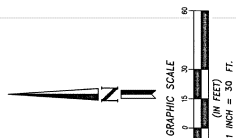
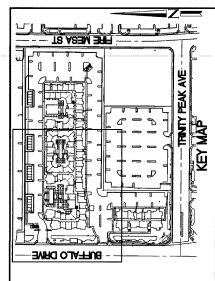


GRADING PLAN 2

7080 LA CIENEGA ST., STE #200
LAS VEGAS, NEVADA 89119
(702) 270-6118

[illegible]

DRAINAGE STUDY NOTE:

I HEREBY CERTIFY THAT THIS DRAINAGE PLAN IS IN CONFORMANCE WITH THE CITY OF LOS ANGELES DRAINAGE REQUIREMENTS AND SPECIFICATIONS FOR THIS PROJECT.

[Signature] DATE 12/2/98

P. WERTZLER PE NO. 11970

BASIS OF BEARINGS
NORTH 00°21'16" EAST BEING THE WEST LINE OF THE NORTHWEST

BENCHMARK
CITY OF LAS VEGAS BENCHMARK NO. 04 MONUMENT

HT VISIBILITY ZONE NOTE
THIS ZONE'S QUALITY APPEARANCES OR ANY

RESEARCH FROM CATERPILLAR, AROUND THE GLOBE THROUGHOUT 2001, SHOWS THAT THE MOST COMMONLY USED MEDIAN IS THE 100-MEDIAN.

NOTE
ON-SITE STORM DRAINS AND

NOTE
DOO 2300 FEET TO ALL TAGS

LINE IN THE FEDERAL

THIS DOCUMENT DOES NOT REPRESENT
THE VIEWS OF THE U.S. GOVERNMENT

LEGEND	(TEXT)	ABBREVIATIONS
EXISTING TEXT		ADI ARFA DRAIN INLET

PROPOSED TEXT	EXT	EXTENDED
FINISH FLOOR ELEVATION	FFXXXXXX	FINISH GRADE
PAD ELEVATION	PAD=XXXXXX	FL FLOW LINE
		FTG FOOTING

—	PROPERTY LINE	GB	GRADE BREAK
- - - - -	RETAINING WALL	GF	GARAGE FLOOR
• • • • •		HP	HIGH POINT
- . - . - . -	CUT/FILL TRANSITION	LSA	LANDSCAPE AREA

LINE	EXISTING CONTOUR	SD	STORM DRAIN
	---	---	SIDEWALK
		2.356	TOP OF CURB
			TF
			TOP OF FOOTING

SAWCUT LINE	TOP RETAINING WALL
VG	VALLEY GUTTER
MAC REMOVAL	

NOTE
NO WALLS, FENCES, SHIELDS, UTILITY APPURTENANCES, OR ANY

OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES, FIRE HYDRANTS, TREES, AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE.

UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT GRAD, OR PAVEMENT STREET SURFACE.

THIS RESTRICTION EXTENDS ALONG THE SIGHT VISIBILITY LINE THROUGH LANDSCAPED MEDIANS.

DISCLAIMER NOTE:

DESIGN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO UTILITIES SHOWN HEREON SHALL BE MOVED OR DELETED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR
 CITION TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

FAST

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.

CALL BEFORE YOU DIG

OVER-HEAD

Call before you UnderGround

1-702-227-2929

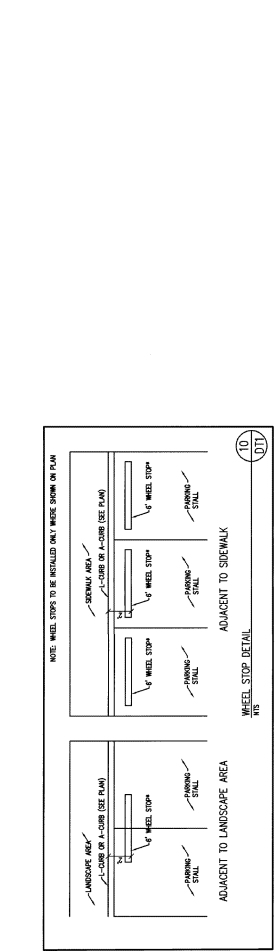
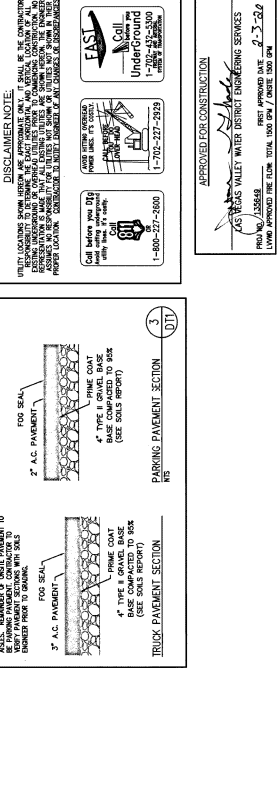
1-702-432-5300
PROPERTY AND MATERIAL
SYSTEMS CORPORATION

EASEMENT TABLE	
NO.	DESCRIPTION

1	NO. 01358	47 NV ENERGY EASEMENT IN BOOK NO. 880722 AS INSTRUMENT
2	NO. 00510	

15" x 15" LWMO EASEMENT BOOK 20060514 AS INSTRUMENT
NO. 03251
LWMO AND TELEPHONE EASEMENT PER BOOK 38 OF PLATS

PAGE 91



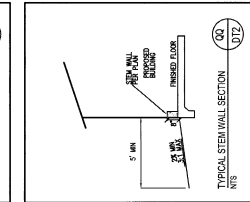
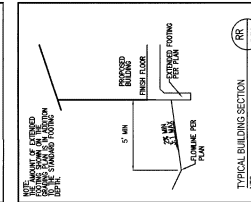
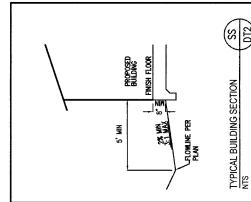
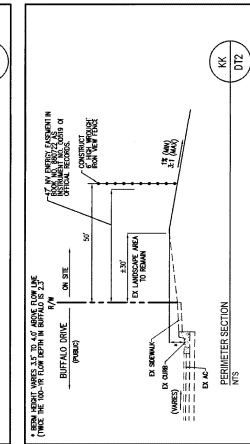
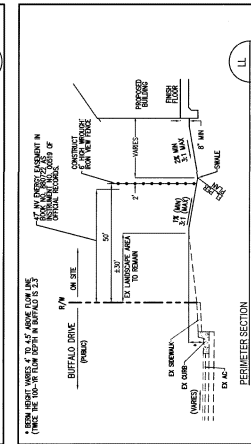
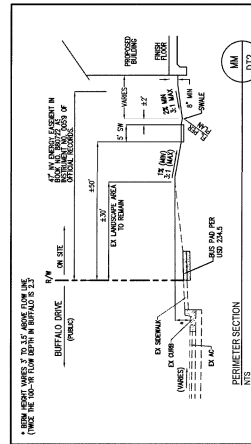
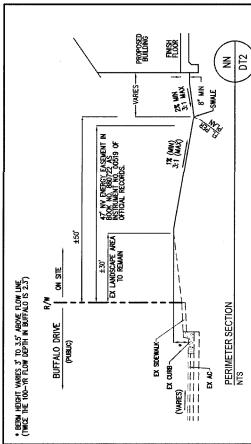
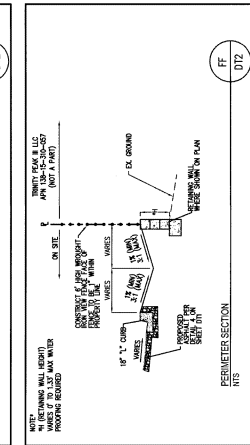
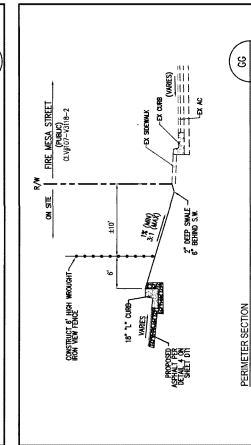
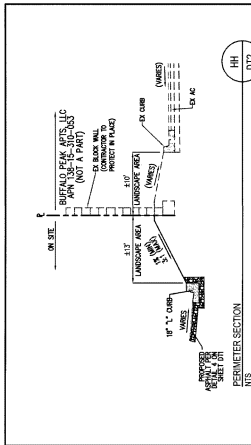
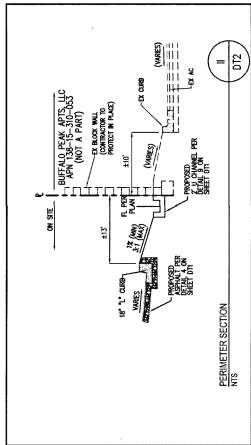
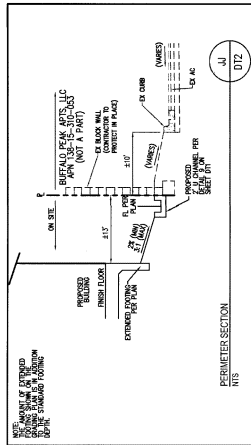
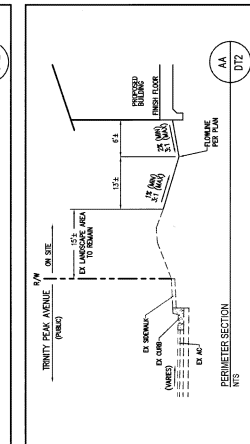
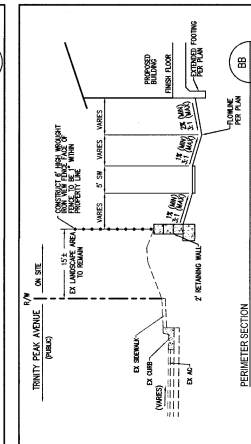
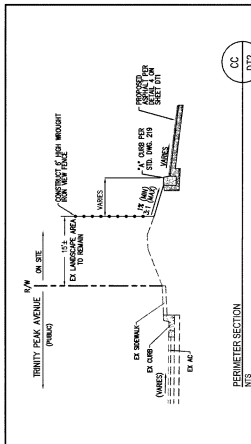
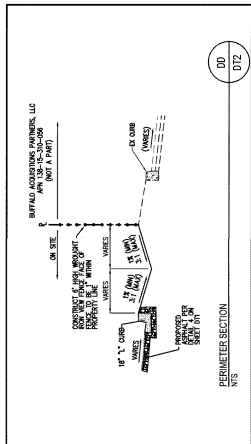
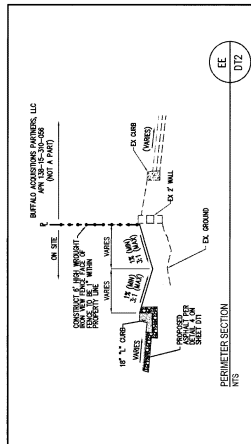
DETAIL SHEET 2

10777 W TWAIN AVE., SUITE 1116, LAS VEGAS NV, 89135
TEL: (702) 990-3906 FAX: (702) 925-5506

DRAWN BY: CPW
 DESIGNED BY: CPW
 CHECKED BY: CPW
 PROJECT NO: SNTS-806

PROFESSIONAL SEAL
 STATE OF NEVADA
 DEDICATED TO THE PUBLIC
 DENNIS P. WENZLER
 EXP. 5/29/28
 CIVIL

SHEET
 DT2
 7 OF 18 SHEETS
 DRAWINGS
 - 05533
 0708132



SEWER CONSTRUCTION NOTES

- | | |
|---|---|
| 1 | SERIES POINT OF CONNECTION |
| 2 | INSTALL 48" STANDARD MANHOLE PER DOSIMYS SD-1A/AB, SD4 AND SD5 |
| 3 | WITH 24" SINGLE LD |
| 4 | INSTALL 8" PVC SEWER (PRIVATE) PER SD17 |
| 5 | INSTALL CLEANOUT PER DOSIMYS SD-28 WITH TRAFFIC RATED BOX |
| 6 | INSTALL 6"-8" PER DOSIMYS SD-17 |
| 7 | SMOOTH, FINISH AND PAVERMENT RESTORATION PER COULMS NO. SD013, SD014, SD015 |

BASIS OF BEARINGS
NORTH 00°21'46" EAST BEING THE WEST LINE OF THE
NORTHWEST QUARTER (NW¼) OF THE SOUTHWEST QUARTER
(SW ¼) OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60

APPROVED FOR COLLECTION

APPROVED FOR CONSTRUCTION


LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES

FIG. NO. 130849 FIRST APPROVED DATE: 2-3-20

BASIS OF BEARINGS
NORTH 00°21'46" EAST BEING THE WEST LINE OF THE
NORTHWEST QUARTER (NW¼) OF THE SOUTHWEST QUARTER
(SW ¼) OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60

BENCHMARK

CITY OF LAS VEGAS BENCHMARK NO. 0L V00165SEE6
RIVET & PLATE IN THE TOP OF CURB WEST SIDE OF BUFFALO
DRIVE AT TRINITY PEAK AVENUE.
NAVD83 DATUM
ELEVATION = 731.98M (METERS)
ELEVATION = 2401.52 (U.S SURVEY FEET)

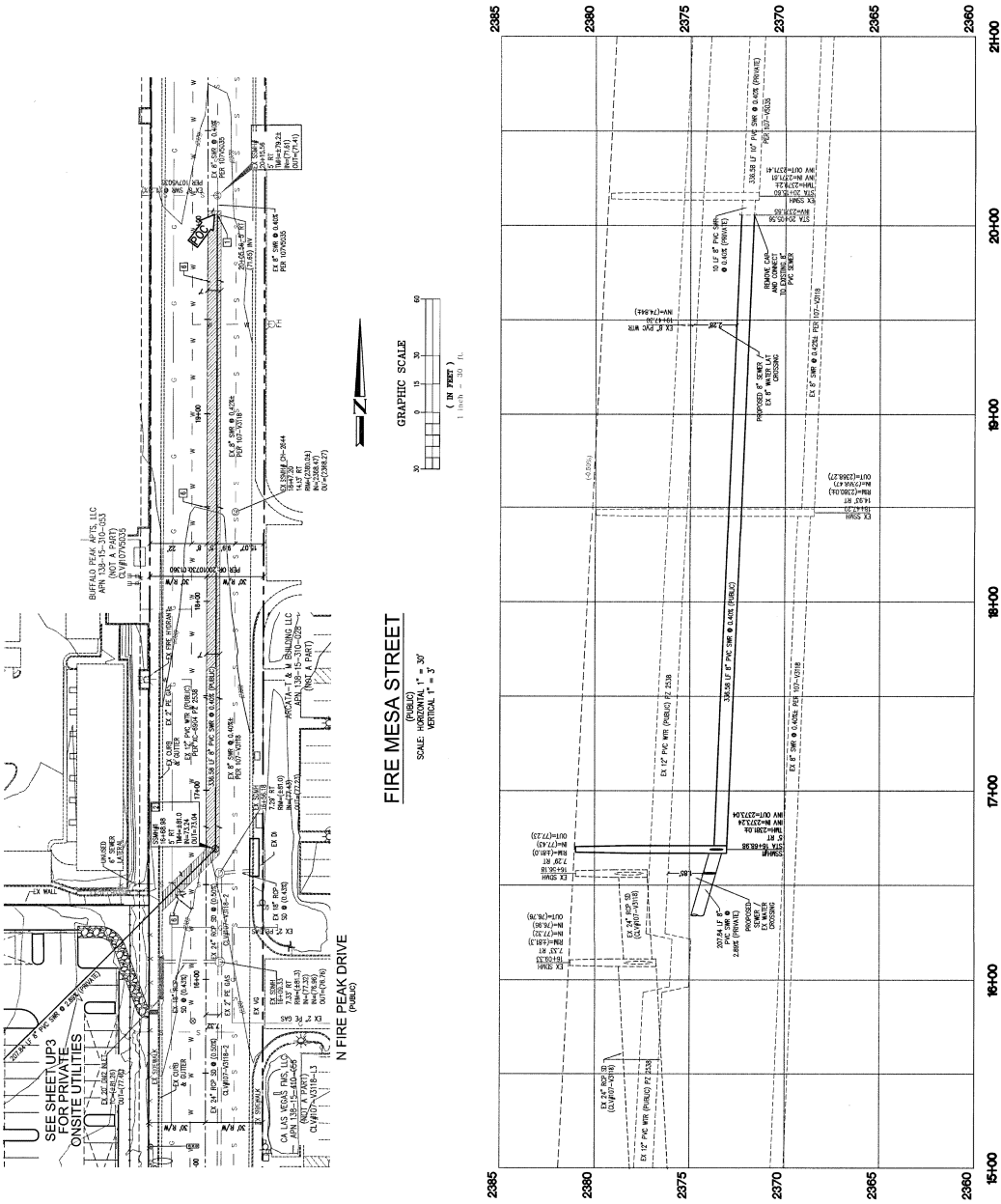
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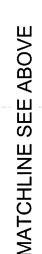
PROJECT IN PLACE AND ADJUST LOCAL PAVING FACILITIES
 ACCESSIBLE TO ALL TRUCKS

NOTE: IN THE EVENT THAT THE TRAFFIC SIGNAL, CONCOURS, LOOP DETECTORS OR SIGNALIZED EQUIPMENT ARE DAMAGED BY CONTRACTOR, THE CONTRACTOR WILL OWE AN ADEQUATE REPAIR AND CONTRACTOR TO MAKE REPAIRS FOR IMPROVED STATE HIGHWAY 65.03.05.05

NOTE: ALL TRAFFIC CONTROL DEVICES (SIGNS AND/OR PAVEMENT MARKINGS) UNDER CITY OF LOS ANGELES JURISDICTION WILL BE THE RESPONSIBILITY OF THE CITY OF LOS ANGELES. TRAFFIC CONTROL DEVICES UNDER JURISDICTION OF THE CALIFORNIA HIGHWAY PAVEMENT DEPARTMENT WILL BE THE RESPONSIBILITY OF THE CALIFORNIA HIGHWAY PAVEMENT DEPARTMENT. ALL MATERIAL USED SHALL MEET CITY OF LOS ANGELES SPECIFICATIONS AND WILL BE AS APPROVED CONTRACTOR.

ABBREVIATIONS	
AD	ADDITIONAL
ALT	ALTERNATE
AS	AS SHOWN
EXT	EXTENDED
FIN	FINISH
FL	FLOW
FTD	FOOTING
GA	GRADE
GC	GRADE CHANGE
GF	GRADE FLOOR
GL	GRADE LINE
LSA	LANDSCAPE AREA
MD	MEANS DRAIN
MS	MEANS SINK
NO	NO
PC	TOP OF CURB
PS	TOP OF FINISH WALL
RT	TOP OF REBAR WALL
VA	VAULT
W	WALL
WOUT	WROUGHT IRON FENCE
AC	AC REMOVAL
BS	BIGHT BRIGHT LINE ZONE

[illegible]



[Signature]

LAS VEGAS FIRE DEPARTMENT

DATE 12-18-19

APPROVED FOR CONSTRUCTION

[Signature]

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES

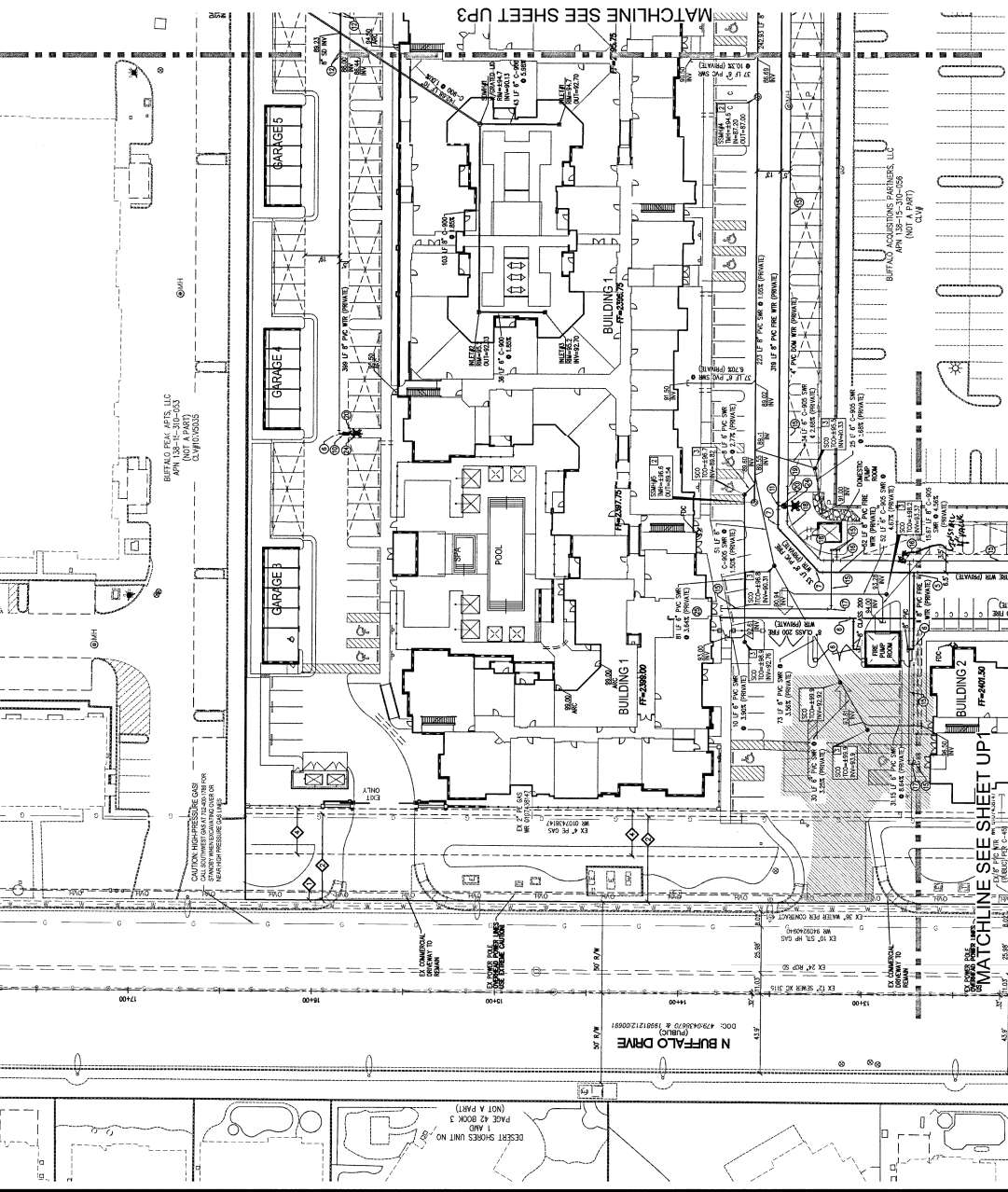
PROJECT NUMBER 2-3-20

FIRST APPROVED DATE

LUMP SUM APPROXIMATE FLOW TOTAL 100 GPM / ANOTE 1000 GPM

PROJECT INFORMATION	
APNs:	136-163-101-068
ACREAGE GROSS:	7.26 ACRES
NUMBER OF BUILDING:	2 BUILDINGS
NUMBER OF UNITS:	216 UNITS
ZONING:	C-PB

[illegible][illegible]



DISCLAIMER NOTE:

THESE PLANS AND SPECIFICATIONS ARE PREPARED BY THE ENGINEER AND CONTRACTOR FOR THE CITY OF LAS VEGAS. THE CITY OF LAS VEGAS DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CITY OF LAS VEGAS IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS AND SPECIFICATIONS. THE CITY OF LAS VEGAS IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DAMAGE TO THE PROPERTY OR PERSONS. THE CITY OF LAS VEGAS IS NOT RESPONSIBLE FOR ANY COSTS INCURRED BY THE CITY OF LAS VEGAS IN CONNECTION WITH THESE PLANS AND SPECIFICATIONS.

LEGEND:

SEWER MAIN
WATER MAIN
WATER VALVE
FIRE HYDRANT
STORM DRAIN INLET
STORM DRAIN MANHOLE
BACKWATER VALVE REQUIRED

EXPLANATION:

ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE RECORD PLANS AND FIELD SURVEY. THE ENGINEER AND CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE ENGINEER AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA. THE ENGINEER AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA.

NOTE:

1) ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS UTILITY CODE. THE CITY OF LAS VEGAS UTILITY CODE IS AVAILABLE AT THE CITY OF LAS VEGAS OFFICE. THE CITY OF LAS VEGAS UTILITY CODE IS AVAILABLE AT THE CITY OF LAS VEGAS OFFICE.

NOTE:

2) ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS UTILITY CODE. THE CITY OF LAS VEGAS UTILITY CODE IS AVAILABLE AT THE CITY OF LAS VEGAS OFFICE. THE CITY OF LAS VEGAS UTILITY CODE IS AVAILABLE AT THE CITY OF LAS VEGAS OFFICE.

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ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE RECORD PLANS AND FIELD SURVEY. THE ENGINEER AND CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE ENGINEER AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA. THE ENGINEER AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA.

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NOTE:

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CONNECTION NOTE:

THE ENGINEER AND CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE ENGINEER AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA. THE ENGINEER AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA.

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SEWER CONSTRUCTION NOTES:

1. ALL SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS UTILITY CODE. THE CITY OF LAS VEGAS UTILITY CODE IS AVAILABLE AT THE CITY OF LAS VEGAS OFFICE. THE CITY OF LAS VEGAS UTILITY CODE IS AVAILABLE AT THE CITY OF LAS VEGAS OFFICE.

2. ALL SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS UTILITY CODE. THE CITY OF LAS VEGAS UTILITY CODE IS AVAILABLE AT THE CITY OF LAS VEGAS OFFICE. THE CITY OF LAS VEGAS UTILITY CODE IS AVAILABLE AT THE CITY OF LAS VEGAS OFFICE.

3. ALL SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS UTILITY CODE. THE CITY OF LAS VEGAS UTILITY CODE IS AVAILABLE AT THE CITY OF LAS VEGAS OFFICE. THE CITY OF LAS VEGAS UTILITY CODE IS AVAILABLE AT THE CITY OF LAS VEGAS OFFICE.

WATER CONSTRUCTION NOTES:

1. ALL WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS UTILITY CODE. THE CITY OF LAS VEGAS UTILITY CODE IS AVAILABLE AT THE CITY OF LAS VEGAS OFFICE. THE CITY OF LAS VEGAS UTILITY CODE IS AVAILABLE AT THE CITY OF LAS VEGAS OFFICE.

2. ALL WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS UTILITY CODE. THE CITY OF LAS VEGAS UTILITY CODE IS AVAILABLE AT THE CITY OF LAS VEGAS OFFICE. THE CITY OF LAS VEGAS UTILITY CODE IS AVAILABLE AT THE CITY OF LAS VEGAS OFFICE.

3. ALL WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS UTILITY CODE. THE CITY OF LAS VEGAS UTILITY CODE IS AVAILABLE AT THE CITY OF LAS VEGAS OFFICE. THE CITY OF LAS VEGAS UTILITY CODE IS AVAILABLE AT THE CITY OF LAS VEGAS OFFICE.

KEY MAP:

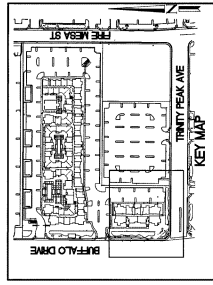
THE KEY MAP SHOWS THE LOCATION OF THE PROJECT WITHIN THE CITY OF LAS VEGAS. THE PROJECT IS LOCATED AT THE INTERSECTION OF N BUFFALO DRIVE AND N TRINITY PEAK AVE. THE PROJECT IS LOCATED AT THE INTERSECTION OF N BUFFALO DRIVE AND N TRINITY PEAK AVE.

GRAPHIC SCALE:

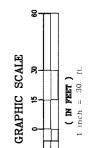
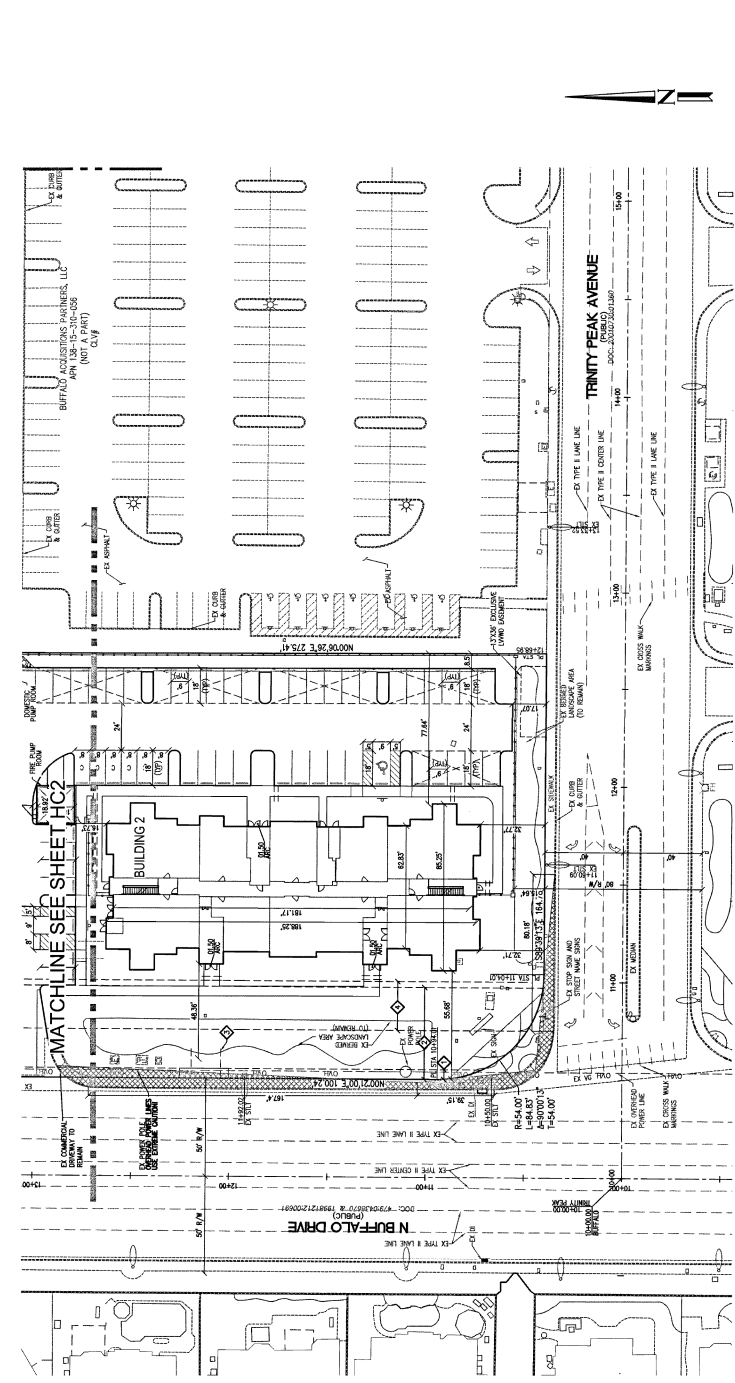
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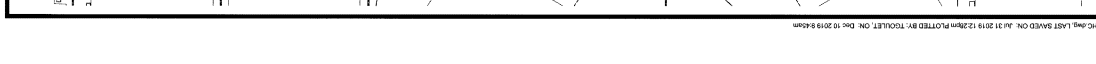
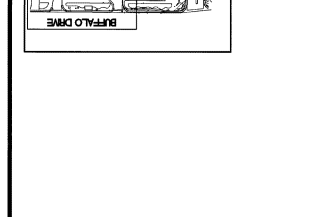
- | GENERAL NOTES |
|--|
| 1. SEE ARCHITECT'S PLANS FOR DETAILS OF HARDWARE AND DETAILS OF FASTENING BOLLARDS. |
| 2. CONTRACTOR RESPONSIBLE FOR ADHERING TO ALL CITY, STATE AND FEDERAL REQUIREMENTS. |
| 3. NO WORKER OR ANY EQUIPMENT MAY BE KEPT WITHIN OR NEAR CONSTRUCTION MATERIALS. |
| 4. ALL INFORMATION AND PAYMENT INFORMATION TO BE RETURNED PRIOR TO CONSTRUCTION. |
| 5. VERIFY THAT ALL INCLUDE DETAILS WITH ALL INFORMATION. |
| 6. DEVELOPER MAY SUBSTITUTE EQUIPMENT INSTEAD OF "X" MARK WHERE APPLICABLE. |
| 7. SEE ARCHITECT'S PLAN FOR BUILDING INFORMATION AND FOR ADDITIONAL INFORMATION. |
| 8. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM ALL CITY, STATE AND FEDERAL AGENCIES. |
| 9. ALL CITY, STATE AND FEDERAL AGENCIES MUST BE NOTIFIED OF ANY CHANGES TO THE ORIGINAL PLAN. |
| 10. ALL CITY, STATE AND FEDERAL AGENCIES MUST BE NOTIFIED OF ANY CHANGES TO THE ORIGINAL PLAN. |

[illegible]

LEGEND		MATCH LINE	
		RIGHT OF WAY	
		BOUNDARY	
		RIGHT OF WAY LINE	
		CENTLINE	
		EXISTING LINE	
		RIGHT OF WAY	
		BOUNDARY	
		RIGHT OF WAY LINE	
		CENTLINE	

NOTE OTHER OBJECTS, UTILITY APPURTENANCES OR ANY OTHER OBJECTS, THAN TRAFFIC CONTROL DEVICES, FIRE HYDRANTS, TREES AND STREET LIGHT POLES, MAY BE CONSIDERED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SUCH OBJECT IS MAINTAINED AT LESS THAN 24 INCHES ABOVE THE FINISHED GRADE SURFACE OF THE ROAD. OBJECTS, A HEIGHT OF 27 INCHES OR GREATER FROM THE TOP OF THE FINISHED GRADE SURFACE OF THE ROAD, SHALL BE MAINTAINED ALONG THE SIGHT VISIBILITY LINE THROUGH LANDSCAPED MEDIANS.

[illegible]



1. SEE ARCHITECT PLANS FOR DETAILS OF HANDSOME AND DETAIL OF HANDRAILS
2. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL LAND PERMITS
3. SURVEY SWIMMER OF ANY DISORDERS
4. ALL INFORMATION AND EXISTING INFORMATION TO BE REPORTED FIRST TO CONSTRUCTION
5. SURVEY TEAM INCLUDES DETAILS WITH ARCHITECTS PLANS
6. DEVELOPER MAY SUBSTITUTE EXTENDED SWIMMER INSTEAD OF "C" SWIMMER AVAILABLE
7. SEE ARCHITECTS PLANS FOR BUILDING CONTROL INFORMATION
8. OWNER RESPONSIBLE TO PROVIDE SURVEY INFORMATION AS SHOWN AND TO REPLACE DESTROYED, DESTROYED, OR DISCARDED DURING CONSTRUCTION
9. ALL INSIDE DIMENSIONS ARE TO THE FACE OF

GRAPHIC SCALE

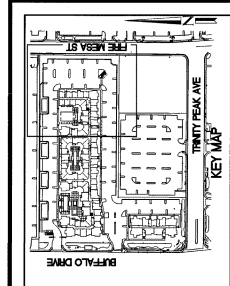
(IN FEET)

1 inch = 30 ft.

0 15 30

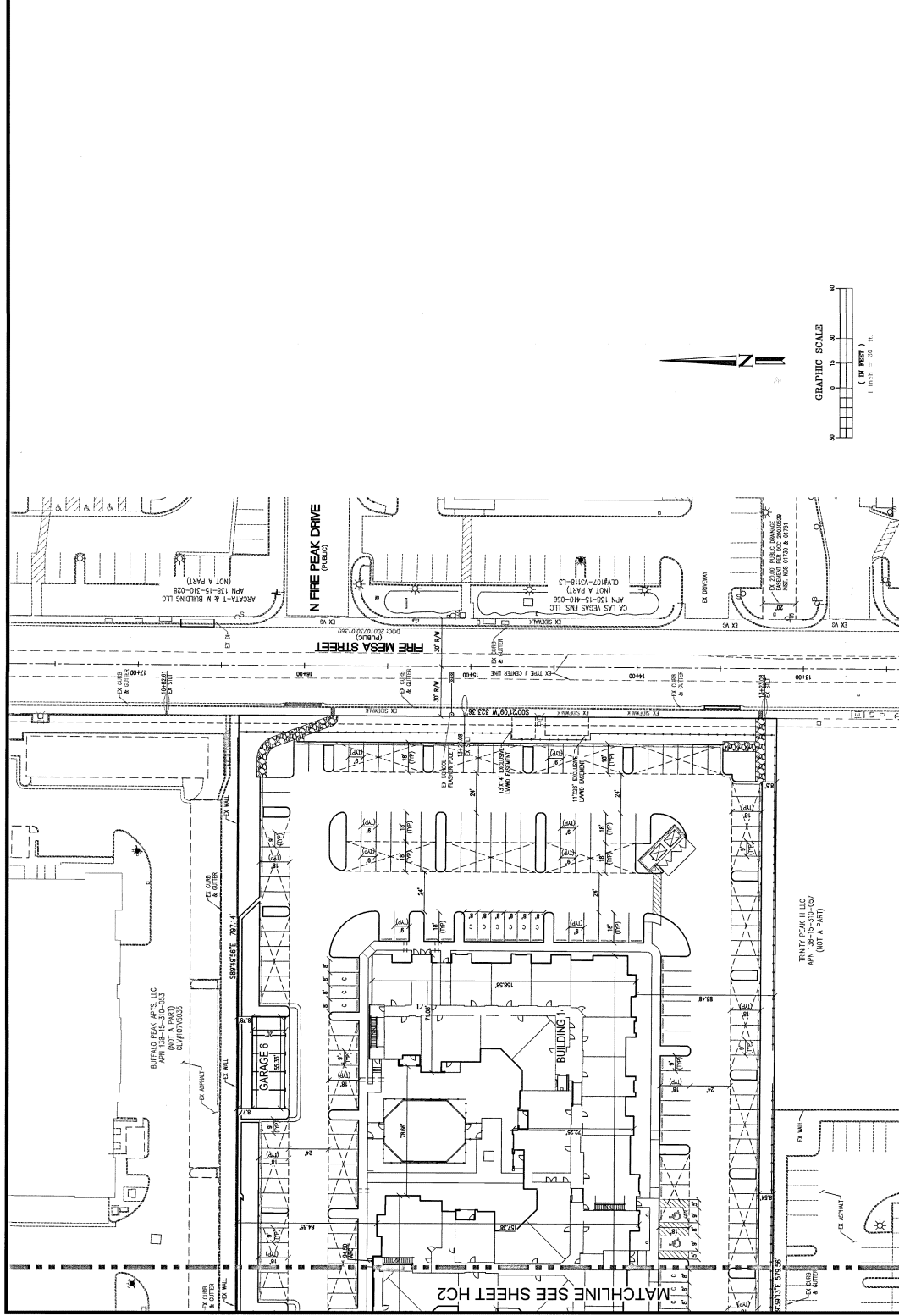
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FILENAME: X:\2018\18-805 Caddo - Buffalo and Trinity\caddo\pamphlet\18-805 HC.dwg, LAST SAVED ON: Jul 31 2019 12:28pm PLOTTED BY: TGOULET, ON: Dec 10 2019 9:45am



GENERAL NOTES

1. SEE ARCHITECTS' PLAN FOR DETAILS OF HARDSCAPE AND DETAILS OF PAVED ROADS
2. CONTRACTOR RESPONSIBLE FOR ADHERING TO ALL CITY ORDINANCES
3. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, AS ADOPTED BY THE CITY OF CHICAGO
4. ALL BIDDING AND CURRENT INFORMATION TO BE SUPPLIED PRIOR TO CONSTRUCTION
5. VERIFY BIDDING ENCLOSEURE DETAILS WITH ARCHITECTS' PLAN
6. DEVELOPER MUST SUBMIT DETAILED DRAINAGE PLAN TO THE CITY OF CHICAGO FOR APPROVAL
7. SEE ARCHITECTS' PLAN FOR BUILDING PERMITS, CITY OF CHICAGO, NATIONAL, AND LOCAL INFORMATION
8. OWNER RESPONSIBLE TO PROVIDE SURVEY DATA TO THE CITY OF CHICAGO AND TO REPLACE ALL EXISTING SURVEY DATA TO BE REPLACED, DISRUPTED, DESTROYED, OR OCCASIONED DURING CONSTRUCTION
9. ALL UTILITIES ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED



NOTE

NO WALLS, FENCES, SHRUBS, UTILITY APPEARANCES OR ANY OTHER OBJECTS CAN INTERFERE WITH THE VISIBILITY. THE OBJECTS MUST BE REMOVED OR THE STREET LIGHTS MUST BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXISTS, AT HEIGHT OF 24 INCHES MEASURED FROM TOP OF DRIVEWAY. THE SIGHT VISIBILITY ZONE MUST BE MAINTAINED THROUGH LANDSCAPED AREAS.

[illegible]

