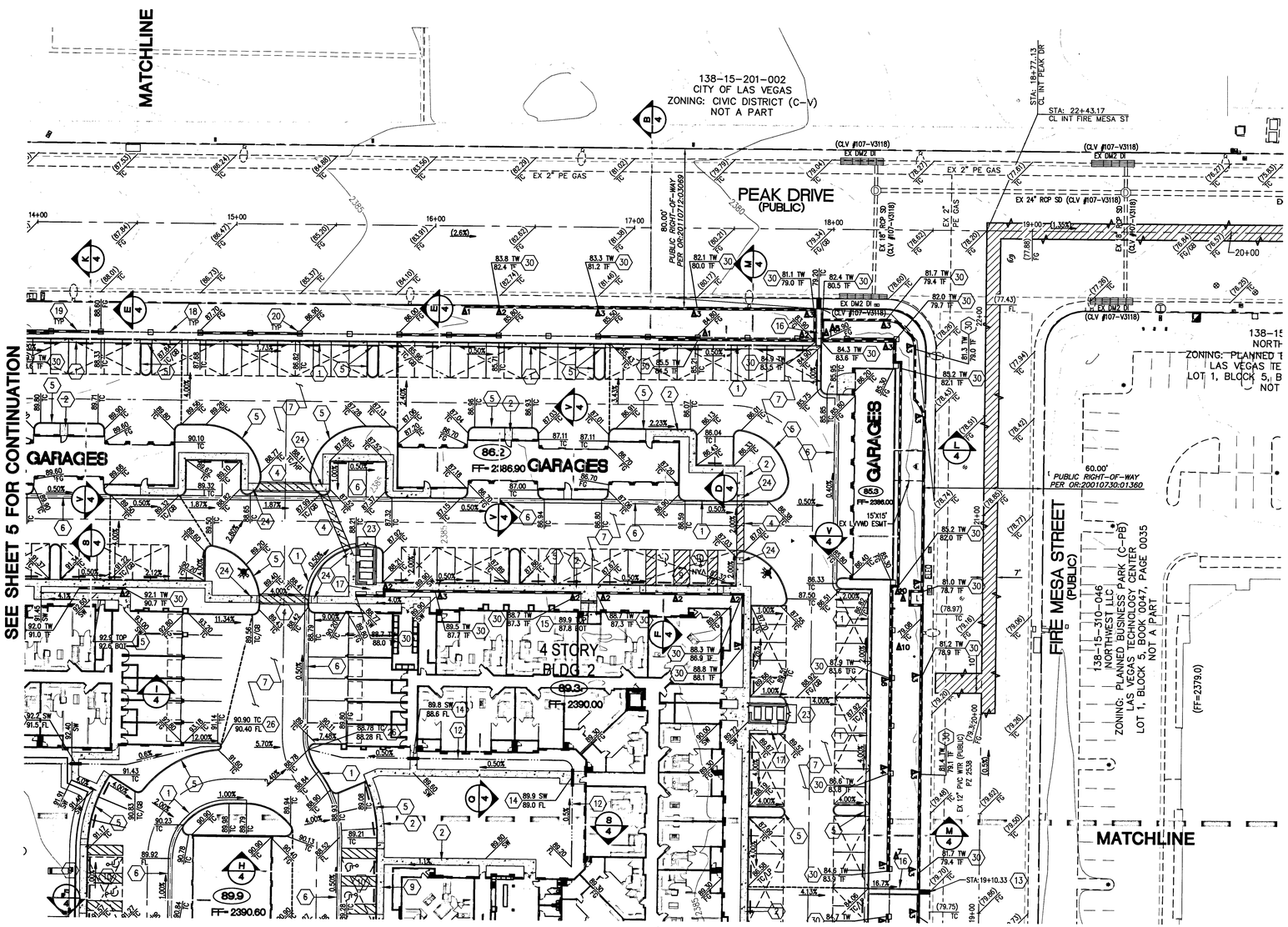

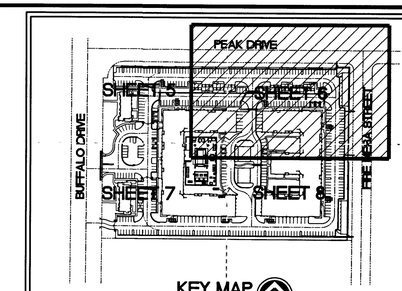

KEY MAP
NOT TO SCALE

LEGEND

	RIGHT OF WAY	BLDG 1	BUILDING NUMBER
	STREET CENTERLINE	58.2	PROPOSED PAD ELEVATION
	PROPERTY BOUNDARY LINE	FF= 58.90	PROPOSED FINISHED FLOOR
	GRADE BREAK		250 W H.P.S. STREET LIGHT
	SWALE		EXIST. STREET LIGHT
	SAWCUT LINE	(98.63)	EXISTING ELEVATION
	EDGE OF EXISTING ASPHALT	98.63	PROPOSED ELEVATION
	EXISTING CMU WALL		FIRE HYDRANT
	EXISTING CHAIN LINK FENCE	D	EXIST. STORM DRAIN MANHOLE
	PROPOSED WROUGHT IRON FENCE	S	EXIST. SEWER MANHOLE
	PROPOSED LOW WALL WITH W.I. FENCE	FF	FINISHED FLOOR
	PROPOSED RETAINING WALL	FL	FLOW LINE
	SWALE	FG	FINISHED GRADE
2061	EXISTING CONTOUR MINOR	TC	TOP OF CURB
2060	EXISTING CONTOUR MAJOR	TP	TOP OF PILASTER
		TF	TOP OF FOOTING
	COVERED PARKING	HP	HIGH POINT
		EG	EXISTING GRADE
	MATCH LINE		AREA OF NEW AC
			AREA OF AC TO BE REMOVED & REPLACED

CONSTRUCTION NOTES

1. CONSTRUCT "L" TYPE CURB PER C.C. AREA STD. DWG. #216
2. CONSTRUCT 3.5' WIDE CONC. SIDEWALK PER C.C. AREA STD. DWG. #234
3. CONSTRUCT 5' WIDE CONC. SIDEWALK PER C.C. AREA STD. DWG. #234
4. INSTALL ADA CROSSING, SEE SECTION "N", SHEET 4
5. CONSTRUCT TACK ON "A" CURB W/6" FACE PER DETAIL "F" SHEET 3
6. CONSTRUCT 2' CONCRETE VALLEY GUTTER PER DETAIL "C" SHEET 3
7. INSTALL 2" AC OVER 4" TYPE II AGG BASE PER SOILS REPORT & SHEET 4
8. CONSTRUCT CASE I HANDICAP RAMP PER C.C. AREA STD. DWG. #235 SEE ADA TABLE THIS SHEET FOR "A" & "B" VALUES
9. CONSTRUCT HANDICAP RAMP PER DETAIL "G" SHEET 3
10. CONSTRUCT HANDICAP LOADING ZONE PER DETAIL "I" SHEET 3
11. CONSTRUCT 8' CROSS GUTTER PER C.C. AREA STD. DWG. #228
12. CONSTRUCT EARTHEN SWALE PER DETAIL "B" SHEET 3
13. CONSTRUCT SIDEWALK DRAIN PER C.C. AREA STD. DWG. #236
14. CONSTRUCT SIDEWALK DRAIN PER DETAIL "H" SHEET 3
15. CONSTRUCT STEPS PER DETAIL "O" SHEET 3
16. CONSTRUCT "U" CHANNEL PER DETAIL "D" SHEET 3
17. CONSTRUCT 5'X5' SIDEWALK TURNAROUND, SEE DETAIL "E" SHEET 3
18. CONSTRUCT 6'-0" WROUGHT IRON FENCE, SEE DETAIL "L" SHEET 3
19. CONSTRUCT LOW WALL WITH WROUGHT IRON FENCE, SEE DETAIL "Q" SHEET 3
20. CONSTRUCT PILASTER, SEE DETAIL "K" SHEET 3
21. CONSTRUCT SOLID DECORATIVE WALL, SEE DETAIL "S" SHEET 3
23. CONSTRUCT TRASH ENCLOSURE PER DETAIL "A" SHEET 3
24. CONSTRUCT HANDICAP RAMP PER DETAIL "J" SHEET 3
25. EMERGENCY EGRESS, EXISTING CURB, GUTTER, & SW TO REMAIN, COVER WITH DG.
26. CONSTRUCT CURB CUT PER DETAIL "P" SHEET 3
27. SAWCUT EXISTING AC PAVEMENT, REMOVE AND MATCH EXISTING
28. CONSTRUCT CASE II HANDICAP RAMP PER C.C. AREA STD. DWG. #236 SEE ADA TABLE THIS SHEET FOR "A" & "B" VALUES
29. INSTALL CRASH GATES PER COH FIRE DEPARTMENT REQUIREMENTS
30. CONSTRUCT RETAINING WALL PER STRUCTURAL DETAILS BY OTHERS. ALL WALLS ARE PERMITTED THROUGH BUILDING DEPARTMENT UNDER SEPARATE PERMIT.
31. PROTECT IN PLACE AND ADJUST EXISTING UTILITY BOXES TO INCLUDE NEW CONCRETE COLLARS.
32. COMMERCIAL AND MULTI-FAMILY DRIVE WAY GEOMETRY PER C.C. AREA STD. DWG. #222.1

REV	REVISION DESCRIPTION	SHEETS	APP BY	APP DATE

TITLE: GRADING PLAN 2

PROJECT: BUFFALO-PEAK APARTMENTS
CITY OF LAS VEGAS, NEVADA

REGISTERED PROFESSIONAL ENGINEER
PETER J. LAAS
Exp:12/31/17
CIVIL
STATE OF NEVADA
No. 14444
3/11/16

OVATION

OVATION DEVELOPMENT
6021 SOUTH FORT APACHE ROAD, #100
LAS VEGAS, NEVADA 89148

FLOOD HAZARD ZONE

THE ENTIRE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ZONE "X"
AS FOUND ON FIRM MAP: 32003C2135F
MAP REVISED: NOVEMBER 16, 2011
ZONE "X" DEFINED AS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK # OLV0016E4
RIVET & PLATE IN TOP OF CURB WEST SIDE OF BUFFALO +/- 200 FEET NORTH OF PEAK DRIVE

NAVD 88 DATUM
ELEVATION = 729.145 METERS
ELEVATION = 2392.20 U.S. SURVEY FEET

BASIS OF BEARINGS:

BEING A PORTION OF LOT 1, BLOCK 5 OF "LAS VEGAS TECHNOLOGY CENTER" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 47, PAGE 35 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CAUTION TO CONTRACTOR !

EXISTING UTILITY LOCATIONS SHOWN HEREON 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 PROPER LOCATION.

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY
CALL BEFORE YOU DO OVERHEAD
1-702-227-2929
NEVADA POWER ENVIRONMENT & SAFETY SERVICES DEPARTMENT

Call Before You Dig
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
CALL 811
OR
1-800-227-2600
AND
CLARK COUNTY TRAFFIC OPERATIONS
1-800-455-6000

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL AND STREET LIGHT SYSTEM CONDUITS IT'S COSTLY
Call before you UnderGround
1-702-455-6000
CLARK COUNTY TRAFFIC OPERATIONS
AND
1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

DEVELOPER

OVATION DEVELOPMENT
6021 S. FORT APACHE ROAD #100
LAS VEGAS, NV 89148
702-990-2390 (PHONE)
702-990-2391 (FAX)

OWNER

BUFFALO PEAK APTS, LLC
C/O OVATION DEVELOPMENT
6021 S. FORT APACHE ROAD, #100
LAS VEGAS, NV 89148
(702) 990-2390 (PHONE)
(702) 990-2391 (FAX)

NOTE:
FOR QUANTITY ESTIMATES SEE COVER SHEET.
FOR STORMWATER MANAGEMENT NOTES, SEE SHEET 6

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

GENERAL NOTES

1. SEE IMPROVEMENT PLANS FOR STREET SECTIONS AND DETAILS. SEE HORIZONTAL CONTROL FOR EXACT BEARINGS AND DISTANCES.
2. THE QUANTITIES SHOWN HERON ARE ESTIMATES ONLY AND ARE NOT TO BE USED FOR BIDDING PURPOSES.
3. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4. THE SITE SHALL BE GRADED IN ACCORDANCE WITH THE APPROVED SOILS REPORT BY WRIGHT ENGINEERS. DATED: OCTOBER 7, 2014. JOB NO. 141475.
5. ADD 2300 TO ALL GRADES SHOWN HERE ON EXCEPT FINISHED FLOOR ELEVATIONS.
6. THIS GRADING PERMIT DOES NOT INCLUDE THE CONSTRUCTION OF RETAINING WALLS AND OTHER STRUCTURES. SEPARATE PERMITS AND APPLICATIONS ARE REQUIRED FOR THESE. (APPENDIX SECTION J103.1 AS AMENDED.)
7. ALL WORK PERFORMED UNDER THIS GRADING PERMIT REQUIRES SPECIAL INSPECTION PER SECTION 1704 (APPENDIX SECTION J105.2).
8. ALL CUT/FILL SLOPES SHALL BE TREATED WITH LANDSCAPE ROCK. ALL CUT/FILL SLOPES SHALL BE MAINTAINED TO CONTROL EROSION. THESE MEASURES SHALL BE INSTALLED AS SOON AS POSSIBLE AND PRIOR TO CALLING FOR FINAL INSPECTION. (APPENDIX SECTION J110.1).
9. ALL GRADING SHALL DRAIN AWAY FROM ALL BUILDING FOUNDATIONS. SEE SECTIONS ON SHEET 4.
10. SEE FLOOD HAZARD ZONE NOTE THIS SHEET.

CUT/FILL QUANTITY

TOTAL PROJECT
CUT = 6,800 CY
FILL = 18,300 CY

THESE QUANTITIES ARE RAW QUANTITIES BASED ON THE DIFFERENCE BETWEEN DESIGN SUBGRADE AND EXISTING GROUND ONLY. THEY DO NOT ACCOUNT FOR SHRINKAGE OR SUBSIDANCE. CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN QUANTITIES.

PERIMETER WALL NOTE:

PERIMETER WALL SHALL CONSIST OF DECORATIVE BLOCK WITH 20% CONTRASTING MATERIAL AND CAP

RETAINING WALL NOTES:

1. COURSES SHOWN ON THIS PLAN ARE COMPUTED BASED ON TOP OF RETAINING WALL (TRW) MINUS TOP OF FOOTING (TF). TOP OF FOOTING IS FINISHED GRADE AT THE FACE OF WALL MINUS 4 INCHES.
2. RETAINING WALLS 3-FEET OR LESS MAY BE PAVESTONE STACKING BLOCK OR OWNER APPROVED EQUAL.
3. RETAINING WALLS 4-FEET OR LESS MAY BE CONSTRUCTED PER CLARK COUNTY STANDARD DRAWING B-100-2 OR DESIGNED BY OTHERS.
4. RETAINING WALLS GREATER THAN 4-FEET MUST BE DESIGNED BY OTHERS.
5. ROCKERY RETAINING WALLS MUST BE DESIGNED BY OTHERS AND COMPLY WITH SOUTHERN NEVADA BUILDING OFFICIALS GUIDELINES.

RETAINING WALLS

SYMBOL	COURSES	HEIGHT
A1	1	0.67'
A2	2	1.33'
A3	3	2.00'
A4	4	2.67'
A5	5	3.33'
A6	6	4.00'
A7	7	4.67'
A8	8	5.33'
A9	9	6.00'
A10	10	6.67'
A11	11	7.33'
A12	12	8.00'
A13	13	8.67'
A14	14	9.33'

ADA TABLE

RAMP	"A"	"B"
R1	4.0'	12.5'
R2	9.5'	4.5'
R3	8.0'	8.0'
R4	8.0'	8.0'

HANDICAP RAMPS ARE TO BE CONSTRUCTED PER CLARK COUNTY AREA STANDARD DRAWINGS, STD DWG 235, CASE I. UNLESS OTHERWISE SPECIFIED

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT DS-4699.

PETER J. LAAS, P.E. #14444 — DATE 3/11/16

CLV# 107V5035
H#57782

$I = \int F \cdot dt$
CIVIL ENGINEERS - PLANNERS
5135 CAMINO AL NORTE, SUITE 204
NORTH LAS VEGAS, NEVADA 89031
PHONE (702) 653-6702
FAX (702) 653-6703

W.O. # : OV-1424
BY : REH
DATE : 01/05/15
SCALE : 1"=30'

Impulse
Civil Engineering & Planning

SHEET 7 OF 19 SHEETS

File: I:\Projects\Clients\Ovation\Buffalo-Peak\Improvement Plans\Revised\06-09 grading plan.dwg Sheet: GRADING 2 Date: 02-Mar-16 10:56:30am