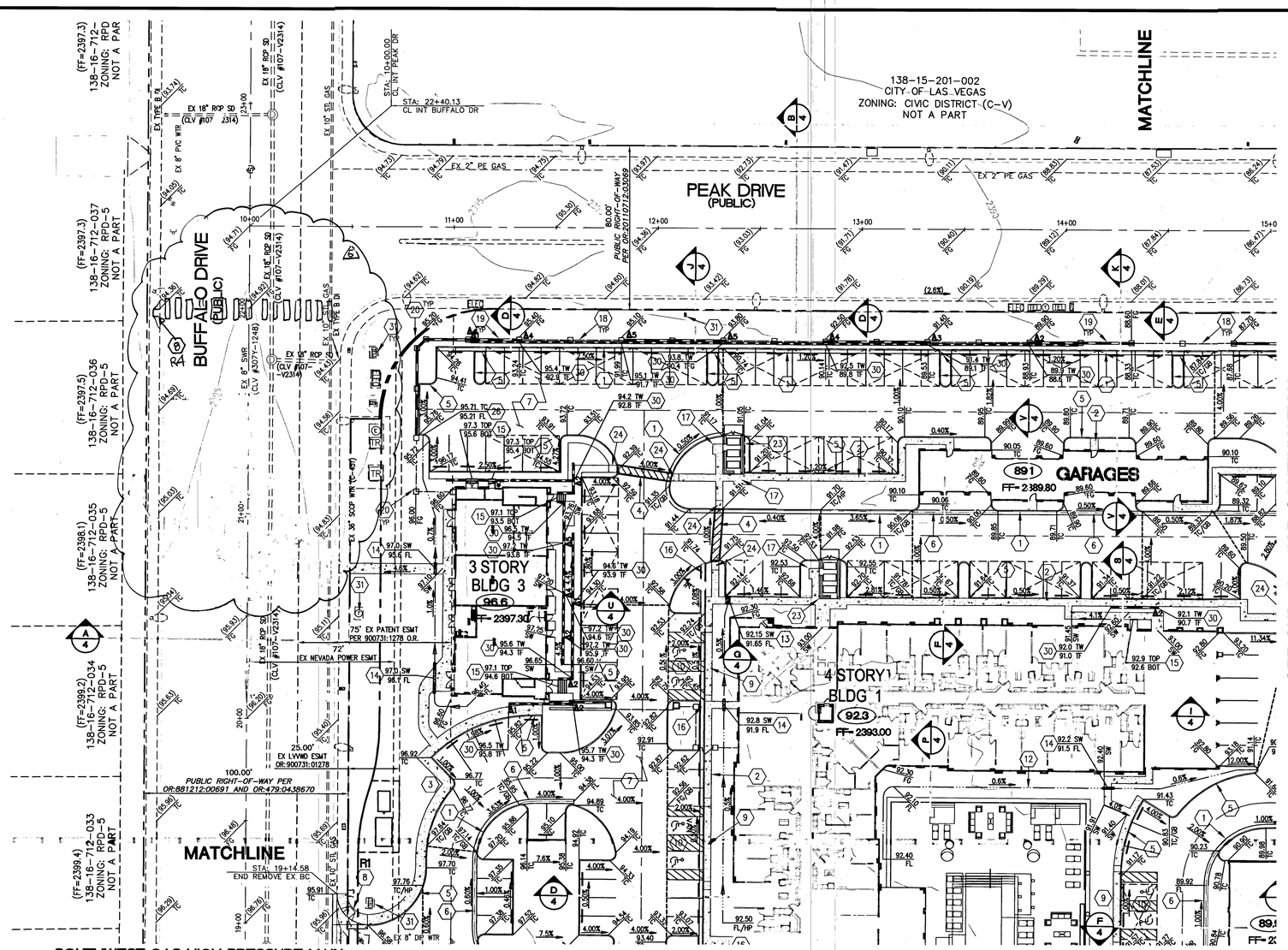
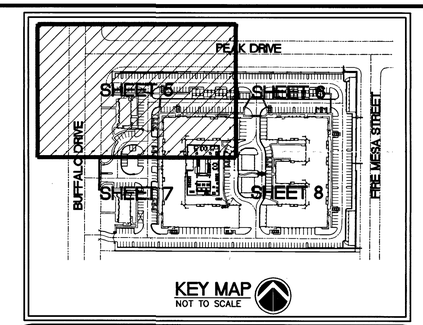


SOUTHWEST GAS HIGH PRESSURE MAIN

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

SEE SHEET 7 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION



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		EXIST. STORM DRAIN MANHOLE
	PROPOSED WROUGHT IRON FENCE		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

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.

STORMWATER MANAGEMENT NOTES

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 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.
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 TITLE 24.40 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 NVR100000, 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 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 NVR100000, SECTION III.A.12.
5. 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.

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.

10/26/15
PETER J. LAAS, P.E. #14444 DATE

CLV# 107V5035
H#57782

OVATION

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

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

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 # 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.

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.

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.

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 STRUCTURE WIRES. 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

REV	REVISION DESCRIPTION	APP BY	APP DATE
A	REVISE PEDESTRIAN CROSSING	JM	7/11/17

SHEETS	5,6,17,19

TITLE: GRADING PLAN 1

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

REGISTERED PROFESSIONAL ENGINEER
PETER J. LAAS
Exp:12/31/17
CIVIL
No. 14444
STATE OF NEVADA
10/26/15

Impulse
Civil Engineering & Planning
CIVIL ENGINEERS - PLANNERS
9535 CAMINO AL NORTE, SUITE 264
NORTH LAS VEGAS, NEVADA 89031
PHONE: (702) 853-9703
FAX: (702) 853-9703

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W.O. #: OV-1424
REV: 1
DATE: 10/26/15
BY: T.
SCALE: 1"=30'

SHEET 6 OF 19 SHEETS

File: P:\Clients\Ovation\Buffalo-Peak Improvement Plans Revised\06-09 grading plan.dwg Sheet: GRADING 1 Date: 04-Dec-15 12:26:46pm