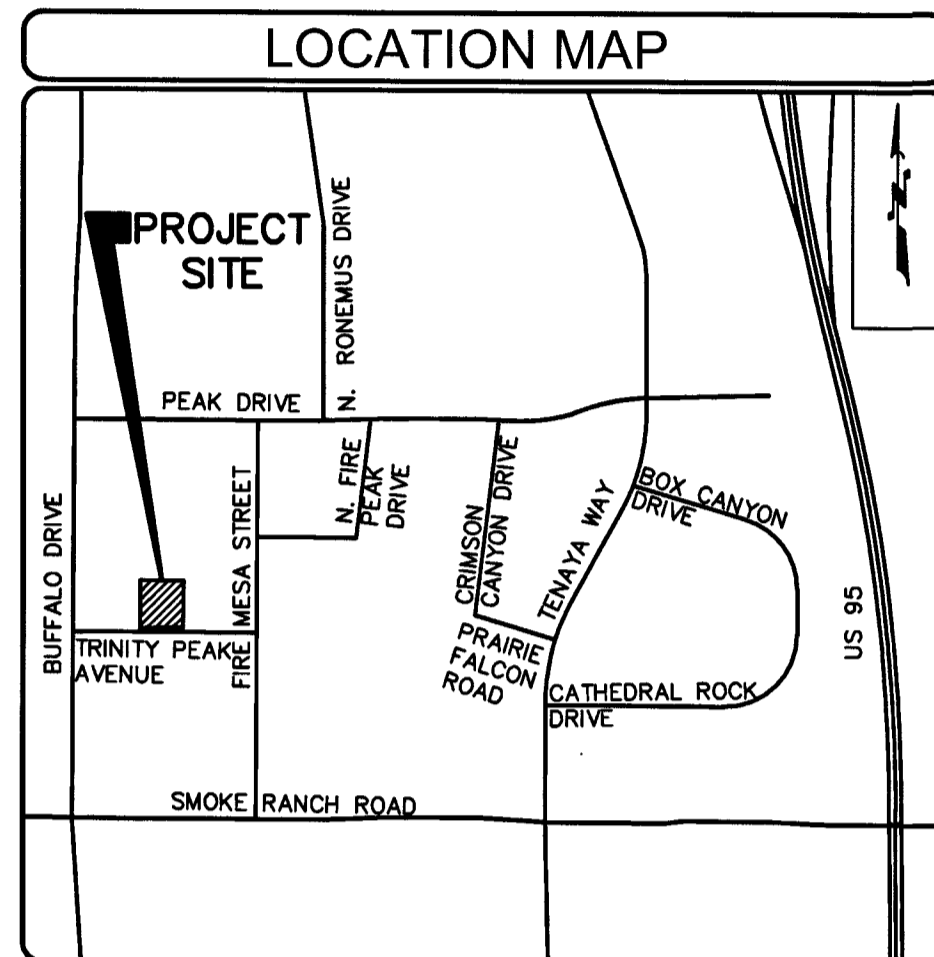


BUFFALO TRINITY PARKING LOT

FOR

BUFFALO ACQUISITIONS PARTNERS, LLC

LAS VEGAS, NEVADA
APN: 138-15-310-056



BENCHMARK

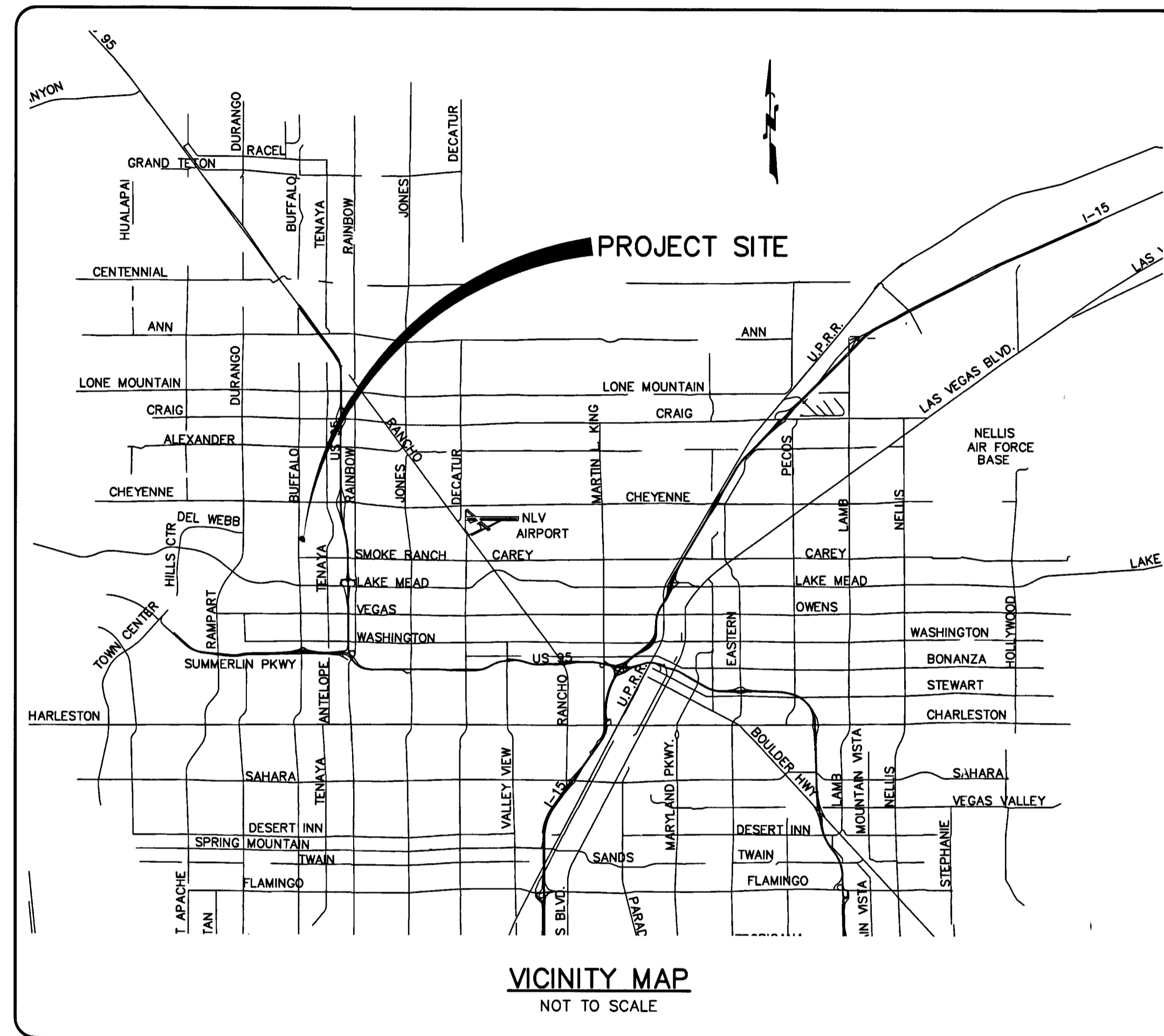
CITY OF LAS VEGAS BENCHMARK 0LV0016SEE6
RIVET AND PLATE IN TOP OF CURB WEST SIDE OF BUFFALO AT TRINITY PEAK AVE.
ELEVATION:
731.983 METERS
2401.52 FT.

BASIS OF BEARING

N 89°38'13" W BEING THE CENTERLINE OF TRINITY PEAK AVENUE AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN FILE 198, PAGE 55 OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION

SAID LAND ALSO KNOWN AS LOT 1 OF THAT CERTAIN RECORD OF SURVEY IN FILE 198 OF SURVEYS AT PAGE 0055, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA



OWNER/DEVELOPER:

BUFFALO ACQUISITIONS PARTNERS, LLC

2500 NORTH BUFFALO ROAD
LAS VEGAS, NEVADA 89128-7851
PHONE: (702) 304-0199

ENGINEER:

HAUNTEC, PLLC

2721 IRONSIDE DRIVE
LAS VEGAS, NEVADA 89108
PHONE: (702) 219-5785

SHEET INDEX

1. COVER SHEET ----- COV
2. GENERAL NOTES & QUANTITIES ----- N1
3. GRADING PLAN ----- C1
4. UTILITY PLAN ----- C2
5. TRAFFIC & ADA PLAN ----- C3

APPROVALS

Allen Pavelka 9-13-17
ALLEN PAVELKA, PE # 9029 DATE
CITY ENGINEER

APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHT-OF-WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS EXCEPT THOSE SPECIFICALLY LISTED UNDER DEVIATIONS FROM STANDARD. THE ENGINEER SHALL RESOLVE ANY DEVIATIONS OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA, NEVADA.

Chris Knight 09/13/17
CHRIS KNIGHT, DIRECTOR *Steve Gereke* DATE
BUILDING AND SAFETY DEPARTMENT OF PLANNING

THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT.

Scott Zeim 8/29/17
CITY OF LAS VEGAS FIRE AND RESCUE DATE

APPROVED FOR CONSTRUCTION

H. D. Shari 8/25/17
LAS VEGAS-VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER DATE
PROJECT NO.: 125676
SHEETS: COV, N1, C2

Umaric Aguirre 8-25-17
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.

Patricia Gray 8-25-17
NEVADA ENERGY COMPANY DATE

NEVADA POWER COMPANY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NEVADA POWER COMPANY 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

Patricia Gray 8-29-17
COX COMMUNICATIONS LAS VEGAS, INC. DATE

W. A. B. 8/28/17
SOUTHWEST GAS CORPORATION DATE

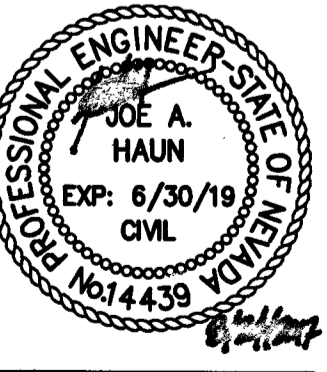
NO.	DATE	BY	REVISIONS

OWNER: BUFFALO ACQUISITIONS PARTNERS LLC
2500 NORTH BUFFALO DRIVE
LAS VEGAS, NEVADA 89128
PHONE: (702) 304-0199

ENGINEER: HAUNTEC, PLLC
2721 IRONSIDE DRIVE
LAS VEGAS, NEVADA 89108
PHONE: (702) 219-5785
Email: hauntec@haunteceng.com

PROJECT: BUFFALO TRINITY PARKING LOT
CITY OF LAS VEGAS, NEVADA

DESIGNER:
DRAWN BY:



JOB NO. 17-0015
CLV DWG. NO. L17-00170
SHEET NO. COV
1 OF 5

AVOID SETTING OVERHEAD PIPES UNDER CABLES.

CALL BEFORE YOU DIG OVERHEAD

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Call before you Dig

Call 811

1-800-227-2600

FAST

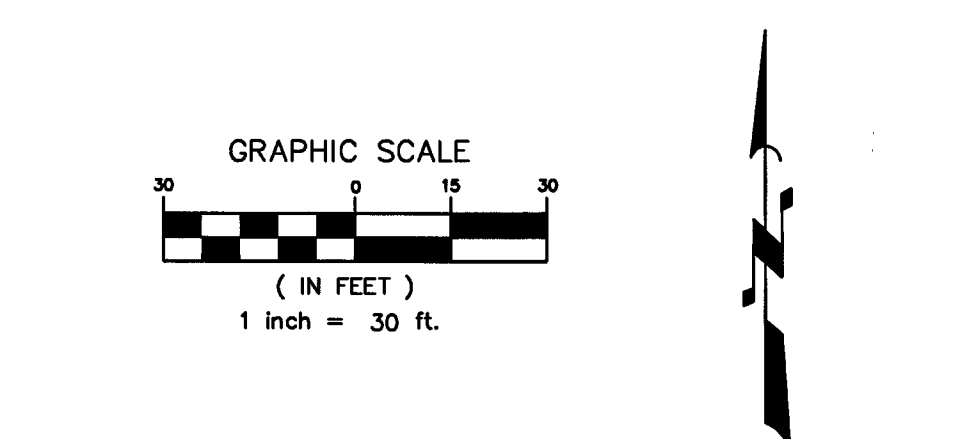
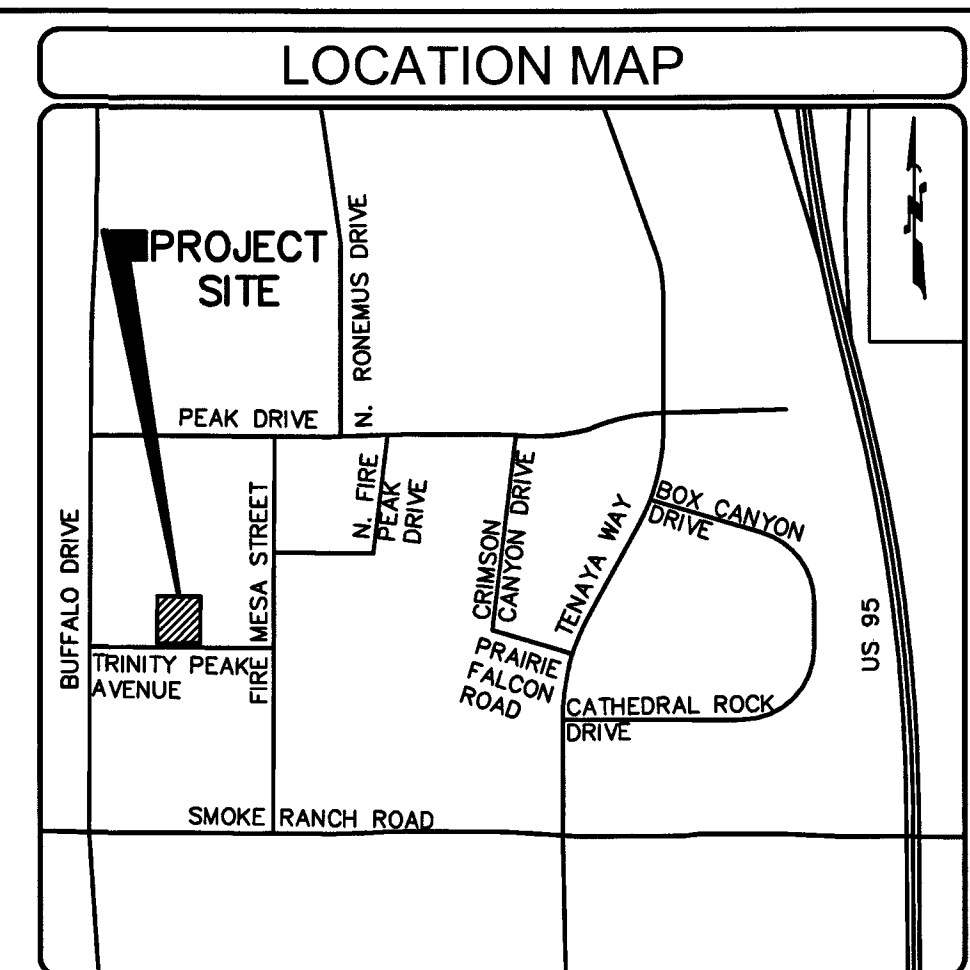
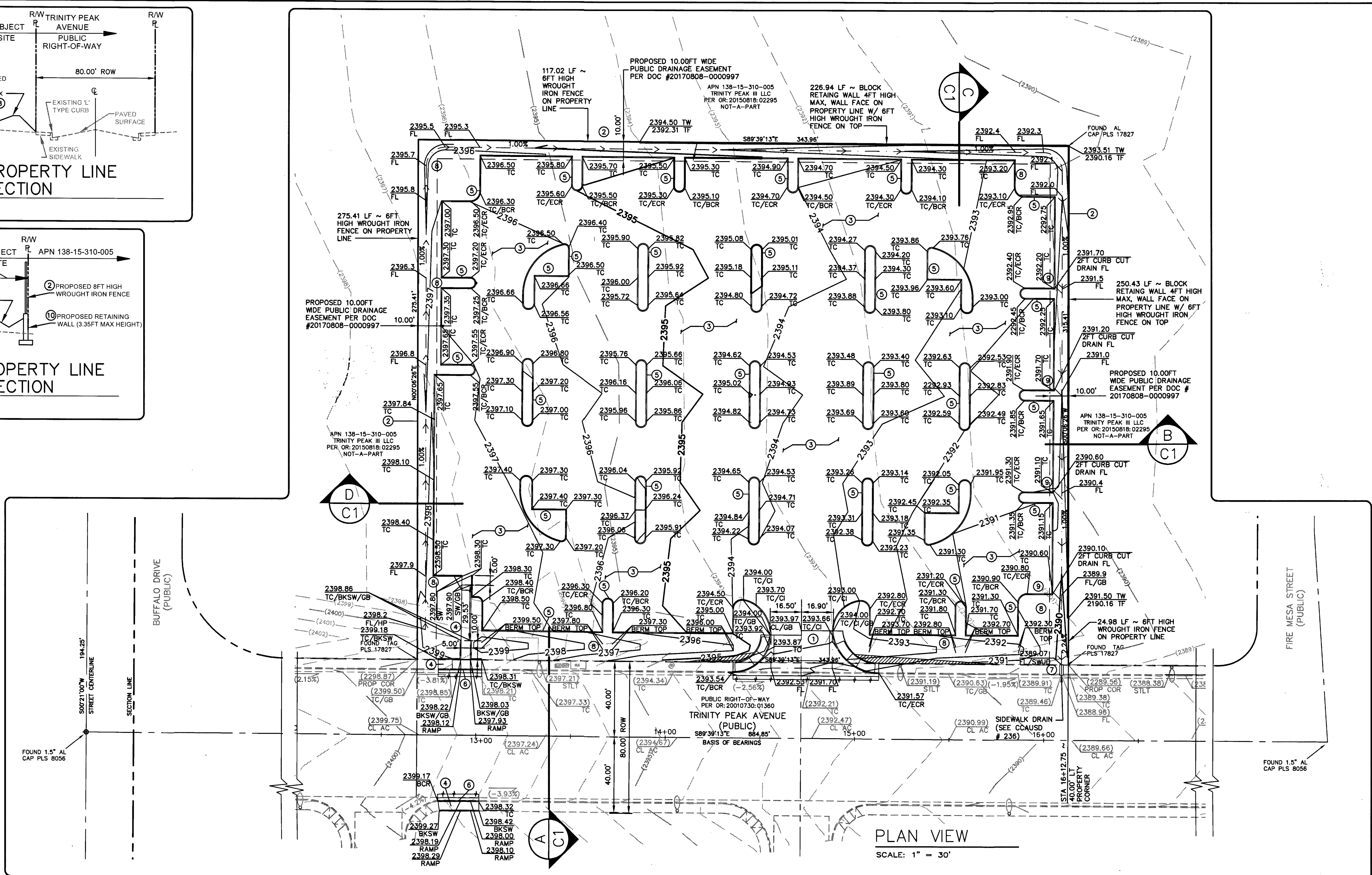
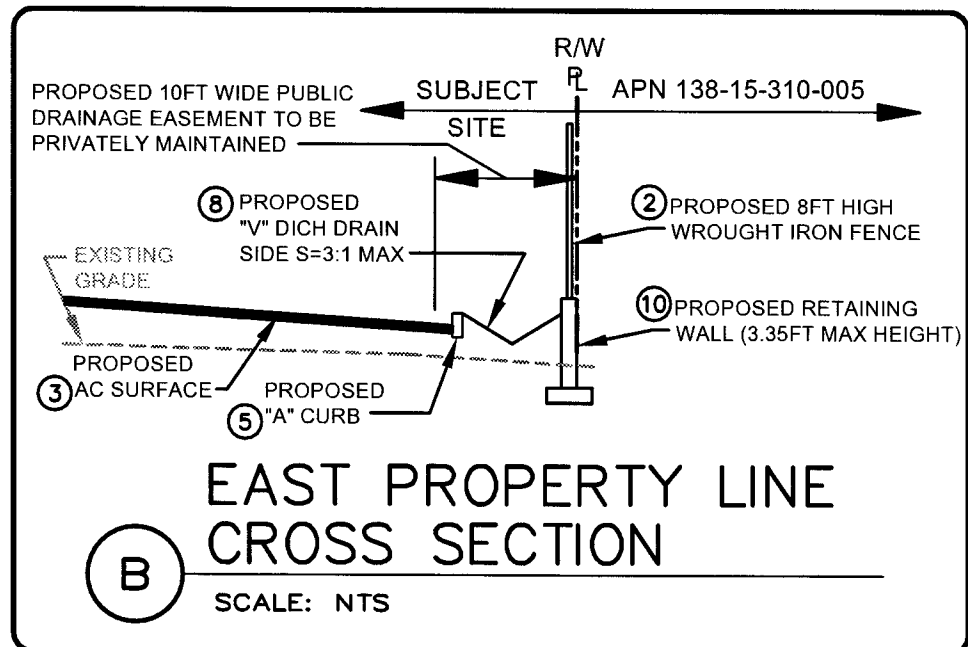
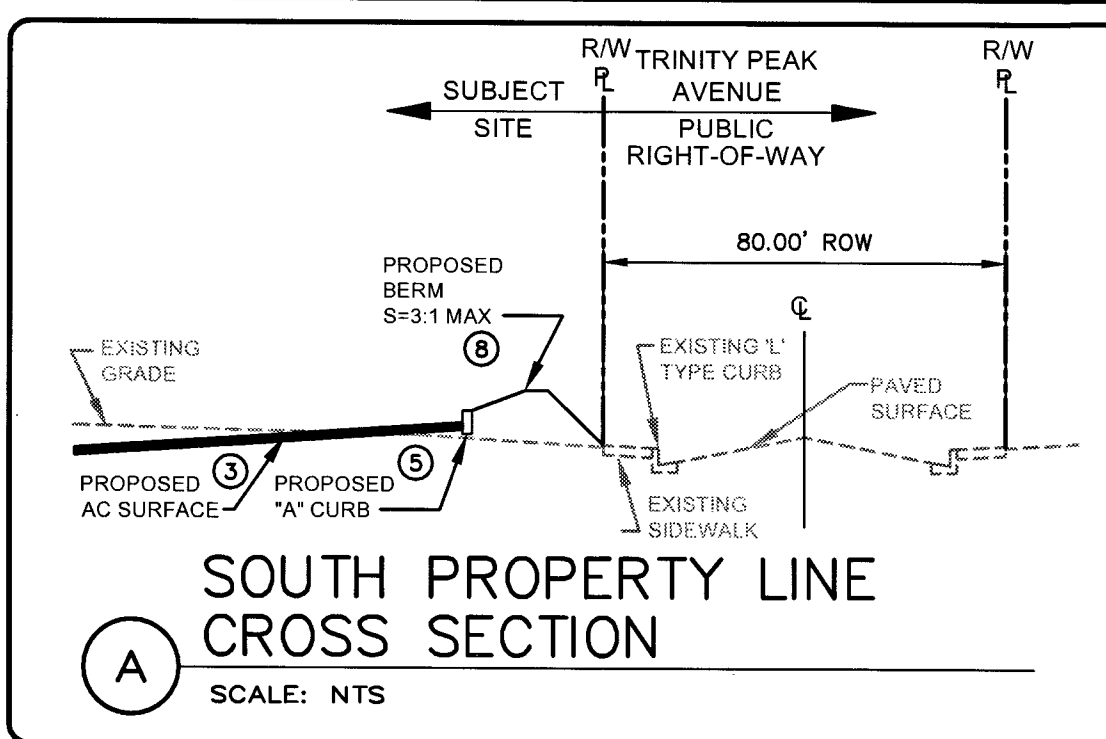
Call before you Under Ground

1-702-432-6300

FREEWAY AND AIRPORT SYSTEM

PLOT DATE 7/20/17

PROJ#: 125676 AGR: 116426 QS: 138-15-SW



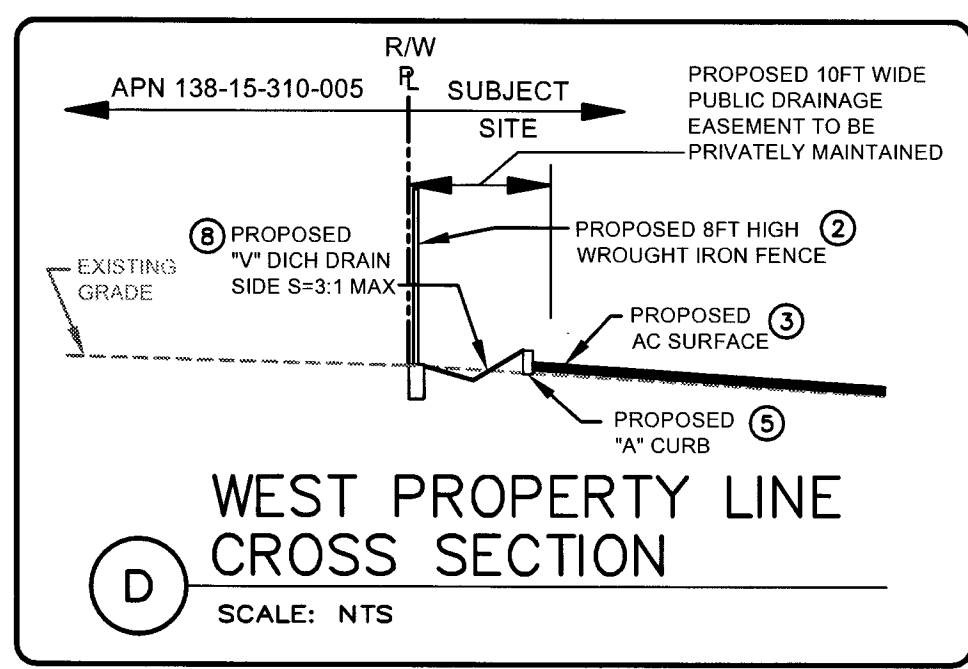
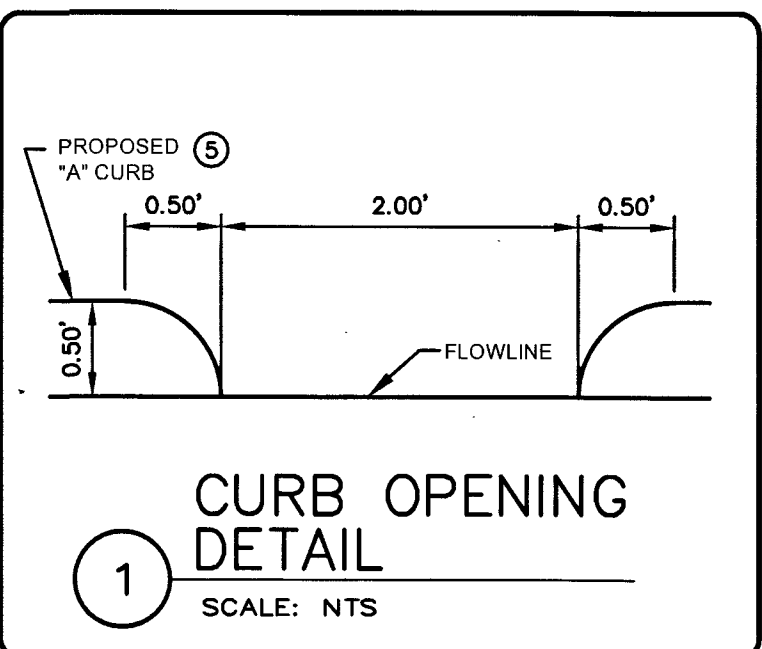
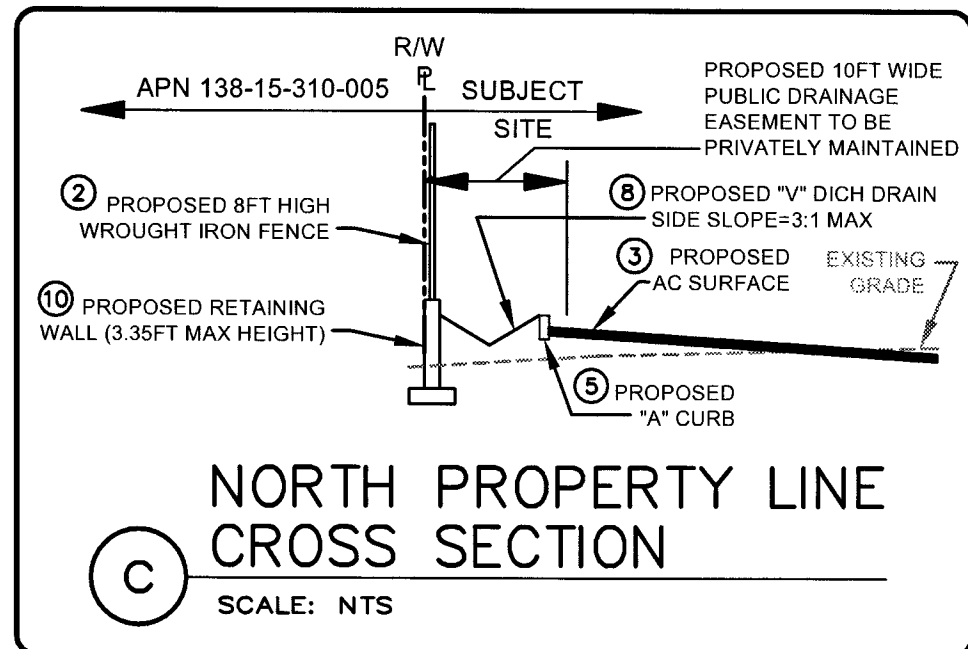
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LEGAL DESCRIPTION
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LEGEND

---	SUBDIVISION BOUNDARY
---	SECTION LINE
---	ADJACENT PARCEL/PROPERTY LINE
---	EASEMENT LINE
---	TIE LINES
---	STREET CENTERLINE
---	RIGHT-OF-WAY LINE
---	EXISTING CONTOUR LINE
---	EXISTING FIRE HYDRANT



REQUIRED BMP

PARKING LOT DATA	ACREAGE
PROPERTY SIZE (PS)	2.17
BUILDING AREA (BA)	0.00
TOTAL PERVIOUS AREA (TPA)	0.00
PARKING LOT AREA (PLA)	2.17
MIN PLA TO BE TREATED (MIN: X 0.75)	1.63

SWPPP NOTES

- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF THE CITY OF LAS VEGAS AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
- ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE CITY OF LAS VEGAS, TITLE 19 AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
- TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY, REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVRI00000, SECTION III.A.5.
- AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER ANY RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVRI00000, SECTION III.A.12.
- 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.

STORM WATER BEST MANAGEMENT PRACTICES NOTES

PROPERTY OWNER IS RESPONSIBLE TO MAINTAIN THE BEST MANAGEMENT PRACTICES SUCH AS BUT NOT LIMITED TO THE REMOVAL OF ACCUMULATED SEDIMENT AND DEBRIS AND CARE OF THE VEGETATION.

ENGINEER'S NOTES

- CONTRACTOR TO VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL.
- ENGINEER TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR
- CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
- ALL WORK SHALL CONFORM WITH THE GEOTECHNICAL REPORT PREPARED BY: PROJECT#: DATED:

FLOOD ZONE NOTE

ACCORDING TO FEMA FIRM MAP, COMMUNITY PANEL NUMBER 32003 C 2135 F, DATED NOVEMBER 16, 2011, THE SITE IS LOCATED IN A ZONE X, AN AREA OUTSIDE OF THE 0.1% ANNUAL CHANCE OF FLOODPLAIN.

STORM WATER NOTES

- THERE ARE NO EXISTING DRAINAGE STRUCTURES OR FACILITIES ADJACENT OR ON THE PROPERTY.
- THERE ARE NO EXISTING DRAINAGE EASEMENTS ON THE PROPERTY.
- THERE ARE NO STORM DRAINS ON THE SITE.

CONSTRUCTION NOTES

- INSTALL COMMERCIAL DRIVEWAY PER CCAUSD NO. 225
- INSTALL WROUGHT FENCE PER ARCHITECTURAL PLANS
- INSTALL ASPHALT PAVEMENT PARKING LOT (3" AC OVER 6" TYPE II)
- INSTALL SIDEWALK PER CCAUSD NO. 234
- INSTALL 'A' CURB PER CCAUSD NO. 219
- INSTALL 'L' CURB PER CCAUSD NO. 216
- INSTALL SIDEWALK DRAIN PER CCAUSD NO. 236
- INSTALL LANDSCAPE PER ARCHITECTURAL PLANS
- INSTALL CURB OPENING PER DETAIL 1, SEE THIS DRAWING
- INSTALL RETAINING WALL PER SOUTHERN NEVADA BUILDING OFFICIALS REGIONAL STANDARDS DRAWING #B-100-2

ESTIMATE OF PUBLIC QUANTITIES FOR PERMITTING PURPOSES ONLY

GRADING IMPROVEMENTS	UNIT	PRIVATE	PUBLIC	TOTAL
CUT	CY	0	50	50
FILL	CY	0	75	75
EXCAVATION & EMBANKMENT	CY	5	26	31
RETAINING WALL	LF	0	476	476
8FT HIGH WROUGHT IRON FENCE	LF	0	302	302
COMMERCIAL DRIVEWAY	SF	1,341	0	1,341
3" ASPHALT PAVEMENT OVER 6" TYPE II	SY	0	1,217	1,217
4" ASPHALT PAVEMENT OVER 6" TYPE II	SY	248	0	248
CONCRETE SIDEWALK 5"	SF	230	0	230
'A' CURB	LF	0	3,726	3,726
'L' CURB	LF	46	0	46
SIDEWALK UNDERDRAIN	EA	1	0	1

NOTICE TO CONTRACTORS:
QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING HIS OWN QUANTITY TAKE OFF, AND BID ACCORDINGLY.

ac	ARCES
AN	TOP OF ASPHALT ELEVATION
APN	ASSESSOR PARCEL NUMBER
BKSW	BACK OF SIDEWALK
BCR	CURVE INTERCEPT
CL	CENTERLINE
CONC	TOP CONCRETE SURFACE ELEVATION
ECR	END CURVE RETURN
EX	EXISTING
FG	FINISHED GRADE ELEVATION
FL	FLOW LINE ELEVATION
GB	GRADE BREAK
MIN FF	MINIMUM FINISHED FLOOR ELEVATION
NAP	NOT-A-PART
RCB	REINFORCED CONCRETE BOX CULVERT
SD	STORM DRAIN
SF	SQUARE FEET
SMH	SEWER MANHOLE ELEVATION
STLT	STREETLIGHT
SW	PROPOSED SIDEWALK ELEVATION
SWUD	PROPOSED SIDEWALK UNDERDRAIN
TC	TOP OF CURB ELEVATION

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FAST
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GRADING PLAN

BUFFALO TRINITY PARKING LOT
CITY OF LAS VEGAS, NEVADA

OWNER: BUFFALO ACQUISITIONS PARTNERS LLC
2500 NORTH BUFFALO DRIVE
LAS VEGAS, NEVADA 89126-8511

ENGINEER: HAUNTEC PLLC
2721 TRINITY DRIVE
LAS VEGAS, NEVADA 89108
PH: 702-304-0199
E: info@hauntec.com

DESIGNER:
DRAWN BY:

PROJECT: 17-00170

JOB NO. 17-0015

CLV DWG. NO. L17-00170

SHEET NO. C1

3 OF 5

