

DISCLAIMER NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

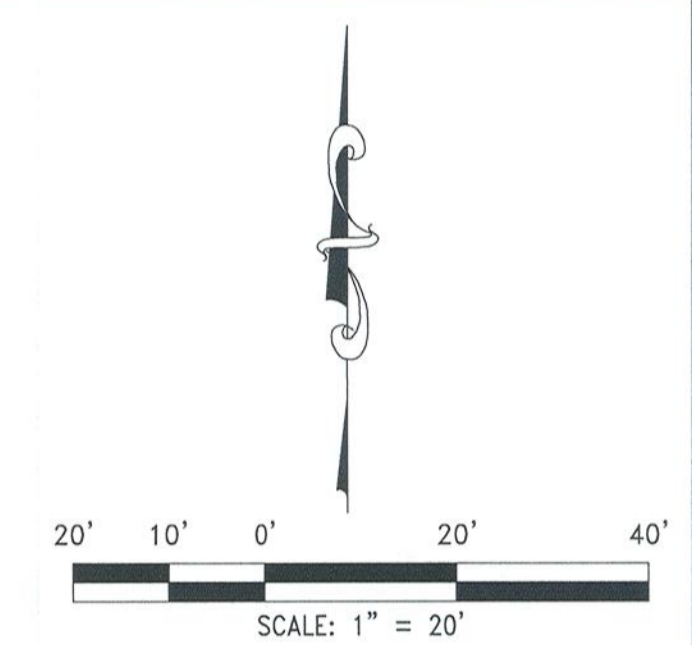
Call before you Dig
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.

Call 811
OR
1-800-642-2444

FAST
Call before you UnderGround
1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

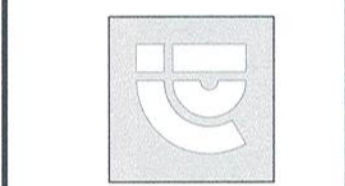
AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.

CALL BEFORE YOU DIG OVERHEAD
1-702-227-2929



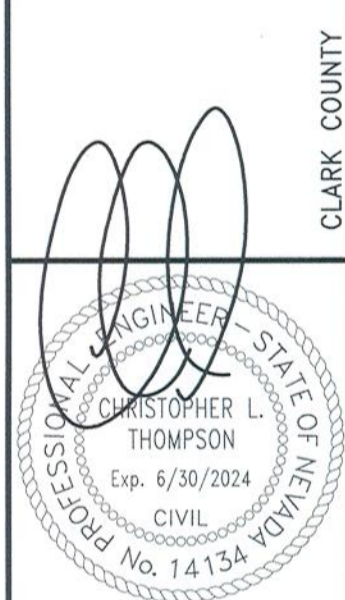
DATE: December 23, 2022
HORIZ. SCALE:
VERT. SCALE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
APPROVED BY:
PROJECT # : 4550.001

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702-453-0800 FAX: 702-453-0801



DAVID MORGAN
8785 JAKES PLACE
LAS VEGAS, NEVADA 89143

GRADING PLAN
MORGAN RESIDENCE
8785 JAKES PLACE
APN 125-05-705-001



DATE: 11/30/2022
DRAWING
GN-1
SHT 1 OF 1

LEGEND

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	ROW OR PROPERTY LINE
[Symbol]	[Symbol]	EASEMENT LINE
[Symbol]	[Symbol]	CENTERLINE
[Symbol]	[Symbol]	CURB
[Symbol]	[Symbol]	VALLEY GUTTER
[Symbol]	[Symbol]	EDGE OF PAVEMENT
[Symbol]	[Symbol]	SIDEWALK
[Symbol]	[Symbol]	SIDEWALK RAMP
[Symbol]	[Symbol]	DRIVEWAY
[Symbol]	[Symbol]	SAWCUT LINE
[Symbol]	[Symbol]	RETAINING WALL
[Symbol]	[Symbol]	FLOOD WALL
[Symbol]	[Symbol]	WROUGHT IRON VEHICULAR GATES
[Symbol]	[Symbol]	WROUGHT IRON PEDESTRIAN GATES
[Symbol]	[Symbol]	INDEX CONTOURS
[Symbol]	[Symbol]	INTERMEDIATE CONTOURS
[Symbol]	[Symbol]	ROUGH GRADE INDEX CONTOURS
[Symbol]	[Symbol]	ROUGH GRADE INTERMEDIATE CONTOURS
[Symbol]	[Symbol]	CUT OR FILL SLOPE
[Symbol]	[Symbol]	CUT AND FILL LINE
[Symbol]	[Symbol]	LOT NUMBER
[Symbol]	[Symbol]	FF AND PAD ELEVATION
[Symbol]	[Symbol]	GRADE SLOPE
[Symbol]	[Symbol]	SPOT ELEVATION
[Symbol]	[Symbol]	SWALE LINE
[Symbol]	[Symbol]	LOT DIMENSION
[Symbol]	[Symbol]	SIGHT VISIBILITY ZONE
[Symbol]	[Symbol]	WATERLINE MAIN AND SIZE
[Symbol]	[Symbol]	FIRE HYDRANT
[Symbol]	[Symbol]	WATER METER AND SERVICE LATERAL
[Symbol]	[Symbol]	WATER VALVE
[Symbol]	[Symbol]	WATER FITTINGS
[Symbol]	[Symbol]	WATER LINE REDUCER
[Symbol]	[Symbol]	WATER CAP WITH WATER BLOW OFF ASSEMBLY
[Symbol]	[Symbol]	IRRIGATION SLEEVE
[Symbol]	[Symbol]	PRESSURE REDUCING VALVE
[Symbol]	[Symbol]	REDUCED PRESSURE PRINCIPLE ASSEMBLY
[Symbol]	[Symbol]	SEWERLINE MAIN AND SIZE
[Symbol]	[Symbol]	SEWERLINE MANHOLE
[Symbol]	[Symbol]	SEWERLINE CAP
[Symbol]	[Symbol]	SEWER LATERAL
[Symbol]	[Symbol]	BACK WATER VALVE
[Symbol]	[Symbol]	100W HPS STREET LIGHT
[Symbol]	[Symbol]	250W HPS STREET LIGHT
[Symbol]	[Symbol]	400W HPS STREET LIGHT
[Symbol]	[Symbol]	STREET LIGHT CONDUIT AND CAP
[Symbol]	[Symbol]	4" FIBER OPTIC CONDUIT AND CAP
[Symbol]	[Symbol]	PULLBOX
[Symbol]	[Symbol]	REFLECTIVE FIRE HYDRANT MARKER
[Symbol]	[Symbol]	STORM DRAIN MAIN AND SIZE
[Symbol]	[Symbol]	ROCK RIP RAP
[Symbol]	[Symbol]	STORM DRAIN MANHOLE
[Symbol]	[Symbol]	STORM DRAIN DROP INLET

ABBREVIATIONS

AGG	AGGREGATE
ACP	ASBESTOS CEMENT PIPE
AC	ASPHALTIC CONCRETE
AP	ANGLE POINT
BC	BACK OF CURB
BVC	BEGINNING OF VERTICAL CURVE
BM	BENCH MARK
BDRY	BOUNDARY
BSI	BEGIN STREET IMPROVEMENTS
CATV	CABLE TELEVISION
CL	CENTERLINE
CCUSD	CLARK COUNTY UNIFORM STANDARD DRAWINGS
CCWRD	CLARK COUNTY WATER RECLAMATION DISTRICT
CMH	CENTER OF MANHOLE
CO	CLEAN OUT, SEWER
COMM	COMMERCIAL
CONC.	CONCRETE
PCC	CONSTRUCTION OR CONSTRUCT
CONST	CONSTRUCTION OR CONSTRUCT
CJ YD, CY	CUBIC YARD
CU FT, CF	CUBIC FEET
CF	CUBIC FEET
DCSWCS	DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS
DIA	DIAMETER
DWY	DRIVEWAY
DI	DROP INLET
ESMT	EASEMENT
EP	EDGE OF PAVEMENT
E	ELECTRIC
ELEV	ELEVATION
ECR	END OF CURB RETURN
ESI	END STREET IMPROVEMENTS
EVC	END OF VERTICAL CURVE
EX, EXIST	EXISTING
FT	FEET OR FOOT
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FUT	FUTURE
GALV	GALVANIZED
PI-G	PIPE IN GAS
C-G	STEEL GAS
GB	GRADE BREAK
H	HEIGHT OF RETAINING WALL
HP	HIGH POINT
HDP	HIGH DENSITY POLYETHYLENE
HSI	HALF STREET IMPROVEMENTS
INT	INTERSECTION
INV	INVERT
L	LAS VEGAS VALLEY WATER DISTRICT
LVWD	LEFT
LF	LINEAR FEET
MH	MANHOLE
MAX	MAXIMUM
MIN	MINIMUM
MNS	NOT TO SCALE
OC	ON CENTER
PAE	PUBLIC ACCESS EASEMENT
PMT	PAVEMENT
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVE
PC	POINT OF CURVE
PT	POINT OF TANGENCY
PCC	POINT OF COMPOUND CURVE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PP	POWER POLE
P	POWER
PL	PROPERTY LINE
POC	POINT OF CONNECTION
PROP	PROPOSED
PB	PULL BOX
RP	RADIUS POINT
RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY
REINF	REINFORCED
RCB	REINFORCED CONCRETE BOX
RCF	REINFORCED CONCRETE PIPE
R	RIGHT OR RADIUS
R/W, RW, ROW	RIGHT-OF-WAY
S	SANITARY SEWER
S	SHEET
SL	SEWER LATERAL
SO FT, SF	SQUARE FOOT
SO YD, SY	SQUARE YARD
STA	STATION
SD	STORM DRAIN
STD	STANDARD
STL	STREETLIGHT
T	TELEPHONE
TEMP	TEMPORARY
TC	TOP OF CURB
TRC	TOP OF ROLL CURB
TRW	TOP OF RETAINING WALL
TS	TRAFFIC SIGNAL
TSI	TRAFFIC SIGNAL INTERCONNECT
TRANS	TRANSITION
TYP	TYPICAL
UG	UNDERGROUND
UDACS	UNIFORM DESIGN AND CONSTRUCTION STANDARDS
VARIABLE	VARIABLE
VERT	VERTICAL
VC	VERTICAL CURVE
VG	VALLEY GUTTER
VCP	VITRIFIED CLAY PIPE
WTR	WATER
WL	WATER LATERAL

BENCHMARK

CLARK COUNTY BENCHMARK: 8LV905C4
CITY OF LAS VEGAS RIVET AND ROUND PLATE IN CONCRETE PAD, NORTHEAST CORNER OF LOG CABIN WAY AND EL CAPITAN WAY, +/- 185' NORTH OF LOG CABIN WAY.
ELEVATION = 791.083 METERS (NAVD'88)
ELEVATION = 2595.41 US SURVEY FEET (NAVD'88)

BASIS OF BEARINGS

NORTH 0°08'13" WEST BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 123, PAGE 33 OF SURVEYS.

SIGHT VISIBILITY ZONE

NO WALLS, FENCES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES, FIRE HYDRANTS AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL OR PAVEMENT STREET SURFACE. THIS RESTRICTION EXTENDS ALONG THE SIGHT VISIBILITY LINE THROUGH LANDSCAPED MEDIANS.

FLOOD ZONE NOTE

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS 32003C1735E DATED SEPTEMBER 27, 2002, THE SITE IS LOCATED IN A ZONE "X". ZONE "X" AREAS ARE DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN

ENGINEERS NOTES

- ALL GRADES SHOWN ARE FINISHED GRADE ELEVATIONS.
- ALL GRADING SHOULD CONFORM TO THE SOILS REPORT RECOMMENDATIONS.
- SOIL REPORT NOTE: GRADING SHALL BE IN ACCORDANCE WITH SOILS REPORT PREPARED BY: ENGINEER: DUPONT ENGINEERING INC. PROJECT NO. 22-0682 DATED: SEPTEMBER 30, 2022
- CUT & FILL ESTIMATE
FILL = 129 CY
CUT = 0 CY

STORMWATER RUNOFF MANAGEMENT

(REQUIRED FOR ALL SITES GREATER THAN 1 ACRE (43,560 SQ.FT.))

- 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 ACCUMULATED 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.
- 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 AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
- 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 THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVRL00000, SITE STABILIZATION REQUIREMENTS, SCHEDULES, AND DEADLINES.
- AT A MINIMUM, THE CONTRACTOR OR 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 ANY RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVRL00000, INSPECTIONS SECTION.
- 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.
- AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL RESPOND TO STORMWATER INSPECTION CORRECTIVE ACTIONS IN THE MANNER PRESCRIBED BY CLARK COUNTY, INCLUDING BUT NOT LIMITED TO PROVIDING PHOTOS AND DESCRIPTIONS OF THE CORRECTIONS COMPLETED BY THE CONTRACTOR OR HIS AGENT.

LEGAL DESCRIPTION

MORGAN'S RESIDENCE LOT 705-1 SHOWN BY FILE 123, PAGE 33 OF SURVEY IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTH HALF (1/2) OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CONTAINING 2.09 ACRES

