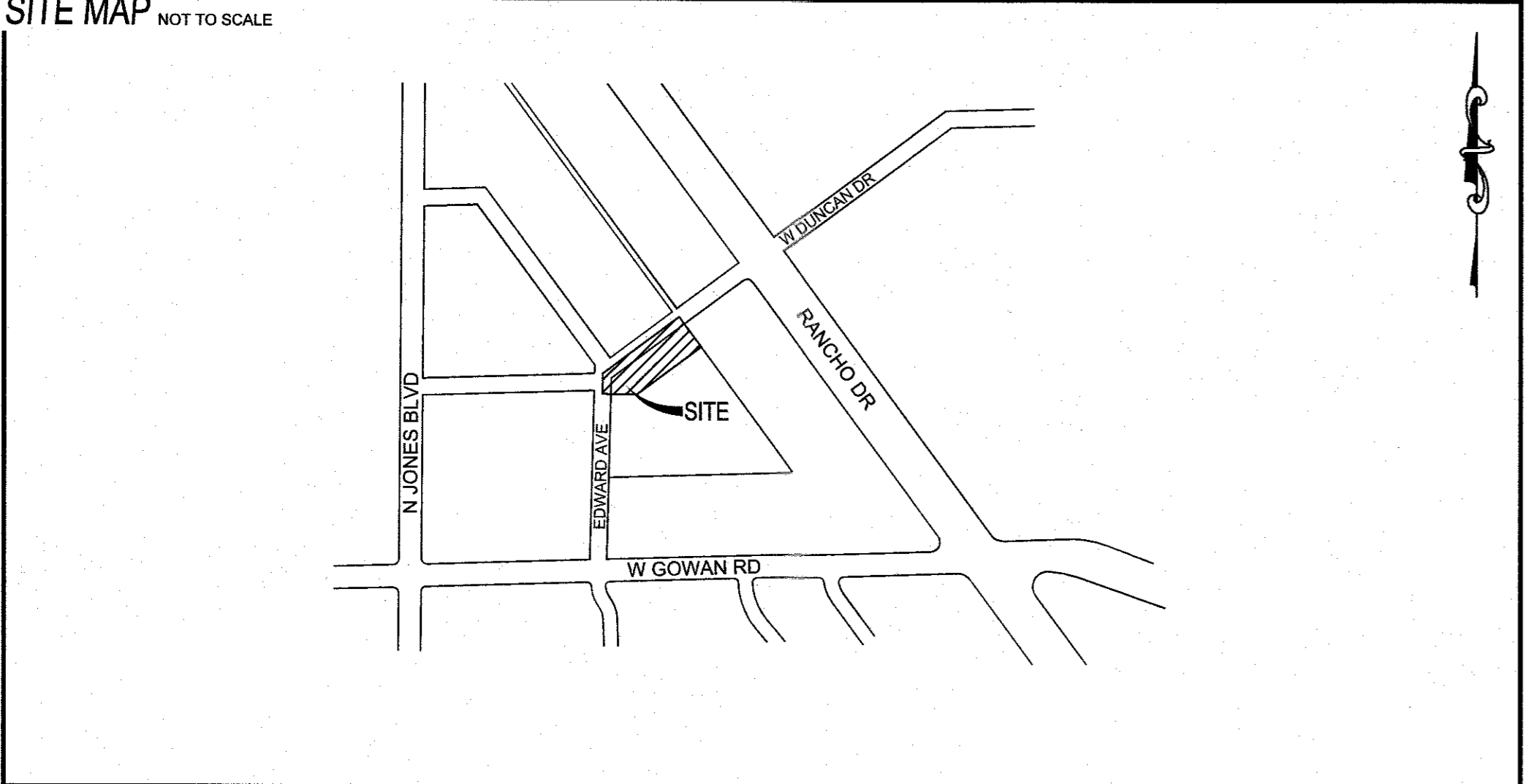
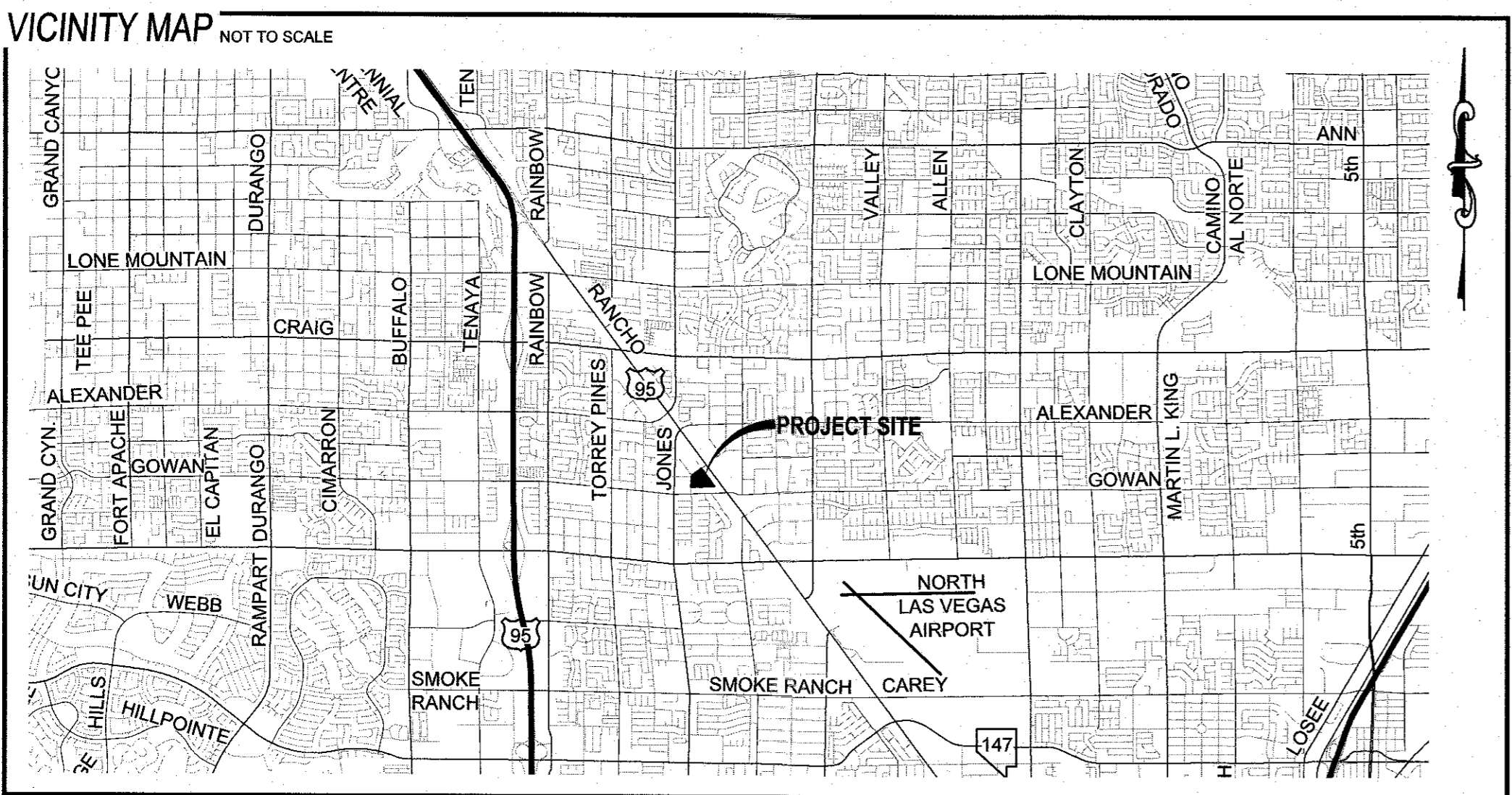


# DUNCAN & EDWARDS - PHASE 2 MULTIFAMILY RESIDENTIAL PROJECT IMPROVEMENT PLANS

CITY OF LAS VEGAS, NEVADA  
APN: 138-12-210-021  
0.53 (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)
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	---	---
WATERLINE FITTINGS	---	---
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 Dig  
Underground  
1-702-432-5300

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

CALL 811 OR 1-800-642-2444

**ABBREVIATIONS**

AC ASPHALTIC CONCRETE	LWVD 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 BENCH MARK	PC POINT OF CURVE
BO BOUNDARY	PCC POINT OF COMPOUND CURVE
BSPM 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	POC 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
CMP CORRUGATED METAL PIPE	PVC POLYVINYL CHLORIDE
CNLV CITY OF NORTH LAS VEGAS	R RADIUS
CO CLEAN OUT, SEWER	RCB REINFORCED CONCRETE BOX
COH CITY OF HENDERSON	RCPP REINFORCED CONCRETE PIPE
CY CUBIC YARD	R/W RIGHT-OF-WAY
DCSWS 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	STLT 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	SW SIDEWALK
EX EXISTING	SY SQUARE YARD
FF FINISH FLOOR ELEVATION	TO TOP OF CURB
FG FINISH GRADE	TOP TOP OF FOOTING
FH FIRE HYDRANT	T.O.P. TOP OF PIPE
FL FLOW LINE	TR TOP OF RETAINING
FT FEET	TW TOP OF WALL
G GRADING	TY TYPICAL
GB GRADE BREAK	UDCS UNIFORM DESIGN AND CONSTRUCTION STANDARDS
GFF GARAGE FINISH FLOOR	UT UTILITY
HP HIGH POINT	VC VERTICAL CURVE
HPS HIGH PRESSURE GAS	VCP VITRIFIED CLAY PIPE
INV INVERT	VG VALLEY GUTTER
LF LINEAR FEET	W WATER
LN LANE	ZC ZERO LIP CURB
LS LANDSCAPE	
LT LEFT	

**DEVELOPER**  
CODY ROSKELLEY  
MICHAELS DEVELOPMENT  
2 COOPER STREET, 14TH FLOOR  
CAMDEN NJ 08102  
(713)-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) 362-6233 FAX  
INFO@TANEYCORP.COM

**OWNER**  
MICHAELS DEVELOPMENT COMPANY  
2 COOPER STREET, 14TH FLOOR  
CAMDEN NJ 08102  
(7013)-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= 7678344.000 U.S. FT  
EASTING= 761644.5620 U.S. FT  
PROJECT COMBINED FACTORS  
GRID TO GRID = 1.0001914945  
GROUND TO GRID = 0.999808542

**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 (NAV83), 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 (as 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  
LWVD APPROVED FIRE FLOW: XXXX GPM AT 20 PSI RESIDUAL  
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW XXXX GPM

SHEETS: XXXXXX

COX COMMUNICATIONS LAS VEGAS, INC.

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 05  
CLV 0000000

LAST PLOT: Ryan Baerens  
FILE NAME: S:\ACTIVE\MICHAELS DEVELOPMENT\MCH-23-002 - DUNCAN & EDWARDS\PHASE 2\PHASE 2\MCH23-002\_BIT\_C\_P142.DWG

REVISIONS

NO.	DESCRIPTION	BY	SHTS.	APPR.	DATE

MICHAELS DEVELOPMENT

EST. 2000  
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

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'...

CLV TRAFFIC NOTES

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

CLV FIRE DISTRICT NOTES

- 1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LAS VEGAS FIRE AND RESCUE ADOPTED FIRE CODE ORDINANCE #6821 FOR HYDRANT SPECIFICATIONS AND HYDRANT INSTALLATION SPECIFICATIONS.

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.

QUANTITIES

Table with columns: PAVING AND GRADING, STORM DRAIN, WATER, SEWER, TRAFFIC, PUBLIC, PRIVATE, BY SHTS, APPR. DATE, REVISIONS.

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...

RTC FAST NOTES

- 1. CONTRACTOR IS TO MAINTAIN AND KEEP OPERATIONAL ALL EXISTING 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 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.

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.

CLV STREETLIGHT NOTES

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

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 AND POTENTIAL POLLUTANTS THAT MAY BE DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF THE CITY OF LAS VEGAS...

SOUTHERN NEVADA SOUTHWEST GAS CORP. GENERAL NOTES

- 1. IN THE EVENT OF NATURAL GAS EMERGENCIES CALL 911 AND 1-877-860-6020.

- 1. 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

- 1. 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.

- 1. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS AND POTENTIAL POLLUTANTS THAT MAY BE DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF THE CITY OF LAS VEGAS...

- 1. ANY DECORATIVE PAVING SURFACE WITHIN THE STREET IS THE RESPONSIBILITY OF THE OWNER'S ASSOCIATION, OR THE INDIVIDUAL PROPERTY OWNERS IF NO OWNER'S ASSOCIATION IS IN EXISTENCE, OR THE AGENCY HAVING JURISDICTION.

- 1. NO LEAD COMPLIANCE NOTE: TO COMPLY WITH THE FEDERAL SAFE DRINKING WATER ACT, ALL WATER WORKS BRASS PRODUCTS PROPOSED TO BE RELOCATED, OR INSTALLED AS NEW MUST BE INSTALLED WITH THE LEAD FREE APPROVED PRODUCT.

- 1. APPROVED FOR CONSTRUCTION

Call before you dig logo with 811 logo and text: Avoid overhead power line contact. It's costly. Avoid cutting underground utility lines. It's costly.

BASIS OF BEARING: SOUTH 69°21'30" WEST, BEING THE SOUTHWEST CORNER OF THE NORTHWEST CORNER (1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 12 WEST, CLARK COUNTY, NEVADA.

BENCHMARK: CITY OF LAS VEGAS BENCHMARK, BENCHMARK ID: 5LV0012CA. RIVET & PLATE IN TOP OF CURB AT NW CORNER OF GOWAN & RANCHO. ELEVATION 697.11 METERS (NAV D 88), 2254.30 U.S. SURVEY FEET.

DEVIATIONS FROM STANDARDS: 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.

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.

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.

Table with columns: NO, DESCRIPTION, REVISIONS.

MICHAELS DEVELOPMENT logo and contact information.

TANEY ENGINEERING logo and contact information: 6030 S. JONES BLVD LAS VEGAS, NV 89118.

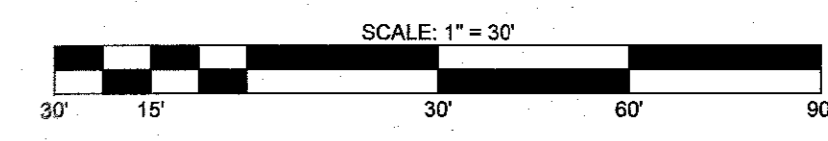
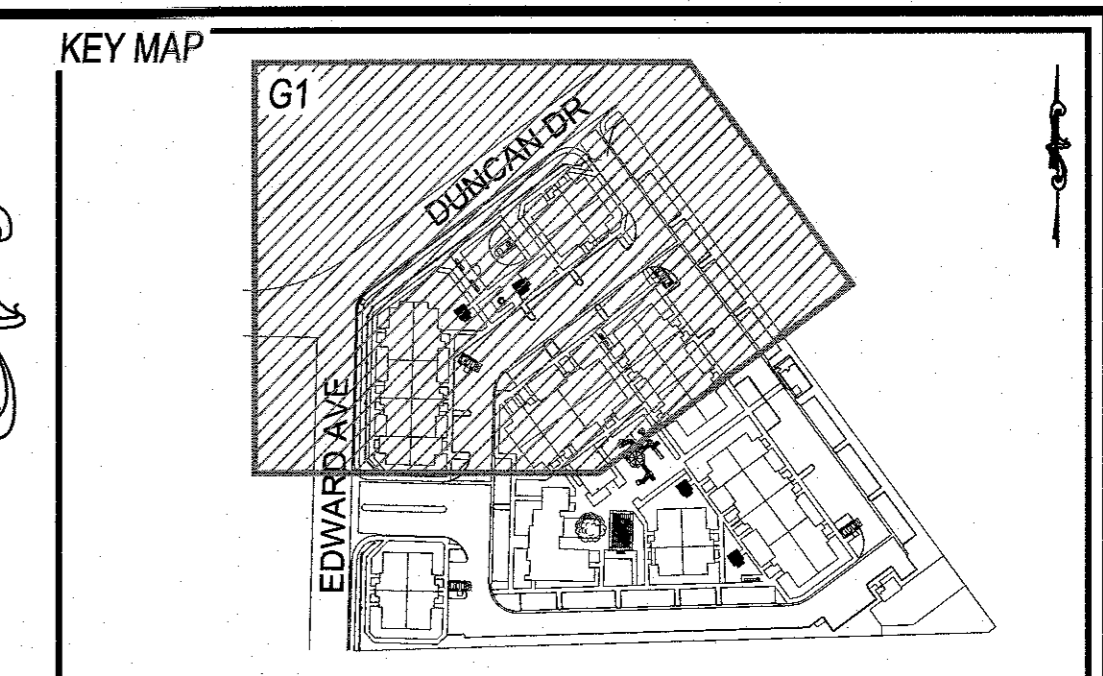
DUNCAN & EDWARDS logo and project name: MULTIFAMILY RESIDENTIAL PROJECT NOTES & QUANTITIES.

Professional Engineer seal for Edward F. Taney, No. 63224, State of Nevada, 9903.

Project details: DATE: 6/13/2024, SCALE: N/A, JOB NO: MCH-23-002, DESIGNED BY: RB, CHECKED BY: BEM, SHEET NAME: C2, SHEET NUMBER: 02 OF 05, CLV 000000.

LAST PLOT: Ryan Beavers, FILE NAME: S:\ACT\MEM\MICHAELS DEVELOPMENT\MCH-23-002 - DUNCAN & EDWARDS\BEM\IP-933 SHEET DWG\DWGPHASE 2\MCH202\_SHT\_C\_P142.DWG

LAST PLOT: Ryan Baewers  
 FILE NAME: S:\ACTIVE\MICHAELS DEVELOPMENT\MCH-23-002 - DUNCAN & EDWARDS\3 IPS\3 SHEET DWG\PHASE 2\MCH23-002\_BLT\_G\_P142.DWG



- GRADING CONSTRUCTION NOTES**
1. CONSTRUCT 24" L-TYPE CURB & GUTTER (CCAUSD#216)
  2. CONSTRUCT 4" THICK CONC. SIDEWALK WIDTH AS LABELED IN PLAN VIEW (CCAUSD#234)
  3. CONSTRUCT 8" CROSS GUTTER (CCAUSD#228)
  4. CONSTRUCT AC PAVEMENT OVER AGG BASE - SEE GRADING DETAILS & SECTIONS FOR THICKNESS.
  5. SAWCUT, TRENCH AND MATCH EX AC PAVEMENT (CCAUSD#500.3, #500.4, #500.5, & #503)
  6. EXISTING SOLID GROUT WALL TO BE REMOVED
  7. INSTALL 2" SIDEWALK UNDERDRAIN (CCAUSD#235)
  8. NOT USED
  9. PLACE RIP RAP D50=6", THICKNESS=12"
  10. CONSTRUCT CASE 1 SIDEWALK RAMP, A=8", B=8" (CCAUSD#235)
  11. CONSTRUCT CASE 1 SIDEWALK RAMP, A=8.5", B=4.5" (CCAUSD#235)

NO	DESCRIPTION	BY	SHTS	APPR	DATE

MICHAELS DEVELOPMENT

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

Call before you Dig  
 Avoid cutting underground utility lines. It's costly.  
**811**  
 OR  
 1-800-842-2444

**GEOTECHNICAL**  
 FIRM NAME: TANEY ENGINEERING & LAND SURVEYING  
 FIRM ADDRESS: 6030 S. JONES BLVD, LAS VEGAS, NV 89118  
 (702) 362-8844  
 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.

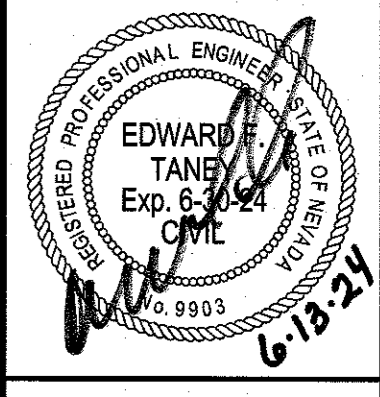
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**GRADING NOTES**  
 ADD XX00 FEET TO ALL GRADE TAGS TO GET ACTUAL ELEVATION.  
 THE ELEVATION DIFFERENCE BETWEEN THE PAD AND FINISH FLOOR IS DETERMINED FROM THE MINIMUM THICKNESS REQUIRED PER THE GEOTECHNICAL REPORT. FINISH FLOORS MAY INCREASE DEPENDING 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.

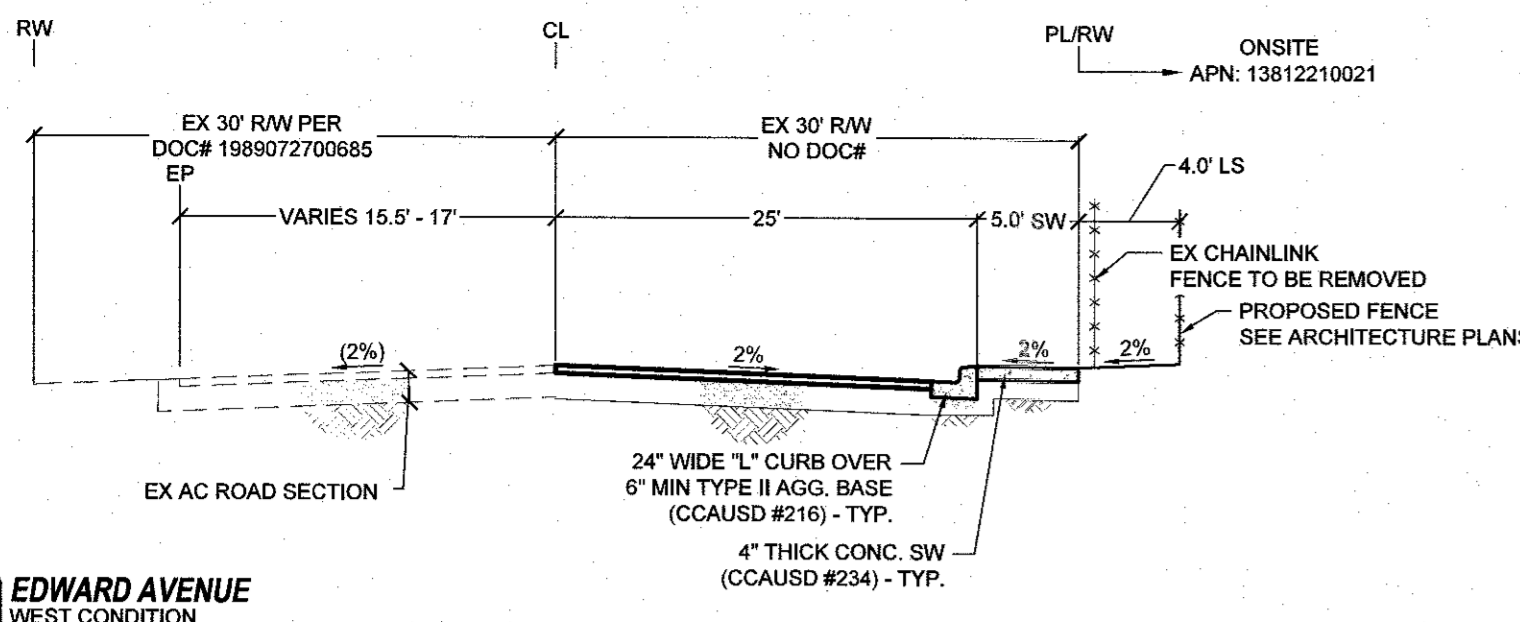
**BENCHMARK**  
 CITY OF LAS VEGAS BENCHMARK, BENCHMARK ID: SLV0012C4A, RIVET & PLATE IN TOP OF CURB AT NW CORNER OF GOWAN & RANCHO, ELEVATION 687.11 METERS (NAV D 88), 2254.30 U.S. SURVEY FEET

**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.  
 ED TANEY, PE  
 DATE: 6.13.24

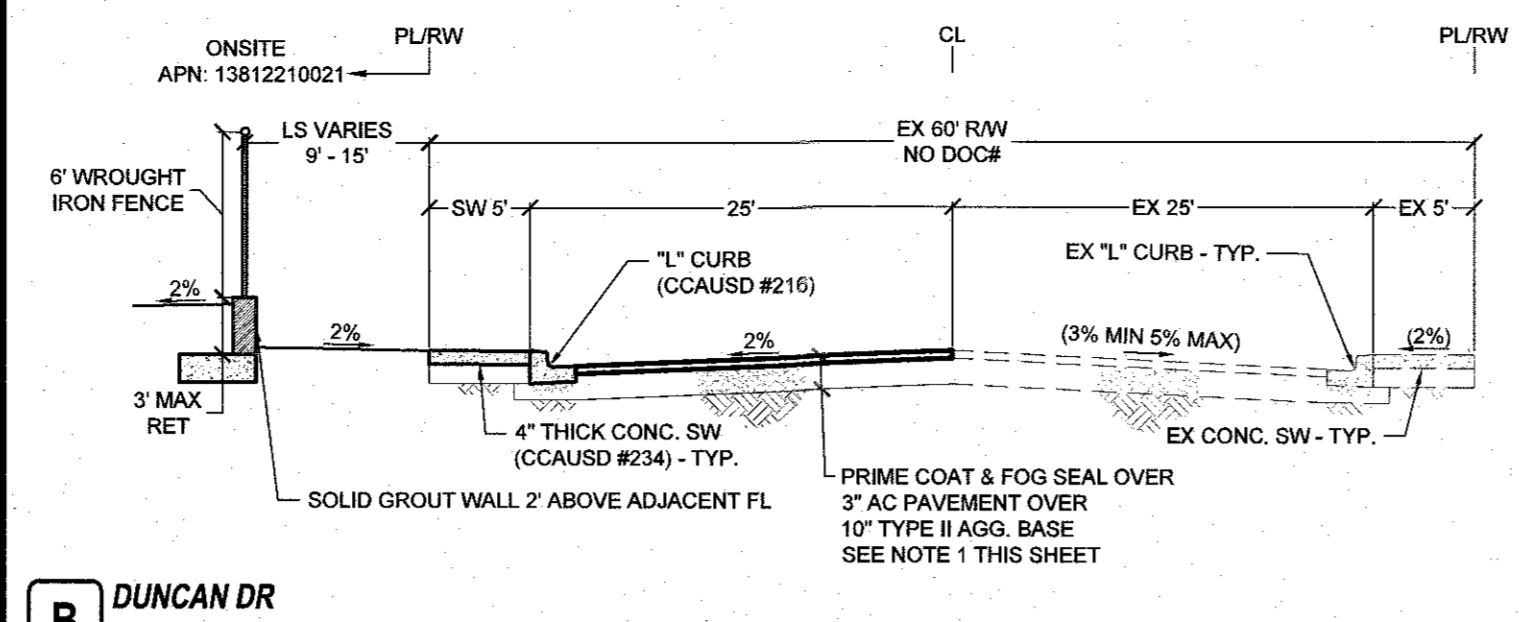
DUNCAN & EDWARDS  
 MULTIFAMILY RESIDENTIAL PROJECT  
 GRADING PLAN 1



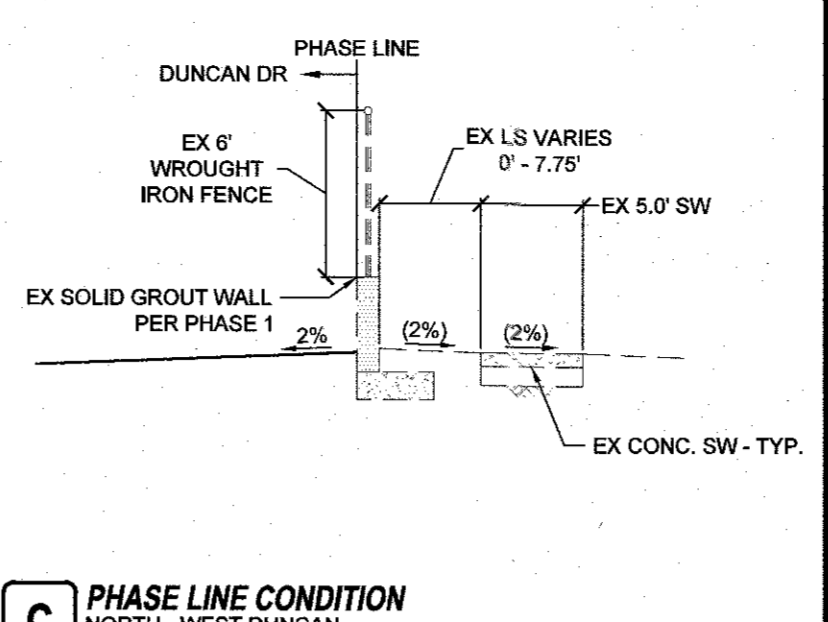
DATE:	2/20/2024
SCALE:	1"=30'
JOB NO.:	MCH-23-002
DESIGNED BY:	RB
CHECKED BY:	BEEM
SHEET NAME:	
SHEET NUMBER:	G1
	03 OF 05
CLV	0000000



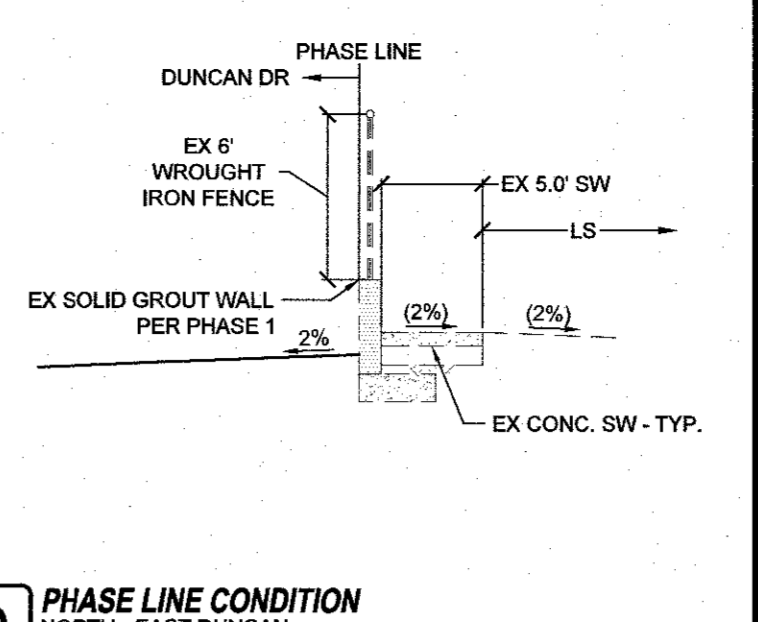
**A** EDWARD AVENUE  
WEST CONDITION  
NTS



**B** DUNCAN DR  
NTS



**C** PHASE LINE CONDITION  
NORTH - WEST DUNCAN  
NTS



**D** PHASE LINE CONDITION  
NORTH - EAST DUNCAN  
NTS

LAST PLOT: Ryan Barrett  
FILE NAME: S:\ACTIVE\MICHAELS DEVELOPMENT\MCH-23-002 - DUNCAN & EDWARDS\ENG\IPB3 SHEET DWG\PHASE 2\MCH002\_SHT\_GD\_PHL2.DWG

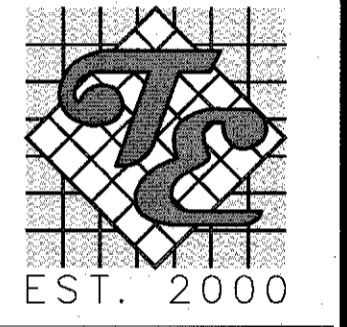
- GENERAL SECTION NOTES:**
- ALL AGG. BASES SHALL BE COMPACTED PER GEOTECH REPORT. PRELIMINARY PAVEMENT SECTIONS SHALL BE VERIFIED WITH THE FINAL PAVEMENT SECTION RECOMMENDATION REPORT PRIOR TO CONSTRUCTION. IF FINAL PAVEMENT SECTIONS ARE DIFFERENT, A REVISION TO THE IMPROVEMENT PLANS WILL BE REQUIRED.
  - 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" ABOVE LIP ON LOCAL RESIDENTIAL STREETS AND 1/2" ABOVE LIP ON COLLECTOR/ARTERIAL STREETS TO ADJACENT CONCRETE AFTER COMPACTION.

Avoid overhead power line contact. It's costly.  
**Call before you Dig**  
811  
1-702-227-2929

Avoid cutting underground utility lines. It's costly.  
**Call before you Dig**  
811  
OR  
1-800-642-2444

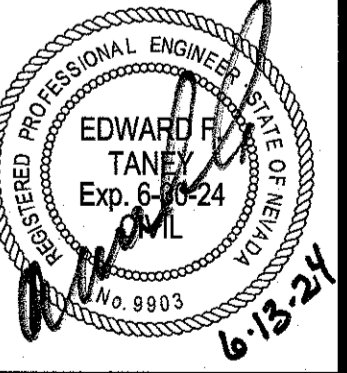
NO.	DESCRIPTION	BY	SHTS.	APPR.	DATE

MICHAELS DEVELOPMENT



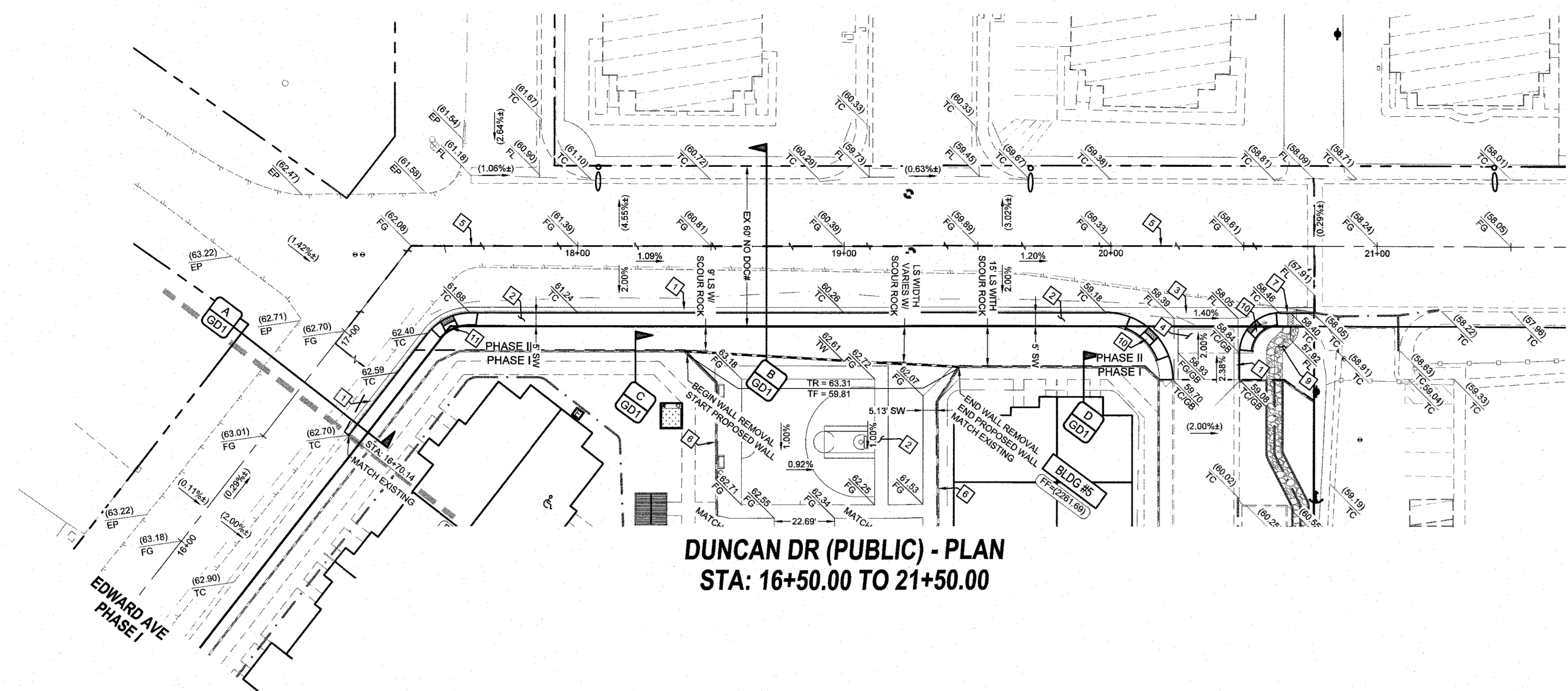
**TANEY ENGINEERING & LAND SURVEYING**  
6030 S. JONES BLVD  
LAS VEGAS, NV 89118  
(702) 362-8644  
INFO@TANEYCORP.COM

**DUNCAN & EDWARDS**  
MULTIFAMILY RESIDENTIAL PROJECT  
GRADING DETAILS

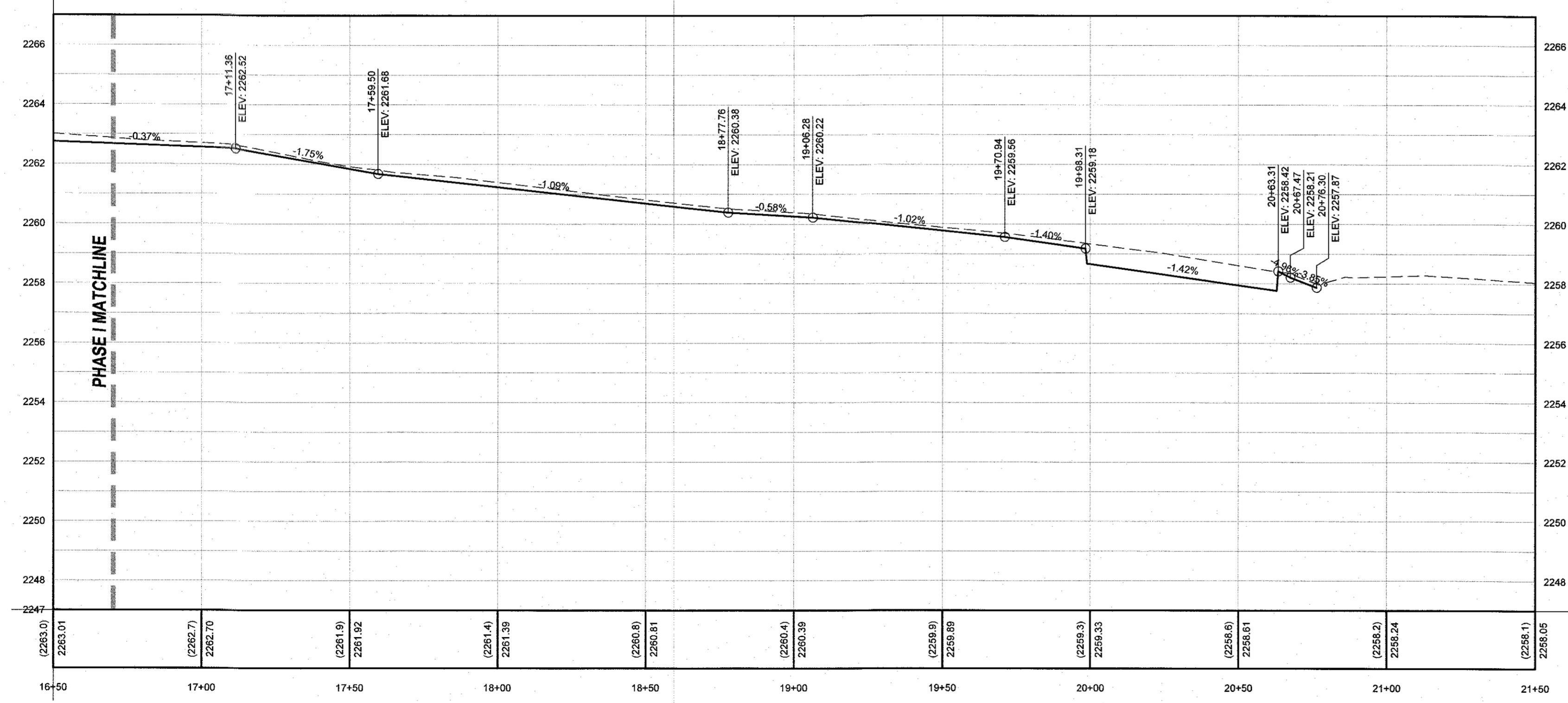


DATE: 6/13/2024  
SCALE: NTS  
JOB NO: MCH-23-002  
DESIGNED BY: RBJ CHECKED BY: BEM  
SHEET NAME: **GD1**  
SHEET NUMBER: **04** OF **05**  
CLV 000000

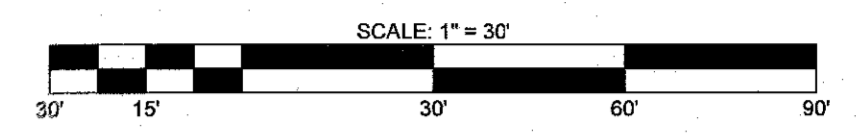
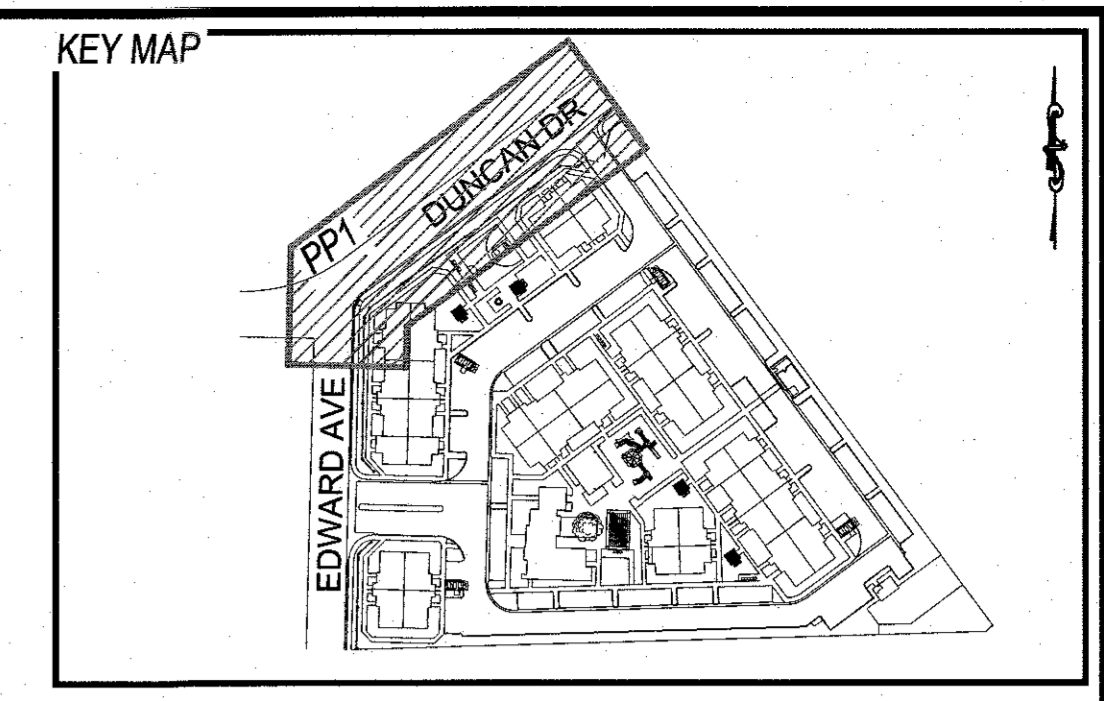
LAST PLOT: Ryan Beavers  
 FILE NAME: S:\ACTIVE\MICHAELS DEVELOPMENT\MCH-23-002 - DUNCAN & EDWARDS\PHASE 2\MCH202\_SHT\_PP\_PP2.DWG



**DUNCAN DR (PUBLIC) - PLAN**  
 STA: 16+50.00 TO 21+50.00



**DUNCAN DR (PUBLIC) - PROFILE**  
 STA: 16+50.00 TO 21+50.00  
 SCALE: 1"=30' HORIZONTAL; 1"=3' VERTICAL



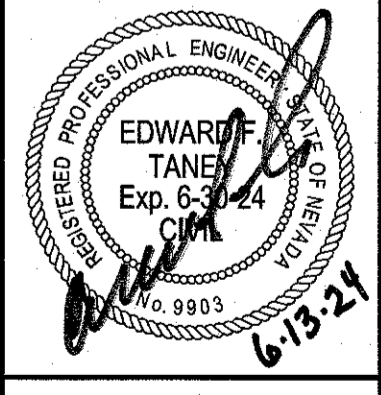
- GRADING CONSTRUCTION NOTES**
1. CONSTRUCT 24" L-TYPE CURB & GUTTER (CCAUSD#216)
  2. CONSTRUCT 4" THICK CONC. SIDEWALK, WIDTH AS LABELED IN PLAN VIEW (CCAUSD#234)
  3. CONSTRUCT 6" CROSS GUTTER (CCAUSD #220)
  4. CONSTRUCT AC PAVEMENT OVER AGG BASE - SEE GRADING DETAILS & SECTIONS FOR THICKNESS.
  5. SAWCUT, TRENCH AND MATCH EX AC PAVEMENT (CCAUSD#500.3, #500.4, #500.5, & #503)
  6. EXISTING SOLID GROUT WALL TO BE REMOVED
  7. INSTALL 2" SIDEWALK UNDERDRAIN (CCAUSD#235)
  8. NOT USED
  9. PLACE RIP RAP D50-6", THICKNESS=12"
  10. CONSTRUCT CASE 1 SIDEWALK RAMP, A=8", B=8" (CCAUSD#235)
  11. CONSTRUCT CASE 1 SIDEWALK RAMP, A=9.5", B=4.5" (CCAUSD#235)

NO	DESCRIPTION	BY	SHTS	APPR.	DATE

MICHAELS DEVELOPMENT

**TANEY ENGINEERING & LAND SURVEYING**  
 EST. 2000  
 6030 S. JONES BLVD  
 LAS VEGAS, NV 89118  
 (702) 382-8844  
 INFO@TANEYCORP.COM

**DUNCAN & EDWARDS**  
 MULTIFAMILY RESIDENTIAL PROJECT  
 PLAN AND PROFILE 1  
 DUNCAN DR  
 STA: 16+50.00 TO 21+50.00



**GEOTECHNICAL**  
 FIRM NAME  
 FIRM ADDRESS  
 LAS VEGAS, NV 89XXX  
 (702) XXX-XXXX  
 REPORT NO.: XXXXX  
 DATE: XXXXXX

- LVWD NOTES**
- LVWD 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 EVEN 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 LVWD EXISTING FACILITIES TO FINISHED GRADE PER UDACS. ALL LVWD 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 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.

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

**PROFILE NOTES**

- ADD XX00 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: 5LV0012C4A, RIVET & PLATE IN TOP OF CURB AT NW CORNER OF GOWAN & RANCHO. ELEVATION 687.11 METERS (NAV D 88), 2254.30 U.S. SURVEY FEET

APPROVED FOR CONSTRUCTION  
 LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES  
 PROJECT # 122XXX, FIRST APPROVED DATE  
 LVWD APPROVED FIRE FLOW: XXXX GPM AT 20 PSI RESIDUAL  
 MAXIMUM AVAILABLE FIRE SPRINKLER FLOW XXXX GPM

Call before you Dig  
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 CALL 811  
 OR 1-800-642-2444

Call before you Overhead  
 1-702-227-2929

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