

DS #: 3911

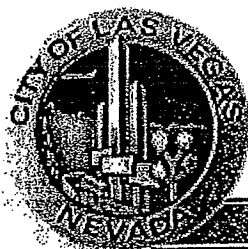
APN: 125-26-704-001 + 0-003 and more

PROJECT: Tropical - Jones (update #4)

SUBMITTAL: 7th

SCANNED BY/DATE: _____

CHECKED BY/DATE: _____





CITY OF LAS VEGAS			DATE:	
INTER-OFFICE MEMORANDUM			August 9, 2012 	
TO: Land Development Services Department of Public Works			FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works	
SUBJECT: Drainage Study for: Tropical – Jones (Update #4)			COPIES TO: Taney Engineering	
Cross Streets:	SWC of Jones Blvd. & Tropical Pkwy.		William Lyon Homes	
File Number:	F:\Depot\DSMemos\DS3911H.doc		Bart Anderson, P.E., DevCo	
Parcel Number:	125-26-704-001 to -003 and more		CCDDS	
Zoning Action:	ZON-6928; SDR-6929; VAR-6930; WVR-6931; TMP-8628 & VAC-8986			
FEMA Flood Zone	YES	NO		
Proposed Storm Drain	YES	NO	X	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 st Submittal	10/18/2005 & 11/30/2005	12/5/2005	Not Approved	\$400.00	31723: \$400
2 nd Submittal	3/10/2006, 4/4/2006 & 5/26/2006	6/6/2006	Conditional Approval	\$400.00	40296: \$400
CCDDS	7/7/2006	7/10/2006	Concurrence	N/C	N/C
3 rd Submittal	7/19/2006	8/2/2006	Approved	\$100.00	Paid: \$100
4 th Submittal	8/17/2006, 8/31/2006 & 9/13/2006	9/15/2006	Approved	\$400.00	52067: \$400
5 th Submittal & Supplement	12/11/2009 & 12/22/2009	12/22/2009	Approved	\$100.00	134955: \$100
6 th Submittal	1/13/2010	1/20/2010	Approved	\$100.00	136772: \$100
7 th Submittal & Supplement	7/24/2012 & 8/9/2012	8/9/2012	See Comments Below	\$100.00	290591: \$100
			TOTAL FEES (LDDRS):	\$1,600.00	----

REMARKS:

7th Submittal: Update #4

6th Submittal: Update to (i) Minor revision of F.F. on Lots 18, 30, 35, 40 & 42-49 &

(ii) Replace Neenah Inlets in Tropical Parkway with equivalent Type CM inlets

5th Submittal: Update to revise Bronco Street profile per as-built information

4th Submittal: Update to revise Bronco Street from Urban to Rural standard and revise slope in the public drainage easement

3rd Submittal: Stock Pile Permit Only

X	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
	must have Clark County Department of Development Services concurrence

The following comments are repeated until they are complete:

1. *The vacation of Corbett Street must be approved and recorded prior to the final approval of the improvement plans.*
2. *Private streets must be public drainage easements. Provide a note on the grading plans "Note: All private streets are P.U.E., public sewer easements and public drainage easements to be privately maintained by HOA".*

NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Amendment and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional acceptance of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

NOTE: This drainage study assumes that the project will be constructed in one phase. If improvement plans are submitted to break the project into separate phases, a drainage study update will be required for each phase addressing the interim condition.

NOTE: Any proposed public drainage easement within a residential subdivision must also be dedicated as a "COMMON LOT" to be owned and maintained by the Homeowners Association.

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the Nevada Division of Environmental Protection a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

END OF REMARKS

ays

T/R/S: T19S/R60E/26

AREA G-26

Albert Sung

From: Albert Sung
Sent: Wednesday, August 08, 2012 2:02 PM
To: 'David Trushaw'
Subject: RE: Tropical Jones Drainage Update

David,

So you're saying your client is keeping the monolithic roll curb? No problem, however, I still want you to send me a revised sheet GD1 to show Section P and Section Q with the footing of the roll curb, ie, to match Section B. Thanks.

Albert

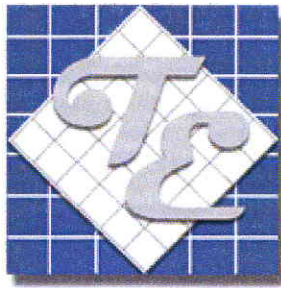
From: David Trushaw [<mailto:dt@taneycorp.com>]
Sent: Wednesday, August 08, 2012 9:36 AM
To: Albert Sung
Subject: Tropical Jones Drainage Update

Albert,

The client is going to determine if the cost is worth it to make the change. If he does change the cut off wall, it will be in a new update. Please continue the review of this study as is.

Thanks,

David W. Trushaw, P.E.
Project Manager
Taney Engineering
6030 South Jones Blvd #100
Las Vegas, NV 89118
Phone: 702-362-8844
Fax: 702-362-5233
www.taneycorp.com



TANEY ENGINEERING

UPDATE #4 TO THE TECHNICAL DRAINAGE STUDY FOR *TROPICAL - JONES*

**CITY OF LAS VEGAS,
NEVADA**

July 23, 2012
Job No. WLL-05-035

Prepared by:

Taney Engineering
6030 South Jones Blvd #100
Las Vegas, Nevada 89118
Telephone: (702) 362-8844
Fax: (702) 362-5233

Prepared for:

William Lyon Homes
500 Pilot Rd. Ste. G
Las Vegas, NV 89119
Telephone: (702) 263-8200
Fax: (702) 263-8220

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Tropical and Jones Date: 07-12

Location of Development: a) Descriptive (Cross Streets) North/South: Jones Boulevard
East/West: Tropical Parkway

b) Section: 26 Township: 19 S Range: 60 E

c) APN : 125-26-704-001,002,003 and 125-26-707-001, 002,005

Name of Owner: William Lyon Homes

Telephone No.: (702) 263-8200 Fax No.: (702) 263-8220 E-Mail Address: _____

Address: 500 Pilot Road Suite G Las Vegas, NV 89119

Contact Person-Name: David W. Trushaw, P.E. Telephone No.: 702-362-8844

* E-Mail Address: dt@taneycorp.com Fax No.: 702-362-5233

Firm: Taney Engineering

Address: 6030 S. Jones Suite #100 Las Vegas, NV 89118

Type of Land Development/Land Disturbance Process:

☐	Rezoning	☒	Subdivision Map	☐	Clearing and Grading Only
☐	Parcel Map	☐	Planned Unit Development	☐	Other (Please specify below)
☐	Large Parcel Map	☐	Building Permit		

1. Total Owned Land Area: At Site: 11.30 AC Being Developed/Disturbed: 11.30 AC

2. Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area? ☐ Yes** ☒ No

3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? ☐ Yes** ☒ No

4. Proposed type of development (Residential, Commercial, Etc.): Residential

5. Approximate upstream land area which drains to the subject site: 0 AC

6. Has the site drainage been evaluated in the past? ☒ YES ☐ NO If yes, please identify documentation: Technical Drainage Study for Tropical and Jones, by Taney Engineering, dated October 2005

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: Jones Boulevard

8. Briefly describe your proposed schedule for the subject project: A.S.A.P.



Engineer's Seal

Submit this form as part of the required drainage study to the local entity which has jurisdiction over the subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

***New Required Field**

****Review and concurrence of the Clark County Regional Flood Control District is required.**

Local Entity File No.	Revision	Date

REFERENCE:

STANDARD FORM 1

**UPDATE #4 TO THE
TECHNICAL DRAINAGE STUDY
FOR
*Tropical- Jones***

Prepared by:



Taney Engineering
6030 South Jones Blvd #100
Las Vegas, NV 89118

Prepared for:

William Lyon Homes
500 Pilot Rd STE G
Las Vegas, Nevada 89119



TANEY ENGINEERING

6030 South Jones Blvd #100

Las Vegas, NV 89118

Telephone: 702-362-8844

Fax: 702-362-5233

July 23, 2012

Job No. WLL-05-035

Mr. Albert Sung, P.E.

City of Las Vegas Department of Public Works

Flood Control Section

731 South Fourth Street

Las Vegas, NV 89101

Subject: Update #4 to the Technical Drainage Study for the *Tropical – Jones* (DS3911F)

Mr. Sung:

Taney Engineering is pleased to provide one copy of the Update #4 to the Technical Drainage Study and improvement plans for the above-mentioned *Tropical – Jones*.

The previous update was approved on January 20, 2010, in excess of one year prior to the project being constructed. This submittal provides a current update. This update also includes the following items:

1. The lot lines for Lots 35-41 have been revised to better fir the current product. No grading or finish floor elevations have been revised.
2. The bus turnout on Jones Boulevard has been relocated further south along Jones Boulevard. The drainage pattern has not been revised due to this revision.

The improvement plans have been revised to reflect these changes. See Appendix B for the improvement plans.

We hope that this letter satisfies your review concerns. If you need any additional information, please do not hesitate to call our office.

Sincerely,

TANEY ENGINEERING

David W. Trushaw, P.E.

Project Manager

APPENDICES

APPENDIX A

Approval Letter

APPENDIX B

Improvement Plans

APPENDIX A

Approval Letter

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		January 20, 2010
TO: Land Development Services Department of Public Works		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for:	
	Tropical – Jones (Update #3)	
Cross Streets:	SWC of Jones Blvd. & Tropical Pkwy.	Taney Engineering
File Number:	F:\Depot\DSMemos\DS3911G.doc	William Lyon Homes
Parcel Number:	125-26-704-001 to -003 and more	Bart Anderson, P.E., DevCo
Zoning Action:	ZON-6928; SDR-6929; VAR-6930; WVR-6931; TMP-8628 & VAC-8986	CCDDS
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Proposed Storm Drain	YES	NO X

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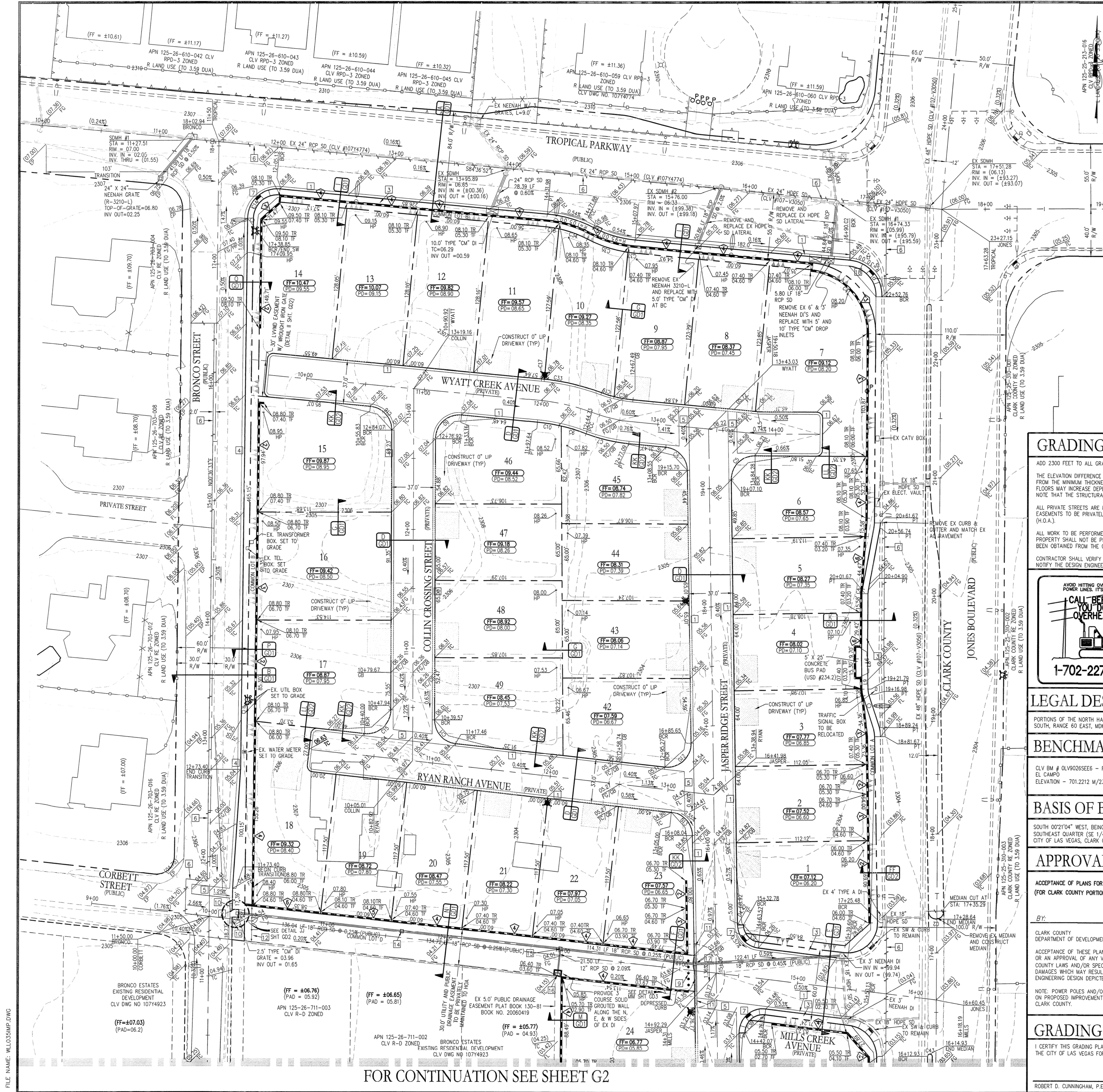
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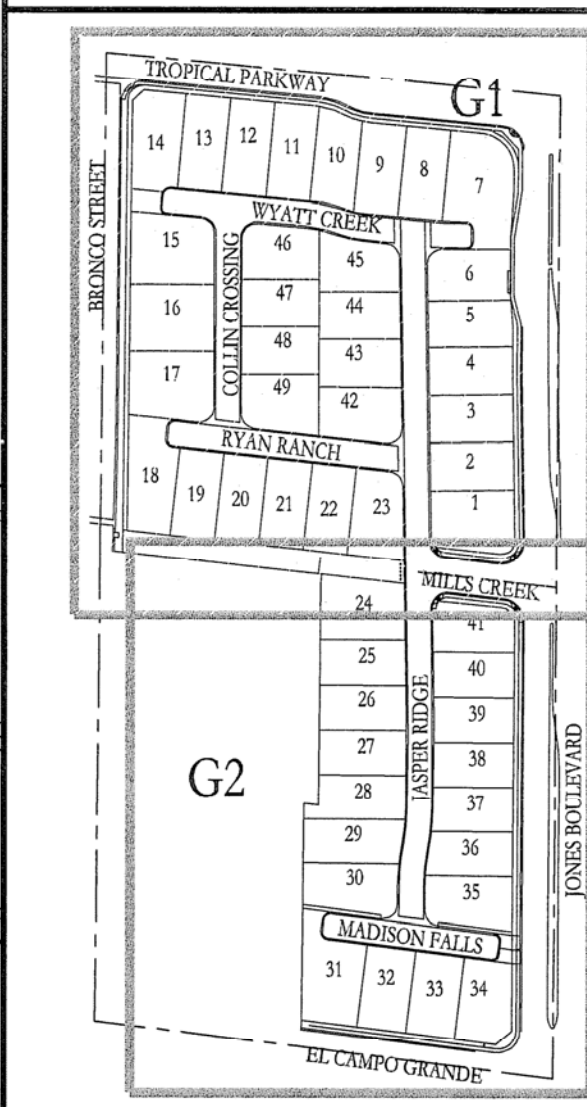
X	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
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	must have Clark County Department of Development Services concurrence

APPENDIX B

Improvement Plans



SHEET LEGEND



NOTE

ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY H.O.A.

CURVE/ LINE TABLE

CURVE/ LINE DATA IS LOCATED ON SHEET G2.

GEOTECHNICAL

GEO TEX, INC.
6835 S. ESCONDIDO
LAS VEGAS, NEVADA 89119
702-937-1424

REPORT NO: WO 5444.1-LV6
UPDATED DEC 23, 2009

GRADING NOTES

ADD 2300 FEET TO ALL GRADE TAGS TO GET ACTUAL ELEVATION.
THE ELEVATION DIFFERENCE BETWEEN THE PAD AND FINISH FLOOR HAS BEEN DETERMINED FROM THE MINIMUM THICKNESS REQUIRED PER THE STRUCTURAL FOUNDATION PLANS. FINISH FLOORS MAY INCREASE DEPENDING ON THE TYPE OF SOIL AND FOUNDATION PLAN USED. NOTE THAT THE STRUCTURAL PLANS SHALL SUPERSEDE THE CIVIL IMPROVEMENT PLANS.
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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 CITY OF LAS VEGAS.
CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY!

CALL BEFORE YOU DIG

1-702-227-2929

Call Before You Dig

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY!

CALL 811

1-800-227-2600
AND
CLARK COUNTY TRAFFIC OPERATIONS
1-800-455-7544

LEGAL DESCRIPTION

PORTIONS OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 60 EAST, MDN, CLARK COUNTY, NEVADA

BENCHMARK

CLV BM # 019026SEC6 - RIVET & PLATE IN TOP OF CURB AT SW CORNER OF JONES & EL CAMPO
ELEVATION = 701.2212 M/2300.59 FT (NAVD 88 DATUM)

BASIS OF BEARINGS

SOUTH 02°10'4" WEST, BEING THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

APPROVAL BLOCK

ACCEPTANCE OF PLANS FOR FILING
(FOR CLARK COUNTY PORTION)

BY: CLARK COUNTY
DEPARTMENT OF DEVELOPMENT SERVICES

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.

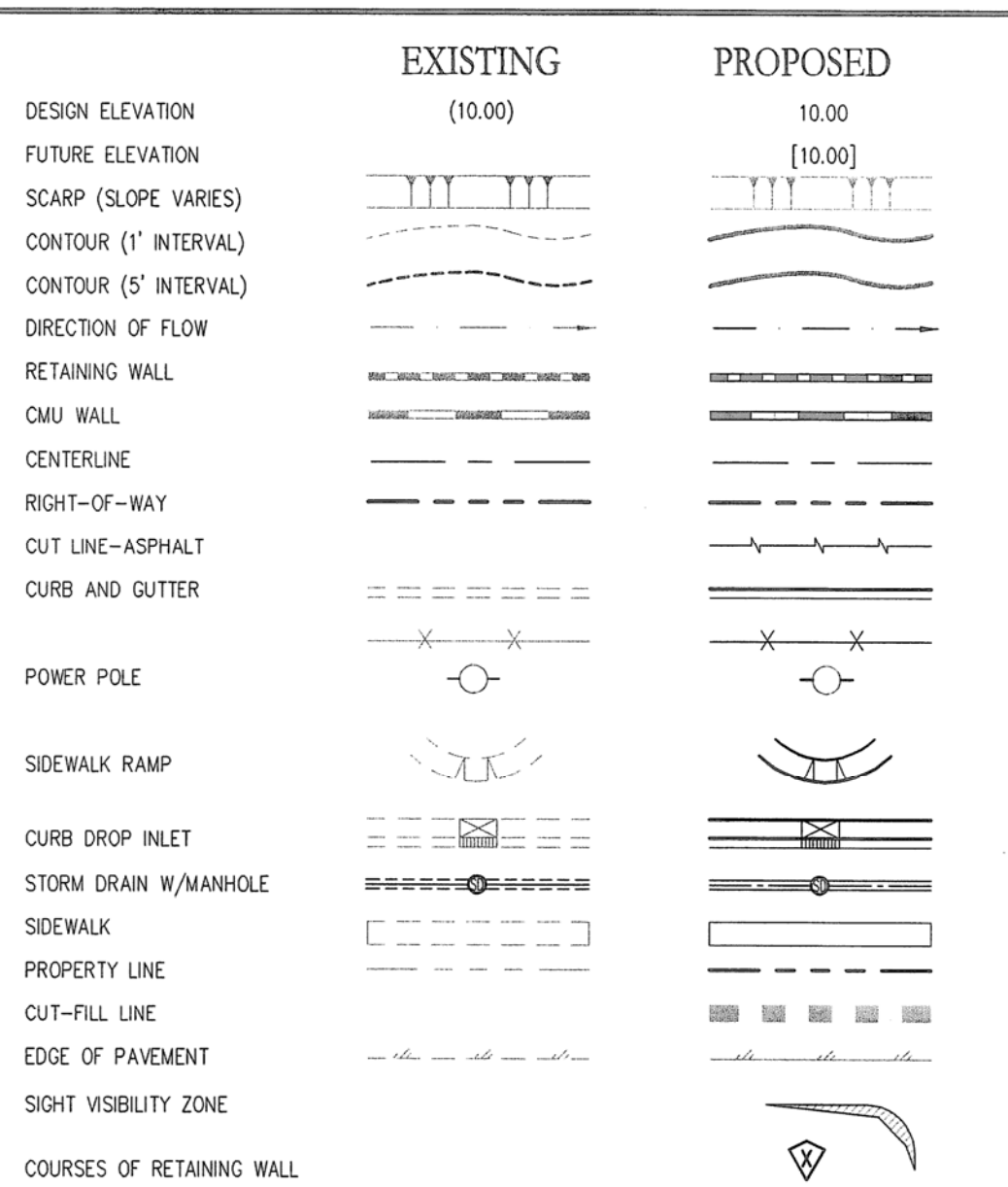
NOTE: POWER POLES AND/OR OTHER EXISTING FACILITIES NOT IN PROPER LOCATION BASED ON PROPOSED IMPROVEMENTS SHOWN HEREON WILL BE RELOCATED AT NO EXPENSE TO CLARK COUNTY.

GRADING CERTIFICATION

I CERTIFY THIS GRADING PLAN COMPLIES WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT. (03/31/11)

ROBERT D. CUNNINGHAM, P.E. #15726 DATE

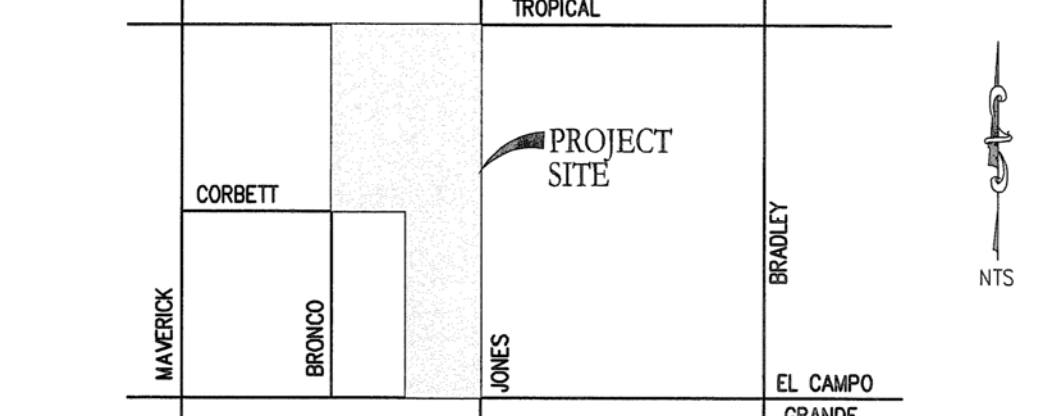
LEGEND



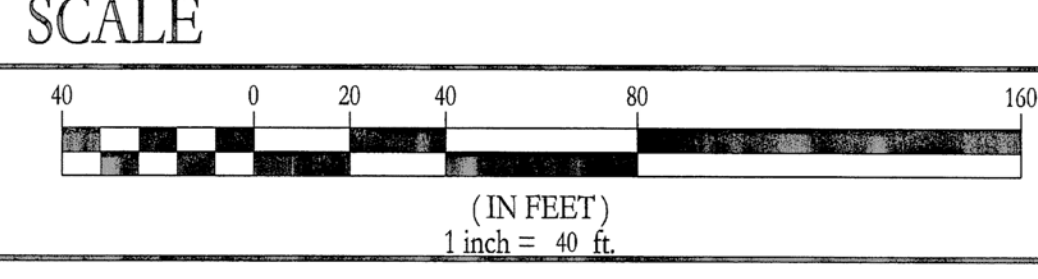
CONSTRUCTION NOTES

- 24" L-TYPE CURB & GUTTER (USD #216)
- A-TYPE CURB (SEE G6/G02)
- 4" THICK CONCRETE SIDEWALK (USD #234)
- 30" ROLL CURB AND GUTTER (USD #217A)
- 8" PRIVATE CROSS CUTTER (USD #228)
- SAWTOOTH & MATCH EXISTING AC PAVEMENT
- SIDEWALK RAMP - CASE I, A=B=8.0' (USD #235) W/ ARMOR PLATE TRUNCATED DOMES
- SIDEWALK DRAIN (USD # 236)
- PROVIDE BOLLARDS PER DETAIL AA ON G02
- PROVIDE 5' ROLL TO "L" CURB TRANSITION (CC/G02)
- PROVIDE 10' "L" TYPE CURB TO DEPRESSURED CURB TRANSITION (O/G01)
- PROVIDE 30' WROUGHT IRON GATE (HH/G02)
- PROVIDE 37" WROUGHT IRON GATE FOR EMERGENCY ACCESS (NM/G03)
- 24" X 24" JENSEN PRECAST TYPE II DI, TOP-OF-GRADE=04.19, INV THRU=01.31
- 24" X 24" JENSEN PRECAST TYPE II DI, TOP-OF-GRADE=03.92, INV IN=01.17(S), INV THRU=00.97
- EX. 24" X 36" JENSEN PRECAST TYPE II DI, TOP-OF-GRADE=03.08, INV OUT=01.62
- 24" X 24" JENSEN PRECAST TYPE II DI, TOP-OF-GRADE=03.69, INV IN=00.69, INV OUT=00.49
- SIDEWALK RAMP - CASE II, A=B=8.0' (USD #235) W/ ARMOR PLATE TRUNCATED DOMES
- PROVIDE "L" TYPE CURB TO DEPRESSURED CURB TRANSITION (OO/G03)

KEY MAP



SCALE



EARTHWORK

TOTAL FOR OVERALL DEVELOPMENT: 7,095 CY CUT
26,889 CY FILL

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.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	OC	ON CENTER
BC	BACK OF CURB	PB	PULL BOX
BCR	BACK OF CURB RADIUS	PC	POINT OF CURVE
BM	BENCHMARK	PCC	POINT OF COMPOUND CURVE
BVC	BEIGN VERTICAL CURVE	PI	POINT OF INTERSECTION
CATV	CABLE TELEVISION	PL	PROPERTY LINE
CC	CLARK COUNTY	PLT	PLATE
CL	CENTERLINE	PP	POINT OF CONNECTION
CLV	CITY OF LAS VEGAS	PP	POWER POLE
CNVH	CITY OF NORTH LAS VEGAS	PVC	POINT OF REVERSE CURVE
CO	CLEAN OUT, SEWER	PNT	POINT OF TANGENCY
CY	CUBIC YARD	PCV	POLYVINYL CHLORIDE
DCMS	DESIGN AND CONSTRUCTION STANDARDS OF WASTE WATER COLLECTION SYSTEMS	R	RADIUS
DI	DRAIN INLET	RCB	REINFORCED CONCRETE BOX
DIP	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
END	END OF CURVE	RT	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	RT	RIGHT-OF-WAY
EVC	END VERTICAL CURVE	RT	RIGHT-OF-WAY
STATION	STATION	RT	RIGHT-OF-WAY
FF	FINISH FLOOR ELEVATION	RT	RIGHT-OF-WAY
FIN	FINISH GRADE	RT	RIGHT-OF-WAY
FL	FLOW LINE	RT	RIGHT-OF-WAY
FT	FEET	RT	RIGHT-OF-WAY
GB	GRADE BREAK	RT	RIGHT-OF-WAY
GFT	GARAGE FINISH FLOOR	RT	RIGHT-OF-WAY
HP	HIGH POINT	RT	RIGHT-OF-WAY
INV	INVERT	RT	RIGHT-OF-WAY
LF	LINEAR FEET	RT	RIGHT-OF-WAY
LV	LAS VEGAS VALLEY WATER DISTRICT	RT	RIGHT-OF-WAY
MAX	MAXIMUM	RT	RIGHT-OF-WAY
MH	MANHOLE	RT	RIGHT-OF-WAY
MIN	MINIMUM	RT	RIGHT-OF-WAY
NTS	NOT TO SCALE	RT	RIGHT-OF-WAY

WILLIAM LYON HOMES, INC.
500 PILOT ROAD, SUITE G
LAS VEGAS, NV 89118
(702) 263-6200 FAX: (702) 263-6230

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6009 S. JONES BLVD. STE #100
LAS VEGAS, NV 89118
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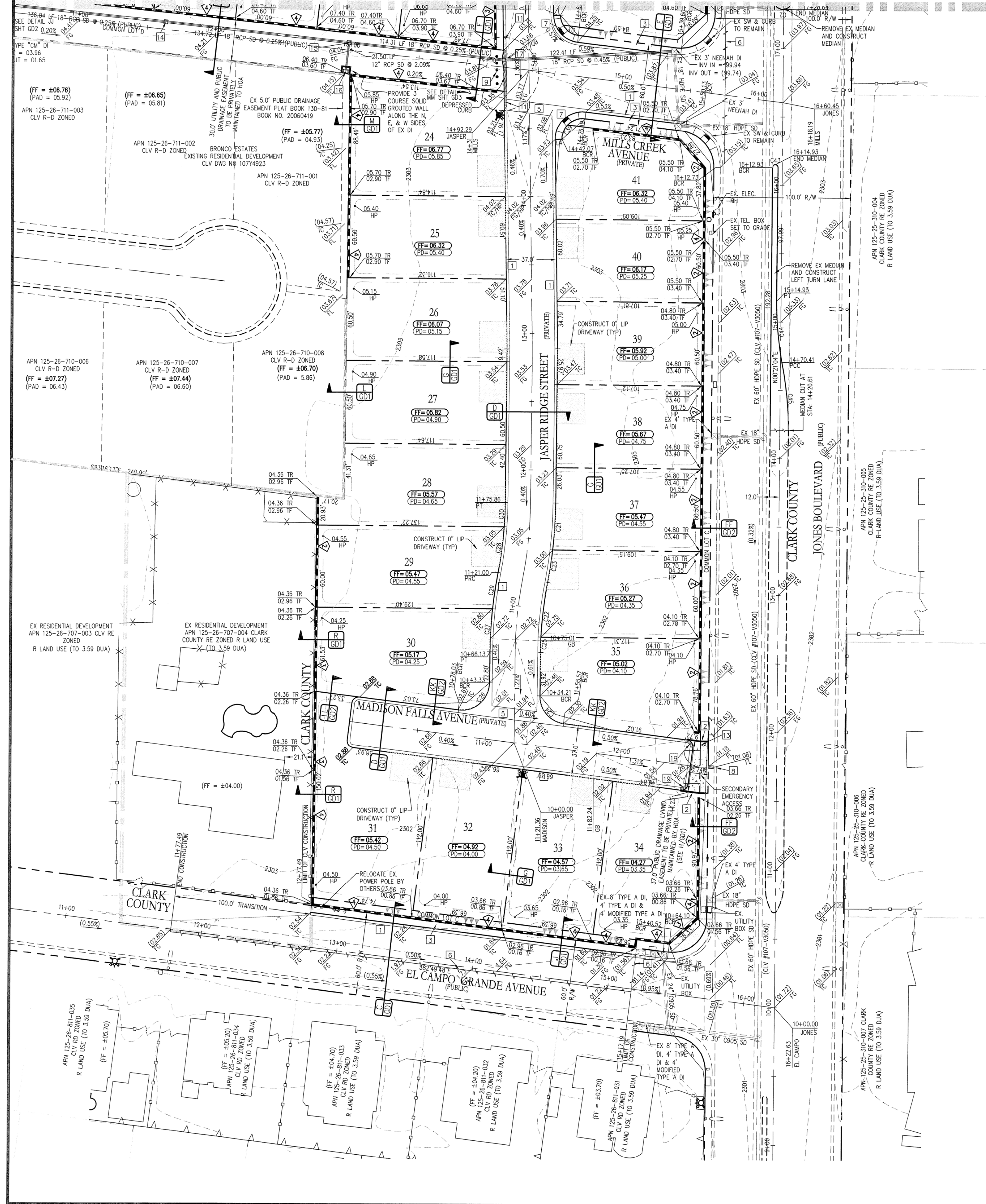
GRADING PLAN NORTH

TROPICAL AND JONES
A RESIDENTIAL SUBDIVISION

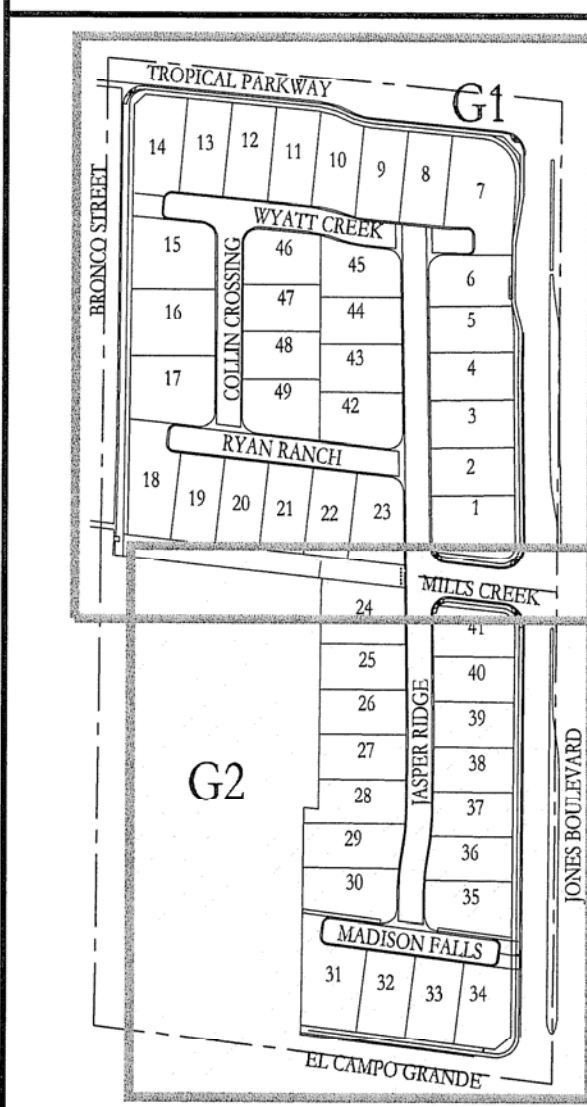
PROFESSIONAL ENGINEER
ROBERT D. CUNNINGHAM
Exp. 12-31-12
CIVIL
No. 15726
ENGINEER'S SEAL

DATE: 7/23/12
SCALE: 1"=40'
JOB NO: WLL-05-035
DESIGNED BY: RMM/MC
CHECKED BY: RDC
SHEET NAME: G1
SHEET: 3 OF 19
HTE#
CLV#

FOR CONTINUATION SEE SHEET G1



SHEET LEGEND



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GEOTECHNICAL

GEO TEK, INC.
6835 S. ESCONDIDO
LAS VEGAS, NEVADA 89119
702-897-1424

REPORT NO: WO 5444.1-1VS
UPDATED DEC 23, 2009

GRADING NOTES

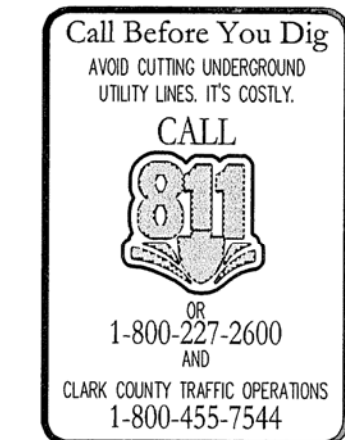
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LEGAL DESCRIPTION

PORTIONS OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 60 EAST, NDM, CLARK COUNTY, NEVADA

BENCHMARK

CLV BM # 0190266266 - RIVET & PLATE IN TOP OF CURB AT SW CORNER OF JONES & EL CAMPO GRANDE - 701.2212 M/2300.59 FT (NAVD 88 DATUM)

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(FOR CLARK COUNTY PORTION)

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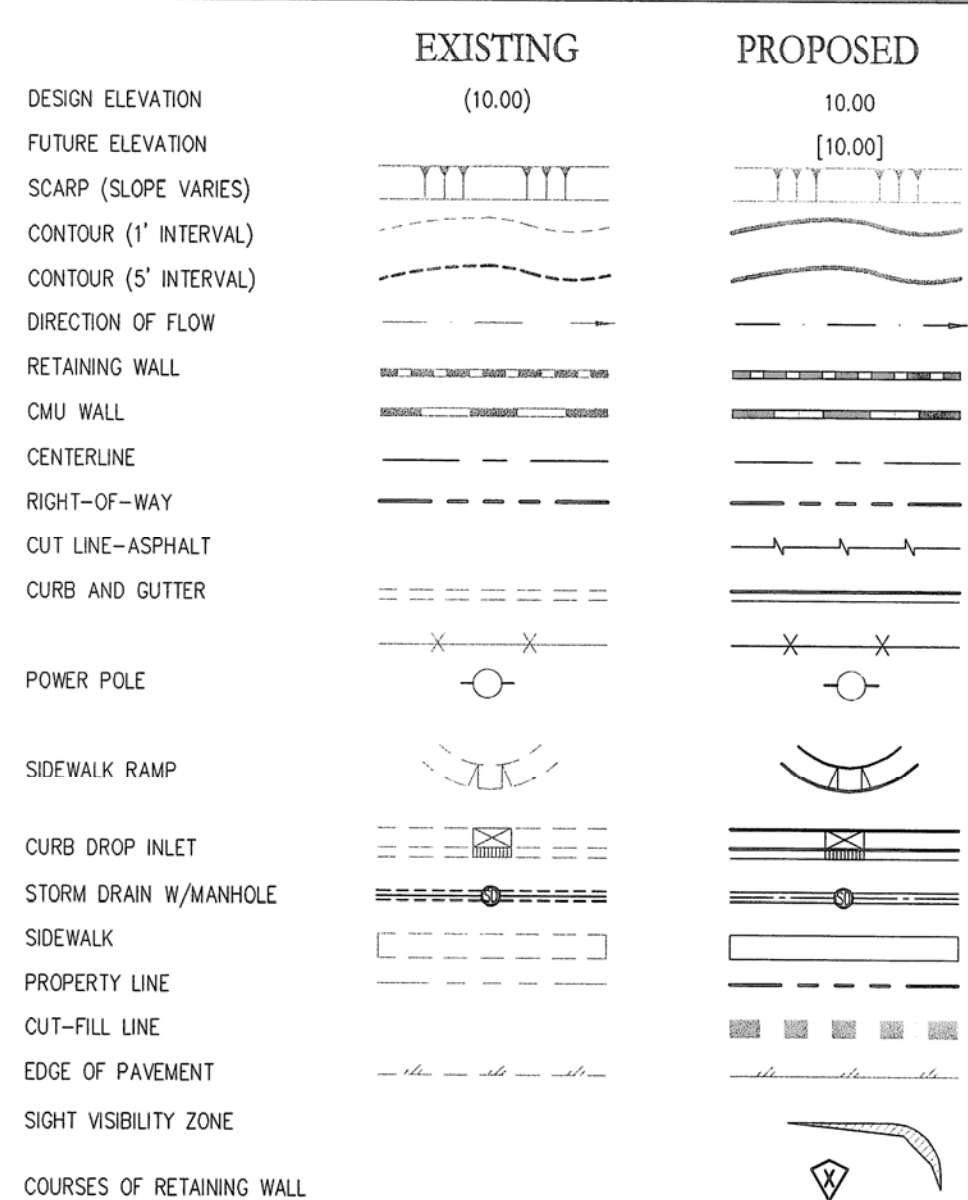
NOTE: POWER POLES AND/OR OTHER EXISTING FACILITIES NOT IN PROPER LOCATION BASED ON PROPOSED IMPROVEMENTS SHOWN HEREON WILL BE RELOCATED AT NO EXPENSE TO CLARK COUNTY.

GRADING CERTIFICATION

I CERTIFY THIS GRADING PLAN COMPLIES WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT. (DS3911F)

ROBERT D. CUNNINGHAM, P.E. #15726 DATE _____

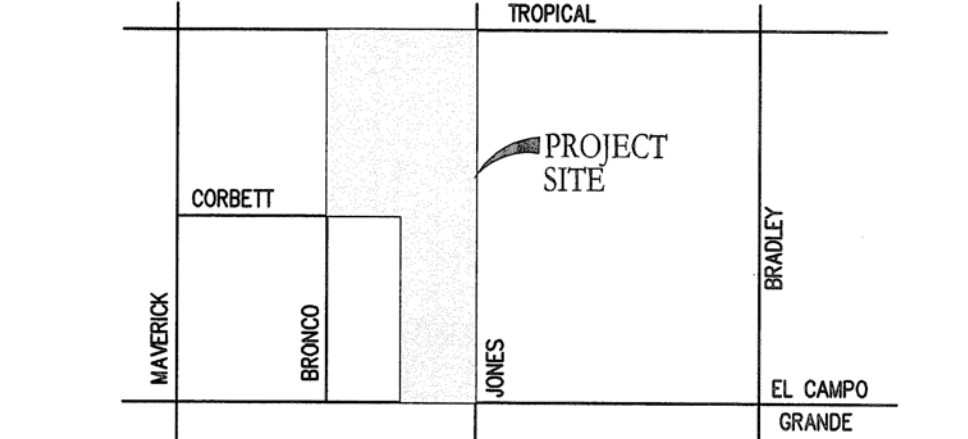
LEGEND



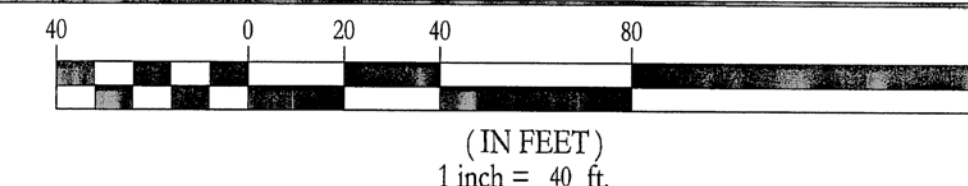
CONSTRUCTION NOTES

1. 24" L-TYPE CURB & GUTTER (USD #216)
2. 4" A-TYPE CURB (SEE G6/GD2)
3. 4" THICK CONCRETE SIDEWALK (USD #234)
4. 30" ROLL CURB AND GUTTER (USD #217A)
5. 8" PRIVATE CROSS GUTTER (USD #228)
6. SAWCUT & MATCH EXISTING ASPHALT
7. SIDEWALK RAMP - CASE 1, A=B=8.0' (USD #235) W/ ARMOR PLATE TRUNCATED DOMES
8. SIDEWALK DRAIN (USD # 236)
9. PROVIDE BOLLARDS PER DETAIL AA ON G02
10. PROVIDE 5' ROLL TO "L" CURB TRANSITION (CC/GD2)
11. PROVIDE 10' "L" TYPE CURB TO DEPRESSURE CURB TRANSITION (O/GD1)
12. PROVIDE 30" WROUGHT IRON GATE (WH/GD2)
13. PROVIDE 37" WROUGHT IRON GATE FOR EMERGENCY ACCESS (NN/GD3)
14. 24" X 24" JENSEN PRECAST TYPE II DI, TOP-OF-GRADE=04.19, INV THRU=01.31
15. 24" X 24" JENSEN PRECAST TYPE II DI, TOP-OF-GRADE=03.92, INV THRU=01.17(5)
16. EX. 24" X 36" JENSEN PRECAST TYPE II DI, TOP-OF-GRADE=03.08, INV OUT=01.62
17. 24" X 24" JENSEN PRECAST TYPE II DI, TOP-OF-GRADE=03.69, INV THRU=00.69, INV OUT=00.49
18. SIDEWALK RAMP - CASE II, A=B=8.0' (USD #235) W/ ARMOR PLATE TRUNCATED DOMES
19. PROVIDE "L" TYPE CURB TO DEPRESSURE CURB TRANSITION (OO/GD3)

KEY MAP



SCALE



EARTHWORK

TOTAL FOR OVERALL DEVELOPMENT: 7,095 CY CUT
26,689 CY FILL

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.

ABBREVIATIONS

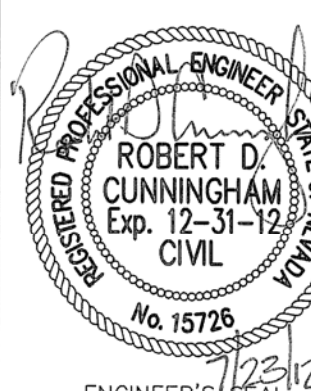
AC	ASPHALTIC CONCRETE	OC	ON CENTER
BC	BACK OF CURB	PC	PULL BOX
BCR	BACK OF CURB RADIUS	PC	POINT OF CURVE
BM	BENCHMARK	PCC	POINT OF COMPOUND CURVE
BVC	BEGIN VERTICAL CURVE	PI	POINT OF INTERSECTION
CLV	CLARK TELEVISION	PL	PROPERTY LINE
CC	CLARK COUNTY	PMT	PLATE
CL	CENTERLINE	PP	POINT OF CONNECTION
CLV	CITY OF LAS VEGAS	PVC	POWER POLE
CONV	CITY OF NORTH LAS VEGAS	PR	POINT OF REVERSE CURVE
CO	CLEAR OUT, SEWER	PVC	POINT OF TANGENCY
COM	CITY OF HENDERSON	RA	RADIUS
CY	CUBIC YARD	RCB	REINFORCED CONCRETE BOX
CS	DESIGN AND CONSTRUCTION STANDARDS OF	R/W	RIGHT-OF-WAY
CS	DESIGN AND CONSTRUCTION STANDARDS OF	R/W	RIGHT-OF-WAY
DG	DESIGN GRADE	SD	STORM DRAIN
DIP	DITCH	STD	STANDARD
DIP	DITCH	STLT	STREETLIGHT
EC	END OF CURVE	SWWA	SOUTHERN NEVADA WATER AUTHORITY
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EVC	END OF VERTICAL CURVE	STD	STANDARD
EX	EXISTING	SVZ	SIGHT VISIBILITY ZONE
FG	FINISH GRADE ELEVATION	SW	SEWER
FG	FINISH GRADE	SW	SEWER
FL	FLOW LINE	TC	TOP OF CURB
FT	FEET	TR	TOP OF FOOTING
FT	FEET	TR	TOP OF RETAINING
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WILLIAM LYON HOMES, INC.
3000 S. JONES BLVD. STE. #100
LAS VEGAS, NV 89118
(702) 263-8844 FAX: (702) 263-8844

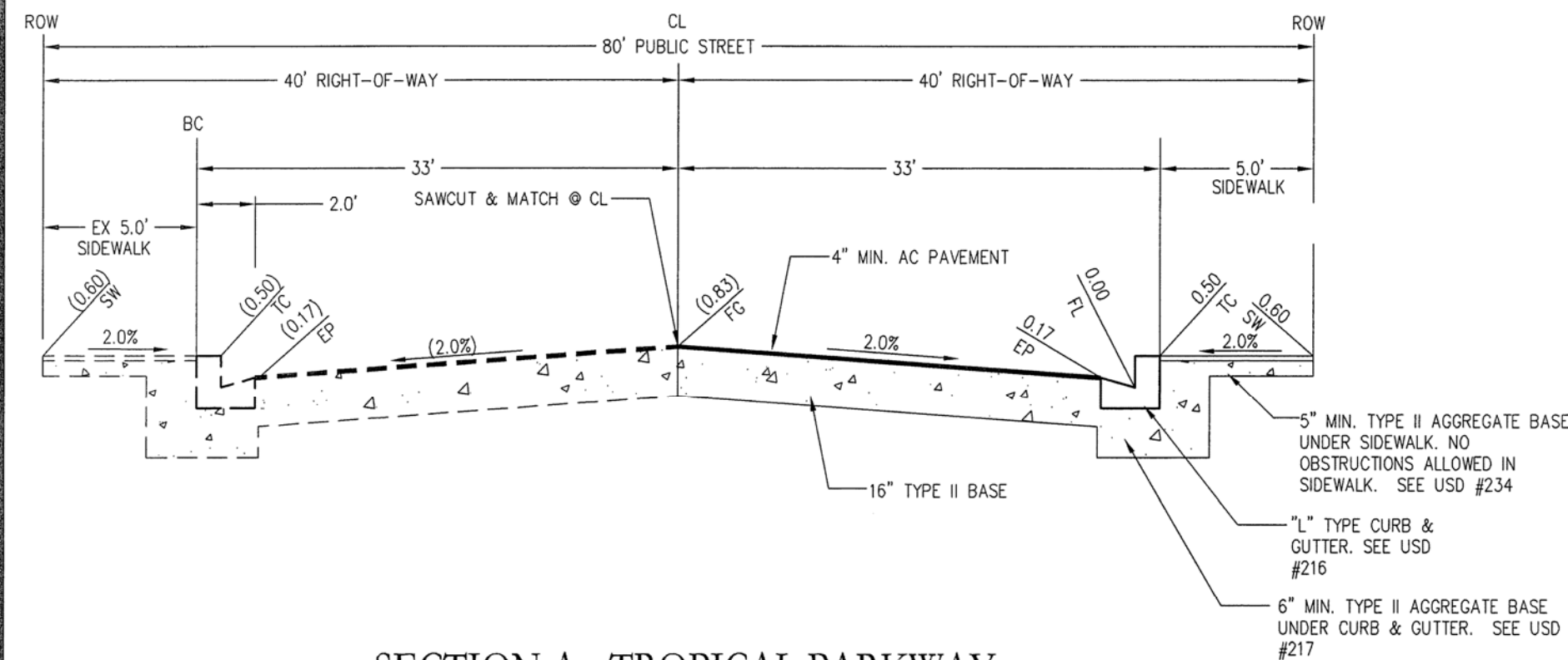
TANEY ENGINEERING
3000 S. JONES BLVD. STE. #100
LAS VEGAS, NV 89118
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TROPICAL AND JONES
A RESIDENTIAL SUBDIVISION

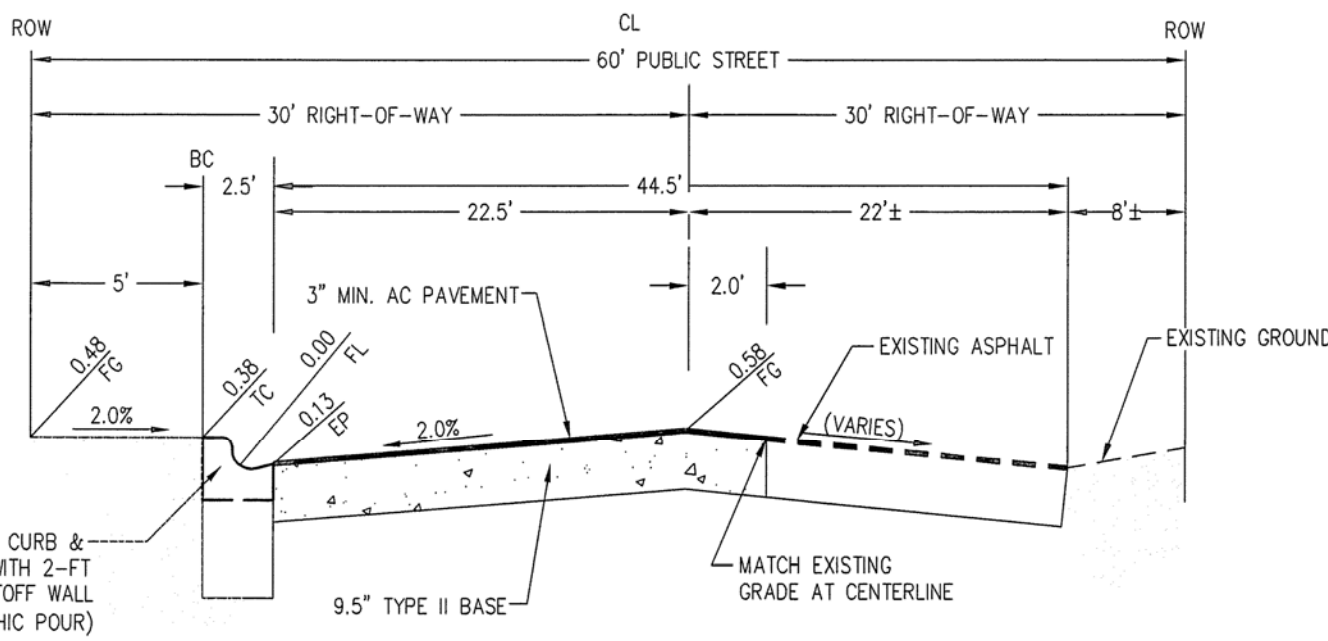
GRADING PLAN SOUTH



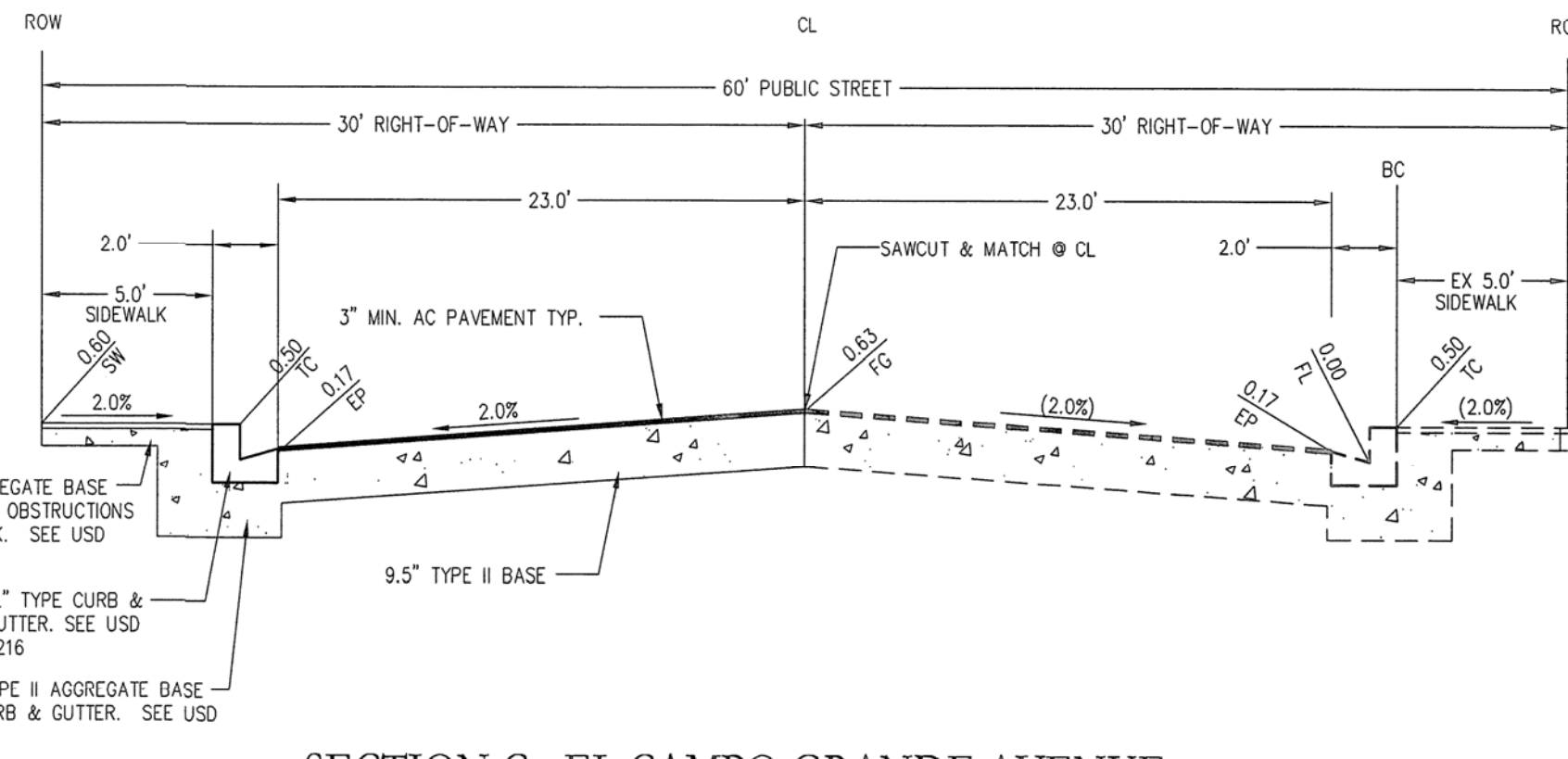
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DESIGNED BY: RMM/MC
CHECKED BY: RDC
SHEET NAME: G2
SHEET: 4 OF 19
HTE#
CLV#



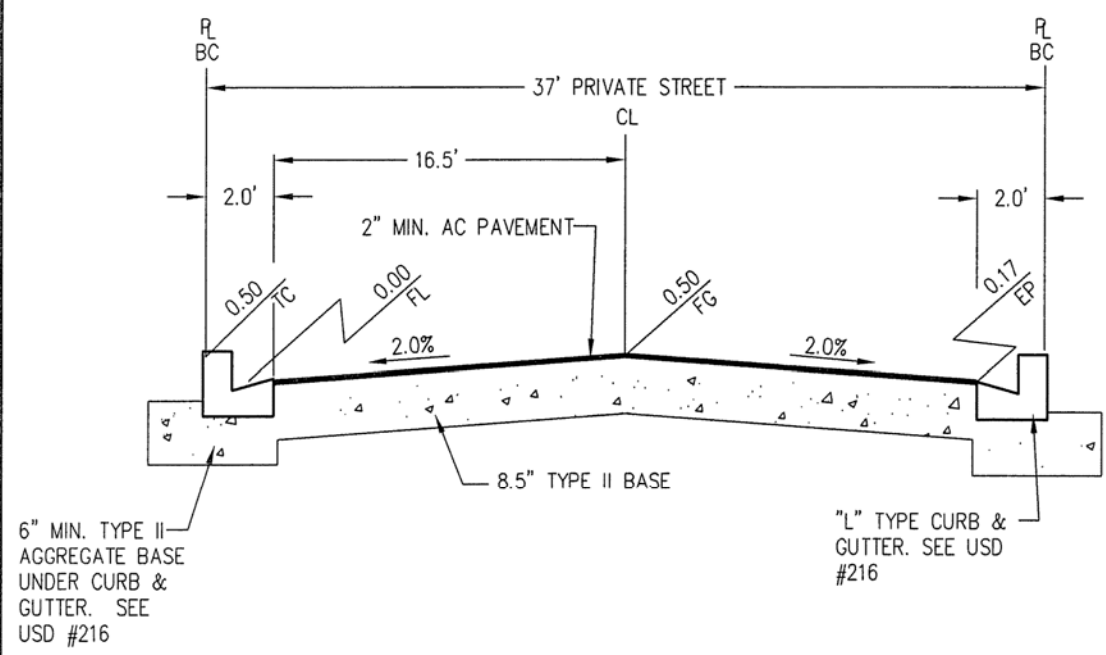
SECTION A - TROPICAL PARKWAY
PER CLARK COUNTY AREA USD #208



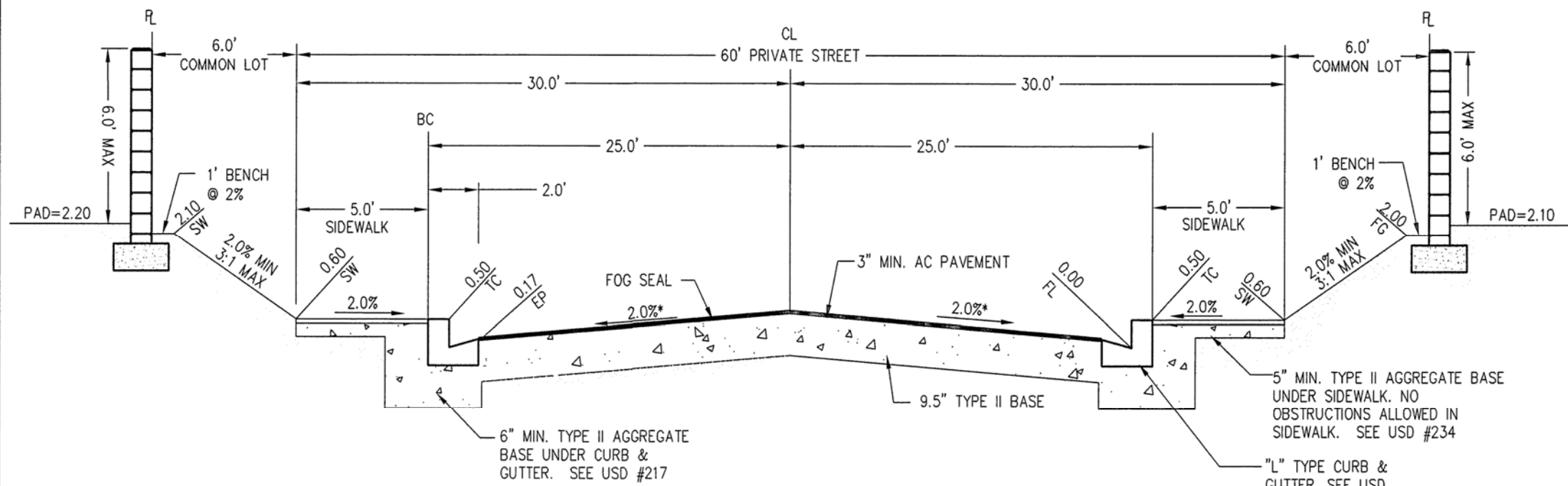
SECTION B - BRONCO STREET
CLV-RURAL STREET SECTION



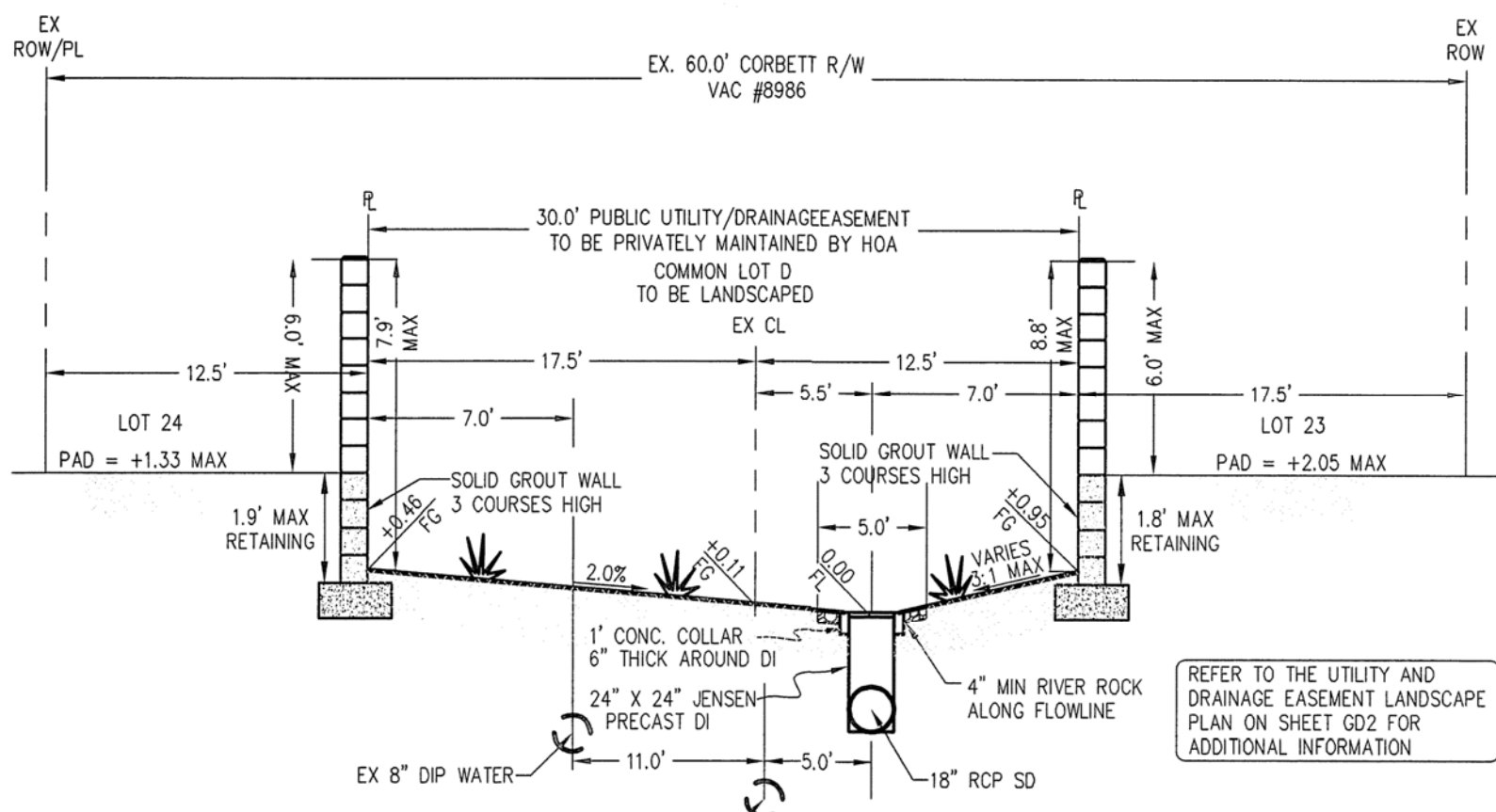
SECTION C - EL CAMPO GRANDE AVENUE
PER CLARK COUNTY AREA USD #208



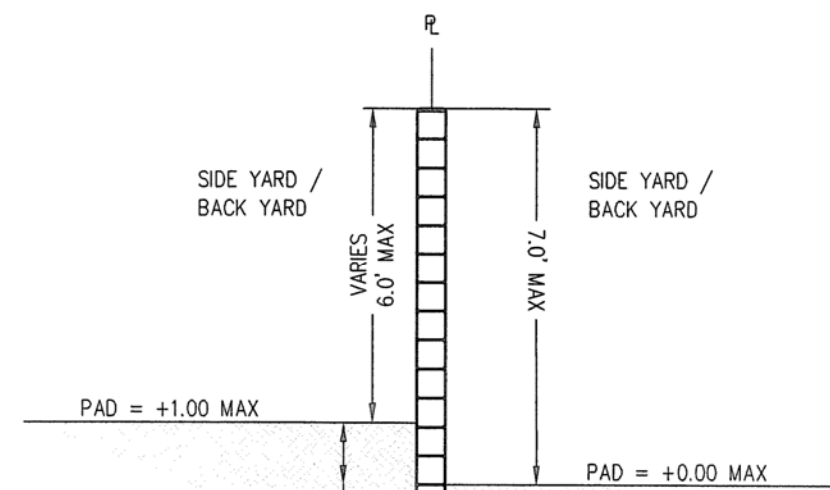
SECTION D - TYPICAL PRIVATE STREET



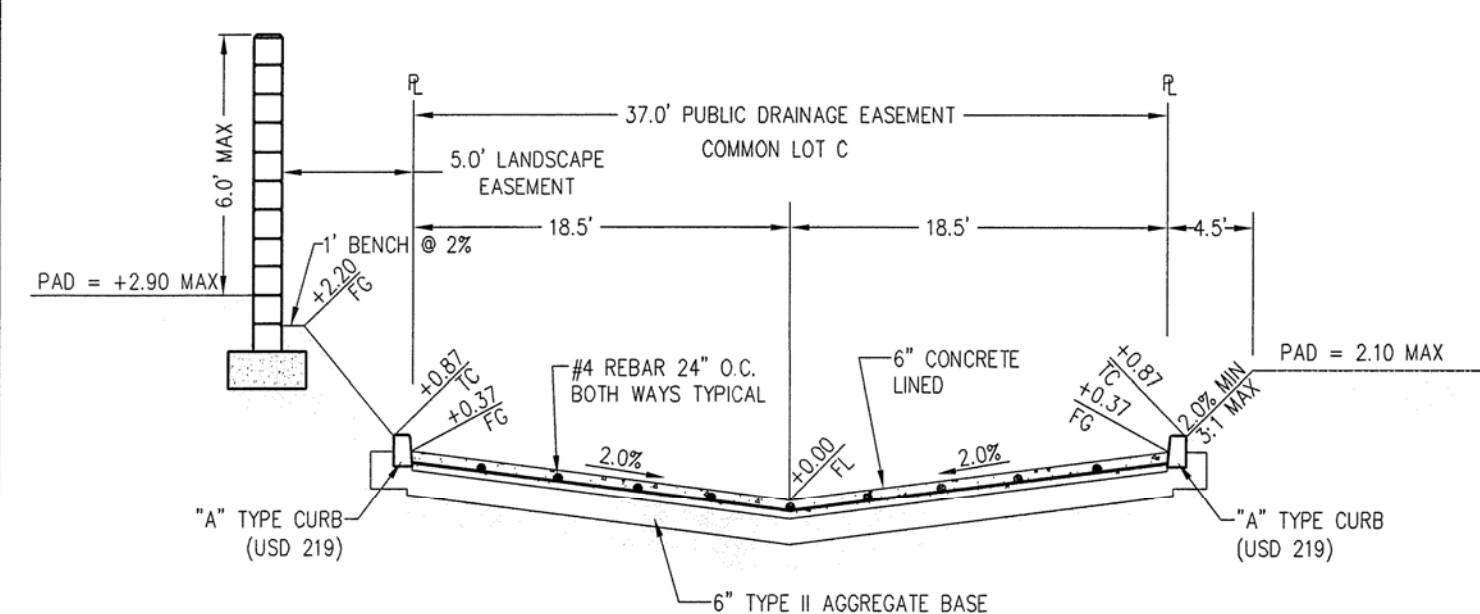
SECTION E - PRIVATE ENTRY STREET
PER CLARK COUNTY AREA USD #208



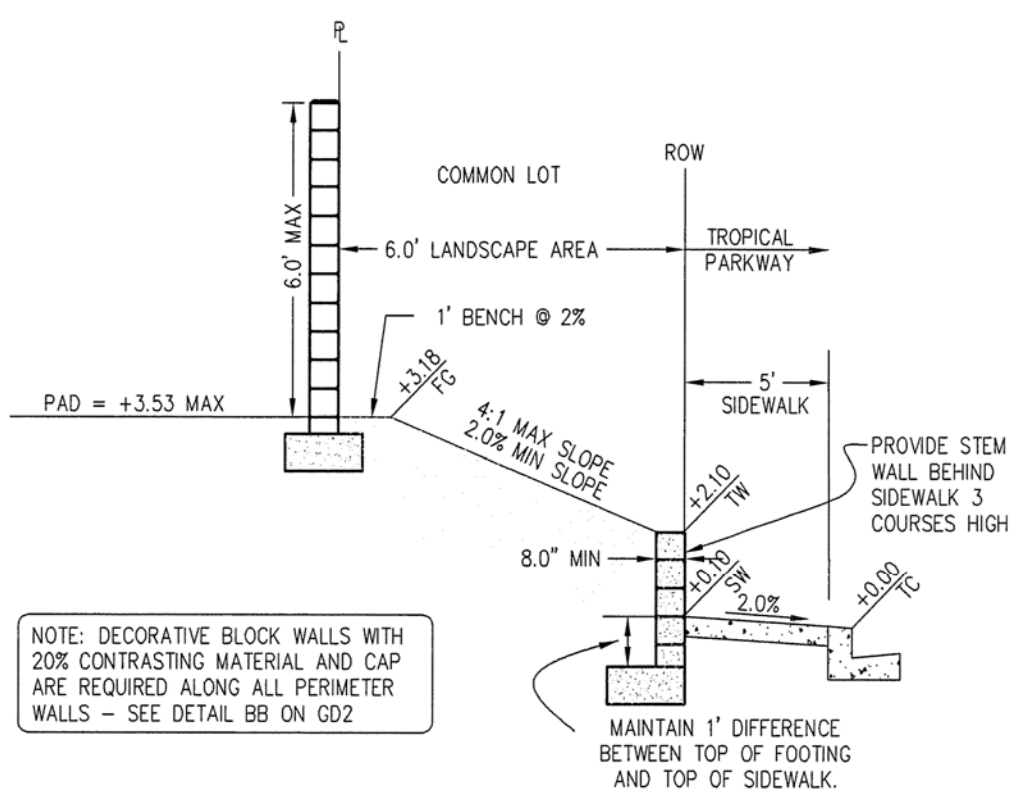
SECTION F - 30' PUBLIC UTILITY AND DRAINAGE EASEMENT



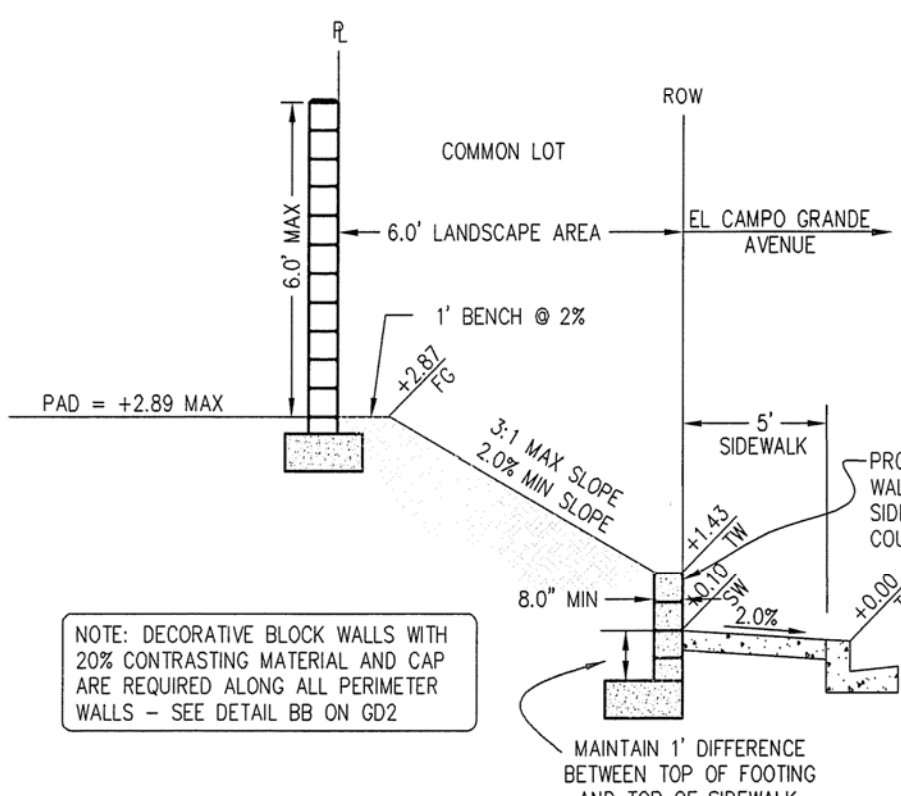
SECTION G



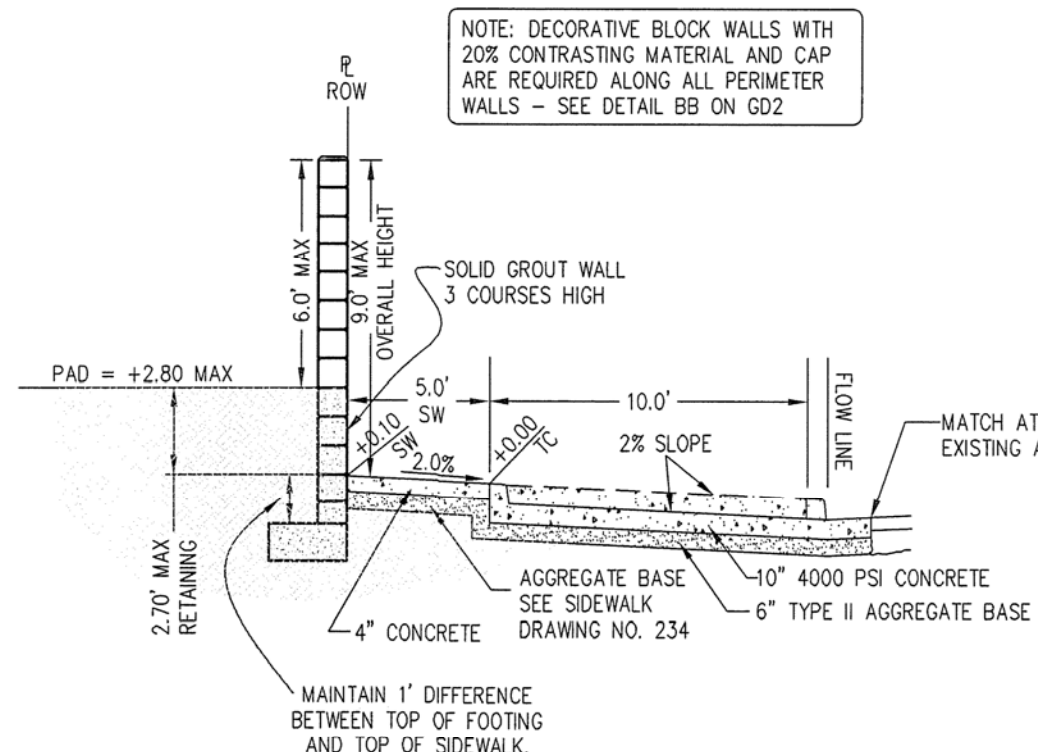
SECTION H - 37' PUBLIC DRAINAGE EASEMENT



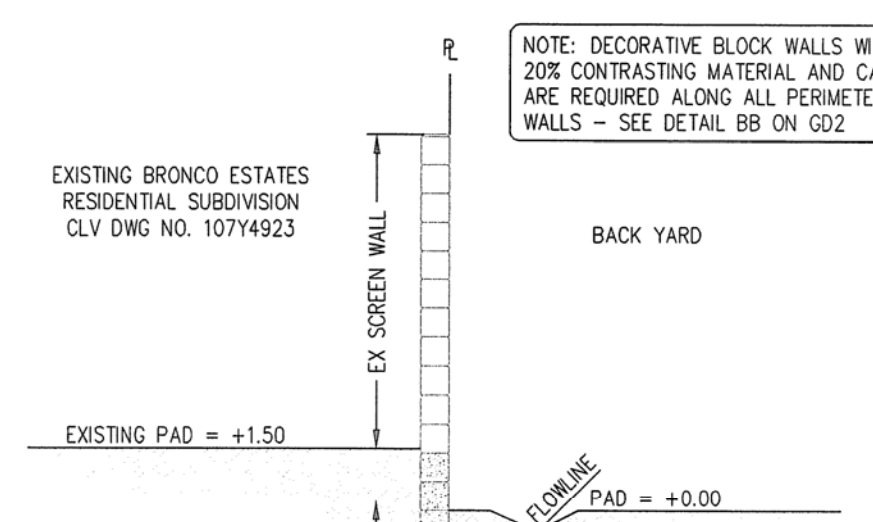
SECTION I - LANDSCAPE AREA



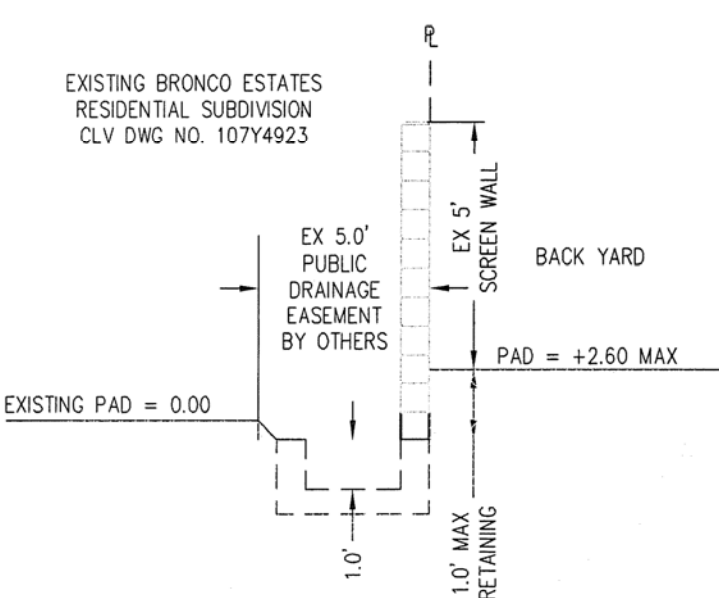
SECTION J - LANDSCAPE AREA



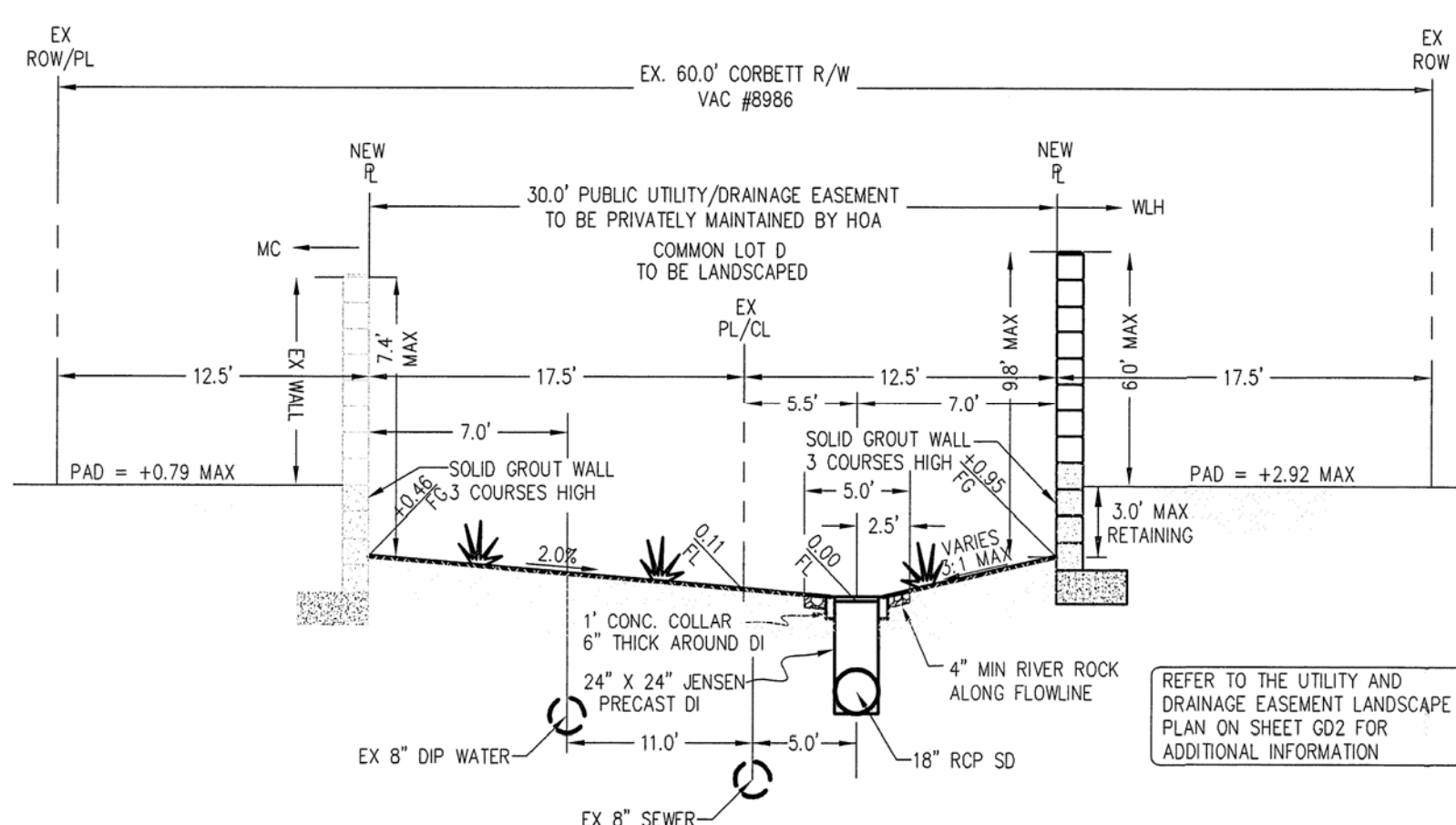
SECTION K - BUS TURN-OUT
PER CLARK COUNTY AREA USD #234.1



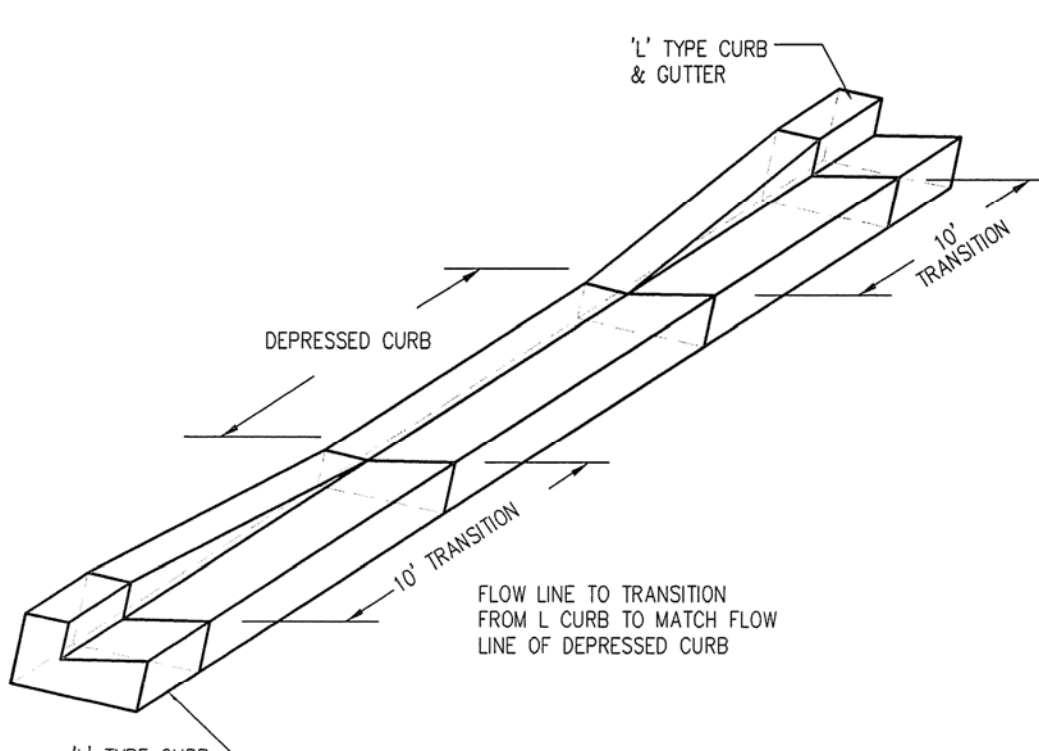
SECTION L



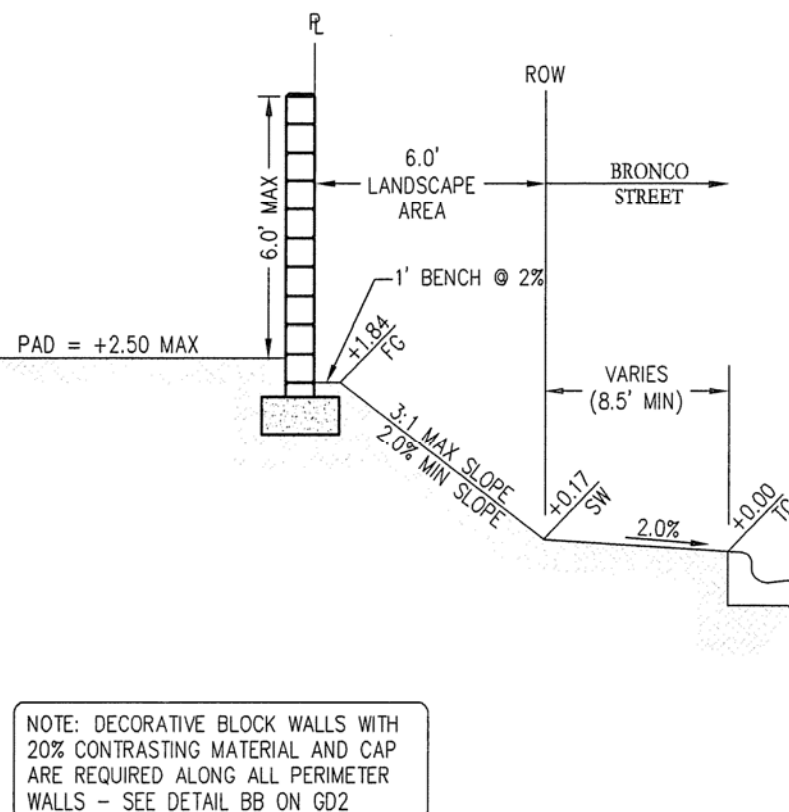
SECTION M



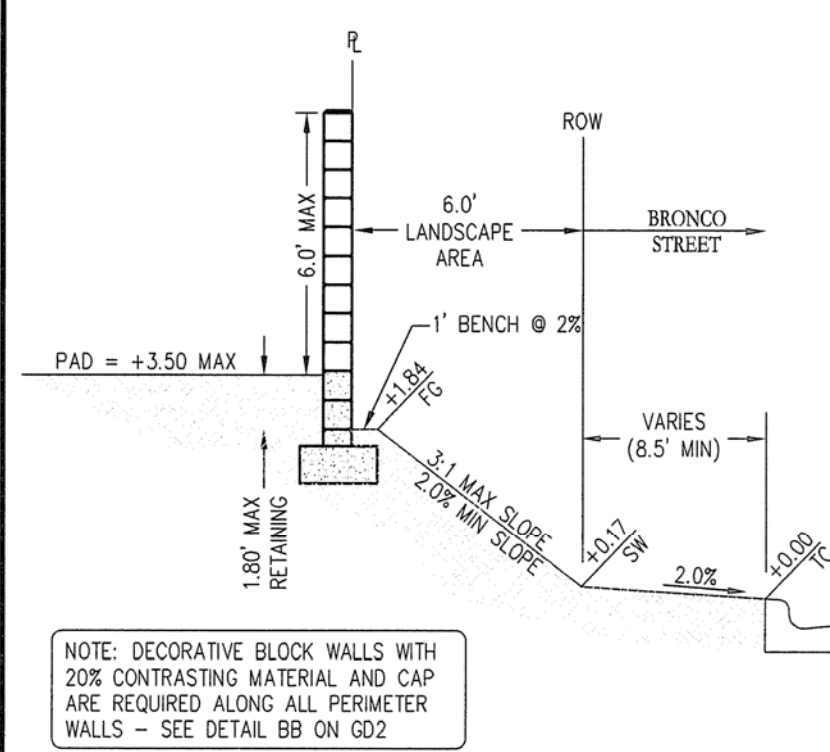
SECTION N - 30' PUBLIC UTILITY AND DRAINAGE EASEMENT



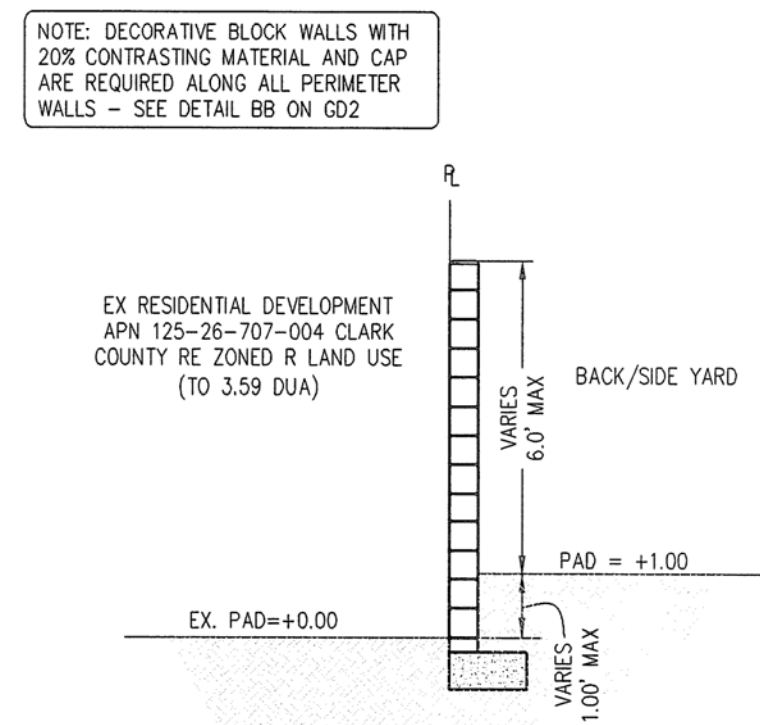
DETAIL O
"L" TO DEPRESSED CURB TRANSITION



SECTION P - LANDSCAPE AREA



SECTION Q - LANDSCAPE AREA

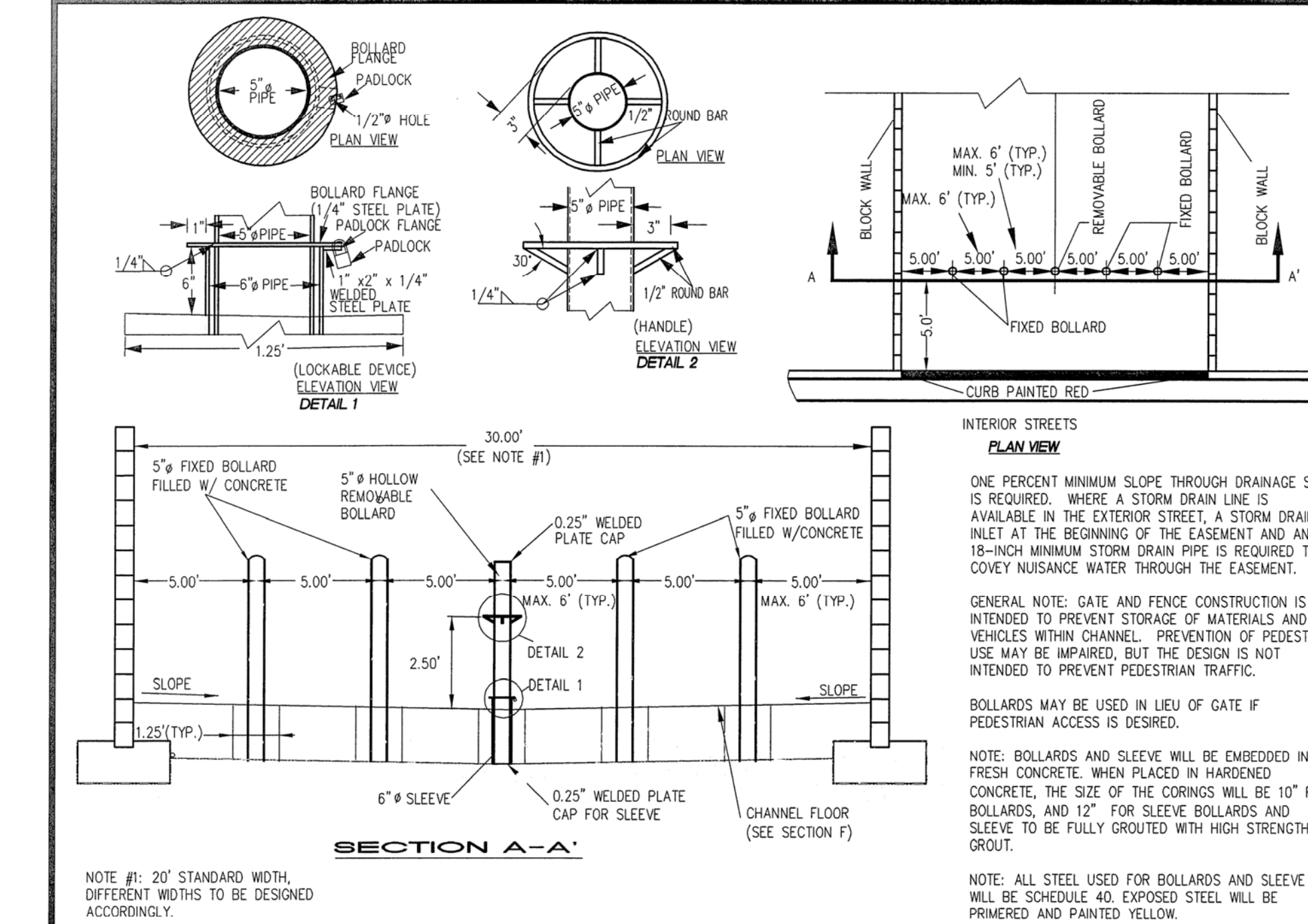


SECTION R

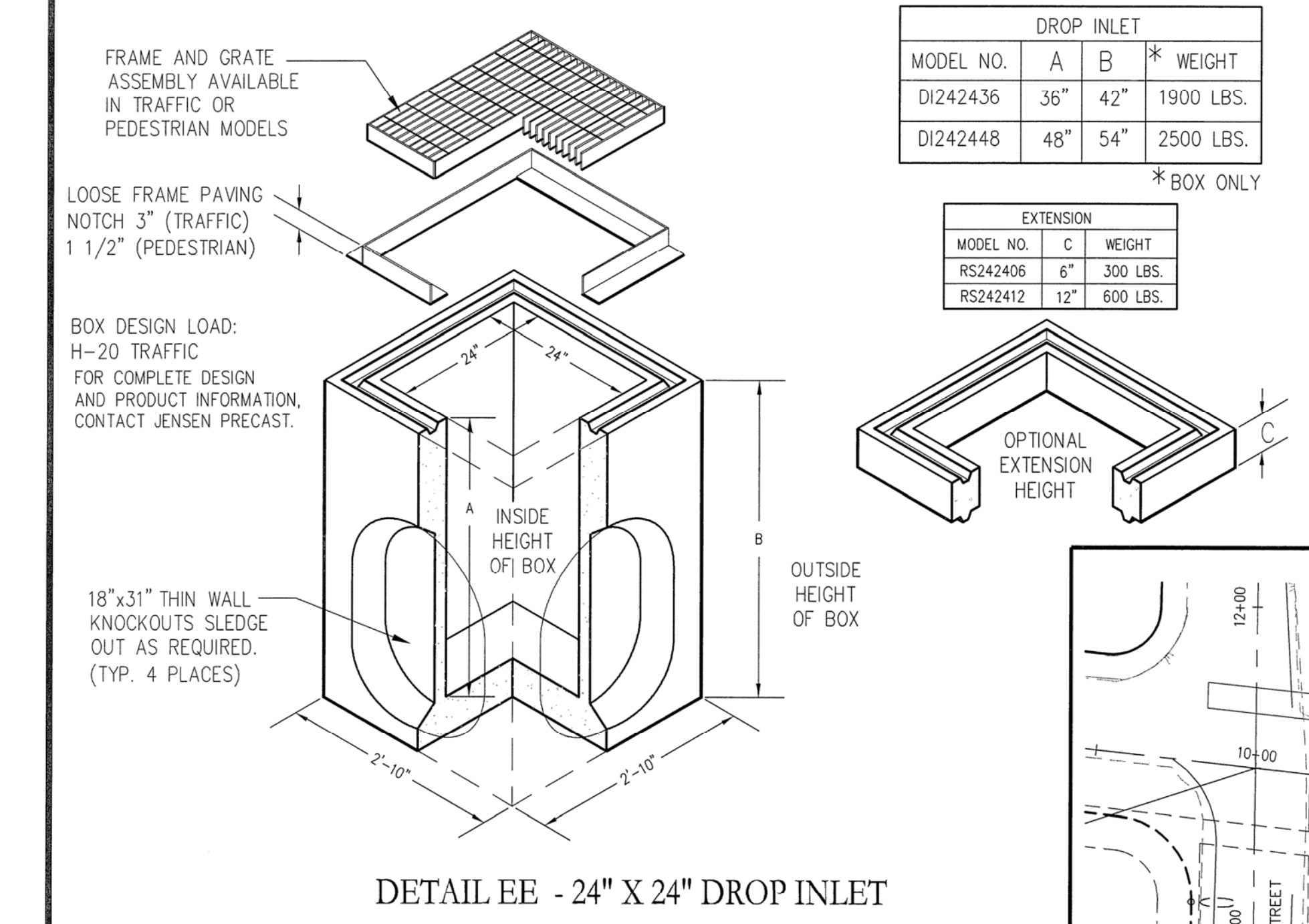
APPROVAL SIGNATURE
APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
PROJECT #

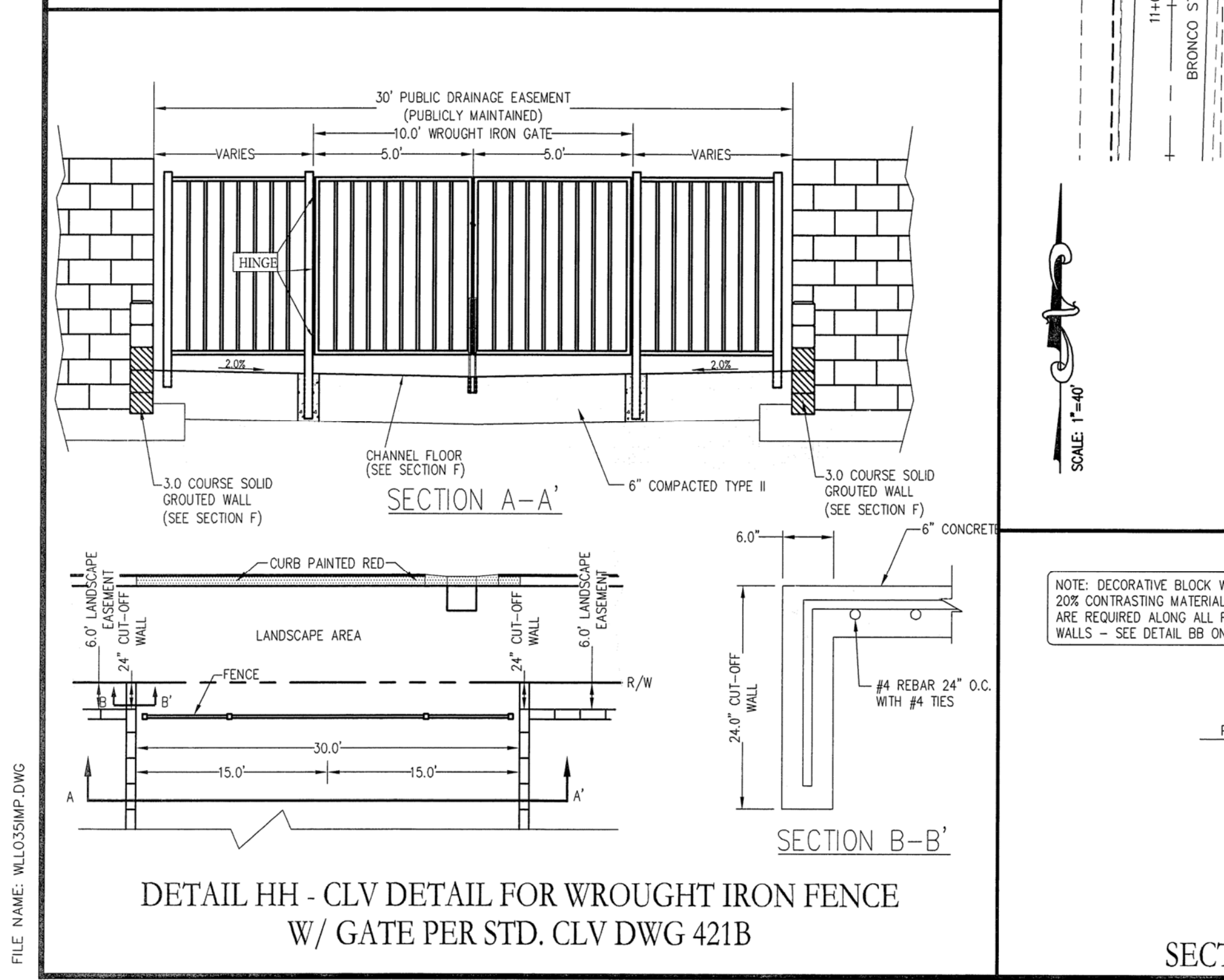
REVISIONS		BY	DATE	APPR.
DESCRIPTION				
NO.				
TROPICAL AND JONES A RESIDENTIAL SUBDIVISION		GRADING DETAILS & CROSS SECTIONS		
WILLIAM LYON HOMES, INC. 30 PILOT ROAD, SUITE G LAS VEGAS, NV 89118 (702) 263-5000 FAX: (702) 263-8320		TANNEY ENGINEERING 4039 S. JONES BLVD. STE #100 LAS VEGAS, NV 89118 (702) 362-8844 FAX: (702) 362-3233		
DATE: 7/23/12		SCALE: NTS		
JOB NO: WLL-05-035		DESIGNED BY: RMM/MC		
CHECKED BY: RDC		SHEET NAME: GD1		
SHEET: 5 OF 19		APPROVAL SIGNATURE		
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER		DATE		



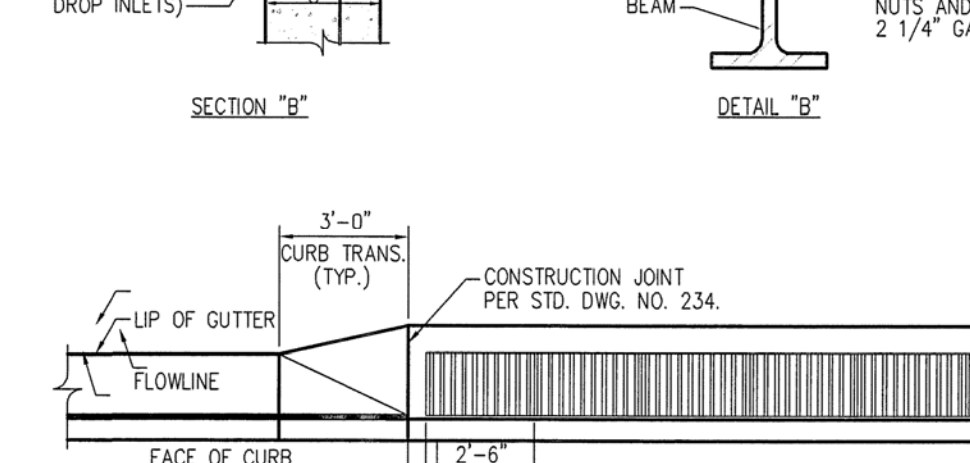
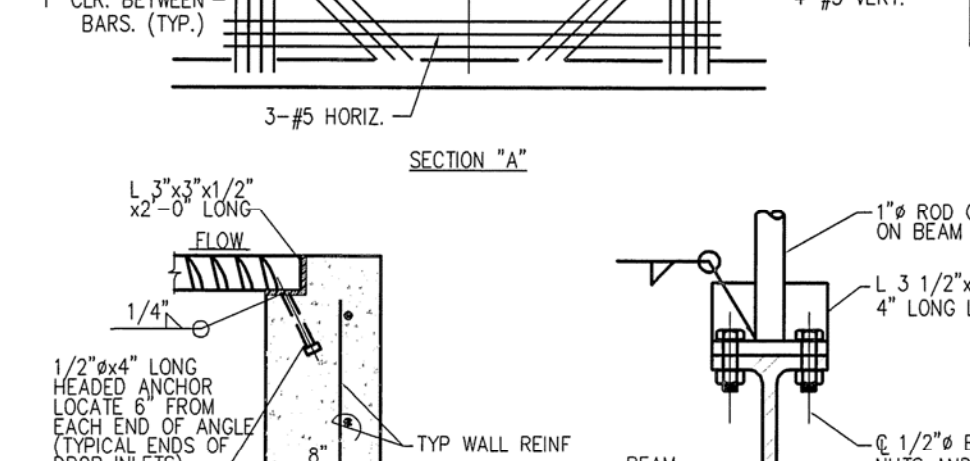
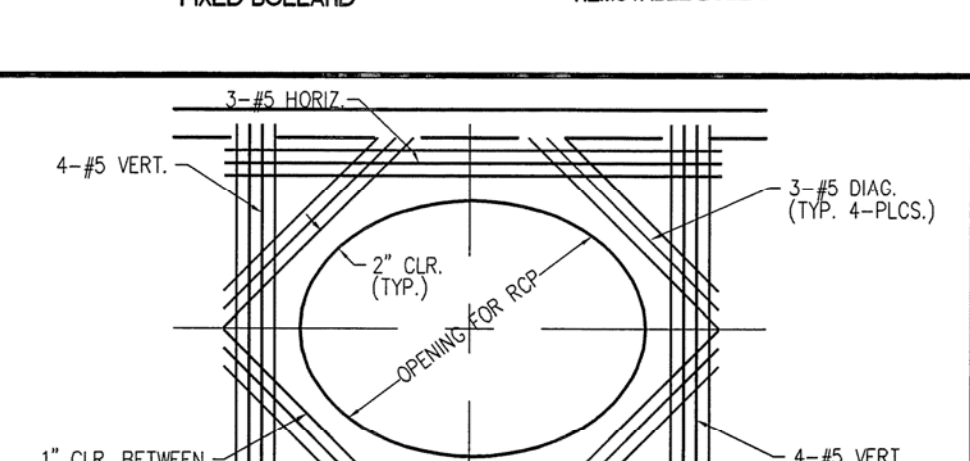
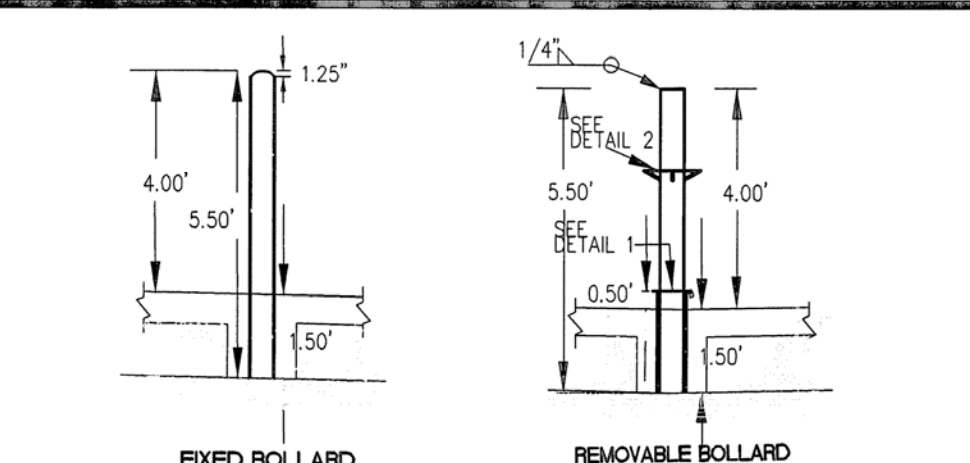
SECTION AA - CLV DETAIL FOR BOLLARDS PER STD. CLV DWG 421A



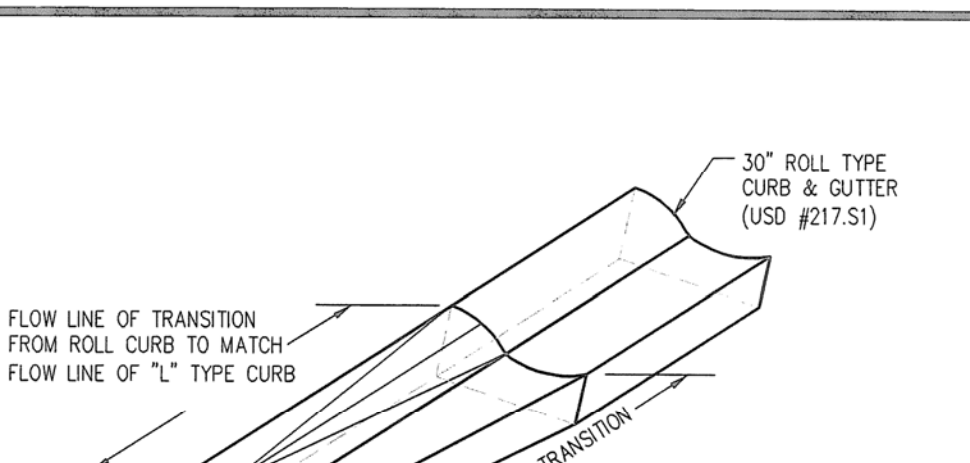
DETAIL EE - 24" X 24" DROP INLET



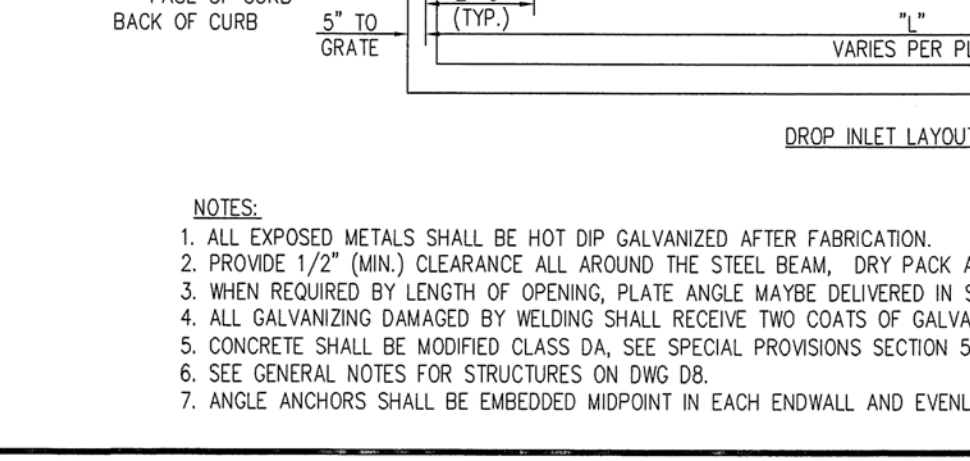
DETAIL HH - CLV DETAIL FOR WROUGHT IRON FENCE W/ GATE PER STD. CLV DWG 421B



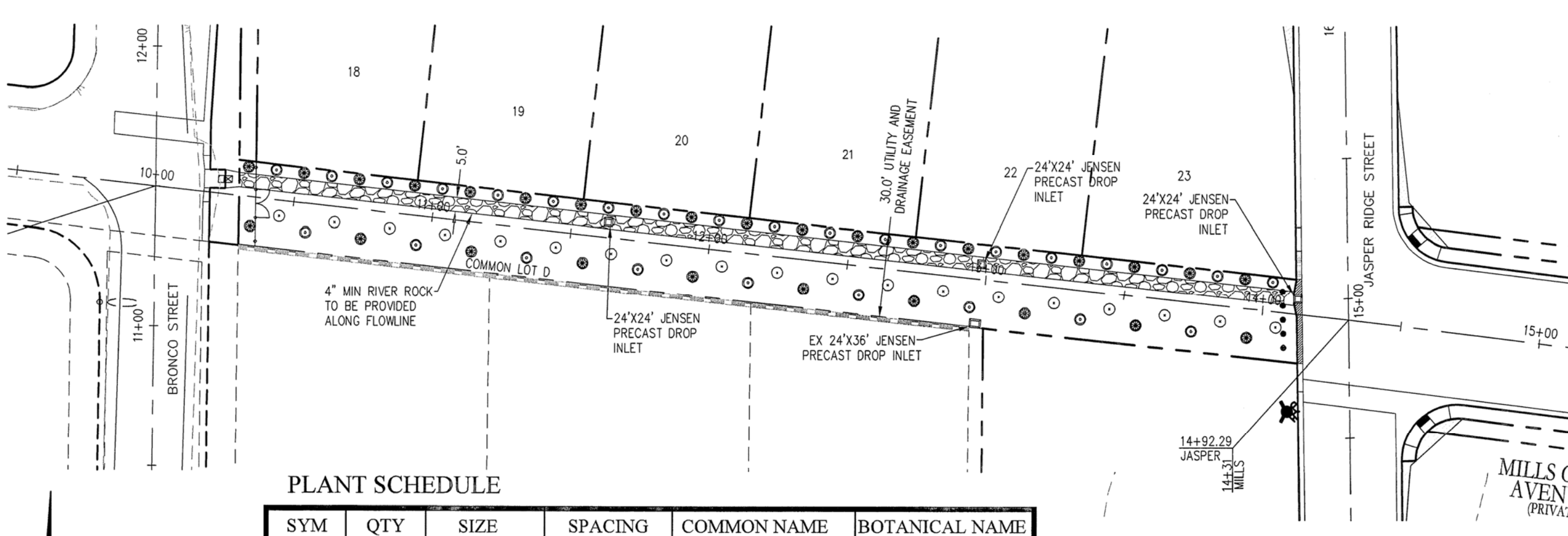
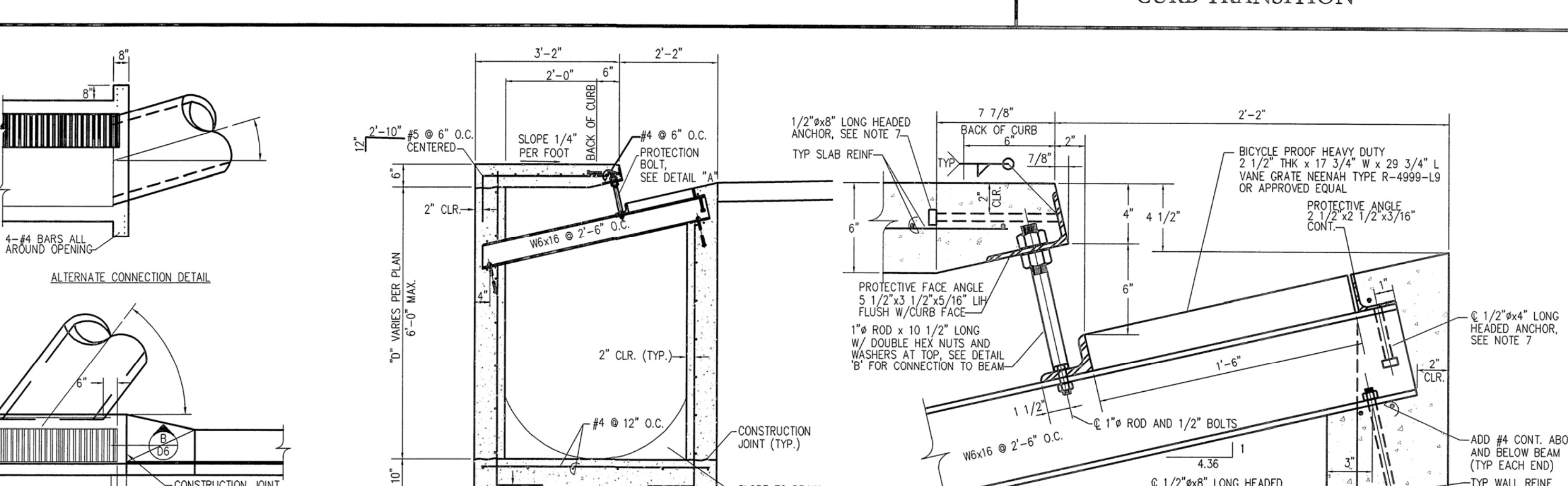
DETAIL BB - PERIMETER DECORATIVE BLOCK WALL SECTION



DETAIL CC - ROLL TO "L" CURB TRANSITION



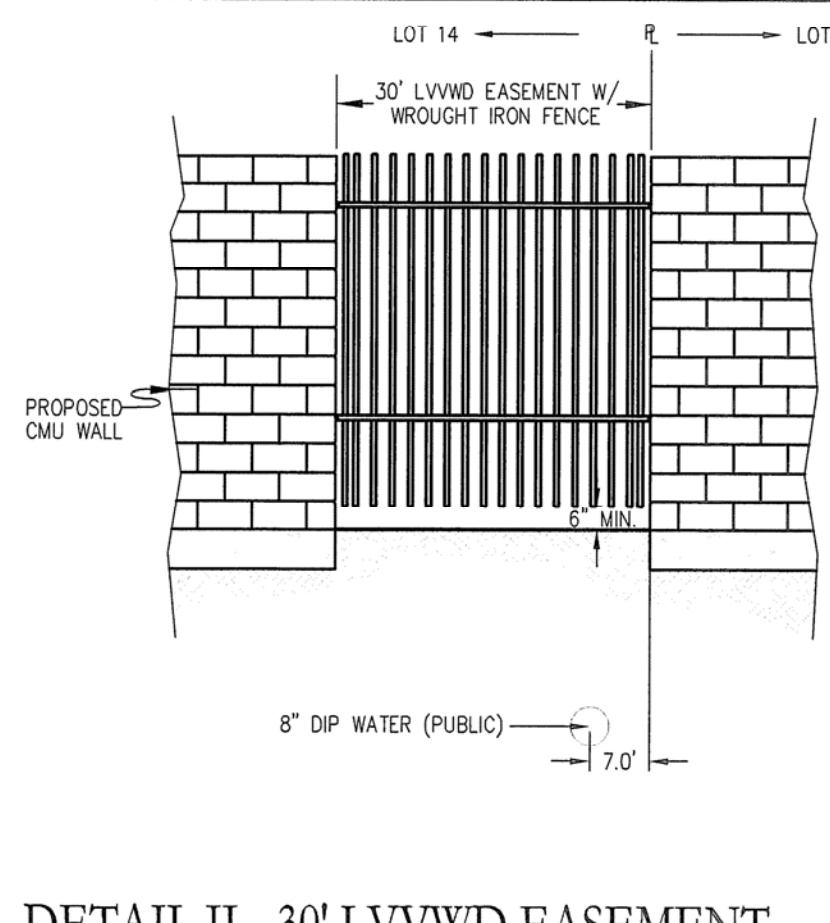
DETAIL DD - TYPE CM DROP INLET



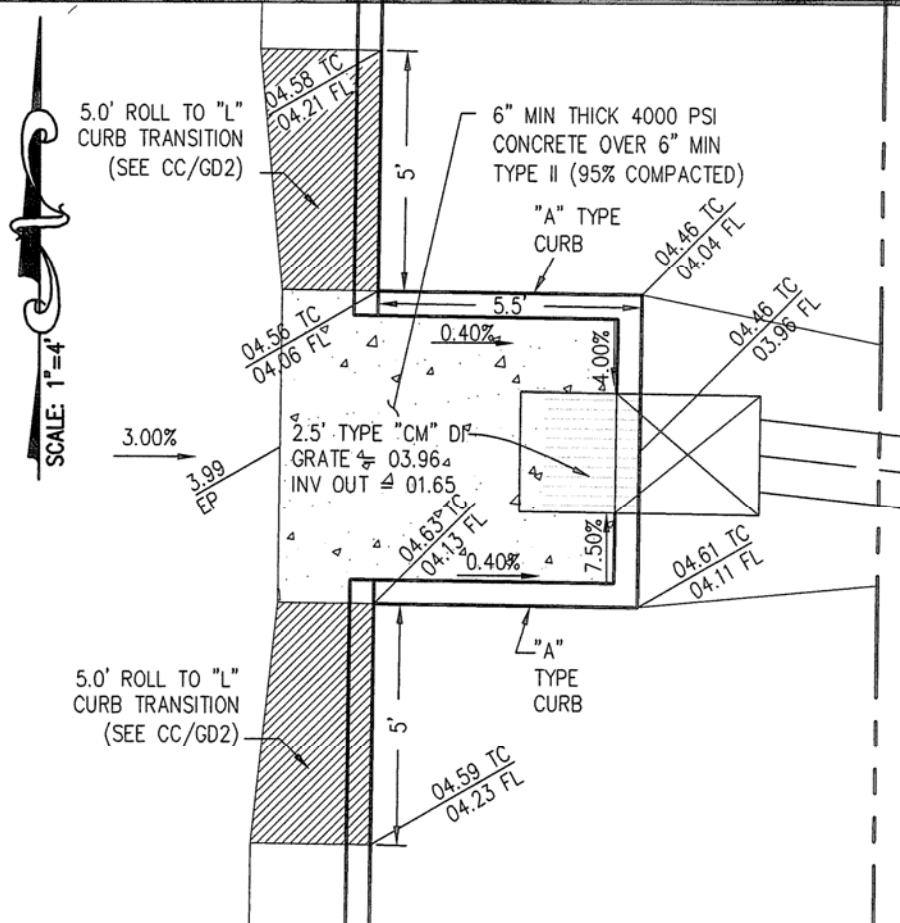
PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
○	PER PLAN	1 - 5 Gallon	N/A	JUNIPER HYBRIDS	Juniperus Hybrids
○	PER PLAN	1 - 5 Gallon	N/A	RED AUTUMN SAGE	Salvia greggii
○	PER PLAN	1 - 5 Gallon	N/A	PYRACANTHA	Pyracantha Hybrids

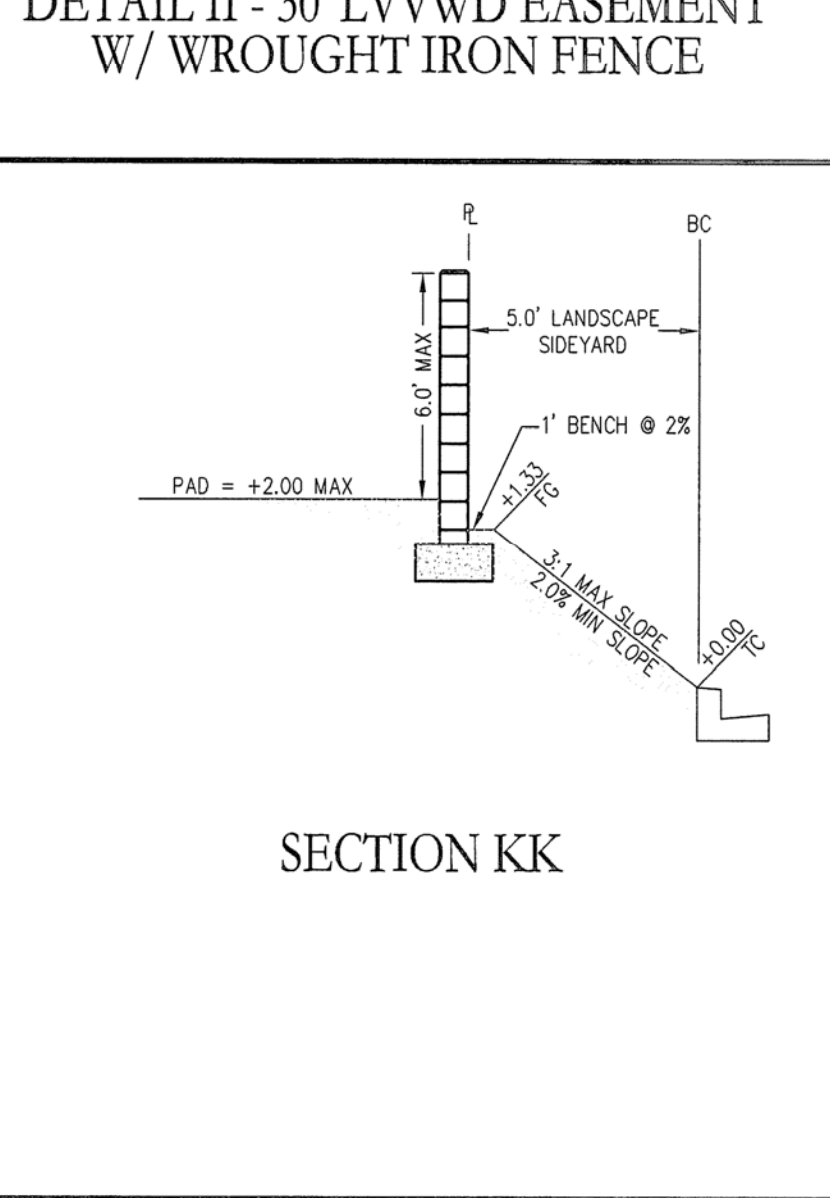
UTILITY & DRAINAGE EASEMENT LANDSCAPE PLAN



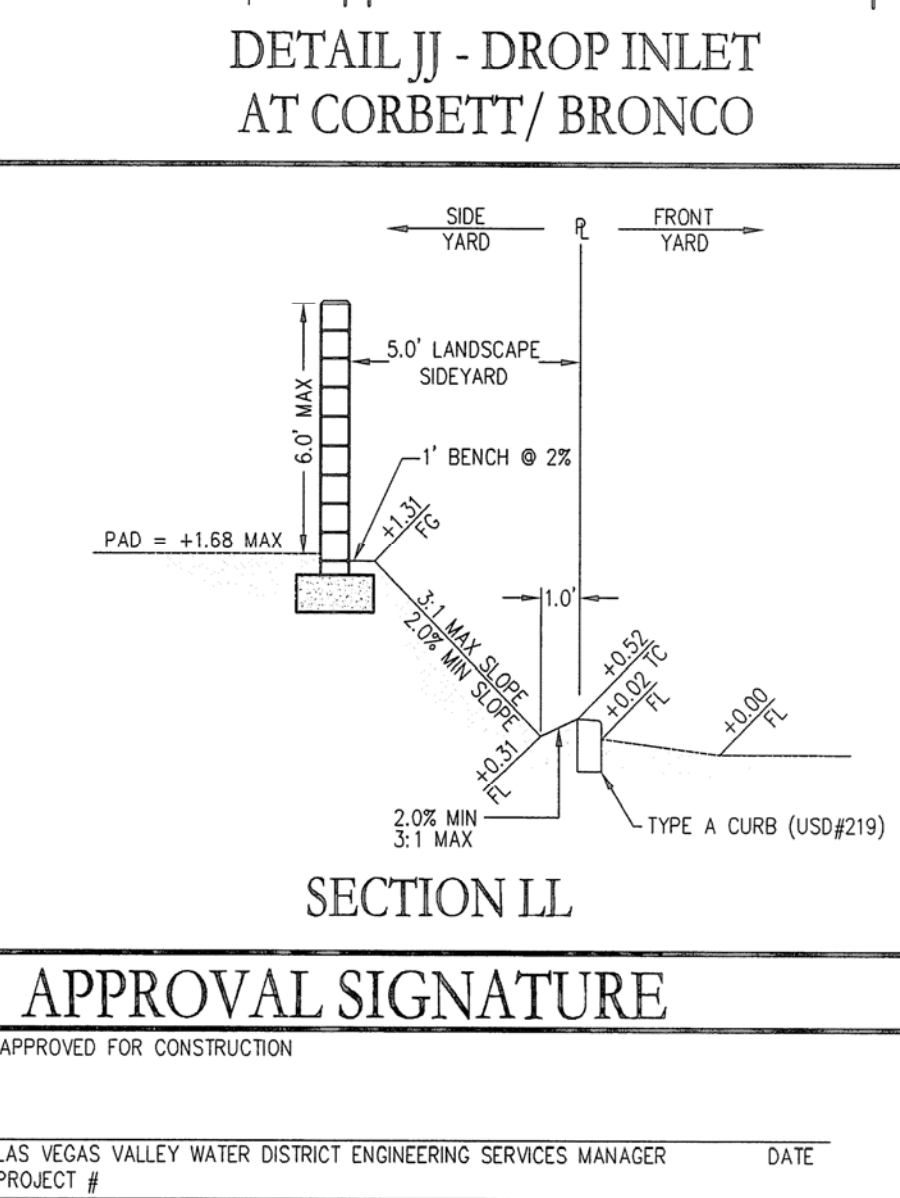
DETAIL II - 30" LVVWD EASEMENT W/ WROUGHT IRON FENCE



DETAIL JJ - DROP INLET AT CORBETT/ BRONCO



SECTION KK



SECTION LL

APPROVAL SIGNATURE
APPROVED FOR CONSTRUCTION
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER DATE

REVISIONS		BY DATE		DESCRIPTION	
NO.					

WILLIAM LYON HOMES, INC.
3000 S. JONES BLVD STE #100
LAS VEGAS, NV 89118
(702) 263-8300 FAX: (702) 363-9230

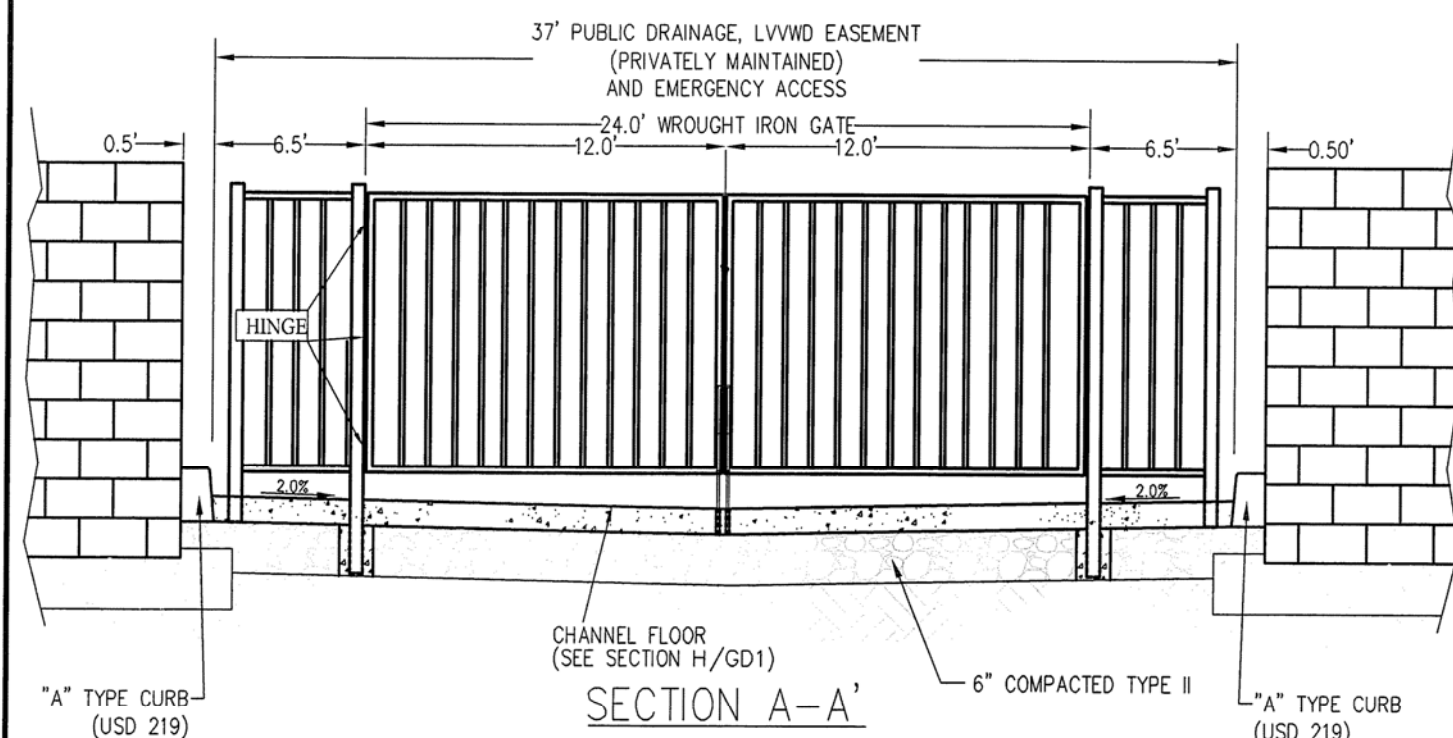
TANEY ENGINEERING
3000 S. JONES BLVD STE #100
LAS VEGAS, NV 89118
(702) 362-8844 FAX: (702) 362-9233

TROPICAL AND JONES
A RESIDENTIAL SUBDIVISION

GRADING DETAILS & CROSS SECTIONS

PROFESSIONAL ENGINEER
ROBERT D. CUNNINGHAM
Exp. 12-31-12
CIVIL
No. 15728
ENGINEER'S SEAL

DATE: 7/23/12
SCALE: NTS
JOB NO: WLL-05-035
DESIGNED BY: RMM/MC
CHECKED BY: RDC
SHEET NAME: GD2
SHEET: 6 OF 19

[illegible]

TANEY ENGINEERING
6030 S. JONES BLVD STE #100
LAS VEGAS, NV 89118
(702) 362-8844 FAX: (702) 362-5233

GRADING DETAILS & CROSS SECTIONS

