DS #: 3746

APN: 138-32-210-001 & 138-31-312-002

PROJECT: One Queensridge Place (Condo Towers) - Update #2

SUBMITTAL: 5th

SCANNED BY/DATE:

CHECKED BY/DATE:

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM	DATE: August 27, 2012
TO: **Land Development Services** Department of Public Works	**FROM:** Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT: Drainage Study for: **One Queensridge Place (Condo Towers) – Update #2**	**COPIES TO:** Nevada by Design
Cross Streets: SWC of Alta Drive & Rampart Boulevard	Queensridge Towers, LLC
File Number: F:\Depot\DSMemos\DS3746E.doc	Bart Anderson, P.E., DevCo
Parcel Number: 138-32-210-001 & 138-31-312-002	
Zoning Action: ZON 4205 & SDR 4206	
FEMA Flood Zone YES NO **X**	
Proposed Storm Drain YES **X** NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1st Submittal	2/22/2005	3/08/2005	Not Approved	$400.00	16687: $400
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CCRFCD	8/1/2005	8/4/2005	Approved	N/C	N/C
4th Submittal	9/5/2006 & 9/26/2006	9/26/2006	Approved	$400.00	53158: $400
5th Submittal & Supplement	7/16/2012 & 8/16/2012	7/30/2012 & 8/27/2012	See Comments Below	$100.00	289573: $100
			TOTAL FEES (LDDRS):	**$1,300.00**	**----**

REMARKS: Approval for Phase 1 improvements only. Golf Course Clubhouse improvements not included due to Flood Zone encroachment.

5th Submittal & Supplement: Update #2 for As-Built Justification

4th Submittal: Update #1

The Drainage Study for the subject project has been reviewed and:

X	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
	must have Clark County Department of Development Services concurrence

The following comments are repeated until they are complete:

1. *It is noted that a portion of the project site lies within a FEMA flood zone. Any improvements within the FEMA flood zone will require a Conditional Letter of Map Revision (CLOMR) prior to any issuance of permits.*
2. *The grading and utility plans appear to show building structures over a portion of the sewer line. Revise the sewer alignment to clear the structures and show the sewer easement as being outside of the building lines.*

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NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the Nevada Division of Environmental Protection a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see http://ndep.nv.gov/bwpc/storm01.htm or call (775) 687-9429.

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END OF REMARKS
cld/PBJ/rac/ays

T/R/S: T20S/R60E/32
AREA L32

Rec'd: 8/16/12

ADDENDUM #1 TO THE UPDATE LETTER #2 TO THE TECHNICAL DRAINAGE STUDY

FOR

DS3746-2

ONE QUEENSRIDGE PLACE
AT SOUTHWEST CORNER OF ALTA & RAMPART

L-32

NBD Project No. CE11941

Supp. Info. N/C

August 14, 2012

Prepared For:

Queensridge Towers LLC
9755 W. Charleston Blvd
Las Vegas, NV 89117

Prepared By:

Nevada By Design, LLC
5755 So. Sandhill Road, Suite B
Las Vegas, NV 89120

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL

DRAINAGE STUDY INFORMATION FORM

Name of Development: One Queensridge Place Date: Aug 14, 2012

Location of Development: a) Descriptive (Cross Streets) North/South: Rampart Boulevard

East/West: Alta Drive

b) Section: 32 Township: 20S Range: 60E

c) APN : 138-32-213-001 thru 219

Name of Owner: Queensridge Towers, LLC

Telephone No.: 702-940-6930 Fax No.: 702-940-6931 E-Mail Address: frank@ehbcompanies.com

Address: 9755 W. Charleston Blvd.

Contact Person-Name: Clayton L. Neilsen **Telephone No.:** 702-938-152

*** E-Mail Address:** cneilsen@nvbydesign.com **Fax No.:** 702-938-1530

Firm: Nevada By Design

Address: 5755 So. Sandhill Rd., Ste. B, Las Vegas, NV 89120

Type of Land Development/Land Disturbance Process:

☐	Rezoning	☒	Subdivision Map	☐	Clearing and Grading Only
☐	Parcel Map	☐	Planned Unit Development	☐	Other (Please specify below)
☐	Large Parcel Map	☐	Building Permit		

1. Total Owned Land Area: At Site: 19.7 acres Being Developed/Disturbed: 19.7 acres
2. Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area? ☒ **Yes**** ☐ **No**
3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? ☒ **Yes**** ☐ **No**
4. Proposed type of development (Residential, Commercial, Etc.): Residential (Condomimium)
5. Approximate upstream land area which drains to the subject site: 0.02 sq.mi.
6. Has the site drainage been evaluated in the past? ☒ **YES** ☐ **NO** If yes, please identify documentation: Senior Tour Club House, Peccole Ranch Golf Course, One Queensridge Place (DS3746D)
7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: Angel Park –South Branch and Alta Drive
8. Briefly describe your proposed schedule for the subject project: Project is complete

PROFESSIONAL ENGINEER STATE OF NEVADA
CLAYTON L. NEILSEN
CIVIL
No. 14182
EXP. 12/31/13
8/14/12

Engineer's Seal

Submit this form as part of the required drainage study to the local entity which has jurisdiction over the subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

***New Required Field**

****Review and concurrence of the Clark County Regional Flood Control District is required.**

Revision	Date

Local Entity File No.

REFERENCE:

STANDARD FORM 1

Updated 05/01/2008

Nevada By Design

CIVIL ENGINEERING CONSULTANTS

5755 So. Sandhill Road, Suite B · Las Vegas, NV 89120 · Phone 702.938.1525 · Fax 702.938.1530

August 14, 2012

Mr. Albert Sung, P.E.
Flood Control Project Engineer
Department of Public Works
City of Las Vegas
333 No. Rancho Drive
Las Vegas, NV 89106

RE: Addendum #1 to the Update Letter #2 (#DS3746E) for One Queensridge Place Drainage Study #DS3746D

Dear Mr. Sung:

Following is our response to each comment contained in the subject letter from the City of Las Vegas:

Comment No. 1

Sheet C4.03:

The as-built shortened storm drain with a trench inlet at the west side of the ***Condo Tower II*** *appears to be not adequate for the following reason:*

Per the contour lines as shown on the plan, it appears that the original approved location of the trench inlet captures flow from the north in the driveway which prevents any flow from inundating the tower first floor I basement.

Please address in the next submittal that how the missing trench inlet will not negatively impact the tower first floor/basement.

Response No. 1

Per a recent meeting with yourself and Frank Mendoza from One Queensridge Place in regards to the trench inlet drain Mr. Mendoza had clarified that the trench inlet drain had been installed per the approved plans. The revised plans that had been submitted had been based upon as-built drawings that had been provided by the Contractor. Upon reviewing these and the field conditions it has been determined that in fact the trench inlet drain was built per the approved plans.

This message is intended solely for the recipient identified above and should not be opened, read or utilized by any other party. This message shall not be construed as official project information or direction except as expressly provided in the contract documents.

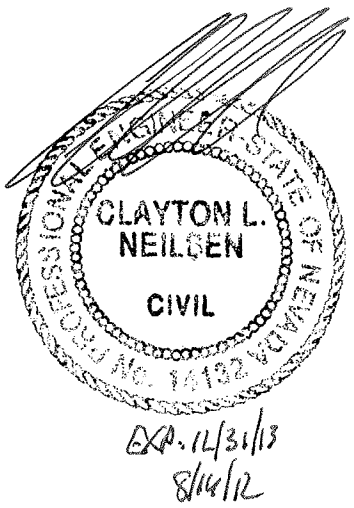
Attached is the approved Sheet C4.03 and it correctly reflects that there is no change. As part of this Update Letter the only change in regards to the drainage is the storm drain line along the south access road that was shortened in length (see Sheets C3.02 & C10.00).

The overall drainage and flows does not change with this revised site plan.

If further discussion is required please feel free to contact me at 938-1525.

Sincerely,

NEVADA BY DESIGN



Clayton L. Neilsen, P.E.
Director of Civil Engineering

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CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: July 30, 2012
TO: **Land Development Services** Department of Public Works			FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for: **One Queensridge Place (Condo Towers) – Update #2**		**COPIES TO:** Nevada by Design
Cross Streets:	SWC of Alta Drive & Rampart Boulevard		Queensridge Towers, LLC
File Number:	F:\Depot\DSMemos\DS3746E.doc		Bart Anderson, P.E., DevCo
Parcel Number:	138-32-210-001 & 138-31-312-002		
Zoning Action:	ZON 4205 & SDR 4206		
FEMA Flood Zone	YES	NO X	
Proposed Storm Drain	YES X	NO	

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4th Submittal: Update #1

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   Per the contour lines as shown on the plan, it appears that the original approved location of the trench inlet captures flow from the north in the driveway which prevents any flow from inundating the tower first floor / basement.

   Please address in the next submittal that how the missing trench inlet will not negatively impact the tower first floor / basement.

Rec'd: 7/16/12

UPDATE LETTER TO THE TECHNICAL DRAINAGE STUDY

DS 3746-2

FOR

ONE QUEENSRIDGE PLACE
AT SOUTHWEST CORNER OF ALTA & RAMPART

L-32

NBD Project No. CE11941

$100

July 10, 2012

Prepared For:

Queensridge Towers LLC
9755 W. Charleston Blvd
Las Vegas, NV 89117

Prepared By:

Nevada By Design, LLC
5755 So. Sandhill Road, Suite B
Las Vegas, NV 89120

The following comments are repeated until they are complete:

1. *It is noted that a portion of the project site lies within a FEMA flood zone. Any improvements within the FEMA flood zone will require a Conditional Letter of Map Revision (CLOMR) prior to any issuance of permits.*
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END OF REMARKS
cld/PBJ/rac/ays

T/R/S: T20S/R60E/32
AREA L32

Nevada By Design
Civil Engineering Consultants

5755 So. Sandhill Road, Suite B Las Vegas, NV 89120
Phone 702•938•1525 – Fax 702•938•1530

TRANSMITTAL

Date: August 14, 2012

Attention: Albert Sung
City of Las Vegas
Flood Control
333 N. Rancho Drive
Las Vegas, NV 89106

Project: One Queensridge Place

Project Number: CLV #8511

Subject: Add #1 to DS Update Letter

- [x] Drawing
- [ ] Shop Drawings
- [x] Other
- [ ] Disks
- [ ] Specifications
- [x] Originals

MESSAGE

Transmitted herewith are the following:

1 Copy of Addendum #1 to Drainage Study Update Letter #2 for One Queensridge Place

Sent by:

- [x] Engineer's Messenger
- [ ] Regular Mail
- [ ] OTHER (FED EXPRESS/AIRBORNE)

If items listed are not received please notify us at once.

By: [signature]

Received by:

cc: File

FR126R 03/21/05

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM	DATE: July 30, 2012
TO: **Land Development Services** Department of Public Works	**FROM:** Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT: Drainage Study for: **One Queensridge Place (Condo Towers) – Update #2**	**COPIES TO:** Nevada by Design
Cross Streets: SWC of Alta Drive & Rampart Boulevard	Queensridge Towers, LLC
File Number: F:\Depot\DSMemos\DS3746E.doc	Bart Anderson, P.E., DevCo
Parcel Number: 138-32-210-001 & 138-31-312-002	
Zoning Action: ZON 4205 & SDR 4206	
FEMA Flood Zone YES NO **X**	
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END OF REMARKS
cld/PBJ/rac/ays

T/R/S: T20S/R60E/32
AREA L32

****
*** FAX TX REPORT ***
****

TRANSMISSION OK

JOB NO.	4507
DESTINATION ADDRESS	9381530
PSWD/SUBADDRESS	
DESTINATION ID	
ST. TIME	07/30 17:17
USAGE T	01'25
PGS.	2
RESULT	OK

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			**DATE:** July 30, 2012
TO: **Land Development Services** Department of Public Works			**FROM:** Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for: **One Queensridge Place (Condo Towers) – Update #2**		**COPIES TO:** Nevada by Design
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DRAINAGE STUDY INFORMATION FORM

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East/West: Alta Drive

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Address: 9755 W. Charleston Blvd.

Contact Person-Name: Clayton L. Neilsen **Telephone No.:** 702-938-152

*** E-Mail Address:** cneilsen@nvbydesign.com **Fax No.:** 702-938-1530

Firm: Nevada By Design

Address: 5755 So. Sandhill Rd., Ste. B, Las Vegas, NV 89120

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☐	Parcel Map	☐	Planned Unit Development	☐	Other (Please specify below)
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CLAYTON L. NEILSEN CIVIL

Exp: 12/31/13 7/10/12

Engineer's Seal

Submit this form as part of the required drainage study to the local entity which has jurisdiction over the subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

***New Required Field**

****Review and concurrence of the Clark County Regional Flood Control District is required.**

Revision	Date

Local Entity File No.

REFERENCE:

STANDARD FORM 1

Updated 05/01/2008

Nevada By Design

CIVIL ENGINEERING CONSULTANTS

5755 So. Sandhill Road, Suite B · Las Vegas, NV 89120 · Phone 702.938.1525 · Fax 702.938.1530

July 10, 2012

Mr. Albert Sung, P.E.
Flood Control Project Engineer
Department of Public Works
City of Las Vegas
333 No. Rancho Drive
Las Vegas, NV 89106

RE: Update Letter for One Queensridge Place Drainage Study #DS3746D

Dear Mr. Sung:

This letter serves as an update letter for the One Queensridge Place Drainage Study Update that was approved on September 26, 2006 (see attached Approval Letter). The project has been completed for over five (5) years and the developer is in the process of getting all the final sign offs with the City of Las Vegas Building Department. One of the last requirements was to have the storm drain system and the sewer system televised to verify the installation of the respective systems. It was during this televising that it was discovered that the storm drain and sewer were not fully constructed per the approved plans. CLV Building requested that the plans be revised to reflect the as-builts. These revisions were submitted and a drainage study update was required prior to these revisions being approved.

The proposed revisions to the plans are attached for your review. The changes include the shortening the overall length of the storm drain (see Sheets C3.02 & C10.00), and the relocation of the area drain (see Sheets C3.03, C4.03 & C10.04).

The overall drainage and flows does not change with this revised site plan.

If further discussion is required please feel free to contact me at 938-1525.

Sincerely,

NEVADA BY DESIGN

Clayton L. Neilsen, P.E.
Director of Civil Engineering

PROFESSIONAL ENGINEER
CLAYTON L NEILSEN
CIVIL
NO. 14152
STATE OF NEVADA

EXP.: 12/31/13 7/10/12

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CED4281 4.5

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TO: **Land Development Services** Department of Public Works	FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
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Cross Streets: SWC of Alta Drive & Rampart Boulevard	Queensridge Towers, LLC
File Number: F:\Depot\DSMemos\DS3746D.doc	Bart Anderson, P.E., DevCo
Parcel Number: 138-32-210-001 & 138-31-312-002	Larry Harala, Ward 2
Zoning Action: ZON 4205 & SDR 4206	
FEMA Flood Zone YES NO X	
Proposed Storm Drain YES X NO	

RECEIVED OCT 05 06 Nevada By Design

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1st Submittal	2/22/2005	3/08/2005	Not Approved	$400.00	16687: $400
2nd Submittal	5/06/2005	5/20/2005	Not Approved	$400.00	21343: $400
3rd Submittal	5/24/2005	5/24/2005 & 7/26/2005	Conditional Approval	-	-
CCRFCD	8/1/2005	8/4/2005	Approved	N/C	N/C
4th Submittal	9/5/2006 & 9/26/2006	9/26/2006	See Comments Below	$400.00	53158: $400
			TOTAL FEES (LDDRS):	**$1,200.00**	----

REMARKS: Approval for Phase 1 improvements only. Golf Course Clubhouse improvements not included due to Flood Zone encroachment.

4th Submittal: Update

The Drainage Study for the subject project has been reviewed and:

X	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
	must have Clark County Department of Development Services concurrence

The following comments are repeated until they are complete:

1. *It is noted that a portion of the project site lies within a FEMA flood zone. Any improvements within the FEMA flood zone will require a Conditional Letter of Map Revision (CLOMR) prior to any issuance of permits.*
2. *The grading and utility plans appear to show building structures over a portion of the sewer line. Revise the sewer alignment to clear the structures and show the sewer easement as being outside of the building lines.*
3. *Private streets must be public drainage easements. Provide a note on the grading plans "Note: All private streets are P.U.E., Public Sewer Easements, and Public Drainage Easements to be privately maintained by HOA."*

DCN: 101026

4. *All drainage easements must be public drainage easements to be privately maintained and common lots to be labeled on the grading plans and to be dedicated as such in the final map.*
5. *The engineer must provide a table on the grading plans that shows a quantity estimate of all drainage improvements within Public Drainage Easements. All drainage improvements within Public Drainage Easements must be bonded and inspected.*
6. *This drainage study assumes that the project will be constructed in multiple phases. A technical drainage study will be required for each phase of development.*

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the Nevada Division of Environmental Protection a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see http://ndep.nv.gov/bwpc/storm01.htm or call (775) 687-9429.

NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Amendment and accepted by the City of Las Vegas Flood Control Section. Additionally, conditional acceptance of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the City of Las Vegas reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

END OF REMARKS
cld/PBJ/rac/ays

T/R/S: T20S/R60E/32
AREA L32

Nevada By Design
Civil Engineering Consultants

5755 So. Sandhill Road, Suite B Las Vegas, NV 89120
Phone 702•938•1525 – Fax 702•938•1530

TRANSMITTAL

Date: July 16, 2012

Attention: Albert Sung

City of Las Vegas

Flood Control

333 N. Rancho Drive

Las Vegas, NV 89106

Project: One Queensridge Place

Project Number: CLV #8511

Subject: DS Update

- [x] Drawing
- [ ] Shop Drawings
- [x] Other
- [ ] Disks
- [ ] Specifications
- [x] Originals

MESSAGE

Transmitted herewith are the following:

1 Copy of Drainage Stusy Update Letteor One Queensridge Place

Sent by:

- [x] Engineer's Messenger
- [ ] Regular Mail
- [ ] OTHER (FED EXPRESS/AIRBORNE)

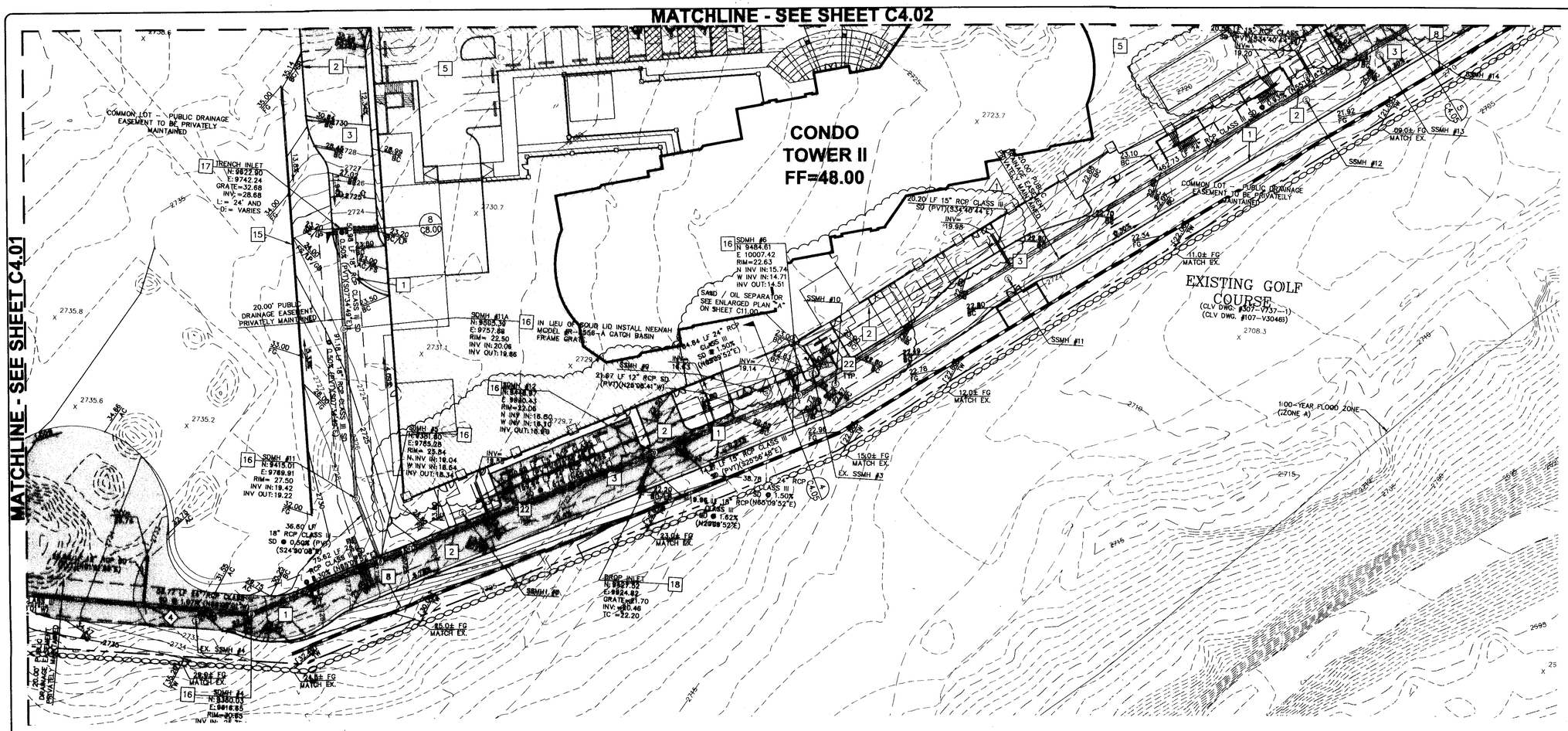
If items listed are not received please notify us at once.

By: _____

Received by: _____

cc: File

FR126R 03/21/05



ESTIMATED QUANTITIES FOR PUBLIC DRAINAGE IMPROVEMENTS:

QUANTITIES SHOWN ARE PROVIDED FOR ENTITY PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ACTUAL QUANTITIES FOR BIDDING PURPOSES.

ONSITE DRAINAGE IMPROVEMENTS IN PUBLIC DRAINAGE EASEMENT

12" RCP	735 LF
18" RCP	178 LF
24" RCP	1,772 LF
24"X 36" DROP INLET	2 EA
48" ø MH	14 EA
NDOT HEADWALL	1 EA
GROUTED RIP RAP	13 CY

ELEVATION NOTE:

ADD 2700 TO ALL ELEVATIONS UNLESS INDICATED BY A *. ELEVATIONS WITH AN * ADD 2600.

GENERAL NOTES:

1. REFER TO THE MASTER SITE PLAN SHEET C2.00 FOR PROPERTY LINE INFORMATION ALONG RIGHT-OF-WAY.
2. FOR ADDITIONAL STORM DRAIN SYSTEM AND UTILITY INFORMATION, REFER TO UTILITY SHEETS C3.00 TO C3.05.
3. FOR CURVE/LINE DATA AND SIGHT VISIBILITY RESTRICTION ZONES, REFER TO SHEETS C2.01 TO C2.06.
4. FOR STORM DRAIN PLAN AND PROFILE REFER TO SHEETS C10.00 TO C10.04.

NOTE:

"ALL PRIVATE DRIVES ARE PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY H.O.A."

GRADING PLAN CERTIFICATION:

I, _____, CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH APPROVED DRAINAGE STUDY FOR THIS SSITE ON FILE WITH THE CITY OF LAS VEGAS. – #3746A

CLAYTON L. NEILSEN, NV. #14132

CONSTRUCTION NOTES:

(NOT ALL KEY NOTES ARE USED ON THIS DRAWING)

1. CONSTRUCT "L" TYPE CURB AND GUTTER PER C.C.A.U.S.D. #216.
2. CONSTRUCT "A" TYPE CURB PER C.C.A.U.S.D. #219.
3. CONSTRUCT LIGHT AC PAVEMENT PER DETAIL 2-C8.00.
4. CONSTRUCT 3' WALLEY GUTTER PER DETAIL 1-C8.00.
5. CONSTRUCT GARDEN AREA PER ARCHITECTURAL PLANS.
6. LANDSCAPE AREA, SEE LANDSCAPE ARCHITECT PLANS.
7. SEE SHEETS C7.00 AND C7.01 FOR RETAINNG WALL PROFILES AND DETAILS. REFER TO SHEETS C2.00 THROUGH CC2.04 FOR HORIZONTAL CONTROL.
8. CONSTRUCT 8' SCREEN WALL PER DETAIL 4-C8.00.
9. CONSTRUCT 5' CONCRETE SIDEWALK PER C.C.A.U.S.D. #234.
10. CONSTRUCT COMMERCIAL/INDUSTRIAL DRIVEWAY PER C.C.A.U.S.D. #225 WITH GEOMETRIC PER C.C.A.U.S.D. #222A. CONSTRUCT 8' CROSS GUTTER PER C.C.A.U.S.D. #238.
11. CONSTRUCT 2' WIDE CONCRETE FLUME PER DETAIL 7-C8.00.
12. CONSTRUCT HANDICAP RAMP PER DETAIL 6-C8.00.
13. CONSTRUCT SIDEWALK RAMP CASE I PER C.C.A.U.S.D. #235 (DETECTABLE WARNINGS SHALL BE THE FULL DEPTH OF THE RAMP – YELLOW IN COLOR).
14. PARKING STRUCTURE WALL SEE STRUCTURAL PLANS (FOR FUTURE PARKING STRUCTURE)
15. CONSTRUCT REMAINING WALL PER SECTION 1-C7.01.
16. INSTALL 48" STANDARD ECCENTRIC MANHOLE PER C.C.A.U.S.D. No. 403 WITH MANHOLE COVER AND RING PER C.C.A.U.S.D. No. 409.
17. CONSTRUCT CAST IN PLACE CONCRETE TRENCH DRAIN PER DETAIL 2 SHEET C8.00
18. INSTALL JENSEN PRECAST 24"x36" CURB INLET (MODEL No. 2436-4R) WITH CAST IRON FRAME GRATE, AND HOOD. SEE DETAIL 5 SHEET C8.00.

CONSTRUCTION NOTES: (cont.)

(NOT ALL KEY NOTES ARE USED ON THIS DRAWING)

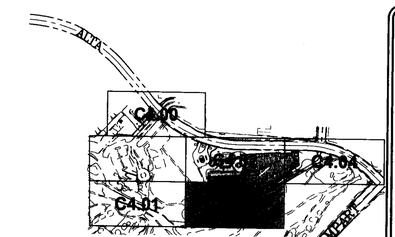
19. CONSTRUCT HEADWALL PER NDOT DWG #R-2.5.1.
20. CONSTRUCT TRENCH BACKFILL SECTION PER C.C.A.U.S.D. #504 AND D.C.S.W.C.S. #SD-16A.
21. CONSTRUCT 24"X24" PILASTER PER DETAIL "5" SHEET C7.01.
22. INSTALL PRE-CAST BUMPER STOP PER C.C.A.U.S.D. #238.

NORTH

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.



KEY MAP
N.T.S.

NORTH

This grading plan is part of drainage study #3746-2 which was received on 8/16/12 and Approved on 8/27/12. Page 1 of 3

BENCHMARK:

CITY OF LAS VEGAS, NO.OLV00 32C4, RIVET & PLATE IN TOP OF CURB @ SE CORNER OF RAMPART & ALTA.
ELEVATION 2693.06 FT. 820.8455 M. (NAVD 88)

BASIS OF BEARINGS:

S39D51'15"W, BEING THE CENTERLINE OF RAMPART BLVD. AS SHOWN ON SUBDIVISION MAP BOOK 77 PAGE 23 OF PLATS. SECTION 32, TOWNSHIP 20 SOUTH RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA.

Call before you UnderGround 1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS and 1-702-229-6611
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

Avoid overhead power line contact. It's costly.
Call before you OVERHEAD 1-702-593-6111

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

REV:	DESCRIPTION:	DATE:	BY:
1	REVISED POC INV. & ADDED SAND/OIL SEPARATOR	12/02/05	CLN

Nevada By Design
ENGINEERING CONSULTANTS
3815 East Harmon Avenue
Las Vegas, Nevada 89121
Phone (702) 435-1325 - Fax (702) 435-1310
www.nevadabydesign.com

DRAWN BY:	DMZ	SCALE:	1" = 30'
DESIGNED BY:	CLN	JOB NUMBER:	04281
CHECK BY:	CLN	DATE	5/16/05

CLAYTON L. NEILSEN CIVIL No. 14132 STATE OF NEVADA
EXP. 12/31/12

JMA ARCHITECTURE STUDIOS

PROJECT: ONE QUEENSRIDGE PLACE

DRAWING TITLE: GRADING PLAN

SEAL: CLAYTON L. NEILSEN CIVIL No. 14132 STATE OF NEVADA 12/31/05

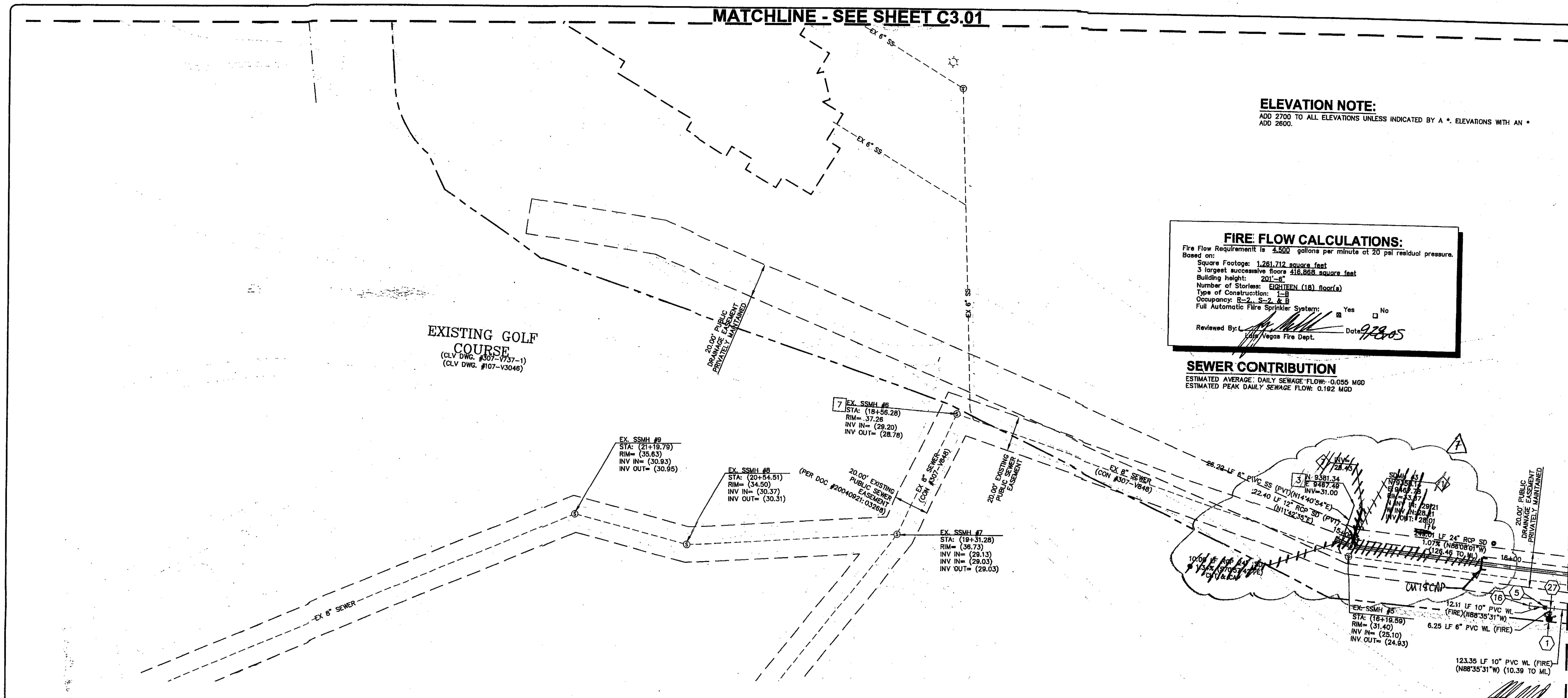
SHEET NO.: C4.03
SHEET 18 OF 33
DRAWING NUMBER
1074 4883 ©2000

REPLOT

LEGEND

CL OR SURVEY LINE	EASEMENT LINE	HEAVY AC PVMT.	MANHOLES & DESCRIPTIONS	CAP	DESCRIPTION:	BO VALVE	CLEAN OUT	FDC	FIRE HYDRANT	GATE VALVE	REDUCER	100w HPS STREETLIGHT	150w HPS STREETLIGHT	200w HPS STREETLIGHT	250w HPS STREETLIGHT	400w HPS STREETLIGHT	5' CONTOUR LINE	1' CONTOUR LINE	EDGE OF PPVMT.	"A" TYPE CURBS	"L" TYPE CURBS	WALLS	FENCES	SPOT ELEVATIONS	SIGNS
PROPERTY LINE	SAWCUT LINE	LIGHT AC PVMT.	Ⓢ = SANITARY SEWER Ⓔ = ELECTRICAL	[	EXISTING:												(2210)							(12.34)	
ROW LINE	SCARP LINE	CONC. PVMT.	Ⓓ = STORM DRAIN Ⓣ = TELEPHONE		PROPOSED:												2210	2211						12.34 BC	

MATCHLINE - SEE SHEET C3.01



MATCHLINE - SEE SHEET C3.04

ELEVATION NOTE:

ADD 2700 TO ALL ELEVATIONS UNLESS INDICATED BY A *. ELEVATIONS WITH AN * ADD 2600.

FIRE FLOW CALCULATIONS:

Fire Flow Requirement is 4,500 gallons per minute at 20 psi residual pressure.
Based on:
Square Footage: 1,261,712 square feet
3 largest successive floors 416,868 square feet
Building height: 201'-6"
Number of Stories: EIGHTEEN (18) floor(s)
Type of Construction: 1-B
Occupancy: R-2, S-2, & B
Full Automatic Fire Sprinkler System: ☒ Yes ☐ No

Reviewed By: [signature] Date: 9/28/05
Las Vegas Fire Dept.

SEWER CONTRIBUTION

ESTIMATED AVERAGE DAILY SEWAGE FLOW: 0.055 MGD
ESTIMATED PEAK DAILY SEWAGE FLOW: 0.192 MGD

UTILITY GENERAL NOTES:

1. CONTRACTOR TO LOCATE AND VERIFY SIZE, LINE TYPE, CONDITION, DEPTH, PRESSURE, AND LOCATION OF ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA PRIOR TO CONSTRUCTION. THE CIVIL ENGINEER SHALL BE CONTACTED ONCE THE UTILITY LINE IS LOCATED.

2. THESE DRAWINGS MAY NOT INDICATE ALL EXISTING BURIED UTILITY LINES. CONTRACTOR IS TO EXERCISE EXTREME CAUTION DURING EXCAVATION IN ORDER TO AVOID MAKING CONTACT WITH ANY EXISTING UTILITY LINES. IF UTILITY LINES ARE DAMAGED BY THE CONTRACTOR, SUCH DAMAGE SHALL BE REPLACED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTOR'S EXPENSE.

3. CONTRACTOR TO SAWCUT AND REMOVE EXISTING ASPHALT AND CONCRETE AS NECESSARY FOR UTILITY TRENCHES, BACKFILL AND PATCH ALL TRENCHES AS INDICATED ON DETAILS AND/OR ACCORDING TO THE GOVERNING ENTITY.

4. THE FIRE SAFETY CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING THE SIZE OF PIPING THAT IS REQUIRED TO CONNECT FROM THE FIRE WATER LOOP TO THE FIRE SPRINKLER RISER. LINE SIZE SHOWN FOR INFORMATION PURPOSES ONLY.

5. CONTRACTOR TO VERIFY UTILITY STUB LOCATIONS AND SIZE WITH PLUMBING PLANS PRIOR TO INSTALLATION OF NEW UTILITIES.

6. ALL DIMENSIONS TO UTILITIES ARE TO CENTERLINE OF PIPE UNLESS INDICATED OTHERWISE.

7. THE EXISTING GAS LINE LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATIONS ONLY.

8. ALL WATER FACILITIES CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEMS" (U.D.A.C.S.), LATEST EDITION.

9. FDC SHALL BE INTERCONNECTED TO BUILDING SPRINKLER SYSTEMS.

10. FIRE CODE REQUIREMENTS: TWO SOURCES OF WATER SUPPLY ARE REQUIRED WHENEVER THERE ARE MORE THAN THREE (3) FIRE HYDRANTS INSTALLED ON A SINGLE SYSTEM.

11. NEVADA BY DESIGN (NBD) HAS PROVIDED UTILITY INFORMATION BASED ON THE MOST CURRENT DATA AVAILABLE FOR THE CONTRACTORS INFORMATION. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS WITH RESPECT TO LINE AND GRADE PRIOR TO CONSTRUCTION.

12. ALL ONSITE UTILITY FACILITIES ARE PRIVATE AND ALL OFFSITE UTILITY FACILITIES ARE PUBLIC.

INSTALLATION OF DOUBLE CHECK DETECTOR ASSEMBLY (3)-10":

THE DOUBLE CHECK DETECTOR ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE U.D.A.C.S. PLATE No. 11C.

ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S) TO ALLOW THE DISTRICT DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY.

EASEMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION.

INSTALLATION OF METER AND VAULT (2)-8" TURBO WITHOUT BYPASS:

THE METER(S) AND VAULT(S) WITH NON-TRAFFIC BEARING COVER(S) SHALL BE INSTALLED ACCORDANCE WITH U.D.A.C.S. PLATE No. 18-A AND WITH STANDARD VAULT DRAWING C-475, LATEST REVISION.

ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AND THE OUTSIDE OF THE EASEMENT(S) TO ALLOW THE DISTRICT DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY.

EASEMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION.

INSTALLATION OF REDUCED PRESSURE PRINCIPLE ASSEMBLY (2)-8" PLATE 11C: PRINCIPLE ASSEMBLY (3)-2" PLATE 11A:

APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY(S) SHALL BE INSTALLED PER THE U.D.A.C.S. PLATE No. 11A OR 11C. NO WATER SHALL BE TAKEN FROM A SERVICE REQUIRING BACK FLOW PREVENTION UNTIL THE REDUCED PRESSURE PRINCIPLE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED BY THE LVVWD.

ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S) TO ALLOW THE DISTRICT DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY.

EASEMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION.

L.V.V.W.D. APPROVAL

PROJECT No. 27554

L.V.V.W.D. [signature] DATE 10/31/05

STORM DRAIN NOTES:

1. INSTALL 48" STANDARD ECCENTRIC MANHOLE PER C.C.A.U.S.D. No. 403 WITH MANHOLE COVER AND RING PER C.C.A.U.S.D. No. 409.
2. CONSTRUCT CAST IN PLACE CONCRETE TRENCH DRAIN PER DETAIL 2 SHEET C8.00 AND DETAIL 7 SHEET C8.00.
3. INSTALL JENSEN PRECAST 24"x36" CURB INLET (MODEL No. 2436--4R) WITH CAST IRON FRAME GRATE, AND HOOD. SEE DETAIL 5 SHEET C8.00.
4. INSTALL 24"x24"x12" RCP TEE.
5. CONSTRUCT HEADWALL PER NDOT DWG #R-2.5.1. SEE RIP-RAP DETAIL 1 SHEET C8.01.
6. NOT USED.
7. CUT AND CAP.

SANITARY SEWER NOTES:

1. CONSTRUCT 48" DIA. STANDARD ECCENTRIC MANHOLE PER D.C.S.W.C.S. DWG. No. SD-1. INSTALL CONCRETE COLLAR PER SD-2.
2. NOT USED.
3. SEE PLUMBING PLANS FOR BUILDING SANITARY SEWER STUB SIZES. WHERE BUILDING STUBS IS 3" OR 4", PROVIDE 6"x3" REDUCER FOR 3" AND 6"x4" REDUCER FOR 4".
4. CONSTRUCT LATERAL CONNECTION PER D.C.S.W.C.S. #SD-17 (OVER OBSTRUCTION).
5. CONSTRUCT LATERAL CONNECTION PER D.C.S.W.C.S. #SD-17 (UNDER OBSTRUCTION).
6. CONSTRUCT LATERAL CONNECTION PER D.C.S.W.C.S. #SD-17 (STANDARD).
7. ADJUST EXISTING TOP OF MANHOLE TO PROPOSED GRADE.

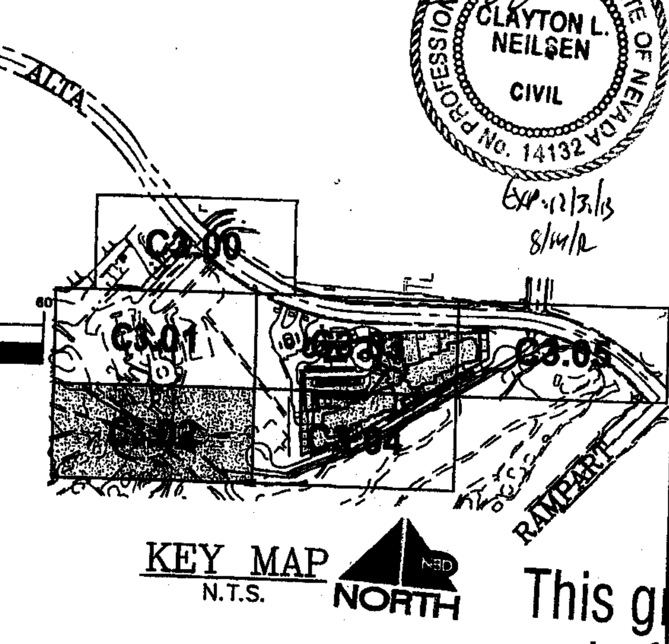
WATER NOTES:

1. INSTALL 6" FIRE HYDRANT ASSEMBLY (INCLUDE 6" GATE VALVE) PER U.D.A.C.S. PLATE No. 7. PROVIDE A MINIMUM OF 3' CLEARANCE AROUND FIRE HYDRANT.
2. NOT USED.
3. NOT USED.
4. INSTALL 12"x8" MECHANICAL JOINT TAPPING SLEEVE AND 8" TAPPING VALVE PER U.D.A.C.S. PLATES No. 3, 8, & 22.
5. INSTALL A GATE VALVE (WITH PIPE SIZE AS NOTED) PER U.D.A.C.S. PLATE No. 3 AND No. 8.
6. INSTALL 8"x8" TEE PER U.D.A.C.S. PLATE No. 5.
7. INSTALL 8"x6" TEE PER U.D.A.C.S. PLATE No 5.
8. INSTALL 8", 90 DEGREE BEND PER U.D.A.C.S. PLATE No. 5.
9. INSTALL 8", 45 DEGREE BEND PER U.D.A.C.S. PLATE No. 5.
10. INSTALL 8", 22-1/2 DEGREE BEND PER U.D.A.C.S. PLATE No. 5.
11. INSTALL 8", 11-1/4 DEGREE BEND PER U.D.A.C.S. PLATE No. 5.
12. INSTALL 8", 5 DEGREE BEND PER U.D.A.C.S. PLATE No. 5. (RESTRAINED EA. END)
13. REFER TO LANDSCAPE PLANS FOR CONTINUATION.
14. REFER TO MECHANICAL AND PLUMBING PLANS FOR CONTINUATION.
15. REFER TO MECHANICAL/PLUMBING AND FIRE SPRINKLER CONTRACTOR PLANS FOR ADDITIONAL INFORMATION.

WATER NOTES: (continued)

16. INSTALL WATER LINE STUB AND CAP AS NOTED PER SIZE W/2" BLOW-OFF VALVE PER U.D.A.C.S. PLATE No. 4A.
17. INSTALL 8" TURBO METER PER U.D.A.C.S. PLATE No. 18-A AND DWG. C-475.
18. INSTALL 8" RPPA PER U.D.A.C.S. PLATE No. 11C.
19. INSTALL 4", 22-1/2 DEGREE BEND PER U.D.A.C.S. PLATE No. 5.
20. INSTALL 2" SERVICE SADDLE U.D.A.C.S. PLATE No. 1D.
21. INSTALL 2" METER PER U.D.A.C.S. PLATE No. 1D.
22. INSTALL 2" RPPA PER U.D.A.C.S. PLATE No. 11A.
23. INSTALL 8"x4" TEE PER U.D.A.C.S. PLATE No 5.
24. INSTALL 12"x10" MECHANICAL JOINT TAPPING SLEEVE AND 10" TAPPING VALVE PER U.D.A.C.S. PLATES No. 3, 8, & 22.
25. INSTALL 10" DOUBLE CHECK DETECTOR ASSEMBLY ABOVE FINISH GRADE, ON A 4"x8'x8' (OFFSET 5.1') CONCRETE PAD PER U.D.A.C.S. PLATE No. 11C.
26. INSTALL 10"x10" TEE PER U.D.A.C.S. PLATE No 5.
27. INSTALL 10"x6" TEE PER U.D.A.C.S. PLATE No 5.
28. INSTALL 10", 90 DEGREE BEND PER U.D.A.C.S. PLATE No. 5.
29. INSTALL 10", 45 DEGREE BEND PER U.D.A.C.S. PLATE No. 5.
30. INSTALL 10", 22-1/2 DEGREE BEND PER U.D.A.C.S. PLATE No. 5.
31. INSTALL 10", 11-1/4 DEGREE BEND PER U.D.A.C.S. PLATE No. 5.
32. INSTALL 10", 5 DEGREE BEND PER U.D.A.C.S. PLATE No. 5. (RESTRAINED EA. END)
33. INSTALL 10"x8" REDUCER PER U.D.A.C.S. PLATE No 5.
34. REMOVE EXISTING 10", 90 DEGREE BEND AND INSTALL 10"x 10" TEE PER U.D.A.C.S. PLATE No. 5.
35. INSTALL 6", 90 DEGREE BEND PER U.D.A.C.S. PLATE No. 5.

NORTH
GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.



KEY MAP
N.T.S.
NORTH

BENCHMARK:

CITY OF LAS VEGAS, NO.OLVOO 32C4, RIVET & PLATE IN TOP OF CURB @ SE CORNER OF RAMPART & ALTA.
ELEVATION 2693.06 FT. 820.8455 M. (NAVD 88)

BASIS OF BEARINGS:

S39D51'15"W, BEING THE CENTERLINE OF RAMPART BLVD. AS SHOWN ON SUBDIVISION MAP BOOK 77 PAGE 23 OF PLATS. SECTION 32, TOWNSHIP 20 SOUTH RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA.

This grading plan is a part of drainage study # 3746-2 which was received on 8/16/12 and Appd on 8/27/12. Page 2 of 3

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEM CONDUITS, IT'S COSTLY.
Call before you UnderGround
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS and
1-702-229-6611
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

Avoid overhead power line contact. It's costly.
Call before you OVERHEAD
1-702-593-6111

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

LEGEND

CL OR SURVEY LINE	EASEMENT LINE	HEAVY AC PVMT.
PROPERTY LINE	SAWCUT LINE	LIGHT AC PVMT.
ROW LINE	SCARP LINE	CONC. PVMT.

MANHOLES & DESCRIPTIONS: Ⓢ = SANITARY SEWER Ⓔ = ELECTRICAL; Ⓓ = STORM DRAIN Ⓣ = TELEPHONE

DESCRIPTION:	CAP	BO VALVE	CLEAN OUT	FDC	FIRE HYDRANT	GATE VALVE	REDUCER	100w HPS STREETLIGHT	150w HPS STREETLIGHT	200w HPS STREETLIGHT	250w HPS STREETLIGHT	400w HPS STREETLIGHT	5' CONTOUR LINE	1' CONTOUR LINE	EDGE OF PVMT.	"A" TYPE CURBS	"L" TYPE CURBS	WALLS	FENCES	SPOT ELEVATIONS	SIGNS
EXISTING:													(2210)							(12.3±)	
PROPOSED:													2210	2211						12.34 BC / BC	

REV: 7 | DESCRIPTION: REVISED SDASS TO MATCH AS-BUILTS | DATE: APR 9 ... | BY: CL

Nevada By Design
ENGINEERING CONSULTANTS
3515 East Harmon Avenue
Las Vegas, NV 89121
Phone (702) 938-1525 - Fax (702) 938-1530
www.nvbydesign.com

DRAWN BY:	DMZ	SCALE:	1" = 30'
DESIGNED BY:	CLN	JOB NUMBER:	04281
CHECK BY:	CLN	DATE	5/16/05

PROFESSIONAL ENGINEER, STATE OF NEVADA — CLAYTON L. NEILSEN, CIVIL, No. 14132 — Exp: 12/31/12 8/16/12
PROFESSIONAL ENGINEER, STATE OF NEVADA — CLAYTON L. NEILSEN, CIVIL, No. 14132 — Exp: 12/31/13 8/16/12

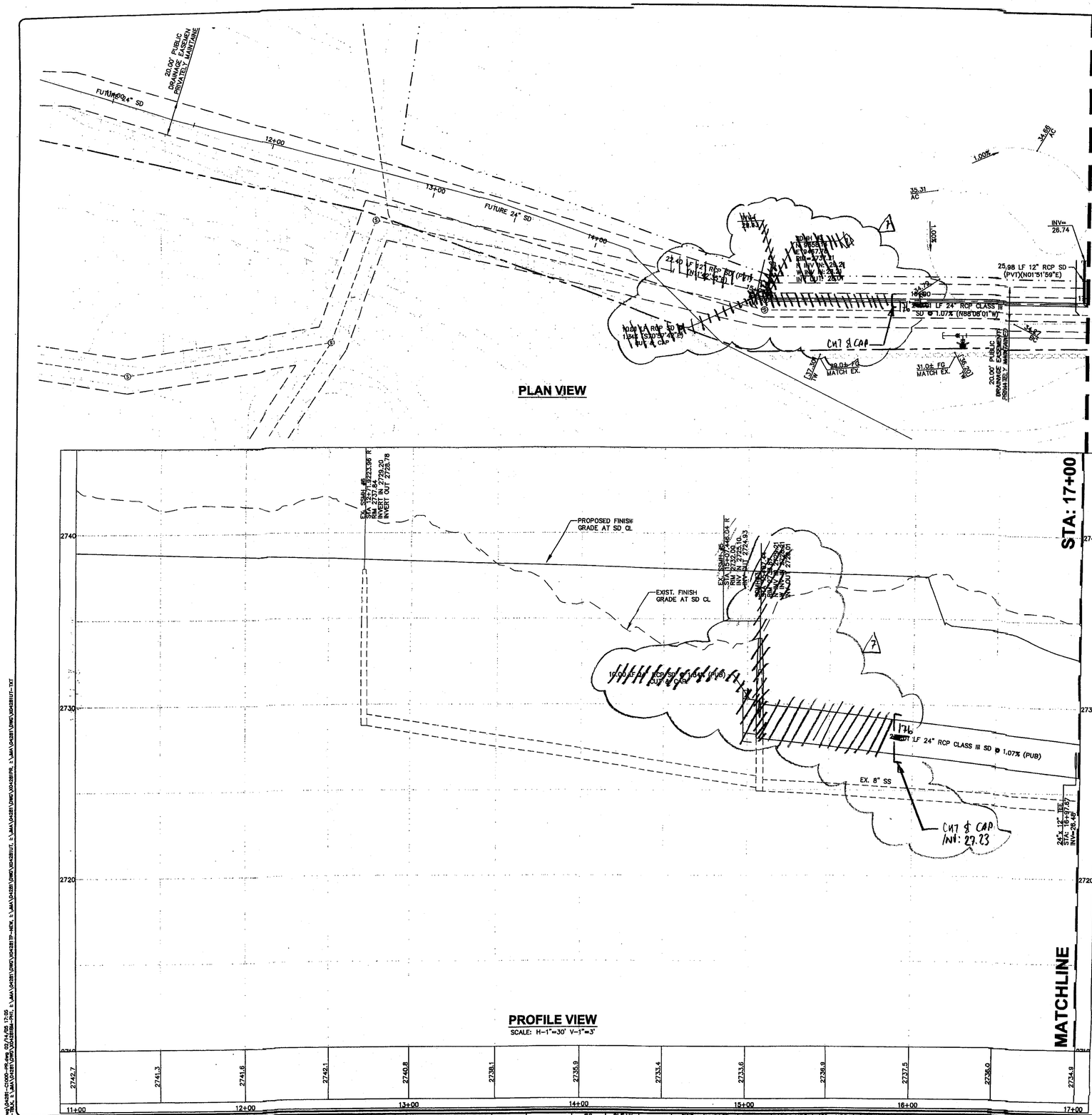
JMA ARCHITECTURE STUDIOS

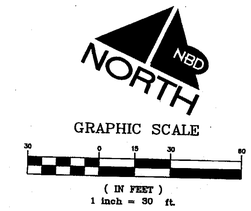
ONE QUEENSRIDGE PLACE

DRAWING TITLE: UTILITY & STREET LIGHT PLAN

SEAL: CLAYTON L. NEILSEN, CIVIL, No. 14132, STATE OF NEVADA 9/12/05

SHEET NO.: C3.02
SHEET 11 OF 33
DRAWING NUMBER 10744883
©2000





CONSTRUCTION NOTES:

(NOT ALL KEY NOTES ARE USED ON THIS DRAWING)

1. CONSTRUCT "L" TYPE CURB AND GUTTER PER C.C.A.U.S.D. #216.
2. CONSTRUCT "A" TYPE CURB PER C.C.A.U.S.D. #219.
3. CONSTRUCT LIGHT AC PAVEMENT PER DETAIL 2–C8.00.
4. CONSTRUCT 3' VALLEY GUTTER PER DETAIL 1–C8.00.
5. CONSTRUCT GARDEN AREA PER ARCHITECTURAL PLANS.
6. LANDSCAPE AREA, SEE LANDSCAPE ARCHITECT PLANS.
7. SEE SHEETS C7.00 AND C7.01 FOR RETAINING WALL PROFILES AND DETAILS. REFER TO SHEETS C2.00 THROUGH CC2.04 FOR HORIZONTAL CONTROL.
8. CONSTRUCT 8' SCREEN WALL PER DETAIL 4–C8.00.
9. CONSTRUCT 5' CONCRETE SIDEWALK PER C.C.A.U.S.D. #234.
10. CONSTRUCT COMMERCIAL/INDUSTRIAL DRIVEWAY PER C.C.A.U.S.D. #225 WITH GEOMETRIC PER C.C.A.U.S.D. #222A. CONSTRUCT 8' CROSS GUTTER PER C.C.A.U.S.D. #228.
11. CONSTRUCT 2' WIDE CONCRETE FLUME PER DETAIL 7–C8.00.
12. CONSTRUCT HANDICAP RAMP PER DETAIL 8–C8.00.
13. CONSTRUCT SIDEWALK RAMP CASE I PER C.C.A.U.S.D. #235 (DETECTABLE WARNINGS SHALL BE THE FULL DEPTH OF THE RAMP – YELLOW IN COLOR).
14. PARKING STRUCTURE WALL SEE STRUCTURAL PLANS (FOR FUTURE PARKING STRUCTURE)
15. CONSTRUCT RETAINING WALL PER SECTION 1–C7.01.
16. INSTALL 48" STANDARD ECCENTRIC MANHOLE PER C.C.A.U.S.D. No. 403 WITH MANHOLE COVER AND RING PER C.C.A.U.S.D. No. 409.
17. CONSTRUCT CAST IN PLACE CONCRETE TRENCH DRAIN PER DETAIL 2 SHEET C8.00
18. INSTALL JENSEN PRECAST 24"x36" CURB INLET (MODEL No. 2436–4R) WITH CAST IRON FRAME GRATE, AND HOOD. SEE DETAIL 5 SHEET C8.00.
19. CONSTRUCT HEADWALL PER NDOT DWG #R–2.5.1.
20. CONSTRUCT TRENCH BACKFILL SECTION PER C.C.A.U.S.D. #504 AND D.C.S.W.C.S. #SD–16A.
21. CONSTRUCT 24"X24" PILASTER PER DETAIL "5" SHEET C7.01.
22. INSTALL PRE–CAST BUMPER STOP PER C.C.A.U.S.D. #238.

BENCHMARK:

CITY OF LAS VEGAS, NO.OLV00 32C4, RIVET & PLATE IN TOP OF CURB @ SE CORNER OF RAMPART & ALTA.
ELEVATION 2693.05 FT. 820.8455 M. (NAVD 88)

BASIS OF BEARINGS:

S39°51'15"W, BEING THE CENTERLINE OF RAMPART BLVD. AS SHOWN ON SUBDIVISION MAP BOOK 77 PAGE 23 OF PLATS. SECTION 32, TOWNSHIP 20 SOUTH RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA.

Call before you UnderGround 1-702-455-7511 CLARK COUNTY TRAFFIC OPERATIONS and 1-702-229-6611 LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

Avoid overhead power line contact. It's costly. Call before you OVERHEAD 1-702-593-6111

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

This grading plan is part of drainage study #3746-2 which was received on 8/16/12 and APPROVED on 8/27/12. Page 3 of 3

PROFESSIONAL ENGINEER STATE OF NEVADA CLAYTON L. NEILSEN CIVIL No. 14132 Exp. 12/31/13 8/16/12

PROFESSIONAL ENGINEER STATE OF NEVADA CLAYTON L. NEILSEN CIVIL No. 14132 Exp. 12/31/13 8/16/12

REV:	DESCRIPTION:	BY:	DATE:	BY:
2	REVISED DRIVEWAY SD TO MATCH DS PLANS	CLN	8/16/12	

Nevada By Design
ENGINEERING CONSULTANTS
1515 East Harmon Avenue
Las Vegas, Nevada 89169
Phone: (702) 836-5522 - Fax: (702) 836-5520
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DRAWN BY: DMJ7 | SCALE: 1" = 30'

PROJECT: ONE QUEENSRIDGE PLACE

DRAWING TITLE: JMA ARCHITECTS

SEAL:

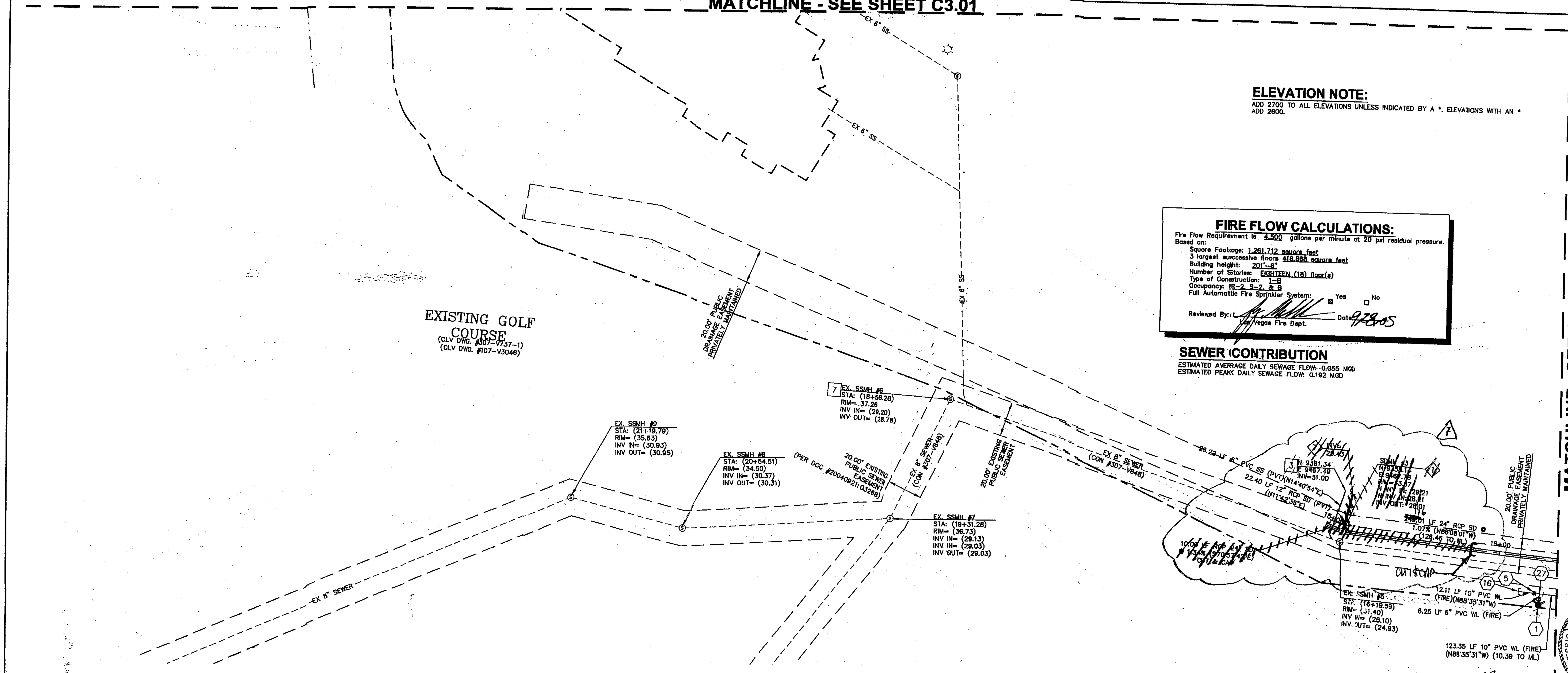
SHEET NO.: C10.0

SHEET 29 OF

DRAWING NUMB

10744883

LEGEND																							
CL OR SURVEY LINE	EASEMENT LINE	HEAVY AC PVMT.	MANHOLES & DESCRIPTIONS	CAP	DESCRIPTION:	BO VALVE	CLEAN OUT	FDC	FIRE HYDRANT	GATE VALVE	REDUCER	100w HPS STREETLIGHT	150w HPS STREETLIGHT	200w HPS STREETLIGHT	250w HPS STREETLIGHT	400w HPS STREETLIGHT	5' CONTOUR LINE	1' CONTOUR LINE	EDGE OF PVMT.	"A" TYPE CURBS	"L" TYPE CURBS	WALLS	FENCES	SPOT ELEVATIONS	SIGNS
PROPERTY LINE	SAWCUT LINE	LIGHT AC PVMT.	Ⓢ = SANITARY SEWER Ⓔ = ELECTRICAL	[	EXISTING:												(2210)							(12.34)	
ROW LINE	SCARP LINE	CONC. PVMT.	Ⓓ = STORM DRAIN Ⓣ = TELEPHONE		PROPOSED:												2210	2211						12.34 BC / BC	



ELEVATION NOTE:

ADD 2700 TO ALL ELEVATIONS UNLESS INDICATED BY A *. ELEVATIONS WITH AN * ADD 2600.

FIRE FLOW CALCULATIONS:

Fire Flow Requirement is 4,500 gallons per minute at 20 psi residual pressure.
Based on:
Square Footage: 1,261,712 square feet
3 largest successive floors 416,868 square feet
Building height: 201'-6"
Number of Stories: EIGHTEEN (18) floor(s)
Type of Construction: 1-B
Occupancy: IR-2, S-2, & B
Full Automatic Fire Sprinkler System: ☒ Yes ☐ No

Reviewed By: [signature] Las Vegas Fire Dept. Date 9/28/05

SEWER CONTRIBUTION

ESTIMATED AVERAGE DAILY SEWAGE FLOW: 0.055 MGD
ESTIMATED PEAK DAILY SEWAGE FLOW: 0.192 MGD

UTILITY GENERAL NOTES:

1. CONTRACTOR TO LOCATE AND VERIFY SIZE, LINE TYPE, CONDITION, DEPTH, PRESSURE, AND LOCATION OF ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA PRIOR TO CONSTRUCTION. THE CIVIL ENGINEER SHALL BE CONTACTED ONCE THE UTILITY LINE IS LOCATED.

2. THESE DRAWINGS MAY NOT INDICATE ALL EXISTING BURIED UTILITY LINES. CONTRACTOR IS TO EXERCISE EXTREME CAUTION DURING EXCAVATION IN ORDER TO AVOID MAKING CONTACT WITH ANY EXISTING UTILITY LINES. IF UTILITY LINES ARE DAMAGED BY THE CONTRACTOR, SUCH DAMAGE SHALL BE REPLACED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTOR'S EXPENSE.

3. CONTRACTOR TO SAWCUT AND REMOVE EXISTING ASPHALT AND CONCRETE AS NECESSARY FOR UTILITY TRENCHES, BACKFILL AND PATCH ALL TRENCHES AS INDICATED ON DETAILS AND/OR ACCORDING TO THE GOVERNING ENTITY.

4. THE FIRE SAFETY CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING THE SIZE OF PIPING THAT IS REQUIRED TO CONNECT FROM THE FIRE WATER LOOP TO THE FIRE SPRINKLER RISER. LINE SIZE SHOWN FOR INFORMATION PURPOSES ONLY.

5. CONTRACTOR TO VERIFY UTILITY STUB LOCATIONS AND SIZE WITH PLUMBING PLANS PRIOR TO INSTALLATION OF NEW UTILITIES.

6. ALL DIMENSIONS TO UTILITIES ARE TO CENTERLINE OF PIPE UNLESS INDICATED OTHERWISE.

7. THE EXISTING GAS LINE LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATIONS ONLY.

8. ALL WATER FACILITIES CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEMS" (U.D.A.C.S.), LATEST EDITION.

9. FDC SHALL BE INTERCONNECTED TO BUILDING SPRINKLER SYSTEMS.

10. FIRE CODE REQUIREMENTS: TWO SOURCES OF WATER SUPPLY ARE REQUIRED WHENEVER THERE ARE MORE THAN THREE (3) FIRE HYDRANTS INSTALLED ON A SINGLE SYSTEM.

11. NEVADA BY DESIGN (NBD) HAS PROVIDED UTILITY INFORMATION BASED ON THE MOST CURRENT DATA AVAILABLE FOR THE CONTRACTORS INFORMATION. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS WITH RESPECT TO LINE AND GRADE PRIOR TO CONSTRUCTION.

12. ALL ONSITE UTILITY FACILITIES ARE PRIVATE AND ALL OFFSITE UTILITY FACILITIES ARE PUBLIC.

INSTALLATION OF DOUBLE CHECK DETECTOR ASSEMBLY (3)-10":

THE DOUBLE CHECK DETECTOR ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE U.D.A.C.S. PLATE No. 11C.

ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S) TO ALLOW THE DISTRICT DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY.

EASEMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION.

INSTALLATION OF METER AND VAULT (2)-8" TURBO WITHOUT BYPASS:

THE METER(S) AND VAULT(S) WITH NON-TRAFFIC BEARING COVER(S) SHALL BE INSTALLED ACCORDANCE WITH U.D.A.C.S. PLATE No. 18-A AND WITH STANDARD VAULT DRAWING C-475, LATEST REVISION.

ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AND THE OUTSIDE OF THE EASEMENT(S) TO ALLOW THE DISTRICT DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY.

EASEMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION.

INSTALLATION OF REDUCED PRESSURE PRINCIPLE ASSEMBLY (2)-8" PLATE 11C: PRINCIPLE ASSEMBLY (3)-2" PLATE 11A:

APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY(S) SHALL BE INSTALLED PER THE U.D.A.C.S. PLATE No. 11A OR 11C. NO WATER SHALL BE TAKEN FROM A SERVICE REQUIRING BACK FLOW PREVENTION UNTIL THE REDUCED PRESSURE PRINCIPLE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED BY THE LVVWD.

ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S) TO ALLOW THE DISTRICT DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY.

EASEMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION.

L.V.V.W.D. APPROVAL

PROJECT No. 27554

L.V.V.W.D. [signature] DATE 10/31/05

STORM DRAIN NOTES:

1. INSTALL 48" STANDARD ECCENTRIC MANHOLE PER C.C.A.U.S.D. No. 403 WITH MANHOLE COVER AND RING PER C.C.A.U.S.D. No. 409.
2. CONSTRUCT CAST IN PLACE CONCRETE TRENCH DRAIN PER DETAIL 2 SHEET C8.00 AND DETAIL 7 SHEET C8.00.
3. INSTALL JENSEN PRECAST 24"x36" CURB INLET (MODEL No. 24436-4R) WITH CAST IRON FRAME GRATE, AND HOOD. SEE DETAIL 5 SHEET C8.00.
4. INSTALL 24"x24"x12" RCP TEE.
5. CONSTRUCT HEADWALL PER NDOT DWG #R-2.5.1. SEE RIP-RAP DETAIL 1 SHEET C8.01.
6. NOT USED.
7. CUT AND CAP.

SANITARY SEWER NOTES:

1. CONSTRUCT 48" DIA. STANDARD ECCENTRIC MANHOLE PER D.C.S.W.C.S. DWG. No. SD-1. INSTALL CONCRETE COLLAR PER SD-2.
2. NOT USED.
3. SEE PLUMBING PLANS FOR BUILDING SANITARY SEWER STUB SIZES. WHERE BUILDING STUBS IS 3" OR 4", PROVIDE 6"x3" REDUCER FOR 3" AND 6"x4" REDUCER FOR 4".
4. CONSTRUCT LATERAL CONNECTION PER D.C.S.W.C.S. #SD-17 (OVER OBSTRUCTION).
5. CONSTRUCT LATERAL CONNECTION PER D.C.S.W.C.S. #SD-17 (UNDER OBSTRUCTION).
6. CONSTRUCT LATERAL CONNECTION PER D.C.S.W.C.S. #SD-17 (STANDARD).
7. ADJUST EXISTING TOP OF MANHOLE TO PROPOSED GRADE.

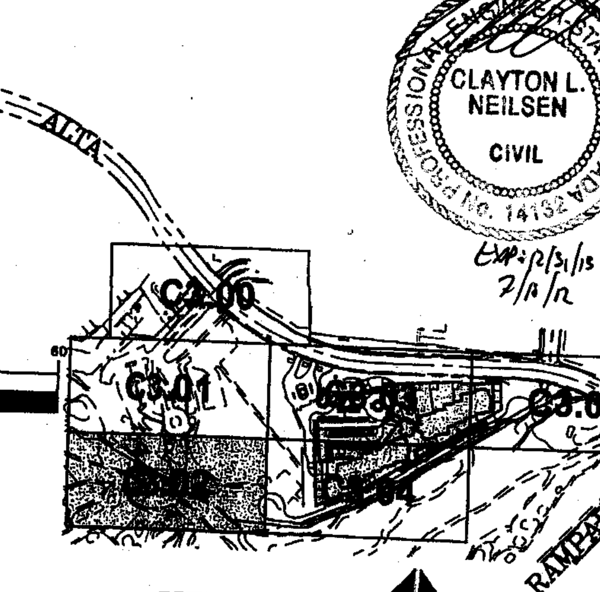
WATER NOTES:

1. INSTALL 6" FIRE HYDRANT ASSEMBLY (INCLUDE 6" GATE VALVE) PER U.D.A.C.S. PLATE No. 7. PROVIDE A MINIMUM OF 3' CLEARANCE AROUND FIRE HYDRANT.
2. NOT USED.
3. NOT USED.
4. INSTALL 12"x8" MECHANICAL JOINT TAPPING SLEEVE AND 8" TAPPING VALVE PER U.D.A.C.S. PLATES No. 3, 8, & 22.
5. INSTALL A GATE VALVE (WITH PIPE SIZE AS NOTED) PER U.D.A.C.S. PLATE No. 3 AND No. 8.
6. INSTALL 8"x8" TEE PER U.D.A.C.S. PLATE No. 5.
7. INSTALL 8"x6" TEE PER U.D.A.C.S. PLATE No 5.
8. INSTALL 8", 90 DEGREE BEND PER U.D.A.C.S. PLATE No. 5.
9. INSTALL 8", 45 DEGREE BEND PER U.D.A.C.S. PLATE No. 5.
10. INSTALL 8", 22-1/2 DEGREE BEND PER U.D.A.C.S. PLATE No. 5.
11. INSTALL 8", 11-1/4 DEGREE BEND PER U.D.A.C.S. PLATE No. 5.
12. INSTALL 8", 5 DEGREE BEND PER U.D.A.C.S. PLATE No. 5. (RESTRAINED EA. END)
13. REFER TO LANDSCAPE PLANS FOR CONTINUATION.
14. REFER TO MECHANICAL AND PLUMBING PLANS FOR CONTINUATION.
15. REFER TO MECHANICAL/PLUMBING AND FIRE SPRINKLER CONTRACTOR PLANS FOR ADDITIONAL INFORMATION.

WATER NOTES: (continued)

16. INSTALL WATER LINE STUB AND CAP AS NOTED PER SIZE W/2" BLOW-OFF VALVE PER U.D.A.C.S. PLATE No. 4A.
17. INSTALL 8" TURBO METER PER U.D.A.C.S. PLATE No. 18-A AND DWG. C-475.
18. INSTALL 8" RPPA PER U.D.A.C.S. PLATE No. 11C.
19. INSTALL 4", 22-1/2 DEGREE BEND PER U.D.A.C.S. PLATE No. 5.
20. INSTALL 2" SERVICE SADDLE U.D.A.C.S. PLATE No. 1D.
21. INSTALL 2" METER PER U.D.A.C.S. PLATE No. 1D.
22. INSTALL 2" RPPA PER U.D.A.C.S. PLATE No. 11A.
23. INSTALL 8"x4" TEE PER U.D.A.C.S. PLATE No 5.
24. INSTALL 12"x10" MECHANICAL JOINT TAPPING SLEEVE AND 10" TAPPING VALVE PER U.D.A.C.S. PLATES No. 3, 8, & 22.
25. INSTALL 10" DOUBLE CHECK DETECTOR ASSEMBLY ABOVE FINISH GRADE, ON A 4"x8'x8' (OFFSET 5.1') CONCRETE PAD PER U.D.A.C.S. PLATE No. 11C.
26. INSTALL 10"x10" TEE PER U.D.A.C.S. PLATE No 5.
27. INSTALL 10"x6" TEE PER U.D.A.C.S. PLATE No 5.
28. INSTALL 10", 90 DEGREE BEND PER U.D.A.C.S. PLATE No. 5.
29. INSTALL 10", 45 DEGREE BEND PER U.D.A.C.S. PLATE No. 5.
30. INSTALL 10", 22-1/2 DEGREE BEND PER U.D.A.C.S. PLATE No. 5.
31. INSTALL 10", 11-1/4 DEGREE BEND PER U.D.A.C.S. PLATE No. 5.
32. INSTALL 10", 5 DEGREE BEND PER U.D.A.C.S. PLATE No. 5. (RESTRAINED EA. END)
33. INSTALL 10"x8" REDUCER PER U.D.A.C.S. PLATE No 5.
34. REMOVE EXISTING 10", 90 DEGREE BEND AND INSTALL 10"x 10" TEE PER U.D.A.C.S. PLATE No. 5.
35. INSTALL 6", 90 DEGREE BEND PER U.D.A.C.S. PLATE No. 5.

NORTH
GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.



KEY MAP
N.T.S.

NORTH

BENCHMARK:

CITY OF LAS VEGAS, NO.OLV00 32C4, RIVET & PLATE IN TOP OF CURB @ SE CORNER OF RAMPART & ALTA.
ELEVATION 2693.06 FT. 820.8455 M. (NAVD 88)

BASIS OF BEARINGS:

S39D51'15"W, BEING THE CENTERLINE OF RAMPART BLVD. AS SHOWN ON SUBDIVISION MAP BOOK 77 PAGE 23 OF PLATS, SECTION 32, TOWNSHIP 20 SOUTH RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA.

This grading plan is part of drainage study # 3746-2 which was received on 7/16/12 and Rejected on 7/30/12. Page 1 of 5

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEM CONDUITS, IT'S COSTLY.
Call before you UnderGround
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS and
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LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

Avoid overhead power line contact. It's costly.
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EXP: 12/31/12 8/10/12

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EXP: 12/31/13 7/10/12

JMA ARCHITECTURE STUDIOS

REV:	DESCRIPTION:	DATE:	BY:
7	REVISED SDASS TO MATCH AS-BUILTS		CL

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DRAWN BY:	DMZ	SCALE:	1" = 30'
DESIGNED BY:	CLN	JOB NUMBER:	04281
CHECK BY:	CLN	DATE	5/16/05

PROJECT: ONE QUEENSRIDGE PLACE

DRAWING TITLE: UTILITY & STREET LIGHT PLAN

SEAL: CLAYTON L. NEILSEN CIVIL PROFESSIONAL ENGINEER STATE OF NEVADA No. 14132 12/31/05 9/28/05

SHEET NO.: C3.02
SHEET 11 OF 33
DRAWING NUMBER 10744883
©2000

LEGEND				
CL OR SURVEY LINE	EASEMENT LINE	HEAVY AC PVMT.	MANHOLES & DESCRIPTIONS: Ⓢ = SANITARY SEWER Ⓔ = ELECTRICAL Ⓓ = STORM DRAIN Ⓣ = TELEPHONE	CAP
PROPERTY LINE	SAWCUT LINE	LIGHT AC PVMT.		
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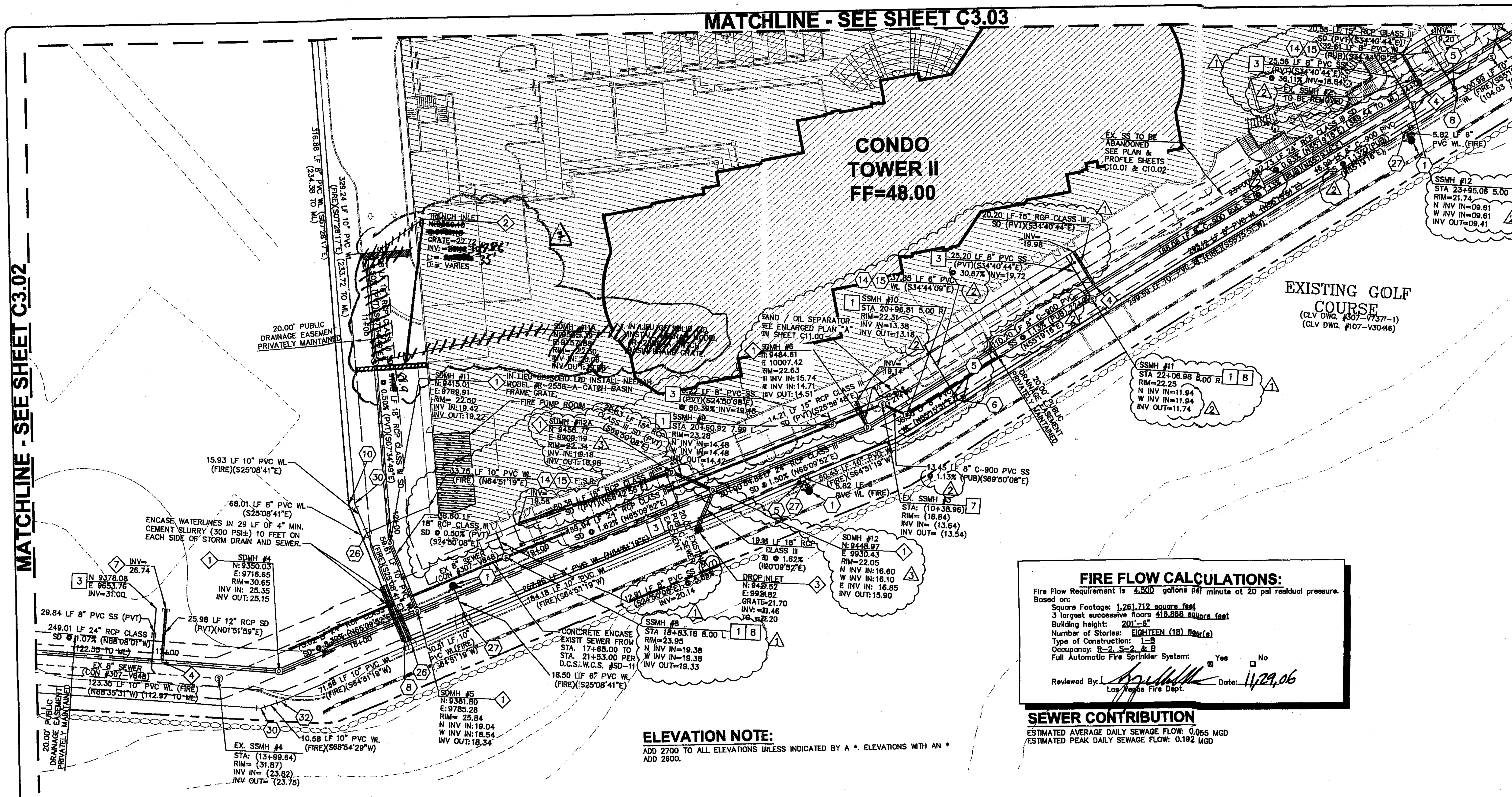
EXISTING:												(2210)							(12.3±)	
PROPOSED:												2210	2211						12.34 BC	

t:\JMA\04281\dwg\04281-C302-UT.dwg 02/14/05 16:34 XREF = X-NBD-TBLK, t:\JMA\04281\DWG\X04281BM-PH1, t:\JMA\04281\DWG\X04281TP-NEW, t:\JMA\04281\DWG\X04281UT, t:\JMA\04281\DWG\X04281UT-TXT



FIRE FLOW CALCULATIONS:

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Based on:
Square Footage: 1,261,712 square feet
3 largest successive floors 416,868 square feet
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Number of Stories: EIGHTEEN (18) floor(s)
Type of Construction: 1-B
Occupancy: R-2, S-2, & B
Full Automatic Fire Sprinkler System: ☒ Yes ☐ No

Reviewed By: [signature] Date: 11/29/06
Las Vegas Fire Dept.

SEWER CONTRIBUTION

ESTIMATED AVERAGE DAILY SEWAGE FLOW: 0.055 MGD
ESTIMATED PEAK DAILY SEWAGE FLOW: 0.192 MGD

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UTILITY GENERAL NOTES:

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INSTALLATION OF DOUBLE CHECK DETECTOR ASSEMBLY (3)-10":

THE DOUBLE CHECK DETECTOR ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE U.D.A.C.S. PLATE No. 11C.

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EASEMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION.

INSTALLATION OF METER AND VAULT (2)-8" TURBO WITHOUT BYPASS:

THE METER(S) AND VAULT(S) WITH NON-TRAFFIC BEARING COVER(S) SHALL BE INSTALLED ACCORDANCE WITH U.D.A.C.S. PLATE No. 18-A AND WITH STANDARD VAULT DRAWING C-475, LATEST REVISION.

ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AND THE OUTSIDE OF THE EASEMENT(S) TO ALLOW THE DISTRICT DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY.

EASEMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION.

INSTALLATION OF REDUCED PRESSURE PRINCIPLE ASSEMBLY (2)-8" PLATE 11C: PRINCIPLE ASSEMBLY (3)-2" PLATE 11A:

APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY(S) SHALL BE INSTALLED PER THE U.D.A.C.S. PLATE No. 11A OR 11C. NO WATER SHALL BE TAKEN FROM A SERVICE REQUIRING BACK FLOW PREVENTION UNTIL THE REDUCED PRESSURE PRINCIPLE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED BY THE LVVWD.

ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S) TO ALLOW THE DISTRICT DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY.

EASEMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION.

L.V.V.W.D.APPROVAL

PROJECT No. 27554

N/A
L.V.V.W.D. DATE

STORM DRAIN NOTES:

1. INSTALL 48" STANDARD ECCENTRIC MANHOLE PER C.C.A.U.S.D. No. 403 WITH MANHOLE COVER AND RING PER C.C.A.U.S.D. No. 4409.
2. CONSTRUCT CAST IN PLACE CONCRETE TRENCH DRAIN PER DETAIL 2 SHEET C8.00 AND DETAIL 7 SHEET C8.00.
3. INSTALL JENSEN PRECAST 24"x36" CURB INLET (MODEL No. 2436-4R) WITH CAST IRON FRAME GRATE, AND HOOD. SEE DETAIL 5 SHEET C8.00.
4. INSTALL 24"x24"x12" RCP TEE.
5. CONSTRUCT HEADWALL PER NDOT DWG #R-2.5.1. SEE RIP-RAP DETAIL 1 SHEET C8.01.
6. NOT USED.
7. CUT AND CAP.

SANITARY SEWER NOTES:

1. CONSTRUCT 48" DIA. STANDARD ECCENTRIC MANHOLE PER D.C.S.W.C.S. DWG. No. SD-1. INSTALL CONCRETE COLLAR PER SD-2.
2. NOT USED.
3. SEE PLUMBING PLANS FOR BUILDING SANITARY SEWER STUB SIZES. WHERE BUILDING STUBS IS 3" OR 4", PROVIDE 6"x3" REDUCER FOR 3" AND 6"x4" REDUCER FOR 4".
4. CONSTRUCT LATERAL CONNECTION PER D.C.S.W.C.S. #SD-17 (OVER OBSTRUCTION).
5. CONSTRUCT LATERAL CONNECTION PER D.C.S.W.C.S. #SD-17 (UNDER OBSTRUCTION).
6. CONSTRUCT LATERAL CONNECTION PER D.C.S.W.C.S. #SD-17 (STANDARD).
7. ADJUST EXISTING TOP OF MANHOLE TO PROPOSED GRADE.
8. INSTALL T-LOC LINER IN MANHOLE

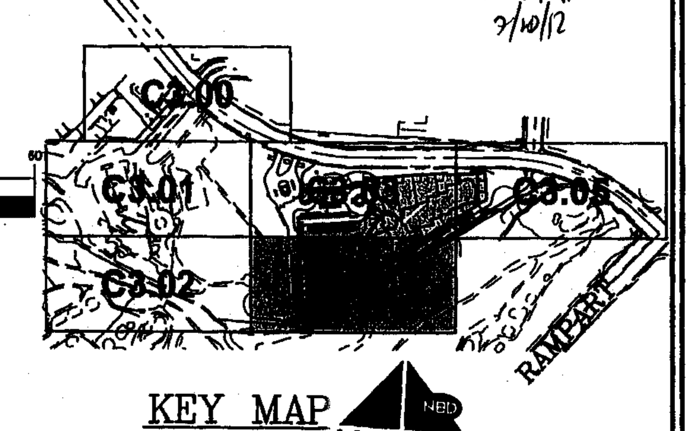
WATER NOTES:

1. INSTALL 6" FIRE HYDRANT ASSEMBLY (INCLUDE 6" GATE VALVE) PER U.D.A.C.S. PLATE No. 7. PROVIDE A MINIMUM OF 3' CLEARANCE AROUND FIRE HYDRANT.
2. NOT USED.
3. NOT USED.
4. INSTALL 12"x8" MECHANICAL JOINT TAPPING SLEEVE AND 8" TAPPING VALVE PER U.D.A.C.S. PLATES No. 3, 8, & 22.
5. INSTALL A GATE VALVE (WITH PIPE SIZE AS NOTED) PER U.D.A.C.S. PLATE No. 3 AND No. 8.
6. INSTALL 8"x8" TEE PER U.D.A.C.S. PLATE No. 5.
7. INSTALL 8"x6" TEE PER U.D.A.C.S. PLATE No 5.
8. INSTALL 8", 90 DEGREE BEND PER U.D.A.C.S. PLATE No. 5.
9. INSTALL 8", 45 DEGREE BEND PER U.D.A.C.S. PLATE No. 5.
10. INSTALL 8", 22-1/2 DEGREE BEND PER U.D.A.C.S. PLATE No. 5.
11. INSTALL 8", 11-1/4 DEGREE BEND PER U.D.A.C.S. PLATE No. 5.
12. INSTALL 8", 5 DEGREE BEND PER U.D.A.C.S. PLATE No. 5. (RESTRAINED EA. END)
13. REFER TO LANDSCAPE PLANS FOR CONTINUATION.
14. REFER TO MECHANICAL AND PLUMBING PLANS FOR CONTINUATION.
15. REFER TO MECHANICAL/PLUMBING AND FIRE SPRINKLER CONTRACTOR PLANS FOR ADDITIONAL INFORMATION.

WATER NOTES: (continued)

16. INSTALL WATER LINE STUB AND CAP AS NOTED PER SIZE W/2" BLOW-OFF VALVE PER U.D.A.C.S. PLATE No. 4A.
17. INSTALL 8" TURBO METER PER U.D.A.C.S. PLATE No. 18-A AND DWG. C-475.
18. INSTALL 8" RPPA PER U.D.A.C.S. PLATE No. 11C.
19. INSTALL 4", 22-1/2 DEGREE BEND PER U.D.A.C.S. PLATE No. 5.
20. INSTALL 2" SERVICE SADDLE U.D.A.C.S. PLATE No. 1D.
21. INSTALL 2" METER PER U.D.A.C.S. PLATE No. 1D.
22. INSTALL 2" RPPA PER U.D.A.C.S. PLATE No. 11A.
23. INSTALL 8"x4" TEE PER U.D.A.C.S. PLATE No 5.
24. INSTALL 12"x10" MECHANICAL JOINT TAPPING SLEEVE AND 10" TAPPING VALVE PER U.D.A.C.S. PLATES No. 3, 8, & 22.
25. INSTALL 10" DOUBLE CHECK DETECTOR ASSEMBLY ABOVE FINISH GRADE, ON A 4"x6'x8' (OFFSET 5.1') CONCRETE PAD PER U.D.A.C.S. PLATE No. 11C.
26. INSTALL 10"x10" TEE PER U.D.A.C.S. PLATE No 5.
27. INSTALL 10"x6" TEE PER U.D.A.C.S. PLATE No 5.
28. INSTALL 10", 90 DEGREE BEND PER U.D.A.C.S. PLATE No. 5.
29. INSTALL 10", 45 DEGREE BEND PER U.D.A.C.S. PLATE No. 5.
30. INSTALL 10", 22-1/2 DEGREE BEND PER U.D.A.C.S. PLATE No. 5.
31. INSTALL 10", 11-1/4 DEGREE BEND PER U.D.A.C.S. PLATE No. 5.
32. INSTALL 10", 5 DEGREE BEND PER U.D.A.C.S. PLATE No. 5. (RESTRAINED EA. END)
33. INSTALL 10"x8" REDUCER PER U.D.A.C.S. PLATE No 5.
34. REMOVE EXISTING 10", 90 DEGREE BEND AND INSTALL 10"x 10" TEE PER U.D.A.C.S. PLATE No. 5.
35. INSTALL 6", 90 DEGREE BEND PER U.D.A.C.S. PLATE No. 5.

NORTH
GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.



KEY MAP
N.T.S.

BENCHMARK:

CITY OF LAS VEGAS, NO.OLV00 32C4, RIVET & PLATE IN TOP OF CURB @ SE CORNER OF RAMPART & ALTA.
ELEVATION 2693.06 FT. 820.8455 M. (NAVD 88)

BASIS OF BEARINGS:

S39D51'15"W, BEING THE CENTERLINE OF RAMPART BLVD. AS SHOWN ON SUBDIVISION MAP BOOK 77 PAGE 23 OF PLATS. SECTION 32, TOWNSHIP 20 SOUTH RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA.

This grading plan is a part of drainage study #3746-2 which was received on 7/16/12 and Rejected on 7/30/12. Page 2 of 5

Call before you UnderGround 1-702-455-7511 CLARK COUNTY TRAFFIC OPERATIONS and 1-702-229-6611 LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

Avoid overhead power line contact. It's costly. Call before you OVERHEAD 1-702-593-6111

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

JMA ARCHITECTURE STUDIOS

LEGEND				
CL OR SURVEY LINE	EASEMENT LINE	HEAVY AC PVMT.	MANHOLES & DESCRIPTIONS	
PROPERTY LINE	SAWCUT LINE	LIGHT AC PVMT.	Ⓢ = SANITARY SEWER Ⓔ = ELECTRICAL	
ROW LINE	SCARP LINE	CONC. PVMT.	Ⓓ = STORM DRAIN Ⓣ = TELEPHONE	

CAP	DESCRIPTION:	BO VALVE	CLEAN OUT	FDC	FIRE HYDRANT	GATE VALVE	REDUCER	100w HPS STREETLIGHT	150w HPS STREETLIGHT	200w HPS STREETLIGHT	250w HPS STREETLIGHT	400w HPS STREETLIGHT	5' CONTOUR LINE	1' CONTOUR LINE	EDGE OF PVMT.	"A" TYPE CURBS	"L" TYPE CURBS	WALLS	FENCES	SPOT ELEVATIONS	SIGNS
[	EXISTING:												(2210)							(12.3±)	
	PROPOSED:												2210	2211						12.34 BC BC	

REV:	DESCRIPTION:	APP'D BY:	DATE:	BY:
1	REVISED POC INV. & ADDED SAND/OIL SEPARATOR & ADDED CONSTRUCTION CALLOUT		12/02/05	CLN
2	UPDATED SS PER FIELD		02/13/06	CLN
3	REVISED DRAIN CONNECTION	HES 12/11/06	05/23/06	DMS
7	Removed/Revised SD to match AS-BUILTS			CLN

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ENGINEERING CONSULTANTS
3515 East Harmon Avenue
Las Vegas, NV 89121
Phone (702) 938-1525 - Fax (702) 938-1530
www.nvbydesign.com

DRAWN BY:	DMZ	SCALE:	1" = 30'
DESIGNED BY:	CLN	JOB NUMBER:	04281
CHECK BY:	CLN	DATE	5/16/05

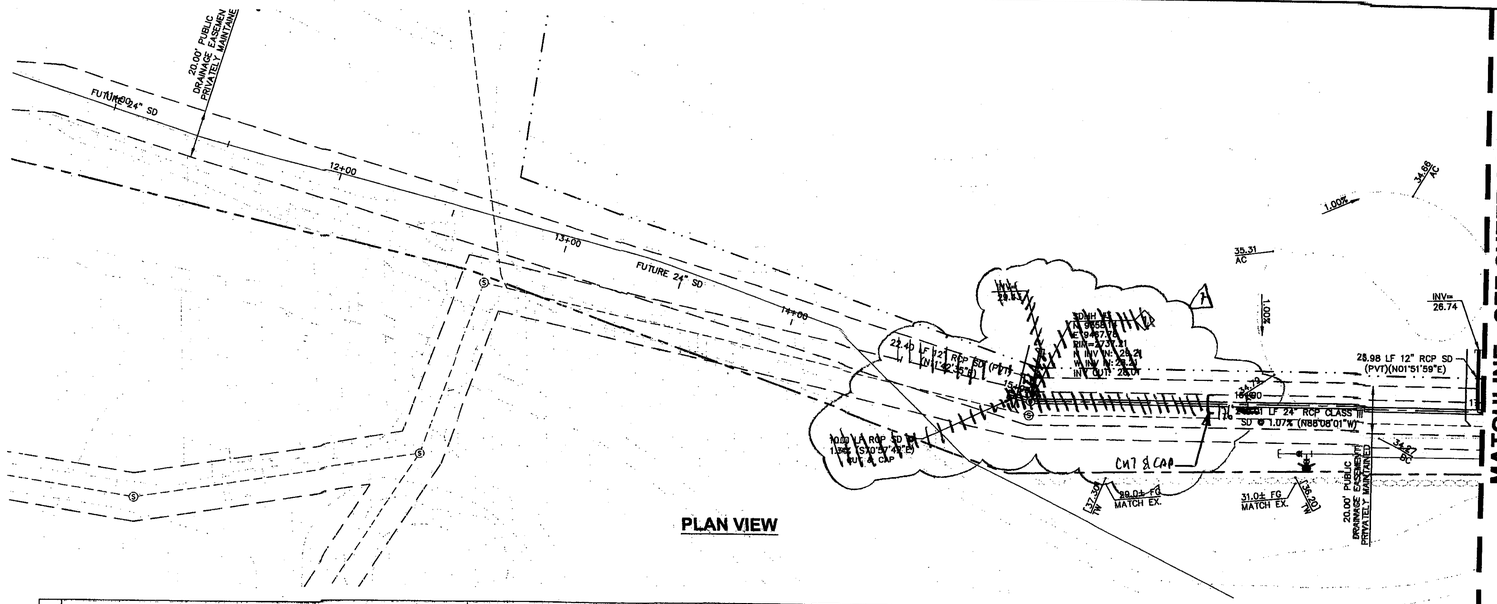
PROJECT: ONE QUEENSRIDGE PLACE

DRAWING TITLE: UTILITY & STREET LIGHT PLAN

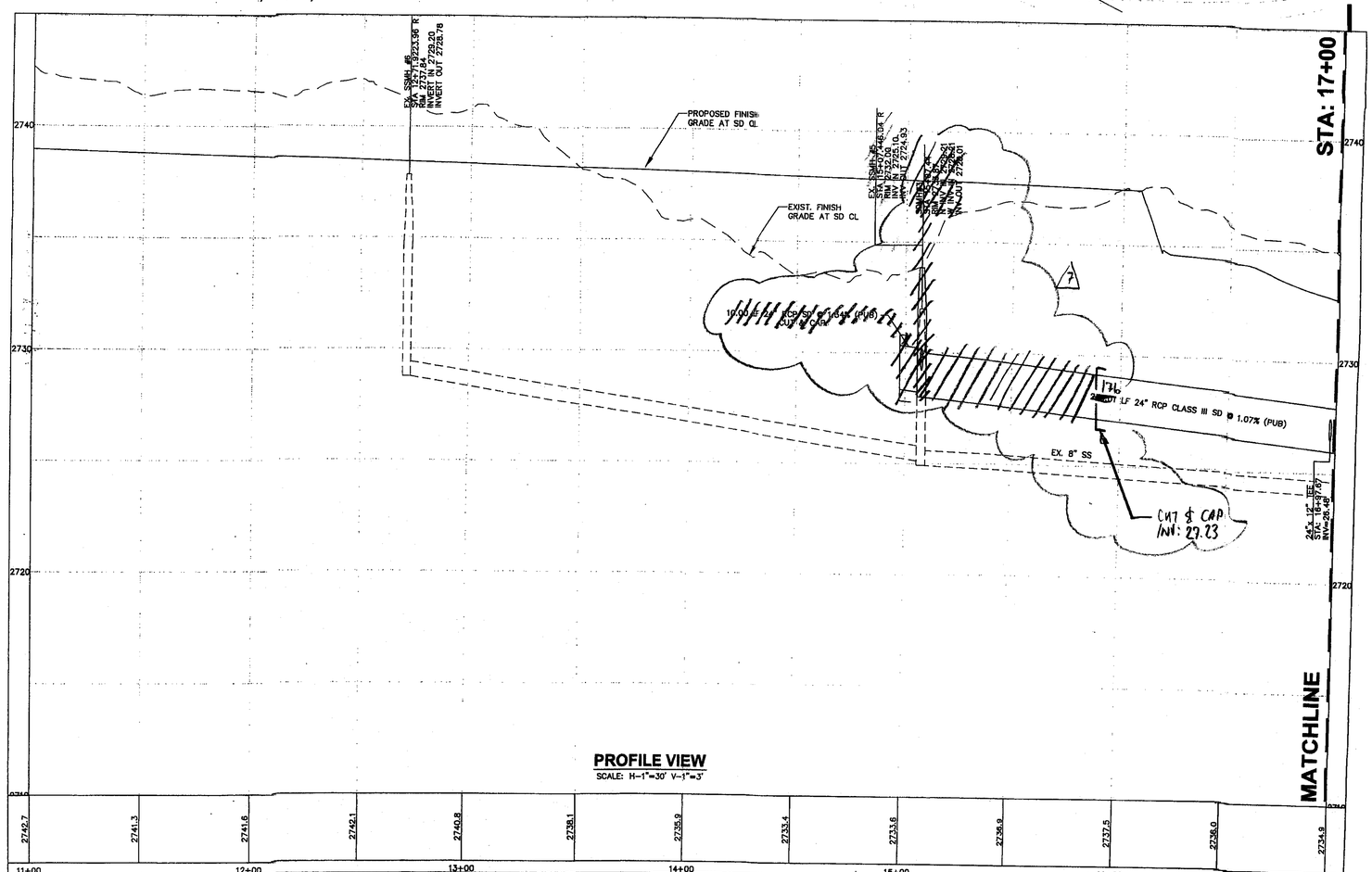
SEAL: CLAYTON L. NEILSEN EXP 12/31/07 CIVIL No. 14132 PROFESSIONAL ENGINEER STATE OF NEVADA 11/28/06

CLAYTON L. NEILSEN CIVIL No. 14132 EXP: 12/31/13 7/10/12

SHEET NO.: C3.04
SHEET 13 OF 33
DRAWING NUMBER
107Y4883 ©2000
REPLOT



PLAN VIEW



PROFILE VIEW

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

CONSTRUCTION NOTES:

(NOT ALL KEY NOTES ARE USED ON THIS DRAWING)

1. CONSTRUCT "L" TYPE CURB AND GUTTER PER C.C.A.U.S.D. #216.
2. CONSTRUCT "A" TYPE CURB PER C.C.A.U.S.D. #219.
3. CONSTRUCT LIGHT AC PAVEMENT PER DETAIL 2–C8.00.
4. CONSTRUCT 3' VALLEY GUTTER PER DETAIL 1–C8.00.
5. CONSTRUCT GARDEN AREA PER ARCHITECTURAL PLANS.
6. LANDSCAPE AREA, SEE LANDSCAPE ARCHITECT PLANS.
7. SEE SHEETS C7.00 AND C7.01 FOR RETAINING WALL PROFILES AND DETAILS. REFER TO SHEETS C2.00 THROUGH CC2.04 FOR HORIZONTAL CONTROL.
8. CONSTRUCT 8' SCREEN WALL PER DETAIL 4–C8.00.
9. CONSTRUCT 5' CONCRETE SIDEWALK PER C.C.A.U.S.D. #234.
10. CONSTRUCT COMMERCIAL/INDUSTRIAL DRIVEWAY PER C.C.A.U.S.D. #225 WITH GEOMETRIC PER C.C.A.U.S.D. #222A. CONSTRUCT 8' CROSS GUTTER PER C.C.A.U.S.D. #228.
11. CONSTRUCT 2' WIDE CONCRETE FLUME PER DETAIL 7–C8.00.
12. CONSTRUCT HANDICAP RAMP PER DETAIL 6–C8.00.
13. CONSTRUCT SIDEWALK RAMP CASE I PER C.C.A.U.S.D. #235 (DETECTABLE WARNINGS SHALL BE THE FULL DEPTH OF THE RAMP – YELLOW IN COLOR).
14. PARKING STRUCTURE WALL SEE STRUCTURAL PLANS (FOR FUTURE PARKING STRUCTURE)
15. CONSTRUCT RETAINING WALL PER SECTION 1–C7.01.
16. INSTALL 48" STANDARD ECCENTRIC MANHOLE PER C.C.A.U.S.D. No. 403 WITH MANHOLE COVER AND RING PER C.C.A.U.S.D. No. 409.
17. CONSTRUCT CAST IN PLACE CONCRETE TRENCH DRAIN PER DETAIL 2 SHEET C8.00
18. INSTALL JENSEN PRECAST 24"x36" CURB INLET (MODEL No. 2436–4R) WITH CAST IRON FRAME GRATE, AND HOOD. SEE DETAIL 5 SHEET C8.00.
19. CONSTRUCT HEADWALL PER NDOT DWG #R–2.5.1.
20. CONSTRUCT TRENCH BACKFILL SECTION PER C.C.A.U.S.D. #504 AND D.C.S.W.C.S. #SD–16A.
21. CONSTRUCT 24"X24" PILASTER PER DETAIL "5" SHEET C7.01
22. INSTALL PRE–CAST BUMPER STOP PER C.C.A.U.S.D. #238.

BENCHMARK:

CITY OF LAS VEGAS, NO.0LVD0 32C4, RIVET & PLATE IN TOP OF CURB SE CORNER OF RAMPART & ALTA.
ELEVATION 2693.08 FT. 820.8455 M. (NAVD 88)

BASIS OF BEARINGS:

S39°51'15"W, BEING THE CENTERLINE OF RAMPART BLVD. AS SHOWN ON SUBDIVISION MAP BOOK 77 PAGE 23 OF PLATS. SECTION 32, TOWNSHIP 220 SOUTH RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NNEVADA.

This grading plan is a part of drainage study #3746-2 which was received on 7/16/12 and Rejected on 7/30/12. Page 4 of 5

Call before you UnderGround 1-702-455-7511 CLARK COUNTY TRAFFIC OPERATIONS and 1-702-229-6611 LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

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

JMA ARCHITECTURE
10155 CORPORATE CROSS DRIVE
LAS VEGAS, NEVADA 89141

CLAYTON L. NEILSEN CIVIL No. 14132 STATE OF NEVADA
Exp. 12/31/13 7/10/12

REV: | DESCRIPTION: | DATE: | BY:
A | DEMOLISH EXISTING SD TO MATCH AS BUILTS | 7/10/12 | CLN

Nevada By Design
ENGINEERING CONSULTANTS
3515 East Harmon Avenue
Las Vegas, NV 89121
Voice 702.458.8503 Fax 702.458.5267
www.nevadabydesign.com

DRAWN BY: TM/7 | SCALE: 1" = 30'

PROJECT: ONE QUEENSRIDGE PLACE

DRAWING TITLE:

SEAL: CLAYTON L. NEILSEN CIVIL No. 14132 STATE OF NEVADA

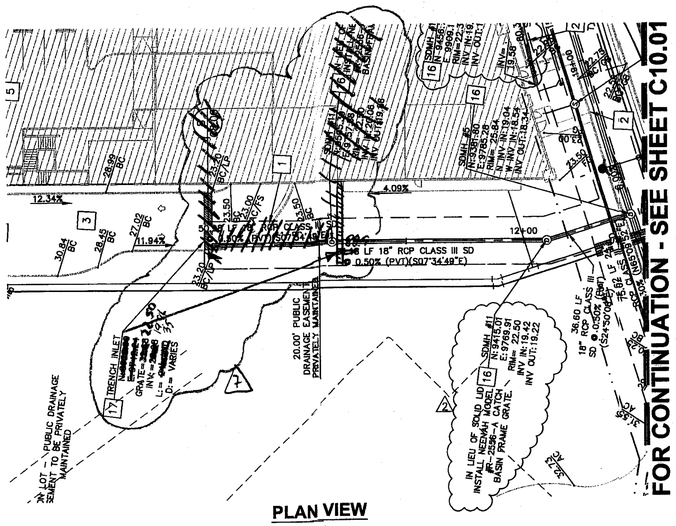
SHEET NO.: C10.0

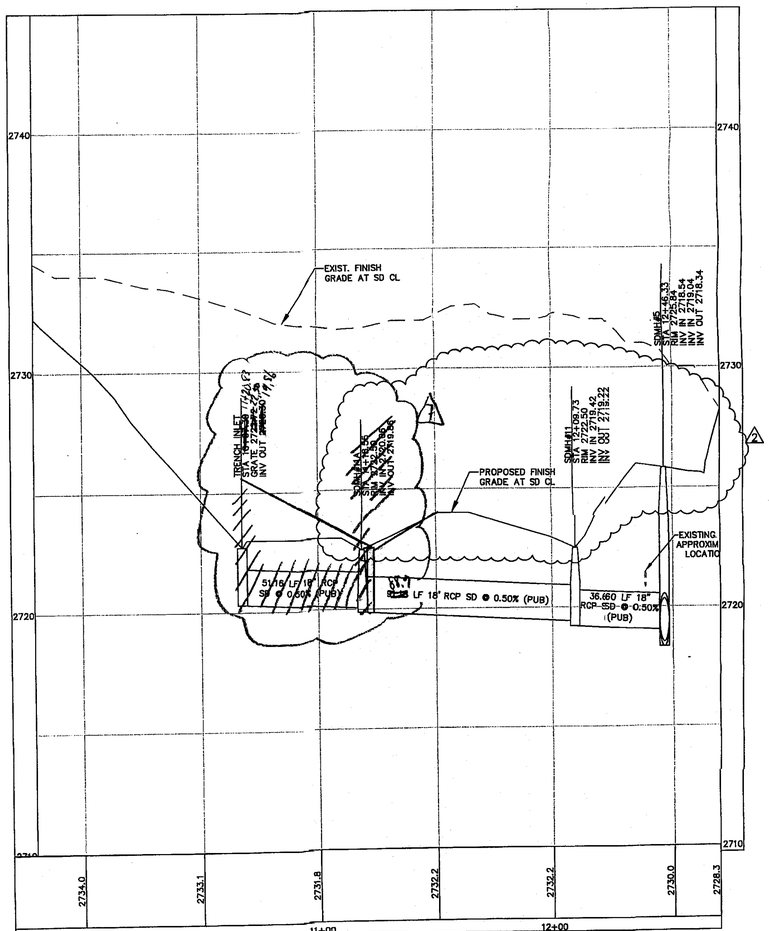
SHEET 29 OF

DRAWING NUMBER: 1074883

LEGEND

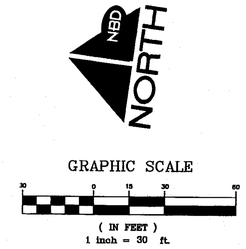
CL OR SURVEY LINE	EASEMENT LINE	HEAVY AC PVMT.	MANHOLES & DESCRIPTIONS	CAP	DESCRIPTION:	BO VALVE	CLEAN OUT	FDC	FIRE HYDRANT	GATE VALVE	REDUCER	100w HPS STREETLIGHT	150w HPS STREETLIGHT	200w HPS STREETLIGHT	250w HPS STREETLIGHT	400w HPS STREETLIGHT	5' CONTOUR LINE	1' CONTOUR LINE	EDGE OF PVMT.	"A" TYPE CURBS	"L" TYPE CURBS	WALLS	FENCES	SPOT ELEVATIONS	SIGNS
PROPERTY LINE	SAWCUT LINE	LIGHT AC PVMT.	Ⓢ = SANITARY SEWER Ⓔ = ELECTRICALL		EXISTING:												(2210)	2211						(12.34)	
ROW LINE	SCARP LINE	CONC. PVMT.	Ⓒ = STORM DRAIN Ⓣ = TELEPHONE E		PROPOSED:												2210							12.34 BC BC	





PROFILE VIEW

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



CONSTRUCTION NOTES:

(NOT ALLL KEY NOTES ARE USED ON THIS DRAWING)

1. CONSTRUCT "L" TYPE CURB AND GUTTER PER C.C.A.U.S.D. #216.
2. CONSTRUCT "A" TYPE CURB PER C.C.A.U.S.D. #219.
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4. CONSTRUCT 3' VALLEY GUTTER PER DETAIL 1–C8.00.
5. CONSTRUCT GARDEN AREA PER ARCHITECTURAL PLANS.
6. LANDSCAPE AREA, SEE LANDSCAPE ARCHITECT PLANS.
7. SEE SHEETS C7.00 AND C7.01 FOR RETAINING WALL PROFILES AND DETAILS. REFER TO SHEETS C2.00 THROUGH C2.04 FOR HORIZONTAL CONTROL.
8. CONSTRUCT 8' SCREEN WALL PER DETAIL 4–C8.00.
9. CONSTRUCT 5' CONCRETE SIDEWALK PER C.C.A.U.S.D. #234.
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11. CONSTRUCT 2' WIDE CONCRETE FLUME PER DETAIL 7–C8.00.
12. CONSTRUCT HANDICAP RAMP PER DETAIL 6–C8.00.
13. CONSTRUCT SIDEWALK RAMP CASE I PER C.C.A.U.S.D. #235 (DETECTABLE WARNINGS SHALL BE THE FULL DEPTH OF THE RAMP – YELLOW IN COLOR).
14. PARKING STRUCTURE WALL SEE STRUCTURAL PLANS (FOR FUTURE PARKING STRUCTURE)
15. CONSTRUCT RETAINING WALL PER SECTION 1–C7.01.
16. INSTALL 48" STANDARD ECCENTRIC MANHOLE PER C.C.A.U.S.D. No. 403 WITH MANHOLE COVER AND RING PER C.C.A.U.S.D. No. 409.
17. CONSTRUCT CAST IN PLACE CONCRETE TRENCH DRAIN PER DETAIL 2 SHEET C8.00
18. INSTALL JENSEN PRECAST 24"x36" CURB INLET (MODEL No. 2436–4R) WITH CAST IRON FRAME GRATE, AND HOOD. SEE DETAIL 5 SHEET C8.00.
19. CONSTRUCT HEADWALL PER NDOT DWG #R–2.5.1.
20. CONSTRUCT TRENCH BACKFILL SECTION PER C.C.A.U.S.D. #504 AND D.C.S.W.C.S. #SDD–16A.
21. CONSTRUCT 24"X24" PILASTER PER DETAIL "5" SHEET C7.01.
22. INSTALL PRE–CAST BUMPER STOP PER C.C.A.U.S.D. #238.
23. CONSTRUCT KEYSTONE BLOCK WALL SEE SHEET C7.01A FOR DETAILS.

BENCHMARK:

CITY OF LAS VEGAS, NO.OLVDO 32C4, RIVET & PLATE IN TOP OF CURB SE CORNER OF RAMPART & ALTA.
ELEVATION 2693.06 FT. 820.8455 M. (NAVD 88)

BASIS OF BEARINGS:

S39D51'15"W, BEING THE CENTERLINE OF RAMPART BLVD. AS SHOWN ON SUBDIVISION MAP BOOK 77 PAGE 23 OF PLATS. SECTION 32, TOWNSHIP 20 SOUTH RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA.

This grading plan is a part of drainage study #3746-2 which was received on 7/16/12 and Project on 7/30/12. Page 5 of 5

CLAYTON L. NEILSEN CIVIL No. 14132 STATE OF NEVADA EXP: 12/31/12 7/16/12

CLAYTON L. NEILSEN CIVIL No. 14132 STATE OF NEVADA EXP: 12/31/12 7/30/12

JMA ARCHITECTS STUDIOS [redacted]

Call before you UnderGround 1-702-455-7511 CLARK COUNTY TRAFFIC OPERATIONS and 1-702-229-6611 LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

Avoid overhead power line contact. It's costly. Call before you OVERHEAD 1-702-593-6111

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

REV.	DESCRIPTION:	DATE:	BY:
1	REVISED PROFILE & MH#11 RIM ELEVATION	6/26/06	CLN
2	Revised per 1st Review Comments		

APP'D BY: [illegible] 12/11/06

Nevada By Design
ENGINEERING CONSULTANTS
3015 East Harmon Avenue
Las Vegas, NV 89121
Phone (702) 435-8151
www.nvbydesign.com

DRAWN BY:	DMZ	SCALE:	1" = 30'
DESIGNED BY:	CLN	JOB NUMBER:	04281
CHECK BY:	CLN	DATE	5/16/05

PROJECT: **ONE QUEENSRIDGE PLACE**

DRAWING TITLE: **STORM DRAIN PLAN & PROFILE**

SEAL: CLAYTON L. NEILSEN EXP 12/31/07 CIVIL No. 14132 STATE OF NEVADA 11/18/06

SHEET NO.: **C10.04**

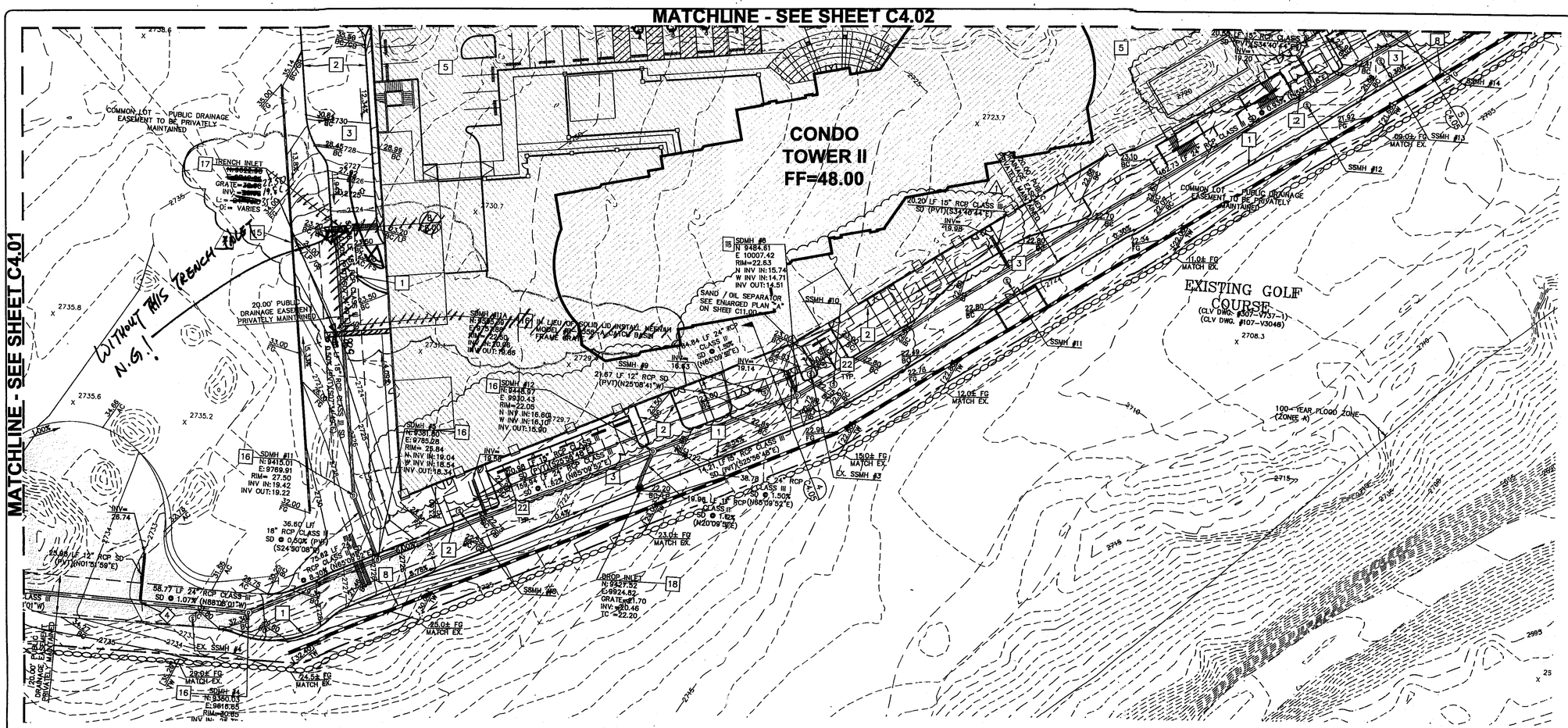
SHEET 33 OF 33

DRAWING NUMBER 10744883 ©2000

REPLOT

LEGEND

CL OR SURVEY LINE	EASEMENT LINE	HEAVY AC PVMT.	MANHOLES & DESCRIPTIONS	CCAP	DESCRIPTION:	BO VALVE	CLEAN OUT	FDC	FIRE HYDRANT	GATE VALVE	REDUCER	100w HPS STREETLIGHT	150w HPS STREETLIGHT	200w HPS STREETLIGHT	250w HPS STREETLIGHT	400w HPS STREETLIGHT	5' CONTOUR LINE	1' CONTOUR LINE	EDGE OF PVMT.	"A" TYPE CURBS	"L" TYPE CURBS	WALLS	FENCES	SPOT ELEVATIONS	SIGNS
PROPERTY LINE	SAWCUT LINE	LIGHT AC PVMT.	Ⓢ = SANITARY SEWER Ⓔ = ELECTRICAL		EXISTING:												(2210)	221						12.34 BC	
ROW LINE	SCARP LINE	CONC. PVMT.	Ⓓ = STORM DRAIN Ⓣ = TELEPHONE		PROPOSED:												2210							12.34 BC	



ESTIMATED QUANTITIES FOR PUBLIC DRAINAGE IMPROVEMENTS:

QUANTITIES SHOWN ARE PROVIDED FOR ENTITY PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ACTUAL QUANTITIES FOR BIDDING PURPOSES.

ONSITE DRAINAGE IMPROVEMENTS IN PUBLIC DRAINAGE EASEMENT

12" RCP.	.735 LF
18" RCP.	.178 LF
24" RCP.	1,772 LF
24"X 36" DROP INLET.	2 EA
48" ø MH.	14 EA
NDOT HEADWALL.	1 EA
GROUTED RIP RAP.	13 CY

ELEVATION NOTE:

ADD 2700 TO ALL ELEVATIONS UNLESS INDICATED BY A *. ELEVATIONS WITH AN * ADD 2600.

GENERAL NOTES:

1. REFER TO THE MASTER SITE PLAN SHEET C2.00 FOR PROPERTY LINE INFORMATION ALONG RIGHT-OF-WAY.
2. FOR ADDITIONAL STORM DRAIN SYSTEM AND UTILITY INFORMATION, REFER TO UTILITY SHEETS C3.00 TO C3.05.
3. FOR CURVE/LINE DATA AND SIGHT VISIBILITY RESTRICTION ZONES, REFER TO SHEETS C2.01 TO C2.06.
4. FOR STORM DRAIN PLAN AND PROFILE REFER TO SHEETS C10.00 TO C10.04.

NOTE:

"ALL PRIVATE DRIVES ARE PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY H.O.A."

GRADING PLAN CERTIFICATION:

I, _____, CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH APPROVED DRAINAGE STUDY FOR THIS SITE: ON FILE WITH THE CITY OF LAS VEGAS. - DS3746A

CLAYTON L. NEILSEN No. 14132

CONSTRUCTION NOTES:

(NOT ALL KEY NOTES ARE USED ON THIS DRAWING)

1. CONSTRUCT "L" TYPE CURB AND GUTTER PER C.C.A.U.S.D. #215.
2. CONSTRUCT "A" TYPE CURB PER C.C.A.U.S.D. #219.
3. CONSTRUCT LIGHT AC PAVEMENT PER DETAIL 2-C8.00.
4. CONSTRUCT 3' VALLEY GUTTER PER DETAIL 1-C8.00.
5. CONSTRUCT GARDEN AREA PER ARCHITECTURAL PLANS.
6. LANDSCAPE AREA, SEE LANDSCAPE ARCHITECT PLANS.
7. SEE SHEETS C7.00 AND C7.01 FOR RETAINING WALL PROFILES AND DETAILS. REFER TO SHEETS C2.00 THROUGH CC2.04 FOR HORIZONTAL CONTROL.
8. CONSTRUCT 8' SCREEN WALL PER DETAIL 4-C8.00.
9. CONSTRUCT 5' CONCRETE SIDEWALK PER C.C.A.U.S.D. #234.
10. CONSTRUCT COMMERCIAL/INDUSTRIAL DRIVEWAY PER C.C.A.U.S.D. #225 WITH GEOMETRIC PER C.C.A.U.S.D. #222A. CONSTRUCT 8' CROSS GUTTER PER C.C.A.U.S.D. #228.
11. CONSTRUCT 2' WIDE CONCRETE FLUME PER DETAIL 7-C8.00.
12. CONSTRUCT HANDICAP RAMP PER DETAIL 6-C8.00.
13. CONSTRUCT SIDEWALK RAMP CASE I PER C.C.A.U.S.D. #235 (DETECTABLE WARNINGS SHALL BE THE FULL DEPTH OF THE RAMP - YELLOW IN COLOR).
14. PARKING STRUCTURE WALL SEE STRUCTURAL PLANS (FOR FUTURE PARKING STRUCTURE)
15. CONSTRUCT RETAINING WALL PER SECTION 1-C7.01.
16. INSTALL 48" STANDARD ECCENTRIC MANHOLE PER C.C.A.U.S.D. No. 403 WITH MANHOLE COVER AND RING PER C.C.A.U.S.D. No. 409.
17. CONSTRUCT CAST IN PLACE CONCRETE TRENCH DRAIN PER DETAIL 2 SHEET C8.00
18. INSTALL JENSEN PRECAST 24"x36" CURB INLET (MODEL No. 2436-4R) WITH CAST IRON FRAME GRATE, AND HOOD. SEE DETAIL 5 SHEET C8.00.

CONSTRUCTION NOTES: (Cont.)

(NOT ALL KEY NOTES ARE USED ON THIS DRAWING)

19. CONSTRUCT HEADWALL PER NDOT DWG #R-2.5.1.
20. CONSTRUCT TRENCH BACKFILL SECTION PER C.C.A.U.S.D. #504 AND D.C.S.W.C.S. #SD-16A.
21. CONSTRUCT 24"X24" PILASTER PER DETAIL "5" SHEET C7.01.
22. INSTALL PRE-CAST BUMPER STOP PER C.C.A.U.S.D. #238.

NORTH

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

KEY MAP
N.T.S.

BENCHMARK:

CITY OF LAS VEGAS, NO.OLV00 32C4, RIVET & PLATE IN TOP OF CURB @ SE CORNERR OF RAMPART & ALTA.
ELEVATION I 2593.05 FT. 820.8455 M. (NAVD 88)

BASISS OF BEARINGS:

S39D51'15"1"W, BEING THE CENTERLINE OF RAMPART BLVD. AS SHOWN ON SUBDIVVISION MAP BOOK 77 PAGE 23 OF FLATS. SECTION 32, TOWNSHIP 20 SOUTH I RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA.

This grading plan is part of drainage study #3746-2 which was received on 7/16/12 and approved on 7/30/12. Page 3 of 5

Call before you UnderGround 1-702-455-7511 CLARK COUNTY TRAFFIC OPERATIONS and 1-702-229-6611 LAS VEGAS AREA CONFIDENCED TRAFFIC SYSTEM

Avoid overhead power line contact. It's costly. Call before you OVERHEAD 1-702-593-6111

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

REV.	DESCRIPTION:	BY:	DATE:	BY:
1	REVISED POC INV. & ADDED SAND/OIL SEPARATOR		12/02/05	CLN
2	Remove all Reference to Water Quality			

Nevada By Design
ENGINEERING CONSULTANTS
3515 East Harmon Avenue
Las Vegas, Nevada 89121
Phone (702) 435-1515 Fax (702) 435-1537
www.nvbydesign.com

DRAWN BY:	DMZ	SCALE:	1" = 30'
DESIGNED BY:	CLN	JOB NUMBER:	04281
CHECK BY:	CLN	DATE:	5/16/05

ONE QUEENSRIDGE PLACE

DRAWING TITLE: GRADING PLAN

PROJECT: JMA ARCHITECTURE STUDIOS

SEAL: PROFESSIONAL ENGINEER CLAYTON L. NEILSEN CIVIL No. 14132 STATE OF NEVADA 12/3/05 Exp. 12/31/13

SHEET NO.: C4.03
SHEET 18 OF 33
DRAWING NUMBER
10TY4883 ©2000

REPLOT

LEGEND

CL OR SURVEY LINE	EASEMENT LINE	HEAVY AC PVMT.	MANHOLES & DESCRIPTIONS	CAMP	DESCRIPTION:	BO VALVE	CLEAN OUT	FDC	FIRE HYDRANT	GATE VALVE	REDUCER	100w HPS STREETLIGHT	150w HPS STREETLIGHT	200w HPS STREETLIGHT	250w HPS STREETLIGHT	400w HPS STREETLIGHT	5' CONTOUR LINE	1' CONTOUR LINE	EDGE OF PVMT.	"A" TYPE CURBS	"L" TYPE CURBS	WALLS	FENCES	SPOT ELEVATIONS	SIGNS
PROPERTY LINE	SAWCUT LINE	LIGHT AC PVMT.	Ⓢ = SANITARY SEWER Ⓔ = ELECTRICAL		EXISTING:												(2210)						(12.3±)	
ROW LINE	SCARP LINE	CONC. PVMT.	Ⓓ = STORM DRAIN Ⓣ = TELEPHONE		PROPOSED:												2210	2211					12.34 BC	