

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
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[illegible]

ADAVEN HOMES
3425 CLIFF SHADOWS PKWY
LAS VEGAS, NV 89129
(702) 365-6588 FAX:

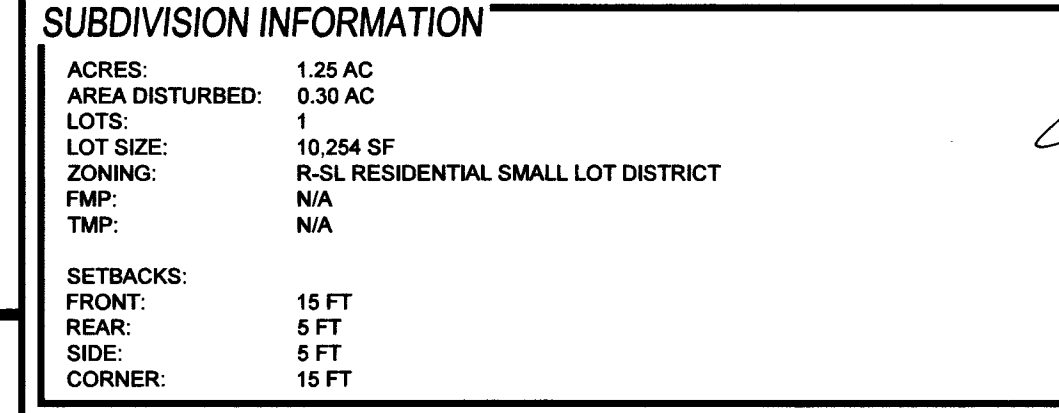
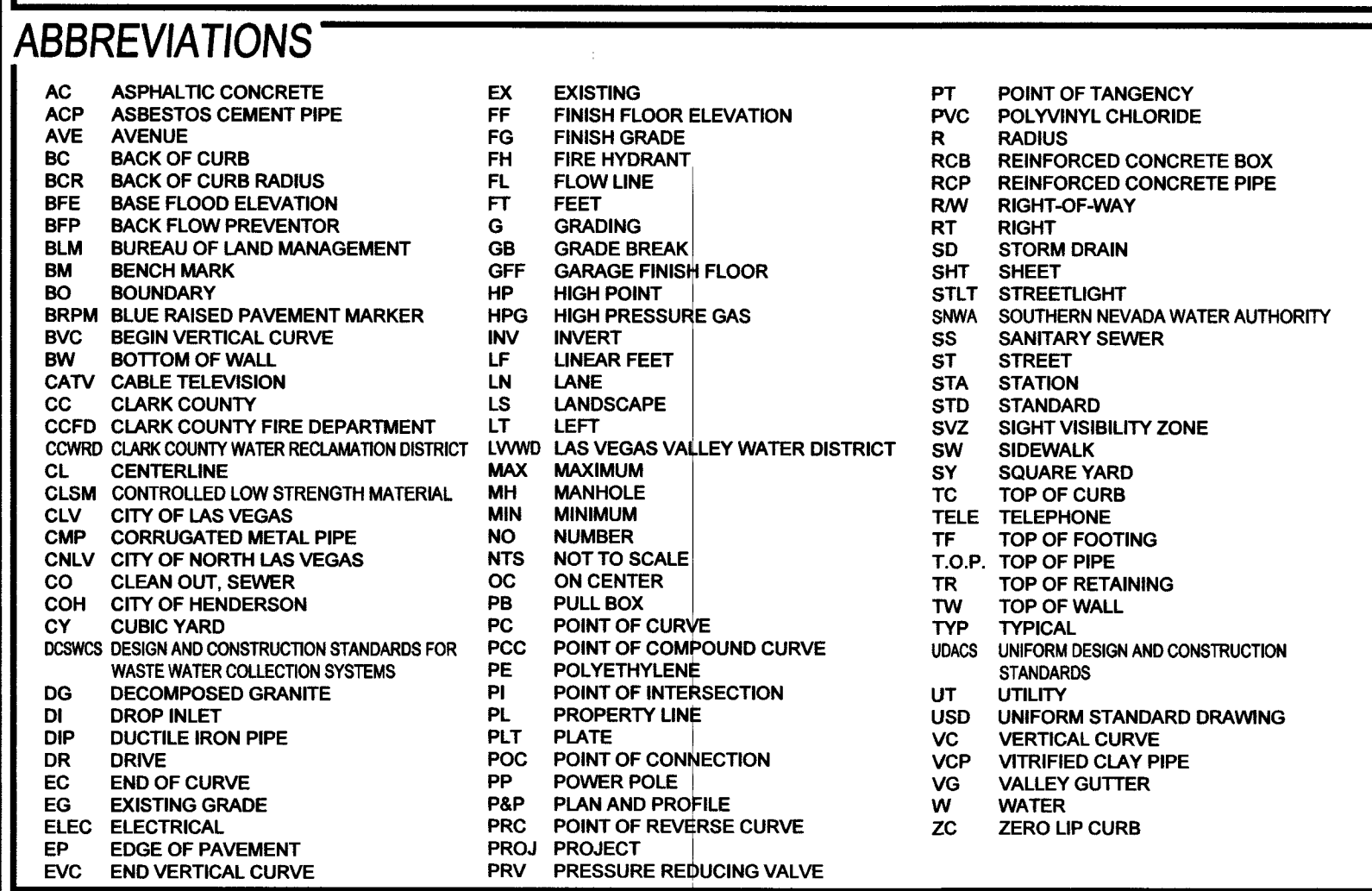
TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 FAX: (702) 362-5233



ALPINE RIDGE & 215
 A RESIDENTIAL SUBDIVISION
 COVER SHEET

DATE:		5/31/2019	
SCALE:		NTS	
JOB NO:		ADV-18-108	
DESIGNED BY:		CHECKED BY:	
BP		BM	
SHEET NAME:		C1	
SHEET NUMBER:		01 OF 07	
L19-00760		—	
CITY		107Y5105	

DEVELOPER ADAVEN HOMES 3425 CLIFF SHADOWS PKWY LAS VEGAS, NV 89129 (702) 365-8588	OWNER ALPINE RIDGE 3 LLC 557 IVY SPRING STREET LAS VEGAS, NV 89138
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UTILITY DISCLAIMER
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 EXISTING LOCATIONS.

BASIS OF BEARING

SOUTH 89°00'28" WEST, BEING THE BEARING OF SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN IN BOOK 148 PAGE 30 OF PLATS, CLARK COUNTY, NEVADA, OFFICIAL RECORDS.

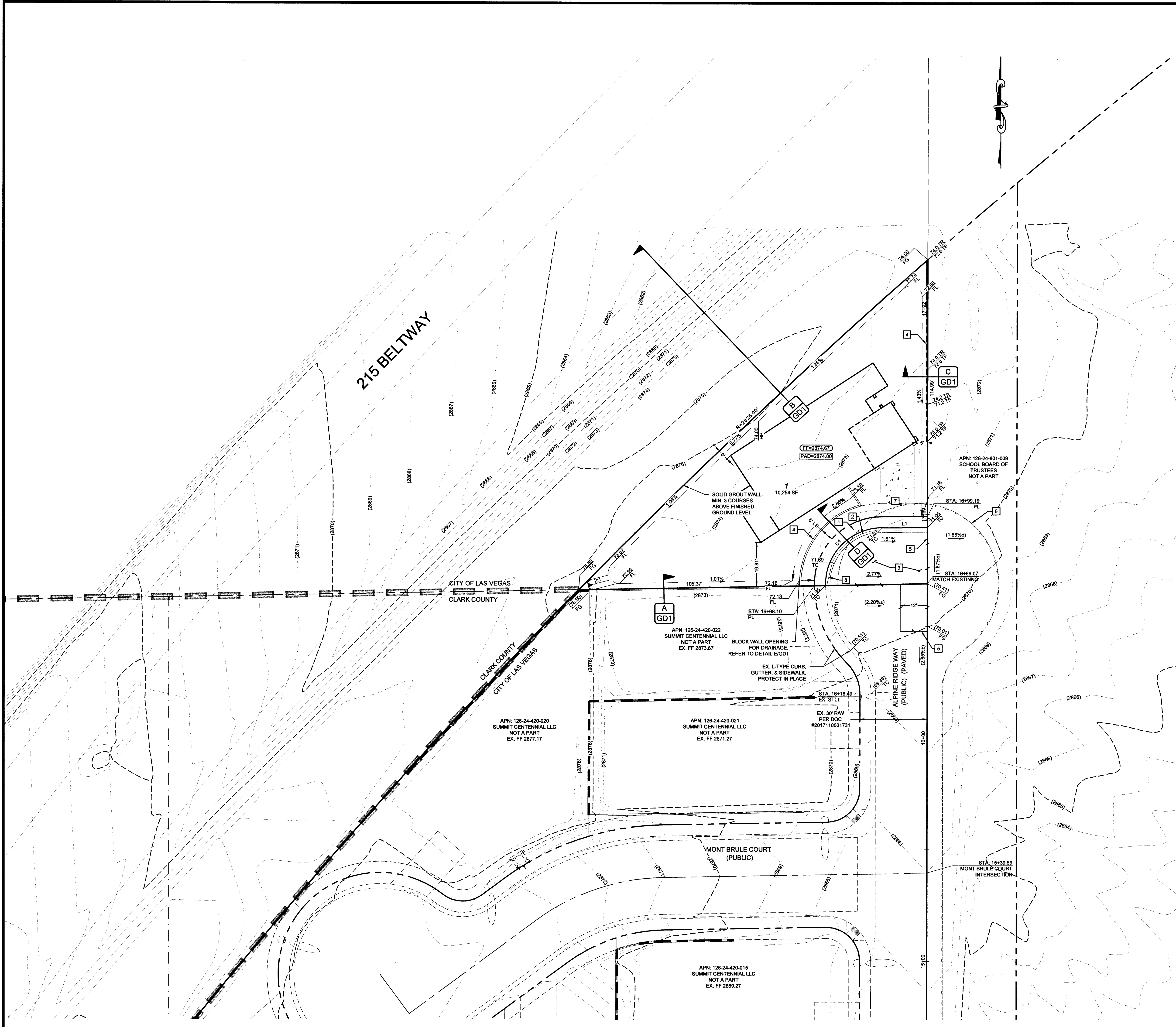
BENCHMARK

RIVET AND PLATE TOP CURB SE CORNER ALPINE RIDGE WAY AND CENTENNIAL PARKWAY
ELEVATION: 2856.12

LEGAL DESCRIPTION

BEING A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B. & M.

LAST PLOT: Mont Brule
FILE NAME: S:\CTY\ADVEN HOMES\ADV-18-108 - ALPINE RIDGE & 215 BELTWAY\DWG\SS\H108_SHT_G_1Z.DWG



Avoid overhead power line contact. It's costly.

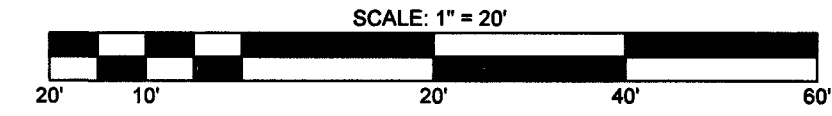
Call before you Overhead

1-702-227-2929

Call before you Dig

CALL 811

OR 1-800-227-2600



- CONSTRUCTION NOTES**
- INSTALL 5' WIDE SIDEWALK (PER CCAUSD #234)
 - INSTALL 24" R-TYPE CURB & GUTTER (PER CCAUSD #217.3.S1)
 - 2.0" AC PAVEMENT OVER 4" TYPE II PER SOILS REPORT #1991-GEO
 - INSTALL 6.0' HIGH DECORATIVE SCREEN WALL
 - SAWCUT AND MATCH EXISTING AC PAVEMENT (PER CCAUSD #500.5 & #503)
 - PROTECT IN PLACE EXISTING AC PAVEMENT
 - INSTALL RESIDENTIAL DRIVEWAY (PER CCAUSD #223)
 - INSTALL 10' L-TYPE TO R-TYPE CURB TRANSITION (PER DETAIL F/GD1)

GEOTECHNICAL
AMERICAN SOILS ENGINEERING, LLC
LAS VEGAS, NV 89119
(702) 889-9617
REPORT NO.: 1991-GEO
DATE: 04/11/19

SEE H21 FOR LINE AND CURVE TABLE AND LOT DIMENSIONS.

EARTHWORK

TOTAL FOR OVERALL DEVELOPMENT: 72 CY CUT / 154 CY FILL / 82 CY NET (FILL)

NOTE: THIS OPINION OF THE CUT AND FILL QUANTITIES IS PROVIDED AS REQUIRED BY THE GOVERNING ENTITY. 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.

FLOOD ZONE

THIS PROJECT IS LOCATED IN FLOOD ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER FIRM PANEL 32003C2150E, REVISED DATE.

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GRADING NOTES

COMPLETION OF SECTION II OF DRAINAGE COMPLIANCE REPORT REQUIRED.

ADD 2800 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 THE GOVERNING ENTITY.

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

BENCHMARK

RIVET AND PLATE TOP CURB SE CORNER ALPINE RIDGE WAY AND CENTENNIAL PARKWAY
ELEVATION: 2856.12

ACCEPTANCE OF PLANS FOR FILING

BY: _____ DATE: _____

DEVELOPMENT AND FLOOD CONTROL

ADAVEN HOMES
3425 CLIFF SHADOWS PKWY
LAS VEGAS, NV 89129
(702) 365-8886 FAX

TANEY & ENGINEERING
8100 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 FAX (702) 362-5333

ALPINE RIDGE & 215
A RESIDENTIAL SUBDIVISION

GRADING PLAN

DATE: 6/3/2019

SCALE: 1"=20'

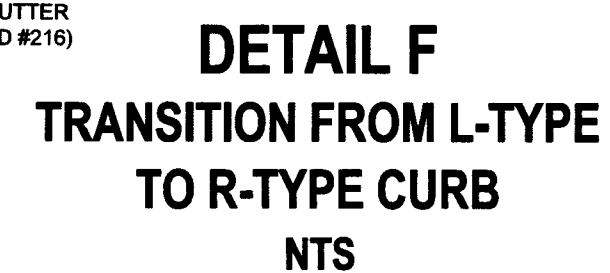
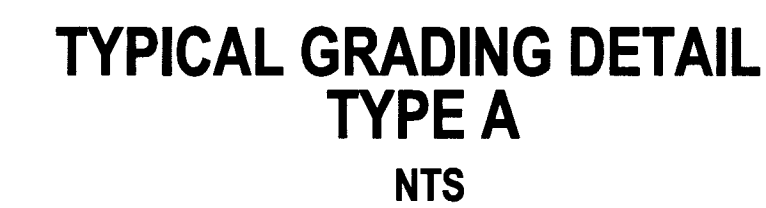
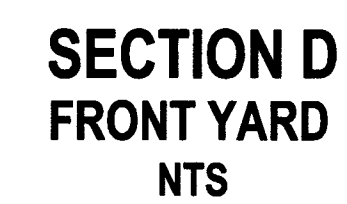
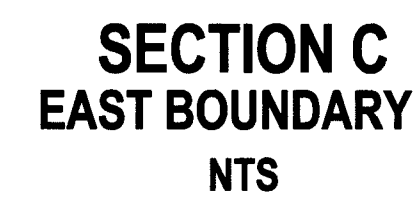
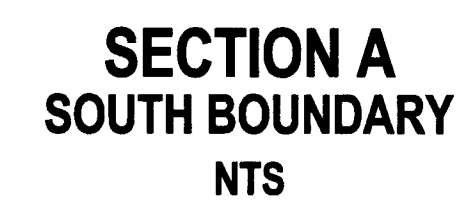
JOB NO: ADV-18-108

DESIGNED BY: BP CHECKED BY: BM

SHEET NAME: G1

SHEET NUMBER: 03 OF 07

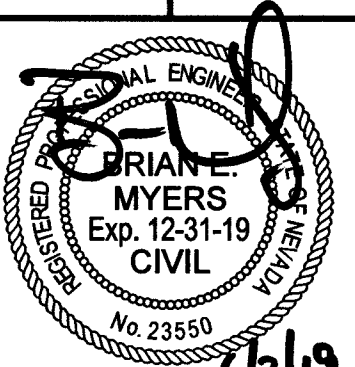
L19-00760 CITY 107Y5105



ADAVEN HOMES 3425 CLIFF SHADOWS PKWY LAS VEGAS, NV 89129 (702) 365-8888 FAX:	TANEY ENGINEERING 6030 S. JONES BOULEVARD LAS VEGAS, NV 89118 (702) 362-8844 FAX: (702) 362-5523
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ALPINE RIDGE & 215
A RESIDENTIAL SUBDIVISION
GRADING DETAILS



DATE: 6/3/2019

SCALE: NTS

JOB NO: ADV-18-108

DESIGNED BY:	CHECKED BY:
RP	RM

SHEET NAME: CD1

SHEET NUMBER:

04 OF 07

01 OF 01

L19-00760 —
CITY 107Y5105

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before you
Overhead
1-702-227-2929

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Avoid cutting underground utility lines. It's costly.

CALL



OR

1-800-227-2600



CONSTRUCTION NOTES

1. INSTALL 5' WIDE SIDEWALK (PER CCAUSD #234)
2. INSTALL 24" R-TYPE CURB & GUTTER (PER CCAUSD #217.3.S1)
3. 2.0" AC PAVEMENT OVER 4" TYPE II PER SOLS REPORT #1804-GEO
4. INSTALL 6' HIGH DECOMPOSITE SCREEN WALL
5. SAWCUT AND MATCH EXISTING AC PAVEMENT (PER CCAUSD #500.5 & #503)
6. PROTECT IN PLACE EXISTING AC PAVEMENT
7. INSTALL RESIDENTIAL DRIVEWAY (PER CCAUSD #223)
8. INSTALL 10'-1" TO 1" R-TYPE CURB TRANSITION (PER DETAIL FGCD1)
1. INSTALL 6' 90° BEND (PER UDACS PLT. NO. 31)
2. INSTALL 4" SEWER LATERAL AND CURB MARKING (DCSCWS SD-22 & SD-23)
3. INSTALL 1" WATER SERVICE W/ 3/4" METER (UDACS PLT. NO. 1)
4. INSTALL WYE CONNECTION (PER DCSCWS SD-22)
5. INSTALL 6" PVC WATER
6. INSTALL CLEANOUT WITH TRAFFIC RATED LID (SEWER UNDER DRIVEWAY) (PER DCSCWS SD-26)
7. INSTALL CAP AND BLOW OFF ASSEMBLY (PER UDACS PLT. NO. 36)

GEO TECHNICAL —

AMERICAN SOILS ENGINEERING, LLC
LAS VEGAS, NV 89119
(702) 889-9617

REPORT NO: 1991-GEO

UTILITY DISCLAIMER

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LINE AND CURVE DATA

FOR LINE AND CURVE DATA TABLES, SEE THE GRADING PLAN SHEETS FOR THIS PROJECT.

PROFILE NOTES

ADD 2800 FEET TO ALL GRADE TAGS TO GET ACTUAL ELEVATION.

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 GOVERNING ENTITY.

BENCHMARK

RIVET AND PLATE TOP CURB SE CORNER ALPINE RIDGE WAY AND CENTENNIAL PARKWAY
ELEVATION: 2856.12

ACCEPTANCE OF PLANS

12 mg 6.3.19
SOUTHWEST GAS CORPORATION DATE

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT# 136461 FIRST APPROVED DATE 6-19-19
LVVWD APPROVED FIRE FLOW: 1500 GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 26 PSI
LVVWD APPROVAL IS VALID FOR ONE (1) YEAR FROM THE SIGNATURE DATE. IF CONSTRUCTION
IS NOT STARTED, PLANS MUST BE RESUBMITTED FOR REVIEW AND APPROVAL.

~~ACCEPTANCE OF PLANS FOR FILING~~

BY: _____
DEVELOPMENT AND FLOOD CONTROL _____ DATE _____

DEPTH OF COVER DURING CONSTRUCTION
MAINTAIN MINIMUM TWENTY-FOUR (24) INCH COVER PER UDACS SECTION
2.08.04. GRADING MUST BE COMPLETED PRIOR TO WATERLINE
INSTALLATION

WATER MAIN JOINT DEFLECTION NOTE (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.

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811

OR
1-800-227-2600

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Call
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Overhead
1-702-227-2929

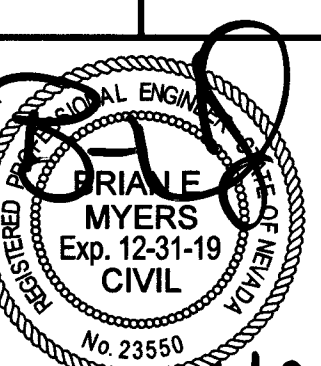
3425 CLIFF SHADOWS PKWY
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TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 FAX: (702) 362-5233



A RESIDENTIAL SUBDIVISION

PLAN AND PROFILE



6/3/2019

1"=20'

NO: ADV-18-108

DESIGNED BY:	CHECKED BY:
BP	BM

SET NAME: BB1

PP1 | 3

SET NUMBER:

05 05 07

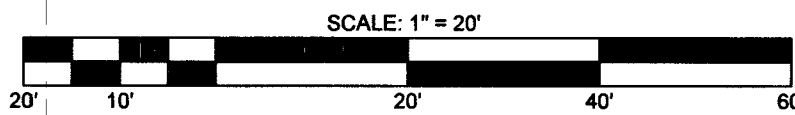
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9-00760 —

107Y5105

PROJ#:136461A QS:126-24-SW

215 BELTWAY



CONSTRUCTION NOTES

1. INSTALL 6" 90° BEND (PER UDACS PLT. NO. 31)
2. INSTALL 4" SEWER LATERAL AND CURB MARKING (DCSWCS SD-22 & SD-23)
3. INSTALL 1" WATER SERVICE W/ 3/4" METER (UDACS PLT. NO. 1)
4. INSTALL WYE CONNECTION (PER DCSWCS SD-22)
5. INSTALL 6" PVC WATER
6. INSTALL CLEANOUT WITH TRAFFIC RATED LID (SEWER UNDER DRIVEWAY) (PER DCSWCS SD-28)
7. INSTALL CAP AND BLOW OFF ASSEMBLY (PER UDACS PLT. NO. 36)

WATER MAIN JOINT DEFLECTION NOTE (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.

FIRE FLOW CALCULATIONS

FIRE FLOW REQUIREMENT IS 1500 GPM @ 20 PSI RESIDUAL.

BASED ON:
SQUARE FOOTAGE: 4800 SQ FT
OF STORIES/FLOORS: 2
HEIGHT: 28.75 FT
SPRINKLER SYSTEM: YES
ANTICIPATED FIRE SPRINKLER FLOW DEMAND: 26 GPM

IF THE ANTICIPATED FIRE FLOW IS INSUFFICIENT, AND HOMES EXCEED THE DECLARED SQUARE FOOTAGE NOTED ABOVE, A NFPA 13D SPRINKLER SYSTEM SHALL BE REQUIRED.
NUMBER OF HYDRANTS PROVIDED: 2

UTILITY NOTES

1. ALL WATER FACILITIES CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEMS" (UDACS), LATEST EDITION.
2. FIRE, WATER, AND SEWER SERVICES, AS APPROVED ON THIS PLAN, ARE INTENDED SPECIFICALLY FOR THE LOT AND USE SHOWN, AND ARE NOT INTENDED TO SERVICE ADDITIONAL PARCELS OR STRUCTURES WHICH MAY BE CREATED IN THE FUTURE. IN THE EVENT THAT THE PARCELS AND/OR LOTS SHOWN ON THIS PLAN ARE FURTHER DIVIDED TO CREATE ADDITIONAL PARCELS OR LOTS, THE OWNER IS REQUIRED TO PROVIDE SEPARATE FIRE, WATER, & SEWER SERVICES TO EACH.
3. WATER AND SEWER LATERALS SHALL BE INSTALLED A MINIMUM OF 48" APART IN SEPARATE TRENCHES. WATER LATERALS SHALL BE A MINIMUM OF 12" ABOVE THE SEWER LATERAL. (REF. UNIFORM PLUMBING CODE)
4. LOCATOR RIBBON SHALL BE USED FOR ALL SERVICE LATERALS NOT PERPENDICULAR TO THE MAIN. (TYPICAL)
5. ALL SEWER/STORM DRAINS CROSSING WATER LINES MUST CONFORM TO SECTION 2.22 OF "UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEMS" (UDACS) FOR WATER AND STORM MAIN CROSSINGS AND CLEARANCES.
6. 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.
7. ALL ONSITE STREETS AND DRAINAGE EASEMENTS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
8. INSTALL PIPELINE MARKER BALLS IN TRENCH ABOVE EACH HORIZONTAL ELBOW FITTING. (UDACS PLT 15.)
9. 3' MIN. HORIZONTAL CLEARANCE REQUIRED BETWEEN WATER MAINS AND DRY UTILITIES PER UDACS SECTION 2.04.02
10. 12" MIN. VERTICAL CLEARANCE REQUIRED BETWEEN WATER MAINS AND DRY UTILITIES AND 6' MIN. BETWEEN WATER LATERALS AND DRY UTILITIES PER UDACS SECTION 2.04.06

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BENCHMARK

RIVET AND PLATE TOP CURB SE CORNER ALPINE RIDGE WAY AND CENTENNIAL PARKWAY
ELEVATION: 2855.12

ACCEPTANCE OF PLANS

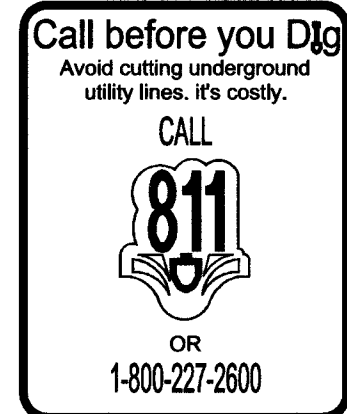
SOUTHWEST GAS CORPORATION
DATE: 6.3.19

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT# 136461 FIRST APPROVED DATE: 6-19-19
LWWD APPROVED FIRE FLOW: 1500 GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 26 GPM
LWWD APPROVAL IS VALID FOR ONE (1) YEAR FROM THE SIGNATURE DATE. IF CONSTRUCTION IS NOT STARTED, PLANS MUST BE RESUBMITTED FOR REVIEW AND APPROVAL.

APPROVED FOR CONSTRUCTION

CITY OF LAS VEGAS FIRE DEPARTMENT
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 OR COUNTY LAWS. FIRE FLOW = 1,500 G.P.M. AT 20 PSI RESIDUAL.



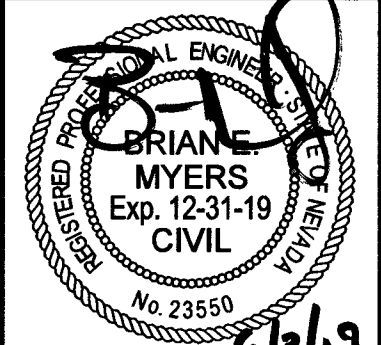
REVISIONS		NO.	DESCRIPTION	BY	SHTS.	APPR.	DATE

ADAVEN HOMES
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LAS VEGAS, NV 89118
(702) 362-8844 FAX (702) 362-5233



ALPINE RIDGE & 215
A RESIDENTIAL SUBDIVISION
UTILITY PLAN 1



DATE: 6/3/2019
SCALE: 1"=20'
JOB NO: ADV-18-108
DESIGNED BY: BP CHECKED BY: BM
SHEET NAME: UT1
SHEET NUMBER: 06 OF 07
L19-00760
CITY: 107Y5105

PROJ#: 136461A QS:126-24-SW

LAST PLOT: Mont Brule
FILE NAME: S:\CITY\ADAVEN HOMES\ADV-18-108 - ALPINE RIDGE & 215\ENGINEERING\DWG\DWG\ADV18108_SHT_UT.DWG

