

IMPROVEMENT PLANS FOR CHARLESTON & PECOS A COMMERCIAL PROJECT CITY OF LAS VEGAS, NEVADA APN: 140-31-401-043 LOT SIZE: 1.64 ACRES

Avoid overhead power line contact. It's costly.
Call before you Overhead
1-702-227-2929

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811
OR
1-800-227-2600

LEGEND	EXISTING	PROPOSED
	PROJECT BOUNDARY	---
RIGHT-OF-WAY	---	---
CENTERLINE	---	---
PROPERTY LINE	---	---
EDGE OF PAVEMENT	---	---
SIDEWALK	---	---
CURB AND GUTTER	---	---
FENCE	---	---
CONTOUR (1' INTERVAL)	---	---
CONTOUR (5' INTERVAL)	---	---
DIRECTION OF FLOW	---	---
CUT LINE-ASPHALT	---	---
SCARP (SLOPE VARIES)	---	---
DESIGN ELEVATION	(10.00)	10.00
FUTURE ELEVATION		[10.00]
NUMBER OF RETAINING COURSES		10
RETAINING WALL	---	---
CMU WALL	---	---
SOLID GROUTED WALL- NO RETAINING	---	---
CUT-OFF WALL	---	---
POWER POLE	---	---
SIDEWALK RAMP	---	---
CURB DROP INLET	---	---
STORM DRAIN W/ MANHOLE	---	---
CUT-FILL LINE	---	---
SIGHT VISIBILITY ZONE	---	---
CAP & 2" BLOW OFF VALVE	---	---
WATERLINE FITTINGS	---	---
GATE VALVE	---	---
FIRE HYDRANT	---	---
SEWER LINE W/ MANHOLE	---	---
SEWER LATERAL	---	---
WATER LINE	---	---
WATER LATERAL W/ METER	---	---
PRESSURE REDUCING VALVE	---	---
BACKWATER VALVE	---	---
200A SERVICE PEDESTAL	---	---
STREET LIGHT CONDUIT	---	---
F.A.S.T. CONDUIT	---	---
TRAFFIC SIGN	---	---
STOP SIGN W/ STREET NAME SIGN	---	---
1200 HPS LUMINAIRE W/ 1 GA. POLE	---	---
2500 HPS LUMINAIRE W/ 1 GA. POLE	---	---
4000 HPS LUMINAIRE W/ 1 GA. POLE	---	---

NO.	DESCRIPTION	REVISIONS	
		BY	DATE

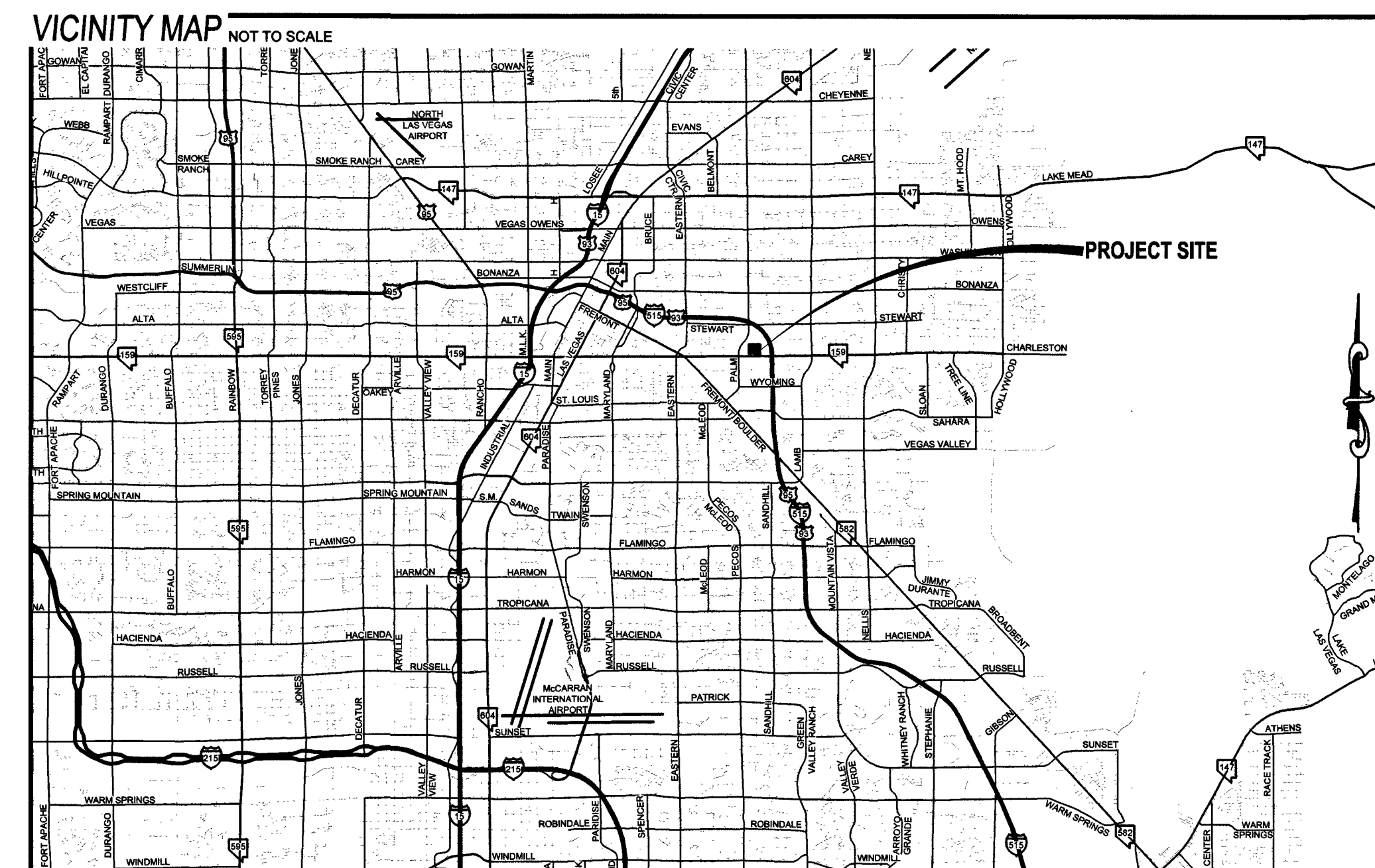
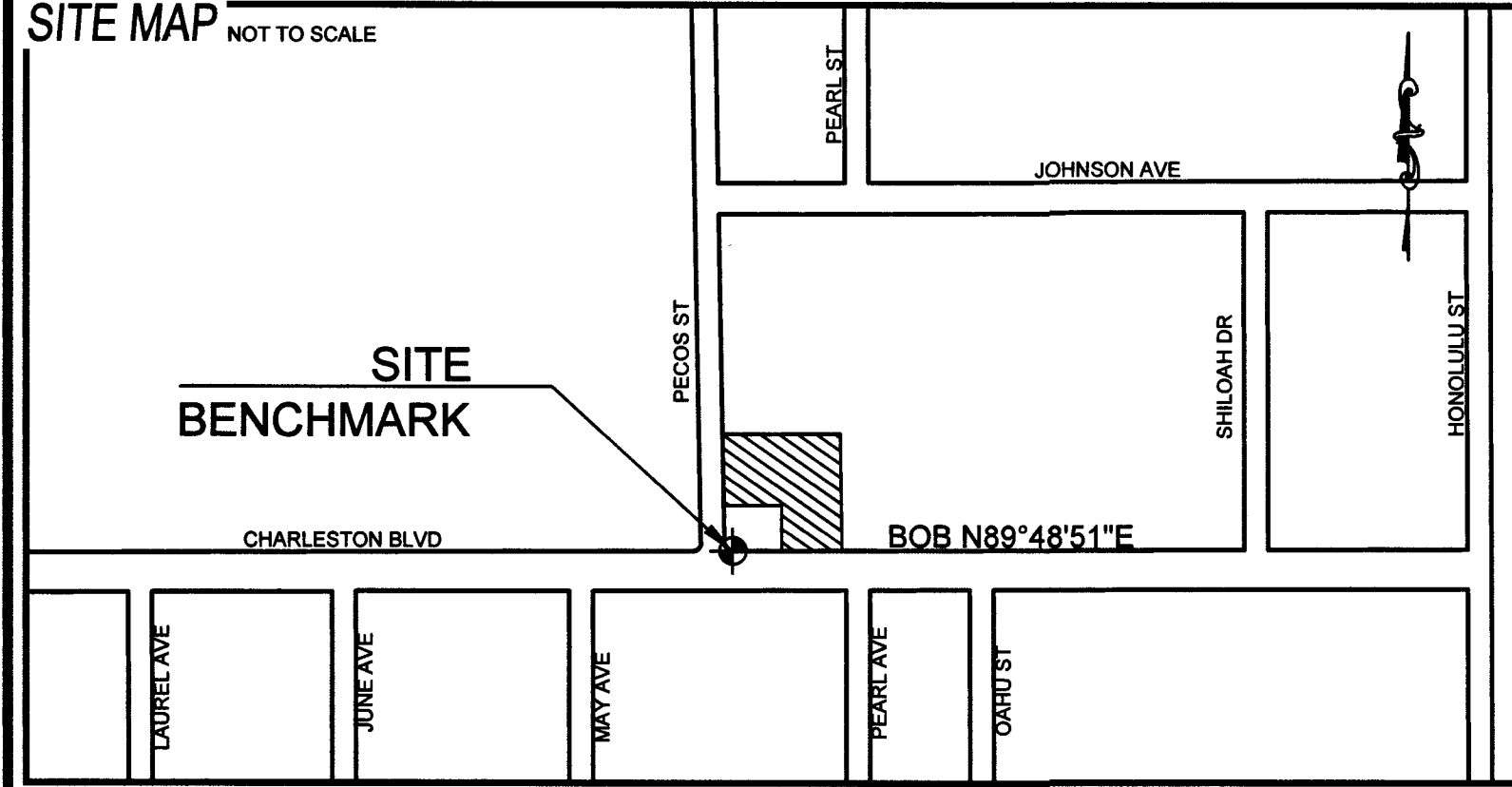
DC BUILDING GROUP, LLC
101 E. WARM SPRINGS ROAD
LAS VEGAS, NV 89119
(702) 434-9991 FAX

TANEY ENGINEERING
6000 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 882-8844 FAX: (702) 882-5233



ENGINEER
TANEY ENGINEERING
6000 SOUTH JONES BLVD
LAS VEGAS, NV 89118
(702) 882-8844 PHONE (702) 882-5233

DEVELOPER
DC BUILDING GROUP, LLC
101 E. WARM SPRINGS ROAD
LAS VEGAS, NV 89119
(702) 434-9991



ABBREVIATIONS

AC ASPHALTIC CONCRETE	FG FINISH GRADE	R RADIUS
AVE AVENUE	FH FIRE HYDRANT	RCB REINFORCED CONCRETE BOX
BC BACK OF CURB	FL FLOW LINE	RCP REINFORCED CONCRETE PIPE
BCR BACK OF CURB RADIUS	FT FEET	ROW RIGHT-OF-WAY
BFE BASE FLOOD ELEVATION	G GRADING	RT RIGHT
BFP BACK FLOW PREVENTOR	GB GRADE BREAK	SD STORM DRAIN
BLM BUREAU OF LAND MANAGEMENT	GFF GARAGE FINISH FLOOR	SHT SHEET
BM BENCHMARK	HP HIGH POINT	STLT STREETLIGHT
BRPM BLUE RAISED PAVEMENT MARKER	HPO HIGH PRESSURE GAS	SNWA SOUTHERN NEVADA WATER AUTHORITY
BVC BEGIN VERTICAL CURVE	INV INVERT	SS SANITARY SEWER
BW BOTTOM OF EXISTING WALL	LF LINEAR FEET	ST STREET
CATV CABLE TELEVISION	LN LANE	STA STATION
CC CLARK COUNTY	LS LANDSCAPE	STD STANDARD
CCFD CLARK COUNTY FIRE DEPARTMENT	LT LEFT	SVZ SIGHT VISIBILITY ZONE
CCWRD CLARK COUNTY WATER RECLAMATION DISTRICT	LWVD LAS VEGAS VALLEY WATER DISTRICT	SW SIDEWALK
CL CENTERLINE	MAX MAXIMUM	SY SQUARE YARD
CLSM CONTROLLED LOW STRENGTH MATERIAL	MH MANHOLE	TC TOP OF CURB
CLV CITY OF LAS VEGAS	MIN MINIMUM	TELE TELEPHONE
CMP CORRUGATED METAL PIPE	NO NUMBER	TF TOP OF FOOTING
CNLV CITY OF NORTH LAS VEGAS	NTS NOT TO SCALE	T.O.P. TOP OF PIPE
CO CLEAN OUT, SEWER	OC ON CENTER	TR TOP OF RETAINING
COH CITY OF HENDERSON	PB PULL BOX	TW TOP OF WALL
CY CURBIC YARD	PC POINT OF CURVE	TYP TYPICAL
DCSWS DESIGN AND CONSTRUCTION STANDARDS FOR WASTE WATER COLLECTION SYSTEMS	PCC POINT OF COMPOUND CURVE	UDS UNIFORM DESIGN AND CONSTRUCTION STANDARDS
DG DESIGN GRADE	PI POINT OF INTERSECTION	UT UTILITY
DI DROP INLET	PL PROPERTY LINE	USD UNIFORM STANDARD DRAWING
DIP DUCTILE IRON PIPE	PLT PLATE	VC VERTICAL CURVE
DR DRIVE	PDC POINT OF CONNECTION	VCP VITRIFIED CLAY PIPE
EG END OF CURVE	PP POWER POLE	VG VALLEY GUTTER
EG EXISTING GRADE	P&P PLAN AND PROFILE	W WATER
ELEC ELECTRICAL	PRC POINT OF REVERSE CURVE	WZ ZERO LIP CURB
EP EDGE OF PAVEMENT	PROJ PROJECT	
EVC END VERTICAL CURVE	PRV PRESSURE REDUCING VALVE	
EX EXISTING	PT POINT OF TANGENCY	
FF FINISH FLOOR ELEVATION	PVC POLYVINYL CHLORIDE	

SHEET INDEX

NO.	DESCRIPTION
01	C1 COVER SHEET
02	C2 GENERAL NOTES & QUANTITIES
03	G1 GRADING PLAN 1
04	GD1 GRADING DETAIL 1
05	GD2 GRADING DETAIL 2
06	UT1 UTILITY PLAN
07	TR1 TRAFFIC PLAN

UTILITY DISCLAIMER
EXISTING UTILITY LOCATIONS SHOWN HEREIN 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 EXISTING LOCATIONS.

BASIS OF BEARING
N89°48'51" EAST
BEING THE SOUTH LINE OF THE SOUTHWEST QUAR.— OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 62 CLARK COUNTY, NEVADA, ALSO BEING THE CENTER EAST CHARLESTON BOULEVARD, AS SHOWN ON THE PARCEL MAP RECORDED IN FILE 97, PAGE 30 OR MAPS, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

BENCHMARK
CITY OF LAS VEGAS
MONUMENT ID NO. 2L0136SS66
R/WET & PLATE IN TOP OF CURB AT NE CORNER CHARLESTON & PECOS STREET (ALSO STAMPED 2L) ELEVATION 550.45 (METERS) NAVD 88 ELEVATION 1,805.87 (FEET).

LEGAL DESCRIPTION
PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 97 PAGE 30 OF PARCEL MAPS, OF CLARK COUNTY, NEVADA, OFFICIAL RECORDS, SAME BEING A PORTION OF GOVERNMENT LOT 4 OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA.

APPROVAL SIGNATURES
APPROVED FOR CONSTRUCTION

Celi Lopez 9/26/19 DATE
COX COMMUNICATIONS LAS VEGAS, INC.

Christina 10/3/19 DATE
SOUTHWEST GAS CORPORATION

Robert D. Cunningham 9/26/19 DATE
CENTRAL TELEPHONE COMPANY dba CENTURYLINK

Nan Orallo 11/26/19 DATE
LAS VEGAS FIRE AND RESCUE

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT NO. 136881 FIRST APPROVED DATE: 11/26/19
LWVD APPROVED FIRE FLOW: TOTAL 1750 GPM/ON SITE 1500 GPM
SHEETS 526/NEO: C1, C2, G01, G02, UT

Robert D. Cunningham 11/26/19 DATE
CITY ENGINEER

CITY OF LAS VEGAS
PLANNING DEPARTMENT
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT.

**CHARLESTON & PECOS
A COMMERCIAL PROJECT
COVER SHEET**

DATE: 9/25/2019
SCALE: N.T.S.
JOB NO: DBC-18-014
DESIGNED BY: JH CHECKED BY: DL
SHEET NAME: C1
SHEET NUMBER: 01 OF 07

CLV 119-01519

FILE NAME: S:\ACTIVE\DC BUILDING GROUP, LLC\DCBC-18-014 - CHARLESTON & PECOS\ENGINEERING\DWG\SSHEET DWG\SSHEET014_SHT_C_1P1.DWG

CLV GENERAL NOTES

- 1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY, NEVADA AREA" LATEST EDITION...

CLV STREETLIGHT NOTES

- 1. ALL STREET LIGHTING INSTALLATION SHALL BE IN ACCORDANCE WITH THE STREET LIGHTING PLANS, THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY, NEVADA AREA" LATEST EDITION...

LEGAL DESCRIPTION

PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 97 PAGE 30 OF PARCEL MAPS, OF CLARK COUNTY, NEVADA, OFFICIAL RECORDS, SAME BEING A PORTION OF GOVERNMENT LOT 4 OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA.

EARTHWORK

TOTAL FOR OVERALL DEVELOPMENT: 233 CY CUT / 2628 CY FILL / 2396 CY NET FILL
NOTE: THIS OPINION OF THE CUT AND FILL QUANTITIES IS PROVIDED AS REQUIRED BY THE GOVERNING ENTITY...

CLV TRAFFIC NOTES

- 1. ALL CONSTRUCTION SIGNING, BARRICADE, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" LATEST EDITION.

CLV GRADING NOTES

- 1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.

STORMWATER RUNOFF 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 ACCUMULATE IN THE PUBLIC RIGHTS OF WAY OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT...

SOUTHERN NEVADA SOUTHWEST GAS CORP. GENERAL NOTES

- 1. IN THE EVENT OF NATURAL GAS EMERGENCIES CALL 911 AND 1-877-960-6020.

CLV FIRE DEPARTMENT NOTES

- 1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LAS VEGAS FIRE AND RESCUE ADOPTED FIRE CODE ORDINANCE # 6831 FOR HYDRANT SPECIFICATIONS AND HYDRANT INSTALLATION SPECIFICATIONS.

CLV SEWER NOTES

- 1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF DESIGN & CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS AND THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA, AS AMENDED.

LAS VEGAS VALLEY WATER DISTRICT NOTES

- 1. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE LVVWD. FOLLOWING WATER PLAN APPROVAL, NOTICE SHALL BE GIVEN TO THE LVVWD COMMUNICATION SUPPORT CENTER (258-7171) TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.

APPROVED FOR CONSTRUCTION
Nan Galle
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING
PROJECT# 136861 FIRST APPROVED DATE 11/14/19
LVVWD APPROVED FIRE FLOW: 1750 GPM AT 20 PSI RESIDUAL

QUANTITIES

Table with columns: PAVING AND GRADING, WATER, SEWER, STORM DRAIN, TRAFFIC, PUBLIC, PRIVATE, QTY, UNITS, SHTS, APPR, DATE, BY, REVISIONS.

Call before you Dig
Avoid overhead power line contact. It's costly.
Avoid cutting underground utility lines. It's costly.
Call 811 or 1-800-227-2600

BASIS OF BEARING
N 45° 45' 11" EAST
BEING THE SOUTH LINE OF THE SOUTHWEST QUAR.—OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 62 CLARK COUNTY, NEVADA, ALSO BEING THE CENTER EAST CHARLESTON BOULEVARD, AS SHOWN ON THE PARCEL MAP RECORDED IN FILE 97, PAGE 30 OR MAPS, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

BENCHMARK
CITY OF LAS VEGAS
MONUMENT ID NO. 2LV10136SS6
RIVET & PLATE IN TOP OF CURB AT NE CORNER CHARLESTON & PECOS STREET (ALSO STAMPED 2L) ELEVATION 550.43 (METERS) NAVD 88 ELEVATION 1,805.87 (FEET).

UTILITY DISCLAIMER
EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION...

DEVIATIONS FROM STANDARDS
1. NONE

ABBREVIATIONS

Table with columns: AC, AVE, BC, BCR, BFE, BFL, BLM, BM, BNC, BW, CATV, CC, CCWD, CL, CLSM, CLV, CMP, CN, CNG, COH, COY, COSMS, DG, DI, DIP, DR, EC, EG, ELEC, EP, EX, FF, FG, FIN, FL, FT, G, GR, GFF, HP, HPS, INV, LF, LN, LS, LT, LVVWD, M, MNT, MIN, MNTS, NO, NTS, OC, OF, OFB, OFC, OFD, OFE, OFG, OFH, OFI, OFJ, OFK, OFL, OFM, OFN, OFO, OFP, OFQ, OFR, OFS, OFT, OFU, OFV, OFW, OFX, OFY, OFZ, R, RCB, RCP, ROW, RT, SD, SHT, STLT, SWA, SS, ST, STD, SVZ, SW, SY, TC, TELE, TF, T.O.P., TR, TW, TYP, UDCS, UT, VCP, VCR, VCV, VV, WZ, RADIUS, REINFORCED CONCRETE BOX, REINFORCED CONCRETE PIPE, ENHANCED CONCRETE PIPE, TOP OF ROADWAY, RIGHT OF WAY, STORM DRAIN, GARAGE FINISH FLOOR, SHIELD, HIGH PRESSURE GAS, SANITARY SEWER, STREET, SOUTHERN NEVADA WATER AUTHORITY, STREET LIGHT, STANDARD, STREET VISIBILITY ZONE, SIDEWALK, SQUARE YARD, TOP OF CURB, TELEPHONE, TOP OF FOOTING, TOP OF PIPE, TOP OF RETAINING WALL, TYPICAL, UNIFORM DESIGN AND CONSTRUCTION STANDARDS, UTILITY, UNIFORM STANDARD DRAWING, VERTICAL CURVE, VITRIFIED CLAY PIPE, VALLEY GUTTER, STANDARD, ZERO LIP CURB.

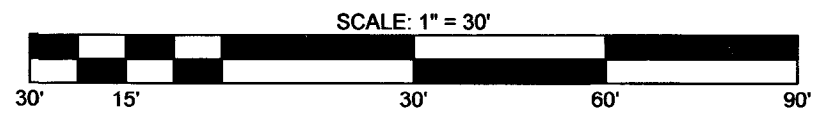
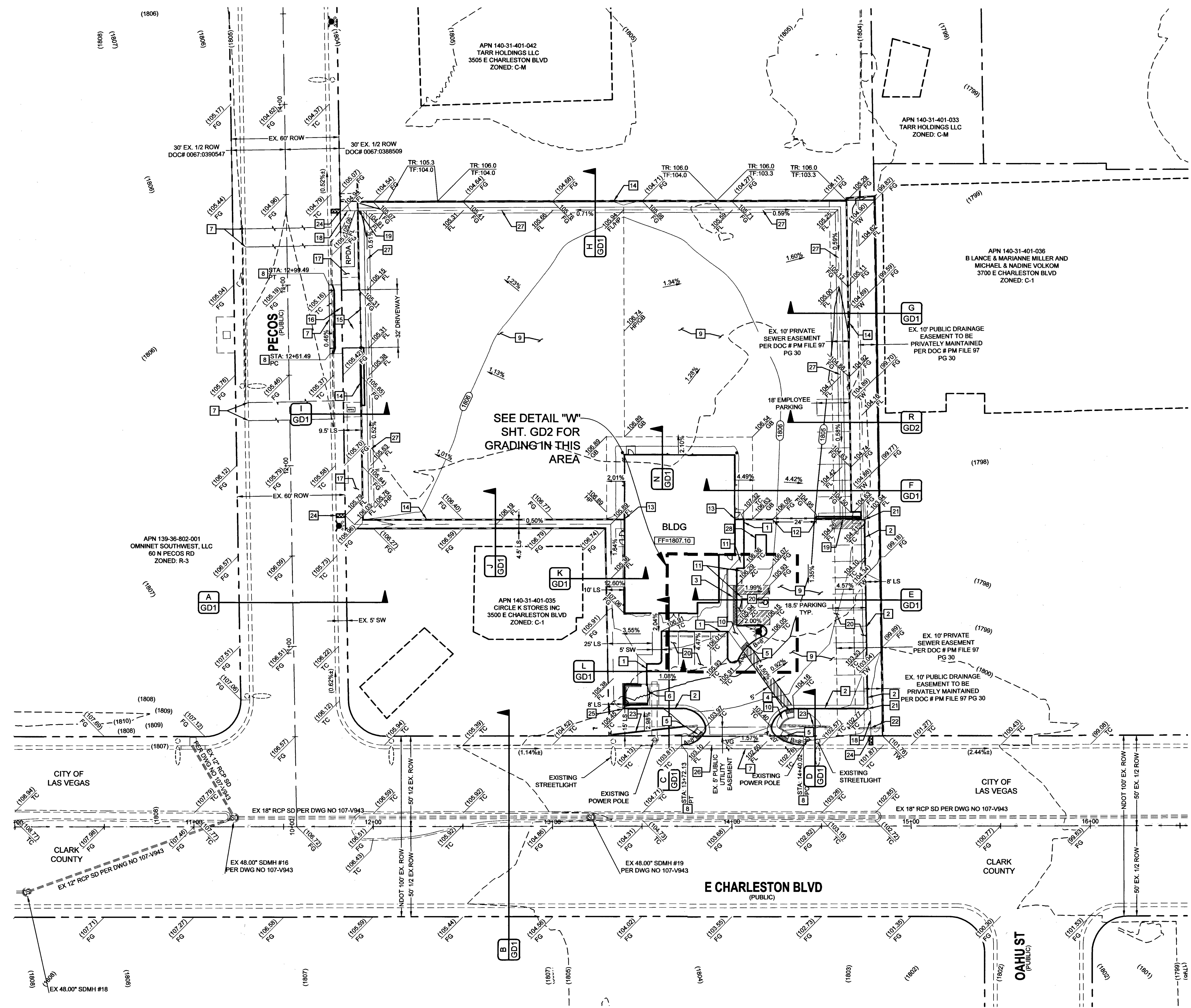
Table with columns: NO., DESCRIPTION, REVISIONS.

DC BUILDING GROUP, LLC
101 E WILSON SPRING ROAD
LAS VEGAS, NV 89119
(702) 434-8981 FAX:
TANEY ENGINEERING
8030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 FAX: (702) 362-5333

CHARLESTON & PECOS
A COMMERCIAL PROJECT
GENERAL NOTES & QUANTITIES
EST. 2000

Professional Engineer Seal for Robert D. Cunningham, License No. 12128, State of Nevada. Includes project details: DATE: 10/3/2019, SCALE: N.T.S., JOB NO: DBC-18-014, DESIGNED BY: JH, CHECKED BY: DL, SHEET NAME: C2, SHEET NUMBER: 02 OF 07.

FILE NAME: S:\ACTIVE\DC BUILDING GROUP, LLC\DCB-18-014 - CHARLESTON & PECOS\DWG\SSHEET\DWG\DCB14_SHT_G.DWG



- CONSTRUCTION NOTES**
- 1 - INSTALL A-TYPE CURB (CCAUSD 219)
 - 2 - INSTALL L-TYPE CURB (CCAUSD 216)
 - 3 - INSTALL ONSITE SIDEWALK RAMP (DETAIL T/GD2)
 - 4 - INSTALL ONSITE SIDEWALK RAMP (DETAIL S/GD2)
 - 5 - INSTALL SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT (CCAUSD 235)
 - 6 - INSTALL TRASH ENCLOSURE (DESIGN BY OTHERS)
 - 7 - SAW CUT AND MATCH EXISTING A.C. PAVEMENTS (CCAUSD 500.2)
 - 8 - EX CURB TO BE REMOVED
 - 9 - INSTALL 3.5' AC PAVEMENT OVER 8" TYPE II AGGREGATE BASE
 - 10 - INSTALL SIDEWALK (CCAUSD 234)
 - 11 - INSTALL BUMPER BLOCK (CCAUSD 238)
 - 12 - EX. BLOCK WALL TO BE DEMO'D AND SLIDING SECURITY FENCE TO BE INSTALLED
 - 13 - EX. BLOCK WALL TO BE DEMO'D AND MATCH INTO SIDE OF BUILDING
 - 14 - ADD BARBED WIRE TO BE INSTALLED ON TOP OF EX. WALL
 - 15 - EX. BLOCK WALL & LANDSCAPE TO BE REMOVED AND INSTALL SLIDING SECURITY FENCE
 - 16 - INSTALL COMMERCIAL DRIVEWAY (CCAUSD 224)
 - 17 - EX. LANDSCAPE TO REMAIN
 - 18 - PROPOSED RIP RAP D50 = 3" T= 6" W=6"
 - 19 - PROPOSED 3FT WALL OPENING. SEE GRADING DETAIL O/GD1.
 - 20 - INSTALL 2.5' AC PAVEMENT OVER 8" TYPE II AGGREGATE BASE
 - 21 - PROPOSED CURB OPENING (DETAIL P/GD1)
 - 22 - PROPOSED 6FT CMU WALL OPENING
 - 23 - INSTALL 2.5' HIGH SOLID GROUTED CMU WALL
 - 24 - INSTALL SIDEWALK UNDERDRAIN (CCAUSD 236)
 - 25 - PROPOSED A-CURB OPENING (DETAIL Q/GD2)
 - 26 - INSTALL 8' CROSS GUTTER (CCAUSD 228)
 - 27 - INSTALL 3' VALLEY GUTTER (DETAIL M/GD1)
 - 28 - PROPOSED CLARIFIER SYSTEM - DESIGNED BY OTHERS (SEE M.E.P. PLANS)

SEE DETAIL "W"
SHT. GD2 FOR
GRADING IN THIS
AREA

GEOTECHNICAL
NOVA GEOTECHNICAL & INSPECTION SERVICES, LLC
4480 WEST HACIENDA AVENUE SUITE 104
LAS VEGAS, NV 89118
PHONE: (702) 873-3478
FAX: (702) 873-2198
REPORT NO: G-18-247
DATE: 01/08/19

NO WORK TO COMMENCE IN NDOT
RIGHT OF WAY UNTIL PERMIT HAS
BEEN ISSUED

EARTHWORK
TOTAL FOR OVERALL DEVELOPMENT: 233 CY CUT / 2628 CY FILL / 2395 CY NET FILL
NOTE: THIS OPINION OF THE CUT AND FILL QUANTITIES IS PROVIDED AS REQUIRED BY THE GOVERNING ENTITY. 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.

FLOOD ZONE
THIS PROJECT IS LOCATED IN FLOOD ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAN PER FIRM PANEL 32003C2186F, REVISED 11/16/11.

UTILITY DISCLAIMER
EXISTING UTILITY LOCATIONS SHOWN HEREIN 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 EXISTING LOCATIONS.

GRADING NOTES
COMPLETION OF SECTION II OF DRAINAGE COMPLIANCE REPORT REQUIRED.
ADD 1700 FEET TO ALL GRADE TAGS TO GET ACTUAL ELEVATION.
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 PRIVATE STREETS AND DRAINAGE EASEMENTS ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (H.O.A.).
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 THE GOVERNING ENTITY.
CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

BENCHMARK
CITY OF LAS VEGAS
MONUMENT ID NO. 2LV01365S66
RIVET & PLATE IN TOP OF CURB AT NE CORNER CHARLESTON & PECOS STREET (ALSO STAMPED 2L) ELEVATION 550.43 (METERS) NAVD 88 ELEVATION 1,805.87 (FEET).

GRADING CERTIFICATION
I CERTIFY THIS GRADING PLAN COMPLIES WITH THE APPROVED DRAINAGE STUDY, HTE# PW19-12789, ON FILE WITH CLARK COUNTY AND D55996, ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.
ROBERT D. CUNNINGHAM, P.E.
DATE: 10.3.19
ACCEPTANCE OF PLANS FOR FILING
BY: N/A
DEVELOPMENT AND FLOOD CONTROL
DATE:

Call before you Overhead
1-702-227-2929

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811
OR 1-800-227-2600

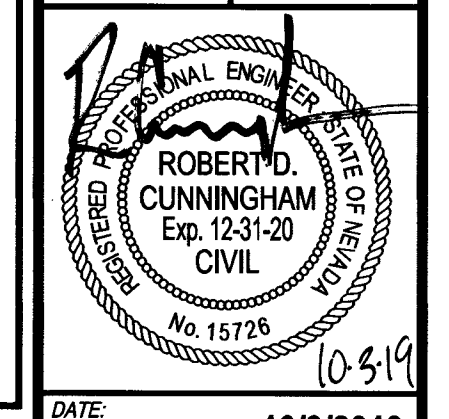
NO.	DESCRIPTION	BY	APPR.	DATE

DC BUILDING GROUP, LLC
101 E. WARM SPRINGS ROAD
LAS VEGAS, NV 89119
(702) 434-9891 FAX

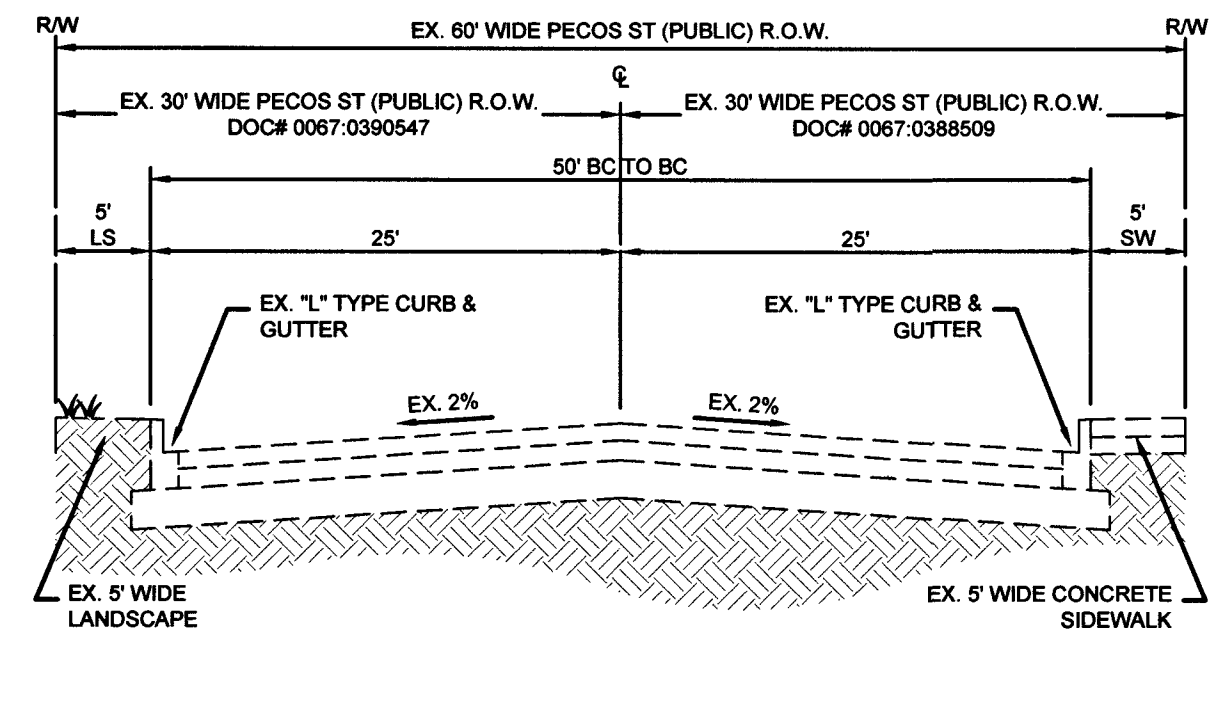
TANEY ENGINEERING
6000 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 882-8844 FAX: (702) 882-8233



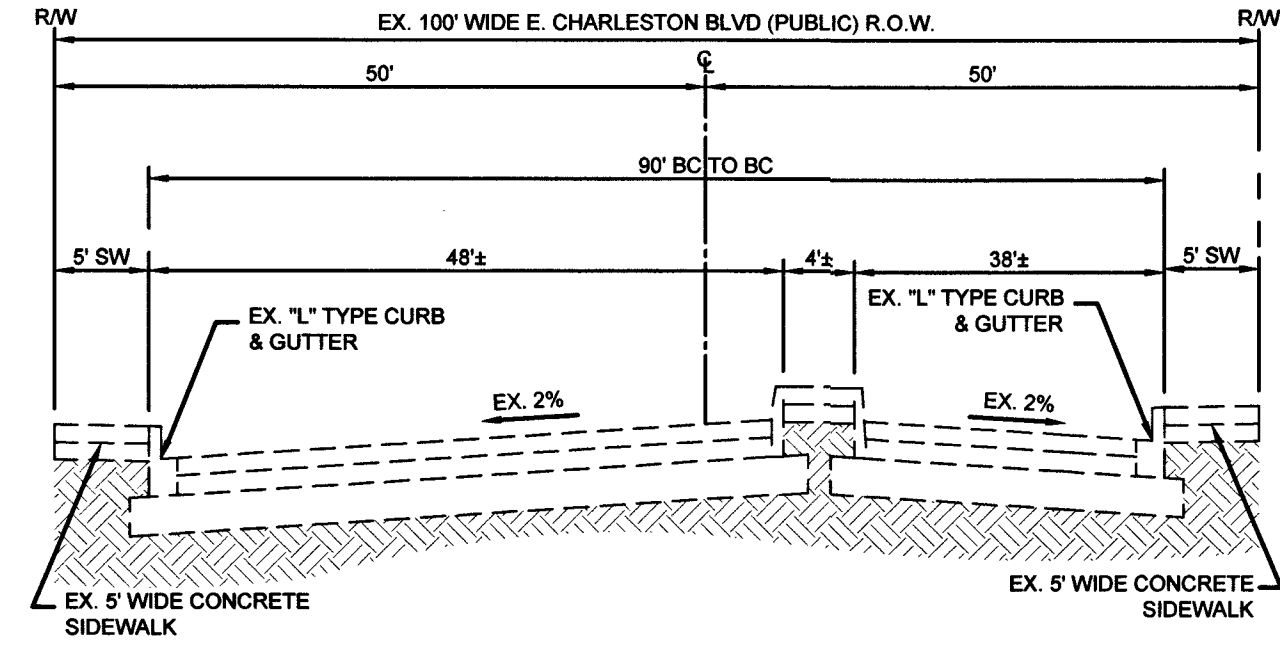
CHARLESTON & PECOS
A COMMERCIAL PROJECT
GRADING PLAN 1



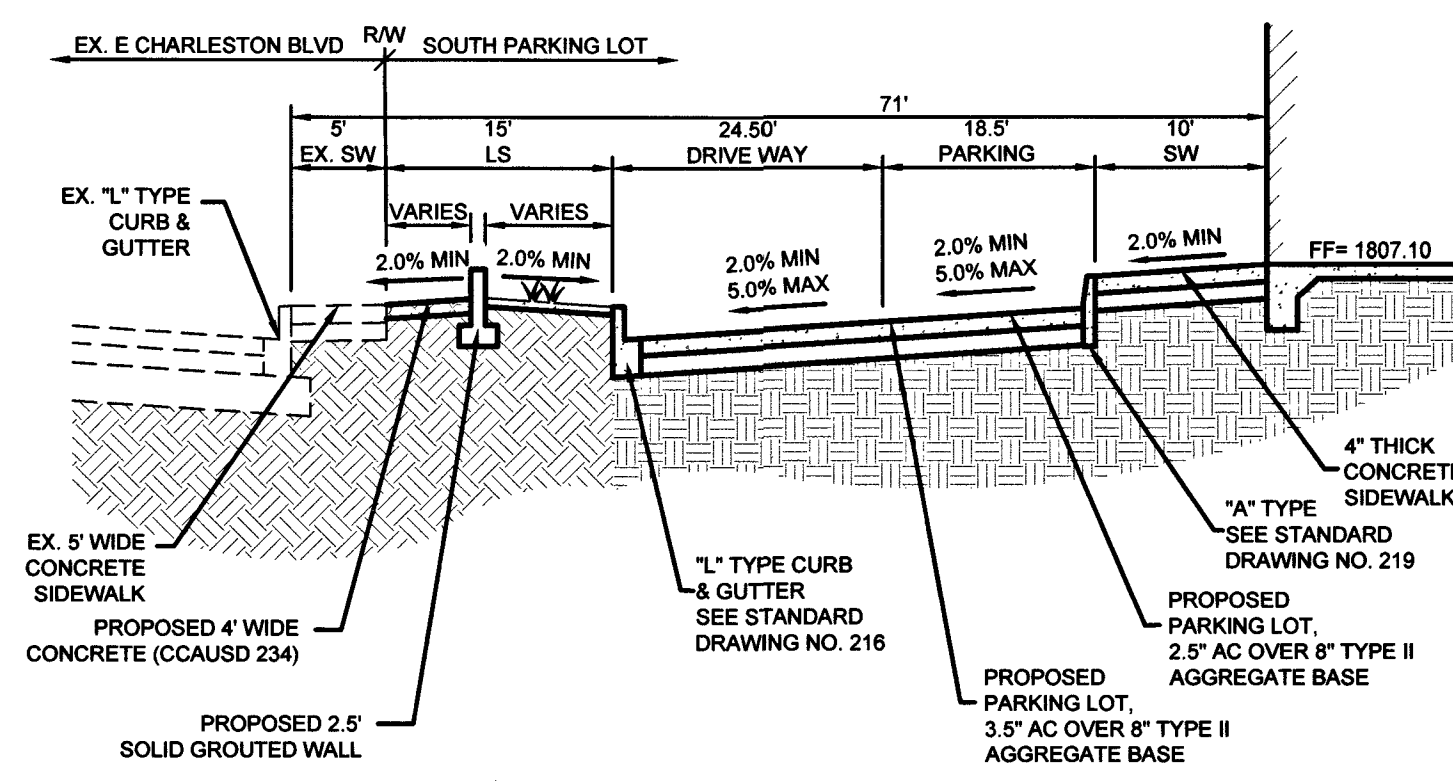
DATE: 10/3/2019
SCALE: 1"=30'
JOB NO: DBC-18-014
DESIGNED BY: JH CHECKED BY: DL
SHEET NAME: G1
SHEET NUMBER: 03 OF 07
10-3-19
CLV L19-01519



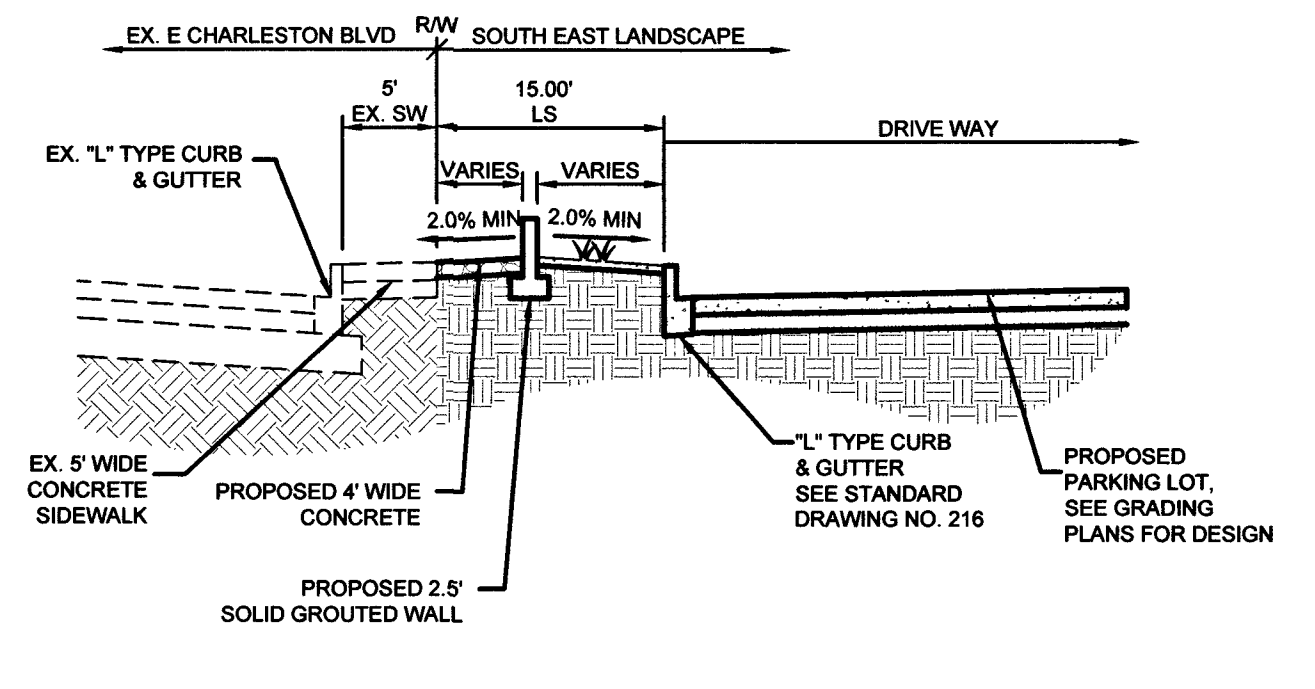
**60' ROW (PUBLIC) PECOS ST TYPICAL
CROSS SECTION A**
NOT TO SCALE



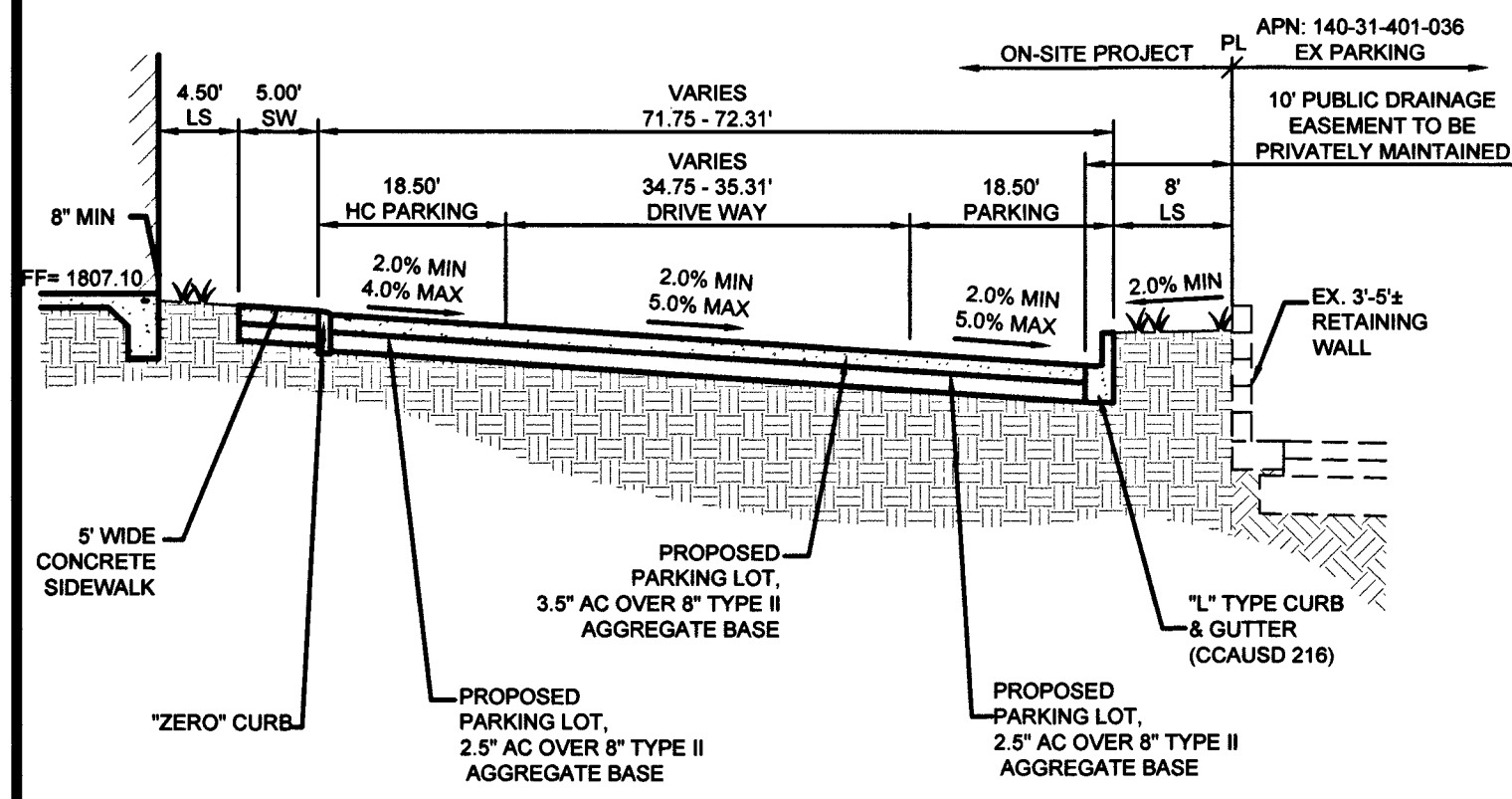
**100' ROW (PUBLIC) CHARLESTON BLVD TYPICAL
CROSS SECTION B**
NOT TO SCALE



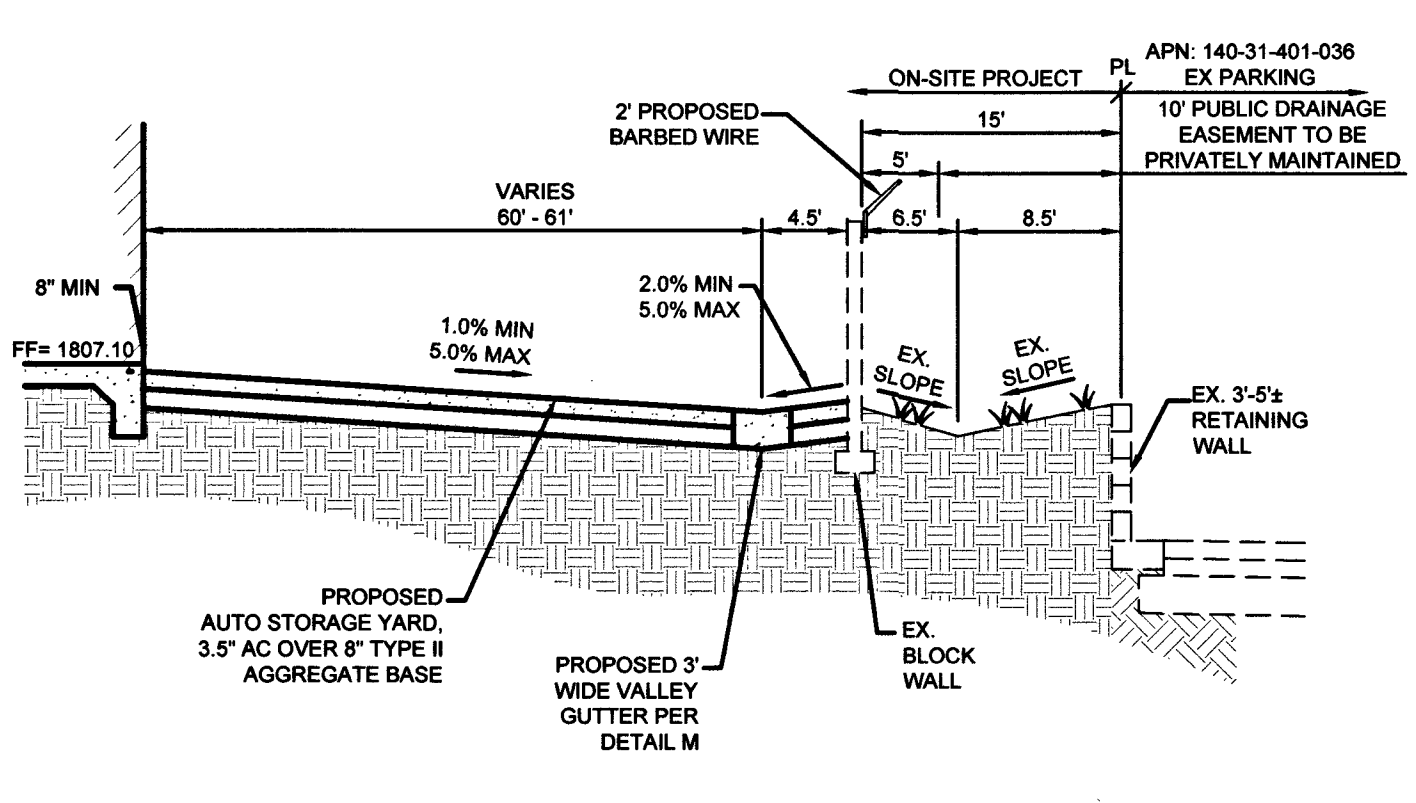
**BUILDING SOUTH SECTION
CROSS SECTION C**
NOT TO SCALE



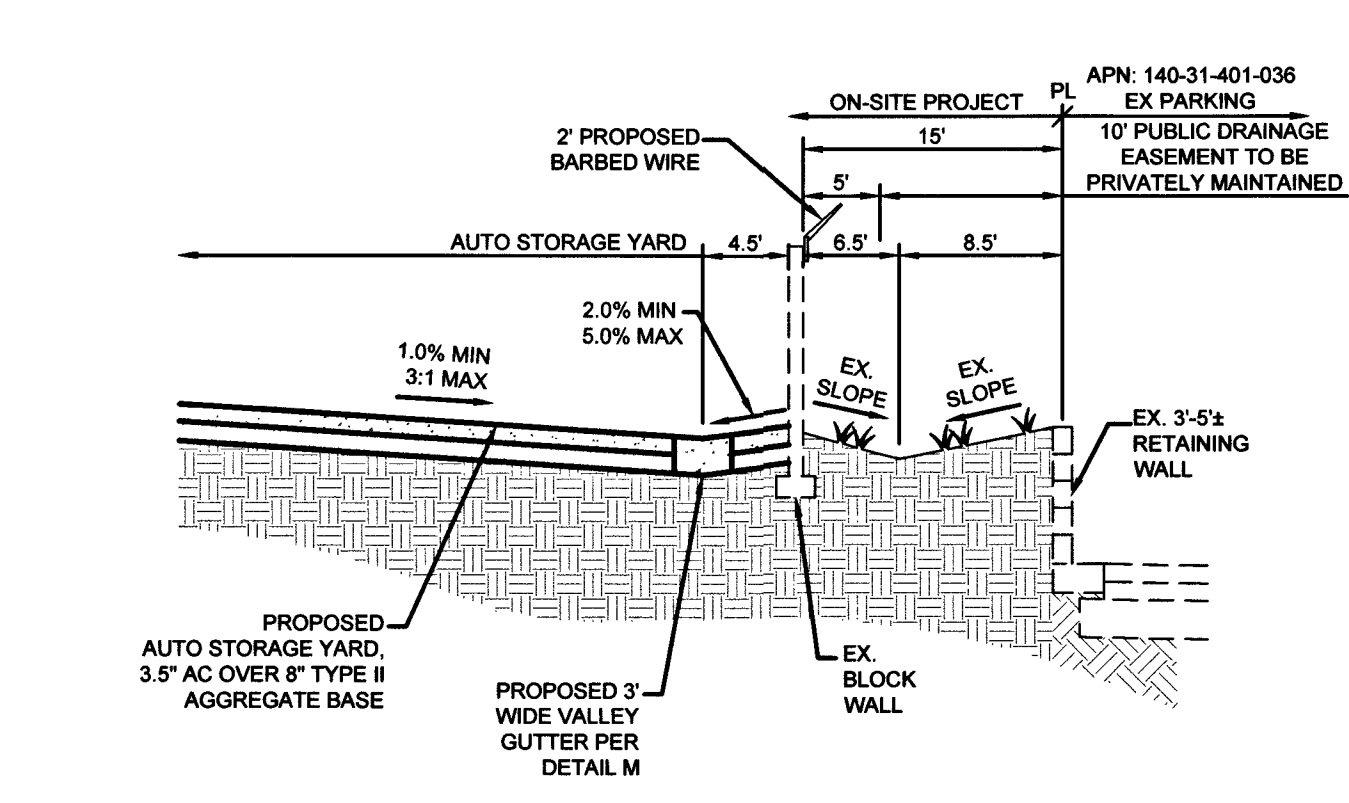
**SOUTH BOUNDARY SECTION
CROSS SECTION D**
NOT TO SCALE



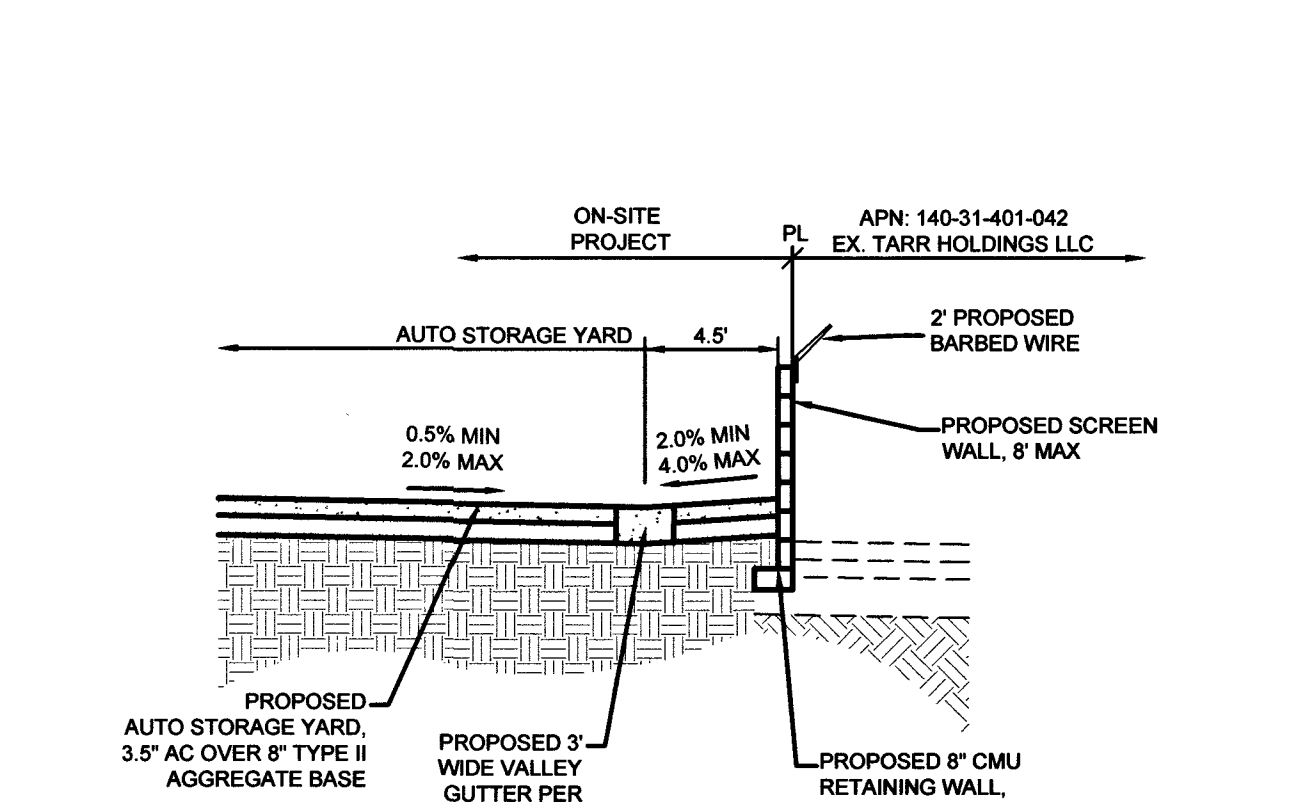
**BUILDING EAST DRIVEWAY SECTION
CROSS SECTION E**
NOT TO SCALE



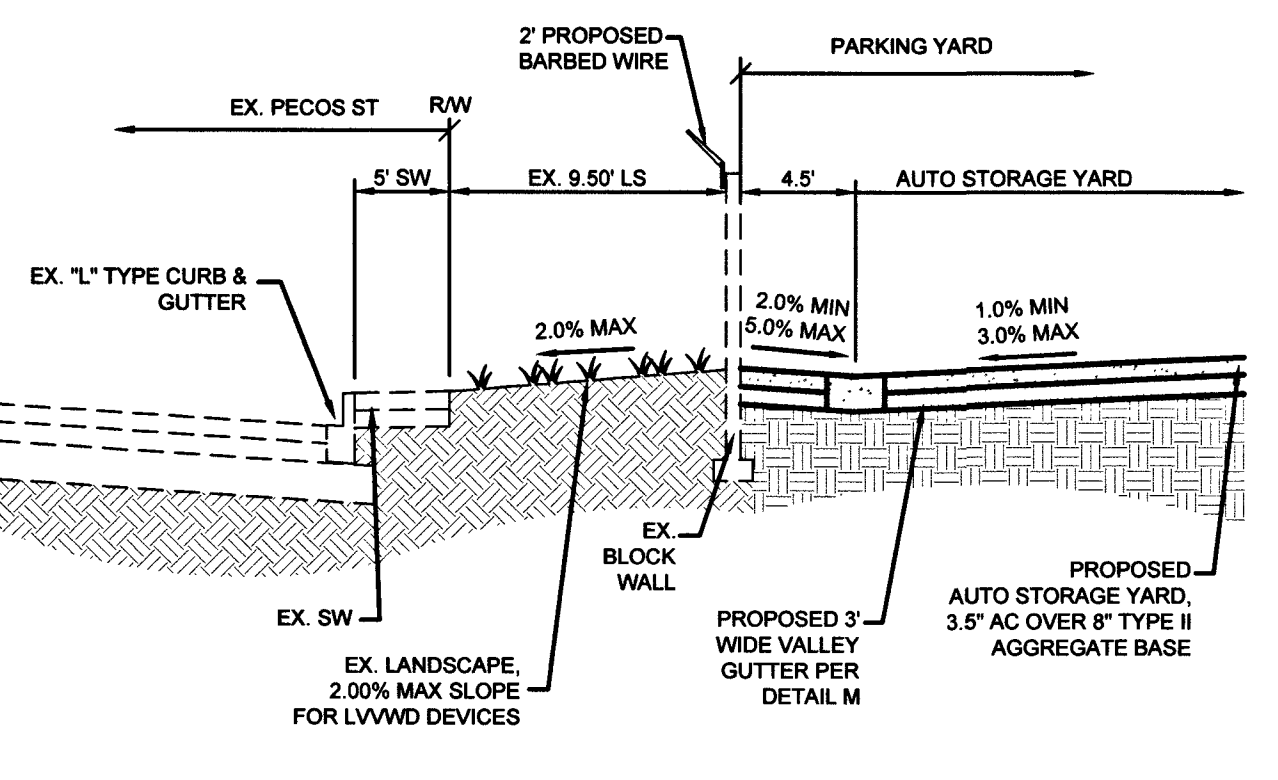
**BUILDING EAST AUTO STORAGE SECTION
CROSS SECTION F**
NOT TO SCALE



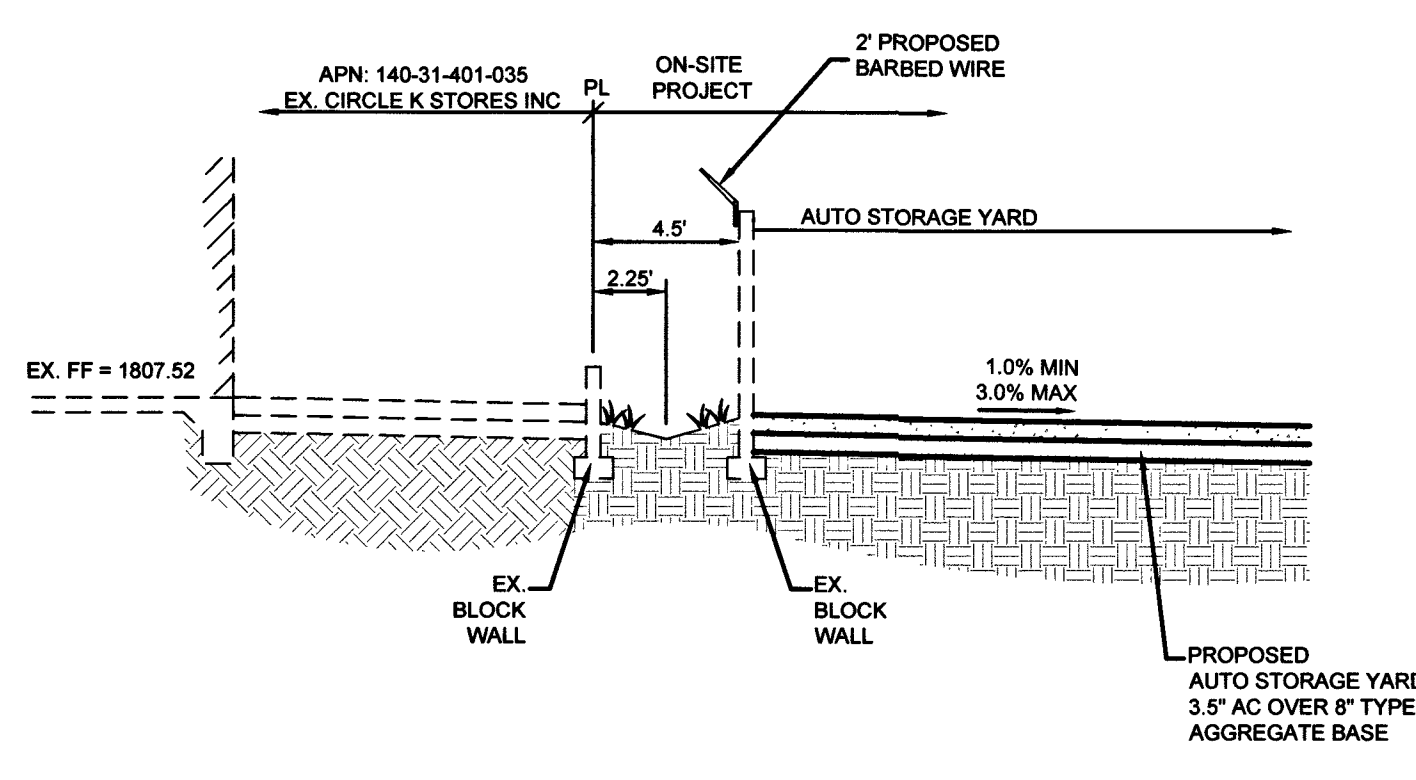
**STORAGE YARD SECTION
CROSS SECTION G**
NOT TO SCALE



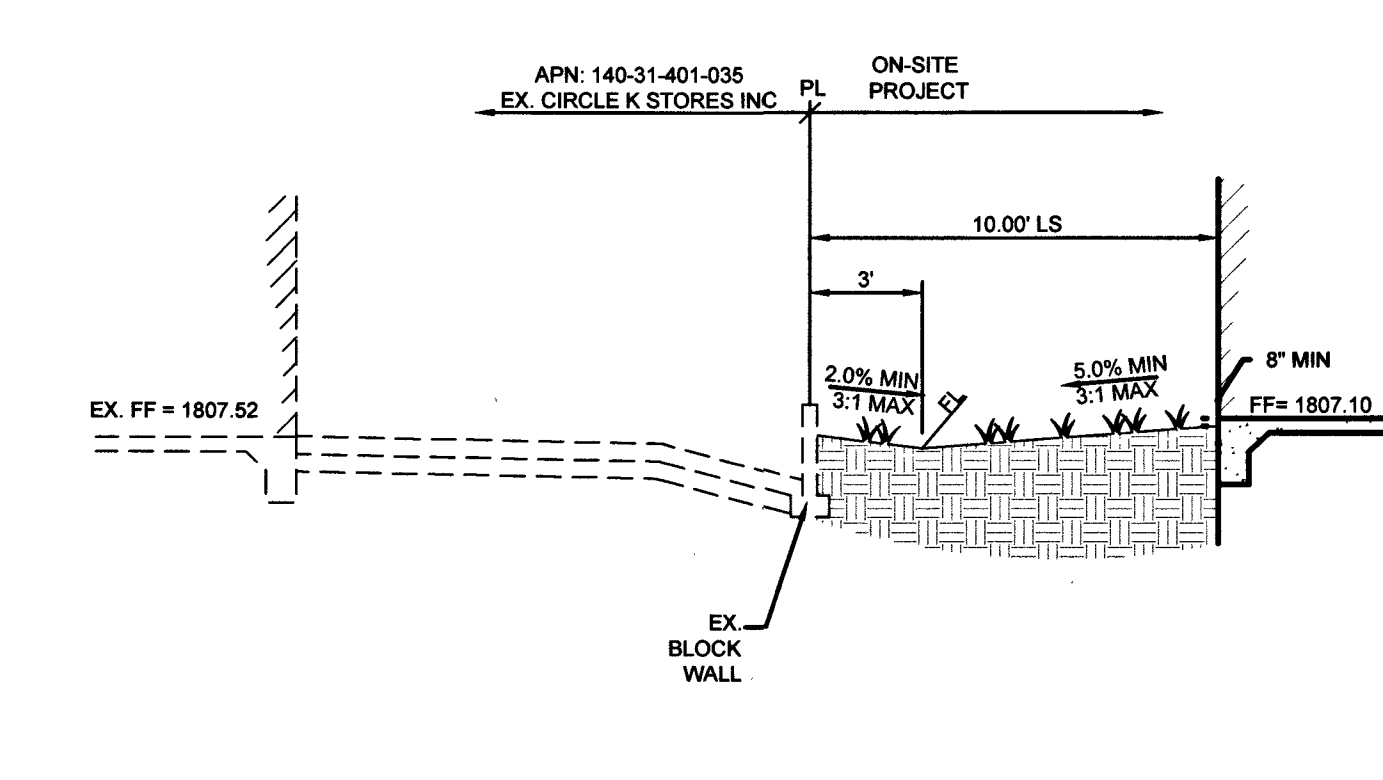
**NORTH BOUNDARY SECTION
CROSS SECTION H**
NOT TO SCALE



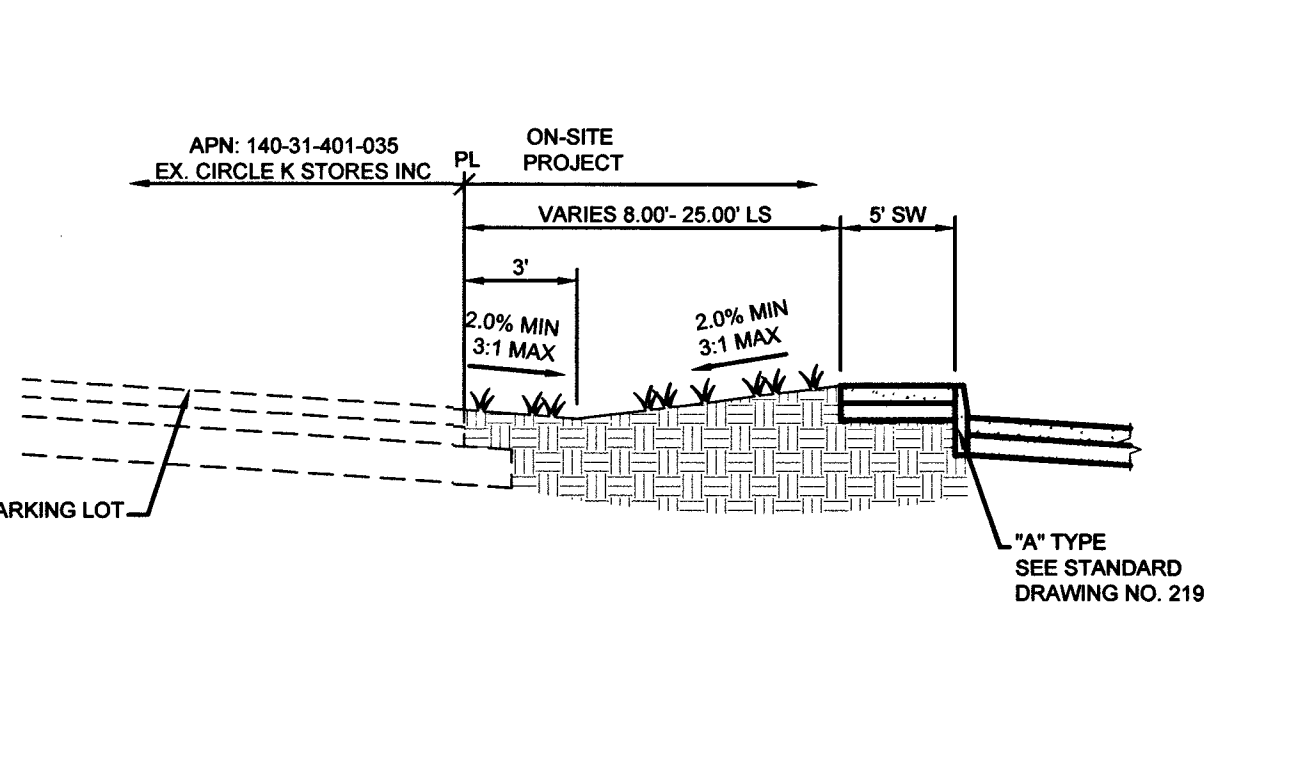
**WEST BOUNDARY SECTION
CROSS SECTION I**
NOT TO SCALE



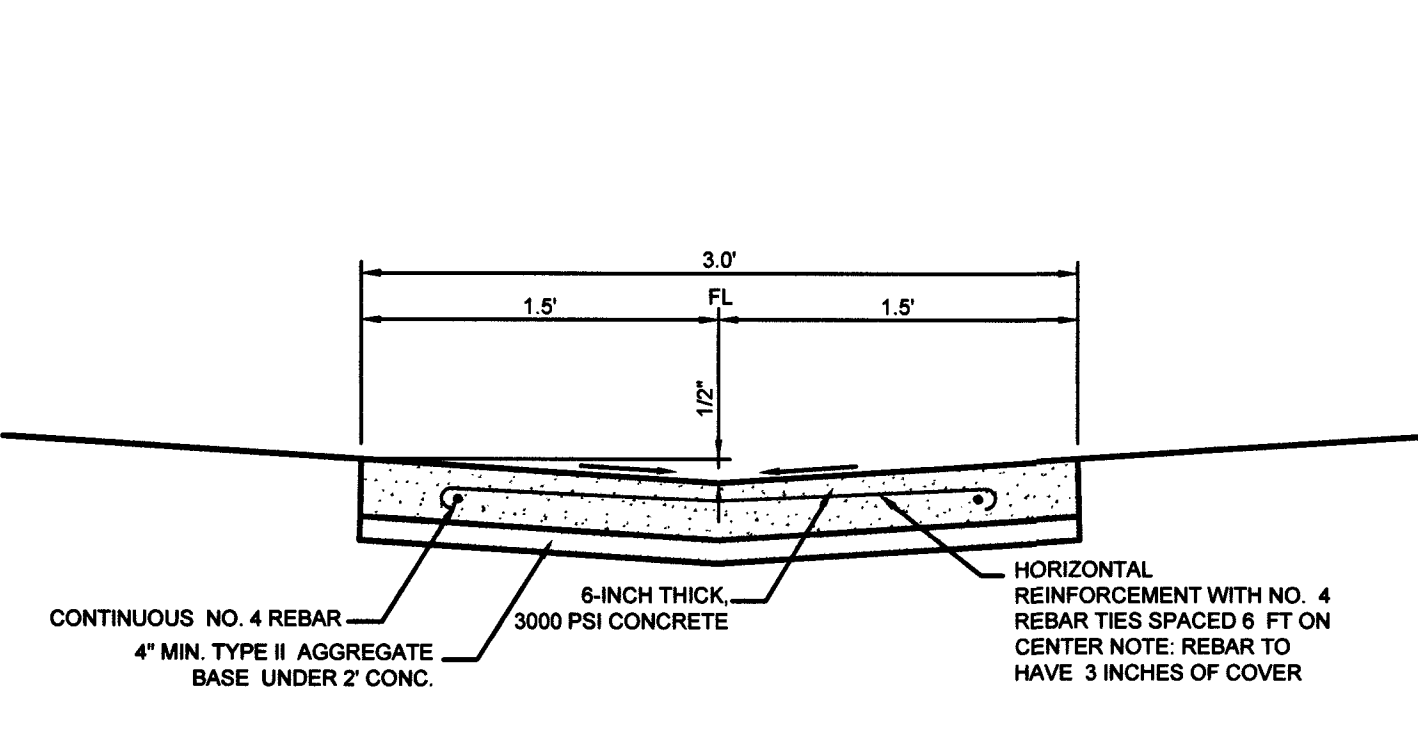
**SOUTHWEST BOUNDARY SECTION
CROSS SECTION J**
NOT TO SCALE



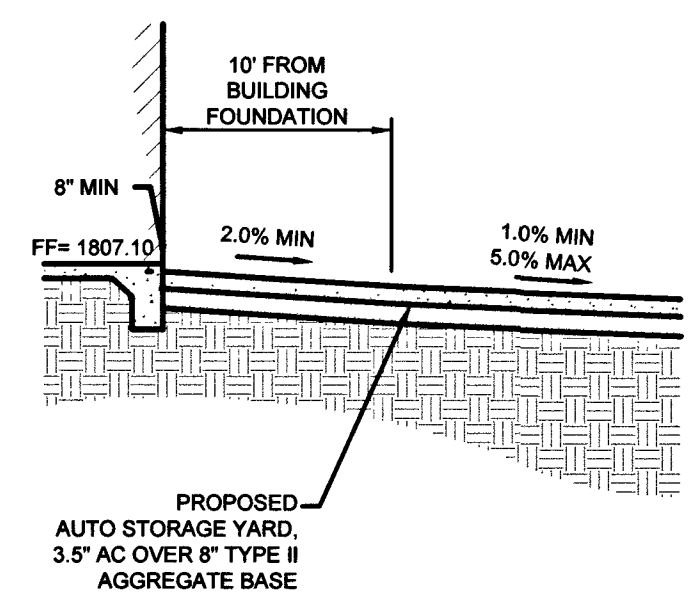
**BUILDING WEST SECTION
CROSS SECTION K**
NOT TO SCALE



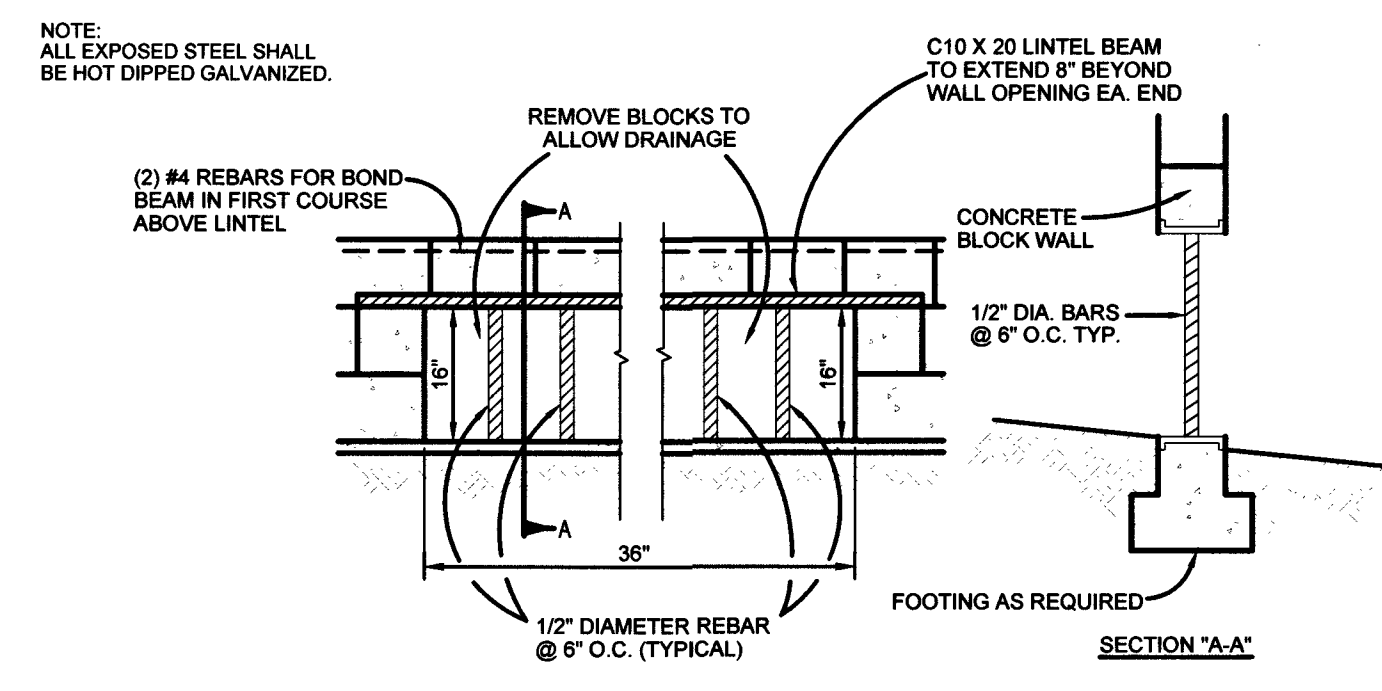
**SOUTHWEST BOUNDARY SECTION
CROSS SECTION L**
NOT TO SCALE



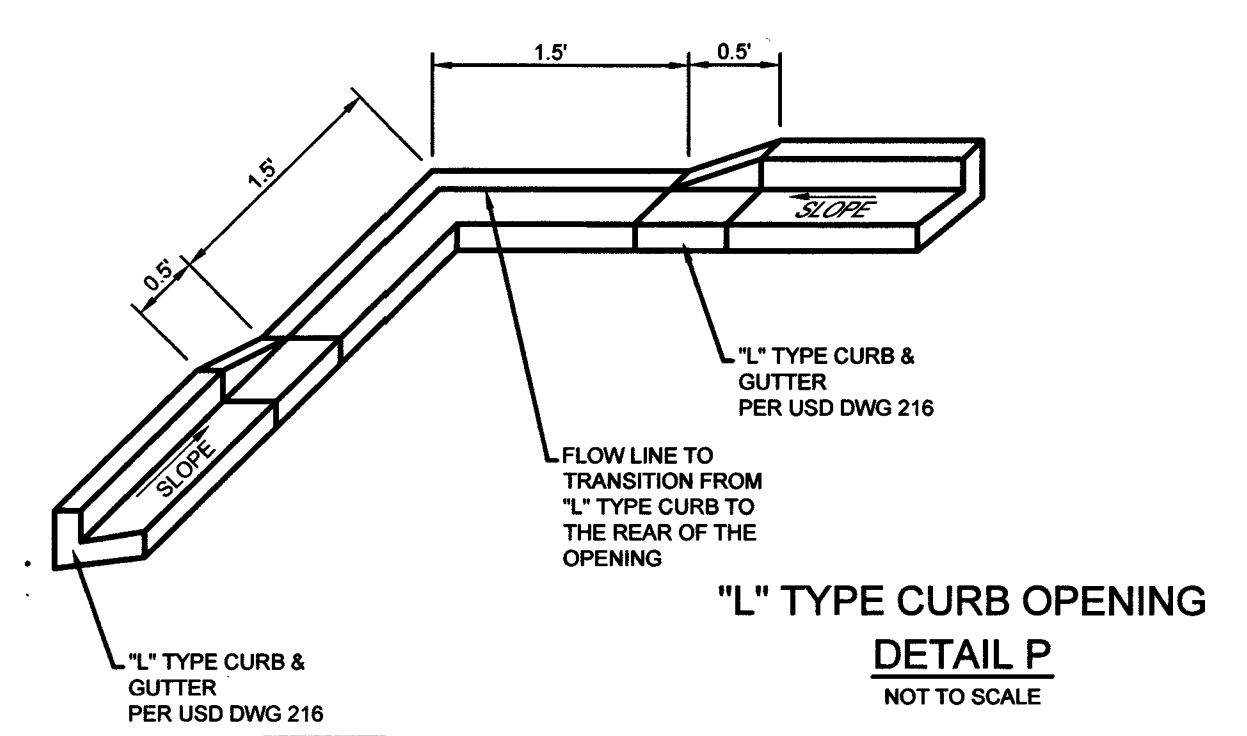
**3' WIDE VALLEY GUTTER
DETAIL M**
NOT TO SCALE



**NORTH BUILDING SECTION
CROSS SECTION N**
NOT TO SCALE



36\"/>



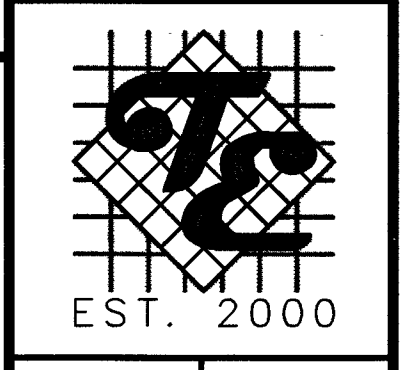
L\"/>

FILE NAME: S:\ACT\DC BUILDING GROUP - LDC\DC-18-014 - CHARLESTON & PECOS\ENGINEERING\SSHEETS\DWG\DC014_SRT_DET.DWG

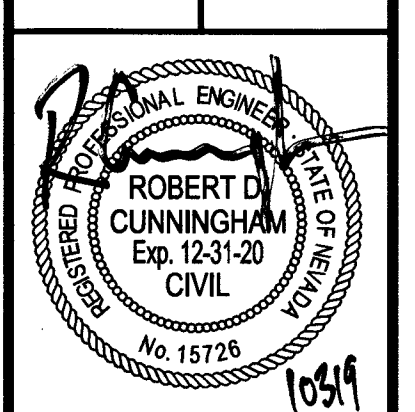
NO.	DESCRIPTION	BY	SHTS.	APPR.	DATE

DC BUILDING GROUP, LLC
101 E. WARM SPRINGS ROAD
LAS VEGAS, NV 89119
(702) 434-9991 FAX: (702) 862-5233

ANEY & ENGINEERING
680 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 862-8844 FAX: (702) 862-5233

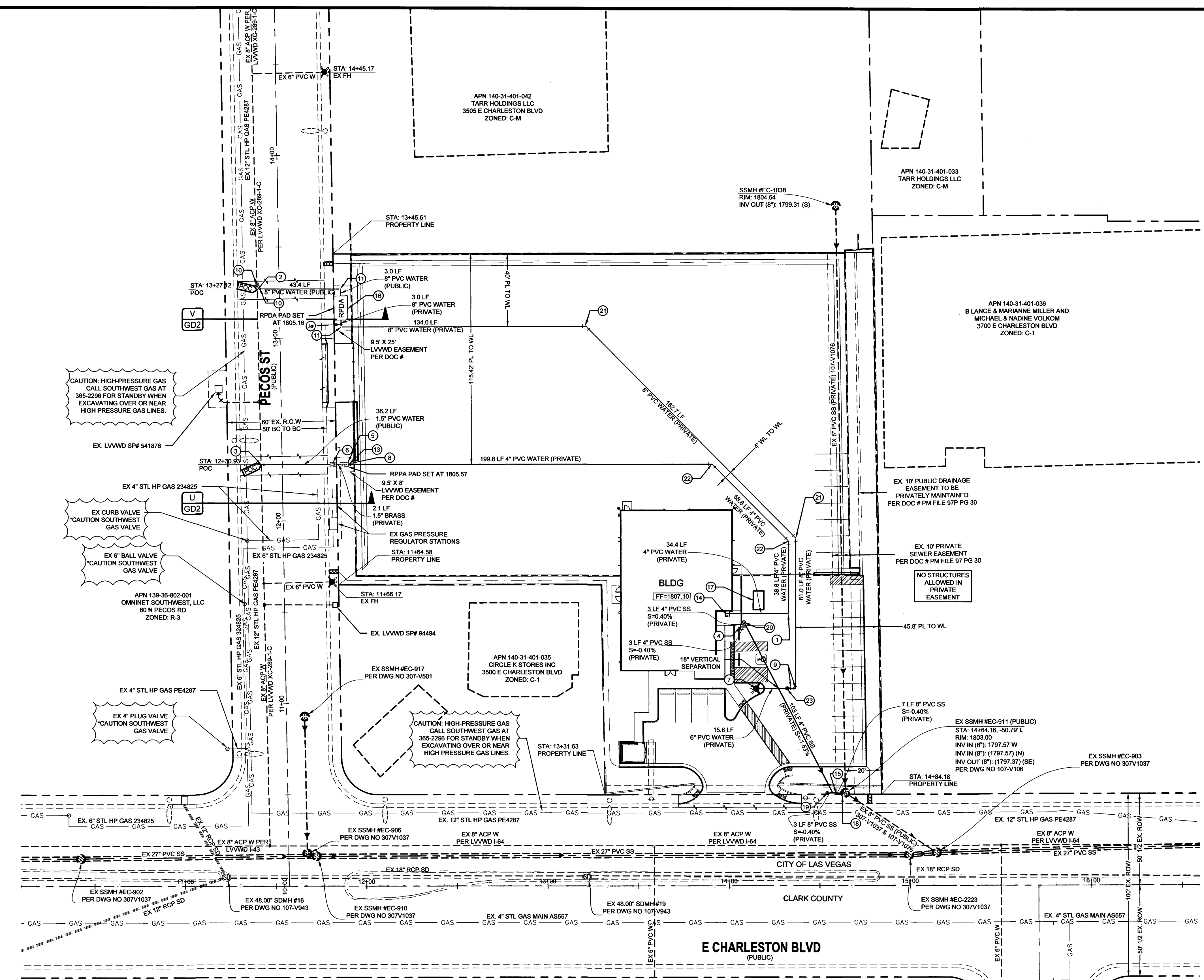


CHARLESTON & PECOS
A COMMERCIAL PROJECT
GRADING DETAIL 1



DATE:	10/3/2019
SCALE:	N.T.S.
JOB NO.:	DBC-18-014
DESIGNED BY:	JH
CHECKED BY:	DL
SHEET NAME:	GD1
SHEET NUMBER:	04 OF 07
PROJECT:	1017V 90733
CLV:	L19-01519

APPROVED FOR CONSTRUCTION
Na Walls
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT# 138851 FIRST APPROVED DATE: 11/12/12
LWWD APPROVED FIRE FLOW: 1750 GPM AT 20 PSI RESIDUAL



UTILITY CONSTRUCTION NOTES

- 1 - INSTALL 4" WATERLINE 90° BEND (UDACS PLT. 31)
- 2 - POC- CONNECT TO EXISTING 8" WATER BY INSTALLING A CUT IN 8" X 8" TEE (UDACS PLT. 31)
- 3 - POC- CONNECT TO EXISTING 8" WATER BY INSTALLING A 8" X 1.5" SERVICE SADDLE (UDACS PLT. 4)
- 4 - SEE PLUMBING PLANS FOR CONTINUATION
- 5 - INSTALL 1 1/2" RPPA (UDACS PLT. 8) SEE DETAIL X SHEET GD2
- 6 - INSTALL 1 1/2" METER AND BOX (UDACS PLT. 4) SEE DETAIL X SHEET GD2
- 7 - FIRE HYDRANT ASSEMBLY W/ 6" GATE VALVE (UDACS PLT. 40)
- 8 - INSTALL 4" X 1 1/2" REDUCER (UDACS PLT. 30)
- 9 - INSTALL 8" WATERLINE 90° BEND (UDACS PLT. 31) & 8" TO 6" REDUCER (UDACS PLT. 30)
- 10 - INSTALL 8" GATE VALVE (UDACS PLT. 30 & 39)
- 11 - INSTALL 8" 90° BEND (UDACS PLT. 31)
- 12 - INSTALL 8" END CAP (UDACS PLT. 31)
- 13 - INSTALL 1.5" CURB STOP (UDACS PLT. 30 & 39) SEE DETAIL X SHEET GD2
- 14 - STUB AND CAP 5' FROM BUILDING
- 15 - 8" PVC SEWER LATERAL
- 16 - INSTALL 8" RPPA (UDACS PLT. 59)
- 17 - PROPOSED CLARIFIER SYSTEM - DESIGNED BY OTHERS (SEE M.E.P. PLANS)
- 18 - ADJUST EX. SSMH TO PROPOSED FINISH GRADE
- 19 - INSTALL 8" PVC SEWER CLEANOUT
- 20 - INSTALL 4" PVC SEWER CLEANOUT
- 21 - INSTALL 8" 45° BEND (UDACS PLT. 31)
- 22 - INSTALL 4" WATERLINE 45° BEND (UDACS PLT. 31)
- 23 - INSTALL 6" GATE VALVE (UDACS PLT. 30 & 39)

FIRE FLOW CALCULATIONS

ON-SITE FIRE FLOW IS 1,500 GALLONS PER MINUTE @ 20 PSI RESIDUAL PRESSURE.
 SQUARE FOOTAGE UNDER ROOF: 4992 SQ FT
 LARGEST FIRE AREA: 4992 SQ FT
 BUILDING HEIGHT: 28 FT
 NUMBER OF STORIES: 1 FLOORS
 TYPE OF CONSTRUCTION: V-B
 OCCUPANCY: B & S-1
 FULL AUTOMATIC FIRE SPRINKLER SYSTEM: YES/NO
 NUMBER OF ON-SITE HYDRANTS: 1
 NUMBER OF OFF-SITE HYDRANTS: 1
 REVIEWED BY: [Signature] DATE: 10-15-19
 LAS VEGAS FIRE AND RESCUE

WATER MAIN JOINT DEFLECTION NOTE
 PVC PIPE SHALL BE DEFLECTED AT THE JOINT ONLY. THE MAXIMUM ALLOWABLE DEFLECTION SHALL BE ONE (1) DEGREE PER JOINT WITH A MAXIMUM RADIUS OF CURVATURE OF 150 FEET, PER UDACS 2.07.01 AND 2.07.02.
 FOR CHANGES IN DIRECTION EXCEEDING THE MAXIMUM ALLOWABLE JOINT DEFLECTION, FITTING SHALL BE USED.

UTILITY NOTES

1. ALL WATER FACILITIES CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEMS" (UDACS), LATEST EDITION.
2. FIRE, WATER, AND SEWER SERVICES, AS APPROVED ON THIS PLAN, ARE INTENDED SPECIFICALLY FOR THE LOT AND USE SHOWN, AND ARE NOT INTENDED TO SERVE ADDITIONAL PARCELS OR STRUCTURES WHICH MAY BE CREATED IN THE FUTURE. IN THE EVENT THAT THE PARCELS AND/OR LOTS SHOWN ON THIS PLAN ARE FURTHER DIVIDED TO CREATE ADDITIONAL PARCELS OR LOTS, THE OWNER IS REQUIRED TO PROVIDE SEPARATE FIRE, WATER, & SEWER SERVICES TO EACH.
3. WATER AND SEWER LATERALS SHALL BE INSTALLED A MINIMUM OF 48" APART IN SEPARATE TRENCHES. WATER LATERALS SHALL BE A MINIMUM OF 12" ABOVE THE SEWER LATERAL. (REF. UNIFORM PLUMBING CODE)
4. LOCATOR RIBBON SHALL BE USED FOR ALL SERVICE LATERALS NOT PERPENDICULAR TO THE MAIN. (TYPICAL)
5. ALL SEWER/STORM DRAINS CROSSING WATER LINES MUST CONFORM TO SECTION 2.22 OF UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEMS (UDACS) FOR WATER AND STORM MAIN CROSSINGS AND CLEARANCES.
6. ALL WORK TO BE PERFORMED OUTSIDE OF THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL BE PERFORMED WITH WRITTEN PERMISSION AND EASEMENTS HAVE BEEN OBTAINED FROM THE OFFSITE OWNER AND GIVEN TO CLARK COUNTY.
7. ALL ON-SITE STREETS AND DRAINAGE EASEMENTS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
8. INSTALL PIPELINE MARKER BALLS IN TRENCH ABOVE EACH HORIZONTAL ELBOW FITTING. (UDACS PLT. 15.)
9. 3" MIN. HORIZONTAL CLEARANCE REQUIRED BETWEEN WATER MAINS AND DRY UTILITIES PER UDACS SECTION 2.04.02
10. 12" MIN. VERTICAL CLEARANCE REQUIRED BETWEEN WATER MAINS AND DRY UTILITIES AND 6" MIN. BETWEEN WATER LATERALS AND DRY UTILITIES PER UDACS SECTION 2.04.06

UTILITY DISCLAIMER

EXISTING UTILITY LOCATIONS SHOWN HEREIN 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 EXISTING LOCATIONS.

BENCHMARK

CITY OF LAS VEGAS
 MONUMENT ID NO. 2LV01365856
 RIVET & PLATE IN TOP OF CURB AT NE CORNER CHARLESTON & PECOS STREET (ALSO STAMPED 2L) ELEVATION 550.43 (METERS) NAVD 88 ELEVATION 1,805.87 (FEET).

ACCEPTANCE OF PLANS

[Signature]
 SOUTHWEST GAS CORPORATION
 DATE: 10/31/19

APPROVED FOR CONSTRUCTION

[Signature]
 LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
 PROJECT# 136891, FIRST APPROVED DATE 11/19/19
 LVVWD APPROVED FIRE FLOW: 1750 GPM AT 20 PSI RESIDUAL

APPROVED FOR CONSTRUCTION

[Signature]
 LAS VEGAS FIRE AND RESCUE
 APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF ANY OF THE PROVISIONS OF THE STATE OR COUNTY LAWS. FIRE FLOW = 1,750 G.P.M. AT 20 PSI RESIDUAL.
 DATE: 10-15-19

Call before you Dig
 Avoid cutting underground utility lines. It's costly.
 CALL 811
 OR 1-800-227-2600

Call before you Overhead
 Avoid overhead power line contact. It's costly.
 1-702-227-2929

PROTECT IN PLACE AND ADJUST LVVWD EXISTING FACILITIES TO FINISHED GRADE PER UDACS. ALL LVVWD FACILITIES SHALL BE ACCESSIBLE AT ALL TIMES.

LVVWD CANNOT GUARANTEE A WATERTIGHT SHUTDOWN WHERE CONNECTIONS OR REPAIRS TO EXISTING FACILITIES ARE REQUIRED. THE CONTRACTOR SHALL ENSURE ALL LABOR AND EQUIPMENT IS AVAILABLE TO REMOVE REMAINING WATER. COORDINATION WITH INSPECTION DIVISION MUST TAKE PLACE PRIOR TO ANY TRIAL SHUTDOWN.

CONTRACTOR TO INSTALL TEMPORARY SERVICE TO ENSURE PROPER SHUTDOWN IN THE EVENT NO OTHER APPOINTMENTS ARE AVAILABLE.

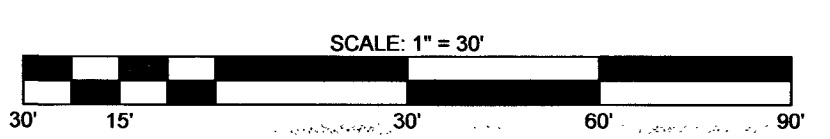
IDENTIFY ALL FIRE HYDRANTS (PROPOSED OR EXISTING) UTILIZED TO OBTAIN THE TOTAL FIRE FLOW.

TO ENSURE LVVWD ACCESS WITHIN EASEMENT
 ALL ABOVE GROUND OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO, LANDSCAPE BOULDERS, FENCES/ WALLS, AND SIGNS ARE STRICTLY PROHIBITED WITHIN THE EASEMENT.

DISPOSAL OF ASBESTOS CEMENT PIPE (ACP) SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

SERVICE LATERALS FOR APN: 140-31-401-043 WILL BE TAPPED ON EXISTING MAIN BY OWNER'S CONTRACTOR UNDER DIRECTION OF THE LVVWD.

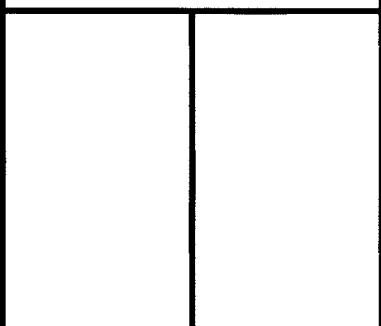
WARNING FIRE LINE (NON-POTABLE WATER)
 ALL EXISTING, RELOCATED OR PROPOSED DCC/ARPPA INSTALLATIONS:
 TO COMPLY WITH THE FEDERAL SAFE DRINKING ACT, THE FIRE LANE, OR ANY OF ITS COMPONENTS, SHALL NOT BE USED FOR POTABLE DRINKING WATER AT ANY TIME.



NO.	DESCRIPTION	BY	APPR.	DATE

DC BUILDING GROUP, LLC
 1015 S. MAIN ST. 10TH FLOOR
 LAS VEGAS, NV 89101
 (702) 434-9991 FAX: (702) 434-9991

TANEY ENGINEERING
 6030 S. JONES BOULEVARD
 LAS VEGAS, NV 89118
 (702) 882-8844 FAX: (702) 882-8233



CHARLESTON & PECOS
 A COMMERCIAL PROJECT
 UTILITY PLAN

DATE: 10/31/2019
 SCALE: 1"=30'
 JOB NO: DBC-18-014
 DESIGNED BY: JH CHECKED BY: DL
 SHEET NAME: UT1
 SHEET NUMBER: 06 OF 07

LAST PLOT: Borish Taney
 FILE NAME: S:\ACTIVE\DC BUILDING GROUP, LLC\DCBC-18-014 - CHARLESTON & PECOS\DWG\SSHSHEET DWG\DR014_SHT_UT.DWG

