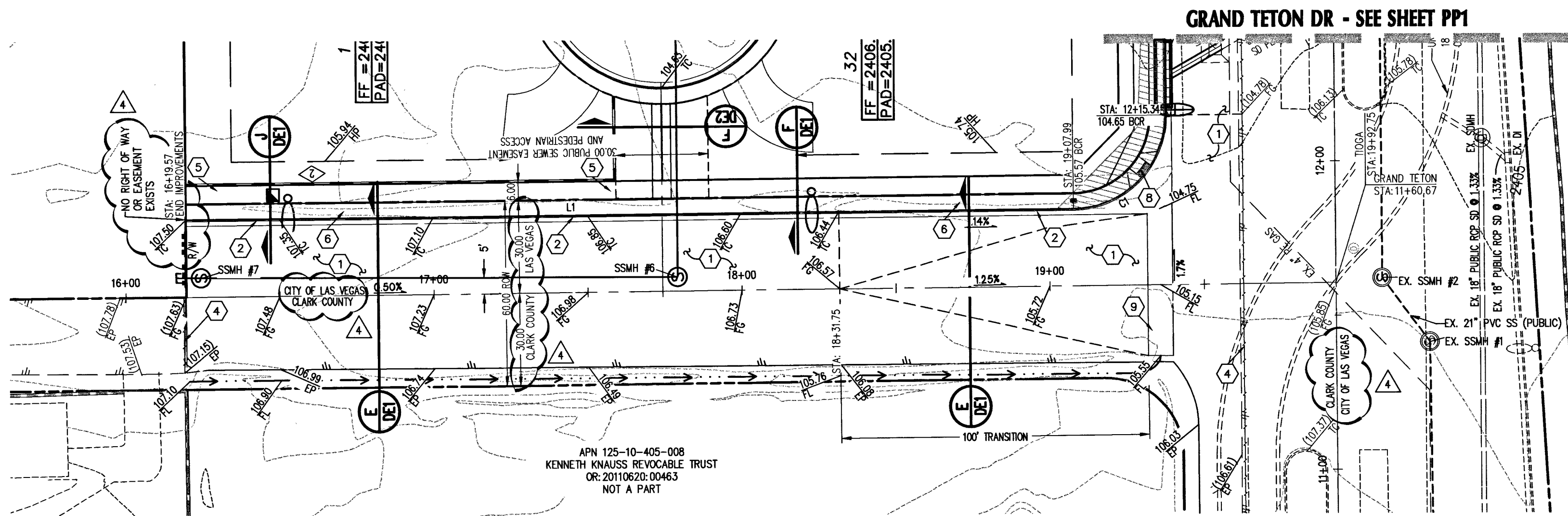
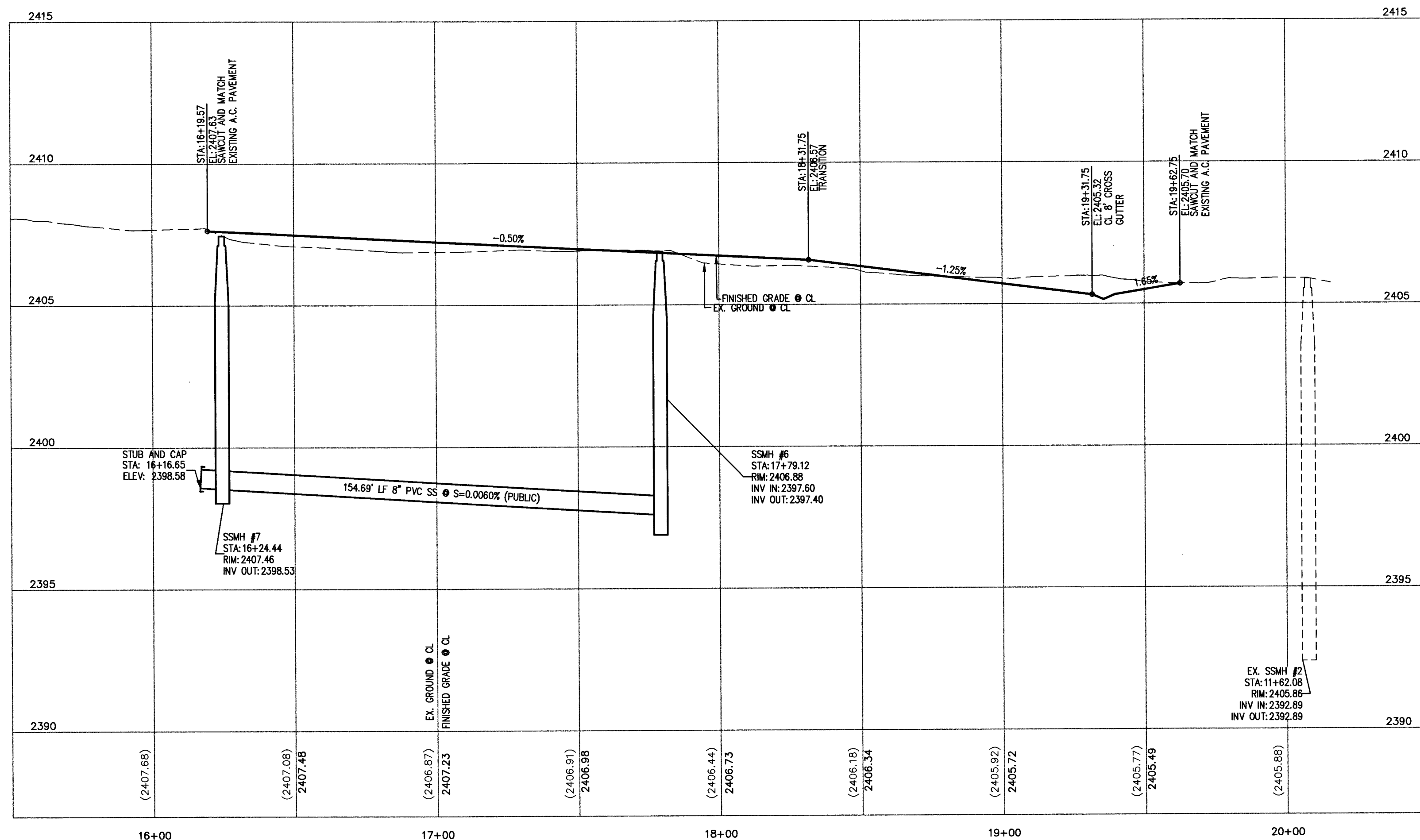




TIOGA WAY (PUBLIC) - PLAN VIEW
SCALE: 1"=30'



TIOGA WAY (PUBLIC) - PROFILE VIEW
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'

SOILS NOTE:

FOR SOILS INFORMATION,
REFERENCE SOILS STUDY
BY: ANGLE ENGINEERING
PROJECT NUMBER: 26157-1
DATED: AUGUST 19, 2013

NOTE:

SEE SHEETS D01 FOR TOTAL PROJECT
QUANTITIES AND GENERAL NOTES.



1-702-227-2929

Call before you Dig
811
1-800-227-2600

BASIS OF BEARINGS

NORTH 84°40'02" EAST BEING THE BEARING OF THE SOUTH LINE OF THE
SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF
SECTION 10, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY,
NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK

BENCHMARK

BENCHMARK STATION: 81390 10SSW6

CITY OF LAS VEGAS RIVET AND PLATE IN CONCRETE CYLINDER, AT
THE NORTHWEST CORNER OF GRAND TETON DRIVE AND PIONEER WAY.

ELEVATION=730.741 METERS (NAVD'83)
ELEVATION=2397.44 U.S. SURVEY FEET (NAVD-88)

GENERAL NOTES

- SEE PARCEL MAP FOR EXACT BEARINGS AND DISTANCES.
- CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND
SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE
COMMENCEMENT OF WORK.
- ALL GRADING WORK TO CONFORM TO SOILS REPORT AS PREPARED
FOR THIS PROJECT.
- CONTRACTOR SHALL REMOVE EXCESS DEBRIS AND VERIFY WALL
FOOTING ELEVATION PRIOR TO CONSTRUCTION, REPORT DISCREPANCIES
TO ENGINEER IMMEDIATELY.

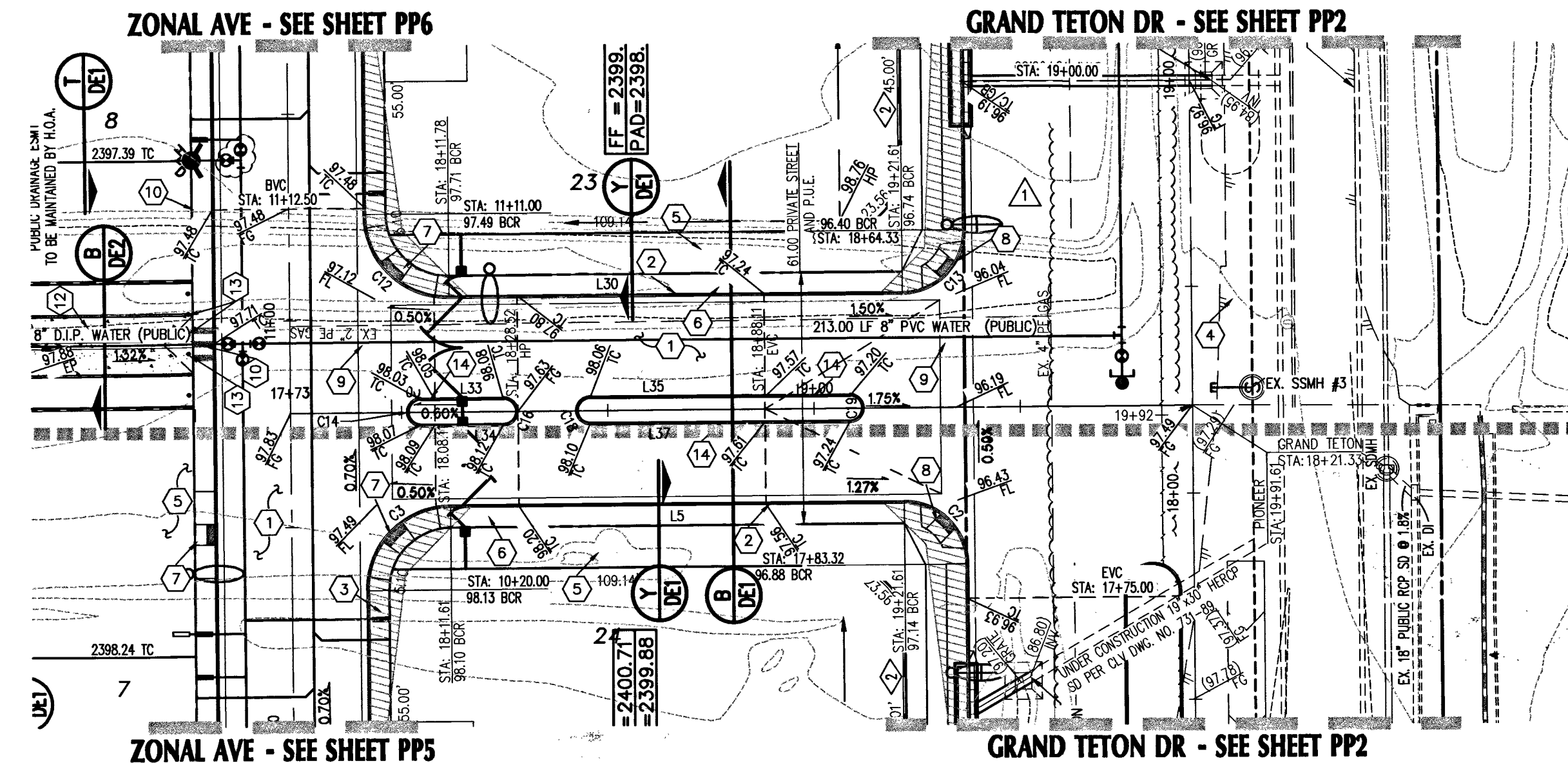
WATER MAIN JOINT DEFLECTION (PVC 4"-24")

PVC PIPE SHALL BE DEFLECTED AT THE JOINT ONLY. THE MAXIMUM
ALLOWABLE DEFLECTION SHALL BE ONE (1) DEGREE PER JOINT WITH A
MINIMUM RADIUS OF CURVATURE OF 1,150 FEET PER UOACS 2.07.01 AND
2.07.02.

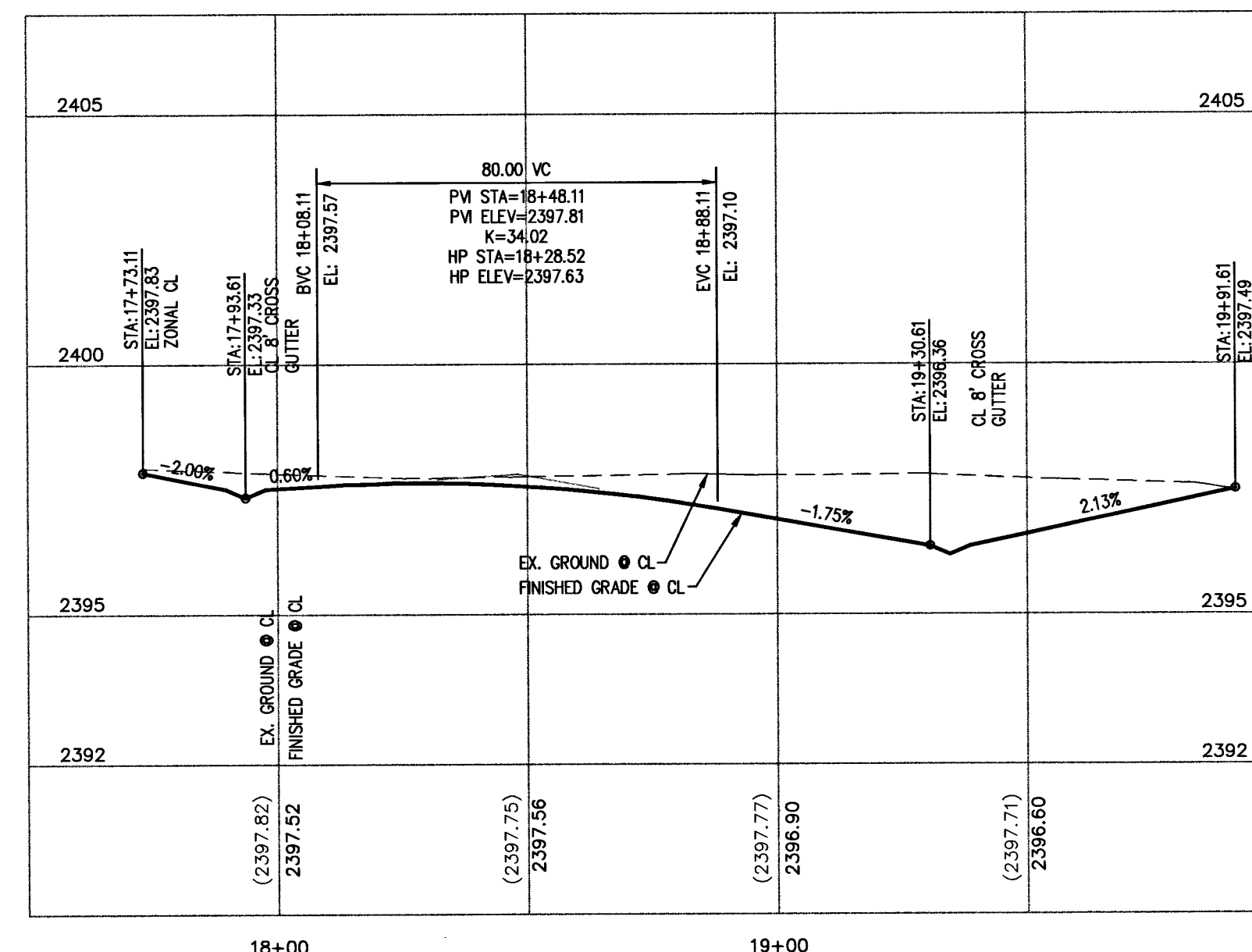
FOR CHANGES IN DIRECTION EXCEEDING THE MAXIMUM ALLOWABLE JOINT
DEFLECTION, FITTINGS SHALL BE USED.

UTILITY NOTES:

- ADVANTAGE CIVIL DESIGN GROUP ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITIES SHOWN OR NOT SHOWN. THE UTILITIES SHOWN ON THIS
DRAWING HAVE BEEN PLOTTED FROM RECORD INFORMATION AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IT IS THE CONTRACTOR'S
RESPONSIBILITY TO FIELD VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL RELEVANT UTILITIES PRIOR TO COMMENCEMENT OF
CONSTRUCTION. IF A CONFLICT OR DISCREPANCY IS DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY.
- ALL WATER FACILITIES CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION
SYSTEMS (UOACS), LATEST EDITION.
- WATER AND SEWER SERVICE LATERALS SHALL BE INSTALLED A MINIMUM OF FOURTY-EIGHT (48) INCHES APART IN SEPARATE TRENCHES. WATER
LATERALS SHALL BE A MINIMUM OF TWELVE (12) INCHES ABOVE THE SEWER LATERAL (REF. UOACS 2.17.01.0).
- GATE VALVES SHALL NOT BE LOCATED IN STREET GUTTERS, VALLEY GUTTERS, OR IN DRIVEWAYS PER UOACS FOR WATER DISTRIBUTION STANDARDS
- ALL SEWER AND STORM DRAIN CROSSING WATER LINES MUST CONFORM TO SECTION 2.22 OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS
FOR PORTABLE WATER SYSTEMS (UOACS) FOR WATER AND STORM MAIN CROSSING AND CLEARANCES.
- SOME LOTS MAY HAVE WATER PRESSURE IN EXCESS OF 60 PSI. THE UNIFORM PLUMBING CODE REQUIRES THAT INDIVIDUAL, ON-SITE (PRIVATE),
PRESSURE REDUCING VALVES BE INSTALLED WHENEVER THE PRESSURE EXCEEDS 80 PSI.



PIONEER WAY (PRIVATE) - PLAN VIEW
SCALE: 1"=30'



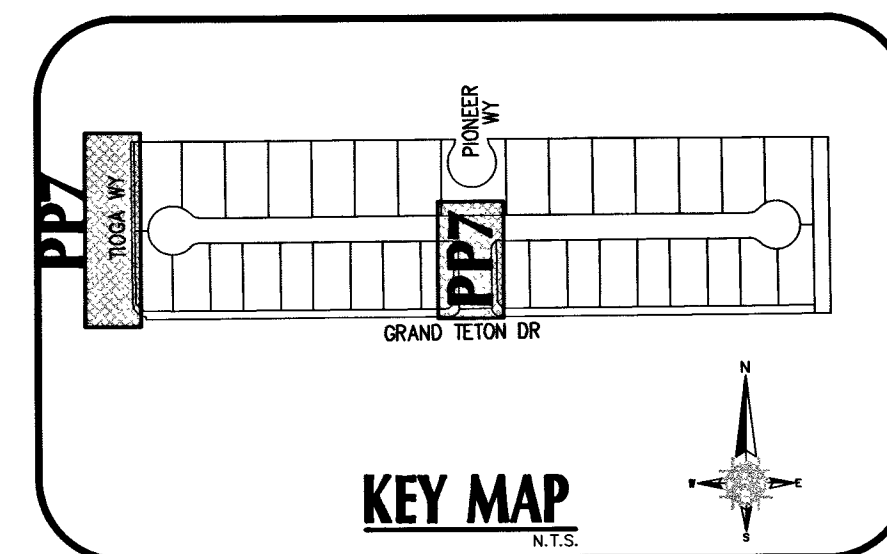
PIONEER WAY (PRIVATE) - PROFILE VIEW
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'

CONSTRUCTION NOTES:

- INSTALL AC PAVEMENT OVER TYPE II AGG. BASE PER DETAIL "D" SHEET D02
- INSTALL 2" L" TYPE CURB & GUTTER PER CCAUSD #216
- HATCHED AREA DENOTES SIGHT VISIBILITY ZONE PER CCAUSD #201.2
- SAWCUT AND MATCH EXISTING ELEVATION, CONTRACTOR TO VERIFY
- INSTALL LANDSCAPING PER LANDSCAPE PLANS
- INSTALL 5' WIDE, 4" THICK CONCRETE SIDEWALK PER CCAUSD #234
- CONSTRUCT SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR
EQUIVALENT PER CCAUSD NO. 235, CASE 1 A=8.0', B=8.0' UNLESS OTHERWISE NOTED
- CONSTRUCT SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR
EQUIVALENT PER CCAUSD NO. 235, CASE 2 A=8.0', B=8.0' UNLESS OTHERWISE NOTED
- INSTALL 8" CONCRETE VALLEY GUTTER PER CCAUSD #228 AND #229
- INSTALL SIDEWALK UNDERDRAIN PER CCAUSD #236
- PLACE DUAL DECORATIVE CMU DRAIN BLOCK AT GRADE
- CONSTRUCT FLUME PER DETAIL "1" SHEET D01
- INSTALL REMOVABLE BOLLARDS PER DETAIL "2" SHEET D01
- CONSTRUCT "A" TYPE CURB PER CCAUSD #219
- CONSTRUCT 2" SIDEWALK DRAIN PER CCAUSD #236
- INSTALL 20" TYPE "CM" DROP INLET WITH 8 GRATES PER CCAUSD #421 & DETAIL SHEET D02
- REMOVE EXISTING MEDIAN CURB, PROPOSED CURB TO MATCH EXISTING ELEVATION
- INSTALL WROUGHT IRON GATE PER CITY OF LAS VEGAS STANDARD DRAWING 421B, SHEET D02
- INSTALL DRIVEWAY PER CCAUSD #226
- INSTALL 30 INCH ROLL CURB PER CCAUSD #215.1
- CONSTRUCT 5' TRANSITION FROM "L" CURB TO ROLL CURB PER DETAIL "G" SHEET D02
- TRENCH AND PAVEMENT RESTORATION PER CCAUSD #500.4 AND #503

LEGEND

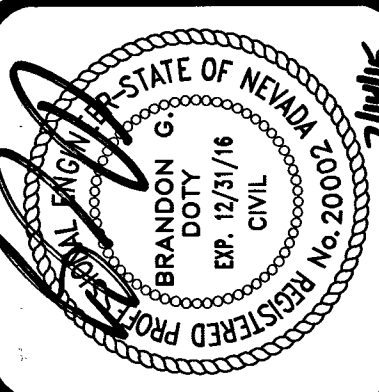
- PROPOSED PAVEMENT
- PROPERTY LINE
- SCARP
- RETAINING WALL
- EXISTING CHAIN LINK FENCE
- RATEX FLOW RATE/DIRECTION
- NAT. GRND CONTOUR
- EXISTING CURB
- EXISTING STREETLIGHT
- EXISTING MANHOLE
- EXISTING UTILITY BOXES
- EXISTING POWER POLE
- PROPOSED GRADE TAG
- EXISTING GRADE TAG
- PROPOSED CONSTRUCTION NOTE



SCALE: 1" = 30'

FOR LINE & CURVE
TABLE SEE SHEET PP1

ADVANTAGE CIVIL DESIGN GROUP, LLP
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OFFICE: 702.452.2224
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PLANNING



PLAN & PROFILE-TIOGA & PIONEER
VERONA ESTATES
RICHMOND AMERICAN HOMES OF NV

NO.	DATE	REVISION
1	08/14/14	DESIGN ON PIONEER WAY, ADDING PROPOSED ASPHALT TO GRAND TETON, REMOVED 45' BENDS, AND RECALCULATED WATER UNDER PROPOSED PAVEMENT.
2	08/14/14	REVISION: REMOVED BENDS DUE TO CLARK COUNTY REQUIREMENT NOTED EXISTING LIMITS OF CUT OFF WALL ADDED UTILITY INSTALLATION PAVEMENT REMOVAL AND REPLACEMENT AND REVERSE SWIMOT DUE TO CLARK COUNTY REQUIREMENTS.

JOB NUMBER: 63-001
DRAWN BY: MK
DESIGNED BY: BGD
CHECKED BY: JRM
DATE: 8/2014

PP7 15 25
CLV #54192