DS #: 5290

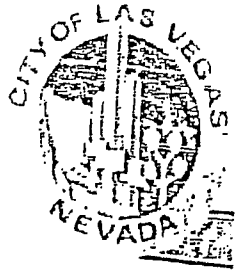
APN: 138-09-201-020; 138-09-301-001

PROJECT: Durango and Gowan

SUBMITTAL: 2nd

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM				DATE: August 10, 2020
TO: **Land Development Services** Department of Building & Safety				FROM: Jennifer Shinn, P.E. Flood Control, Engr. Associate Department of Public Works
SUBJECT:	Drainage Study for: **Durango and Gowan**			**COPIES TO:** Taney Engineering
Cross Streets:	NEC and SEC of Gowan Rd and Durango Dr			Emma Burns
File Number:	F:\Depot\DSMemos\DS5290B.doc			Bart Anderson, P.E., DevCo
Parcel Number:	138-09-201-020; 138-09-301-001			CCRFCD
Zoning Action:	TMP-77559			
FEMA Flood Zone	YES	NO	X	
Proposed Storm Drain	YES	NO	X	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1st Submittal	6/4/2020	6/24/2020	See Comments Below	$400.00	3874144: $400
2nd Submittal	7/22/20	8/10/20	Conditionally Approved	$400.00	3925413: $400
			TOTAL FEES (LDDRS):	**$800.00**	----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

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

1. **This drainage study is acceptable in concept**; however, City of Las Vegas will not formally accept the study until the Clark County Regional Flood Control District (CCRFCD) has issued a letter of concurrence. The engineer should contact the CCRFCD to confirm that they have begun their review.

   Please note that effective April 6, 2020, only electronic submittals to the CCRFCD will be accepted for regional concurrence. Contact cwang@regionalflood.org for direction.

2. **2nd Request**: Label Document Number or Book and Page Number for all existing easements on the Grading Plan. There are existing public drainage easements at Cavaricci Avenue and across the back side of the existing lots north of Porch Swing Way.

3. **2nd Request:** Provide a note on the Grading Plans that all onsite storm drain facilities (proposed 4" PVC drains) are privately owned and privately maintained by the HOA.

4. Revise the extents of the solid grouted wall along Durango to include Lot 21. Revise the plans and pertinent details accordingly.

5. Revise the North Arrow on Sheet 15 to the correct orientation.

6. 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: 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
jks

T/R/S: T20S/R60E/09
AREA L-09

ADDENDUM #1 TO
TECHNICAL DRAINAGE STUDY

FOR

DURANGO & GOWAN
RESIDENTIAL DEVELOPMENT

BRN-19-002

CITY OF LAS VEGAS

JULY 2020

Prepared for:

Emma Burns
The EAB and ELB Family, LLC
(702) 688-9588
Email: emmaburns135@gmail.com



Engineer's Seal

TANEY ENGINEERING

6030 S. Jones Blvd.
Las Vegas, NV 89118
Phone (702) 362-8844
Fax (702) 362-5233

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL

DRAINAGE STUDY INFORMATION FORM

Name of Development: Durango and Gowan Date: Jul 12, 2020

Location of Development: a) Descriptive (Cross Streets) North/South: Durango

East/West: Gowan Rd.

b) Section: 9 Township: 20 Range: 60

c) APN : 138-09-201-020; 138-09-301-001;

Name of Owner: Emma Burns

Telephone No.: (702) 688-9588 Fax No.: E-Mail Address: emmaburns135@gmail.com

Address: 18

Contact Person-Name: Lee Gong, Ph.D, P.E., CFM **Telephone No.:** (702) 362-8844

* **E-Mail Address:** LeeG@taneycorp.com **Fax No.:** (702) 362-5233

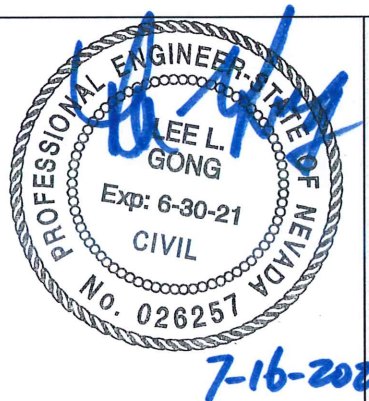
Firm: Taney Engineering

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: 3.68+/- acres Being Developed/Disturbed: 3.68+/- acres
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 +/- acres
6. Has the site drainage been evaluated in the past? ☐ **YES** ☒ **NO** If yes, please identify documentation:
7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: The site will discharge to the east adjacent sites through two block wall opening and then will drain to the Gowan Rd.
8. Briefly describe your proposed schedule for the subject project: A.S.A.P



7-16-2020

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

Updated 05/01/2008

TANEY ENGINEERING
6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

Job No. BRN-19-002

Date: July 12, 2020

JURISDICTION:
Jennifer Shinn, P.E.
Project Engineer
Public Works Dept. / Flood Control
(702) 229-6541
333 N. Rancho Dr. 7th Floor
Las Vegas, NV 89106

ADDENDUM #2 to the Technical Drainage Study for Durango and Gowan

Dear Ms. Shinn:

Taney Engineering is submitting Addendum #1 in response to comments and questions on the Technical Drainage Study for **Durango and Gowan**. A response to each comment from City of Las Vegas review memorandum dated on June 24, 2020 is provided below.

Development Review Comments:

REMARKS:

1. The site is adjacent to or crosses an existing or proposed Clark County Regional Flood Control District (CCRFCD) master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the drainage study.

   Please note that effective March 15, 2019, the CCRFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

   http://gustfront.ccrfcd.org/LandDev/LandDev.aspx

   Please note that effective April 6, 2020, only electronic submittals to the CCRFCD will be accepted for regional concurrence. Contact cwang@regionalflood.org for direction.

   When it's applicable, structural calculations of facilities must be approved by the City prior to submittal to the Clark County Regional Flood Control District for their review and concurrence.

   Noted.

2. Provide a copy of the zoning/planning conditions associated with this site with the next submittal to verify compliance with conditions. Flood Control will not issue conditional approval of the drainage

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6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

study without the associated zoning/planning conditions (issued by the City Council). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.

A copy of the approval letter for zoning/planning conditions have been provided.

3. 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."

   The note has been provided on the grading plans.

4. The engineer must provide a table on the grading plans that shows a quantity estimate of all drainage improvements within Public Drainage Easements. All drainage improvements within Public Drainage Easements must be bonded and inspected.

   The quantity table has been provided on the grading plans.

5. All drainage easements must be public drainage easements to be privately maintained and common lots to be labeled on the grading plans and to be dedicated as such in the final map.

   All drainage easements have been considered as public drainage easements that are maintained privately. Common lots were labeled on the grading plans and to be dedicated in the final map.

6. Label Document Number or Book and Page Number for all existing easements on the Grading Plan.

   Document Number or Book and Page Number for all existing easements have been labeled on the Grading Plan.

7. Show the existing storm drain facilities in Durango Drive and label with CLV Drawing Number.

   The existing storm drain facilities in Durango Drive has been shown and labeled with CLV Drawing Number.

8. Complete the construction notes on the grading plan to include references to standard plans or details.

   Construction notes have been completed on the grading plan and references to standard plans or details were included.

9. Show the high point and flow line elevations at the entries to demonstrate the driveways are adequately humped 6" above the depth of flow in Gowan Road during the 100-year event.

   The high point and flow line elevations have been shown at the entries demonstrates that both driveways are adequately humped 6" above the depth of flow in Gowan Road during the 100-year event.

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North Driveway: Flow Line + Flow Depth + 6 inch = 2418.23 + 0.8'+ 0.5' = 2419.53' < 2419.81' (HP)
South Driveway: Flow Line + Flow Depth + 6 inch = 2418.31+ 0.8'+ 0.5' = 2419.1' < 2420.0' (HP)

10. Provide flow line elevations along the northern swale of the northern portion of the project to demonstrate the drainage pattern in this area. It is unclear if the intent is to drain this area towards the east, north of the proposed retaining wall. Provide discussion with the next submittal.

    Flow line elevations have been provided along the northern swale of the northern portion of the project to demonstrate the drainage pattern in that area.

11. Provide the D_{100} for Durango Drive to verify the finish floor elevations meet CCRFCD criteria.

    The D100 for Durango Drive has been provided to verify the finish floor elevations meet CCRFCD criteria. Lots 24 and 35 are adjacent to Gowan Road.

$$FL_{Gowan\ Road\ Adjacent\ to\ Lot\ 24} + 2 * D_{100} = 20.08' + 2 * 0.8' = 21.68' < FF = 22.84'$$
$$FL_{Gowan\ Road\ Adjacent\ to\ Lot\ 35} + 2 * D_{100} = 20.59' + 2 * 0.8' = 22.19' < FF = 22.84$$

$$FL_{Durango\ Adjacent\ to\ Lot\ 16} + 2 * D_{100} = 20.05' + 2 * 0.9' = 21.85' < FF = 22.60'$$
$$FL_{Durango\ Adjacent\ to\ Lot\ 17} + 2 * D_{100} = 20.05' + 2 * 0.9' = 21.85' < FF = 22.60'$$
$$FL_{Durango\ Adjacent\ to\ Lot\ 18} + 2 * D_{100} = 20.24' + 2 * 0.9' = 22.04' < FF = 22.60'$$
$$FL_{Durango\ Adjacent\ to\ Lot\ 19} + 2 * D_{100} = 20.24' + 2 * 0.9' = 22.04' < FF = 22.60'$$
$$FL_{Durango\ Adjacent\ to\ Lot\ 20} + 2 * D_{100} = 20.52' + 2 * 0.9' = 22.32' < FF = 22.60'$$
$$FL_{Durango\ Adjacent\ to\ Lot\ 21} + 2 * D_{100} = 20.77' + 2 * 0.9' = 22.57' > FF = 22.50'$$
$$FL_{Durango\ Adjacent\ to\ Lot\ 22} + 2 * D_{100} = 21.08' + 2 * 0.9' = 22.68 > FF = 22.50'$$
$$FL_{Durango\ Adjacent\ to\ Lot\ 23} + 2 * D_{100} = 21.08' + 2 * 0.9' = 22.88' > FF = 22.50'$$

For the Lot 21, Lot 22 and Lot 23, the proposed block wall will be solid grouted one course at $22.88'$.

12. Locations where storm water will surface flow between private lots and across common elements must be designated a Public Drainage Easement. For example, the onsite swales collecting flows from private residential lots via 4" drains will require a Public Drainage Easement to be privately maintained by the HOA.

    The mentioned locations have been designed as Public Drainage Easement and will be maintained privately by the HOA.

13. Provide an overall plan that delineates all the required public drainage easements (privately maintained) across the site in the next submittal.

    An overall plan has been provided that delineates all the required public drainage easements (privately maintained) across the site.

14. Landscape areas (e.g. Common Elements) are not allowed to drain over the sidewalk. Provide flow

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lines with grades and sidewalk under drains for all landscape areas draining to the street. Revise all pertinent details accordingly.

Flow lines with grades and sidewalk under drains have been provided for all landscape areas draining to the street and all pertinent details have been revised accordingly.

15. Provide a note on the Grading Plans that all onsite storm drain facilities are privately owned and privately maintained by the HOA.

    Noted. There is no onsite drain facility.

16. Revise Section Detail A on Sheet GD1 to match the Grading Plan.

    Section Detail A on Sheet GD1 has been revised to match the Grading Plan.

17. Flip the directional arrow for callout R/GD1 on Sheet G1 to match the Section Detail.

    The directional arrow for callout R/GD1 on Sheet G1 has been flipped to match the Section Details.

18. Revise Section Detail AA on Sheet GD2 to reflect "Public" Drainage Easement. Delineate and call out the easement on the Grading Plan.

    Section Details AA on Sheet GD2 reflecting the Public Drainage Easement have been revised. The easement has been delineated and called out on the Grading Plan.

19. Review and revise all Section Details so that the finish floor elevations shown on the details match the Grading Plans.

    All the Section Details have been revised showing that finish floor elevations match the Grading Plans.

20. 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.

    The project will be constructed in one phase.

    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.

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM				DATE: June 25, 2020
TO: **Land Development Services** Department of Building & Safety				FROM: Jennifer Shinn, P.E. Flood Control, Engr. Associate Department of Public Works
SUBJECT:	Drainage Study for: **Durango and Gowan**			**COPIES TO:** Taney Engineering
Cross Streets:	NEC and SEC of Gowan Rd and Durango Dr			Emma Burns
File Number:	F:\Depot\DSMemos\DS5290A.doc			Bart Anderson, P.E., DevCo
Parcel Number:	138-09-201-020; 138-09-301-001			CCRFCD
Zoning Action:				
FEMA Flood Zone	YES	NO	**X**	
Proposed Storm Drain	YES	NO	**X**	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1st Submittal	6/4/2020	6/24/2020	See Comments Below	$400.00	3874144: $400
			TOTAL FEES (LDDRS):	**$400.00**	**----**

REMARKS:

The Drainage Study for the subject project has been reviewed and:

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

1. The site is adjacent to or crosses an existing or proposed Clark County Regional Flood Control District (CCRFCD) master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the drainage study.

   Please note that effective March 15, 2019, the CCRFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

   http://gustfront.ccrfcd.org/LandDev/LandDev.aspx

   Please note that effective April 6, 2020, only electronic submittals to the CCRFCD will be accepted for regional concurrence. Contact cwang@regionalflood.org for direction.

   When it's applicable, structural calculations of facilities must be approved by the City prior to submittal to the Clark County Regional Flood Control District for their review and concurrence.

2. Provide a copy of the zoning/planning conditions associated with this site with the next submittal to verify compliance with conditions. Flood Control will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the City Council). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.

3. 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."

4. The engineer must provide a table on the grading plans that shows a quantity estimate of all drainage improvements within Public Drainage Easements. All drainage improvements within Public Drainage Easements must be bonded and inspected.

5. All drainage easements must be public drainage easements to be privately maintained and common lots to be labeled on the grading plans and to be dedicated as such in the final map.

6. Label Document Number or Book and Page Number for all existing easements on the Grading Plan.

7. Show the existing storm drain facilities in Durango Drive and label with CLV Drawing Number.

8. Complete the construction notes on the grading plan to include references to standard plans or details.

9. Show the high point and flow line elevations at the entries to demonstrate the driveways are adequately humped 6" above the depth of flow in Gowan Road during the 100-year event.

10. Provide flow line elevations along the northern swale of the northern portion of the project to demonstrate the drainage pattern in this area. Is is unclear if the intent is to drain this area towards the east, north of the proposed retaining wall. Provide discussion with the next submittal.

11. Provide the D_{100} for Durango Drive to verify the finish floor elevations meet CCRFCD criteria.

12. Locations where storm water will surface flow between private lots and across common elements must be designated a Public Drainage Easement. For example, the onsite swales collecting flows from private residential lots via 4" drains will require a Public Drainage Easement to be privately maintained by the HOA.

13. Provide an overall plan that delineates all the required public drainage easements (privately maintained) across the site in the next submittal.

14. Landscape areas (e.g. Common Elements) are not allowed to drain over the sidewalk. Provide flow lines with grades and sidewalk under drains for all landscape areas draining to the street. Revise all pertinent details accordingly.

15. Provide a note on the Grading Plans that all onsite storm drain facilities are privately owned and privately maintained by the HOA.

16. Revise Section Detail A on Sheet GD1 to match the Grading Plan.

17. Flip the directional arrow for callout R/GD1 on Sheet G1 to match the Section Detail.

18. Revise Section Detail AA on Sheet GD2 to reflect "Public" Drainage Easement. Delineate and call out the easement on the Grading Plan.

19. Review and revise all Section Details so that the finish floor elevations shown on the details match the Grading Plans.

20. 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: 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
jks

T/R/S: T20S/R60E/09
AREA L-09

ATTACHMENTS TO COMMENT #2

Approval Letters for Zoning/Planning Conditions

RECEIVED
5·26·20

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

MICHELE FIORE
Mayor Pro Tem

STAVROS S. ANTHONY
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DÍAZ

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

DEVELOPMENT SERVICES CENTER

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY

cityoflasvegas
lasvegasnevada.gov

May 21, 2020

White Alexander & Esther Living Trust
P.O. Box 363364
North Las Vegas, Nevada 89036

RE: VAR-78565 [PRJ-77867] - VARIANCE RELATED TO GPA-77939, ZON-77940 AND TMP-78559
CITY COUNCIL MEETING OF MAY 20, 2020

Dear Applicant:

The City Council at a regular meeting held on May 20, 2020 voted to ***APPROVE*** a request for a Variance TO ALLOW STUB STREET TERMINUS WHERE A CUL-DE-SAC OR HAMMERHEAD IS REQURED AND A CONNECTIVITY RATIO OF 0.83 WHERE 1.30 IS REQUIRED on 3.66 acres at the northeast and southeast corners of Gowan Road and Durango Drive (APNs 138-09-201-020 and 138-09-301-001), P-O (Professional Office) Zone [PROPOSED: R-TH (Single Family Attached) Ward 4 (Anthony) [PRJ-77867].

This approval is subject to the following conditions:

Planning

1. Approval of General Plan Amendment (GPA-77939) and Rezoning (ZON-77940) and conformance to the Conditions of Approval for Tentative Map (TMP-78559) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 21, 2020.

Sincerely,

Robert Summerfield

Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Ms. Elisha Scrogum
Taney Engineering
6030 South Jones Boulevard
Las Vegas, Nevada 89118

RECEIVED
5-26-20

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

MICHELE FIORE
Mayor Pro Tem

STAVROS S. ANTHONY
CEDRIC CREAR
BRIAN KNUDSEN
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OLIVIA DÍAZ

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City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

DEVELOPMENT SERVICES CENTER

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106

702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY

cityoflasvegas
lasvegasnevada.gov

May 21, 2020

White Alexander & Esther Living Trust
P.O. Box 363364
North Las Vegas, Nevada 89036

RE: GPA-77939 [PRJ-77867] - GENERAL PLAN AMENDMENT RELATED TO ZON-77940, VAR-78565 AND TMP-78559 CITY COUNCIL MEETING OF MAY 20, 2020

Dear Applicant:

The City Council at a regular meeting held on May 20, 2020 voted to ***APPROVE*** a request for a General Plan Amendment FROM: O (OFFICE) TO: M (MEDIUM DENSITY RESIDENTIAL) on 3.66 acres at the northeast and southeast corners of Gowan Road and Durango Drive (APNs 138-09-201-020 and 138-09-301-001), Ward 4 (Anthony) [PRJ-77867].

The Notice of Final Action was filed with the Las Vegas City Clerk on May 21, 2020.

Sincerely,

Robert Summerfield

Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Ms. Elisha Scrogum
Taney Engineering
6030 South Jones Boulevard
Las Vegas, Nevada 89118

RECEIVED
5.26.20

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

MICHELE FIORE
Mayor Pro Tem

STAVROS S. ANTHONY
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City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

DEVELOPMENT SERVICES CENTER

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106

702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY

cityoflasvegas
lasvegasnevada.gov

May 21, 2020

White Alexander & Esther Living Trust
P.O. Box 363364
North Las Vegas, Nevada 89036

RE: ZON-77940 [PRJ-77867] - REZONING RELATED TO GPA-77939, VAR-78565 AND TMP-78559
CITY COUNCIL MEETING OF MAY 20, 2020

Dear Applicant:

The City Council at a regular meeting held on May 20, 2020 voted to ***APPROVE*** a request for a Rezoning FROM: P-O (PROFESSIONAL OFFICE) TO: ***R-TH (SINGLE FAMILY ATTACHED)*** on 3.66 acres at the northeast and southeast corners of Gowan Road and Durango Drive (APNs 138-09-201-020 and 138-09-301-001), Ward 4 (Anthony) [PRJ-77867].

The Notice of Final Action was filed with the Las Vegas City Clerk on May 21, 2020.

Sincerely,

Robert Summerfield

Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Ms. Elisha Scrogum
Taney Engineering
6030 South Jones Boulevard
Las Vegas, Nevada 89118

RECEIVED
5.26.20

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

MICHELE FIORE
Mayor Pro Tem

STAVROS S. ANTHONY
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
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SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

DEVELOPMENT SERVICES CENTER

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106

702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY

cityoflasvegas
lasvegasnevada.gov

May 21, 2020

White Alexander & Esther Living Trust
P.O. Box 363364
North Las Vegas, Nevada 89036

RE: TMP-77559 [PRJ-77867] - TENTATIVE MAP RELATED TO GPA-77939, ZON-77940 AND VAR-77565
CITY COUNCIL MEETING OF MAY 20, 2020

Dear Applicant:

The City Council at a regular meeting held on May 20, 2020 voted to ***APPROVE*** a request for a Tentative Map FOR A 58-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 3.66 acres at the northeast and southeast corners of Gowan Road and Durango Drive (APNs 138-09-201-020 and 138-09-301-001), P-O (Professional Office) Zone [PROPOSED: R-TH (Single Family Attached) Ward 4 (Anthony) [PRJ-77867].

This approval is subject to the following conditions:

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

2. Approval of General Plan Amendment (GPA-77939), Rezoning (ZON-77940) and conformance to the Conditions of Approval for Variance (VAR-78565) shall be required, if approved.

3. Street names must be provided in accordance with the City's Street Naming Regulations.

4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. Prior to the issuance of permits for this site, grant a 40'x10' Bus Shelter Pad Easement to Regional Transportation Commission (RTC) unless otherwise allowed by the City Traffic Engineer.

8. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association.

9. The sidewalk along Durango Drive and Gowan Road adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

10. 30-foot private streets shall have minimum 5-foot wide Public Utility Easements on both sides of the street to allow for dry utilities to be installed under driveways and maintain required separations from sewer and water mains.

11. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

12. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required Improvements shall be constructed in accordance with Title19.02.130.D.

13. Submit a License Agreement for landscaping and private improvements in the public right-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

14. Prior to submittal of construction drawings, a Pedestrian Circulation/Access Plan must be submitted to and approved by the Department of Public Works to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Gated entries will not be allowed unless specifically approved by the City Traffic Engineer.

15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

16. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.

17. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 21, 2020.

Sincerely,

Robert Summerfield

Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Ms. Elisha Scrogum
Taney Engineering
6030 South Jones Boulevard
Las Vegas, Nevada 89118

RECEIVED
4·20·20

April 15, 2020

White Alexander & Esther Liv Trust
P.O. Box 363364
North Las Vegas, Nevada 89036

RE: VAR-78565 [PRJ-77867] - VARIANCE RELATED TO GPA-77939, ZON-77940 AND TMP-78559
PLANNING COMMISSION MEETING OF APRIL 14, 2020

Dear Applicant:

The Planning Commission at a regular meeting held on April 14, 2020 voted to recommend ***APPROVAL*** of a request for a Variance TO ALLOW STUB STREET TERMINUS WHERE A CUL-DE-SAC OR HAMMERHEAD IS REQURED AND A CONNECTIVITY RATIO OF 0.83 WHERE 1.30 IS REQUIRED on 3.66 acres at the northeast and southeast corners of Gowan Road and Durango Drive (APNs 138-09-201-020 and 138-09-301-001), P-O (Professional Office) Zone [PROPOSED: R-TH (Single Family Attached) Ward 4 (Anthony) [PRJ-77867].

This approval is subject to the following conditions:

Planning

1. Approval of General Plan Amendment (GPA-77939) and Rezoning (ZON-77940) and conformance to the Conditions of Approval for Tentative Map (TMP-78559) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

LAS VEGAS CITY COUNCIL
CAROLYN G. GOODMAN
Mayor
MICHELE FIORE
Mayor Pro Tem
STAVROS S. ANTHONY
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DÍAZ

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

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RECEIVED
4·20·20

April 15, 2020

White Alexander & Esther Liv Trust
P.O. Box 363364
North Las Vegas, Nevada 89036

RE: ABEYANCE - ZON-77940 [PRJ-77867] - REZONING RELATED TO GPA-77939, VAR-78565 AND TMP-78559
PLANNING COMMISSION MEETING OF APRIL 14, 2020

Dear Applicant:

The Planning Commission at a regular meeting held on April 14, 2020 voted to recommend ***APPROVAL*** of a request for a Rezoning FROM: P-O (PROFESSIONAL OFFICE) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 3.66 acres at the northeast and southeast corners of Gowan Road and Durango Drive (APNs 138-09-201-020 and 138-09-301-001), Ward 4 (Anthony) [PRJ-77867] [NOTE: THE REQUEST CHANGED TO: R-TH (SINGLE FAMILY ATTACHED)].

This item will be considered by the City Council on ***May 20, 2020***, in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada and is not to be heard before 10:00 A.M. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

EM:nl

cc:

Ms. Elisha Scrogum
Taney Engineering
6030 S. Jones Blvd.
Las Vegas, Nevada 89118

CITY OF LAS VEGAS NEVADA

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

MICHELE FIORE
Mayor Pro Tem

STAVROS S. ANTHONY
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DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
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RECEIVED
4·20·20

April 15, 2020

White Alexander & Esther Liv Trust
P.O. Box 363364
North Las Vegas, Nevada 89036

RE: ABEYANCE - GPA-77939 [PRJ-77867] - GENERAL PLAN AMENDMENT RELATED TO ZON-77940, VAR-78565 AND TMP-78559
PLANNING COMMISSION MEETING OF APRIL 14, 2020

Dear Applicant:

The Planning Commission at a regular meeting held on April 14, 2020 voted to recommend ***APPROVAL*** of a request for a General Plan Amendment FROM: O (OFFICE) TO: M (MEDIUM DENSITY RESIDENTIAL) on 3.66 acres at the northeast and southeast corners of Gowan Road and Durango Drive (APNs 138-09-201-020 and 138-09-301-001), Ward 4 (Anthony) [PRJ-77867].

This item will be considered by the City Council on ***May 20, 2020***, in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada and is not to be heard before 10:00 A.M. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

EM:nl

cc:

Ms. Elisha Scrogum
Taney Engineering
6030 S. Jones Blvd.
Las Vegas, Nevada 89118

APPENDIX

APPENDIX A

Figures

APPENDIX B

Hydrologic Calculations

APPENDIX C

Hydraulic calculations

APPENDIX D

Reference Material

APPENDIX E

Improvement Plans

APPENDIX A

Figures

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 FAX: (702) 362-5233
EST. 2000



Existing Condition			
Basin	Area (acres)	Q_{10} (cfs)	Q_{100} (cfs)
XON1	1.94	<1	2
XON2	1.94	<1	2
XOF1	2.39	<1	3
XOF2	0.96	<1	1
ST1	1	2	3
RF1	-	33	82
CP1	-	33	82
CP2	-	<1	2
CP3	-	<1	2
CP4	-	36	93

Cross Section	Description	Q (cfs)	Slope (%)	Depth (ft)	Velocity (ft/s)	DxV
A - Gowan Rd. 10YR	Section A	36	1.0	0.60	3.30	1.98
A - Gowan Rd. 100YR	Section A	93	1.0	0.80	4.34	3.47
N - Durango 100YR	Section D	90	0.4	0.90	3.00	2.70

DRAINAGE LEGEND

XOF1 / XXX	BASIN IDENTIFICATION
	BASIN AREA (ACRES)
	BASIN BOUNDARY
● C1	CONCENTRATION POINT
	FLOW PATH
	PROJECT SITE
A	CROSS SECTION
XX/XXX (XX/XXX)	10-YR/100-YR FLOW (CFS) REFERENCE FLOW (CFS)

DATE: 7.16.2020
JOBNO: BRN 19-002

EXISTING CONDITION

FIGURE 6

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 FAX: (702) 362-5233
EST. 2000



Cross Section	Description	Q (cfs)	Slope (%)	Depth (ft)	Velocity (ft/s)	DxV
A - Gowan Rd. 10YR	A	38	1.0	0.60	3.36	2.02
A - Gowan Rd. 100YR	A	93	1.0	0.80	4.40	3.52
N - Durango 100YR	Section D	90	0.4	0.90	3.00	2.70
B (100YR)	Section B	1.2	0.7	0.13	1.20	0.16
C (100YR)	Section C	2	2.0	0.13	2.22	0.29
D (100YR)	Section B	2.2	0.5	0.18	1.35	0.24
E (100YR)	Section B	0.8	0.5	0.12	1.06	0.13
F (100YR)	Section B	1.2	0.5	0.14	1.16	0.16
G (100YR)	Section A	0.6	0.5	0.26	1.26	0.33
H (100YR)	Section A	0.45	2.3	0.16	3.26	0.52
I (100YR)	Section B	0.6	0.7	0.10	1.12	0.11
J (100YR)	Section B	0.9	0.7	0.12	1.23	0.15
K (100YR)	Section B	0.9	0.5	0.13	1.09	0.14
L (100YR)	Section C	1.5	1.8	0.12	1.99	0.24
M (100YR)	Section B	1.65	0.6	0.16	1.35	0.22

Developed Condition

Basin	Area (acres)	Q_{10} (cfs)	Q_{100} (cfs)
DON1	1.94	1	4
DON2	1.94	1	3
XOF1	2.39	1	4
XOF2	0.96	1	2
ST1	1	2	3
RF1	-	33	82
CP1	-	33	82
CP2	-	<1	4
CP3	-	1	3
CP4	-	38	98

DRAINAGE LEGEND

XOF1 / XXX	BASIN IDENTIFICATION / BASIN AREA (ACRES)
● C1	BASIN BOUNDARY / CONCENTRATION POINT
→	FLOW PATH
▨	PROJECT SITE
A	CROSS SECTION
XX/XXX (XX/XXX)	10-YR/100-YR FLOW (CFS) / REFERENCE FLOW (CFS)

DATE: 7.16.2020
JOBNO: BRN 19-002

DEVELOPED CONDITION

FIGURE 7

APPENDIX C

Hydraulic calculations

Worksheet for Section N - Durango 100' - 100YR

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Channel Slope	0.004 ft/ft
Discharge	90.00 cfs

Section Definitions

Station (ft)	Elevation (ft)
0+00	0.61
0+05	0.51
0+06	0.50
0+06	0.00
0+07	0.13
0+07	0.17
0+50	1.03
0+93	0.17
0+93	0.13
0+95	0.00
0+95	0.50
0+95	0.51
1+00	0.61

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+00, 0.61)	(0+07, 0.13)	0.013
(0+07, 0.13)	(0+93, 0.13)	0.016
(0+93, 0.13)	(1+00, 0.61)	0.013

Options	
Current Roughness Weighted Method	Pavlovskii's Method
Open Channel Weighting Method	Pavlovskii's Method
Closed Channel Weighting Method	Pavlovskii's Method

Results	
Normal Depth	0.9 ft
Elevation Range	0.0 to 1.0 ft
Flow Area	29.8 ft²
Wetted Perimeter	84.9 ft
Hydraulic Radius	0.4 ft
Top Width	83.34 ft
Normal Depth	0.9 ft

Worksheet for Section N - Durango 100' - 100YR

Results	
Critical Depth	0.8 ft
Critical Slope	0.005 ft/ft
Velocity	3.0 ft/s
Velocity Head	0.14 ft
Specific Energy	1.00 ft
Froude Number	0.889
Flow Type	Subcritical

GVF Input Data	
Downstream Depth	0.0 ft
Length	0.0 ft
Number Of Steps	0

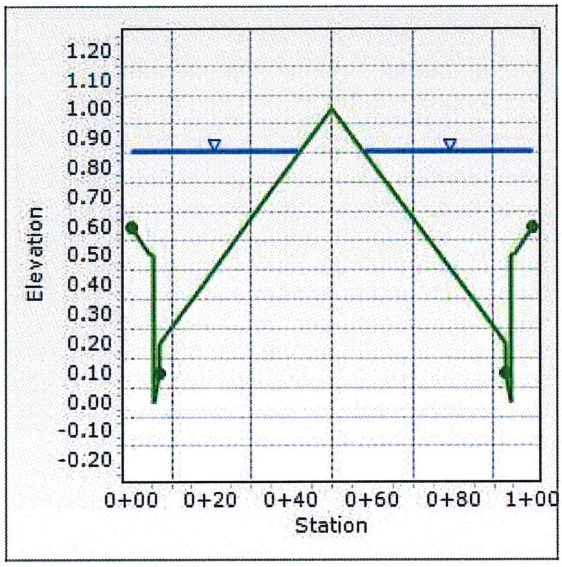
GVF Output Data	
Upstream Depth	0.0 ft
Profile Description	
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	0.9 ft
Critical Depth	0.8 ft
Channel Slope	0.004 ft/ft
Critical Slope	0.005 ft/ft

Messages	
Messages	Water Surface Elevation exceeds lowest end station by 0.253352383924274ft. Flow is divided.

Cross Section for Section N - Durango 100' - 100YR

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Channel Slope	0.004 ft/ft
Normal Depth	0.9 ft
Discharge	90.00 cfs



APPENDIX E

Improvement Plans

IMPROVEMENT PLANS
FOR
DURANGO & GOWAN
RESIDENTIAL SUBDIVISION (TOWNHOMES)
CITY OF LAS VEGAS, NEVADA
APN: 138-09-201-020 & -301-001
5.34 AC (GROSS) / 3.66 (NET)

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

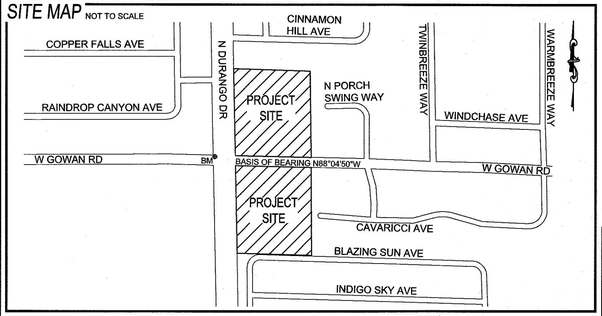
LEGEND

	EXISTING	PROPOSED
PROJECT BOUNDARY		
RIGHT-OF-WAY		
CENTERLINE		
PROPERTY LINE		
EDGE OF PAVEMENT		
SIDEWALK		
CURB AND GUTTER		
FENCE		
CONTOUR (1' INTERVAL)		
CONTOUR (5' INTERVAL)		
DIRECTION OF FLOW		
CUT LINE-ASPHALT		
SCARP (SLOPE VARIES)		
DESIGN ELEVATION	(10.00)	10.00
FUTURE ELEVATION		[10.00]
STEP RETAINING COURSES		S
RETAINING WALL		
CMU WALL		
SOLID GROUTED WALL - NO RETAINING		
CUT-OFF WALL		
POWER POLE		
SIDEWALK RAMP		
CURB DROP INLET		
STORM DRAIN W/MANHOLE		
CUT-FILL LINE		
SIGHT VISIBILITY ZONE		
CAP & 2" BLOW OFF VALVE		
WATERLINE FITTINGS		
GATE VALVE		
FIRE HYDRANT		
SEWER LINE W/MANHOLE		
SEWER LATERAL		
WATER LINE		
WATER LATERAL W/METER		
PRESSURE REDUCING VALVE		PRV
BACKWATER VALVE		BWV
200A SERVICE PEDESTAL		
STREET LIGHT CONDUIT		
F.A.S.T. CONDUIT		
TRAFFIC SIGN		
STOP SIGN W/STREET NAME SIGN		
100W HPS LUMINAIRE W/11 GA. POLE		
250W HPS LUMINAIRE W/11 GA. POLE		
400W HPS LUMINAIRE W/11 GA. POLE		

ENGINEER
TANEY ENGINEERING
6030 SOUTH JONES BLVD
LAS VEGAS, NV 89118
(702) 362-8844 PHONE (702) 362-5233 FAX
INFO@TANEYCORP.COM

DEVELOPER
THE EAB & ELB FAMILY, LLC
9875 W LA MANCHA AVE
LAS VEGAS, NV 89149
(702) 688-9588
EMAIL: EMMABURNS135@GMAIL.COM

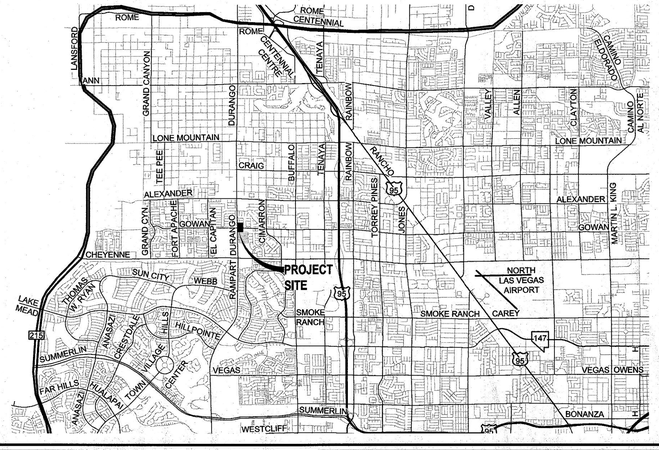
SITE MAP
NOT TO SCALE



ABBREVIATIONS

AC	ASPHALTIC CONCRETE	EX	EXISTING	PT	POINT OF TANGENCY
ACP	ASBESTOS CEMENT PIPE	FF	FINISH FLOOR ELEVATION	PVC	POLYVINYL CHLORIDE
AVE	AVENUE	FG	FINISH GRADE	R	RADIUS
BC	BACK OF CURB	FH	FIRE HYDRANT	RCB	REINFORCED CONCRETE BOX
BCR	BACK OF CURB RADIUS	FL	FLOW LINE	RCP	REINFORCED CONCRETE PIPE
BFE	BASE FLOOD ELEVATION	FT	FEET	R/W	RIGHT-OF-WAY
BFP	BACK FLOW PREVENTOR	G	GRADING	RT	RIGHT
BLM	BUREAU OF LAND MANAGEMENT	GB	GRADE BREAK	SD	STORM DRAIN
BM	BENCH MARK	GFF	GARAGE FINISH FLOOR	SHT	SHEET
BO	BOUNDARY	HP	HIGH POINT	STLT	STREETLIGHT
BRPM	BLUE RAISED PAVEMENT MARKER	HPG	HIGH PRESSURE GAS	SNWA	SOUTHERN NEVADA WATER AUTHORITY
BVC	BEGIN VERTICAL CURVE	INV	INVERT	SS	SANITARY SEWER
BW	BOTTOM OF WALL	LF	LINEAR FEET	ST	STREET
CATV	CABLE TELEVISION	LN	LANE	STA	STATION
CC	CLARK COUNTY	LS	LANDSCAPE	STD	STANDARD
CCFD	CLARK COUNTY FIRE DEPARTMENT	LT	LEFT	SVZ	SIGHT VISIBILITY ZONE
CCWRD	CLARK COUNTY WATER RECLAMATION DISTRICT	LVWD	LAS VEGAS VALLEY WATER DISTRICT	SW	SIDEWALK
CL	CENTERLINE	MAX	MAXIMUM	SY	SQUARE YARD
CLSM	CONTROLLED LOW STRENGTH MATERIAL	MH	MANHOLE	TC	TOP OF CURB
CLV	CITY OF LAS VEGAS	MIN	MINIMUM	TELE	TELEPHONE
CMP	CORRUGATED METAL PIPE	NO	NUMBER	TF	TOP OF FOOTING
CNLV	CITY OF NORTH LAS VEGAS	NTS	NOT TO SCALE	T.O.P.	TOP OF PIPE
CO	CLEAN OUT, SEWER	OC	ON CENTER	TR	TOP OF RETAINING
COH	CITY OF HENDERSON	PB	PULL BOX	TW	TOP OF WALL
CY	CUBIC YARD	PC	POINT OF CURVE	TYP	TYPICAL
DCSWCS	DESIGN AND CONSTRUCTION STANDARDS FOR WASTE WATER COLLECTION SYSTEMS	PCC	POINT OF COMPOUND CURVE	UDACS	UNIFORM DESIGN AND CONSTRUCTION STANDARDS
		PE	POLYETHYLENE	UT	UTILITY
DG	DECOMPOSED GRANITE	PI	POINT OF INTERSECTION	USD	UNIFORM STANDARD DRAWING
DI	DROP INLET	PL	PROPERTY LINE	VC	VERTICAL CURVE
DIP	DUCTILE IRON PIPE	PLT	PLATE	VCP	VITRIFIED CLAY PIPE
DR	DRIVE	POC	POINT OF CONNECTION	VG	VALLEY GUTTER
EC	END OF CURVE	PP	POWER POLE	W	WATER
EG	EXISTING GRADE	P&P	PLAN AND PROFILE	ZC	ZERO LIP CURB
ELEC	ELECTRICAL	PRC	POINT OF REVERSE CURVE		
EP	EDGE OF PAVEMENT	PROJ	PROJECT		
EVC	END VERTICAL CURVE	PRV	PRESSURE REDUCING VALVE		

VICINITY MAP
NOT TO SCALE



SUBDIVISION INFORMATION

ACRES:	5.34 AC (GROSS)
AREA DISTURBED:	3.66 AC (NET)
LOTS:	58
LOT SIZE:	1,600 SF (MIN)
ZONING:	R-TH
FMP:	XX
TMP:	77559
SETBACKS:	
FRONT:	10 FT
REAR:	05 FT
SIDE:	00 FT
CORNER:	10 FT

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
NORTH 88°04'50" WEST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN IN BOOK 106 PAGE 15 OF PLATS, CLARK COUNTY OFFICIAL RECORDS.

BENCHMARK
MONUMENT ID: 9LV008E4
T20S R60E S08
RIVET & PLATE IN TOP OF CURB AT NW CORNER OF GOWAN & DURANGO
ELEVATION: 739.09 (METERS) / 2424.84 (FEET)

LEGAL DESCRIPTION
138-09-201-020
THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.
138-09-301-001
THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

APPROVAL SIGNATURES
APPROVED FOR CONSTRUCTION

COX COMMUNICATIONS LAS VEGAS, INC. DATE

SOUTHWEST GAS CORPORATION DATE

CENTRAL TELEPHONE COMPANY dba CENTURYLINK DATE
"THE AFFIXED CENTURYLINK APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS"

NV ENERGY DATE
NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NV ENERGY RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE FINAL DESIGN IS COMPLETED. THE NEW SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.

LAS VEGAS FIRE AND RESCUE DATE

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT# 122XXX FIRST APPROVED DATE
LVVWD APPROVED FIRE FLOW: XXXX GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW XXXX GPM

SHEETS: XXXXXX

CLV CIVIL ENGINEERING APPROVAL

CLV PLANNING APPROVAL

NO.	DESCRIPTION	BY	SH'TS.	APPR.	DATE
REVISIONS					

THE EAB & ELB FAMILY, LLC
9875 W LA MANCHA AVE
LAS VEGAS, NV 89149
(702) 688-9588 EMAIL: EMMABURNS135@GMAIL.COM

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NEVADA 89118
(702) 362-8844 EMAIL: INFO@TANEYCORP.COM

EST. 2000

DURANGO & GOWAN TOWNHOMES

COVER SHEET

PROFESSIONAL ENGINEER STATE OF NEVADA
ROBERT D. CUNNINGHAM
Exp. 12-31-20
CIVIL
No. 15776
7.21.20

DATE: 7/21/2020
SCALE: ----
JOB NO: BRN-19-002
DESIGNED BY: JT CHECKED BY: RC
SHEET NAME: C1
SHEET NUMBER: 01 OF 15
CLV 0000000

LAST PLOT: Jeff Thomson
FILE NAME: S:\ACTIVE\EAB & ELB FAMILY, LLC\BRN-19-002 - DURANGO & GOWAN\ENGI\PS\DWGS\SHEET DWGS\BRN002_SHT_C.DWG

CLV GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY, NEVADA AREA", LATEST ISSUE; THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA, NEVADA" LATEST REVISED EDITION; THE "SUMMERLIN IMPROVEMENT STANDARDS" FOR WORK IN THE SUMMERLIN AREA; AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".

2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES AS SHOWN FROM CLV PLANS LIBRARY ARE APPROXIMATE AND FOR RECORD PURPOSES. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.

3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES, AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.

4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER,

5. TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGN TO BE APPROVED BY THE CITY, PRIOR TO USE ON THE PROJECT.

6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.

7. EXPANSION JOINTS REQUIRED, MAXIMUM OF EVERY 300' IN EXTRUDED-TYPE CURB.

8. AC PAVEMENT TO BE ONE-HALF INCH (1/2") ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.

9. CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 216.

10.SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.

11.CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS.

12.ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE (COMPANY_REPORT#, DATE) APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.

13.EXACT LOCATION OF ALL SAWCUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS ENGINEER IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATIONS.

14. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE No. 625.380 & CITY OF LAS VEGAS TITLE 18, APPENDIX D.

15.UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC. SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.

WALL NOTES:

16.ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS, FLOOD CONTROL, AND SIGHT DISTANCE AT INTERSECTIONS. NEW WALLS REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.

17.ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.

18.CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEANOUTS, ETC. TO FINISH GRADE AS APPLICABLE, WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.

19.MATERIALS, HANDLING, AND PLACEMENT OF PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF NDOT OR THE CLARK COUNTY AREA SPECIFICATIONS (AS APPLICABLE) AND THE PLANS AND DETAILS SHOWN HEREON.

20.WHEN INSTALLING UNDERGROUND FACILITIES THAT REQUIRE UNDERGROUND LOCATING DEVICES SUCH AS MARKER BALLS, LOCATING RIBBON, ETC. THE CONTRACTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO OFFSITE INSPECTION AND TESTING CERTIFYING THAT ALL DEVICES HAVE BEEN PLACED AND VERIFIED TO BE IN GOOD WORKING CONDITION PRIOR TO THE CONSTRUCTION OF ANY ROAD BASE.

21.SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S) SHALL BE PROVIDED TO THE CITY AND APPROVED PRIOR TO ACCEPTANCE OF FACILITY VIDEO INSPECTION. THE MAP(S) SHALL INCLUDE THE HORIZONTAL AND VERTICAL (INVERT) LOCATION OF PUBLIC SEWER MANHOLES, STORM DRAIN MANHOLES AND TRANSITION STRUCTURES, STORM DRAIN LATERALS AT THE CONNECTION TO THE STORM DRAIN MAIN AND AT THE CONNECTION TO A DROP INLET, THE CONNECTION OF SEWER SERVICE LATERALS TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERALS EXIT THE PUBLIC RIGHT-OF-WAY, SEWER AND STORM DRAIN MAIN ALIGNMENT, INCLUDING DEFLECTION POINTS. THE LOCATION SHALL BE DESCRIBED BY COORDINATES WHICH SHALL BE BASED ON THE OFFICIAL HORIZONTAL AND VERTICAL CONTROL NETWORKS OF THE CITY OF LAS VEGAS. FINAL LOCATION MAPS MUST BE SEALED AND CERTIFIED BY A NEVADA PROFESSIONAL LAND SURVEYOR TO HAVE POSITIONAL CERTAINTIES OF ± 0.09 METERS (± 0.3 FEET) HORIZONTALLY AND VERTICALLY. A SEPARATE ELECTRONIC COMMA DELIMITED FILE FOR THE SANITARY SEWER AND STORM DRAIN COORDINATES SHALL ALSO ACCOMPANY THE SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S).

22.CCTV VIDEO INSPECTION IS REQUIRED FOR ALL SEWER AND STORM DRAINS. THE CCTV VIDEO INSPECTIONS NEED TO BE PERFORMED PER THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS LATEST EDITION.

23. A SEPARATE BORING PERMIT IS REQUIRED FOR ALL BORING ACTIVITIES.

CLV STREETLIGHT NOTES

1. ALL STREET LIGHTING INSTALLATION SHALL BE IN ACCORDANCE WITH THE STREET LIGHTING PLANS, THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY, NEVADA AREA", LATEST REVISION, AND THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY, NEVADA AREA", LATEST REVISION.

2. NO DEVIATION OF STREET LIGHT, PULL BOX, CONDUITS, ETC., LOCATIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF THE TRAFFIC/ELECTRICAL FIELD OPERATIONS DIVISION AND THE CONSTRUCTION PROJECT REPRESENTATIVE. ANY DEVIATION FROM THE PLAN LOCATION WILL REQUIRE COMPLIANCE WITH SECTION 623.10.03 (E) OF THE SPECIFICATIONS.

3. ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION.

4. ALL EMPTY CONDUIT SHALL HAVE PULL STRINGS INSTALLED PRIOR TO FINAL INSPECTION.

5. ANY STRUCTURE, SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, ETC., SHALL LEAVE A MINIMUM OF EIGHTEEN INCHES (18") TO THE FACE OF STREET LIGHTING POLE ON ALL SIDES WHEN STREET LIGHT IS INSTALLED BEHIND SIDEWALK, AND SHALL AT NO TIME COMPLETELY ENCLOSE THE STREET LIGHTING POLE.

6. AS-BUILT DRAWINGS SHALL BE SUPPLIED TO THE ELECTRICAL SERVICES SECTION PRIOR TO ANY PRE-FINAL INSPECTION. THE AS-BUILT DRAWINGS SHALL BE STAMPED AS-BUILT AND SIGNED BY THE PREPARER.

7. SERVICE POINTS SHALL BE COORDINATED WITH NEVADA POWER COMPANY, AND WHEREVER POSSIBLE, SHALL BE LOCATED NEAR THE CENTER OF THE CIRCUIT. SERVICE POINTS SHALL BE SHOWN ON THE PLANS.

8. IT SHALL BE ASSUMED THAT IN THE ABSENCE OF AN EXISTING, WORKABLE CIRCUIT TO ATTACH TO, ALL INSTALLATIONS SHALL REQUIRE A NEW SERVICE FOR OPERATION OF THE CIRUCIT.

9. WHEREVER THERE IS AN OVERHEAD UTILITY THAT MAY CONFLICT WITH THE INSTALLATION OF STREET LIGHTING CIRCUITS AND/OR POLES, THESE CONFLICTS MUST BE RESOLVED BETWEEN THE DEVELOPER AND THE UTILITIES INVOLVED BEFORE STREET LIGHT BASES ARE INSTALLED AT NO EXPENSE TO THE CITY OF LAS VEGAS.

10.THE CONTRACTOR SHALL FURNISH COMPLETE SERVICE TO TRANSFORMERS AND CONTROL SYSTEMS IF REQUIRED ON THE PLANS.

LEGAL DESCRIPTION

138-09-201-020
THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.
138-09-301-001
THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

EARTHWORK

TOTAL FOR OVERALL DEVELOPMENT: 2,661 CY CUT / 4,134 CY FILL / 1,473 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.

CLV TRAFFIC NOTES

1. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.

2. THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.

3. BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONES. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENT INTO EXISTING CITY STREETS WHERE WARRANTED IMMEDIATELY AFTER GRADING WORK IS ACCOMPLISHED, AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.

4. WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENCROACHED UPON BY A CONSTRUCTION WORK ZONE AND PUBLIC WORKS STAFF IDENTIFIES A NEED FOR STUDENTS TO BE ASSISTED IN THE SAFE CROSSING THROUGH THAT WORK ZONE, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A QUALIFIED "CROSSING GUARD". THE GUARD SHALL BE PRESENT FOR THE FULL DURATION OF TIME THAT CHILDREN ARE LIKELY TO BE PRESENT.

5. IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL, OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CURRENT CITY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS.

7. WHEN A PROPOSED STREET LIGHT STANDARD IS LOCATED WITHIN FIVE FEET (5') OF ANY PROPOSED SIGN SHOWN ON THE PLANS TO BE MOUNTED ON A SIGN POST, THE SIGN SHALL BE MOUNTED ON THE STREET LIGHT STANDARD AND THE SIGN POST SHALL BE ELIMINATED.

8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.

9. STREET SIGNS AND STOP SIGNS SHALL BE INSTALLED PER CITY STANDARD SPECIFICATIONS FOR PLACEMENT OF STREET NAME SIGNS.

10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL DEVICES AND FLAGGERS TO EQUIPMENT AND FLAG PERSONS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC IN AND AROUND THE WORK AREA. THE CONTRACTOR SHALL HAVE A CERTIFIED ATSSA TRAFFIC CONTROL TECHNICIAN OR IMSA WORK ZONE SAFETY SPECIALIST SET UP, MAINTAIN AND/OR REMOVE ALL TRAFFIC CONTROL DEVICES IN THE CITY OF LAS VEGAS RIGHTS-OF-WAY.

11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE EXPEDITED TO COMPLETION SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING CITIZEN AREA TRANSIT (C.A.T.) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET AND SHALL ARRANGE FOR TEMPORARY RELOCATION OF THE STOP.

13. GUARDS SHALL BE OBTAINED BY CONTACTING THE METROPOLITAN POLICE DEPARTMENT SPECIAL EVENTS UNIT (PHONE NO. 229-3442) WHO WILL PROVIDE OFFICERS PROPERLY TRAINED IN TRAFFIC CONTROL. FEES FOR THE USE OF THESE OFFICERS SHALL BE SET BY METRO AND WILL BE PAID BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL ARRANGEMENTS WITH METRO.

14. ALL WORK WITHIN 300' OF A SIGNALIZED INTERSECTION WILL BE NIGHT WORK, UNLESS DIRECTED BY THE CITY OF LAS VEGAS TRAFFIC ENGINEER.

15. CONTRACTOR SHALL CONTACT THE TRAFFIC ENGINEERING DIVISION (TRANSPORTATION SECTION) THROUGH THE PROJECT'S OFFSITE INSPECTOR PRIOR TO INITIATING PAVING TO RECEIVE DIRECTION FOR ANY PERMANENT OR TEMPORARY MODIFICATIONS TO THE APPROVED DRAWINGS REGARDING FINAL PAVEMENT TRANSITIONS, MARKINGS AND SIGNING THAT ARE REQUIRED TO MATCH ADJACENT ROADWAY SEGMENTS. THE CONTRACTOR SHALL PROVIDE A DRAWING FOR APPROVAL BY THE TRAFFIC ENGINEERING DIVISION DEPICTING ANY ADJUSTMENTS TO THE FINAL PAVEMENT MARKINGS AND SIGNAGE, WHICH MAY INCLUDE OMITTING, ADDING OR MODIFYING PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS SUCH THAT ADEQUATE TRANSITIONS AND LANE TERMINATIONS BETWEEN ADJACENT ROADWAY SEGMENTS ARE CONSTRUCTED.

CLV GRADING NOTES

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER SHALL BE IMMDEDIATELY NOTIFIED FOR DIRECTION.

2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.

3. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF EXCAVATION.

4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.

5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.

6. THE CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION IN THE AREAS INDICATED:

	HORIZONTAL	VERTICAL	COMPACTION	
A.	PAVEMENT AREA SUBGRADE	0.1'+	+0.0' TO -0.1'	SEE SOILS REPORT
B.	ENGINEERED FILL	0.5'+	+0.1' TO -0.1'	SEE SOILS REPORT

COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE.

7. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.

8. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.

9. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE, AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK, OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

10.IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS, BARRICADES, ETC.

STORMWATER RUNOFF MANAGEMENT NOTES

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAY OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.

2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CLARK COUNTY TITLE 24.40 AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BEST MANAGEMENT PRACTICES MANUAL.

3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY, REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION IIIA.5.

4. AT A MINIMUM, THE CONTRACTOR R HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMPS WEEKLY, AND WITHIN 24 HOURS AFTER AND ACTUAL RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECCESSARY. SOME EXCEPTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION IIIA.12.

5. ACCUMULATED SEDIMENT IN BMPS SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

SOUTHERN NEVADA SOUTHWEST GAS CORP. GENERAL NOTES

1. IN THE EVENT OF NATURAL GAS EMERGENCIES CALL 911 AND 1-877-860-6020.
2. MINIMUM HORIZONTAL AND VERTICAL CLEARANCES BETWEEN NATURAL GAS FACILITIES AND ANY UNDERGROUND UTILITIES AND/OR STRUCTURES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, STORM DRAIN, COMMUNICATIONS, AND ELECTRIC SHALL BE AT LEAST 12-INCHES OR GREATER AS DICTATED BY LOCAL CODES AND STANDARDS.
   A) ANY DEVIATION FROM SPECIFIED MINIMUM CLEARANCES MUST BE APPROVED BY ALL AFFECTED UTILITIES AND/OR MUNICIPALITIES.
3. FOR VALVE ADJUSTMENT CONTACT 702-528-7881 14 DAYS PRIOR TO CONSTRUCTION.
4. IN THE EVENT OF A NATURAL GAS CONFLICT WITH PROPOSED UTILITIES AND/OR STRUCTURES CONTACT 702-365-2099.
5. SWG STANDBY CONTACT NUMBER: (702-278-8451)

SOUTHWEST GAS CORPORATION _____ DATE

CLV FIRE DEPARTMENT NOTES

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LAS VEGAS FIRE AND RESCUE ADOPTED FIRE CODE ORDINANCE # 6631 FOR HYDRANT SPECIFICATIONS AND HYDRANT INSTALLATION SPECIFICATIONS.

2. ONLY FIRE HYDRANTS THAT ARE ON THE LAS VEGAS VALLEY WATER DISTRICT'S - APPROVED PRODUCTS LIST ARE ALLOWED TO BE INSTALLED.

3. A PERMIT IS REQUIRED FROM LAS VEGAS FIRE AND RESCUE FOR THE INSTALLATION OF ON-SITE WATER LINES AND FIRE HYDRANTS. THE PERMIT AND CONTRACTORS MATERIAL TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER BEFORE COMMENCEMENT OF WORK. IFC § 105.6.15

4. ON ANY RESIDENTIAL OR COMMERCIAL INSTALLATIONS, FIRE HYDRANTS SHALL BE INSTALLED AND FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED BEFORE COMMENCEMENT OF ANY COMBUSTIBLE CONSTRUCTION. ALL FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER AND SHALL BE CAPABLE OF DELIVERING THE REQUIRED FIRE FLOW. IFC § 3310, § 3312

5. TO IDENTIFY THE FIRE HYDRANT LOCATIONS, THE CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT THE CENTER LINE OF THE STREET ADJACENT TO THE FIRE HYDRANTS. IFC § 507.5.7.3

6. ALL UNDERGROUND INSPECTIONS, PRESSURE AND FLUSH VERIFICATIONS OF ALL FIRE HYDRANTS AND FIRE LINES, SHALL BE CONDUCTED BEFORE COVERING THE LINES. CENTER LOADING IS ACCEPTABLE FOR THE HYDRO TESTS WITH PRIOR FIRE PREVENTION APPROVAL. IFC § 106.3

7. ALL ON-SITE UNDERGROUND WATER MAINS AND MATERIALS SHALL BE U.L. LISTED, A.W.W.A APPROVED AND SHALL BE RATED FOR THE APPROPRIATE WORKING PRESSURE. IFC § 507.2.1, NFPA 24

8. PAINTING OF CURBS, FIRE HYDRANTS, PADS. PROTECTION OF FIRE HYDRANTS FROM PHYSICAL DAMAGE, AND ALL OTHER WORK NECESSARY PER PLANS SHALL BE COMPLETED BEFORE APPROVAL BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION. IFC § 507

9. PRIVATE HYDRANTS SHALL BE PAINTED RED. IFC § 507.5.7.1

10. PRIOR TO THE FINAL OCCUPANCY, A FIRE FLOW TEST SHALL BE WITNESSED BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION TO VERIFY AVAILABILITY OF THE REQUIRED FIRE FLOW. IFC § 507

11. FIRE HYDRANT SPACING SHALL BE AS FOLLOWS: IFC § C102
    H RESIDENTIAL - 500 FT UNSPRINKLERED; 600 FT SPRINKLERED.
    H COMMERCIAL - 300 FT UNSPRINKLERED; 400 FT SPRINKLERED.

12. WHERE THE WATER MAINS ARE EXTENDED ALONG STREETS OR NEW STREETS ARE INSTALLED WHERE FIRE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF THE STRUCTURES, FIRE HYDRANTS SHALL BE INSTALLED AT A MAXIMUM OF 1000 FT SPACING, TO PROVIDE FOR TRANSPORTATION HAZARDS. WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS OR HAVE FOUR (4) OR MORE TRAFFIC LANES AND HAVE A TRAFFIC COUNT OF MORE THAN 30,000 PER DAY, HYDRANTS ARE REQUIRED ON EACH SIDE OF THE STREET SPACED AT 500 FT ON AN ALTERNATING BASIS. IFC § C102.8

13. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN THE RADIUS OF A CUL-DE-SAC OR WITHIN 20 FT OF THE PERIMETER OF THE RADIUS OF THE CUL-DE-SAC.

14. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN 6 FT OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREETLIGHT OR ANY OTHER OBSTRUCTION. IFC § C102.10

15. A MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A ONE-TWO FAMILY DWELLING SHALL NOT EXCEED 300 FT, AS MEASURED BY AN APPROVED ROUTE. IFC § C102.4

16. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A FIRE DEPARTMENT CONNECTION (FDC) SHALL NOT EXCEED 100 FT, AS MEASURED BY AN APPROVED ROUTE. IFC § C102.7

17. THE MAXIMUM DISTANCE FROM A HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200 FT. IFC § C102.6

18. TWO (2) SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE IS 4 OR MORE FIRE HYDRANTS/SPRINKLER LEAD-INS ARE INSTALLED ON A SINGLE SYSTEM. FOR SYSTEMS REQUIRED TO HAVE TWO (2) SOURCES OF WATER SUPPLY, SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 2 FIRE HYDRANTS AND/OR FIRE SPRINKLER LEAD-INS CAN BE OUT OF SERVICE DUE TO A SERVICE INTERRUPTION. FOR SYSTEMS PERMITTED TO HAVE ONE SOURCE OF WATER SUPPLY, SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 3 FIRE HYDRANTS AND/OR FIRE SPRINKLER LEAD-INS CAN BE OUT OF SERVICE DUE TO A SERVICE INTERRUPTION. IFC § C104

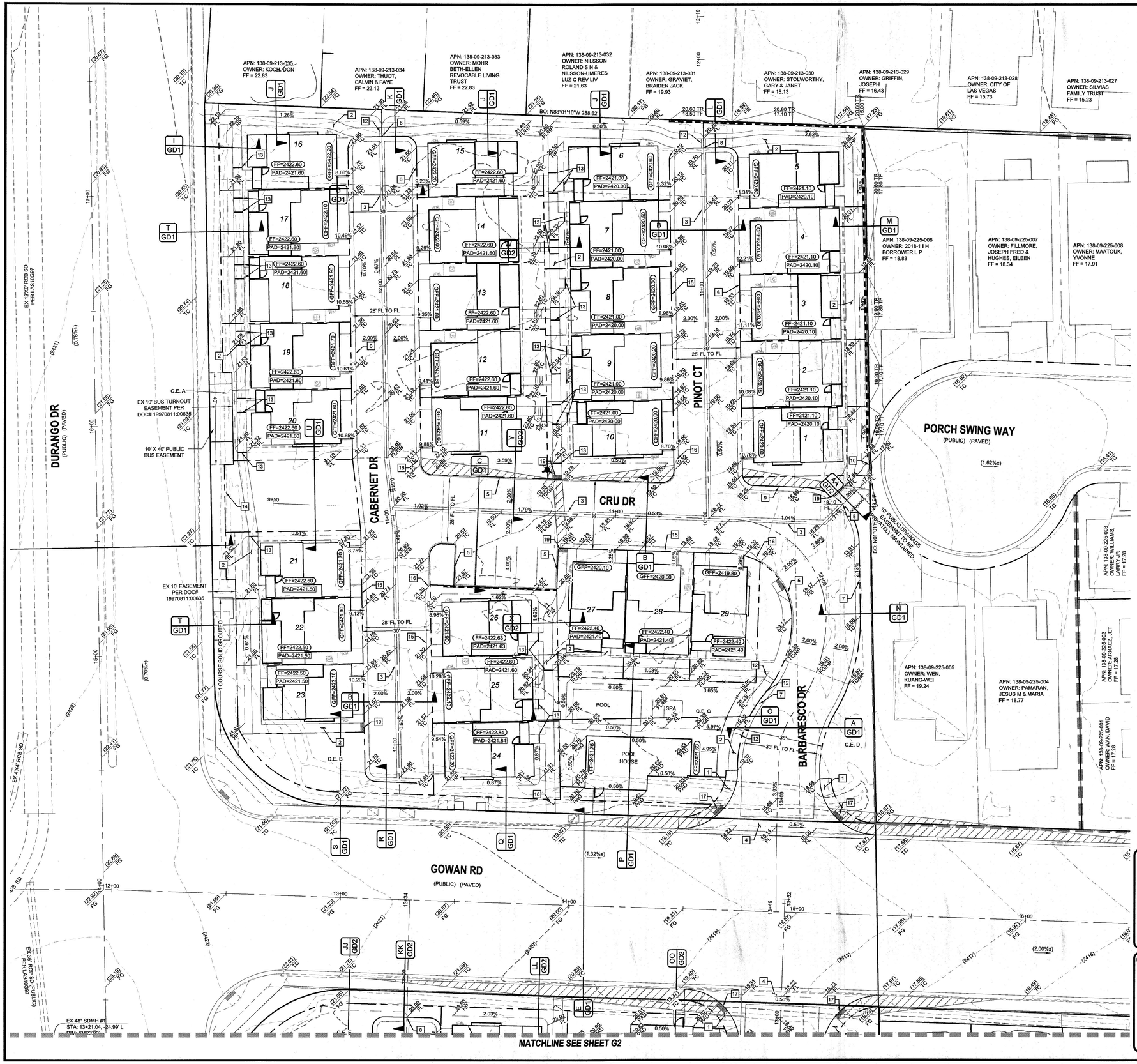
19. ALL FIRE APPARATUS ACCESS ROADS SHALL BE PAVED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES, AND SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF THE FIRE APPARATUS. IFC § 503.2.3

20. THE GRADIENT FOR THE FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 12%. ANGLES OF APPROACH AND ANGLES OF DEPARTURE SHALL NOT EXCEED 6% FOR 25 FT PRIOR TO OR AFTER THE GRADE CHANGE. ADJACENT TO THE STRUCTURES GRADIENT SHALL NOT EXCEED 6%. IFC § 503.2.7, § 503.2.8

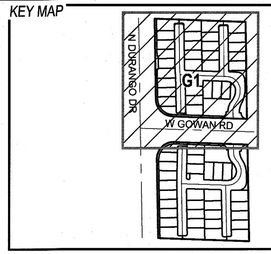
21. THE TURNING RADIUS OF THE FIRE APPARATUS ACCESS ROADS SHALL BE NO LESS THAN 52 FT OUTSIDE AND 28 FT INSIDE TURNING RADIUS. IFC § 503.2.4

22. VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL NOT BE LESS THAN 13FT 6 INS. IFC § 503.2.1

23. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NO



KEY MAP



SCALE: 1" = 20'

20' 10' 20' 40' 60'

CONSTRUCTION NOTES

1	5' WIDE SIDEWALK (CCAUSD #234)
2	4' WIDE SIDEWALK (CCAUSD #234)
3	2' VALLEY GUTTER (DETAIL F/GD1)
4	8' CROSS GUTTER (CCAUSD#228)
5	6" HIGH A-TYPE CURB (CCAUSD #219)
6	R-TYPE CURB (CCAUSD #217.3,S1)
7	24" L-TYPE CURB & GUTTER (CCAUSD #216)
8	INSTALL 4' CURB CUT (DETAIL G/GD1)
9	L-TYPE CURB TO R-TYPE CURB 3' TRANSITION (CCAUSD #223) (DETAIL H/GD1)
10	EXISTING BLOCK WALL OPENING
11	FLOODPROOF EXTERIOR OF GARAGE TO 6" ABOVE OUTSIDE FG
12	SIDEWALK UNDERDRAIN (USD #236)
13	4" PVC PIPE UNDER SIDEWALK
14	INSTALL 24' WIDE WROUGHT IRON GATE (DETAIL V/GD1)
15	24" GUTTERLESS R-TYPE CURB (DETAIL WW/GD2)
16	A-TYPE CURB TO GUTTERLESS R-TYPE CURB 3' TRANSITION (DETAIL VV/GD2)
17	CONSTRUCT SIDEWALK RAMP (CCAUSD#235) - CASE 1 (A=8' / B=8')
18	INSTALL 5' ACCESS GATE PER CCAUSD#425.S1 (DETAIL UU/GD2)
19	CONSTRUCT SIDEWALK RAMP (DETAIL SS/GD2)

NO.	DESCRIPTION	BY	APPR.	DATE
	REVISIONS			

THE EAB & ELB FAMILY, LLC
9875 W LA MANCHA AVE
LAS VEGAS, NV 89149
(702) 888-9588 EMAIL: EMMABURNS135@GMAIL.COM

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NEVADA 89118
(702) 362-8844 EMAIL: INFO@TANEYCORP.COM

EST. 2000

DURANGO & GOWAN TOWNHOMES

GRADING PLAN 1

SECTION II DRAINAGE COMPLIANCE
SECTION II DRAINAGE COMPLIANCE MUST BE COMPLETED BY THE ENGINEER AND SUBMITTED TO INSPECTION SCHEDULING, FOR STORM DRAIN SYSTEM/ FLOODWALL/SOMETHING ELSE, PRIOR TO PAD GRADING GRADING INSPECTIONS FOR LOTS ~~#9, #8-#8, #8-#8~~.

GEOTECHNICAL

GEOTEK RESIDENTIAL, LLC
6835 SOUTH ESCONDIDO STREET, SUITE B
LAS VEGAS, NV 89119
(702) 897-1424

REPORT NO: 15087-LVR
DATE: 09/27/19

EARTHWORK

TOTAL FOR OVERALL DEVELOPMENT: 2,661 CY CUT / 4,134 CY FILL / 1,473 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 32003C2135F, REVISED 11/16/11.

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.

GRADING NOTES

ADD 2400 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 ARE P.U.E. PUBLIC SEWER EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY 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.

BENCHMARK

MONUMENT ID: 9LV008E4
T20S R60E S06
RIVET & PLATE IN TOP OF CURB AT NW CORNER OF GOWAN & DURANGO
ELEVATION: 739.09 (METERS) / 2424.84 (FEET)

GRADING CERTIFICATION

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

EDWARD F. TANEY, PE DATE

Avoid overhead power line contact. It's costly.
Call before you Overhead
1-702-227-2929

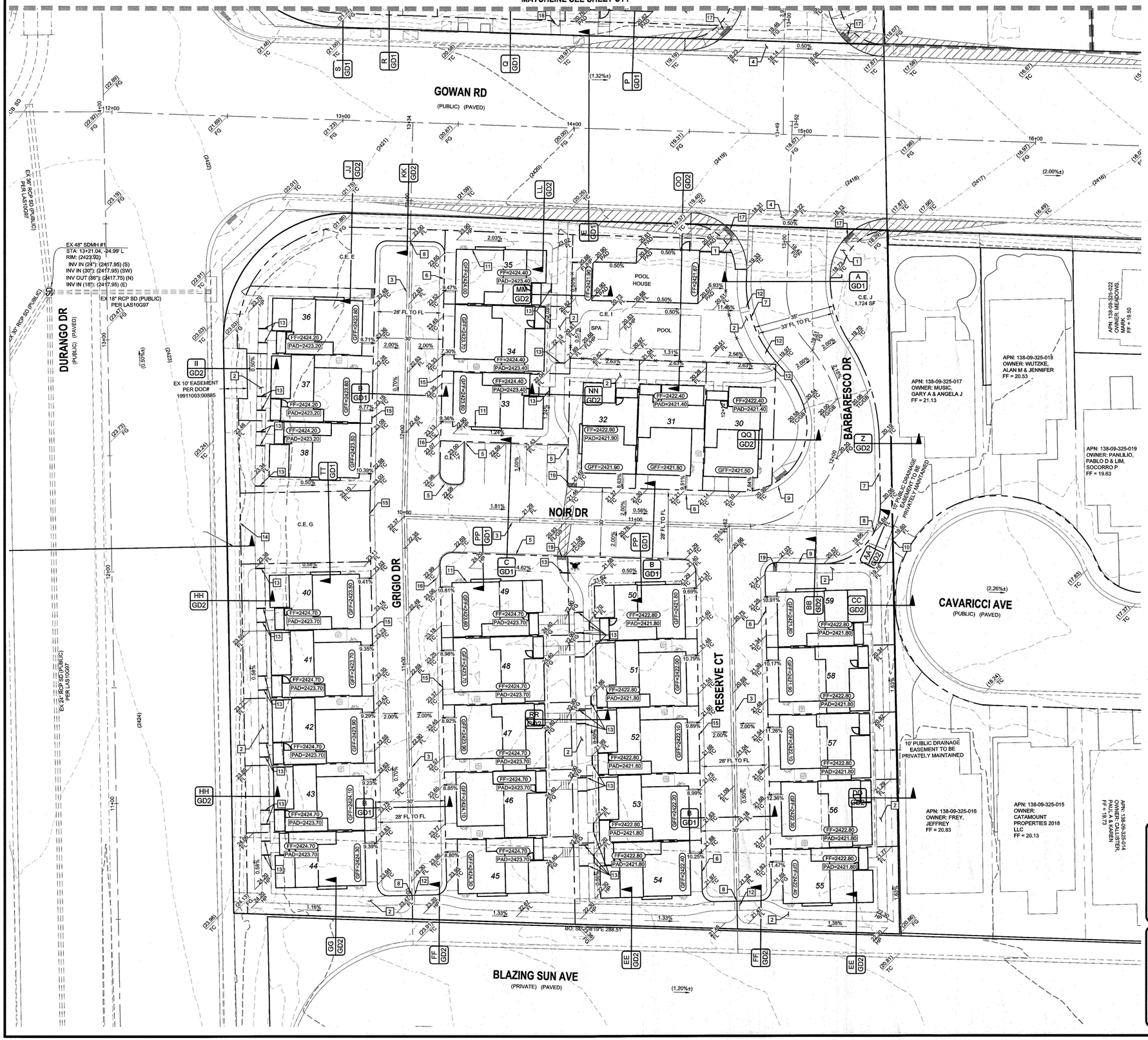
Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811 OR 1-800-227-2600

ROBERT D. CUNNINGHAM
Exp. 12-31-20
CIVIL
No. 15726

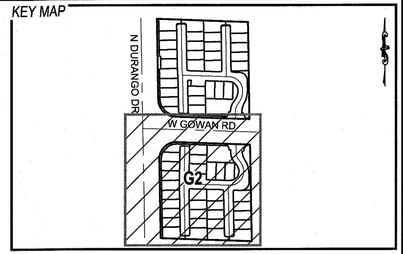
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DESIGNED BY:	JT
CHECKED BY:	RC
SHEET NAME:	G1
SHEET NUMBER:	03 OF 15
	CLV 0000000

LAST PLOT: Jeff Thomson
FILE NAME: S:\ACTIVE\EAB & ELB FAMILY, LLC\BRN-19-002 - DURANGO & GOWAN\ENGR\PS\DWGS\SHEET DWGS\BRN002_SHT_G.DWG

MATCHLINE SEE SHEET UT1



KEY MAP



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GEOTECHNICAL

GEOTEK RESIDENTIAL, LLC
6835 SOUTH ESCONDIDO STREET, SUITE B
LAS VEGAS, NV 89119
(702) 897-1424

REPORT NO: 15087-LVR
DATE: 09/27/19

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BENCHMARK

MONUMENT ID: 9LV008E4
T20S R60E S08
RIVET & PLATE IN TOP OF CURB AT NW CORNER OF GOWAN & DURANGO
ELEVATION: 739.09 (METERS) / 2424.84 (FEET)

GRADING CERTIFICATION

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

EDWARD F. TANEY, PE — DATE

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1-702-227-2929

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NO.	DESCRIPTION	BY	SHTS.	APPR.	DATE
	REVISIONS				

THE EAB & ELB FAMILY, LLC
9874 W LILAMACH AVE
LAS VEGAS, NV 89149
(702) 988-8588 EMAIL: EMMABURNS135@GMAIL.COM

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 EMAIL: INFO@TANEYCORP.COM

EST. 2000

DURANGO & GOWAN TOWNHOMES

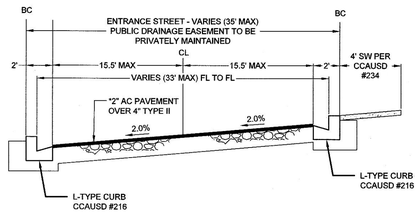
GRADING PLAN 2

REGISTERED PROFESSIONAL ENGINEER — STATE OF NEVADA — ROBERT D. CUNNINGHAM — Exp. 12-31-20 — CIVIL — No. 15725

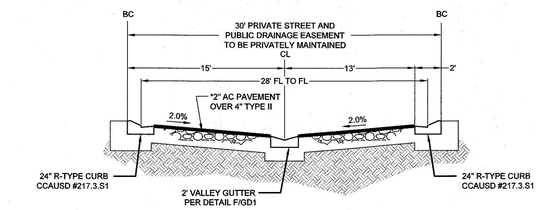
7.21.20

DATE:	7/21/2020
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DESIGNED BY: JT	CHECKED BY: RC
SHEET NAME:	G2
SHEET NUMBER:	04 OF 15
CLV	0000000

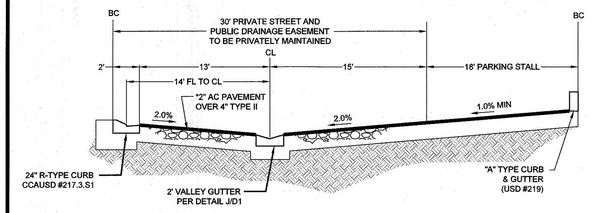
LAST PLOT: Jeff Thomson
FILE NAME: S:\ACTIVE\EAB & ELB FAMILY, LLC\BRN-19-002 - DURANGO & GOWAN\ENGR\PS\DWGS\SHEET DWGS\BRN002_SHT_G.DWG



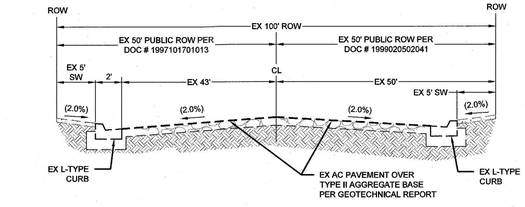
A ***ENTRANCE STREET***
TYPICAL ENTRANCE SECTION
NTS



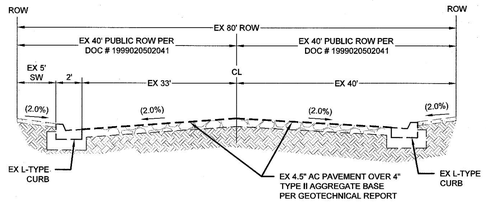
B ***30' PRIVATE DRIVE***
TYPICAL PRIVATE STREET
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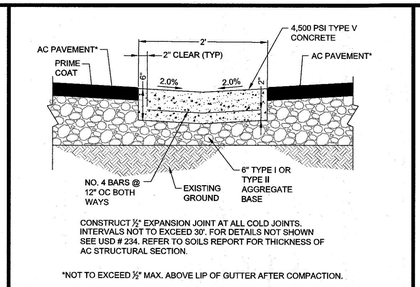
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TYPICAL PRIVATE STREET
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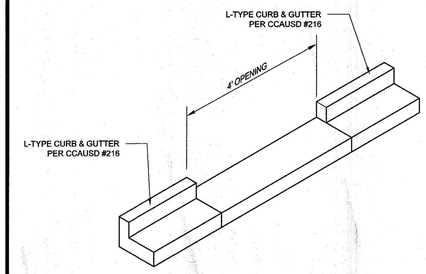
D ***EX 100-FT ROW***
DURANGO DR
NTS



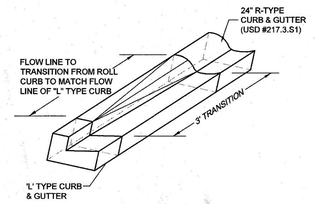
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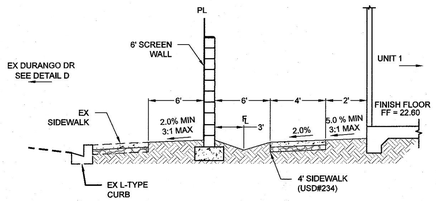
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MODIFIED USD#228
NTS



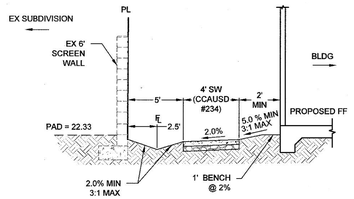
G ***4-FT CURB CUT***
DETAIL
NTS



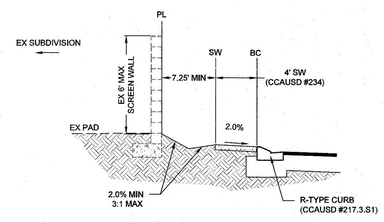
H ***TRANSITION FROM R TO L-TYPE CURB***
DETAIL
NTS



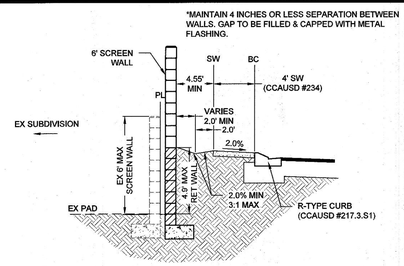
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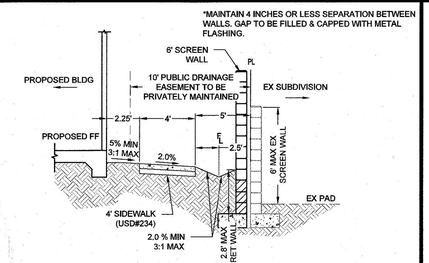
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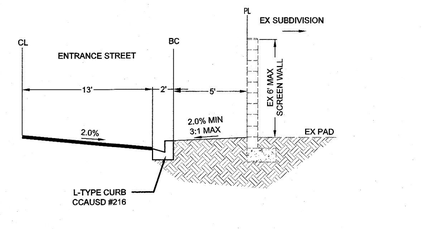
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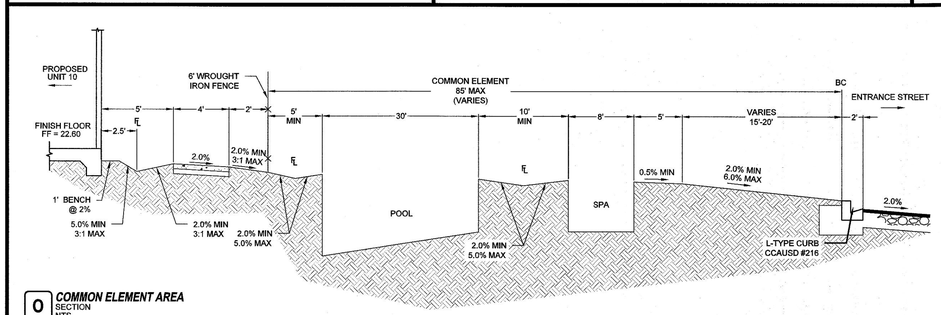
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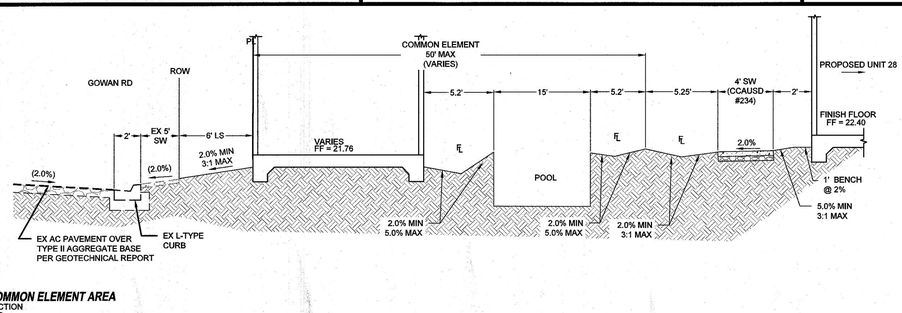
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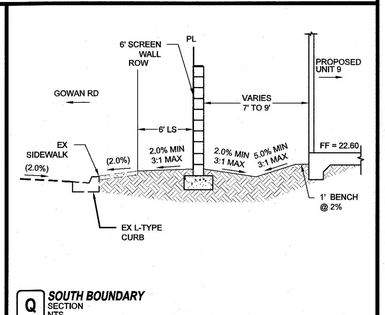
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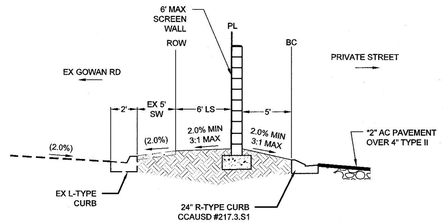
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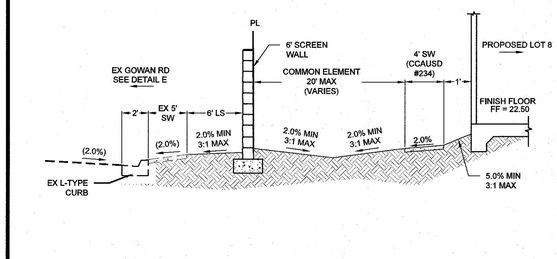
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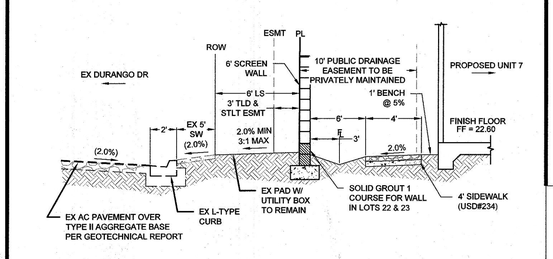
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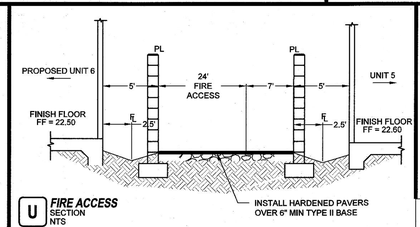
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SECTION
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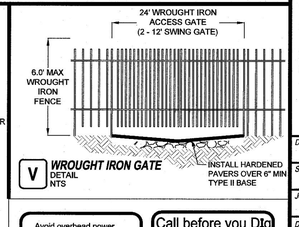
S ***SOUTHWEST CORNER OF NORTH SITE***
SECTION
NTS



T ***WEST BOUNDARY***
SECTION
NTS



U ***FIRE ACCESS***
SECTION
NTS



V ***WROUGHT IRON GATE***
DETAIL
NTS

NO.	DESCRIPTION	BY	SHTS.	APPR.	DATE
	REVISIONS				

THE EAB & ELB FAMILY, LLC
9875 W LA MANCHA AVE
LAS VEGAS, NV 89149
(702) 888-9586 EMAIL: EMMABURNS135@GMAIL.COM

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NEVADA 89118
(702) 362-8844 EMAIL: INFO@TANEYCORP.COM

EST. 2000

DURANGO & GOWAN
TOWNHOMES
GRADING DETAILS 1

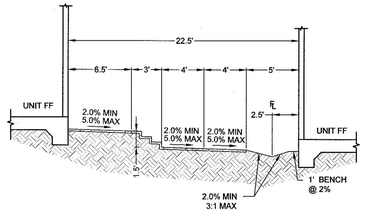
ROBERT C. CUNNINGHAM
Exp. 12-31-20
CIVIL
No. 15726
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEVADA

DATE: 7/21/2020
SCALE: -----
JOB NO: BRN-19-002
DESIGNED BY: JT | CHECKED BY: RC
SHEET NAME: GD1
SHEET NUMBER: 05 OF 15
CLV 0000000

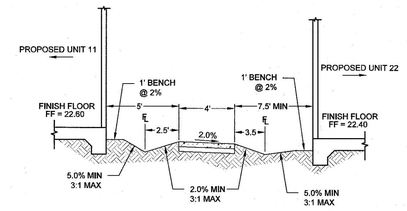
Avoid overhead power line contact. It's costly.
Call before you Overhead
1-702-227-2929

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811 OR 1-800-227-2600

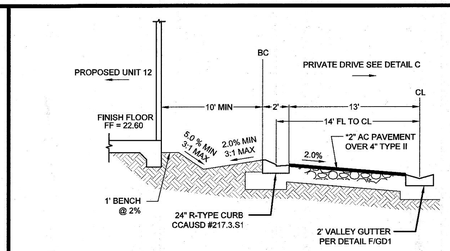
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FILE NAME: S:\ACTIVE\EAB & ELB FAMILY, LLC\BRN-19-002 - DURANGO & GOWAN\ENG\PS\DWGS\SHEET DWGS\BRN002_SHT_DET.DWG



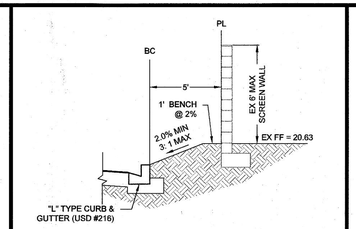
W ***BETWEEN BUILDINGS***
SECTION
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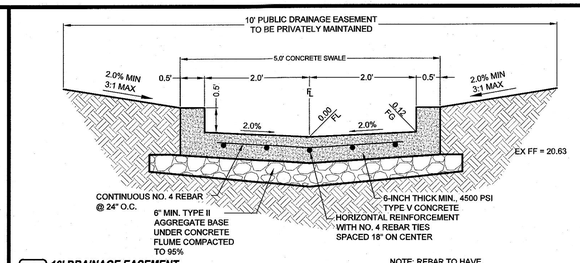
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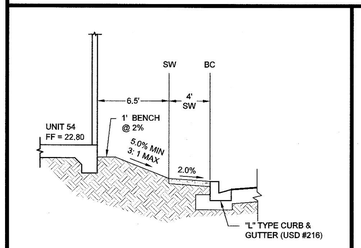
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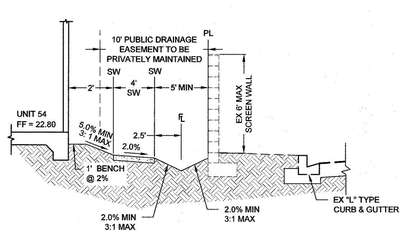
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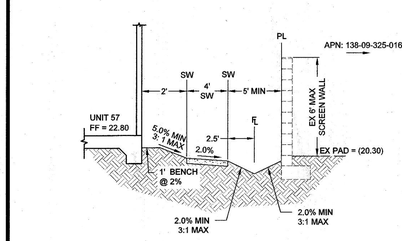
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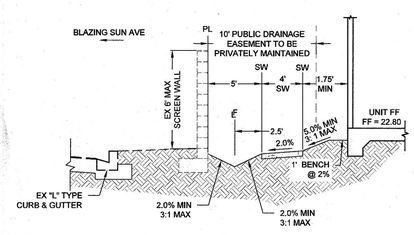
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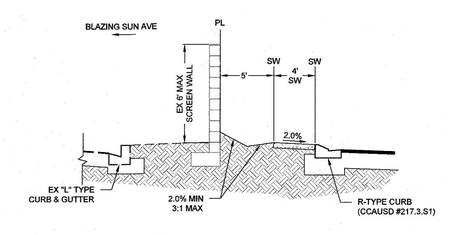
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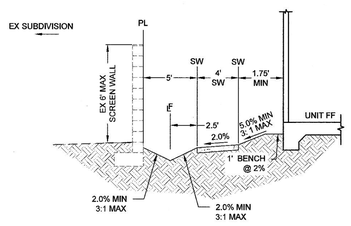
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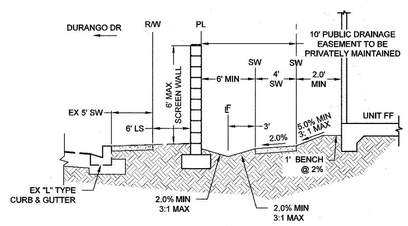
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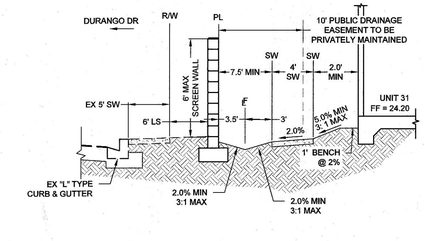
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SECTION
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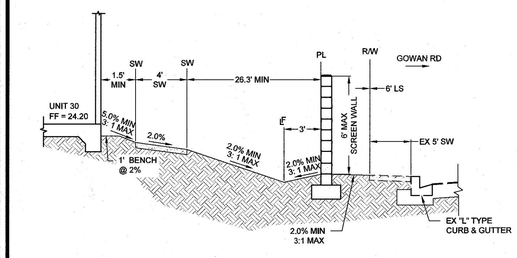
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SECTION
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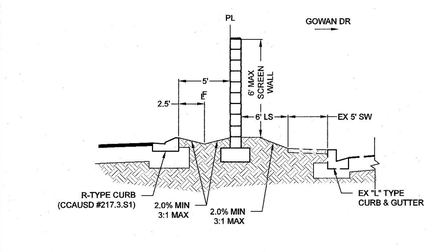
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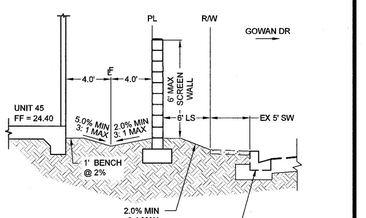
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SECTION
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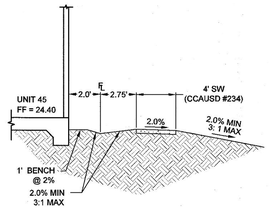
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SECTION
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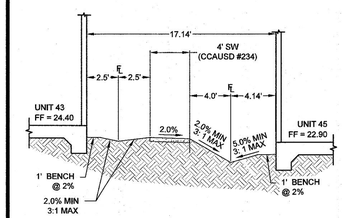
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SECTION
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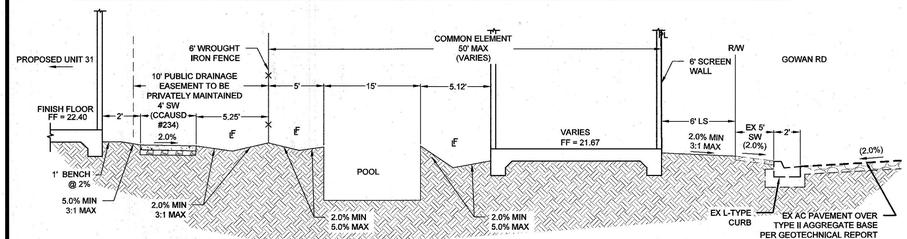
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SECTION
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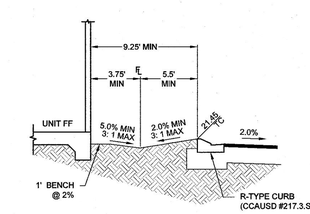
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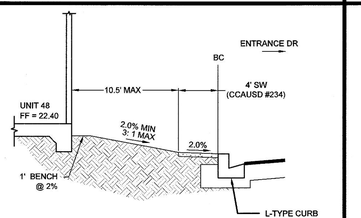
NN ***LANDSCAPE BETWEEN BUILDINGS***
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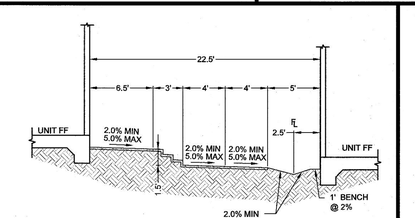
OO ***COMMON ELEMENT AREA***
SECTION
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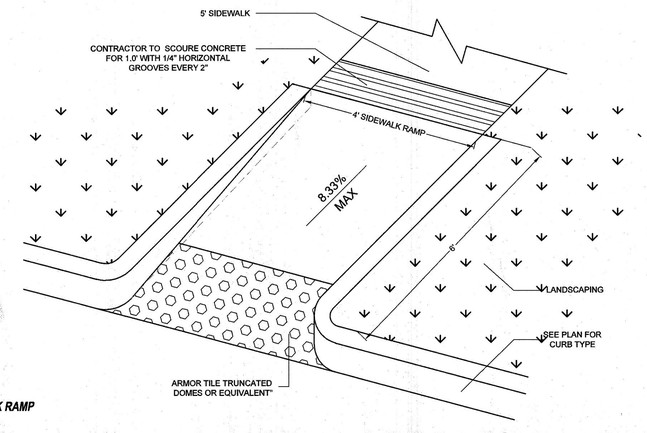
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SECTION
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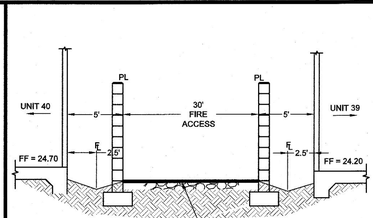
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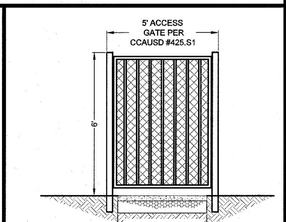
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SECTION
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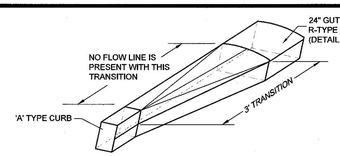
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DETAIL
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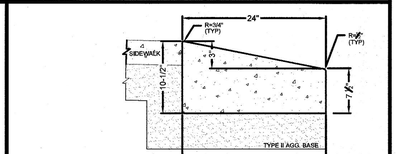
TT ***COMMON LOT AREA***
SECTION
NTS



UU ***ACCESS GATE***
DETAIL
NTS



VV ***A-CURB TO GUTTERLESS R-CURB TRANSITION***
DETAIL
NTS



WW ***GUTTERLESS R-CURB***
SECTION
NTS

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

NO.	DESCRIPTION	BY	SHTS	APPR.	DATE
	REVISIONS				

THE EAB & ELB FAMILY, LLC
9875 W LA MANCHA AVE
LAS VEGAS, NV 89149
(702) 688-8588 EMAIL: EMMABURNS1356@GMAIL.COM

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 EMAIL: NFO@TANEYCORP.COM

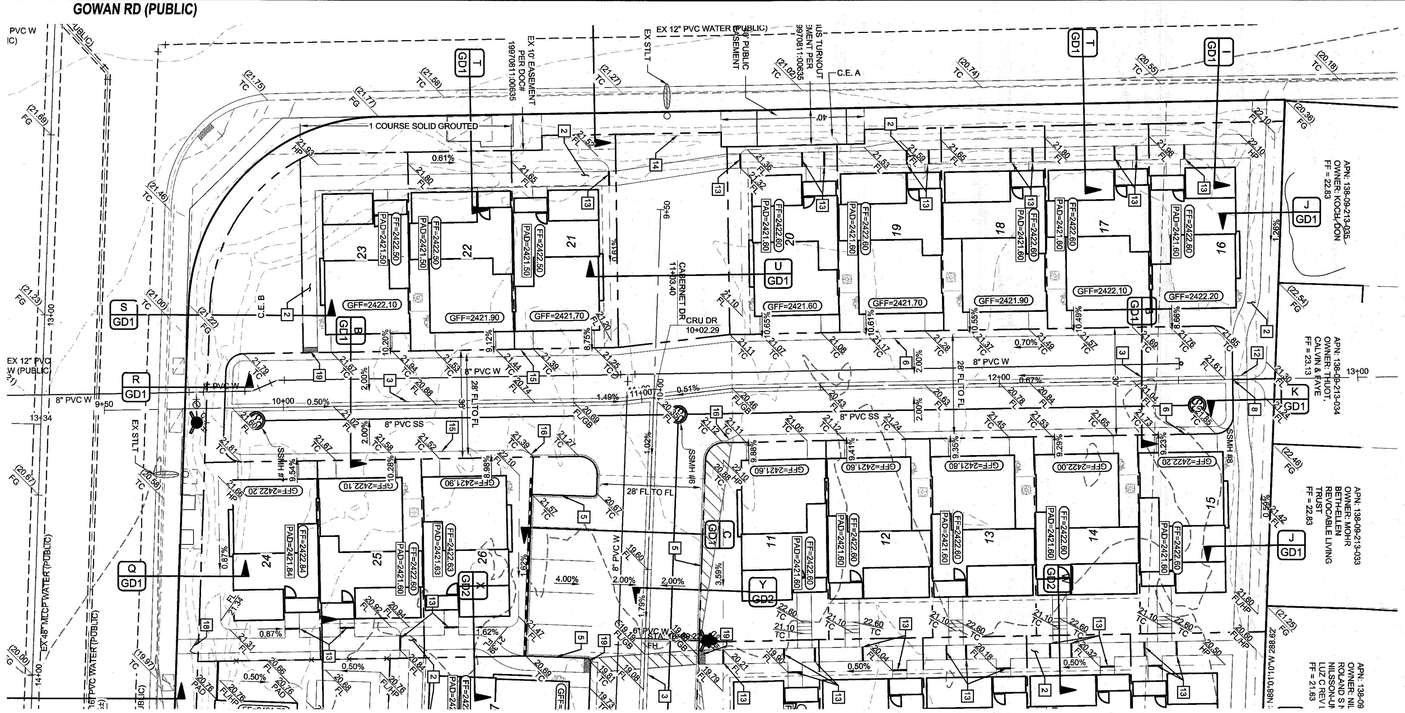
EST. 2000

DURANGO & GOWAN TOWNHOMES
GRADING DETAIL 2

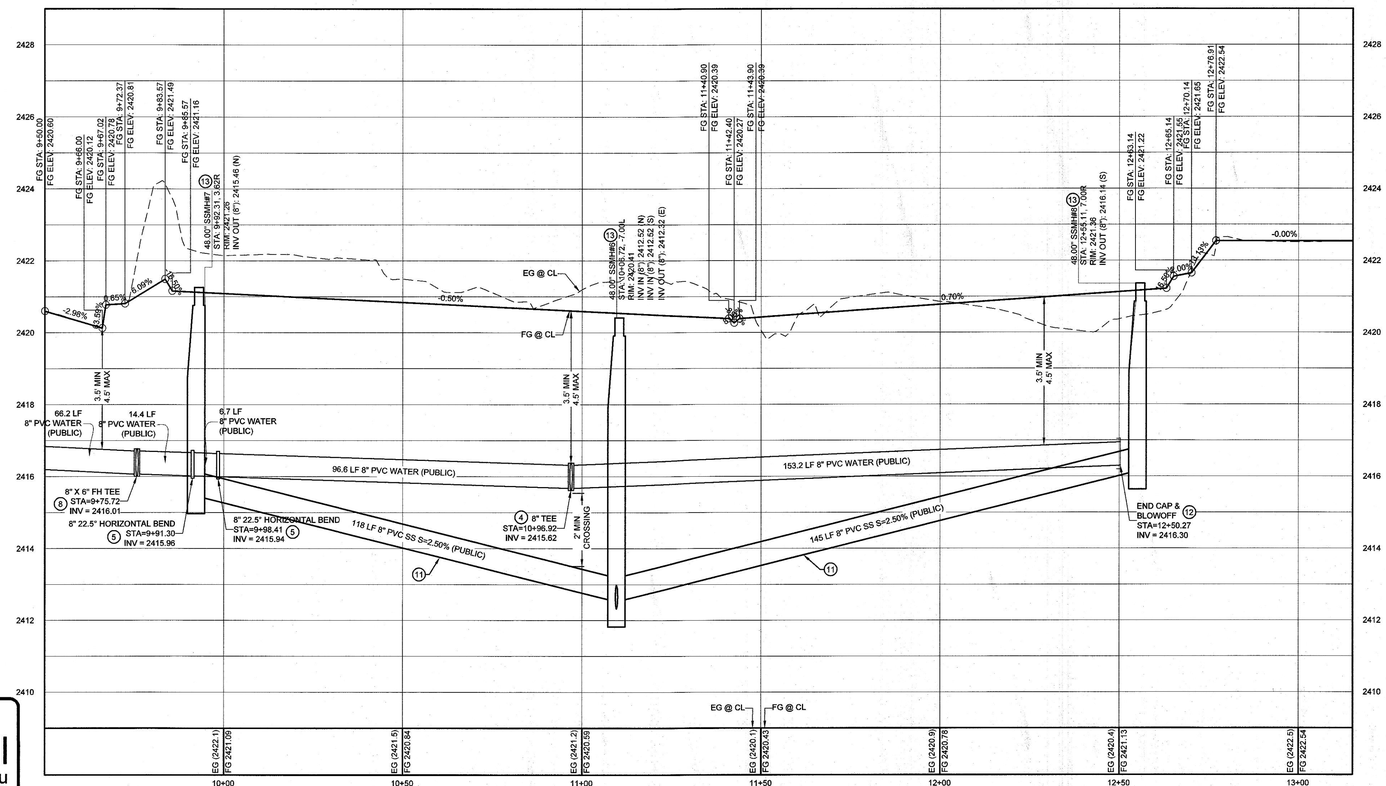
REGISTERED PROFESSIONAL ENGINEER
ROBERT D. CUNNINGHAM
Exp. 12-31-20
CIVIL
No. 15775
STATE OF NEVADA

DATE: 7/21/2020
SCALE: ----
JOB NO: BRN-19-002
DESIGNED BY: JT
CHECKED BY: RC
SHEET NAME: GD2
SHEET NUMBER: 06 OF 15
CLV 0000000

LAST PLOT: Jeff Thomson
FILE NAME: S:\ACTIVE\EAB & ELB FAMILY, LLC\BRN-19-002 - DURANGO & GOWAN\ENG\PS\DWG\SHEET DWG\SBRN002_SHT_DET.DWG



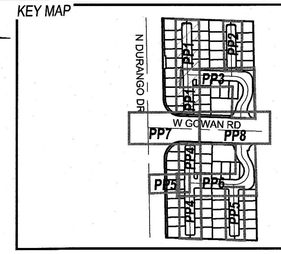
CABERNET DR (PRIVATE) - PLAN
STA: 09+50.00 TO 13+15.00



CABERNET DR (PRIVATE) - PROFILE
STA: 09+50.00 TO 13+15.00

EX SUBDIVISION (NOT A PART)

KEY MAP



SCALE: 1" = 20'
20' 10' 20' 40' 60'

CONSTRUCTION NOTES

1. 5' WIDE SIDEWALK (CCAUSD #234)
2. 4' WIDE SIDEWALK (CCAUSD #234)
3. 2' VALLEY GUTTER (DETAIL F/GD1)
4. 8' CROSS GUTTER (CCAUSD#228)
5. 6" HIGH A-TYPE CURB (CCAUSD #219)
6. R-TYPE CURB (CCAUSD #217.3.S1)
7. 24" L-TYPE CURB & GUTTER (CCAUSD #216)
8. INSTALL 4' CURB CUT (DETAIL G/GD1)
9. L-TYPE CURB TO R-TYPE CURB 3' TRANSITION (CCAUSD #223) (DETAIL H/GD1)
10. EXISTING BLOCK WALL OPENING
11. FLOODPROOF EXTERIOR OF GARAGE TO 6" ABOVE OUTSIDE FG
12. SIDEWALK UNDERDRAIN (USD #236)
13. 4" PVC PIPE UNDER SIDEWALK
14. INSTALL 24' WIDE WROUGHT IRON GATE (DETAIL V/GD1)
15. 24" GUTTERLESS R-TYPE CURB (DETAIL WW/GD2)
16. A-TYPE CURB TO GUTTERLESS R-TYPE CURB 3' TRANSITION (DETAIL VV/GD2)
17. CONSTRUCT SIDEWALK RAMP (CCAUSD#235) - CASE 1 (A='8' / B='8')
18. INSTALL 5' ACCESS GATE PER CCAUSD#425.S1 (DETAIL UU/GD2)
19. CONSTRUCT SIDEWALK RAMP (DETAIL SS/GD2)

UTILITY CONSTRUCTION NOTES

1. 4" PVC PRIVATE SEWER LATERAL W/ MARKER BALL & CURB MARKING (DCSWCS SD23 & SD25)
2. 12" GATE VALVE (UDACS PLATE NO. 30 & 39)
3. 12" X 8" WATER MAIN CROSS (UDACS PLATE NO. 31)
4. 8" TEE (UDACS PLATE NO. 31)
5. 8" 22.5 BEND (UDACS PLATE NO. 31)
6. FIRE HYDRANT ASSEMBLY W/6" GATE VALVE (UDACS PLATE NO. 40)
7. REMOVE EX CAP AND 2" BLOW OFF ASSEMBLY AND CONNECT TO 12" WATER MAIN (UDACS PLATE NO. 36)
8. 8" X 6" TEE (UDACS PLATE NO. 31)
9. 8" 45° BEND (UDACS PLATE NO. 31)
10. 8" GATE VALVE (UDACS PLATE NO. 30 & 39)
11. INSTALL 8" PVC SS (DCSWCS SD-17)
12. INSTALL END CAP & 2" BLOW-OFF ASSEMBLY (UDACS PLATE NO. 36)
13. INSTALL 48" SS MANHOLE (DSCWCS SD-1A, SD-1B, & SD-4)
14. INSTALL 72" SS MANHOLE (DSCWCS SD-1A, SD-1B, & SD-4)
15. INSTALL 3/4" WATER SERVICE W/ 3/4" METER (UDACS PLT. 3)
16. INSTALL 1" WATER SERVICE W/ 1" METER (UDACS PLT. 3)
17. 12" X 8" TEE (UDACS PLATE NO. 31)
18. 12" X 6" TEE (UDACS PLATE NO. 31)

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 2.07.03.

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

GEOTECHNICAL

GEOTEK RESIDENTIAL, LLC
6835 SOUTH ESCONDIDO STREET, SUITE B
LAS VEGAS, NV 89119
(702) 897-1424

REPORT NO: 15087-LVR
DATE: 09/27/19

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.

LINE AND CURVE DATA

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

PROFILE NOTES

ADD 2400 FEET TO ALL GRADE TAGS TO GET ACTUAL ELEVATION.

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BENCHMARK

MONUMENT ID: 9LV008E4
T20S R60E S08
RIVET & PLATE IN TOP OF CURB AT NW CORNER OF GOWAN & DURANGO
ELEVATION: 739.09 (METERS) / 2424.84 (FEET)

ACCEPTANCE OF PLANS

SOUTHWEST GAS CORPORATION DATE

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT# 122XXX FIRST APPROVED DATE ____
LVVWD APPROVED FIRE FLOW: XXXX GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW XXXX GPM

NO.	DESCRIPTION	BY	SHTS.	APPR.	DATE
	REVISIONS				

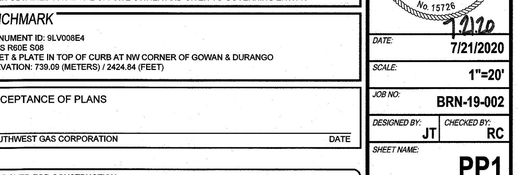
THE EAB & ELB FAMILY, LLC
9874 W LA MANCHA AVE
LAS VEGAS, NV 89149
(702) 688-9588 EMAIL: EMMABURNS1536@GMAIL.COM

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 EMAIL: INFO@TANEYCORP.COM

EST. 2000

DURANGO & GOWAN TOWNHOMES

CABERNET DR
PLAN & PROFILE 1
STA: 9+50 TO 13+15



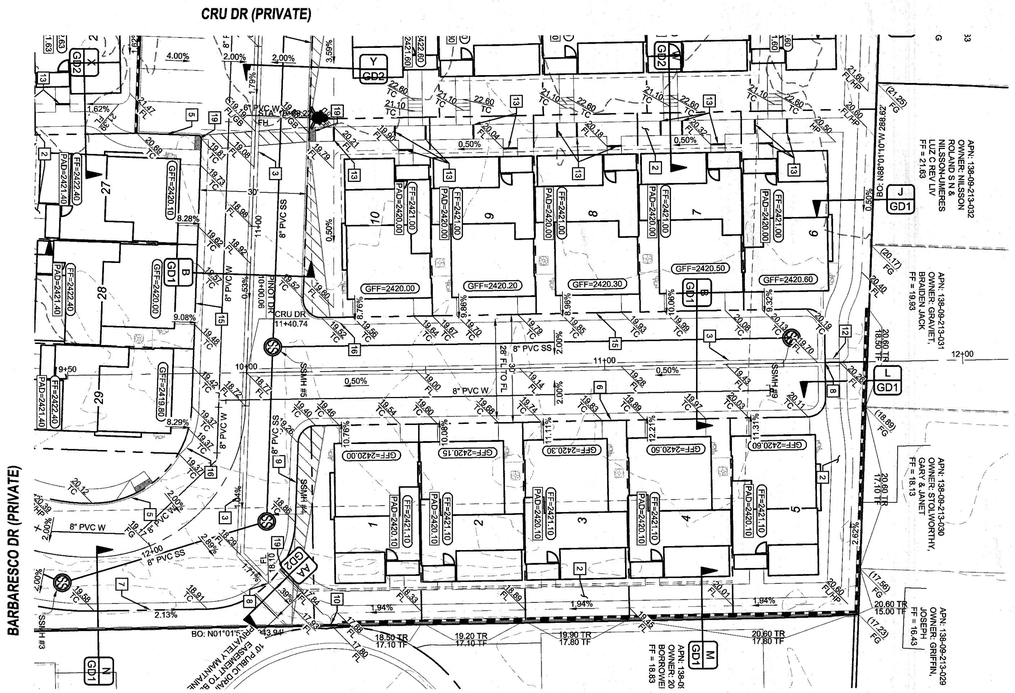
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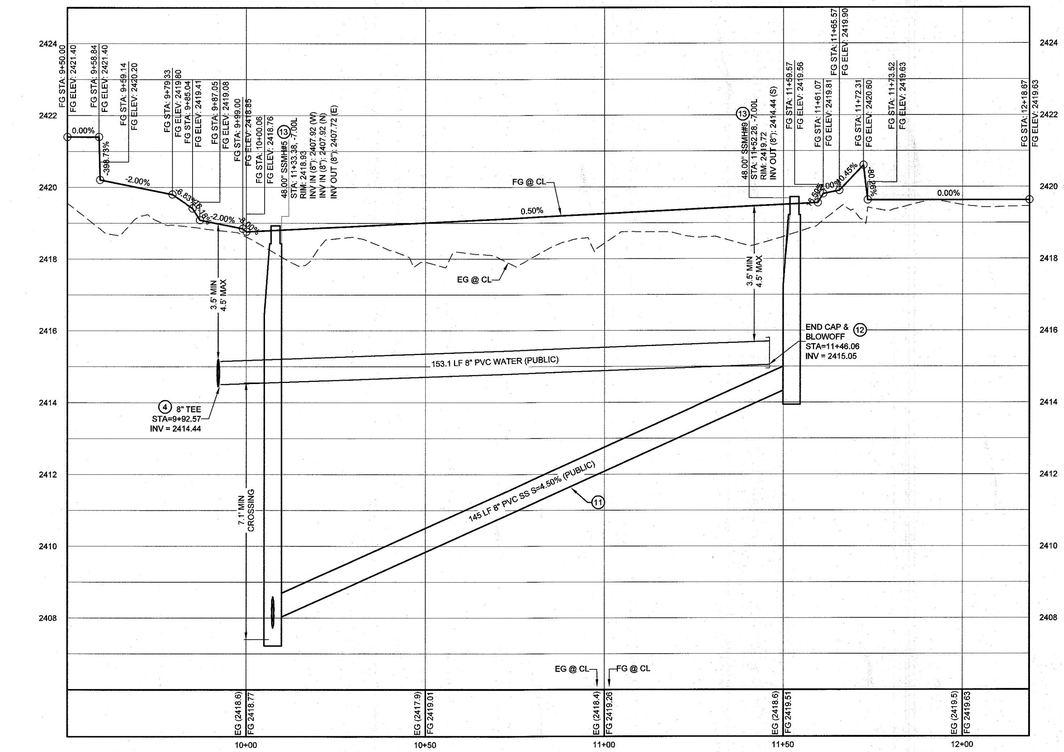
DATE: 7/21/2020
SCALE: 1"=20'
JOB NO: BRN-19-002
DESIGNED BY: JT CHECKED BY: RC
SHEET NAME: PP1
SHEET NUMBER: 07 OF 15

Call before you Dig
Avoid cutting underground utility lines. It's costly.
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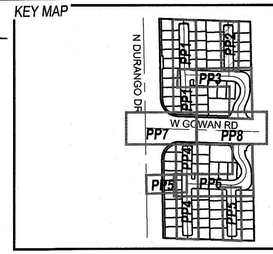
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FILE NAME: S:\ACTIVE\EAB & ELB FAMILY, LLC\BRN-19-002 - DURANGO & GOWAN\ENGR\PS\DWGS\SHEET DWGS\BRN002_SHT_PP.DWG





PINOT CT (PRIVATE) - PROFILE
STA: 09+50.00 TO 12+00.00
SCALE: 1"=20' HORIZONTAL; 1"=2' VERTICAL

KEY MAP



SCALE: 1" = 20'
20' 10' 20' 40' 60'

CONSTRUCTION NOTES

1. 5' WIDE SIDEWALK (CCAUSD #234)
2. 4' WIDE SIDEWALK (CCAUSD #234)
3. 2' VALLEY GUTTER (DETAIL F/GD1)
4. 8' CROSS GUTTER (CCAUSD#228)
5. 6" HIGH A-TYPE CURB (CCAUSD #219)
6. R-TYPE CURB (CCAUSD #217.3.S1)
7. 24" L-TYPE CURB & GUTTER (CCAUSD #216)
8. INSTALL 4' CURB CUT (DETAIL G/GD1)
9. L-TYPE CURB TO R-TYPE CURB 3' TRANSITION (CCAUSD #223) (DETAIL H/GD1)
10. EXISTING BLOCK WALL OPENING
11. FLOODPROOF EXTERIOR OF GARAGE TO 6" ABOVE OUTSIDE FG
12. SIDEWALK UNDERDRAIN (USD #236)
13. 4" PVC PIPE UNDER SIDEWALK
14. INSTALL 24' WIDE WROUGHT IRON GATE (DETAIL W/GD1)
15. 24" GUTTERLESS R-TYPE CURB (DETAIL WW/GD2)
16. A-TYPE CURB TO GUTTERLESS R-TYPE CURB 3' TRANSITION (DETAIL VV/GD2)
17. CONSTRUCT SIDEWALK RAMP (CCAUSD#235) - CASE 1 (A=8' / B=8')
18. INSTALL 5' ACCESS GATE PER CCAUSD#425.S1 (DETAIL UU/GD2)
19. CONSTRUCT SIDEWALK RAMP (DETAIL SS/GD2)

UTILITY CONSTRUCTION NOTES

1. 4" PVC PRIVATE SEWER LATERAL W/ MARKER BALL & CURB MARKING (DCSWCS SD23 & SD25)
2. 12" GATE VALVE (UDACS PLATE NO. 30 & 39)
3. 12" X 8" WATER MAIN CROSS (UDACS PLATE NO. 31)
4. 8" TEE (UDACS PLATE NO. 31)
5. 8" 22.5 BEND (UDACS PLATE NO. 31)
6. FIRE HYDRANT ASSEMBLY W/6" GATE VALVE (UDACS PLATE NO. 40)
7. REMOVE EX CAP AND 2" BLOW OFF ASSEMBLY AND CONNECT TO 12" WATER MAIN (UDACS PLATE NO. 38)
8. 8" X 6" TEE (UDACS PLATE NO. 31)
9. 8" 45° BEND (UDACS PLATE NO. 31)
10. 8" GATE VALVE (UDACS PLATE NO. 30 & 39)
11. INSTALL 8" PVC SS (DCSWCS SD-17)
12. INSTALL END CAP & 2" BLOW-OFF ASSEMBLY (UDACS PLATE NO. 36)
13. INSTALL 48" SS MANHOLE (DSCWCS SD-1A, SD-1B, & SD-4)
14. INSTALL 72" SS MANHOLE (DSCWCS SD-1A, SD-1B, & SD-4)
15. INSTALL 3/4" WATER SERVICE W/ 3/4" METER (UDACS PLT. 3)
16. INSTALL 1" WATER SERVICE W/ 1" METER (UDACS PLT. 3)
17. 12" X 8" TEE (UDACS PLATE NO. 31)
18. 12" X 6" TEE (UDACS PLATE NO. 31)

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 2.07.03.

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

GEOTECHNICAL

GEOTEK RESIDENTIAL, LLC
6835 SOUTH ESCONDIDO STREET, SUITE B
LAS VEGAS, NV 89119
(702) 897-1424

REPORT NO: 15087-LVR
DATE: 09/27/19

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

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BENCHMARK

MONUMENT ID: 9LV008E4
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ELEVATION: 739.09 (METERS) / 2424.84 (FEET)

ACCEPTANCE OF PLANS

SOUTHWEST GAS CORPORATION — DATE

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT# 122XXX FIRST APPROVED DATE ____
LVVWD APPROVED FIRE FLOW: XXXX GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW XXXX GPM

NO.	DESCRIPTION	BY	SHTS.	APPR.	DATE
	REVISIONS				

THE EAB & ELB FAMILY, LLC
9675 W LA MANCHA AVE
LAS VEGAS, NV 89149
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LAS VEGAS, NV 89118
(702) 362-8844 EMAIL: INFO@TANEYCORP.COM

EST. 2000

DURANGO & GOWAN TOWNHOMES

PINOT CT
PLAN & PROFILE 2
STA: 9+50 TO 12+00

PROFESSIONAL ENGINEER — ROBERT D. CUNNINGHAM Exp. 12-31-20 CIVIL No. 15726 — STATE OF NEVADA

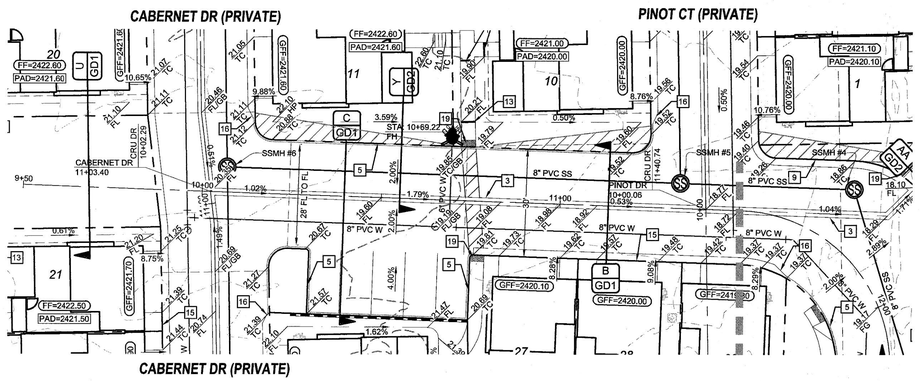
7.21.20

DATE: 7/21/2020
SCALE: 1"=20'
JOB NO: BRN-19-002
DESIGNED BY: JT
CHECKED BY: RC
SHEET NAME: PP2
SHEET NUMBER: 08 OF 15
CLV 0000000

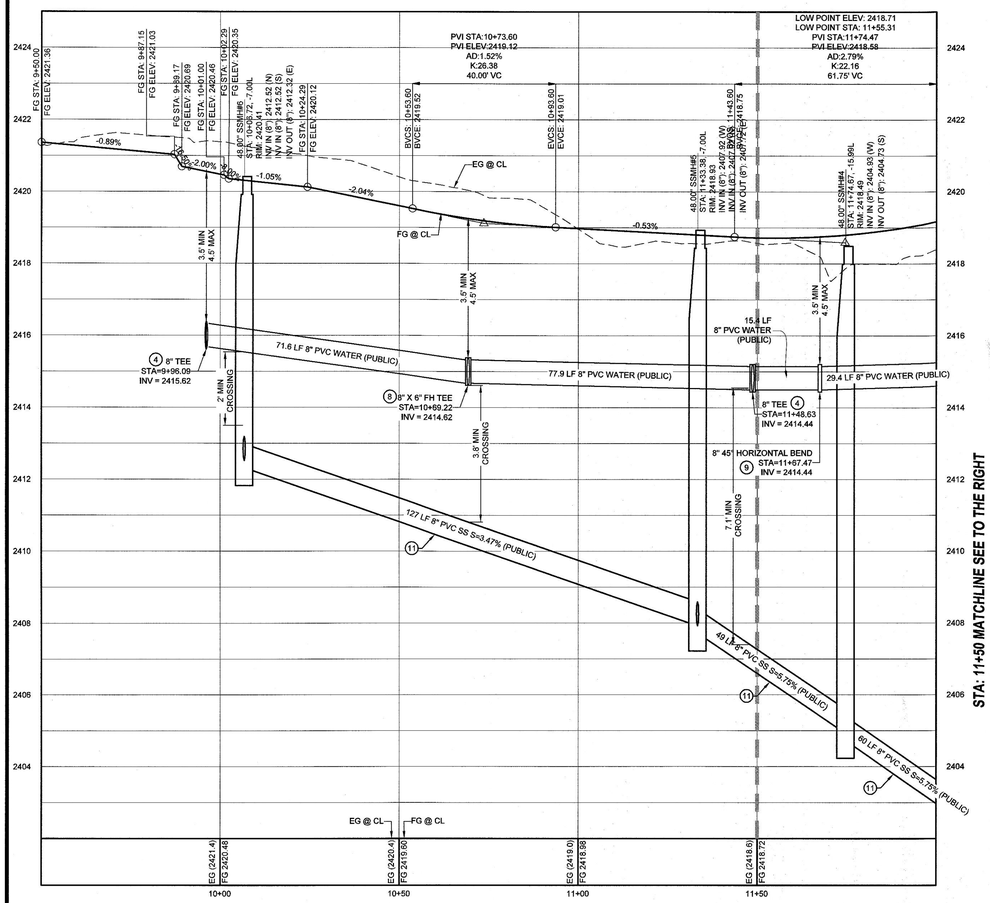
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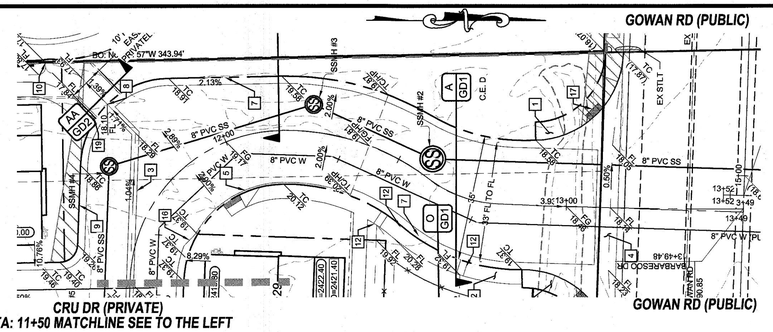
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FILE NAME: S:\ACTIVE\EAB & ELB FAMILY, LLC\BRN-19-002 - DURANGO & GOWAN\ENGR\PS\DWGS\SHEET DWGS\BRN002_SHT_PP.DWG



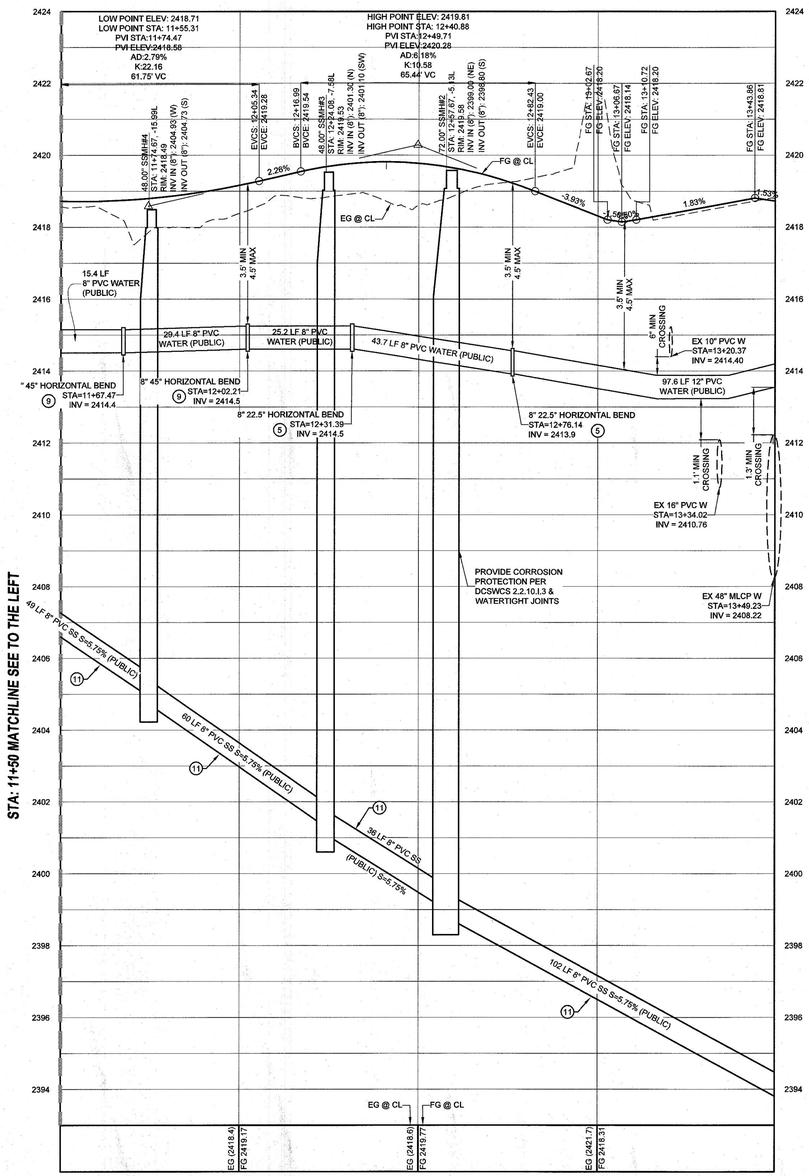
CRU DR (PRIVATE) - PLAN
STA: 09+50.00 TO 12+00.00



CRU DR (PRIVATE) - PROFILE
STA: 09+50.00 TO 12+00.00
SCALE: 1"=20' HORIZONTAL; 1"=2' VERTICAL

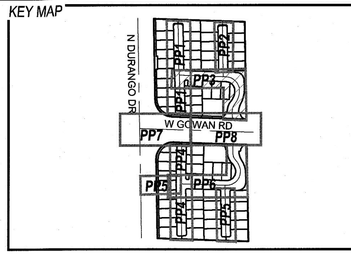


BARBARESCO DR (PRIVATE) - PLAN
STA: 11+50.00 TO 13+50.00



BARBARESCO DR (PRIVATE) - PROFILE
STA: 11+50.00 TO 13+50.00
SCALE: 1"=20' HORIZONTAL; 1"=2' VERTICAL

KEY MAP



SCALE: 1" = 20'
20' 10' 20' 40' 60'

CONSTRUCTION NOTES
1. 5' WIDE SIDEWALK (CCAUSD #234)
2. 4' WIDE SIDEWALK (CCAUSD #234)
3. 2' VALLEY GUTTER (DETAIL F/GD1)
4. 8' CROSS GUTTER (CCAUSD#228)
5. 6" HIGH A-TYPE CURB (CCAUSD #219)
6. R-TYPE CURB (CCAUSD #217.3.S1)
7. 24" L-TYPE CURB & GUTTER (CCAUSD #216)
8. INSTALL 4' CURB CUT (DETAIL G/GD1)
9. L-TYPE CURB TO R-TYPE CURB 3' TRANSITION (CCAUSD #223) (DETAIL H/GD1)
10. EXISTING BLOCK WALL OPENING
11. FLOODPROOF EXTERIOR OF GARAGE TO 6" ABOVE OUTSIDE FG
12. SIDEWALK UNDERDRAIN (USD #236)
13. 4" PVC PIPE UNDER SIDEWALK
14. INSTALL 24' WIDE WROUGHT IRON GATE (DETAIL V/GD1)
15. 24" GUTTERLESS R-TYPE CURB (DETAIL WW/GD2)
16. A-TYPE CURB TO GUTTERLESS R-TYPE CURB 3' TRANSITION (DETAIL VV/GD2)
17. CONSTRUCT SIDEWALK RAMP (CCAUSD#235) - CASE 1 (A=8' / B=8')
18. INSTALL 5' ACCESS GATE PER CCAUSD#425.51 (DETAIL UU/GD2)
19. CONSTRUCT SIDEWALK RAMP (DETAIL SS/GD2)

UTILITY CONSTRUCTION NOTES
1. 4" PVC PRIVATE SEWER LATERAL W/ MARKER BALL & CURB MARKING (DCSWCS SD23 & SD25)
2. 12" GATE VALVE (UDACS PLATE NO. 30 & 39)
3. 12" X 8" WATER MAIN CROSS (UDACS PLATE NO. 31)
4. 8" TEE (UDACS PLATE NO. 31)
5. 8" 22.5 BEND (UDACS PLATE NO. 31)
6. FIRE HYDRANT ASSEMBLY W/6" GATE VALVE (UDACS PLATE NO. 40)
7. REMOVE EX CAP AND 2" BLOW OFF ASSEMBLY AND CONNECT TO 12" WATER MAIN (UDACS PLATE NO. 36)
8. 8" X 6" TEE (UDACS PLATE NO. 31)
9. 8" 45° BEND (UDACS PLATE NO. 31)
10. 8" GATE VALVE (UDACS PLATE NO. 30 & 39)
11. INSTALL 8" PVC SS (DCSWCS SD-17)
12. INSTALL END CAP & 2" BLOW-OFF ASSEMBLY (UDACS PLATE NO. 36)
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14. INSTALL 72" SS MANHOLE (DSCWCS SD-1A, SD-1B, & SD-4)
15. INSTALL 3/4" WATER SERVICE W/ 3/4" METER (UDACS PLT. 3)
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17. 12" X 8" TEE (UDACS PLATE NO. 31)
18. 12" X 6" TEE (UDACS PLATE NO. 31)

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GEOTECHNICAL
GEOTEK RESIDENTIAL, LLC
6835 SOUTH ESCONDIDO STREET, SUITE B
LAS VEGAS, NV 89119
(702) 897-1424

REPORT NO: 15087-LVR
DATE: 09/27/19

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ACCEPTANCE OF PLANS

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PROJECT# 122XXX FIRST APPROVED DATE _____
LVVWD APPROVED FIRE FLOW: XXXX GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW XXXX GPM

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NO.	DESCRIPTION	BY	SHTS.	APPR.	DATE
	REVISIONS				

THE EAB & ELB FAMILY, LLC
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LAS VEGAS, NV 89149
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EST. 2000

DURANGO & GOWAN TOWNHOMES

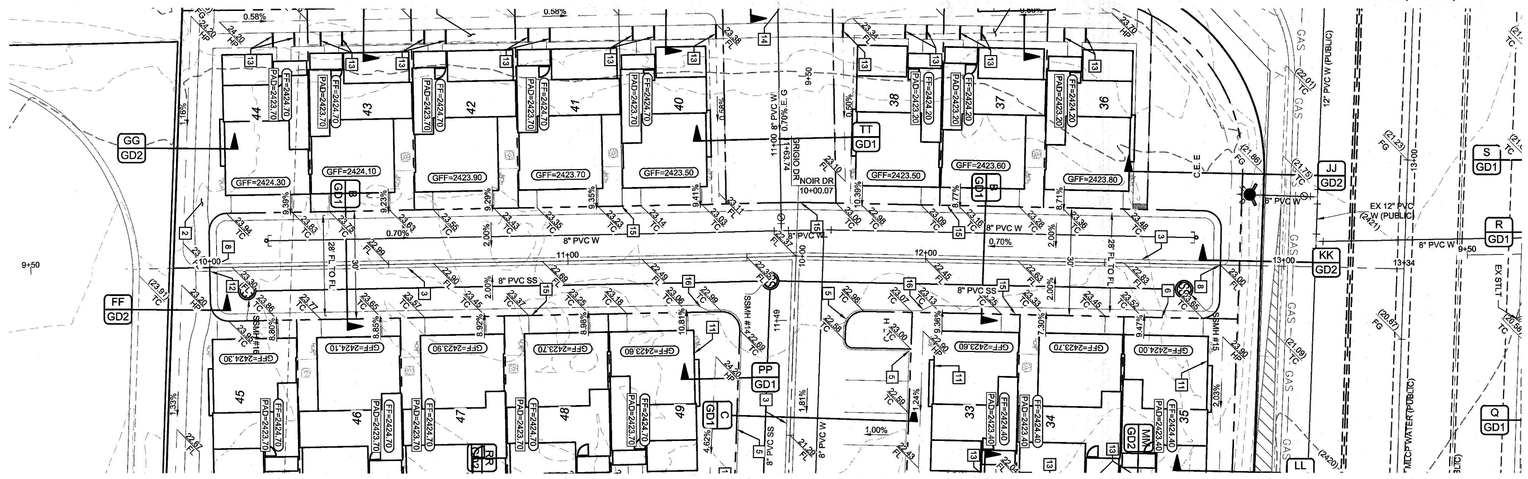
CRU DR & BARBARESCO DR PLAN & PROFILE 3 STA: 9+50 TO 13+50

ROBERT CUNNINGHAM Exp. 12-31-20 CIVIL No. 15726 PROFESSIONAL ENGINEER STATE OF NEVADA
7.21.20

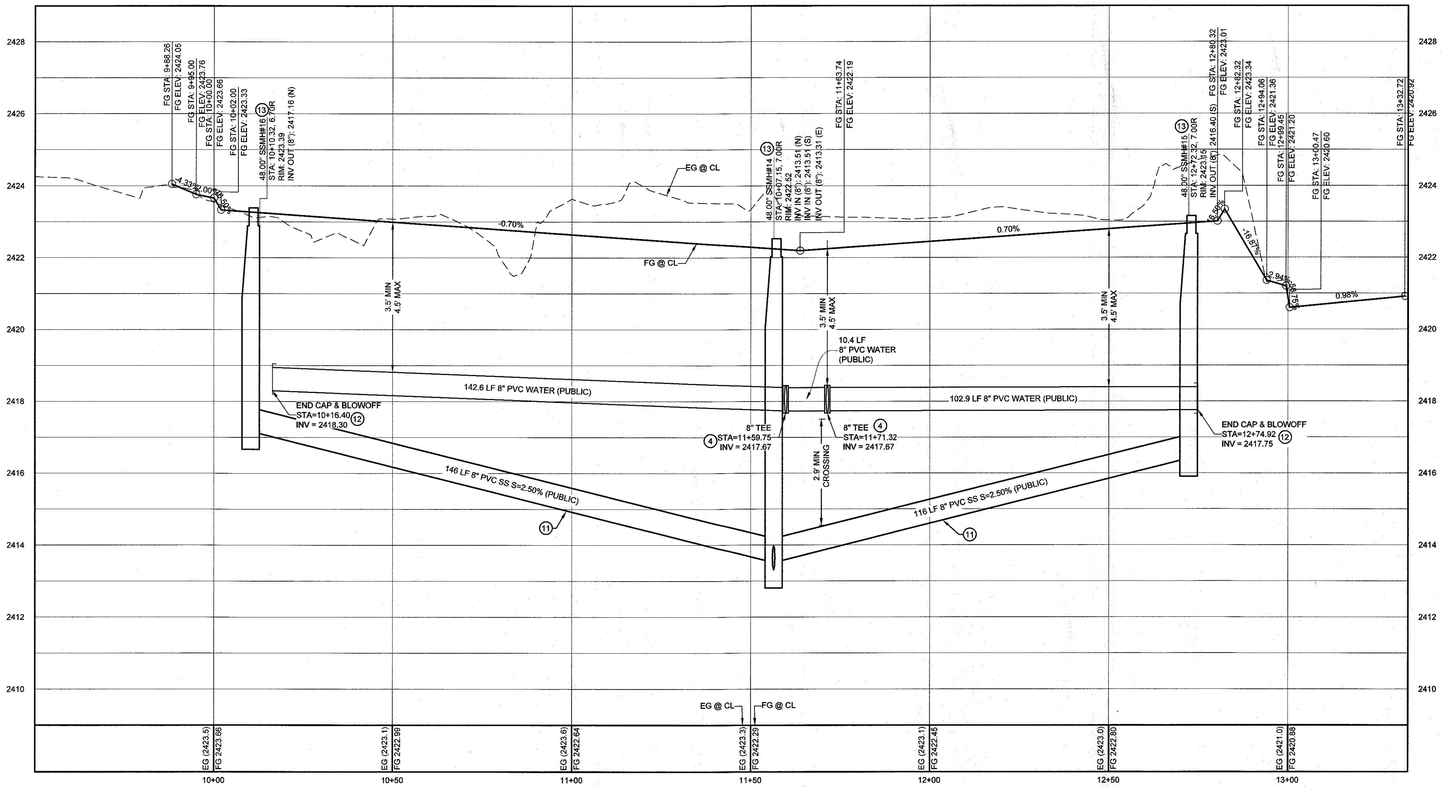
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DESIGNED BY: JT CHECKED BY: RC
SHEET NAME: PP3
SHEET NUMBER: 09 OF 15

CLV 0000000

LAST PLOT: Jeff Thomson
FILE NAME: S:\ACTIVE\EAB & ELB FAMILY, LLC\BRN-19-002 - DURANGO & GOWAN\ENG\PSD\DWGS\SHEET DWGS\BRN002_SHT_PP.DWG



GRIGIO DR (PRIVATE) - PLAN
STA: 09+50.00 TO 13+34.00



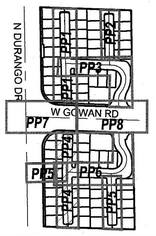
GRIGIO DR (PRIVATE) - PROFILE
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LAST PLOT: Jeff Thomson
FILE NAME: S:\ACTIVE\EAB & ELB FAMILY, LLC\BRN-19-002 - DURANGO & GOWAN\ENG\PS\DWGS\SHEET DWGS\BRN002_SHT_PP.DWG

KEY MAP



SCALE: 1" = 20'
20' 10' 0 20' 40' 60'

CONSTRUCTION NOTES

1. 5' WIDE SIDEWALK (CCAUSD #234)
2. 4' WIDE SIDEWALK (CCAUSD #234)
3. 2' VALLEY GUTTER (DETAIL F/GD1)
4. 8' CROSS GUTTER (CCAUSD#228)
5. 6" HIGH A-TYPE CURB (CCAUSD #219)
6. R-TYPE CURB (CCAUSD #217.3.S1)
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12. SIDEWALK UNDERDRAIN (USD #236)
13. 4" PVC PIPE UNDER SIDEWALK
14. INSTALL 24' WIDE WROUGHT IRON GATE (DETAIL V/GD1)
15. 24" GUTTERLESS R-TYPE CURB (DETAIL VW/GD2)
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1. 4" PVC PRIVATE SEWER LATERAL W/ MARKER BALL & CURB MARKING (DCSWCS SD23 & SD25)
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(PVC 4"-24")

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

GEOTECHNICAL

GEOTEK RESIDENTIAL, LLC
6835 SOUTH ESCONDIDO STREET, SUITE B
LAS VEGAS, NV 89119
(702) 897-1424

REPORT NO: 15087-LVR
DATE: 09/27/19

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 2400 FEET TO ALL GRADE TAGS TO GET ACTUAL ELEVATION.

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 GOVERNING ENTITY.

BENCHMARK

MONUMENT ID: 9LV008E4
T20S R60E S08
RIVET & PLATE IN TOP OF CURB AT NW CORNER OF GOWAN & DURANGO
ELEVATION: 739.09 (METERS) / 2424.84 (FEET)

ACCEPTANCE OF PLANS

SOUTHWEST GAS CORPORATION DATE

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT# 122XXX FIRST APPROVED DATE _____
LVVWD APPROVED FIRE FLOW: XXXX GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW XXXX GPM

NO.	DESCRIPTION	BY	SHTS.	APPR.	DATE
	REVISIONS				

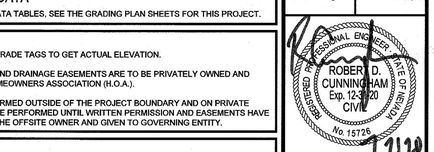
THE EAB & ELB FAMILY, LLC
9875 W LA MANCHA AVE
LAS VEGAS, NV 89148
(702) 888-9588 EMAIL: EMMABURNS135@GMAIL.COM

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LAS VEGAS, NV 89118
(702) 362-8844 EMAIL: INFO@TANEYCORP.COM

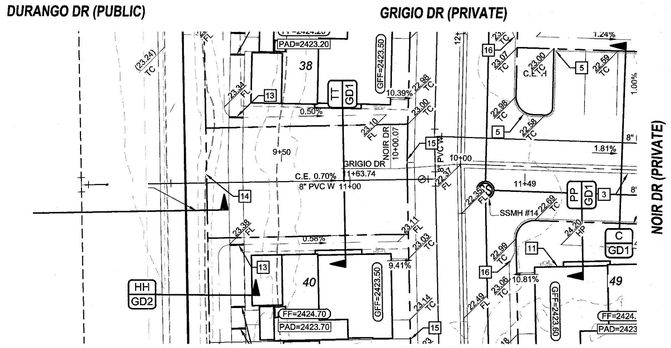
EST. 2000

DURANGO & GOWAN TOWNHOMES

GRIGIO DR
PLAN & PROFILE 4
STA: 9+50 TO 13+34

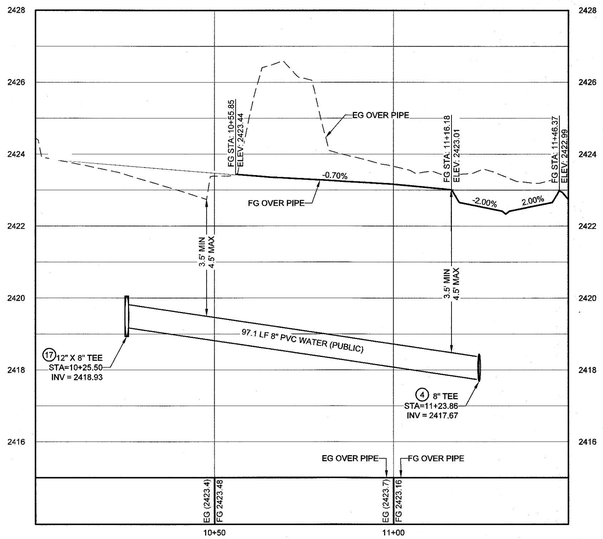


DATE: 7/21/2020
SCALE: 1"=20'
JOB NO: BRN-19-002
DESIGNED BY: JT
CHECKED BY: RC
SHEET NAME: PP4
SHEET NUMBER: 10 OF 15
CLV 0000000



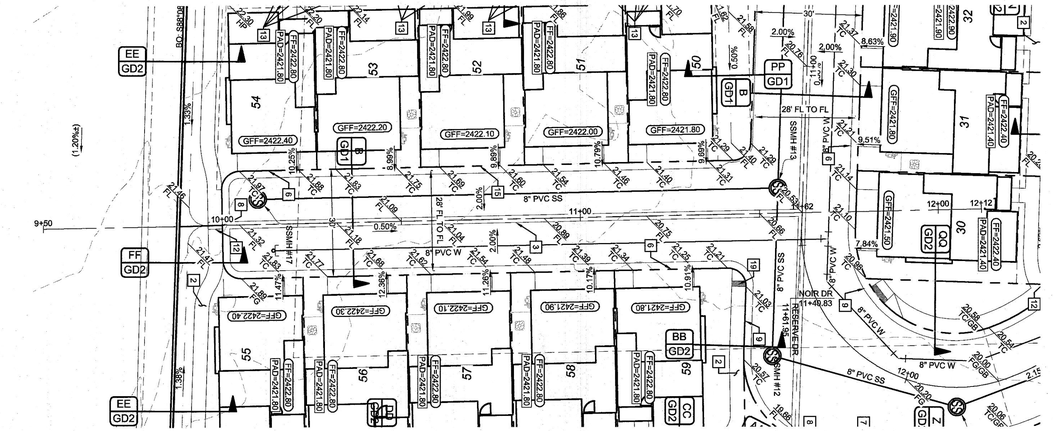
DURANGO DR (PUBLIC) GRIGIO DR (PRIVATE)

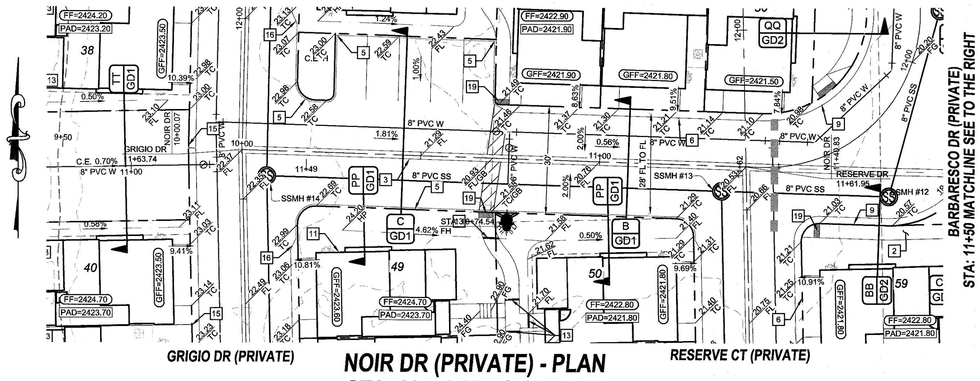
WATER EASEMEMT (PUBLIC) - PLAN
STA: 10+00.00 TO 11+50.00



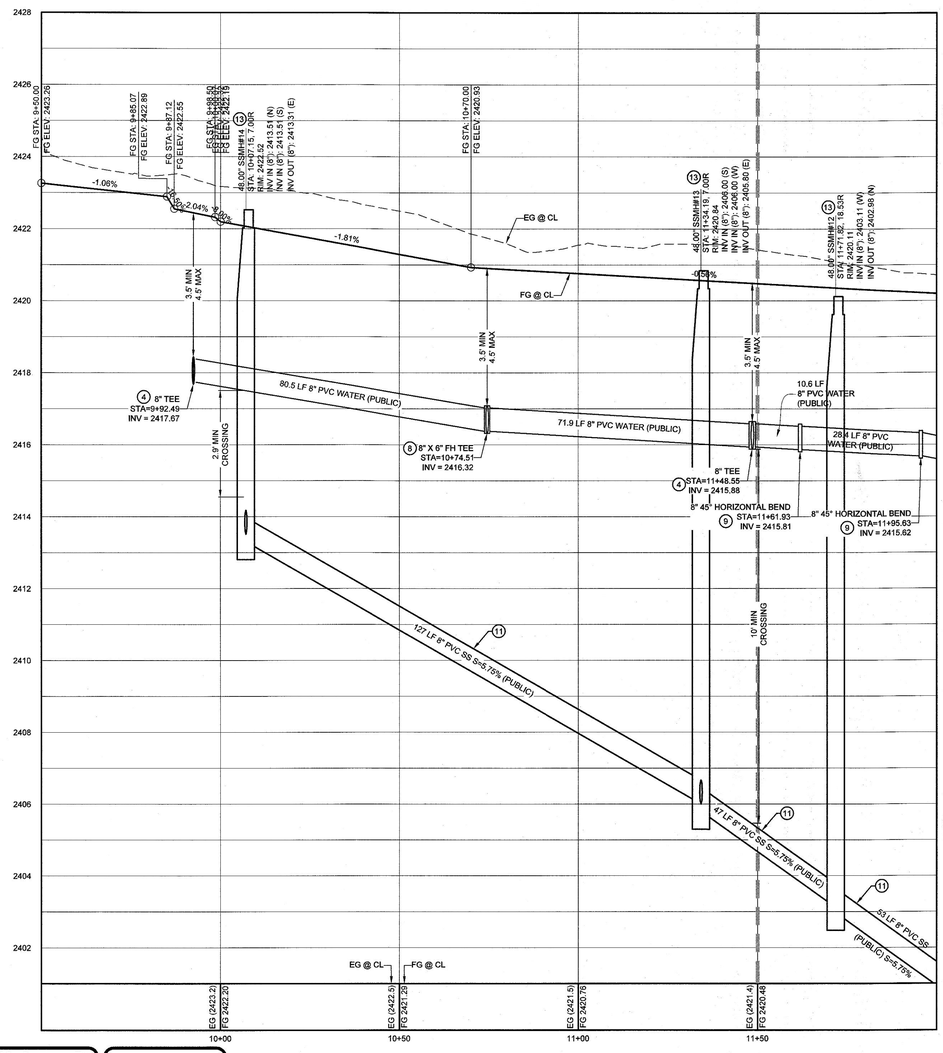
WATER EASEMENT (PUBLIC) - PROFILE
STA: 10+00.00 TO 11+50.00
SCALE: 1"=20' HORIZONTAL; 1"=2' VERTICAL

BLAZING SUN (PRIVATE)


BLAZING SUN (PRIVATE)
BARBARESCO DR (PRIVATE)
NOIR DR
RESERVE CT
9+50
10+00
11+00
12+00
12+12
EE
GD2
FF
GD2
BB
GD2
CC
GD2
PP
GD1
GD1
GD2
GFF=2422.40
GFF=2422.20
GFF=2422.10
GFF=2422.00
GFF=2421.80
GFF=2422.60
GFF=2422.30
GFF=2422.10
GFF=2421.90
GFF=2421.80
GFF=2422.40
GFF=2422.20
GFF=2422.00
GFF=2421.80
PAD=2421.60
28' FL TO FL
8" PVC W
8" PVC SS
SSMH #13
SSMH #12
2.00%
8.63%
9.51%
7.84%
10.81%
11.47%
12.38%
11.20%
10.79%
8.99%
10.25%
1.38%
0.50%
2.00%
7.00%
8" PVC W
8" PVC SS
6" PVC W
6" PVC SS
8" PVC W
6" PVC W
8" PVC W
8" PVC SS
8" PVC W
8" PVC SS
8" PVC W
8" PVC SS

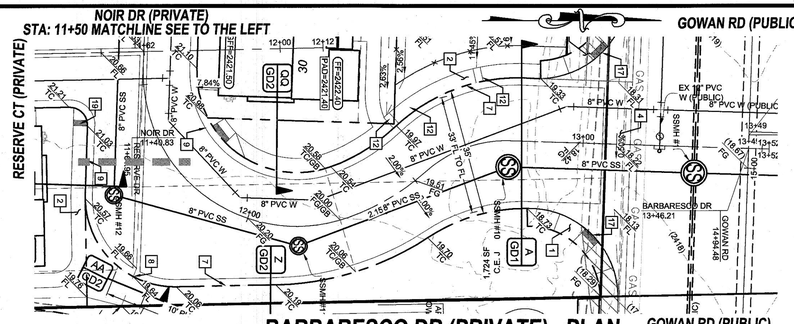


NOIR DR (PRIVATE) - PLAN
STA: 09+50.00 TO 12+00.00

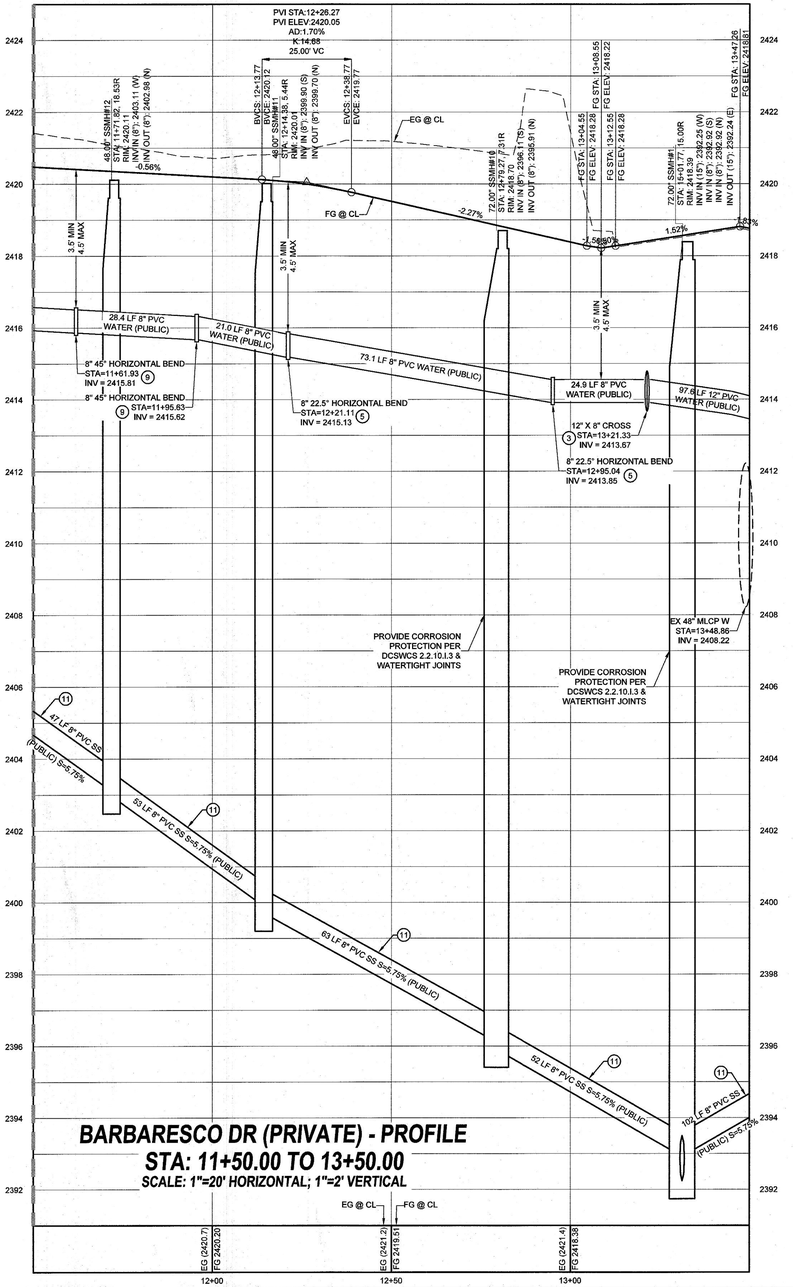


BARBARESCO DR (PRIVATE)
STA: 11+50 MATCHLINE SEE TO THE RIGHT

NOIR DR (PRIVATE) - PROFILE
STA: 09+50.00 TO 12+00.00
SCALE: 1"=20' HORIZONTAL; 1"=2' VERTICAL



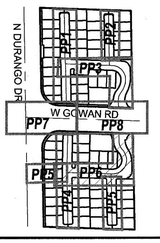
BARBARESCO DR (PRIVATE) - PLAN
STA: 11+50.00 TO 13+85.03



BARBARESCO DR (PRIVATE)
STA: 11+50 MATCHLINE SEE TO THE LEFT

BARBARESCO DR (PRIVATE) - PROFILE
STA: 11+50.00 TO 13+50.00
SCALE: 1"=20' HORIZONTAL; 1"=2' VERTICAL

KEY MAP



SCALE: 1" = 20'
20' 10' 20' 40' 60'

CONSTRUCTION NOTES
1. 5' WIDE SIDEWALK (CCAUSD #234)
2. 4' WIDE SIDEWALK (CCAUSD #234)
3. 2 VALLEY GUTTER (DETAIL F/GD1)
4. 8" CROSS GUTTER (CCAUSD#228)
5. 6" HIGH A-TYPE CURB (CCAUSD #219)
6. R-TYPE CURB (CCAUSD #217,3,S1)
7. 24" L-TYPE CURB & GUTTER (CCAUSD #216)
8. INSTALL 4' CURB CUT (DETAIL G/GD1)
9. L-TYPE CURB TO R-TYPE CURB 3' TRANSITION (CCAUSD #223) (DETAIL H/GD1)
10. EXISTING BLOCK WALL OPENING
11. FLOODPROOF EXTERIOR OF GARAGE TO 6" ABOVE OUTSIDE FG
12. SIDEWALK UNDERDRAIN (USD #236)
13. 4" PVC PIPE UNDER SIDEWALK
14. INSTALL 24' WIDE WROUGHT IRON GATE (DETAIL V/GD1)
15. 24" GUTTERLESS R-TYPE CURB (DETAIL WW/GD2)
16. A-TYPE CURB TO GUTTERLESS R-TYPE CURB 3' TRANSITION (DETAIL VV/GD2)
17. CONSTRUCT SIDEWALK RAMP (CCAUSD#235) - CASE 1 (A='6' / B='6')
18. INSTALL 5' ACCESS GATE PER CCAUSD#425.S1 (DETAIL UU/GD2)
19. CONSTRUCT SIDEWALK RAMP (DETAIL SS/GD2)

UTILITY CONSTRUCTION NOTES
1. 4" PVC PRIVATE SEWER LATERAL W/ MARKER BALL & CURB MARKING (DCSWCS SI323 & SI326)
2. 12" GATE VALVE (UDACS PLATE NO. 30 & 39)
3. 12" X 8" WATER MAIN CROSS (UDACS PLATE NO. 31)
4. 8" TEE (UDACS PLATE NO. 31)
5. 8" 22.5 BEND (UDACS PLATE NO. 31)
6. FIRE HYDRANT ASSEMBLY W/6" GATE VALVE (UDACS PLATE NO. 40)
7. REMOVE EX CAP AND 2" BLOW OFF ASSEMBLY AND CONNECT TO 12" WATER MAIN (UDACS PLATE NO. 36)
8. 8" X 6" TEE (UDACS PLATE NO. 31)
9. 8" 45° BEND (UDACS PLATE NO. 31)
10. 8" GATE VALVE (UDACS PLATE NO. 30 & 39)
11. INSTALL 8" PVC SS (DCSWCS SD-17)
12. INSTALL END CAP & 2" BLOW-OFF ASSEMBLY (UDACS PLATE NO. 36)
13. INSTALL 48" SS MANHOLE (DSCWCS SD-1A, SD-1B, & SD-4)
14. INSTALL 72" SS MANHOLE (DSCWCS SD-1A, SD-1B, & SD-4)
15. INSTALL 3/4" WATER SERVICE W/ 3/4" METER (UDACS PLT. 3)
16. INSTALL 1" WATER SERVICE W/ 1" METER (UDACS PLT. 3)
17. 12" X 8" TEE (UDACS PLATE NO. 31)
18. 12" X 6" TEE (UDACS PLATE NO. 31)

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")

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GEOTECHNICAL
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LAS VEGAS, NV 89119
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REPORT NO: 15087-LVR
DATE: 09/27/19

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BENCHMARK
MONUMENT ID: 9LV008E4
T20S R60E S08
RIVET & PLATE IN TOP OF CURB AT NW CORNER OF GOWAN & DURANGO
ELEVATION: 739.09 (METERS) / 2424.84 (FEET)

ACCEPTANCE OF PLANS

SOUTHWEST GAS CORPORATION DATE

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT# 122XXX FIRST APPROVED DATE
LVVWD APPROVED FIRE FLOW: XXXX GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW XXXX GPM

NO.	DESCRIPTION	BY	SHTS.	APPR.	DATE
	REVISIONS				

THE EAB & ELB FAMILY, LLC
9875 W LA MANCHA AVE
LAS VEGAS, NV 89149
(702) 688-9588 EMAIL: EMMABURNS135@GMAIL.COM

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 EMAIL: INFO@TANEYCORP.COM

EST. 2000

DURANGO & GOWAN
TOWNHOMES

NOIR DR & BARBARESCO DR
PLAN & PROFILE 6
STA: 9+50 TO 13+50

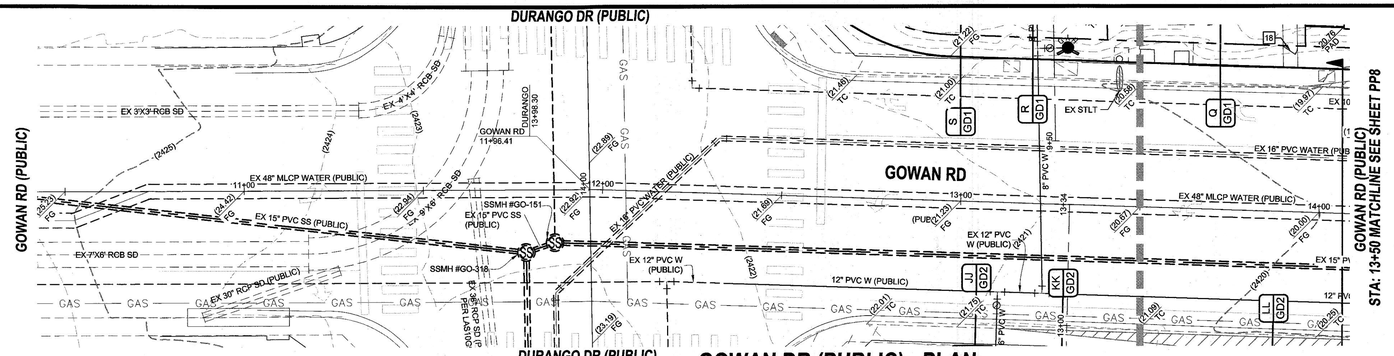
PROFESSIONAL ENGINEER
ROBERT C CUNNINGHAM
Exp. 12-31-20
CIVIL
No. 15726
STATE OF NEVADA

DATE: 7/21/2020
SCALE: 1"=20'
JOB NO: BRN-19-002
DESIGNED BY: JT
CHECKED BY: RC
SHEET NAME: PP6
SHEET NUMBER: 12 OF 15
CLV 0000000

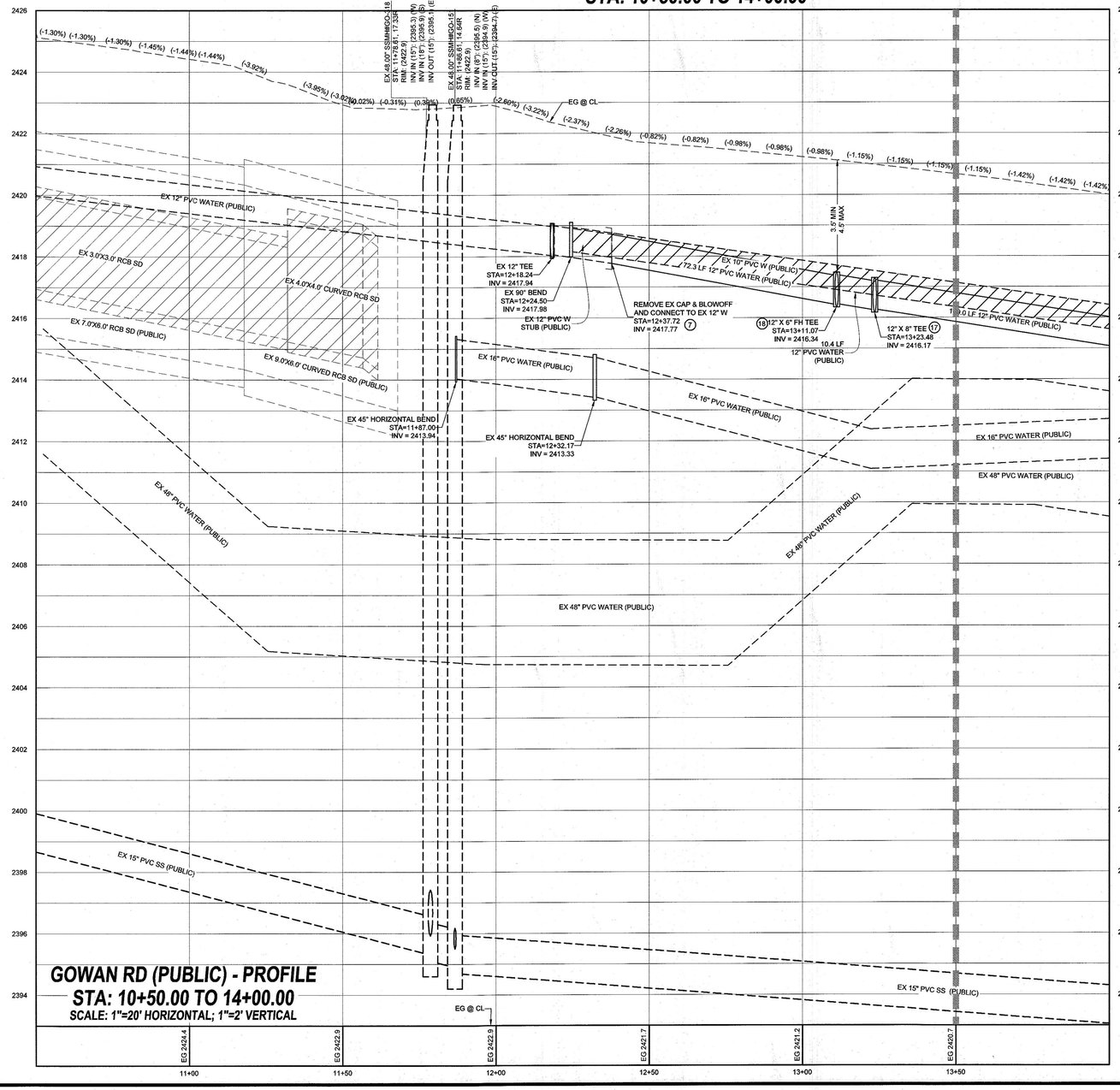
Call before you Dig
Avoid cutting underground utility lines. it's costly.
CALL 811
OR 1-800-227-2600

Avoid overhead power line contact. it's costly.
Call before you Overhead
1-702-227-2929

LAST PLOT: Jeff Thomson
FILE NAME: S:\ACTIVE\EAB & ELB FAMILY, LLC\BRN-19-002 - DURANGO & GOWAN\ENG\PSD\WGS\SHEET DWGS\BRN002_SHT_PP.DWG

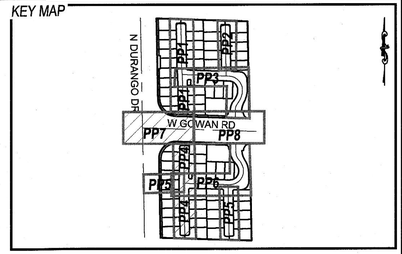


GOWAN DR (PUBLIC) - PLAN
STA: 10+50.00 TO 14+00.00



GOWAN RD (PUBLIC) - PROFILE
STA: 10+50.00 TO 14+00.00
SCALE: 1"=20' HORIZONTAL; 1"=2' VERTICAL

KEY MAP



SCALE: 1" = 20'
20' 10' 20' 40' 60'

CONSTRUCTION NOTES
1. 5' WIDE SIDEWALK (CCAUSD #234)
2. 4' WIDE SIDEWALK (CCAUSD #234)
3. 2' VALLEY GUTTER (DETAIL F/GD1)
4. 8' CROSS GUTTER (CCAUSD#228)
5. 6" HIGH A-TYPE CURB (CCAUSD #219)
6. R-TYPE CURB (CCAUSD #217,3,S1)
7. 24" L-TYPE CURB & GUTTER (CCAUSD #216)
8. INSTALL 4' CURB CUT (DETAIL G/GD1)
9. L-TYPE CURB TO R-TYPE CURB 3' TRANSITION (CCAUSD #223) (DETAIL H/GD1)
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15. 24" GUTTERLESS R-TYPE CURB (DETAIL WW/GC2)
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17. CONSTRUCT SIDEWALK RAMP (CCAUSD#235) - CASE 1 (A=8' / B=8')
18. INSTALL 5' ACCESS GATE PER CCAUSD#425.S1 (DETAIL UU/GD2)
19. CONSTRUCT SIDEWALK RAMP (DETAIL SS/GD2)

UTILITY CONSTRUCTION NOTES
1. 4" PVC PRIVATE SEWER LATERAL W/ MARKER BALL & CURB MARKING (DCSWCS SD23 & SD25)
2. 12" GATE VALVE (UDACS PLATE NO. 30 & 39)
3. 12" X 8" WATER MAIN CROSS (UDACS PLATE NO. 31)
4. 8" TEE (UDACS PLATE NO. 31)
5. 8" 22.5 BEND (UDACS PLATE NO. 31)
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14. INSTALL 72" SS MANHOLE (DSCWCS SD-1A, SD-1B, & SD-4)
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REPORT NO: 15087-LVR
DATE: 09/27/19

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BENCHMARK
MONUMENT ID: 9LV008E4
T20S R60E S08
RIVET & PLATE IN TOP OF CURB AT NW CORNER OF GOWAN & DURANGO
ELEVATION: 739.09 (METERS) / 2424.84 (FEET)

ACCEPTANCE OF PLANS

SOUTHWEST GAS CORPORATION DATE

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT# 122XXX FIRST APPROVED DATE
LVVWD APPROVED FIRE FLOW: XXXX GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW XXXX GPM

NO.	DESCRIPTION	BY	SHTS.	APPR.	DATE
	REVISIONS				

THE EAB & ELB FAMILY, LLC
9871 W LA MANCHA AVE
LAS VEGAS, NV 89149
(702) 658-9588 EMAIL: EMMABURNS1356@GMAIL.COM

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 EMAIL: INFO@TANEYCORP.COM

EST. 2000

DURANGO & GOWAN TOWNHOMES

GOWAN RD PLAN & PROFILE 7 STA: 10+50 TO 14+00

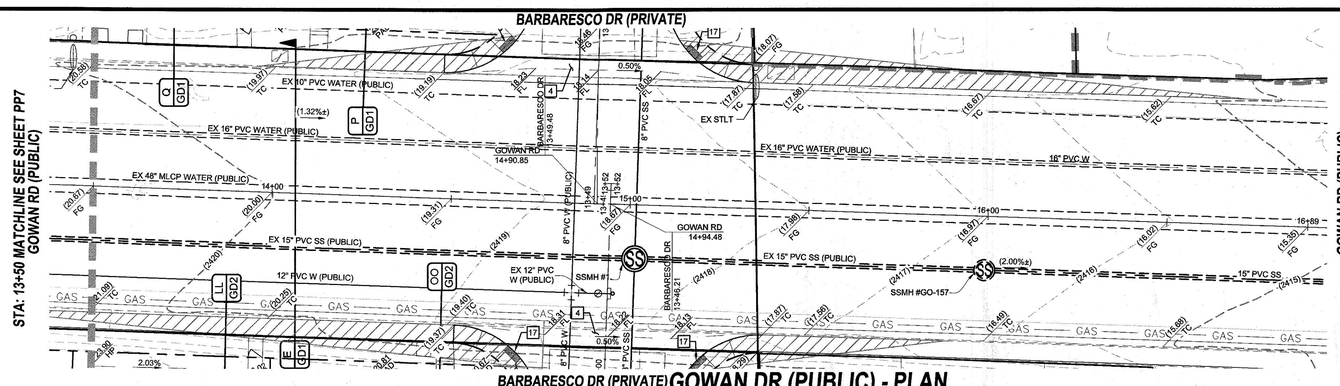
ROBERT L. CUNNINGHAM Exp. 12-31-20 CIVIL No. 15726 STATE OF NEVADA PROFESSIONAL ENGINEER

DATE: 7/21/2020
SCALE: 1"=20'
JOB NO: BRN-19-002
DESIGNED BY: JT CHECKED BY: RC
SHEET NAME: PP7
SHEET NUMBER: 13 OF 15
CLV 0000000

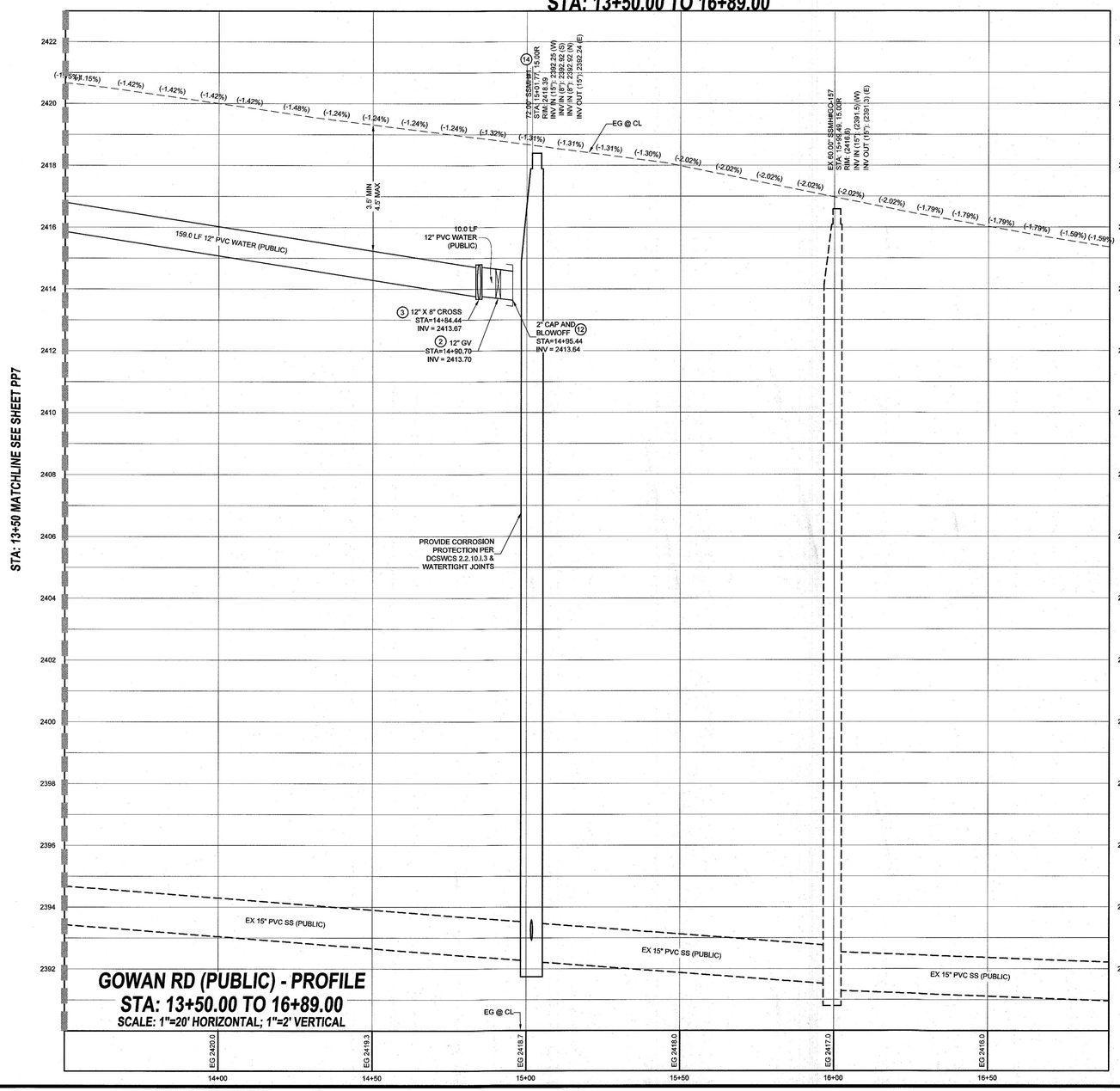
Call before you Dig
Avoid cutting underground utility lines. it's costly.
CALL 811 OR 1-800-227-2600

Avoid overhead power line contact. it's costly.
Call before you Overhead 1-702-227-2929

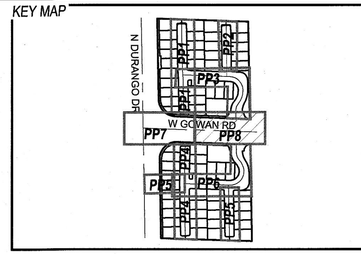
LAST PLOT: Jeff Thomsen
FILE NAME: S:\ACTIVE\EAB & ELB FAMILY, LLC\BRN-19-002 - DURANGO & GOWAN\ENG\PSD\WGS\SHEET DWGS\BRN002_SHT_PP7-8.DWG



BARBARESCO DR (PRIVATE) GOWAN DR (PUBLIC) - PLAN
STA: 13+50.00 TO 16+89.00



GOWAN RD (PUBLIC) - PROFILE
STA: 13+50.00 TO 16+89.00
SCALE: 1"=20' HORIZONTAL; 1"=2' VERTICAL



SCALE: 1" = 20'
20' 10' 20' 40' 60'

CONSTRUCTION NOTES

1 ——— 5' WIDE SIDEWALK (CCAUSD #234)
2 ——— 4' WIDE SIDEWALK (CCAUSD #234)
3 ——— 2' VALLEY GUTTER (DETAIL F/GD1)
4 ——— 8' CROSS GUTTER (CCAUSD#228)
5 ——— 6" HIGH A-TYPE CURB (CCAUSD #219)
6 ——— R-TYPE CURB (CCAUSD #217.3.S1)
7 ——— 24" L-TYPE CURB & GUTTER (CCAUSD #216)
8 ——— INSTALL 4' CURB CUT (DETAIL G/GD1)
9 ——— L-TYPE CURB TO R-TYPE CURB 3' TRANSITION (CCAUSD #223) (DETAIL H/GD1)
10 ——— EXISTING BLOCK WALL OPENING
11 ——— FLOODPROOF EXTERIOR OF GARAGE TO 6" ABOVE OUTSIDE FG
12 ——— SIDEWALK UNDERDRAIN (USD #236)
13 ——— 4" PVC PIPE UNDER SIDEWALK
14 ——— INSTALL 24' WIDE WROUGHT IRON GATE (DETAIL V/GD1)
15 ——— 24" GUTTERLESS R-TYPE CURB (DETAIL WW/GD2)
16 ——— A-TYPE CURB TO GUTTERLESS R-TYPE CURB 3' TRANSITION (DETAIL VV/GD2)
17 ——— CONSTRUCT SIDEWALK RAMP (CCAUSD#235) - CASE 1 (A=8' / B=8')
18 ——— INSTALL 5' ACCESS GATE PER CCAUSD#425.51 (DETAIL UU/GD2)
19 ——— CONSTRUCT SIDEWALK RAMP (DETAIL SS/GD2)

UTILITY CONSTRUCTION NOTES

1 ——— 4" PVC PRIVATE SEWER LATERAL W/ MARKER BALL & CURB MARKING (DCSWCS SD23 & SD25)
2 ——— 12" GATE VALVE (UDACS PLATE NO. 30 & 39)
3 ——— 12" X 8" WATER MAIN CROSS (UDACS PLATE NO. 31)
4 ——— 8" TEE (UDACS PLATE NO. 31)
5 ——— 8" 22.5 BEND (UDACS PLATE NO. 31)
6 ——— FIRE HYDRANT ASSEMBLY W/6" GATE VALVE (UDACS PLATE NO. 40)
7 ——— REMOVE EX CAP AND 2" BLOW OFF ASSEMBLY AND CONNECT TO 12" WATER MAIN (UDACS PLATE NO. 36)
8 ——— 8" X 6" TEE (UDACS PLATE NO. 31)
9 ——— 8" 45° BEND (UDACS PLATE NO. 31)
10 ——— 8" GATE VALVE (UDACS PLATE NO. 30 & 39)
11 ——— INSTALL 8" PVC SS (DCSWCS SD-17)
12 ——— INSTALL END CAP & 2" BLOW-OFF ASSEMBLY (UDACS PLATE NO. 36)
13 ——— INSTALL 48" SS MANHOLE (DCSWCS SD-1A, SD-1B, & SD-4)
14 ——— INSTALL 72" SS MANHOLE (DCSWCS SD-1A, SD-1B, & SD-4)
15 ——— INSTALL 3/4" WATER SERVICE W/ 3/4" METER (UDACS PLT. 3)
16 ——— INSTALL 1" WATER SERVICE W/ 1" METER (UDACS PLT. 3)
17 ——— 12" X 8" TEE (UDACS PLATE NO. 31)
18 ——— 12" X 6" TEE (UDACS PLATE NO. 31)

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.

GEOTECHNICAL
GEOTEK RESIDENTIAL, LLC
6835 SOUTH ESCONDIDO STREET, SUITE B
LAS VEGAS, NV 89119
(702) 897-1424

REPORT NO: 15087-LVR
DATE: 09/27/19

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 2.07.03.

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

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.

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

PROFILE NOTES
ADD 2400 FEET TO ALL GRADE TAGS TO GET ACTUAL ELEVATION.

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 GOVERNING ENTITY.

BENCHMARK
MONUMENT ID: 9LV008E4
T20S R60E S26
RIVET & PLATE IN TOP OF CURB AT NW CORNER OF GOWAN & DURANGO
ELEVATION: 739.09 (METERS) / 2424.84 (FEET)

ACCEPTANCE OF PLANS

SOUTHWEST GAS CORPORATION DATE

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT# 122XXX FIRST APPROVED DATE _____
LVVWD APPROVED FIRE FLOW: XXXX GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW XXXX GPM

Call before you Dig
Avoid cutting underground utility lines, it's costly.
CALL 811 OR 1-800-227-2600

Avoid overhead power line contact. It's costly.
Call before you Overhead 1-702-227-2929

LAST PLOT: Jeff Thomson
FILE NAME: S:\ACTIVE\EAB & ELB FAMILY, LLC\BRN-19-002 - DURANGO & GOWAN\ENGR\PS\DWGS\SHEET DWGS\BRN002_SHT_PP7-8.DWG

NO.	DESCRIPTION	BY	SHTS.	APPR.	DATE
	REVISIONS				

THE EAB & ELB FAMILY, LLC
8873 W LA MANCHA AVE
LAS VEGAS, NV 89149
(702) 888-9588 EMAIL: EMMABURNS135@GMAIL.COM

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NEVADA 89118
(702) 362-8844 EMAIL: INFO@TANEYCORP.COM

EST. 2000

DURANGO & GOWAN TOWNHOMES

GOWAN RD PLAN & PROFILE & STA: 13+50 TO 16+89

ROBERT CUNNINGHAM Exp. 12-31-20 CIVIL No. 15726 REGISTERED PROFESSIONAL ENGINEER STATE OF NEVADA

DATE: 7/21/2020
SCALE: 1"=20'
JOB NO: BRN-19-002
DESIGNED BY: JT CHECKED BY: RC
SHEET NAME: PP8
SHEET NUMBER: 14 OF 15

CLV 0000000

SITE SYMBOL LEGEND

DENOTES PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED

PORCH SWINGS WAY (PUBLIC)

CAVARICCI AVE (PUBLIC)

BLAZING SUN AVE (PRIVATE)

BARBARESCO DR

PINOT CT

CRU DR

CABERNET DR

RESERVE CT

GRIGIO DR

NOIR DR

GOWAN RD (PUBLIC) (PAVED)

DURANGO DR (PUBLIC) (PAVED)

BO: N89°01'57"W 343.94'

BO: N89°01'10"W 288.82'

BO: S89°19'19"E 288.31'

C.E. A — EX. 10' BUS TURNOUT EASEMENT PER DOC# 19970811:00605

C.E. B — EX. 10' EASEMENT PER DOC# 19970911:00605

C.E. C

C.E. D

C.E. E

C.E. F — EX. 10' EASEMENT PER DOC# 19911003:00885

C.E. G — 5' VARIES

C.E. H

C.E. I

C.E. J — 1,724 SF — 5' VARIES

GAS

POOL

POOL HOUSE

SPA

TANEY ENGINEERING
6805 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 EMAIL: INFO@TANEYCORP.COM

NO.	DESCRIPTION	BY	SHTS.	APPR.	DATE
	REVISIONS				

THE EAB & ELB FAMILY, LLC

EST. 2000

DURANGO & GOWAN TOWNHOMES

DRAINAGE EASEMENT EXHIBIT

PROFESSIONAL ENGINEER — ROBERT D. CUNNINGHAM — Exp. 12-31-20 — CIVIL — No. 15726 — STATE OF NEVADA

7.21.20

DATE:	7/21/2020
SCALE:	1"=30'
JOB NO:	BRN-19-002
DESIGNED BY: JT	CHECKED BY: RC
SHEET NAME:	ESMT
SHEET NUMBER:	15 OF 15

CLV 0000000

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LAST PLOT: Jeff Thomson
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