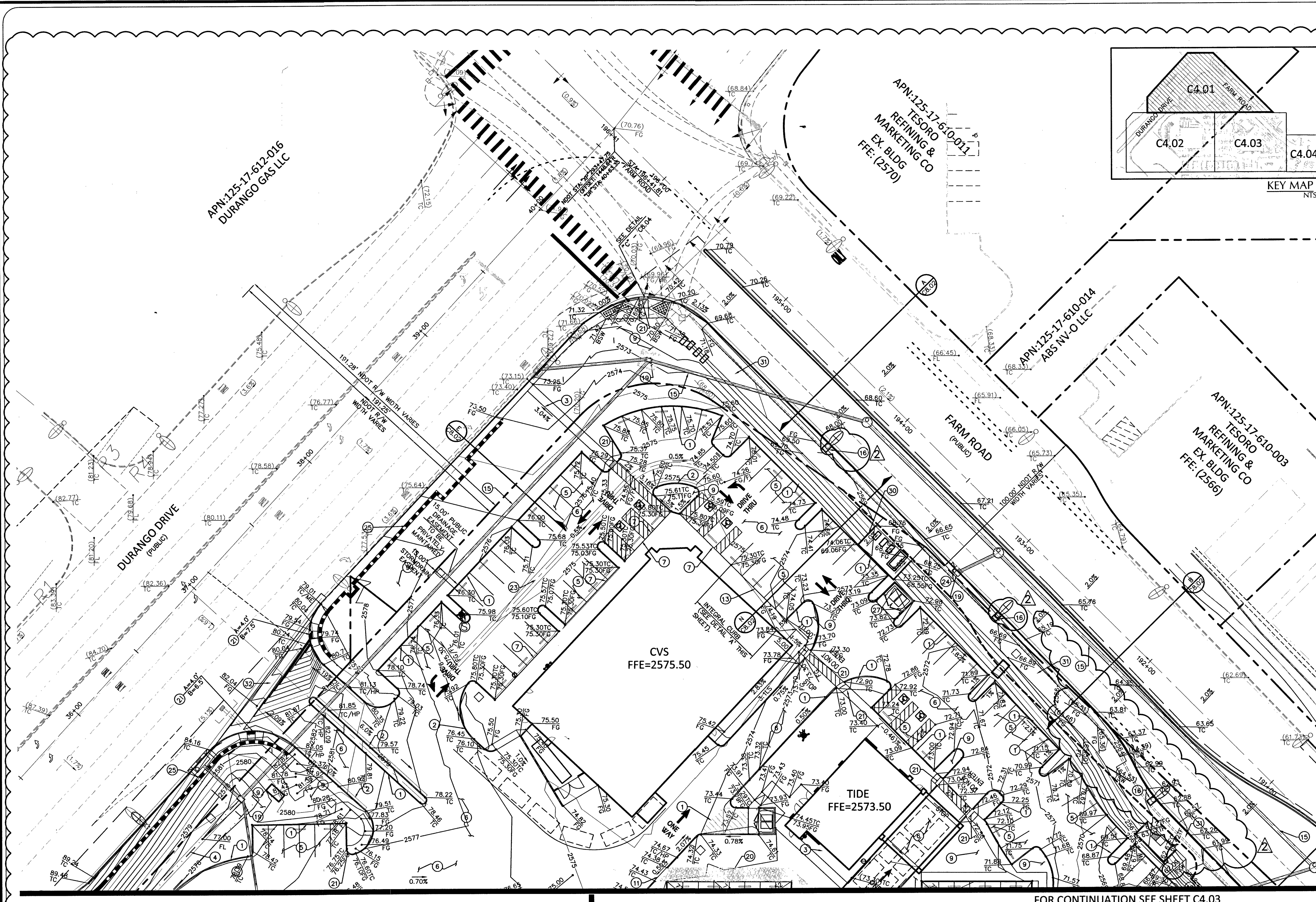


BASIS OF BEARING
SOUTH 00°06'57" WEST, BEING THE WEST LINE OF THE GOVERNMENT LOT 11, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN IN BOOK 140, PAGE 12 OF PLATS IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE.

BENCHMARK
CITY OF LAS VEGAS BENCHMARK # 5LV90 1758

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	USDOCA: UNIFORM STANDARD DRAWINGS CLARK COUNTY AREA
1	CONSTRUCT TYPE 'A' CURB PER DETAIL 'A' SHEET C8.01.	
2	CONSTRUCT TYPE 'L' CURB PER USDOCA NO. 219.	
3	CONSTRUCT SIDEWALK PER USDOCA NO. 234.	
4	CONSTRUCT 3" CONCRETE VALLEY GUTTER PER DETAIL 'B' SHEET C8.01.	
5	CONSTRUCT 2" AC PAVEMENT OVER 6" TYPE II AGGREGATE BASE (CAR).	
6	CONSTRUCT 3" AC PAVEMENT OVER 6" TYPE II AGGREGATE BASE (TRUCK).	
7	CONSTRUCT 0" TALL TYPE 'A' CURB PER DETAIL 'C' SHEET C8.01.	
8	LOADING DOCK AREA. SEE STRUCTURAL PLANS.	
9	LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR DETAILS.	
10	LANDSCAPE SWALE. FINE, CLOSE GROWING, WATER RESISTANT GRASSES OR APPROVED EQUIVALENT.	
11	CONSTRUCT CURB OPENING (SIZE PER PLAN) PER DETAIL 'D' SHEET C8.01.	
12	INSTALL 60" TYPE-I STORM DRAIN MANHOLE PER USDOCA NO. 403.	
13	CONSTRUCT INTEGRAL CURB PER DETAIL 'A' SHEET C4.01	
14	NOT USED	
15	INSTALL STORM DRAIN PIPE (SIZE PER PLAN) PER USDOCA NO. 503.	
16	CONSTRUCT RETAINING WALL PER DETAIL 'L' SHEET C8.03 AT STREET LOCATION AS SHOWN.	
17	CONSTRUCT CURB TRANSITION FROM 6" TALL CURB TO 0" TALL CURB.	
18	CONSTRUCT BLOCK RETAINING WALL PER STRUCTURAL PLANS.	
19	"DO NOT POLLUTE DRAINS TO LAKE MEAD" STAMP PER USDOCA DWG. 421	
20	RIP RAP AS SHOWN PER PLAN.	
21	INSTALL ADA COMPLIANT RAMP AND TACTILE SENSORS PER USDOCA NO. 235	
22	INSTALL 6" TALL STANDARD SCREENWALL WITH 'L' TYPE FOOTINGS PER DETAIL 'E', SHEET C8.01. SEE ARCHITECTURAL PLANS FOR COLOR AND BLOCK TYPE.	
23	CONSTRUCT 4" CONCRETE VALLEY GUTTER PER DETAIL 'B' SHEET C8.01.	
24	NDOT TYPE 'III' DROP INLET - SEE SHEET C8.03. ADD STORM WATER QUALITY MANAGEMENT STAMP PER USDOCA DRAWING NO. 421.	
25	INSTALL JERSEY BARRIER PER NDOT STANDARD DRAWING NO. R.8.6.1 SEE DETAIL 'F' C8.01	
26	INSTALL 3" TALL SCREENWALL PER DETAIL 'E'	
27	SHEET C8.01. SEE ARCHITECTURAL PLANS FOR COLOR AND BLOCK TYPE.	
28	SEE ARCHITECTURAL PLANS FOR TRASH ENCLOSURE DETAILS.	
29	CONSTRUCT CURB OPENING FOR NDOT MAINTENANCE VEHICLES PER DETAIL 'G' C8.01.	
30	INSTALL 42" HANDRAIL ON TOP OF WALL. SEE ARCHITECTURAL PLANS FOR DETAILS.	
31	BLOCK WALL (LYVVO EQUIPMENT) SEE LANDSCAPE PLANS	
32	CONSTRUCT NON-EQUESTRIAN MULTI-USE TRAIL, 10" WIDE PER DETAILS C4.01, AND C.01 SHEET C8.05	
33	CONSTRUCT COMMERCIAL DRIVEWAY PER NDOT STANDARD R-5.3.3 WITH 8" WIDE VALLEY GUTTER.	
34	INSTALL MODIFIED ADA COMPLIANT RAMP PER DETAIL 'F' AND 'E' ON SHEET C8.04	

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 DATED NOVEMBER 18, 2011.

OFFSITE IMPROVEMENTS
SEE SHEETS C4.05-C4.08 FOR OFFSITE IMPROVEMENT PLANS.

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 12-14-17
THOMAS D. MILLER - 15776 DATE

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
before you dig
1-800-227-2600

CALL BEFORE YOU DO OVERHEAD WORK
AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.

FAST
before you dig
1-702-432-5300
FREEMAN AND ARTERIAL SYSTEM OF TRANSPORTATION

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	DESCRIPTION
---	---	SLOPE
---	---	ELEVATION TAG
---	---	STORM MANHOLE
---	---	DROP INLET
---	---	CONTOUR
---	---	RETAINING WALL
---	---	SCREEN WALL
---	---	PL-RIGHT-OF-WAY
---	---	PL-ADJACENT CENTERLINE
---	---	EASEMENT LINE
---	---	FLOW LINE
---	---	SIGN W/POLE
---	---	SAWOUT LINE

EXISTING	PROPOSED	DESCRIPTION
---	---	AC PAVEMENT
---	---	6" TYPE 'A' CURB
---	---	24" TYPE 'L' CURB & GUTTER
---	---	30" ROLL CURB
---	---	CONCRETE

