

IMPROVEMENT PLANS FOR SIENA FREMONT/ EASTERN CITY OF LAS VEGAS APN: 139-35-817-006

CONSTRUCTION NOTES

#	ITEM	UNIT	PUBLIC	PRIVATE
1	INSTALL 24" "L" TYPE C & G PER CCAUSD DWG. #216	LF	184	731
2	INSTALL "A" TYPE CURB PER CCAUSD DWG. #219	LF	364	1,128
3	INSTALL SIDEWALK PER CCAUSD DWG. #234	SF	69	3,424
4	INSTALL COMMERCIAL DRIVEWAY PER CCAUSD DWG. #222A	SF	318	933
5	INSTALL 2" CURB OPENING PER DETAIL "1" ON DT1	EA	3	-
6	INSTALL HANDICAP RAMP PER CCAUSD DWG. #235 CASE 1 USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT	EA	2	2
7	INSTALL SIDEWALK UNDERDRAIN PER CCAUSD #236	EA	2	-
8	INSTALL 8" CROSS GUTTER PER CCAUSD DWG. #228	LF	43	-
9	INSTALL 3" MIN. AC OVER 4" TYPE II A.B.	SY	547	3,773
10	INSTALL 6" CONCRETE OVER 4.5" TYPE II A.B.	SY	-	8664
11	INSTALL RIP-RAP, D50=6" DEPTH=12"	SF	137	-
12	EXISTING UTILITY TO BE RELOCATED	EA	3	-
13	INSTALL 4" HIGH BLOCK WALL INSIDE R/W	LF	-	135
14	INSTALL 24" VALLEY GUTTER PER DETAIL SHEET C2.1	SF	76	-
15	INSTALL 4" A.C. OVER 4" TYPE II A.B.	SY	663	-
16	INSTALL BOLLARD	SY	-	2

WATER CONSTRUCTION NOTES

#	ITEM	UNIT	PUBLIC	PRIVATE
1	INSTALL 6"x8"x6" CUT IN TEE AND VALVE PER UDACS PLT. #30, #34, #39 AND SECTION 2.24.01B	EA	1	-
2	INSTALL 6" PVC CLASS 150 DR-18 WATER LINE	LF	78	-
3	INSTALL 6" DUCTILE IRON WATER PIPE	LF	3	-
4	INSTALL 6" 45° BEND W/THRUST BLOCK PER UDACS PLATE #31	EA	2	-
5	INSTALL 6" 90° BEND W/THRUST BLOCK PER UDACS PLATE #31	EA	2	-
6	INSTALL HYDRANT ASSEMBLY PER UDACS PLATE #40	EA	1	-
7	INSTALL 6"x8"x6" CUT IN TEE AND VALVE PER UDACS PLT. #30, #34, #39 AND SECTION 2.24.01B	EA	1	-
8	INSTALL 8" PVC CLASS 150 DR-18 WATER LINE	LF	57	-
9	INSTALL 8" DUCTILE IRON WATER PIPE	LF	3	-
10	INSTALL 8" 45° BEND W/THRUST BLOCK PER UDACS PLATE #31	EA	2	-
11	INSTALL 8" 90° BEND W/THRUST BLOCK PER UDACS PLATE #31	EA	3	-
12	INSTALL 1-1/2" RED BRASS PIPE	LF	6	-
13	INSTALL 1-1/2" RPPA	EA	1	-
14	INSTALL 1-1/2" COPPER WATER LINE	LF	-	66
15	SAWCUT AND MATCH EX. AC PAVEMENT PER CCAUSD #S 503, 500.4 AND 500.5	SF	5927	-
16	INSTALL COPPER-K PIPE	LF	1	-
17	CUT AND CAP PER UDACS SECTION 2.17.04	EA	3	-
18	INSTALL 1-1/2" SERVICE SADDLE	EA	1	-

SEWER CONSTRUCTION NOTES

#	ITEM	UNIT	PUBLIC	PRIVATE
1	CONNECT TO EX. SANITARY SEWER PER DCSWCS DWG SD-22	LF	-	1
2	INSTALL 6" PVC (SDR-35) SEWER PIPE (PRIVATE)	LF	-	138
3	INSTALL 4" PVC (SDR-35) SEWER PIPE (PRIVATE)	LF	-	122
4	INSTALL CLEANOUT WITH TRAFFIC BATED BOX PER DCSWCS DWG SD-26	EA	-	2
5	INSTALL SAND AND SOIL SEPARATOR-SEE MECHANICAL PLANS FOR SIZING	EA	-	1

TRAFFIC CONTROL / STREETLIGHT NOTES

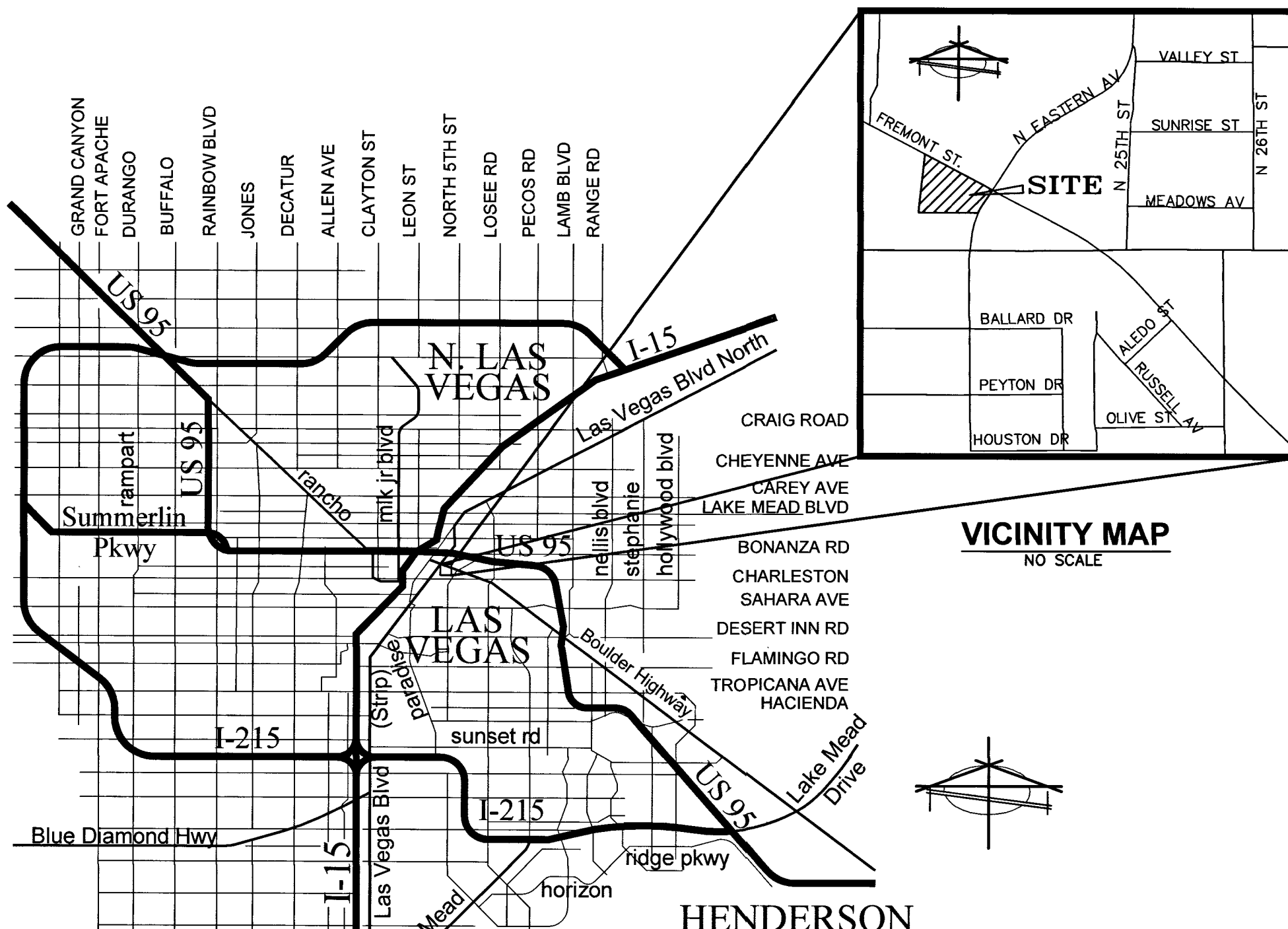
#	ITEM	UNIT	PUBLIC	PRIVATE
1	INSTALL (R1-1) 30" STOP SIGN AND POLE MOUNT	LF	-	-
2	INSTALL (R3-5R) RIGHT TURN ONLY" SIGN	EA	-	-
3	INSTALL (R7-8) "ADA PARKING ONLY" SIGN	LF	-	-
4	INSTALL WHEEL STOP	EA	-	-
5	INSTALL 6"x6" CUT IN LOOP DETECTOR PER CCAUSD #832	EA	-	-
6	MOVE BOX FROM CURRENT LOCATION TO INDICATED LOCATION	EA	-	-
7	2" TRAFFIC SIGNAL CONDUIT, PULL NEW WIRE FROM PB AT STA. 7+05.60 ON FREMONT TO TRAFFIC SIGNAL PB AT STA. 7+49.46 ON FREMONT	LF	-	-
8	1 1/4" STREETLIGHT CONDUIT, PULL FROM STREETLIGHT AT STA. 8+37.28 ON FREMONT TO PB AT STA. 7+06.99 ON FREMONT	LF	130	-
9	3" F.A.S.T. CONDUIT, PULL NEW WIRE FROM PB AT STA. 7+93.96 ON FREMONT TO PB TO STA. 7+65.95 ON FREMONT	LF	-	-

FIRE ACCESS NOTES

#	ITEM	UNIT	PUBLIC	PRIVATE
1	INSTALL ENTRANCE WARNING SIGN PER DETAIL ON THIS SHEET	EA	-	-
2	INSTALL R8-31 "FIRE LANE NO PARKING" SIGN PER DETAIL THIS SHEET	EA	-	-
3	RED CURB W/ WHITE LETTERING "NO PARKING FIRE LANE"	LF	-	-

CITY OF LAS VEGAS GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE 'UNIFORM STANDARD SPECIFICATIONS FOR PUBLICWORKS CONSTRUCTION OFFSITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA', LATEST ISSUE; THE 'UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA', LATEST REVISED EDITION; THE 'SUMMERLIN IMPROVEMENT STANDARDS FOR WORK IN THE SUMMERLIN AREA'; AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS DEVIATIONS FROM STANDARDS.
 - THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES AS SHOWN FROM CLV PLANS LIBRARY ARE APPROXIMATE AND FOR RECORD PURPOSES. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCE'S WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THERE WITH.
 - THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
 - ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
 - TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGNS TO BE APPROVED BY THE CITY, PRIOR TO THE USE ON THE PROJECT.
 - PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
 - EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED-TYPE CURB.
 - AC PAVEMENT TO BE ONE-HALF INCH (1/2") ABOVE LIP OF ALL GUTTERS AFTER OMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.
 - CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 216.
 - SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
 - CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF THE TRANSITIONS TO BE AS SHOWN ON PLANS.
 - ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE (COMPANY, REPORT #, DATE) APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
 - EXACT LOCATION OF ALL SAWCUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS ENGINEER IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATIONS.
 - THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE NO. 625.380 & CITY OF LAS VEGAS TITLE 18, APPENDIX D.
 - UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC., SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.
- WALL NOTES:
- ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS, FLOOD CONTROL AND SIGHT DISTANCE AT INTERSECTIONS. NEW WALLS REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.
 - ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.
 - CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEAN OUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.
 - MATERIALS, HANDLING AND PLACEMENT OF PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF MDT OR THE CLARK COUNTY AREA SPECIFICATIONS (AS APPLICABLE) AND THE PLANS AND DETAILS SHOWN HEREON.
 - WHEN INSTALLING UNDERGROUND FACILITIES THAT REQUIRE UNDERGROUND LOCATING DEVICES SUCH AS MARKER BALLS, LOCATING RIBBON, ETC. THE CONTRACTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO OFFSITE INSPECTION AND TESTING CERTIFYING THAT ALL DEVICES HAVE BEEN PLACED AND VERIFIED TO BE IN GOOD WORKING CONDITION PRIOR TO THE CONSTRUCTION OF ANY ROAD BASE.
 - AFTER HAUNCHING AND PRIOR TO BACKFILL OPERATIONS WHICH WOULD COVER SANITARY SEWER AND STORM DRAIN FACILITIES, CONTRACTOR IS REQUIRED TO SCHEDULE CLV OPEN-TRENCH UTILITY SURVEY INSPECTION FOR DETERMINATION OF FINAL LOCATION COORDINATES. FACILITIES TO BE LOCATED BY CLV SHALL INCLUDE AT A MINIMUM THE HORIZONTAL AND VERTICAL (INVERT) LOCATION OF PUBLIC SEWER MANHOLES, STORM DRAIN MANHOLES AND TRANSITION STRUCTURES, STORM DRAIN LATERALS AT THE CONNECTION TO THE STORM DRAIN MAIN AND AT THE CONNECTION TO A DROP INLET, THE CONNECTION OF SEWER SERVICE LATERALS TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERALS EXIT THE PUBLIC RIGHT-OF-WAY, SEWER AND STORM DRAIN MAIN ALIGNMENT, INCLUDING DEFLECTION POINTS.
 - CCTV VIDEO INSPECTION IS REQUIRED FOR ALL SEWER AND STORM DRAINS. THE CCTV VIDEO INSPECTIONS NEED TO BE PERFORMED PER THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS LATEST EDITION.
 - A SEPARATE BORING PERMIT IS REQUIRED FOR ALL BORING ACTIVITIES.
- REVISED 06/04/2018



OWNER
SIENA XVI HOLDING LIMITED PARTNERSHIP
10655 PARK RUN DR #160
LAS VEGAS, NV 89104

DEVELOPER
SIENA HOLDING
10655 PARK RUN DR #160
LAS VEGAS, NV 89104
(702) 596-5611
mitch@ogronprop.com

BASIS OF BEARING

SOUTH 02°12'10" EAST - BEING THE CENTERLINE OF TORREY PINES DRIVE AS SHOWN IN FILE 31 OF PARCEL MAPS, PAGE 99, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

CLARK COUNTY BENCHMARK 6C01 355E6 - BEING A RIVET AND SQUARE ALUMINUM PLATE IN TOP OF CURB, NORTHWEST CORNER OF FREMONT STREET AND 21ST STREET, NEAR PC OF FREMONT STREET.

572.582 METERS
FEET
NAVD 88 DATUM

LEGAL DESCRIPTION

BEING THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

Southwest Gas Corporation General Notes

- In the event of a natural gas emergency call 811 and 1-877-860-6020.
- Minimum horizontal and vertical clearances between natural gas facilities and any underground utilities and/or structures, including but not limited to water, sewer, storm drain, communication, and electric shall be at least 12-inches or greater as dictated by local codes and standards.
a) Any deviation from specified minimum clearances must be approved by all affected utilities and/or municipalities.
- For valve adjustment contact 702-668-5607 48 hours prior to construction.
- In the event of a natural gas conflict with proposed utilities and structures contact 702-365-2099.

ONSITE STORM DRAIN NOTE

ALL ONSITE STORM DRAINS AND ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED BY PROPERTY OWNER.

FLOOD ZONE DATA

BY GRAPHIC PLOTTING ONLY, THE PROPERTY IS ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 3200302186F, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 16, 2011, AND IS NOT IN A SPECIAL FLOOD HAZARD.

DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD 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 PROPER LOCATION.

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

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

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

PROFESSIONAL ENGINEER STATE OF NEVADA
No. 13140
1/30/19

APPROVALS

APPROVED FOR:
Rosa Cortez, P.E. #17505
CITY OF LAS VEGAS ENGINEER - ACTING
DATE: 11.19.19

APPROVED:
LAS VEGAS FIRE & RESCUE
DATE: 11/19/19

APPROVED:
CITY OF LAS VEGAS DEPARTMENT OF PLANNING
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPARTMENT
DATE: 11/19/19

APPROVED:
Amy Courtney
NV ENERGY
DATE: 7/30/19

APPROVED:
Tort Dickey
SOUTHWEST GAS CORPORATION
DATE: 8/11/19

APPROVED:
Marilyn K. Hester
CENTRAL TELEPHONE CO. DBA CENTURY LINK
DATE: 7/30/19

"THE AFFIXED CENTURY LINK NEVADA APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS."

APPROVED FOR CONSTRUCTION

APPROVED:
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT NO. 136356 FIRST APPROVED DATE: 8-27-19
LVWMD APPROVED FIRE FLOW: TOTAL 1500 GPM/ONSITE 0 GPM
SHEETS: C1.0, C1.1, C3.0, & C3.1
DATE: 7/30/19

CLV PROJECT # L19-00592

SIENA HOLDING
10655 PARK RUN DR #160
LAS VEGAS, NV 89104
(702) 596-5611

APPROVED FOR:
DATE: 2/19/2019
DESIGN: KP
DRAWN: KP
CHECK: JRC
SCALE:

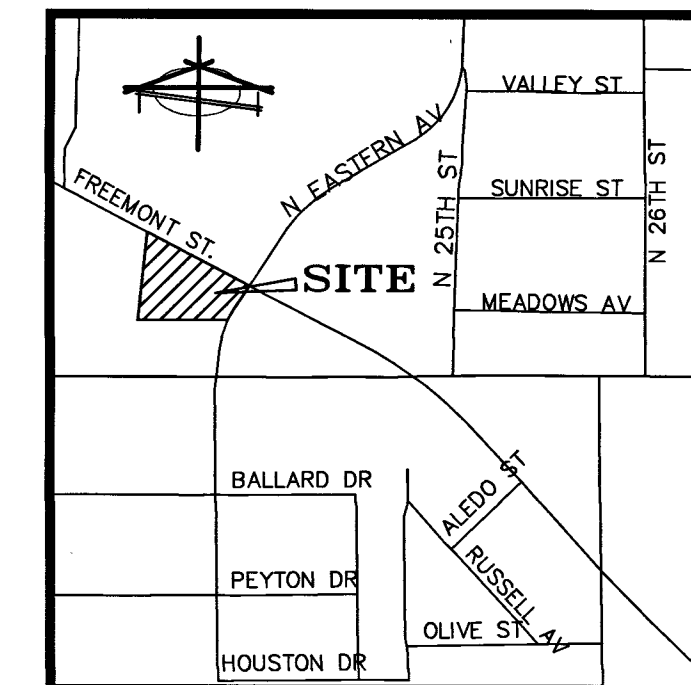
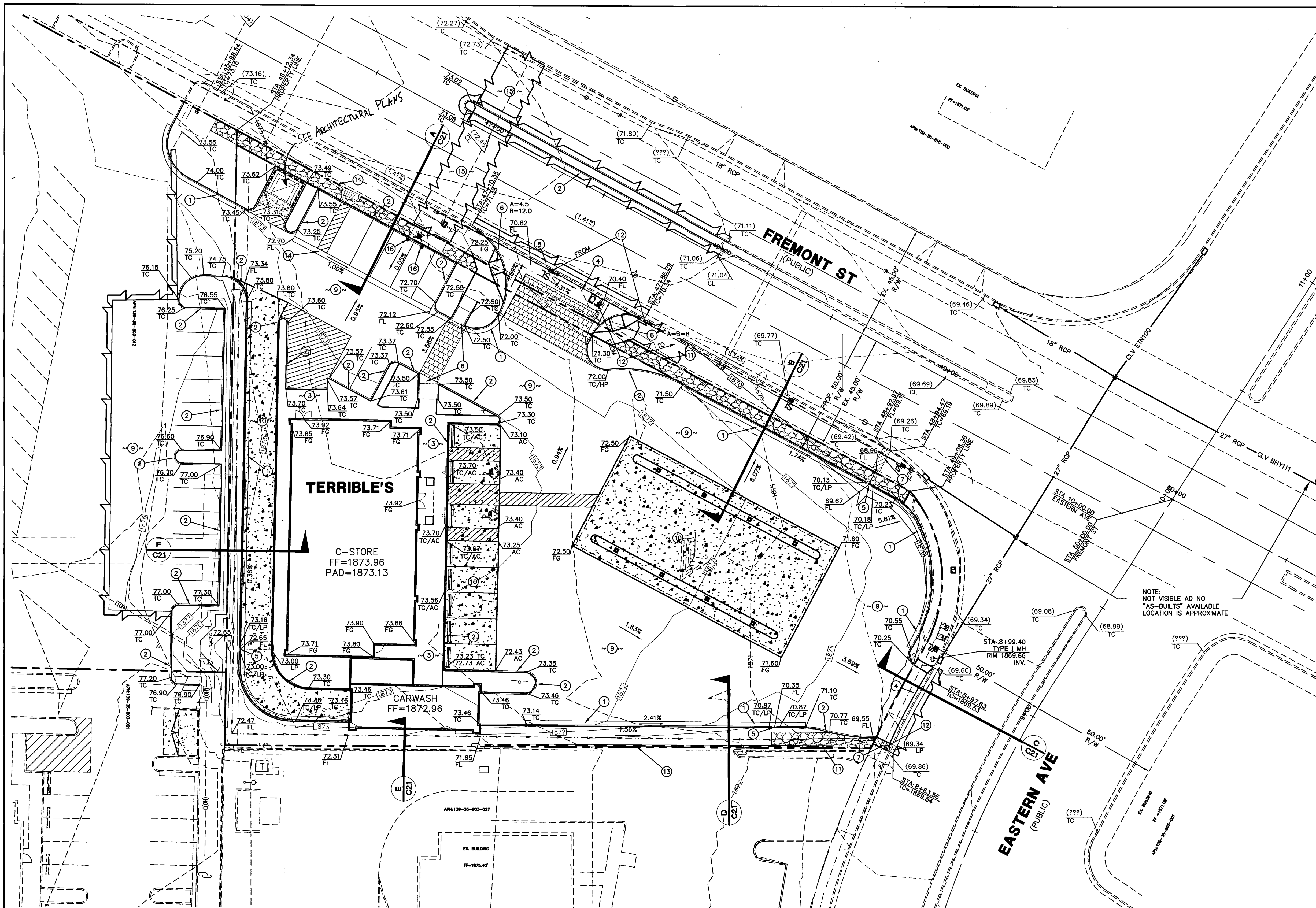
BAUGHMAN & TURNER, INC.
CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LAS VEGAS, NEVADA
1210 HINSON STREET
PHONE: (702) 870-8771 FAX: (702) 878-2693

SIENA FREMONT & EASTERN
SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.
CITY OF LAS VEGAS
NEVADA
APN 139-35-817-006

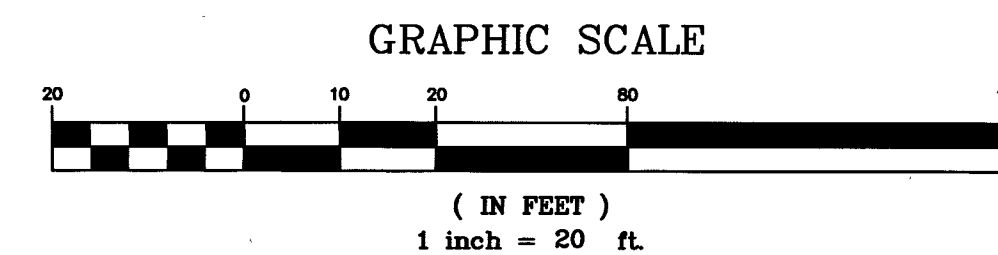
COVER SHEET
C1.0

APN 139-35-817-006

1 OF 8
PROJ. NO. S269



VICINITY MAP
NO SCALE



LEGEND

---	PROPERTY LINE
---	STREET CENTERLINE
---	LOT LINE
---	BUILDING SETBACK LINE
---	PROPOSED ROLL CURB
---	EXISTING "L" CURB & GUTTER
---	EXISTING CONTOUR LINES
---	PROPOSED FLOW LINE
---	PROPOSED GRADE BREAK
---	SAW CUT LINE
---	PROPOSED EDGE OF PAVEMENT
---	EXIST. EDGE OF PAVEMENT
---	PROPOSED BLOCK WALL
---	PROPOSED SCARP
---	EXIST. BLOCK WALL
---	PROPOSED ELEVATION & LOCATION
---	EXISTING ELEVATION & LOCATION
---	PROPOSED GRADE
---	CONSTRUCTION NOTE
---	PROPOSED HYDRANT
---	SIGHT VISIBILITY ZONE*
---	CONCRETE
CL	CENTERLINE
TC	TOP OF CURB
EP	EDGE OF PAVEMENT
FG	FINISHED GRADE
TF	TOP OF FOOTING
TRW	TOP OF RETAINING WALL
TFW	TOP OF FLOOD WALL
TPW	TOP OF PARSON'S WALL
BSW	BACK OF SIDEWALK
GB	GRADE BREAK
BVC	BEGIN VERTICAL CURVE
EVC	END VERTICAL CURVE
FF	FINISHED FLOOR
HP	HIGHPOINT
AC	ASPHALTIC CONCRETE
SWG	SOUTHWEST GAS
P.U.E.	PUBLIC UTILITY EASEMENT
P.D.E.	PRIVATE DRAINAGE EASEMENT
P.S.E.	PRIVATE SEWER EASEMENT
P.L.E.	PRIVATE LANDSCAPE EASEMENT

*NOTE: NOTHING OVER 24" IN HEIGHT ALLOWED IN
SIGHT VISIBILITY ZONE EXCEPT TRAFFIC CONTROL
DEVICES.

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.

PROVIDER NOTE:

NO WORK WITHIN INDOT R.O.W. WITHOUT AN INDOT PERMIT.

ONSITE STORM DRAIN NOTE

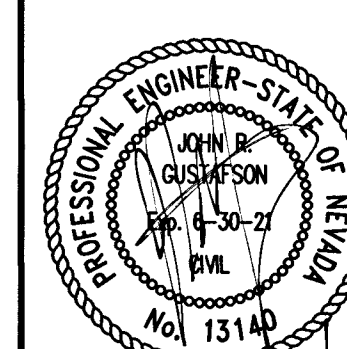
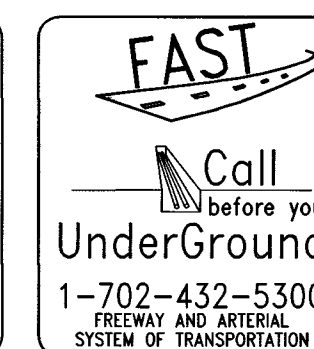
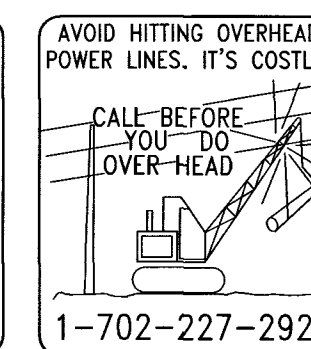
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ARE PRIVATELY OWNED AND TO BE PRIVATELY
MAINTAINED BY PROPERTY OWNER.

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BY GRAPHIC PLOTTING ONLY, THE PROPERTY IS ZONE X
OF THE FLOOD INSURANCE RATE MAP, COMMUNITY
PANEL NO. 32003C2186F, WHICH BEARS AN EFFECTIVE
DATE OF NOVEMBER 16, 2011, AND IS NOT IN A SPECIAL
FLOOD HAZARD.

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RESPONSIBILITY TO DETERMINE THE
EXACT HORIZONTAL AND VERTICAL
LOCATION OF ALL EXISTING
UNDERGROUND AND OVERHEAD
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 PROPER
LOCATION.



ENGINEERS CERTIFICATE

I CERTIFY THAT THIS GRADING PLAN IS IN ACCORDANCE
WITH THE APPROVED DRAINAGE STUDY ON FILE AT
CITY OF LAS VEGAS FOR THIS PROJECT: DS-5075A

JOHN R. GUSTAFSON, P.E. 7/30/19 DATE

CONSTRUCTION NOTES

#	ITEM	UNIT	PUBLIC	PRIVATE
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2	INSTALL "A" TYPE CURB PER CCAUSD DWG. #219	LF	364	1,128
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5	INSTALL 2" CURB OPENING PER DETAIL "1" ON DT1	EA	3	-
6	INSTALL HANDICAP RAMP PER CCAUSD DWG. #235 CASE I USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT	EA	2	2
7	INSTALL SIDEWALK UNDERDRAIN PER CCAUSD #236	EA	2	-
8	INSTALL 6" CROSS GUTTER PER CCAUSD DWG. #228	LF	43	-
9	INSTALL 3" MIN. AC OVER 4" TYPE II A.B.	SY	547	3,773
10	INSTALL 6" CONCRETE OVER 4.5" TYPE II A.B.	SY	-	8664
11	INSTALL RIP-RAP, D50=6" DEPTH=12"	SF	137	-
12	EXISTING UTILITY TO BE RELOCATED	EA	3	-
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STORMWATER MANAGEMENT NOTES

1. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MED, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS. IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CLARK COUNTY BUILDING ADMINISTRATIVE CODE 24.40 AND THE LAS VEGAS VALLEY CONSTRUCTION BMP GUIDANCE MANUAL.
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVRI000000, SECTION III.A.5
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER ANY RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTION TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO NEVADA GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVRI000000, SECTION III.A.12.
5. ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

BASIS OF BEARING

SOUTH 02°12'10" EAST - BEING THE CENTERLINE OF
TORREY PINES DRIVE AS SHOWN IN FILE 31 OF PARCEL
MAPS, PAGE 99, CLARK COUNTY RECORDER'S OFFICE,
CLARK COUNTY, NEVADA.

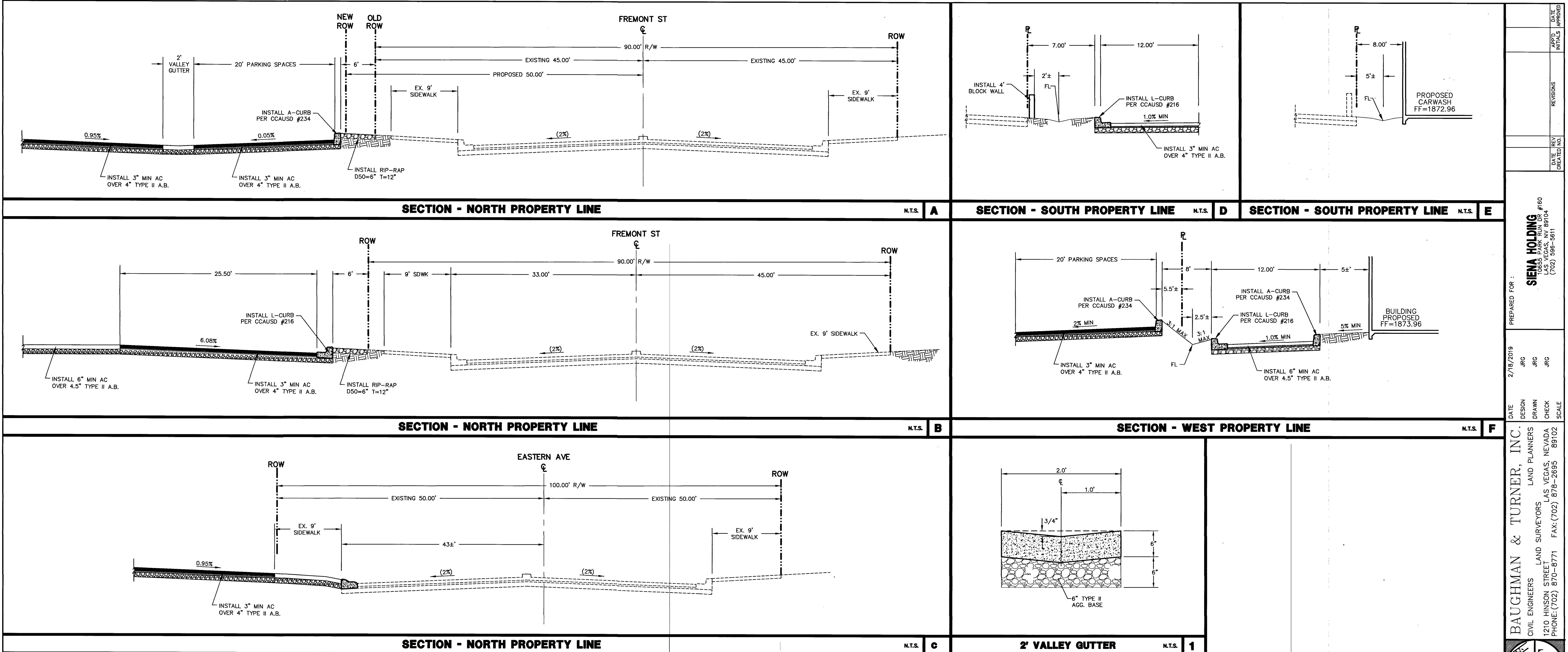
BENCHMARK

CLARK COUNTY BENCHMARK 6C01 35SE6 -
BEING A RIVET AND SQUARE ALUMINUM PLATE IN
TOP OF CURB, NORTHWEST CORNER OF FREMONT
STREET AND 21ST STREET, NEAR PC OF
FREMONT STREET.

572.582 METERS 1878.55
FEET
NAVD 88 DATUM

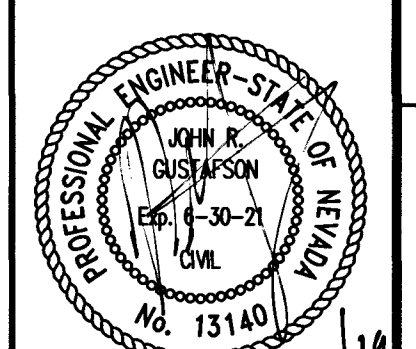
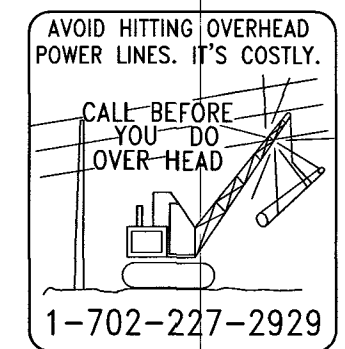
LEGAL DESCRIPTION

BEING THE SOUTHEAST QUARTER (SE1/4) OF THE
SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST
QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4)
OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 60 EAST,
M.D.M., CLARK COUNTY, NEVADA.



DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD 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 PROPER LOCATION.



CLV PROJECT # L19-00592

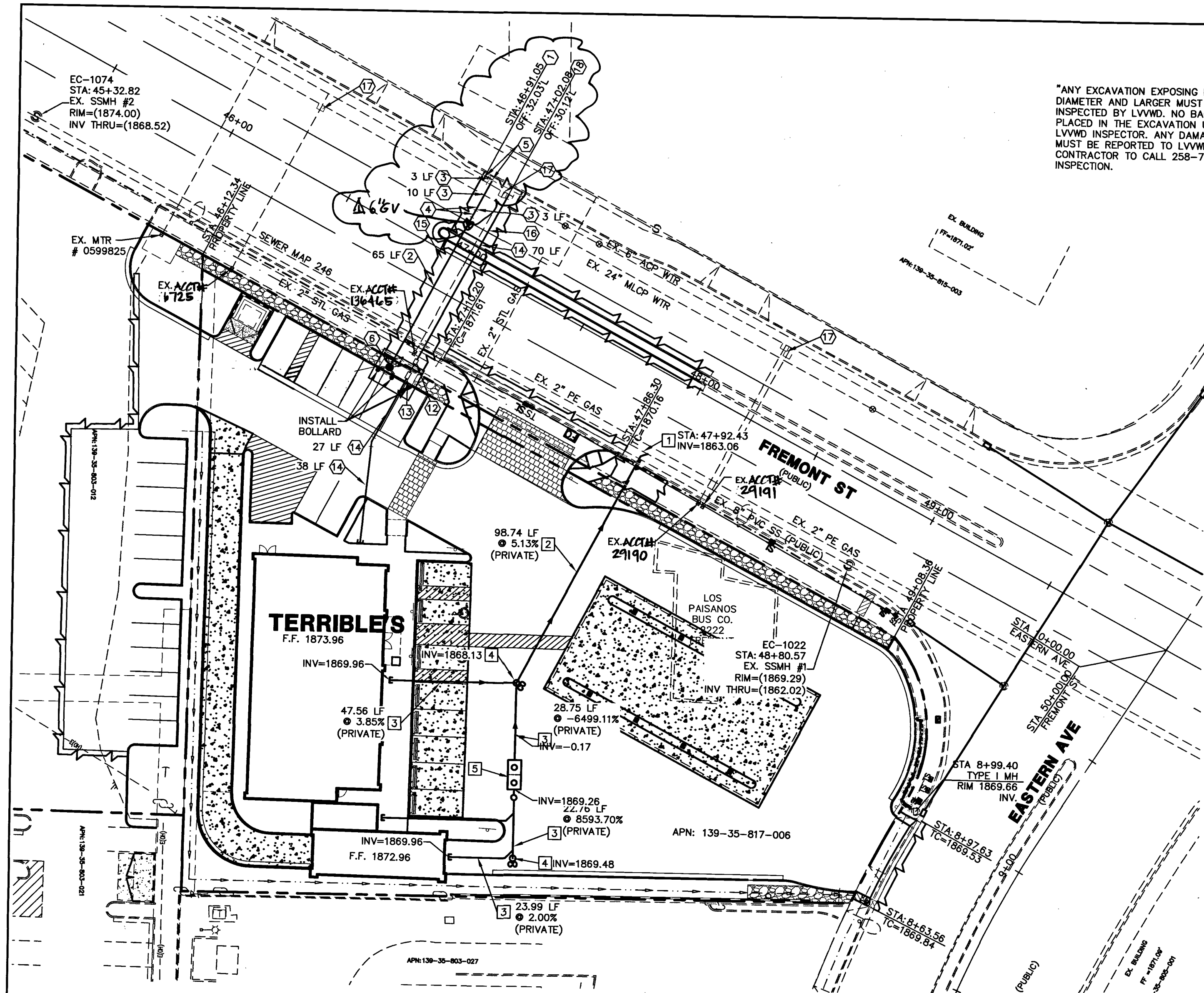
SIENA FREMONT & EASTERN GRADING DETAILS
 SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M. CITY OF LAS VEGAS
 APN 139-35-817-006

BAUGHMAN & TURNER, INC.
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS
 1210 HINSON STREET LAS VEGAS, NEVADA 89102
 PHONE: (702) 870-8771 FAX: (702) 878-2695

PREPARED FOR: **SIENA HOLDING**
 LAS VEGAS, NV 89104
 (702) 996-5811

DATE	REV	REVISIONS	APPRO. INITIALS	DATE

107V1767



WATER CONSTRUCTION NOTES

#	ITEM	UNIT	PUBLIC	PRIVATE
1	INSTALL 6"x6"x6" CUT IN TEE AND VALVE PER UDACS PLT. #30, #34, #39 AND SECTION 2.24.01B	EA	1	-
2	INSTALL 6" PVC CLASS 150 DR-18 WATER LINE	LF	78	-
3	INSTALL 6" DUCTILE IRON WATER PIPE	LF	3	-
4	INSTALL 6" 45° BEND W/THRUST BLOCK PER UDACS PLATE #31	EA	2	-
5	INSTALL 6" 90° BEND W/THRUST BLOCK PER UDACS PLATE #31	EA	2	-
6	INSTALL HYDRANT ASSEMBLY PER UDACS PLATE #40	EA	1	-
7	INSTALL 6"x6"x6" CUT IN TEE AND VALVE PER UDACS PLT. #30, #34, #39 AND SECTION 2.24.01B	EA	1	-
8	INSTALL 8" PVC CLASS 150 DR-18 WATER LINE	LF	57	-
9	INSTALL 8" DUCTILE IRON WATER PIPE	LF	3	-
10	INSTALL 8" 45° BEND W/THRUST BLOCK PER UDACS PLATE #31	EA	2	-
11	INSTALL 8" 90° BEND W/THRUST BLOCK PER UDACS PLATE #31	EA	3	-
12	INSTALL 1-1/2" RED BRASS PIPE	LF	6	-
13	INSTALL 1-1/2" RPPA	EA	1	-
14	INSTALL 1-1/2" COPPER WATER LINE	LF	-	66
15	SAWCUT AND MATCH EX. AC PAVEMENT PER CCAUSD #S 503, 500.4 AND 500.5	SF	5927	-
16	INSTALL COPPER-K PIPE	LF	1	-
17	CUT AND CAP PER UDACS SECTION 2.17.04	EA	3	-
18	INSTALL 1-1/2" SERVICE SADDLE	EA	1	-

SEWER CONSTRUCTION NOTES

#	ITEM	UNIT	PUBLIC	PRIVATE
1	CONNECT TO EX. SANITARY SEWER PER DCSWCS DWG SD-22	LF	-	1
2	INSTALL 6" PVC (SDR-35) SEWER PIPE (PRIVATE)	LF	-	138
3	INSTALL 4" PVC (SDR-35) SEWER PIPE (PRIVATE)	LF	-	122
4	INSTALL CLEANOUT WITH TRAFFIC BATED BOX PER DCSWCS DWG SD-26	EA	-	2
5	INSTALL SAND AND SOIL SEPARATOR-SEE MECHANICAL PLANS FOR SIZING	EA	-	1

SEPARATION NOTE

A MINIMUM OF 4.0' SEPARATION IS REQUIRED BETWEEN WATER SERVICE AND SEWER LATERALS PER UDACS 2.22.03.A.1

UTILITY CROSSING NOTES

1. ALL SEWER/STORM DRAIN CROSSING WATER LINES MUST CONFORM TO SECTION 2.22 OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS) FOR WATER AND STORM MAIN CROSSINGS AND CLEARANCES.

DRY UTILITY CROSSING NOTES

2. MAINTAIN A MINIMUM 12" VERTICAL SEPARATION AT ALL POINTS OF CROSSING
3. MAINTAIN A MINIMUM 3" PARALLEL SEPARATION
4. ANY EXCAVATION AT BACK OF CURB MUST REMAIN OPEN FOR INSPECTION OF COPPER SERVICE LATERALS. ANY COPPER SERVICE LATERAL KINKED, BENT OR OTHERWISE DAMAGED MUST BE REPLACED FROM THE MAIN TO THE ANGLE METER STOP.

FIRE FLOW CALCULATIONS

RIRE FLOW REQUIREMENT IS 1500 GALLONS PER MINUTE AT 20 PSI RESIDUAL PRESSURE

BASED ON:

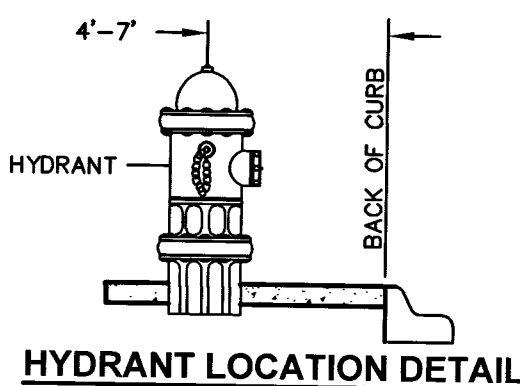
SQUARE FOOTAGE: 4623 SQ FT
LARGEST FIRE AREA: 4523 SQ FT

BUILDING HEIGHT: 25.0 FT
NUMBER OF STORIES: 1 FLOORS

TYPE OF CONSTRUCTION: TYPE III-B
OCCUPANCY: CAR WASH-B

FULL AUTOMATIC FIRE SPRINKLER SYSTEM: YES (NO)

REVIEWED BY: [Signature] DATE: 6/6/19



HYDRANT LOCATION DETAIL
N.T.S.
REFERENCE UDACS PLT. 40
PRIVATE HYDRANTS ONLY

"ANY EXCAVATION EXPOSING LVWD FACILITIES 24" IN DIAMETER AND LARGER MUST REMAIN OPEN UNTIL INSPECTED BY LVWD. NO BACKFILL MATERIAL IS TO BE PLACED IN THE EXCAVATION UNTIL APPROVED BY THE LVWD INSPECTOR. ANY DAMAGE TO THE FACILITIES MUST BE REPORTED TO LVWD IMMEDIATELY. CONTRACTOR TO CALL 258-7171 TO SCHEDULE LVWD INSPECTION.

BASIS OF BEARING:

SOUTH 89°51'04" EAST - BEING THE BEARING OF CHARLESTON BOULEVARD AS SHOWN IN FILE 203 OF SURVEYS, PAGE 47, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

CLARK COUNTY BENCHMARK 6001 35SE6 - BEING A RIVET AND SQUARE ALUMINUM PLATE IN TOP OF CURB, NORTHWEST CORNER OF FREMONT STREET AND 21ST STREET, NEAR PC OF FREMONT STREET.

572.582 METERS
FEET
NAVD 88 DATUM

LEGAL DESCRIPTION

LOT 1 OF CHARLESTO EASTERN, A COMMERCIAL SUBDIVISION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 153, OF PLATS, PAGE 67, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

REDUCED PRESSURE PRINCIPLE ASSEMBLY (RPPA) (1) 1-1/2"

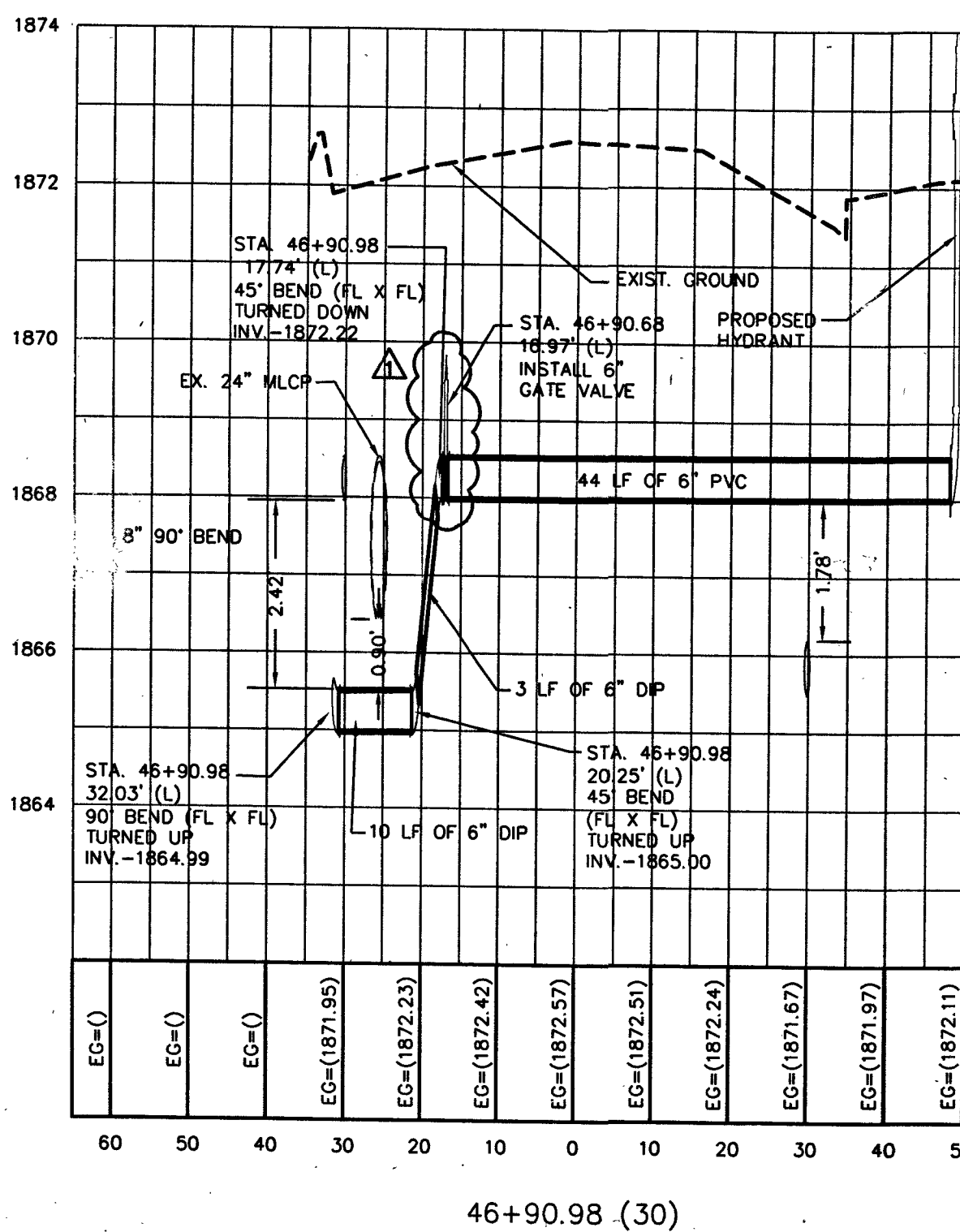
APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY (S) SHALL BE INSTALLED PER UDACS PLATE NO. 8. NO WATER SHALL BE TAKEN FROM A SERVICE REQUIRING BACKFLOW PREVENTION UNTIL THE REDUCED PRESSURE PRINCIPLE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED BY THE CITY OF HENDERSON. ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S) TO ALLOW THE CITY OF HENDERSON DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY. EASEMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE DATE OF CONSTRUCTION.

EASEMENT WITH TREES, SHRUBS, DECORATIVE ROCKS, BLOCK WALL, OR FENCE

TREES, SHRUBS, DECORATIVE ROCKS, AND ANY BLOCK WALL OR OTHER FENCE MATERIAL, SHALL BE DESIGNED AND CONSTRUCTED AROUND THE EASEMENT(S) TO ALLOW THE DISTRICT DIRECT ACCESS TO THE VAULT(S), BACKFLOW ASSEMBLIES, AND PIPING FROM THE ADJACENT RIGHT-OF-WAY.

WASTEWATER FLOW CALCULATIONS

COMMERCIAL	
ACREAGE:	1.03
AVERAGE FLOW:	0.003 MGD
PEAK SANITARY FLOW:	0.009 MGD
PEAK WET FLOW:	0.011 MGD
CALCULATIONS	
AVERAGE=	$1.03 \text{ ACRES} \times 10 \frac{\text{ERU}}{\text{AC}} \times \frac{250 \text{ GPD}}{\text{ERU}} \times \frac{1 \text{ MGD}}{1000000 \text{ GPD}} = 0.003 \text{ MGD}$
PEAK SANITARY FLOW =	$3.50 \times 0.003 = 0.009 \text{ MGD}$
PEAK WET FLOW =	$1.25 \times 0.009 = 0.011 \text{ MGD}$



CROSSING #1 STA 46+90.98

ABANDONMENT OF EXISTING SERVICES (2-INCH AND SMALLER)

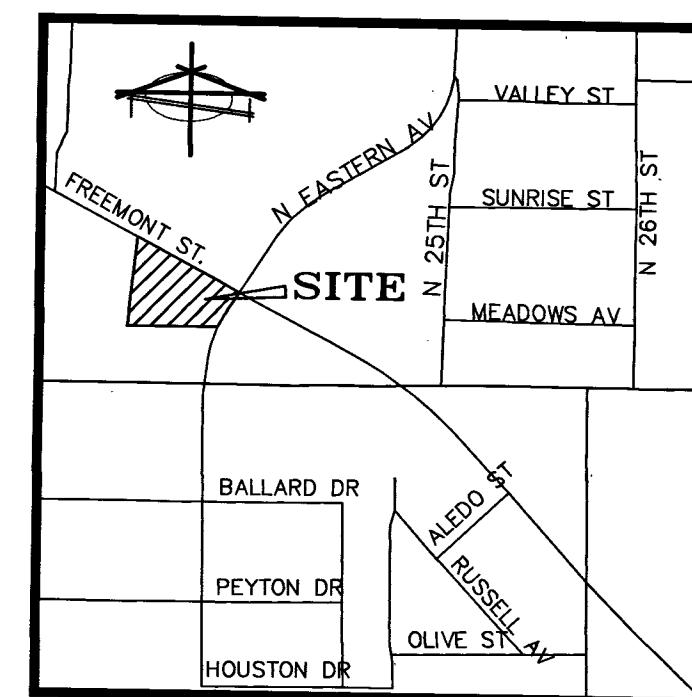
IF ANY OF THE EXISTING SERVICES ARE INCORRECTLY LOCATED OR NOT TO BE USED WITH THIS PROJECT, THIS PROJECT SHALL ABANDON THE LATERALS AT THE CONNECTION TO THE ACTIVE MAIN IN ACCORDANCE WITH (UDACS SECTION 2.17.04) AND THE COORDINATE WITH THE LVWD INSPECTOR.

OWNER

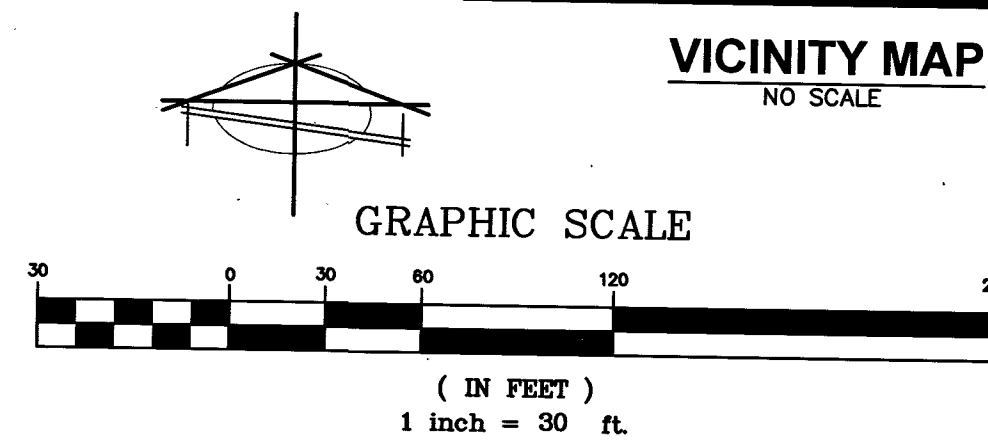
SIENA XVII HOLDING LIMITED PARTNERSHIP
10655 PARK RUN DR #160
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DEVELOPER

SIENA HOLDING
10655 PARK RUN DR #160
LAS VEGAS, NV 89104
(702) 596-5611
mitch@ogronprop.com



VICINITY MAP
NO SCALE



LEGEND

---	PROPERTY LINE
---	PROPOSED "L" CURB & GUTTER
---	EXISTING "L" CURB & GUTTER
---	LIMITS OF SAWCUT, AC TRENCH AND BACKFILL
---	PROPOSED WTR
---	EXISTING WTR
---	PROPOSED SS
---	EXISTING SS
---	WATER CONSTRUCTION NOTE
---	SEWER CONSTRUCTION NOTE
---	PROP. HYDRANT
---	EX. HYDRANT
---	EX. FIRE DEPARTMENT CONNECTION
---	PROPOSED SSMH
---	EXISTING SSMH
---	PROPOSED SDMH
---	EXISTING SDMH
---	PROPOSED GATE VALVE
---	EXISTING GATE VALVE
---	BLOWOFF VALVE
---	BACK WATER VALVE
---	PRESSURE REDUCING VALVE
---	UNIFORM DESIGN AND CONSTRUCTION STANDARDS DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS
---	WATER LINE
---	SANITARY SEWER
---	STORM DRAIN
---	FINISHED FLOOR ELEVATION
---	LINEAR FEET
---	SANITARY SEWER MANHOLE
---	STORM DRAIN MANHOLE
---	INVERT
---	POLYVINYL CHLORIDE PIPE
---	DUCTILE IRON PIPE
---	REINFORCED CONCRETE PIPE
---	PRESSURE REDUCING VALVE

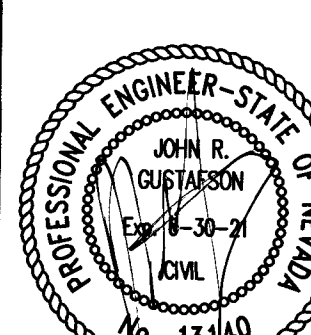
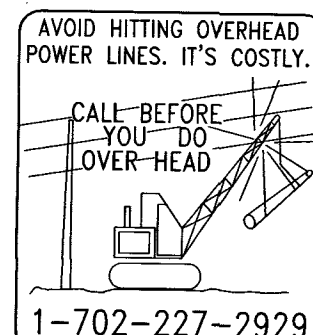
APPROVALS

APPROVED FOR CONSTRUCTION

Las Vegas Valley Water District Engineering Services
PROJECT NO. 136356 FIRST APPROVED DATE: 8/27/19
LVWD APPROVED FIRE FLOW: TOTAL 1500 GPM AT 20 PSI RESIDUAL
[Signature] DATE: 8/11/19
[Signature] DATE: 8/6/19
LAS VEGAS FIRE & RESCUE

DISCLAIMER NOTE

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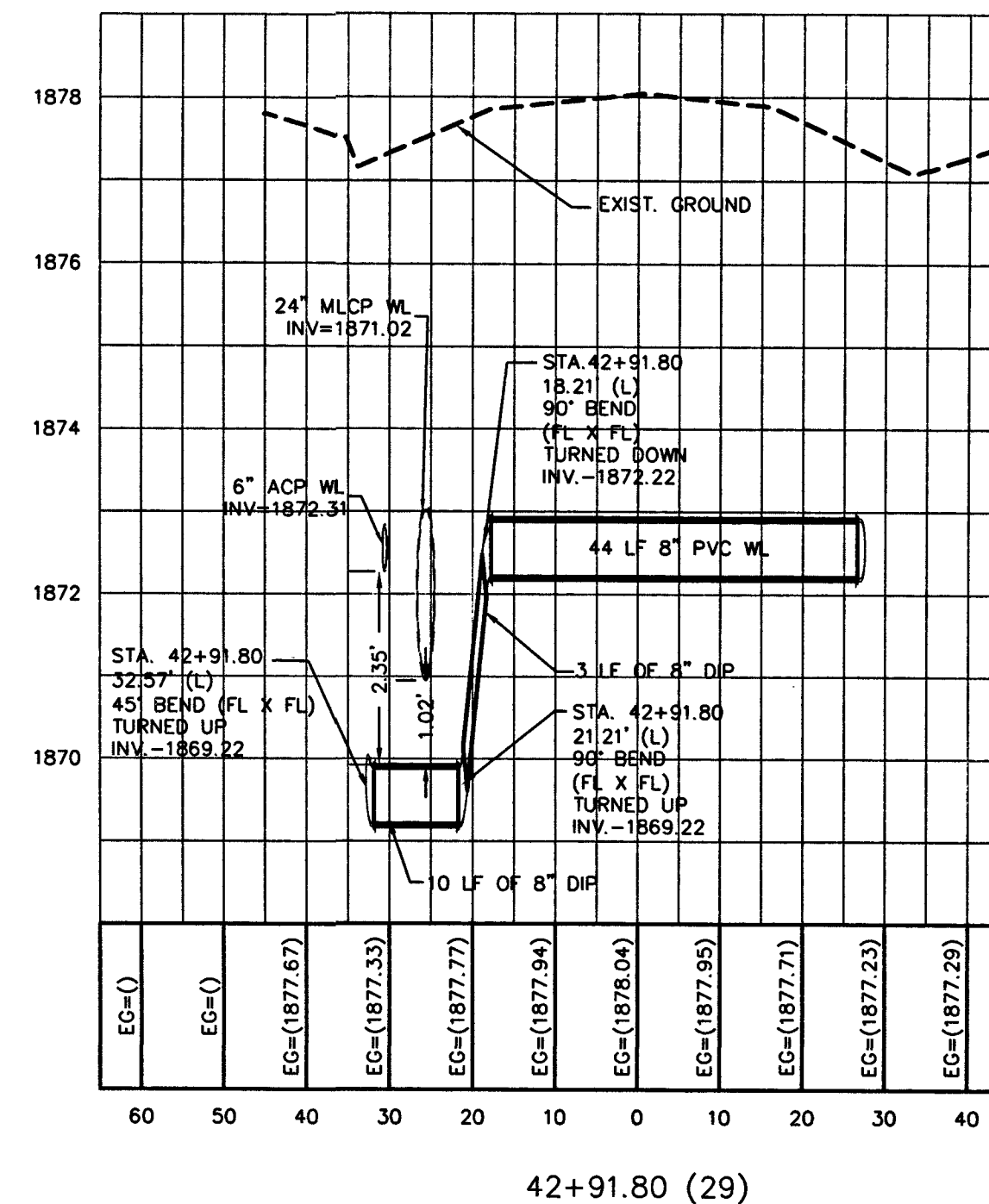
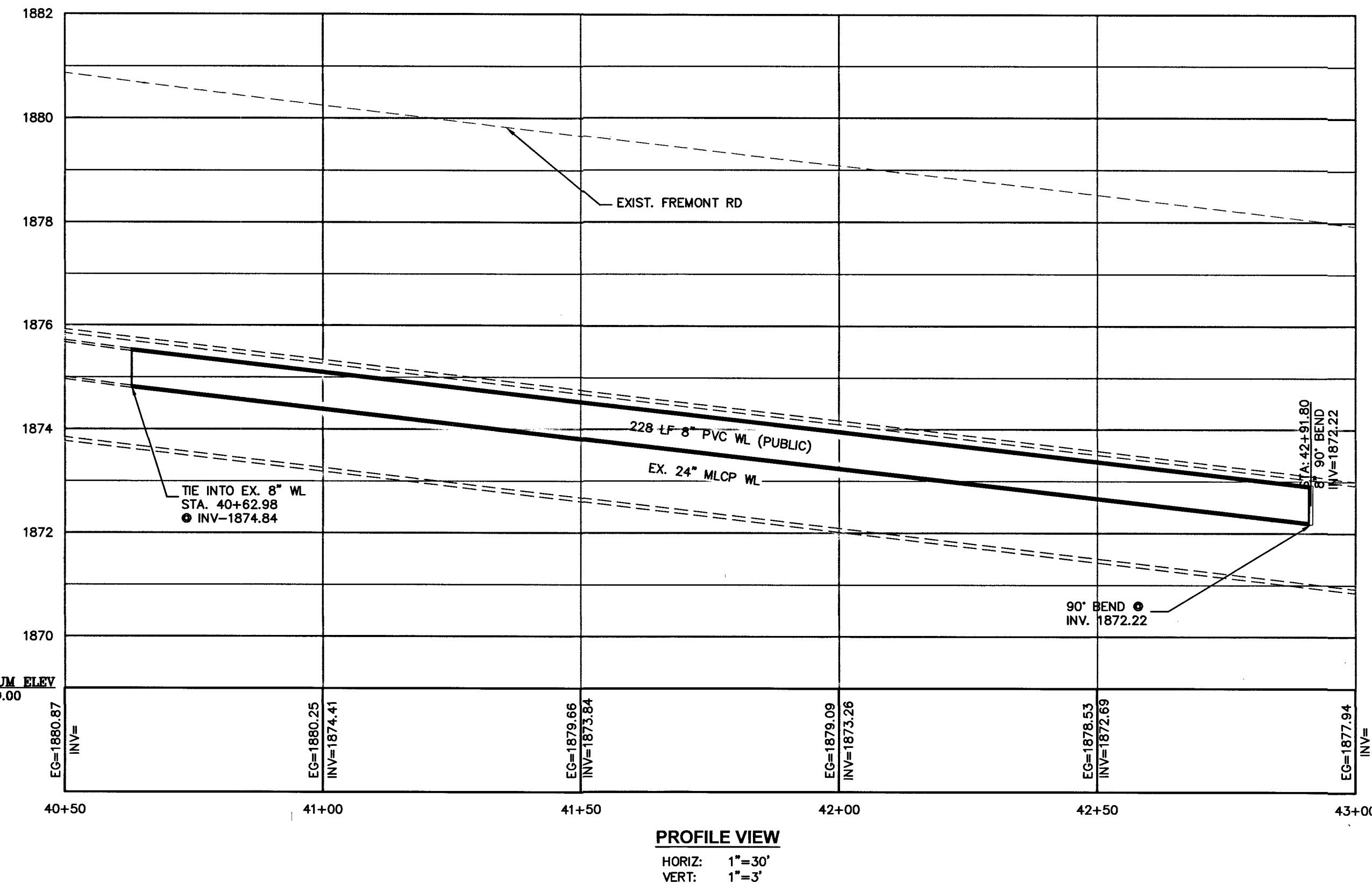
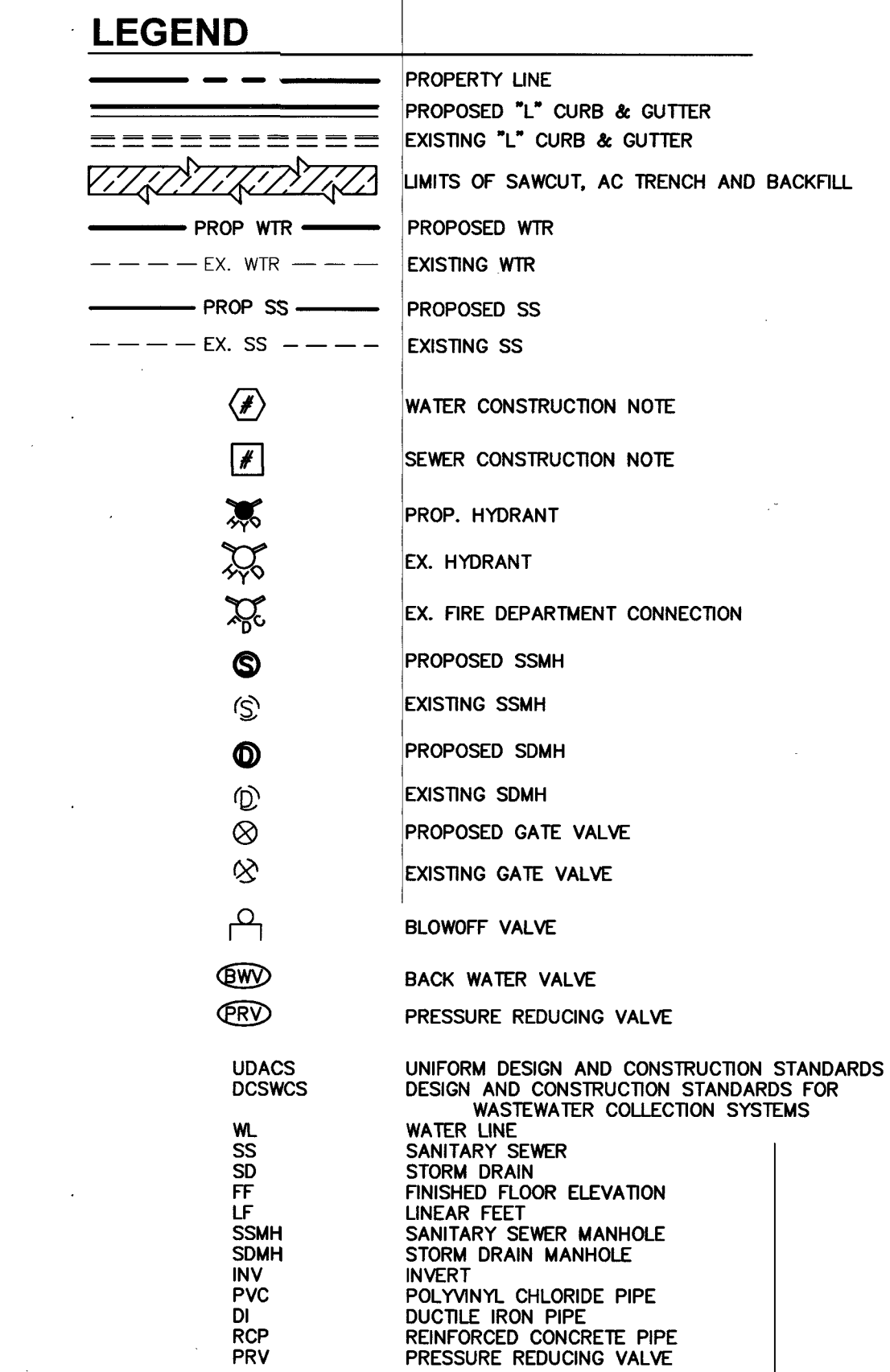
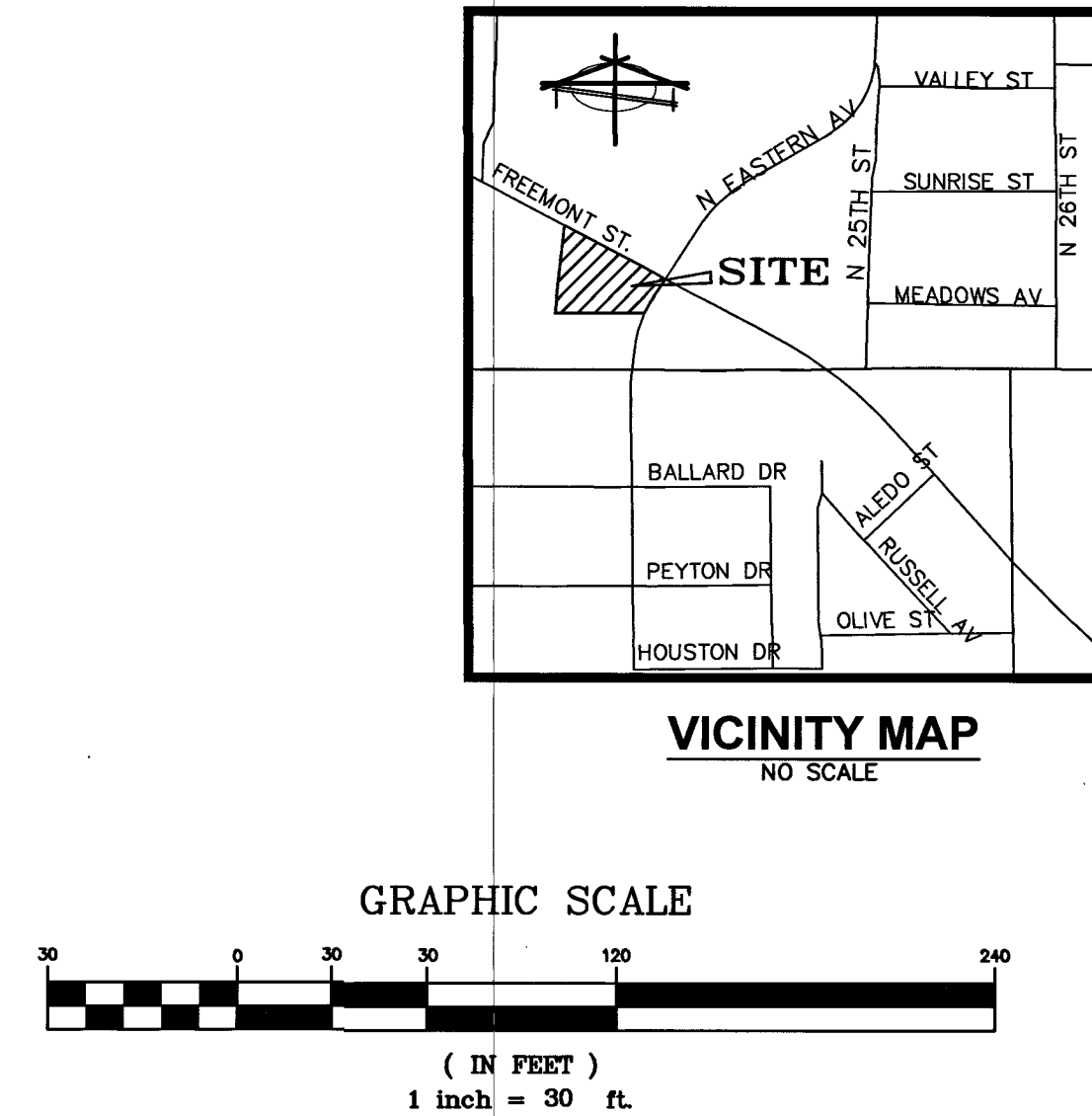
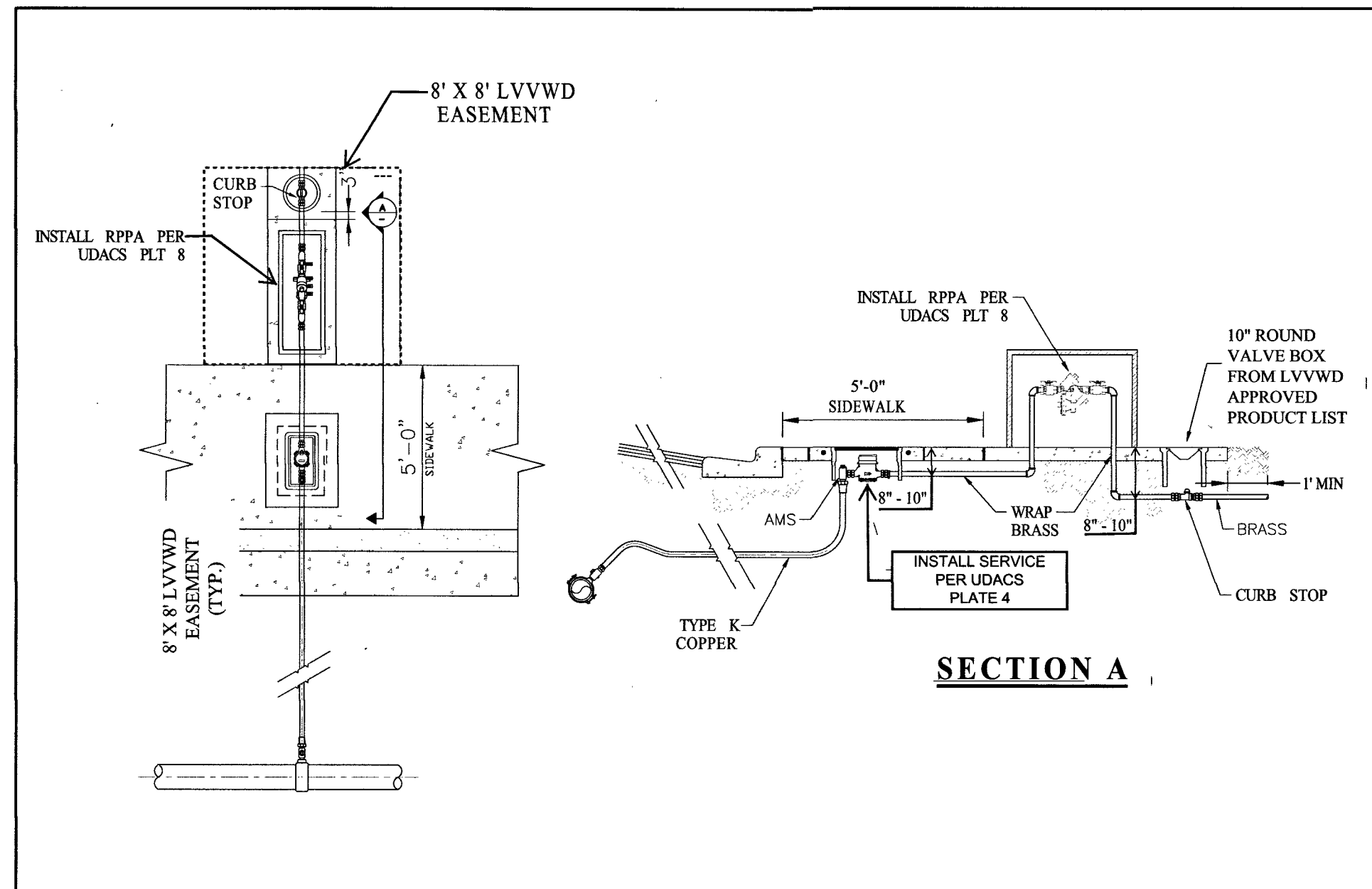
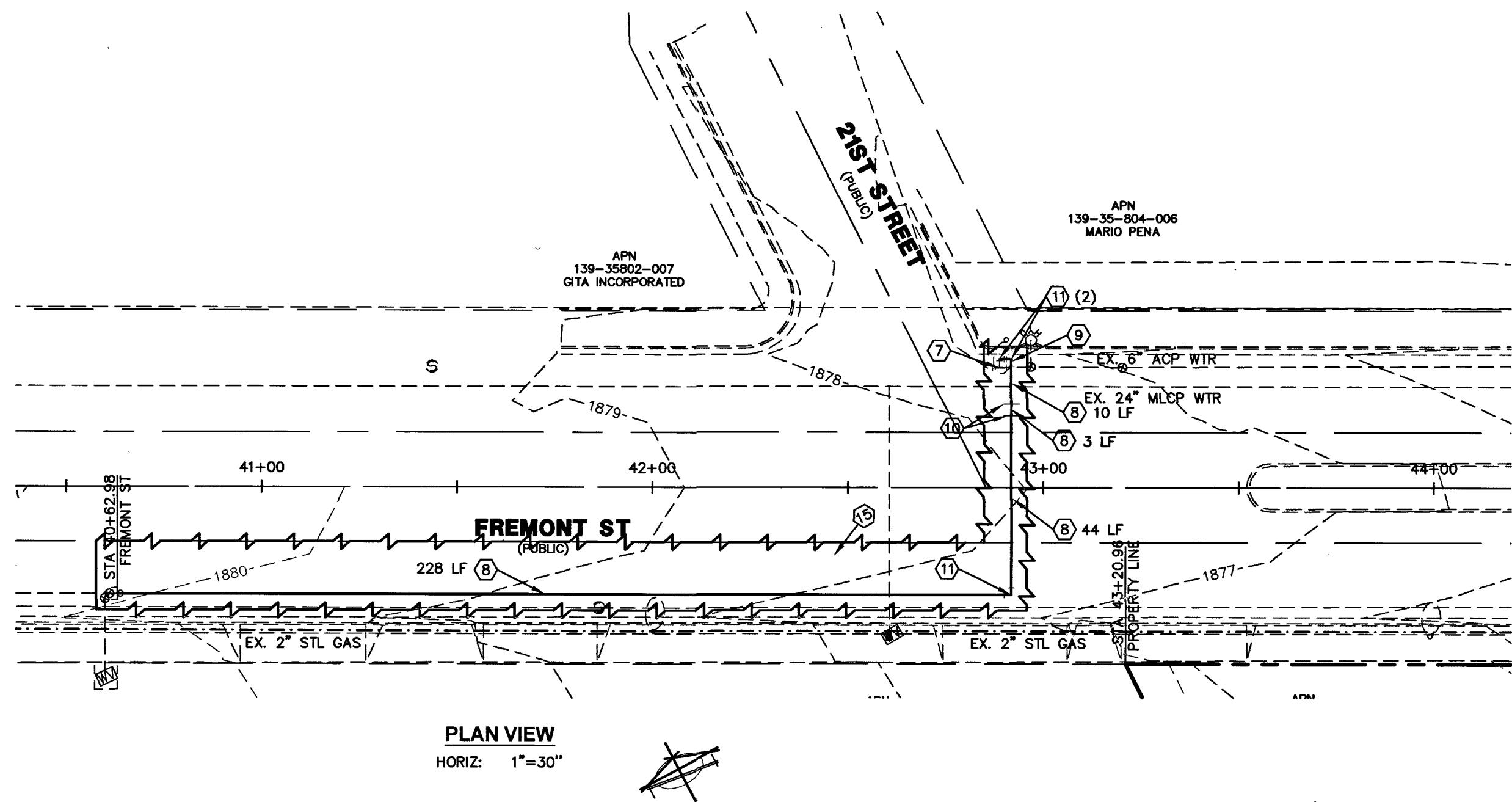
SIENA FREMONT & EASTERN
UTILITY PLAN 1
SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M. NEVADA
CITY OF LAS VEGAS
APN 136356A Q3-35-35-35

SHEET

C3.0

5 OF 8
PROJ. NO. S269

107V 7161



WATER CONSTRUCTION NOTES

#	ITEM	UNIT	QUANTITY	PUBLIC PRIVATE
1	INSTALL 6"x6"x6" CUT IN TEE AND VALVE PER UDACS PLT. #30, #34, #39 AND SECTION 2.24.01B	EA	1	-
2	INSTALL 6" PVC CLASS 150 DR-18 WATER LINE	LF	78	-
3	INSTALL 6" DUCTILE IRON WATER PIPE	LF	3	-
4	INSTALL 6" 45° BEND W/THRUST BLOCK PER UDACS PLATE #31	EA	2	-
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12	INSTALL 1-1/2" RED BRASS PIPE	LF	6	-
13	INSTALL 1-1/2" RPPA	EA	1	-
14	INSTALL 1-1/2" COPPER WATER LINE	LF	66	-
15	SAWCUT AND MATCH EX. AC PAVEMENT PER CCAUSD #S 503, 500.4 AND 500.5	SF	5927	-
16	INSTALL COPPER-K PIPE	LF	1	-
17	CUT AND CAP PER UDACS SECTION 2.17.04	EA	3	-
18	INSTALL 1-1/2" SERVICE SADDLE	EA	1	-

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SEPARATION NOTE

A MINIMUM OF 4.0' SEPARATION IS REQUIRED BETWEEN WATER SERVICE AND SEWER LATERALS PER UDACS 2.22.03.A.1

UTILITY CROSSING NOTES

- ALL SEWER/STORM DRAINS CROSSING WATER LINES MUST CONFORM TO SECTION 2.22 OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS) FOR WATER AND STORM MAIN CROSSINGS AND CLEARANCES.
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DRY UTILITY CROSSING NOTES

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BASIS OF BEARING:

SOUTH 89°51'04" EAST - BEING THE BEARING OF CHARLESTON BOULEVARD AS SHOWN IN FILE 203 OF SURVEYS, PAGE 47, CLARK COUNTY RECORDER'S OFFICE CLARK COUNTY, NEVADA.

BENCHMARK

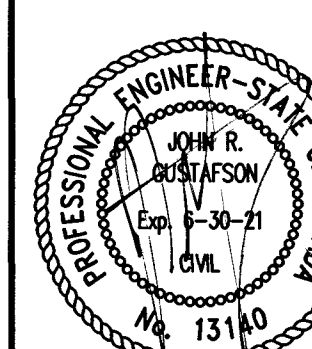
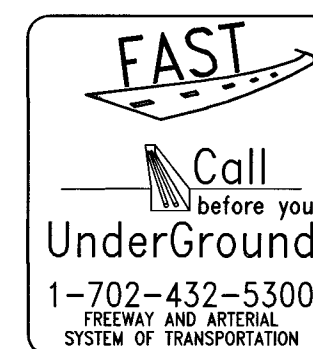
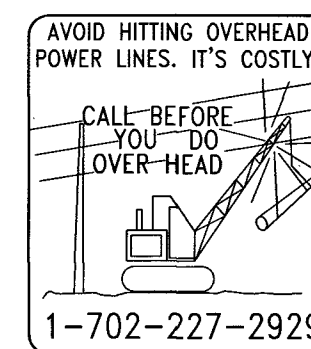
CLARK COUNTY BENCHMARK 6C01 35566 - BEING A RIVET AND SQUARE ALUMINUM PLATE IN TOP OF CURB, NORTHWEST CORNER OF FREMONT STREET AND 21ST STREET, NEAR PC OF FREMONT STREET.

572.582 METERS
1878.55 FEET
NAVD 88 DATUM

CROSSING #2 STA 42+91.80

DISCLAIMER NOTE

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APPROVALS

APPROVED FOR CONSTRUCTION
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT NO. 136356 FIRST APPROVED DATE: 8-27-19
LVVWD APPROVED FIRE FLOW: TOTAL 1500 AT 26 PSI RESIDUAL
Southwest Gas Corporation DATE 8/1/19
LAS VEGAS FIRE & RESCUE DATE 8/6/19

CLV PROJECT # L19-00592

SIENA FREMONT & EASTERN UTILITY PLAN 2

SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M. CITY OF LAS VEGAS NEVADA

APN 139-35-817-006

SHEET

C3.1

6 OF 8

PROJ. NO. S269

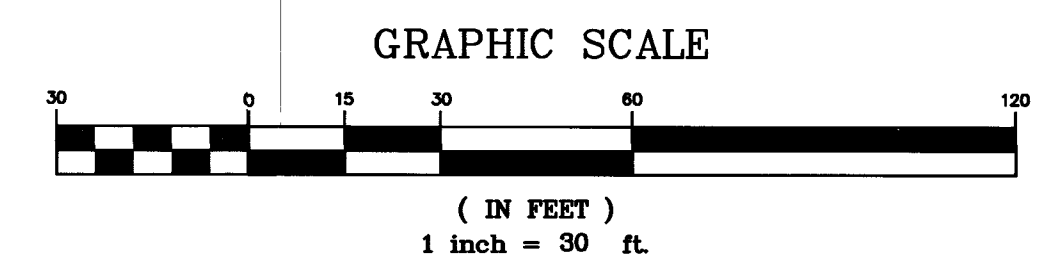
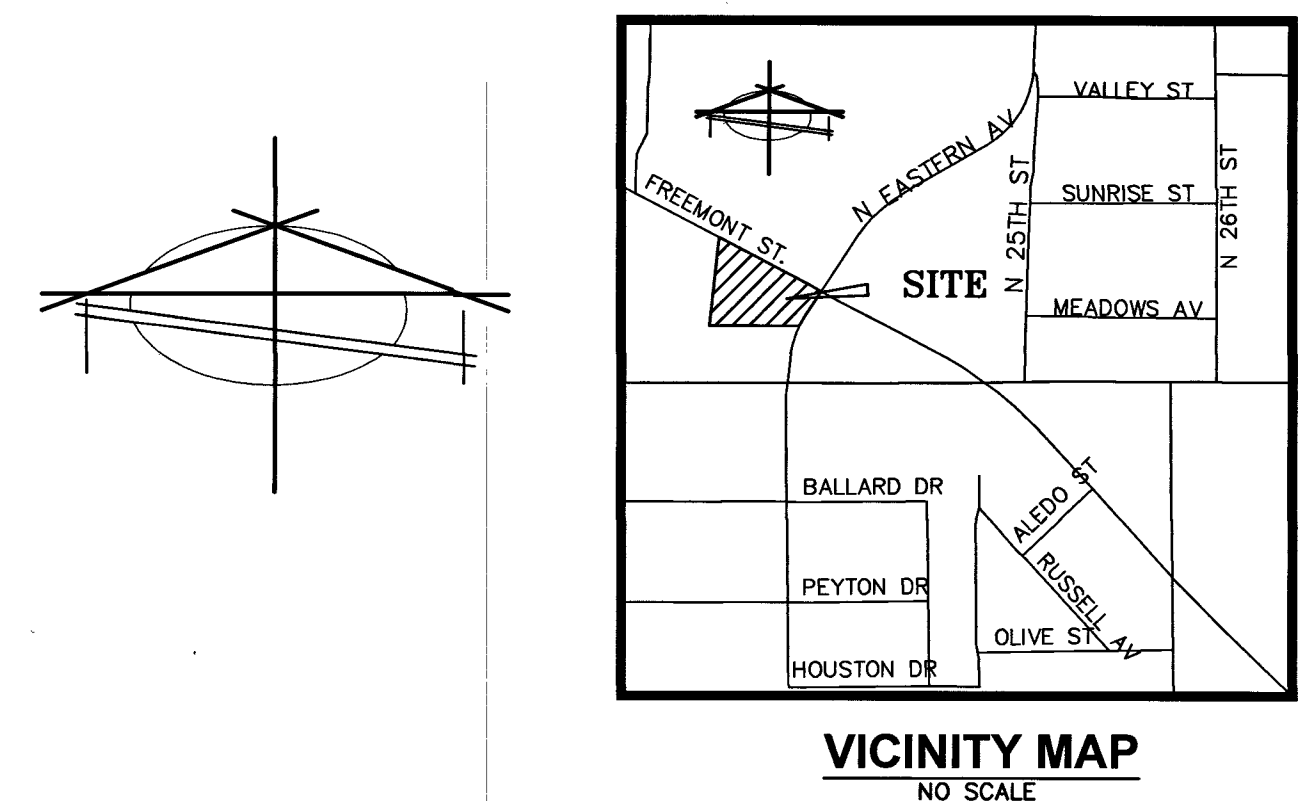
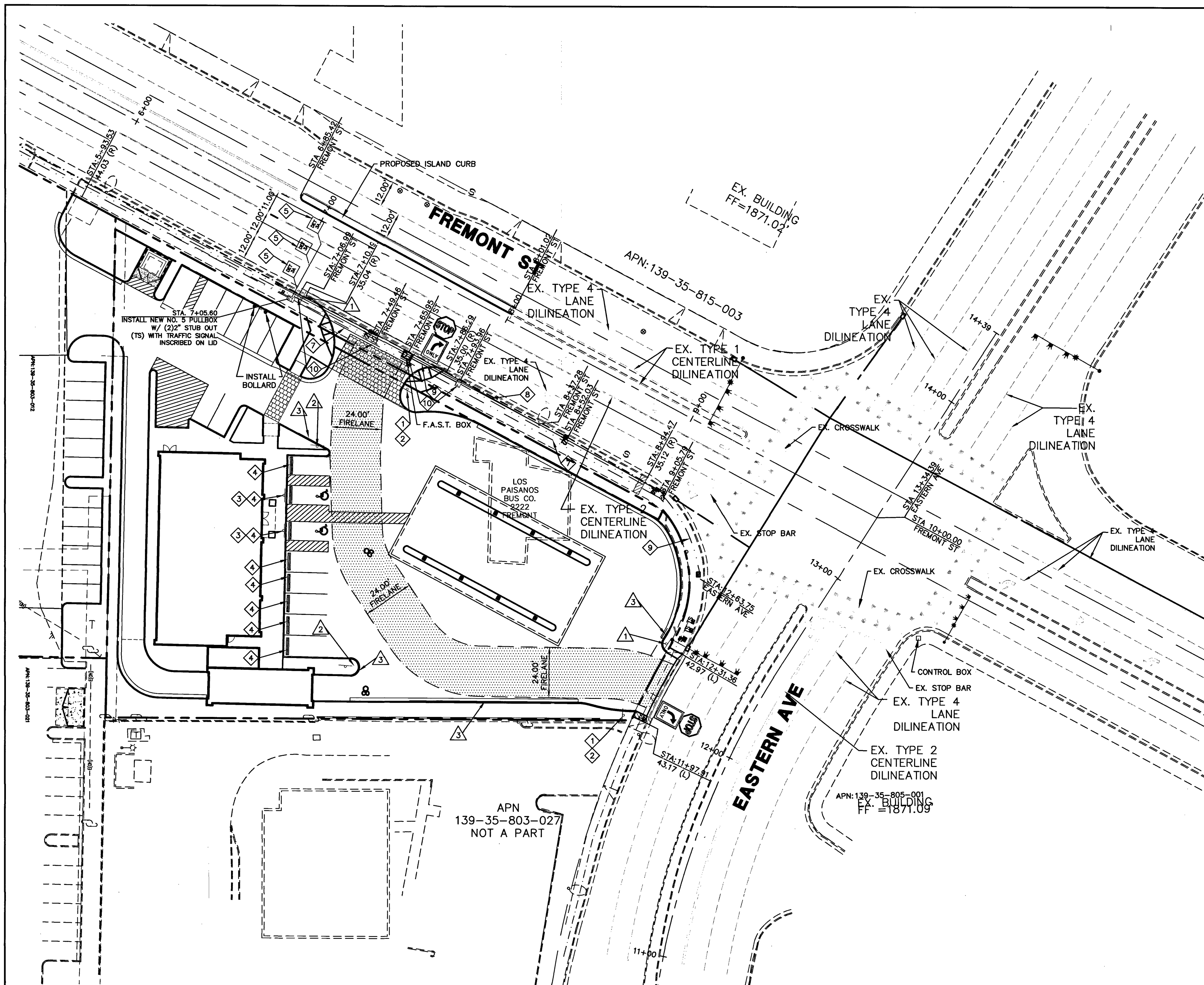
PROJ# 136356 Q&R 139-35-SE

DATE	REV	CREATED NO.	REVISIONS	APPRO. INITIALS	DATE
2/18/2019	1	1			
DATE	REV	CREATED NO.	REVISIONS	APPRO. INITIALS	DATE
2/18/2019	1	1			

PREPARED FOR: SIENA HOLDING
LAS VEGAS, NV 89104
(702) 596-5611

DATE: 2/18/2019
DESIGN: KP
DRAWN: KP
CHECK: JRG
SCALE:

BAUGHMAN & TURNER, INC.
CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LAS VEGAS, NEVADA
1210 HINSON STREET
PHONE: (702) 870-8771 FAX: (702) 878-2695 89102



LEGEND

---	PROPERTY LINE
---	LOT LINE
---	STREET CENTERLINE
---	EXISTING STREETLIGHT CONDUIT
---	EXISTING F.A.S.T. CONDUIT
---	EXISTING FIBER OPTIC
---	PROPOSED STREETLIGHT CONDUIT
---	PROPOSED F.A.S.T. CONDUIT
---	PROPOSED FIBER OPTIC
---	PROPOSED STREET SIGN
---	EX. 100W HPS STREETLIGHT
---	EX. 150W HPS STREETLIGHT
---	EX. 250W HPS STREETLIGHT
---	EX. 400W HPS STREETLIGHT
---	PROP. 100W HPS STREETLIGHT
---	PROP. 150W HPS STREETLIGHT
---	PROP. 250W HPS STREETLIGHT
---	PROP. 400W HPS STREETLIGHT
---	EX. SERVICE PEDESTAL
---	PROP. SERVICE PEDESTAL
---	TRAFFIC CONSTRUCTION NOTES
---	FIRE ACCESS CONSTRUCTION NOTES
---	BOLD CURB WITH RED PAINT & WHITE LETTERING "NO PARKING FIRE LANE" EVERY 50.0 LF
---	FIRE LANE
---	SIGHT VISIBILITY AREA
---	ROADWAY EASEMENT

OWNER
 SIENA XVII HOLDING LIMITED PARTNERSHIP
 10655 PARK RUN DR #160
 LAS VEGAS, NV 89104

DEVELOPER
 SIENA HOLDING
 10655 PARK RUN DR #160
 LAS VEGAS, NV 89104
 (702) 598-5511
 mitch@ogonprop.com

BASIS OF BEARING:
 SOUTH 89°51'04" EAST - BEING THE BEARING OF CHARLESTON BOULEVARD AS SHOWN IN FILE 203 OF SURVEYS, PAGE 47, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK
 CLARK COUNTY BENCHMARK 6001 35SE6 - BEING A RIVET AND SQUARE ALUMINUM PLATE IN TOP OF CURB, NORTHWEST CORNER OF FREMONT STREET AND 21ST STREET, NEAR PC OF FREMONT STREET.

572.582 METERS
 FEET
 NAVD 88 DATUM

LEGAL DESCRIPTION
 LOT 1 OF CHARLESTON EASTERN, A COMMERCIAL SUBDIVISION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 153, OF PLATS, PAGE 67, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

- TRAFFIC CONTROL NOTES**
- ALL CURB ALONG FIRE LANE SHALL BE PAINTED RED, WITH STENCIL LETTERING EVERY 50.0 LF.
 - INSTALL ALL SIGNS, AND SIGN MOUNTS PER CITY OF HENDERSON APPROVED UNIFORM STANDARD DRAWINGS.
 - NO STRUCTURE, VEGETATION, OR OBJECT OF ANY KIND IS PERMITTED OVER TWENTY FOUR (24) INCHES IN HEIGHT (MEASURED FROM THE TOP OF THE ADJACENT CURB (IF CURB EXISTS) WITHIN THE SIGHT VISIBILITY ZONE, EXCEPT STREET LIGHTING AND TRAFFIC CONTROL DEVICES.

FIRE ACCESS NOTES

#	ITEM	UNIT	QUANTITY	
			PUBLIC	PRIVATE
1	INSTALL ENTRANCE WARNING SIGN PER DETAIL ON THIS SHEET	EA	-	-
2	INSTALL R8-31 "FIRE LANE NO PARKING" SIGN PER DETAIL THIS SHEET	EA	-	-
3	RED CURB W/ WHITE LETTERING "NO PARKING FIRE LANE"	LF	-	-

TRAFFIC CONTROL / STREETLIGHT NOTES

#	ITEM	UNIT	QUANTITY	
			PUBLIC	PRIVATE
1	INSTALL (R1-1) 30" STOP SIGN AND POLE MOUNT	LF	-	-
2	INSTALL (R3-5R) RIGHT TURN ONLY" SIGN	EA	-	-
3	INSTALL (R7-8) "ADA PARKING ONLY" SIGN	LF	-	-
4	INSTALL WHEEL STOP	EA	-	-
5	INSTALL 6'x6" CUT IN LOOP DETECTOR PER CCAUSD #B32	EA	-	-
6	MOVE BOX FROM CURRENT LOCATION TO INDICATED LOCATION	EA	-	-
7	2" TRAFFIC SIGNAL CONDUIT, PULL NEW WIRE FROM PB AT STA. 7+05.60 ON FREMONT TO TRAFFIC SIGNAL PB AT STA. 7+49.46 ON FREMONT	LF	-	-
8	1 1/4" STREETLIGHT CONDUIT, PULL FROM STREETLIGHT AT STA. 8+37.28 ON FREMONT TO PB AT STA. 7+06.99 ON FREMONT	LF	130	-
9	3" F.A.S.T. CONDUIT, PULL NEW WIRE FROM PB AT STA. 7+93.96 ON FREMONT TO PB AT STA. 7+65.95 ON FREMONT	LF	-	-

PROPOSED SIGNAGE

R1-1 TOP SIGN
NTS

R7-8 "ADA" PARKING SIGN
NTS

R3-5R RIGHT TURN ONLY SIGN
NTS

FIRE LANE ENTRANCE SIGN
NONSTANDARD
NTS

NO PARKING SIGN TYPE "A"
NTS

NO PARKING FIRE LANE
SIGN TYPE "B"
NTS

FIRE LANE DESIGN DETAIL

NO PARKING FIRE LANE

TYPE "C" SIGNAGE
(PAINTED AND
STENCILED CURBS)
NTS

APPROVALS

[Signature]
 LAS VEGAS FIRE & RESCUE
 DATE: 8/6/19

DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD 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 PROPER LOCATION.

Call before you Dig

Avoid cutting underground utility lines. It's costly.

811

OR

1-800-227-2600

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.

CALL BEFORE YOU DIG

1-702-227-2929

FAST

Call before you Dig

Underground

1-702-432-5300

SYSTEM OF TRANSPORTATION

CLV PROJECT # L19-00592

PREPARED FOR: **SIENA HOLDING**
 10655 PARK RUN DR #160
 LAS VEGAS, NV 89104
 (702) 598-5511

DATE: 2/18/2019
 DESIGN: KP
 DRAWN: KP
 CHECK: JRG
 SCALE: 1"=30'

BAUGHMAN & TURNER, INC.
 CIVIL ENGINEERS
 1210 HINSON STREET
 LAS VEGAS, NEVADA 89102
 PHONE: (702) 870-8771 FAX: (702) 878-2695

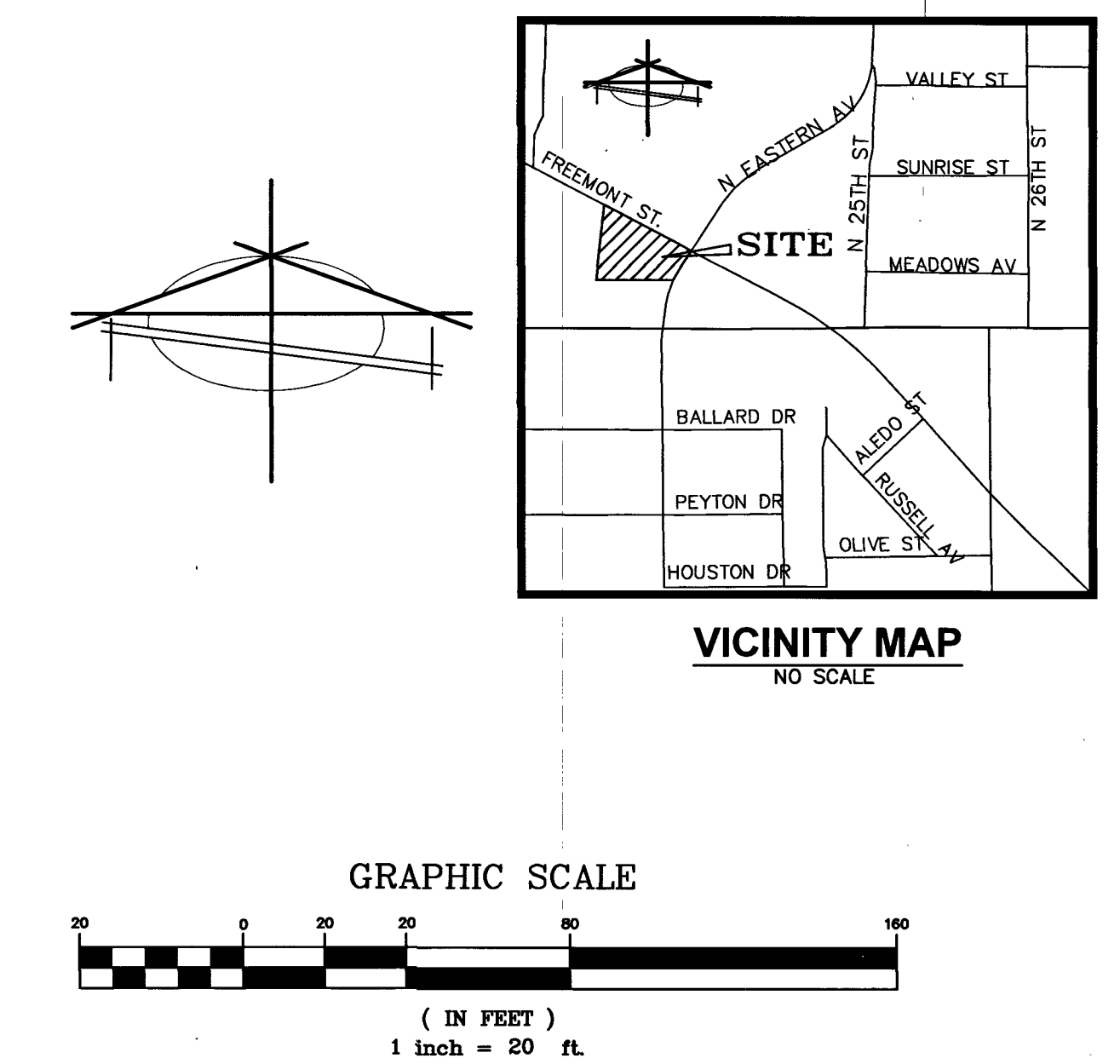
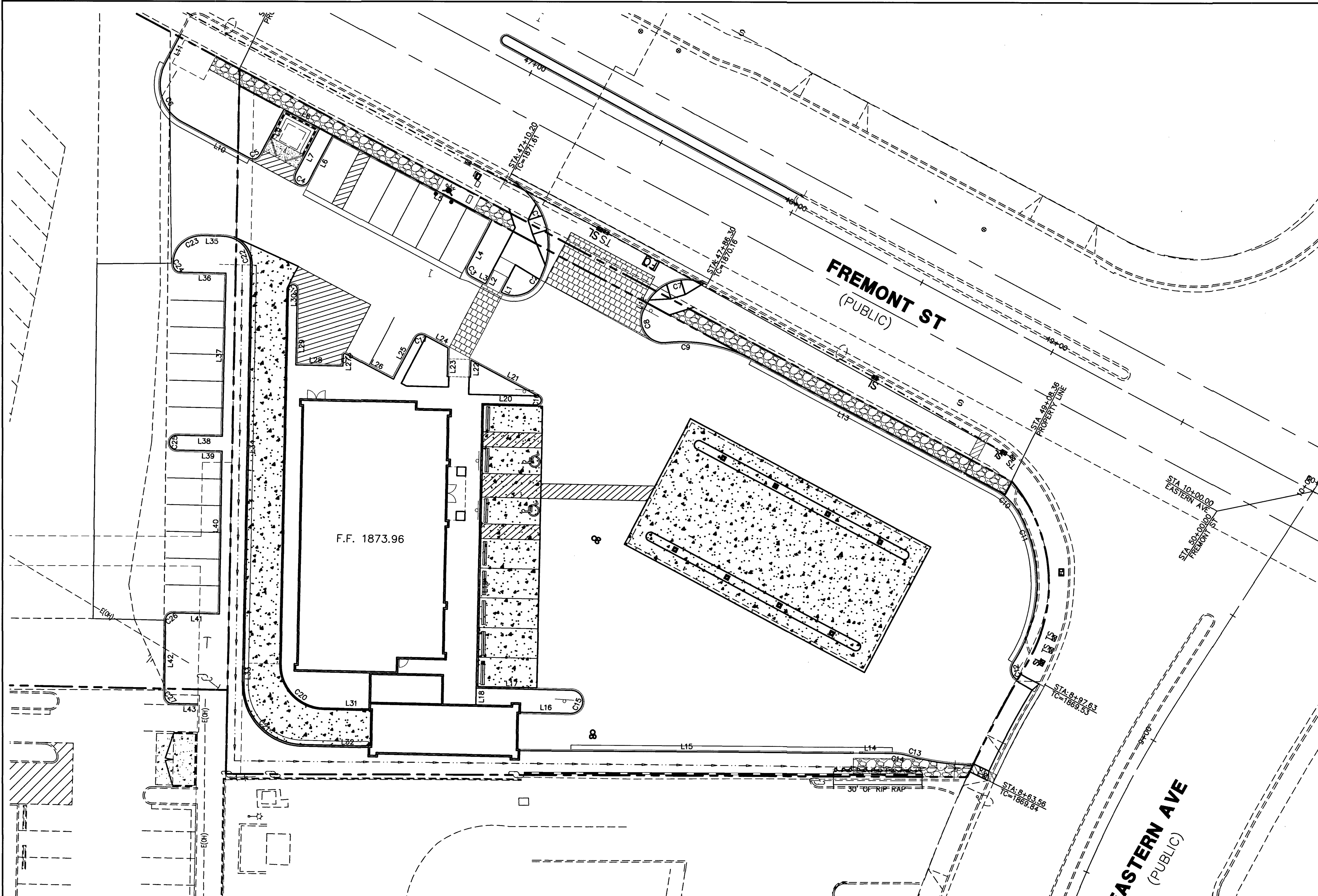
SIENA FREMONT & EASTERN
 TRAFFIC CONTROL PLAN
 SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.
 CITY OF LAS VEGAS
 APN 139-35-817-006

SHEET

C4.0

7 OF 8
 PROJ. NO. S269

DATE: 8/6/19



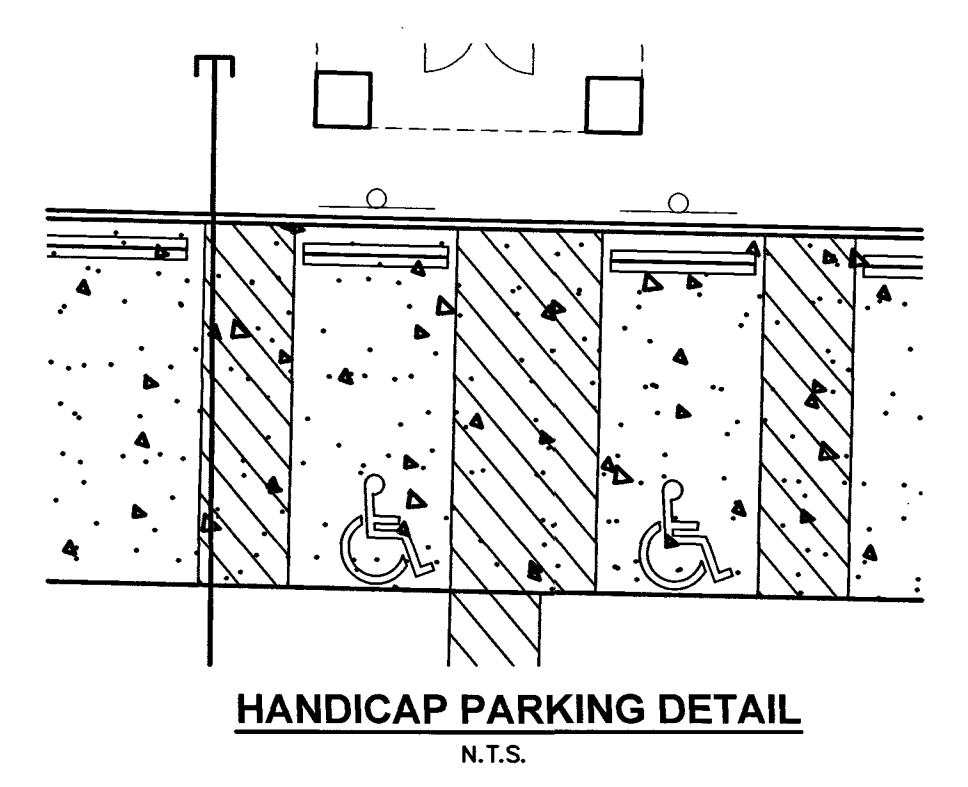
- LEGEND**
- PROPERTY LINE
 - STREET CENTERLINE
 - LOT LINE
 - BUILDING SETBACK LINE
 - PROPOSED ROLL CURB
 - EXISTING "L" CURB & GUTTER
 - EXISTING CONTOUR LINES
 - PROPOSED FLOW LINE
 - SAW CUT LINE
 - PROPOSED EDGE OF PAVEMENT
 - EXIST. EDGE OF PAVEMENT
 - PROPOSED BLOCK WALL
 - PROPOSED SCARP
 - EXIST. BLOCK WALL
 - PROPOSED HYDRANT
 - MATCHLINE
 - SIGHT VISIBILITY ZONE*
 - ROADWAY EASEMENT
 - FF FINISHED FLOOR
 - FL FLOW LINE
 - D/W DRIVE WAY
 - R/W RIGHT OF WAY
 - N.A.P. NOT A PART
 - SET REBAR WITH CAP OR NAIL/TAG PLS 17019
 - FOUND MONUMENT FOR COUNTY CONTROL AS DESCRIBED
 - NOTHING FOUND OR SET

Line #	LENGTH	BEARING
L1	5.50	S27°55'58"W
L2	5.50	S27°55'58"W
L3	5.58	S62°04'02"E
L4	17.50	S27°55'58"W
L5	61.00	N62°04'02"W
L6	17.50	S27°55'58"W
L7	17.50	S27°55'58"W
L8	13.67	S62°04'02"E
L9	17.50	S27°55'58"W
L10	25.77	N62°02'54"W
L11	11.46	S27°55'58"W
L12	2.50	N27°55'58"E
L13	80.61	N62°03'40"W
L14	11.17	S89°43'33"E
L15	113.04	S89°43'33"E
L16	17.11	S88°48'12"E
L17	32.28	S88°48'12"E
L18	5.67	S01°11'48"W
L19	95.00	S01°11'48"W
L20	18.55	S88°48'12"E
L21	26.08	S62°04'02"E
L22	5.75	S01°11'48"W

Line #	LENGTH	BEARING
L23	9.73	S01°11'48"W
L24	8.85	S62°04'02"E
L25	15.50	N27°55'58"E
L26	18.34	S62°04'02"E
L27	3.70	S01°08'54"W
L28	16.00	S88°51'06"E
L29	25.50	S01°08'54"W
L30	126.52	S01°08'54"W
L31	15.54	S88°48'12"E
L32	22.54	S88°48'12"E
L33	6.00	S01°09'41"W
L34	133.36	S01°08'51"W
L35	7.24	N88°52'24"W
L36	15.50	N88°52'24"W
L37	55.00	N01°20'49"E
L38	15.47	N88°52'24"W
L39	15.50	N88°52'24"W
L40	55.00	N00°58'09"E
L41	15.75	N88°52'24"W
L42	25.55	S00°38'10"W
L43	8.75	N88°52'24"W

CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	39.37	25.00	090°13'48"	25.10
C2	14.92	9.50	090°00'00"	9.50
C3	3.93	2.50	090°00'00"	2.50
C4	7.85	2.50	180°00'00"	INFINITY
C5	3.93	2.50	090°00'00"	2.50
C6	22.78	14.50	090°00'00"	14.50
C7	23.56	15.00	090°00'00"	15.00
C8	16.25	7.50	124°08'54"	14.15
C9	30.10	50.50	034°08'54"	15.51
C10	12.03	20.50	033°38'11"	6.20
C11	52.89	49.00	061°50'59"	29.35
C12	6.52	4.00	093°25'22"	4.25
C13	22.06	80.50	015°41'53"	11.10
C14	5.36	19.50	015°44'12"	2.69

CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C15	12.30	3.92	180°00'00"	INFINITY
C16	4.01	1.50	153°15'50"	6.31
C17	3.93	2.50	090°00'00"	2.50
C18	1.02	0.50	116°47'04"	0.81
C19	4.71	1.50	180°00'00"	INFINITY
C20	22.76	14.50	089°57'06"	14.48
C21	32.18	20.50	089°55'48"	20.47
C22	14.93	9.50	090°01'19"	9.50
C23	14.92	9.50	090°00'00"	9.50
C24	3.93	2.50	090°00'00"	2.50
C25	7.85	2.50	180°00'00"	INFINITY
C26	3.95	2.50	090°29'26"	2.52
C27	3.91	2.50	089°30'34"	2.48



OWNER/DEVELOPER
OWNER:
MARY BARTSAS 22, LLC
528 EAST OAKY
LAS VEGAS, NV 89104
DEVELOPER:
SIENNA HOLDING
10655 PARK RUN DR #160
LAS VEGAS, NV 89144

LEGAL DESCRIPTION
LOT 1 OF CHARLESTON EASTERN, A
COMMERCIAL SUBDIVISION, AS SHOWN BY
MAP THEREOF ON FILE IN BOOK 153, OF
PLATS, PAGE 67, IN THE OFFICE OF THE
COUNTY RECORDER OF CLARK COUNTY,
NEVADA.

BASIS OF BEARING:
SOUTH 89°51'04" EAST - BEING THE
BEARING OF CHARLESTON BOULEVARD AS
SHOWN IN FILE 203 OF SURVEYS, PAGE 47,
CLARK COUNTY RECORDER'S OFFICE, CLARK
COUNTY, NEVADA.

BENCHMARK
CLARK COUNTY BENCHMARK 6C01 35S66 -
BEING A RIVET AND SQUARE ALUMINUM
PLATE IN TOP OF CURB, NORTHWEST
CORNER OF FREMONT STREET AND 21ST
STREET, NEAR PC OF FREMONT STREET.
572.582 METERS
1878.55 FEET
NAVD 88 DATUM

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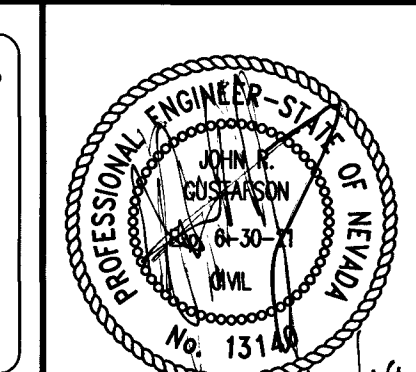
AVOID HITTING OVERHEAD
POWER LINES. IT'S COSTLY.

CALL-BEFORE
YOU-DIG
OVER-HEAD

1-702-227-2929

CLV PROJECT # L19-00592

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



**SIENNA FREMONT & EASTERN
HORIZONTAL CONTROL PLAN**

SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.
CITY OF LAS VEGAS

APN 139-35-817-006

DATE: 2/18/2019
DESIGN: KP
DRAWN: KP
CHECK: JRG
SCALE: JRG

PREPARED FOR: **SIENNA HOLDING**
LAS VEGAS, NV 89104
(702) 996-5611

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CIVIL ENGINEERS
1210 HINSON STREET
LAS VEGAS, NEVADA 89102
PHONE: (702) 870-8771 FAX: (702) 878-2695

REVISIONS
DATE
INITIALS
APPROVED

SHEET
C5.0
8 OF 8
PROJ. NO.
S269