

DS #: 4705

APN: 139-34-501-007 + MORE

PROJECT: DT 3 R

SUBMITTAL: 2ND

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		December 16, 2014
TO: Land Development Services Department of Building & Safety		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for:	
	DT3R	
Cross Streets:	NEC of Stewart Ave. & Casino Center Blvd.	COPIES TO: G.C. Wallace, Inc.
File Number:	F:\Depot\DSMemos\DS4705B.doc	CIM Group
Parcel Number:	139-34-501-007 & more	Bart Anderson, P.E., DevCo
Zoning Action:	SDR-54002	NDOT
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	10/27/2014	11/17/2014	Not Approved	\$400.00	374836: \$400
2 nd Submittal	12/2/2014	12/16/2014	See Comments Below	\$400.00	378568: \$400
TOTAL FEES (LDDRS):				\$800.00	----

REMARKS:

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.
	is conditionally approved subject to Clark County Public Works Department concurrence.

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 Update 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

ays

T/R/S: T20S/R61E/34
AREA M-34



G. C. WALLACE, INC.
G. C. WALLACE HOLDINGS, INC.

Writer's Contact Information:

398-A519

November 26, 2014

(702) 804-2112

City Planning and Development Department
City of Las Vegas
333 N Rancho Drive
Las Vegas, NV 89106

Re: Downtown Office Building (DT3R) – Grade Differential Justification Letter

To Whom It May Concern:

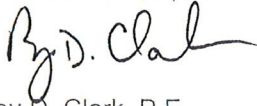
We are currently preparing civil improvement plans for a commercial development located at the north east corner of Stewart Avenue and Casino Center Drive. The existing Mob Museum will remain, and the former existing RTC Transfer Station will be removed. We have submitted and received comments for the Technical Drainage Study. Comment Number 1 to the Technical Drainage Study references the need for an approval of the grade differential relative to our site and the properties adjacent to the site along property line.

Our property is bounded by public streets all around the site. The proposed "L" shaped building finished floor elevation is set based on the minimum elevation due to flood control criteria. The existing grade differential along Casino Center drops to the north resulting in a 28" grade difference between the proposed building and existing top of curb. This is an existing condition that we have accommodated in our design and which has created the need for this justification letter.

We have worked diligently to minimize the impact of our project on the surrounding area. Our grading plan has been developed to match the existing conditions as much as possible, and we would ask for your support and approval of our grading plan included with this package.

Cordially,

G. C. WALLACE, INC.


Roy D. Clark, P.E.
Vice-President

Attachments:

c: Christopher Larsen, PGAL w/o attachments

139-34-501-007
139 34 501 008

PLANS APPROVED
PLANNING
Building & Safety Dept.
City of Las Vegas, Nevada
21 GRADE DIFFERENCE
LHM **NOV 2 2014** **ONLY**

Conforms to the minimum requirements of
LVMS Code 14, as the City Master Plan
development standards and/or Conditions of
Approval. Make No Change without Approval.
Plan is Not a Permit to Violate Any Ordinance.

*** FAX TX REPORT ***

TRANSMISSION OK

JOB NO. 0099
 DESTINATION ADDRESS 7028042299
 PSWD/SUBADDRESS
 DESTINATION ID
 ST. TIME 12/16 15:17
 USAGE T 00' 33
 PGS. 1
 RESULT OK

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		December 16, 2014
TO: Land Development Services Department of Building & Safety		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for: DT3R	COPIES TO: G.C. Wallace, Inc.
Cross Streets:	NEC of Stewart Ave. & Casino Center Blvd.	CIM Group
File Number:	F:\Depot\DSMemos\DS4705B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	139-34-501-007 & more	NDOT
Zoning Action:	SDR-54002	
FEMA Flood Zone	YES NO X	
Proposed Storm Drain	YES NO X	

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**RESPONSE TO COMMENTS
ON THE
TECHNICAL DRAINAGE STUDY
FOR
DT3R**

398-A519C

December 2014

Reed: 12/2/14

DS 4705

M-34

\$400-

Prepared For:

PGAL
3379 West Oquendo Road
Las Vegas, Nevada 89118
Phone: (702) 435-4448
Fax: (702) 435-4470



G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS

**RESPONSE TO COMMENTS
ON THE
TECHNICAL DRAINAGE STUDY
FOR
DT3R**

398-A519C

December 2014

Prepared For:

**PGAL
3379 West Oquendo Road
Las Vegas, Nevada 89118
Phone: (702) 435-4448
Fax: (702) 435-4470**



G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: DT3R Date: December 2014

Location of Development: a) Descriptive (Cross Streets) North/South: Casino Center Drive

East/West: Stewart Avenue

b) Section: 34 Township: 20S Range: 61 East

c) APN : 139-34-501-007 & -008, 139-34-501-004, 139-34-599-008, -009, -042, -046, -063, -068, -069, & -070, 139-27-899-022, & 139-34-599-018

Name of Owner: CIM Group

Telephone No.: (323) 860-4900 Fax No.: (323) 860-4901 E-Mail Address: mschwartzman@CIMGROUP.com

Address: 6922 Hollywood Blvd., Ninth Floor; Los Angeles, California 90028

Contact Person-Name: Rachael R. Dennis, PE Telephone No.: (702) 804-2248

* E-Mail Address: RDennis@gcwallace.com Fax No.: (702)804-2299

Firm: G.C. Wallace Inc.

Address: 1555 S. Rainbow Blvd, Las Vegas, NV 89146

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	☐	Commercial Development

1. Total Owned Land Area: At Site: 5.4 +/- acres Being Developed/Disturbed: 5.4 +/- 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.): Commercial

5. Approximate upstream land area which drains to the subject site: _____

6. Has the site drainage been evaluated in the past? ☐ YES ☒ NO If yes, please identify documentation: _____

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: Casino Center Boulevard, North Fourth Street, Stewart Avenue, and the Existing 18-inch RCP storm drain system north of the site.

8. Briefly describe your proposed schedule for the subject project: ASAP



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

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		November 18, 2014
TO: Land Development Services Department of Building & Safety		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for: DT3R	COPIES TO: G.C. Wallace, Inc.
Cross Streets:	NEC of Stewart Ave. & Casino Center Blvd.	CIM Group
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- Sites with a grade difference of 2 feet above or below existing are required to have approval from the *City Planning and Development Department*. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the *City Planning Department* (229-6301). The engineer must provide *Planning* approval with the next submittal.
- Sheet G1:** On *Casino Center Boulevard*, "L"-type curb is shown at the *Truck Turnout*, however, *Section G/D2* shows "A"-type curb. Clarify and revise in the next submittal.
- Per *Sections F/D1* and *H/D2*, it appears that the intention is to keep the existing curb & gutter in *Casino Center Boulevard*. Consult with *City Land Development Section* whether it is acceptable to use existing curb & gutter. Otherwise, provide street improvements in *Casino Center Boulevard*.
- Label the "*Mob Museum*" building as existing on the grading plan.
- Provide preliminary plan and profile sheets for all proposed perimeter streets. Plan and profile sheets must show existing and proposed grade at centerline, but may be preliminary in all other respects. These plans are necessary to determine the effect of the proposed development on the adjacent properties.
- Label all existing storm drain systems in the perimeter streets with recorded drawing numbers on the grading plans.

7. The project proposes to construct facilities and/or increase flows within *Nevada Department of Transportation* (NDOT) right-of-way. The engineer must contact NDOT for encroachment permit for the proposed project.

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.

END OF REMARKS

ays

T/R/S: T20S/R61E/34

AREA M-34

**RESPONSE TO COMMENTS
ON THE
TECHNICAL DRAINAGE STUDY
FOR
DT3R**

398-A519C

December 2014

Prepared for:

**PGAL
3379 West Oquendo Road
Las Vegas, Nevada 89118
Phone: (702) 435-4448
Fax: (702) 435-4470**

Prepared By:

**G. C. Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, NV 89146
Phone: (702) 804-2000
Fax: (702) 804-2299**

398-A519C

December 2, 2014

Albert Sung, PE
Flood Control Project Engineer
City of Las Vegas Department of Public Works
333 N. Rancho Drive
Las Vegas, NV 89106

**Re: Response to Comments on the Technical Drainage Study for DT3R
(DS4705)**

Dear Mr. Sung:

The purpose of this letter is to address your comments dated November 19, 2014, regarding the above-referenced project. The comments are individually addressed as follows:

Comment: "1. Sites with a grade difference of 2 feet above or below existing are required to have approval from the *City Planning and Development Department*. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the *City Planning Department* (229-6301). The engineer must provide *Planning* approval with the next submittal."

Response: Noted. GC Wallace submitted the required documentation to the *City Planning and Development Department* and obtained approval for the grade differential between the street and proposed finished elevation. A copy of the approval letter has been attached.

Comment: "2. **Sheet G1:** On *Casino Center Boulevard*, "L"-type curb is shown at the *Truck Turnout*, however, *Section G/D2* shows "A"-type curb. Clarify and revise in the next submittal."

Response: The construction note on Sheet G1 has been revised to show the curb at the truck turnout as "A"- Type curb.

Comment: "3. Per *Sections F/D1* and *H/D2*, it appears that the intention is to keep the existing curb & gutter in *Casino Center Boulevard*. Consult with *City Land Development Section* whether it is acceptable to use existing curb & gutter. Otherwise, provide street improvements in *Casino Center Boulevard*."

Response: Acknowledged. The improvement plans have been revised to show the curb along Casino Center and Stewart as existing to remain. Please note that the bus turnout and driveways are proposed.

Comment: "4. Label the "*Mob Museum*" building as existing on the grading plan."

Response: The Mob Museum has been labeled as existing on the grading plan.

Comment: "5. Provide preliminary plan and profile sheets for all proposed perimeter streets. Plan and profile sheets must show existing and proposed grade at centerline, but may be preliminary in all other respects. These plans are necessary to determine the effect of the proposed development on the adjacent properties."

Response: The line types on the improvement plans have been revised to show the adjacent roadways as existing to remain. It is not intended to remove and replace the adjacent streets. Per discussions with CLV, plan and profile sheets are not required since the existing roadways will not be revised with this development.

Comment: "6. Label all existing storm drain systems in the perimeter streets with recorded drawing numbers on the grading plans."

Response: GCW has been in contact with the CLV Records Department to obtain recorded drawings. Since some of the adjacent improvements were constructed more than 20 years ago, record drawings are not available. All perimeter storm drain that have recorded drawing numbers or plans available have been added to the improvement plans.

Comment: "7. The project proposes to construct facilities and/or increase flows within *Nevada Department of Transportation* (NDOT) right-of-way. The engineer must contact NDOT for encroachment permit for the proposed project."

Response: Proposed improvements are outside of the adjacent NDOT right-of-way. A total proposed conditions flowrate of 3 cfs ($ON1C + OFF1A = 1 \text{ cfs} + 2 \text{ cfs} = 3 \text{ cfs}$) will discharge to the existing grate north of the project site which is consistent with the 3 cfs (Existing Conditions OFF1A) currently discharging to the existing grate; therefore, the site does not propose to increase flows within the NDOT right-of-way. Since the proposed improvements are outside the NDOT right-of-way and the proposed conditions flowrates are consistent with existing conditions, GCW does not anticipate submitting an NDOT Encroachment Permit.

If you have any questions or require additional information, please contact me at 804-2000.

Cordially,
G. C. WALLACE, INC.



Rachael R. Dennis, PE
Project Manager
Flood Control Division

RRD/vlr
Enclosures

c: Roy Clark, GCW
Ryan Belsick, GCW



G. C. WALLACE, INC.
G.C. WALLACE ENGINEERING, INC.

398-A519

Writer's Contact Information:

November 26, 2014

(702) 804-2112

City Planning and Development Department
City of Las Vegas
333 N Rancho Drive
Las Vegas, NV 89106

Re: Downtown Office Building (DT3R) – Grade Differential Justification Letter

To Whom It May Concern:

We are currently preparing civil improvement plans for a commercial development located at the north east corner of Stewart Avenue and Casino Center Drive. The existing Mob Museum will remain, and the former existing RTC Transfer Station will be removed. We have submitted and received comments for the Technical Drainage Study. Comment Number 1 to the Technical Drainage Study references the need for an approval of the grade differential relative to our site and the properties adjacent to the site along property line.

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G. C. WALLACE, INC.

Roy D. Clark, P.E.
Vice-President

Attachments:

c: Christopher Larsen, PGAL w/o attachments

139-34-501-007
139 34 501 008

PLANS APPROVED
PLANNING
Building & Safety Dept.
City of Las Vegas, Nevada
21 GRADE DIFFERENCE
LHM 02 2014 ONLY

Consistent to the minimum requirements of
LVMS 2002, 13.1.1, the City of Las Vegas Plan
development is subject to the conditions of
Approval. Make No Change without Approval.
Plan is Not a Permit to Violate Any Ordinance.

**A.P.N. 139-34-501-008, -007, -004
SDR DOWNTOWN TRANSIT CENTER
300 NORTH CASINO CENTER
LAS VEGAS, NV 89101**

UTILITY/AGENCY APPROVALS	
COX COMMUNICATIONS LAS VEGAS, INC.	DATE
CENTRAL TELEPHONE CO., DBA CENTURYLINK	DATE
THE AFFIXED CENTURYLINK 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.	
NV ENERGY	DATE
NEVADA POWER COMPANY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NEVADA POWER COMPANY RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE FINAL DESIGN IS COMPLETED. THE NEW SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.	
NV ENERGY - TRANSMISSION ENGINEERING	DATE
SOUTHWEST GAS CORP.	DATE

LAS VEGAS

PROJECT DATA SHEET

3 OF 11 SHTS

FUTURE

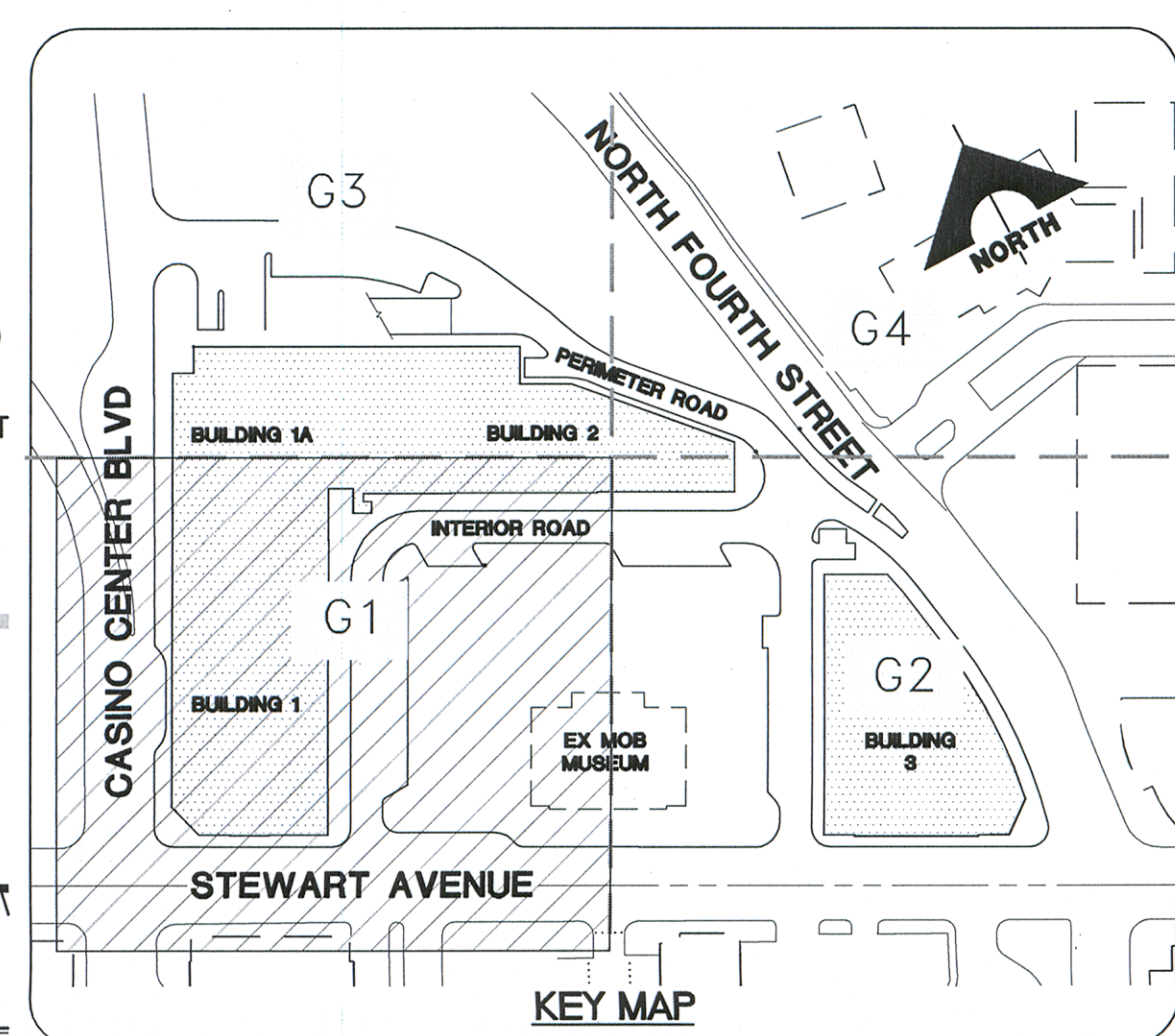
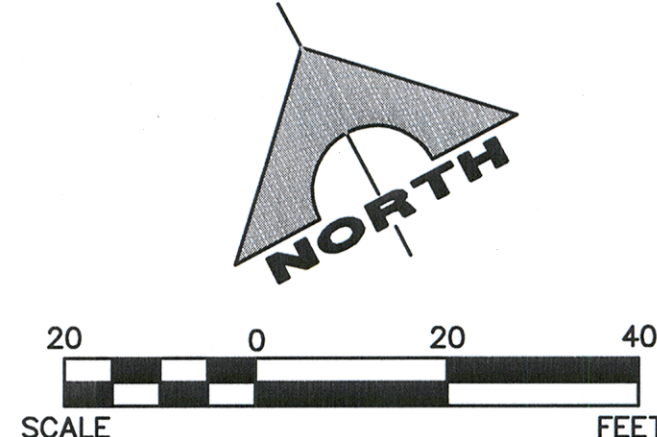
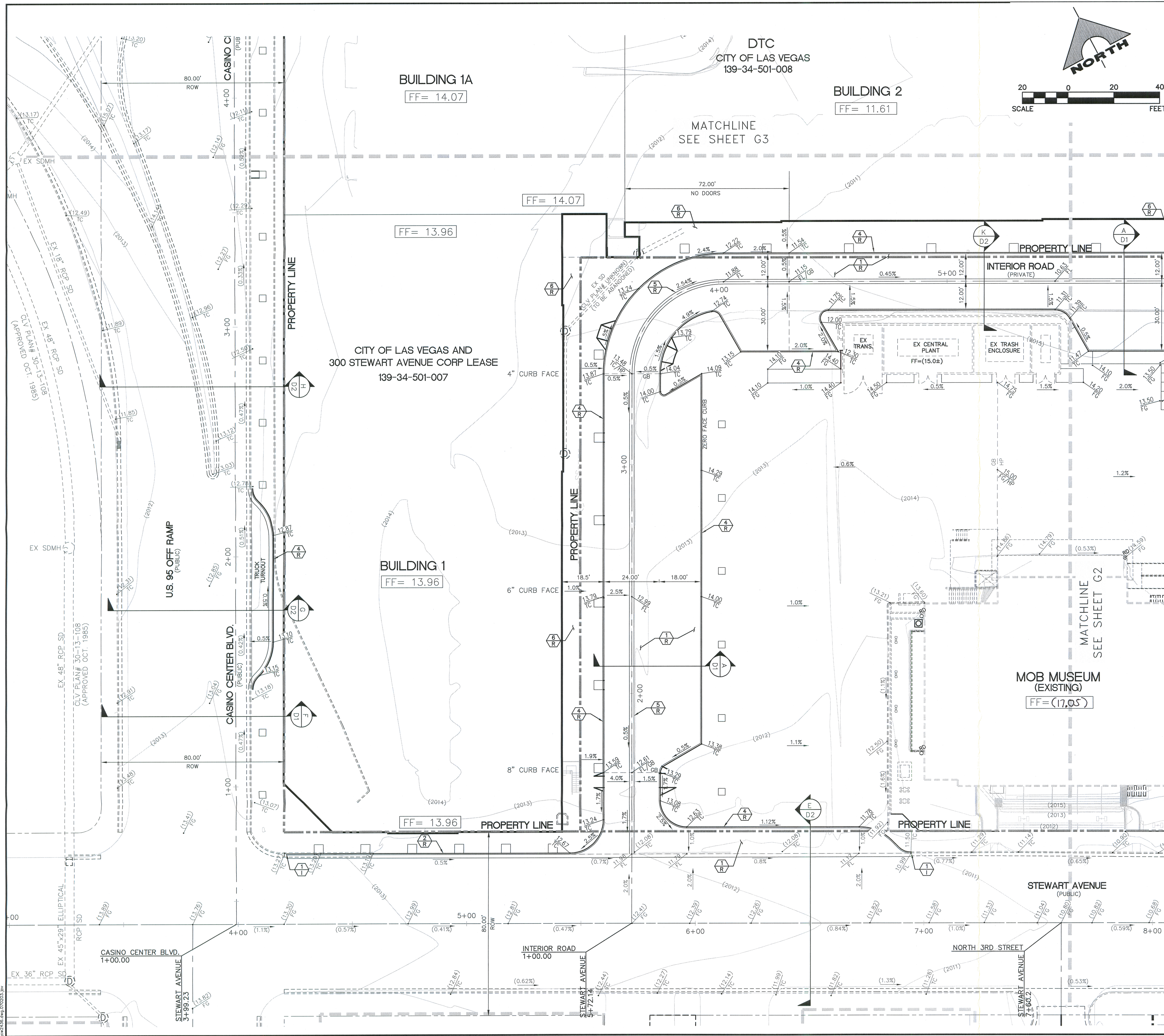
YYY EXISTING

I = IMPROVEMENTS
W = WATER
S = SEWER
SIS = SUMMERLIN IMPROVEMENT STANDARDS
INV = INVERT
IRR. = IRRIGATION SLEEVES
DIP = DUCTILE IRON PIPE
FUT = FUTURE
SD = STORM DRAIN
SL = STREET LIGHTING
SIG = TRAFFIC SIGNAL
SMH = SEWER MANHOLE
SDMH = STORM DRAIN MANHOLE
CC = CLARK COUNTY
CLV = CITY OF LAS VEGAS
LVVWD = LAS VEGAS VALLEY WATER DISTRICT
NDOT = NEVADA DEPT. OF TRANSPORTATION
STANDARD PLANS, JANUARY 1999
TR = STREET LIGHT TRENCH
(SEE ELECTRICAL PLANS)
DG = DESIGN GRADE
TC = TOP OF CURB
FG = FINISHED GRADE
LF = LINEAL FOOT
MOC = MIDDLE OF CURVE
UDS = UNIFORM STANDARD DRAWINGS--
CLARK COUNTY AREA (LATEST EDITION)
DCSWCS = DESIGN AND CONSTRUCTION STANDARD
FOR WASTEWATER COLLECTION SYSTEMS
UDACS = UNIFORM DESIGN AND CONSTRUCTION
STANDARDS FOR WATER DISTRIBUTION
SYSTEMS

4" A.C. PAVEMENT	0	S.Y.
5" A.C. PAVEMENT	0	S.Y.
4.5" TYPE II AGGREGATE	0	C.Y.
5.5" TYPE II AGGREGATE	0	C.Y.
8" TYPE "A" ISLAND CURB	0	L.F.
6" TYPE "L" ISLAND CURB	0	L.F.
6" TYPE "L" CURB & GUTTER	0	L.F.
EXCAVATION	0	C.Y.
EMBANKMENT	0	C.Y.
ADJUST EXISTING FACILITY TO GRADE	0	E.A.

SINGLE ARM ST.LT.	0	E.A.
DOUBLE ARM ST.LT.	0	E.A.
CONDUIT	0	L.F.

IRRIGATION SLEEVES – BANK "A"	0	L.F.
IRRIGATION SLEEVES – BANK "B"	0	L.F.



- IMPROVEMENT NOTES**
- 1. VERIFY LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS. MATCH EXISTING AND PROTECT IN PLACE. WATER VALVES TO REMAIN ACCESSIBLE AT ALL TIMES.
- CIVIL CONSTRUCTION NOTES**
- 1. R. INSTALL AC PAVEMENT SECTION PER STREET SECTION ON SHEET R01.
 - 2. R. INSTALL "L" CURB AND GUTTER PER USD DWG NO. 216.
 - 3. R. INSTALL "A" TYPE ISLAND CURB PER USD DWG NO. 219.
 - 4. R. INSTALL "L" TYPE ISLAND CURB PER USD DWG. NO. 219. MONOLITHIC POUR WITH ADJACENT SIDEWALK.
 - 5. R. INSTALL 2' WIDE CONCRETE VALLEY GUTTER PER DETAIL "N" SHEET D2.
 - 6. R. INSTALL 4" THICK CONCRETE SIDEWALK. SEE SEPARATE ARCHITECTURAL PLANS FOR DETAILS.
 - 7. R. INSTALL CONCRETE CROSS GUTTER PER USD DWG. NO. 228.
- WATER CONSTRUCTION NOTES**
- 1. W. INSTALL 1-1/2" WATER METER AND 1-1/2" RPPA PER UDACS PL. NO. 4 AND 8.
 - 2. W. INSTALL CAP W/ 2" BLOW-OFF ASSEMBLY PER UDACS PL. NO. 36.
 - 3. W. INSTALL FIRE HYDRANT ASSEMBLY PER UDACS PL. NO. 40.
 - 4. W. INSTALL GATE VALVE AND BOX PER UDACS PL. NO. 30 AND 39.
 - 5. W. INSTALL TEE PER UDACS PL. NO. 31.
 - 6. W. INSTALL HORIZONTAL BEND PER UDACS PL. NO. 31.
 - 7. W. REMOVE CAP AND BLOWOFF PER UDACS PL. NO. 36 AND CONNECT TO EX WATER LINE (CONTRACTOR TO VERIFY SIZE, INVERT AND LOCATION OF EX WATER PRIOR TO CONSTRUCTION).
- SEWER CONSTRUCTION NOTES**
- 1. S. INSTALL SEWER MANHOLE PER DCS STD. DWG. 1A AND 1B.
 - 2. S. STUB AND CAP SEWER PIPE PER DETAIL 2, SHEET D1.
 - 3. S. REMOVE PLUG AND CONNECT TO EX SEWER LINE (CONTRACTOR TO VERIFY SIZE, INVERT AND LOCATION OF EX SEWER PRIOR TO CONSTRUCTION).
 - 4. S. ELASTOMERIC JOINT SEALANT TO BE INSTALLED AT ALL MANHOLE JOINTS.
- STORM DRAIN CONSTRUCTION NOTES**
- 1. SD. ROOF DRAIN OUTLET.

DRAINAGE CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT, (DSXXXX).

ROY D. CLARK, PE NO. 83554 DATE: 11/21/14

FLOOD ZONE DESCRIPTION

THIS SITE IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C2170 E. CLARK COUNTY, NEVADA DATED SEPTEMBER 27, 2002.

FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

BENCHMARK		NAVD 88 DATUM	NAVD 88 DATUM
BM #	DESCRIPTION	(FEET)	(METERS)
CLV BM No. D368.3	CITY OF LAS VEGAS BENCHMARK NUMBER FREMONT 34, RIVET AND PLATE IN TOP OF CURB AT THE NORTHEAST CORNER OF FREMONT STREET AND LAS VEGAS BOULEVARD.	2007.08	611.7603

BASIS OF BEARINGS

SOUTH 82°04'40" EAST, BEING THE CENTERLINE OF OGDEN AVENUE AS SHOWN ON RECORD OF SURVEY IN FILE 67, PAGE 79 ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER, NEVADA

NOTE

THIS SET OF DRAWINGS IS BASED UPON NAVD 88 DATUM. PREVIOUS DRAWINGS MAY BE BASED ON OTHER DATUM. CARE SHOULD BE OBSERVED WHEN UTILIZING THIS SET OF DRAWINGS.

Call before you Dig

Avoid hitting overhead power lines. IT'S COSTLY. Utility lines. It's costly.

811

1-800-227-2600

CLARK COUNTY TRAFFIC OPERATIONS

1-702-455-7514

CALL BEFORE YOU DO OVERHEAD

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.

FAST

Call before you UnderGround.

1-702-432-5300

TRAFFIC AND MATERIAL SYSTEM OF TRANSPORTATION

PROFESSIONAL ENGINEER STATE OF NEVADA
ROY D. CLARK
Exp. 12/31/2014
No. 83554

PROJECT NO. _____
DESIGN: _____
DRAWN: _____
CHECK: _____
PLOT DATE: 12-02-14
PLOT TIME: 11:54:21

G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1885 S. RAINBOW BLVD., LAS VEGAS, NV 89146
T: 702.804.2000 F: 702.804.2299 GCWALLACE.COM

LAS VEGAS

F:\Projects\300\308-45198\DWG\Production\45198.GRD.dwg
Glenn Brock

CIM GROUP

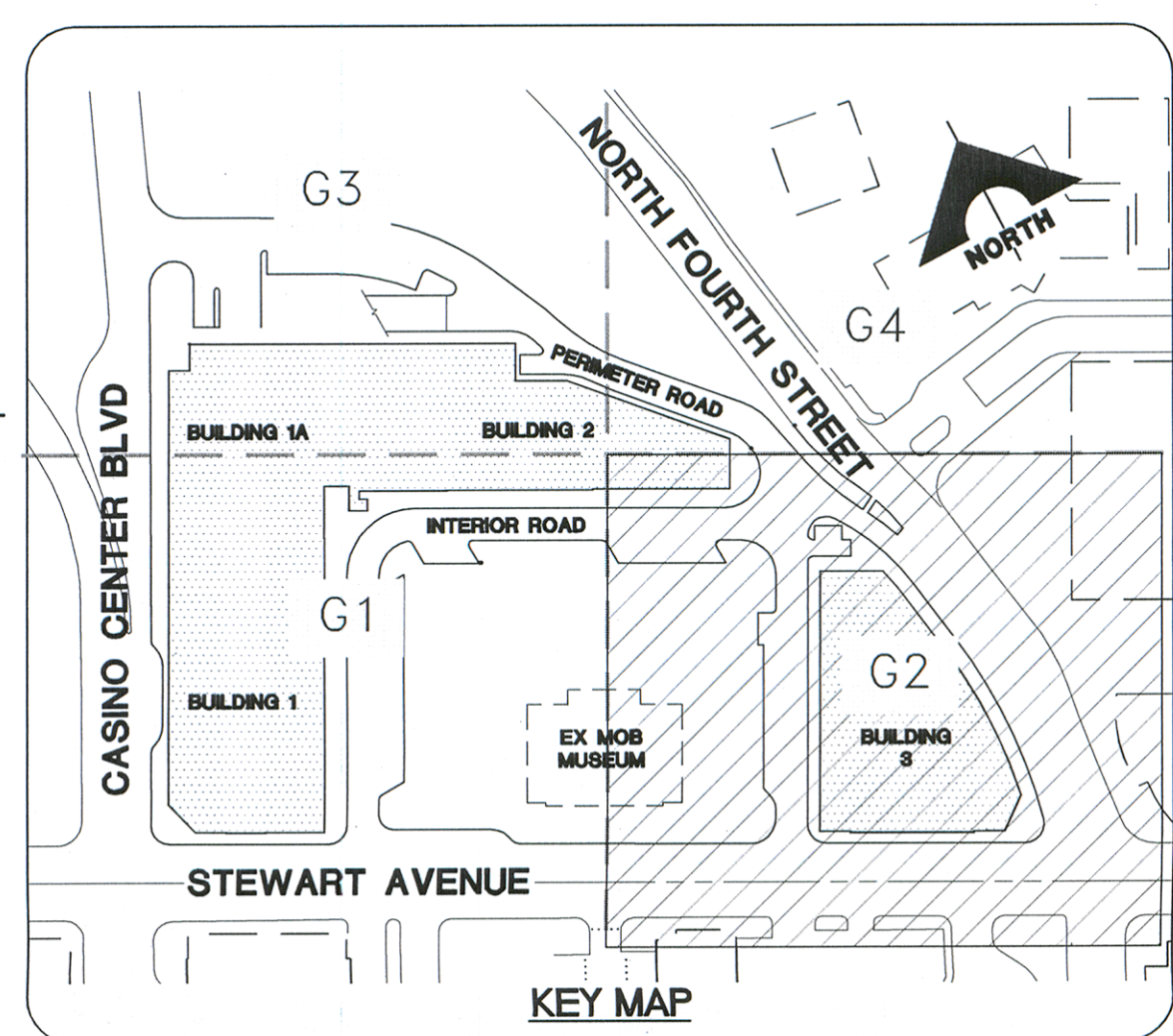
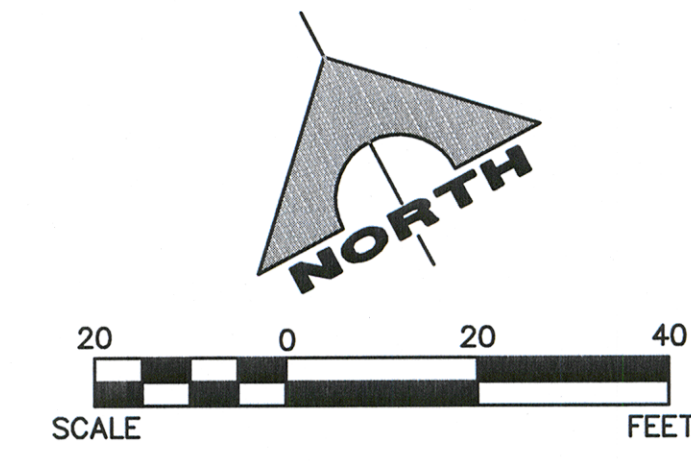
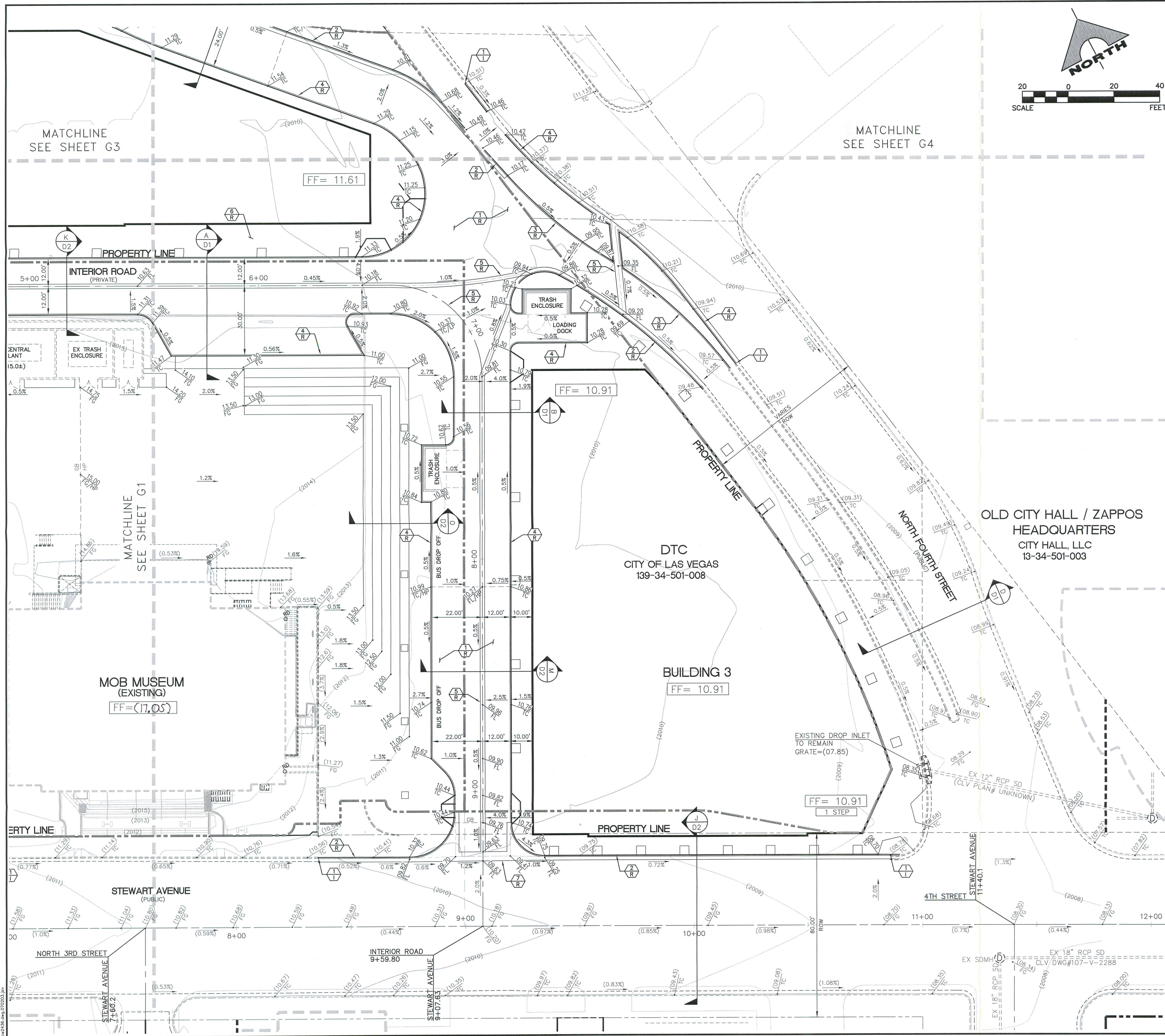
DT3R

GRADING PLAN I

DRAWING

G1

4 OF 11 SHITS



- IMPROVEMENT NOTES**
1. VERIFY LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS. MATCH EXISTING AND PROTECT IN PLACE. WATER VALVES TO REMAIN ACCESSIBLE AT ALL TIMES.
- CIVIL CONSTRUCTION NOTES**
1. INSTALL AC PAVEMENT SECTION PER STREET SECTION ON SHEET RD1.
 2. INSTALL "L" CURB AND GUTTER PER USD DWG NO. 216.
 3. INSTALL "A" TYPE ISLAND CURB PER USD DWG NO. 219.
 4. INSTALL "L" TYPE ISLAND CURB PER USD DWG NO. 219. MONOLITHIC POUR WITH ADJACENT SIDEWALK.
 5. INSTALL 2" WIDE CONCRETE VALLEY GUTTER PER DETAIL "N" SHEET D2
 6. INSTALL 4" THICK CONCRETE SIDEWALK. SEE SEPARATE ARCHITECTURAL PLANS FOR DETAILS.
 7. INSTALL CONCRETE CROSS GUTTER PER USD DWG. NO. 228.
- WATER CONSTRUCTION NOTES**
1. INSTALL 1-1/2" WATER METER AND 1-1/2" RPPA PER UDACS PL. NO. 4 AND 8
 2. INSTALL CAP W/ 2" BLOW-OFF ASSEMBLY PER UDACS PL. NO. 36
 3. INSTALL FIRE HYDRANT ASSEMBLY PER UDACS PL. NO. 40
 4. INSTALL GATE VALVE AND BOX PER UDACS PL. NO. 30 AND 39
 5. INSTALL TEE PER UDACS PL. NO. 31
 6. INSTALL HORIZONTAL BEND PER UDACS PL. NO. 31
 7. REMOVE CAP AND BLOWOFF PER UDACS PL. NO. 36 AND CONNECT TO EX WATER LINE (CONTRACTOR TO VERIFY SIZE, INVERT AND LOCATION OF EX WATER PRIOR TO CONSTRUCTION)
- SEWER CONSTRUCTION NOTES**
1. INSTALL SEWER MANHOLE PER DCS STD. DWG. 1A AND 1B
 2. STUB AND CAP SEWER PIPE PER DETAIL 2, SHEET D1
 3. REMOVE PLUG AND CONNECT TO EX SEWER LINE (CONTRACTOR TO VERIFY SIZE, INVERT AND LOCATION OF EX SEWER PRIOR TO CONSTRUCTION)
 4. ELASTOMERIC JOINT SEALANT TO BE INSTALLED AT ALL MANHOLE JOINTS.
- STORM DRAIN CONSTRUCTION NOTES**
1. ROOF DRAIN OUTLET

DRAINAGE CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT. (DSXXXX).

ROY D. CLARK, PE NO. 8354 DATE 12/11/14

FLOOD ZONE DESCRIPTION

THIS SITE IS LOCATED IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C2170 E. CLARK COUNTY, NEVADA DATED SEPTEMBER 27, 2002. FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

BENCHMARK			
BM #	DESCRIPTION	NAVD 88 DATUM	NAVD 88 DATUM
CLV BM No. D368 3	CITY OF LAS VEGAS BENCHMARK NUMBER FREMONT 34. RIVET AND PLATE IN TOP OF CURB AT THE NORTHEAST CORNER OF FREMONT STREET AND LAS VEGAS BOULEVARD.	2007.08 (FEET)	611.7603 (METERS)

BASIS OF BEARINGS

SOUTH 62°04'40" EAST, BEING THE CENTERLINE OF OGDEN AVENUE AS SHOWN ON RECORD OF SURVEY IN FILE 67, PAGE 79 ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER, NEVADA

NOTE

THIS SET OF DRAWINGS IS BASED UPON NAVD 88 DATUM. PREVIOUS DRAWINGS MAY BE BASED ON OTHER DATUM. CARE SHOULD BE OBSERVED WHEN UTILIZING THIS SET OF DRAWINGS.

Call before you Dig

Avoid hitting underground utility lines. IT'S COSTLY.

Call 811

1-800-227-2600

CLARK COUNTY TRAFFIC OPERATIONS
1-702-455-7544

CALL BEFORE YOU DO OVERHEAD

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.

1-702-227-2929

FAST

Call before you UnderGround.

1-702-432-5300

UNDERGROUND UTILITY SYSTEM OF TRANSPORTATION

ENGINEER - STATE OF NEVADA

ROY D. CLARK
No. 12/11/14
No. 8354

PROJECT NO.	
DESIGN:	
DRAWN:	
CHECK:	
PLOT DATE:	12-02-14
PLOT TIME:	11:54:26

G. C. WALLACE COMPANIES

ENGINEERS | PLANNERS | SURVEYORS

1555 S. RAINBOW BLVD. LAS VEGAS, NV 89146

T: 702.804.2000 F: 702.804.2099 GCWALLACE.COM

CIM GROUP

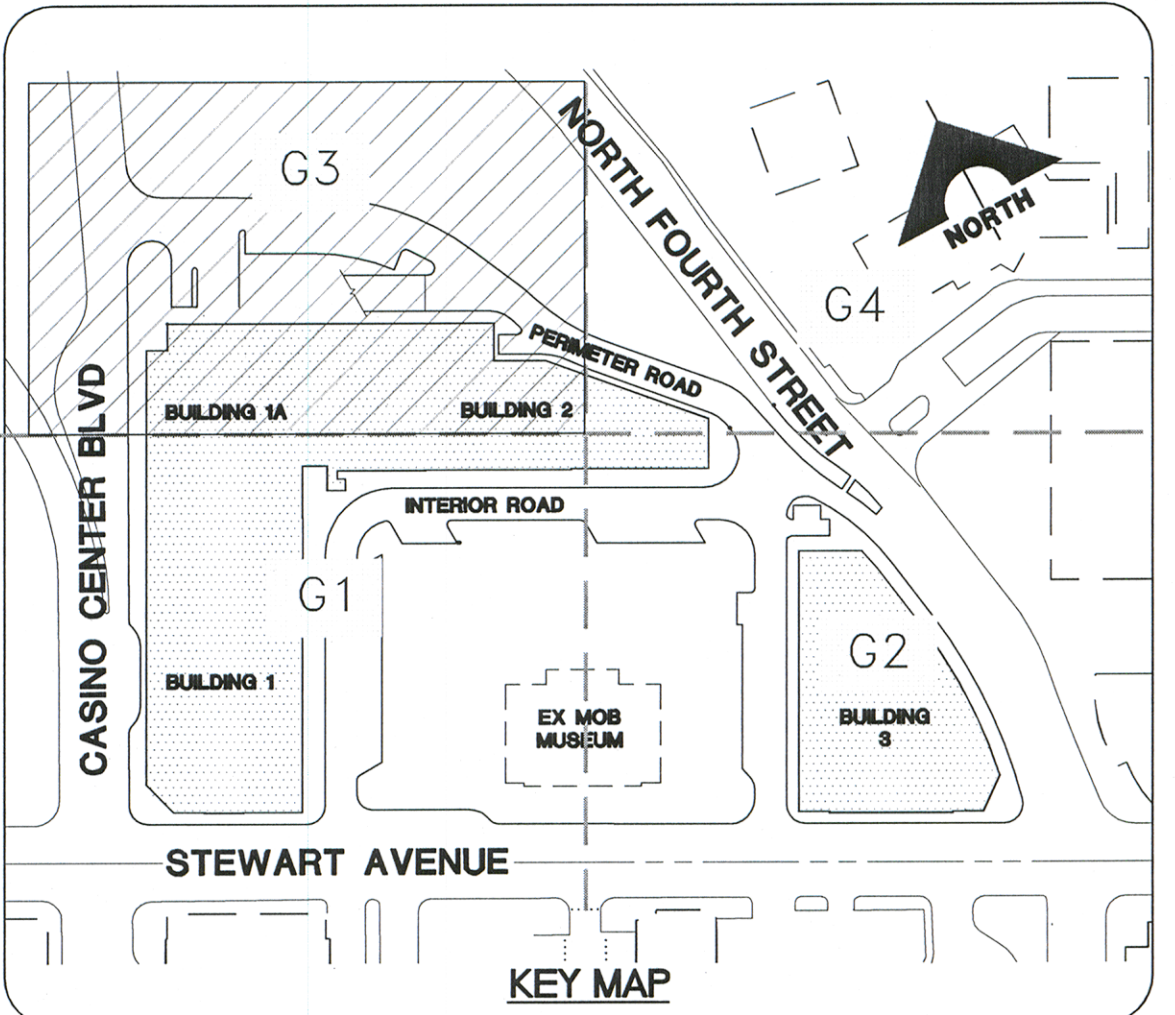
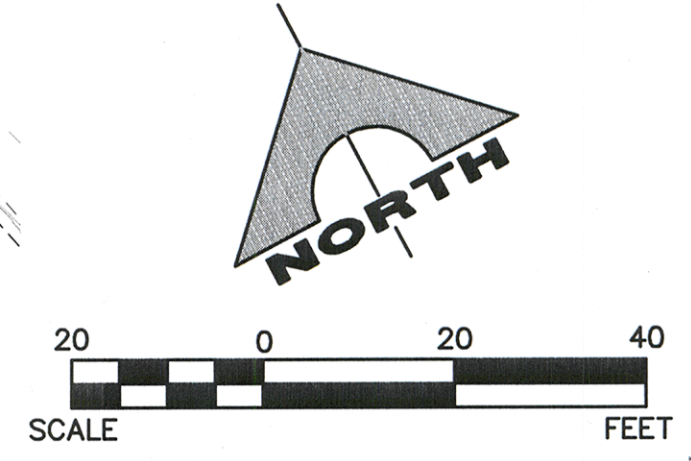
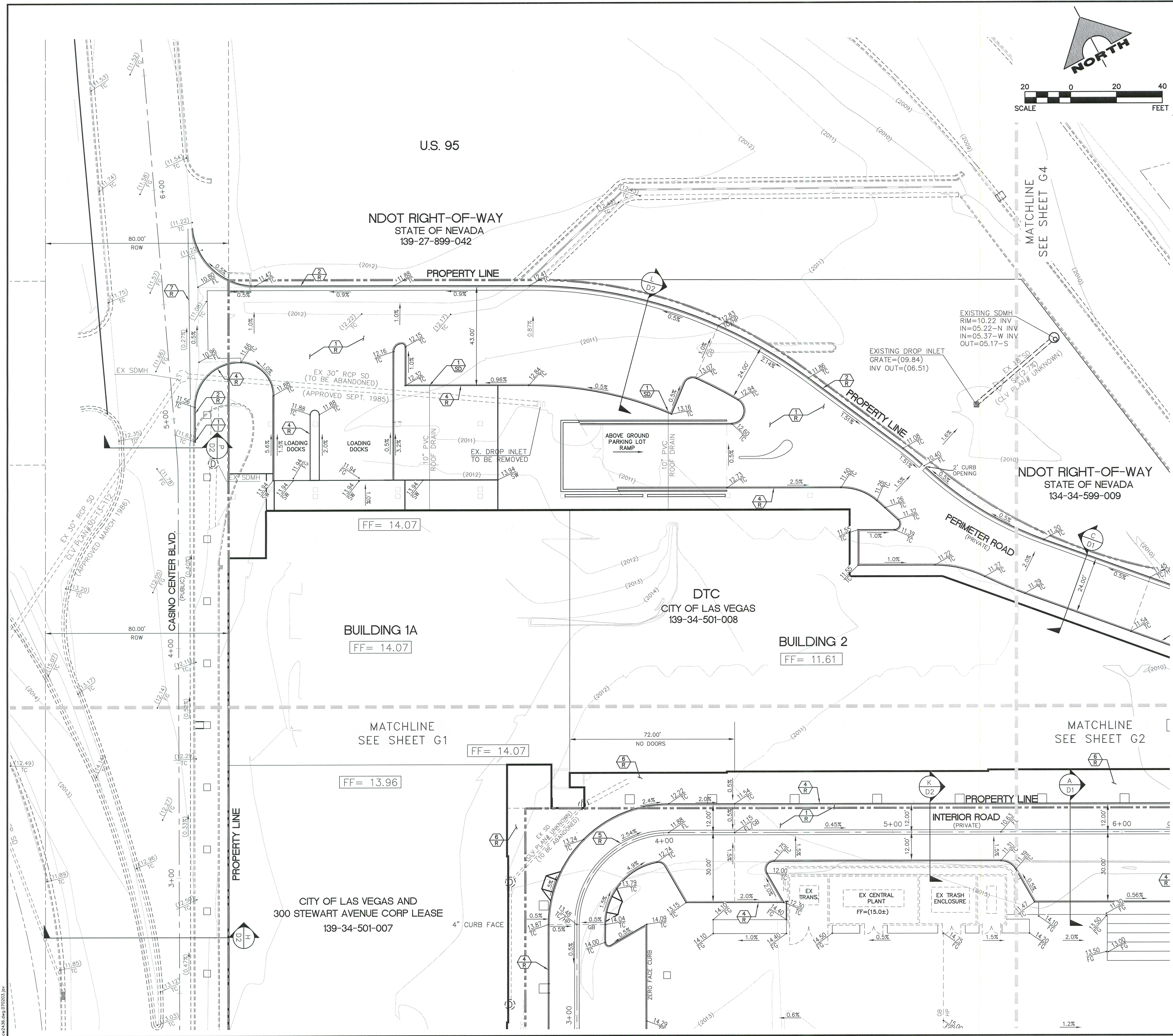
DT3R

GRADING PLAN II

DRAWING

G2

5 OF 11 SHTS



- IMPROVEMENT NOTES**
- 1. VERIFY LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS. MATCH EXISTING AND PROTECT IN PLACE. WATER VALVES TO REMAIN ACCESSIBLE AT ALL TIMES.
- CIVIL CONSTRUCTION NOTES**
- 1. INSTALL AC PAVEMENT SECTION PER STREET SECTION ON SHEET RD1.
 - 2. INSTALL "L" CURB AND GUTTER PER USD DWG NO. 216.
 - 3. INSTALL "A" TYPE ISLAND CURB PER USD DWG NO. 219.
 - 4. INSTALL "L" TYPE ISLAND CURB PER USD DWG. NO. 219. MONOLITHIC POUR WITH ADJACENT SIDEWALK.
 - 5. INSTALL 2' WIDE CONCRETE VALLEY GUTTER PER DETAIL "N" SHEET D2
 - 6. INSTALL 4" THICK CONCRETE SIDEWALK. SEE SEPARATE ARCHITECTURAL PLANS FOR DETAILS.
 - 7. INSTALL CONCRETE CROSS GUTTER PER USD DWG. NO. 228.
- WATER CONSTRUCTION NOTES**
- 1. INSTALL 1-1/2" WATER METER AND 1-1/2" RPPA PER UDACS PL. NO. 4 AND 8
 - 2. INSTALL CAP W/ 2" BLOW-OFF ASSEMBLY PER UDACS PL. NO. 36
 - 3. INSTALL FIRE HYDRANT ASSEMBLY PER UDACS PL. NO. 40
 - 4. INSTALL GATE VALVE AND BOX PER UDACS PL. NO. 30 AND 39
 - 5. INSTALL TEE PER UDACS PL. NO. 31
 - 6. INSTALL HORIZONTAL BEND PER UDACS PL. NO. 31
 - 7. REMOVE CAP AND BLOWOFF PER UDACS PL. NO. 36 AND CONNECT TO EX WATER LINE (CONTRACTOR TO VERIFY SIZE, INVERT AND LOCATION OF EX WATER PRIOR TO CONSTRUCTION)
- SEWER CONSTRUCTION NOTES**
- 1. INSTALL SEWER MANHOLE PER DCS STD. DWG. 1A AND 1B
 - 2. STUB AND CAP SEWER PIPE PER DETAIL 2, SHEET D1
 - 3. REMOVE PLUG AND CONNECT TO EX SEWER LINE (CONTRACTOR TO VERIFY SIZE, INVERT AND LOCATION OF EX SEWER PRIOR TO CONSTRUCTION)
 - 4. ELASTOMERIC JOINT SEALANT TO BE INSTALLED AT ALL MANHOLE JOINTS.
- STORM DRAIN CONSTRUCTION NOTES**
- 1. ROOF DRAIN OUTLET

DRAINAGE CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT. (DSXXXXX).

ROY D. CLARK, PE NO. 8354 DATE 12/14

FLOOD ZONE DESCRIPTION

THIS SITE IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C2170 E. CLARK COUNTY, NEVADA DATED SEPTEMBER 27, 2002. FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

BENCHMARK			
BM #	DESCRIPTION	NAVD 88 DATUM (FEET)	NAVD 88 DATUM (METERS)
CLV BM NO. D368 3	CITY OF LAS VEGAS BENCHMARK NUMBER FREMONT 34. RIVET AND PLATE IN TOP OF CURB AT THE NORTHEAST CORNER OF FREMONT STREET AND LAS VEGAS BOULEVARD.	2007.08	611.7603

BASIS OF BEARINGS

SOUTH 62°04'40" EAST, BEING THE CENTERLINE OF OGDEN AVENUE AS SHOWN ON RECORD OF SURVEY IN FILE 67, PAGE 79 ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER, NEVADA

NOTE

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Call before you Dig

Avoid cutting underground utility lines. IT'S COSTLY.

Call 811

OR
1-800-227-2600
AND
CLARK COUNTY TRAFFIC OPERATORS
1-702-455-7544

CALL BEFORE YOU DO OVERHEAD

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.

1-702-227-2929

FAST

Call before you UnderGround.

1-702-432-5300

TRAFFIC AND HIGHWAY SYSTEM OF TRANSPORTATION

ENGINEER STATE OF NEVADA
ROY D. CLARK
No. 8354
12/14

PROJECT NO.	DESIGN	CHECK	PLOT DATE	TIME	DESCRIPTION
			12-02-14	11:54:31	

G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
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T: 702.884.2200 F: 702.884.2259 GCWALLACE.COM

LAS VEGAS

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Glen Blake

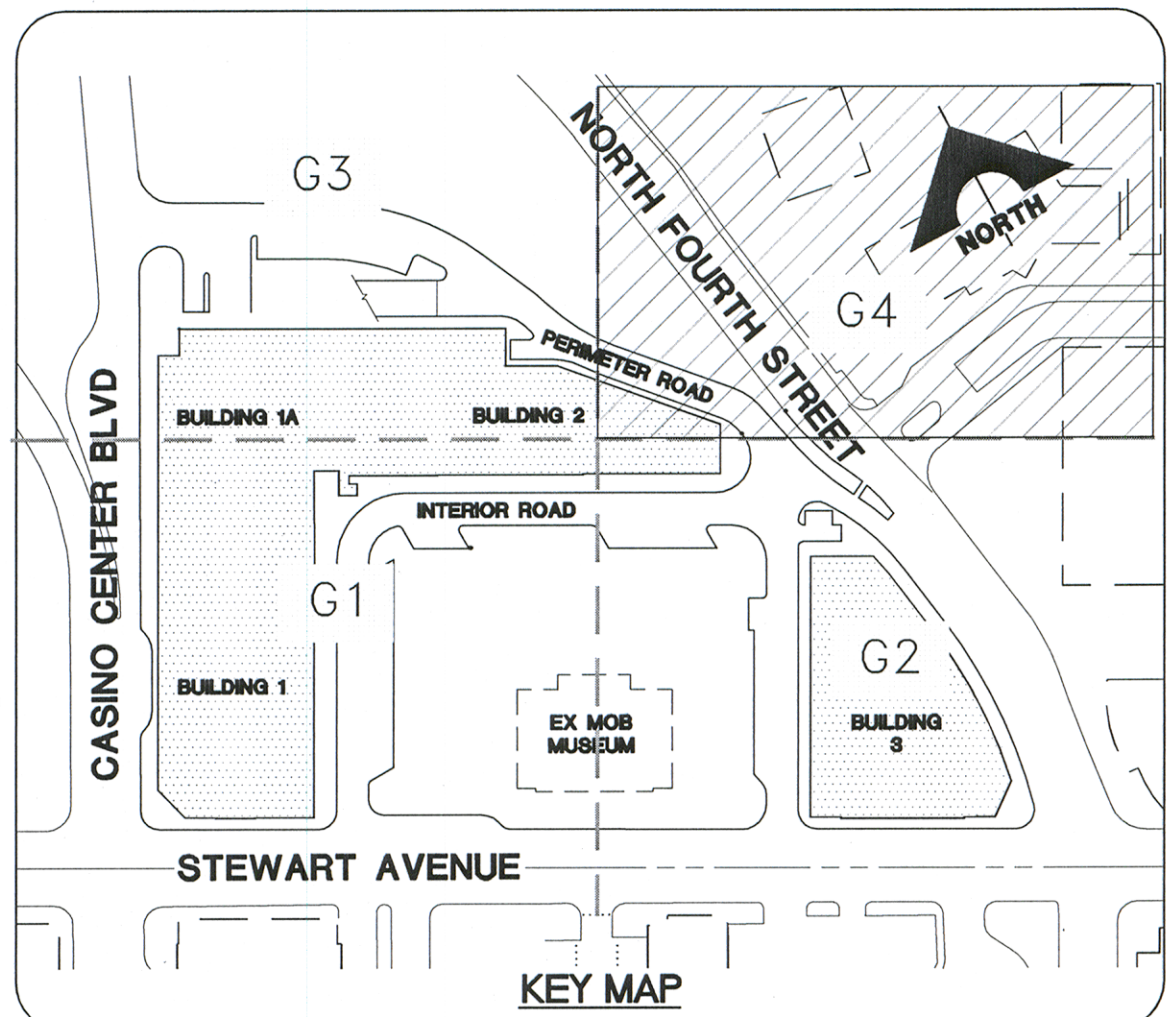
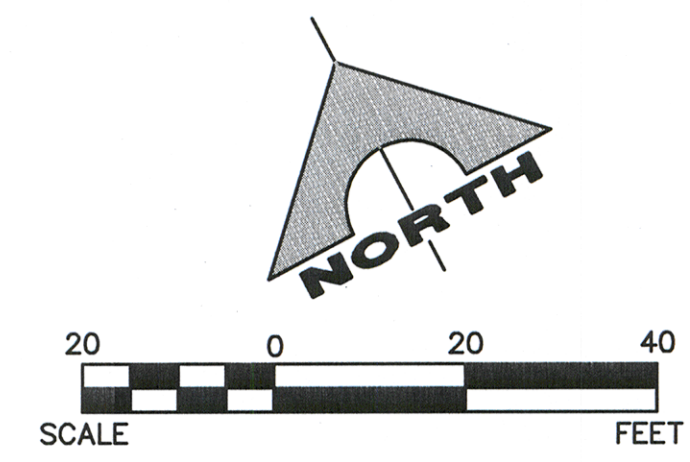
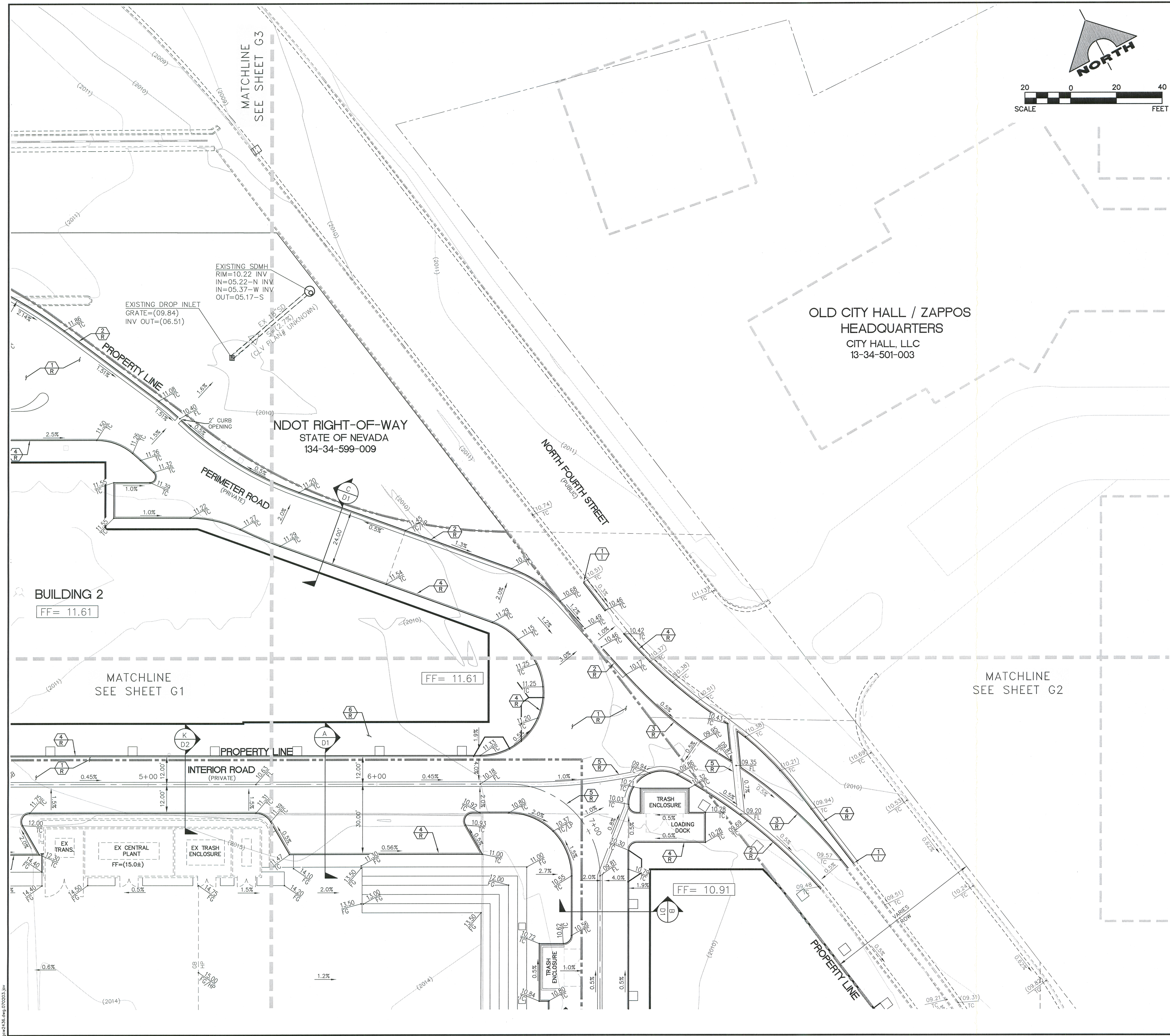
CIM GROUP

DT3R

GRADING PLAN III

DRAWING
G3

6 OF 11 SHTS



OLD CITY HALL / ZAPPUS
HEADQUARTERS
CITY HALL, LLC
13-34-501-003

- IMPROVEMENT NOTES**
- 1. VERIFY LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS. MATCH EXISTING AND PROTECT IN PLACE. WATER VALVES TO REMAIN ACCESSIBLE AT ALL TIMES.
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- STORM DRAIN CONSTRUCTION NOTES**
- 1. ROOF DRAIN OUTLET

DRAINAGE CERTIFICATION

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ROY D. CLARK, PE NO. 8354 DATE: 12/2/14

FLOOD ZONE DESCRIPTION

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CLV BM No. 0368 3	CITY OF LAS VEGAS BENCHMARK NUMBER FREMONT 34. RIVET AND PLATE IN TOP OF CURB AT THE NORTHEAST CORNER OF FREMONT STREET AND LAS VEGAS BOULEVARD.	2007.08	611.7603

BASIS OF BEARINGS

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1-702-455-7544

CALL BEFORE YOU DIG
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1-702-227-2929

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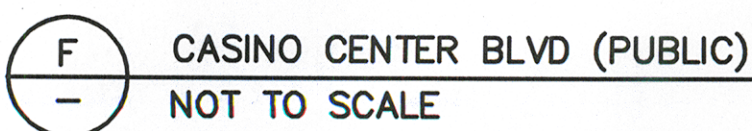
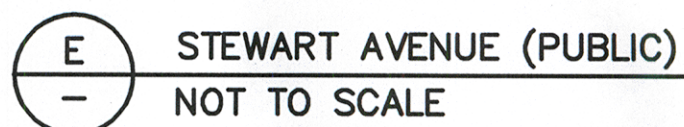
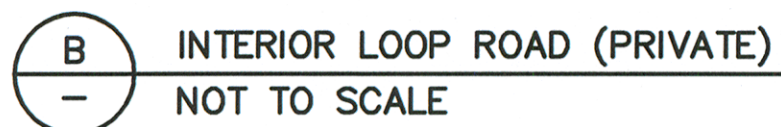
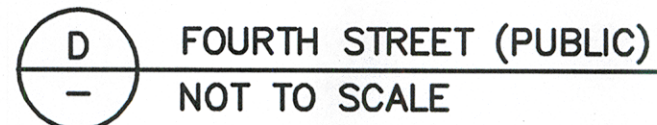
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FREEMAN AND BARTON
SYSTEM OF TRANSPORTATION

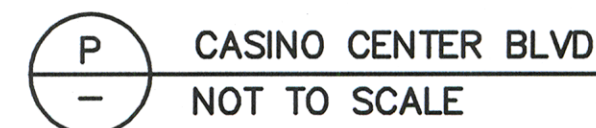
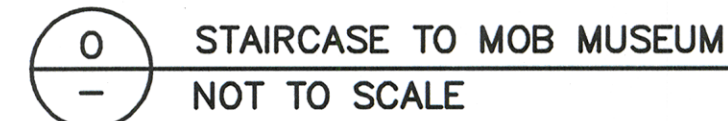
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DESIGN: _____
CHECK: _____
PLOT DATE: 12-02-14
PLOT TIME: 11:54:36

G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BLVD. - LAS VEGAS, NV 89146
T: 702.804.2000 - F: 702.804.2299 - GCWALLACE.COM

CIM GROUP
DT3R
GRADING PLAN IV

DRAWING
G4
7 OF 11 SHTS





PROJECT NO.	
ESIGN:	
RAWN:	
HECK:	
LOT DATE:	12-02-14
LOT TIME:	11:50:31



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SECTIONS AND DETAILS II

11 OF 11 SHTS