PER CCAUSD #326, #327 & #328.
12. INSTALL P-30 PULLBOX WITH "FIBER OPTIC" INSCRIBED ON LID.
13. STUB AND CAP CONDUIT 5' BEYOND BOUNDARY.
14. INSTALL 4" WIDE WHITE PAINTED LINE, 1' FROM EDGE OF PAVEMENT.
15. INSTALL 8" WIDE WHITE PAINTED LINE, 1' FROM EDGE OF PAVEMENT.

CONSTRUCTION NOTES

1. CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #216.
2. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #234.
3. CONSTRUCT 8' WIDE VALLEY GUTTER PER CCAUSD #228.
4. CONSTRUCT SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235, CASE 1.
5. SAWCUT AND MATCH EXISTING ASPHALT.
6. STORM WATER STAMP TO BE LOCATED ADJACENT TO DROP INLET PER CCAUSD #421.
7. CONSTRUCT TYPED CURB AND GUTTER PER CCAUSD #222 & 224 (LATEST EDITION).
8. INSTALL 3 (EA) REMOVABLE LOOKING BOLLARDS @ 7' O.C. PER DETAIL M/4.
9. CONSTRUCT R-TYPE CURB & GUTTER PER CCAUSD #222 AND #223 (LATEST EDITION).
10. CONSTRUCT TYPE CM2 DROP INLET PER CCAUSD #4121. SEE DETAIL ON SHEET 5. SEE PROFILE ON SHEET 10.
11. ADJUST EXISTING FIRE HYDRANT TO GRADE.
12. ADJUST EXISTING CABLE BOX TO GRADE.
13. ADJUST EXISTING ELECTRICAL VAULT TO GRADE.
14. CONSTRUCT 26" WIDE RESIDENTIAL DRIVEWAY PER CCAUSD #223.
15. CONSTRUCT 26" WIDE COMMERCIAL DRIVEWAY PER CCAUSD #224.
16. SAWCUT, TRENCH AND PAVEMENT RESTORATION PER CCAUSD #500.5 AND #503.
17. PROPOSED WALL WILL PREVENT DRAINAGE FROM SITE TO ADJACENT PROPERTY.
18. EXISTING WALL PREVENTS DRAINAGE FROM SITE TO ADJACENT PROPERTY.



TRAFFIC QUANTITIES

1 BLUE COLORED REFLECTIVE MARKER	3 EA
2 36" R1-1 STOP SIGN	1 EA
3 12" D-3 STREET NAME SIGNS	2 EA
4 W14-2a "NO OUTLET" SIGNS	2 EA
5 R7-1A/RP "NO PARKING ANYTIME" SIGNS	6 EA
6 R2-1 "SPEED LIMIT" 25" SIGN	1 EA
7 OM-3R SIGNS	7 EA
8 L.E.D. STREETLIGHT, FOUNDATION, POLE AND MAST ARM (250 WATT EQUIVALENT)	2 EA
9 L.E.D. STREETLIGHT, FOUNDATION, POLE AND MAST ARM (100 WATT EQUIVALENT)	6 EA
10 2" STLT CONDUIT WITH (2) #4 & (1) #8 THW COPPER CONDUCTORS	1,190 LF
11 4" FAST CONDUIT WITH #8 BARE TRACER WIRE & PULL CHORD	278 LF
12 200 AMP SERVICE PEDESTAL & FOUNDATION	1 EA
13 NO. 3 1/2 CONCRETE PULLBOX WITH METAL COVER	1 EA
14 P-30 PULLBOX WITH "FIBER OPTIC" INSCRIBED ON LID.	1 EA
15 8" WIDE WHITE PAINTED LINE	165 LF
16 4" WIDE WHITE PAINTED LINE	102 LF

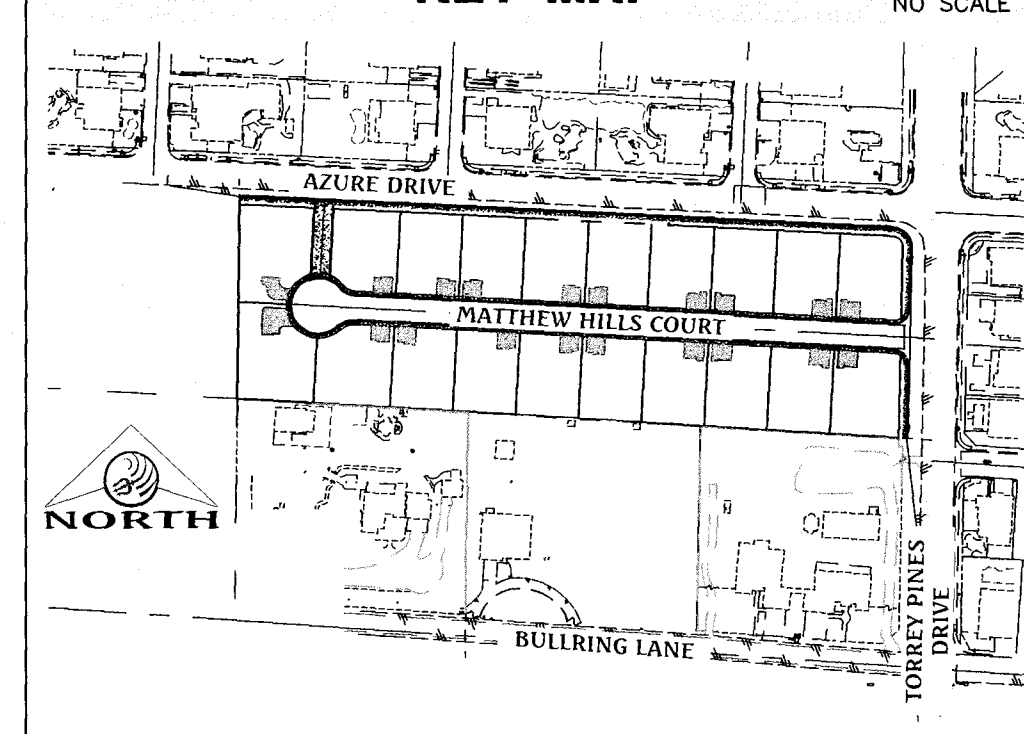
LEGEND

SIGHT VISIBILITY ZONE (NOTE: SEE THIS SHEET FOR DIMENSIONS)	L.E.D. STREETLIGHT - GE MODEL #ERS20HX5574GRAYEL OR EQUIVALENT (250 WATT EQUIVALENT)
PROPOSED AC PAVING	L.E.D. STREETLIGHT - GE MODEL #ERS10BX5540GRAYEL OR EQUIVALENT (100 WATT EQUIVALENT)
PROPOSED CONCRETE	4" FAST INTERCONNECT CONDUIT WITH #8 WIRE & PULL CHORD.
200 AMP SERVICE PEDESTAL AND FOUNDATION	2" STLT CONDUIT WITH (2) #4 & (1) #8 THW COPPER.
P-30 PULL BOX	
No. 3-1/2 PULL BOX	

SVZ NOTE

NO WALLS, FENCES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES, FIRE HYDRANTS, TREES, AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL OR PAVEMENT STREET SURFACE.

KEY MAP



BENCHMARK

CITY OF LAS VEGAS BENCHMARK STATION: 0LV90 26N6
RIVET & PLATE IN TOP OF CURB @ NW CORNER OF TORREY PINES & AZURE
ELEVATION = 706.598 METERS (NAVD'88 2008 ADJ.)
ELEVATION = 2318.23 U.S. FEET (NAVD'88 2008 ADJ.)

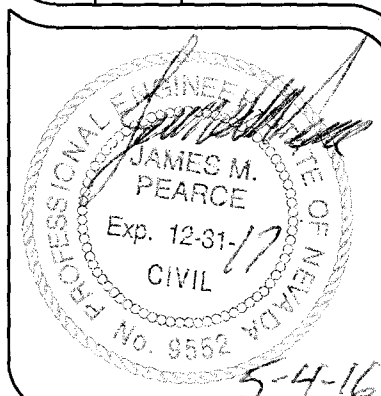
BASIS OF BEARING

SOUTH 87°14'59" EAST, BEING THE BEARING OF THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 160, PAGE 26 OF SURVEYS.

Triton
Engineering



DR HORTON
AZURE / TORREY PINES NORTH
TRAFFIC PLAN 1



SHEET **13** OF 14
C.L.V. DWG#

DATE: 05/04/2016
PM: J. PEARCE
DRAWN BY:
DESIGNED BY:
CHECKED BY:
ADA CHECKED:
JOB NO.: 007099
SCALE: 1" = 40'

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Las Vegas, Nevada 89146
www.tritoneng.com

APN 125-26-203-001
RUTH KREPS
PARCEL 1
FILE 28, PAGE 2
OF PARCEL MAPS
NOT A PART

APN 125-26-203-005
SARA SHERMAN
PARCEL 3
FILE 28, PAGE 2
OF PARCEL MAPS
NOT A PART

APN 125-26-203-006
MARGIE LYNN AMENDED 1989
TRUST
PARCEL 4
FILE 28, PAGE 2
OF PARCEL MAPS
NOT A PART

APN 125-26-203-007
WITT SR. FAMILY TRUST
LOT 4
LAND DIVISION 16-79
NOT A PART

APN 125-26-203-008
JAMES ZEIMET &
MICHAEL BEEBE
LOT 1
LAND DIVISION 16-79
NOT A PART

HAWTHORN
WOODS AVENUE
(PRIVATE)

LOT 77
FF=(+2320.3)

LOT 78
FF=(+2318.7)

LOT 1
FF=(+2321.6)

LOT 2
FF=(+2322.2)

LOT 3
FF=(+2322.7)

LOT 4
FF=(+2323.0)

LOT 11
FF=(+2325.0)

LOT 12
FF=(+2324.0)

LOT 22
FF=(+2323.5)

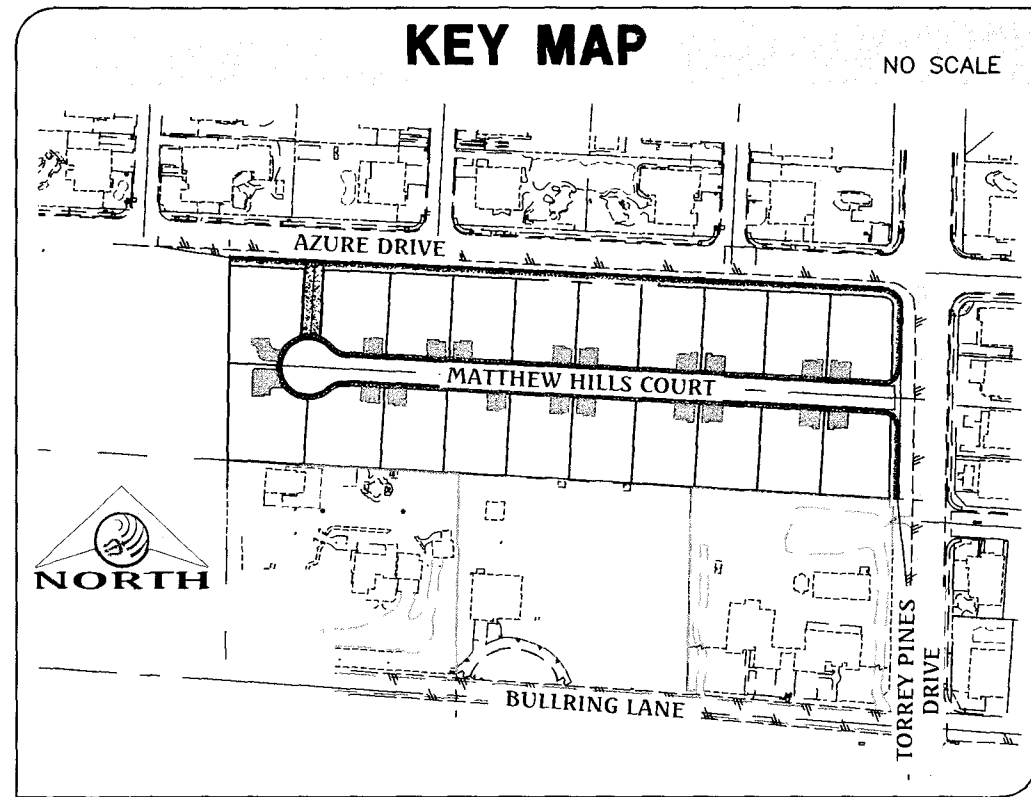
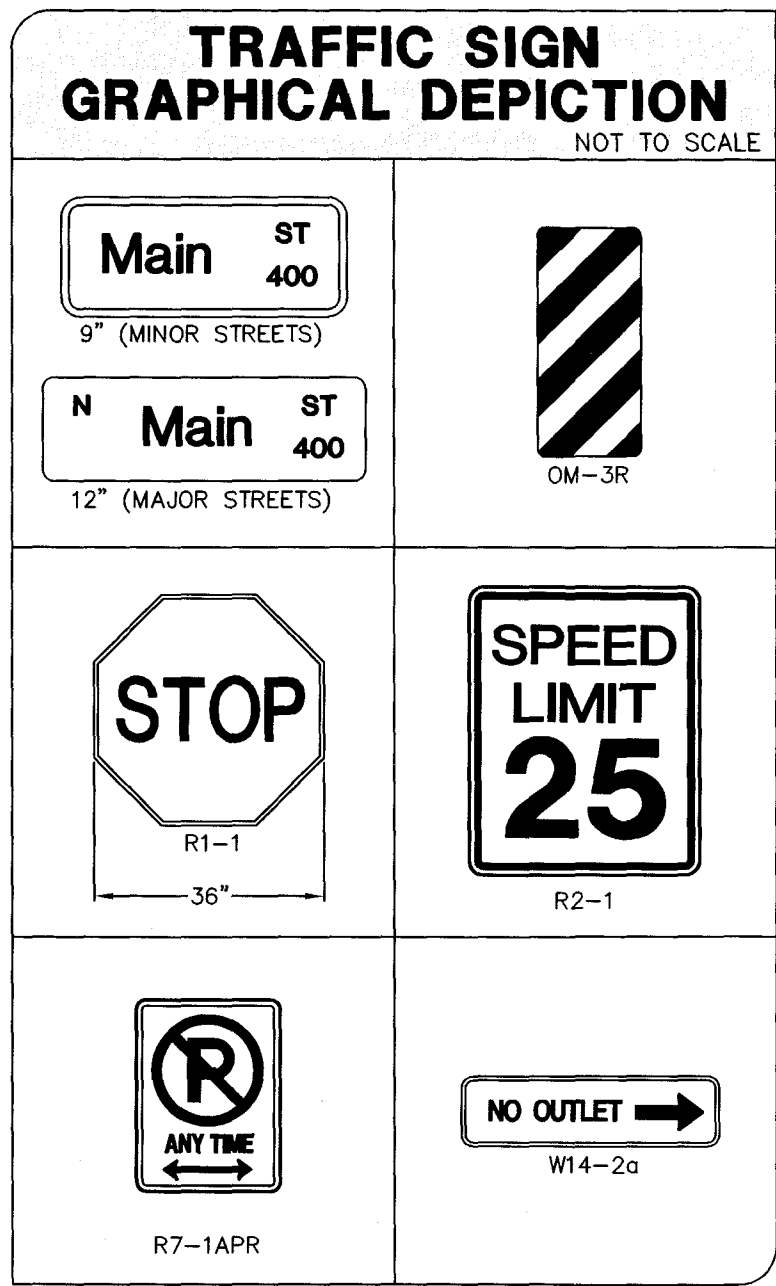
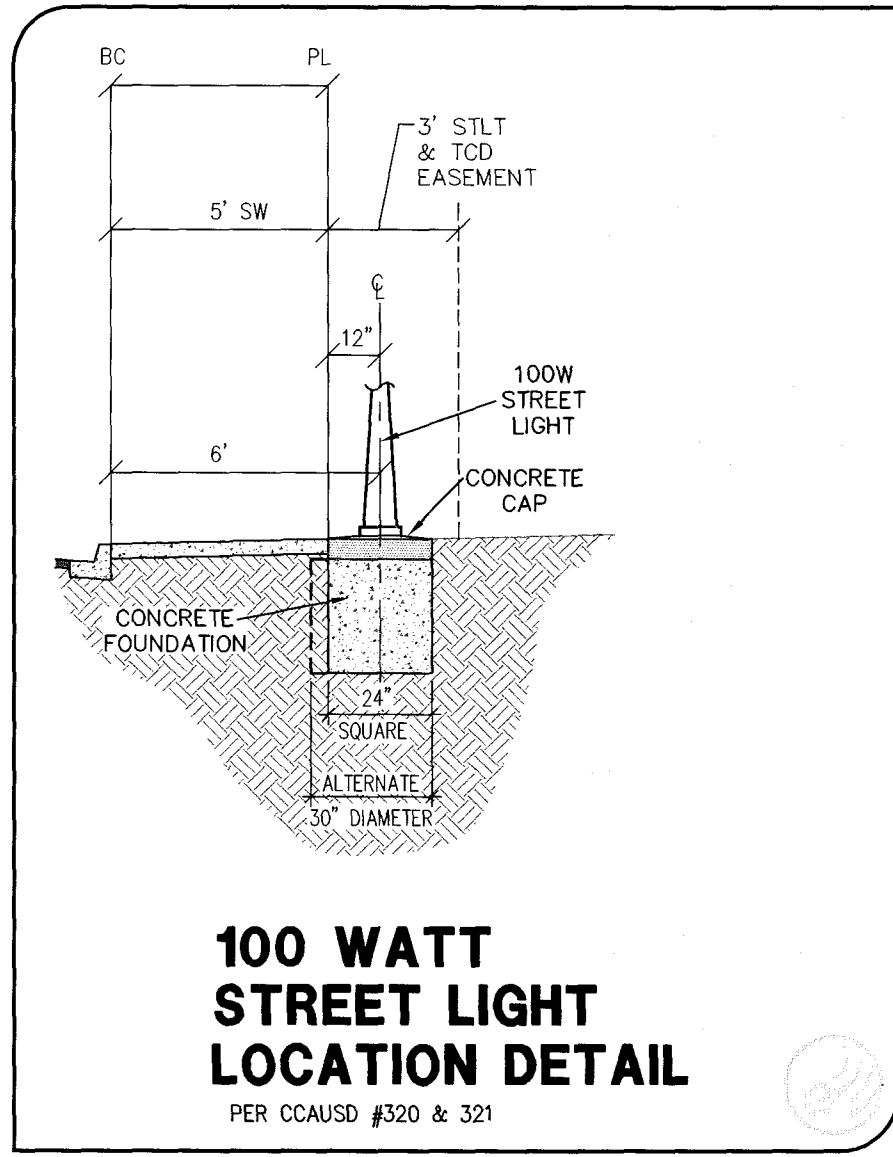
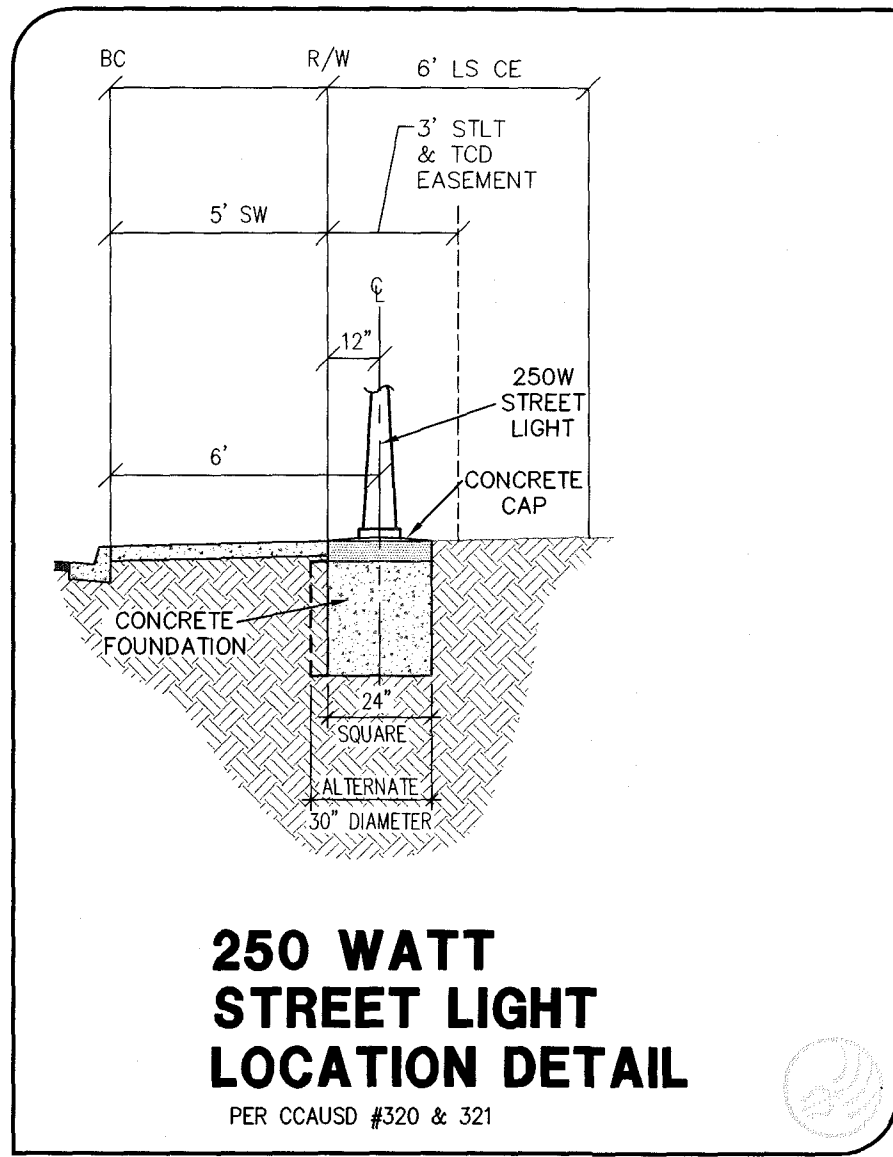
LOT 23
FF=(+2322.7)

LOT 33
FF=(+2322.7)

LOT 47
FF=(+2320.5)

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STREETLIGHT CIRCUIT CAPACITY VERIFICATION FOR CIRCUIT "A"		
IS THERE AN EXISTING SERVICE PEDESTAL IN THE FIELD (NOT PROPOSED) ADJACENT TO THIS PROPERTY THAT MIGHT BE ABLE TO BE USED TO POWER THIS PROJECT'S STREETLIGHTS? (CIRCLE)	YES	CONTACT CITY OF LAS VEGAS TRAFFIC ENGINEERING DIVISION AT 702-229-6327 TO PERFORM CIRCUIT CAPACITY VERIFICATION.
	(NO)	INSTALL A NEW SERVICE PEDISTAL.
SERVICE PEDISTAL LOCATION: TORREY PINES - STA: 6+50.00		
CITY OF LAS VEGAS (COMPLETE IF EXISTING SERVICE):		
DATE OF CAPACITY VERIFICATION -		
ENGINEER OF OFFSITE PLANS:		
PERSON WHO DID THE CALCULATIONS: C. HARE		
CONSULTING ENGINEERING FIRM: TRITON ENGINEERING		
CAPACITY CALCULATIONS		
1	CIRCUIT CAPACITY	60 AMPS
2	MAXIMUM CONTINUOUS CURRENT DRAW (80%)	48 AMPS
3	EXISTING CIRCUIT LOAD (ENTER 0 IF NEW)	0 AMPS
4	AVAILABLE (2 MINUS 3)	48 AMPS
PROPOSED LUMINAIRE LOAD TO CIRCUIT		
5	6 NUMBER OF 100W STLT'S @ 1.0 AMPS/EA	6 AMPS
6	2 NUMBER OF 250W STLT'S @ 1.5 AMPS/EA	3 AMPS
7	TOTAL PROPOSED ADDITIONAL LOAD (5 + 6)	9.0 AMPS
REMAINING AVAILABLE LOAD (4 MINUS 7) 39.0 AMPS		



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DATE: 05/04/2016	PM: J. PEARCE	DRAWN BY:	DESIGNED BY:	CHECKED BY:	ADA CHECKED:	JOB NO.: 007099	SCALE: NONE	NO.	DESCRIPTION	DATE	APP'D
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8753 W. Charleston Blvd. Suite 100 Las Vegas, Nevada 89146											
DR HORTON											
AZURE / TORREY PINES NORTH											
TRAFFIC PLAN II											
SHEET 14 OF 14 C.L.V. DWG.#											