

SEE SHEET 5 FOR CONTINUATION

SEE SHEET 8 FOR CONTINUATION

MATCHLINE

SOUTHWEST GAS HIGH PRESSURE MAIN

CAUTION: HIGH PRESSURE GAS!!!
CALL SOUTHWEST GAS AT 702-651-2111 FOR STANDBY WHEN
EXCAVATION OVER OR NEAR HIGH PRESSURE GAS LINES.

FLOOD HAZARD ZONE

THE ENTIRE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ZONE "X"
AS SHOWN ON FIRM MAP: 32003C2735F
NOVEMBER 18, 2011
ZONE "X" DEFINED AS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK # 0100164
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 80 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

Call Before You Dig
CALL
811
1-800-227-2600
CLARK COUNTY TRAFFIC OPERATIONS
1-800-455-6000

Call before you
UnderGround
1-702-455-6000
CLARK COUNTY TRAFFIC OPERATIONS
1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

OVATION
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

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.

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.
- 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 J101.1).
- ALL GRADING SHALL DRAIN AWAY FROM ALL BUILDING FOUNDATIONS. SEE SECTIONS ON SHEET 4.
- SEE FLOOD HAZARD ZONE NOTE THIS SHEET.

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 DESIGNED BY OTHERS.
- 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	0.87
A2	2	1.37
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

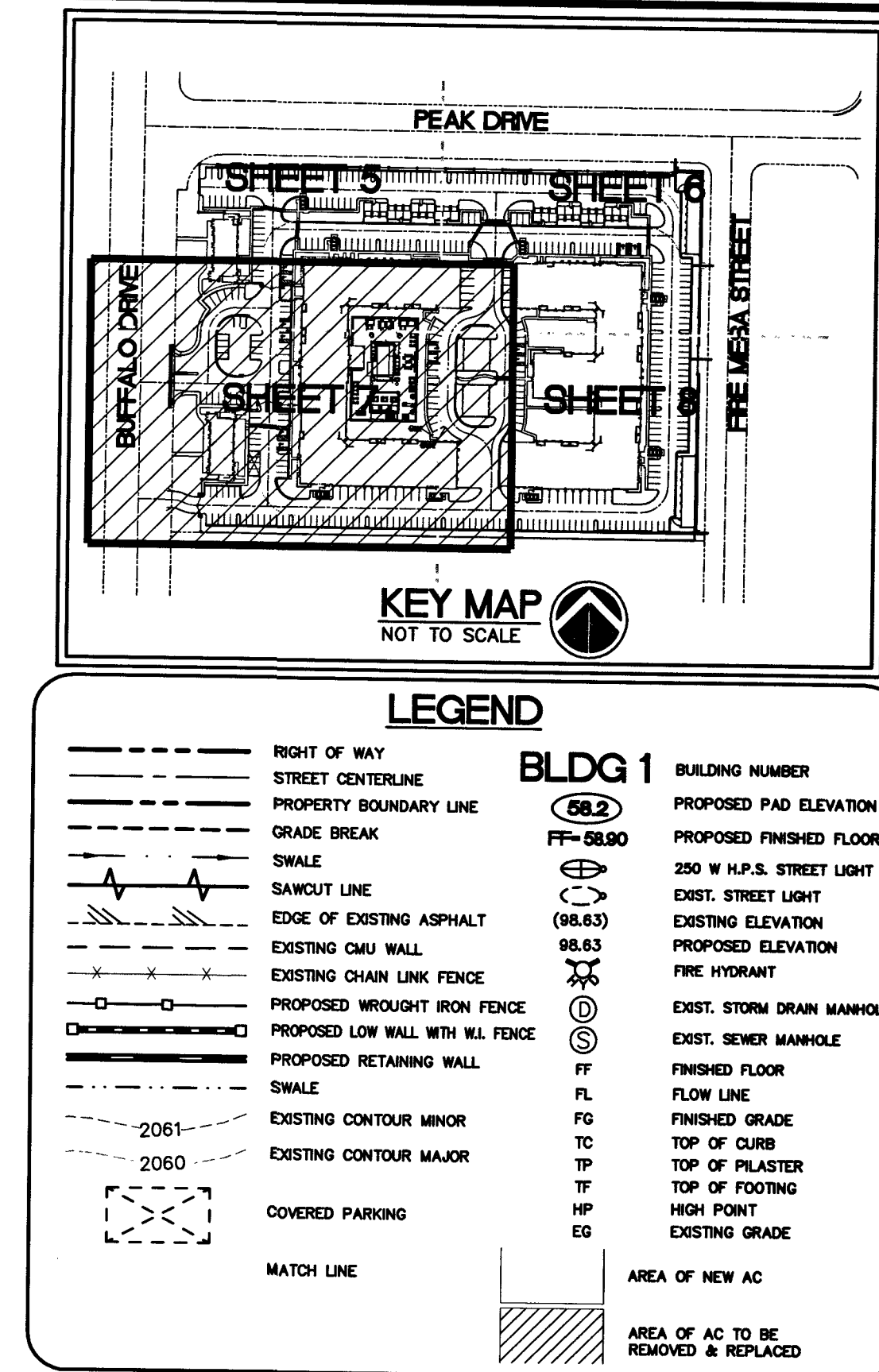
ADA TABLE

RAMP	"A"	"B"
R1	4.0'	12.5'
R2	5.5'	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 1,
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-45592.
PETER J. LAAS, P.E. #14444
DATE 3/11/16

CLV# 107V 5035
H#57782

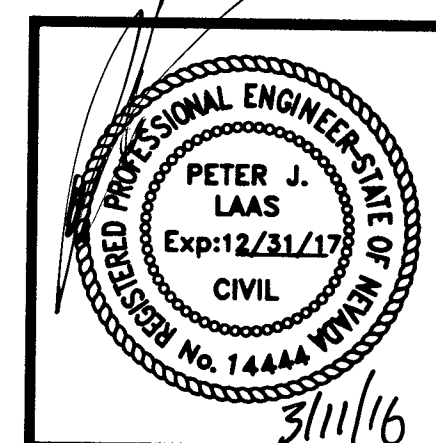


CONSTRUCTION NOTES

- 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 1 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 3

BUFFALO-PEAK APARTMENTS
CITY OF LAS VEGAS, NEVADA



Impulse
Civil Engineering & Planning
SHEET 8 OF 19
DATE 3/11/16
CLV# 107V 5035
H#57782