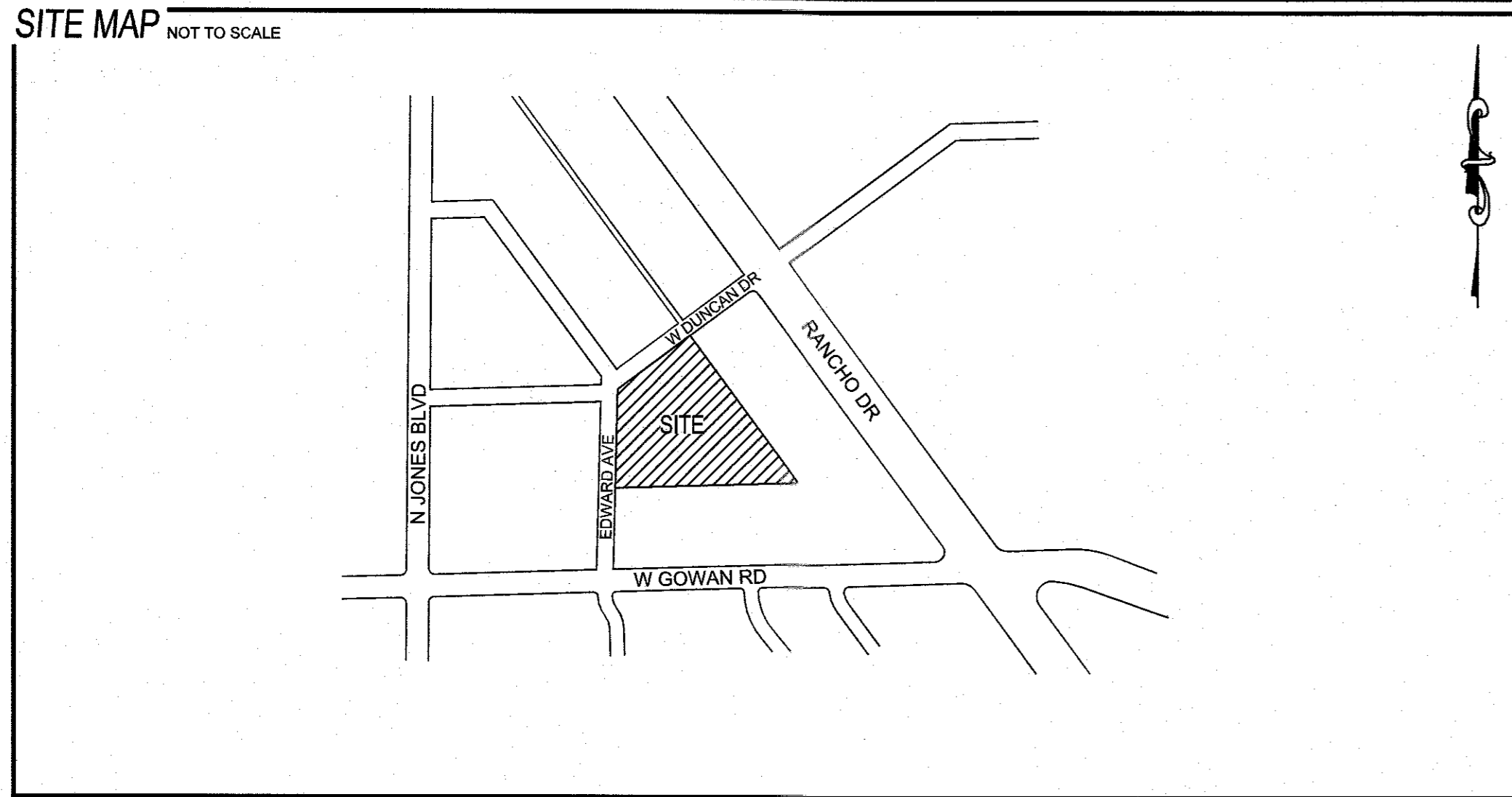
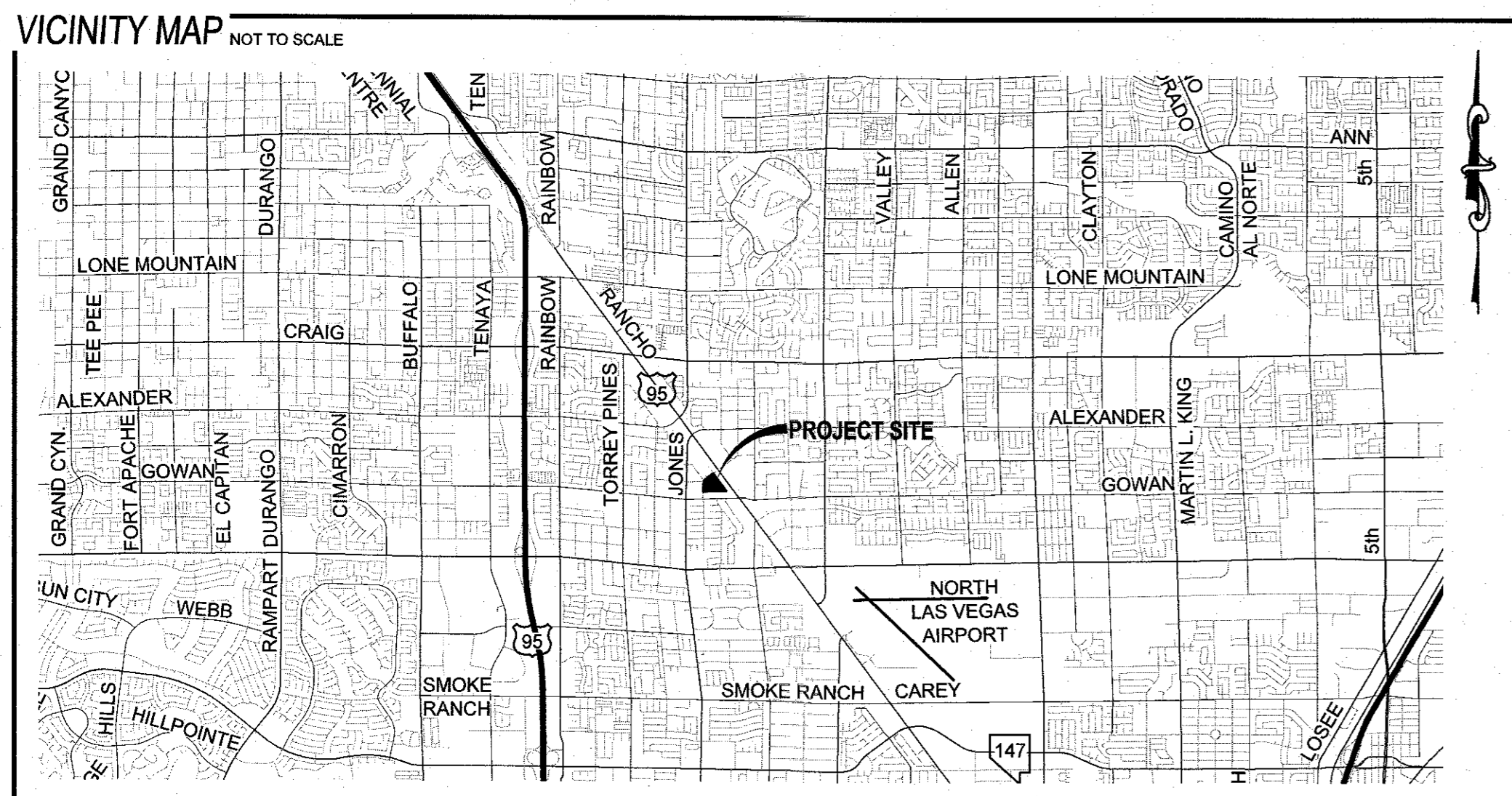


DUNCAN & EDWARDS - PHASE 1 MULTIFAMILY RESIDENTIAL PROJECT IMPROVEMENT PLANS

CITY OF LAS VEGAS, NEVADA
APN: 138-12-210-021
5.15 AC (GROSS)



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)	(10.00)
NUMBER OF RETAINING COURSES	---	---
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	---	---
GATE VALVE	---	---
FIRE HYDRANT	---	---
SEWER LINE W/ MANHOLE	---	---
SEWER LATERAL	---	---
WATER LINE	---	---
WATER LATERAL W/ METER	---	---
PRESSURE REDUCING VALVE	---	---
BACKWATER VALVE	---	---
200A SERVICE PEDESTAL	---	---
STREET LIGHT CONDUIT	---	---
F.A.S.T. CONDUIT	---	---
TRAFFIC SIGN	---	---
STOP SIGN W/ STREET NAME SIGN	---	---
LED LUMINAIRE W/ POLE (RESIDENTIAL)	---	---
LED LUMINAIRE W/ POLE (ARTERIAL)	---	---
LED LUMINAIRE W/ POLE (INTERSECTION)	---	---

FAST
Call before you Underground
1-702-432-5300

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 1-800-642-2444

ABBREVIATIONS

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

DEVELOPER
CODY ROSKELLEY
MICHAELS DEVELOPMENT
2 COOPER STREET, 14TH FLOOR
CAMDEN NJ 08102
(733) 254-8031
EMAIL: CROSKELLEY@TMO.COM

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

OWNER
MICHAELS DEVELOPMENT COMPANY
2 COOPER STREET, 14TH FLOOR
CAMDEN NJ 08102
(702) 254-8031
EMAIL: CROSKELLEY@TMO.COM

SUBDIVISION INFORMATION

ACRES: 5.15 AC
AREA DISTURBED: XX AC
LOTS: ##
LOT SIZE: ### SF
ZONING: XX
FMP: XX
TMP: XX

SETBACKS:
FRONT: XX FT
REAR: XX FT
SIDE: XX FT
CORNER: XX FT

BASIS OF BEARING

SOUTH 88°21'30" WEST, BEING THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, FURTHER BEING SHOWN AS THE CENTERLINE OF GOWAN ROAD, AS SHOWN ON THAT CERTAIN FINAL MAP OF TONOPAH TERRACE, RECORDED IN BOOK 4, PAGE 19 OF PLATS, CLARK COUNTY NEVADA RECORDS. POINT OF ORIGIN = FOUND MONUMENT LOCATED AT THE INTERSECTION OF JONES BOULEVARD AND GOWAN ROAD.

NAD83 NVE 2701 EPOCH 2010
NORTHING= 26783444.4420 U.S. FT
EASTING= 761644.5620 U.S. FT

PROJECT COMBINED FACTORS
GRID TO GROUND = 1.0001845
GROUND TO GRID = 0.99980542

BENCHMARK

CITY OF LAS VEGAS BENCHMARK, BENCHMARK ID: 5LV0012C4A, RIVET & PLATE IN TOP OF CURB AT NW CORNER OF GOWAN & RANCHO. ELEVATION 687.11 METERS (NAVD 88), 2254.30 U.S. SURVEY FEET

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF NEVADA, COUNTY OF CLARK, DESCRIBED AS FOLLOWS:
LOT TEN (10) IN BLOCK SIX (6) OF TONOPAH TERRACE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 4 OF PLATS, PAGE 19, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH THE ALLEY ON EAST SIDE OF PROPERTY LINE VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED OCTOBER 3, 1990 IN BOOK 901003 AS INSTRUMENT NO. 00563, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

UTILITY DISCLAIMER

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S 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.

APPROVAL SIGNATURES

APPROVED FOR CONSTRUCTION

SOUTHWEST GAS CORPORATION SWG UID 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 VALLEY WATER DISTRICT PLANNING AND 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

CITY OF LAS VEGAS ENGINEERING

CITY OF LAS VEGAS FIRE & RESCUE

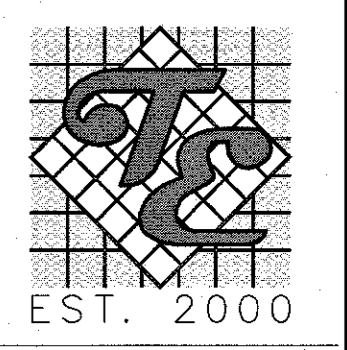
CITY OF LAS VEGAS DEPARTMENT OF PLANNING

DATE: 6/13/2024
SCALE: N/A
JOB NO: MCH-23-002
DESIGNED BY: RB CHECKED BY: BEM
SHEET NAME:
C1
SHEET NUMBER:
01 OF 07
CLV 000000

LAST PLOT: Ryan Beavers
FILE NAME: S:\ACT\MICHAELS DEVELOPMENT\MCH-23-002 - DUNCAN & EDWARDS\PHASE 1\MCH202_SHT_C_P1.DWG

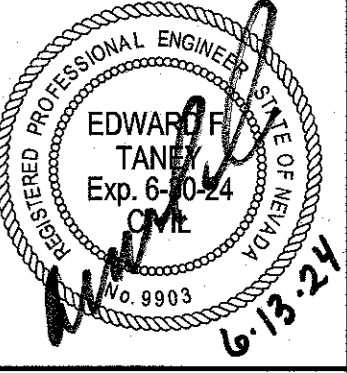
NO.	DESCRIPTION	BY	SHTS.	APPR.	DATE

MICHAELS DEVELOPMENT



TANEY ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
6030 S. JONES BLVD
LAS VEGAS, NV 89118
(702) 362-8844
INFO@TANEYCORP.COM

DUNCAN & EDWARDS
MULTIFAMILY RESIDENTIAL PROJECT
COVER



DATE: 6/13/2024
SCALE: N/A
JOB NO: MCH-23-002
DESIGNED BY: RB CHECKED BY: BEM
SHEET NAME:
C1
SHEET NUMBER:
01 OF 07
CLV 000000

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 AREA NEVADA', LATEST ISSUE...

CLV STREETLIGHT NOTES

- 1. ALL STREET LIGHTING INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE STREET LIGHTING PLANS, THE 'UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA'...

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...

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...

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 IMMEDIATELY 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...

CLV 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 BE DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF THE CITY OF LAS VEGAS...

CLV FIRE DEPARTMENT NOTES

- 1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LAS VEGAS FIRE AND RESCUE ADOPTED FIRE CODE ORDINANCE #821 FOR HYDRANT SPECIFICATIONS AND HYDRANT INSTALLATION SPECIFICATIONS. 2. ONLY FIRE HYDRANTS THAT ARE ON THE LAS VEGAS VALLEY WATER DISTRICTS - APPROVED PRODUCTS LIST ARE ALLOWED TO BE INSTALLED...

CLV SEWER NOTES

- 1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF DESIGN & CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS AND THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA, AS AMENDED...

LAS VEGAS VALLEY WATER DISTRICT NOTES

- 1. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE LVVWD. FOLLOWING WATER PLAN APPROVAL, NOTICE SHALL BE GIVEN TO THE LVVWD COMMUNICATION SUPPORT CENTER (288-7171) TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION...

QUANTITIES

Table with columns: PAVING AND GRADING, STORM DRAIN, WATER, SEWER, TRAFFIC, PUBLIC, PRIVATE, XX, YY. Includes a REVISIONS table on the right.

RTC FAST NOTES

- 1. CONTRACTOR IS TO MAINTAIN AND KEEP OPERATIONAL ALL EXISTING ITS INFRASTRUCTURE WITHIN THE CONSTRUCTION LIMITS. IF ANY EXISTING INFRASTRUCTURE IS DAMAGED DUE TO CONSTRUCTION, WITHIN THE PROJECT LIMITS, THE CONTRACTOR SHALL IMMEDIATELY CONTACT MR. LONNIE BROWN (RTC/FAST MANAGER TRAFFIC SYSTEMS MAINTENANCE) AT 702-290-1979 CELL OR 702-432-5300 GENERAL...

RTC TRANSIT NOTES

- 1. THE CONTRACTOR SHALL NOT BE ALLOWED TO CLOSE MORE THAN ONE CONSECUTIVE BUS STOP ON THE SAME SIDE OF THE STREET. TEMPORARY BUS STOPS AND BUS STOP AMENITIES SHALL BE AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANT AT ALL TIMES...

Call before you Dig logo with phone number 811 and text: Avoid overhead power line contact. It's costly. Call before you Dig. Avoid buried underground utility lines. It's costly.

BASIS OF BEARING

808°21'30" WEST, BEING THE SOUTHWEST CORNER OF THE WEST WEST OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 12 EAST, CLARK COUNTY, NEVADA. FURTHER BEING SHOWN AS THE POINT OF BEGINNING OF THE CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN FINAL MAP OF TONPAH TERRACE, RECORDED IN BOOK 4, PAGE 13 OF PLATS, CLARK COUNTY NEVADA RECORDS, 1990 B BOOK 401003 AS INSTRUMENT NO. 00563, OF POINT OF ORIGIN - FOUND MONUMENT BEING THE INTERSECTION OF JONES ROAD AND GOWAN ROAD.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK, BENCHMARK ID: SLV0012CA. RIVET & PLATE IN TOP OF CURB AT NW CORNER OF GOWAN & RANCHO. ELEVATION 887.11 METERS (NAV8 88), 2254.30 U.S. SURVEY FEET

UTILITY DISCLAIMER

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DEVIATIONS FROM STANDARDS

- 1. XX

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF NEVADA, COUNTY OF CLARK, DESCRIBED AS FOLLOWS: LOT TEN (10) IN BLOCK SIX (6) OF TONPAH TERRACE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 4 OF PLATS, PAGE 19, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EARTHWORK

TOTAL FOR OVERALL DEVELOPMENT: XX,XXX CY CUT / XX,XXX CY FILL / XX,XXX CY NET. NOTE: THIS OPINION OF THE CUT AND FILL QUANTITIES IS PROVIDED AS REQUESTED 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.

Table with columns: NO, DESCRIPTION, REVISIONS, BY, DATE.

MICHAELS DEVELOPMENT

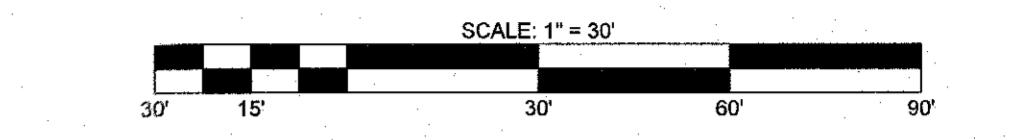
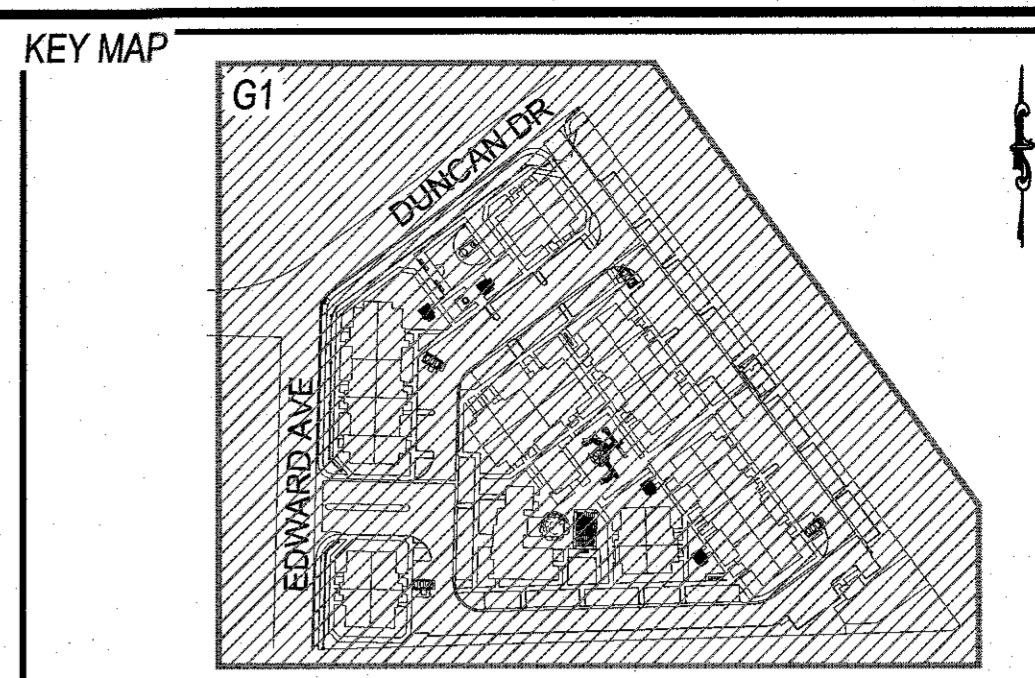
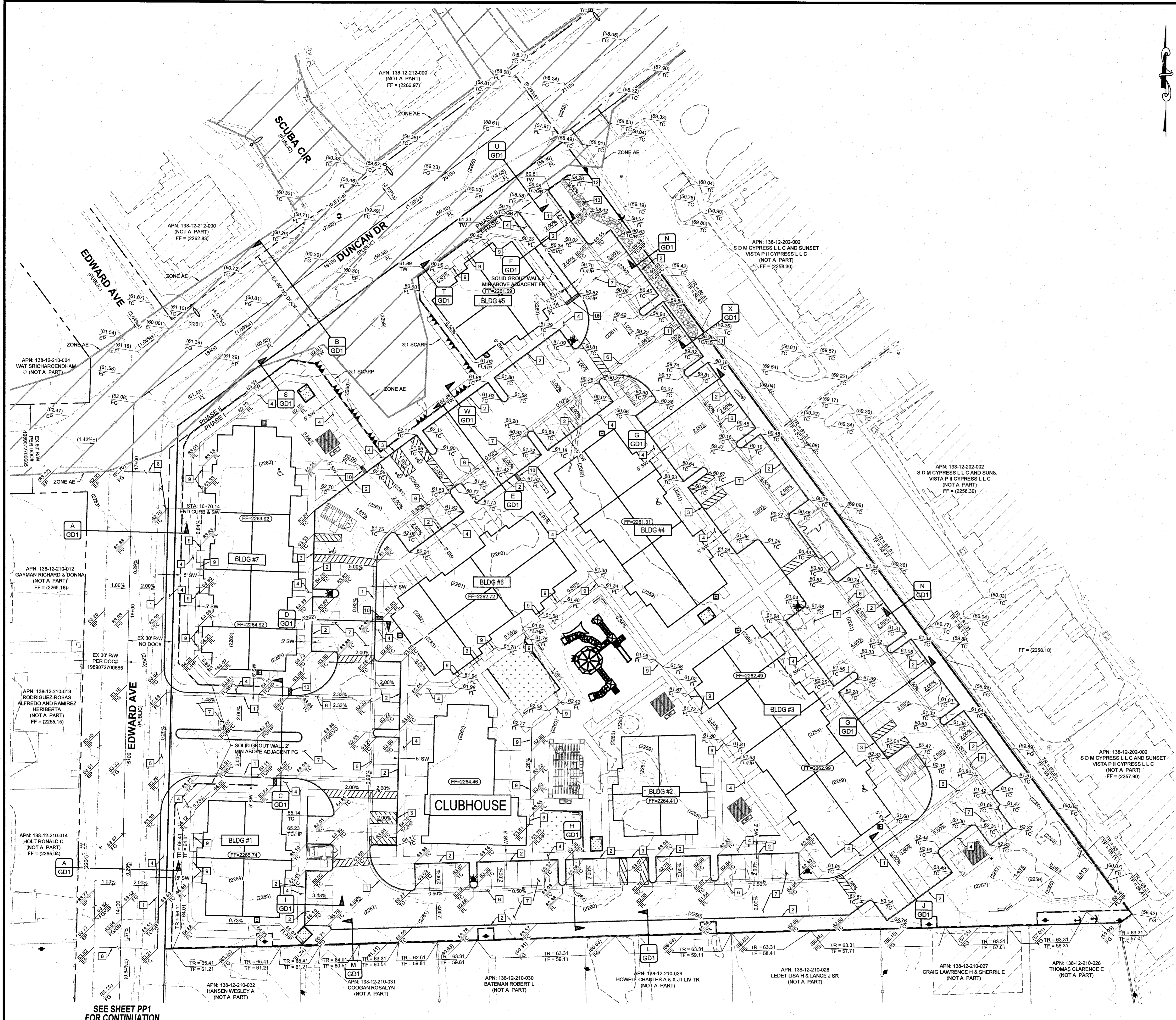
TANEY ENGINEERING CIVIL ENGINEERING & LAND SURVEYING 6030 S. JONES BLVD LAS VEGAS, NV 89118 (702) 368-8844 INFO@TANEYCORP.COM

DUNCAN & EDWARDS MULTIFAMILY RESIDENTIAL PROJECT NOTES & QUANTITIES

Professional Engineer seal for Edward F. Taney, State of Nevada, License No. 6893.

Table with columns: DATE, SCALE, JOB NO., DESIGNED BY, CHECKED BY, SHEET NUMBER, SHEET TOTAL. Includes 'C2' and '02 of 07'.

LAST PLOT: RFB-BEARS FILE NAME: S:\ACTIVE\MICHAELS DEVELOPMENT\MCH-23-002 - DUNCAN & EDWARDS\BMP3\IP3\3-SHEET DWG\DWG\PHASE 1\MCH202_SHT_C_P1.DWG



- GRADING CONSTRUCTION NOTES**
- CONSTRUCT 24" L-TYPE CURB & GUTTER (CCAUSD#216)
 - CONSTRUCT 6" A-TYPE CURB (CCAUSD#219)
 - CONSTRUCT "ZERO FACE" A-TYPE CURB (CCAUSD 219 & DETAIL 01GD1)
 - CONSTRUCT 4" THICK CONC. SIDEWALK, WIDTH AS LABELED IN PLAN VIEW (CCAUSD#234)
 - CONSTRUCT 8" CROSS GUTTER (CCAUSD #228)
 - CONSTRUCT 3" VALLEY GUTTER (SEE V1GD1)
 - CONSTRUCT AC PAVEMENT OVER AGG BASE - SEE GRADING DETAILS & SECTIONS FOR THICKNESS.
 - SAWCUT, TRENCH AND MATCH EX AC PAVEMENT (CCAUSD#500.3, #500.4, #500.5, & #503)
 - INSTALL 4" PVC PIPE UNDER SIDEWALK (DETAIL 01GD1)
 - INSTALL 2" SIDEWALK UNDERDRAIN (CCAUSD#236)
 - CONSTRUCT 2" WIDE CURB CUT (SEE R1GD1)
 - INSTALL BLOCK WALL OPENING (SEE V1GD1)
 - PLACE RIP RAP D50-6", THICKNESS-12"
 - CONSTRUCT CASE 1 SIDEWALK RAMP; A=8"; B=8" UNLESS NOTED OTHERWISE IN PLAN VIEW (CCAUSD#235)
 - CONSTRUCT CASE 2 SIDEWALK RAMP; A=8"; B=8" UNLESS NOTED OTHERWISE IN PLAN VIEW (CCAUSD#235)
 - MODIFIED 2" SIDEWALK UNDERDRAIN (CCAUSD#236)

NO	DESCRIPTION	BY	SHTS	APPR.	DATE

MICHAELS DEVELOPMENT

EST. 2000

TANEY ENGINEERING & LAND SURVEYING

6030 S. JONES BLVD
LAS VEGAS, NV 89118
(702) 362-8844
INFO@TANEYCORP.COM

Avoid overhead power line contact. It's costly.

Call before you Dig
Avoid cutting underground utility lines. It's costly.

Call before you Overhead

1-702-227-2929

CALL 811 OR 1-800-842-2444

GEOTECHNICAL

FIRM NAME: _____
FIRM ADDRESS: _____
LAS VEGAS, NV 89000
(702) XXX-XXXX

REPORT NO: XXXXX
DATE: XXXXXX

EARTHWORK

TOTAL FOR OVERALL DEVELOPMENT: XX, XXX CY CUT / XX,XXX CY FILL / XX,XXX CY NET

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 "AE", AN AREA DETERMINED TO BE IN 1% OF THE ANNUAL CHANCE FLOOD PLAIN PER FIRM PANEL 32003C2155F, REVISED NOVEMBER 16TH, 2011.

UTILITY DISCLAIMER

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GRADING NOTES

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

THE ELEVATION DIFFERENCE BETWEEN THE PAD AND FINISH FLOOR IS DETERMINED FROM THE MINIMUM THICKNESS REQUIRED PER THE GEOTECHNICAL REPORT. FINISH FLOORS MAY INCREASE DEPENDING ON THE TYPE OF SOIL AND FOUNDATION PLAN USED. NOTE THAT THE STRUCTURAL PLANS & GEOTECHNICAL REPORT SHALL SUPERSEDE THE CIVIL IMPROVEMENT PLANS.

ALL PRIVATE STREETS AND DRAINAGE EASEMENTS ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (H.O.A.).

ALL WORK TO BE PERFORMED OUTSIDE OF THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL NOT BE PERFORMED UNTIL WRITTEN PERMISSION AND EASEMENTS HAVE BEEN OBTAINED FROM THE OFFSITE OWNER AND GIVEN TO THE GOVERNING ENTITY.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK. BENCHMARK ID: 5LV0012CA. RIVET & PLATE IN TOP OF CURB AT HW CORNER OF GOWAN & RANCHO. ELEVATION 6871.17 METERS (NAVD 88), 2264.30 U.S. SURVEY FEET

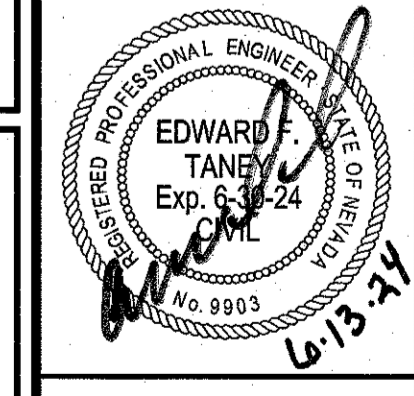
GRADING CERTIFICATION

I CERTIFY THIS GRADING PLAN COMPLIES WITH THE APPROVED DRAINAGE STUDY, HTE# XX-XXXX, ON FILE WITH THE CITY OF LAS VEGAS FOR THIS PROJECT.

[Signature]
ED TANEY, PE

6.13.24
DATE

DUNCAN & EDWARDS
MULTIFAMILY RESIDENTIAL PROJECT
GRADING PLAN 1

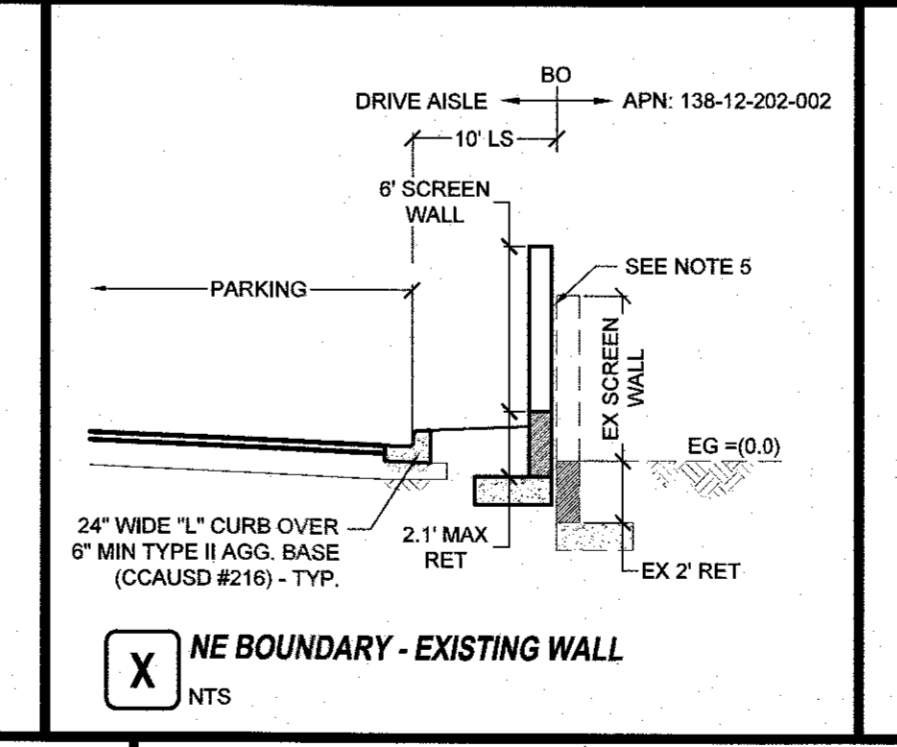
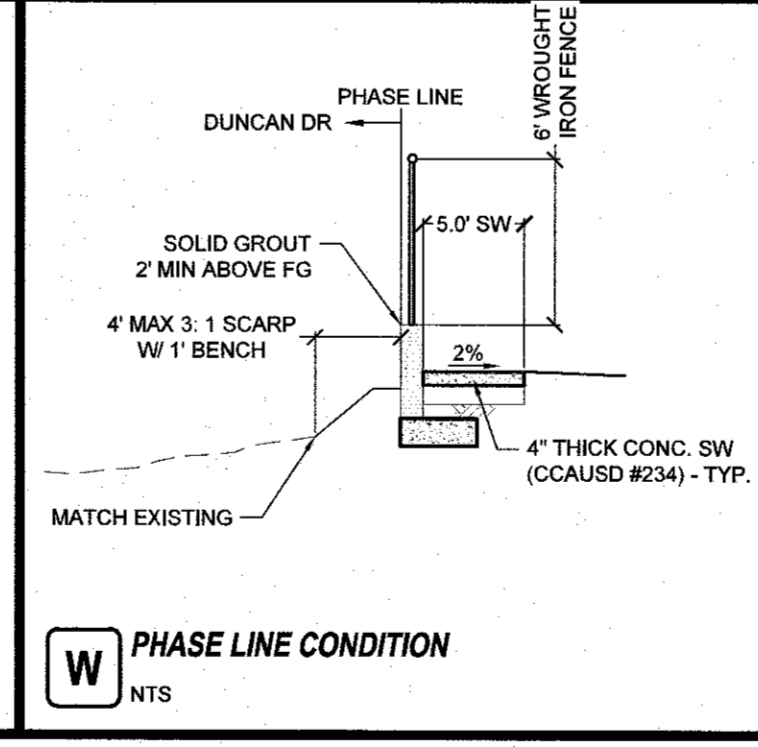
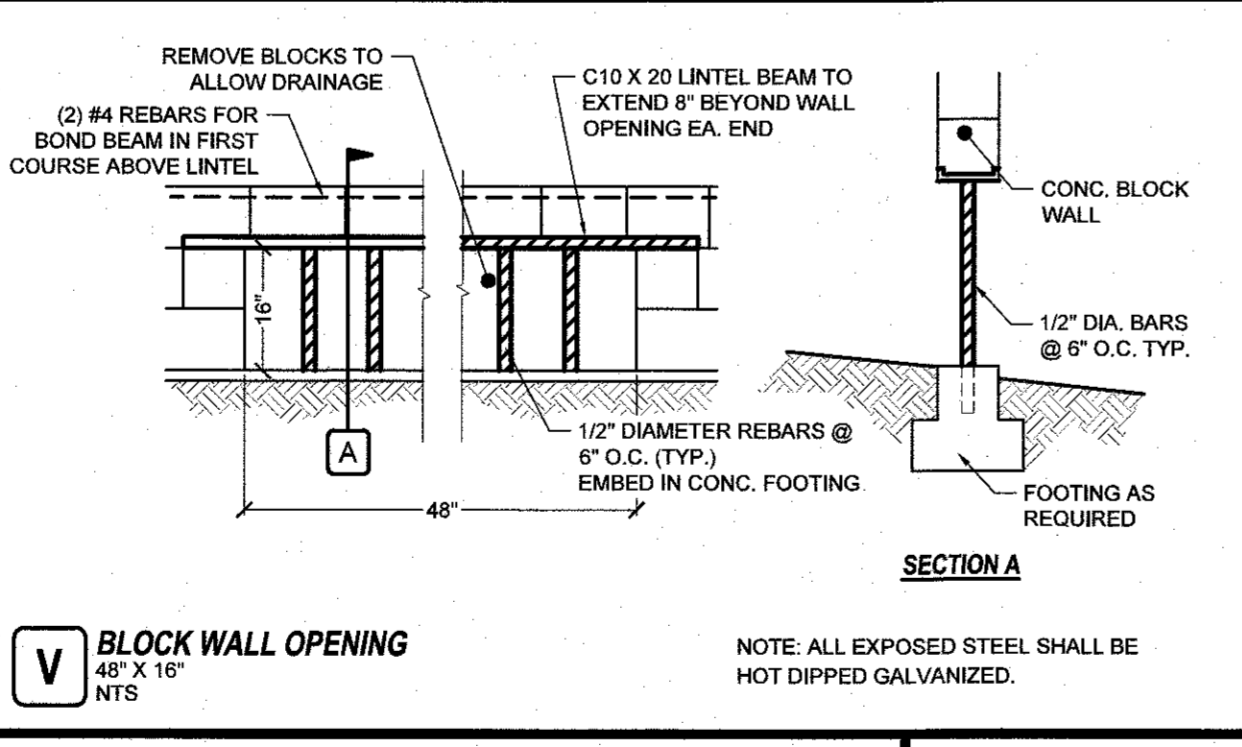
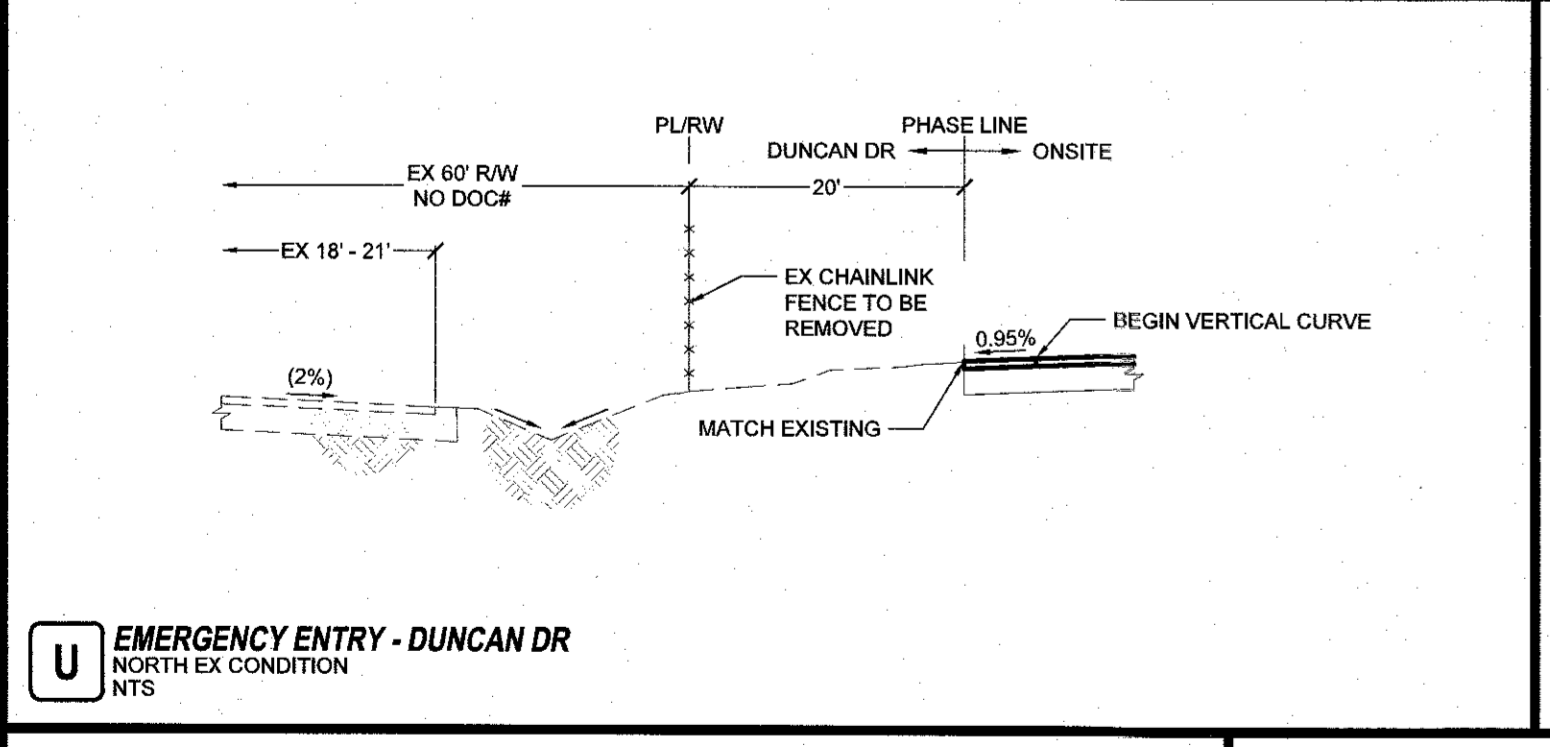
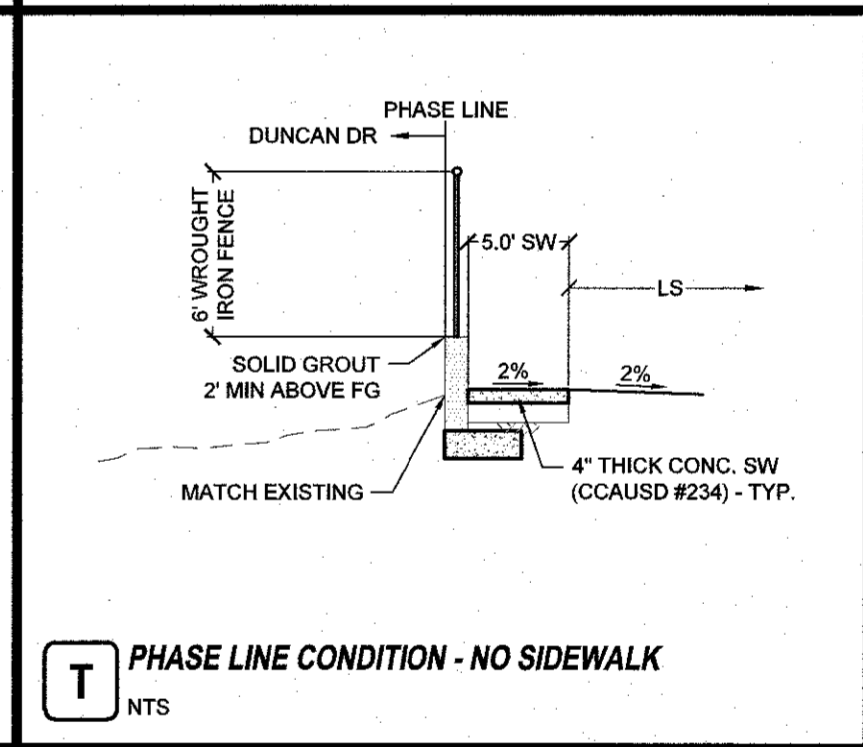
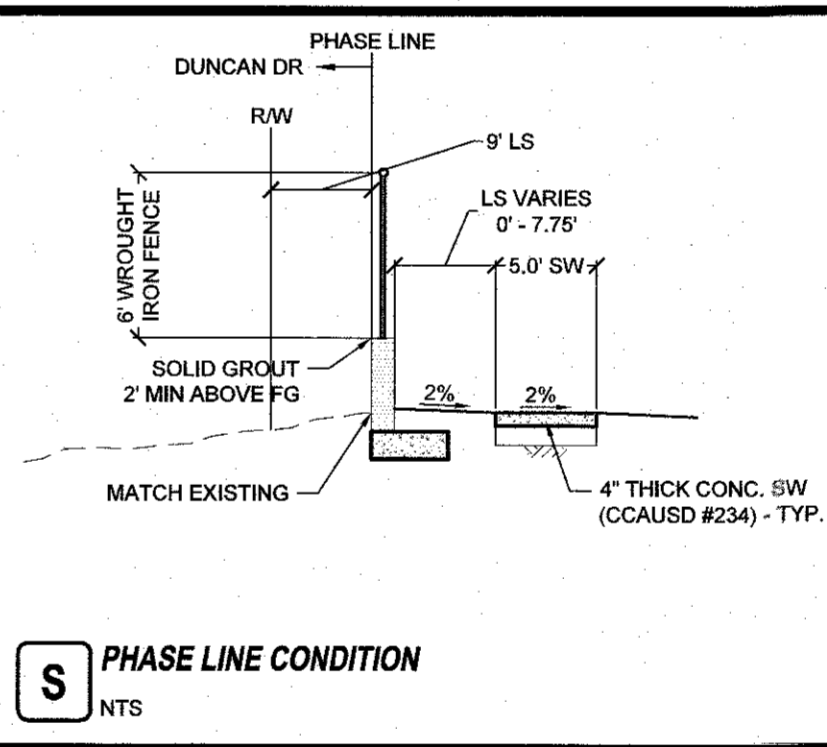
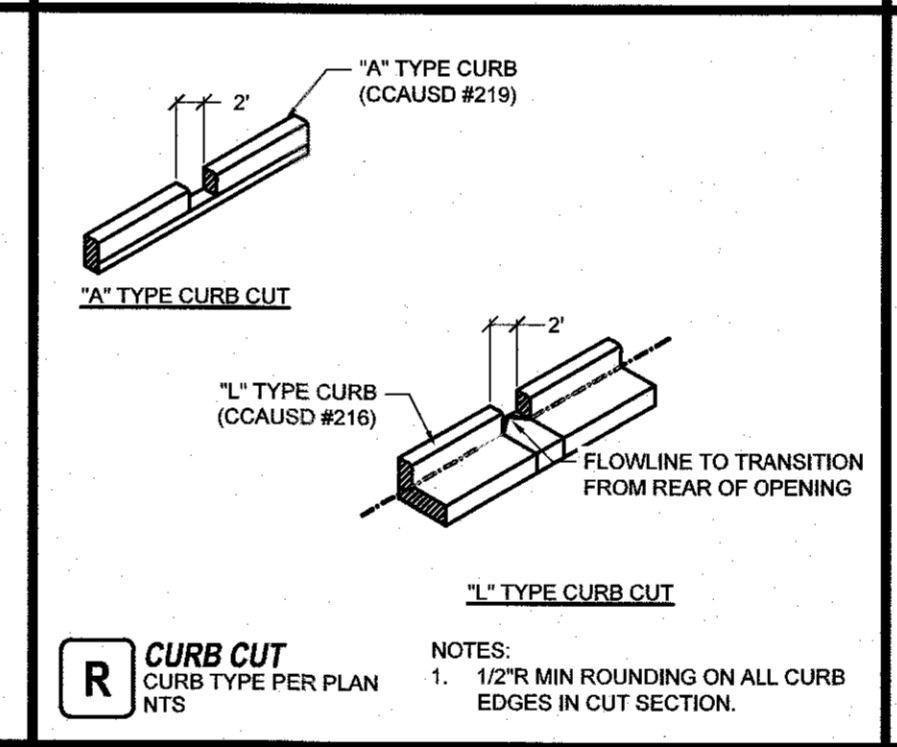
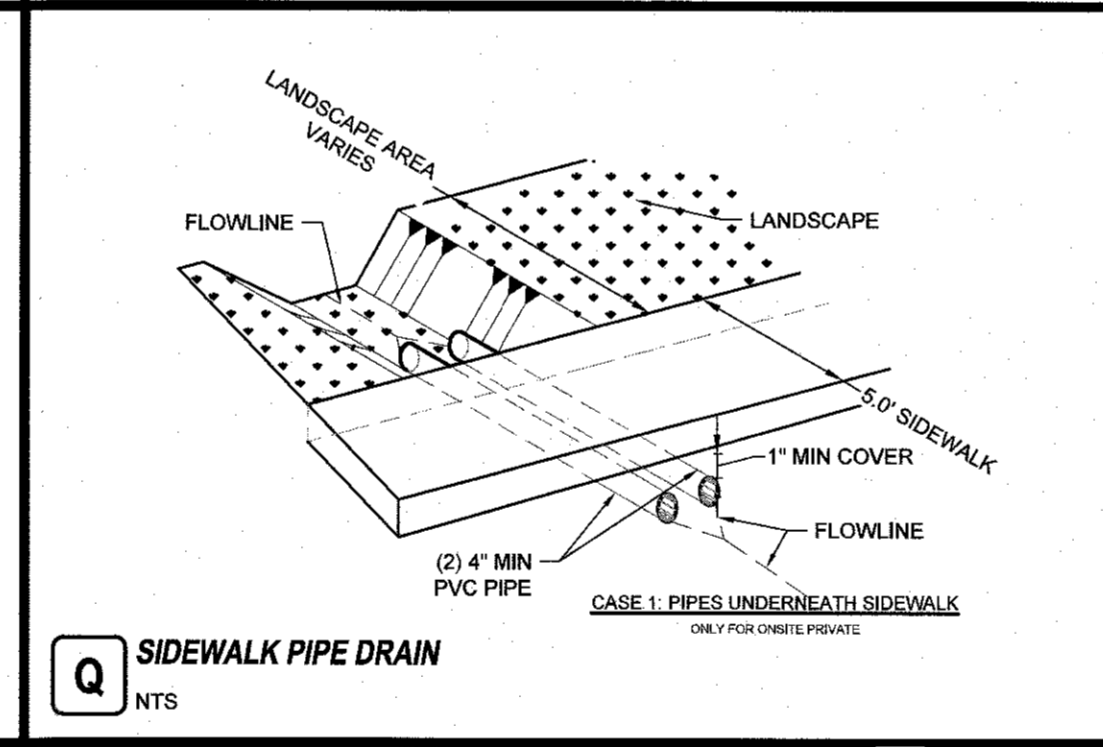
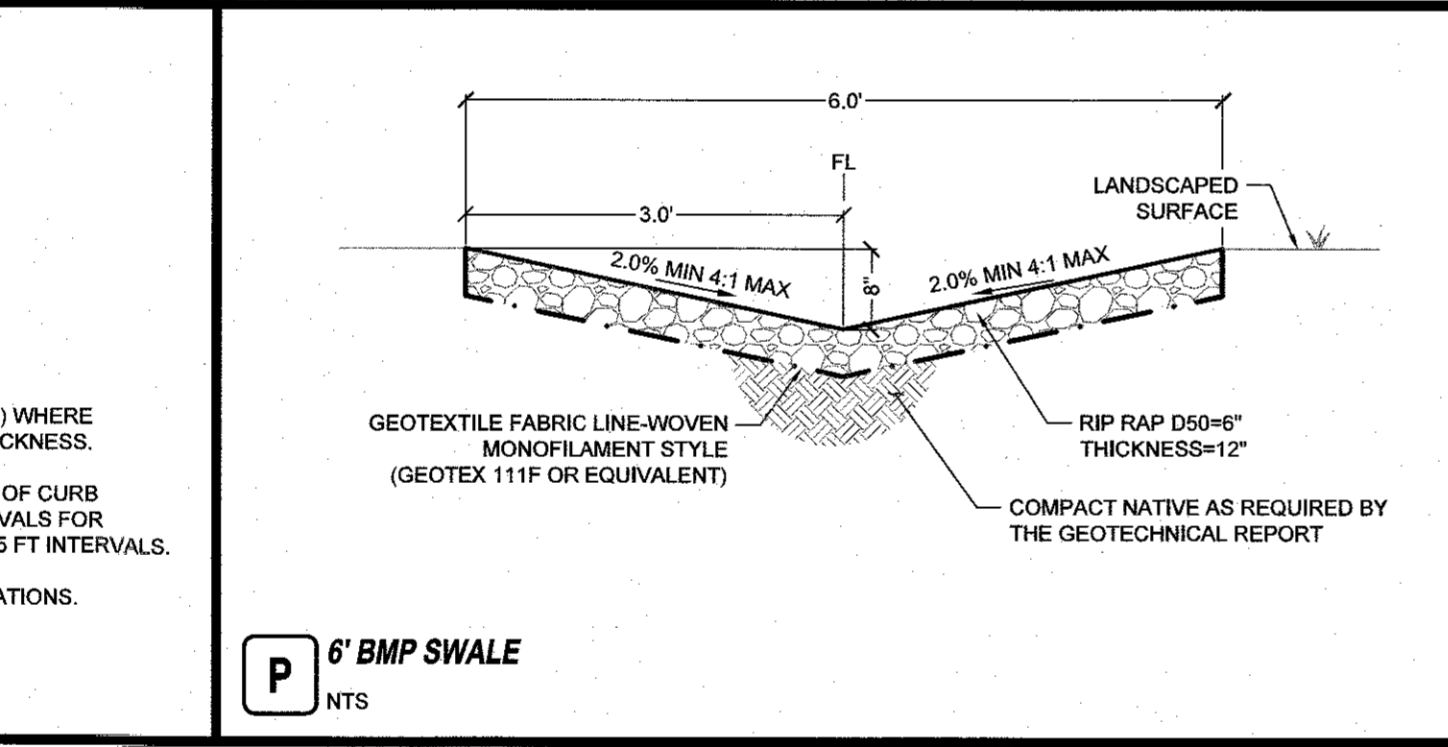
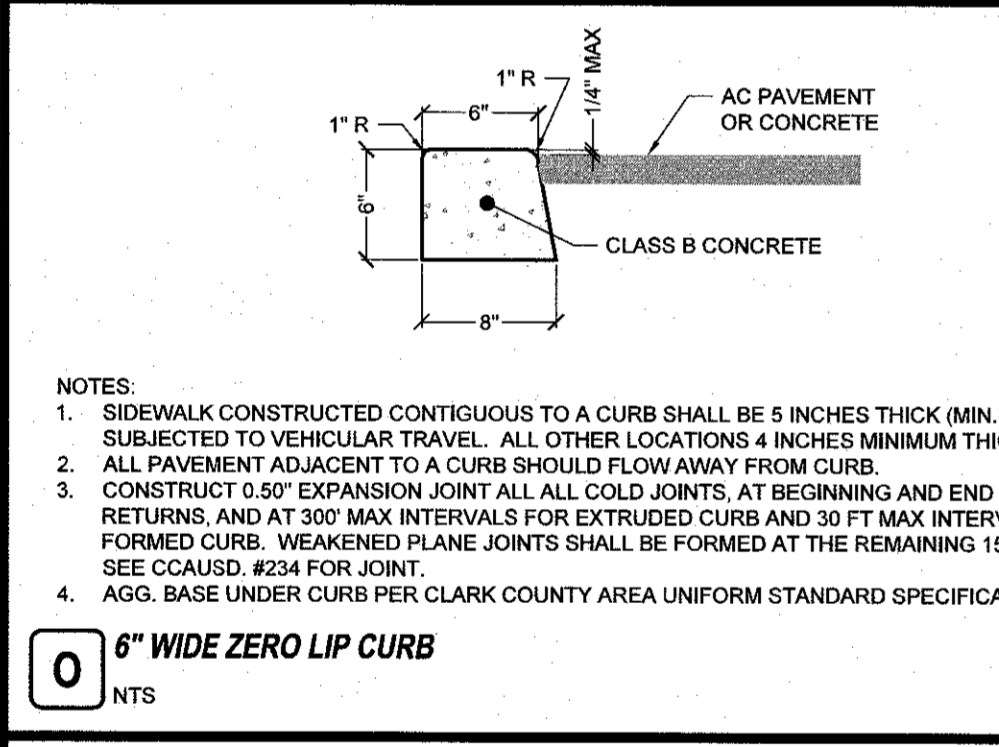
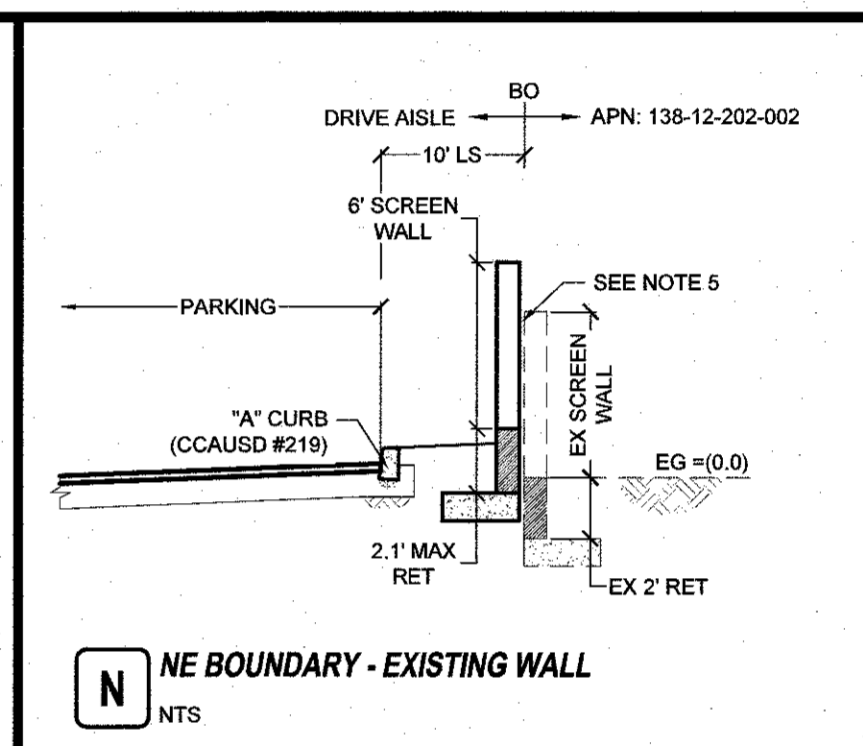
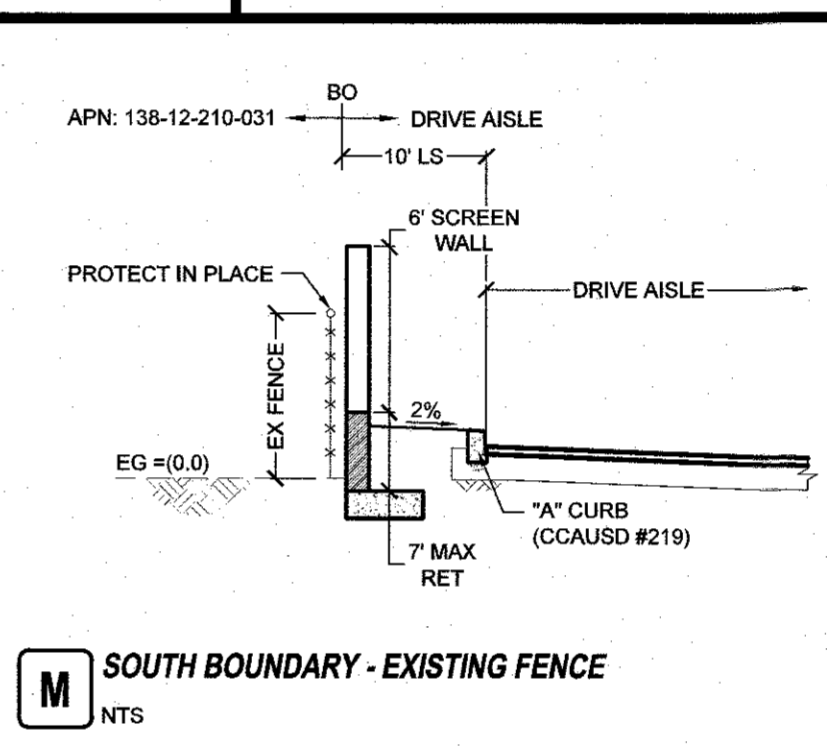
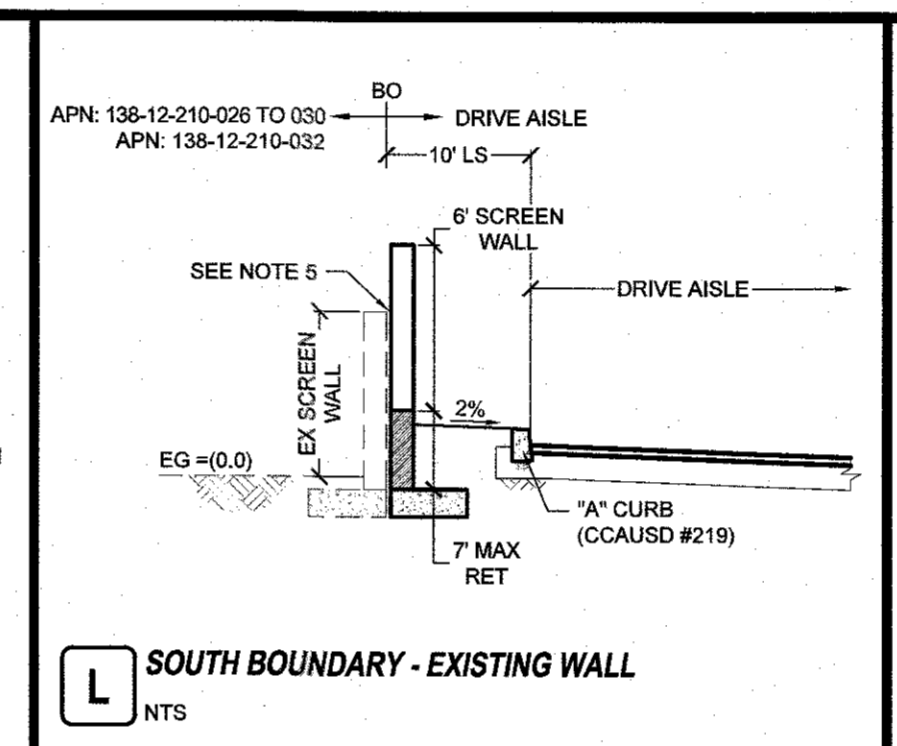
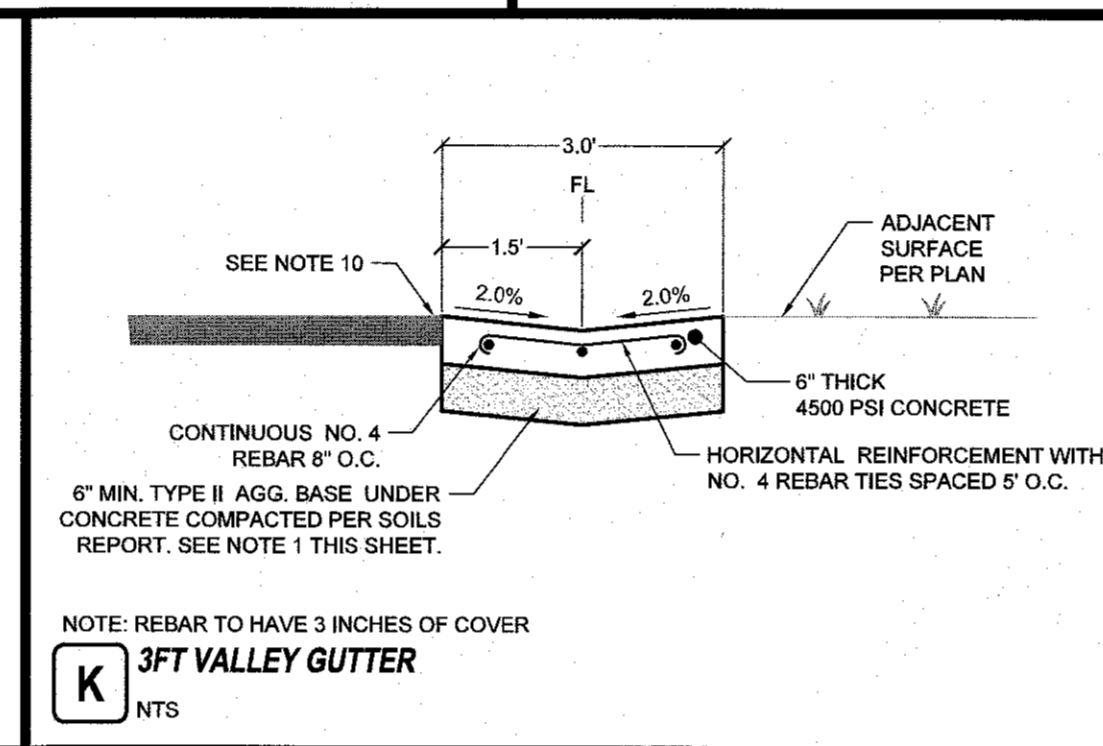
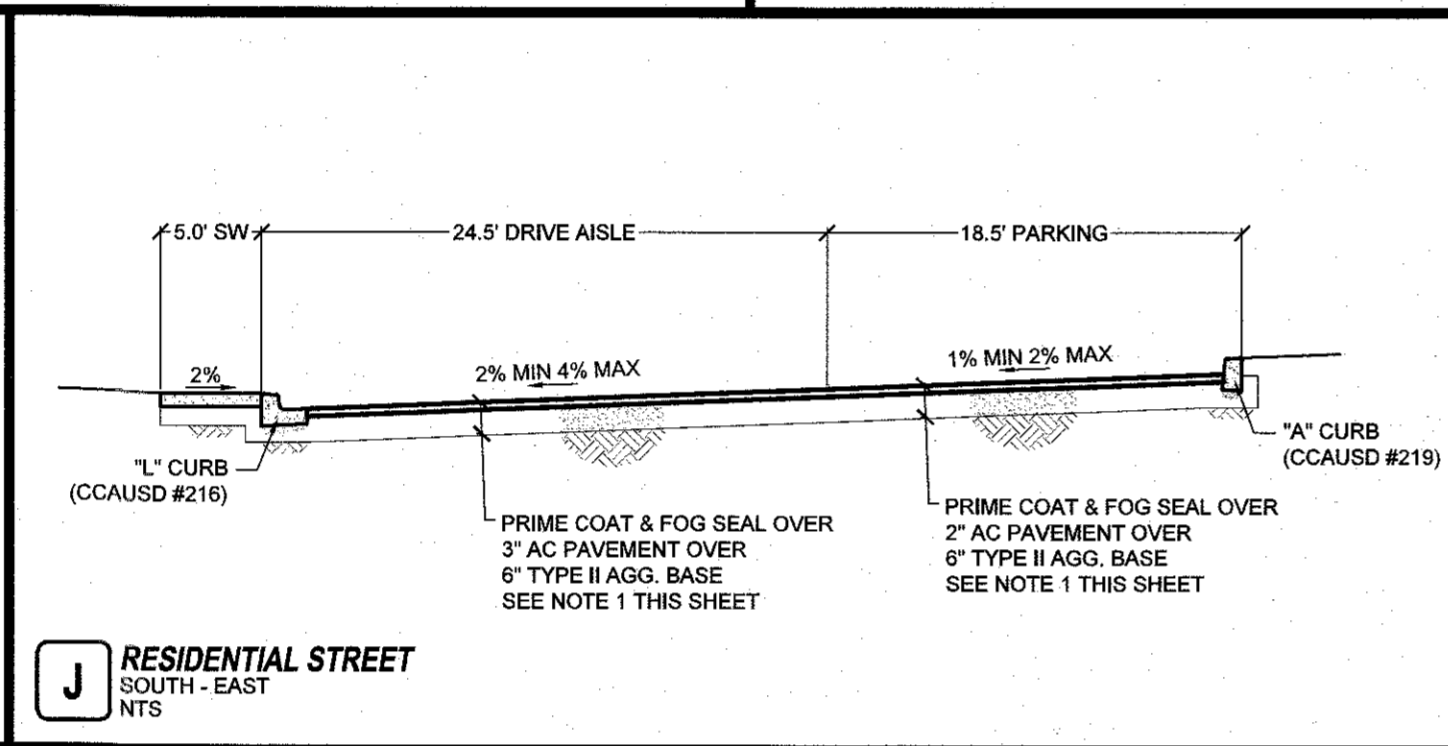
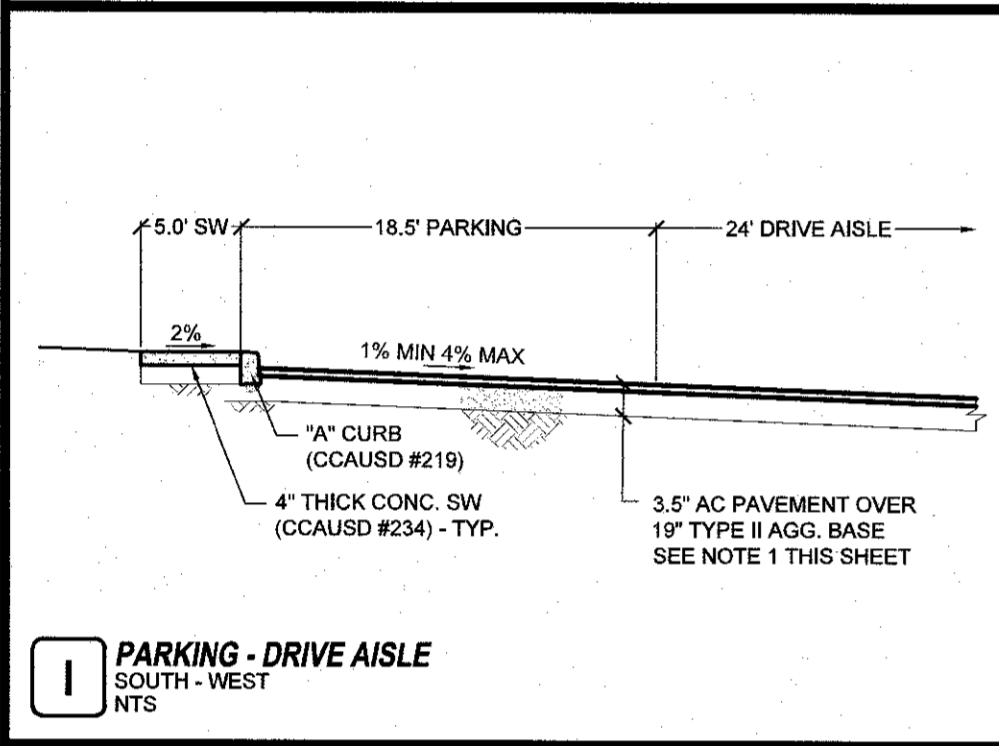
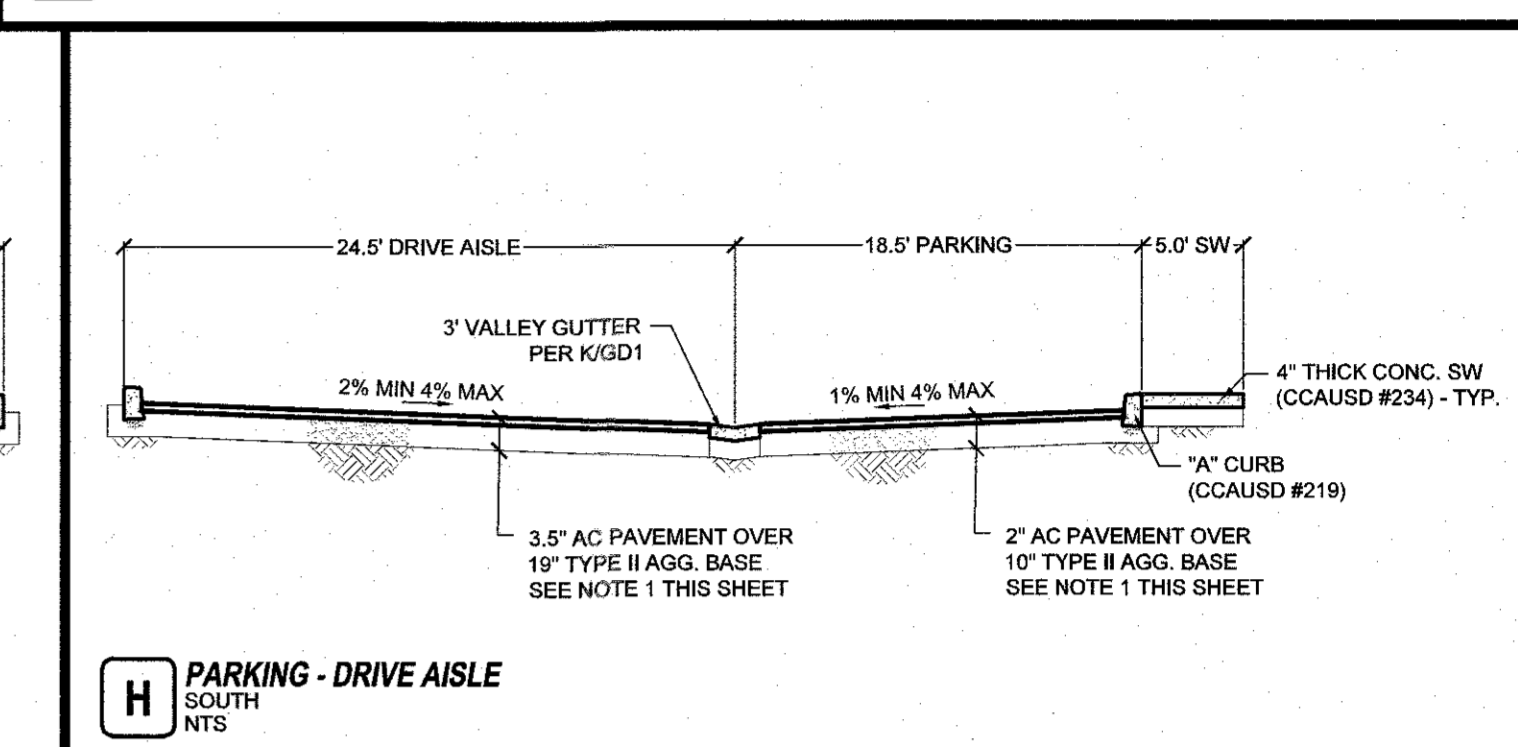
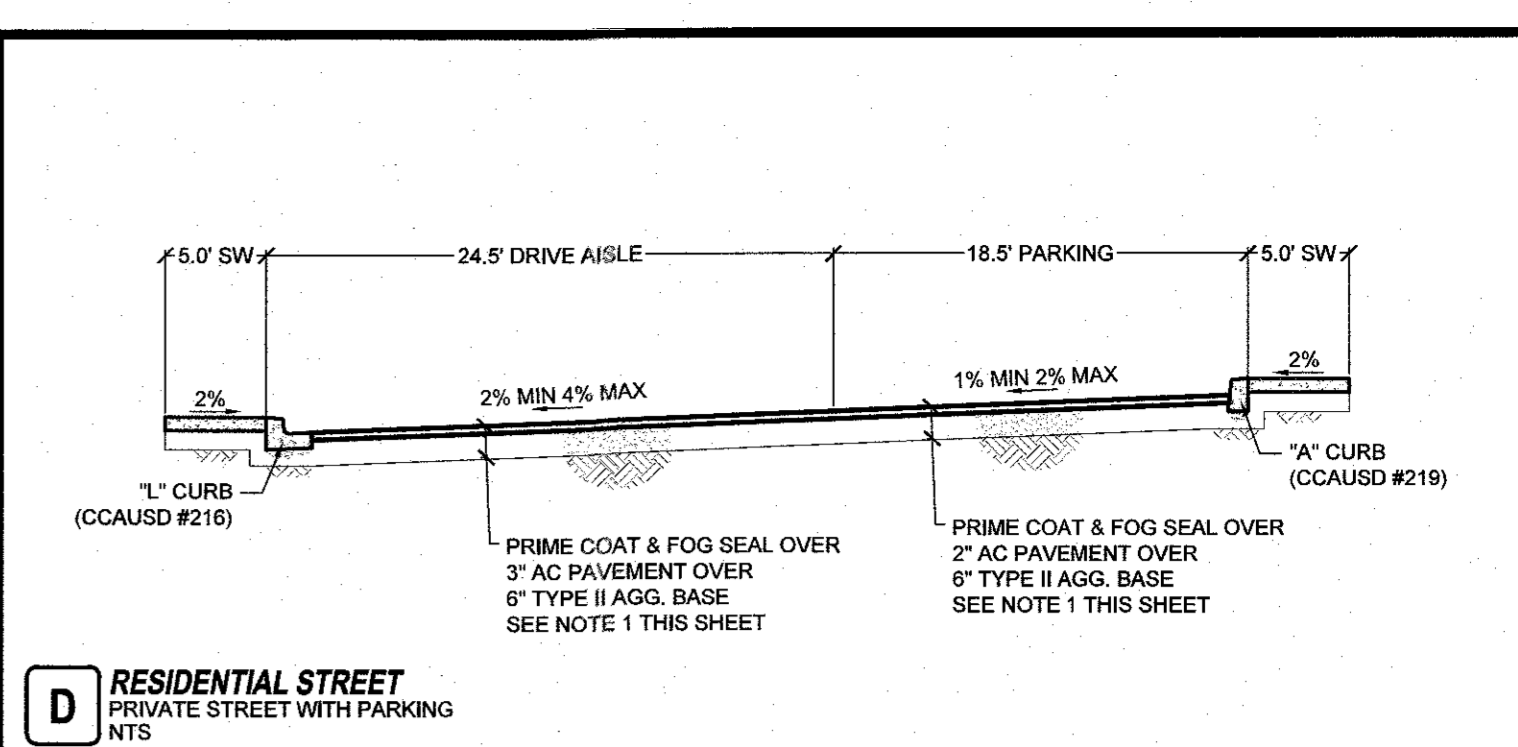
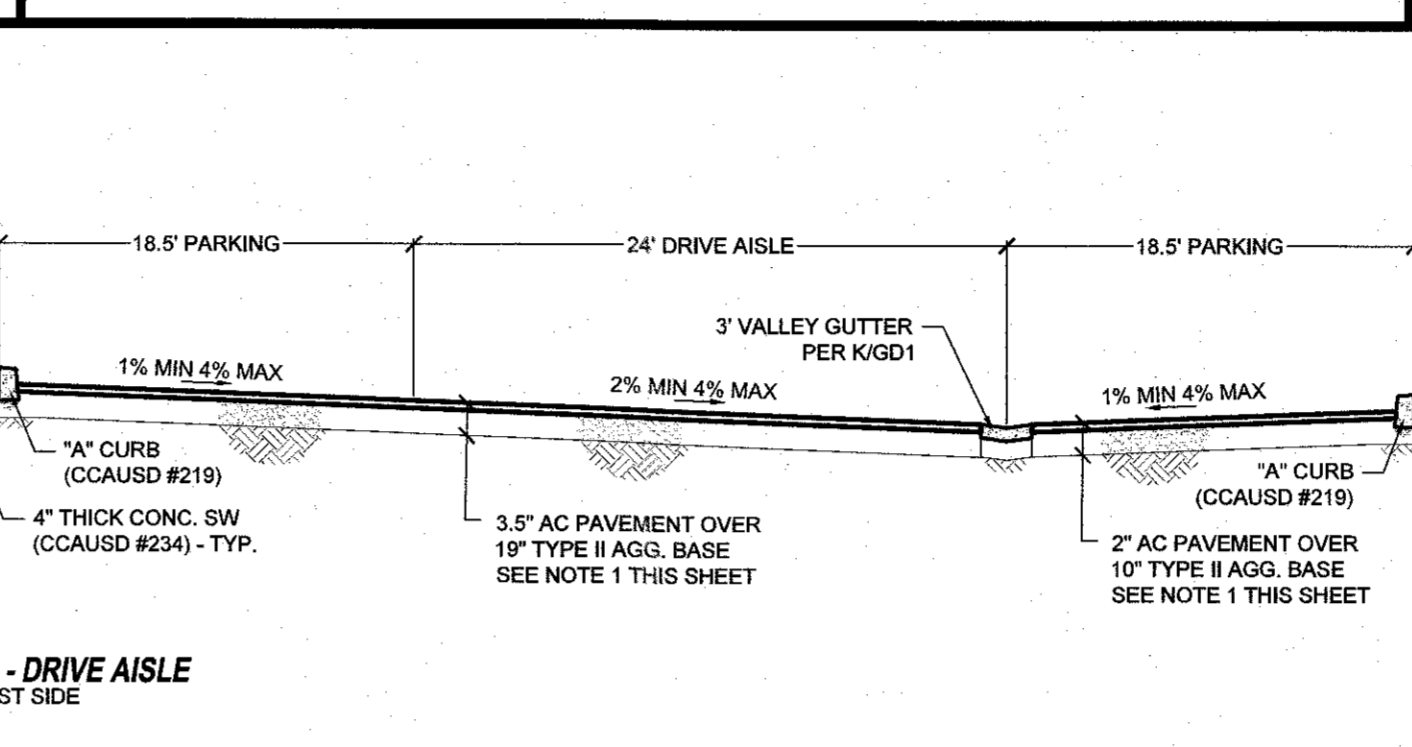
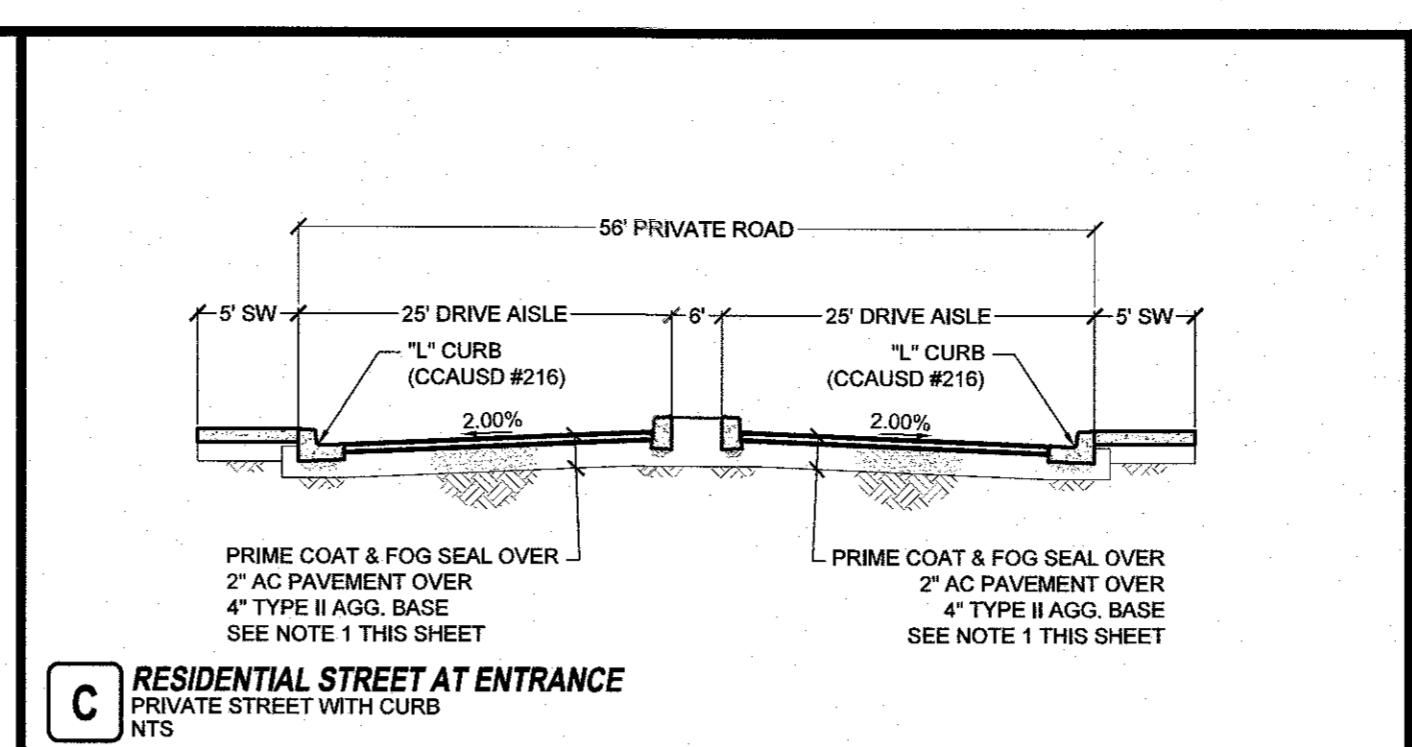
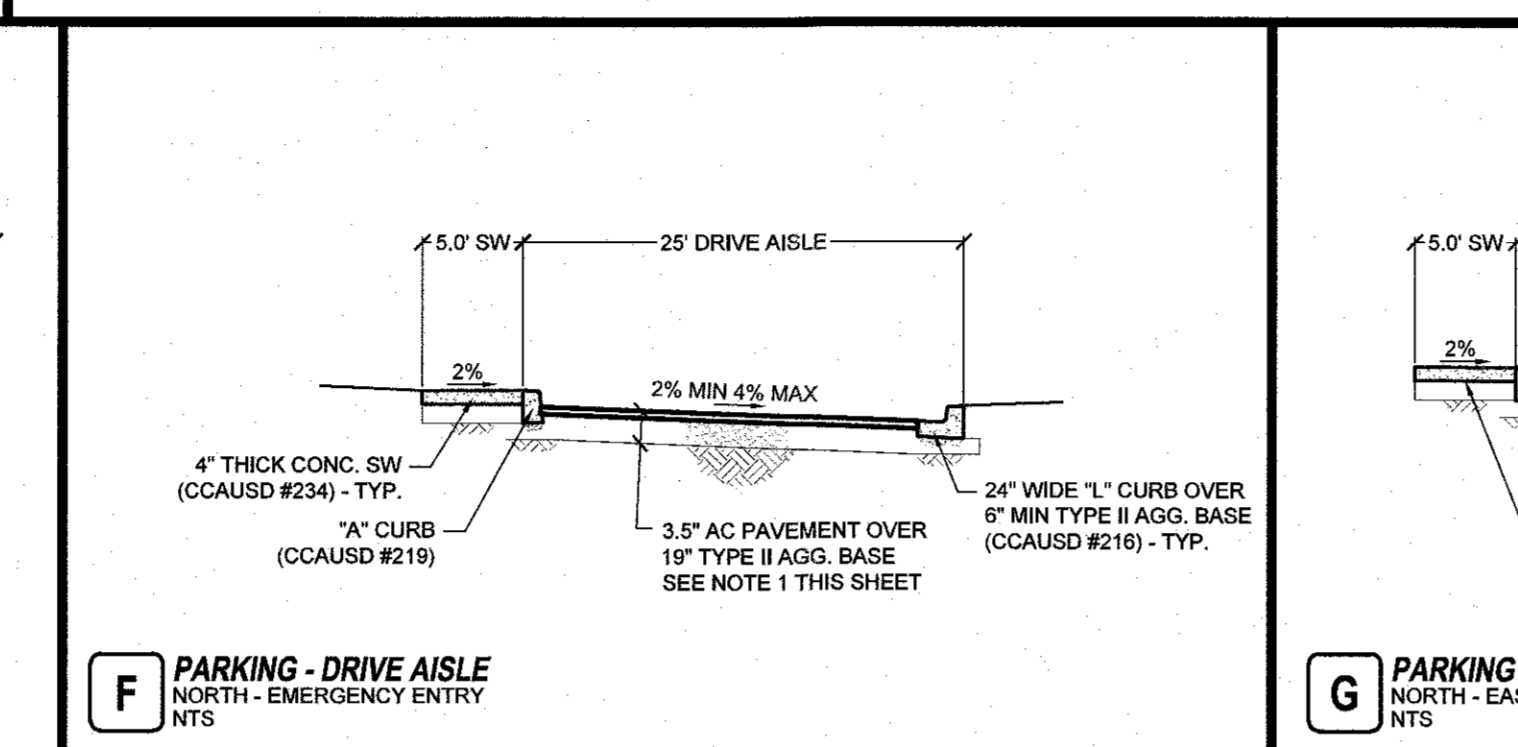
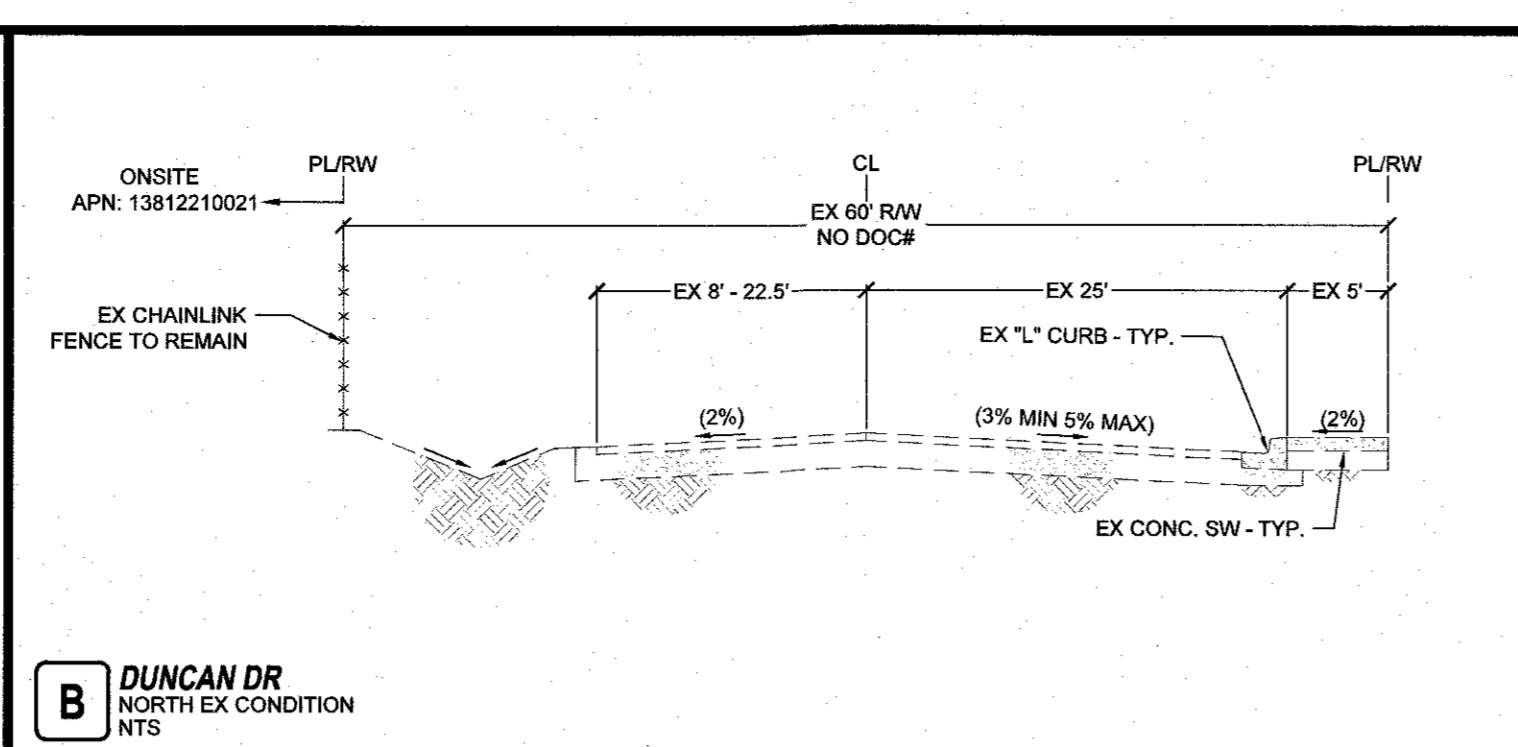
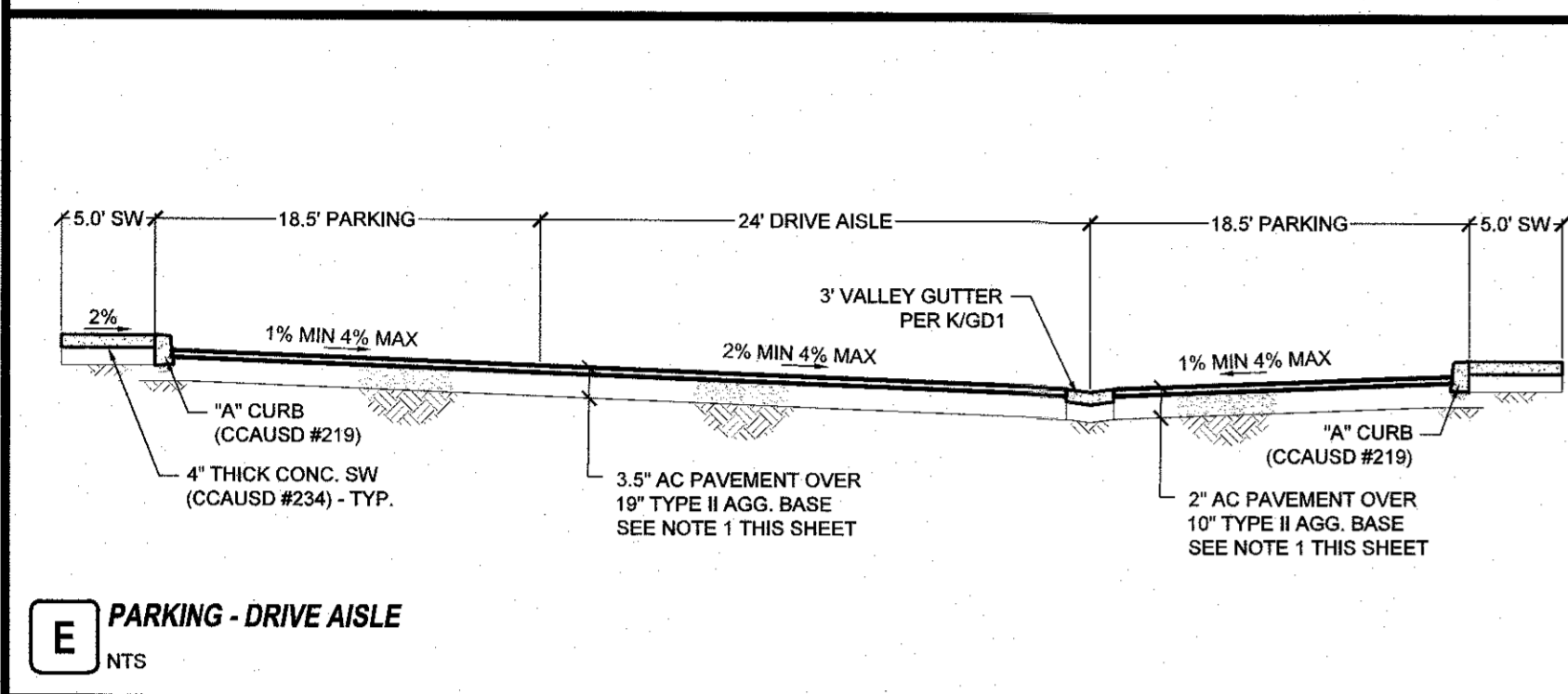
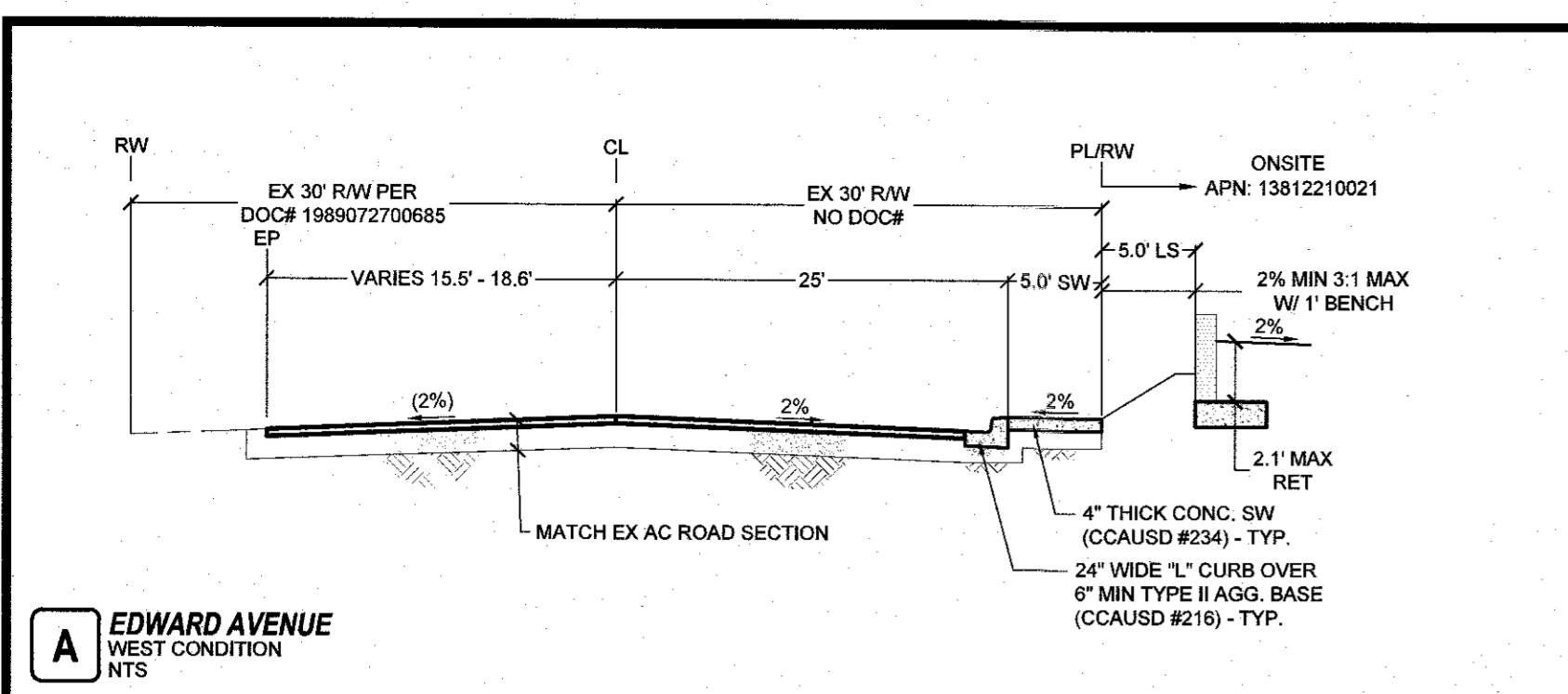


DATE:	2/20/2024
SCALE:	1"=30'
JOB NO.:	MCH-23-002
DESIGNED BY:	RB
CHECKED BY:	BEEM
SHEET NAME:	G1
SHEET NUMBER:	03 OF 07
CLV	0000000

LAST PLOT: Ryan Beavers
FILE NAME: S:\ACTIVEMICHAELS DEVELOPMENT\MCH-23-002 - DUNCAN & EDWARDS\ENG\3 IP\33 SHEET DWGS\PHASE 1\MCH2002_SHT_G_P1.DWG

SEE SHEET PP1 FOR CONTINUATION

LAST PLOT: Ryan Beavers
FILE NAME: S:\ACT\MICHAELS DEVELOPMENT\MCH-23-002 - DUNCAN & EDWARDS\ENG\3-IP\33 SHEET DWG\PHASE 1\MCH202_SHT_CD_P1.DWG



GENERAL SECTION NOTES:

- ALL AGG. BASES SHALL BE COMPACTED PER GEOTECH REPORT. PRELIMINARY PAVEMENT SECTIONS SHALL BE VERIFIED WITH THE FINAL PAVEMENT SECTION RECOMMENDATION REPORT PRIOR TO CONSTRUCTION. IF FINAL PAVEMENT SECTIONS ARE DIFFERENT, A REVISION TO THE IMPROVEMENT PLANS WILL BE REQUIRED.
- ALL SLOPES GREATER THAN 3:1 WILL HAVE A 2FT AT 2% BENCH AT THE TOP OF SLOPE.
- SLOPES GREATER THAN 6:1 UP TO 3:1 WILL HAVE A 1FT BENCH AT 2% AT THE TOP OF SLOPE.
- ALL PERIMETER WALLS SHALL BE DECORATIVE.
- MAINTAIN 4 INCHES OR LESS SEPARATION BETWEEN WALLS PER TITLE 30.64.0203. GAP TO BE FILLED & CAPPED WITH METAL FLASHING.
- WALL SECTIONS SHOWN ON THIS SHEET ARE FOR REFERENCE ONLY. SEE GEOTECH REPORT AND STRUCTURAL DRAWINGS FOR DESIGN AND WATERPROOFING REQUIREMENTS.
- FOR FOOTING DEPTH BELOW LOWEST ADJACENT GRADE, SEE GEOTECH REPORT RECOMMENDATIONS AND STRUCTURAL DRAWINGS.
- DISTANCE FROM OUTSIDE EDGE OF FOOTING TO THE FACE OF ADJACENT DESCENDING SLOPE SHOULD MEET THE MINIMUM DISTANCES OUTLINED IN THE GEOTECH REPORT.
- AGGREGATE BASE TO BE COMPACTED PER THE SOILS REPORT.
- A.C. PAVEMENT TO BE A MAXIMUM 1/4\"/>

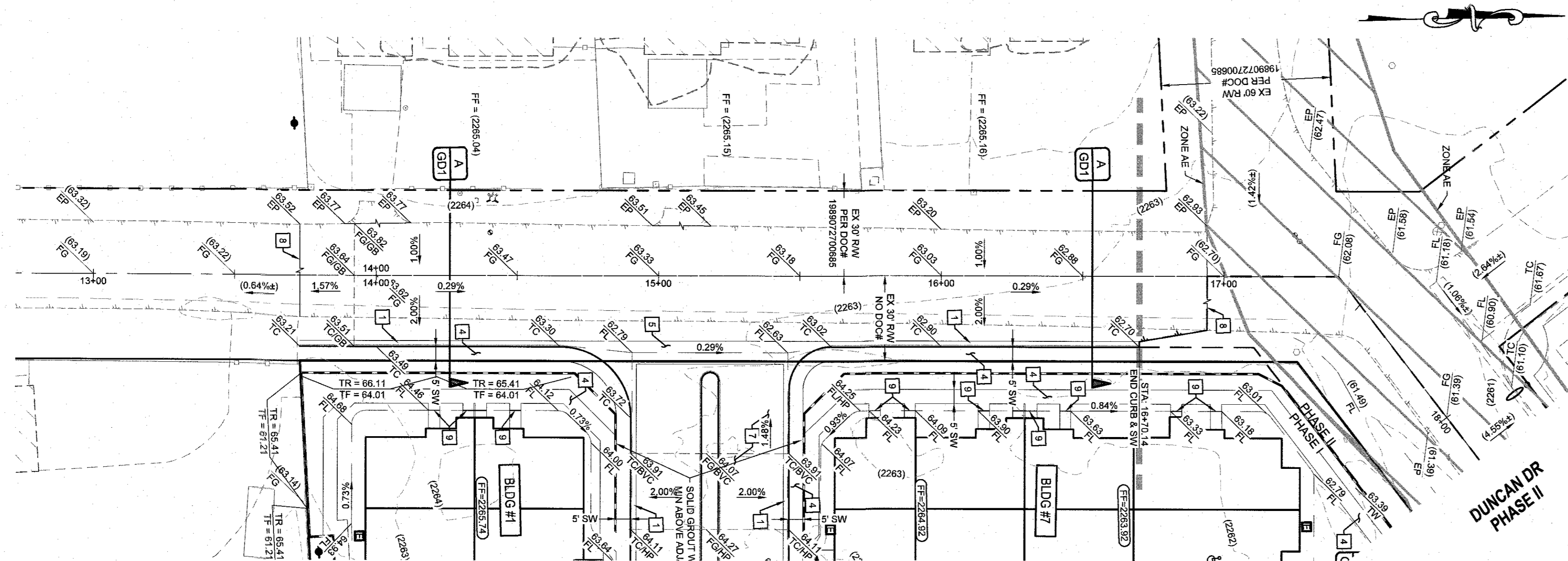
Avoid overhead power line contact. It's costly.

Call before you Dig
Avoid cutting underground utility lines. It's costly.

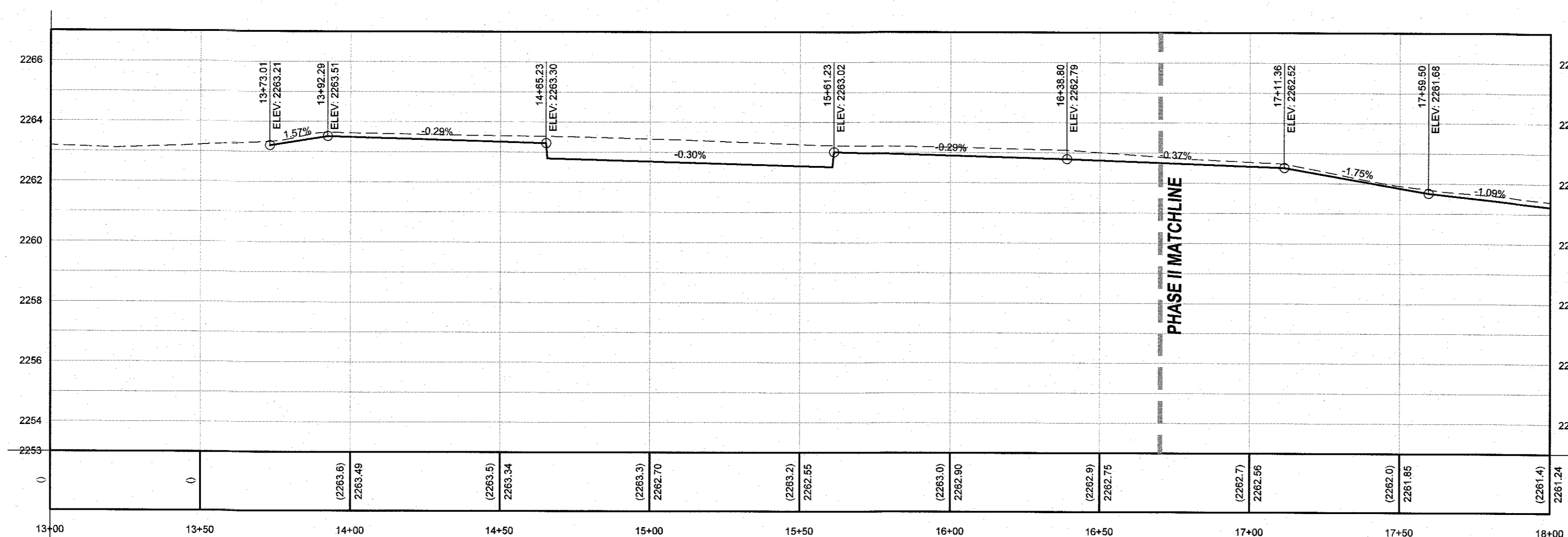
CALL 811 OR 1-800-642-2444

DATE:	6/13/2024
SCALE:	NTS
JOB NO.:	MCH-23-002
DESIGNED BY:	RB CHECKED BY: BEM
SHEET NAME:	GD1
SHEET NUMBER:	04 OF 07
CLV	000000

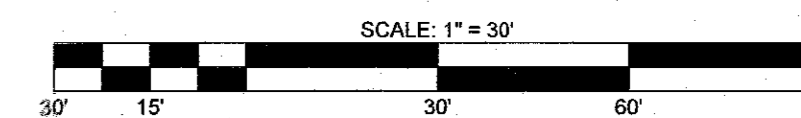
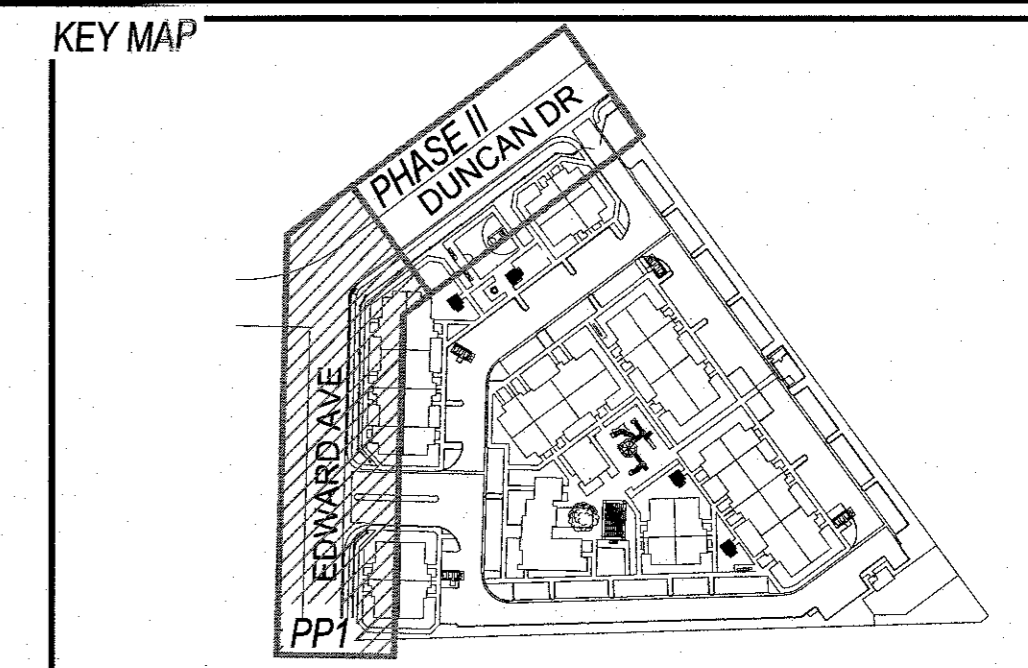
MICHAELS DEVELOPMENT
 EST. 2000
 TANEY ENGINEERING & LAND SURVEYING
 6030 S. JONES BLVD
 LAS VEGAS, NV 89118
 (702) 362-8844
 INFO@TANEYCORP.COM
 DUNCAN & EDWARDS
 MULTIFAMILY RESIDENTIAL PROJECT
 GRADING DETAILS
 EDWARD TANEY
 Exp. 6-31-24
 CIVIL ENGINEER
 No. 8993
 6-13-24



EDWARDS AVE (PUBLIC) - PLAN
STA: 13+00.00 TO 18+00.00



EDWARDS AVE (PUBLIC) - PROFILE
STA: 13+00.00 TO 18+00.00
SCALE: 1"=30' HORIZONTAL; 1"=3' VERTICAL



GRADING CONSTRUCTION NOTES

1. CONSTRUCT 24" L-TYPE CURB & GUTTER (CCAUSD#216)
2. CONSTRUCT 6" A-TYPE CURB (CCAUSD#219)
3. CONSTRUCT "ZERO FACE" A-TYPE CURB (CCAUSD#219 & DETAIL OIGD1)
4. CONSTRUCT 4" THICK CONC. SIDEWALK, WIDTH AS LABELED IN PLAN VIEW (CCAUSD#234)
5. CONSTRUCT 8" GROSS GUTTER (SEE RIGD1)
6. CONSTRUCT 3" VALLEY GUTTER (SEE KIGD1)
7. CONSTRUCT AC PAVEMENT OVER AGG BASE - SEE GRADING DETAILS & SECTIONS FOR THICKNESS.
8. SAWCUT, TRENCH AND MATCH EX AG PAVEMENT (CCAUSD#500.3, #500.4, #500.5, & #503)
9. INSTALL 4" PVC PIPE UNDER SIDEWALK (DETAIL OIGD1)
10. INSTALL 2" SIDEWALK UNDERDRAIN (CCAUSD#236)
11. CONSTRUCT 2" WIDE CURB CUT (SEE RIGD1)
12. INSTALL BLOCK WALL OPENING (SEE VIGD1)
13. PLACE RIP RAP D50-6"; THICKNESS=12"
14. CONSTRUCT CASE 2 SIDEWALK RAMP; A=8"; B=8" UNLESS NOTED OTHERWISE IN PLAN VIEW (CCAUSD#235)
15. CONSTRUCT CASE 2 SIDEWALK RAMP; A=8"; B=8" UNLESS NOTED OTHERWISE IN PLAN VIEW (CCAUSD#235)
16. MODIFIED 2" SIDEWALK UNDERDRAIN (CCAUSD#236)

GEOTECHNICAL

FIRM NAME
 FIRM ADDRESS
 LAS VEGAS, NV 89103
 (702) XXX-XXXX
 REPORT NO. XXXXX
 DATE: XXXXXX

LVVWD NOTES:

- LVVWD CANNOT GUARANTEE A WATERTIGHT SHUTDOWN WHERE CONNECTIONS OR REPAIRS TO EXISTING FACILITIES ARE REQUIRED. THE CONTRACTOR SHALL ENSURE ALL LABOR AND EQUIPMENT IS AVAILABLE TO REMOVE REMAINING WATER. COORDINATION WITH INSPECTION DIVISION MUST TAKE PLACE PRIOR TO ANY TRIAL SHUTDOWN.
- CONTRACTOR TO INSTALL TEMPORARY SERVICE TO ENSURE PROPER SHUTDOWN IN THE EVENT NO OTHER APPURTENANCES ARE AVAILABLE.
- 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 PER UDACS 2.07.01 AND 2.07.03.
- PROTECT IN PLACE AND ADJUST LVVWD EXISTING FACILITIES TO FINISHED GRADE PER UDACS. ALL LVVWD FACILITIES SHALL BE ACCESSIBLE AT ALL TIMES.
- INSTALL PIPELINE MARKER BALLS, PER UDACS PLATE #15.

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 XXX0 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
 CITY OF LAS VEGAS BENCHMARK, BENCHMARK ID: 5LV0012CA. RIVET & PLATE IN TOP OF CURB AT NW CORNER OF GOWAN & RANCHO. ELEVATION 687.11 METERS (NAV8 88), 2254.30 U.S. SURVEY FEET

APPROVED FOR CONSTRUCTION
 LAS VEGAS VALLEY WATER DISTRICT PLANNING AND 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

 OR
 1-800-642-2444

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

NO	DESCRIPTION	BY	SHTS	APPR	DATE

MICHAELS DEVELOPMENT

EST. 2000
TANEY ENGINEERING & LAND SURVEYING
 CIVIL ENGINEERING & LAND SURVEYING
 6030 S. JONES BLVD
 LAS VEGAS, NV 89118
 (702) 362-8844
 INFO@TANEYCORP.COM

DUNCAN & EDWARDS
MULTIFAMILY RESIDENTIAL PROJECT
PLAN AND PROFILE 1
EDWARDS AVE
STA: 13+00.00 TO 18+00.00

DATE:	6/13/2024
SCALE:	1"=30'
JOB NO.:	MCH-23-002
DESIGNED BY:	RIB
CHECKED BY:	BEH
SHEET NAME:	PP1
SHEET NUMBER:	05 OF 07
CLV	000000

LAST PLOT: Ryan Beavers
 FILE NAME: S:\ACTIVE\MICHAELS DEVELOPMENT\MCH-23-002 - DUNCAN & EDWARDS\ENGIN3\PP3 SHEET DWG\PHASE 1\MCH002_SHT_PP1.DWG