

File: C:\Projects\Ovation\Ovation-Plan\Grading\Grading-Plan.dwg Sheet: GRADING 4 Date: 02-Nov-16 10:45:20am

SEE SHEET 7 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION

MATCHLINE

MATCHLINE

138-15-310-054
TRINITY PEAK III, LLC
ZONING: PLANNED BUSINESS PARK (C-PB)
LAS VEGAS TECHNOLOGY CENTER
LOT 1, BLOCK 5, BOOK 0047, PAGE 0035
REMAPPED PER RECORD OF SURVEY
20150818:02295 O.R.
NOT A PART



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

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)



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

FLOOD HAZARD ZONE

THE ENTIRE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ZONE "X" AS SHOWN 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 # CLV0016E4
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.

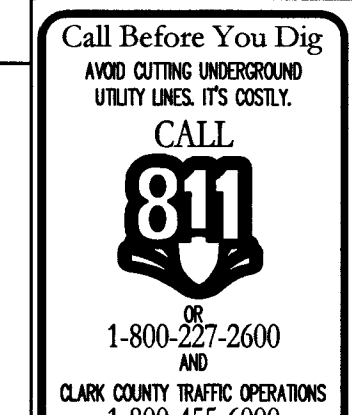
CAUTION TO CONTRACTOR I

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.



NOTE:

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



GENERAL NOTES

- SEE IMPROVEMENT PLANS FOR STREET SECTIONS AND DETAILS. SEE HORIZONTAL CONTROL FOR EXACT BEARINGS AND DISTANCES.
- THE QUANTITIES SHOWN HEREON ARE ESTIMATES ONLY AND ARE NOT TO BE USED FOR BIDDING PURPOSES.
- CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
- THE SITE SHALL BE GRADED IN ACCORDANCE WITH THE APPROVED SOILS REPORT BY WRIGHT ENGINEERS, DATED: OCTOBER 7, 2014, JOB NO. 141475.
- ADD 2300 TO ALL GRADES SHOWN HERE ON EXCEPT FINISHED FLOOR ELEVATIONS.
- THIS GRADING PERMIT DOES NOT INCLUDE THE CONSTRUCTION OF RETAINING WALLS AND OTHER STRUCTURES. SEPARATE PERMITS AND APPLICATIONS ARE REQUIRED FOR THESE. (APPENDIX SECTION J10.3.1 AS AMENDED).
- ALL WORK PERFORMED UNDER THIS GRADING PERMIT REQUIRES SPECIAL INSPECTION PER SECTION 1704 (APPENDIX SECTION J105.2).
- 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 J10.1.1).
- ALL GRADING SHALL DRAIN AWAY FROM ALL BUILDING FOUNDATIONS. SEE SECTIONS ON SHEET 4.
- 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 SUBSIDENCE. 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:

- 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.
- RETAINING WALLS 3-FEET OR LESS MAY BE PAVESTONE STACKING BLOCK OR OWNER APPROVED EQUAL.
- RETAINING WALLS 4-FEET OR LESS MAY BE CONSTRUCTED PER CLARK COUNTY STANDARD DRAWING B-100-2 OR
- RETAINING WALLS GREATER THAN 4-FEET MUST BE DESIGNED BY OTHERS.
- 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'

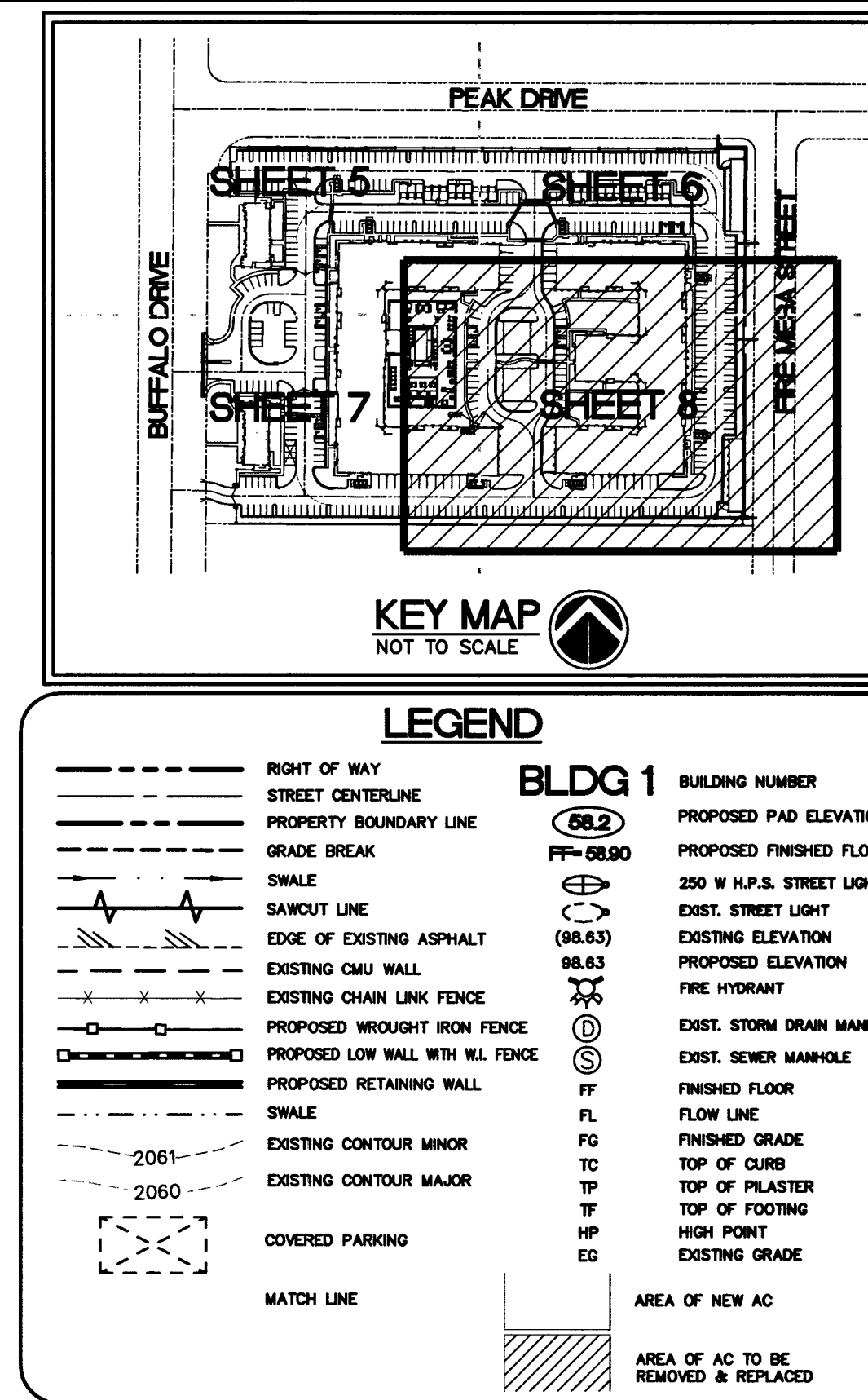
ADA TABLE

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

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

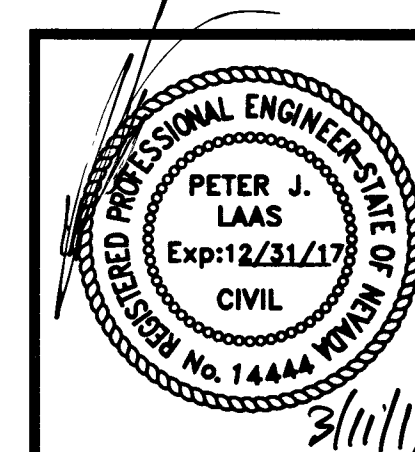
CLV# 107V5025
H#57782



CONSTRUCTION NOTES

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

GRADING PLAN 4
BUFFALO-PEAK APARTMENTS
CITY OF LAS VEGAS, NEVADA



Impulse
Civil Engineering & Planning
SHEET 9 of 19
DATE: 07/05/15
SCALE: 1"=30'