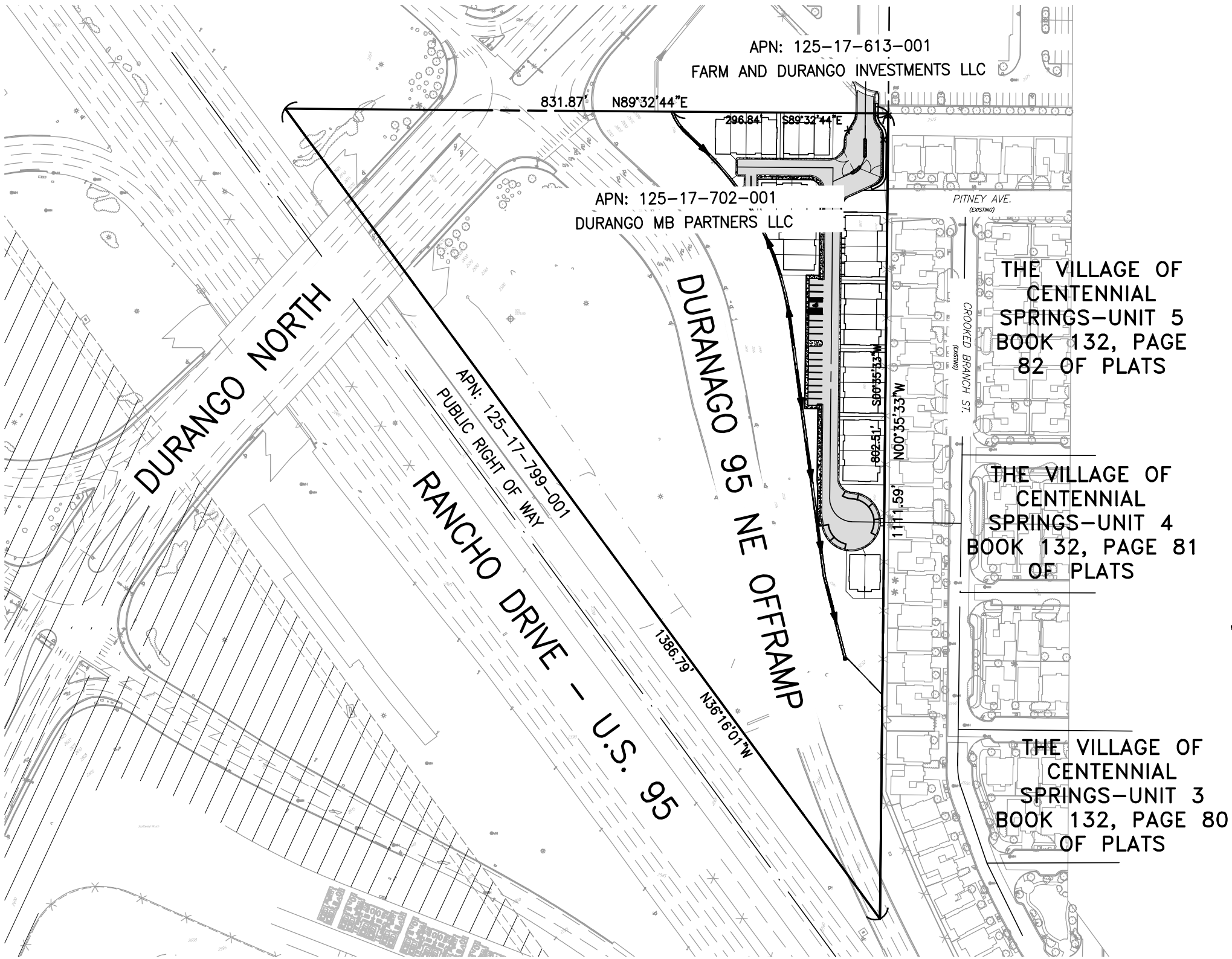


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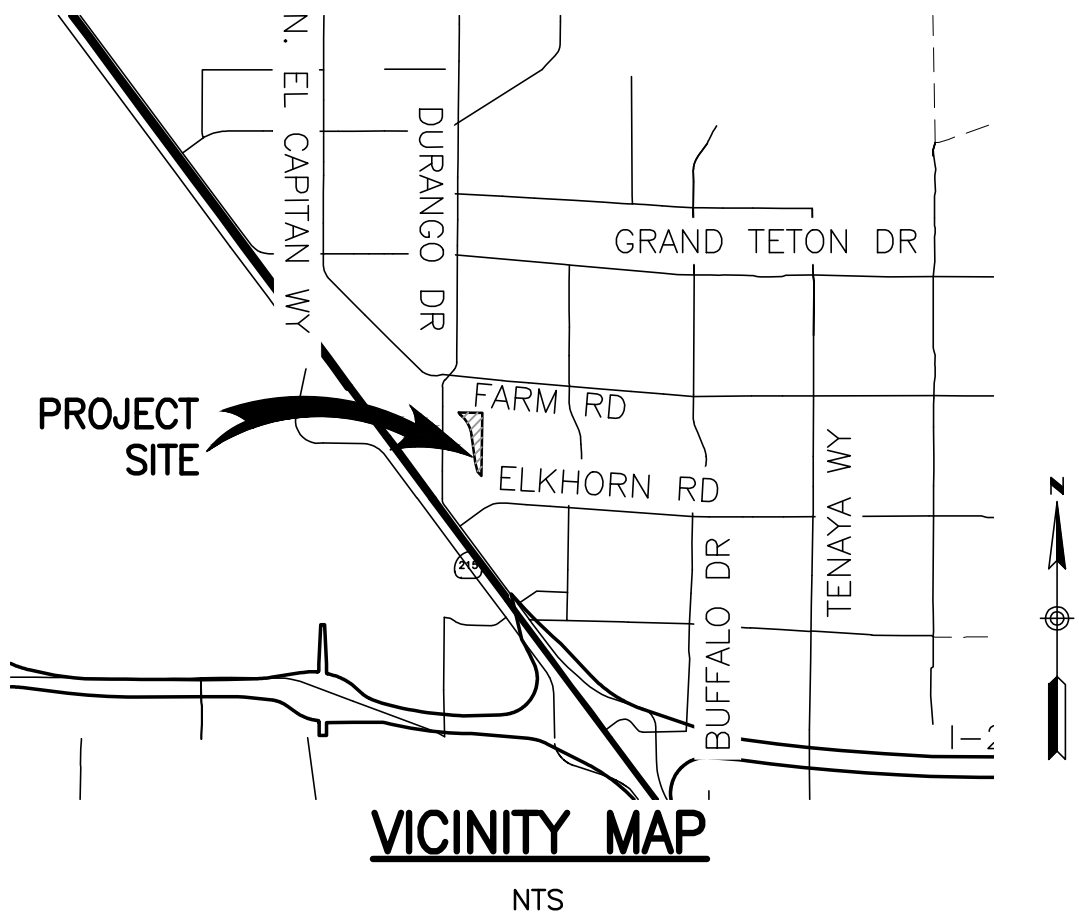
IMPROVEMENT PLANS FOR DURANGO AND 95-PARCEL 3

APN: 125-17-702-001



KEY MAP

NTS



VICINITY MAP

NTS

AGENCY APPROVALS:

APPROVED FOR CONTSTRUCTION - CLARK COUNTY DEPARTMENT OF BUILDING AND FIRE PREVENTION

CLARK COUNTY FIRE DEPARTMENT DATE
APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF ANY OF THE PROVISIONS OF THE STATE, COUNTY LAWS AND / OR SPECIFICATIONS.
FIRE FLOW = _____ GPM AT _____ PSI RESIDUAL PRESSURE

APPROVED FOR CONSTRUCTION - CLARK COUNTY WATER RECLAMATION DISTRICT

CLARK COUNTY WATER RECLAMATION DISTRICT DATE
COWRD PIPES NUMBER:
SIGNATURE ON THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR OR AN APPROVAL OF ANY VIOLATION OF CLARK COUNTY WATER RECLAMATION DISTRICT RULES, REGULATION, OR DESIGN AND CONSTRUCTION STANDARDS.

CENTRAL TELEPHONE COMPANY, DBA CENTURYLINK APPROVAL DATE
THE AFFIXED CENTURYLINK APPROVAL DOES NOT ASSUME OR GUARENTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICT WITH EXISTING OR PROPOSED IMPROVEMNTS. RESOLUTIONS OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND / OR PUBLIC UTILITY COMMISION RULES AND REGULATIONS.

APPROVED FOR CONSTRUCTION- LAS VEGAS VALLEY WATER DISTRICT

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES
PROJECT NUMBER FIRST APPROVAL DATE
LVWVD APPROVED FIRE FLOWS TOTAL: GPM / ONSITE: GPM
SIGNED SHEETS:

APPROVED FOR CONSTRUCTION - NEVADA ENERGY
NV ENERGY PROJECT # APPROVAL DATE
PROJECT COORDINATOR - TELEPHONE #

NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND 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 CONFLICT WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISION'S RULES AND REGULATIONS

SOUTHWEST GAS CORPORATION SWG UID DATE

COX COMMUNICATION LAS VEGAS, INC. APPROVAL DATE
PROJECT #:

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 10, OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST,M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 10;

THENCE ALONG THE EASTERLY LINE OF SAID GOVERNMENT LOT 10, SOUTH 00°35'33" WEST, 1111.59 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. 95;

THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID U.S. 95, NORTH 36°16'01" WEST, 1386.79 FEET TO A POINT ON THE NORTHERLY LINE OF SAID GOVERNMENT LOT 10;

THENCE ALONG THE NORTHERLY LINE OF SAID GOVERNMENT LOT 10, SOUTH 89°32'44" EAST, 831.87 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS AND LAS VEGAS HIGH ELEVATION ZONES, NORTH AMERICAN DATUM OF 1983, SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

ZONE: LAS VEGAS ZONE

DATUM (REFERENCE FRAME): NAD 1983(2011) EPOCH 2010.00

SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)

PROJECTION: TRAVERSE MERCATOR
STANDARD PARALLEL (AND LATITUDE OF GRID ORIGIN): 36°15'00"N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00"W
NORTHING AT GRID ORIGIN: 200,000.00 M (656,166.6667 FEET US)
EASTING AT CENTRAL MERIDIAN: 100,000.00 M (328,083.3333 FEET US)
SCALE FACTOR ON CENTRAL MERIDIAN: 1.0001 (EXACT)

- NOTES:
- ALL DISTANCES AND BEARINGS SHOWN HEREON ARE PROJECTED (GRID) VALUES BASED ON THE PRECEDING PROJECTION DEFINITION.
 - GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARING DUE TO MERIDIAN CONVERGENCE.

EARTHWORK:

TOTAL CUT: 12,430 CY
TOTAL FILL: 2,839 CY
NET: 9,590 CY
CY (CUT/EXPORT)

NOTES:

- THE QUANTITIES SHOWN ARE "RAW QUANTITIES AND DO NOT INCLUDE ADJUSTMENTS FOR SOIL CHARACTERISTICS.
- THESE QUANTITIES ARE APPROXIMATE AND SHOULD NOT BE USED FOR BIDDING PURPOSES.
- OVEREXCAVATION AND REPLACEMENT OF ENGINEERED FILL FOR BUILDINGS IS NOT ACCOUNTED FOR IN THESE QUANTITIES.

DEVELOPER:

PLASTER DEVELOPMENT COMPANY INC.
(d/b/a SIGNATURE HOMES)
801 S. RANCHO DRIVE
SUITE E-4
LAS VEGAS, NV, 89106
CONTACT: RICK BARRON
PHONE: 702-671-6062

OWNER:

DURANGO MB PARTNERS LLC
4255 DEAN MARTIN DRIVE,
11411 SOUTHERN HIGHLANDS PARKWAY
STE 300
LAS VEGAS, NV, 89141
CONTACT: MARC BOLDUC
PHONE: 702-220-6565

CIVIL ENGINEER:

RICK ENGINEERING COMPANY
4255 DEAN MARTIN DRIVE,
SUITE F LAS VEGAS, NV
89103
CONTACT: KELLY DRUSE
PHONE: 702-827-0650

GEOTECHNICAL

ENGINEER:
SOUTHWEST GEOTECHNICAL
ADDRESS: 5725 ARVILLE ST.
SUITE 108
LAS VEGAS, NV. 89118
CONTACT: JUSTIN L. STRATTON
PHONE: 702 323-6000

SURVEYOR:

WALLACE MORRIS KLINE
SURVEYING
ADDRESS: 6525 WEST WARM SPRINGS, STE 100,
LAS VEGAS, NV 89118
CONTACT: JASON KLINE
PHONE: 702-912-1123

GROUNDWATER DESCRIPTION:

GROUNDWATER WAS NOT ENCOUNTERED WITHIN 50 FEET DEPTH.

GEOLOGICAL INFORMATION:

NEAREST MAPPED FISSURE ZONE: XXX MILES TO THE NORTHEAST
NEAREST MAPPED FAULT: 0.8 MILES TO THE WEST OF THE SITE

FEMA FLOOD ZONE INFORMATION

THIS SUBJECT PROPERTY IS NOT IN SHADED ZONE X

AS FOUND ON FIRM MAP: 32003C1745 E
MAP REVISED: SEP. 27, 2002

SHADED ZONE X DEFINED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

WORK TO BE DONE:

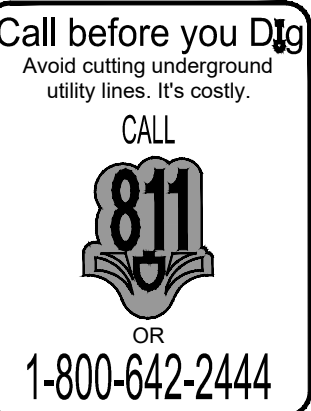
THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS, THE PROJECT SPECIFICATIONS, AND REFERENCE MATERIALS BELOW.

STANDARD SPECIFICATIONS:

- UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA, NEVADA
- NEVADA DEPARTMENT OF TRANSPORTATION - 2014 STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION

STANDARD DRAWINGS:

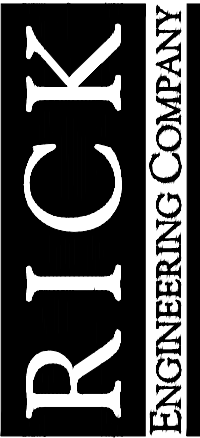
- UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA, NEVADA
- NEVADA DEPARTMENT OF TRANSPORTATION - 2014 STANDARD DRAWINGS FOR ROAD & BRIDGE CONSTRUCTION



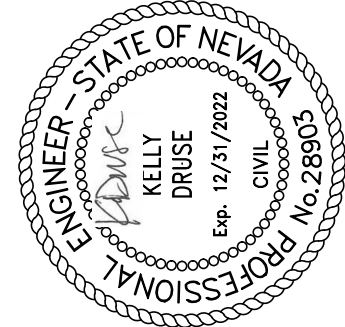
DURANGO AND 95 - PARCEL 3

SIGNATURE HOMES
CITY OF LAS VEGAS

4255 DEAN MARTIN DRIVE, SUITE F
LAS VEGAS, NV 89103
702.827.0650



rickengineering.com
San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver



SEAL:

TITLE SHEET

DRAWING NO.

SHEET NO. 1 OF 16

PW 22-XXXXX PLANS FOR GRADING / DRAINAGE REVIEW - NOT FOR CONSTRUCTION

1. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY.
2. NEITHER THE OWNER, NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
3. THE CONTRACTOR SHALL FOLLOW THE GUIDELINES AND REGULATIONS AS SET FORTH BY OSHA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL UTILITIES ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK.
5. THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO PROTECT THE PROJECT AND ADJACENT PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM HIS OPERATIONS BY APPROPRIATE MEANS (SAND BAGS, HAY BALES, TEMPORARY DESILTING BASINS, DIKES, SHORING, ETC.) UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY OWNER. THE CONTRACTOR IS RESPONSIBLE TO ADHERE TO THE PROJECT SWPPP AT ALL TIMES, IF APPLICABLE.
6. LOCATION AND ELEVATION OF IMPROVEMENTS TO BE MET BY WORK TO BE DONE SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.
7. WHERE TRENCHES ARE WITHIN EASEMENTS OR WITHIN 10' OF ANY BUILDING, A SOILS REPORT SHALL BE SUBMITTED TO THE ENGINEER OF WORK BY A QUALIFIED SOILS ENGINEER OR SPECIAL INSPECTOR WHICH INDICATES THAT TRENCH BACKFILL WAS COMPACTED UNDER THE OBSERVATION OF THE SOILS ENGINEER/SPECIAL INSPECTOR AND IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
8. ALL FRAMES, COVERS, VALVE BOXES AND MANHOLES SHALL BE ADJUSTED TO FINISHED GRADE UPON COMPLETION OF PAVING OR RELATED CONSTRUCTION.

ALL GRADING SHALL BE DONE UNDER OBSERVATION AND TESTING BY A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND IF REQUIRED, BOTH A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND AN ENGINEERING GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE COUNTY ORDINANCE AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE SOILS REPORT OR GEOLOGICAL/GEOTECHNICAL INVESTIGATION ENTITLED:

PROJECT SOILS REPORT – SOUTHWEST GEOTECHNICAL REPORT NO. 220613, DATE: JULY 31, 2022

JUSTIN L. STRATTON, SOILS ENGINEER

1. INDICATED GRADES OTHER THAN T.C., F.G. & GUTTER F.L ARE ROUGH GRADES.
2. THE ROUGH GRADING PLANS SHALL BE ON THE JOB SITE AT ALL TIMES. THE ROUGH GRADING SHALL BE FINISHED IN CONFORMANCE WITH THE LINES AND GRADES SHOWN ON THE PLANS. THE GRADING QUANTITIES ARE BASED ON THE ELEVATION AND DETAILS SHOWN ON THE PLANS. ANY DEVIATIONS FROM THE PLANS WILL RESULT IN QUANTITY CHANGES.
3. CARE SHALL BE EXERCISED IN GRADING CORNER LOTS.
4. ROUGH PAD ELEVATIONS SHALL BE GRADED TO WITHIN 0.1; OF THE PAD ELEVATIONS SHOWN ON THE PLANS. WHEN GRADING IS COMPLETE PER THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE LOTS CAN BE INSPECTED. AT THAT TIME THE ENGINEER SHALL ALSO DECIDE IF ANY ADDITIONAL DITCHES OR BERMS ARE REQUIRED. THE CONTRACTOR IS REQUESTED NOT TO REMOVE ANY OF HIS BROUGHT GRADING EQUIPMENT UNTIL HE RECEIVES GRADING APPROVAL FROM THE ENGINEER.
5. ALL PROPERTY CORNERS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR GRADING.
6. ALL WORK UNDER THIS GRADING PERMIT SHALL BE LIMITED TO WORK WITHIN THE PROPERTY LINES.
7. GRADING SHALL BE DONE UNDER THE SUPERVISION OF A SOILS ENGINEER IN CONFORMANCE WITH THE GEOTECHNICAL EVALUATION REPORT BY GEOTECHNICAL AND ENVIRONMENTAL SERVICES, INC. DATED APRIL 20, 2022.
8. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS. SPECIFICATION 31 00 00 EARTH MOVING IS A PART OF THESE PLANS.

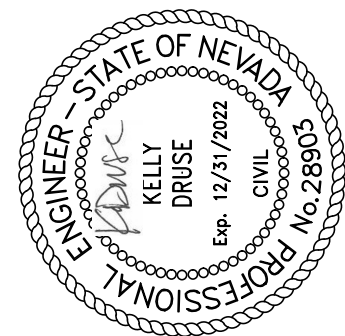
1. ALL EXISTING UNDERGROUND UTILITIES SHOWN ON PLAN WERE OBTAINED FROM LOCAL AGENCIES AND/OR CLIENT AS BUILT PLANS, AND ARE APPROXIMATE. AN EFFORT HAS BEEN MADE TO DEFINE THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR LOCATING ALL UNDERGROUND UTILITIES AND RELATED FACILITIES PRIOR TO CONSTRUCTION AND FOR THEIR PROTECTION DURING THE COURSE OF CONSTRUCTION. UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS PLAN. IN INSTANCES WHERE NO VERTICAL UTILITY INFORMATION COULD BE FOUND, THE DEPTH OF THESE UTILITIES ARE SHOWN AS APPROXIMATE AND SHOULD BE FIELD VERIFIED.
2. THE CONTRACTOR SHALL CONTACT USA NORTH 811 OR OTHER UNDERGROUND LOCATING SERVICE TO MARK LOCATIONS AND SHALL POT HOLE ALL UTILITY CROSSINGS PRIOR TO STAKING AND PRIOR TO ANY PIPELINE EXCAVATIONS TO ALLOW GRADE REVISIONS IF NECESSITATED BY ACTUAL LOCATIONS.
3. OVERHEAD UTILITIES ARE NOT SHOWN IN ALL INSTANCES. CONTRACTOR SHALL USE DUE CARE WHEN WORKING NEAR OR UNDER SAID UTILITIES AND SHALL PROTECT THEM IN PLACE.
4. THE CONTRACTOR SHALL NOT INTERRUPT ANY UTILITY SERVICE FUNCTION, DISTURB THE SUPPORT BASE, OR MODIFY ANY FACILITY WITHOUT AUTHORITY FROM UTILITY OWNER.
5. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL POT HOLE AND VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
6. EXISTING PIPELINES/UTILITIES THAT CROSS NEW SYSTEM PIPING OR SIMILAR EXCAVATIONS REQUIRED TO CONSTRUCT THE PIPING, SHALL BE PROTECTED IN PLACE, UNLESS OTHERWISE NOTED. ALL EXISTING PIPELINES/UTILITIES SHALL BE SUPPORTED ACROSS THE EXCAVATION DURING CONSTRUCTION. IN ORDER TO PREVENT SETTLEMENT OF THE UTILITY AFTER INSTALLATION OF THE NEW SYSTEM, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.
7. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER, CLARK COUNTY, OR UTILITY OWNER IF ANY UTILITY IS DISTURBED OR DAMAGED DURING THE COURSE OF THE WORK. THE CONTRACTOR SHALL BEAR THE COSTS OF REPAIR OR REPLACEMENT OF ANY MARKED UTILITY WHERE DAMAGED WAS CAUSED BY THE CONTRACTOR'S ACTIVITIES.
8. ANY WATER LINE PARALLEL TO AND WITHIN 10 FEET OF AN EXCAVATED TRENCH SHALL NOT BE PRESSURIZED. CONTRACTOR TO MAINTAIN WATER SERVICE TO EXISTING FACILITIES DURING CONSTRUCTION.

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS AND THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA, AS AMENDED. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATIONS.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM CONSTRUCTION AS PER PLANS. ANY ADDITIONS, DELETIONS, OR CHANGES SHALL FIRST MEET WITH THE APPROVAL OF THE CITY ENGINEER.
3. CHISEL "S" OR "G" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.
4. POLYVINYL (PVC) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35 SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE II AGGREGATE BASE.
5. ALL MANHOLES PAVED IN STREETS EIGHTY (80') FOOT R/W AND LARGER SHALL HAVE CONCRETE COLLARS. STREETS LESS THAN EIGHTY (80') FOOT R/W WILL REQUIRE RETROFIT IF PAVING DOES NOT CONFORM TO CITY STANDARDS AT THE MANHOLE.
6. TEE SADDLES SHALL BE USED TO CONNECT SEWER LATERALS TO EXISTING MAIN LINES UP TO TWELVE INCH (12") DIAMETER. CONNECTIONS TO FIFTEEN INCH (15") OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES. IN LINE "Y" S SHALL BE USED ON LINES TWELVE INCHES (12") OR ABOVE.
7. WATER MAINS SHALL BE PROTECTED IN ACCORDANCE WITH LVWD STANDARDS WHENEVER A SEWER MAIN CROSSES OVER A WATER MAIN OR THE SEWER IS LESS THAN EIGHTEEN INCH (18") UNDER A WATER MAIN.
8. ALL CONTRACTORS INSTALLING SEWER MAINS THAT WILL BE UNDER THE JURISDICTION OF THE CITY OF LAS VEGAS MUST BE STATE OF NEVADA CLASS "A" CONTRACTORS.
9. THE CITY OF LAS VEGAS WILL NOT ACCEPT ANY SEWER MAINS WHICH HAVE A VERTICAL DEFLECTION OF MORE THAN ONE TENTH (0.1) OF A FOOT FROM THE APPROVED CONSTRUCTION PLANS AT ANY LOCATION. SEWER MAINS FOUND TO EXCEED THIS TOLERANCE WILL HAVE TO BE REPAIRED OR REMOVED OR REPLACED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO ACCEPTANCE BY THE CITY OF LAS VEGAS.
9. INSTALLATION OF CURVED SEWER REQUIRES THE USE OF C-900 PIPE WHICH ALLOWS FOR PIPE DEFLECTION AT THE JOINTS.
10. SEWER SERVICES AS APPROVED ON THIS PLAN, ARE INTENDED SPECIFICALLY FOR THE LOT AND USE SHOWN, AND ARE NOT INTENDED TO SERVE ADDITIONAL PARCELS OR STRUCTURES WHICH MAY BE CREATED IN THE FUTURE. IN THE EVENT THAT THE PARCEL AND/OR LOTS SHOWN ON THIS PLAN ARE FURTHER DIVIDED TO CREATE ADDITIONAL PARCELS OR LOTS, THE OWNER IS REQUIRED TO PROVIDE SEPARATE SEWER SERVICES TO EACH.

1. STANDARD NOTE NO. 1: THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF THE CITY OF LAS VEGAS AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. STANDARD NOTE NO. 2: ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE LVMC 14.18.130 AND CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT'S HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL SECTION 1500 AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
3. STANDARD NOTE NO. 3: TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR10000, SECTION III.A.5.
4. STANDARD NOTE NO. 4: AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPS WEEKLY, AND WITHIN 24 HOURS AFTER ANY RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR10000, SECTION III.A.12.
5. STANDARD NOTE NO. 5: ACCUMULATED SEDIMENT IN BMPS SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

AC PAVEMENT (3"AC/4" CL II BASE)	
CONCRETE	
STORM DRAIN	
PROPERTY LINE	
STREET CENTERLINE	
CURB	
LOT DRAINAGE SWALE	
4" AREA DRAIN (CORRUGATED FLEX DRAIN)	
FENCE	
CONTOURS MAJOR	
CONTOURS MINOR	
RETAINING WALLS	
SOLID GROUTING	
BUILDINGS	
WATER~DOMESTIC PVC	
WATER~FIRE SERVICE PVC	
SEWER FORCE MAIN	
GAS LINE	
OVERHEAD POWER LINE	
RPPA	
DCDA	
WATER METER	
GATE VALVE	
FIRE HYDRANT	

ASPHALT CONCRETE	AC
BEGIN CURB RETURN	BCR
CATCH BASIN	CB
CENTERLINE	CL
CLEANOUT	CO
ELECTRIC BOX	EB
ELEVATION AT DOOR	ED
END CURB RETURN	ECR
END CURVE	EC
END VERTICAL CURVE	EV
EXISTING GRADE	EG
FINISHED GRADE	FG
FINISHED SURFACE	FS
FINISH FLOOR	FF
FIRE DEPARTMENT CONNECTION	FDC
FLOW LINE	FL
GAS METER	GM
GAS VALVE	GV
GRADE BREAK	GB
HIGH POINT	HP
INVERT	INV
INVERT ELEVATION	IE
IRRIGATION CONTROL VALVE	ICV
PROPERTY LINE	PL
PUBLIC UTILITY EASEMENT	PUE
PULL BOX	PB
RIGHT-OF-WAY	ROW
TELEPHONE RISER BOX	TR
TOP OF CURB	TC
TOP OF DEPRESSIONED CURB	TD
TOP OF FOOTING	TF
TOP OF GRATE	TG
TOP OF WALL	TW
WATER METER	WM



4255 DEAN MARTIN DRIVE, SUITE F
LAS VEGAS, NV 89103
702.827.0650

RICK

ENGINEERING COMPANY

DURANGO AND 95 - PARCEL 3
SIGNATURE HOMES
CITY OF LAS VEGAS

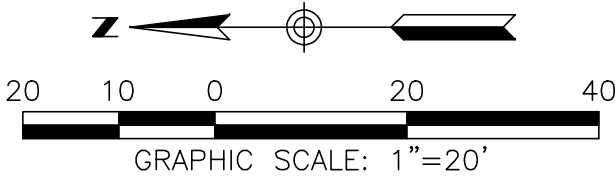
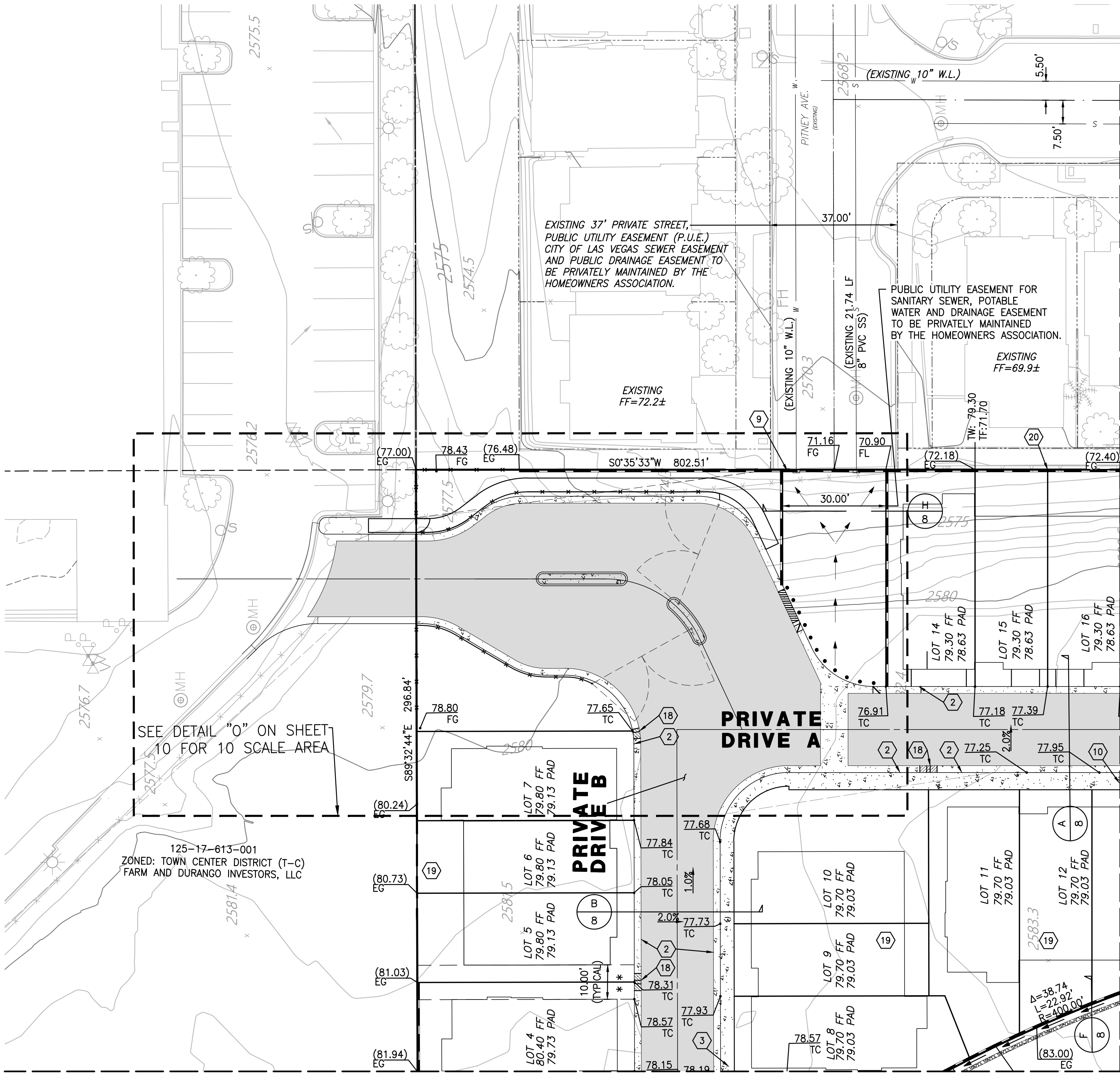


Know what's below.
Call before you dig

DRAWING NO.

SHEET NO. 2 OF 16

PW 22-XXXXX PLANS	FOR GRADING / DRAINAGE REVIEW - NOT FOR CONSTRUCTION	DATE: 10/12/2022
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LEGEND

EXISTING 5' CONTOURS		2500
LOT LINES		
BACK OF CURB		
BACK OF SIDEWALK		
EASEMENT		
BOUNDARY		
FENCE		
RETAINING WALL		
LOT DRAINAGE SWALE		
4" AREA DRAIN (CORRUGATED FLEX DRAIN)		

CONSTRUCTION NOTES

- 1) CONSTRUCT "L" TYPE CURB PER USDOCA DWG. NO. 216.
- 2) CONSTRUCT "R" TYPE CURB PER USDOCA DWG. NO. 217.3.S1.
- 3) CONSTRUCT 4" THICK, 4' WIDE SIDEWALK PER USDOCA DWG. NO. 234. SIDEWALK CROSS SLOPES NOT TO EXCEED 2%.
- 4) CONSTRUCT 10' LONG TRANSITION "L" CURB TO "R" TYPE CURB PER DETAIL "G", SHEET 8
- 5) CONSTRUCT 8' WIDE VALLEY GUTTER VALLEY GUTTER, PER USDOCA DWG. NO. 228.
- 6) CONSTRUCT 2' LONG TRANSITION FROM "R" TYPE CURB TO DEPRESSED CURB, SEE DETAIL "K", SHEET 8
- 7) CONSTRUCT SIDEYARD WALL OPENING PER DETAIL "J", SHEET 8.
- 8) CONSTRUCT REMOVABLE BOLLARDS PER DETAIL "I", SHEET 8.
- 9) WROUGHT IRON GATE BY OTHERS
- 10) CONSTRUCT 4" THICK, 5' WIDE SIDEWALK PER USDOCA DWG. NO. 234. SIDEWALK CROSS SLOPES NOT TO EXCEED 2%.
- 11) CONSTRUCT 4' WALL OPENING PER DETAIL "L", SHEET 8.
- 12) CONSTRUCT OUTFALL RIPRAP PER DETAIL "N", SHEET 8.
- 13) RIPRAP SEDIMENTATION BASIN PER DETAIL "M", SHEET 8.
- 14) CONSTRUCT CONCRETE SPLASH PAD 4" CONCRETE OVER 6" TYPE II.
- 15) CONSTRUCT 6' TRANSITION FROM "R" CURB TO "A" CURB PER DETAIL "R" ON SHEET 10.
- 16) CONSTRUCT SIDEWALK RAMP PER CCAUSD # 235, CASE III SIDEWALK. OUTSIDE RAMP A=B=8' WITH TRUNCATED DOMES.
- 17) CONSTRUCT "A" TYPE CURB PER USDOCA DWG. 219.
- 18) CONSTRUCT 2' TRANSITION FROM "L" CURB TO "R" CURB PER DETAIL "S" ON SHEET 10.
- 19) SEE DETAIL "Q" ON SHEET 9 FOR TYPICAL DRAINAGE FOR LOTS 1-13.
- 20) SEE DETAIL "P" ON SHEET 9 FOR TYPICAL DRAINAGE FOR LOTS 14-29.

GRADING NOTES

1. REFER TO THE SOILS REPORT FOR AC PAVEMENT AND ALL OTHER SECTION INFORMATION.
2. ALL OFF-SITE IMPROVEMENT CONSTRUCTION SHALL CONFORM TO THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA, LATEST EDITION.
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5. SEE LANDSCAPE PLANS FOR LANDSCAPING AND ON-SITE IRRIGATION.
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7. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
8. ADD 2500 TO ALL ELEVATIONS TO GET ACTUAL ELEVATIONS.

BASIS OF BEARINGS

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS AND LAS VEGAS HIGH ELEVATION ZONES, NORTH AMERICAN DATUM OF 1983, SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

ZONE: LAS VEGAS ZONE

DATUM (REFERENCE FRAME): NAD 1983(2011) EPOCH 2010.00

SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)

PROJECTION: TRAVERSE MERCATOR
STANDARD PARALLEL (AND LATITUDE OF GRID ORIGIN): 36°15'00"N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00"W
NORTHING AT GRID ORIGIN: 200,000.00 M (656,166.6667 FEET US)
EASTING AT CENTRAL MERIDIAN: 100,000.00 M (328,083.3333 FEET US)
SCALE FACTOR ON CENTRAL MERIDIAN: 1.0001 (EXACT)

NOTES:

- 1) ALL DISTANCES AND BEARINGS SHOWN HEREON ARE PROJECTED (GRID) VALUES BASED ON THE PRECEDING PROJECTION DEFINITION.
- 2) GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARING DUE TO MERIDIAN CONVERGENCE.

BENCHMARK

CLARK COUNTY BENCHMARK 6LV9017S4 A RIVET AND PLATE ON THE TOP OF CURB AT THE NORTHEAST CORNER OF NORTH DURANGO DRIVE AND ELKHORN DRIVE.
ELEVATION = 790.82 METERS (2,594.55 FEET)
NAVD88 DATUM

FLOODZONE NOTE

THIS SITE IS LOCATED ENTIRELY IN SHADED ZONE "X"
AS SHOWN ON FIRM PANEL 32003C1745 E, MAP
REVISED SEPT. 27, 2002.

NOTE:

** =10' RECIPROCAL ACCESS
EASEMENT AND 10'
LANDSCAPE EASEMENT TO
BE H.O.A. MAINTAINED.

*** =LOTS 30 AND 31 HAVE
TYPE "A" DRAINAGE.

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 10, OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 10;

THENCE ALONG THE EASTERLY LINE OF SAID GOVERNMENT LOT 10, SOUTH 00°35'33" WEST, 1111.59 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. 95;

THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID U.S. 95, NORTH 36°16'01" WEST, 1386.79 FEET TO A POINT ON THE NORTHERLY LINE OF SAID GOVERNMENT LOT 10;

THENCE ALONG THE NORTHERLY LINE OF SAID GOVERNMENT LOT 10, SOUTH 89°32'44" EAST, 831.87 FEET TO THE POINT OF BEGINNING.

DURANGO AND 95 - PARCEL 3

SIGNATURE HOMES

CITY OF LAS VEGAS

GRADING PLAN



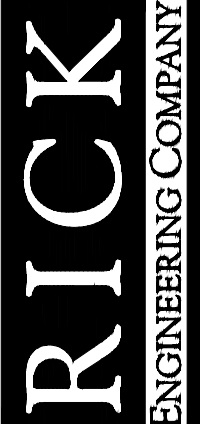
DRAWING NO.

SHEET NO. 4 OF 16

4255 DEAN MARTIN DRIVE, SUITE F

LAS VEGAS, NV 89103

702.827.0650



rickengineering.com

San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

PROJECT NO: NT046

DRAWN/DESIGNED BY: OS/AL/BB

CHECKED BY: KLD

DATE: 10/12/2022

FOR GRADING / DRAINAGE REVIEW - NOT FOR CONSTRUCTION

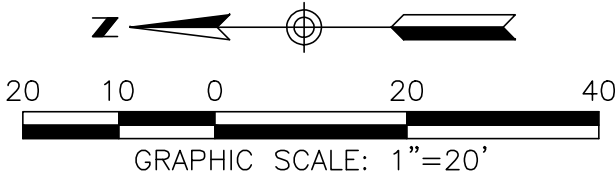
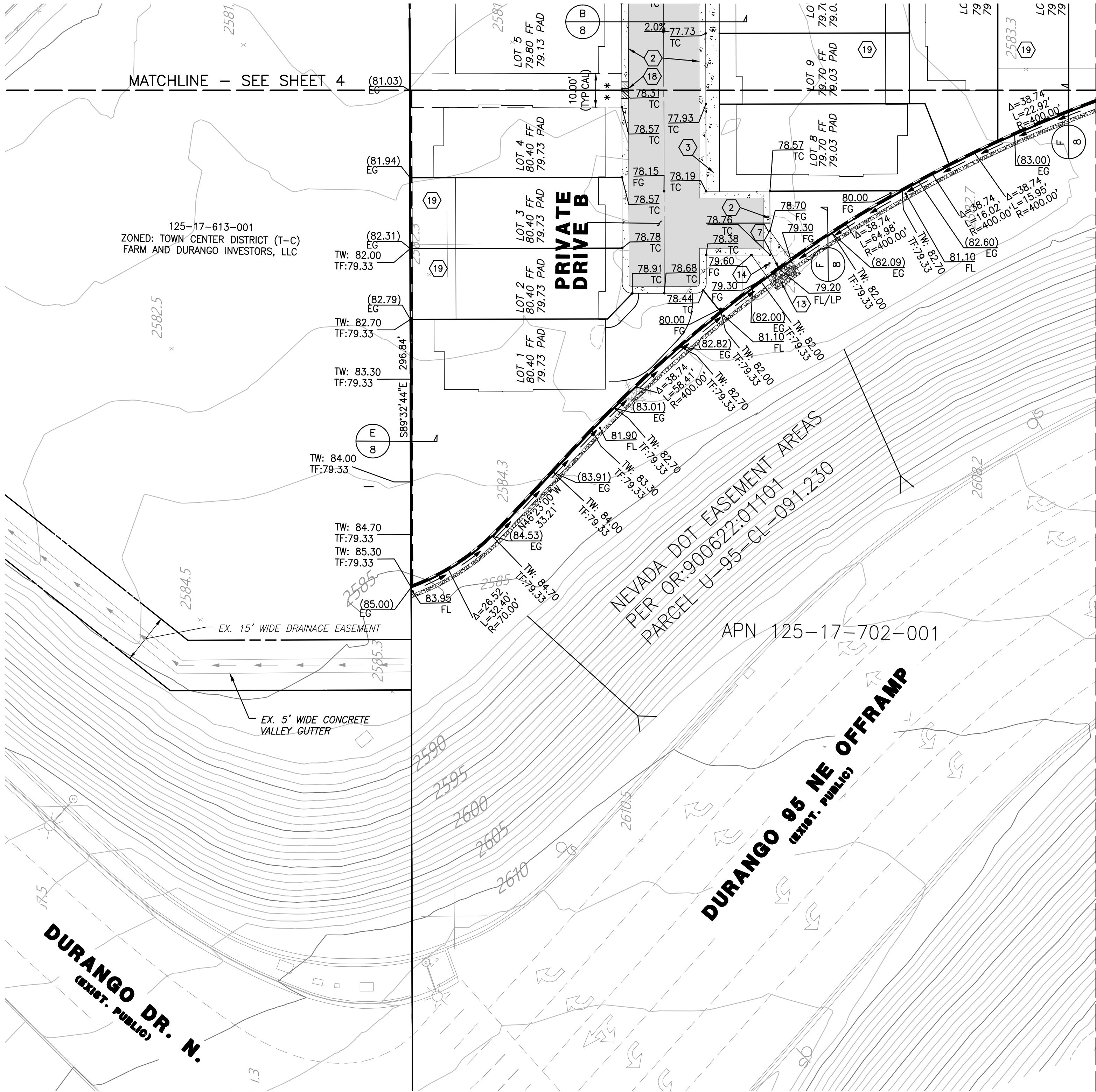
PW 22-XXXXX PLANS

811

1-800-642-2444

1-702-227-2929

1-702-432-5300



LEGEND

EXISTING 5' CONTOURS	2500
LOT LINES	
BACK OF CURB	
BACK OF SIDEWALK	
EASEMENT	
BOUNDARY	
FENCE	
RETAINING WALL	
LOT DRAINAGE SWALE	
4" AREA DRAIN (CORRUGATED FLEX DRAIN)	

CONSTRUCTION NOTES

- 1) CONSTRUCT "L" TYPE CURB PER USGCCA DWG. NO. 216.
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- 4) CONSTRUCT 10' LONG TRANSITION "L" CURB TO "R" TYPE CURB PER DETAIL "G", SHEET 8.
- 5) CONSTRUCT 8' WIDE VALLEY GUTTER VALLEY GUTTER, PER USGCCA DWG. NO. 228.
- 6) CONSTRUCT 2' LONG TRANSITION FROM "R" TYPE CURB TO DEPRESSED CURB, SEE DETAIL "K", SHEET 8.
- 7) CONSTRUCT SIDEYARD WALL OPENING PER DETAIL "J", SHEET 8.
- 8) CONSTRUCT REMOVABLE BOLLARDS PER DETAIL "I", SHEET 8.
- 9) WROUGHT IRON GATE BY OTHERS
- 10) CONSTRUCT 4" THICK, 5' WIDE SIDEWALK PER USGCCA DWG. NO. 234. SIDEWALK CROSS SLOPES NOT TO EXCEED 2%.
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- 17) CONSTRUCT "A" TYPE CURB PER USGCCA DWG. 219.
- 18) CONSTRUCT 2' TRANSITION FROM "L" CURB TO "R" CURB PER DETAIL "S" ON SHEET 10.
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ZONE: LAS VEGAS ZONE

DATUM (REFERENCE FRAME): NAD 1983(2011) EPOCH 2010.00

SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)

PROJECTION: TRAVERSE MERCATOR
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LONGITUDE OF CENTRAL MERIDIAN: 114°58'00"W
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SCALE FACTOR ON CENTRAL MERIDIAN: 1.0001 (EXACT)

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BENCHMARK

CLARK COUNTY BENCHMARK 6LV9017S4 A RIVET AND PLATE ON THE TOP OF CURB AT THE NORTHEAST CORNER OF NORTH DURANGO DRIVE AND ELKHORN DRIVE.
ELEVATION = 790.82 METERS (2,594.55 FEET)
NAVD88 DATUM

FLOODZONE NOTE

THIS SITE IS LOCATED ENTIRELY IN SHADED ZONE "X" AS SHOWN ON FIRM PANEL 32003C1745 E, MAP REVISED SEPT. 27, 2002.

NOTE:

** =10' RECIPROCAL ACCESS
EASEMENT AND 10'
LANDSCAPE EASEMENT TO
BE H.O.A. MAINTAINED.

*** =LOTS 30 AND 31 HAVE
TYPE "A" DRAINAGE.

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 10, OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

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4255 DEAN MARTIN DRIVE, SUITE F
LAS VEGAS, NV 89103
702.827.0650

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ENGINEERING COMPANY

DURANGO AND 95 - PARCEL 3

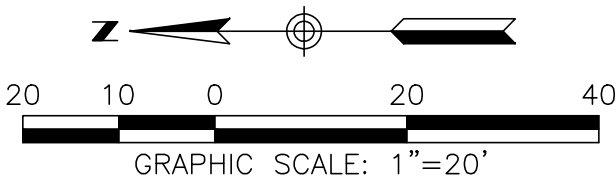
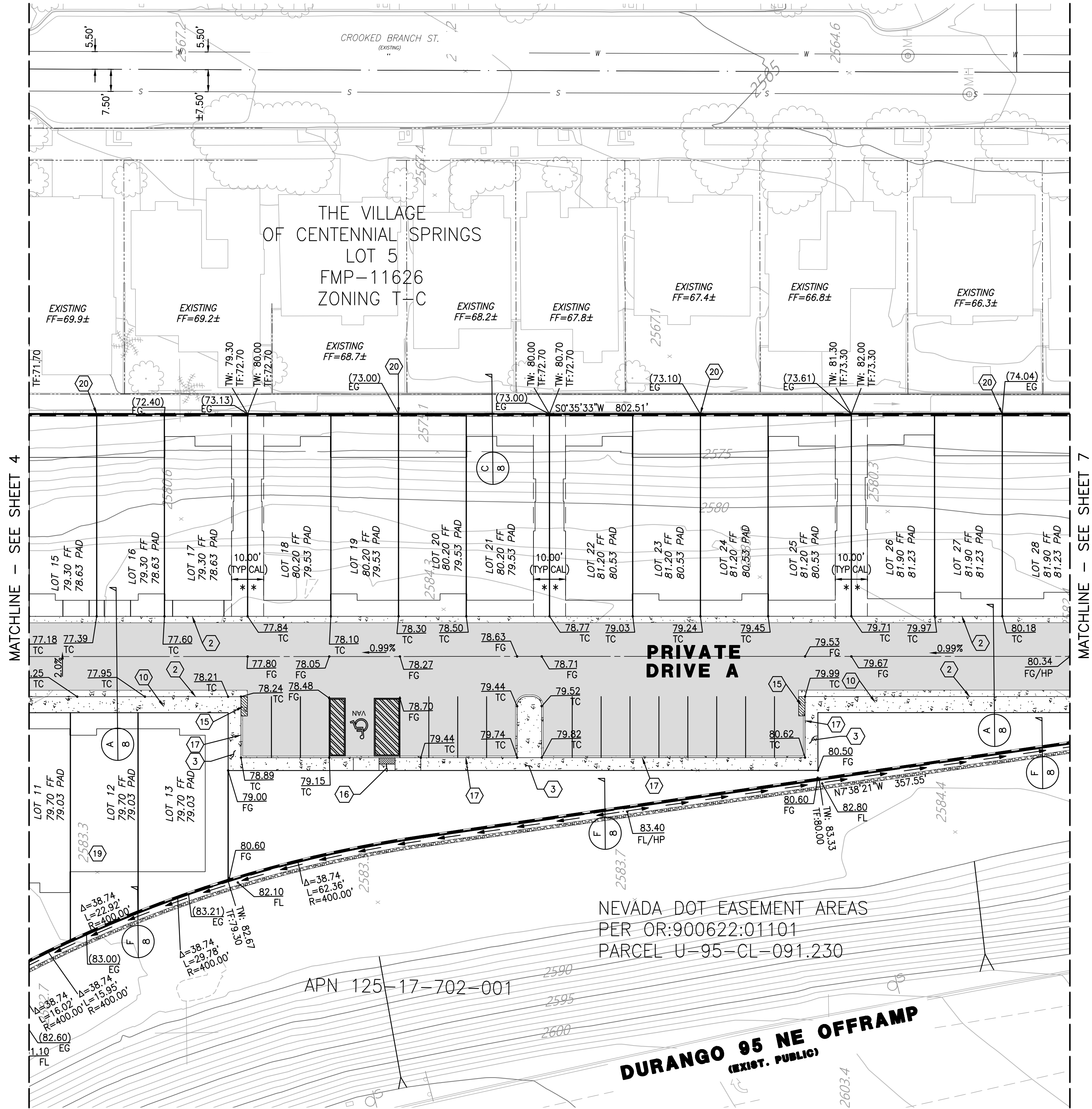
SIGNATURE HOMES
CITY OF LAS VEGAS

811
Know what's below.
Call before you dig.

DRAWING NO.

SHEET NO. 5 OF 16

PW 22-XXXXX PLANS FOR GRADING / DRAINAGE REVIEW - NOT FOR CONSTRUCTION



LEGEND

EXISTING 5' CONTOURS	2500
LOT LINES	
BACK OF CURB	
BACK OF SIDEWALK	
EASEMENT	
BOUNDARY	
FENCE	
RETAINING WALL	
LOT DRAINAGE SWALE	
4" AREA DRAIN (CORRUGATED FLEX DRAIN)	

CONSTRUCTION NOTES

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BENCHMARK

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NAVD88 DATUM

FLOODZONE NOTE

THIS SITE IS LOCATED ENTIRELY IN SHADED ZONE "X" AS SHOWN ON FIRM PANEL 32003C1745 E, MAP REVISED SEPT. 27, 2002.

NOTE:

** = 10' RECIPROCAL ACCESS
EASEMENT AND 10'
LANDSCAPE EASEMENT TO
BE H.O.A. MAINTAINED.

*** = LOTS 30 AND 31 HAVE
TYPE "A" DRAINAGE.

LEGAL DESCRIPTION

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4255 DEAN MARTIN DRIVE, SUITE F
LAS VEGAS, NV 89103
702.827.0650

RICK
ENGINEERING COMPANY

DURANGO AND 95 - PARCEL 3
SIGNATURE HOMES
CITY OF LAS VEGAS

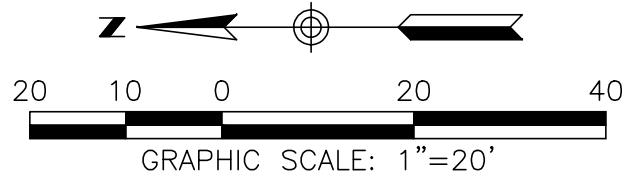
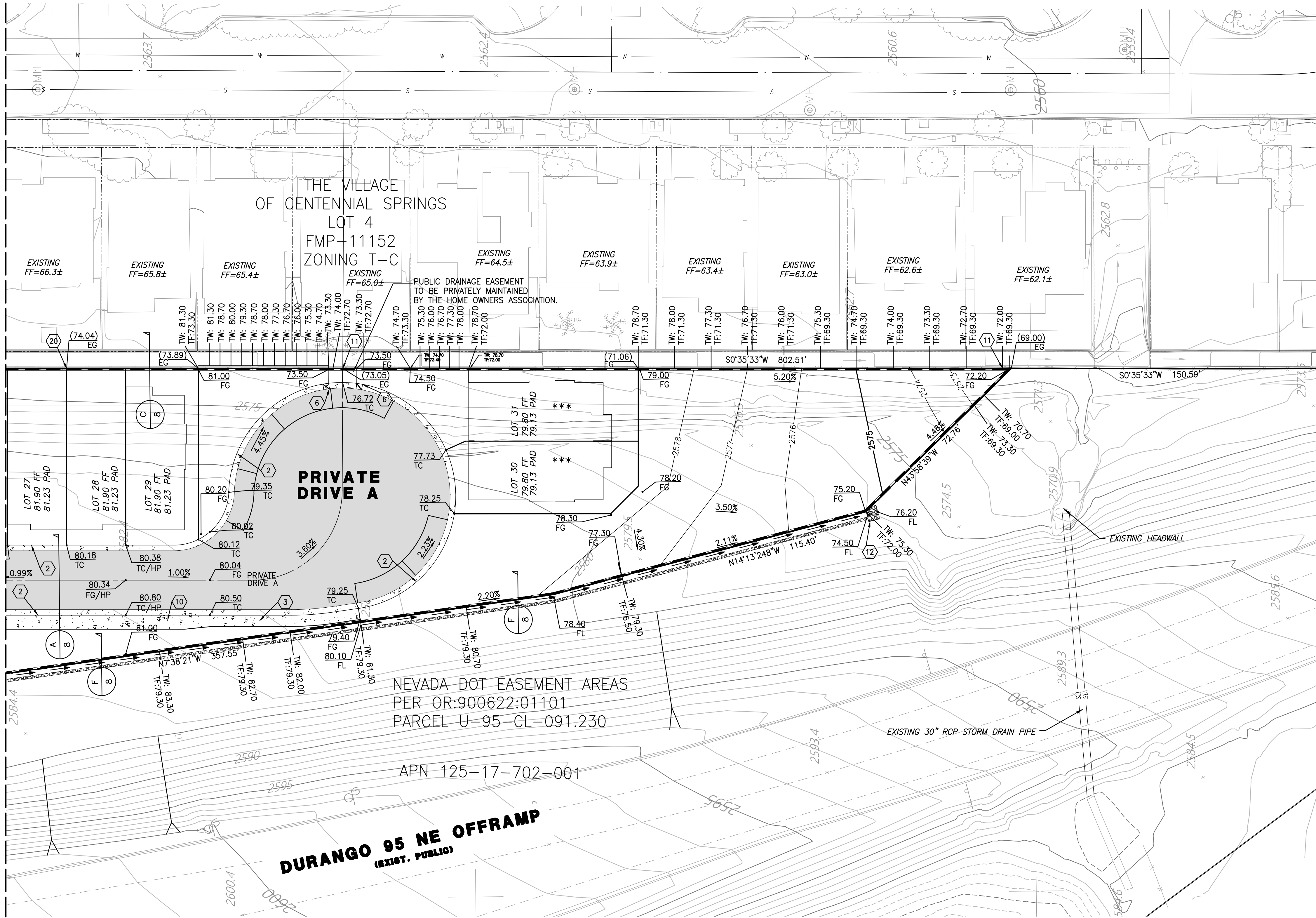
811
Know what's below.
Call before you dig.

DRAWING NO.

SHEET NO. 6 OF 16

PW 22-XXXXX PLANS FOR GRADING / DRAINAGE REVIEW - NOT FOR CONSTRUCTION

MATCHLINE - SEE SHEET 6



LEGEND

EXISTING 5' CONTOURS	2500
LOT LINES	
BACK OF CURB	
BACK OF SIDEWALK	
EASEMENT	
BOUNDARY	
FENCE	
RETAINING WALL	
LOT DRAINAGE SWALE	
4" AREA DRAIN (CORRUGATED FLEX DRAIN)	

CONSTRUCTION NOTES

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THENCE ALONG THE EASTERLY LINE OF SAID GOVERNMENT LOT 10, SOUTH 00°35'33" WEST, 1111.59 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. 95;

THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID U.S. 95, NORTH 36°16'01" WEST, 1386.79 FEET TO A POINT ON THE NORTHERLY LINE OF SAID GOVERNMENT LOT 10;

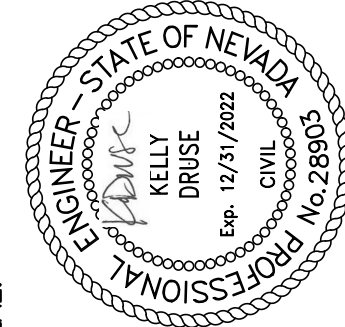
THENCE ALONG THE NORTHERLY LINE OF SAID GOVERNMENT LOT 10, SOUTH 89°32'44" EAST, 831.87 FEET TO THE POINT OF BEGINNING.

NOTE:

** = 10' RECIPROCAL ACCESS
EASEMENT AND 10'
LANDSCAPE EASEMENT TO
BE H.O.A. MAINTAINED.

*** = LOTS 30 AND 31 HAVE
TYPE "A" DRAINAGE.

SEAL:



PROJECT NO:

NT046

DRAWN/DESIGNED BY:

OS/AL/BB

CHECKED BY:

KLD

DATE:

10/12/2022

FOR GRADING / DRAINAGE REVIEW - NOT FOR CONSTRUCTION

PW 22-XXXXX PLANS

SHEET NO. 7 OF 16

DURANGO AND 95 - PARCEL 3

SIGNATURE HOMES

CITY OF LAS VEGAS

GRADING PLAN

4255 DEAN MARTIN DRIVE, SUITE F
LAS VEGAS, NV 89103
702.827.0650
rickengineering.com
rickengineering.com
San Diego - Riverside - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

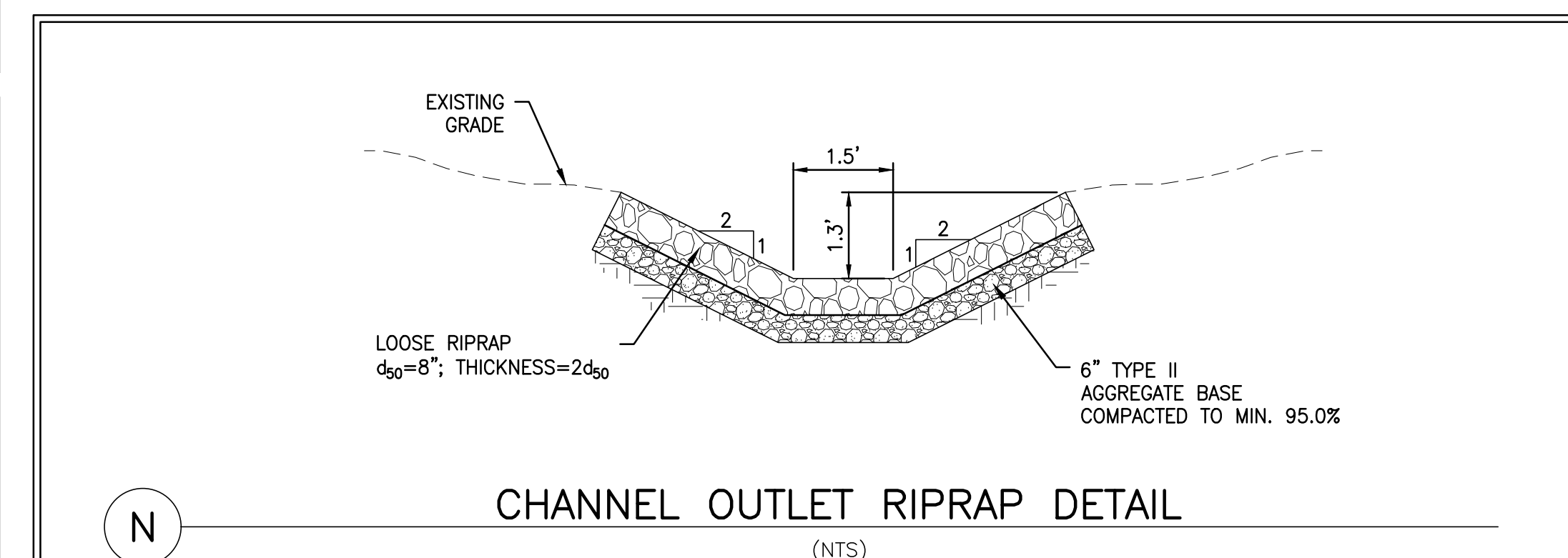
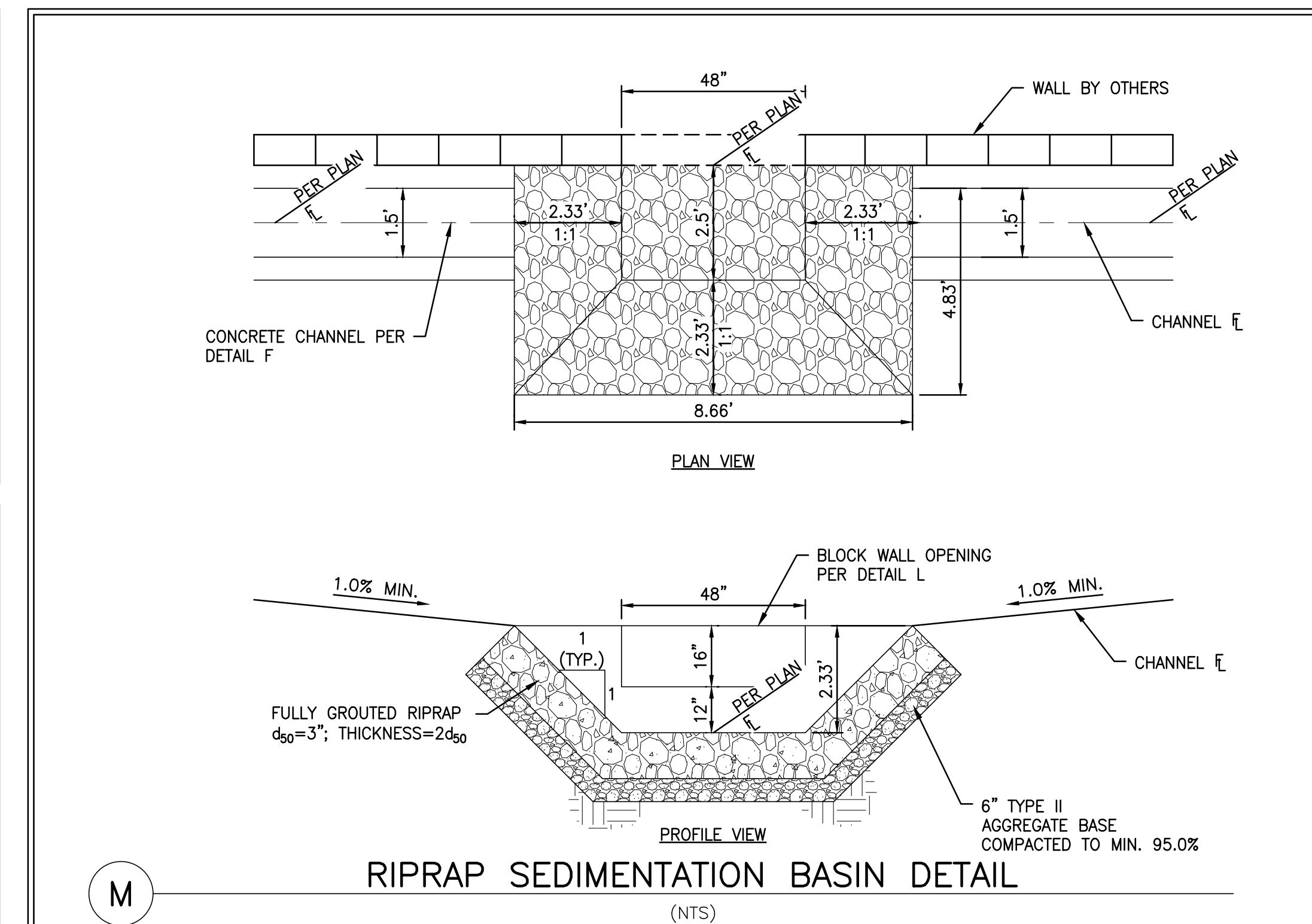
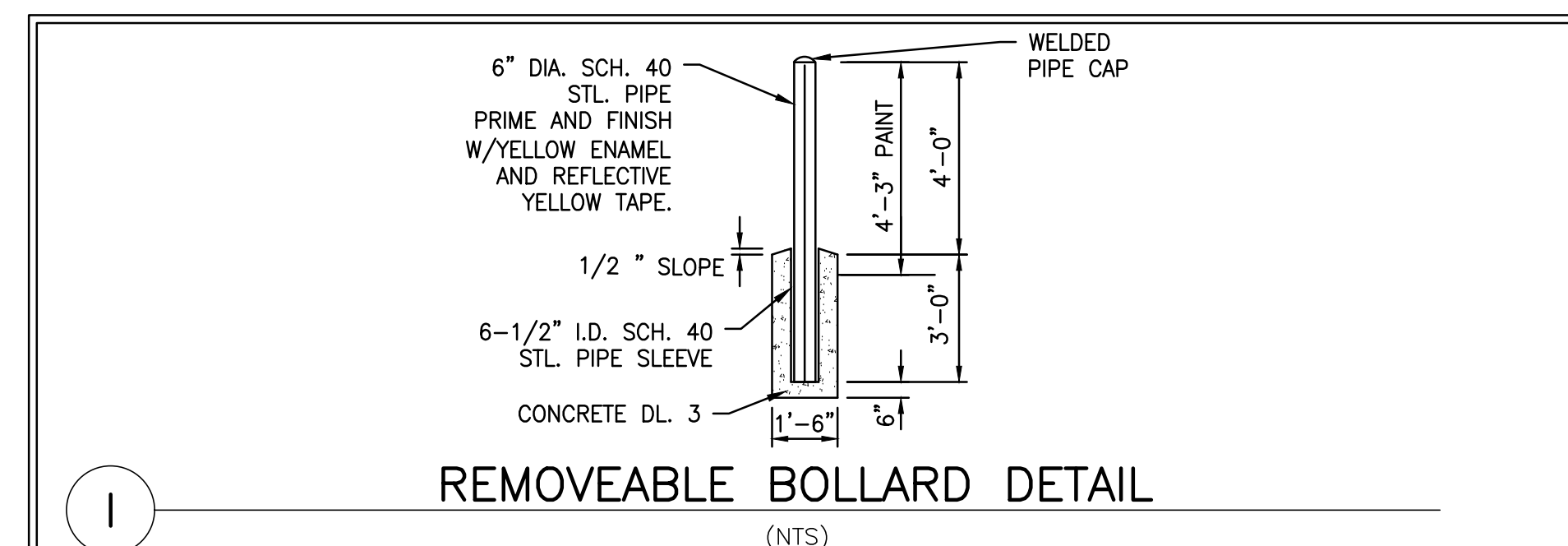
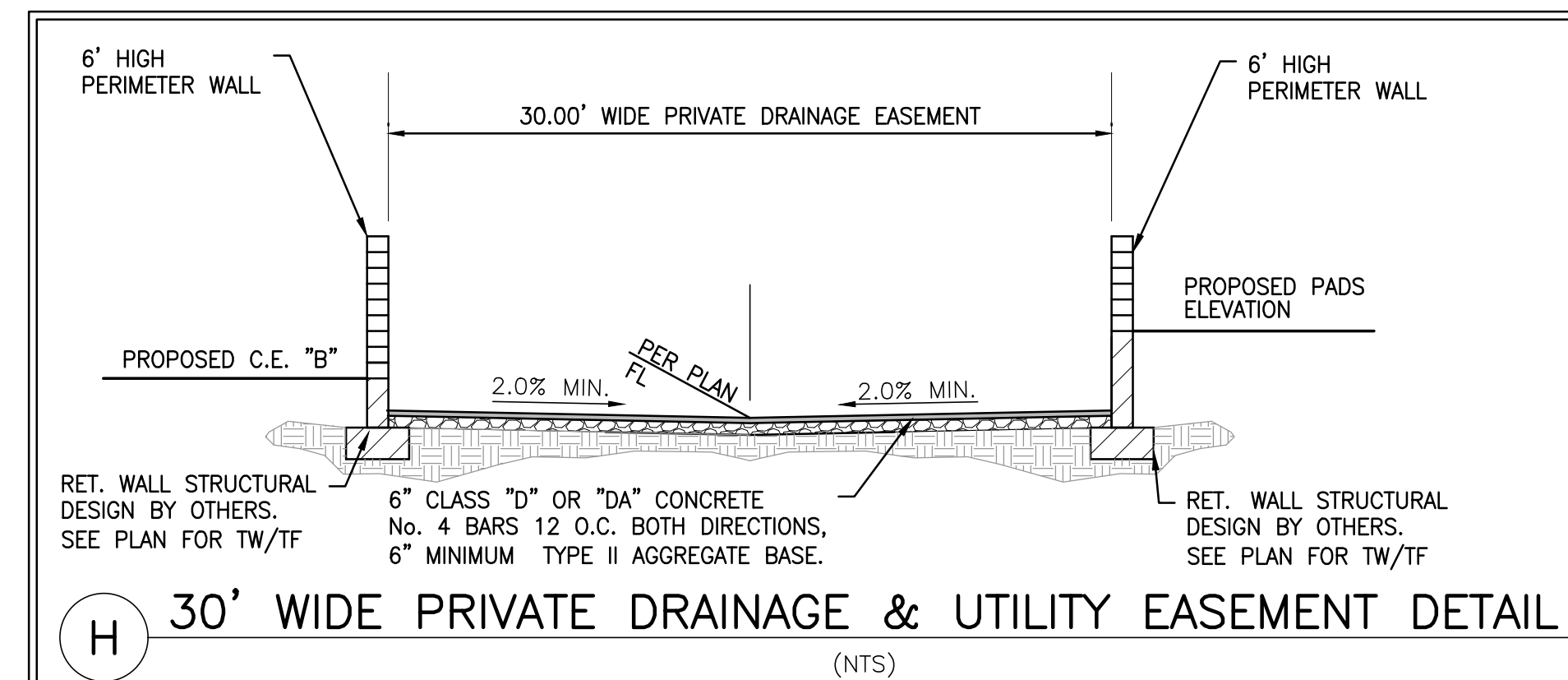
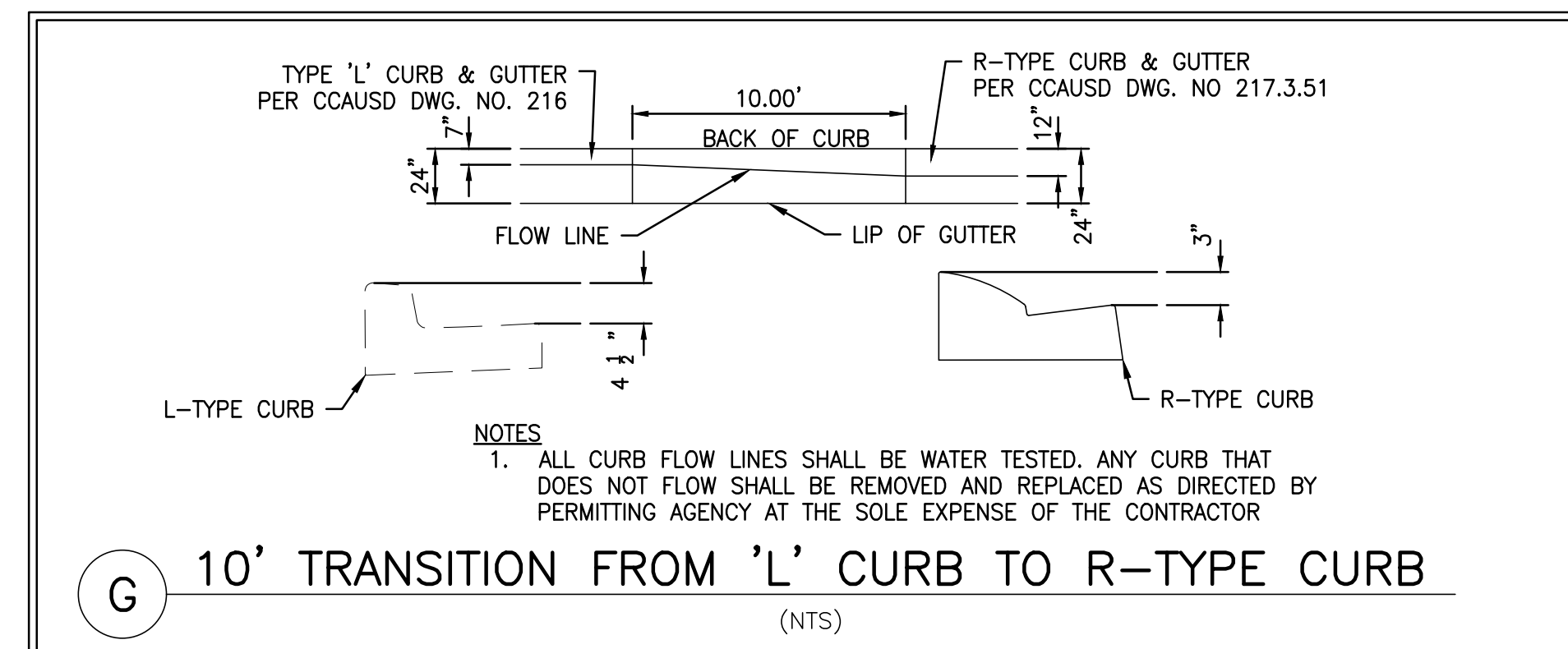
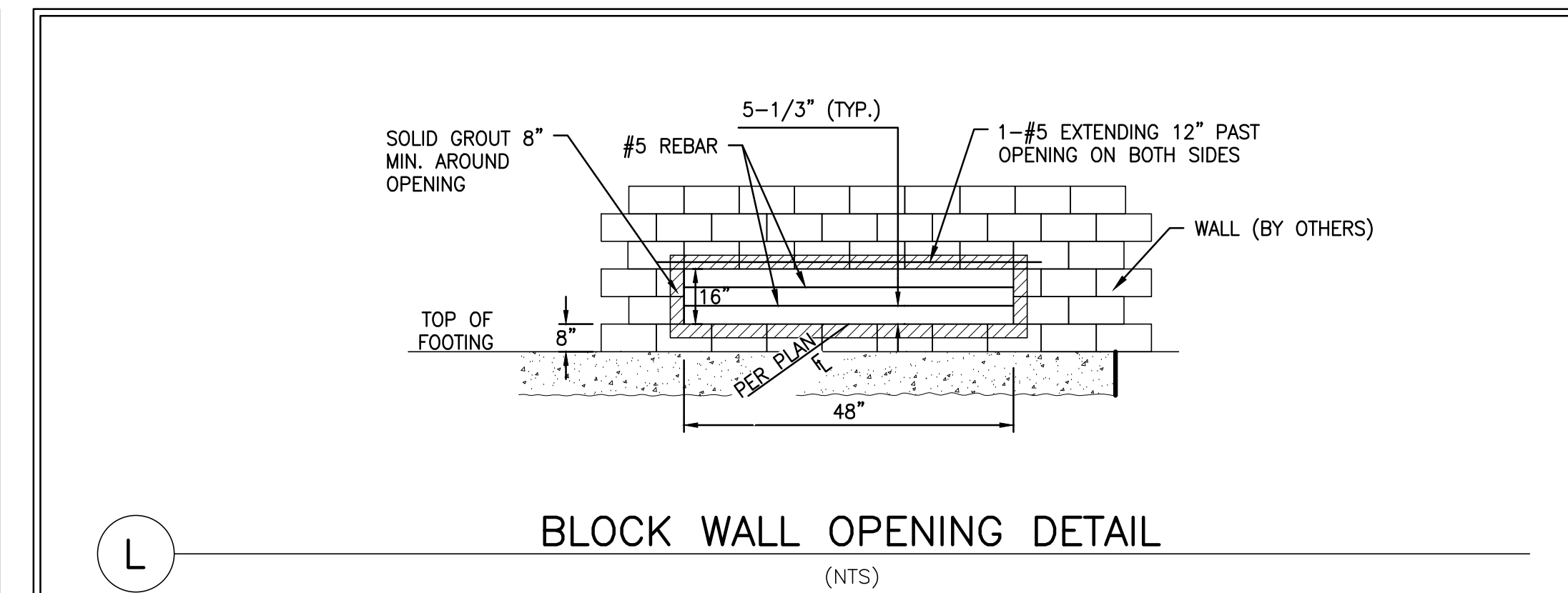
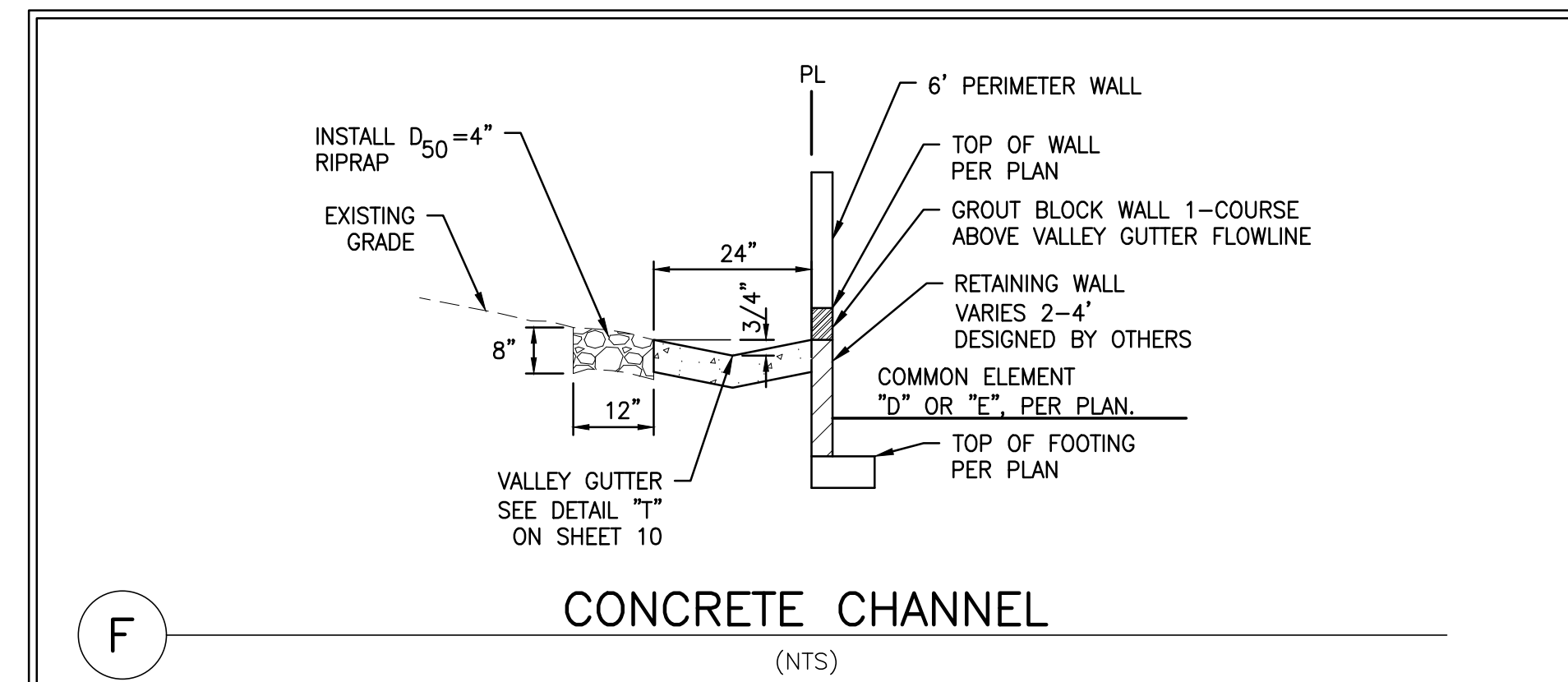
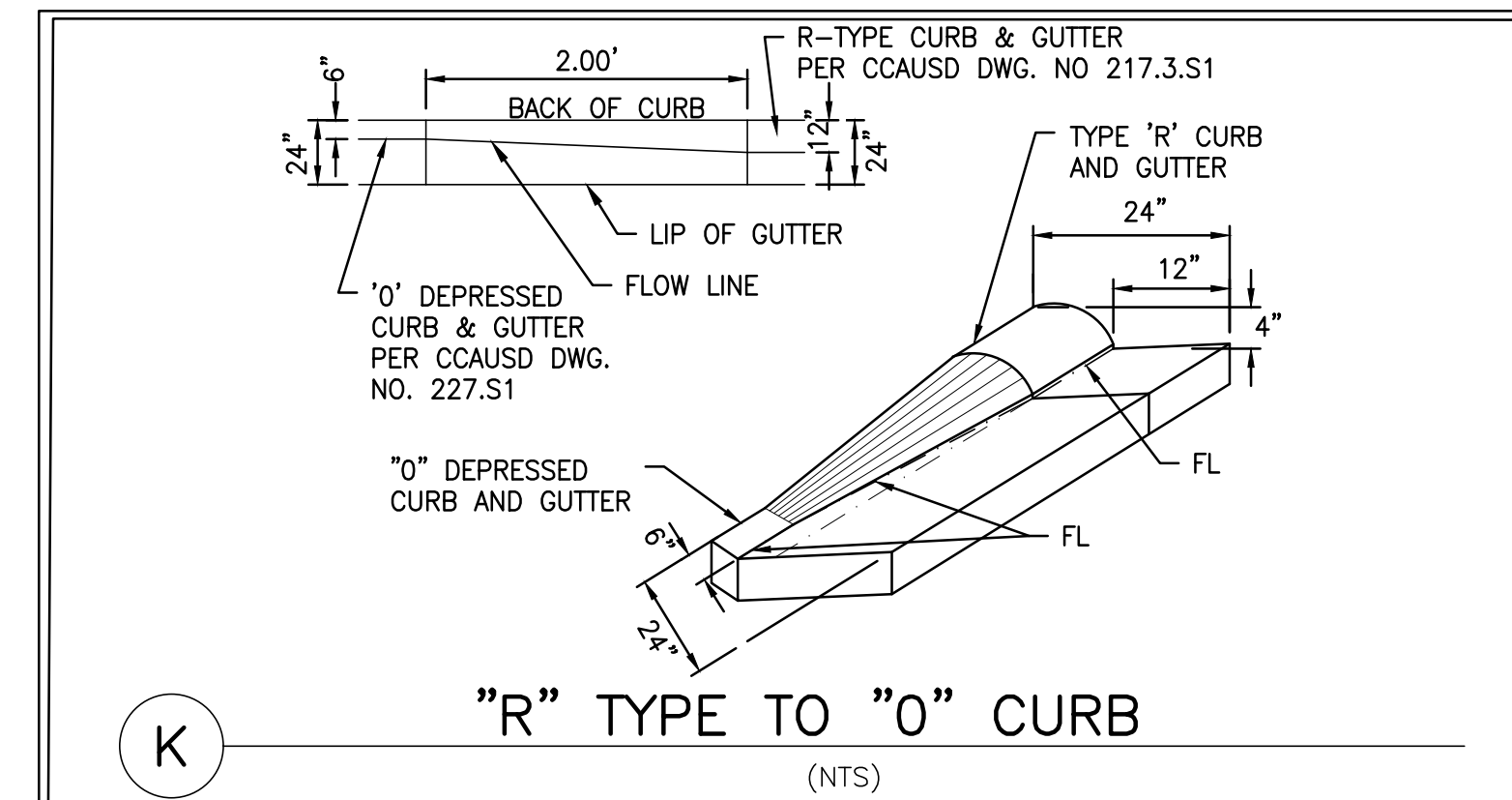
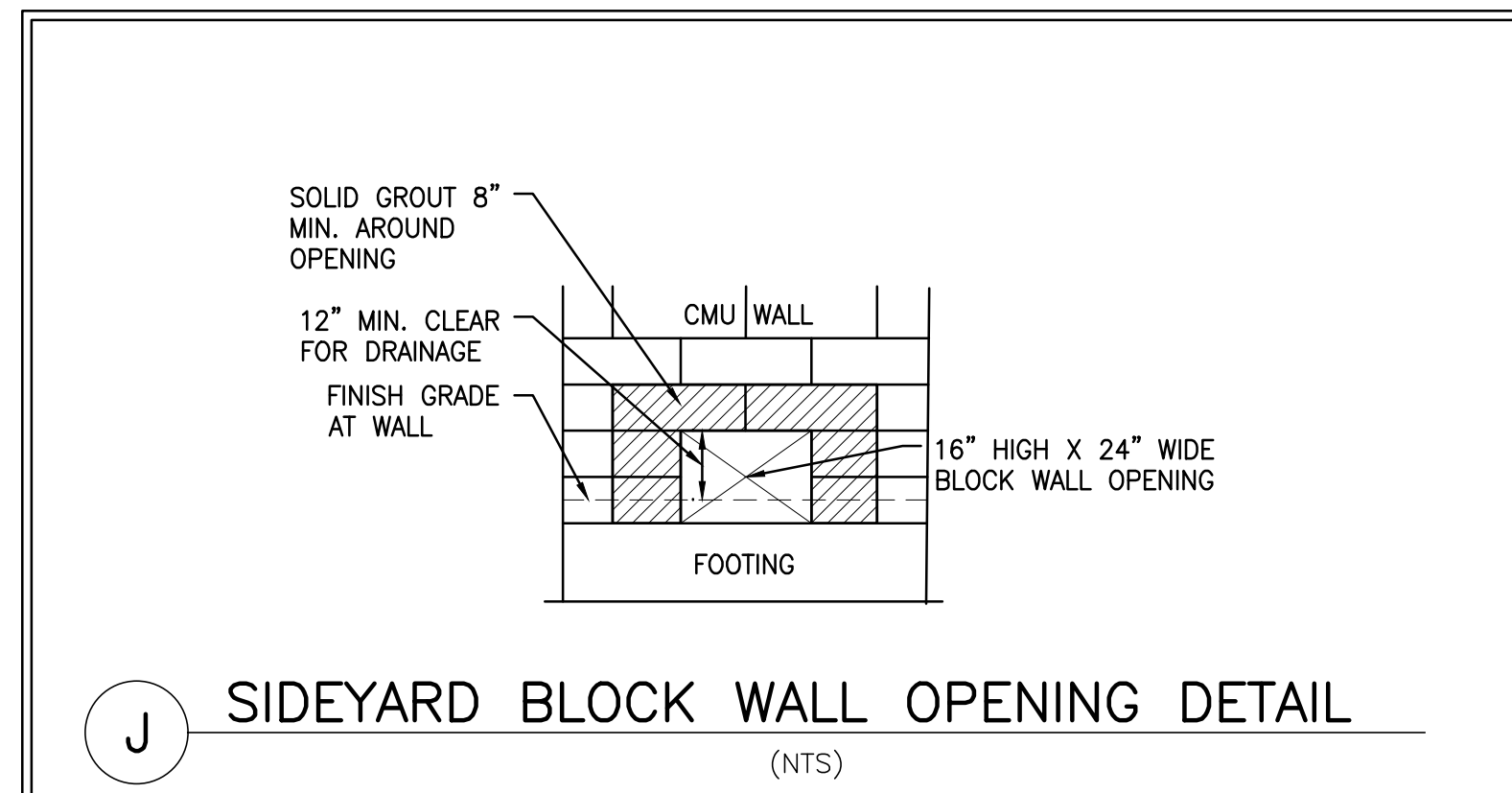
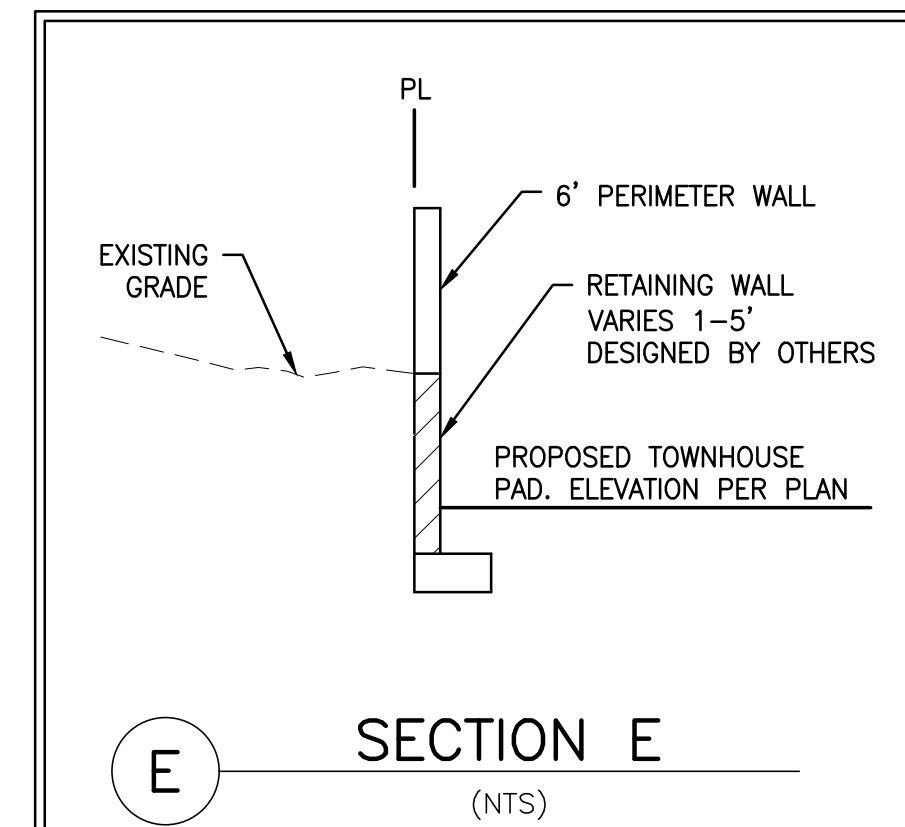
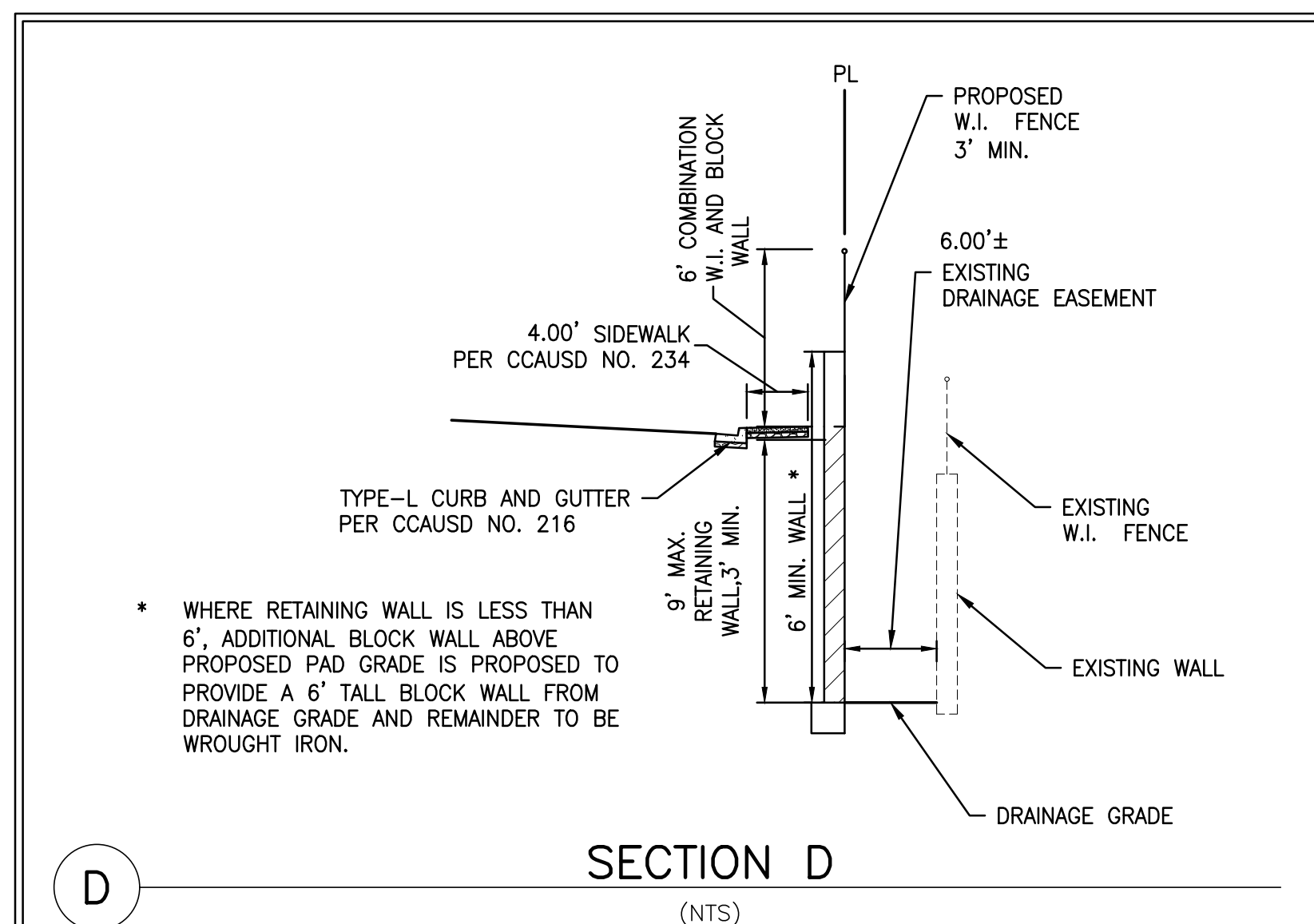
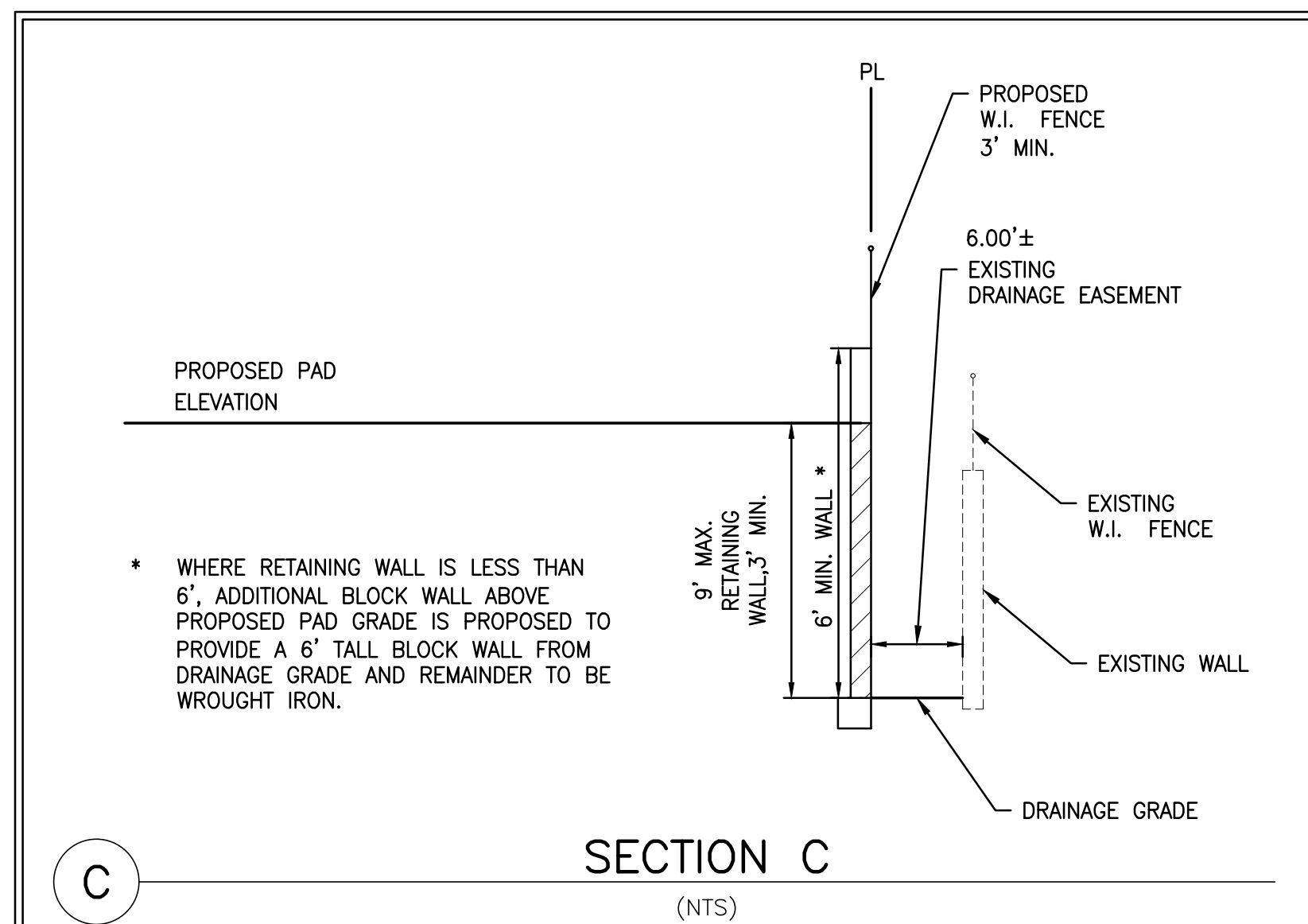
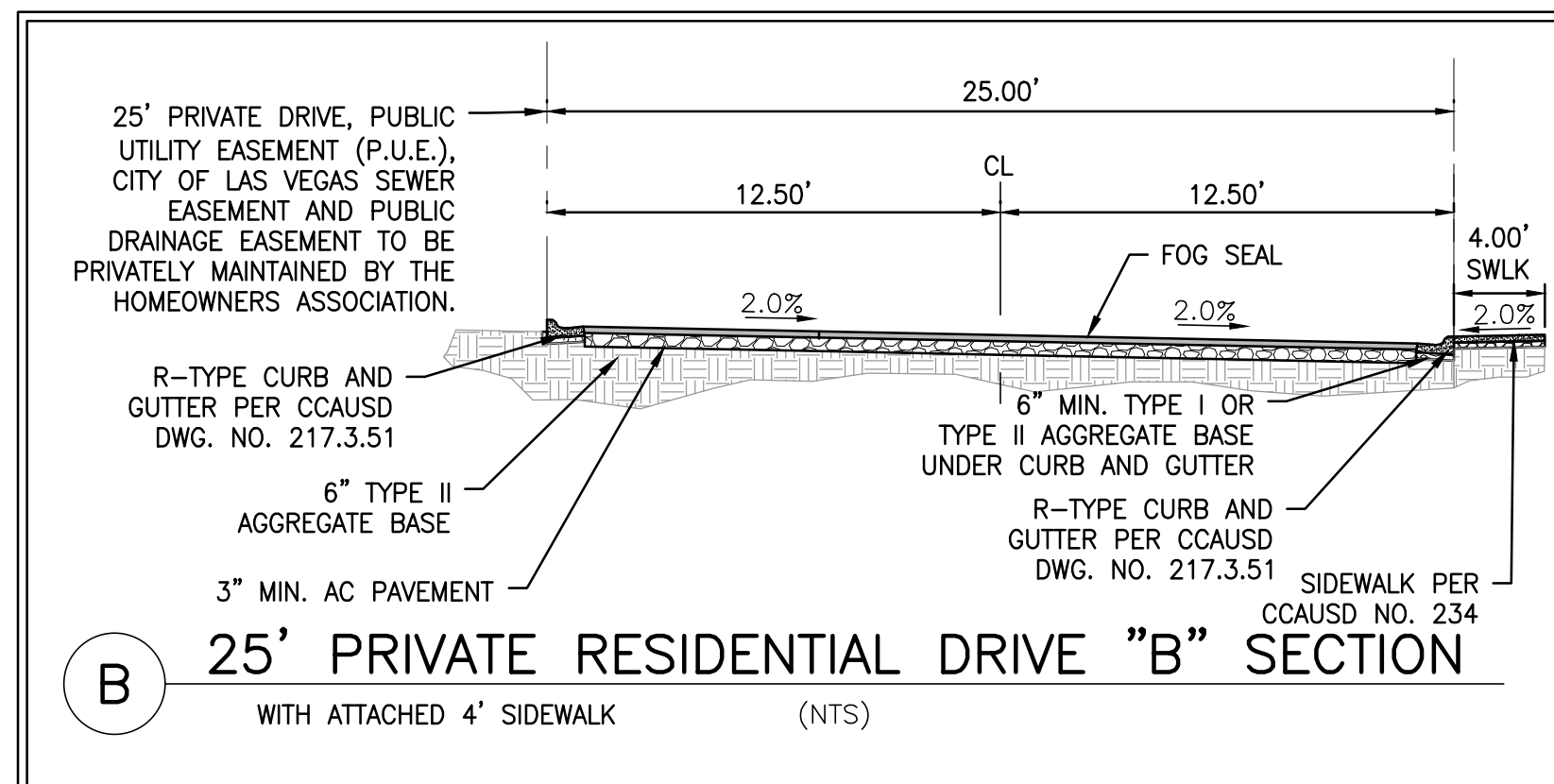
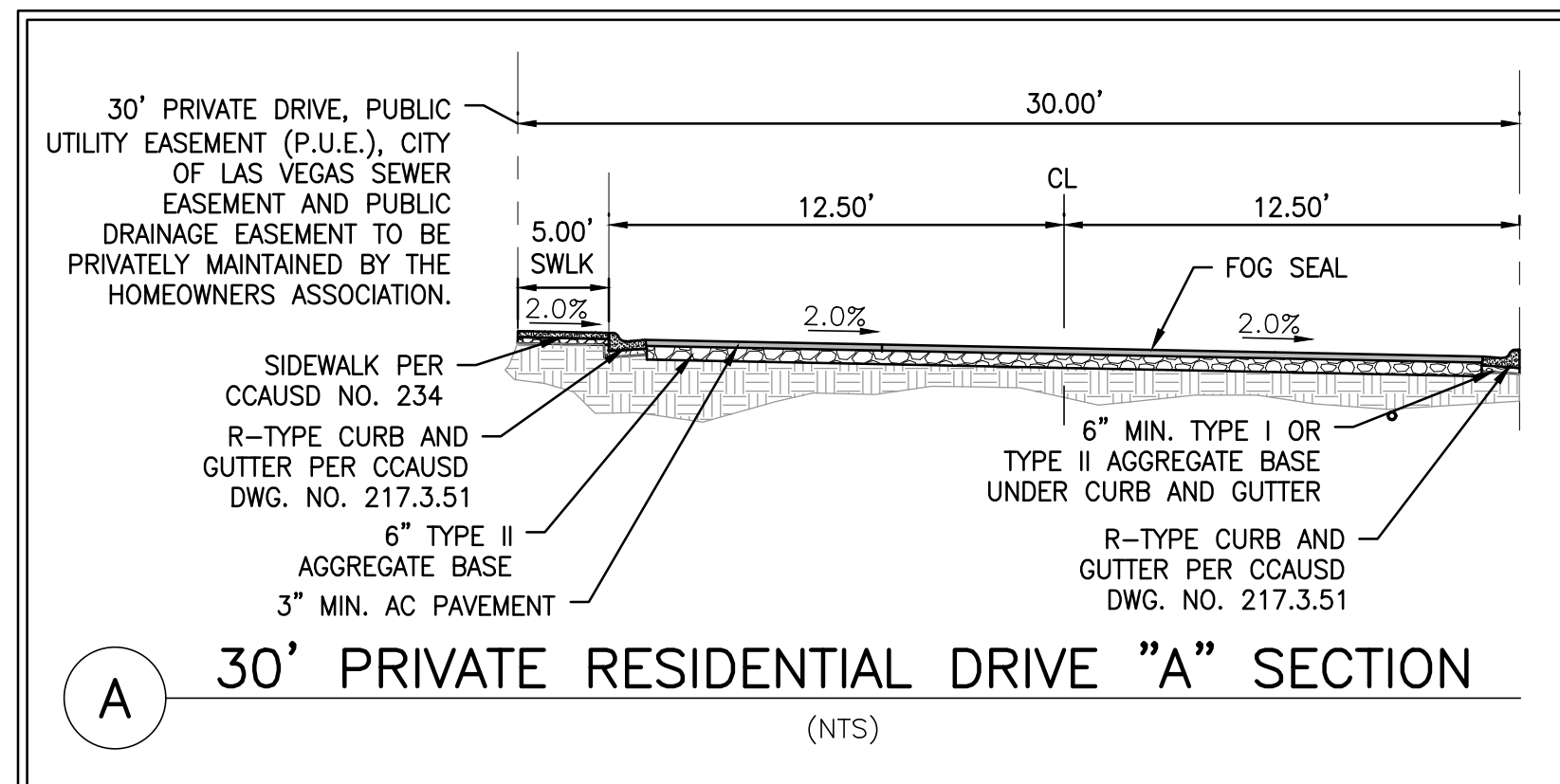
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ENGINEERING COMPANY

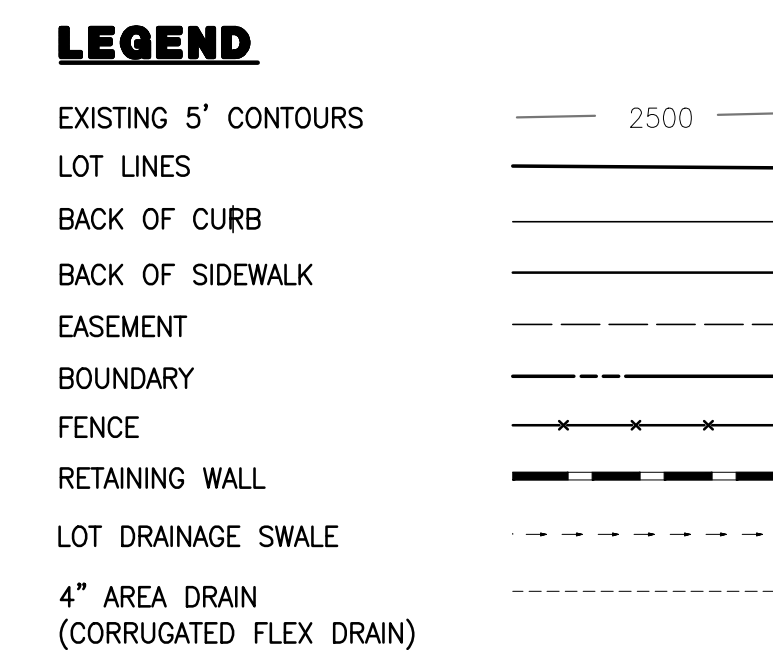
811
Know what's below.
Call before you dig.

FAST
Call before you dig
Underground
1-702-432-5300
FREEMAN AND METEOR
SYSTEM OF TRANSPORTATION

AVOID HITTING OVERHEAD
POWER LINES. IT'S COSTLY.
Call before you dig
Overhead
1-702-227-2929

Call before you dig
Avoid cutting underground
utility lines. It's costly.
CALL
811
OR
1-800-642-2444





CONSTRUCTION NOTES

- ① CONSTRUCT "L" TYPE CURB PER USDOCCA DWG. NO. 216.
- ② CONSTRUCT "R" TYPE CURB PER USDOCCA DWG. NO. 217.3.S1.
- ③ CONSTRUCT 4' THICK, 4' WIDE SIDEWALK PER USDOCCA DWG. NO. 234. SIDEWALK CROSS SLOPES NOT TO EXCEED 2%.
- ④ CONSTRUCT 10' LONG TRANSITION "L" CURB TO "R" TYPE CURB PER DETAIL "G", SHEET 8.
- ⑤ CONSTRUCT 8' WIDE VALLEY GUTTER VALLEY GUTTER, PER USDOCCA DWG. NO. 228.
- ⑥ CONSTRUCT 2' LONG TRANSITION FROM "R" TYPE CURB TO DEPRESSED CURB, SEE DETAIL "K", SHEET 8.
- ⑦ CONSTRUCT SIDEYARD WALL OPENING PER DETAIL "J", SHEET 8.
- ⑧ CONSTRUCT REMOVABLE BOLLARDS PER DETAIL "I", SHEET 8.
- ⑨ WROUGHT IRON GATE BY OTHERS
- ⑩ CONSTRUCT 4' THICK, 5' WIDE SIDEWALK PER USDOCCA DWG. NO. 234. SIDEWALK CROSS SLOPES NOT TO EXCEED 2%.
- ⑪ CONSTRUCT 4' WALL OPENING PER DETAIL "L", SHEET 8.
- ⑫ CONSTRUCT OUTFALL RIPRAP PER DETAIL "N", SHEET 8.
- ⑬ RIPRAP SEDIMENTATION BASIN PER DETAIL "M", SHEET 8.
- ⑭ CONSTRUCT CONCRETE SPLASH PAD 4" CONCRETE OVER 6" TYPE II.
- ⑮ CONSTRUCT 6' TRANSITION FROM "R" CURB TO "A" CURB PER DETAIL "R" ON SHEET 10.
- ⑯ CONSTRUCT SIDEWALK RAMP PER CCAUSD # 235, CASE III SIDEWALK. OUTSIDE RAMP $A=B=8'$ WITH TRUNCATED DOMES.
- ⑰ CONSTRUCT "A" TYPE CURB PER USDOCCA DWG. 219.
- ⑱ CONSTRUCT 2' TRANSITION FROM "L" CURB TO "R" CURB PER DETAIL "S" ON SHEET 10.
- ⑲ SEE DETAIL "Q" ON SHEET 9 FOR TYPICAL DRAINAGE FOR LOTS 1-13.
- ⑳ SEE DETAIL "P" ON SHEET 9 FOR TYPICAL DRAINAGE FOR LOTS 14-29.

GRADING NOTES

1. REFER TO THE SOILS REPORT FOR AC PAVEMENT AND ALL OTHER SECTION INFORMATION.
2. ALL OFF-SITE IMPROVEMENT CONSTRUCTION SHALL CONFORM TO THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA, LATEST EDITION.
3. FINAL ASPHALTIC CONCRETE (AC) PAVEMENT SURFACES SHALL BE ONE-HALF INCH ABOVE THE TOP OF THE GUTTER (INCLUDING OPEN GRADE).
4. CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
5. SEE LANDSCAPE PLANS FOR LANDSCAPING AND ON-SITE IRRIGATION.
6. THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNMENT AGENCIES.
7. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
8. ADD 2500 TO ALL ELEVATIONS TO GET ACTUAL ELEVATIONS.



- ① 5' PRIVATE DRAINAGE EASEMENT
- ② EMERGENCY OVERFLOW WALL OPENING
- ③ 4" DRAIN INLET WITH TOP GRATE
- ④ 4" AREA (CORRUGATED FLEX DRAIN).
- ⑤ 4" AREA DRAIN OUTFALL TO EXISTING 6' DRAINAGE EASEMENT.



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702.827.0650

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DURANGO AND 95 - PARCEL 3
SIGNATURE HOMES



Know what's below.
Call before you dig.

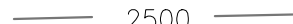
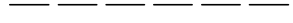
DRAWING NO.

SHEET NO. 9 OF 16

16 Fig.	GRADING DETAILS	
	PROJECT NO:	N1046 D
	DATE:	10/12/2022 C

DW 22-XXXXX PLANS FOR GRADING / DRAINAGE REVIEW - NOT FOR CONSTRUCTION

LEGEND

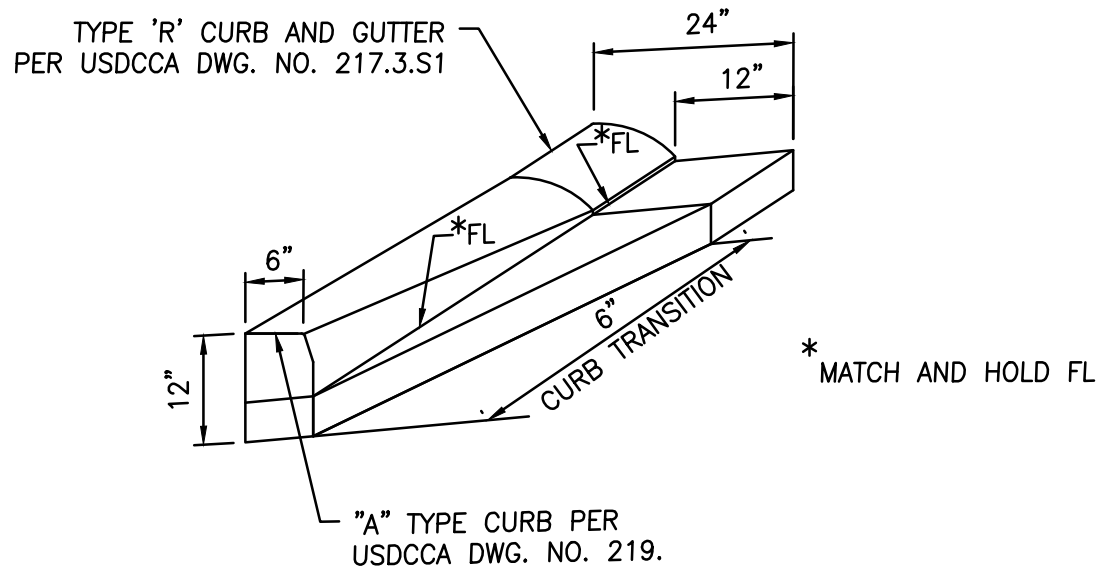
EXISTING 5' CONTOURS		2500
LOT LINES		
BACK OF CURB		
BACK OF SIDEWALK		
EASEMENT		
BOUNDARY		
FENCE		
RETAINING WALL		
LOT DRAINAGE SWALE		
4" AREA DRAIN (CORRUGATED FLEX DRAIN)		

CONSTRUCTION NOTES

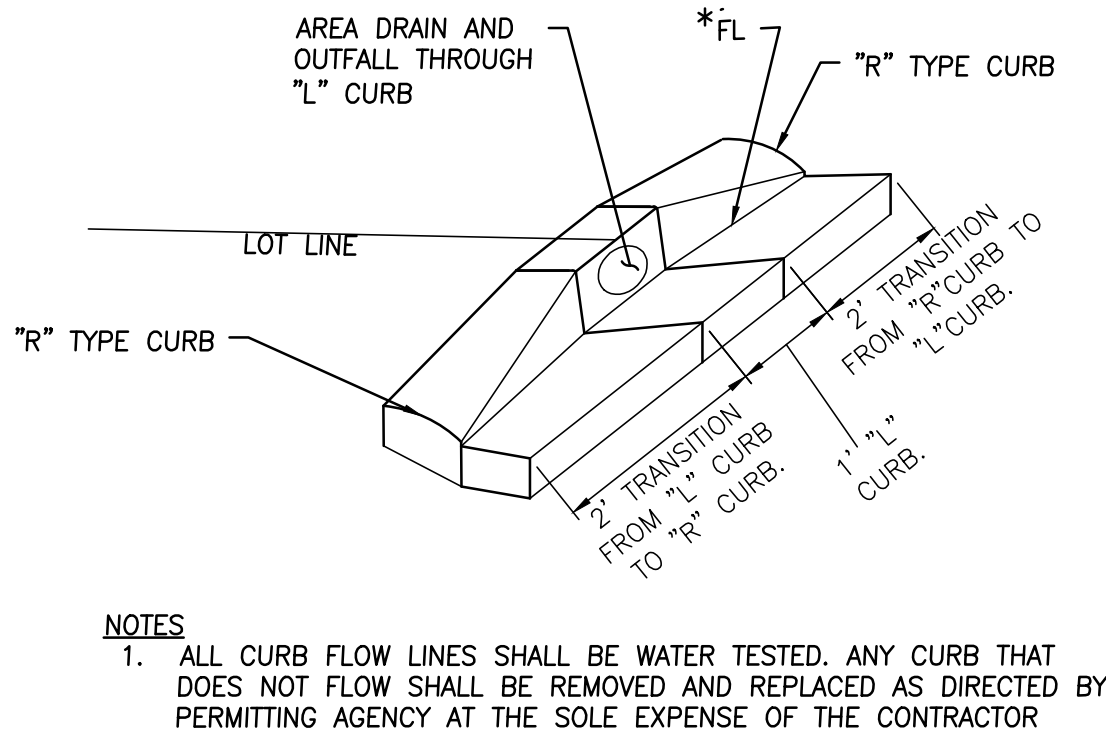
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- 20) SEE DETAIL "P" ON SHEET 9 FOR TYPICAL DRAINAGE FOR LOTS 14-29.

GRADING NOTES

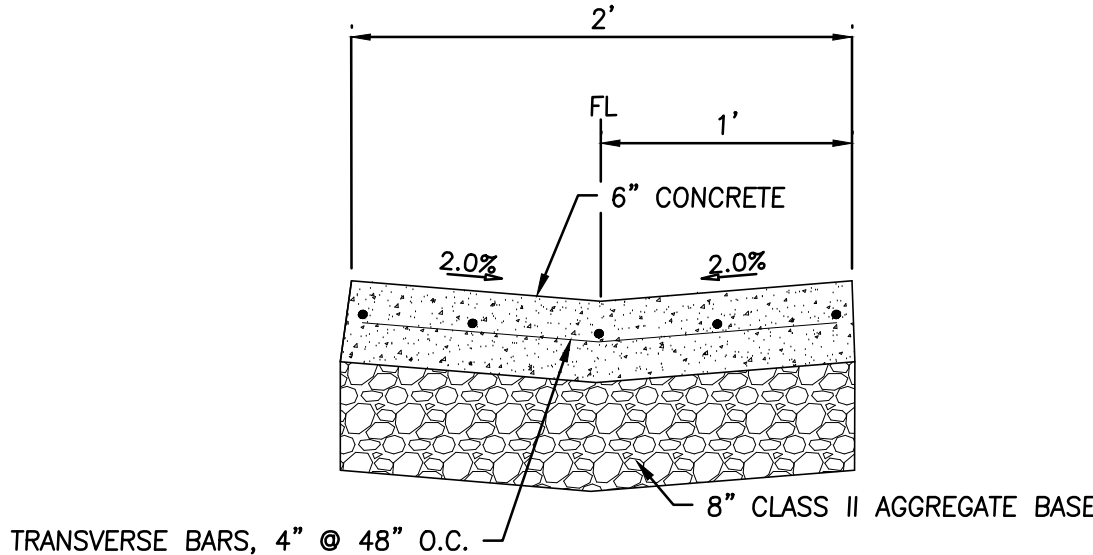
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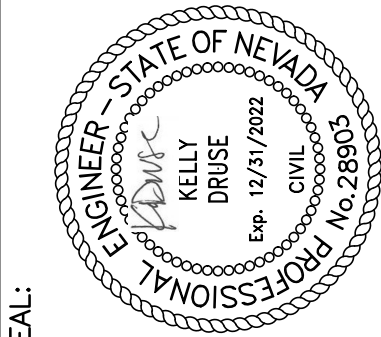
R TRANSITION "R" TYPE TO "A" CURB
NTS



S AREA DRAIN OUTFALL THROUGH "L" CURB
NTS



T 2' WIDE VALLEY GUTTER
NTS



SEAL:

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702.827.0650

4255 DEAN MARTIN DRIVE, SUITE F
LAS VEGAS, NV 89103

PROJECT NO: NT046
DATE: 10/12/2022

DRAWN/DESIGNED BY: OS/AL/BB
CHECKED BY: KLD

DURANGO AND 95 - PARCEL 3
SIGNATURE HOMES
CITY OF LAS VEGAS

GRADING DETAILS



DRAWING NO.
SHEET NO. 10 OF 16