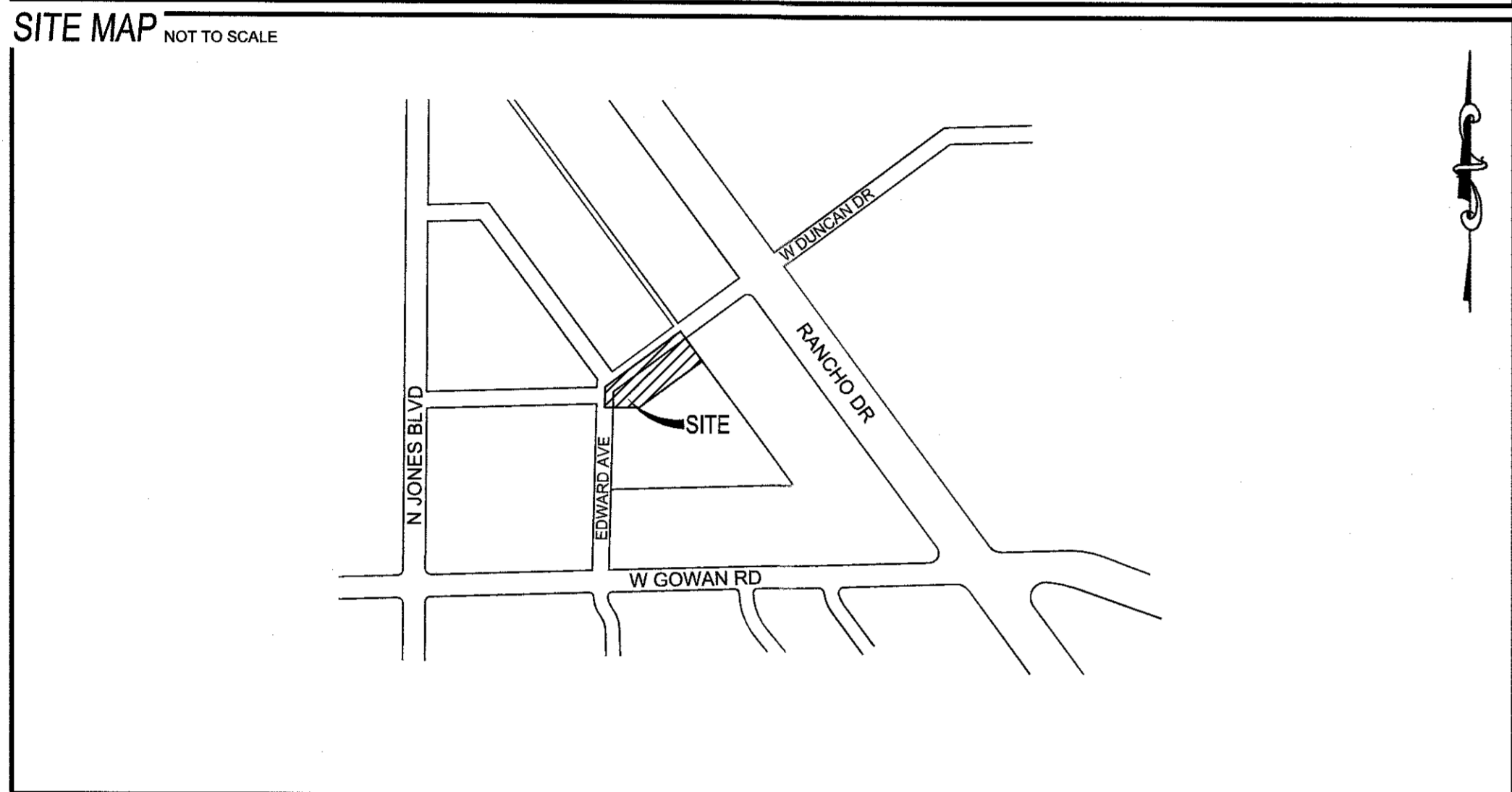
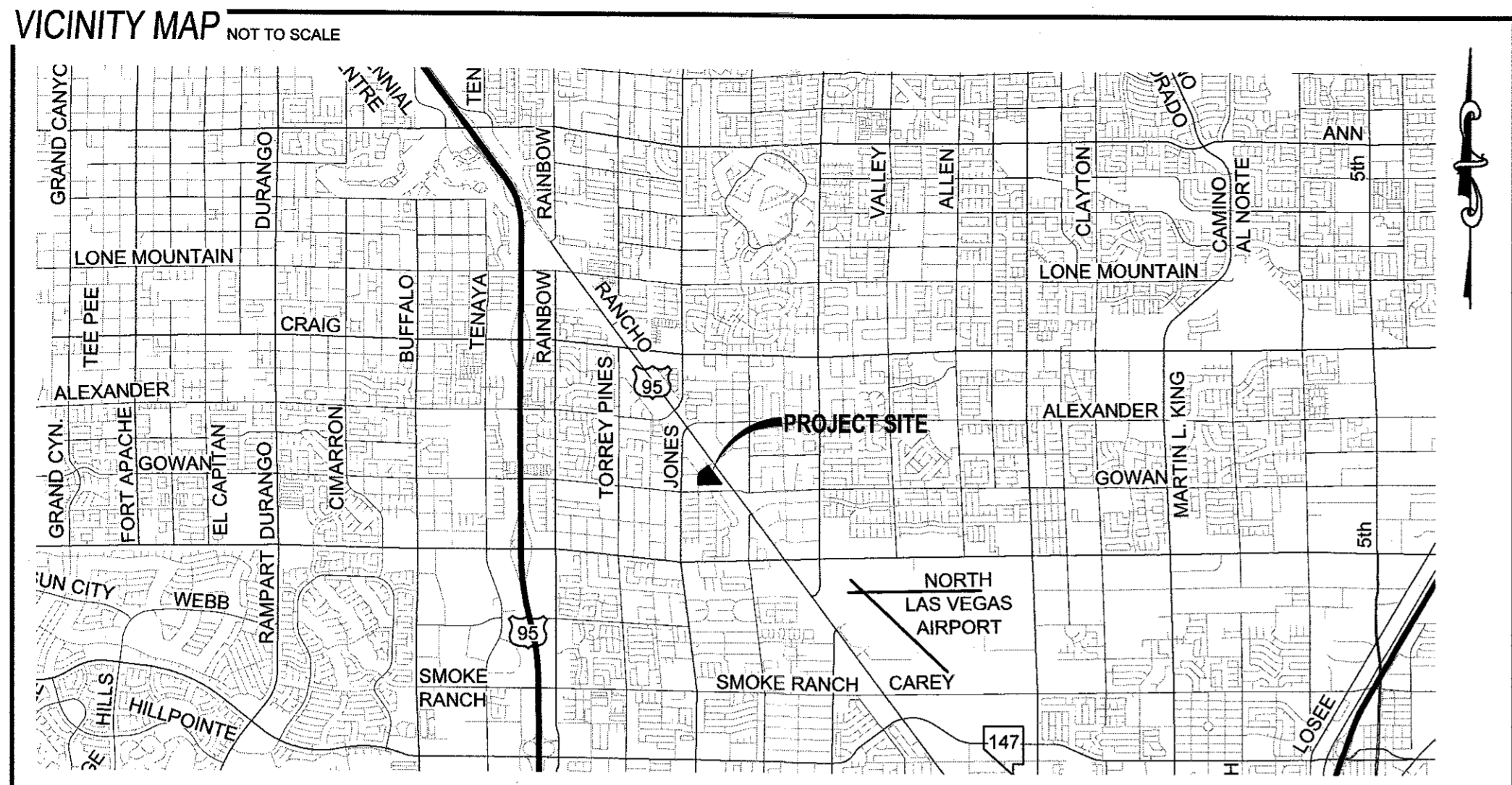


DUNCAN & EDWARDS - PHASE 2 MULTIFAMILY RESIDENTIAL PROJECT TECHNICAL DRAINAGE STUDY

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	---	---
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	---	---
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 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.
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	BENCH MARK	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	PROPERTY LINE
CATV	CABLE TELEVISION	PLT	PLATE
CC	CLARK COUNTY	PCC	POINT OF CONNECTION
CCALSD	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	RCR	REINFORCED CONCRETE PIPE
CY	CUBIC YARD	RHW	RIGHT-OF-WAY
DCSWCS	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
EK	EXISTING	SY	SQUARE YARD
FG	FINISH FLOOR ELEVATION	TC	TOP OF CURB
FG	FINISH GRADE	TCD	TRAFFIC CONTROL DEVICE
FL	FIRE HYDRANT	TELE	TELEPHONE
FL	FLOW LINE	TF	TOP OF FOOTING
FT	FEET	T.O.P.	TOP OF PIPE
G	GRADING	TR	TOP OF RETAINING
GB	GRADE BREAK	TW	TOP OF WALL
GFF	GARAGE FINISH FLOOR STANDARDS	TYP	TYPICAL
HP	HIGH POINT	UDGS	UNIFORM DESIGN AND CONSTRUCTION
HPR	HIGH PRESSURE GAS	UT	UTILITY
INVT	INVERT	VC	VERTICAL CURVE
LN	LINE	VCP	VITRIFIED CLAY PIPE
LS	LANDSCAPE	VG	VALLEY GUTTER
LT	LEFT	W	WATER
		ZC	ZERO LIP CURB

SHEET INDEX

NO.	
01	C1 COVER
02	C2 NOTES & QUANTITIES
03	C3 CLARK COUNTY NOTES
04	G1 GRADING PLAN 1
05	G01 GRADING DETAILS
06	PP1 PLAN AND PROFILE 1 - DUNCAN DR - STA: 16+50.00 TO 21+50.00
07	TR1 TRAFFIC PLAN 1

DEVELOPER
CODY ROSKELLEY
THE MICHAELS DEVELOPMENT COMPANY L.P.
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) 362-5233 FAX
INFO@TANEYCORP.COM

OWNER
SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
340 N. 11TH ST., SUITE 170
LAS VEGAS, NEVADA 89101
(713)-254-8031
EMAIL: CROSKELLEY@TMO.COM

ACRES: 5.15 AC
AREA DISTURBED: 5.15 AC

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= 2678344.4420 U.S. FT
EASTING= 761644.5620 U.S. FT
PROJECT COMBINED FACTORS
GRID TO GROUND = 1.0001514945
GROUND TO GRID = -0.9998485055

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 89), 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 WITH THE FINAL DESIGN IS COMPLETED. THE NEW SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSIONS RULES AND REGULATIONS.

CITY OF LAS VEGAS FIRE & RESCUE

CITY OF LAS VEGAS ENGINEERING

CITY OF LAS VEGAS DEPARTMENT OF PLANNING

DATE: 6/3/2025
SCALE: N/A
JOB NO: MCH-23-002
DESIGNED BY: RB CHECKED BY: BEM
SHEET NAME: C1
SHEET NUMBER: 01 OF 07
CC PW24-17446
CLV 0000000

LAST PLOT: S:\ACT\MICHAELS DEVELOPMENT\24-002 - DUNCAN & EDWARDS\PHASE 2\MCH202_SHT_C1_P10.DWG
FILE NAME: S:\ACT\MICHAELS DEVELOPMENT\24-002 - DUNCAN & EDWARDS\PHASE 2\MCH202_SHT_C1_P10.DWG

BY: S/ITS: APRR: DATE

DESCRIPTION

NO

REVISIONS

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

BRIAN E. MYERS
No. 23550
6/3/25

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, BARRICADE, AND TRAFFIC DELINEATION SHALL CONFORM TO THE 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES', LATEST EDITION.

CLV FIRE DEPARTMENT 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 for PAVING AND GRADING, TRAFFIC, PUBLIC, PRIVATE, and DATE. Includes items like ASPHALT, TYPE II GRAVEL, 6" CROSS GUTTER, etc.

- 1. 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...

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

RTC FAST NOTES

- 1. CONTRACTOR IS TO MAINTAIN AND KEEP OPERATIONAL ALL EXISTING ITS INFRASTRUCTURE WITHIN THE CONSTRUCTION LIMITS. IF ANY EXISTING ITS 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.

SOUTHERN NEVADA SOUTHWEST GAS CORP. GENERAL NOTES

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

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 (NAV88), 2254.30 U.S. SURVEY FEET.

UTILITY DISCLAIMER

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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 TONICUPAH 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: 324 CY CUT / 155 CY FILL / 169 CY NET

REVISIONS

Table with columns for NO, DESCRIPTION, and DATE. Includes revision 02 of 07.

NOTES & QUANTITIES

Notes and quantities section for the project, including a reference to the legal description and utility disclaimer.

PROJECT INFORMATION

Project information including location (6303 S. JONES BLVD LAS VEGAS, NV 89118), contact info (702) 362-8844, and company name (TANEY ENGINEERING & LAND SURVEYING).

PROJECT INFORMATION

Complex block containing project details, contact information for Taney Engineering & Land Surveying, and a logo for the project.

LAST PLOT: SWAN PLOT FILE NAME: S:\ACTIVEMICHAELS\DEVELOPMENT\MCH-23-002 - DUNCAN & EDWARDS\BENQ51\PS3 SHEET DWG\PHASE 2\MCH-23-002_SHT_C_PCH.DWG

CC GENERAL NOTES

- 1. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITION BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND OF INGRESS AND EGRESS TO SAID CONSTRUCTION. EXTENT OF TRANSITIONS TO BE DETERMINED BY THE COUNTY ENGINEER.
2. EXISTING UTILITIES ARE LOCATED ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE PROTECTION OF UTILITIES AND THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON PLANS OR NOT IN THE LOCATION SHOWN ON THE PLANS. (CALL BEFORE YOU DIG 800-227-2600)
3. CONSTRUCTION SURVEY: GRADES ARE GIVEN FROM TOP OF STAKES OR NAILS. THE CONTRACTORS ARE CAUTIONED TO OBSERVE THE FOLLOWING RULE IN USING THE GRADE STAKES GIVEN BY THIS OFFICE. THREE CONSECUTIVE POINTS THAT ARE SHOWN TO BE ON THE SAME RATE OF SLOPE MUST BE USED IN COMMON IN ORDER THAT ANY VARIATION OUT OF A PERFECT STRAIGHT GRADE MAY BE DETECTED. IN CASE ANY SUCH DISCREPANCY IS FOUND, THE SAME MUST BE REPORTED OTHERWISE THIS OFFICE WILL NOT BE RESPONSIBLE FOR ANY ERROR IN THE GRADE OF THE FINISH WORK.
4. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR TO VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR'S RESPONSIBILITIES REGARDING UTILITIES SHALL BE AS REQUIRED UNDER SECTION 107.17 OF THE UNIFORM STANDARD SPECIFICATIONS FOR CLARK COUNTY AREA, NEVADA AND AS PROVIDED IN THE SPECIFICATIONS. THE CONTRACTOR SHALL USE EXTREME CARE WORKING OVER OR NEAR ANY EXISTING GAS MAINS.
5. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE FROM DAMAGE. ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED TO THE SATISFACTION OF THE ENGINEER AT THE EXPENSE OF THE CONTRACTOR.
6. FENCES, SIGNS, STRUCTURES, LIGHTS AND OTHER EXISTING IMPROVEMENTS WITHIN STREET RWAY SHALL BE REMOVED WHERE SHOWN ON THE CONTRACT DRAWINGS, AND AS REQUIRED BY THE ENGINEER.
7. REPLACEMENT, RELOCATION OR RECONSTRUCTION OF ALL EXISTING IMPROVEMENTS INCLUDING FENCES, WALL SIGNS, AND ALL OTHER ITEMS APPLICABLE TO THIS CONTRACT SHALL BE AS REQUIRED BY THE ENGINEER.
8. THE CONTRACTOR SHALL BACKFILL AND FINAL GRADE ALL CUT OR FILL SLOPES TO MATCH EXISTING CONDITIONS TO THE SATISFACTION OF THE ENGINEER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERTICAL ADJUSTMENT OF ALL EXISTING SANITARY, WATER AND STORM SEWER MANHOLES TO THE FINAL FINISH GRADES IN ACCORDANCE WITH THE DETAILS SHOWN ON THE CONTRACT DRAWINGS AND IN ACCORDANCE WITH SECTION 609 OF THE "STANDARD SPECIFICATIONS".
10. ALL GRADING SHALL BE IN ACCORDANCE WITH THE SPECIFICATION MANUAL AND THE SOILS REPORT AS LISTED WITHIN THE PLAN SET WHERE CONFLICTS OCCUR THE MOST RESTRICTIVE SHALL GOVERN.
11. 48 HOURS PRIOR TO START OF CONSTRUCTION THE CONTRACTOR SHALL CONTACT:
NV ENERGY PHONE 1-800-227-2600 OR 811
CENTURYLINK TELEPHONE - NEVADA PHONE 1-800-227-2600 OR 811
SOUTHWEST GAS CORPORATION PHONE (702) 365-2099
LAS VEGAS VALLEY WATER DISTRICT PHONE (702) 870-2011

CC DEVELOPMENT REVIEW TRAFFIC NOTES

- 1. 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.
2. BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY GROUND MOUNTED STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING COUNTY STREETS IMMEDIATELY AFTER FIRST GRADING WORK IS ACCOMPLISHED, AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.
3. ALL CONSTRUCTION SIGNING, BARRICADES AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, CURRENT EDITION.
4. IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING SUCH PAVEMENT MARKINGS SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE COUNTY TRAFFIC MANAGER.
5. THE DEVELOPER SHALL BE RESPONSIBLE TO PROVIDE AND INSTALL ALL PERMANENT SIGNS SHOWN ON THE PLANS. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CLARK COUNTY AREA STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH CLARK COUNTY AREA STANDARDS. ALL SIGNS SHALL USE CLASS VI SHEETING.
6. IF A PROPOSED STREET LIGHT STANDARD IS FIELD LOCATED TO WITHIN FIVE (5) FEET OF ANY SIGN SHOWN HEREON TO BE MOUNTED ON A SIGN POST, CHANGE SIGN MOUNTINGS TO ONE ON THE STREET LIGHT STANDARD.
7. PRIOR TO CONSTRUCTION, THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE CURRENT PLANNING DIVISION OF THE DEPARTMENT OF COMPREHENSIVE PLANNING.
8. ALL TRAFFIC SIGNAL POLE ASSEMBLIES, STEEL PEDESTAL FOR CABINETS, AND STREET LIGHT POLES SHALL BE GALVANIZED PER ASTM A.123.
9. ALL STREET LIGHTING INSTALLATIONS SHALL CONFORM TO THE UNIFORM STANDARD DRAWINGS, AND THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA, LATEST EDITION AS NOTED ON THE STREET LIGHTING PLANS AND LED LUMINAIRES. REFER TO CLARK COUNTY PUBLIC WORKS QUALIFIED PRODUCTS LIST "QPL" FOR LED LUMINAIRES. QPL CAN BE FOUND ONLINE AT https://www.clarkcountynv.gov/government/departments/public_works_department/programs_and_services/led_upgrade.php
10. THE FOLLOWING CLARK COUNTY UNDERGROUND FACILITIES MAY BE LOCATED IN YOUR PROJECT AREA: STREET LIGHTING, TRAFFIC SIGNALS, AND FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION (F.A.S.T.) INTERCONNECT CABLE. YOU MUST CONTACT CLARK COUNTY TRAFFIC MANAGEMENT DIVISION, OPERATIONS UNIT AT 702-455-6000 FOR LOCATIONS AT LEAST 48 HOURS PRIOR TO WORKING IN THE AREA. CLARK COUNTY IS NOT A MEMBER OF "CALL BEFORE YOU DIG" (UNDERGROUND SERVICE ALERT), AND A CALL TO THAT ORGANIZATION DOES NOT RELIEVE YOU OF LIABILITY FOR CLARK COUNTY FACILITIES.
11. F.A.S.T. INTERCONNECT CABLE POLICY IS IN EFFECT. INTERCONNECT CABLE MUST BE MAINTAINED AT ALL TIMES. DEVELOPER/CONTRACTOR SHALL PROVIDE TEMPORARY OVERHEAD INTERCONNECT CABLE WHILE PERMANENT CABLE IS BEING RELOCATED. TEMPORARY AERIAL INSTALLATION MUST BE ACCEPTABLE TO THE COUNTY TRAFFIC MANAGER AND TO F.A.S.T. ANY DAMAGE TO THIS CABLE IS DEEMED IN EMERGENCY BY F.A.S.T., CITY OF LAS VEGAS, CLARK COUNTY AND NDOT AND MUST BE REPAIRED IMMEDIATELY TO F.A.S.T. ACCEPTANCE. \$2,500 PER DAY DAMAGES MAY BE ASSESSED AFTER 24 HOURS HAS ELAPSED FROM TIME OF BREAK OR DAMAGE.
12. ALL NEW OR REPLACEMENT TRAFFIC SIGNAL LOOPS SHALL BE INSTALLED USING CABLE-IN-DUCT WIRING. SHALL HAVE INDEPENDENT LEAD-IN WIRES FOR EACH LOOP FROM THE CONTROLLER TO THE PULL-BOX AND EACH LEAD-IN SHALL BE INDIVIDUALLY TAGGED.
13. TRAFFIC SIGNAL PEDESTRIAN HEADS SHALL BE THE LED TYPE.
14. ELECTRICAL POWER SERVICE POINT LOCATION(S) FOR STREET LIGHTING AND TRAFFIC SIGNALS MUST BE INDICATED ON THE PLANS. IF CONNECTING TO AN EXISTING CIRCUIT, INDICATE LOCATION OF EXISTING SERVICE POINT FOR EACH CIRCUIT.
15. WHEN STREET LIGHTS ARE TO BE CONNECTED TO AN EXISTING CIRCUIT, THE ENGINEER MUST CERTIFY THAT THE EXISTING CIRCUIT IS CAPABLE OF HANDLING THE ADDITIONAL CIRCUIT LOAD.
16. CLARK COUNTY RESERVES THE RIGHT TO REJECT STREET LIGHT AND TRAFFIC SIGNAL POLES AND ASSEMBLIES WHICH HAVE A "STRIPED" APPEARANCE.
17. TWO WEEKS PRIOR TO BEGINNING OF CONSTRUCTION, MODIFICATION OR RELOCATION OF ANY TRAFFIC SIGNAL SYSTEM, WRITTEN NOTICE SHALL BE SUBMITTED TO THE CLARK COUNTY TRAFFIC MANAGEMENT DIVISION OF THE DATE THAT WORK WILL BEGIN.
18. THREE (3) NORMAL WORKING DAYS PRIOR TO TURN-ON OR COMPLETION OF MODIFICATION(S) TO A TRAFFIC SIGNAL SYSTEM, WRITTEN NOTICE SHALL BE SUBMITTED TO THE CLARK COUNTY TRAFFIC MANAGEMENT DIVISION THAT WORK IS BEING COMPLETED AND THE PROPOSED DATE OF COMPLETION.

CC DEVELOPMENT REVIEW CONSTRUCTION NOTES

- 1. INSPECTIONS ARE REQUIRED. CALL 24 HOURS IN ADVANCE. (702) 455-4610. THE PERMIT, APPROVED PLANS, AND BARRICADE PLANS FOR THIS WORK MUST BE ON THE JOB SITE AT ALL TIMES.
2. EXACT LOCATION OF ALL SAW-CUT LINES SHALL BE DETERMINED IN THE FIELD BY A CLARK COUNTY INSPECTOR.
3. CURB AND GUTTER WITH A GRADE LESS THAN 4/10 OF ONE PERCENT SHALL BE CONSTRUCTED BY FORMING. EACH JOINT SHALL BE CHECKED FOR GRADE PRIOR TO CONSTRUCTION AND WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION.
4. FINAL ASPHALTIC CONCRETE (AC) PAVEMENT SURFACES SHALL BE ONE-HALF (1/2") INCH ABOVE THE TOP OF THE GUTTER (INCLUDING OPEN GRADE).
5. ALL OFFSITE IMPROVEMENT CONSTRUCTION SHALL CONFORM TO THE UNIFORM STANDARD SPECIFICATIONS AND STANDARD DRAWINGS CLARK COUNTY AREA NEVADA AND CLARK COUNTY SUPPLEMENT TO UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS, LATEST REVISION EXCEPT FOR LUMINAIRES. REFER TO CLARK COUNTY PUBLIC WORKS QUALIFIED PRODUCTS LIST "QPL" FOR LED LUMINAIRES. QPL CAN BE FOUND ONLINE AT https://www.clarkcountynv.gov/government/departments/public_works_department/programs_and_services/led_upgrade.php
6. PRIVATE STREETS, CURB AND GUTTER AND VALLEY GUTTERS REFLECTED ON THESE PLANS ARE TO BE INSPECTED BY A CLARK COUNTY INSPECTOR.
7. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. EXACT LOCATIONS OF RAMPS SHALL BE DETERMINED IN THE FIELD BY A CLARK COUNTY INSPECTOR.
8. PROPER SIGNS, BARRIERS, BARRICADES, AND LIGHTS SHALL BE PLACED AND MAINTAINED IN ACCORDANCE WITH THE LATEST "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS"; TRAFFIC, SCHOOL, OR STREET SIGNS OF ANY KIND ARE NOT TO BE MOVED FOR ANY REASON WITHOUT FIRST COORDINATING WITH THE DEPARTMENT OF PUBLIC WORKS INSPECTOR @ 702-455-4610.
9. THIS PLAN DOES NOT AUTHORIZE CLOSURE OF ANY ROAD OR STREET.
10. NO OPEN TRENCH SHALL BE ALLOWED ACROSS ANY STREET OR WITHIN TEN (10) FEET OF ANY TRAVEL-WAY, EXCEPT WHEN WORK IS IN ACTUAL PROGRESS. AREAS COVERED BY ACCEPTABLE STEEL PLATE ARE NOT TO BE CONSTRUED AS A TRENCH. NO OPEN TRENCH IS PERMITTED IN EXCESS OF 500 FEET OR LENGTH NECESSARY TO ACCOMMODATE PIPE INSTALLATION IN A SINGLE DAY, WHICH EVER IS GREATER. ALL TRENCH CROSSINGS AND BACKFILL SHALL MEET THE STANDARD SPECIFICATION UNLESS OTHERWISE STATED.
11. A TEMPORARY PATCH IS TO BE IN PLACE AT THE END OF EACH WORK DAY WHERE THE BACKFILL IN THE TRENCH HAS BEEN COMPLETED AND PRIOR TO OPENING THE WORK AREA BACK TO TRAFFIC AND IS TO BE MAINTAINED BY THE PERMITEE. A PERMANENT PATCH IS TO BE IN PLACE WITHIN THIRTY (30) DAYS AFTER THE INSTALLATION OF THE TEMPORARY PATCH.
12. COMPACTION TESTS ARE REQUIRED.

SOUTHERN NEVADA SOUTHWEST GAS CORP. GENERAL NOTES

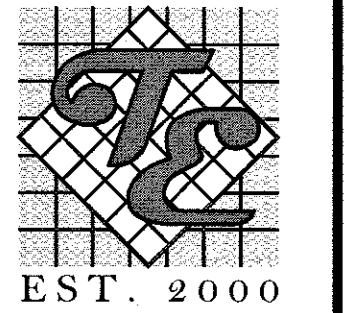
- 1. IN THE EVENT OF NATURAL GAS EMERGENCIES CALL 911 AND 1-877-860-6020.
2. MINIMUM HORIZONTAL AND VERTICAL CLEARANCES BETWEEN NATURAL GAS FACILITIES AND ANY UNDERGROUND UTILITIES AND/OR STRUCTURES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, STORM DRAIN, COMMUNICATIONS, AND ELECTRIC SHALL BE AT LEAST 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 702-528-8467 14 DAYS PRIOR TO CONSTRUCTION.
4. FOR ADJUSTMENT OF CATHODIC PROTECTION TEST POINTS CONTACT 702-365-2388 14 DAYS PRIOR TO CONSTRUCTION.
5. IN THE EVENT OF A NATURAL GAS CONFLICT WITH PROPOSED UTILITIES AND STRUCTURES CONTACT 702-365-2099.
6. FOR STANDBY WHEN EXCAVATING (INCLUDING SAW CUTTING AND PAVEMENT REMOVAL) OVER OR NEAR HIGH PRESSURE GAS LINES CONTACT 702-278-8451 48 HOURS PRIOR TO CONSTRUCTION.

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 AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE 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, SITE STABILIZATION REQUIREMENTS, SCHEDULES, AND DEADLINES.
4. 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 MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, INSPECTIONS SECTION.
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.
6. 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.

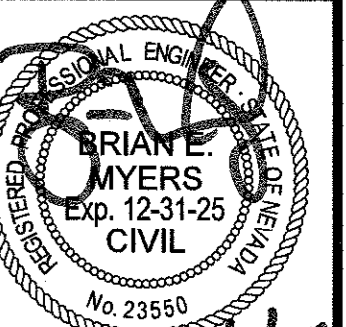
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MICHAELS DEVELOPMENT



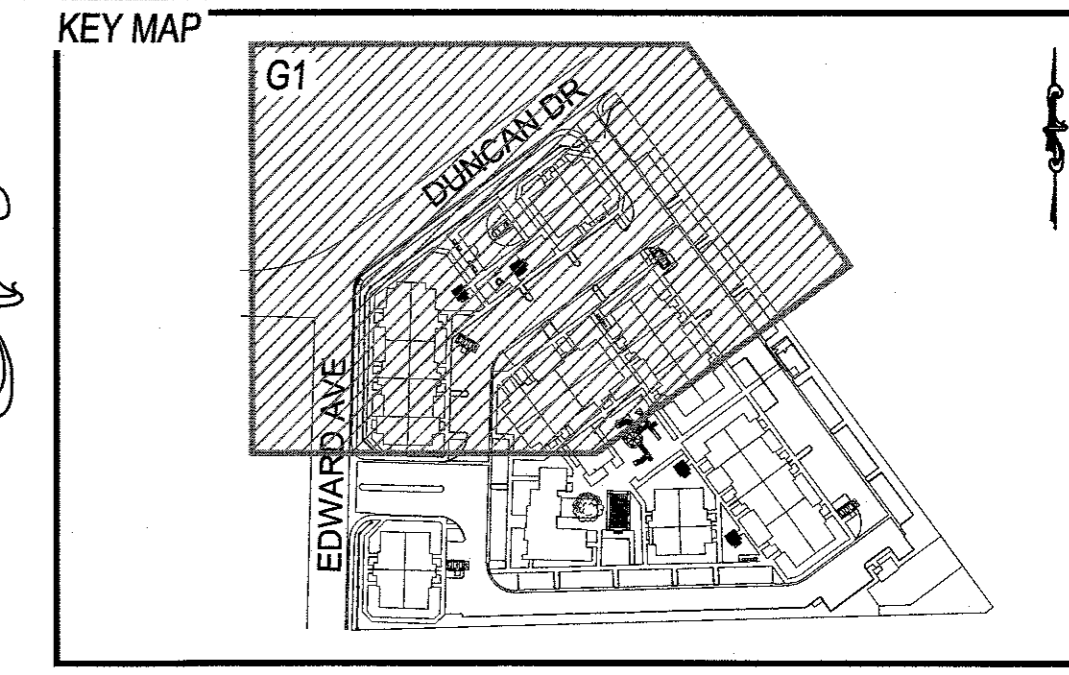
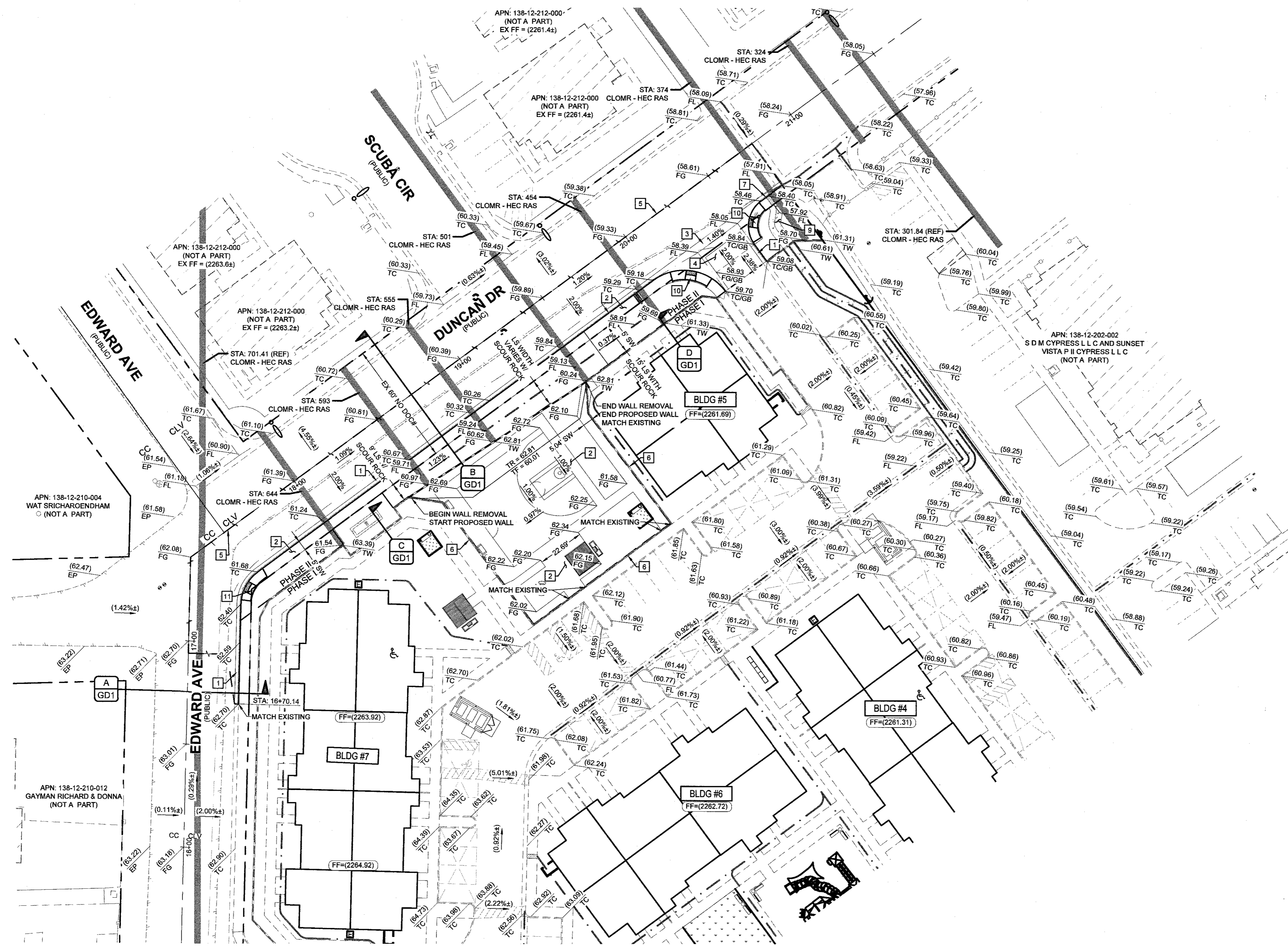
TANEY ENGINEERING & LAND SURVEYING
CIVIL ENGINEERING & LAND SURVEYING
6030 S. JONES BLVD
LAS VEGAS, NV 89118
(702) 362-8844
INFO@TANEYCORP.COM

DUNCAN & EDWARDS
MULTIFAMILY RESIDENTIAL PROJECT
CLARK COUNTY NOTES



DATE: 6/3/2025
SCALE: N/A
JOB NO: MCH-23-002
DESIGNED BY: RB CHECKED BY: BEB
SHEET NAME: C3
SHEET NUMBER: 03 OF 07
CC PW24-17446
CLV 0000000

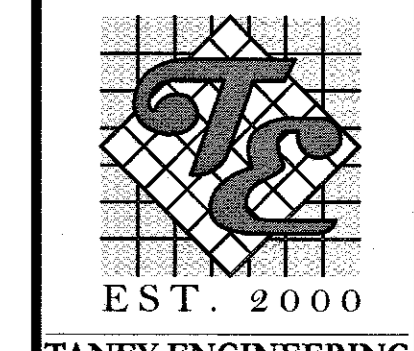
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- GRADING CONSTRUCTION NOTES**
1. CONSTRUCT 24" L-TYPE CURB & GUTTER (CCAUSD#216)
 2. CONSTRUCT 4" THICK CONC. SIDEWALK, WIDTH AS LABELED IN PLAN VIEW (CCAUSD#234)
 3. CONSTRUCT 8" CROSS GUTTER (CCAUSD#228)
 4. CONSTRUCT AC PAVEMENT OVER AGS BASE - 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#236)
 8. NOT USED
 9. INSTALL 6" CONCRETE VALLEY GUTTER (SEE DETAIL EGD1)
 10. CONSTRUCT CASE 1 SIDEWALK RAMP; A=8', B=6' (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
 CIVIL ENGINEERING
 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 Overhead
 1-702-227-2929

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

GEOTECHNICAL
 GEOTEK RESIDENTIAL, LLC
 8835 SOUTH ESCONCADO ST., SUITE B
 LAS VEGAS, NV 89119
 (702) 897-1424
 PROJECT NO: 18096-LVR
 DATE: 05/09/2024

EARTHWORK
 TOTAL FOR OVERALL DEVELOPMENT: 324 CY CUT / 155 CY FILL / 169 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, 2014.

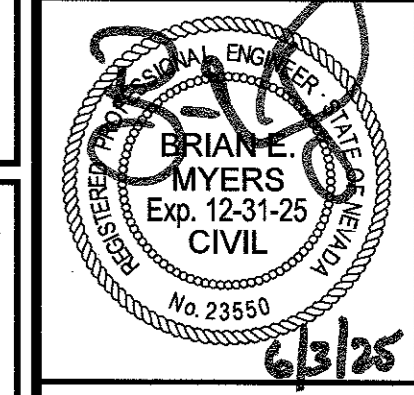
UTILITY DISCLAIMER
 EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR EXISTING LOCATIONS.

GRADING NOTES
 ADD 2200 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.

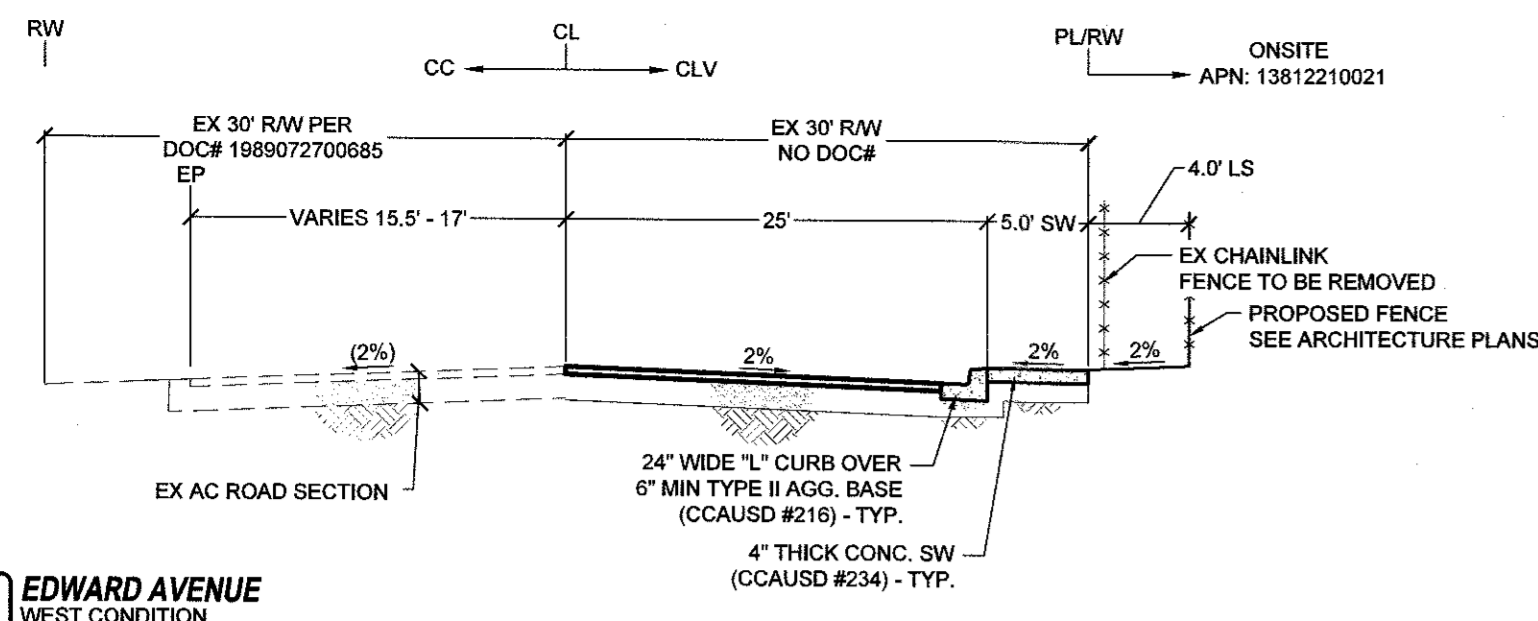
BENCHMARK
 CITY OF LAS VEGAS BENCHMARK, BENCHMARK ID: 5LV0012CA, RIVET & PLATE IN TOP OF CURB AT NW CORNER OF GOVAN & RANCHO. ELEVATION 687.11 METERS (NAVD 88), 2264.30 U.S. SURVEY FEET

GRADING CERTIFICATION
 I CERTIFY THIS GRADING PLAN COMPLIES WITH THE APPROVED DRAINAGE STUDY, PW 24 - ON FILE WITH CLARK COUNTY FOR THIS PROJECT.
 Brian E. Myers, PE
 6/3/25
 DATE

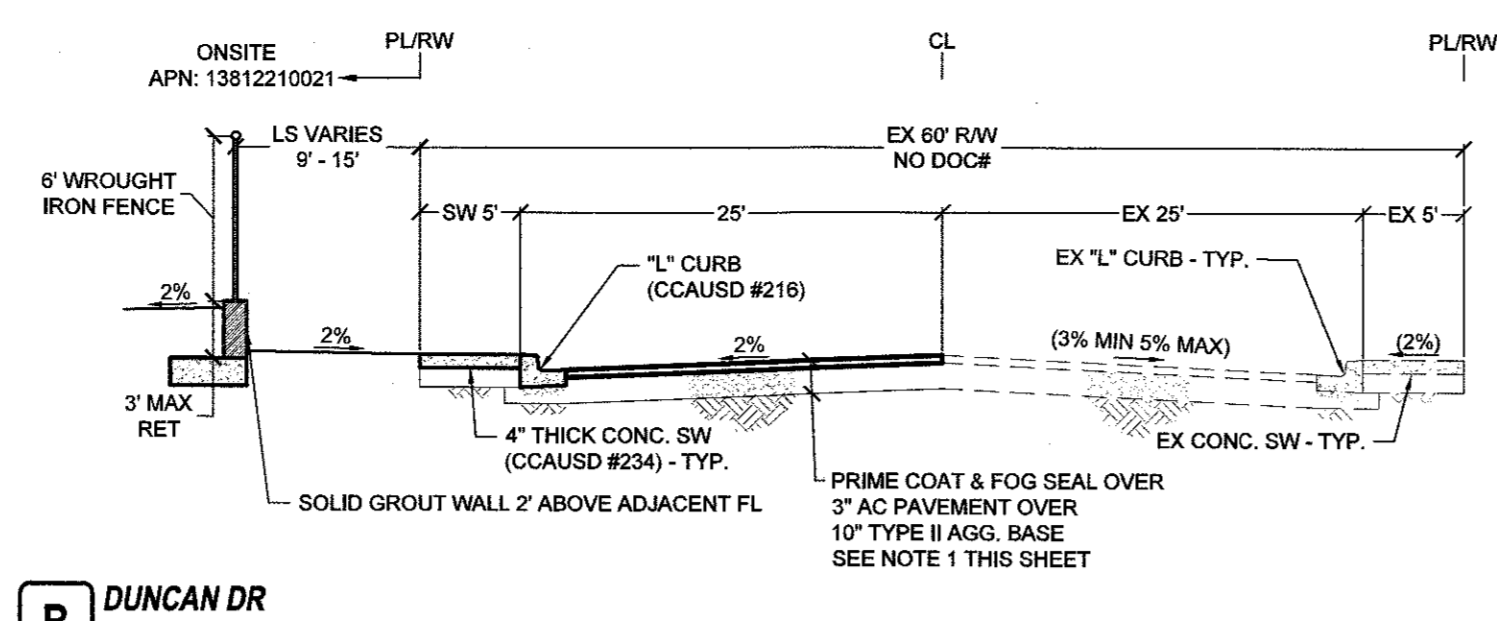
DUNCAN & EDWARDS
 MULTIFAMILY RESIDENTIAL PROJECT
 GRADING PLAN 1



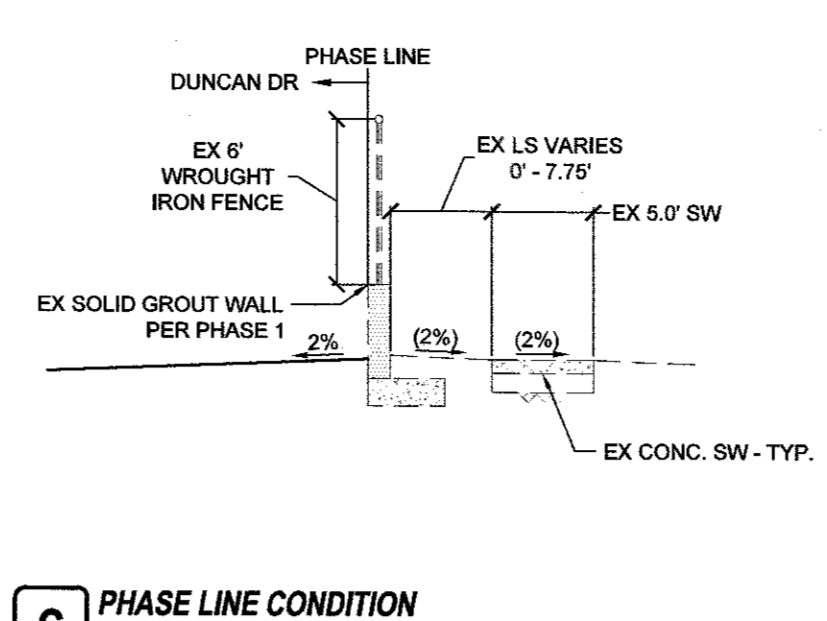
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SCALE:	1"=30'
JOB NO.:	MCH-23-002
DESIGNED BY:	RB
CHECKED BY:	BEW
SHEET NAME:	G1
SHEET NUMBER:	04 OF 07
CC:	PW24-17446
CLV:	0000000



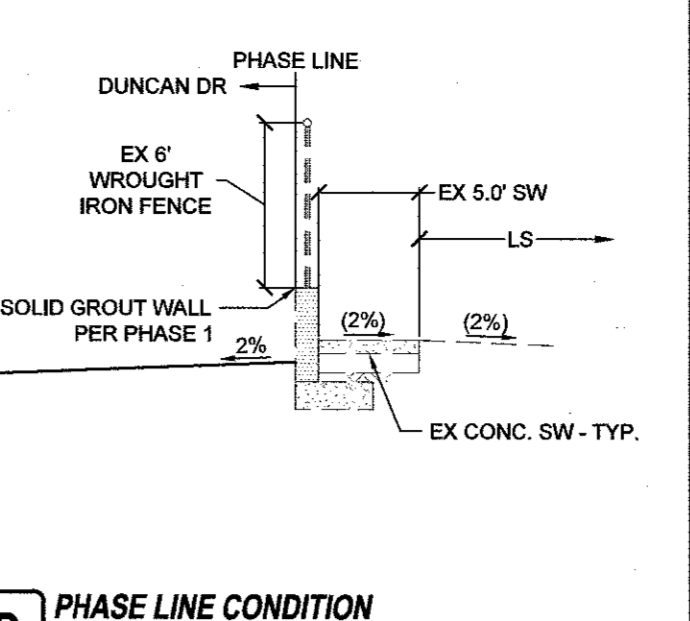
A EDWARD AVENUE WEST CONDITION NTS



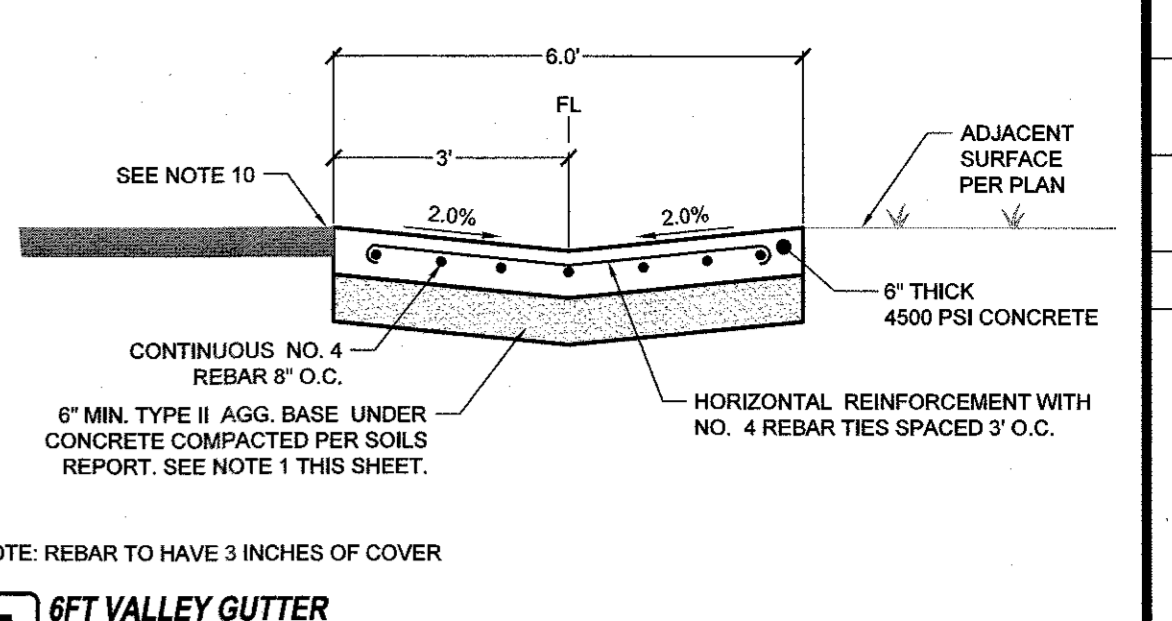
B DUNCAN DR NTS



C PHASE LINE CONDITION NORTH - WEST DUNCAN NTS



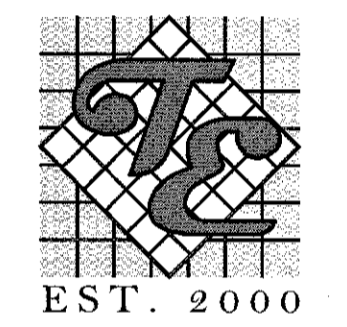
D PHASE LINE CONDITION NORTH - EAST DUNCAN NTS



E 6FT VALLEY GUTTER NTS

NO.	DESCRIPTION	BY	DATE

MICHAELS DEVELOPMENT



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
 GRADING DETAILS



DATE:	6/3/2025
SCALE:	NTS
JOB NO:	MCH-23-002
DESIGNED BY:	RB
CHECKED BY:	BEM
SHEET NAME:	GD1
SHEET NUMBER:	05 OF 07
CC:	PW24-17446
CLV:	0000000

- GENERAL SECTION NOTES:**
- ALL AGG. BASES SHALL BE COMPACTED PER GEOTECH REPORT 19295-LVR 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.

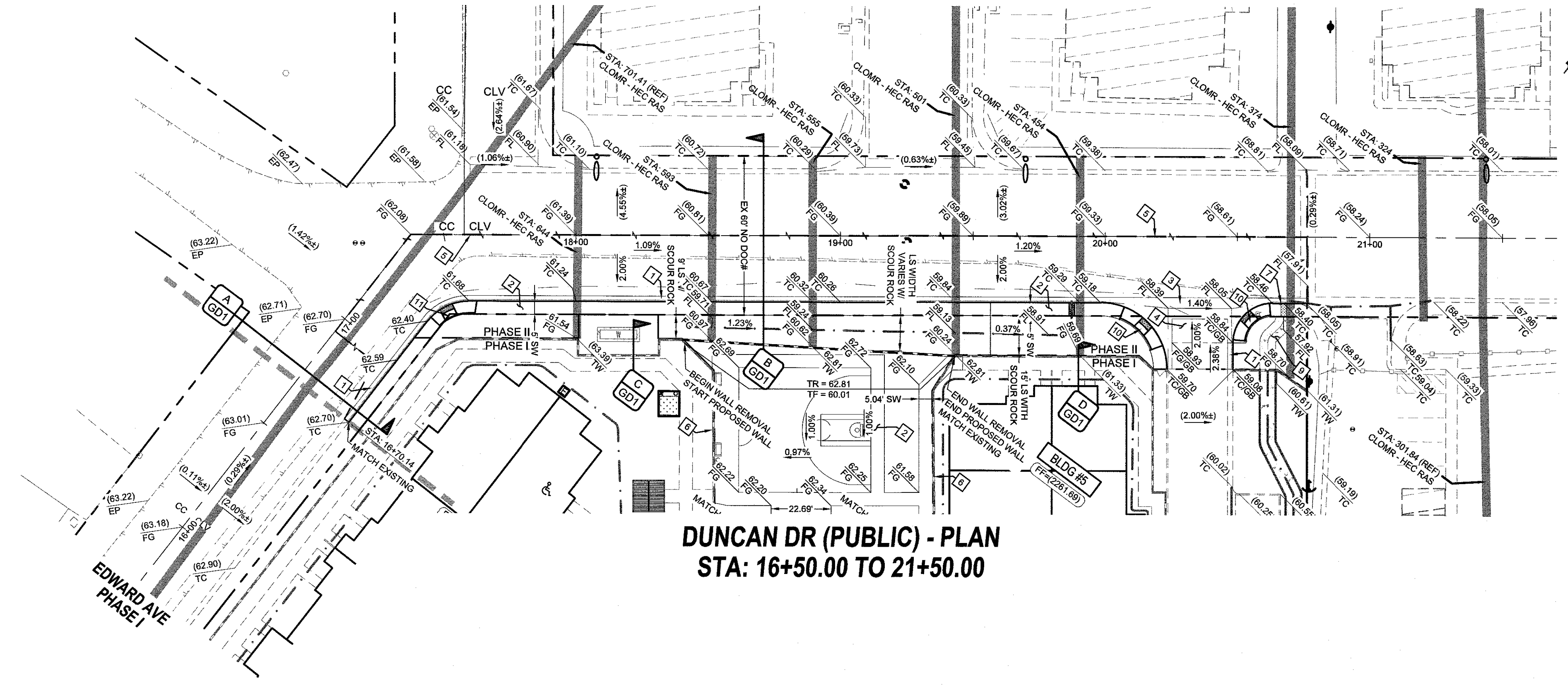
Call before you Overhead
 1-702-227-2929

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

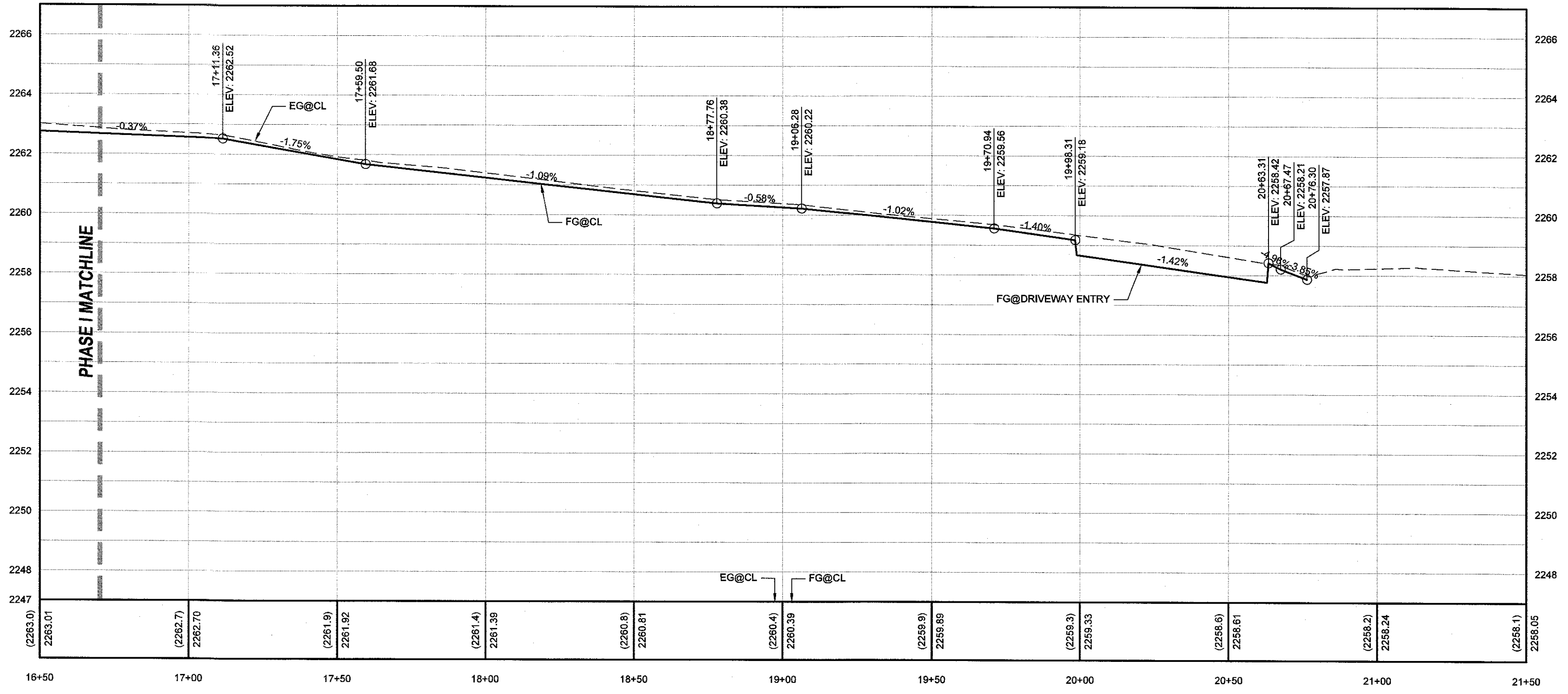
CALL 811
 OR
 1-800-642-2444

LAST PLOT: 6/3/25 10:41 AM
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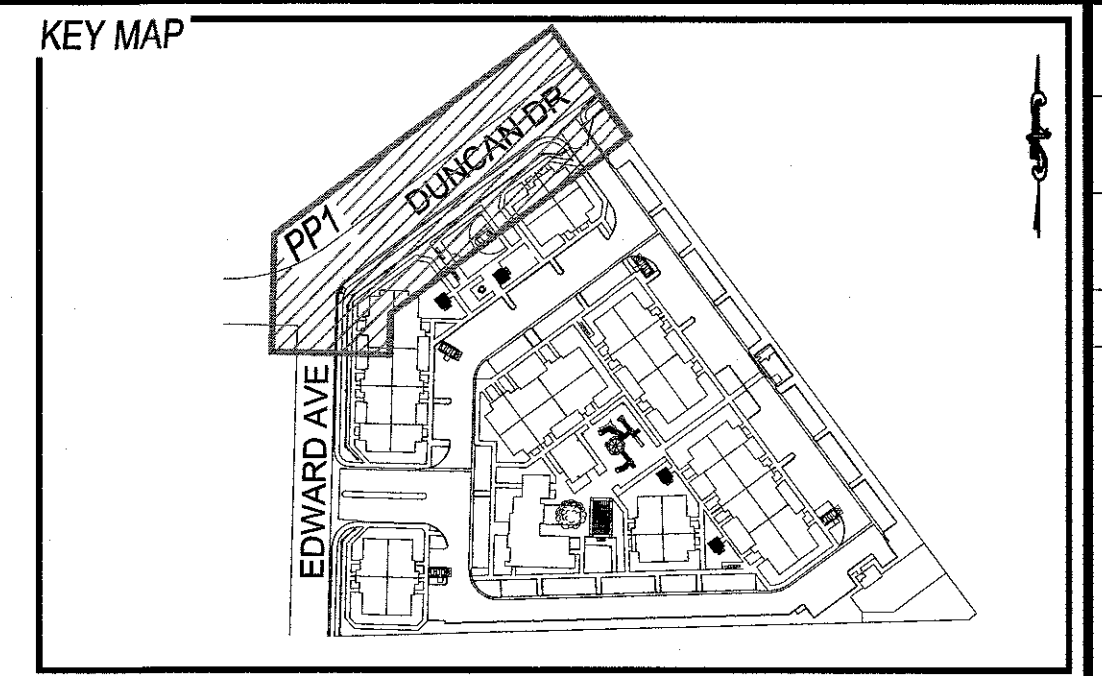
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DUNCAN DR (PUBLIC) - PLAN
 STA: 16+50.00 TO 21+50.00



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)
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 4. CONSTRUCT AC PAVEMENT OVER AGS BASE - SEE GRADING DETAILS & SECTIONS FOR THICKNESS.
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 6. EXISTING SOLID GROUT WALL TO BE REMOVED
 7. INSTALL 2" SIDEWALK UNDERDRAIN (CCAUSD#235)
 8. NOT USED
 9. INSTALL 6" CONCRETE VALLEY GUTTER (SEE DETAIL E/GD1)
 10. CONSTRUCT CASE 1 SIDEWALK RAMP; A=8.5'; B=4.5' (CCAUSD#235)
 11. CONSTRUCT CASE 1 SIDEWALK RAMP; A=8.5'; B=4.5' (CCAUSD#235)

GEOTECHNICAL
 GEOTEK RESIDENTIAL LLC
 6635 SOUTH ESCONDIDO ST., SUITE B
 LAS VEGAS, NV 89119
 (702) 897-1424
 PROJECT NO: 18096-LVR
 DATE: 05/09/2024

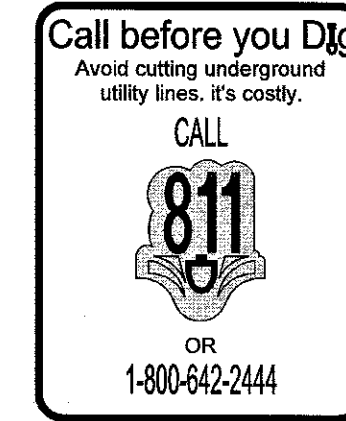
- LVVWD NOTES:**
- LVVWD CANNOT GUARANTEE A WATERTIGHT SHUTDOWN WHERE CONNECTIONS OR REPAIRS TO EXISTING FACILITIES ARE REQUIRED. THE CONTRACTOR SHALL ENSURE ALL LABOR AND EQUIPMENT IS AVAILABLE TO REMOVE REMAINING WATER. COORDINATION WITH INSPECTION DIVISION MUST TAKE PLACE PRIOR TO ANY TRIAL SHUTDOWN.
 - 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 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.

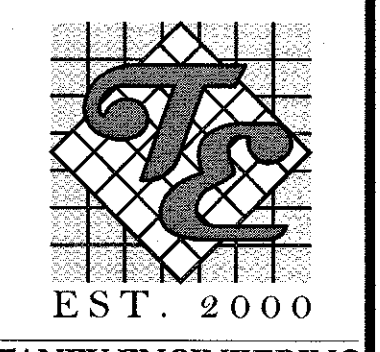
PROFILE NOTES
 ADD 3/4" FEET TO ALL GRADE TAGS TO GET ACTUAL ELEVATION.
 2300
 ALL PRIVATE STREETS AND DRAINAGE EASEMENTS ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (H.O.A.).
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BENCHMARK
 CITY OF LAS VEGAS BENCHMARK, BENCHMARK 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



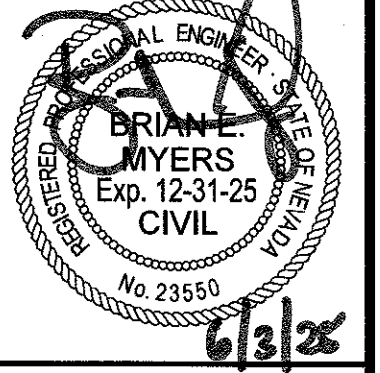
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MICHAELS DEVELOPMENT



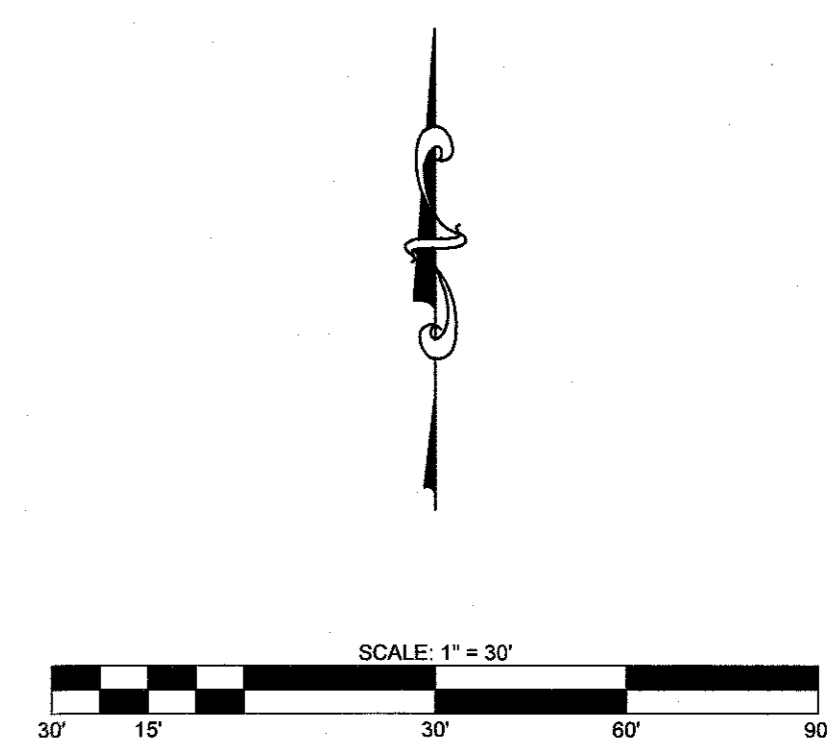
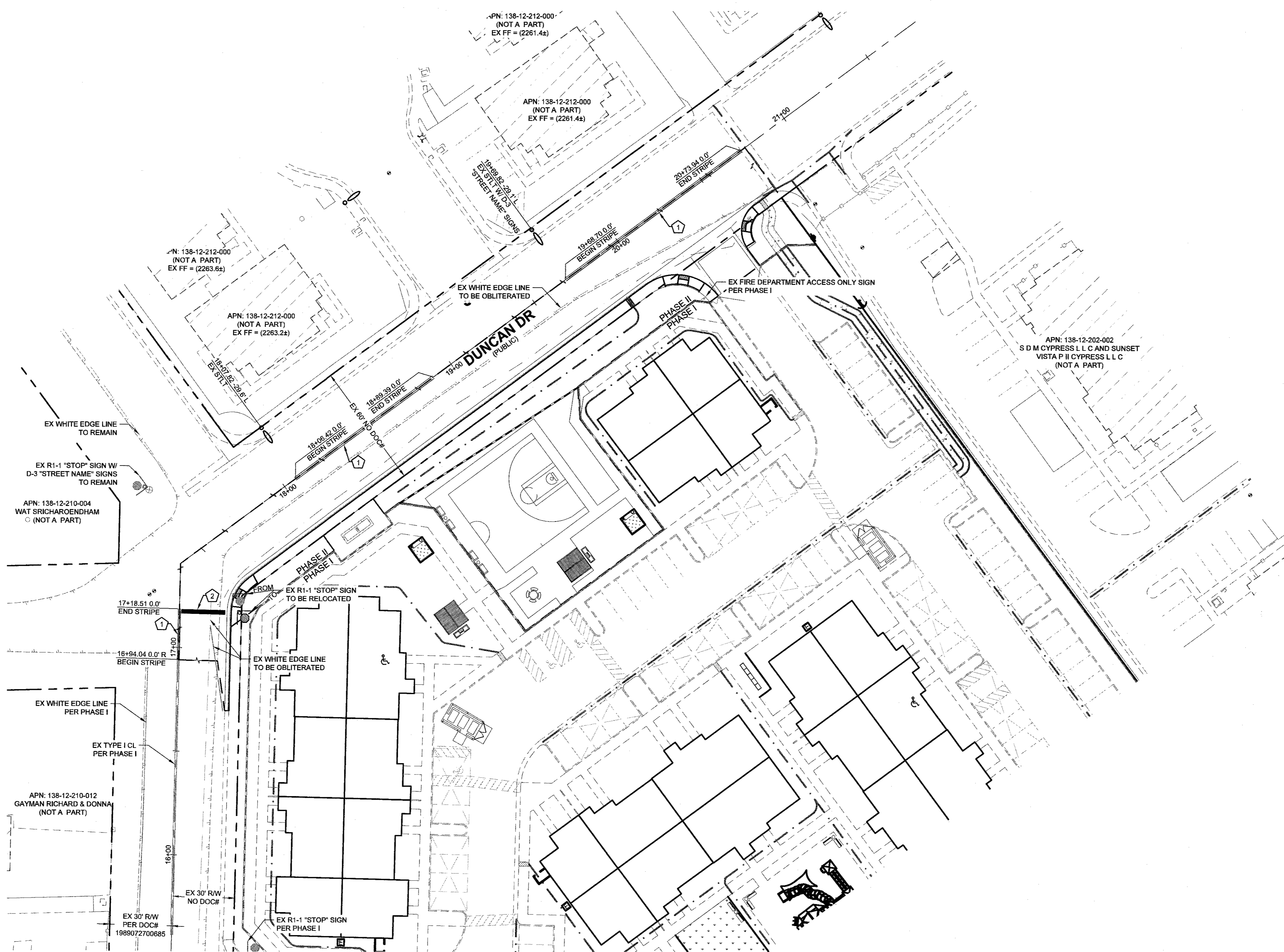
TANAY ENGINEERING & LAND SURVEYING
 6030 S. JONES BLVD
 LAS VEGAS, NV 89118
 (702) 362-8844
 INFO@TANAYCORP.COM

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



DATE:	6/3/2024
SCALE:	1"=30'
JOB NO:	MCH-23-002
DESIGNED BY:	RE
CHECKED BY:	BEEM
SHEET NAME:	PP1
SHEET NUMBER:	06 OF 07
CC	PW24-17446
CLV	0000000

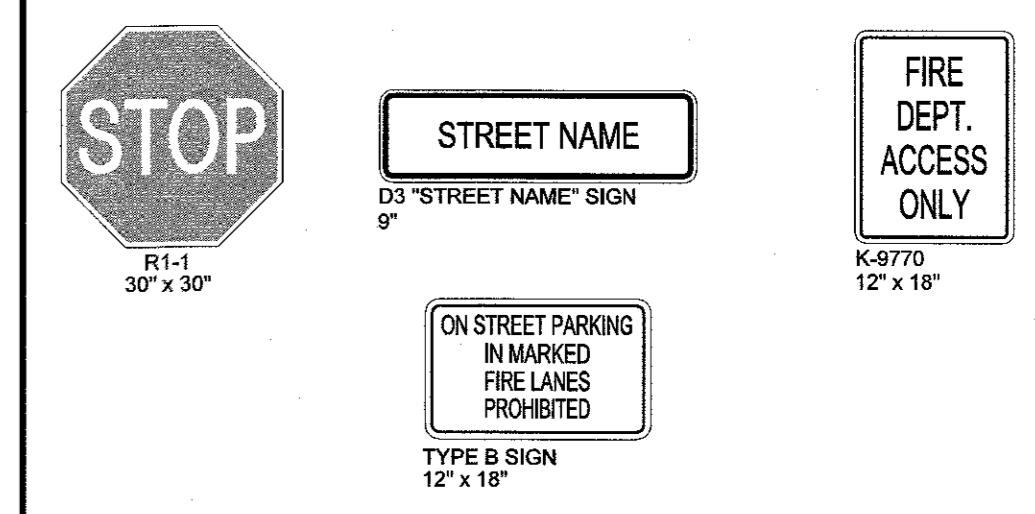
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- TRAFFIC CONSTRUCTION NOTES**
- INSTALL TYPE 1 CENTERLINE (PAINTED) (CCAUSD#224)
 - PAINT 2' WIDE STOP BAR (CCAUSD#254)

SIGHT VISIBILITY ZONES (SVZ)
 NO WALLS, FENCES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES, FIRE HYDRANTS, TREES, 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 THRU LANDSCAPED MEDIANS. (CCAUSD 201)

TRAFFIC SIGN LEGEND



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.

BENCHMARK
 CITY OF LAS VEGAS BENCHMARK, BENCHMARK ID: 6LV0012CA4, RIVET & PLATE IN TOP OF CURB AT NW CORNER OF GOWAN & RANCHO, ELEVATION 687.11 METERS (NAV88), 2254.30 U.S. SURVEY FEET

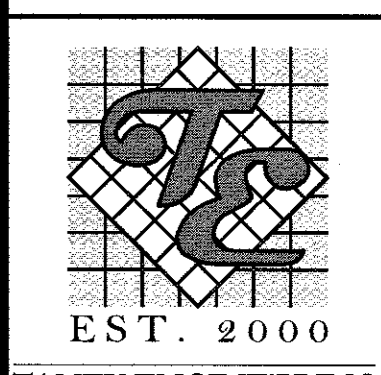
Avoid overhead power line contact. It's costly.
Call before you Overhead
 1-702-227-2929

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

CITY OF LAS VEGAS FIRE & RESCUE

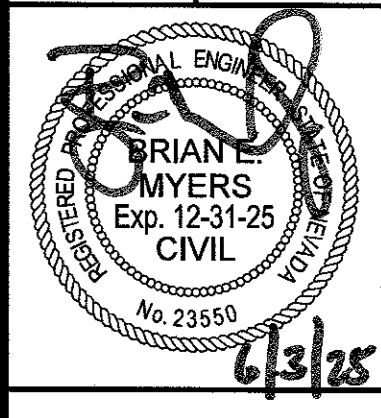
NO.	DESCRIPTION	BY	SHTS.	APPR.	DATE

MICHAELS DEVELOPMENT



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

DUNCAN & EDWARDS
 MULTIFAMILY RESIDENTIAL PROJECT
 TRAFFIC PLAN 1



DATE: 6/3/2025
 SCALE: 1"=30'
 JOB NO: MCH-23-002
 DESIGNED BY: RB | CHECKED BY: BEM
 SHEET NAME: TR1
 SHEET NUMBER: 07 OF 07
 CC: PW24-17446
 CLV: 0000000