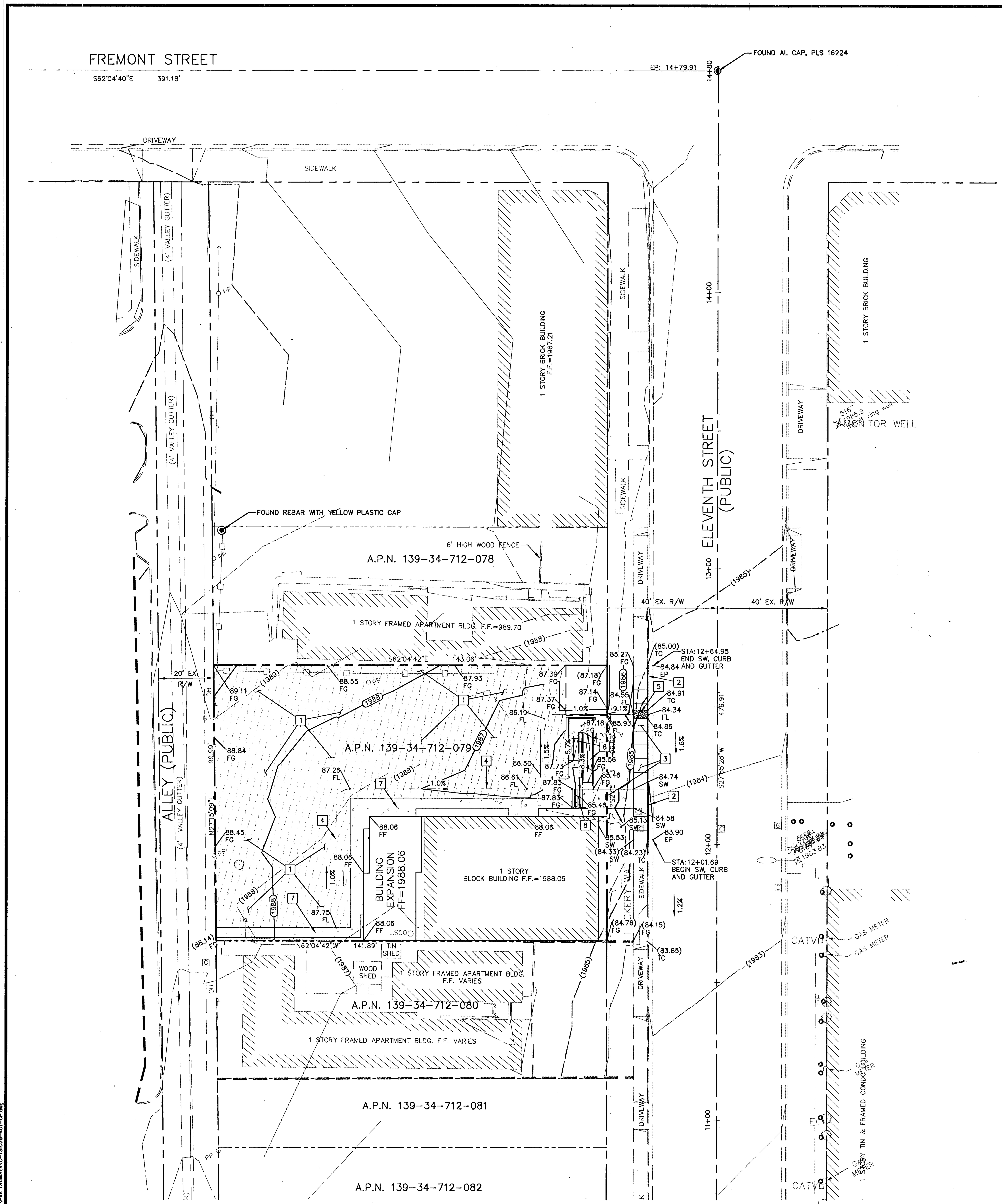
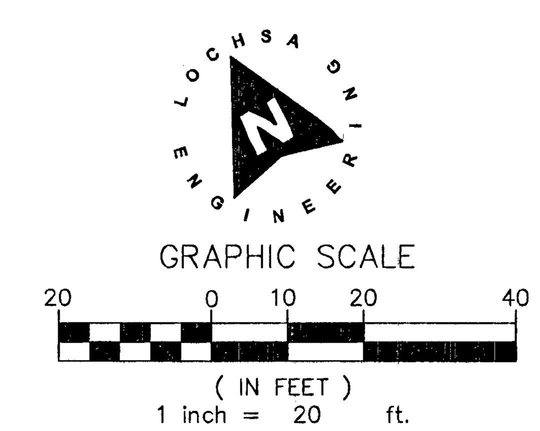
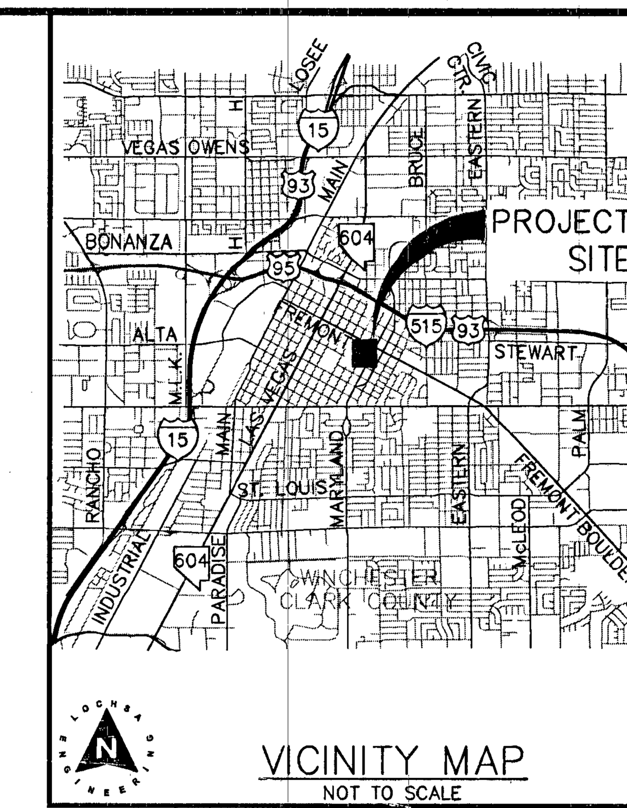






LAS VEGAS VALLEY CONSTRUCTION SITE BEST MANAGEMENT PRACTICES GUIDANCE MANUAL SECTION 3.5.1 STANDARD NOTES 1–5

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 ACCUMULATED IN, THE PUBLIC RIGHT-OF-WAY OF THE CITY OF LAS VEGAS AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIAL 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 CITY OF LAS VEGAS 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 THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR10000, SECTION III.A.5.
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 OR 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 NVR100000, SECTION III.A.12.
5. ACCUMULATED SEDIMENT IN BMP'S 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.

LEGEND:

DECOMPOSED GRANITE ACCESSIBLE SURFACE

CONCRETE

EXISTING UTILITY NOTE:

CONTRACTOR TO ADJUST ALL EXISTING UTILITIES TO MATCH PROPOSED FINISH GRADE ELEVATIONS.

CONSTRUCTION NOTES:

– ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH "CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS (C.C.A.U.S.D.)" LATEST EDITION AND/OR REGULATING ENTITY HAVING JURISDICTION.
– NOT ALL NOTES USED ON THIS SHEET –

[1] CONSTRUCT DECOMPOSED GRANITE ACCESSIBLE SURFACE, PER ARCHITECTURAL PLANS
[2] CONSTRUCT "L" TYPE CURB PER CCAUSD No. 216.
[3] CONSTRUCT CONC. SIDEWALK PER CCAUSD No. 234.
[4] CONSTRUCT DRAINAGE SWALE AT 1.0% (MIN.)
[5] CONSTRUCT SIDEWALK DRAIN PER CCAUSD. No. 236.
[6] CONSTRUCT ON-SITE ACCESSIBLE RAMP ARCHITECTURAL PLANS
[7] ON-SITE CONCRETE ACCESSIBLE ROUTE, PER CCAUSD No. 234.
[8] CONSTRUCT STEPS, PER STAIR DETAIL, THIS SHEET

GRADING NOTES:

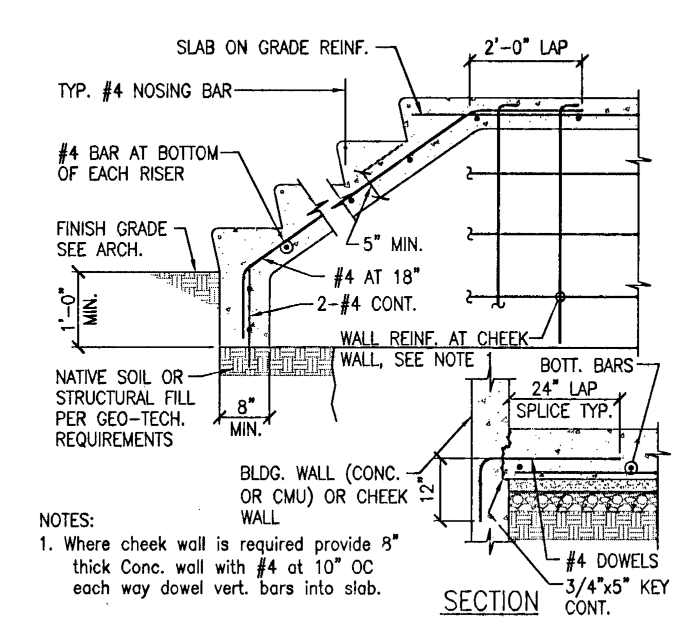
1. SLOPES 4:1 OR STEEPER AND FINE-GRAINED MATERIALS THAT HAVE BEEN DISTURBED (SANDY AND SILTY MATERIALS) SHOULD BE PROTECTED WITH BURLAP OR OTHER EROSION CONTROL FABRIC/MATERIAL, UNLESS OTHERWISE SPECIFIED BY LANDSCAPE DRAWINGS AND SPECIFICATIONS OR THE SOILS REPORT.
2. CONTRACTOR SHALL DETERMINE HIS OWN FOOTING OR BASEMENT EXCAVATION QUANTITIES, EVEN THOUGH SHOWN ON ROUGH GRADING PLANS. ADDITIONALLY, STRUCTURE BACKFILL COSTS SHOULD BE INCLUDED IN THE COST OF THE STRUCTURE, UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
3. CONTRACTOR SHALL NOTIFY LOCHSA ENGINEERING WITHIN 24 HOURS OF OMISSIONS AND ERRORS DISCOVERED ON PLANS. LOCHSA ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY "CORRECTIVE" WORK DONE BY OTHERS.
4. CONTRACTOR TO ENSURE POSITIVE DRAINAGE. NO PONDING ALLOWED. CONTRACTOR TO FOLLOW RECOMMENDATIONS AS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT, INCLUDING BUT NOT LIMITED TO EXCAVATION, GRADING AND COMPACTION. REFER TO THE REPORT PREPARED BY: NOVA GEOTECHNICAL AND INSPECTION SERVICES, PROJECT No. E-13-101, DATED: OCTOBER 24, 2013.

FLOOD ZONE NOTE:

THE PROJECT SITE IS COVERED BY THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CLARK COUNTY, NEVADA, AND INCORPORATED AREAS WITH COMMUNITY PANEL NUMBER: 32003C2170F, EFFECTIVE DATE: NOVEMBER 16, 2011. THE SITE FALLS WITHIN ZONE "X", DESCRIBED BY FEMA AS: "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

EXISTING UTILITY NOTE:

CONTRACTOR TO ADJUST ALL EXISTING UTILITIES TO MATCH PROPOSED FINISH GRADE ELEVATIONS.



NOTES:
1. Where cheek wall is required provide 8" thick Conc. wall with #4 at 10" OC each way dowel vert. bars into slab.

STAIR DETAIL
N.T.S.

NOTE:

LOCHSA ENGINEERING ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THIS PLAN ARE FROM THE BEST AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, THE WATER, FIRE, SANITARY SEWER, STORM SEWER, TELEPHONE, POWER, GAS, AND IRRIGATION LINES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IF CONFLICT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE PROJECT ARCHITECT, OWNER'S REPRESENTATIVE AND THE PROJECT ENGINEER IMMEDIATELY.

A.P.N.:

139-34-712-079

BASIS OF BEARINGS:

THE CENTERLINE OF 11TH STREET, AS NORTH 27°55'28" EAST PER PLAT BOOK 126, PAGE 98 FILED IN THE THE OFFICE OF THE CLARK COUNTY NEVADA RECORDER AS BOOK 2, PAGE 54, OFFICIAL RECORDS

BENCHMARK:

CITY OF LAS VEGAS BENCHMARK 13LV0135W4, BEING A RIVET AND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF FREEMONT STREET AND ELEVENTH STREET. ELEVATION = 605.1877 METERS (1985.52 FEET) (NAVD '88)

SAFETY ALERT
Call Before You Overhead
1-702-227-2929

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL AND STREET LIGHT SYSTEM CONDUITS IT'S COSTLY
Call before you UnderGround
1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF OPERATIONS

Call before you dig
Avoid cutting underground utility lines. It's costly.
Call 811
OR
1-800-227-2600

LEGEND		
CL OR SURVEY LINE	EASEMENT LINE	
PROPERTY LINE	SAWCUT LINE	
ROW LINE	SCARP LINE	

DESCRIPTION:	CONTOUR LINES	EDGE OF PAVEMENT	"A" TYPE CURBS	"L" TYPE CURBS	WALLS	FENCES	AC PAVEMENT	CONCRETE	SPOT ELEVATIONS	SIGNS	MANHOLE W/ DESCRIPTION	MANHOLE DESCRIPTIONS	FIRE HYDRANTS	GATE VALVES	REDUCERS	CLEAN OUTS	UTILITY BOX OR VAULT	BACKWATER VALVES	100w HPS STREETLIGHTS	150w HPS STREETLIGHTS	200w HPS STREETLIGHTS	250w HPS STREETLIGHTS
EXISTING:	(2210)								(12.34) BC		Ⓢ	Ⓢ = SANITARY SEWER; Ⓓ = STORM DRAIN						BWV				
PROPOSED:	2122								12.34 BC		Ⓢ	Ⓔ = ELECTRICAL; Ⓣ = TELEPHONE						BWV				

Lochsa engineering
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Suite 100
Las Vegas, NV 89118
Phone (702) 365-9312
Fax (702) 365-9317
www.lochsa.com

REV.:	DATE:	BY:	DESCRIPTION:
1	7-8-14	G.M.	REVISED SHEET NUMBER

LVVWD 8/14/14

SHEET: GRADING PLANS SHEET 1

TITLE: BUNKHOUSE RENOVATIONS 124 11TH STREET LAS VEGAS, NEVADA

PROJECT No.:	131079
DATE:	03-03-14
SCALE:	1"=20'
DRAWN BY:	C.W.
DESIGNED BY:	C.W.
CHECKED BY:	G.M.

SEAL: PROFESSIONAL ENGINEER – STATE OF NEVADA, GUY M. MORRIS, EXP. 12-31-15, CIVIL, No. 14526
03-03-14

SHEET No. C4.01
SHEET 7 OF 11
CLV No. 11452713 107V6232

3/26/2014 9:15 AM
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