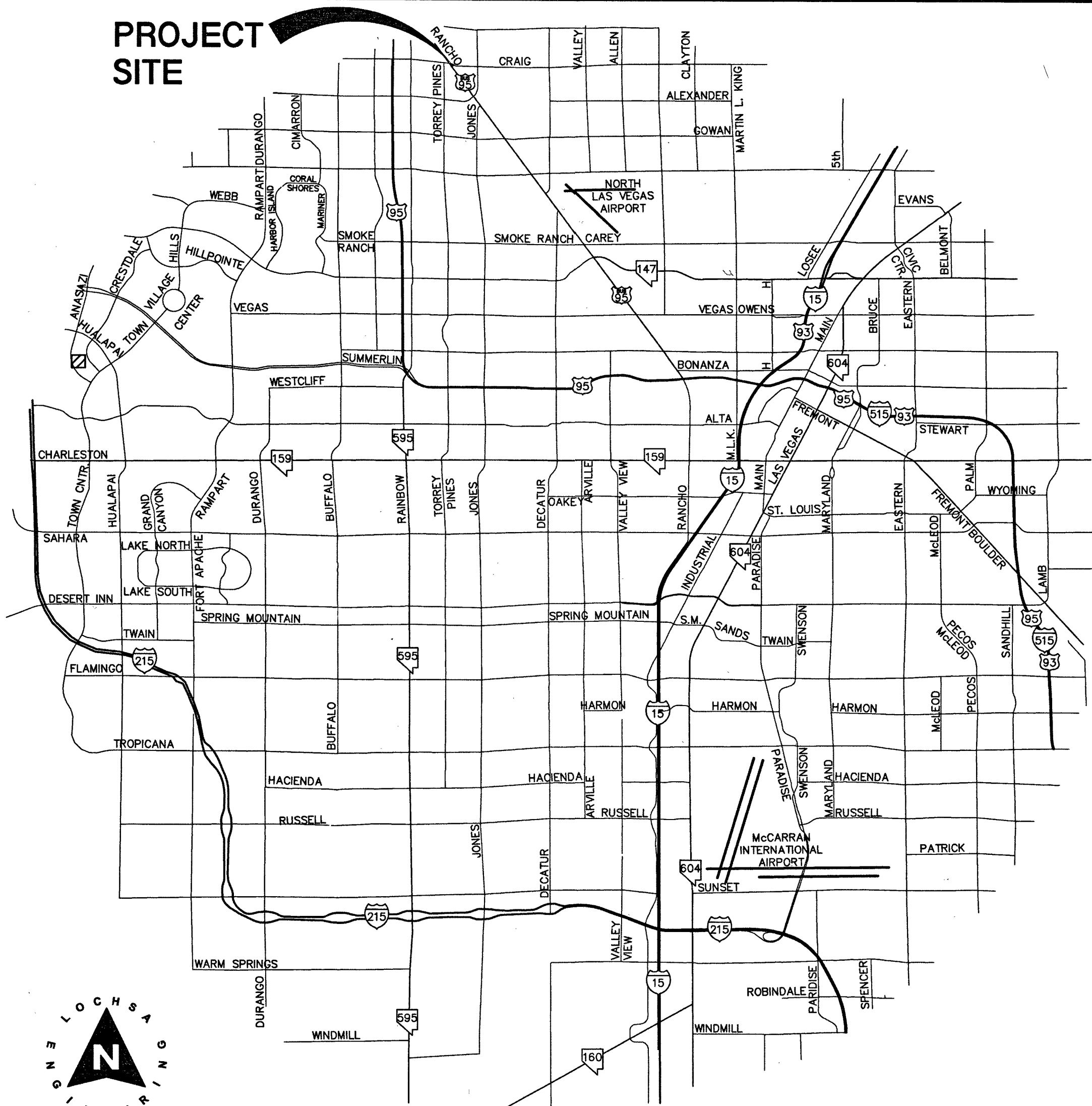


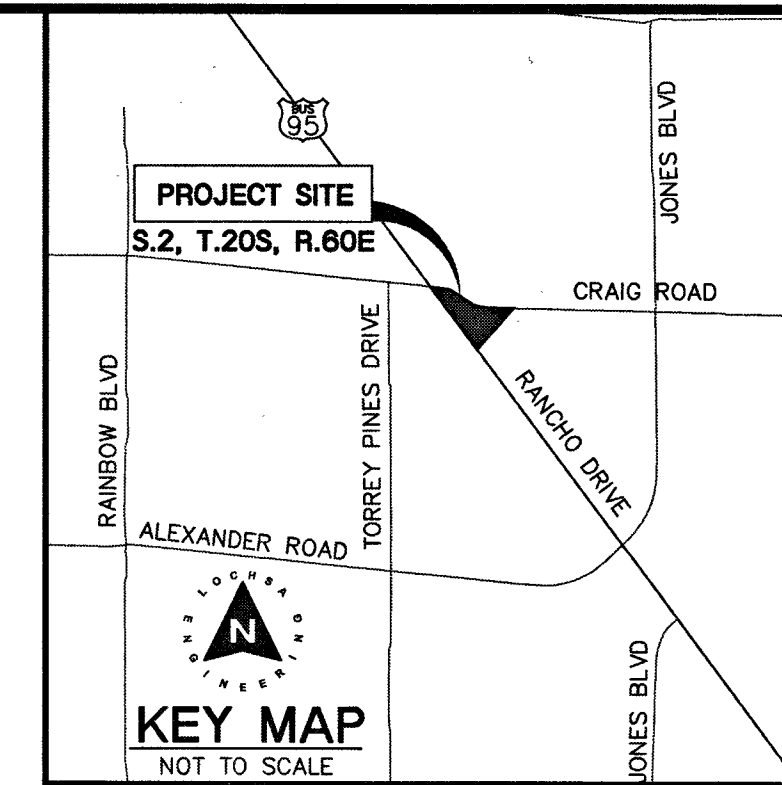
## PROJECT SITE



VICINITY MAP

COVER SHEET for THE IMPROVEMENT PLANS of  
7-11 @ CRAIG & RANCHO  
SITE IMPROVEMENTS  
LAS VEGAS, NEVADA

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 2, TOWNSHIP 20  
SOUTH, RANGE 60 EAST, M.D.B.&M.,  
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA  
A.P.N.: 138-02-713-006

KEY MAP  
NOT TO SCALE

## LEGAL DESCRIPTION

BEING A PORTION OF LOT 1 OF CRAIG AND JONES (A COMMERCIAL SUBDIVISION) RECORDED IN BOOK 151 OF PLATS, PAGE 100, BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

THE ABOVE PARCEL OF LAND CONTAINS APPROXIMATELY AN AREA OF 1.31 ACRES.

## ABBREVIATIONS

|           |                                         |           |                                       |
|-----------|-----------------------------------------|-----------|---------------------------------------|
| ABAN      | ABANDON                                 | INV       | INVERT                                |
| AP        | ABANDON IN PLACE                        | ISL       | ISLAND                                |
| AGG       | AGGREGATE                               | JUN       | JUNCTION BOX                          |
| ALT       | ALTERNATE                               | LC        | LENGTH OF CURB                        |
| A         | ANODIC GAS                              | LT        | LEFT                                  |
| ACP       | ASBESTOS CEMENT PIPE                    | LF        | LINEAR FEET                           |
| AC        | ASPHALTIC CONCRETE                      | LW        | LAS VEGAS VALLEY WATER DISTRICT       |
| AVE       | AVENUE                                  | MAN       | MANHOLE                               |
| BC        | BACK OF CURB                            | MAX       | MAXIMUM                               |
| BCR       | BACK OF CURB RADIUS                     | MIN       | MINIMUM                               |
| BVC       | BEGINNING OF VERTICAL CURVE             | MON       | MONOLITHIC                            |
| BM        | BENCHMARK                               | N/O       | NORTH OF                              |
| BDRY LINE | BOUNDARY LINE                           | NOT       | NOT TO SCALE                          |
| CATV      | CABLE TELEVISION                        | OC        | ON CENTER                             |
| C-C       | CENTER TO CENTER                        | OG        | OPEN-GRADED PAVEMENT, ORIGINAL GROUND |
| CL        | CITY OF BOULDER CITY                    | PWMT      | PAVEMENT                              |
| CLV       | CITY OF LAS VEGAS                       | PI        | POINT OF INTERSECTION                 |
| COH       | CITY OF HENDERSON                       | PRC       | POINT OF REVERSE CURVE                |
| CM        | CITY OF MESQUITE                        | PT        | POINT OF CURVE                        |
| ONLY      | CITY OF NORTH LAS VEGAS                 | PCC       | POINT OF TANGENCY                     |
| CL        | CLARK COUNTY                            | PCC, CONC | PORTLAND CEMENT CONCRETE              |
| CCWRD     | CLARK COUNTY WATER RECLAMATION DISTRICT | PP        | POWER POLE                            |
| CO        | CLEAN OUT, SEWER                        | P         | POWER                                 |
| COMM      | COMMERCIAL                              | PL        | PROPERTY LINE                         |
| CONC, PCC | CONCRETE                                | PROP      | PROPOSED                              |
| CONST     | CONSTRUCTION OR CONSTRUCT               | PULL      | PULL BOX                              |
| COR       | CORNER                                  | RP        | RADIUS POINT                          |
| OMP       | CORRUGATED METAL PIPE                   | R         | RADIUS                                |
| CASAP     | CORRUGATED STEEL ARCH PIPE              | RER       | RAILROAD                              |
| CSP       | CORRUGATED STEEL PIPE                   | REIN      | REINFORCED                            |
| C&G       | CURB & GUTTER                           | RC        | REINFORCED CONCRETE                   |
| OP        | CAST IRON PIPE                          | RCB       | REINFORCED CONCRETE BOX               |
| COL       | COLUMN                                  | RCR       | REINFORCED CONCRETE PIPE              |
| CU YD, CY | CUBIC YARD                              | RELOC     | RELOCATE                              |
| CU FT, CF | CUBIC FOOT                              | RT        | RIGHT                                 |
| CU V, CV  | CULVERT                                 | R/W       | RIGHT-OF-WAY                          |
| CF        | CURB FACE                               | RD        | ROAD                                  |
| DEPT      | DEPARTMENT                              | SS        | SANITARY SEWER                        |
| DIA       | DIAMETER                                | SHT       | SHEET                                 |
| DWY       | DRIVEWAY                                | S/O       | SOUTH OF                              |
| DI        | DROP INLET                              | SW        | SIDEWALK                              |
| ESMT      | EASEMENT                                | SQ FT, SF | SQUARE FOOT                           |
| F/O       | EAST OF                                 | SQ YD, SY | SQUARE YARD                           |
| EP        | EDGE OF PAVEMENT                        | STA       | STATION                               |
| EO        | EDGE OF OIL                             | STP       | STEEL HIGH-PRESSURE PIPE              |
| EL        | ELECTRIC                                | STWA      | SOUTHERN NEVADA WATER AUTHORITY       |
| EM        | ELEVATION                               | STD       | STANDARD                              |
| EMBR      | EMBANKMENT                              | STRUCT    | STRUCTURAL OR STRUCTURE               |
| ECR       | END OF CURB RETURN                      | SURV      | SURVEY                                |
| EC        | END OF CURVE                            | SL        | STREETLIGHT                           |
| EBS       | CATHODE PROTECTION BOND STATION         | T         | TEMPORARY                             |
| ETS       | CATHODE PROTECTION TEST STATION         | TBA       | TO BE ADJUSTED                        |
| EVC       | EXISTING                                | TBR       | TO BE REMOVED                         |
| EXIST     | EXISTING                                | TC        | TOP OF CURB                           |
| FT        | FEET/FOOT                               | TG        | TOP OF GERM                           |
| FG        | FINISH GRADE                            | TP        | TOP OF PIPE                           |
| FA        | FIRE ALARM                              | TS        | TRAFFIC SIGNAL                        |
| FH        | FIRE HYDRANT                            | TSI       | TRAFFIC SIGNAL INTERCONNECT           |
| FL        | FLOW LINE                               | TRANS     | TRANSITION                            |
| GLV       | GLAUVANIZED                             | TYP       | TYPICAL                               |
| GM        | GAS METER                               | UG        | UNDERGROUND                           |
| GR-G      | GAS PRESSURE REGULATOR                  | VAR       | VARIABLE                              |
| SG        | STEEL GAS                               | VERT      | VERTICAL                              |
| GB        | GRADE BREAK                             | VC        | VERTICAL CURVE                        |
| GUT       | GUTTER                                  | VG        | VALLEY GUTTER                         |
| HDWL      | HEADWALL                                | VCP       | VITRIFIED CLAY PIPE                   |
| IN        | INCH                                    | W         | WATER                                 |
| INT       | INTERSECTION                            | WM        | WATER METER                           |
|           |                                         | W/O       | WEST OF                               |
|           |                                         | YD        | YARD                                  |

## SHEET INDEX

## SHEET INDEX

| # | SHEET NUMBER | SHEET TITLE                           |
|---|--------------|---------------------------------------|
| 1 | C1.01        | COVER SHEET                           |
| 2 | C1.02        | NOTE SHEET                            |
| 3 | C3.01        | HORIZONTAL CONTROL & FIRE ACCESS PLAN |
| 4 | C3.02        | LINE & CURVE TABLES                   |
| 5 | C4.01        | GRADING PLAN                          |
| 6 | C5.01        | UTILITY PLAN                          |
| 7 | C6.01        | DETAIL SHEET                          |

## APPROVALS

APPROVALS

1-16-19  
DATE

APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHT-OF-WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS, EXCEPT THOSE SPECIFICALLY LISTED UNDER DEVIATIONS FROM STANDARD. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARDS DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA, NEVADA.

01/15/19  
DATE

CITY OF LAS VEGAS, DEPARTMENT OF PLANNING

THIS PLAN CONFORMS TO THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT.

12-13-18  
DATE

LAS VEGAS FIRE AND RESCUE

LAS VEGAS VALLEY WATER DISTRICT  
APPROVED FOR CONSTRUCTION

12/20/18  
DATE

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES  
PROJECT No. 138054 FIRST APPROVED DATE: 1-15-19  
LVWD APPROVED FIRE FLOW: TOTAL 1750 GPM/ONSITE 1500 GPM  
SHEETS C1.01, C1.02, C3.01, C4.01, C5.01, C6.01

12/11/18  
DATE

ARMANDO R.

12/12/18  
DATE

COX COMMUNICATIONS LAS VEGAS, INC.

12/14/18  
DATE

CENTURYLINK

THE AFFIXED CENTURYLINK APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

## CLIENT

BP HOLDINGS, INC.  
3960 HOWARD HUGHES PARKWAY,  
STE 150  
LAS VEGAS, NEVADA 89169  
CONTACT: JOSEPH BONIFATTO  
PHONE: 702-735-5700  
FAX: ----

## DEVELOPER

PRE RANCHO CRAIG, LLC  
120 PRESIDENTIAL WAY, STE 300  
WOBBURN, MASSACHUSETTS 01801  
CONTACT: ----  
PHONE: ----  
FAX: ----

## UTILITY PROVIDERS

WATER: LAS VEGAS VALLEY WATER DISTRICT  
SEWER: CITY OF LAS VEGAS  
GAS: SOUTHWEST GAS CORPORATION  
ELECTRIC: NV ENERGY  
TELEPHONE: CENTURYLINK  
CABLE TV: COX COMMUNICATIONS LAS VEGAS, INC.  
TRASH: REPUBLIC SERVICES, INC.

## GENERAL SITE INFORMATION

GENERAL SITE INFORMATION

PROJECT No.: 181119  
DATE: 10/01/18  
SCALE: NTS  
DRAWN BY: BJB  
DESIGNED BY: BJB  
CHECKED BY: TTE

UTILITY NOTE:  
LOCHSA ENGINEERING ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THIS PLAN ARE FROM THE BEST AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, THE WATER, FIRE, SANITARY SEWER, STORM SEWER, TELEPHONE, POWER, GAS, AND IRRIGATION LINES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IF CONFLICT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE PROJECT ARCHITECT, OWNER'S REPRESENTATIVE AND THE PROJECT ENGINEER IMMEDIATELY.

Call before you Dig  
Avoid cutting underground utility lines. It's costly.

FAST  
Underground  
1-800-227-2800  
1-702-432-6300  
1-702-227-2929

AP.N.:  
138-02-713-006

BASIS OF BEARINGS:  
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTHERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 60 EAST M.D.M. AS SHOWN ON THAT MAP ON FILE IN FILE 192, PAGE 31 OF SURVEYS IN THE CLARK COUNTY RECORDERS OFFICE.

Said line BEARS: NORTH 83°42'46" WEST.

BENCHMARK:  
CITY OF LAS VEGAS BENCHMARK  
RIVET AND PLATE IN TOP OF CURB AT THE NORTHWEST CORNER OF CRAIG ROAD AND JONES BOULEVARD.  
ELEVATION=2261.88 FEET / 689.423 METERS  
(NAVD 88 DATUM)

IMPROVEMENT PLANS  
COVER SHEET

7-11 @ CRAIG & RANCHO  
SITE IMPROVEMENTS  
LAS VEGAS, NEVADA

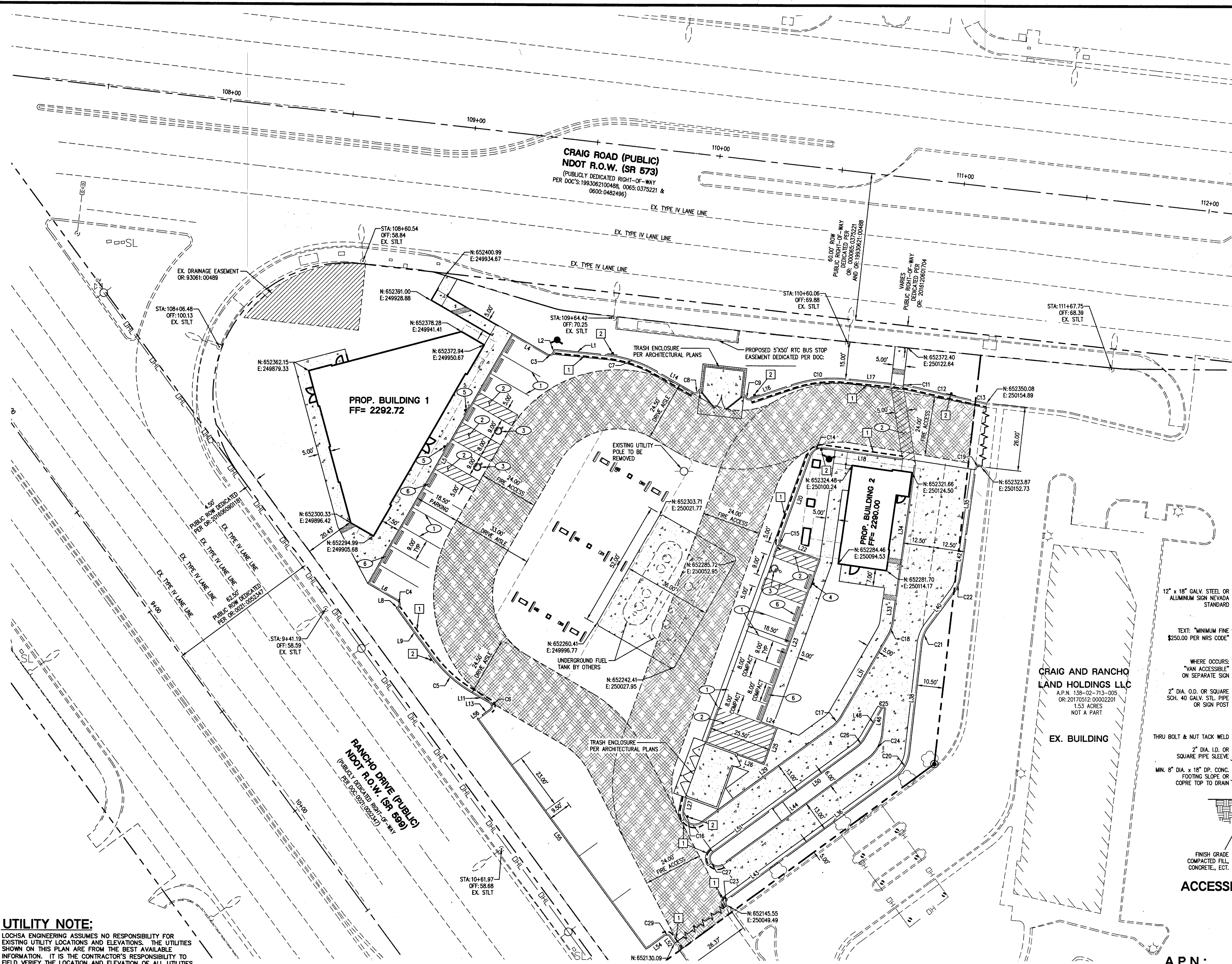
PROJECT No.: 181119  
DATE: 10/01/18  
SCALE: NTS  
DRAWN BY: BJB  
DESIGNED BY: BJB  
CHECKED BY: TTE

12/5/18  
SHEET No.  
C1.01  
SHEET 1 of 7  
OFFSITE No.  
L18-02525

Lochsa  
engineering

6345 South Jones Blvd  
Las Vegas, NV 89118  
Phone (702) 385-8312  
Fax (702) 385-8317  
www.lochsa.com





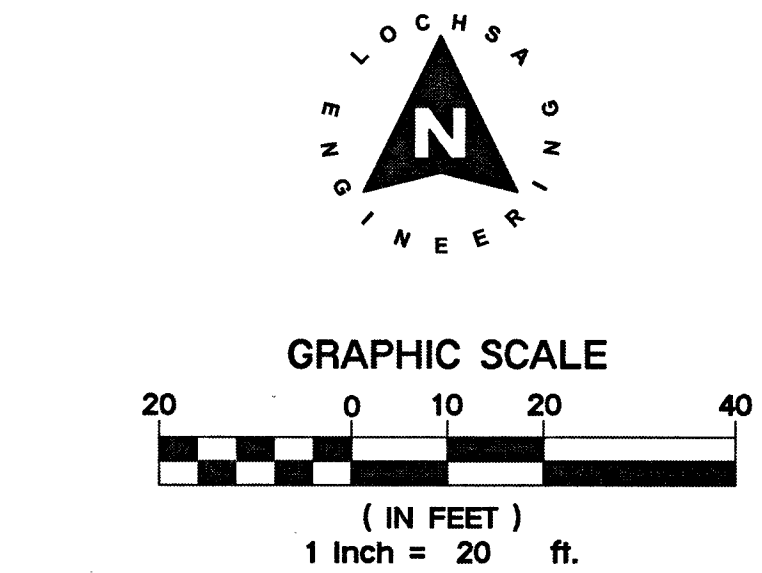
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Call before you Dig  
Underground

**1-800-227-2800**  
1-702-432-5300  
1-702-227-2929

| LEGEND | CL OR SURVEY LINE | EASEMENT LINE | DESCRIPTION: | BUILDING OUTLINE | EDGE OF PAVEMENT | "A" TYPE CURBS | "L" TYPE CURBS | WALLS | CONTOUR LINES | AC PAVEMENT | CONCRETE | SPOT ELEVATIONS | SIGNS | MANHOLE W/ DESCRIPTION | MANHOLE DESCRIPTIONS                                                     | FIRE HYDRANTS | GATE VALVES | REDUCERS | CLEAN OUTS | UTILITY BOX OR VAULT | 100w HPS STREETLIGHTS | 150w HPS STREETLIGHTS | 200w HPS STREETLIGHTS | 250w HPS STREETLIGHTS | 400w HPS STREETLIGHTS |
|--------|-------------------|---------------|--------------|------------------|------------------|----------------|----------------|-------|---------------|-------------|----------|-----------------|-------|------------------------|--------------------------------------------------------------------------|---------------|-------------|----------|------------|----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
|        | PROPERTY LINE     | SAWCUT LINE   | EXISTING:    |                  |                  |                |                |       | (2210)        |             |          | (12.34)         |       | ⊙                      | ⊙ = SANITARY SEWER<br>⊙ = STORM DRAIN<br>⊙ = ELECTRICAL<br>⊙ = TELEPHONE |               |             |          |            |                      |                       |                       |                       |                       |                       |
|        | ROW LINE          | SCARP LINE    | PROPOSED:    |                  |                  |                |                |       | (2122)        |             |          | (12.34)         |       | ⊙                      |                                                                          |               |             |          |            |                      |                       |                       |                       |                       |                       |



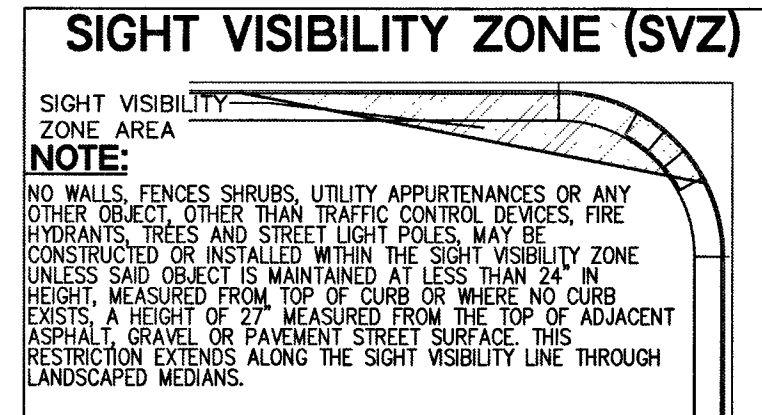
- SIGNAGE & STRIPING NOTES:**
- INSTALL 9' x 18' PARKING WITH 4" WHITE PAINTED LINES. (TYPICAL)
  - INSTALL 4" WHITE PAINTED HATCH LINES 3" O.C. @ 45°.
  - INSTALL BLUE AND WHITE PAINTED HANDICAP PAVEMENT MARKINGS. PER DETAIL 9 ON C6.01.
  - INSTALL R7-B "MINIMUM \$250 FINE FOR USE BY OTHERS" NRS 484.408 SIGN (12" X 18") PER DETAIL THIS SHEET.
  - INSTALL R7-B "MINIMUM \$250 FINE FOR USE BY OTHERS" NRS 484.408 SIGN "VAN ACCESSIBLE" (12" X 18") PER DETAIL THIS SHEET.
  - INSTALL PRECAST BUMPER BLOCK 2' AWAY FROM CURB FACE PER DETAIL 10 ON C6.01.

**RAISED PAVEMENT MARKERS:**  
INSTALL BLUE COLORED REFLECTIVE RAISED PAVEMENT MARKERS (RPM) ADJACENT TO THE FIRE HYDRANT ON ALL APPROVED FIRE APPARATUS ACCESS ROADWAYS WITH HARD SURFACES, INCLUDING BOTH PUBLIC AND PRIVATE ROADS, STREETS, OR FIRE LANES.

**ON ROADWAYS WITH NO PARKING PERMITTED ON THE HYDRANT SIDE:** EIGHT (8) FEET FROM THE FACE OF THE CURB ON THE HYDRANT SIDE.

**ON ROADWAYS WITH PARKING PERMITTED ON THE HYDRANT SIDE:** (18) FEET FROM THE FACE OF THE CURB ON THE HYDRANT SIDE.

**HORIZONTAL CONTROL NOTE:**  
ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS NOTED OTHERWISE ON PLANS.



**FIRE ACCESS NOTES/ LEGEND:**

- PAINTED WHITE BLOCK LETTERS NO LESS THAN 4" IN HEIGHT SAYING "NO PARKING FIRE LANE" PER FIRE SAFETY DIVISION'S UNIFORM GUIDELINES.
- INSTALL FIRE SIGN @ A MAXIMUM DISTANCE OF EVERY 100' ALONG THE FIRE LANE PER DETAIL THIS SHEET.

PAINTED CURB OR PAVEMENT  
FIRE TRUCK ACCESSIBLE ROUTE

**ACCESSIBLE PARKING SIGN**

**FIRE ACCESS LANE**

**CONTRACTOR SHALL EXERCISE CARE WITH ALL SALVAGED ITEMS AND SHALL ASSUME THAT ITEMS WILL BE RE-USED AGAIN BY CLARK COUNTY. ALL SALVAGED EQUIPMENT SHALL HAVE ALL COMPONENTS INCLUDED AND DISASSEMBLED FROM THEIR MAIN COMPONENTS. ANY ITEMS TO BE RETURNED TO CLARK COUNTY TRAFFIC OPERATIONS SHALL INCLUDE A TRANSMITTAL FROM THE CONTRACTOR'S COMPANY LETTERHEAD. THE TRANSMITTAL FORM SHALL INCLUDE THE ASSOCIATED PROJECT NAME AND NUMBER, AND A LIST OF THE ITEMS AND THE QUANTITIES OF ITEMS BEING RETURNED. CONTRACTOR SHALL CALL (702) 455-6000 TO MAKE AN APPOINTMENT FOR DROPPING OFF SALVAGED ITEMS.**

**A.P.N.:**  
138-02-713-006

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTHERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 60 EAST M.D.M. AS SHOWN ON THAT MAP ON FILE IN FILE 192, PAGE 31 OF SURVEYS IN THE CLARK COUNTY RECORDERS OFFICE.

**BENCHMARK:**  
BENCHMARK NO. SLV002E4

CITY OF LAS VEGAS BENCHMARK.  
RIVET AND PLATE IN TOP OF CURB AT THE NORTHWEST CORNER OF CRAIG ROAD AND JONES BOULEVARD.  
ELEVATION=2261.88 FEET / 689.423 METERS  
(NAVD 88 DATUM)

**SAID LINE BEARS:** NORTH 83°42'46" WEST.

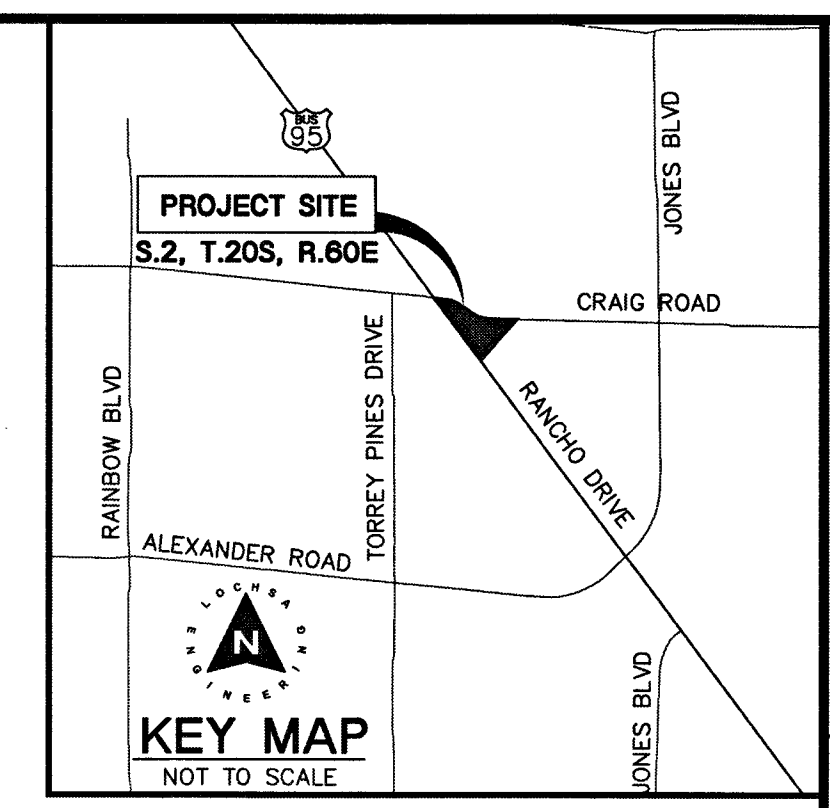
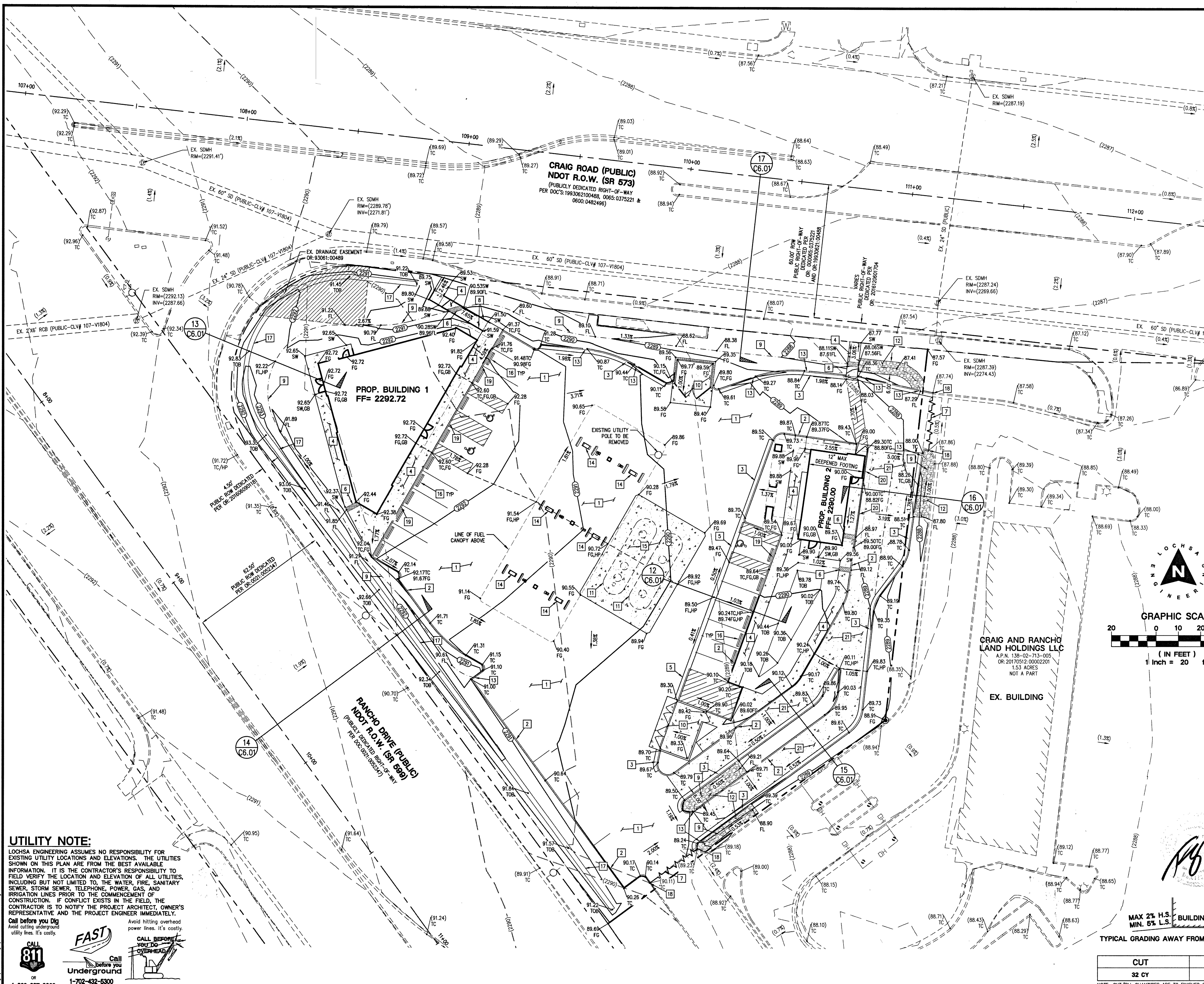
|              |          |
|--------------|----------|
| PROJECT No.: | 181119   |
| DATE:        | 10/01/18 |
| SCALE:       | 1" = 20' |
| DRAWN BY:    | BJB      |
| DESIGNED BY: | BJB      |
| CHECKED BY:  | TTE      |

**7-11 © CRAIG & RANCHO**  
**SITE IMPROVEMENTS**  
**LAS VEGAS, NEVADA**

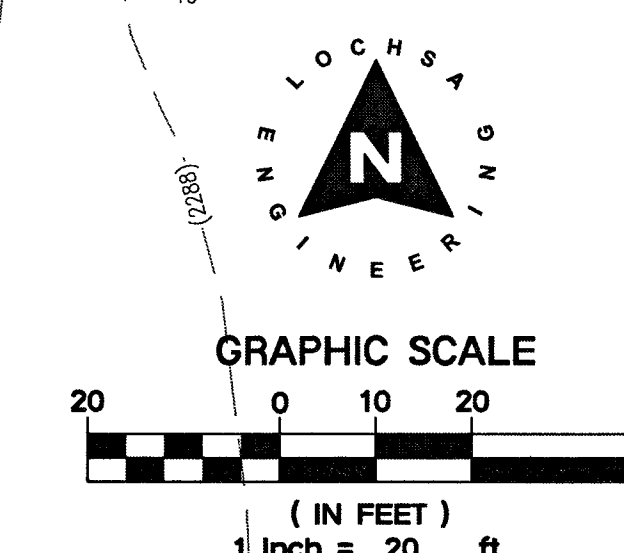
**Lochsa Engineering**

12/5/18  
SHEET No.  
**C3.01**  
SHEET 3 OF 7  
OFFSITE No.  
**L18-02525**





- CONSTRUCTION NOTES:**
- 1. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH "CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS (C.C.A.U.S.D.)" LATEST EDITION AND/OR REGULATING ENTITY HAVING JURISDICTION.
  - 2. NOT ALL NOTES USED ON THIS SHEET -
  - 3. CONSTRUCT AC PAVEMENT PER DETAIL 2 ON C6.01.
  - 4. CONSTRUCT "A" TYPE CURB PER DETAIL 1 ON C6.01.
  - 5. CONSTRUCT "1" TYPE CURB PER DETAIL 1 ON C6.01.
  - 6. CONSTRUCT CONC. SIDEWALK PER DETAIL 9 ON C6.01. REFER TO ARCH. PLANS FOR FINISHING SPECIFICATIONS.
  - 7. CONSTRUCT 2" VALLEY GUTTER PER DETAIL 3 ON C6.01.
  - 8. CONSTRUCT SIDEWALK UNDER DRAIN PER CCAUSD. No. 236.
  - 9. SAWCUT AND MATCH EXISTING.
  - 10. HANDRAIL PER ARCHITECTURAL PLANS.
  - 11. CONSTRUCT GRADED LANDSCAPE SWALE, SLOPE PER PLAN.
  - 12. TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
  - 13. UNDERGROUND FUEL TANK BY OTHERS.
  - 14. INSTALL RIP-RAP BMP AREA, SIZE PER PLAN. DRAIN=3", TH=6". SEE DETAIL 4 ON C6.01.
  - 15. 2" CURB OPENING PER DETAIL 6, SHEET C6.01.
  - 16. FUELING STATION BY OTHERS.
  - 17. CONCRETE PAVEMENT OVER UNDERGROUND FUEL TANKS PER DETAIL 9 ON C6.01.
  - 18. INSTALL WHEEL STOP PER DETAIL 10 ON C6.01.
  - 19. CONSTRUCT 18" HIGH LANDSCAPE BERM.
  - 20. CONNECT TO EXISTING CURB & GUTTER.
  - 21. CONSTRUCT 0" "A" CURB PER DETAIL 1 ON C6.01.
  - 22. CONSTRUCT TURNED DOWN SIDEWALK PER DETAIL 8 ON C6.01.
  - 23. INSTALL BLACK CONCRETE SURFACE. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.
- GRADING NOTES:**
- 1. SLOPES 4:1 OR STEEPER AND FINE-GRAINED MATERIALS THAT HAVE BEEN DISTURBED (SANDY AND SILTY MATERIALS) SHOULD BE PROTECTED WITH BURLAP OR OTHER EROSION CONTROL FABRIC/MATERIAL, UNLESS OTHERWISE SPECIFIED BY LANDSCAPE DRAWINGS AND SPECIFICATIONS OR THE SOILS REPORT.
  - 2. CONTRACTOR SHALL DETERMINE HIS OWN FOOTING OR BASEMENT EXCAVATION QUANTITIES, EVEN THOUGH SHOWN ON ROUGH GRADING PLANS. ADDITIONALLY, STRUCTURE BACKFILL COSTS SHOULD BE INCLUDED IN THE COST OF THE STRUCTURE, UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
  - 3. CONTRACTOR SHALL NOTIFY LOCHSA ENGINEERING WITHIN 24 HOURS OF OMISSIONS AND ERRORS DISCOVERED ON PLANS. LOCHSA ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY "CORRECTIVE" WORK DONE BY OTHERS.
  - 4. CONTRACTOR TO ENSURE POSITIVE DRAINAGE. NO PONDING ALLOWED. CONTRACTOR TO FOLLOW RECOMMENDATIONS AS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT, INCLUDING BUT NOT LIMITED TO EXCAVATION, GRADING AND COMPACTION. REFER TO THE REPORT PREPARED BY NINYO & MOORE, PROJECT No. 304289001.
- EXISTING UTILITY NOTE:**
- CONTRACTOR TO ADJUST ALL EXISTING UTILITIES TO MATCH PROPOSED FINISH GRADE ELEVATIONS.
- FLOOD ZONE NOTE:**
- THE PROJECT SITE IS COVERED BY THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CLARK COUNTY AND INCORPORATED AREAS, NEVADA, COMMUNITY PANEL NUMBER: 3000322155F, EFFECTIVE DATE: NOVEMBER 16, 2011, REVISED TO REFLECT LOMR DATED JUNE 21, 2017. THE PROJECT SITE IS WITHIN ZONE "X" (UNSHADED), DESCRIBED BY FEMA AS: "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
- LAS VEGAS VALLEY CONSTRUCTION SITE BEST MANAGEMENT PRACTICES GUIDANCE MANUAL SECTION 3.5.1 STANDARD NOTES 1-5**
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 RIGHT-OF-WAY OF THE CITY OF LAS VEGAS AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIAL 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 CITY OF LAS VEGAS 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 NVR10000, 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 OR 0.5 INCHES OR MORE OF MOISTURE. 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 NVR10000, 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.



**UTILITY NOTE:**

LOCHSA ENGINEERING ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THIS PLAN ARE FROM THE BEST AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, THE WATER, FIRE, SANITARY SEWER, STORM SEWER, TELEPHONE, POWER, GAS, AND IRRIGATION LINES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IF CONFLICT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE PROJECT ARCHITECT, OWNER'S REPRESENTATIVE AND THE PROJECT ENGINEER IMMEDIATELY.

Call before you Dig  
Avoid cutting overhead power lines. It's costly.  
utility lines. It's costly.

**FAST**  
Call before you Dig  
Underground  
1-800-227-2800  
1-702-432-5300  
1-702-227-2929

**CRAIG AND RANCHO LAND HOLDINGS LLC**  
A.P.N. 139-02-713-005  
OR: 20170512.00002201  
1.53 ACRES  
NOT A PART

**TYPICAL GRADING AWAY FROM BUILDING**

MAX 2% H.S.  
MIN. 5% L.S.

| CUT   | FILL     |
|-------|----------|
| 32 CY | 1,616 CY |

NOTE: CUT/FILL QUANTITIES ARE IN FINISHED GRADE & DO NOT INCLUDE MATERIAL THICKNESS, FOOTINGS, ETC.

**GRADING PLAN CERTIFICATION**

NAME: TED J. EGERTON  
PE #11286  
DATE: 12/5/18  
11286 12/5/18

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

107V7647

| LEGEND | CL OR SURVEY LINE | EASEMENT LINE | DESCRIPTION: | BUILDING OUTLINE | EDGE OF PAVEMENT | "A" TYPE CURBS | "L" TYPE CURBS | WALLS | CONTOUR LINES | AC PAVEMENT | CONCRETE | SPOT ELEVATIONS | SIGNS | MANHOLE W/ DESCRIPTION | MANHOLE DESCRIPTIONS                                                     | FIRE HYDRANTS | GATE VALVES | REDUCERS | CLEAN OUTS | UTILITY BOX OR VAULT | 100W HPS STREETLIGHTS | 150W HPS STREETLIGHTS | 200W HPS STREETLIGHTS | 250W HPS STREETLIGHTS | 400W HPS STREETLIGHTS |
|--------|-------------------|---------------|--------------|------------------|------------------|----------------|----------------|-------|---------------|-------------|----------|-----------------|-------|------------------------|--------------------------------------------------------------------------|---------------|-------------|----------|------------|----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
|        | PROPERTY LINE     | SAWCUT LINE   | EXISTING:    |                  |                  |                |                |       | (2210)        |             |          | (12.33)         |       | ⊙                      | ⊙ = SANITARY SEWER<br>⊙ = STORM DRAIN<br>⊙ = ELECTRICAL<br>⊙ = TELEPHONE |               |             |          |            |                      |                       |                       |                       |                       |                       |
|        | ROW LINE          | SCARP LINE    | PROPOSED:    |                  |                  |                |                |       | (2122)        |             |          | (12.34)         |       |                        |                                                                          |               |             |          |            |                      |                       |                       |                       |                       |                       |

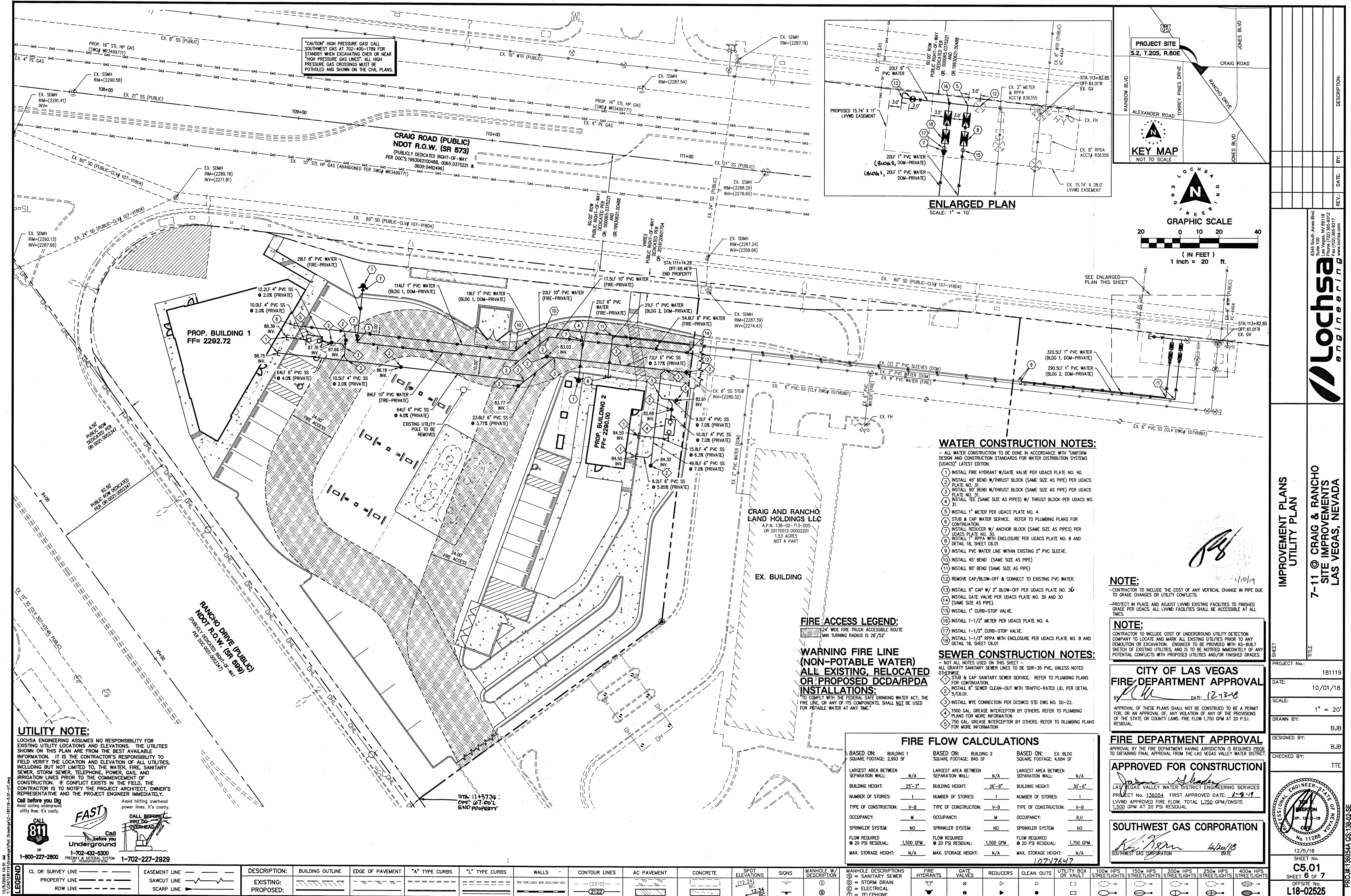
**Lochsa Engineering**

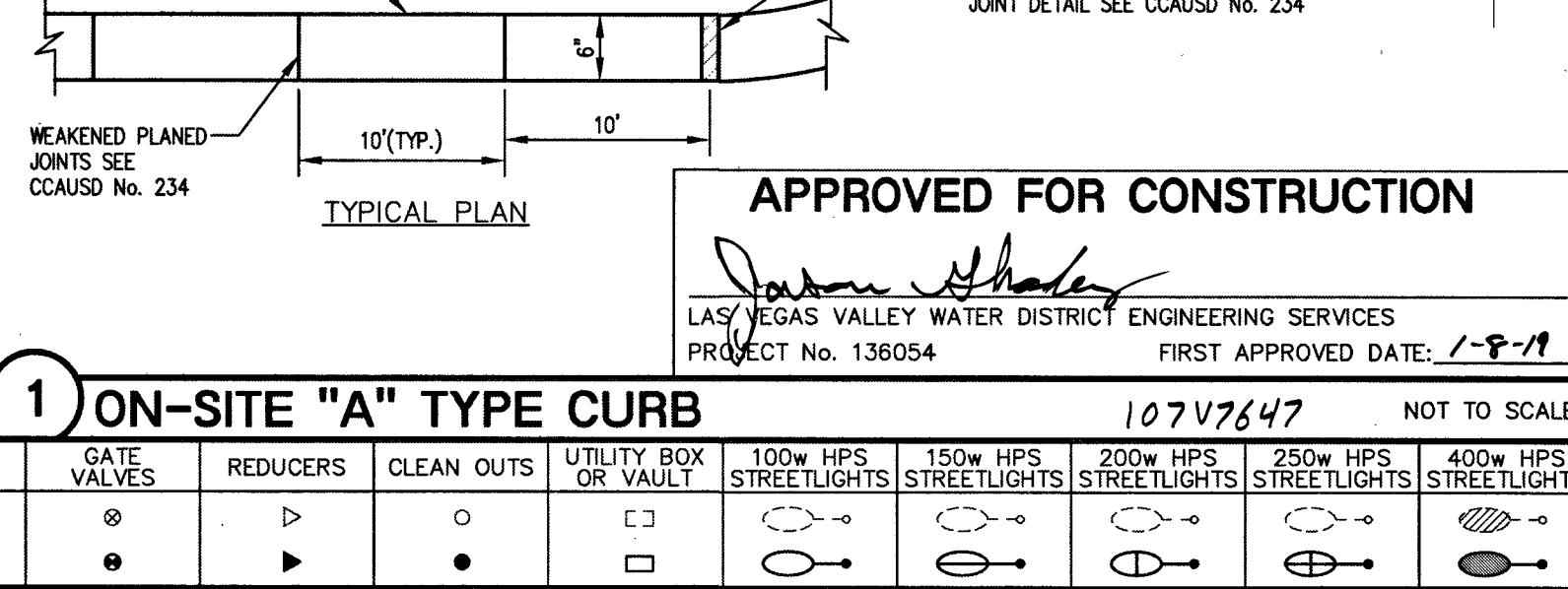
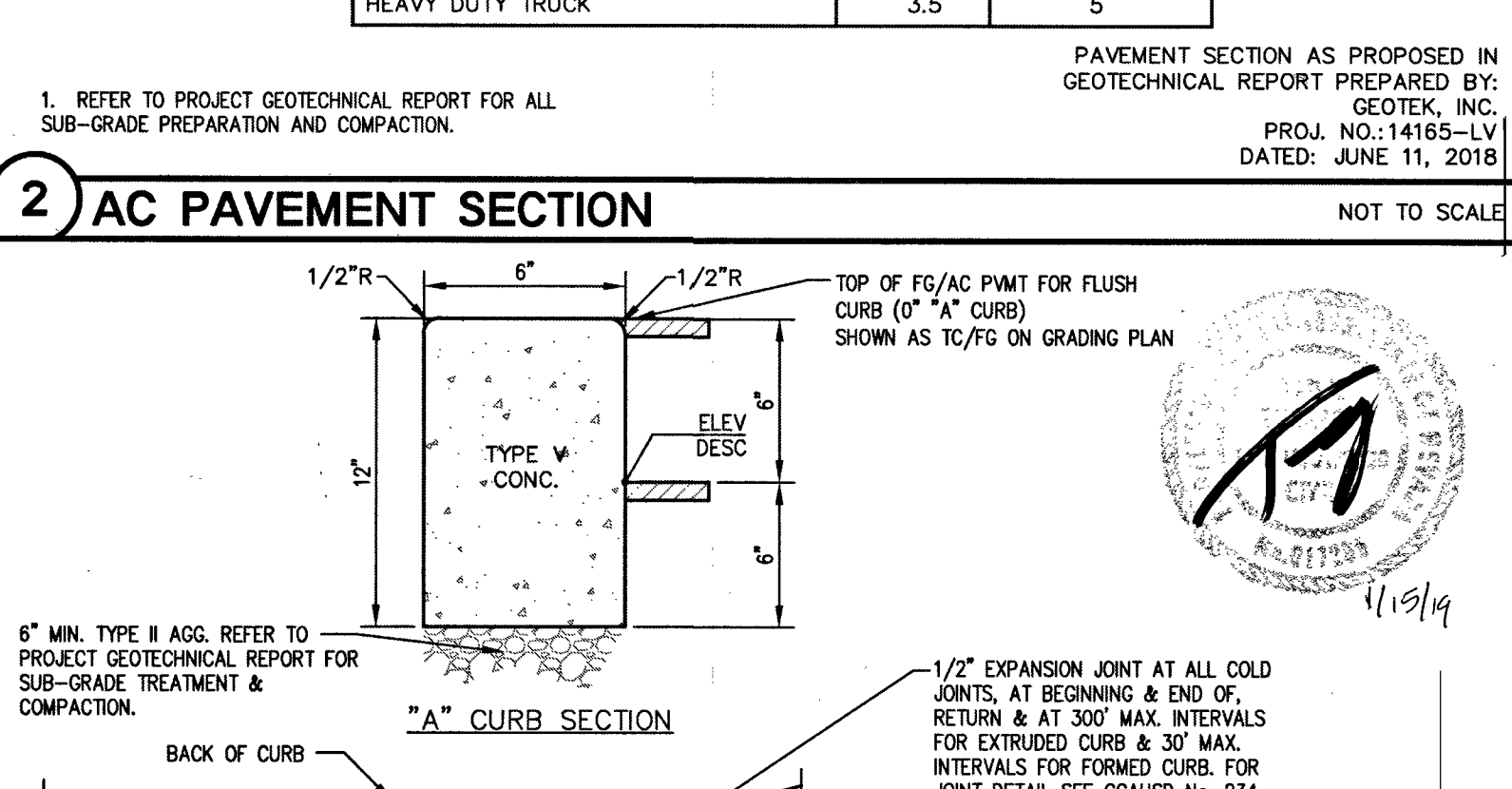
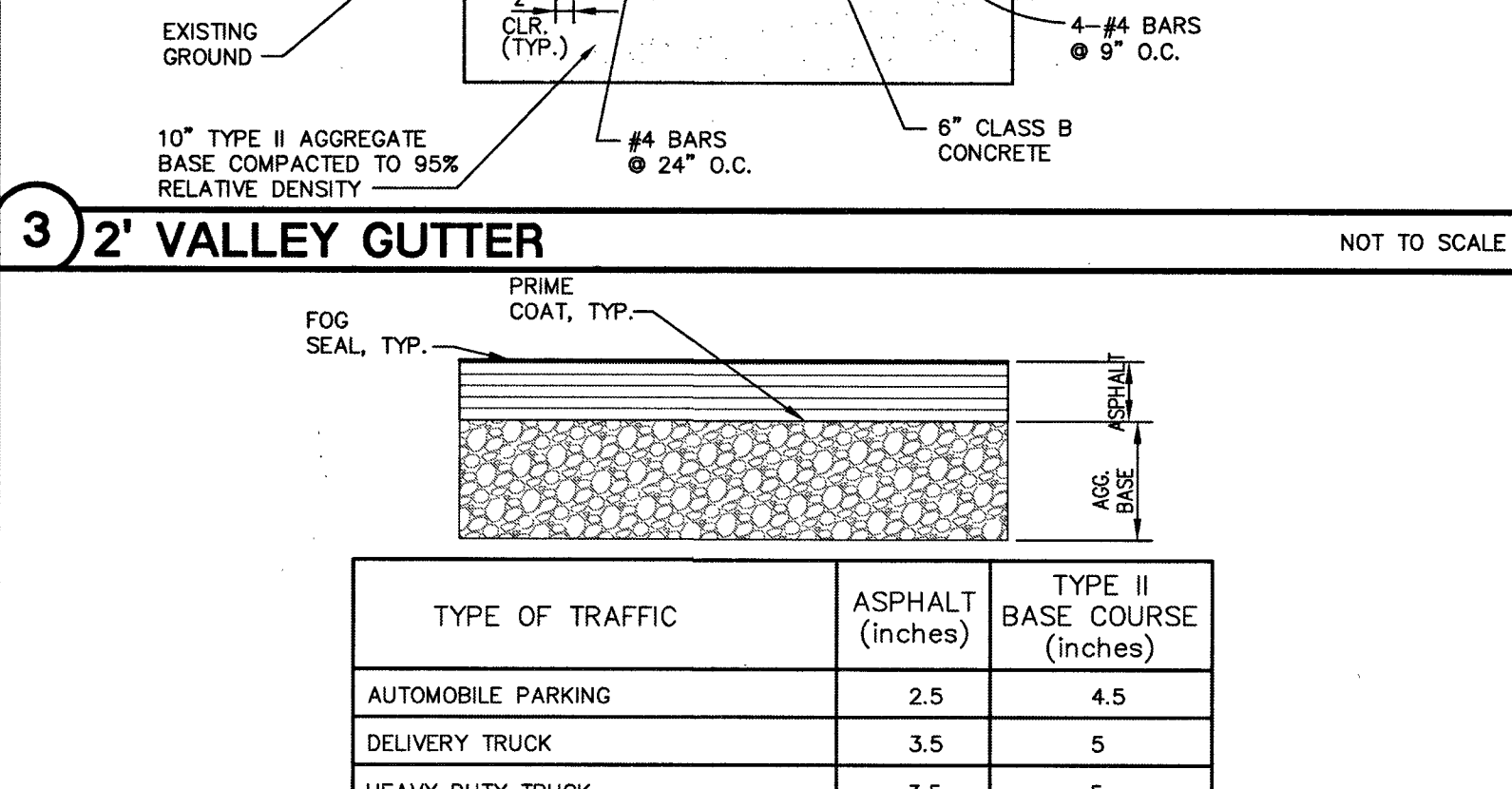
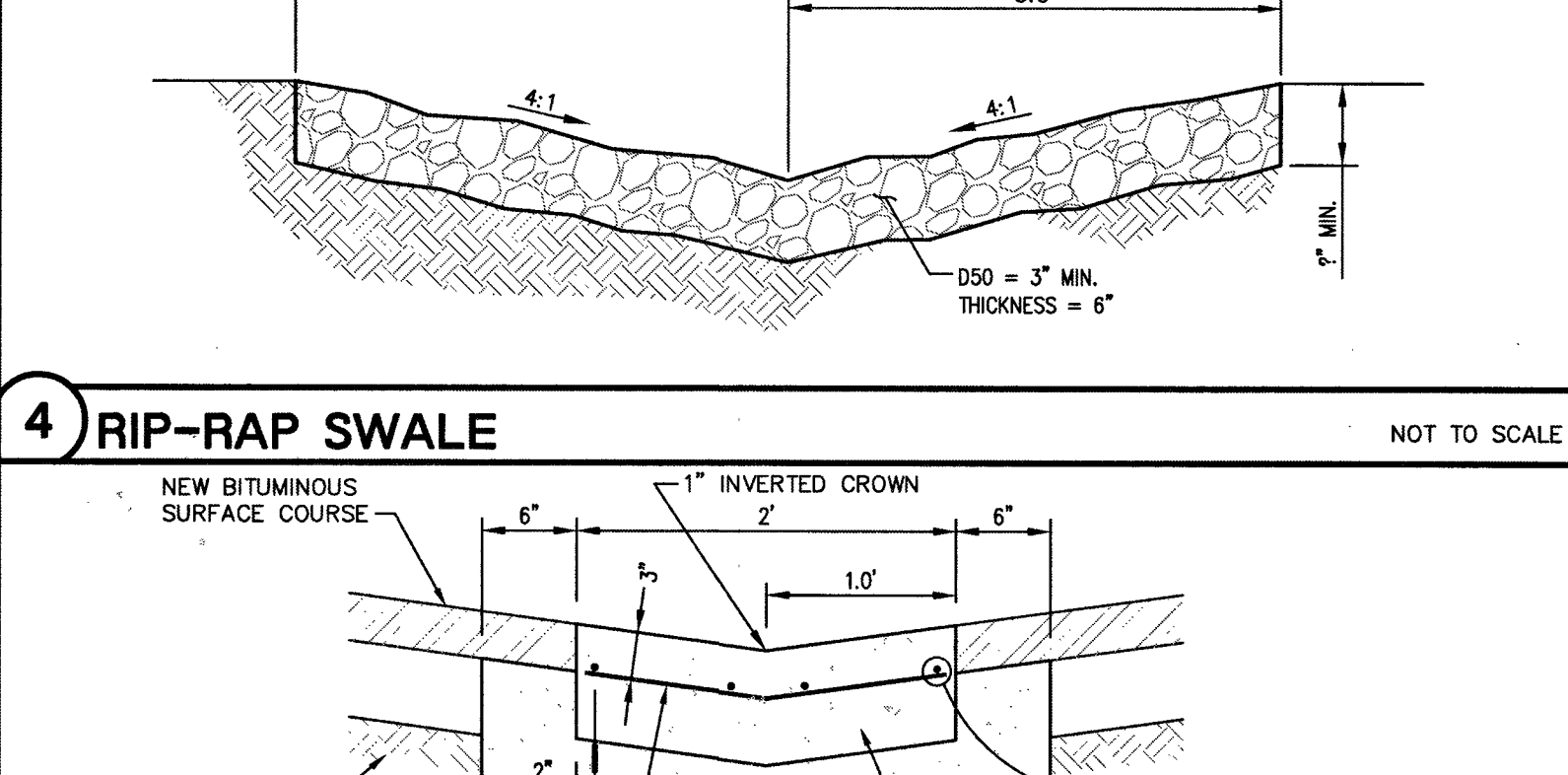
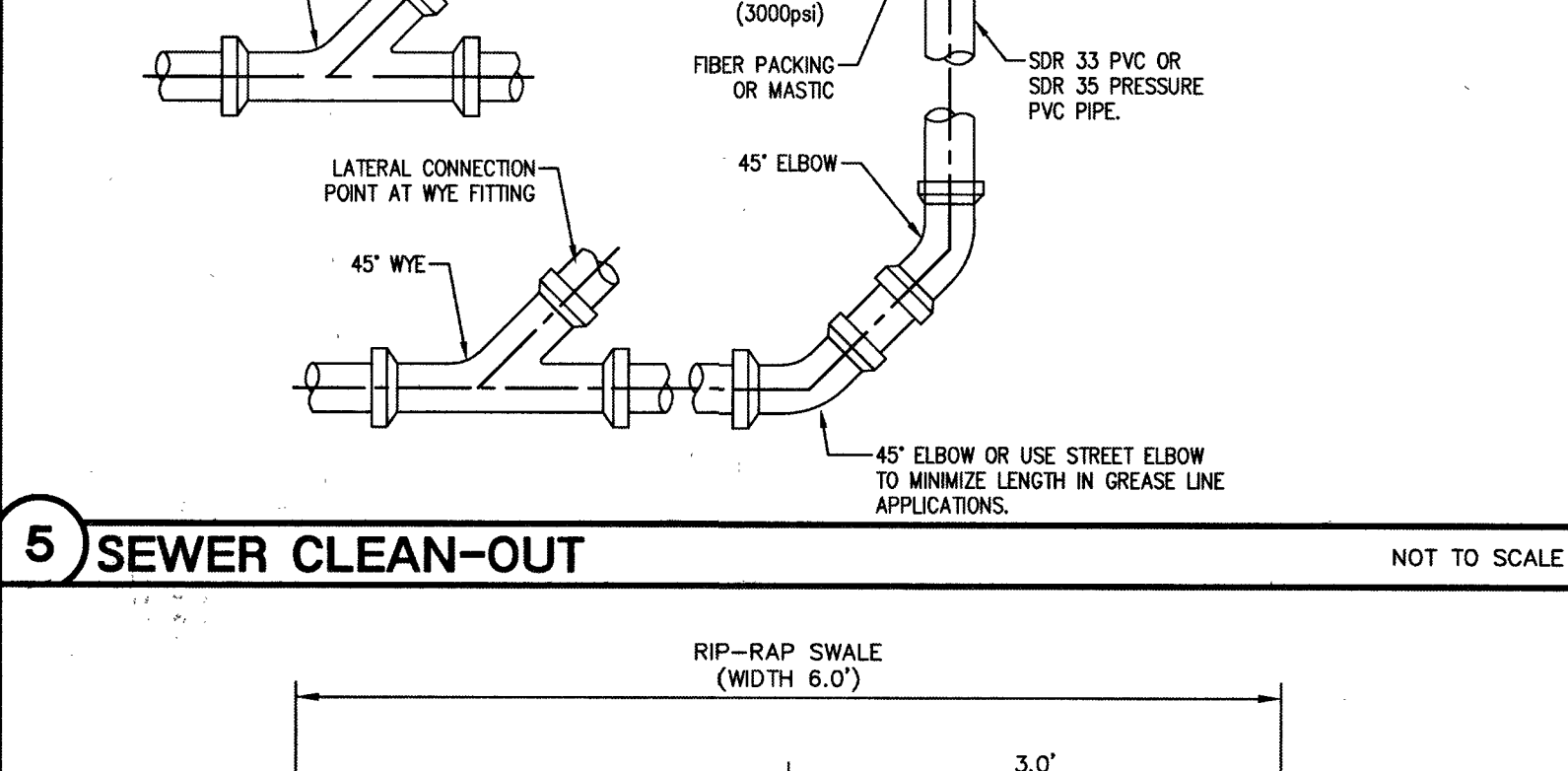
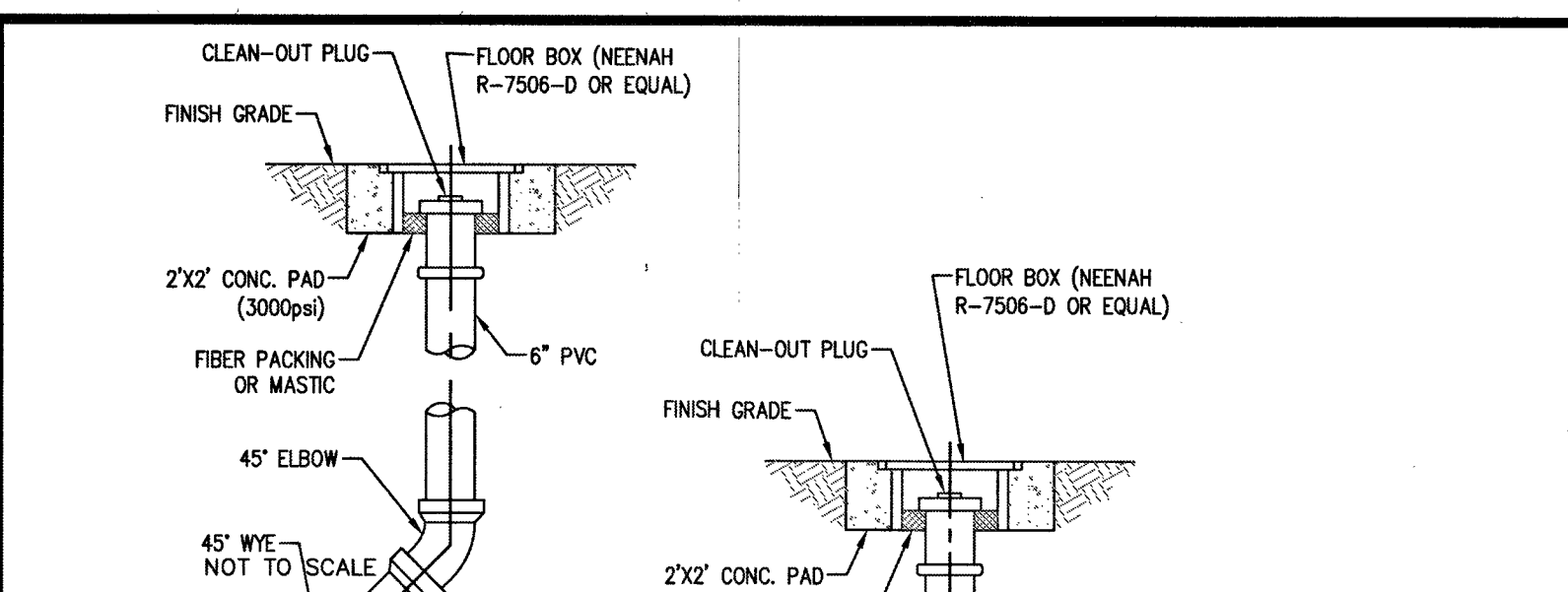
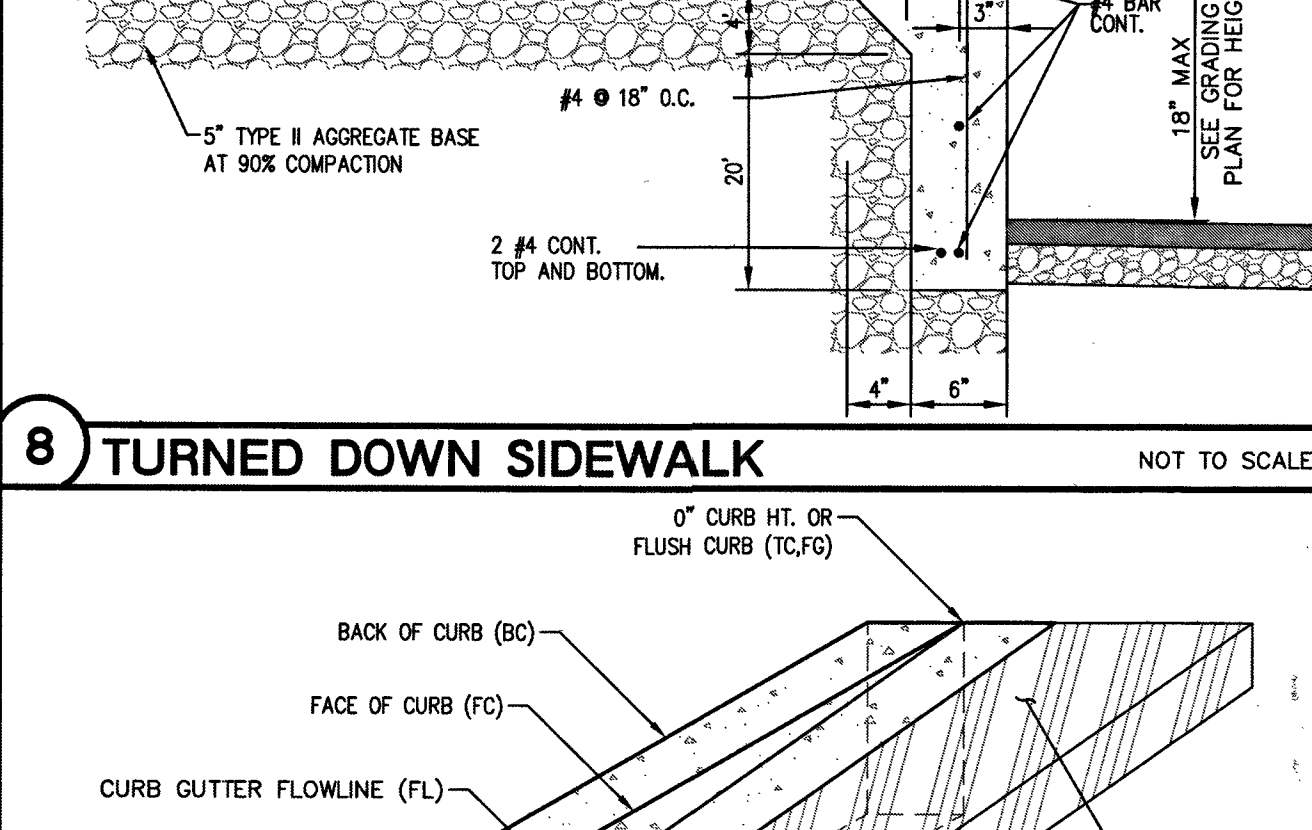
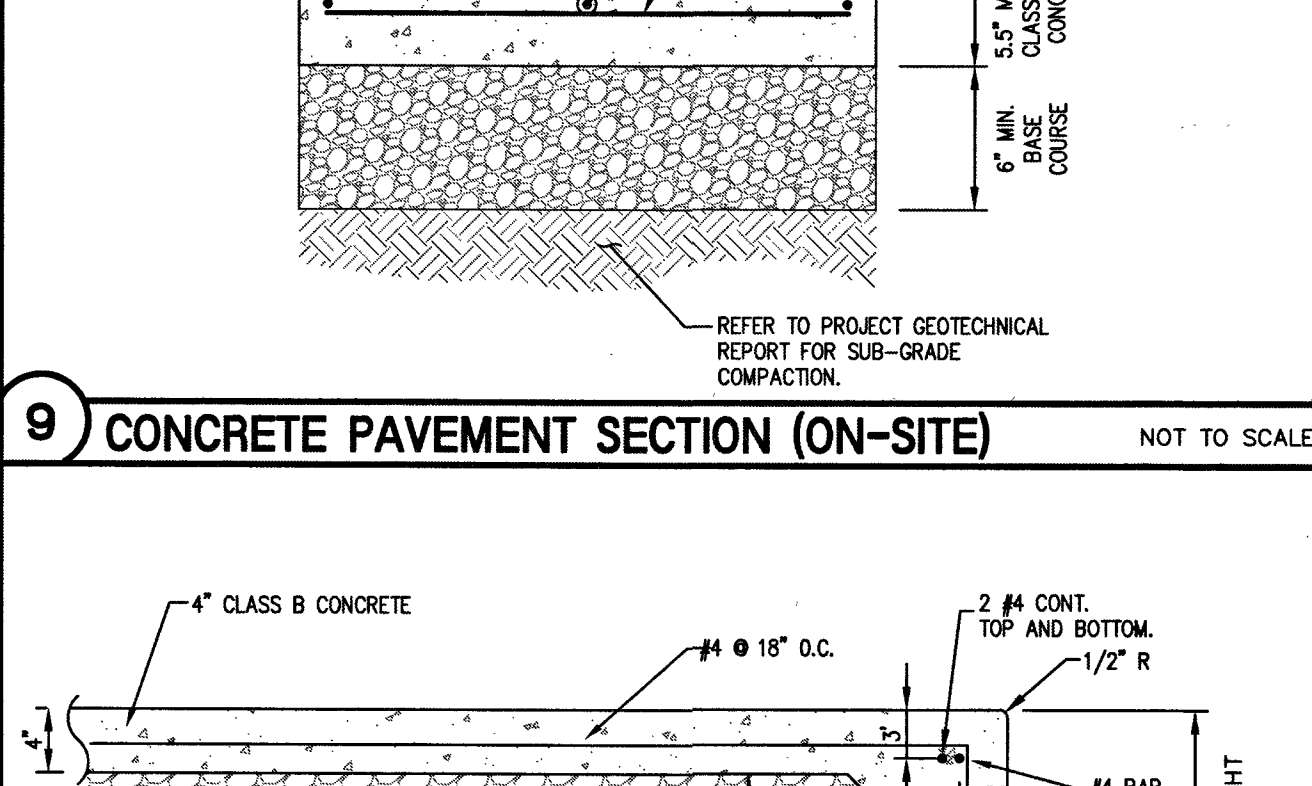
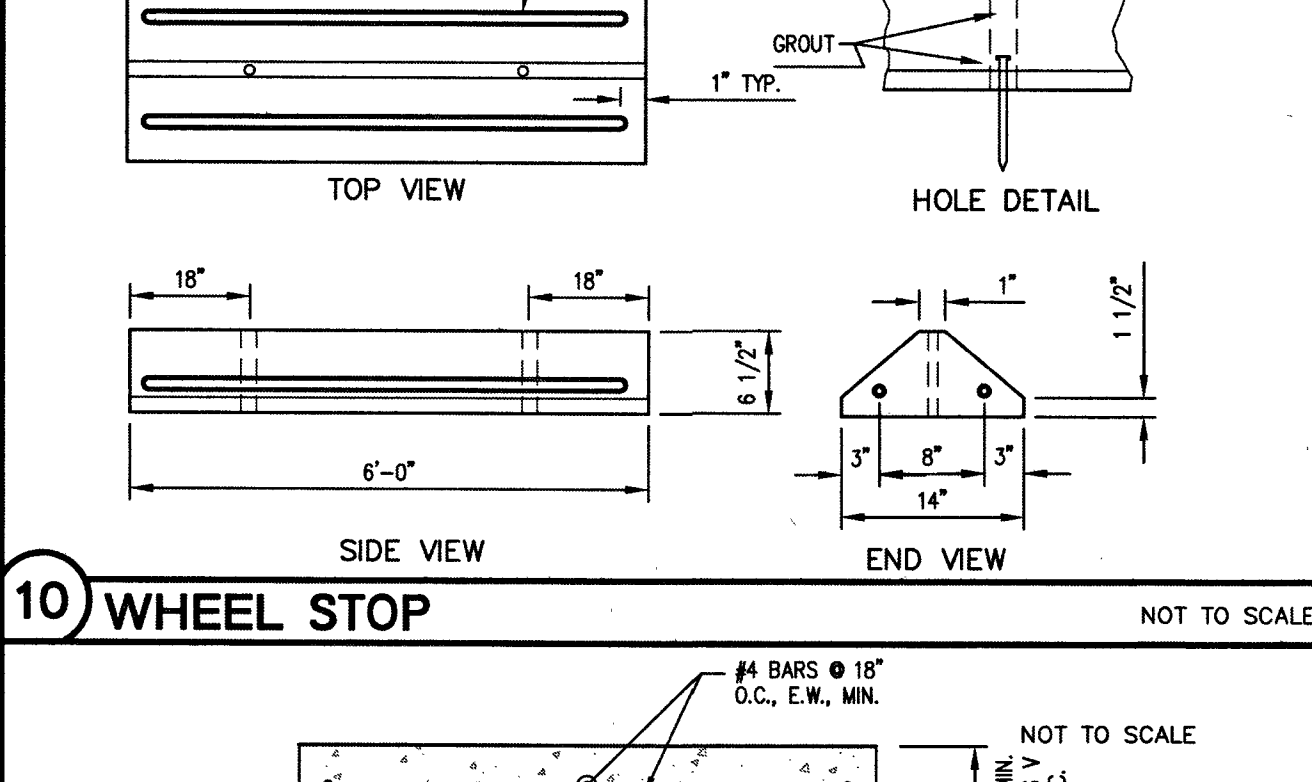
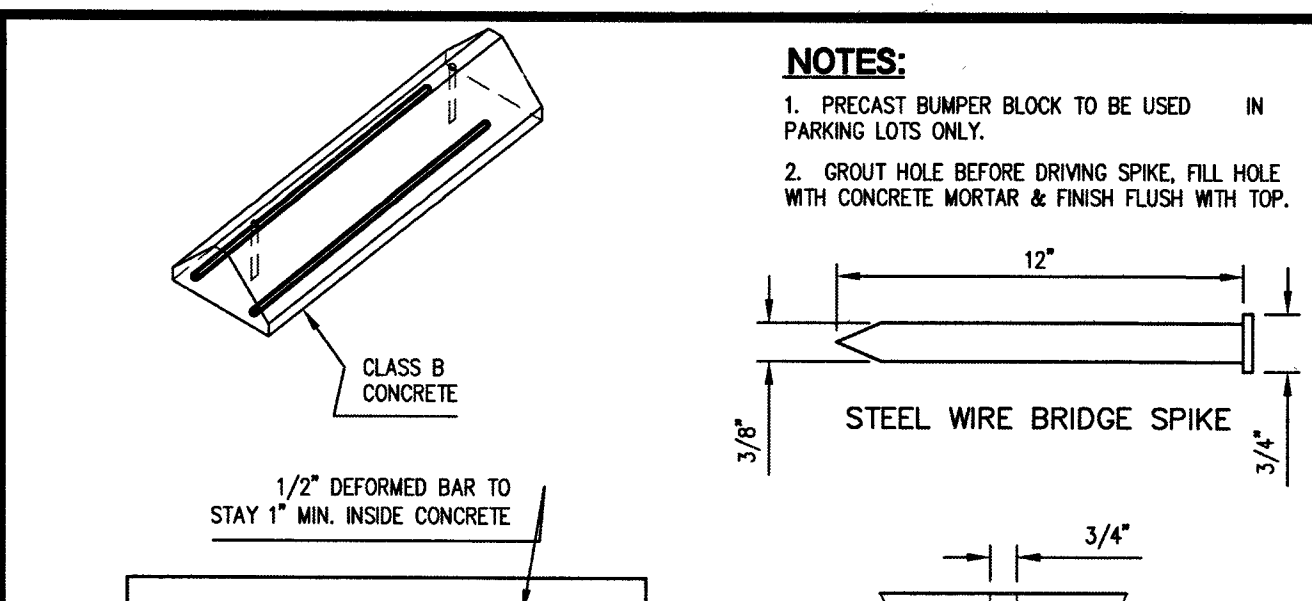
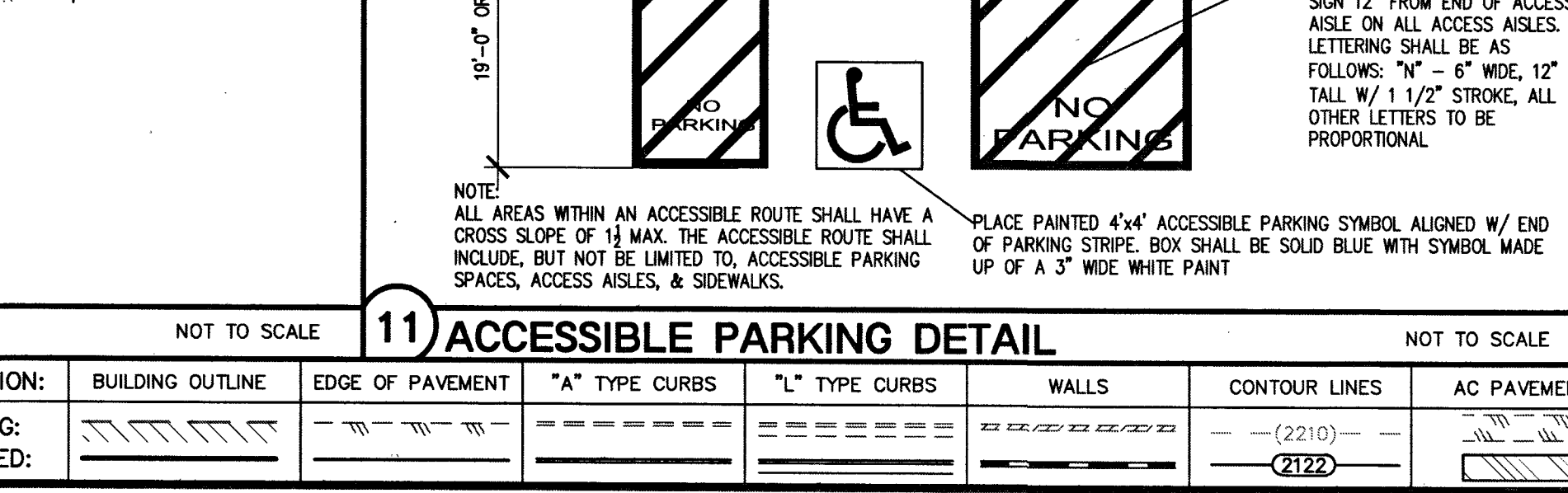
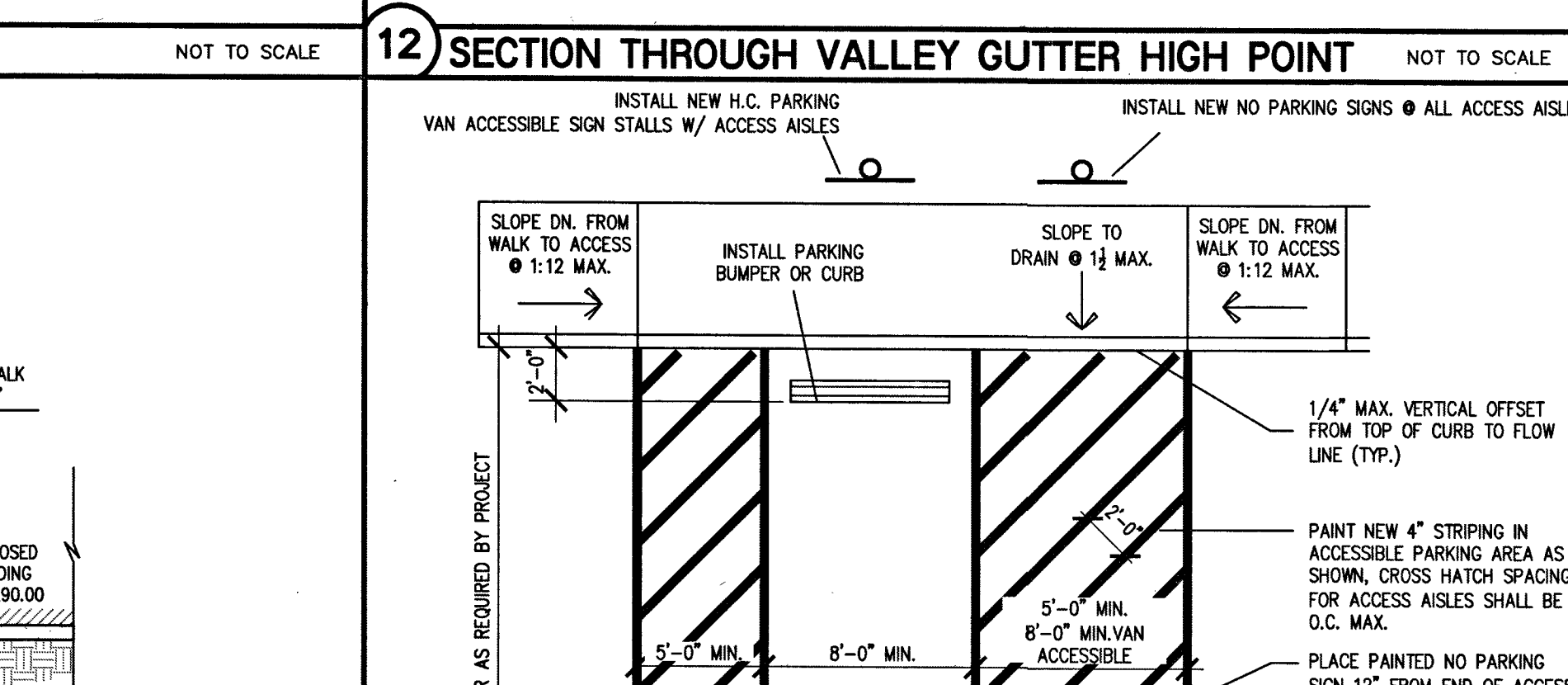
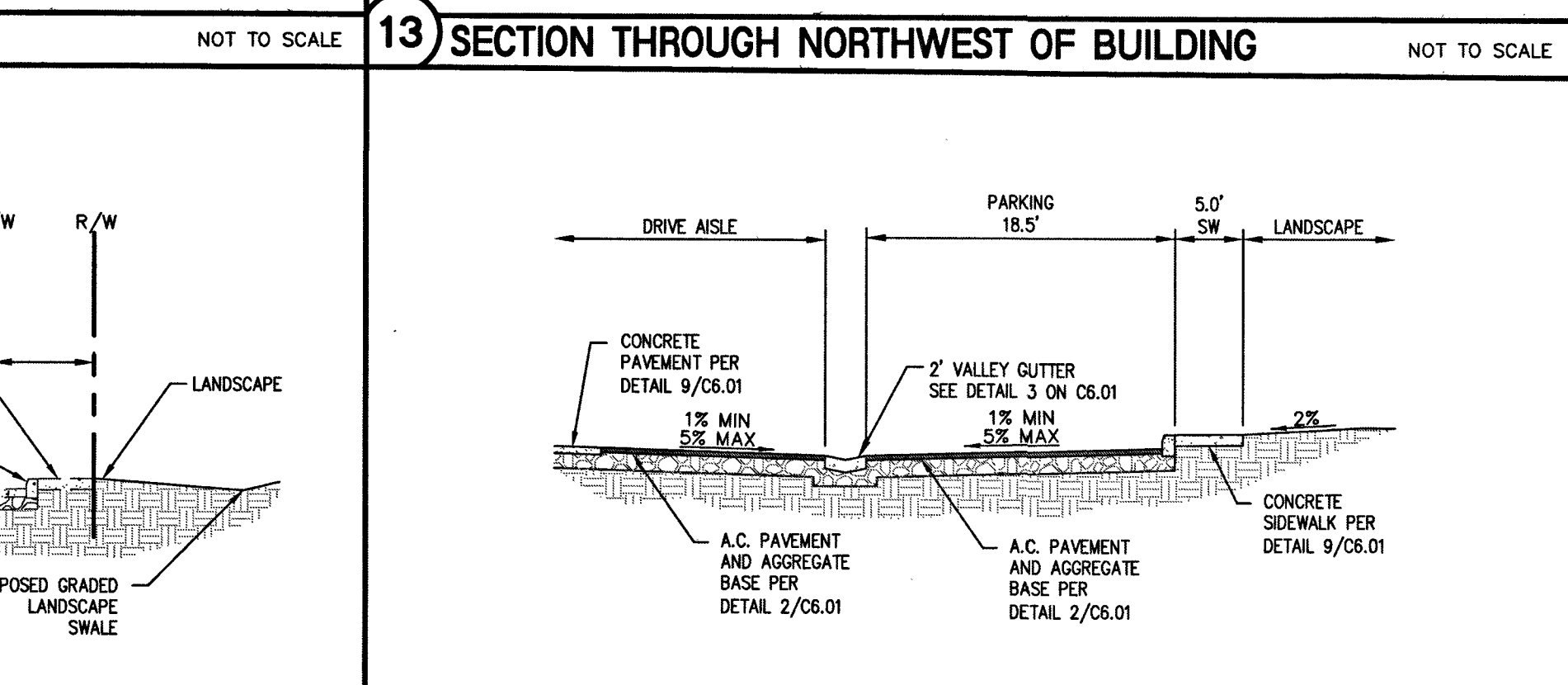
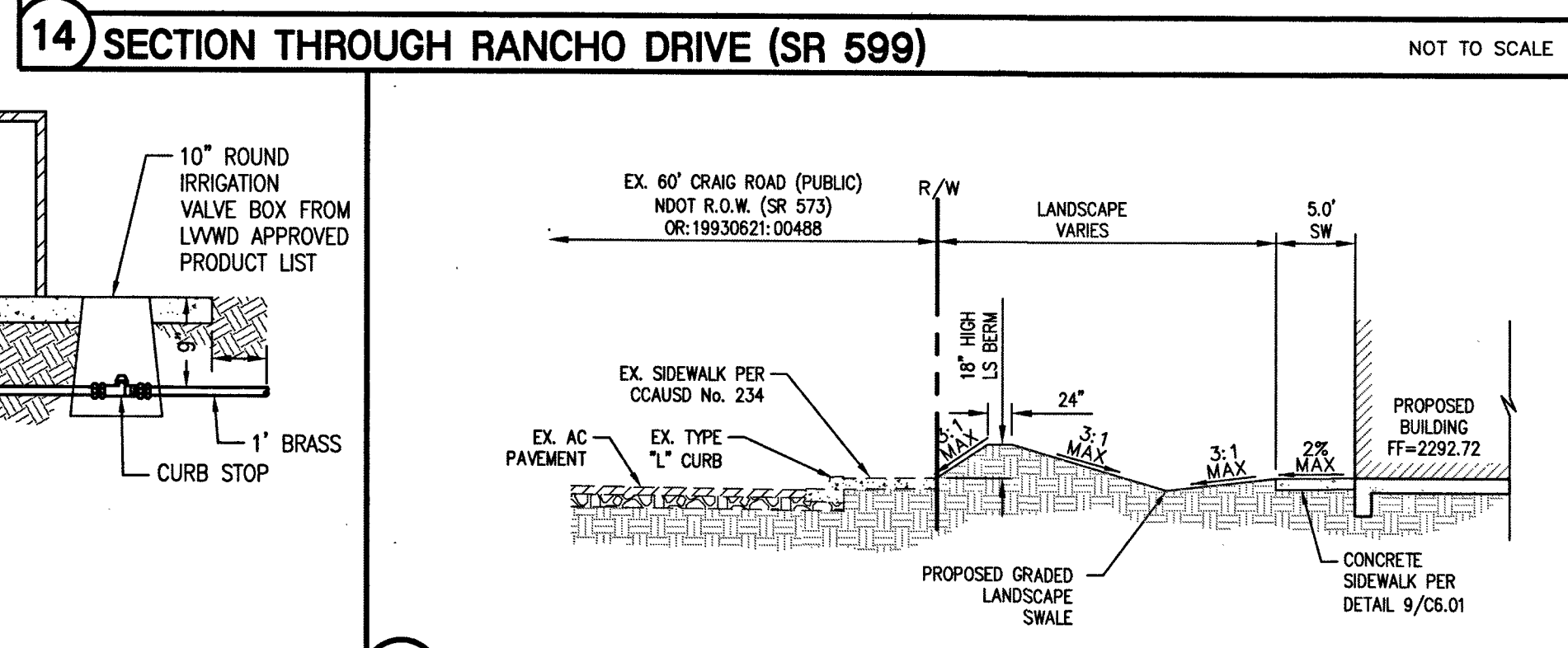
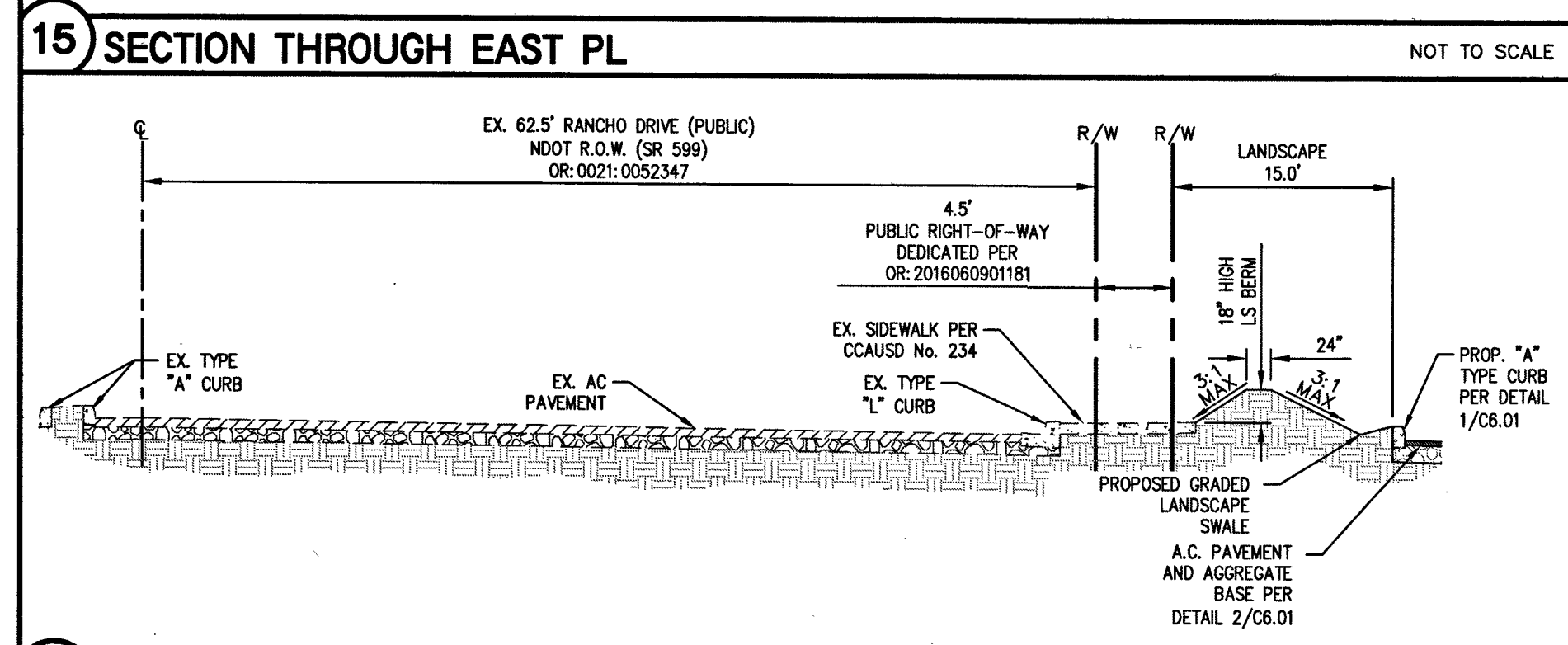
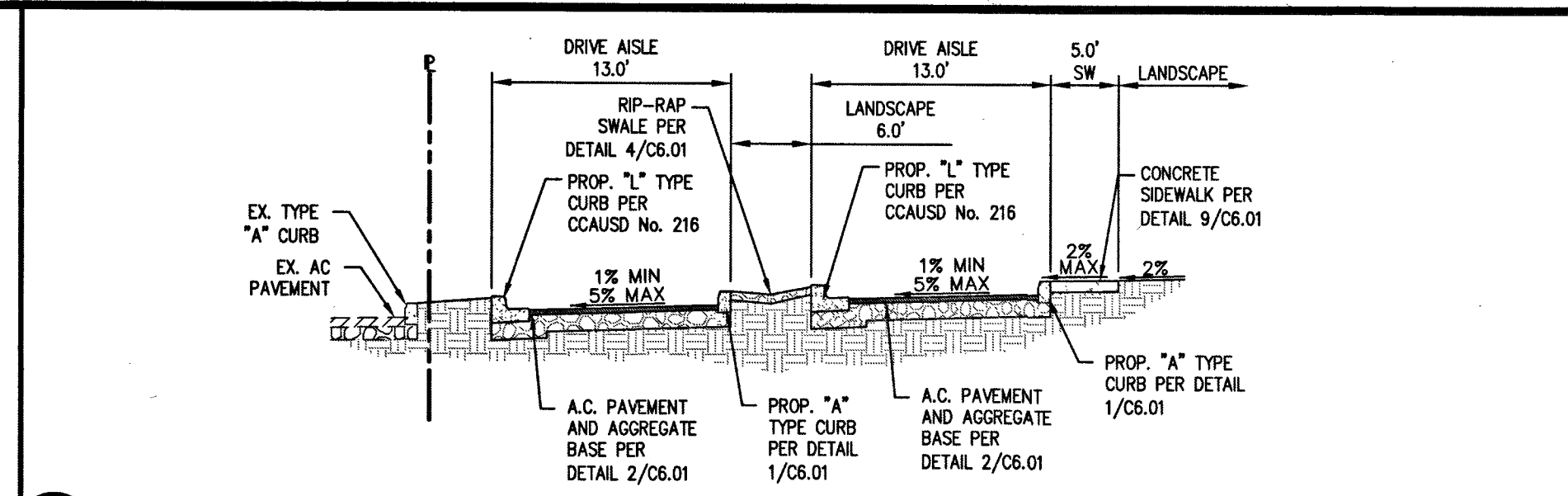
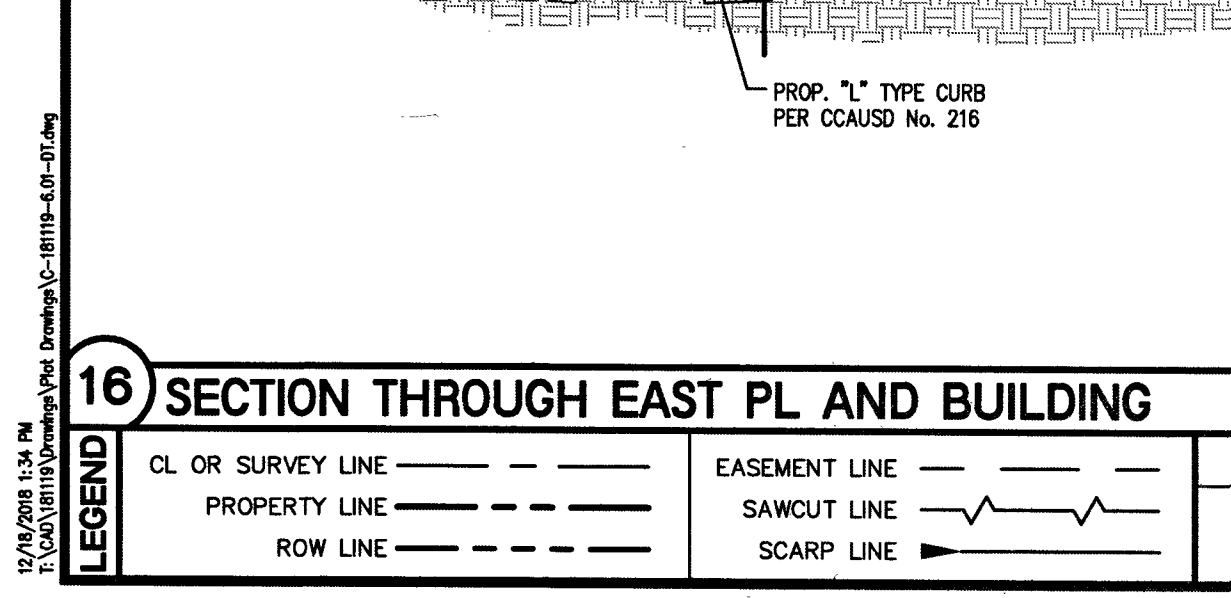
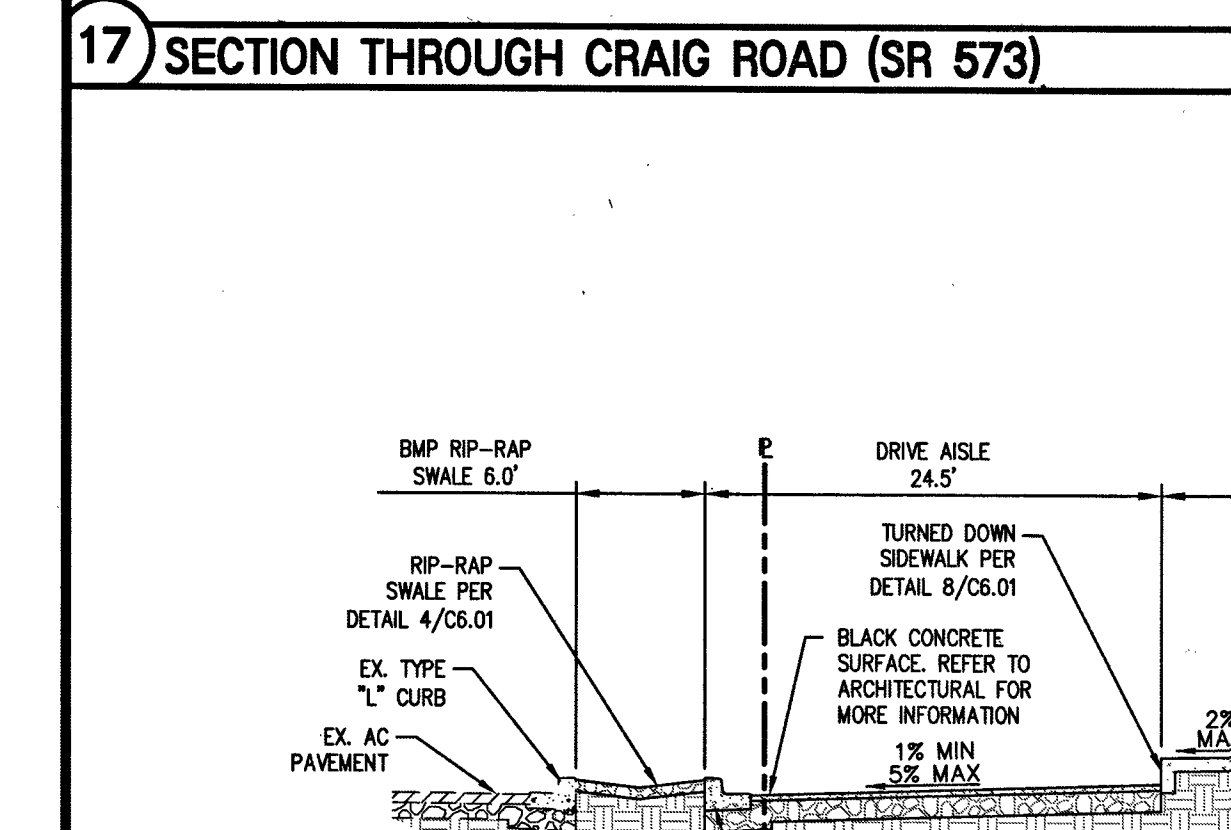
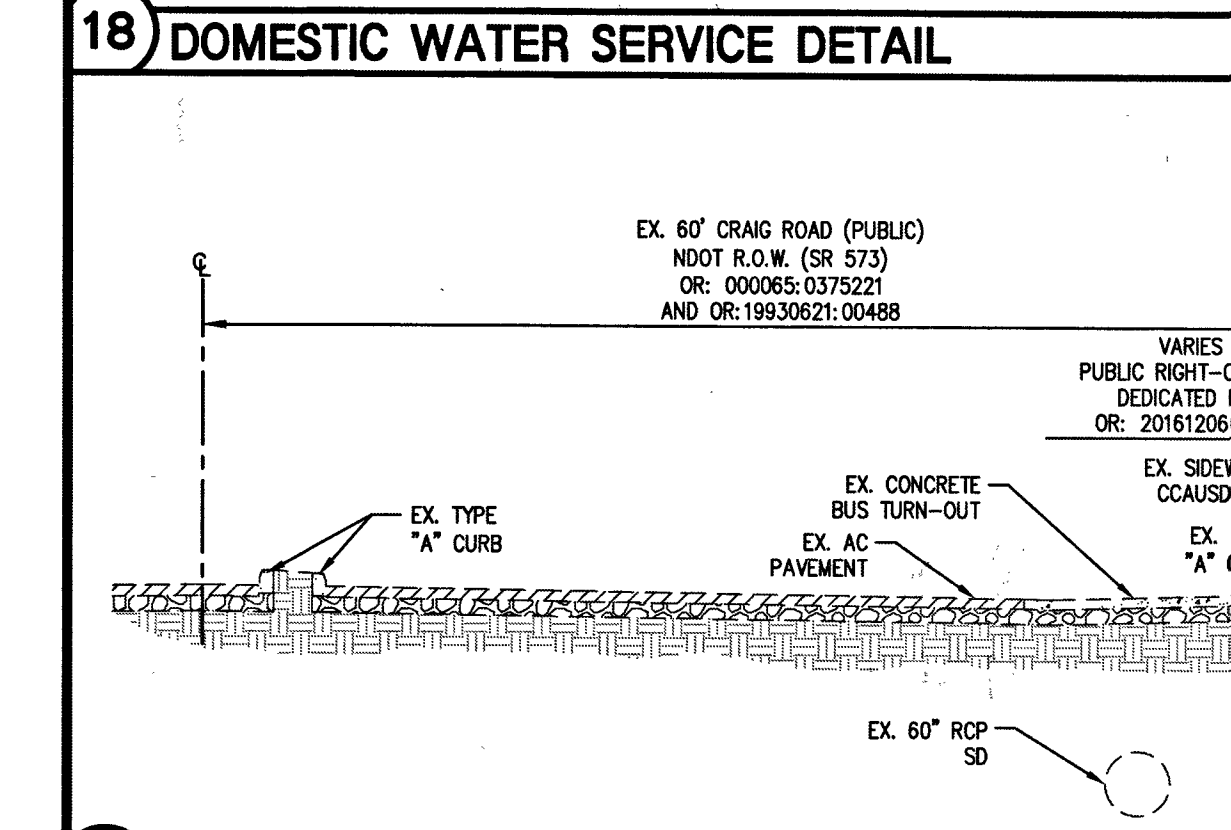
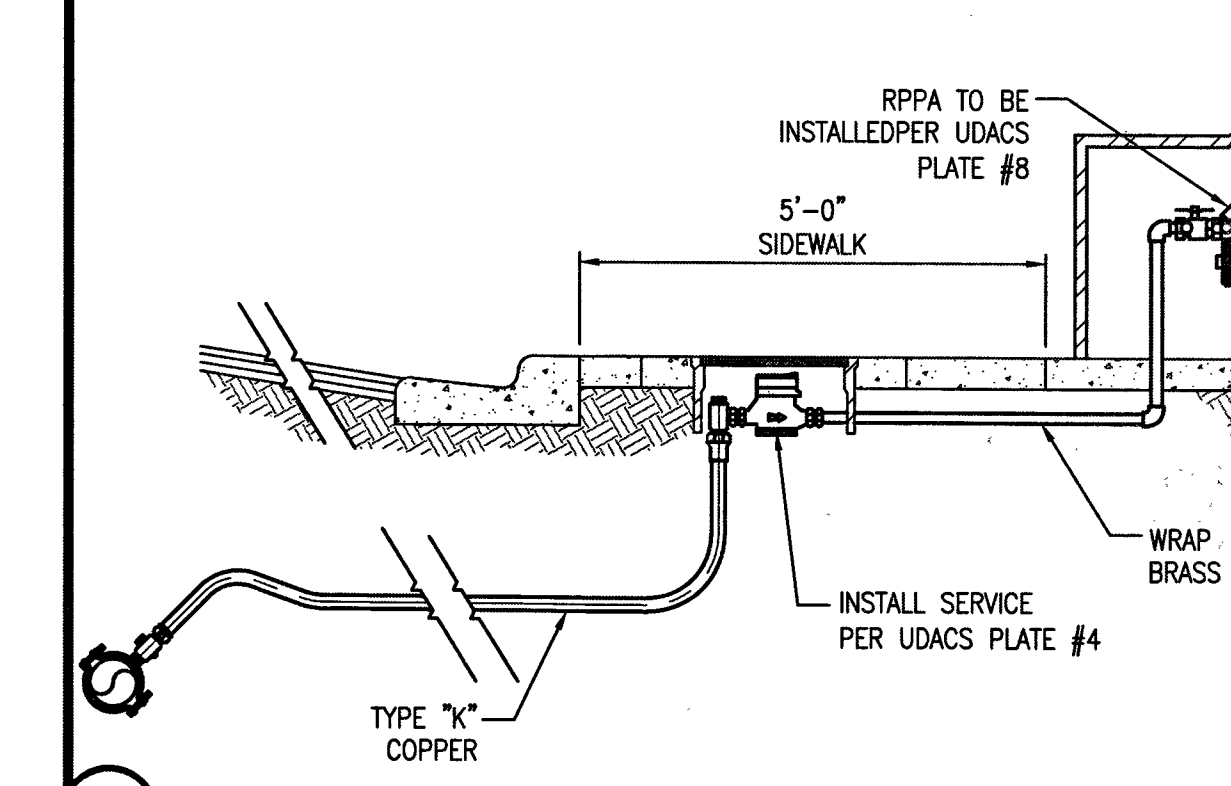
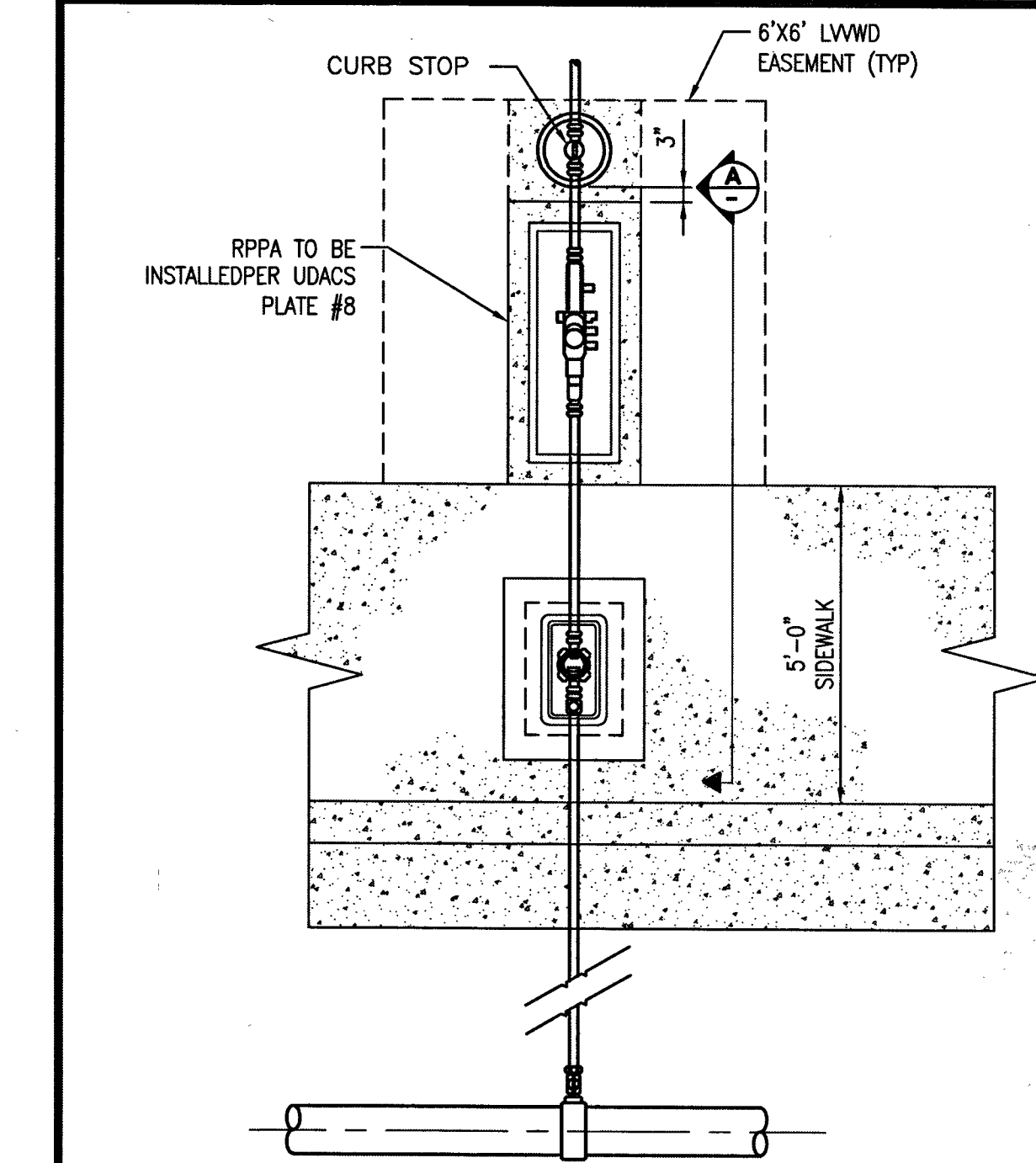
7-11 © CRAIG & RANCHO  
SITE IMPROVEMENTS  
LAS VEGAS, NEVADA

**IMPROVEMENT PLANS**  
GRADING PLAN

**PROJECT No.:** 181119  
**DATE:** 10/01/18  
**SCALE:** 1" = 20'  
**DRAWN BY:** BJB  
**DESIGNED BY:** BJB  
**CHECKED BY:** TTE

**12/5/18**  
**SHEET No.**  
**C4.01**  
**SHEET 5 OF 7**  
**OFFSITE No.** L18-02525





**Lochsa**  
engineering

7-11 @ CRAIG & RANCHO  
SITE IMPROVEMENTS  
LAS VEGAS, NEVADA

IMPROVEMENT PLANS  
DETAIL SHEET

PROJECT No.: 181119  
 DATE: 10/01/18  
 SCALE: NTS  
 DRAWN BY: BJB  
 DESIGNED BY: BJB  
 CHECKED BY: TTE

SHEET  
**C6.01**  
 SHEET 7 OF 7  
 OFFSITE No.  
**L18-02525**