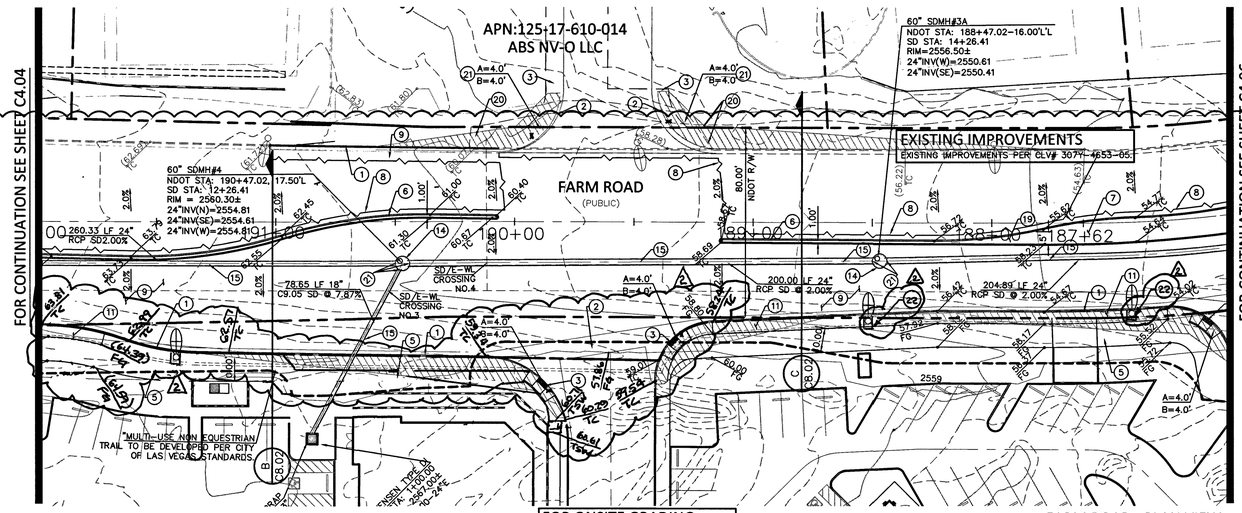
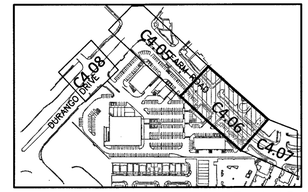


FARM ROAD - PLAN VIEW

SCALE H: 1"=30'



KEY MAP
NTS

GRAPHIC SCALE

30 0 15 30

SCALE: 1"=30'

BASIS OF BEARING

SOUTH 00°0657 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 17S6

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
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.
22	CONSTRUCT RETAINING WALL PER DETAIL 'L' SHEET C8.03 AT STREET LIGHT LOCATIONS AS SHOWN.

DEMOLITION NOTES

NO.	ITEM CCAUSD: 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 Submittal 10/24/16 APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER

DATE 5/3/17 PROJECT NO: 124663

LVVWD APPROVED FIRE FLOW 1875 GPM AT 20 PSI RESIDUAL

SHEETS: C1.01, C1.02, C4.05, C4.06, C4.07, C4.09, 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 WITH 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 DATED NOVEMBER 16, 2011

NOTE:
ALL ECCENTRIC MANHOLES WILL BE ROTATED SO THAT THE MANHOLE RIM AND CONCRETE COLLAR ARE NOT IN THE WHEEL TRACK.

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 III 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.

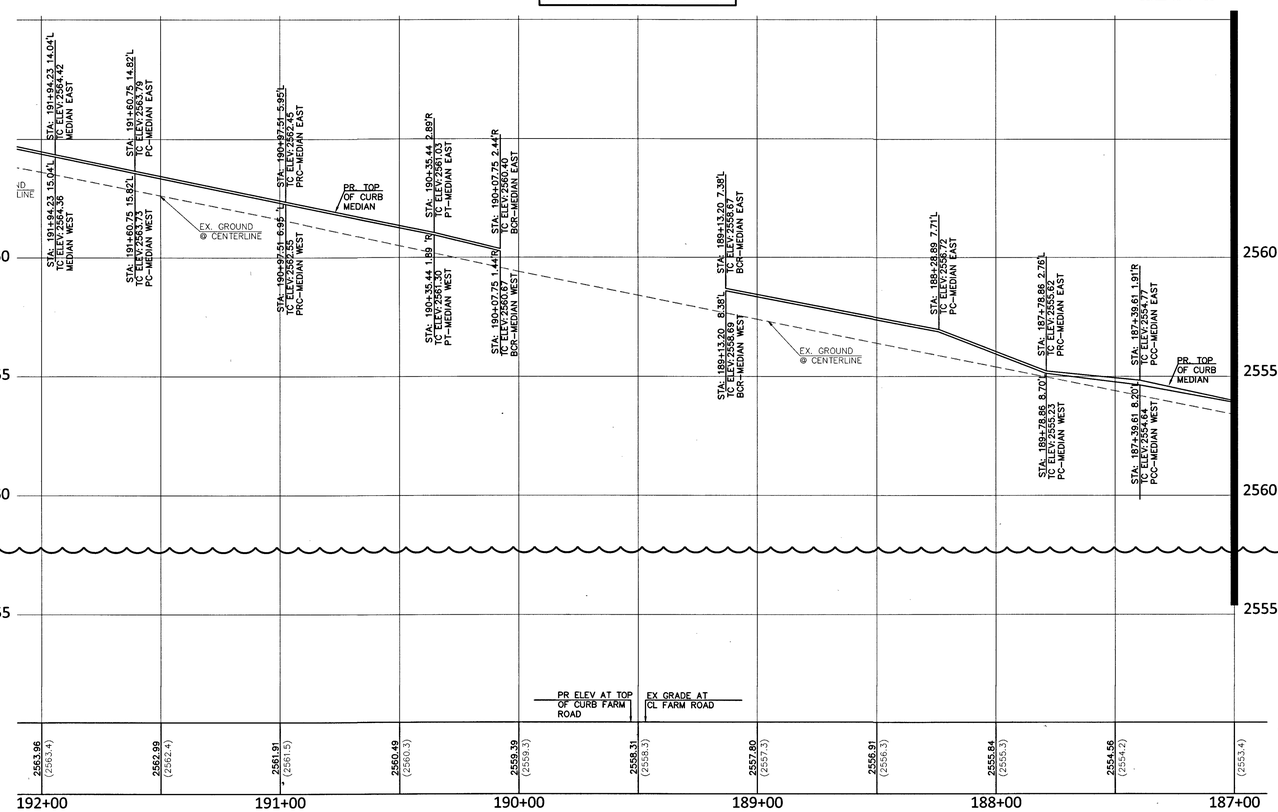
PROJECT NO.: 4125XD130, DATED DECEMBER 22, 2015

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 5.1.17 107V6734



FARM ROAD - PROFILE VIEW

SCALE: H: 1"=30'
V: 1"=3'

PAVING NOTES:

A. PRIOR TO PLACING THE FIRST LIFT OF PLANTMIX THE AGGREGATE BASE SHALLBE PRIMED WITH CUTBACK ASPHALT, TYPE MC-70NV AT 0.28 GAL/YD2, OR AN APPROVED EQUAL FROM THE NDOT QPL APPLIED AT THE MANUFACTURES RECOMMENDATION.
B. EMULSIFIED ASPHALT FOR THE TACK COAT SHALL BE EMULSIFIED ASPHANLT, TYPE SS-1H (DILUTED) AT FOLLOWING APPLICATION RATES:

I. TACK COLD MILLED SURFACE	0.10 GAL/SQYD
II. TACK BETWEEN DENSE GRADE LIFTS	0.06 GAL/SQYD
III. TACK OPEN GRADE TO DENSE GRADE	0.07 GAL/SQYD

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 or 1-800-227-2600

FAST
Call before you UnderGround
1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DIG OVERHEAD WORK
1-702-227-2929

COLLINS ENGINEERS DISCLAIMER: 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	
(0.00) XXX	0.00 XXX	ELEVATION TAG
		DRAIN INLET
		RETAINING WALL
		SCREEN WALL
		UTILITY POLE
		STREET LIGHT
		POWER LINE/POLE
		TELEPHONE LINE
		WATER LINE
		SANITARY SEWER LINE
		STORM SEWER LINE
		GAS LINE
		STORM MANHOLE
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		WATER VALVE
		REDUCER
		SEWER MANHOLE
		CLEANOUT
		GAS VALVE
		PL-RIGHT-OF-WAY
		PL-ADJACENT
		CENTERLINE
		EASEMENT LINE
		FLOW LINE
		SIGN W/POLE
		SAWCUT LINE
		AREA LIGHT
		WATER METER
		AC PAVEMENT
		6" TYPE "A" CURB
		24" TYPE "L" CURB & GUTTER
		30" ROLL CURB
	BWV	BACK WATER VALVE

COLLINS ENGINEERS
3130 S. DURANGO DR., SUITE 404
LAS VEGAS, NV 89117
PHONE: (702) 248-8000
FAX: (702) 248-8070
www.collinsengr.com

PROFESSIONAL ENGINEER — STATE OF NEVADA — THOMAS D. MILLER — EXP. 12-31-17 — CIVIL — NO. 15776 — 5.1.17

IMPROVEMENT PLANS FOR DC PLAZA

APN:125-17-613-001

FARM ROAD OFF-SITE GRADING PLAN & PROFILE

8451 FARM ROAD
LAS VEGAS, NEVADA

NO.	DATE	DESIGN BY	DESCRIPTION
1	03-13-17	Appr: JM Rev: JM	REVISE GRADES ON FARM ROAD ADJUST PROPOSED GRADES
2	11-30-17	Appr: JM Rev: JM	REVISE TC ELEVATIONS AND ADDED NOTE NO.22

CEI PROJECT:	4136
DESIGN BY:	JDM SR
DRAWN BY:	JDM SR
CHECKED BY:	TDM P.E.
DATE:	03/13/17
SCALE:	1"=30'
SHEET NUMBER	C4.06
SHEET 12 OF 45	
H # 64486	

H:\CAD\LAND\4136-DELTA\DWG\SHEETS\4136-C4.05-GRD-OFF-D.DWG 04/27/2017 02:14:07 PM