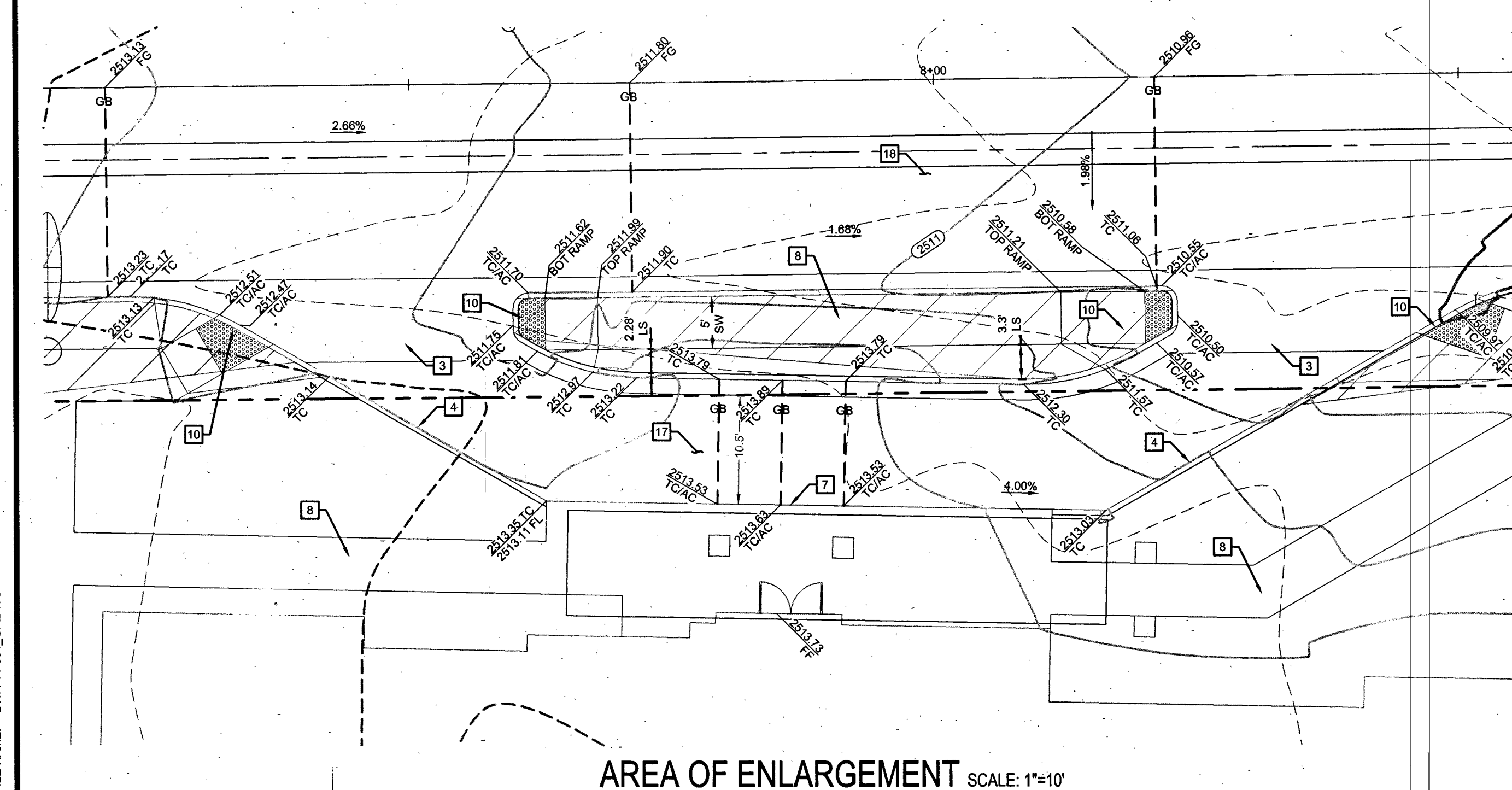
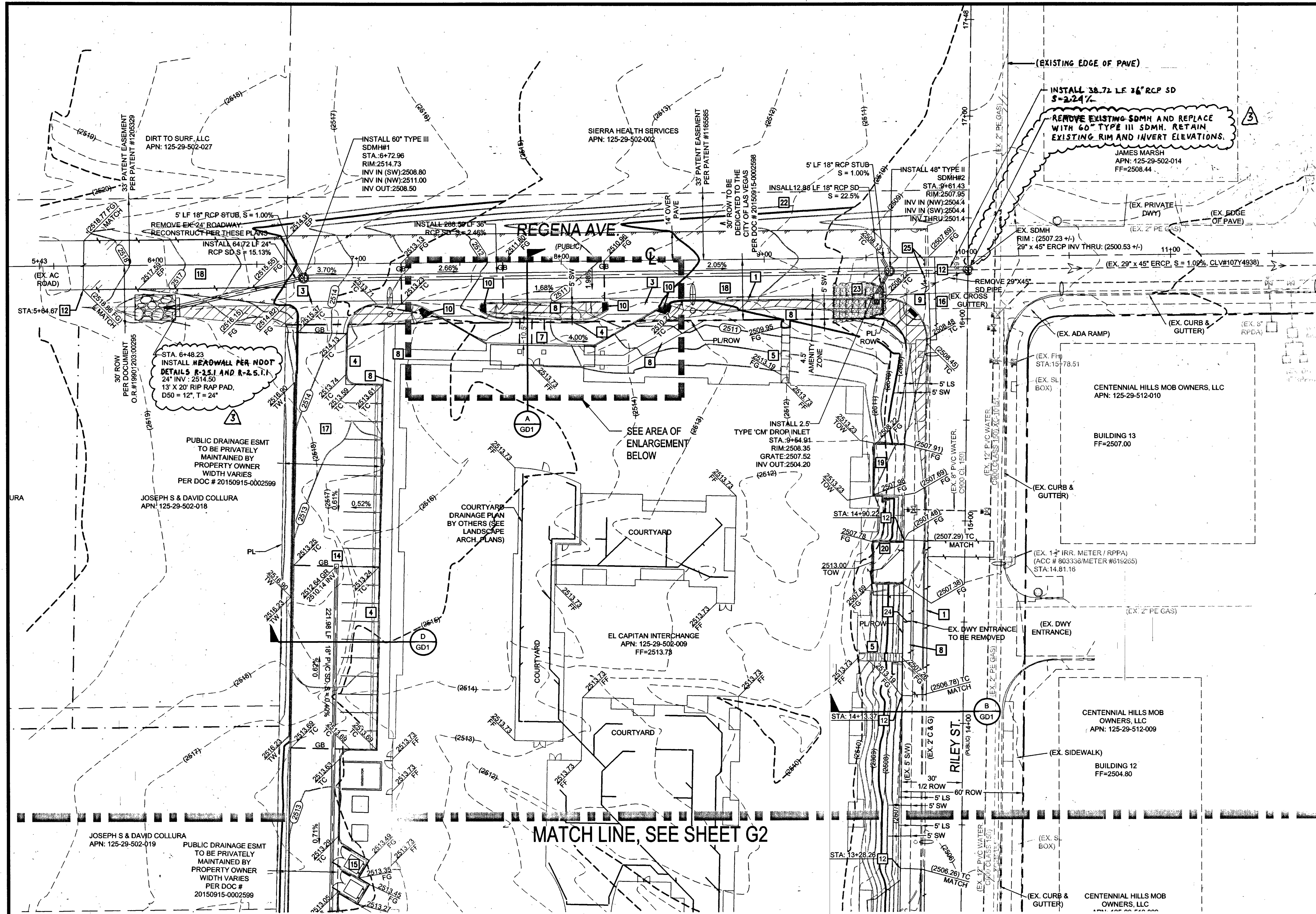




APPROVED FOR CONSTRUCTION

FAST UnderGround

1-702-227-2929

1-702-432-5300

Call Before You Dig

1-800-227-2600

- ### CONSTRUCTION NOTES
- INSTALL 24" L-TYPE CURB & GUTTER, PER (USD #216)
 - INSTALL 2" SIDEWALK DRAIN, PER (USD #236)
 - INSTALL 8" CROSS GUTTER, PER (USD #228)
 - INSTALL A-TYPE CURB, PER (USD #219)
 - INSTALL CONCRETE STAIRS
 - INSTALL 9" SIDEWALK PER TOWN CENTER STD
 - INSTALL FLUSH CURB
 - INSTALL 5" SIDEWALK, PER (USD #234)
 - INSTALL SIDEWALK RAMP CASE I w/ TRUNCATED DOMES, PER (USD #235)
 - INSTALL SIDEWALK RAMP CASE I w/ TRUNCATED DOMES, PER (USD #235)
 - INSTALL 24" MODIFIED COMMERCIAL DRIVEWAY PER DETAIL H, SHEET G01
 - SAW-CUT EXISTING ASPHALT/CONCRETE
 - CONSTRUCT ROCK LINED SWALE FOR WATER QUALITY, D50 = 8", T = 16" SEE SECTION E, SHEET G01
 - INSTALL 24" x 24" JENSEN PRECAST DRAINAGE INLET, SEE DETAIL F, G01
 - INSTALL TRASH ENCLOSURE PER ARCHITECTURAL PLANS
 - EXTEND EXISTING CROSS GUTTER TO MATCH PROPOSED CURVE RETURN.
 - INSTALL 2" AC OVER 4" TYPE II AB PER GEOTECHNICAL REPORT
 - INSTALL 3" AC OVER 4" TYPE II AB PER GEOTECHNICAL REPORT
 - INSTALL RETAINING WALL AROUND RPPA (15' x 25' EASEMENT)
 - INSTALL 36" x 36" JENSEN PRECAST DRAINAGE INLET, SEE DETAIL G, G01
 - INSTALL SD DROP INLET PER USDOCA DWG NO. 421 (STORMWATER QUALITY MANAGEMENT STAMP AND SIGN DETAIL)
 - REMOVE EXISTING HEADWALL AND ELLIPTICAL STORM DRAIN RELOCATE EXISTING RIP RAP.
 - REMOVE EXISTING COMMERCIAL DRIVEWAY
 - RELOCATE EXISTING BARRICADE SIGNS

KEY MAP

GRADING NOTES

COMPLETION OF SECTION II OF DRAINAGE COMPLIANCE REPORT REQUIRED.

THE ELEVATION DIFFERENCE BETWEEN THE PAD AND FINISH FLOOR IS DETERMINED FROM THE MINIMUM THICKNESS REQUIRED PER THE GEOTECHNICAL REPORT. FINISH FLOORS MAY INCREASE DEPENDING ON THE TYPE OF SOIL AND FOUNDATION PLAN USED. NOTE THAT THE STRUCTURAL PLANS & GEOTECHNICAL REPORT SHALL SUPERSEDE THE CIVIL IMPROVEMENT PLANS.

ALL WORK TO BE PERFORMED OUTSIDE OF THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL NOT BE PERFORMED UNTIL WRITTEN PERMISSION AND EASEMENTS HAVE BEEN OBTAINED FROM THE OFFSITE OWNER AND GIVEN TO CLARK COUNTY.

CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

ALL ONSITE STORM DRAIN SYSTEMS AND ITS ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED BY THE PROPERTY OWNER.

PROPERTY OWNER IS RESPONSIBLE TO MAINTAIN THE BEST MANAGEMENT PRACTICES SUCH AS BUT NOT LIMITED TO THE REMOVAL OF ACCUMULATED SEDIMENT, DEBRIS, AND CARE OF VEGETATION.

FLOOD ZONE

THE PROJECT IS LOCATED IN FLOODZONE "X" WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF THE 0.20% ANNUAL CHANCE FLOODPLAIN PER FIRM PANEL 32003C1745E, EFFECTIVE AUGUST 16, 1995 AND REVISED TO REFLECT LOMR, EFFECTIVE SEPTEMBER 27, 2002.

EARTHWORK

TOTAL FOR OVERALL DEVELOPMENT: 7,786 CY CUT, 9,829 CY FILL

THIS OPINION OF THE CUT AND FILL QUANTITIES IS PROVIDED AS REQUIRED BY CLARK COUNTY BUILDING CODE REQUIREMENTS. THIS INFORMATION SHOULD NOT BE USED FOR BIDDING PURPOSES. ALL CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN QUANTITIES. THESE TOTALS ARE RAW AND DO NOT ACCOUNT FOR SHRINKAGE AND SUBSIDENCE.

GEOTECHNICAL

WRIGHT ENGINEERS
5275 ARVILLE STREET
LAS VEGAS, NEVADA 89118
702-933-7000

REPORT NO: 144873
DATE: 12/23/2014

UPDATE LETTER
DATED: 08/27/2015

SCALE

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

LEGAL DESCRIPTION

A PORTION OF THE E 1/2, SE 1/4, NW 1/4, NE 1/4 SECTION 29, TOWNSHIP 19 SOUTH, RANGE 60 EAST

BASIS OF BEARINGS

NORTH 89°29'41" EAST BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

BENCHMARK

MONUMENT ID: 6LV9029NE6

RIVET & PLATE IN TOP OF CURB, SOUTH SIDE OF DURANGO DR. CURVES 78 SE OF PL AT RILEY ST. & AZURE DR. (NAVD88 ELEVATION=2500.89).

GRADING CERTIFICATION

I CERTIFY THIS GRADING PLAN COMPLIES WITH THE APPROVED DRAINAGE STUDY, D5# 4372A, ON FILE WITH THE CITY OF LAS VEGAS FOR THIS PROJECT.

DATE: 10/7/2015

SCALE: 1"=30'

JOB NO: BWA-14-001

DESIGNED BY: AD

CHECKED BY: BM

SHEET NAME: G1

SHEET: 3 OF 11

BY: CLV

DATE: 10/7/2015

DEVELOPMENT AND FLOOD CONTROL

CLV H60219