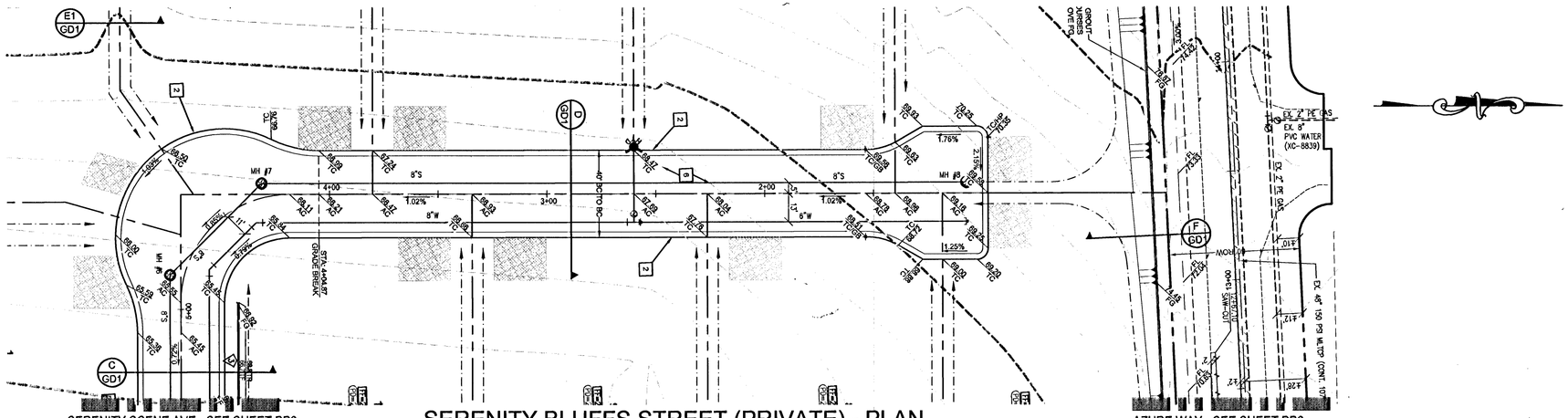
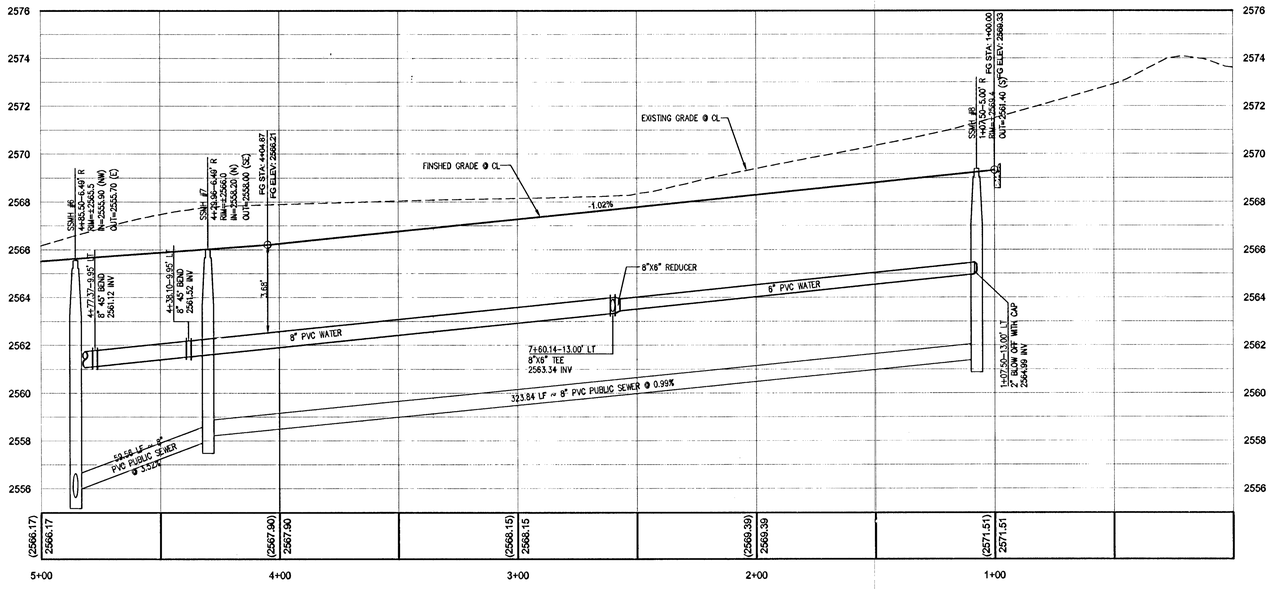


SERENITY SCENE AVE - SEE SHEET PP3

SERENITY BLUFFS STREET (PRIVATE) - PLAN
STA: 1+00.00 TO 5+00.00

AZURE WAY - SEE SHEET PP6



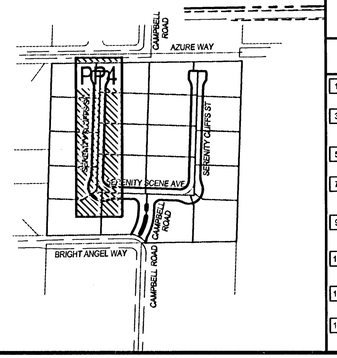
SERENITY BLUFFS STREET (PRIVATE) - PROFILE
STA: 1+00.00 TO 5+00.00

SCALE: 1"=30' HORIZ., 1"= 3' VERT.

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

KEY MAP



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-LVR8
DATE 02/21/2013

UTILITY DISCLAIMER NOTE

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

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.

TRAFFIC NOTE

REPLACE ALL TRAFFIC CONTROL DEVICES (SIGNS OR PAVEMENT MARKINGS), UNDER CLARK COUNTY JURISDICTION, THAT ARE DISTURBED, DESTROYED, MOVED OR MODIFIED BY TRENCHING ACTIVITIES TO CLARK COUNTY SATISFACTION. ALL MATERIALS USED SHALL MEET CLARK COUNTY'S SPECIFICATIONS, OR WILL BE APPROVED EQUIVALENT.

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 ½) 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

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 2.07.01 AND 2.07.02.

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

LVVWD APPROVAL

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
DATE 3-24-14 (PROJ# 121665)
LVVWD APPROVED FIRE FLOW 2,000 GPM @ 20 PSI RESIDUAL

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 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

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

FILE NAME: WLL075_PP.DWG

NO.	DESCRIPTION	SHTS.	APPR.	DATE
	REVISIONS			

WILLIAM LYON HOMES
500 PILOT ROAD, STE #G
LAS VEGAS, NV 89119
(702) 263-4200 FAX: (702) 263-4220

TANEY ENGINEERING
6030 S. JONES BLVD STE# 100
LAS VEGAS, NV 89118
(702) 362-8844 FAX: (702) 362-8333

BRIGHT ANGEL AND CAMPBELL
A RESIDENTIAL SUBDIVISION
SERENITY BLUFFS STREET
STA: 1+00.00 TO 5+00.00
PLAN & PROFILE

REGISTERED PROFESSIONAL ENGINEER STATE OF NEVADA
ROBERT D. CUNNINGHAM
Exp. 12-31-14
CIVIL
No. 15726
3/14/14
ENGINEER'S SEAL

DATE: 3/14/14
SCALE: 1" = 30'
JOB NO: WLL-13-075
DESIGNED BY: DRL
CHECKED BY: AM
SHEET NAME: PP4
SHEET: 10 OF 17
HTE# 13-39191 / #1S1509
CLV# 3077 1082