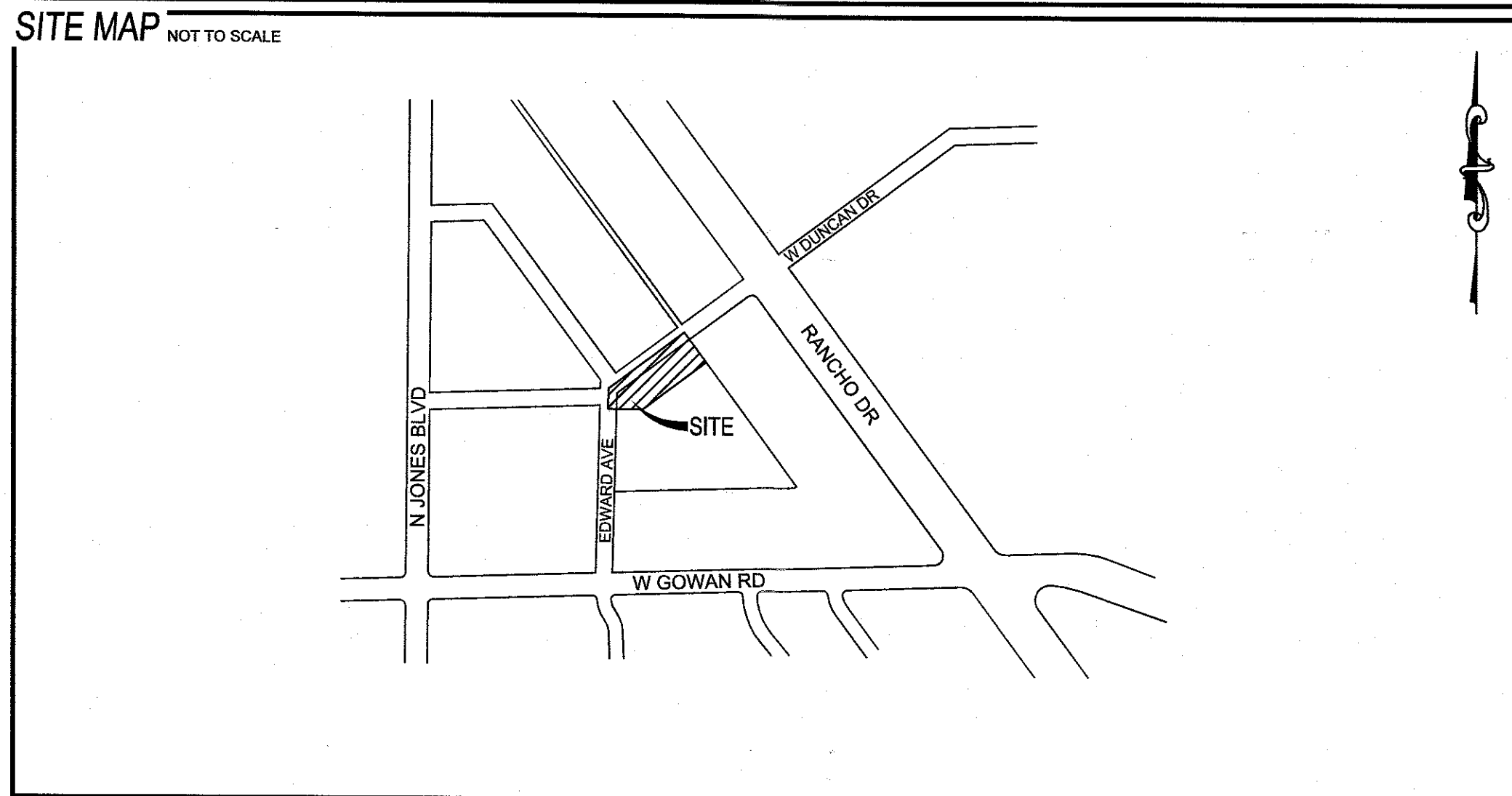
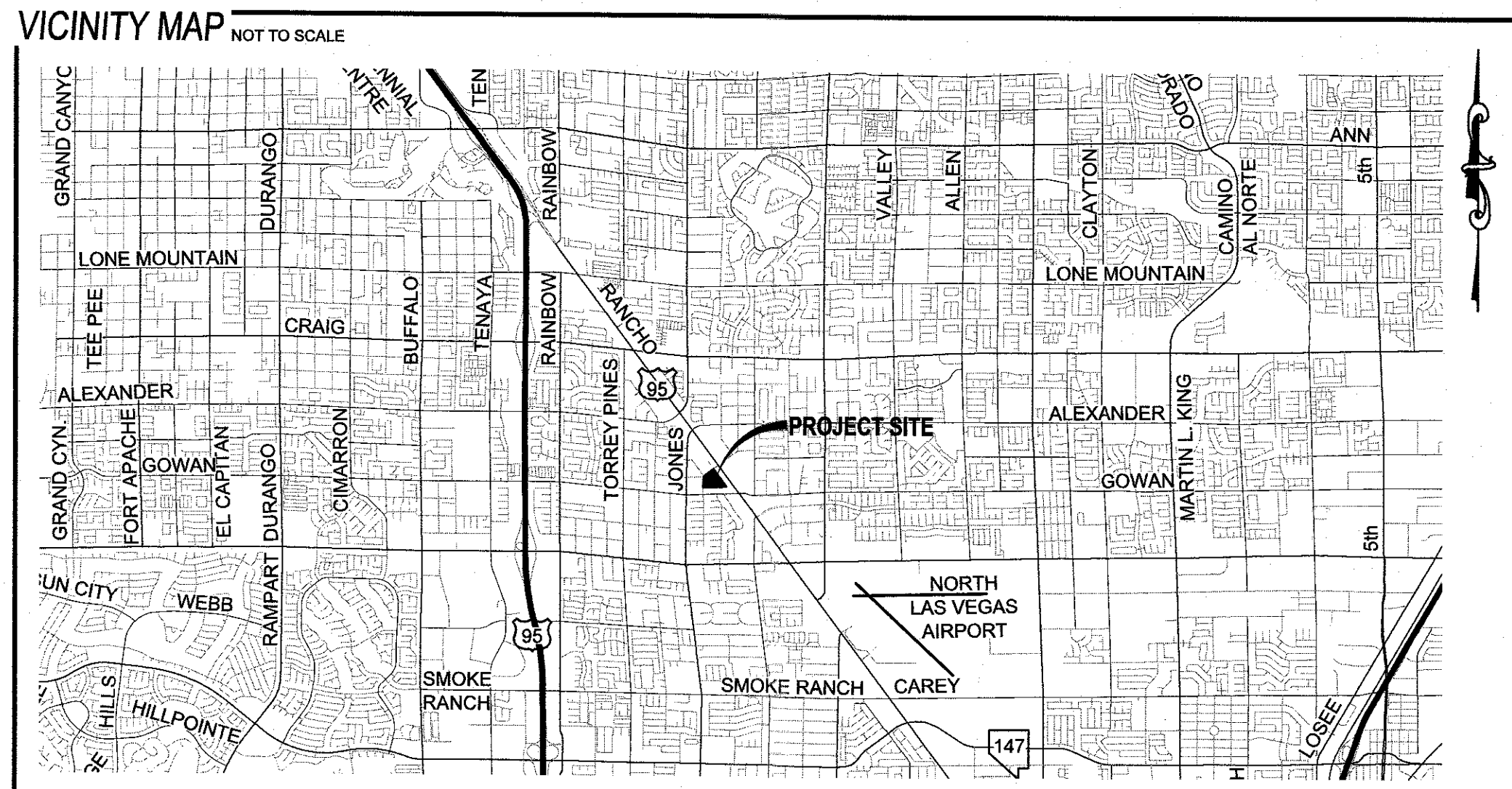


DUNCAN & EDWARDS - PHASE 2

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		
SIDEWALK		
CURB AND GUTTER		
FENCE		
CONTOUR (1' INTERVAL)		
CONTOUR (5' INTERVAL)		
DIRECTION OF FLOW		
CUT LINE-ASPHALT		
SCARP (SLOPE VARIES)		
DESIGN ELEVATION		
FUTURE ELEVATION		
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
FREEMAN & MERRILL
SYSTEM OF TRANSPORTATION

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 PREVENTER	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
BWL	BOTTOM OF WALL	PL	PROPERTY LINE
CATV	CABLE TELEVISION	PLT	PLATE
CC	CLARK COUNTY	POC	POINT OF CONNECTION
CCOUSD	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	R/W	RIGHT-OF-WAY
CCSVCS	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	STREET LIGHT
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	TC	TOP OF CURB
FG	FINISH GRADE	TCO	TRAFFIC CONTROL DEVICE
FI	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	TYP	TYPICAL
HP	HIGH POINT	UDCS	UNIFORM DESIGN AND CONSTRUCTION STANDARDS
HPS	HIGH PRESSURE GAS	UT	UTILITY
INV	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

SHEET INDEX

NO.	DESCRIPTION
01	C1 COVER
02	C2 NOTES & QUANTITIES
03	C3 CLARK COUNTY NOTES
04	G1 GRADING PLAN 1
05	GD1 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
8030 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

SUBDIVISION INFORMATION

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= 26783444.4420 U.S. FT
EASTING= 761644.5620 U.S. FT
PROJECT COMBINED FACTORS
GRID TO GROUND = 1.0001914945
GROUND TO GRID = 0.9998085054

BENCHMARK

CITY OF LAS VEGAS BENCHMARK, BENCHMARK ID: 5LV0012C4A, RIVET & PLATE IN TOP OF CURB AT NW CORNER OF GOWAN & RANCHO. ELEVATION 887.11 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 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.

APPROVAL SIGNATURES

APPROVED FOR CONSTRUCTION

SOUTHWEST GAS CORPORATION SWG UID DATE

CENTRAL TELEPHONE COMPANY dba CENTURYLINK DATE
THE APPLIED 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.

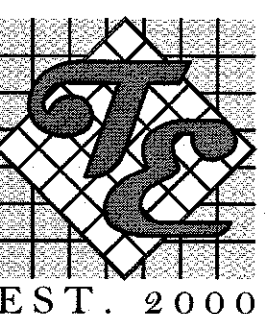
COX COMMUNICATIONS LAS VEGAS, INC.

CITY OF LAS VEGAS FIRE & RESCUE

CITY OF LAS VEGAS ENGINEERING

CITY OF LAS VEGAS DEPARTMENT OF PLANNING

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: 7/25/2025
SCALE: N/A
JOB NO: MCH-23-002
DESIGNED BY: RB CHECKED BY: BEH
SHEET NAME: C1
SHEET NUMBER: 01 OF 07
CC: PW24-17446
CLV: 0000000

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 TO BE ON THE SAME SURFACE. READING SURFACES 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 ROW 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) 365-2009
LAS VEGAS VALLEY WATER DISTRICT PHONE (702) 870-2011

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 CROWN AND MOUNTAIN SIGNS FOR ALL NEW STREET ENROUCHMENTS 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, BARRICADING AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF URBAN 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 MARKING 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 MOUNTING TO ONE ON THE STREETLIGHT 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 OF EACH EXCEPT 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-product-ph>
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 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 SYSTEM. SHALL HAVE INDEPENDENT LEAD-IN WIRES FOR EACH LOOP FROM THE CONTROLLER TO THE PULL-BLOCK 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.

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 LIP OF THE GUTTER. (INCLUDING OPEN GRAPE).
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. OPL CAN BE FOUND ONLINE AT:
https://www.clarkcountynv.gov/Government/DepartmentPublicWorks_ProductsList
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 600 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.

1. IN THE EVENT OF NATURAL GAS EMERGENCIES CALL 911 AND 1-877-960-6020.
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, CABLE, FIBER OPTIC 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 STRATEGY WHEN EXCAVATING (INCLUDING SAW CUTTING AND PAVEMENT REMOVAL) OVER OR NEAR HIGH PRESSURE GAS LINES CONTACT 702-278-8451 48 HOURS PRIOR TO CONSTRUCTION.

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAILY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE SURFACE OF ANY OF THE PROJECT'S CONSTRUCTION OR 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 THE NADRA CONSTRUCTION AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.

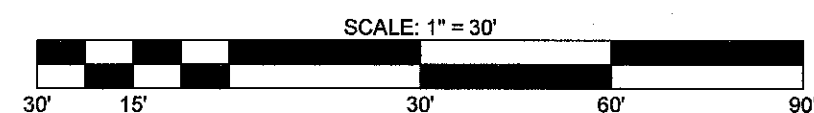
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY (NVP1000000, SITE STABILIZATION REQUIREMENTS, SCHEDULES, AND DEADLINES.

4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREA 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 THE CONSTRUCTION SITE EROSION CONTROL PLAN AS NECESSARY. SOME EXCEPTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVP100000. INSPECTIONS SECTION

5. ACCUMULATED SEDIMENT IN BMP DITCHES SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT. CONSTRUCTION MATERIALS, INCLUDING SEDIMENT, SHALL 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 INTERSECTION 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.

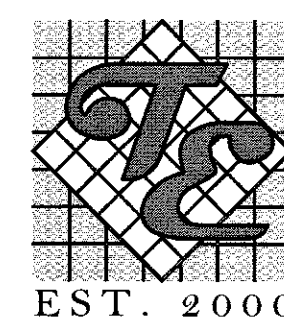
[illegible]



GRADING CONSTRUCTION NOTES

1. CONSTRUCT 2'x4' L-TYPE CURB & GUTTER (CAUSAUD#216)
2. CONSTRUCT 4" THICK CONC. SIDEWALK WIDTH AS LABELED IN PLAN VIEW (CAUSAUD#234)
3. CONSTRUCT 8" CROSS GUTTER (CAUSAUD#228)
4. CONSTRUCT AC PAVEMENT OVER AGG BASE - SEE GRADING DETAILS & SECTIONS FOR THICKNESS
5. MATCH TRENCH AND MATCH EX AC PAVEMENT (CAUSAUD#500.3, #500.4, #500.5, & #503)
6. EXISTING SLOD GROUT WALL TO BE REMOVED
7. INSTALL 2' SIDEWALK UNDERDRAIN (CAUSAUD#236)
8. NOT USED
9. INSTALL 8" CONCRETE VALLA GUTTER (SEE DETAIL EG01)
10. CONSTRUCT CASE 1 SIDEWALK RAMP: A=8", B=4.5" (CAUSAUD#235)
11. CONSTRUCT CASE 1 SIDEWALK RAMP: A=9.5", B=4.5" (CAUSAUD#235)

MICHAELS DEVELOPMENT



TANEY ENGINEERING
CIVIL 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
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
6835 SOUTH ESCONDIDO ST., SUITE B
LAS VEGAS, NV 89119
(702) 897-1424

PROJECT NO: 18096-LVR
DATE: 01/23/2023

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, 2011.

UTILITY DISCLAIMER

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

GRADING NOTES

ADD 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: 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

GRADING CERTIFICATION

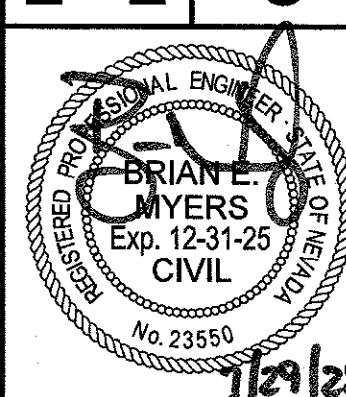
I CERTIFY THIS GRADING PLAN COMPLIES WITH THE APPROVED DRAINAGE STUDY, PW 24 - 17448, ON FILE WITH CLARK COUNTY FOR THIS PROJECT.


BRIAN E. MYERS, PE

7/29/12
DATE

DUNCAN & EDWARDS

GRADING PLAN 1



DATE: 5/13/2025

SCALE: 1"=30'

DESIGNED BY: DD CHECKED BY: DEM

DESIGNED BY: RB	CHECKED BY: BEM
SHEET NAME:	

G1

GI

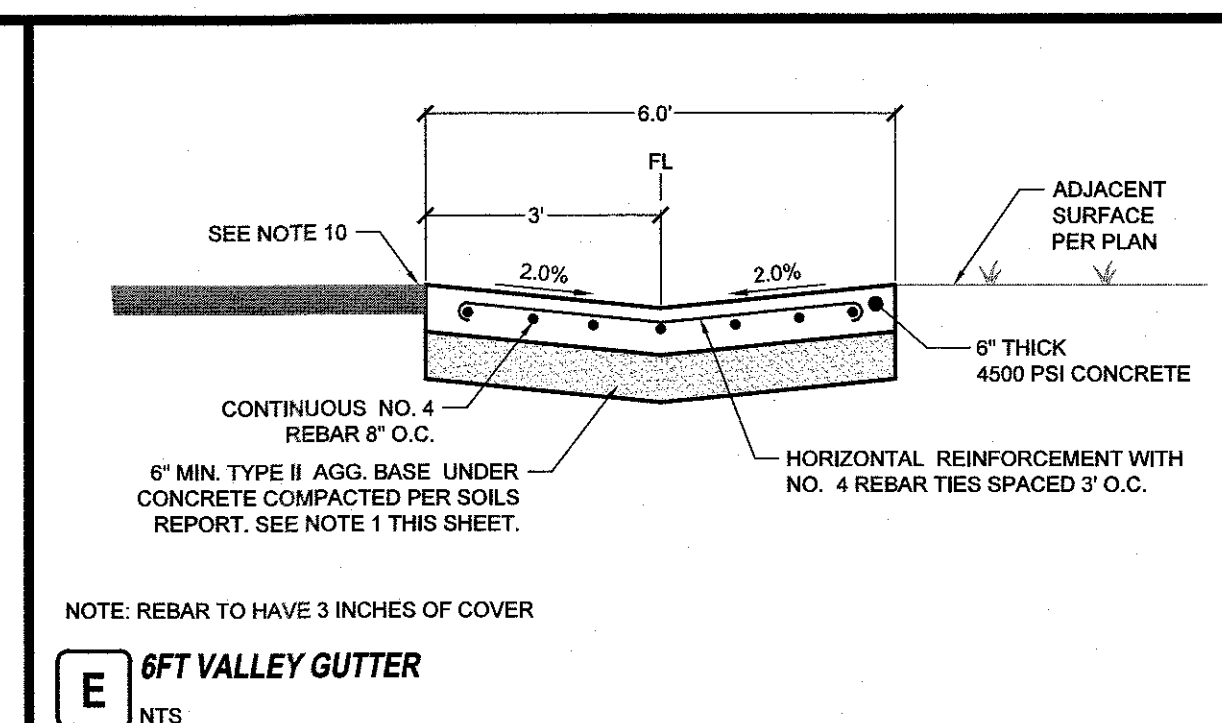
SHEET NUMBER: 24 25

04 OF 07

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DOI: 10.1101/131166

CC	FWZ4-17448
CLV	00000000

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LAST PLOT: Sarthi Patel
FILE NAME: S:\ACTIVE\MICHAELS DEVELOPMENT\MCH-23-002 - DUNCAN & EDWARDS\ENIG3 IPS\3 SHEET DWGS\PHASE 2\MCH002_SHT_GD_PH2.DWG