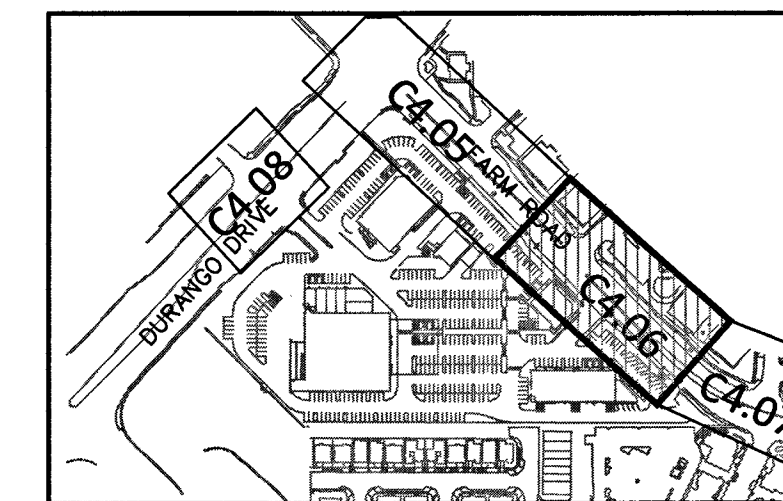
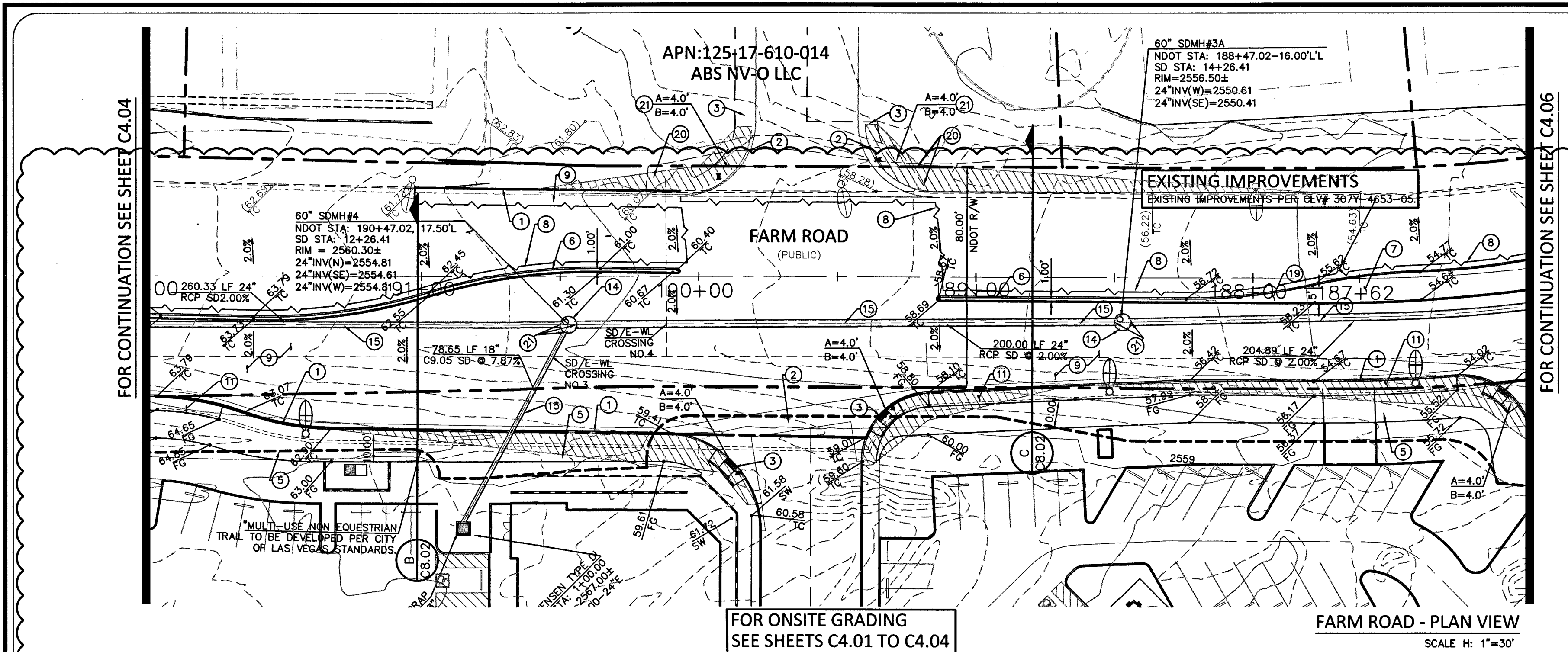
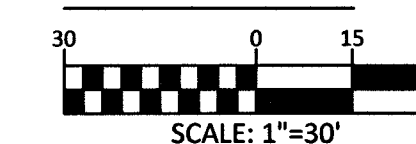




GRAPHIC SCALE



BASIS OF BEARING

SOUTH 00°06'57" WEST, BEING THE WEST LINE OF THE GOVERNMENT LOT 11, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN IN BOOK 140, PAGE 12 OF PLATS IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK # 5LV90 1756

A RIVET AND PLATE IN THE TOP OF CURB AT THE NORTHWEST CORNER OF OSO BLANCA ROAD AND DURANGO DRIVE.

NAVD 88 ELEVATION = 798.4331 METERS / 2619.53 FEET

NORTH AMERICAN DATUM OF 1988

CONSTRUCTION NOTES

NO.	ITEM	CAUSAUD: CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS
1	CONSTRUCT TYPE 5 CURB AND GUTTER PER NDOT STD. DWG. R-5.1.1.	
2	CONSTRUCT COMMERCIAL DRIVEWAY PER NDOT STD. DWG. R-5.3.3. WITH 8" WIDE VALLEY GUTTER.	
3	CONSTRUCT CURB RAMP PER NDOT STD. DWG. R-5.2.1.	
4	CONSTRUCT CONCRETE BARRIER RAIL PER NDOT STD. DWG. R-8.6.1.	
5	CONSTRUCT 10" CONCRETE SIDEWALK PER NDOT STD. DWG. R-5.2 (AS SHOWN) AND TOWN CENTER DEVELOPMENT STANDARD DETAIL 'C' SHEET C8.04.	
6	CONSTRUCT TYPE 'A' CURB PER NDOT STD. DWG. R-5.1.1.	
7	LANDSCAPING PER TOWN CENTER DEVELOPMENT STANDARDS. SEE LANDSCAPE PLANS FOR DETAILS.	
8	SAWCUT AND REMOVE EXISTING AC PAVEMENT.	
9	CONSTRUCT 4.0" AC PAVEMENT OVER 8" TYPE I A.B. FINISHED WITH 3/4" OPEN GRADE (FARM ROAD)	
10	CONSTRUCT 5.0" AC PAVEMENT OVER 5" TYPE II A.B. FINISHED WITH 3/4" OPEN GRADE (DURANGO DRIVE)	
11	LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR DETAILS.	
12	CONSTRUCT CURB RAMP PER NDOT STD. DWG. R-5.2.2.	
13	CONSTRUCT 3" AC PAVEMENT OVER 6" TYPE II A.B. (DRIVEWAY)	
14	INSTALL 60" NDOT TYPE 1 MANHOLE PER NDOT STD. DWG. R-4.3.1.	
15	INSTALL RCP STORM DRAIN PER NDOT STD. DWG. R-1.1.6.	
16	STUB AND CAP RCP STORM DRAIN.	
17	CONNECT RCP STORM DRAIN TO EXISTING DROP INLET PER DETAIL 'A' C8.01.	
18	CONSTRUCT 2" CONCRETE CHANNEL PER DETAIL 'B' THIS SHEET	
19	INSTALL CONCRETE MEDIAN. WIDTH VARIES.	
20	CONSTRUCT 5" CONCRETE SIDEWALK PER NDOT STD. DWG. R-5.2 (AS SHOWN).	
21	INSTALL WATERTIGHT GASKET BY A-LOK, KOR-N-SEAL OR APPROVED EQUAL.	

DEMOLITION NOTES

NO.	ITEM	CAUSAUD: CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS
1	SAWCUT AND REMOVE EXISTING CURB AND GUTTER. LIMITS PER PLAN.	
2	EXISTING CONCRETE BARRIER TO BE REMOVED. LIMITS PER PLAN.	
3	SAWCUT AND REMOVE EXISTING SIDEWALK. LIMITS PER PLAN.	
4	EXISTING DROP INLET TO BE REMOVED.	

1st Submitted 10/22/16 APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
DATE: 5/13/17 PROJECT NO: 124863
TOWN APPROVED FIRE FLOW 1875 GPM AT 20 PSI RESIDUAL
SHEETS: C1.01, C1.02, C4.05, C4.06, C4.07, C4.08, C4.10, C4.11, C4.12, C4.13, C5.01, C5.02, C5.03, C5.04, (C5.11, C5.12 NDOT).

SIGHT VISIBILITY ZONE LEGEND

SIGHT VISIBILITY ZONE

SIGHT VISIBILITY ZONE

NO WALLS, FENCES, TREES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES AND STREETLIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT.
SIGHT VISIBILITY ZONE'S WERE DESIGNED USING USDCCA 201.2

NOTE:

SEE SHEETS C4.09, C4.10, C4.11, C4.12 & C4.13 FOR STORM DRAIN AND MANHOLE INVERTS.

NOTE:

ALL ONSITE STORM DRAIN SYSTEMS AND THE ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED BY THE OWNERS/HOA.

FLOOD ZONE NOTE:

THE PROJECT SITE LIES WITHIN ZONE X AS PER FEMA FIRM PANEL 32003C1745E DATES 10/15/98 & 10/24/04

PUBLIC DRAINAGE QUANTITIES:

18" C905 STORM DRAIN	154	LF
24" C905 STORM DRAIN	101	LF
30" C905 STORM DRAIN	43	LF
24" RCP STORM DRAIN	773	LF
30" RCP STORM DRAIN	413	LF
60" NDOT TYPE 1 MH	7	EA
NDOT TYPE 1 INLET	2	EA

ALL GRADING WORK SHALL BE IN STRICT ACCORDANCE WITH THE SOILS REPORT FOR THE SITE ENTITLED "PROPOSED COMMERCIAL DEVELOPMENT SOUTH CORNER OF DURANGO DR. AND FARM RD."

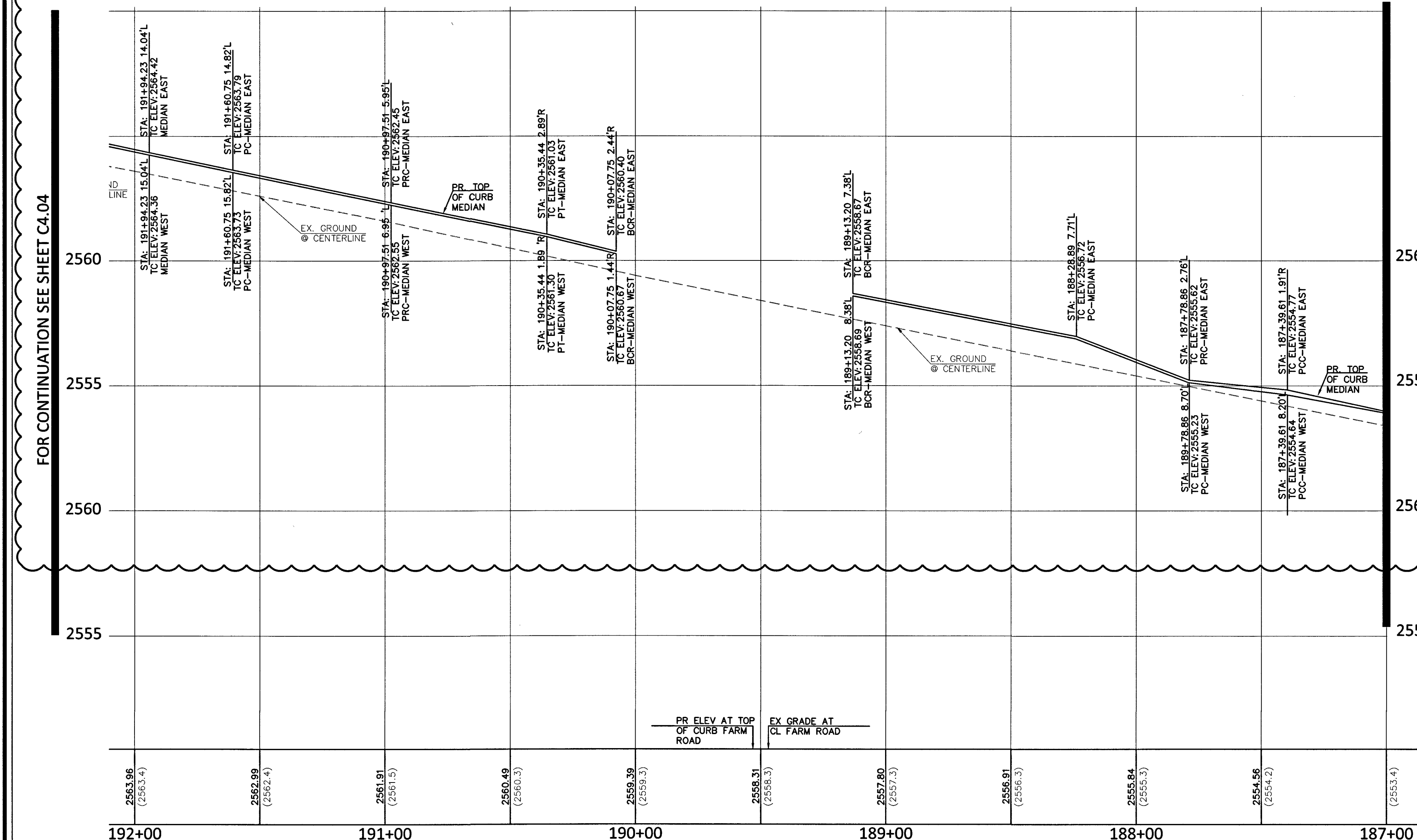
PROJECT NO.: 4125X0130, DATED DECEMBER 22, 2015

PREPARED BY: WESTERN TECHNOLOGIES INC.
6633 WEST POST ROAD
LAS VEGAS, NV 89118
PHONE NO. (702) 798-8050
FAX NO. (702) 798-7664

ALL WORK SHALL BE PERFORMED UNDER THE DIRECTION OF A REGISTERED PROFESSIONAL SOILS ENGINEER.

I CERTIFY THAT THIS GRADING PLAN CONFORMS TO THE THE APPROVED DRAINAGE STUDY FOR THIS SITE ON FILE WITH THE CITY OF LAS VEGAS. (DS 4710A)

THOMAS D. MILLER, P.E. 15776 DATE 10/7/2016



GENERAL NOTE:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE A NOTICE OF INTENT/REQUEST TO BE INCLUDED IN THE STORM WATER GENERAL PERMIT, AND SUBMIT THE ASSOCIATED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY FEDERAL, AND MONITORED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION.

NOTE:

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

NDOT NOTE:

NDOT PERMIT REQUIRED. CONTRACTOR TO OBTAIN NDOT OCCUPANCY PERMIT PRIOR TO CONSTRUCTION IN NDOT RIGHT OF WAY

CALL BEFORE YOU DIG
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call 811
1-800-227-2600

FAST
Call Before You Dig
1-702-432-5300
SYSTEM OF TRANSPORTATION

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
Call Before You Dig
1-702-227-2929

COLLINS ENGINEERS ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN WHAT IS SHOWN ON THESE DRAWINGS AND WHAT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY.

LEGEND

EXISTING PROPOSED
ELEVATION TAG
DRAIN INLET
RETAINING WALL
SCREEN WALL
UTILITY POLE
STREET LIGHT

EXISTING PROPOSED
POWER LINE/POLE
TELEPHONE LINE
WATER LINE
SANITARY SEWER LINE
STORM SEWER LINE
GAS LINE
STORM MANHOLE

EXISTING PROPOSED
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
WATER VALVE
REDUCER
SEWER MANHOLE
CLEANOUT
GAS VALVE

EXISTING PROPOSED
PL-RIGHT-OF-WAY
PL-ADJACENT CENTERLINE
EASEMENT LINE
FLOW LINE
SIGN W/POLE
SAWCUT LINE
AREA LIGHT
WATER METER

EXISTING PROPOSED
AC PAVEMENT
6" TYPE 'A' CURB
24" TYPE 'L' CURB & GUTTER
30" ROLL CURB
BACK WATER VALVE