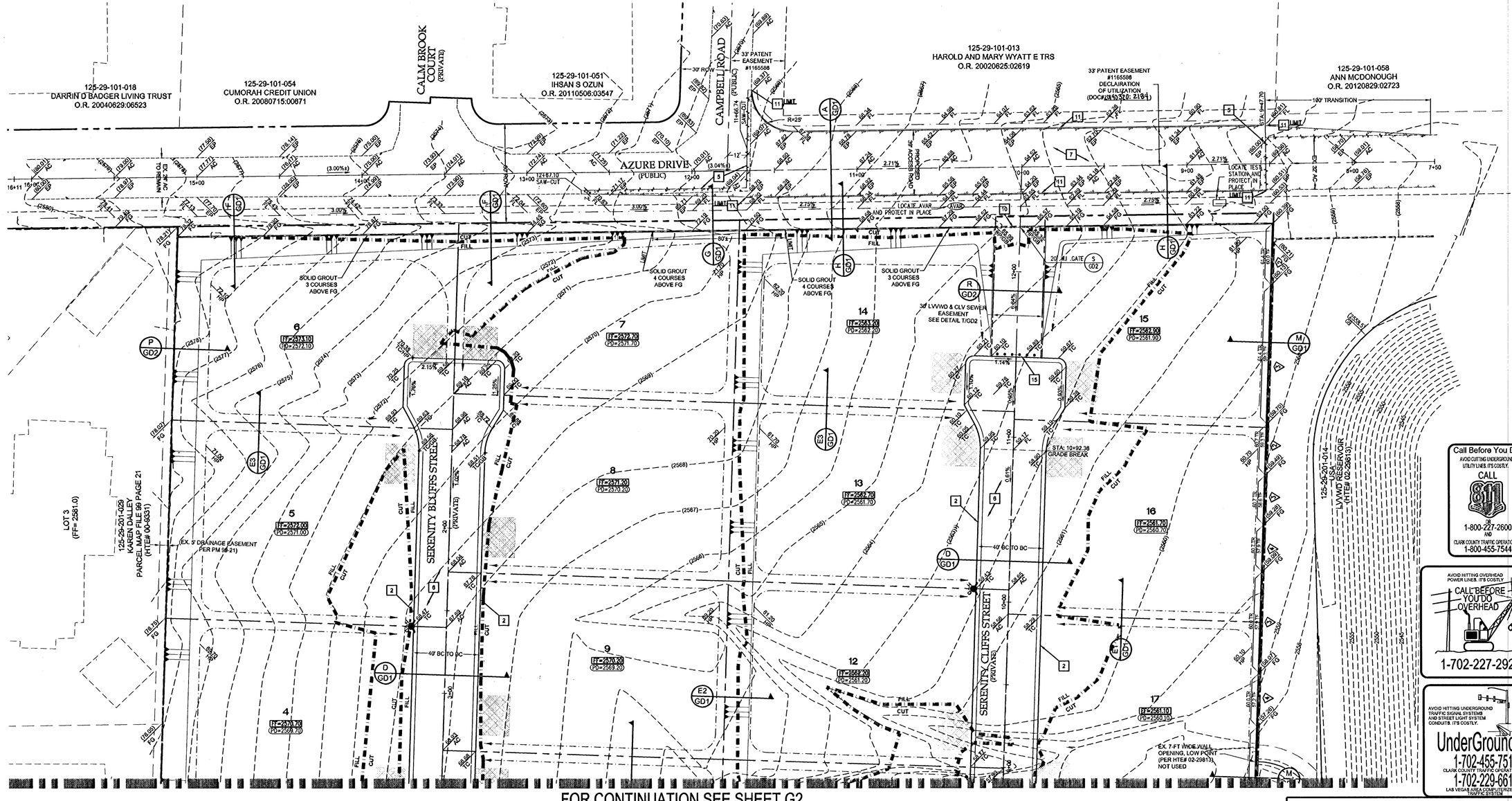
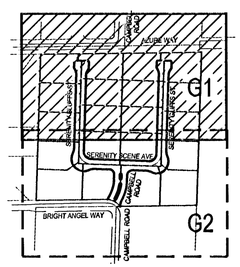


KEY MAP



SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

CONSTRUCTION NOTES

1. 24" L-TYPE CURB & GUTTER (PER USD #216)
2. 30" ROLL CURB (PER USD #217A)
3. CONSTRUCT 10' CURB TRANSITION FROM "L" TYPE CURB TO 30" ROLL CURB (PER DETAIL SHEET GD2)
4. 8' CROSS GUTTER (PER USD #228)
5. SAWCUT & MATCH EXISTING AC PAVEMENT (PER CCAUSD #500.4, 500.5 & 503)
6. 2" AC W/ 4" TYPE II OVER 6" TYPE I AGGREGATE BASE (PER HTE# 13-42235)
7. 3" AC W/ 4" TYPE II OVER 5 1/2" TYPE I AGGREGATE BASE (PER HTE# 13-42235)
8. CONSTRUCT AC SWALE MATCHING INTO EXISTING GRADE
9. CUT OFF WALL TO MATCH INTO GATE VALVE CONCRETE COLLAR (PER DETAIL Z, SHEET GD2)
10. WROUGHT IRON GATE (PER DETAIL S, SHEET GD2)
11. INSTALL CUT-OFF WALL (L=3.5'), SEE DETAIL Z/GD2
12. CONSTRUCT 10' CURB TRANSITION FROM 30" ROLL CURB TO ZERO CURB (PER DETAIL W, SHEET GD2)
13. CONSTRUCT 48"x16" BLOCK WALL OPENING (PER DETAIL V, SHEET GD2)
14. CONSTRUCT 3'x7' RIPRAP PAD (PER DETAIL Q, SHEET GD2)
15. INSTALL REMOVEABLE BOLLARDS (UDACS PLATE NO. 75), SEE DETAIL AA/GD2
16. CONSTRUCT 2' WIDE CONCRETE BAND (PER DETAIL AA, SHEET GD2)

GEOTECHNICAL

GEO TEK RESIDENTIAL, LLC
6835 SOUTH ESCONDIDO STREET, SUITE B
LAS VEGAS, NEVADA 89119
702-897-1424

REPORT NO: 11090-LVR6
DATE 02/21/2013

FLOOD ZONE

THIS PROJECT IS LOCATED IN FLOODZONE "X" WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF THE 0.20% ANNUAL CHANCE FLOODPLAIN PER FIRM PANEL 32003C2569F, MAP REVISED NOVEMBER 18, 2011.

GRADING NOTES

COMPLETION OF SECTION II OF DRAINAGE COMPLIANCE REPORT REQUIRED.

ADD 2500 FEET TO ALL GRADE TAGS TO GET ACTUAL ELEVATION.

THE ELEVATION DIFFERENCE BETWEEN THE PAD AND FINISH FLOOR IS DETERMINED FROM THE MINIMUM THICKNESS REQUIRED PER THE GEOTECHNICAL REPORT. FINISH FLOORS MAY INCREASE DEPENDING ON THE TYPE OF SOIL AND FOUNDATION PLAN USED. NOTE THAT THE STRUCTURAL PLANS & GEOTECHNICAL REPORT SHALL SUPERSEDE THE CIVIL IMPROVEMENT PLANS.

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

ALL WORK TO BE PERFORMED OUTSIDE OF THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL NOT BE PERFORMED UNTIL WRITTEN PERMISSION AND EASEMENTS HAVE BEEN OBTAINED FROM THE OFFSITE OWNER AND GIVEN TO CLARK COUNTY.

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

EARTHWORK

TOTAL FOR OVERALL DEVELOPMENT:
17,037 CY CUT
13,696 CY FILL
3,341 CY NET (CUT)

THIS OPINION OF THE CUT AND FILL QUANTITIES IS PROVIDED AS REQUIRED BY CLARK COUNTY BUILDING CODE REQUIREMENTS. THIS INFORMATION SHOULD NOT BE USED FOR BIDDING PURPOSES. ALL CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN QUANTITIES. THESE TOTALS ARE RAW AND DO NOT ACCOUNT FOR SHRINKAGE AND SUBSIDENCE.

LEGAL DESCRIPTION

THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) AND THE WEST HALF (W ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 60 EAST M.D.M.

BENCHMARK

8LV9029W4 - CITY OF LAS VEGAS PIN AND ROUND PLATE IN CONCRETE PAD, SOUTHEAST CORNER OF TROPICAL PKWY. AND FT. APCHED RD. +/-50' EAST OF FT. APACHE RD.

ELEVATION 789.684M/2590.82FT (NAVD 88 DATUM)

BASIS OF BEARINGS

NORTH 89°18'17" EAST, BEING THE NORTH LINE OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (SW ¼) SECTION 28, TOWNSHIP 19 SOUTH, RANGE 60 EAST AS SHOWN FILE 107, PAGE 31 OF SURVEYS IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER

LVVWD APPROVAL

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
DATE 3-26-14 (PROJ# 121662)
LVVWD APPROVED FIRE FLOW 2,000 GPM @ 20 PSI RESIDUAL

GRADING CERTIFICATION

I CERTIFY THIS GRADING PLAN COMPLIES WITH THE APPROVED DRAINAGE STUDY, HTE 13-17153, ON FILE WITH CLARK COUNTY FOR THIS PROJECT.

ROBERT D. CUNNINGHAM, P.E. — 3/14/14 DATE

CLARK COUNTY
DEPARTMENT OF PUBLIC WORKS
DEVELOPMENT REVIEW
ACCEPTANCE OF PLANS FOR FILING

BY _____ DATE
CLARK COUNTY
DEPARTMENT OF PUBLIC WORKS

ACCEPTANCE OF THESE PLANS FOR FILING SHALL NOT BE CONSTRUED TO BE A PERMIT FOR OR AN APPROVAL OF ANY VIOLATION OF ANY OF THE PROVISIONS OF THE STATE OR COUNTY LAWS AND/OR SPECIFICATIONS. CLARK COUNTY SHALL BE HELD FREE FROM DAMAGES WHICH MAY RESULT FROM THE CONSTRUCTION OF THE IMPROVEMENTS FROM THE ENGINEERING DESIGN DEPICTED HEREIN.

NOTE: POWER POLES AND/OR OTHER EXISTING FACILITIES NOT IN PROPER LOCATION BASED ON PROPOSED IMPROVEMENTS SHOWN HEREON WILL BE RELOCATED AT NO EXPENSE TO CLARK COUNTY.

Call Before You Dig
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
CALL 811
OR
1-800-227-2600
AND
CLARK COUNTY TRAFFIC OPERATIONS
1-800-455-7544

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

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEM CONDUITS. IT'S COSTLY.
Call before you
UnderGround
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS
1-702-229-6611
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

NO.	DESCRIPTION	SHTS.	APPR.	DATE
	REVISIONS			

WILLIAM LYON HOMES
500 PILOT ROAD, STE #G
LAS VEGAS, NV 89119
(702) 263-8220 FAX: (702) 263-8220

TANEY ENGINEERING
6030 S. JONES BLVD STE# 100
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX: (702) 362-9233

BRIGHT ANGEL AND CAMPBELL
A RESIDENTIAL SUBDIVISION
GRADING PLAN - NORTH

PROFESSIONAL ENGINEER — ROBERT D. CUNNINGHAM — Exp. 12-31-14 — CIVIL — No. 15726 — STATE OF NEVADA
5/14/14
ENGINEER'S SEAL

DATE:	3/14/14
SCALE:	1" = 30'
JOB NO:	WLL-13-075
DESIGNED BY:	DRL
CHECKED BY:	AM
SHEET NAME:	G1
SHEET:	3 OF 17
HTE# 13-39191/	HR51509
CLV#	30741082

FILE NAME: WLL075_GRADING PLANS.DWG