

DS #: 5085

APN: 162-01-201-006, 162-01-201-007, 162-01-201-008

PROJECT: Showboat Mixed-Used Development

SUBMITTAL: 2nd

SCANNED BY/DATE: _____

CHECKED BY/DATE: _____



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: April 1, 2019
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: Showboat Mixed-Used Development	COPIES TO: Lochsa Engineering
Cross Streets:	NWC of Fremont Street & Oakey Boulevard	Bentar Development
File Number:	F:\Depot\DSMemos\DS5085B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	162-01-201-006, 162-01-201-007, 162-01-201-008	CCRFCD
Zoning Action:	SDR-74657; SUP-74656 & SUP-74781	CCPW
FEMA Flood Zone	YES NO X	NDOT
Proposed Storm Drain	YES NO X	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	1/9/2019	1/24/2019	Not Approved	\$400.00	502321: \$400
2 nd Submittal	3/13/2019	4/1/2019	See Comments Below	\$400.00	503770: \$400
			TOTAL FEES (LDDRS):	\$800.00	----

REMARKS:

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

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

1. **This drainage study is acceptable in concept;** however, *City of Las Vegas* will not formally accept the study until the *Clark County Regional Flood Control District (CCRFCD)* has issued a letter of concurrence. The engineer should contact the CCRFCD to confirm that they have begun their review.

Please note that effective March 15, 2019, the CCRFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

<http://gustfront.ccrfcd.org/LandDev/LandDev.aspx>

2. The site is adjacent to the jurisdiction of Clark County to the east and south. The engineer must coordinate with *Clark County Public Works Department (CCPW)* and incorporate any concerns for boundary conditions along the east and south borders. CCPW concurrence is required prior to final acceptance of the study.
3. The project proposes to construct facilities (driveway entrances) and/or increase flows within *Nevada Department of Transportation (NDOT)* right-of-way (*Fremont Street*). The engineer must contact NDOT for occupancy / encroachment permit for the proposed project.

4. The subject project is adjacent to an ongoing capital improvement project in *Fremont Street*, namely: "*Flamingo-Boulder Highway North – Boulder Hwy, Sahara to Charleston (Boulder Highway Storm Drain)*". The engineer should coordinate with Ms. Anita Marquez, Engineering Project Manager at the *City of Las Vegas Public Works Department* for guidance on boundary conditions. Obtain Ms. Marquez's approval of boundary conditions along *Fremont Street* prior to the final approval of the subject drainage study.
5. The minimum size for riprap along public streets are $d_{50} = 8"$. Revise **Section Detail V/C7.04** to show $d_{50} = 8"$ with thickness equal to 16".

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
WSP/AYS

T/R/S: T21S/R61E/01
AREA R-01

Addendum to Technical Drainage Study for Showboat Mixed-Used Development

March 2019

Prepared for:
2800 Fremont LLC
3030 South Durango Drive
Las Vegas, Nevada 89117
(702) 366-1605

Prepared by:
Lochsa Engineering
6345 South Jones Boulevard, Suite 100
Las Vegas, Nevada 89118
(702) 365-9312

Job No. 181085

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: SHOWBOAT MIXED-USE DEVELOPMENT Date: 3-11-19
Location of Development: a) Descriptive (Cross Streets) North/South: FREMONT ST
East/West: OAKLEY RD
b) Section: 1 Township: 21 S Range: 61 E
c) APN : 162-01-201-006, 007, AND PORTION OF 008

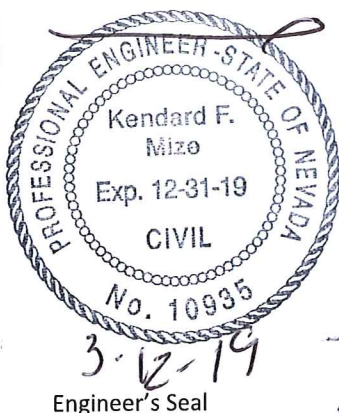
Name of Owner: 2800 FREMONT LLC
Telephone No.: (702) 366-1605 Fax No.: _____ E-Mail Address: _____
Address: 3030 S DURANGO DR LAS VEGAS, NV 89117

Contact Person-Name: KEN MIZE, P.E. Telephone No.: 702-365-9312
* E-Mail Address: ken@LOCHSA.COM Fax No.: 702-365-9317
Firm: LOCHSA ENGINEERING
Address: 6345 S JONES BLVD STE 100 LAS VEGAS NV 89118

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: 25.55 ACRES Being Developed/Disturbed: 26+/- 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.): MIXED-USE (COMMERCIAL/RESIDENTIAL)
5. Approximate upstream land area which drains to the subject site: SEE REPORT
6. Has the site drainage been evaluated in the past? ☒ YES ☐ NO If yes, please identify documentation: FLAMINGO-BOULDER HWY. NORTH - BOULDER HWY, SAHARA TO CHARLESTON BY ATKINS (6-26-18)
7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: NORTH TO FREMONT STREET
8. Briefly describe your proposed schedule for the subject project: ASAP



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

COMMENT LETTER

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		January 25, 2019
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:	COPIES TO:
	Showboat Mixed-Used Development	Lochsa Engineering
Cross Streets:	NWC of Fremont Street & Oakey Boulevard	Bentar Development
File Number:	F:\Depot\DSMemos\DS5085A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	162-01-201-006, 162-01-201-007, 162-01-201-008	CCRFCD
Zoning Action:	SDR-74657; SUP-74656 & SUP-74781	CCPW
FEMA Flood Zone	YES NO X	NDOT
Proposed Storm Drain	YES NO X	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	1/9/2019	1/24/2019	See Comments Below	\$400.00	502321: \$400
TOTAL FEES (LDDRS):				\$400.00	----

REMARKS:

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

	is approved subject to conformance to all City standards and the following conditions:
X	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.

1. Provide a copy of the zoning/planning conditions associated with this site (**SDR-74657; SUP-74656 & SUP-74781**) with the next submittal to verify compliance with conditions. *Flood Control* will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the *City Council*). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be re vised and resubmitted.
2. The site is adjacent to or crosses an existing or proposed *Clark County Regional Flood Control District* (CCRFCD) master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the drainage study.
3. The site is also adjacent to the jurisdiction of Clark County to the east and south. The engineer must coordinate with *Clark County Public Works Department* (CCPW) and incorporate any concerns for boundary conditions along the east and south borders. CCPW concurrence is required prior to final acceptance of the study.
4. The project proposes to construct facilities (driveway entrances) and/or increase flows within *Nevada Department of Transportation* (NDOT) right-of-way (*Fremont Street*). The engineer must contact NDOT for encroachment permit for the proposed project.

5. The subject project is adjacent to an ongoing capital improvement project in *Fremont Street*, namely: "*Flamingo-Boulder Highway North – Boulder Hwy, Sahara to Charleston (Boulder Highway Storm Drain)*". The engineer should coordinate with Ms. Anita Marquez, Engineering Project Manager at the *City of Las Vegas Public Works Department* for guidance on boundary conditions. Obtain Ms. Marquez's approval of boundary conditions along *Fremont Street* prior to the final approval of the subject drainage study.
6. The overall site consists of three parcels currently. Address whether there will be a consolidated parcel map or subdivision map to address the proposed land use of the project.
7. The project proposed to encroach into the adjacent parcel to the north with the construction of a driveway. Obtain a notarized letter of permission for the proposed construction and land use from the adjacent parcel owner (APN: 162-01-201-008) prior to the final approval of the drainage study.
8. **Sheets C4.01 & C4.02:** It appears that the handicapped parking stalls at the north side of the proposed building is draining towards the building instead of away from. Review and revise accordingly.
9. **Sheet C4.03:** The grading plan refers to cross section *Detail K*. The cross-section *Detail K* does not show the proposed wall that is shown on the grading plans. Revise to show all proposed walls in all pertinent cross section details.
10. **Sheet C4.05:** The grading plan has a roadway knuckle with a slope of 0.5%. The minimum slope around cul-de-sacs and knuckles is 1%. Address and revise accordingly in the next submittal.
11. **Sheet C4.08:** Provide a cross section at ***Building 17*** which shall include the building and the adjacent *Oakey Boulevard*. Note that the 100-year flow in *Oakey Boulevard* is erosive at 7.39 ft/s, the section detail shall show erosion protection measures in the landscape portion behind the sidewalk.
12. Label the finish floor elevations of all existing houses adjacent to the other side of *Atlantic Street* and *Oakey Boulevard* on all pertinent grading plans.
13. Provide a note on all grading plans: Property Owner is responsible to maintain the best management practices such as but not limited to the removal of accumulated sediment and debris and care of the vegetation.

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
WSP/AYS

T/R/S: T21S/R61E/01
AREA R-01

March 12, 2019

Mr. Albert Sung, P.E.
City of Las Vegas Public Works Department
Flood Control Division
333 N Rancho Dr.
Las Vegas, NV 89106

Subject: **Addendum to the Technical Drainage Study for Showboat Mixed-Use Development - CLV DS5085**
Parcel Number 162-01-201-006, 162-01-201-007, 162-01-201-008
Lochsa Job #181085

Dear Mr. Sung,

Lochsa Engineering is in receipt of your comment letter for the above referenced project. In response to your comments, the following responses are being offered:

1. Provide a copy of the zoning/planning conditions associated with this site (**SDR-74657; SUP-74656 & SUP-74781**) with the next submittal to verify compliance with conditions. *Flood Control* will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the *City Council*). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be re vised and resubmitted.

Response 1: Noted. A copy of all the zoning/planning conditions for the site have been included.

2. The site is adjacent to or crosses an existing or proposed *Clark County Regional Flood Control District (CCRFCD)* master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the drainage study.

Response 2: Noted.

3. The site is also adjacent to the jurisdiction of Clark County to the east and south. The engineer must coordinate with *Clark County Public Works Department (CCPW)* and incorporate any concerns for boundary conditions along the east and south borders. CCPW concurrence is required prior to final acceptance of the study.

Response 3: Noted.

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

Response 4: NDOT concurrence will be submitted for for proposing driveway entrances within NDOT Right-of-Way.

5. The subject project is adjacent to an ongoing capital improvement project in *Fremont Street*, namely: "*Flamingo-Boulder Highway North – Boulder Hwy, Sahara to Charleston (Boulder Highway Storm Drain)*". The engineer should coordinate with Ms. Anita Marquez, Engineering Project Manager at the City of Las Vegas Public Works Department for guidance on boundary conditions. Obtain Ms. Marquez's approval of boundary conditions along *Fremont Street* prior to the final approval of the subject drainage study.

Response 5: Noted.

6. The overall site consists of three parcels currently. Address whether there will be a consolidated parcel map or subdivision map to address the proposed land use of the project.

Response 6: The three parcels are being prepared to be a subdivision map.

7. The project proposed to encroach into the adjacent parcel to the north with the construction of a driveway. Obtain a notarized letter of permission for the proposed construction and land use from the adjacent parcel owner (APN: 162-01-201-008) prior to the final approval of the drainage study.

Response 7: Noted. We have obtained the notarized letter of permission for the proposed construction and land use from the adjacent parcel owner (APN: 162-01-201-008). This has been included in the submittal.

8. **Sheets C4.01 & C4.02:** It appears that the handicapped parking stalls at the north side of the proposed building is draining towards the building instead of away from. Review and revise accordingly.

Response 8: It appears we did not label the grades accurately along the building. They should have been shown as TC/FG (top of curb/finish grade). The plans (C4.01 & C4.02) have been revised to make it clear and show that there is positive drainage away from the building.

9. **Sheet C4.03:** The grading plan refers to cross section *Detail K*. The cross-section *Detail K* does not show the proposed wall that is shown on the grading plans. Revise to show all proposed walls in all pertinent cross section details.

Response 9: Noted. Cross-Section Detail 'K' has been revised to show the proposed screen wall. See revised Plans.

10. **Sheet C4.05:** The grading plan has a roadway knuckle with a slope of 0.5%. The minimum slope around cul-de-sacs and knuckles is 1%. Address and revise accordingly in the next submittal.

Response 10: The Grading Plan has been revised to show a slope over 1% for the roadway knuckle. See revised Plans.

11. **Sheet C4.08:** Provide a cross section at **Building 17** which shall include the building and the adjacent *Oakey Boulevard*. Note that the 100-year flow in *Oakey Boulevard* is erosive at 7.39 ft/s, the section detail shall show erosion protection measures in the landscape portion behind the sidewalk.

Response 11: We have provided a Cross Section Detail 'V' (Sheet C7.04) that extends from our proposed Building 17 to Oakey Blvd. Please note that there is an existing wall that runs along Oakey Blvd. that prevents flows from getting on our site. Therefore, even though the flows are erosive (7.39 ft/s), they do not impact our proposed Building 17. However, since the existing wall jogs into our site near Building 17, we have provided a hydraulic calculation and rip rap calculation for that landscape area to contain the erosive velocity within that landscape area. See hydraulic calculation, riprap calculation and revised Plans that reflect the landscape portion.

12. Label the finish floor elevations of all existing houses adjacent to the other side of *Atlantic Street* and *Oakey Boulevard* on all pertinent grading plans.

Response 12: Noted.

13. Provide a note on all grading plans: Property Owner is responsible to maintain the best management practices such as but not limited to the removal of accumulated sediment and debris and care of the vegetation.

Response 13: Noted.

If you have any questions or comments, please do not hesitate to contact our office at your earliest convenience.

Sincerely,
LOCHSA ENGINEERING



Chris Blake, EI
Hydrologist



COMMENT #1



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY

BOB COFFIN

STEVEN G. SEROKA

MICHELE FIORE

CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**
DEPARTMENT OF PLANNING

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

December 12, 2018

Mr. Amador Bengochea
2800 Fremont LLC
3030 Durango Drive
Las Vegas, Nevada 89117

**RE: ABEYANCE - SUP-74656 [PRJ-74513] - SPECIAL USE PERMIT
RELATED TO SUP-74781 AND SDR-74657
PLANNING COMMISSION MEETING OF DECEMBER 11, 2018**

Dear Applicant:

The Planning Commission at a regular meeting held on December 11, 2018 voted to **APPROVE** a request for a Special Use Permit FOR A MULTI-FAMILY RESIDENTIAL USE at the northeast corner of Oakey Boulevard and Atlantic Street (APNs 162-01-201-006 and 007), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-74513].

This approval is subject to the following amended conditions:

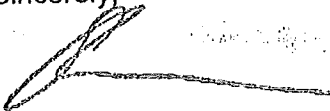
Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-74781) and Site Development Plan Review (SDR-74657) shall be required.
2. This approval shall be void *three* years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-74656 [PRJ-74513] - Page Two
December 12, 2018

This action by the Planning Commission on **December 11, 2018** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **December 24, 2018**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Lebene Ohene
Brown, Brown & Premisirut
520 S. 4th Street
Las Vegas, Nevada 89144



**LAS VEGAS
CITY COUNCIL**

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December 12, 2018

Mr. Amador Bengochea
2800 Fremont LLC
3030 Durango Drive
Las Vegas, Nevada 89117

**RE: ABEYANCE - SUP-74781 [PRJ-74513] - SPECIAL USE PERMIT
RELATED TO SUP-74656 AND SDR-74657
PLANNING COMMISSION MEETING OF DECEMBER 11, 2018**

Dear Applicant:

The Planning Commission at a regular meeting held on December 11, 2018 voted to **APPROVE** a request for a Special Use Permit FOR A PROPOSED 13,651 SQUARE-FOOT PACKAGE LIQUOR OFF-SALE ESTABLISHMENT USE at the northeast corner of Oakey Boulevard and Atlantic Street (APNs 162-01-201-006 and 007), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-74513].

This approval is subject to the following amended conditions:

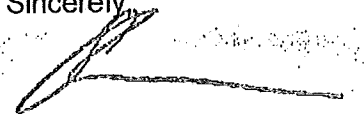
Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Package Liquor Off-Sale Establishment use.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-74656) and Site Development Plan Review (SDR-74657) shall be required.
3. This approval shall be void *three* years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

6. Approval of this Special Use Permit does not constitute approval of a liquor license.
7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **December 11, 2018** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **December 24, 2018**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Lebene Ohene
Brown, Brown & Premisrirut
520 S. 4th Street
Las Vegas, Nevada 89144



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cityoflasvegas
lasvegasnevada.gov

December 12, 2018

Mr. Amador Bengochea
2800 Fremont LLC
3030 Durango Drive
Las Vegas, Nevada 89117

**RE: ABEYANCE - SDR-74657 [PRJ-74513] - SITE DEVELOPMENT
PLAN REVIEW RELATED TO SUP-74656 AND SUP-74781
PLANNING COMMISSION MEETING OF DECEMBER 11, 2018**

Dear Applicant:

The Planning Commission at a regular meeting held on December 11, 2018 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 344-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT AND A 132,664 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH A WAIVER TO ALLOW COMMERCIAL BUILDINGS TO NOT BE LOCATED AT THE MINIMUM FRONT SETBACK LINE WHERE SUCH IS REQUIRED on 25.55 acres at the northeast corner of Oakey Boulevard and Atlantic Street (APNs 162-01-201-006 and 007), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-74513].

This approval is subject to the following amended conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-74656) shall be required, if approved.
2. This approval shall be void *three* years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the overall site plan date stamped 10/18/18, individual site plans date stamped 10/11/18 and 10/17/18, landscape plan date stamped 10/18/18, and building elevations date stamped 09/25/18 and 10/18/18, except as amended by conditions herein.

4. A future Site Development Plan Review(s) shall be required to review building elevations and floor plans for the proposed restaurant, drive-through and medical office on this site.
5. A Waiver from Title 19.08.040(B) is hereby approved, to allow buildings along Fremont Street to be set back from the minimum setback line where required to be placed at the minimum setback line to provide a street edge.
6. A Waiver from Title 19.08.080 is hereby approved, to allow a seven-foot perimeter landscape buffer along portions of the south and west property lines where 15 feet is required.
7. Pursuant to Title 19.08.040(E) a minimum of 447 square feet of common plaza open space shall be integrated into the commercial portion of the site.
8. Provide one additional loading space within the commercial portion of the site meeting the requirements of Title 19.
9. Barbed wire shall be removed from all existing perimeter walls. In no case shall a screen wall be constructed in the front yard along Fremont Street.
10. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
12. The minimum distance between multi-family residential buildings shall be 10 feet.
13. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall indicate 24-inch box or 15-foot tall palm trees every 20 feet on center within the landscape buffer along Fremont Street and every 30 feet along the north property line, with four accompanying five-gallon shrubs for every required tree within the perimeter buffers.

14. A Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
16. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. Grant or obtain, as appropriate, Traffic Signal Easements on the south side of Fremont Street for the proposed signalized private driveway adjacent to this site prior to the issuance of permits for this site.
19. Correct all Americans with Disabilities Act (ADA) deficiencies and remove all unused driveway cuts, if any, on the sidewalk along Fremont Street adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
20. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
21. Submit a License Agreement for landscaping and private improvements in the City of Las Vegas portion of the Fremont Street public right of way, if any, prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way

shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

22. Concurrent with on-site development activities, reconstruct the traffic signal adjacent to this site to accommodate a southern leg for the private drive proposed for this site. Additionally, the driveways connecting this site to the private signalized driveway shall be a minimum of 24 feet in width.
23. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the Fremont Street public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction. If NDOT does not approve of the proposed driveway location, the site shall be redesigned to accommodate NDOT requirements.
24. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
25. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

SDR-74657 [PRJ-74513] - Page Five
December 12, 2018

This action by the Planning Commission on **December 11, 2018** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **December 24, 2018**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Lebene Ohene
Brown, Brown & Premisirut
520 S. 4th Street
Las Vegas, Nevada 89144

COMMENT #7

2800 Fremont, LLC.
3030 Durango Drive • LAS VEGAS • NEVADA • 89117
PH: (702) 366-1605

February 6, 2019

NP Centerline Holdings, LLC
1505 South Pavilion Center Drive
Las Vegas, NV 89135

Re: Permission to Grade and Construct on Clark County Assessor Parcel Number 162-01-201-008.
Southeast Corner of Fremont Street / Atlantic Street

To whom it may concern:

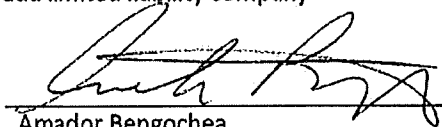
Bentar Development is developing the 25.55 acre parcel of land adjacent to Fremont Street between Atlantic Street and Oakey Boulevard, identified as Clark County Assessor Parcel Numbers 162-01-201-007 and 006 (the "Showboat Property"). The Showboat Property is adjacent to the south property line of the parcel of land owned by NP Centerline Holdings LLC (the "NP Centerline Holdings Property"). Bentar Development is proposing a common drive, drainage improvements, fire access lane, and traffic signal improvements on the NP Centerline Holdings property, as generally depicted on Exhibit "A" attached hereto and incorporated herein by reference.

The common drive shall dually serve as shared access between the Showboat Property and the NP Centerline Holdings property, as well as a mechanism to provide paved fire department access.

We hereby respectfully request your signature granting permission to grade and construct the improvements on the NP Centerline Holdings property. Thank you in advance for your cooperation and assistance regarding this matter. Please sign this letter where indicated below and return one executed original to me. Please contact me with any questions or comments regarding this matter.

Sincerely,

2800 Fremont, LLC.
a Nevada limited liability company

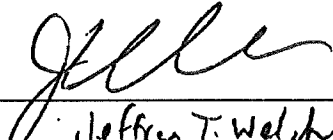

By: Amador Bengochea
Its: Manager

Permission to Grade and Construct.

By my signature below, I hereby grant my permission to enter the NP Centerline Holdings property and my permission to grade and construct the Improvements on the NP Centerline Holdings property as generally depicted on Exhibit "A" attached hereto and incorporated herein by reference.

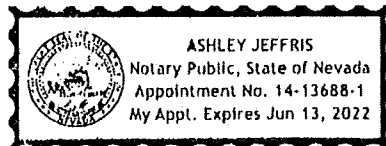
NP Centerline Holdings LLC,
a Nevada limited liability company

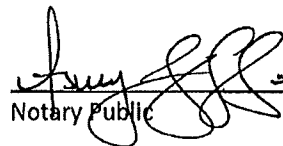
By:
Its:


Jeffrey T. Welch
Authorized Person

State of Nevada)
)ss.
County of Clark)

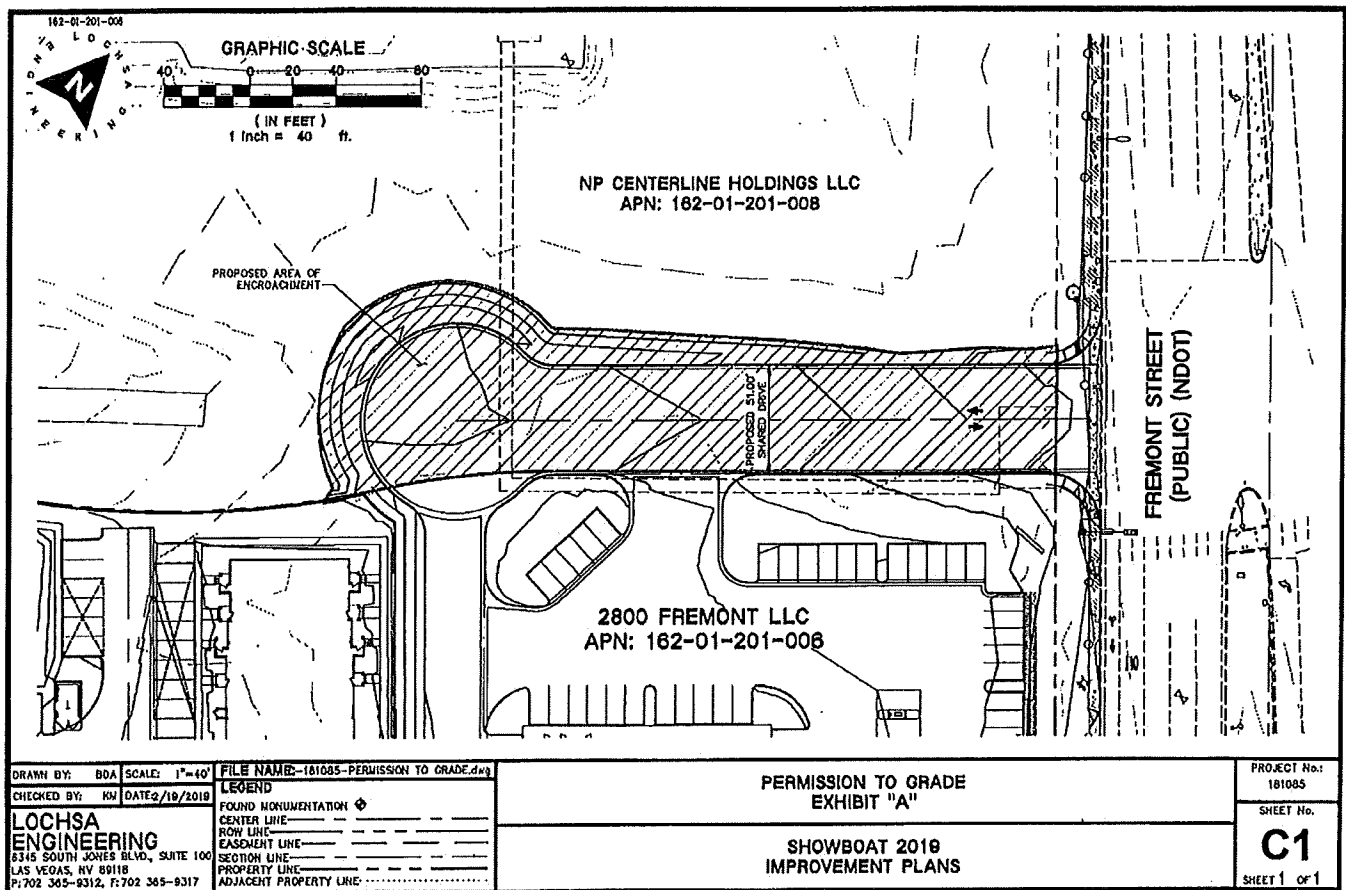
The foregoing instrument was acknowledged before me on March 11th, ^{*2019*}~~2018~~, by Jeffrey T. Welch, as Authorized Person of NP Centerline Holdings LLC.




Notary Public

My commission expires: June 13, 2022

Attachments: Exhibit "A".



COMMENT #11

Section 10 - Oakey Boulevard - 100year Worksheet for Irregular Channel

Project Description	
Worksheet	Section 10 - Oakey Boulevard -
Flow Element	Irregular Channel
Method	Manning's Formula
Solve For	Channel Depth

Input Data	
Slope	.009000 ft/ft
Discharge	264.00 cfs

Options	
Current Roughness Method	aved Lotter's Method
Open Channel Weighting	aved Lotter's Method
Closed Channel Weighting	Horton's Method

Results	
Mannings Coefficient	0.015
Water Surface Elev	50.12 ft
Elevation Range	49.97 to 49.93
Flow Area	43.1 ft ²
Wetted Perimeter	80.23 ft
Top Width	78.04 ft
Actual Depth	1.15 ft
Critical Elevation	50.28 ft
Critical Slope	0.003939 ft/ft
Velocity	6.13 ft/s
Velocity Head	0.58 ft
Specific Energy	50.70 ft
Froude Number	1.45
Flow Type	Supercritical

Calculation Messages:
Water elevation exceeds lowest end station by 0.59042999 ft.

Roughness Segments		
Start Station	End Station	Mannings Coefficient
0+00.00	0+07.56	0.040
0+07.56	0+14.71	0.013
0+14.71	0+66.37	0.016
0+66.37	0+78.04	0.013

Natural Channel Points	
Station (ft)	Elevation (ft)
0+00.00	49.63
0+07.56	49.93
0+12.71	49.76
0+13.21	49.76
0+13.21	49.26
0+14.71	49.39
0+14.71	49.43

**Section 10 - Oakey Boulevard - 100year
Worksheet for Irregular Channel**

Natural Channel Points	
Station (ft)	Elevation (ft)
0+41.14	49.80
0+66.37	49.14
0+66.37	49.10
0+67.87	48.97
0+67.87	49.47
0+68.37	49.47
0+78.04	49.53

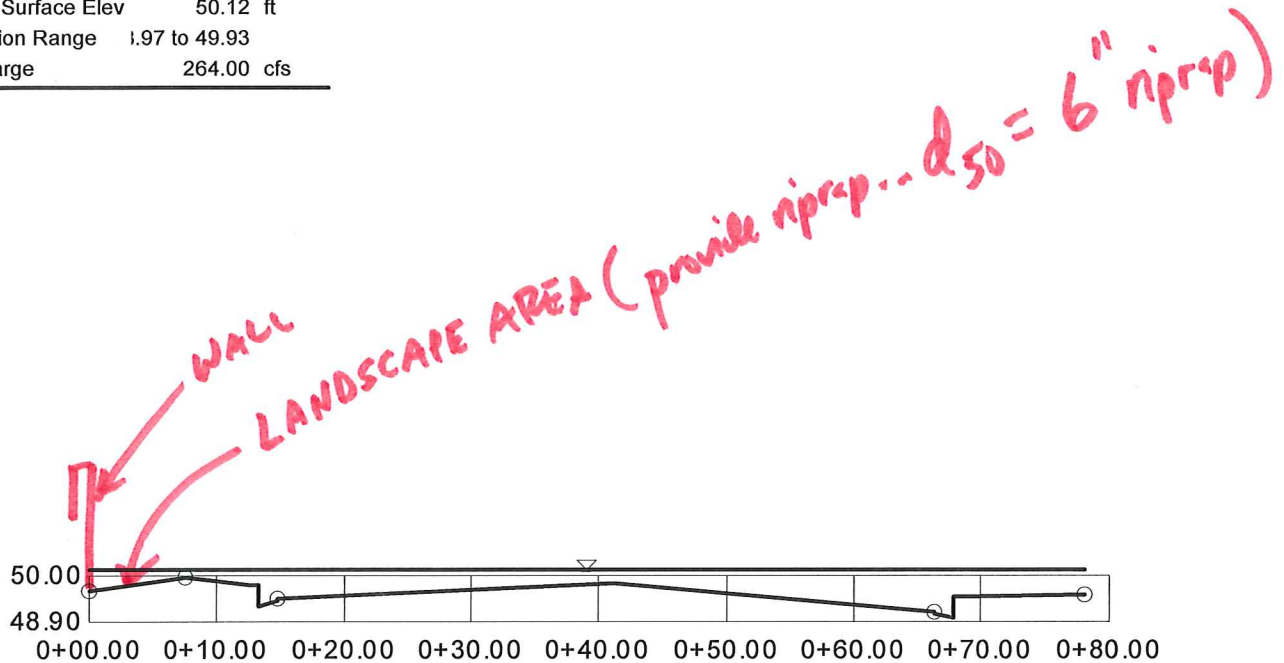
Section 10 - Oakey Boulevard - 100year Cross Section for Irregular Channel

Project Description

Worksheet	Section 10 - Oakey Boulevard -
Flow Element	Irregular Channel
Method	Manning's Formula
Solve For	Channel Depth

Section Data

Mannings Coefficient	0.015
Slope	0.009000 ft/ft
Water Surface Elev	50.12 ft
Elevation Range	48.97 to 49.93
Discharge	264.00 cfs



V:3.33333333
H:1
NTS

Sizing of the Riprap Lining along landscape portion north of Oakey

Showboat

DATE: March, 2019

Lochsa Job No. 181085

Calculated By: CB

Equation 734, Section 705.4.6 of the 1999 Hydrologic Criteria and Drainage Design Manual

$$V=3(d50^{0.5})(Ss-1)/(S^{0.17})$$

V=Mean channel velocity in fps;

S=Longitudinal channel slope in feet per foot

Ss=Specific gravity of rock (minimum Ss=2.50)

d50=Rock size in feet for which 50% of the riprap (by weight) is smaller

Riprap Swale at NEC

Solve for d50:

$$d50=[V(S^{0.17})/(3(Ss-1))]^2$$

V= 6.13 fps <<<< From hydraulic Section 10; Q100=264 cfs

S= 0.0090 ft/ft <<<< Slope of landscape area shown on grading plans

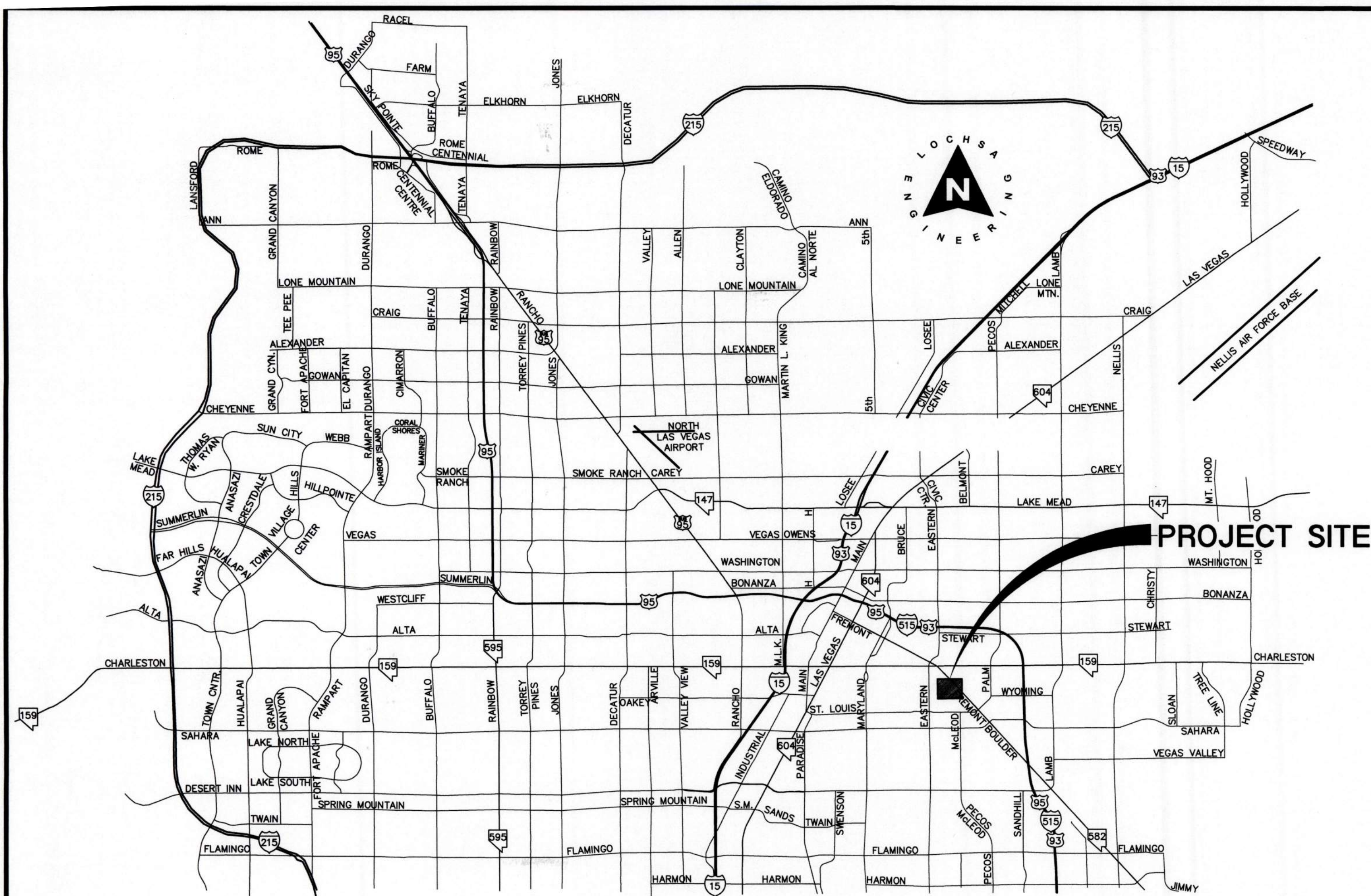
Ss= 2.65

d50= 0.31 ft
3.71 inches

* d50=6-in loose riprap to be conservative

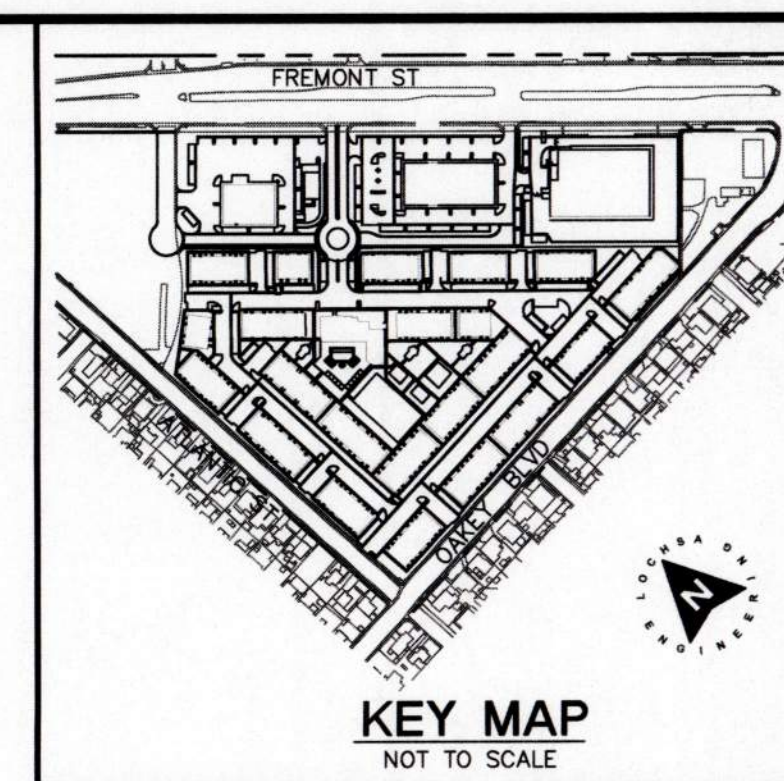
result

use to be conservative



IMPROVEMENT PLANS FOR SHOWBOAT 2019

IMPROVEMENT PLANS



A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST
QUARTER (NW 1/4) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 61 EAST,
CLARK COUNTY, NEVADA
A.P.N.: 162-01-201-006, 162-01-201-007

PROJECT SITE

APPROVALS

CLARK COUNTY WATER RECLAMATION DISTRICT

CLARK COUNTY WATER RECLAMATION DISTRICT _____ DATE _____
COWRD PROJECT CONTROL NUMBER IS _____ SIGNATURE OF THESE PLANS SHALL NOT BE CONSTRUED TO BE
A PERMIT FOR OR AN APPROVAL OF ANY VIOLATION OF CLARK COUNTY WATER RECLAMATION DISTRICT RULES,
REGULATIONS, OR DESIGN AND CONSTRUCTION STANDARDS.

DEVELOPER

BENTAR DEVELOPMENT
3030 S. DURANGO DRIVE
LAS VEGAS, NV 89117

CONTACT: AMADOR BENGOCHEA
PHONE: 702-366-1605
FAX: -----

OWNER

2800 FREMONT LLC
3030 S. DURANGO DRIVE
LAS VEGAS, NV 89117

CONTACT: AMADOR BENGOCHEA
PHONE: 702-366-1605
FAX: -----

UTILITY PROVIDERS

WATER: _____ LAS VEGAS VALLEY WATER DISTRICT
SEWER: _____ CLARK COUNTY WATER RECLAMATION DISTRICT AND CITY OF LAS VEGAS
GAS: _____ SOUTHWEST GAS CORPORATION
ELECTRIC: _____ NV ENERGY
TELEPHONE: _____ CENTURYLINK
CABLE TV: _____ COX COMMUNICATIONS LAS VEGAS, INC.
TRASH: _____ REPUBLIC SERVICES, INC.

GENERAL SITE INFORMATION

BASIS OF BEARINGS

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS
VEGAS AND LAS VEGAS HIGH ELEVATION ZONES, NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING COINCIDENT
WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

ZONE: LAS VEGAS ELEVATION ZONE

DATUM (REFERENCE FRAME): NAD 1983(2011) EPOCH 2010.0

SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)

PROJECTION: TRANSVERSE MERCATOR

STANDARD PARALLEL (AND LATITUDE OF GRID ORIGIN): 36°15'00"N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00"W
NORTHING AT GRID ORIGIN: 200,000.00 M (656,166.6667 FEET US)
EASTING AT CENTRAL MERIDIAN: 100,000.00 M (328,083.3333 FEET US)
SCALE FACTOR ON CENTRAL MERIDIAN: 1.0001 (EXACT)

- NOTES:
- ALL DISTANCES AND BEARINGS SHOWN HEREON ARE PROJECTED (GRID) VALUES BASED ON THE PRECEDING
PROJECTION DEFINITION. THE PROJECTION WAS DEFINED SUCH THAT PROJECTED (GRID) DISTANCES ARE EQUIVALENT
TO "GROUND" DISTANCES IN THE PROJECT AREA.
 - GRID BEARING SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARING DUE TO
MERIDIAN CONVERGENCE.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK #2LV101W6
RIVET AND PLATE IN TOP OF CURB AT SW CORNER OF OAKLEY AND ATLANTIC
ELEVATION: 1,864.41 FEET / 568.273 METERS
(NAVD '88)

UTILITY NOTE:

LOCHSA ENGINEERING ASSUMES NO RESPONSIBILITY FOR
EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES
SHOWN ON THIS PLAN ARE FROM THE BEST AVAILABLE
INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO
FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES,
INCLUDING BUT NOT LIMITED TO, THE WATER, FIRE, SANITARY
SEWER, STORM SEWER, TELEPHONE, POWER, GAS, AND
IRRIGATION LINES PRIOR TO THE COMMENCEMENT OF
CONSTRUCTION. IF CONFLICT EXISTS IN THE FIELD, THE
CONTRACTOR IS TO NOTIFY THE PROJECT ARCHITECT, OWNER'S
REPRESENTATIVE AND THE PROJECT ENGINEER IMMEDIATELY.
Call before you Dig
Avoid hitting overhead
utility lines. It's costly.



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.

ABBREVIATIONS

ABAN	ABANDON	INV	INVERT
AIP	ABANDON IN PLACE	ISL	ISLAND
AGG	AGGREGATE	JB	JUNCTION BOX
ALT	ALTERNATE	LOC	LENGTH OF CURB
A	ANODE, GAS	LT	LEFT
ACP	ASBESTOS CEMENT PIPE	LF	LINEAR FEET
ACF	ASPHALTIC CONCRETE	LVWD	LAS VEGAS VALLEY WATER DISTRICT
AVE	AVENUE	MH	MANHOLE
BC	BACK OF CURB	MAX	MAXIMUM
BCR	BACK OF CURB RADIUS	MIN	MINIMUM
BVC	BEGINNING OF VERTICAL CURVE	MON	MONOLITHIC
BM	BENCHMARK	N/O	NORTH OF
BDRY LINE	BOUNDARY LINE	NTS	NOT TO SCALE
CATV	CABLE TELEVISION	OC	ON CENTER
C-C	CENTER TO CENTER	OC	OPEN-GRADED PAVEMENT, ORIGINAL GROUND
CL	CENTERLINE	PWMT	PAVEMENT
CBC	CITY OF BOULDER CITY	PI	POINT OF INTERSECTION
CLV	CITY OF LAS VEGAS	PRC	POINT OF REVERSE CURVE
COH	CITY OF HENDERSON	PC	POINT OF CURVE
CM	CITY OF MESQUITE	PT	POINT OF TANGENCY
CONV	CITY OF NORTH LAS VEGAS	PCC	POINT OF COMPOUND CURVE
CC	CLARK COUNTY	PCC, CONC	PORTLAND CEMENT CONCRETE
CCWRD	CLARK COUNTY WATER RECLAMATION DISTRICT	PP	POWER POLE
CO	CLEAN OUT, SEWER	P	POWER
COMM	COMMERCIAL	PL	PROPOSED
CONC, PCC	CONCRETE	PROP	PROPOSED
CONST	CONSTRUCTION OR CONSTRUCT	PB	PULL BOX
COR	CORNER	RP	RADIUS POINT
CMP	CORRUGATED METAL PIPE	RR	RAILROAD
CSAP	CORRUGATED STEEL ARCH PIPE	RR	RAILROAD
CSP	CORRUGATED STEEL PIPE	REIN	REINFORCED
C&G	CURB & GUTTER	RC	REINFORCED CONCRETE
CIP	CAST IRON PIPE	RCB	REINFORCED CONCRETE BOX
COL	COLUMN	RCP	REINFORCED CONCRETE PIPE
CU YD, CY	CUBIC YARD	RELOC	RELOCATE
CU FT, CF	CUBIC FOOT	RT	RIGHT
CULV	CULVERT	R/W	RIGHT-OF-WAY
DEPT	CURB FACE	RD	ROAD
DIA	DEPARTMENT	SS	SANITARY SEWER
DWY	DIAMETER	SHT	SHEET
DI	DRIVEWAY	S/O	SOUTH OF
ESMT	DROP INLET	SW	SIDEWALK
E/O	EASEMENT	SO FT, SF	SQUARE FOOT
EP	EAST OF	SQ YD, SY	SQUARE YARD
E	EDGE OF PAVEMENT	STA	STATION
EO	EDGE OF OIL	SHD	STEEL HIGH-PRESSURE PIPE
E	ELECTRIC	STD	STANDARD
EM	ELECTRIC METER	STRUCT	STRUCTURAL OR STRUCTURE
ELEV	ELEVATION	SURV	SURVEY
EMB	EMBANKMENT	SLT	STREETLIGHT
ECR	END OF CURB RETURN	TEMP	TEMPORARY
ECT	END OF CURVE	TBA	TO BE ADJUSTED
EBSS	CATHODE PROTECTION BOND STATION	TBR	TO BE REMOVED
EVS	CATHODE PROTECTION TEST STATION	TS	TOP OF CURB
EXIST	EXISTING	TS	TOP OF PIPE
FT	FEET	TS	TRAFFIC SIGNAL
FG	FINISH GRADE	TSI	TRAFFIC SIGNAL INTERCONNECT
FA	FIRE ALARM	TRANS	TRANSITION
FL	FIRE HYDRANT	TYP	TYPICAL
FL	FLOW LINE	UG	UNDERGROUND
GALV	GALVANIZED	VAR	VARIABLE
GM	GAS METER	VERT	VERTICAL
GR	GAS PRESSURE REGULATOR	VC	VERTICAL CURVE
PL-G	PLASTIC GAS	VCP	VALLEY GUTTER
SG	STEEL GAS	W	WATER
GB	GRADE BREAK	WM	WATER METER
GUT	GUTTER	W/O	WEST OF
HDWL	HEADWALL	YD	YARD
IN	INCH		
INT	INTERSECTION		

SHEET INDEX

Sheet List Table

#	Sheet Number	Sheet Title
General		
1	C1.01	COVER SHEET
2	C1.02	NOTE SHEET
Demolition Plans		
3	C2.00	MASTER DEMOLITION PLAN
4	C2.01	SHEET 1
5	C2.02	SHEET 2
6	C2.03	SHEET 3
7	C2.04	SHEET 4
8	C2.05	SHEET 5
9	C2.06	SHEET 6
Utility Plans		
10	C3.00	MASTER UTILITY PLAN
11	C3.01	SHEET 1
12	C3.02	SHEET 2
13	C3.03	SHEET 3
14	C3.04	SHEET 4
15	C3.05	SHEET 5
16	C3.06	SHEET 6
17	C3.07	SHEET 7
18	C3.08	SHEET 8
19	C3.09	SHEET 9
20	C3.10	SHEET 10
21	C3.11	SHEET 11
22	C3.12	SHEET 12
23	C3.13	SHEET 13
Grading Plans		
24	C4.00	MASTER GRADING PLAN
25	C4.01	SHEET 1
26	C4.02	SHEET 2
27	C4.03	SHEET 3
28	C4.04	SHEET 4
29	C4.05	SHEET 5
30	C4.06	SHEET 6
31	C4.07	SHEET 7
32	C4.08	SHEET 8
33	C4.09	SHEET 9
34	C4.10	SHEET 10

Sheet List Table

#	Sheet Number	Sheet Title
35	C4.11	SHEET 11
36	C4.12	SHEET 12
37	C4.13	SHEET 13
Horizontal Control Plans		
38	C5.00	MASTER HORIZONTAL CONTROL PLAN
39	C5.01	SHEET 1
40	C5.02	SHEET 2
41	C5.03	SHEET 3
42	C5.04	SHEET 4
43	C5.05	SHEET 5
44	C5.06	SHEET 6
45	C5.07	SHEET 7
46	C5.08	SHEET 8
47	C5.09	SHEET 9
48	C5.10	SHEET 10
49	C5.11	SHEET 11
50	C5.12	SHEET 12
51	C5.13	SHEET 13
Line and Curve Table		
52	C5.14	LINE AND CURVE TABLE SHEET 14
53	C5.15	LINE AND CURVE TABLE SHEET 15
54	C5.16	LINE AND CURVE TABLE SHEET 16
Detail Sheets		
55	C7.01	SHEET 1
56	C7.02	SHEET 2
57	C7.03	SHEET 3
58	C7.04	SHEET 4
Traffic Signal Plans		
59	C9.01	INTERSECTION LAYOUT
60	C9.02	NOTES SHEET 1
61	C9.03	NOTES SHEET 2

ALLEN PAVELKA, P.E., #9029
CITY ENGINEER

APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHT-OF-WAY
AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT
DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS, EXCEPT THOSE SPECIFICALLY LISTED UNDER DEVIATIONS
FROM STANDARD. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM
STANDARDS IN FAVOR OF THE UNIFORM STANDARDS DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA, NEVADA.

CITY OF LAS VEGAS PLANNING DEPARTMENT _____ DATE _____
NOTE:
THIS PLAN CONFORMS TO THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT.

LAS VEGAS FIRE AND RESCUE _____ DATE _____

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER _____ DATE _____
PROJECT NO. _____ FIRST APPROVED DATE: _____
LVWD APPROVED FIRE FLOW: TOTAL _____ GPM/ONSITE _____ GPM
SHEETS: _____

SOUTHWEST GAS CORPORATION _____ DATE _____

NV ENERGY _____ DATE _____

NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL
NEEDS ASSOCIATED WITH THIS PROJECT. NV ENERGY 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.

COX COMMUNICATIONS LAS VEGAS, INC. _____ DATE _____

CENTRAL TELEPHONE COMPANY D.B.A. CENTURY LINK _____ DATE _____

LEGEND	CL OR SURVEY LINE	EASEMENT LINE	DESCRIPTION:	CONTOUR LINES	EDGE OF PAVEMENT	"A" TYPE CURBS	"L" TYPE CURBS	WALLS	FENCES
	PROPERTY LINE	SAWTOOTH LINE	EXISTING:	— (21210) —	— " " " " —	— — — — —	— — — — —	— — — — —	— — — — —
	ROW LINE	SCARP LINE	PROPOSED:	— (2122) —	— — — — —	— — — — —	— — — — —	— — — — —	— — — — —

GENERAL COVER SHEET
SHOWBOAT 2019
IMPROVEMENT PLANS

PROJECT No.: 181085

DATE: 12/19/2018

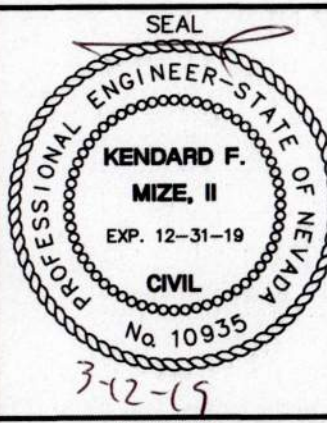
SCALE: N/A

DRAWN BY: BDA

DESIGNED BY: BDA

CHECKED BY: KM

SEAL



SHEET No. C1.01

SHEET 1 of 61

HTE No. ---

3/12/2019 10:50 AM
C:\Users\jvarela\OneDrive\Public\Drawings\181085-701-DET.dwg

X NOT USED

NOT TO SCALE

6 BUMPER BLOCK

NOT TO SCALE

5 2' "U" CHANNEL

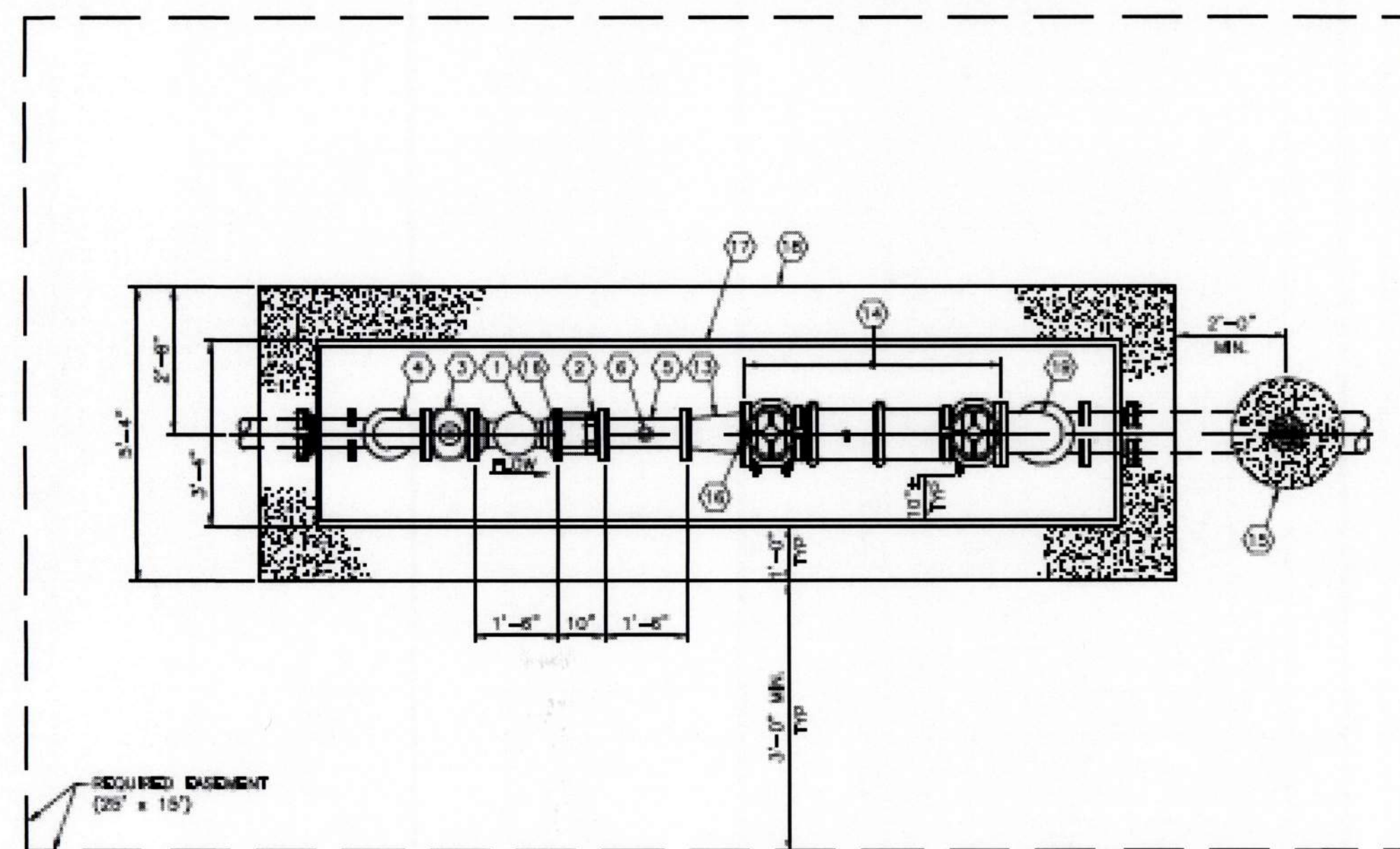
NOT TO SCALE

4 NDOT CURB AND GUTTER

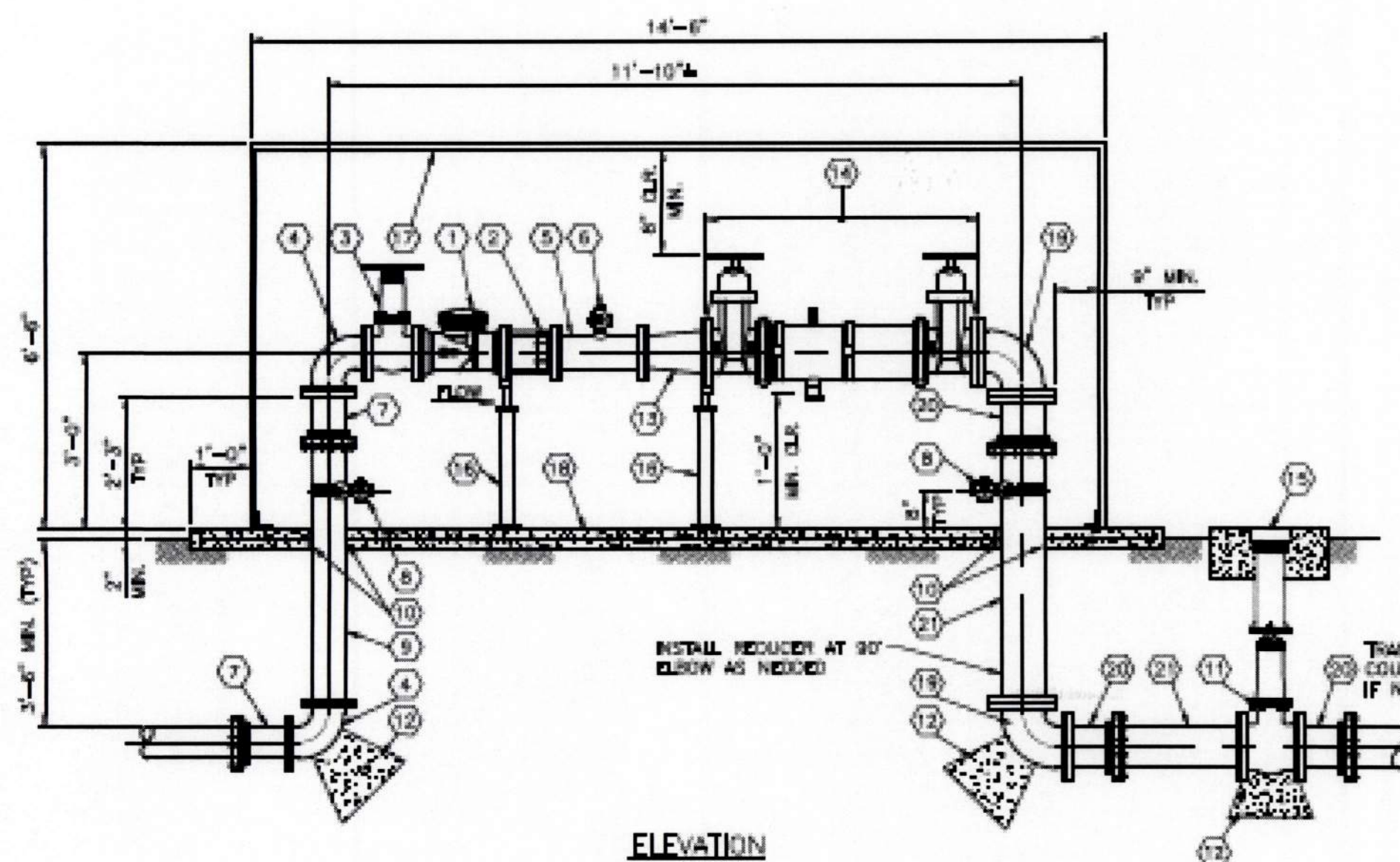
NOT TO SCALE

3 A CURB DETAIL

NOT TO SCALE



PLAN



ELEVATION

6' ABOVE GROUND METER AND REDUCED
PRESSURE PRINCIPLE ASSEMBLY DETAIL

SCALE 1/2" = 1'-0" (USE NPS GATE VALVES ONLY)

6 6" OCTAVE METER

NOT TO SCALE

X NOT USED

NOT TO SCALE

1 AC PAVEMENT SECTION

NOT TO SCALE

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES

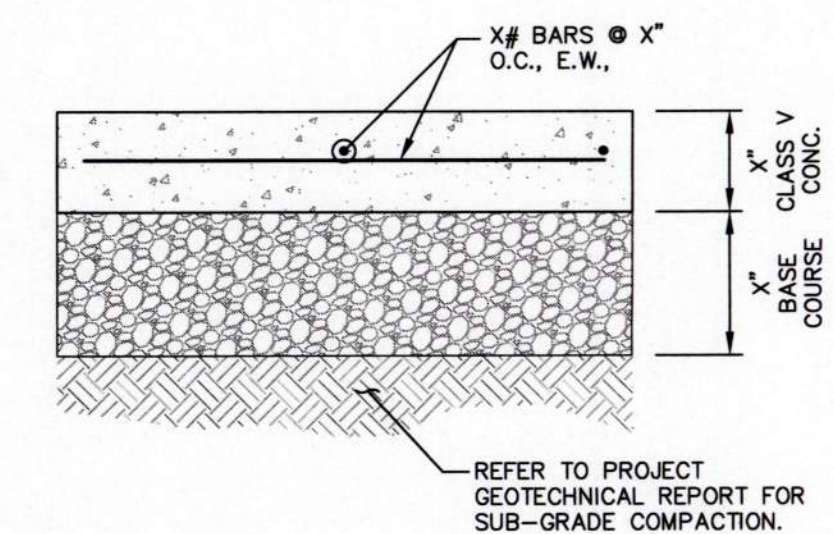
PROJECT No. 135251 FIRST APPROVED DATE:
LVWD APPROVED FIRE FLOW:
TOTAL GPM/ONSITE GPM

INSTALLATION NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY AND ALL DAMAGED OR DISTURBED EXISTING LANDSCAPING AND IRRIGATION FACILITIES IN AND ADJACENT TO PROJECT SITE DURING CONSTRUCTION OPERATIONS.
- CONTRACTOR TO HAVE NEVADA LICENSED PROFESSIONAL LAND SURVEYOR LOCATE LVWD BASEMENT PRIOR TO CONSTRUCTION.
- CONTRACTOR TO LOCATE ON-SITE PIPING AND CONFIRM DIAMETER, PIPE DEPTH AND PIPE MATERIAL PRIOR TO ORDERING MATERIAL AND INSTALLATION.
- CONTRACTOR TO VERIFY DIMENSIONS OF GABINET BASED ON INSTALLED DIMENSIONS OF PIPE AND FITTINGS PRIOR TO FABRICATION.

MATERIAL LIST

- | | |
|---|--|
| 1 6" METAL WASTEWATER METER (LVWD FURNISHED) | 12 CONCRETE THRUST/ANCHOR BLOCK |
| 2 6" RESTRAINED DEMANDING JOINT | 13 8" x 6" FLG REDUCED |
| 3 6" FLG GATE VALVE WITH HANDWHEEL | 14 8" ANGLE COIL MAXIM 400 REDUCED PRESSURE PRINCIPLE (RPPA) BACKFLOW ASSEMBLY |
| 4 6" FLG 90° BEND | 15 VALVE BOX AND COLLAR |
| 5 6" FLG x FLG DUCTILE IRON PIPE WITH 2" NPT OUTLET | 16 ADJUSTABLE PIPE SUPPORT |
| 6 2" CORP STOP | 17 INSULATED ENCLOSURE |
| 7 6" ADAPTER FLANGE (RESTRAINED) | 18 CONCRETE PAD WITH WELDED WIRE MESH, 4' x 4' - 12" A x 12" A |
| 8 2" SERVICE SADDLE AND 2" CORP STOP (BYPASS) | 19 8" FLG 90° BEND |
| 9 6" FLG x PE DUCTILE IRON PIPE (OUT TO FIT) | 20 8" ADAPTER FLANGE (RESTRAINED) |
| 10 1/2" EXPANSION JOINT MATERIAL | 21 8" FLG x PE DUCTILE IRON PIPE (OUT TO FIT) |
| 11 8" FLG GATE VALVE | |



PAVEMENT SECTION AS PROPOSED IN
GEOTECHNICAL REPORT PREPARED BY:
SUNBELT ENGINEERING AND TESTING
PROJ. No. 17082
DATED: NOV. 8, 2017

X NOT USED

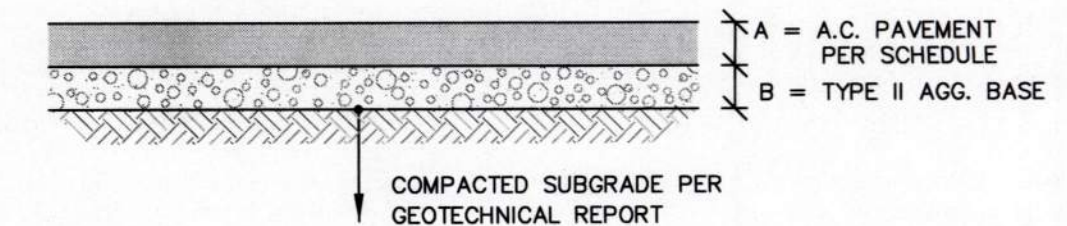
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2 CONCRETE PAVEMENT SECTION

NOT TO SCALE

THICKNESS SCHEDULE

TRAFFIC AREA	A		B	
	ASPHALT	BASE COURSE	ASPHALT	BASE COURSE
AUTOMOBILE PARKING	3"	10"		
MAIN CORRIDORS AND TRUCK ACCESS	2"	10"		



PAVEMENT SECTION AS PROPOSED IN
GEOTECHNICAL REPORT PREPARED BY:
SUNBELT ENGINEERING AND TESTING
PROJ. No. 17082
DATED: NOV. 8, 2017

DETAIL SHEETS
SHEET 1

SHOWBOAT 2019
IMPROVEMENT PLANS

SHEET
TITLE

PROJECT No.:
181085

DATE:
1/8/2019

SCALE:
N/A

DRAWN BY:
BDA

DESIGNED BY:
BDA

CHECKED BY:
KM

SEAL
KENDARD F.
MIZE, II
EXP. 12-31-19
CIVIL
No. 10935

3-12-19

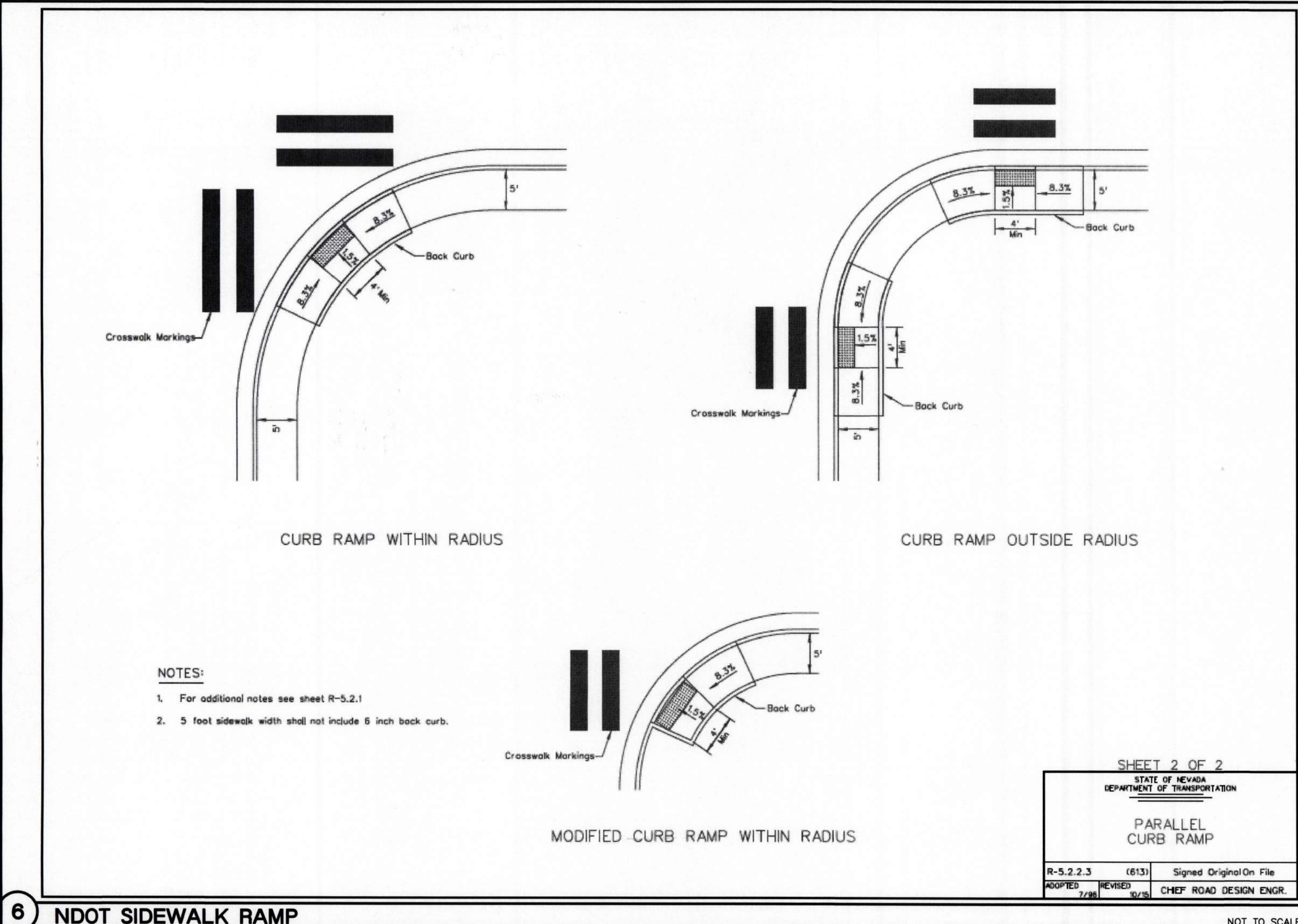
SHEET No.
C7.01

SHEET 55 OF 61

HTE No.

Lochsa
engineering
6345 South Jones Blvd
Las Vegas, NV 89118
Phone (702) 365-8312
Fax (702) 365-8317
www.lochsa.com

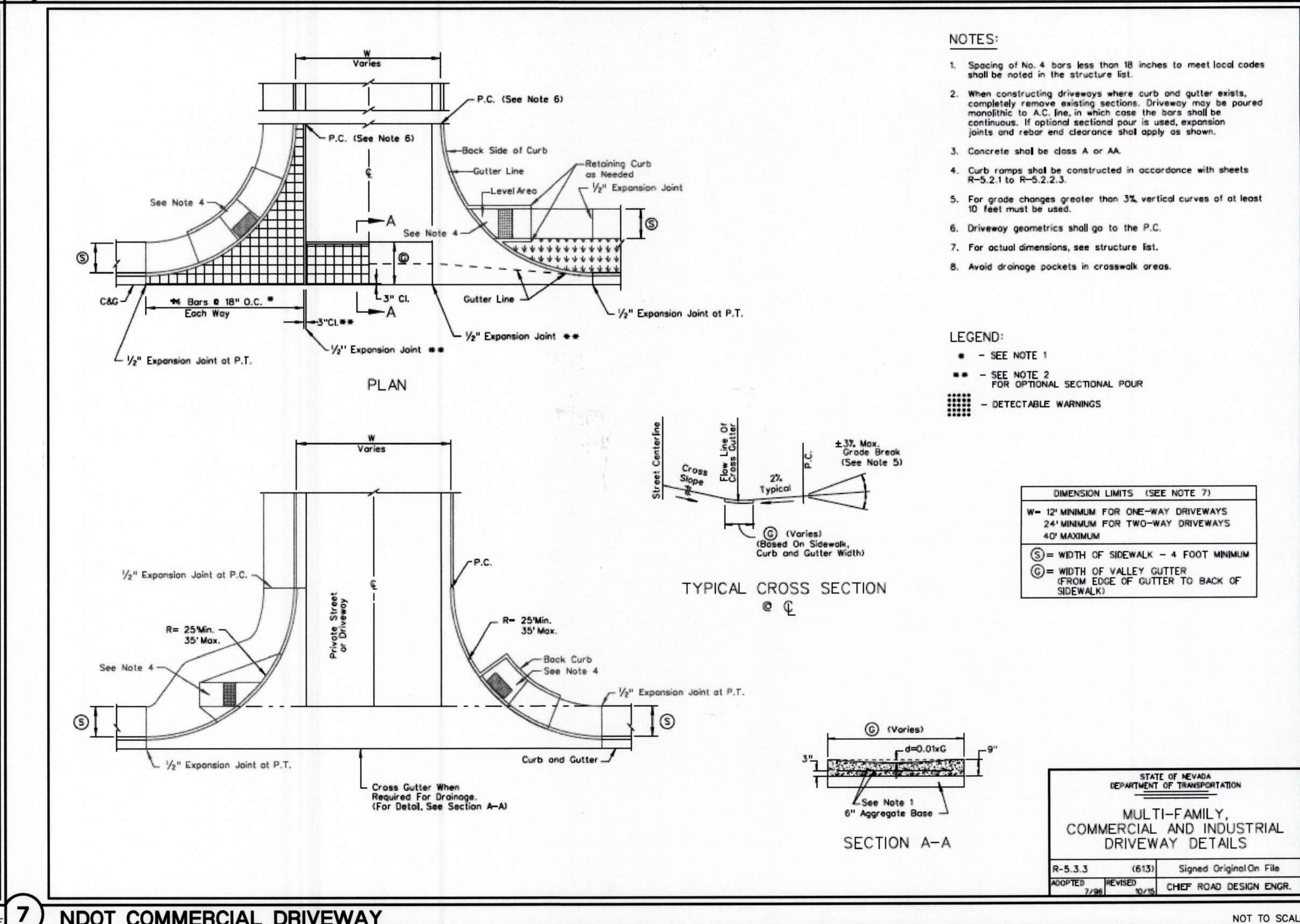
9 NDOT SIDEWALK UNDER DRAIN



9 NDOT SIDEWALK RAMP

NOT TO SCALE

8 NDOT SIDEWALK



7 NDOT COMMERCIAL DRIVEWAY

NOT TO SCALE

**DETAIL SHEETS
SHEET 2**

**SHOWBOAT 2019
IMPROVEMENT PLANS**

PROJECT No.: 181085

DATE: 1/8/2019

SCALE: NTS

DRAWN BY: BDA

DESIGNED BY: BDA

CHECKED BY: KM

**STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION**

**MULTI-FAMILY,
COMMERCIAL AND INDUSTRIAL
DRIVEWAY DETAILS**

R-5.3.3	(613)	Signed Original On File
ADOPTEE	REVISOR	CHIEF ROAD DESIGN ENGR.
7/20	10/15	

**STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION**

**MULTI-FAMILY,
COMMERCIAL AND INDUSTRIAL
DRIVEWAY DETAILS**

3-12-19

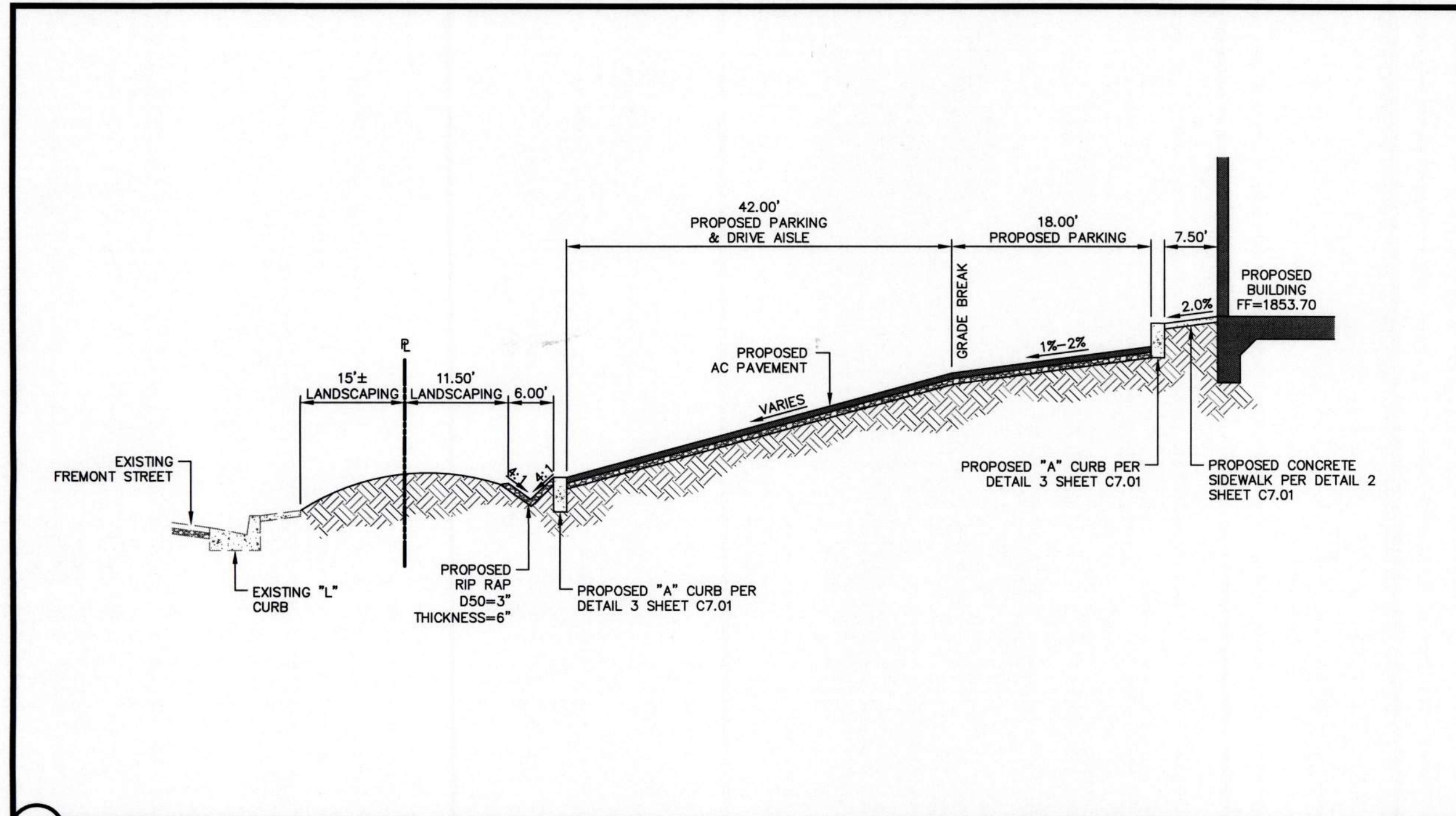
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SHEET 58 OF 61

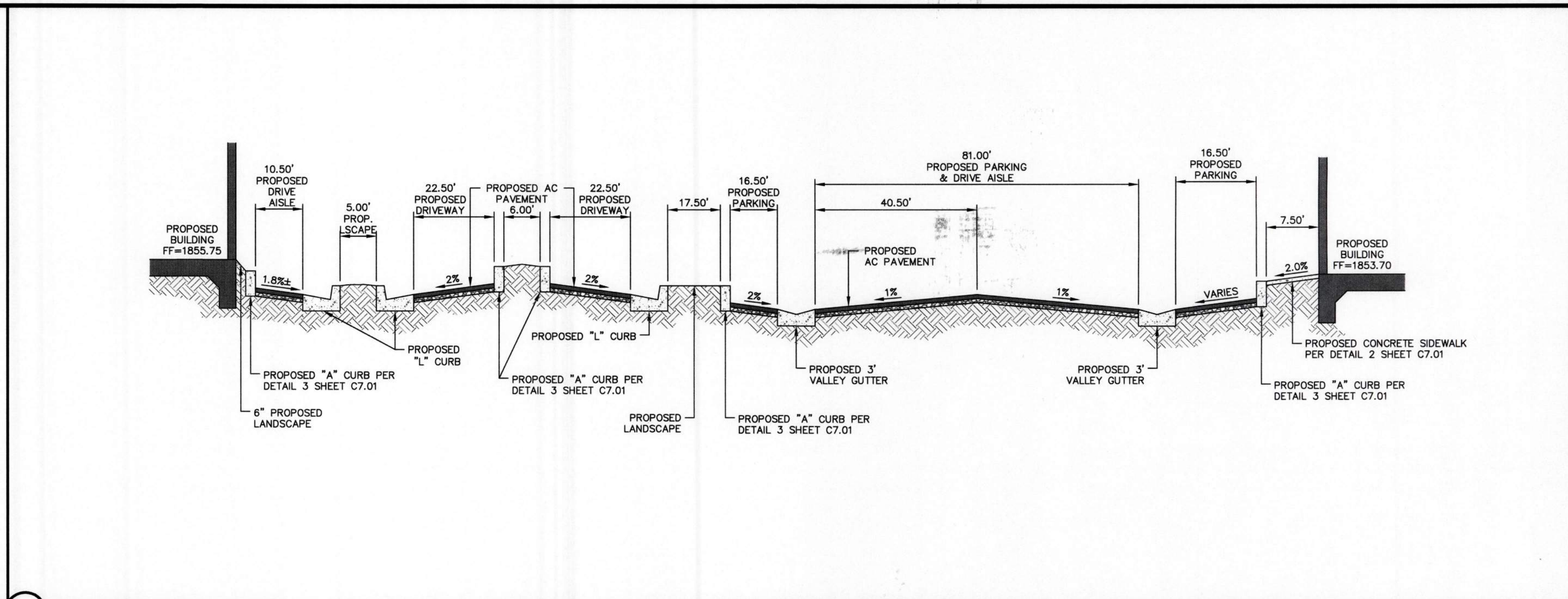
HTC No.

7 NDOT COMMERCIAL DRIVEWAY

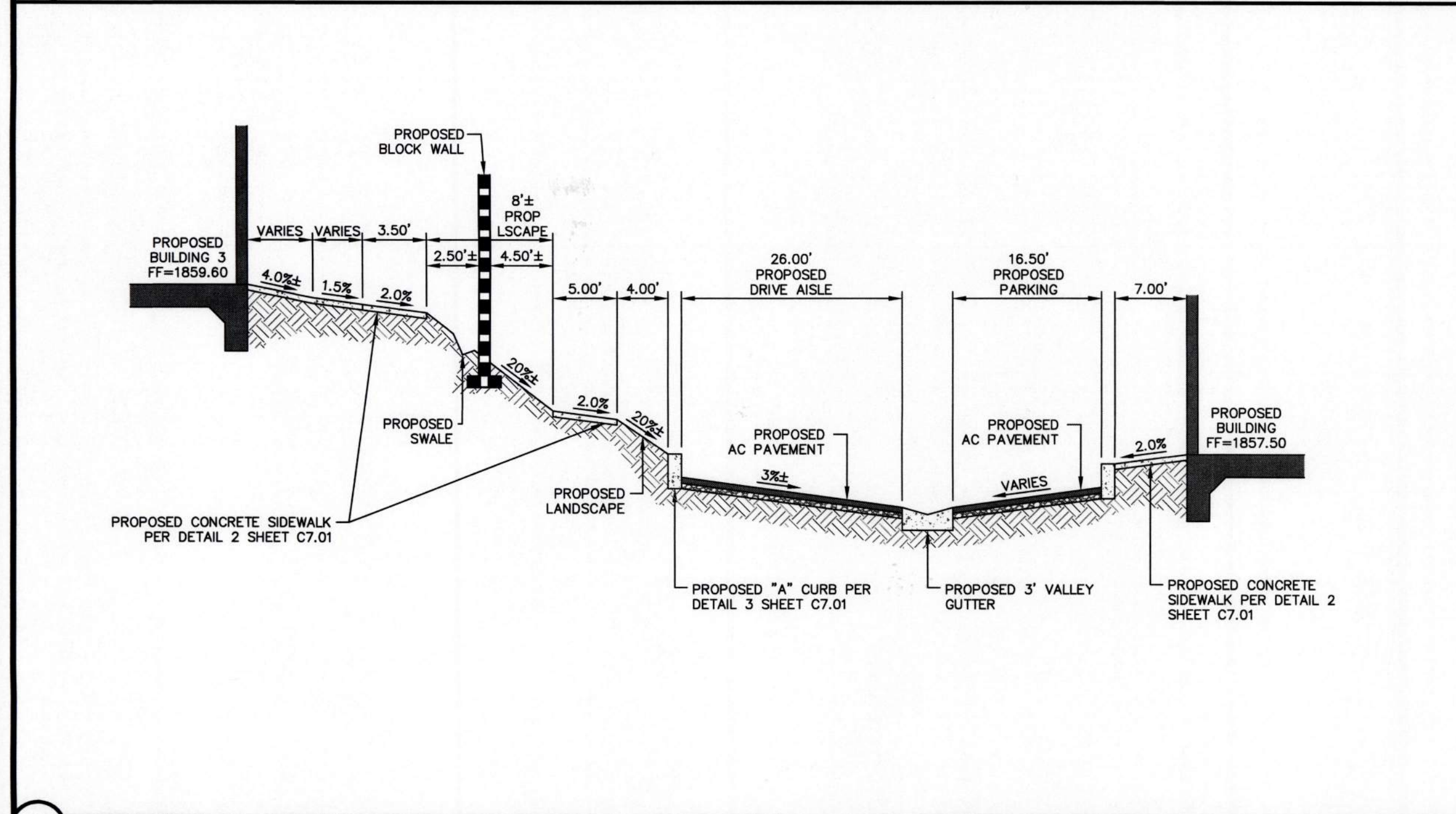
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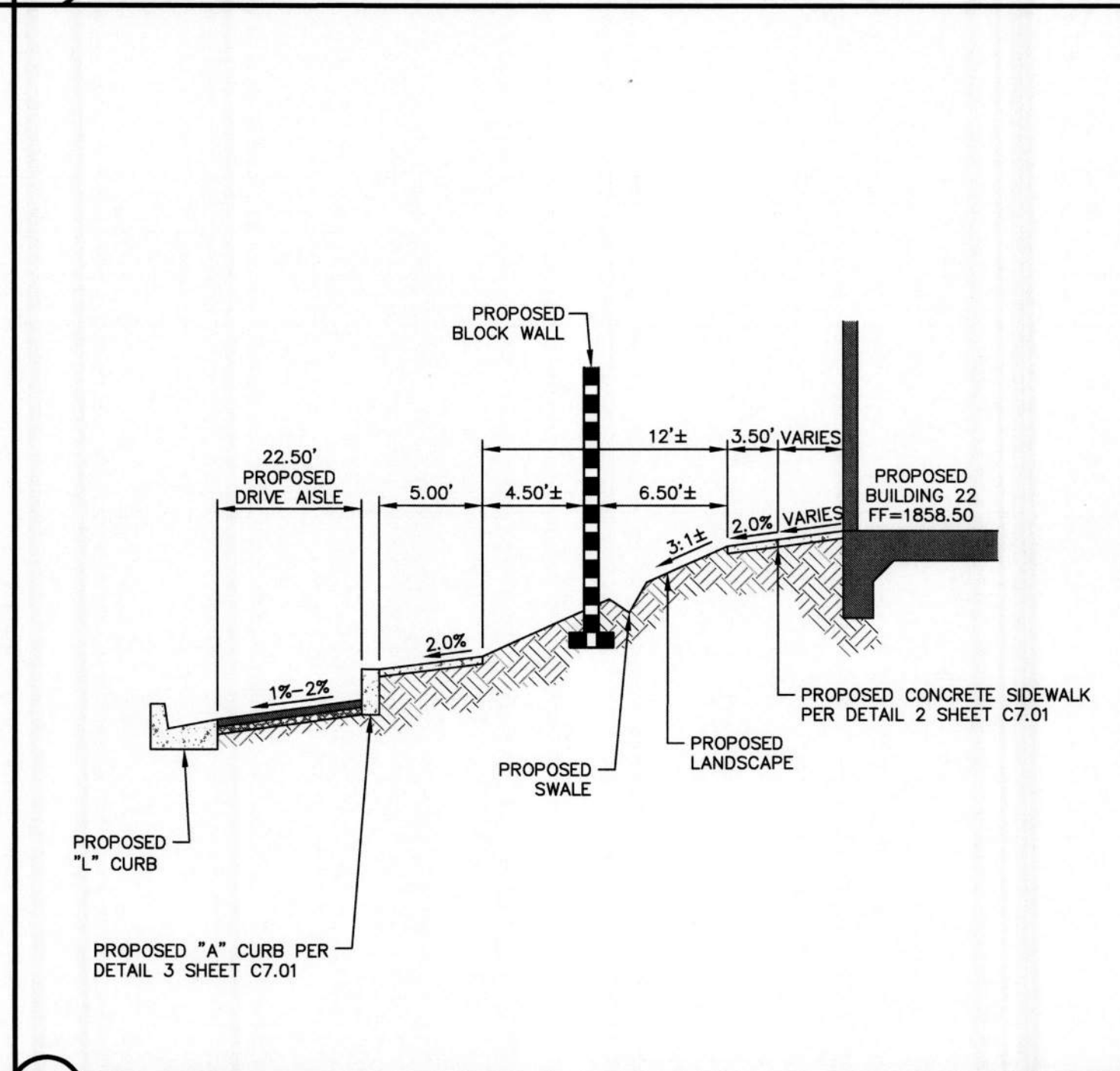
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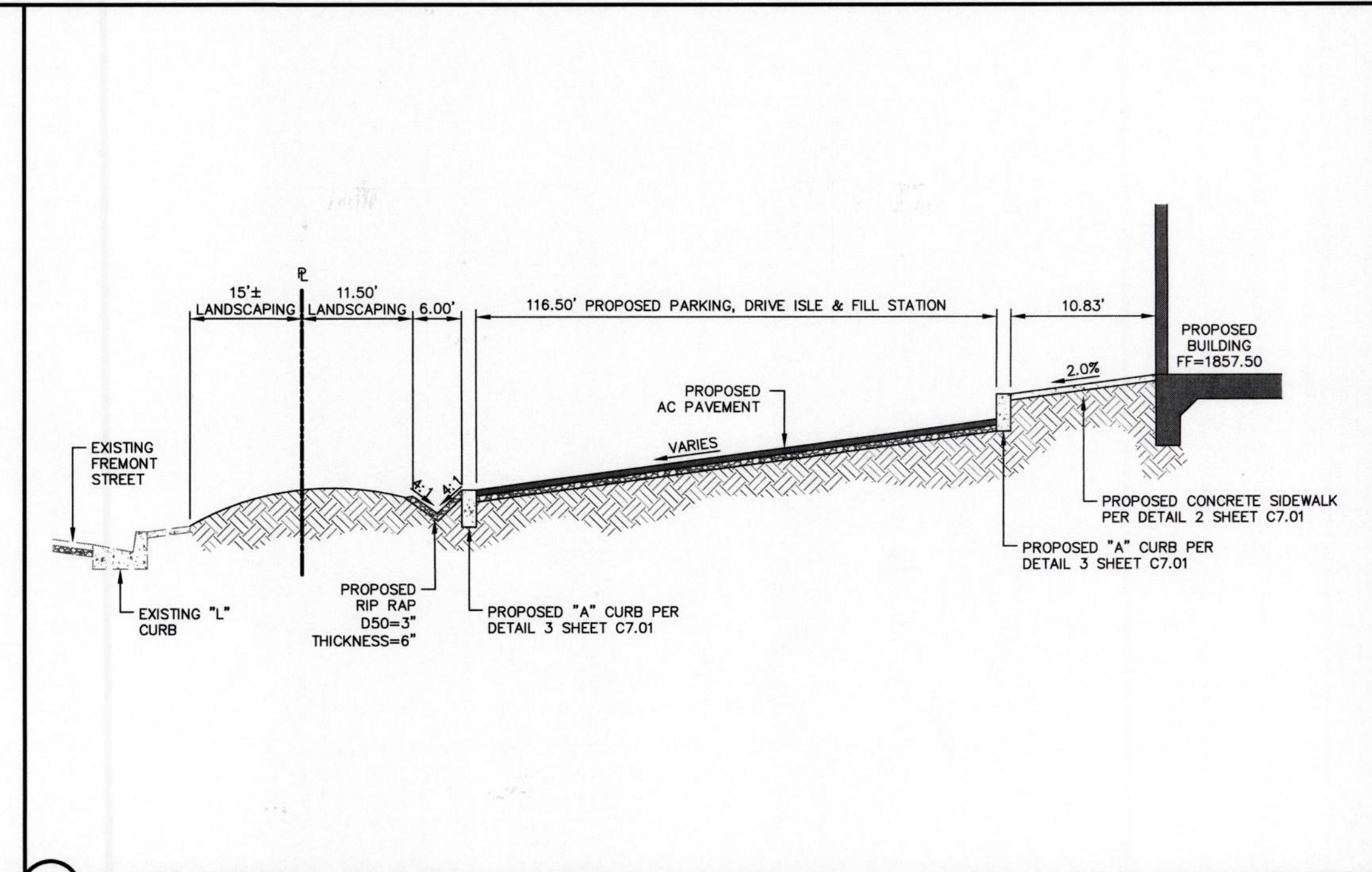
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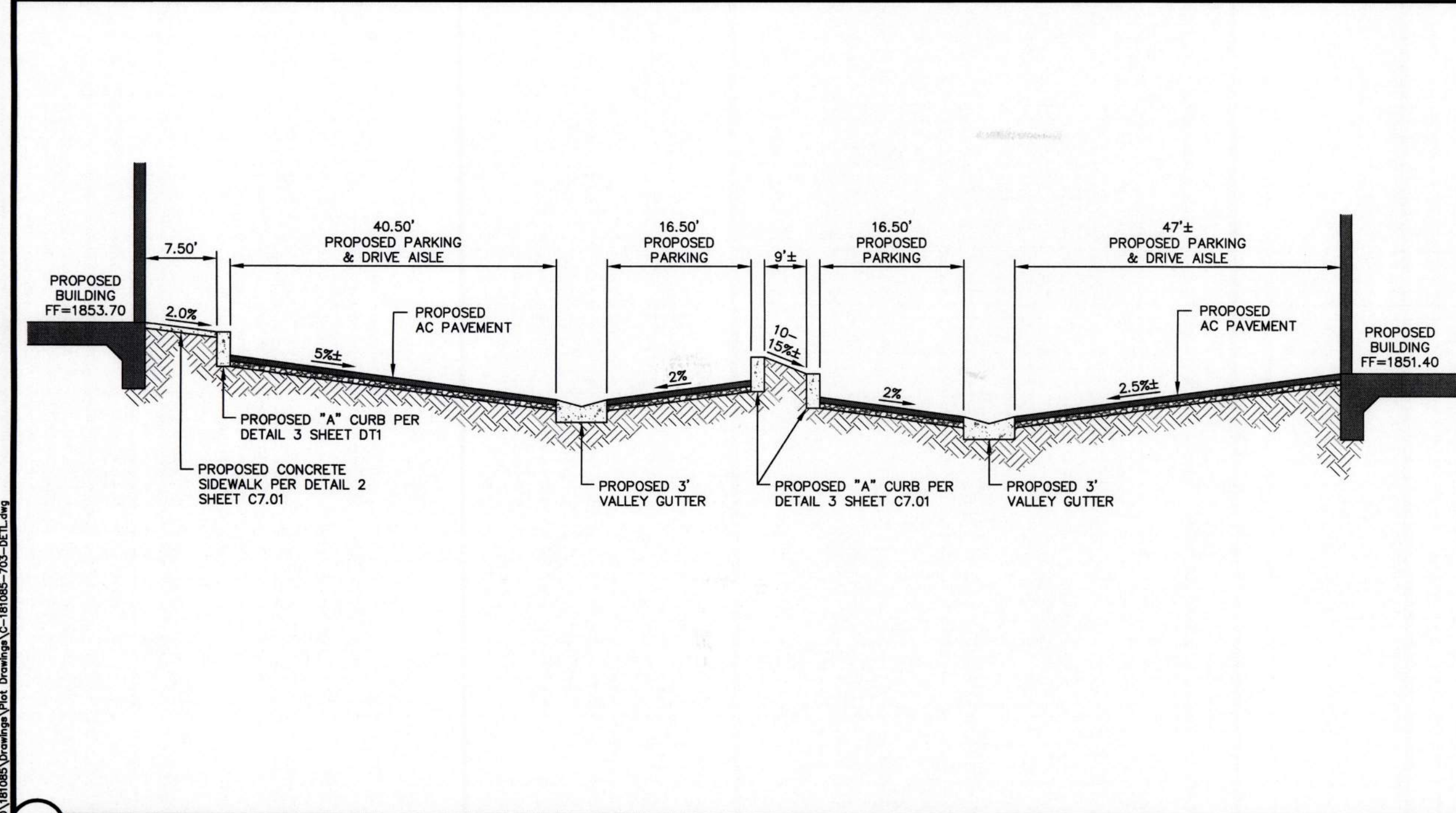
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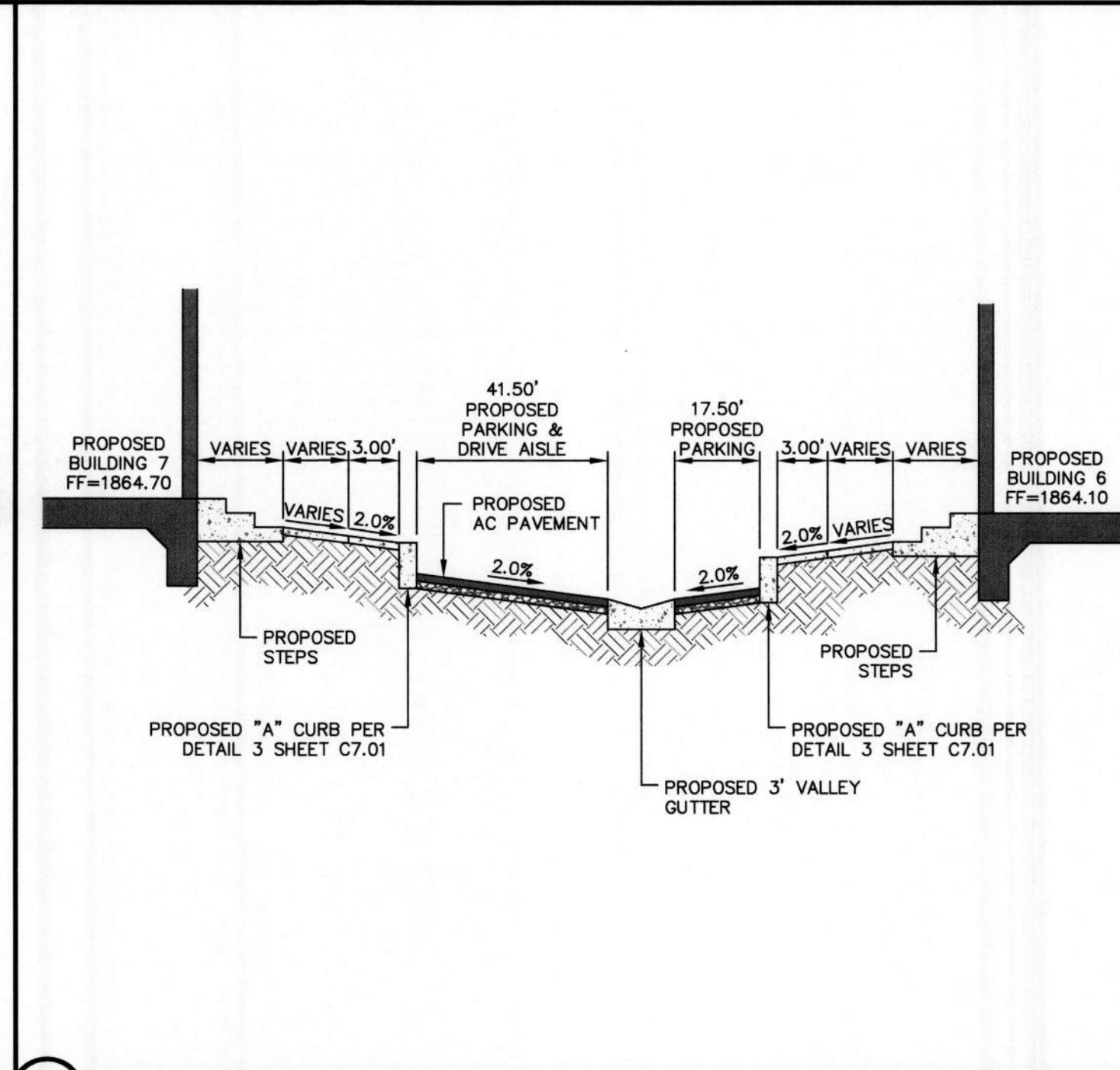
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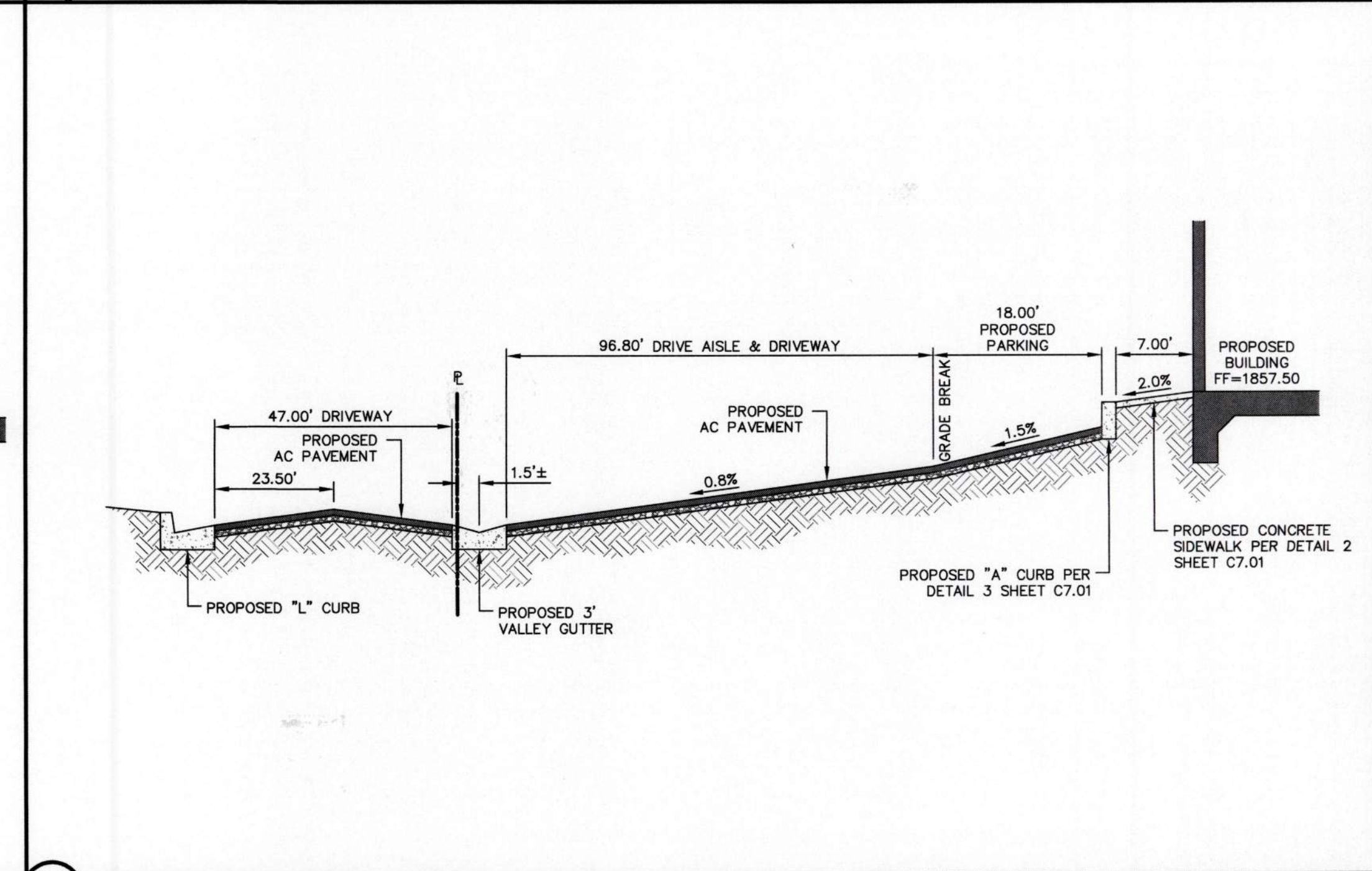
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F SECTION NOT TO SCALE



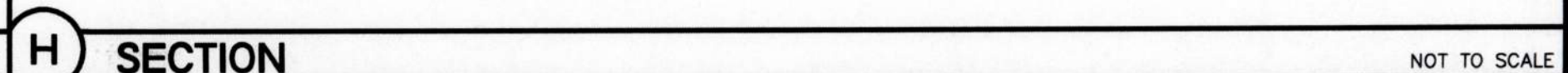
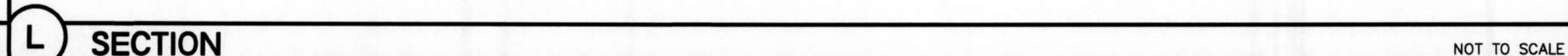
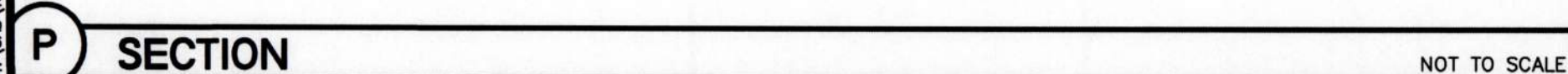
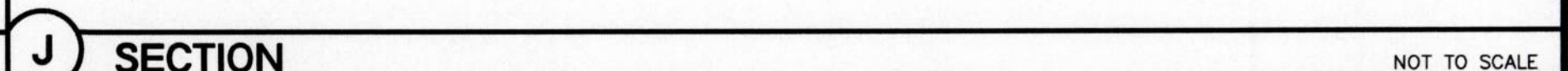
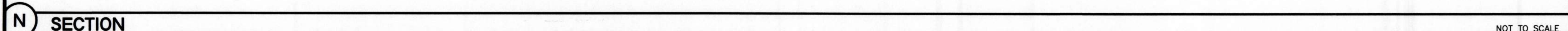
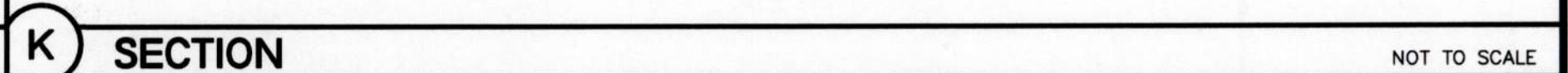
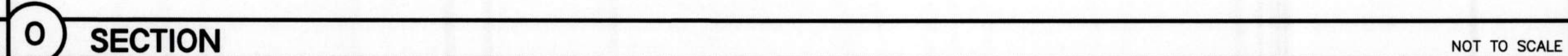
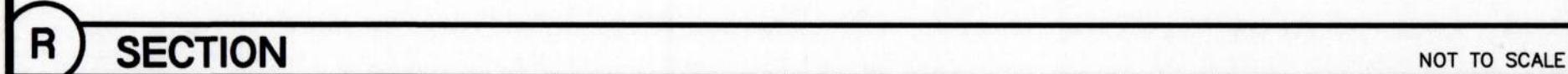
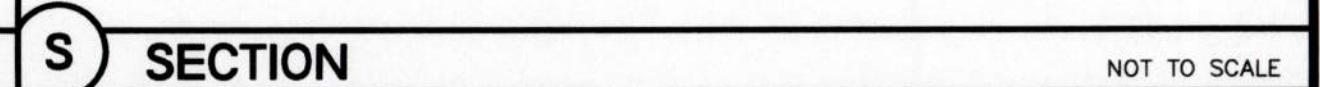
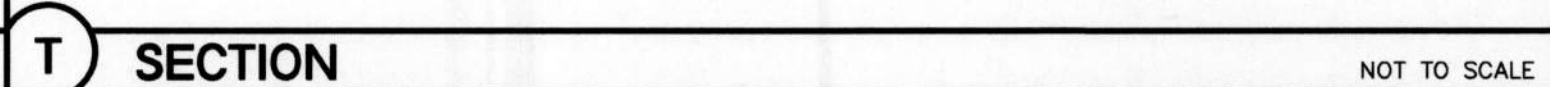
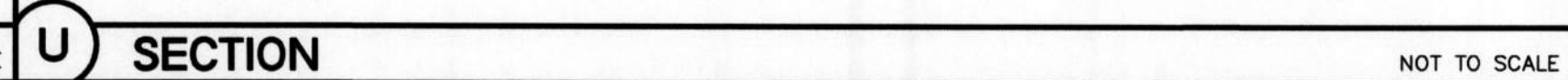
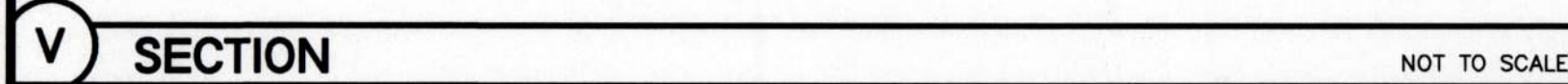
D SECTION NOT TO SCALE



A SECTION NOT TO SCALE

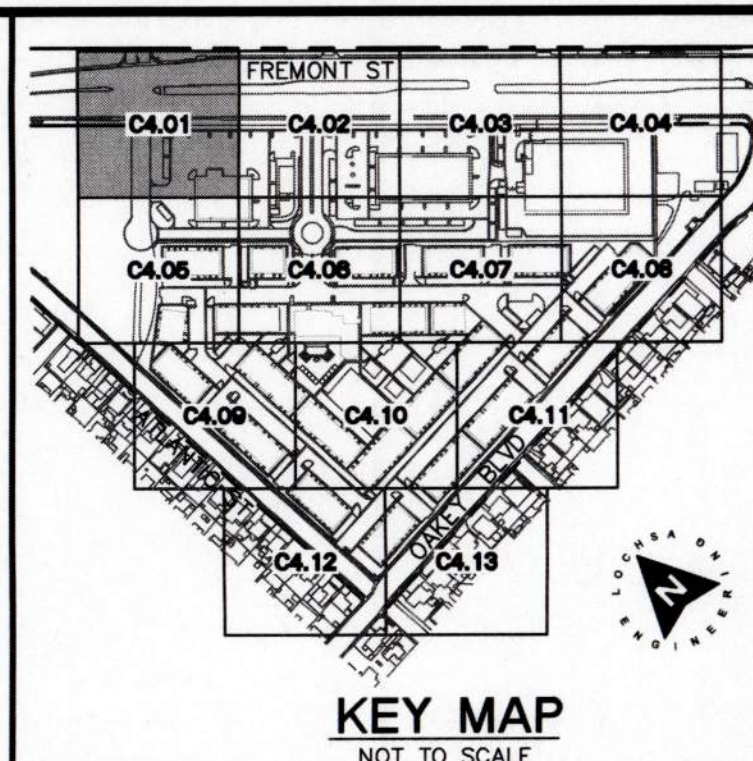
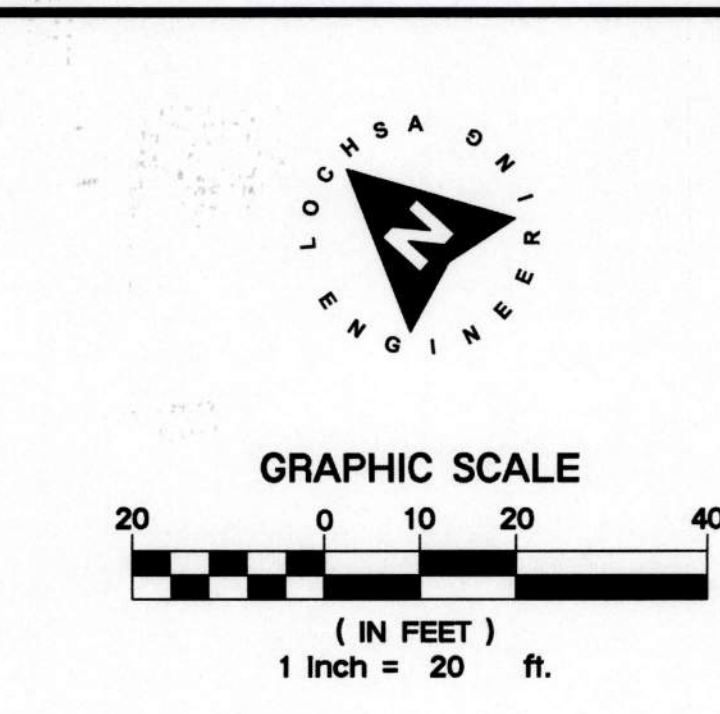
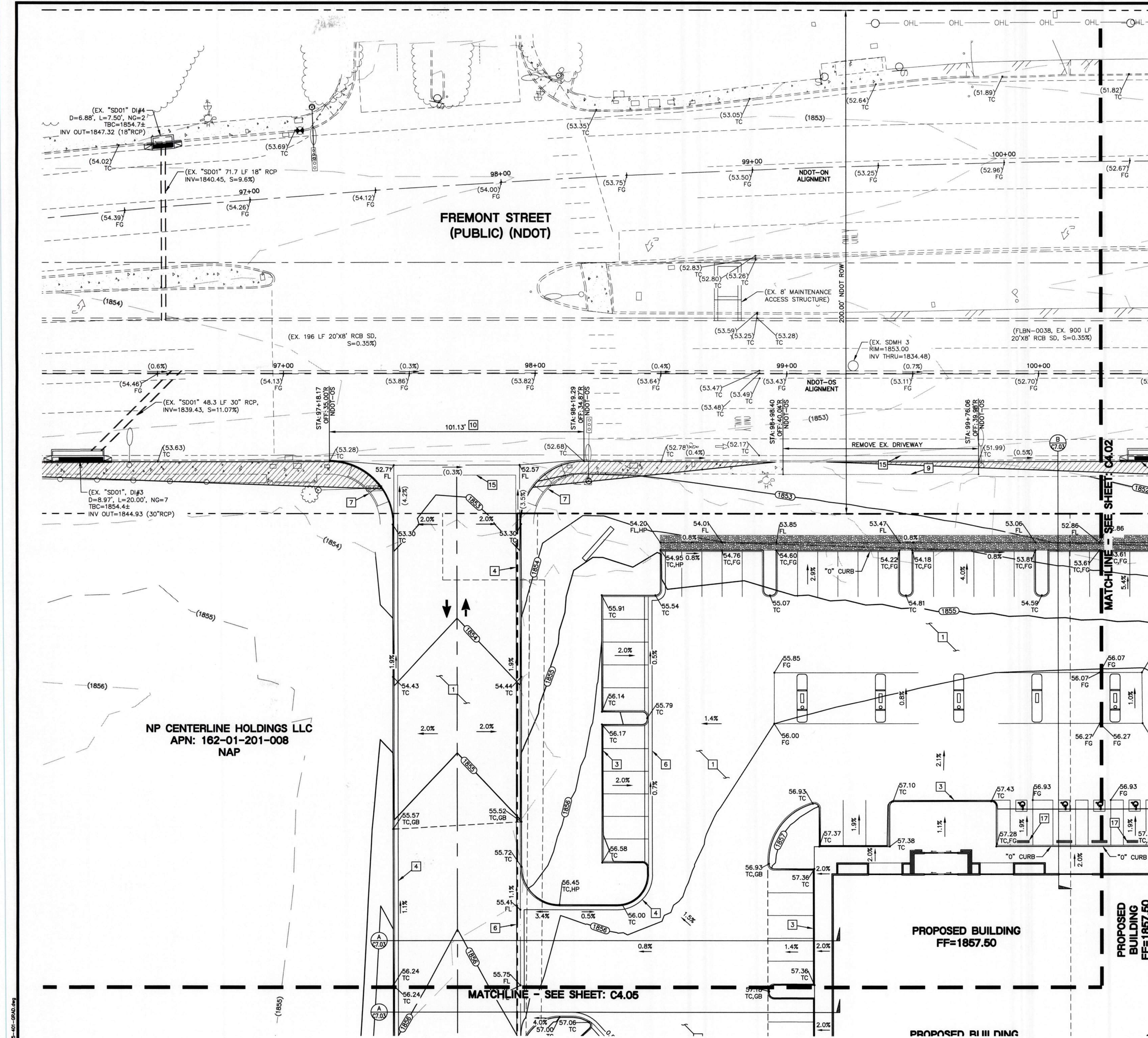
Lochsa engineering		8345 South Jones Blvd Suite 100 Las Vegas, NV 89118 Tel: (702) 385-5317 Fax: (702) 385-5317 www.lochsa.com	DESCRIPTION: BY: DATE: REV:
DETAIL SHEETS SHEET 3		SHOWBOAT 2019 IMPROVEMENT PLANS	
PROJECT No.: 181085 DATE: 1/8/2019 SCALE: NTS DRAWN BY: BDA DESIGNED BY: BDA CHECKED BY: KM		SHEET No. C7.03 SHEET 57 OF 61 HTE No.	

3/12/2019 10:35 AM C:\Users\BDA\Documents\Projects\Showboat 2019\Drawings\A-C\A-C7.03.dwg



DETAIL SHEETS
SHEET 4
SHOWBOAT 2019
IMPROVEMENT PLANS

SHEET	TITLE
PROJECT No.: 181085	
DATE: 1/8/2019	
SCALE:	
DRAWN BY: NTS	
DESIGNED BY: BDA	
CHECKED BY: BDA	
KM	
SHEET No. C7.04	
SHEET 58 OF 61	
HTE No.	



- CONSTRUCTION NOTES:**
- ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH "CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS (C.C.A.U.S.D.)" LATEST EDITION AND/OR REGULATING ENTITY HAVING JURISDICTION.
 - NOT ALL NOTES USED ON THIS SHEET -
 - CONSTRUCT AC PAVEMENT PER DETAIL 1 ON C7.01.
 - CONSTRUCT CONC. PAVEMENT PER DETAIL 2 ON C7.01.
 - CONSTRUCT "A" TYPE CURB PER DETAIL 3 SHEET C7.01.
 - CONSTRUCT "L" TYPE CURB PER CCAUSD No. 216.
 - CONSTRUCT CONC. SIDEWALK PER CCAUSD No. 234.
 - CONSTRUCT 3' VALLEY GUTTER PER CCAUSD No. 228.
 - CONSTRUCT SIDEWALK RAMP PER NDOT STANDARD PLANS No. R-5.2.2.3 (DETAIL 6 SHEET C7.02).
 - CONSTRUCT 2' SIDEWALK UNDER DRAIN PER NDOT STANDARD PLANS No. R-4.2.9 (DETAIL 9 SHEET C7.02).
 - CONSTRUCT SIDEWALK PER NDOT STANDARD PLANS No. R-5.2 (DETAIL 8 SHEET C7.02).
 - CONSTRUCT COMMERCIAL DRIVEWAY PER NDOT STANDARD PLANS No. R-5.3.3 (DETAIL 7 SHEET C7.02).
 - LANDSCAPING. REFER TO LANDSCAPE ARCH. PLANS FOR SPECIFICATIONS.
 - CONSTRUCT SIDEWALK DRAIN PER C.C.A.U.S.D. No. 236.
 - CONSTRUCT 2' "U" CHANNEL PER DETAIL 5 ON C7.01.
 - SEE STRUCTURAL DETAILS BY OTHERS FOR STAIRS AND STRUCTURAL SLAB.
 - CONSTRUCT CURB AND VALLEY GUTTER PER NDOT STANDARD PLANS No. R-5.1.1 (DETAIL 4 SHEET C7.01).
 - CONSTRUCT DRAINAGE CHANNEL PER STRUCTURAL DETAIL No. 1 ON C8.04.
 - CONSTRUCT BUMPER BLOCK (DETAIL 6 SHEET C7.01).
 - CONSTRUCT DRAINAGE CHANNEL PER STRUCTURAL DETAIL No. 2 ON C8.04.

NOTE:
PROPERTY OWNER IS RESPONSIBLE TO MAINTAIN THE BEST MANAGEMENT PRACTICES SUCH AS BUT NOT LIMITED TO THE REMOVAL OF ACCUMULATED SEDIMENT AND DEBRIS AND CARE OF THE VEGETATION.

- LAS VEGAS VALLEY CONSTRUCTION SITE BEST MANAGEMENT PRACTICES GUIDANCE MANUAL SECTION 3.5.1 STANDARD NOTES 1-5**
- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHT-OF-WAY OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIAL SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
 - ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CLARK COUNTY AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
 - TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR10000, SECTION III.A.5.
 - AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS OF STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER ANY RAIN EVENT OR 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR10000, SECTION III.A.12.
 - ACCUMULATED SEDIMENT IN BMP'S SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

- GRADING NOTES:**
- SLOPES 4:1 OR STEEPER AND FINE-GRAINED MATERIALS THAT HAVE BEEN DISTURBED (SANDY AND SILTY MATERIALS) SHOULD BE PROTECTED WITH BURLAP OR OTHER EROSION CONTROL FABRIC/MATERIAL, UNLESS OTHERWISE SPECIFIED BY LANDSCAPE DRAWINGS AND SPECIFICATIONS OR THE SOILS REPORT.
 - CONTRACTOR SHALL DETERMINE HIS OWN FOOTING OR BASEMENT EXCAVATION QUANTITIES, EVEN THOUGH SHOWN ON GRADING PLANS. ADDITIONALLY, STRUCTURE BACKFILL COSTS SHOULD BE INCLUDED IN THE COST OF THE STRUCTURE, UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
 - CONTRACTOR SHALL NOTIFY LOCHSA ENGINEERING WITHIN 24 HOURS OF OMISSIONS AND ERRORS DISCOVERED ON PLANS. LOCHSA ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY "CORRECTIVE" WORK DONE BY OTHERS.
 - CONTRACTOR TO ENSURE POSITIVE DRAINAGE, NO PONDING ALLOWED. CONTRACTOR TO FOLLOW RECOMMENDATIONS AS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT, INCLUDING BUT NOT LIMITED TO EXCAVATION, GRADING AND COMPACTION. REFER TO THE REPORT PREPARED BY: SUNBELT ENGINEERING AND TESTING, PROJECT No. 17082, DATED: NOV. 8, 2017.

FLOOD ZONE NOTE:
THE PROJECT SITE IS COVERED BY THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CLARK COUNTY, NEVADA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER: 32003C2190F, DATED NOVEMBER 16, 2011. THE SITE FALLS WITHIN ZONE "X" (UNSHADED), DESCRIBED BY FEMA AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

EXISTING UTILITY NOTE:
CONTRACTOR TO ADJUST ALL EXISTING UTILITIES TO MATCH PROPOSED FINISH GRADE ELEVATIONS.

UTILITY NOTE:
LOCHSA ENGINEERING ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THIS PLAN ARE FROM THE BEST AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, THE WATER, FIRE, SANITARY SEWER, STORM SEWER, TELEPHONE, POWER, GAS, AND IRRIGATION LINES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IF CONFLICT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE PROJECT ARCHITECT, OWNER'S REPRESENTATIVE AND THE PROJECT ENGINEER IMMEDIATELY.

Call before you Dig
Avoid cutting underground power lines. It's costly.

FAST
Call before you dig

CALL BEFORE YOU DIG
Avoid hitting overhead power lines. It's costly.

A.P.N.:
182-01-201-006, 182-01-201-007

BASIS OF BEARINGS:
SEE SHEET C1.01

BENCHMARK:
SEE SHEET C1.01

CALL 811
1-800-227-2800

FAST
1-702-432-5300

CALL BEFORE YOU DIG
1-702-227-2929

CL OR SURVEY LINE	EASEMENT LINE	DESCRIPTION:	CONTOUR LINES	EDGE OF PAVEMENT	"A" TYPE CURBS	"L" TYPE CURBS	WALLS	FENCES	AC PAVEMENT	CONCRETE	SPOT ELEVATIONS	SIGNS	MANHOLE W/ DESCRIPTION	MANHOLE DESCRIPTIONS	FIRE HYDRANTS	GATE VALVES	REDUCERS	CLEAN OUTS	UTILITY BOX OR VAULT	BACKWATER VALVES	100w HPS STREETLIGHTS	150w HPS STREETLIGHTS	200w HPS STREETLIGHTS	250w HPS STREETLIGHTS
PROPERTY LINE	SAWTOOTH LINE	EXISTING:	(2210)								(12.34)		(S)	(S) = SANITARY SEWER						(BWV)				
ROW LINE	SCARP LINE	PROPOSED:	(2122)								(12.34)		(S)	(S) = STORM DRAIN						(BWV)				
											(12.34)		(S)	(S) = ELECTRICAL						(BWV)				
											(12.34)		(S)	(S) = TELEPHONE						(BWV)				

Lochsa Engineering

6346 South Jones Blvd
Las Vegas, NV 89118
Phone (702) 365-9312
Fax (702) 365-9317
www.lochsa.com

GRADING PLANS

SHOWBOAT 2019

IMPROVEMENT PLANS

PROJECT No.: 181085

DATE: 1/8/2019

SCALE: 1"=20'

DRAWN BY: BDA

DESIGNED BY: BDA

CHECKED BY: KM

SEAL

KENDALL F. MEZE, II

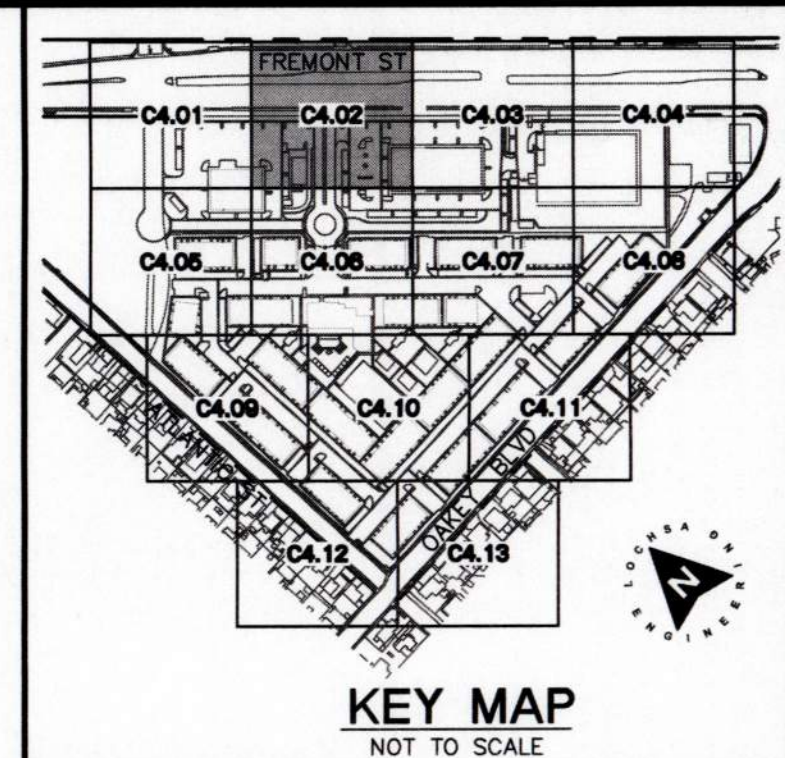
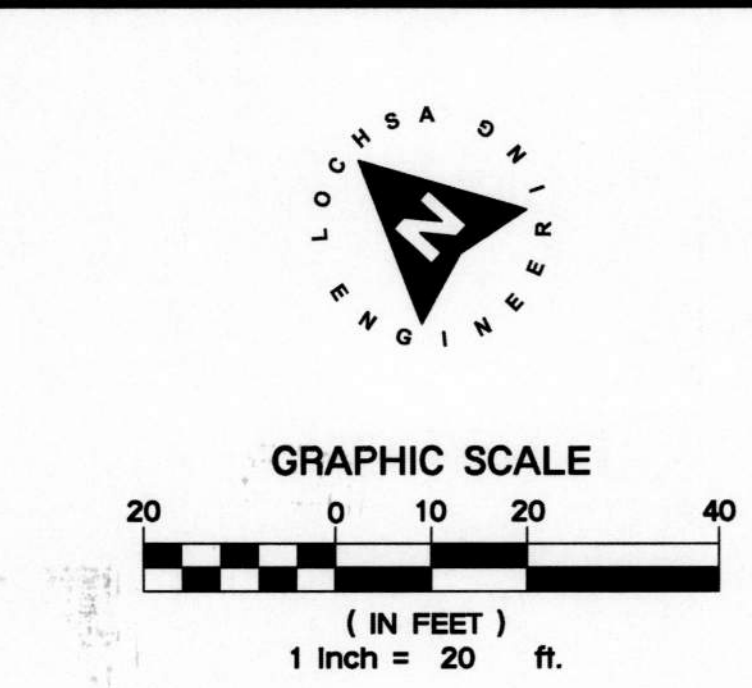
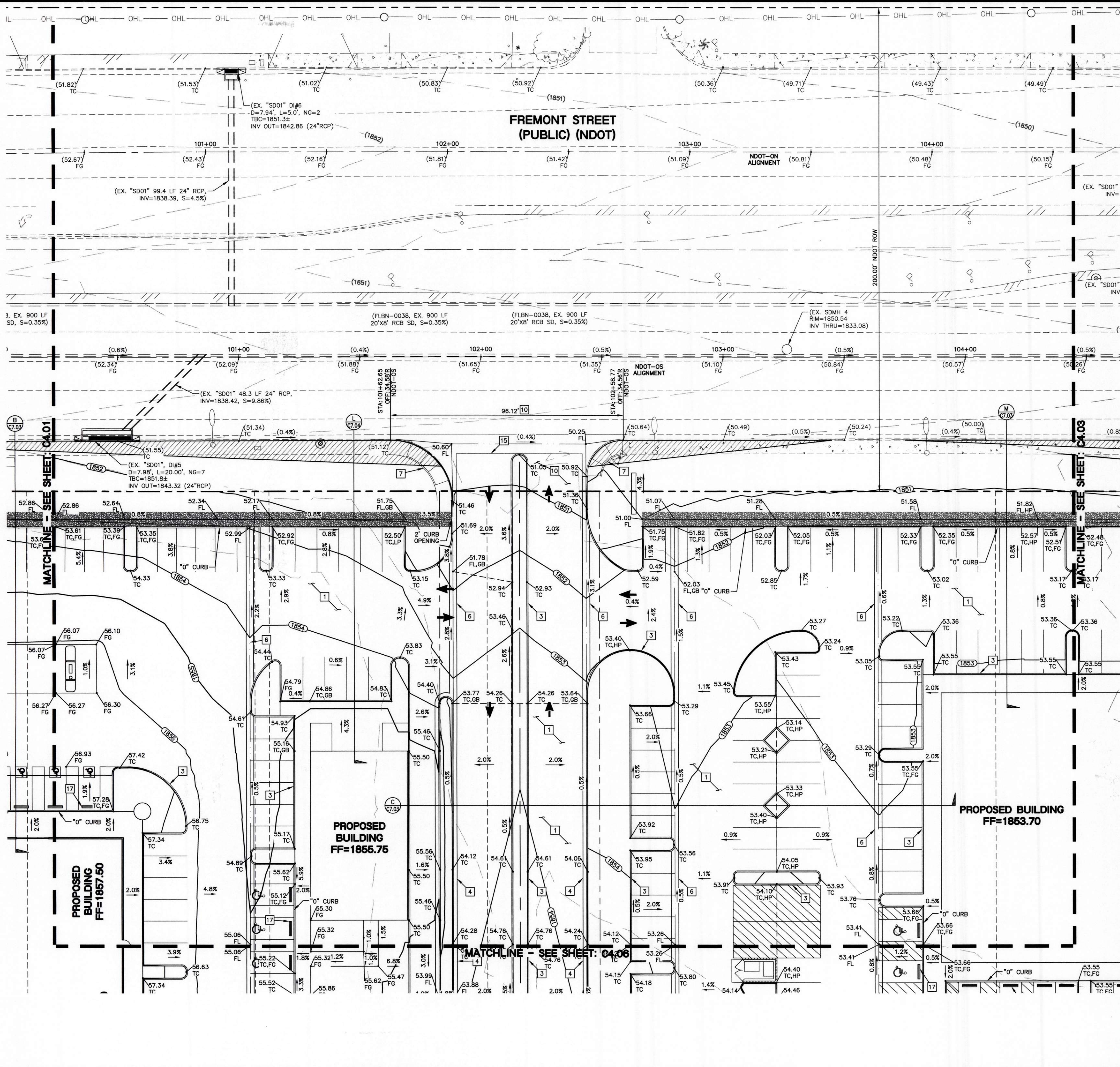
CIVIL

No. 10935

3-12-15

SHEET No. C4.01

25 of 61



- CONSTRUCTION NOTES:**
- 1. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH "CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS (C.C.A.U.S.D.)" LATEST EDITION AND/OR REGULATING ENTITY HAVING JURISDICTION.
 - 2. NOT ALL NOTES USED ON THIS SHEET -
 - 3. CONSTRUCT AC PAVEMENT PER DETAIL 2 ON C7.01.
 - 4. CONSTRUCT CONC. PAVEMENT PER DETAIL 2 ON C7.01.
 - 5. CONSTRUCT "A" TYPE CURB PER DETAIL 3 SHEET C7.01.
 - 6. CONSTRUCT "L" TYPE CURB PER CCAUSD No. 216.
 - 7. CONSTRUCT CONC. SIDEWALK PER CCAUSD No. 234.
 - 8. CONSTRUCT 3" VALLEY GUTTER PER CCAUSD No. 228.
 - 9. CONSTRUCT SIDEWALK RAMP PER NDOT STANDARD PLANS No. R-5.2.2.3 (DETAIL 6 SHEET C7.02).
 - 10. CONSTRUCT 2" SIDEWALK UNDER DRAIN PER NDOT STANDARD PLANS No. R-4.2.9 (DETAIL 9 SHEET C7.02).
 - 11. CONSTRUCT SIDEWALK PER NDOT STANDARD PLANS No. R-5.2 (DETAIL 8 SHEET C7.02).
 - 12. CONSTRUCT COMMERCIAL DRIVEWAY PER NDOT STANDARD PLANS No. R-5.3.3 (DETAIL 7 SHEET C7.02).
 - 13. LANDSCAPING. REFER TO LANDSCAPE ARCH. PLANS FOR SPECIFICATIONS.
 - 14. CONSTRUCT SIDEWALK DRAIN PER C.C.A.U.S.D. No. 236.
 - 15. CONSTRUCT 2" "U" CHANNEL PER DETAIL 5 ON C7.01.
 - 16. SEE STRUCTURAL DETAILS BY OTHERS FOR STAIRS AND STRUCTURAL SLAB.
 - 17. CONSTRUCT CURB AND VALLEY GUTTER PER NDOT STANDARD PLANS No. R-5.1.1 (DETAIL 4 SHEET C7.01).
 - 18. CONSTRUCT DRAINAGE CHANNEL PER STRUCTURAL DETAIL No. 1 ON C8.04.
 - 19. CONSTRUCT BUMPER BLOCK (DETAIL 6 SHEET C7.01).
 - 20. CONSTRUCT DRAINAGE CHANNEL PER STRUCTURAL DETAIL No. 2 ON C8.04.

NOTE:
PROPERTY OWNER IS RESPONSIBLE TO MAINTAIN THE BEST MANAGEMENT PRACTICES SUCH AS BUT NOT LIMITED TO THE REMOVAL OF ACCUMULATED SEDIMENT AND DEBRIS AND CARE OF THE VEGETATION.

- LAS VEGAS VALLEY
CONSTRUCTION SITE BEST
MANAGEMENT PRACTICES
GUIDANCE MANUAL SECTION
3.5.1 STANDARD NOTES 1-5**
1. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHT-OF-WAY OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIAL SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
 2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CLARK COUNTY AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
 3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.5.
 4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER ANY RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.12.
 5. ACCUMULATED SEDIMENT IN BMP'S SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

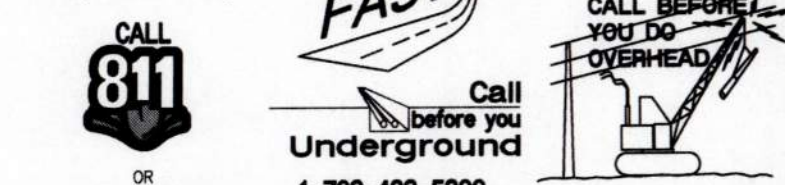
- GRADING NOTES:**
1. SLOPES 4:1 OR STEEPER AND FINE-GRAINED MATERIALS THAT HAVE BEEN DISTURBED (SANDY AND SILTY MATERIALS) SHOULD BE PROTECTED WITH BURLAP OR OTHER EROSION CONTROL FABRIC MATERIAL, UNLESS OTHERWISE SPECIFIED BY LANDSCAPE DRAWINGS AND SPECIFICATIONS OR THE SOILS REPORT.
 2. CONTRACTOR SHALL DETERMINE HIS OWN FOOTING OR BASEMENT EXCAVATION QUANTITIES, EVEN THOUGH SHOWN ON GRADING PLANS. ADDITIONALLY, STRUCTURE BACKFILL COSTS SHOULD BE INCLUDED IN THE COST OF THE STRUCTURE, UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
 3. CONTRACTOR SHALL NOTIFY LOCHSA ENGINEERING WITHIN 24 HOURS OF OMISSIONS AND ERRORS DISCOVERED ON PLANS. LOCHSA ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY "CORRECTIVE" WORK DONE BY OTHERS.
 4. CONTRACTOR TO ENSURE POSITIVE DRAINAGE, NO PONDING ALLOWED. CONTRACTOR TO FOLLOW RECOMMENDATIONS AS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT, INCLUDING BUT NOT LIMITED TO EXCAVATION, GRADING AND COMPACTION. REFER TO THE REPORT PREPARED BY: SUNBELT ENGINEERING AND TESTING, PROJECT No. 17082, DATED: NOV. 8, 2017.

FLOOD ZONE NOTE:
THE PROJECT SITE IS COVERED BY THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CLARK COUNTY, NEVADA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER: 32003C2190F, DATED NOVEMBER 16, 2011. THE SITE FALLS WITHIN ZONE "X" (UNSHADED), DESCRIBED BY FEMA AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

EXISTING UTILITY NOTE:
CONTRACTOR TO ADJUST ALL EXISTING UTILITIES TO MATCH PROPOSED FINISH GRADE ELEVATIONS.

UTILITY NOTE:
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Call before you Dig
Avoid cutting underground utility lines. It's costly.



A.P.N.:
162-01-201-006, 162-01-201-007
BASIS OF BEARINGS:
SEE SHEET C1.01
BENCHMARK:
SEE SHEET C1.01

LOCHSA ENGINEERING
6345 South Jones Blvd.
Suite 100
Las Vegas, NV 89118
Tel: (702) 365-9372
Fax: (702) 365-9377
www.lochsa.com

**GRADING PLANS
SHEET 2**

**SHOWBOAT 2019
IMPROVEMENT PLANS**

PROJECT No.: 181085
DATE: 1/8/2019
SCALE: 1"=20'
DRAWN BY: BDA
DESIGNED BY: BDA
CHECKED BY: KM

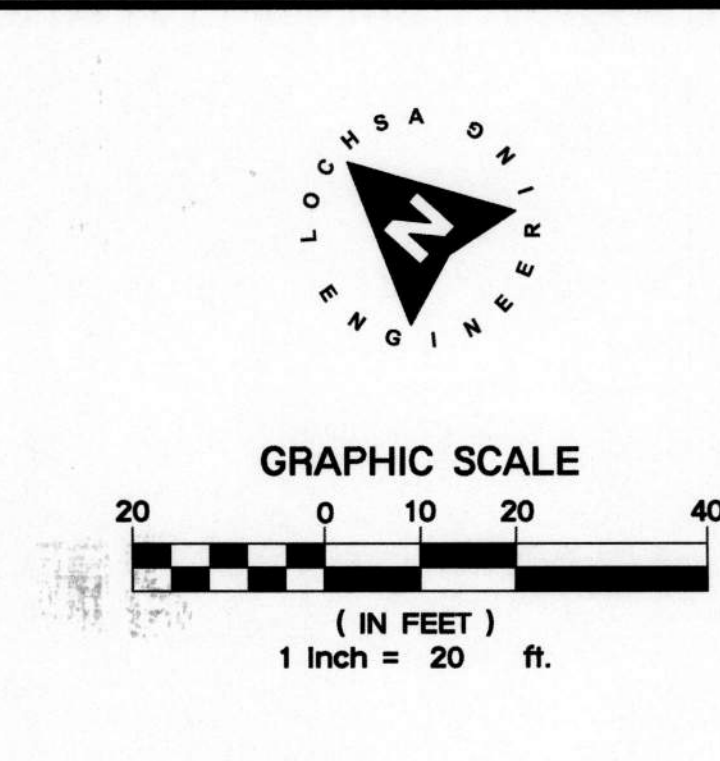
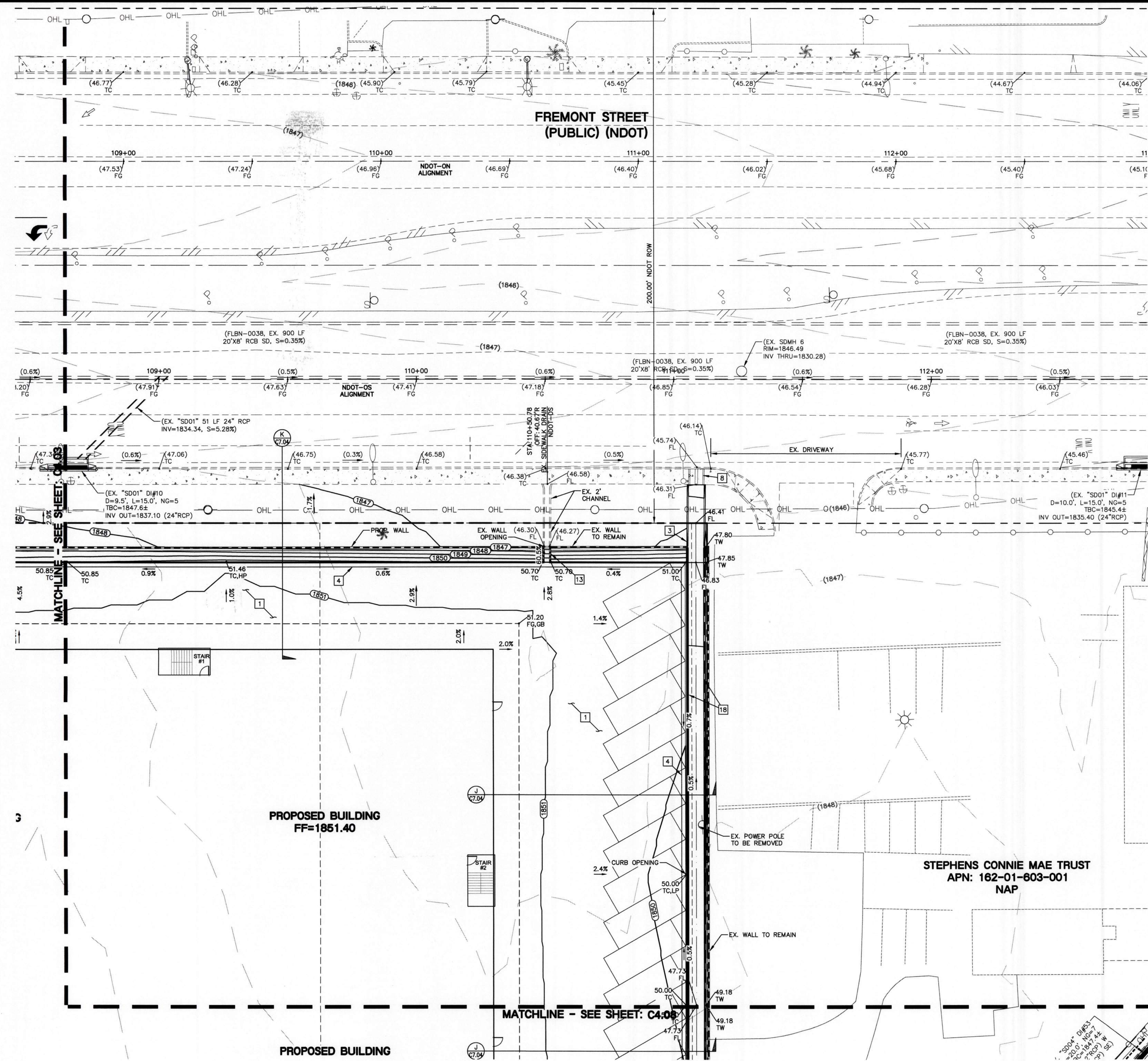
SEAL
KENDRA F. MIZE, II
CIVIL ENGINEER - STATE OF NEVADA
No. 10935
3-12-15

SHEET No.: C4.02
SHEET 28 OF 61

3/12/2019 10:30 AM
T:\2019\181085\Drawings\181085-001-007.dwg

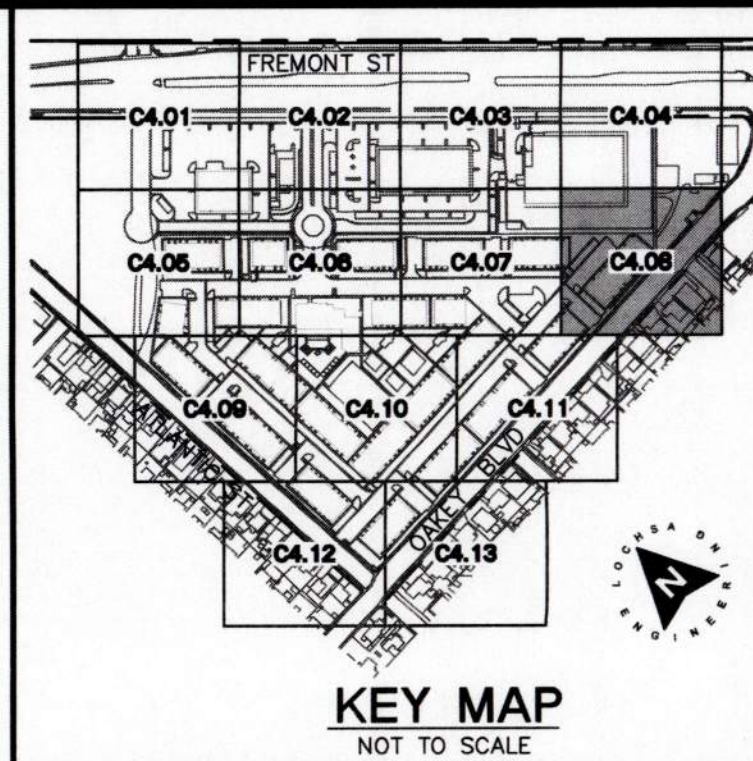
LEGEND

CL OR SURVEY LINE	EASEMENT LINE	DESCRIPTION:	CONTOUR LINES	EDGE OF PAVEMENT	"A" TYPE CURBS	"L" TYPE CURBS	WALLS	FENCES	AC PAVEMENT	CONCRETE	SPOT ELEVATIONS	SIGNS	MANHOLE W/ DESCRIPTION	MANHOLE DESCRIPTIONS	FIRE HYDRANTS	GATE VALVES	REDUCERS	CLEAN OUTS	UTILITY BOX OR VAULT	BACKWATER VALVES	100W HPS STREETLIGHTS	150W HPS STREETLIGHTS	200W HPS STREETLIGHTS
PROPERTY LINE	SAWCUT LINE	EXISTING:	(2210)								(12.34) BC		⊙ = SANITARY SEWER ⊙ = STORM DRAIN ⊙ = ELECTRICAL ⊙ = TELEPHONE	⊙ = SANITARY SEWER ⊙ = STORM DRAIN ⊙ = ELECTRICAL ⊙ = TELEPHONE									
ROW LINE	SCARP LINE	PROPOSED:	(2122)								(12.34) BC												



- CONSTRUCTION NOTES:**
- 1. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH "CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS (C.C.A.U.S.D.)" LATEST EDITION AND/OR REGULATING ENTITY HAVING JURISDICTION.
 - 2. NOT ALL NOTES USED ON THIS SHEET -
 - 1. CONSTRUCT AC PAVEMENT PER DETAIL 1 ON C7.01.
 - 2. CONSTRUCT CONC. PAVEMENT PER DETAIL 2 ON C7.01.
 - 3. CONSTRUCT "A" TYPE CURB PER DETAIL 3 SHEET C7.01.
 - 4. CONSTRUCT "L" TYPE CURB PER CCAUSD No. 216.
 - 5. CONSTRUCT CONC. SIDEWALK PER CCAUSD No. 234.
 - 6. CONSTRUCT 3' VALLEY GUTTER PER CCAUSD No. 228.
 - 7. CONSTRUCT SIDEWALK RAMP PER NDOT STANDARD PLANS No. R-5.2.2.3 (DETAIL 6 SHEET C7.02).
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 - 9. CONSTRUCT SIDEWALK PER NDOT STANDARD PLANS No. R-5.2 (DETAIL 8 SHEET C7.02).
 - 10. CONSTRUCT COMMERCIAL DRIVEWAY PER NDOT STANDARD PLANS No. R-5.3.3 (DETAIL 7 SHEET C7.02).
 - 11. LANDSCAPING. REFER TO LANDSCAPE ARCH. PLANS FOR SPECIFICATIONS.
 - 12. CONSTRUCT SIDEWALK DRAIN PER C.C.A.U.S.D. No. 236.
 - 13. CONSTRUCT 2' "U" CHANNEL PER DETAIL 5 ON C7.01.
 - 14. SEE STRUCTURAL DETAILS BY OTHERS FOR STAIRS AND STRUCTURAL SLAB.
 - 15. CONSTRUCT CURB AND VALLEY GUTTER PER NDOT STANDARD PLANS No. R-5.1.1 (DETAIL 4 SHEET C7.01).
 - 16. CONSTRUCT DRAINAGE CHANNEL PER STRUCTURAL DETAIL No. 1 ON C8.04.
 - 17. CONSTRUCT BUMPER BLOCK (DETAIL 6 SHEET C7.01).
 - 18. CONSTRUCT DRAINAGE CHANNEL PER STRUCTURAL DETAIL No. 2 ON C8.04.

NOTE:
PROPERTY OWNER IS RESPONSIBLE TO MAINTAIN THE BEST MANAGEMENT PRACTICES SUCH AS BUT NOT LIMITED TO THE REMOVAL OF ACCUMULATED SEDIMENT AND DEBRIS AND CARE OF THE VEGETATION.



**LAS VEGAS VALLEY
CONSTRUCTION SITE BEST
MANAGEMENT PRACTICES
GUIDANCE MANUAL SECTION
3.5.1 STANDARD NOTES 1-5**

1. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHT-OF-WAY OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIAL SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CLARK COUNTY AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
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GRADING NOTES:

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FLOOD ZONE NOTE:
THE PROJECT SITE IS COVERED BY THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CLARK COUNTY, NEVADA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER: 32003C2190F, DATED NOVEMBER 18, 2011. THE SITE FALLS WITHIN ZONE "X" (UNSHADED), DESCRIBED BY FEMA AS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

EXISTING UTILITY NOTE:
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FAST
Call before you dig
Underground
1-800-227-2800
1-702-432-5300
1-702-227-2929

AP.N:
182-01-201-006, 182-01-201-007
BASIS OF BEARINGS:
SEE SHEET C1.01
BENCHMARK:
SEE SHEET C1.01

SEAL
KENDALL F. MIZE, II
CIVIL
No. 10935
3-12-19

PROJECT No.: 181085
DATE: 1/8/2019
SCALE: 1"=20'
DRAWN BY: BDA
DESIGNED BY: BDA
CHECKED BY: KM

SHEET No.: C4.04
SHEET 28 of 61

LOCHSA ENGINEERING
6345 South Jones Blvd
Las Vegas, NV 89118
Phone (702) 365-9312
Fax (702) 365-9317
www.lochsa.com

**GRADING PLANS
SHEET 4**

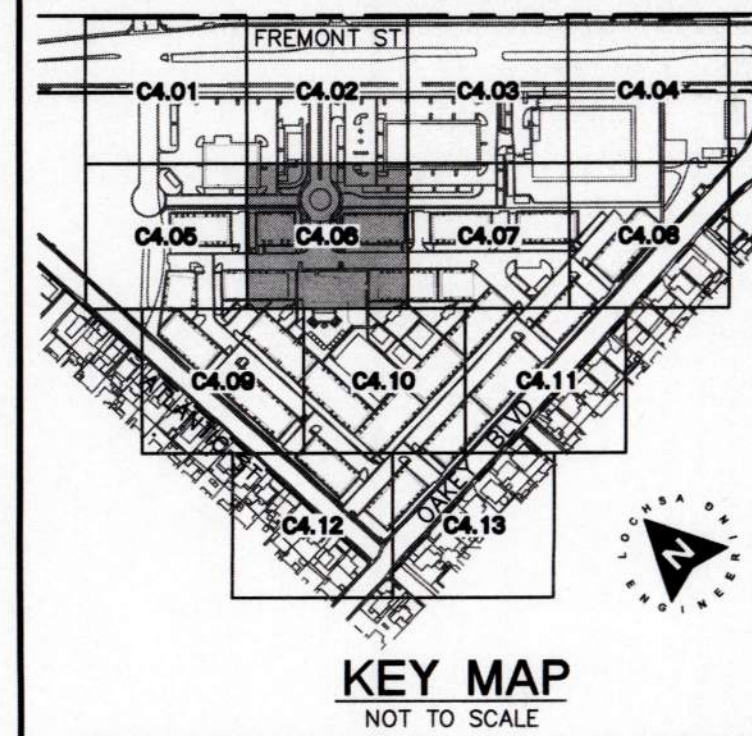
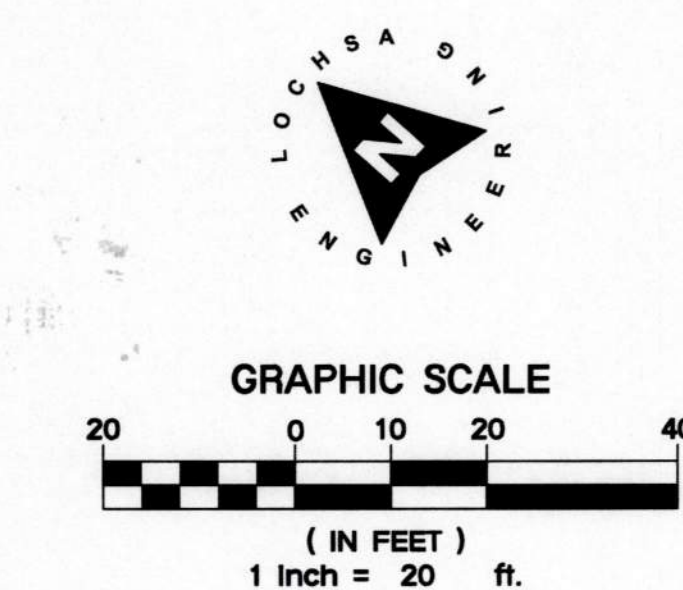
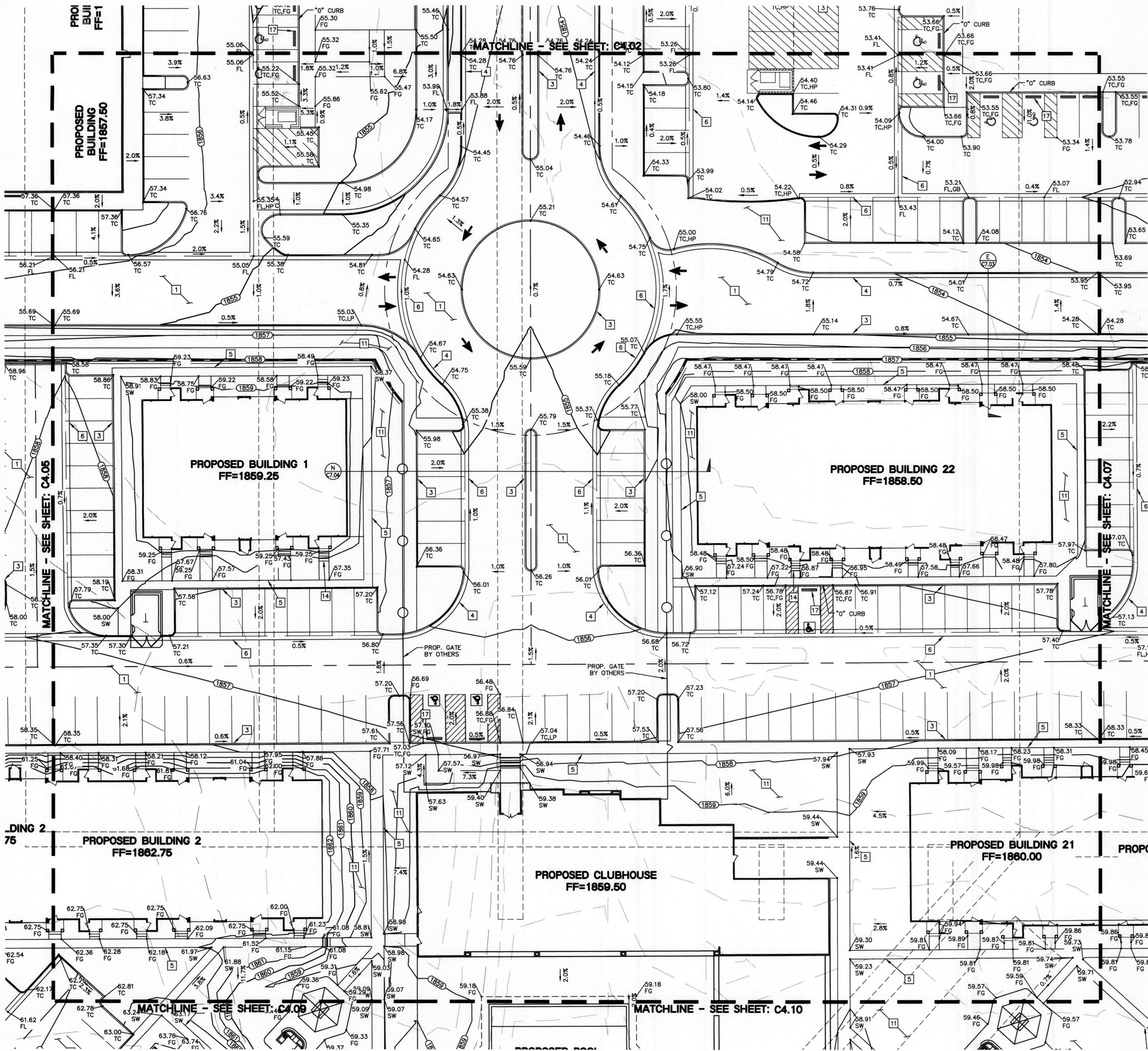
**SHOWBOAT 2019
IMPROVEMENT PLANS**

DESCRIPTION:

DATE:

REV.:

BY:



- CONSTRUCTION NOTES:**
- ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS (C.C.A.U.S.D.) LATEST EDITION AND/OR REGULATING ENTITY HAVING JURISDICTION.
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 - CONSTRUCT CONC. PAVEMENT PER DETAIL 2 ON C7.01.
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- LAS VEGAS VALLEY CONSTRUCTION SITE BEST MANAGEMENT PRACTICES GUIDANCE MANUAL SECTION 3.5.1 STANDARD NOTES 1-5**
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FLOOD ZONE NOTE:
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AP.N:
162-01-201-006, 162-01-201-007
BASIS OF BEARINGS:
SEE SHEET C4.01
BENCHMARK:
SEE SHEET C4.01

FAST
Call before you Dig
Underground
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1-702-227-2929

CL OR SURVEY LINE	EASEMENT LINE	DESCRIPTION:	CONTOUR LINES	EDGE OF PAVEMENT	"A" TYPE CURBS	"L" TYPE CURBS	WALLS	FENCES	AC PAVEMENT	CONCRETE	SPOT ELEVATIONS	SIGNS	MANHOLE W/ DESCRIPTION	MANHOLE DESCRIPTIONS	FIRE HYDRANTS	GATE VALVES	REDUCERS	CLEAN OUTS	UTILITY BOX OR VAULT	BACKWATER VALVES	100W HPS STREETSIGHTS	150W HPS STREETSIGHTS	200W HPS STREETSIGHTS
PROPERTY LINE	SAWCUT LINE	EXISTING:	(2210)								(12.34) BC		⑤	⑤ = SANITARY SEWER ⑥ = STORM DRAIN ⑦ = ELECTRICAL ⑧ = TELEPHONE		●	○	□	□	BWV	BWV	BWV	BWV
ROW LINE	SCARP LINE	PROPOSED:	(2122)								(12.34) BC		⑤										

Lochsa Engineering

6345 South Jones Blvd.
Suite 100
Las Vegas, NV 89118
Phone (702) 365-9312
Fax (702) 365-9317
www.lochsa.com

GRADING PLANS
SHEET 6

SHOWBOAT 2019

IMPROVEMENT PLANS

PROJECT No.: 181085

DATE: 1/8/2019

SCALE: 1"=20'

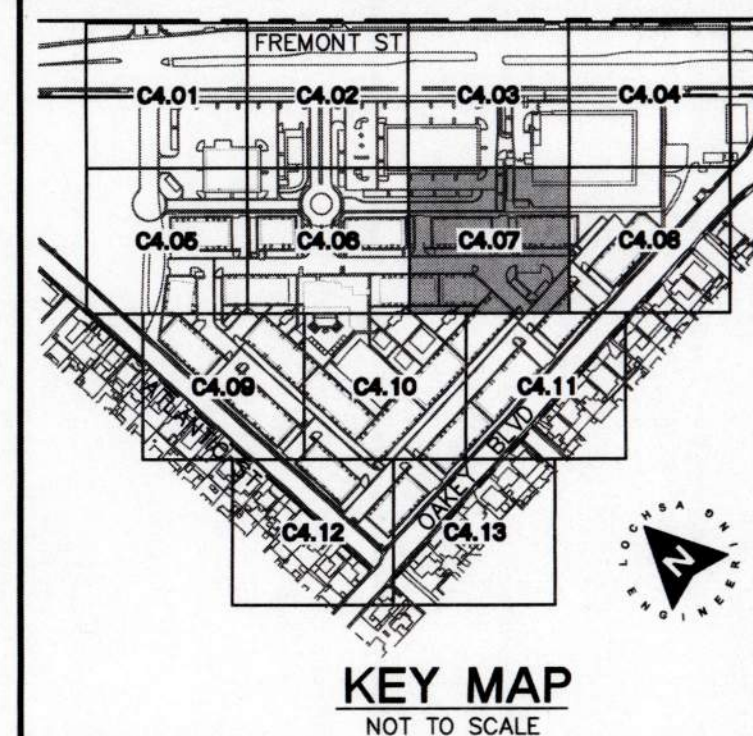
DRAWN BY: BDA

DESIGNED BY: BDA

CHECKED BY: KM

SEAL
KENDALL F. MIZE, II
CIVIL
No. 10935
3-12-17

SHEET No.: C4.06
OF 61



NOTE:
PROPERTY OWNER IS RESPONSIBLE TO MAINTAIN THE BEST MANAGEMENT PRACTICES SUCH AS BUT NOT LIMITED TO THE REMOVAL OF ACCUMULATED SEDIMENT AND DEBRIS AND CARE OF THE VEGETATION.

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FLOOD ZONE NOTE:
THE PROJECT SITE IS COVERED BY THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CLARK COUNTY, NEVADA AND INCORPORATED AREAS, COMMUNITY PLAN NUMBER: 32003C2190F, DATED NOVEMBER 16, 2011. THE SITE FALLS WITHIN ZONE 'X' (UNSHADED), DESCRIBED BY FEMA AS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

EXISTING UTILITY NOTE:
CONTRACTOR TO ADJUST ALL EXISTING UTILITIES TO MATCH
PROPOSED FINISH GRADE ELEVATIONS.

UTILITY NOTE:

LOCHSA ENGINEERING ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THIS PLAN ARE FROM THE BEST AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, THE WATER, FIRE, SANITARY, SEWER, STORM SEWER, TELEPHONE, POWER, GAS, AND IRRIGATION LINES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IF CONFLICT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE PROJECT ARCHITECT, OWNER REPRESENTATIVE, AND THE PROJECT ENGINEER IMMEDIATELY.

A.P.N.:
162-01-201-006, 162-01-201-007

BASIS OF BEARINGS:
SEE SHEET C1.01

BENCHMARK:
SEE SHEET C1.01



OR

1-800-227-2800

1-702-432-6300
FREEMAN & ARTISAL SYSTEM OF TRANSPORTATION

1-702-227-2924

CL OR SURVEY LINE	EASEMENT LINE	DESCRIPTION:	CONTOUR LINES	EDGE OF PAVEMENT	"A" TYPE CURBS	"L" TYPE CURBS	WALLS	FENCES	AC PAVEMENT	CONCRETE	SPOT ELEVATIONS	SIGNS	MANHOLE W/ DESCRIPTION	MANHOLE DESCRIPTIONS ① = SANITARY SEWER ② = STORM DRAIN ③ = ELECTRICAL ④ = TELEPHONE	FIRE HYDRANTS	GATE VALVES	REDUCERS	CLEAN OUTS	UTILITY BOX OR VAULT	BACKWATER VALVES	100W HPS STREET LIGHTS	150W HPS STREET LIGHTS	200W HPS STREET LIGHTS	250W HPS STREET LIGHTS
PROPERTY LINE	SAWTOOTH LINE	EXISTING: (2210)	---	---	---	=====	---	---	---	---	---	---	⑤	⑤	---	⊗	▷	○	□	(BWV)	○	○	○	○
ROW LINE	SCARP LINE	PROPOSED: (2122)	---	---	---	=====	---	---	---	---	12.34 12.34	⬮	⑤	⑤	---	⊗	▷	○	□	(BWV)	○	○	○	○

GRADING PLANS
SHEET 7
SHOWBOAT 2019
IMPROVEMENT PLAN

GRADING PLANS
SHEET 7
SHOWBOAT 2019
IMPROVEMENT PLAN

SHEET	TITLE
PROJECT No.: 181085	

DATE: 1/8/2019

1"=20'

DESIGNED BY:	BDA
--------------	-----

DESIGNED BY:	BDA
CHECKED BY:	

SEAL	KM
------	----

KENDARD F.
MIZE, II

EXP. 12-31-19
CIVIL

Na 10935
3-1245

SHEET No.
C4 07

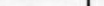
SHEET 31 OF 61

— — — —

CL OR SURVEY LINE	PROPERTY LINE	ROW LINE
EASEMENT LINE	SAWTOOTH LINE	SCARP LINE

EASEMENT LINE	—	—	—
SAWCUT LINE			
SCARP LINE			

DESCRIPTION:	CONTOUR LINES
EXISTING:	— —(2210)— —
PROPOSED:	— — 2122 — —

EDGE OF PAVEMENT	"A" TYPE CURBS
	

	"L" TYPE CURBS	WALLS
		

	FENCES	AC PAVEMENT
		
		

NT	CONCRETE	SPOT ELEVATIONS
		
		

SIGNS	MANHOLE W/ DESCRIPTION	MANHOLE S = SAN D = STO E = ELE T = TEL
	(S)	
	(S)	

DESCRIPTIONS	FIRE HYDRANTS	GATE VALVES
UTILITY SEWER		
STORM DRAIN		
ELECTRICAL		
TELEPHONE		

	REDUCERS	CLEAN OUTS	UTILITY OR VAL
	▷	○	□
	▶	●	▢

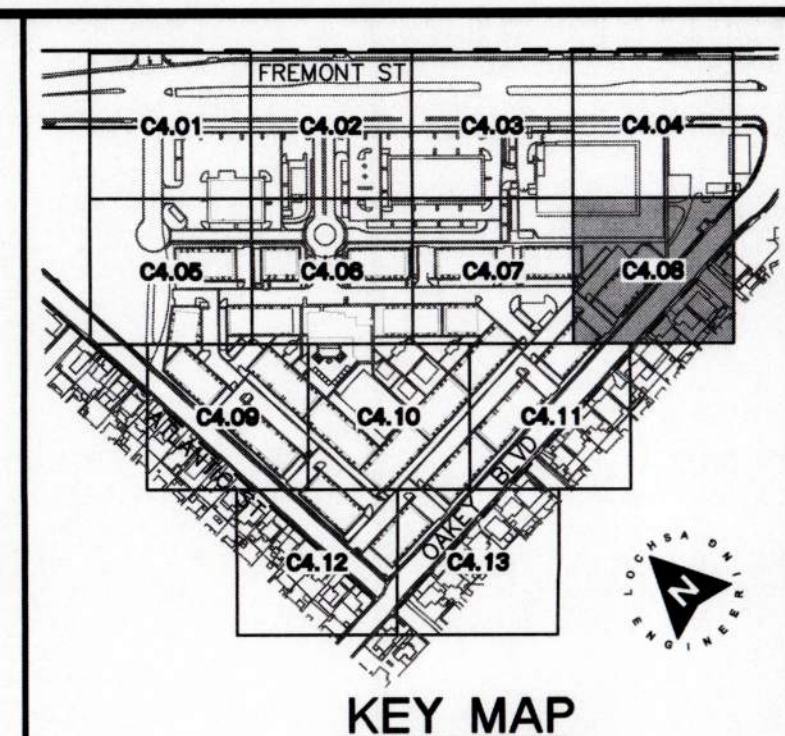
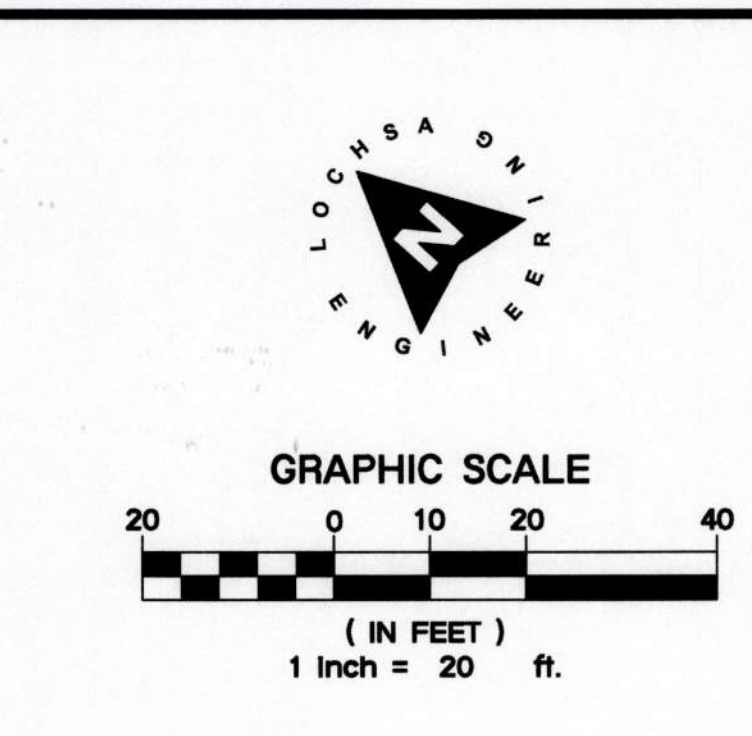
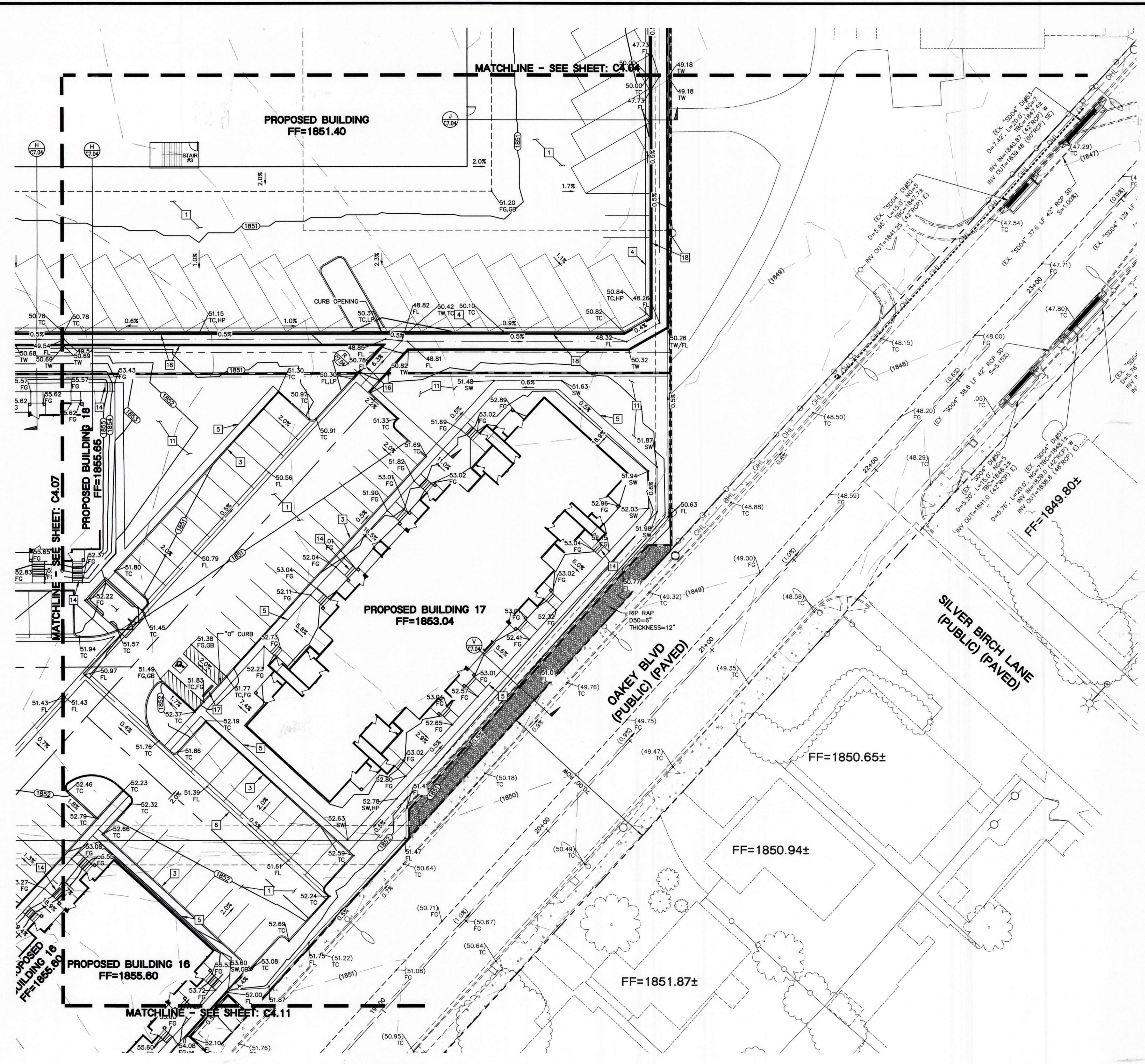
UTILITY BOX ELEVATION	BACKWATER VALVES	100w HPS STREETLIGHTS	150w STREETLIGHTS
			

HPS LIGHTS	200w HPS STREETLIGHTS	250w HPS STREETLIGHTS	
			

C4.08

SHEET 32 OF 61

HTE No.



CONSTRUCTION NOTES:

- ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH "CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS (C.C.A.U.S.D.)" LATEST EDITION AND/OR REGULATING ENTITY HAVING JURISDICTION.
- NOT ALL NOTES USED ON THIS SHEET -
- CONSTRUCT AC PAVEMENT PER DETAIL 1 ON C7.01.
- CONSTRUCT CONC. PAVEMENT PER DETAIL 2 ON C7.01.
- CONSTRUCT "A" TYPE CURB PER DETAIL 3 SHEET C7.01.
- CONSTRUCT "L" TYPE CURB PER CCAUSD No. 216.
- CONSTRUCT CONC. SIDEWALK PER CCAUSD No. 234.
- CONSTRUCT 3" VALLEY GUTTER PER CCAUSD No. 228.
- CONSTRUCT SIDEWALK RAMP PER NDOT STANDARD PLANS No. R-5.2.2.3 (DETAIL 6 SHEET C7.02).
- CONSTRUCT 2" SIDEWALK UNDER DRAIN PER NDOT STANDARD PLANS No. R-4.2.9 (DETAIL 9 SHEET C7.02).
- CONSTRUCT SIDEWALK PER NDOT STANDARD PLANS No. R-5.2.2.3 (DETAIL 6 SHEET C7.02).
- CONSTRUCT COMMERCIAL DRIVEWAY PER NDOT STANDARD PLANS No. R-5.3.3 (DETAIL 7 SHEET C7.02).
- LANDSCAPING: REFER TO LANDSCAPE ARCH. PLANS FOR SPECIFICATIONS.
- CONSTRUCT SIDEWALK DRAIN PER C.C.A.U.S.D. No. 236.
- CONSTRUCT 2" "U" CHANNEL PER DETAIL 5 ON C7.01.
- SEE STRUCTURAL DETAILS BY OTHERS FOR STAIRS AND STRUCTURAL SLAB.
- CONSTRUCT CURB AND VALLEY GUTTER PER NDOT STANDARD PLANS No. R-5.1.1 (DETAIL 4 SHEET C7.01).
- CONSTRUCT DRAINAGE CHANNEL PER STRUCTURAL DETAIL No. 1 ON C8.04.
- CONSTRUCT BUMPER BLOCK (DETAIL 6 SHEET C7.01).
- CONSTRUCT DRAINAGE CHANNEL PER STRUCTURAL DETAIL No. 2 ON C8.04.

NOTE:
PROPERTY OWNER IS RESPONSIBLE TO MAINTAIN THE BEST MANAGEMENT PRACTICES SUCH AS BUT NOT LIMITED TO THE REMOVAL OF ACCUMULATED SEDIMENT AND DEBRIS AND CARE OF THE VEGETATION.

LAS VEGAS VALLEY

CONSTRUCTION SITE BEST MANAGEMENT PRACTICES

GUIDANCE MANUAL SECTION 3.5.1 STANDARD NOTES 1-5

- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHT-OF-WAY OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITY ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIAL SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
- ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CLARK COUNTY AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
- TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR10000, SECTION III.A.5.
- AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER ANY RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR10000, SECTION III.A.12.
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GRADING NOTES:

- SLOPES 4:1 OR STEEPER AND FINE-GRAINED MATERIALS THAT HAVE BEEN DISTURBED (SANDY AND SILTY MATERIALS) SHOULD BE PROTECTED WITH BURLAP OR OTHER EROSION CONTROL FABRIC/MATERIAL UNLESS OTHERWISE SPECIFIED BY LANDSCAPE DRAWINGS AND SPECIFICATIONS OR THE SOILS REPORT.
- CONTRACTOR SHALL DETERMINE HIS OWN FOOTING OR BASEMENT EXCAVATION QUANTITIES, EVEN THOUGH SHOWN ON GRADING PLANS. ADDITIONALLY, STRUCTURE BACKFILL COSTS SHOULD BE INCLUDED IN THE COST OF THE STRUCTURE, UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL NOTIFY LOCHSA ENGINEERING WITHIN 24 HOURS OF OMISSIONS AND ERRORS DISCOVERED ON PLANS. LOCHSA ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY "CORRECTIVE" WORK DONE BY OTHERS.
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Call before you Dig
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FAST
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1-800-227-2800
1-702-432-5300
1-702-227-2929

A.P.N.:
162-01-201-006, 162-01-201-007
BASIS OF BEARINGS:
SEE SHEET C1.01
BENCHMARK:
SEE SHEET C1.01

DESCRIPTION:

BY:

DATE:

REV:

3445 South Jones Blvd
Suite 100
Las Vegas, NV 89119
Fax: (702) 395-8317
www.lochsa.com

Lochsa
engineering

GRADING PLANS
SHEET 8

SHOWBOAT 2019

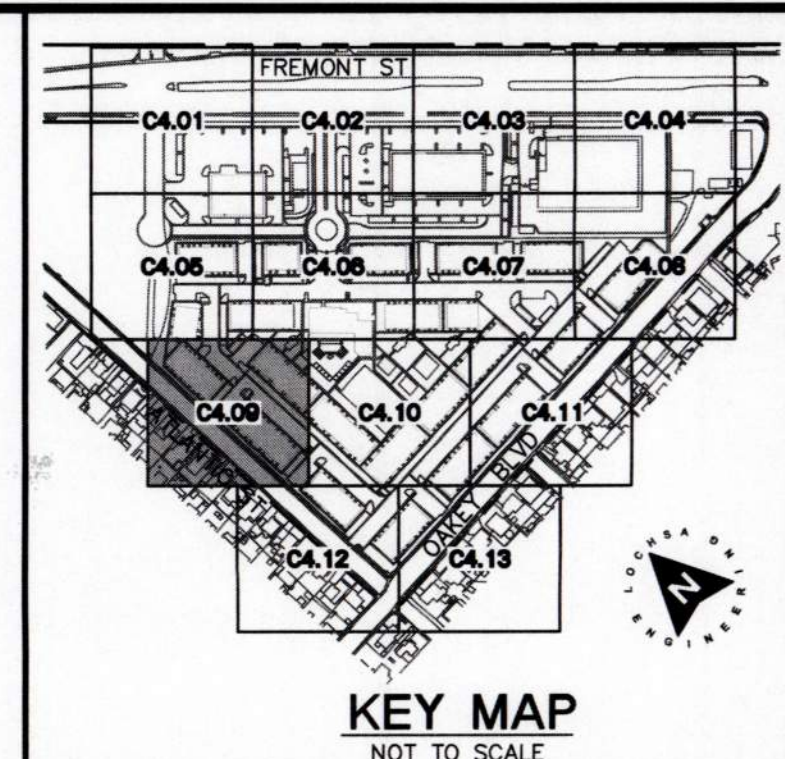
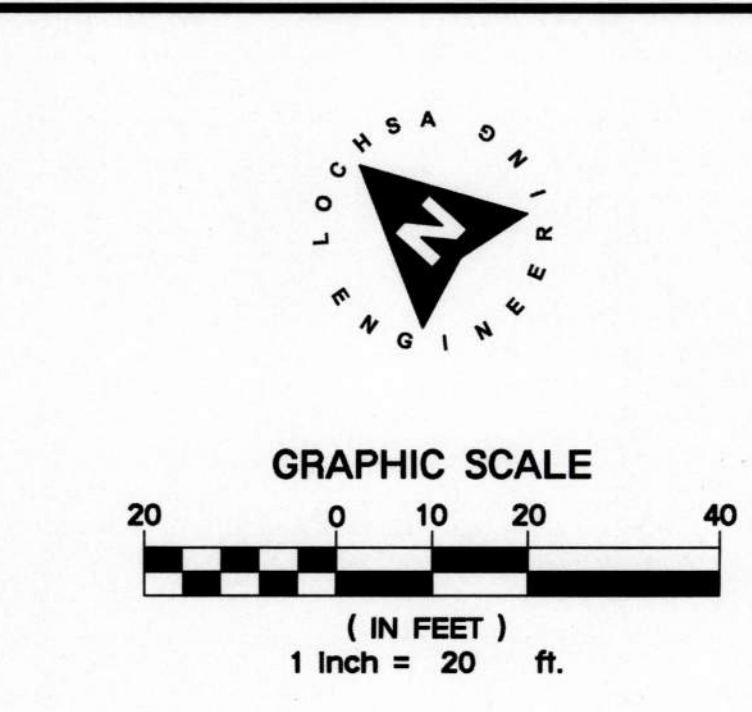
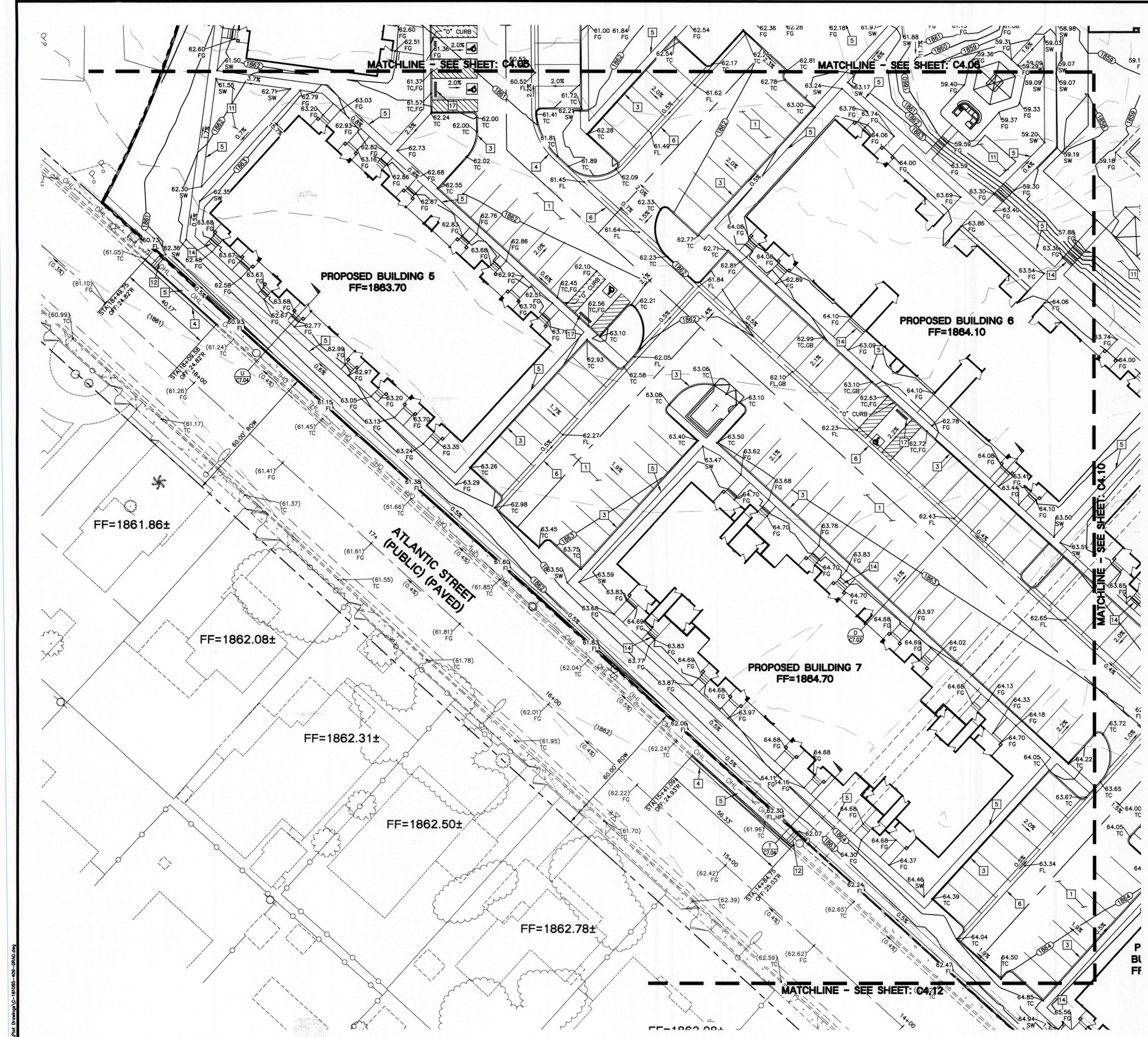
IMPROVEMENT PLANS

SHEET No.

C4.08

SHEET 32 OF 61

HTE No.



- CONSTRUCTION NOTES:**
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 - 9. CONSTRUCT SIDEWALK RAMP PER NDOT STANDARD PLANS No. R-5.2.2.3 (DETAIL 6 SHEET C7.02).
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 - 11. CONSTRUCT SIDEWALK PER NDOT STANDARD PLANS No. R-5.2 (DETAIL 8 SHEET C7.02).
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NOTE:
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- LAS VEGAS VALLEY CONSTRUCTION SITE BEST MANAGEMENT PRACTICES GUIDANCE MANUAL SECTION 3.5.1 STANDARD NOTES 1-5**
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FAST
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Underground

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A.P.N.:
182-01-201-006, 182-01-201-007

BASIS OF BEARINGS:
SEE SHEET C1.01

BENCHMARK:
SEE SHEET C1.01

1-800-227-2800
OR
1-702-432-6300
FREMONT & ASTORIA, SYSTEM OF REPAIRATION
OR
1-702-227-2929

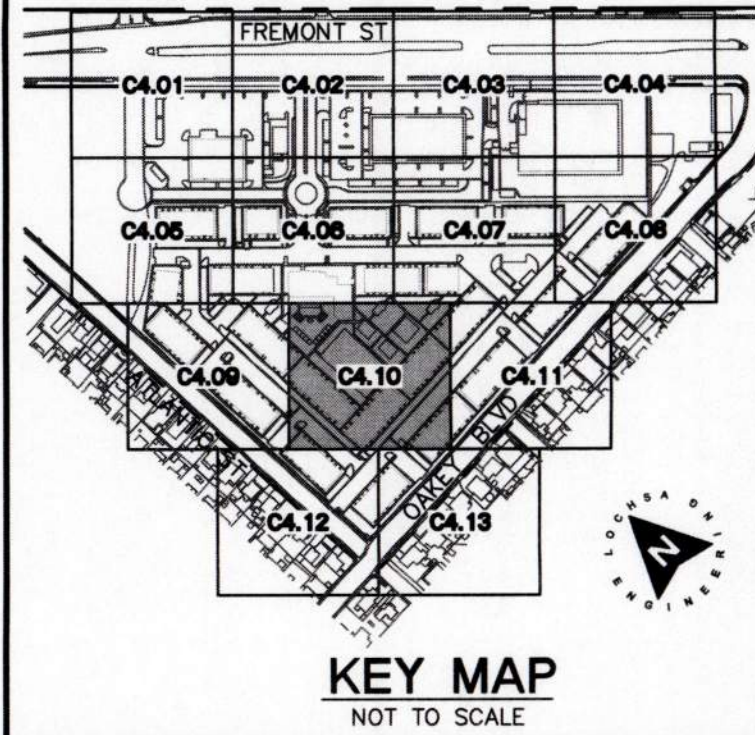
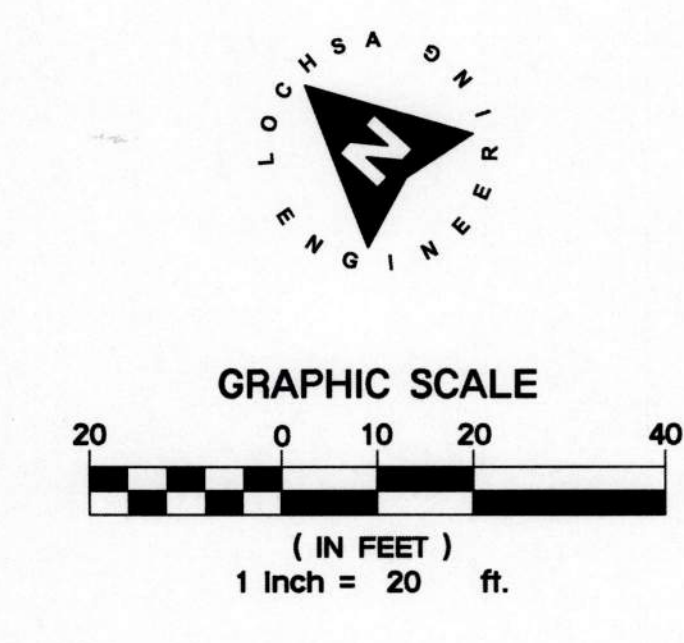
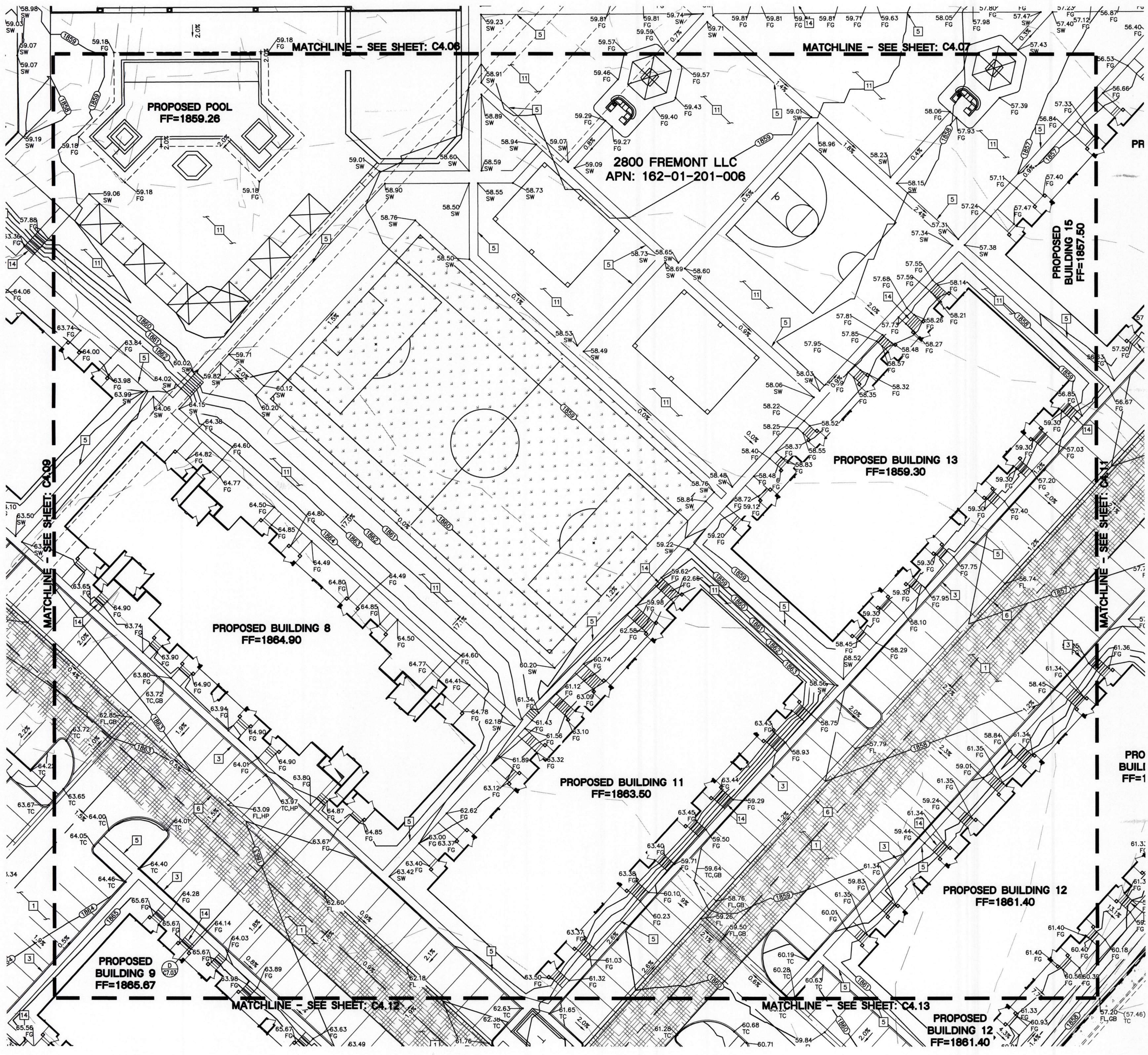
CL OR SURVEY LINE	EASEMENT LINE	DESCRIPTION:	CONTOUR LINES	EDGE OF PAVEMENT	"A" TYPE CURBS	"L" TYPE CURBS	WALLS	FENCES	AC PAVEMENT	CONCRETE	SPOT ELEVATIONS	SIGNS	MANHOLE W/ DESCRIPTION	MANHOLE DESCRIPTIONS	FIRE HYDRANTS	GATE VALVES	REDUCERS	CLEAN OUTS	UTILITY BOX OR VAULT	BACKWATER VALVES	100w HPS STREETLIGHTS	150w HPS STREETLIGHTS	200w HPS STREETLIGHTS	250w HPS STREETLIGHTS
PROPERTY LINE	SAWTOOTH LINE	EXISTING:	(2210)								(12.30)													
ROW LINE	SCARP LINE	PROPOSED:	(2122)								(12.34)													

3/12/2019 10:33 AM
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6345 South Jones Blvd
Suite 100
Las Vegas, NV 89118
Tel: (702) 366-9317
Fax: (702) 366-9317
www.lochsa.com

Lochsa
engineering

PROJECT No.:	181085
DATE:	1/8/2019
SCALE:	1"=20'
DRAWN BY:	BDA
DESIGNED BY:	BDA
CHECKED BY:	KM
SHEET No.:	C4.09
SHEET 33 OF 61	



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1. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHT-OF-WAY OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIAL SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
 2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CLARK COUNTY AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
 3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.5.
 4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER ANY RAIN EVENT OR 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.12.
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 2. CONTRACTOR SHALL DETERMINE HIS OWN FOOTING OR BASEMENT EXCAVATION QUANTITIES, EVEN THOUGH SHOWN ON GRADING PLANS. ADDITIONALLY, STRUCTURE BACKFILL COSTS SHOULD BE INCLUDED IN THE COST OF THE STRUCTURE, UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
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 4. CONTRACTOR TO ENSURE POSITIVE DRAINAGE, NO PONDING ALLOWED, CONTRACTOR TO FOLLOW RECOMMENDATIONS AS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT, INCLUDING BUT NOT LIMITED TO EXCAVATION, GRADING AND COMPACTION. REFER TO THE REPORT PREPARED BY: SUNBELT ENGINEERING AND TESTING, PROJECT No. 17082, DATED: NOV. 8, 2017.
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THE PROJECT SITE IS COVERED BY THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CLARK COUNTY, NEVADA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER: 3200302190F, DATED NOVEMBER 16, 2011. THE SITE FALLS WITHIN ZONE "X" (UNSHADED), DESCRIBED BY FEMA AS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
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- CALL BEFORE YOU DIG**
Avoid hitting overhead power lines. It's costly. utility lines. It's costly.

A.P.N.:
162-01-201-006, 162-01-201-007
BASIS OF BEARINGS:
SEE SHEET C1.01
BENCHMARK:
SEE SHEET C1.01

FAST
CALL BEFORE YOU DIG
Underground
1-800-227-2800
1-702-432-6300
1-702-227-2929

CL OR SURVEY LINE	EASEMENT LINE	DESCRIPTION:	CONTOUR LINES	EDGE OF PAVEMENT	"A" TYPE CURBS	"L" TYPE CURBS	WALLS	FENCES	AC PAVEMENT	CONCRETE	SPOT ELEVATIONS	SIGNS	MANHOLE W/ DESCRIPTION	MANHOLE DESCRIPTIONS	FIRE HYDRANTS	GATE VALVES	REDUCERS	CLEAN OUTS	UTILITY BOX OR VAULT	BACKWATER VALVES	100W HPS STREET LIGHTS	200W HPS STREET LIGHTS	250W HPS STREET LIGHTS
PROPERTY LINE	SAWCUT LINE	EXISTING: (2210) PROPOSED: (2122)									(12.34) BC (12.34) BC			① = SANITARY SEWER ② = STORM DRAIN ③ = ELECTRICAL ④ = TELEPHONE						(BWV) (BWV)			
ROW LINE	SCARP LINE																						

GRADING PLANS SHEET 10

SHOWBOAT 2019 IMPROVEMENT PLANS

PROJECT No.: 181085

DATE: 1/8/2019

SCALE: 1"=20'

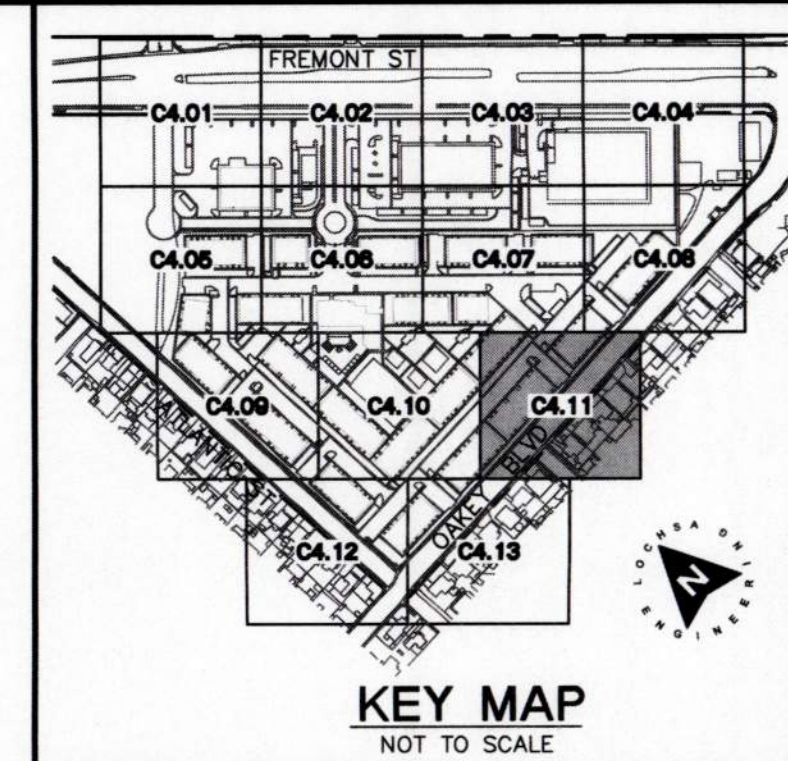
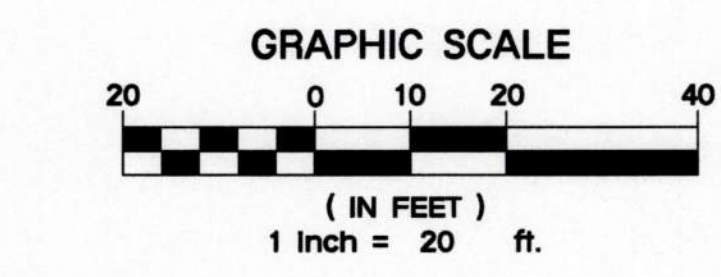
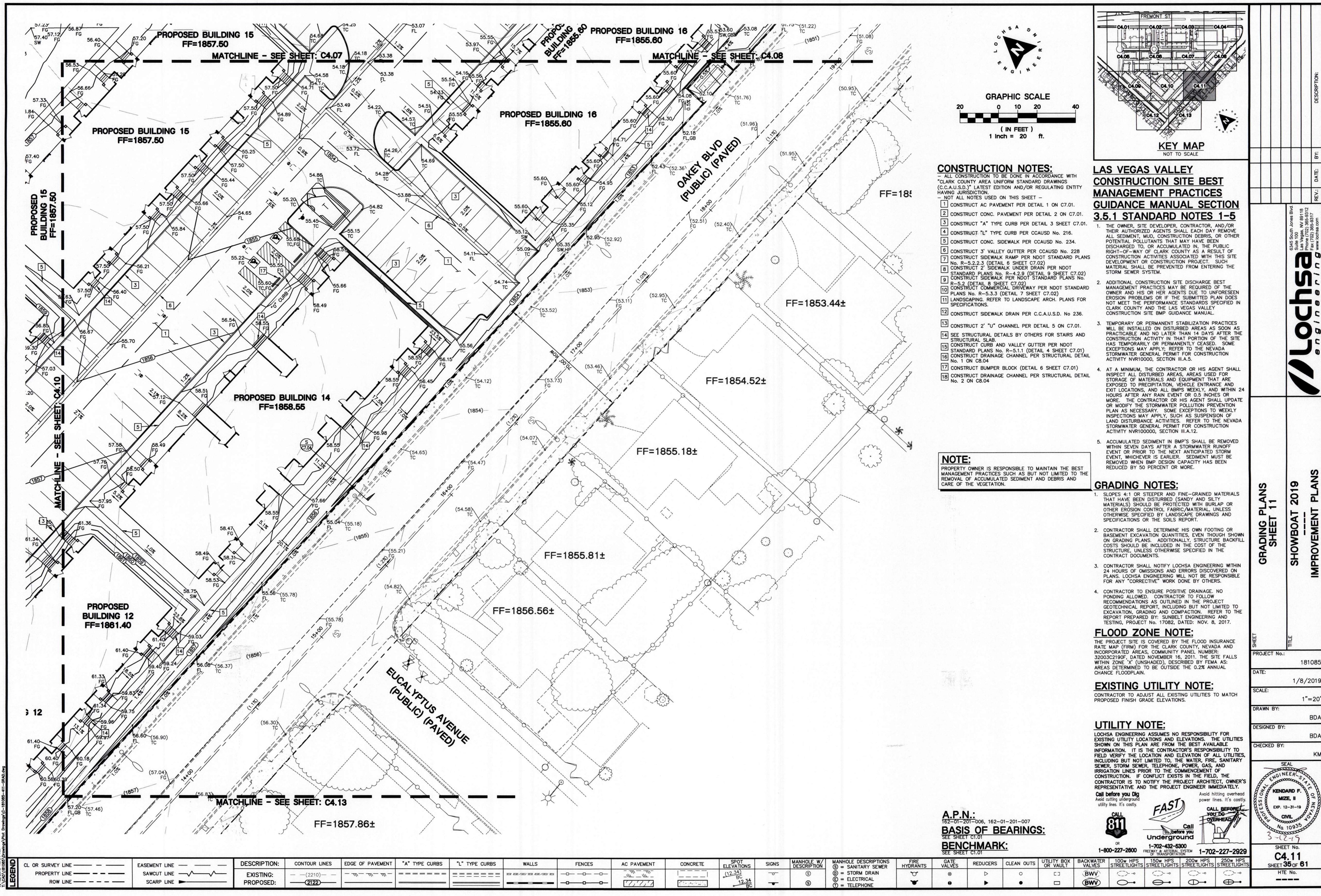
DRAWN BY: BDA

DESIGNED BY: BDA

CHECKED BY: KM

SEAL
KENDALL F. MIZE, II
EXP. 12-31-19
CIVIL
No. 10935

SHEET No. C4.10
SHEET 34 OF 61



CONSTRUCTION NOTES:

- ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH "CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS (C.C.A.U.S.D.)" LATEST EDITION AND/OR REGULATING ENTITY HAVING JURISDICTION.
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- 1. CONSTRUCT AC PAVEMENT PER DETAIL 1 ON C7.01.
 - 2. CONSTRUCT CONC. PAVEMENT PER DETAIL 2 ON C7.01.
 - 3. CONSTRUCT "A" TYPE CURB PER DETAIL 3 SHEET C7.01.
 - 4. CONSTRUCT "L" TYPE CURB PER CCAUSD No. 216.
 - 5. CONSTRUCT CONC. SIDEWALK PER CCAUSD No. 234.
 - 6. CONSTRUCT 3' VALLEY GUTTER PER CCAUSD No. 228.
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 - 12. CONSTRUCT SIDEWALK DRAIN PER C.C.A.U.S.D. No. 236.
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 - 15. CONSTRUCT CURB AND VALLEY GUTTER PER NDOT STANDARD PLANS No. R-5.1.1 (DETAIL 4 SHEET C7.01).
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NOTE:
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**LAS VEGAS VALLEY
CONSTRUCTION SITE BEST
MANAGEMENT PRACTICES
GUIDANCE MANUAL SECTION
3.5.1 STANDARD NOTES 1-5**

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FAST
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811
CALL BEFORE YOU DIG. 1-800-227-2800

1-702-432-6300
FIRE & RESCUE SYSTEM OF TRANSPORTATION

1-702-227-2929

A.P.N.:
162-01-201-006, 162-01-201-007

BASIS OF BEARINGS:
SEE SHEET C1.01

BENCHMARK:
SEE SHEET C1.01

CL OR SURVEY LINE	EASEMENT LINE	DESCRIPTION:	CONTOUR LINES	EDGE OF PAVEMENT	"A" TYPE CURBS	"L" TYPE CURBS	WALLS	FENCES	AC PAVEMENT	CONCRETE	SPOT ELEVATIONS	SIGNS	MANHOLE W/ DESCRIPTION	MANHOLE DESCRIPTIONS	FIRE HYDRANTS	GATE VALVES	REDUCERS	CLEAN OUTS	UTILITY BOX OR VAULT	BACKWATER VALVES	100w HPS STREETLIGHTS	50w HPS STREETLIGHTS	30w HPS STREETLIGHTS	25w HPS STREETLIGHTS
PROPERTY LINE	SAWCUT LINE	EXISTING:	(2210)								(12.34) BC									(BWV)				
ROW LINE	SCARP LINE	PROPOSED:	(2122)								(12.34) BC									(BWV)				

DESCRIPTION:

BY:

DATE:

REV:

6345 South Jones Blvd
Suite 100
Las Vegas, NV 89118
Fax: (702) 365-5317
www.lochsa.com

Lochsa
Engineering

GRADING PLANS
SHEET 11

SHOWBOAT 2019
IMPROVEMENT PLANS

SHEET

TITLE

PROJECT No. 181085

DATE: 1/8/2019

SCALE: 1"=20'

DRAWN BY: BDA

DESIGNED BY: BDA

CHECKED BY: KM

SEAL

PROFESSIONAL ENGINEER-STATE OF NEVADA

KENDALL F. MIZE, II

EXP. 12-31-19

CIVIL

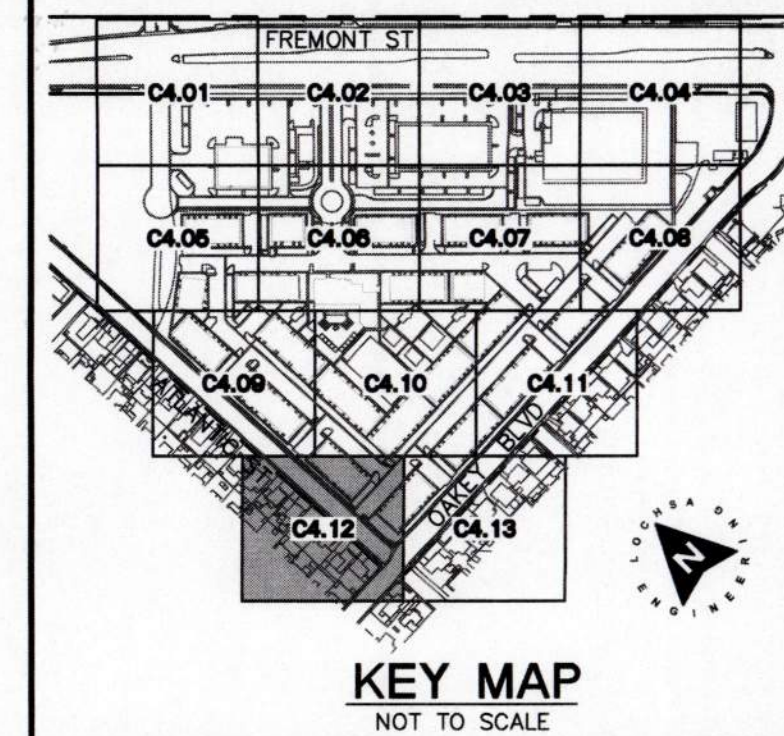
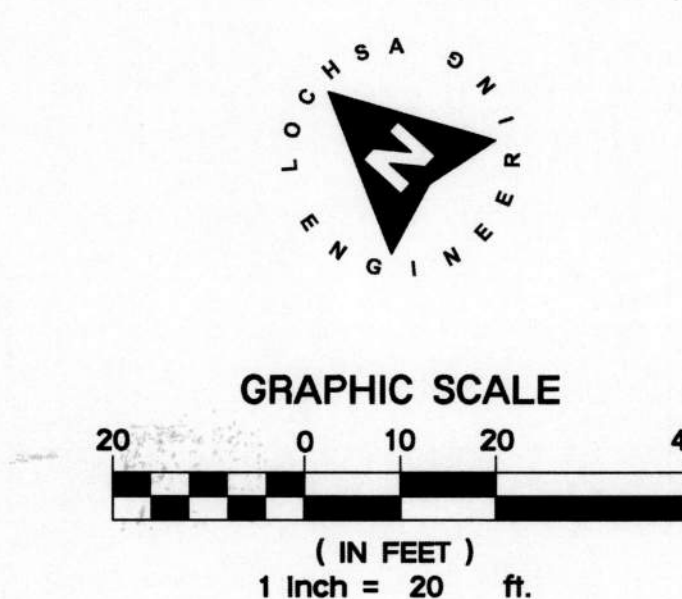
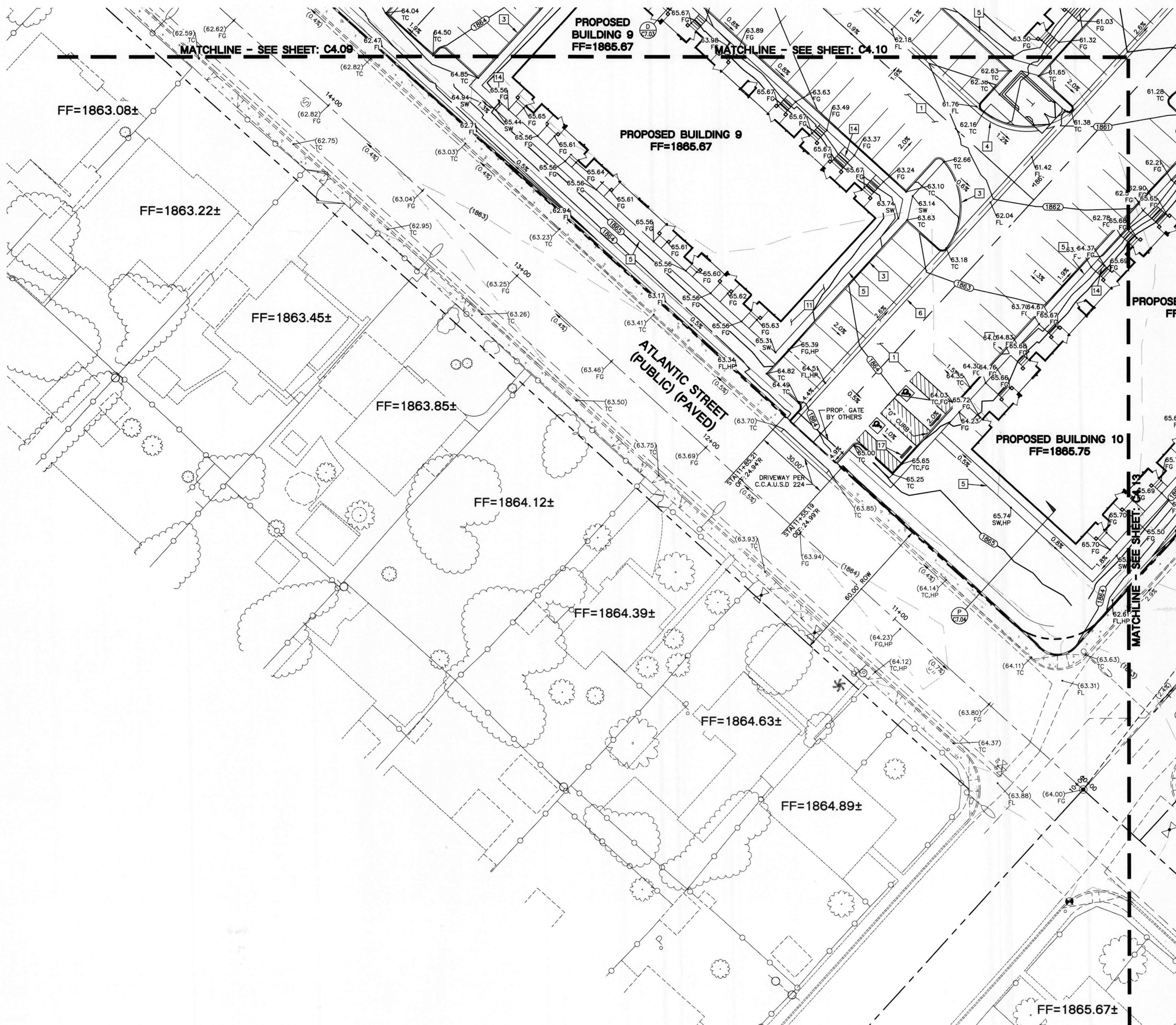
No. 10935

3-12-19

SHEET No. C4.11

SHEET 35 OF 61

HTE No.



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A.P.N.:
162-01-201-006, 162-01-201-007

BASIS OF BEARINGS:
SEE SHEET C1.01

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LOCHSA ENGINEERING

8345 South Jones Blvd.
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Tel: (702) 965-8817
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GRADING PLANS
SHEET 12

SHOWBOAT 2019
IMPROVEMENT PLANS

PROJECT No.: 181085

DATE: 1/8/2019

SCALE: 1"=20'

DRAWN BY: BDA

DESIGNED BY: BDA

CHECKED BY: KM

SEAL

PROFESSIONAL ENGINEER-STATE OF NEVADA

KENDRA F. MIZE, II

EXP. 12-31-19

CIVIL

No. 10935

3-2-19

SHEET No. C4.12

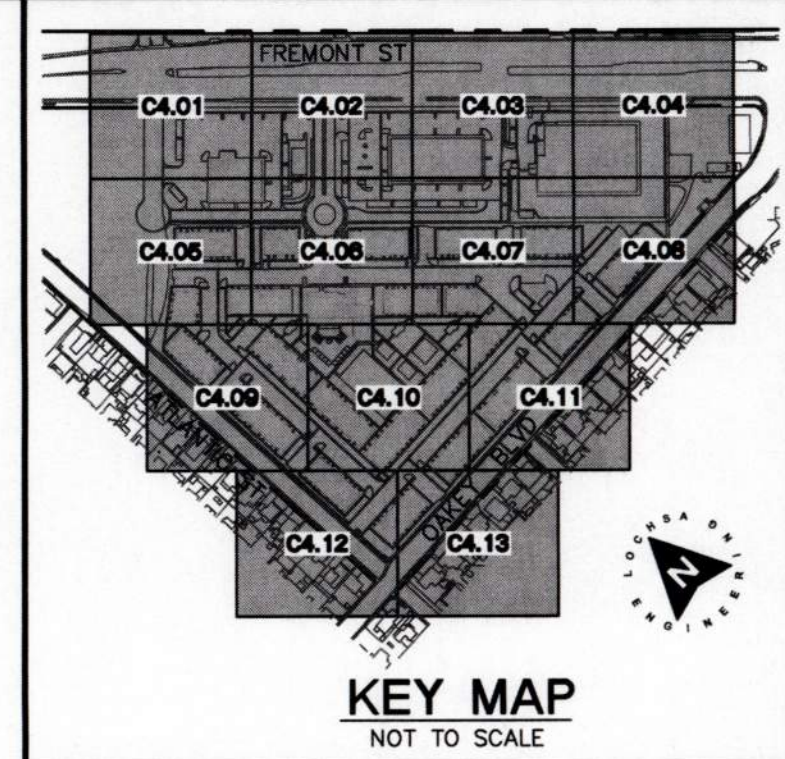
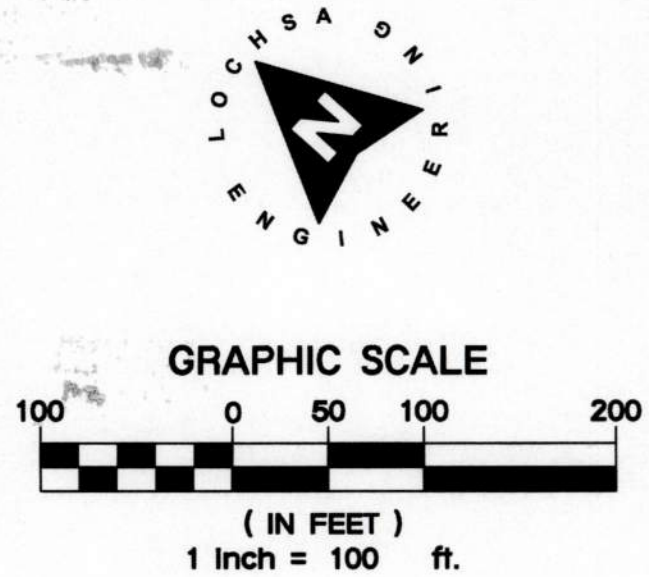
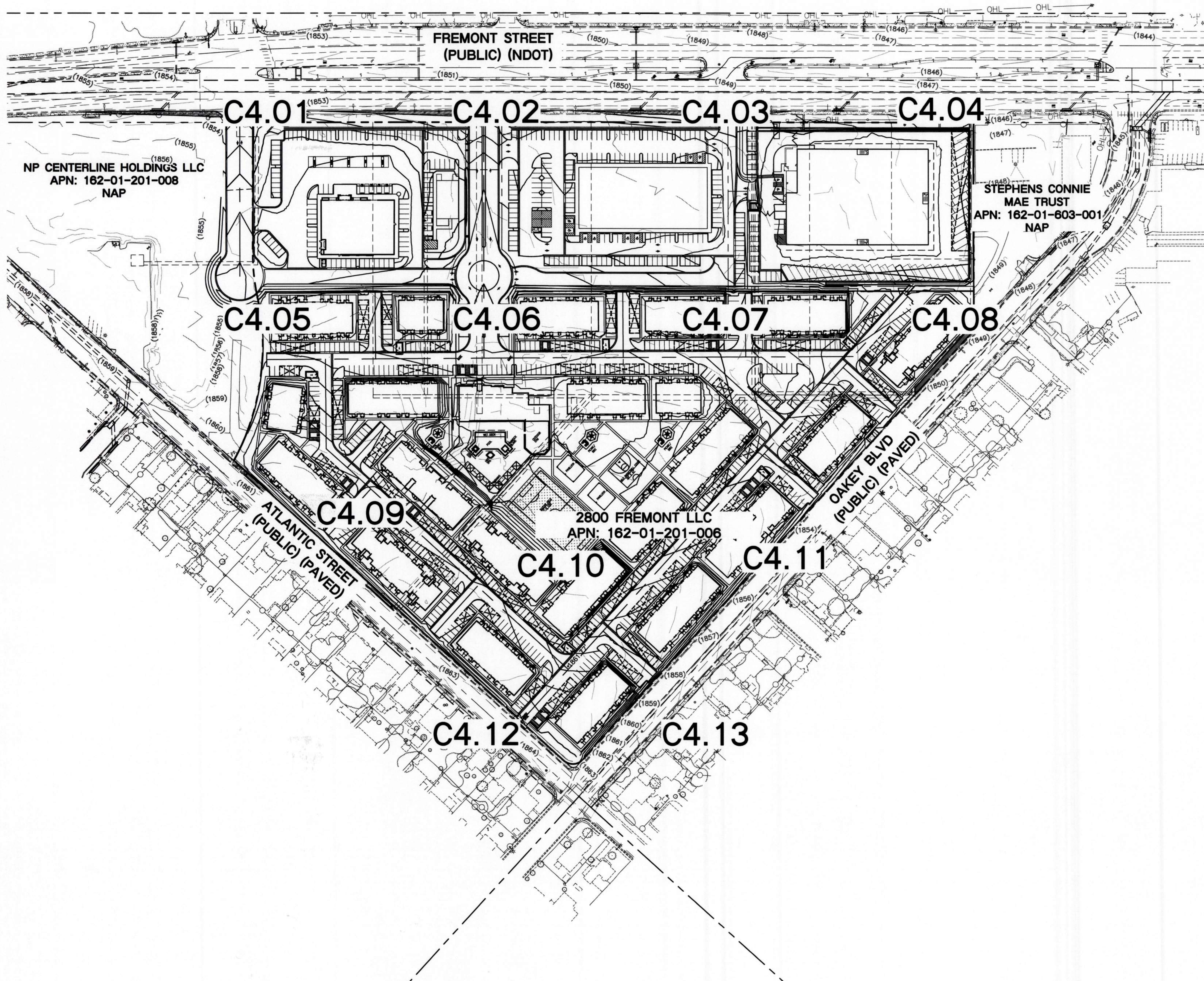
SHEET 36 OF 61

HTE No.

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LEGEND

CL OR SURVEY LINE	EASEMENT LINE	DESCRIPTION:	CONTOUR LINES	EDGE OF PAVEMENT	"A" TYPE CURBS	"L" TYPE CURBS	WALLS	FENCES	AC PAVEMENT	CONCRETE	SPOT ELEVATIONS	SIGNS	MANHOLE W/ DESCRIPTION	MANHOLE DESCRIPTIONS	FIRE HYDRANTS	GATE VALVES	REDUCERS	CLEAN OUTS	UTILITY BOX OR VAULT	BACKWATER VALVES	100w HPS STREETLIGHTS	150w HPS STREETLIGHTS	200w HPS STREETLIGHTS	250w HPS STREETLIGHTS
PROPERTY LINE	SAWCUT LINE	EXISTING:	---(2210)---								(12.34)		⊙	⊙ = SANITARY SEWER ⊙ = STORM DRAIN ⊙ = ELECTRICAL ⊙ = TELEPHONE										
ROW LINE	SCARP LINE	PROPOSED:	---(2122)---								12.34 BC		⊙											



A.P.N.:
162-01-201-006, 162-01-201-007
BASIS OF BEARINGS:
SEE SHEET C1.01
BENCHMARK:
SEE SHEET C1.01

UTILITY NOTE:
LOCHSA ENGINEERING ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THIS PLAN ARE FROM THE BEST AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, THE WATER, FIRE, SANITARY SEWER, STORM SEWER, TELEPHONE, POWER, GAS, AND IRRIGATION LINES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IF CONFLICT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE PROJECT ARCHITECT, OWNER'S REPRESENTATIVE AND THE PROJECT ENGINEER IMMEDIATELY.
Call before you Dig
Avoid cutting underground utility lines. It's costly.
FAST
Call before you Dig
Avoid hitting overhead power lines. It's costly.
811
1-800-227-2600
FAST
1-702-432-5300
FAST
1-702-227-2929

SHEET		PROJECT No. 181085	
DATE 1/8/2019		SCALE 1"=100'	
DRAWN BY: BDA		DESIGNED BY: BDA	
CHECKED BY: KM		SEAL	
TITLE		KENDARD F. MIZE, II CIVIL ENGINEER-STATE OF NEVADA EXP. 12-31-19 No. 10935	
GRADING PLANS MASTER GRADING PLAN		SHOWBOAT 2019 IMPROVEMENT PLANS	
SHEET No. C4.00		SHEET 24 OF 61	
HTE No.		DATE: BY: REV: DESCRIPTION:	

Lochsa Engineering
6345 South Jones Blvd.
Suite 100
Las Vegas, NV 89118
Tel: (702) 395-9312
Fax: (702) 395-9317
www.lochsa.com

CL OR SURVEY LINE	---
PROPERTY LINE	- - - -
ROW LINE	=====

EASEMENT LINE	---
SAWCUT LINE	~~~~~
SCARP LINE	▬

DESCRIPTION:	
EXISTING:	
PROPOSED:	

CONTOUR LINES	---(2210)---
	---(2122)---

EDGE OF PAVEMENT	=====
"A" TYPE CURBS	=====
"L" TYPE CURBS	=====

WALLS	=====
FENCES	=====
AC PAVEMENT	=====

CONCRETE	=====
SPOT ELEVATIONS	(12.34) BC
	(12.34) BC

SIGNS	=====
MANHOLE W/ DESCRIPTION	=====

MANHOLE DESCRIPTIONS	=====
① = SANITARY SEWER	=====
② = STORM DRAIN	=====
③ = ELECTRICAL	=====
④ = TELEPHONE	=====

FIRE HYDRANTS	=====
GATE VALVES	=====
REDUCERS	=====
CLEAN OUTS	=====
UTILITY BOX OR VAULT	=====

BACKWATER VALVES	=====
100% HPS STREETLIGHTS	=====
150% HPS STREETLIGHTS	=====
200% HPS STREETLIGHTS	=====
250% HPS STREETLIGHTS	=====

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250% HPS STREETLIGHTS	=====

SOUTHERN NEVADA – SOUTHWEST GAS CORPORATION GENERAL NOTES

1. IN THE EVENT OF NATURAL GAS EMERGENCIES CALL 911 AND 1-877-860-6020.
2. THERE SHALL BE A MINIMUM HORIZONTAL AND VERTICAL CLEARANCE OF 12-INCHES BETWEEN NATURAL GAS FACILITIES AND ANY UNDERGROUND FACILITIES AND/OR STRUCTURES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, STORM DRAIN, COMMUNICATIONS, AND ELECTRIC.
3. FOR VALVE ADJUSTMENT CONTACT 702-668-6107 48 HOURS PRIOR TO CONSTRUCTION
4. IN THE EVENT OF A NATURAL GAS CONFLICT WITH PROPOSED UTILITIES AND/OR STRUCTURES CONTACT 702-365-2099.

CAUTION: HIGH PRESSURE GAS!!
CALL SOUTHWEST GAS AT 702-400-1789 FOR STAND-BY
WHEN EXCAVATING OVER OR NEAR HIGH PRESSURE GAS
LINES 48 HOURS PRIOR TO CONSTRUCTION.

STORMWATER MANAGEMENT NOTES:

1. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CLARK COUNTY TITLE 24.40 AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.5.
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER A RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.12.
5. ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

LAS VEGAS VALLEY WATER DISTRICT NOTES

LVVWD PROJECT # _____

1. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE LVVWD. FOLLOWING WATER PLAN APPROVAL, NOTICE SHALL BE GIVEN TO THE LVVWD COMMUNICATION SUPPORT CENTER (258-7171) TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. FOR FUTURE INSPECTIONS, NOTICE MUST BE GIVEN BY 2:00 P.M. THE BUSINESS DAY PRIOR TO THE REQUESTED LVVWD INSPECTION. WHEN REQUESTING INSPECTIONS, PLEASE REFER TO THE PROJECT # IDENTIFIED ABOVE.
2. ALL WORK SHALL CONFORM TO LVVWD STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS, AND TO THE 2010 EDITION OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS). THE LATEST EDITION OF UDACS SHALL SUPERSEDE ANY CONFLICTS CONTAINED IN THE APPROVED DRAWINGS AND/OR SPECIFICATIONS.
3. ALL WORK, EXCEPT AS MODIFIED BY THESE PLANS OR BY NOTE 2 ABOVE, SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT DRAFT OR EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENT, CLARK COUNTY AREA.
4. A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LVVWD.
5. ALL SERVICE LATERALS TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING WITH LVVWD APPROVED SERVICE SADDLES.
6. ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.
7. ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, VALLEY AND CURB GUTTERS.
8. ALL WATER AND STORM DRAIN OR SANITARY SEWER CROSSINGS SHALL CONFORM TO SECTION 2.22 OF THE 2010 EDITION OF THE UDACS.
9. ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED, AND AN ACCEPTABLE WATER SAMPLE OBTAINED, PRIOR TO CONNECTION TO THE LVVWD DISTRIBUTION SYSTEM.
10. THE CONTRACTOR MUST OBTAIN ALL METERS TWO (2) INCHES AND SMALLER FROM LVVWD CENTRAL STORES. TELEPHONE 258-3152 OR 258-3802, TWO (2) WORKING DAYS PRIOR TO METER PICKUP.
11. ANY INTERRUPTION OF SERVICE MUST BE PERFORMED IN ACCORDANCE WITH UDACS SECTION 3.14.01, AND APPROVED BY THE LVVWD INSPECTION DIVISION PRIOR TO SHUTDOWN. PROPER WRITTEN NOTIFICATION MUST BE GIVEN TO ALL AFFECTED CUSTOMERS.
12. ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE LVVWD PRE-APPROVED MATERIALS AND MANUFACTURER'S LISTING FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS.
13. TELEPHONE CALL BEFORE YOU DIG AT 811 OR 1-800-227-2600.

ANY DECORATIVE PAVING SURFACE WITHIN THE STREET IS THE RESPONSIBILITY OF THE OWNER'S ASSOCIATION, OR THE INDIVIDUAL PROPERTY OWNERS IF NO OWNER'S ASSOCIATION IS IN EXISTENCE, OR THE AGENCY HAVING JURISDICTION. DECORATIVE SURFACE MATERIALS PLACED WITHIN THE TEN FOOT EASEMENT ADJUTING A PUBLIC OR PRIVATE STREET, IF DISTURBED BY THE LVVWD DURING THE REPAIR OR OPERATION OF ITS FACILITIES, WILL BE REPLACED BY LVVWD WITH AN APPROPRIATELY SIZED PLAIN FINISH CONCRETE PATCH. THE LVVWD WILL NOT RESTORE, AND WILL NOT BE RESPONSIBLE FOR THE RESTORATION OF, ANY DECORATIVE PAVING SURFACE WITHIN THE STREET. THE LVVWD WILL NOT ATTEMPT TO MATCH COLOR OR FINISH OF ANY ADJACENT MATERIALS.

15. NO LEAD COMPLIANCE NOTE:
TO COMPLY WITH THE FEDERAL SAFE DRINKING WATER ACT, ALL WATER WORKS BRASS PRODUCTS PROPOSED TO BE RELOCATED, OR INSTALLED AS NEW MUST BE INSTALLED WITH THE LEAD FREE APPROVED PRODUCT. THE OLD LEADED PRODUCT MAY NOT BE REUSED.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT No. _____ FIRST APPROVED DATE: _____

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITION BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND INGRESS AND EGRESS TO SAID CONSTRUCTION. EXTENT OF TRANSITIONS TO BE DETERMINED BY THE COUNTY ENGINEER.
2. LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM INFORMATION RECEIVED FROM THE APPLICABLE UTILITY CO'S. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR UTILITIES OR STRUCTURES NOT IN THE LOCATION SHOWN PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR'S RESPONSIBILITY REGARDING UTILITIES SHALL BE AS REQUIRED UNDER SECTION 107.17 OF THE UNIFORM STANDARD SPECIFICATIONS FOR CLARK COUNTY AREA, NEVADA AND AS PROVIDED IN THE SPECIFICATIONS. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS MAINS AND UNDERGROUND POWER LINES.
3. ALL CONSTRUCTION AND MATERIALS FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS AND STANDARDS DRAWINGS CLARK COUNTY AREA, NEVADA AND CLARK COUNTY SUPPLEMENT TO UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS," LATEST REVISION.
4. 48 HOURS PRIOR TO START OF CONSTRUCTION THE CONTRACTOR SHALL CONTACT:
LAS VEGAS VALLEY WATER DISTRICT 702-258-7171
NEVADA POWER COMPANY 702-244-7171
NUTELINK TELEPHONE COMPANY 702-633-8400
SOUTHWEST GAS CORPORATION 702-400-1789
COX COMMUNICATIONS (CABLE CO.) 702-384-8084
5. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE ENGINEER AT THE EXPENSE OF THE CONTRACTOR.
6. ALL BARRICADING AND TEMPORARY TRAFFIC CONTROL DEVICES OR METHODS USED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CLARK COUNTY TRAFFIC CONTROL PLANS.
7. THE QUANTITIES GIVEN IN THE DRAWINGS ARE APPROXIMATE ONLY, BEING GIVEN AS A BASIS FOR THE COMPARISON OF BIDS, AND THE OWNER DOES NOT EXPRESSLY OR BY IMPLICATION, AGREE THAT THE ACTUAL AMOUNT OF WORK WILL CORRESPOND THEREWITH, BUT RESERVES THE RIGHT TO MAKE SUCH ALTERATIONS, DEVIATIONS, ADDITIONS TO OR OMISSIONS FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE RIGHT TO INCREASE OR DECREASE THE QUANTITY OF ANY ITEM OR PORTION OF THE WORK, AS MAY BE DEEMED BY THE OWNER TO BE NECESSARY. ANY SUCH CHANGES WILL BE SET FORTH IN A CONTRACT CHANGE ORDER. IN ADDITION TO THE WORK, ANY SUCH CHANGES WILL BE DONE IN CONNECTION WITH THE CHANGE MADE, ADJUSTMENT OF CONTRACT TIME, IF ANY, AND THE BASIS OF COMPENSATION FOR SUCH WORK. A CONTRACT CHANGE ORDER WILL NOT BECOME EFFECTIVE UNTIL APPROVED BY THE OWNER.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERTICAL ADJUSTMENT OF ALL EXISTING SANITARY, WATER AND STORM SEWER MANHOLES TO THE FINAL FINISH GRADES IN ACCORDANCE WITH SECTION 609 OF THE STANDARD SPECIFICATIONS.
9. REMOVAL OR RELOCATION OF POWER POLES, TELEPHONE POLES, JOINTLY-OWNED POLES AND APPURTENANCES WHICH INTERFERE WITH IMPROVEMENTS REQUIRED TO BE CONSTRUCTED UNDER THIS CONTRACT, SHALL BE THE RESPONSIBILITY OF CONTRACTOR.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERTICAL ADJUSTMENT OF ALL TELEPHONE COMPANY MANHOLES TO THE FINAL FINISH GRADES AS SHOWN ON THE CONTRACT DRAWINGS.
11. ALL CONCRETE FOR THIS PROJECT SHALL USE TYPE V CEMENT.
12. SITE GRADING WORK SHALL BE IN STRICT ACCORDANCE WITH THE SOILS REPORT FOR THE SITE. ALL WORK SHALL BE PERFORMED UNDER THE DIRECTION OF A REGISTERED PROFESSIONAL SOILS ENGINEER.
13. SLOPES STEEPER THAN 4:1 AND FINE-GRAINED MATERIALS THAT HAVE BEEN DISTURBED (SANDY AND SILTY MATERIALS), SHOULD BE PROTECTED WITH BURLAP AND OTHER EROSION CONTROL FABRIC/MATERIAL, UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE DRAWINGS AND SPECIFICATIONS, OR THE SOILS REPORT.
14. CONTRACTOR SHALL DETERMINE HIS OWN FOOTING OR BASEMENT EXCAVATION QUANTITIES, EVEN THOUGH SHOWN ON ROUGH GRADING PLANS.

CITY OF LAS VEGAS GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST ISSUE; THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA", LATEST REVISED EDITION; THE "SUMMERLIN IMPROVEMENT STANDARDS" FOR WORK IN THE SUMMERLIN AREA; AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY, THE UNIFORM BUILDING CODE AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".
2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES AS SHOWN FROM PLANS LIBRARY ARE APPROXIMATE AND FOR RECORD PURPOSES. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCE WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
5. TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGNS TO BE APPROVED BY THE CITY, PRIOR TO THE USE ON THE PROJECT.
6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
7. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED-TYPE CURB.
8. AC PAVEMENT TO BE ONE-HALF INCH (1/2") ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.
9. CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 218.
10. SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF THE TRANSITIONS TO BE AS SHOWN ON PLANS.
12. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE (COMPANY, REPORT #, DATE) APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
13. EXACT LOCATION OF ALL SAWCUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS ENGINEER IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATION.
14. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE NO. 625.380 & CITY OF LAS VEGAS TITLE 18, APPENDIX D.
15. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC., SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.
- WALL NOTES:
16. ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS, FLOOD CONTROL AND SIGHT DISTANCE AT INTERSECTIONS. NEW WALLS REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.
17. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.
18. CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEAN OUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.
19. MATERIALS, HANDLING AND PLACEMENT OF PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF MDT OR THE CLARK COUNTY AREA SPECIFICATIONS (AS APPLICABLE) AND THE PLANS AND DETAILS SHOWN HEREON.
20. WHEN INSTALLING UNDERGROUND FACILITIES THAT REQUIRE UNDERGROUND LOCATING DEVICES SUCH AS MARKER BALLS, LOCATOR RIBBON, ETC., THE CONTRACTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO OFFSITE INSPECTION AND TESTING CERTIFYING THAT ALL DEVICES HAVE BEEN PLACED AND VERIFIED TO BE IN GOOD WORKING CONDITION PRIOR TO THE CONSTRUCTION OF ANY ROAD BASE.
21. AFTER HAUNCHING AND PRIOR TO BACKFILL OPERATIONS WHICH WOULD COVER SANITARY SEWER AND STORM DRAIN FACILITIES, CONTRACTOR IS REQUIRED TO SCHEDULE CLV OPEN-TRENCH UTILITY SURVEY INSPECTION FOR DETERMINATION OF FINAL LOCATION COORDINATES. FACILITIES TO BE LOCATED BY CLV SHALL INCLUDE AT A MINIMUM THE HORIZONTAL AND VERTICAL (INVERT) LOCATION OF PUBLIC SEWER MANHOLES, STORM DRAIN MANHOLES AND TRANSITION STRUCTURES, STORM DRAIN LATERALS AT THE CONNECTION TO THE STORM DRAIN MAIN AND AT THE CONNECTION TO A DROP INLET, THE CONNECTION OF SEWER SERVICE LATERALS TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERALS EXIT THE PUBLIC RIGHT-OF-WAY, SEWER AND STORM DRAIN MAIN ALIGNMENT, INCLUDING DEFLECTION POINTS.
22. CCTV VIDEO INSPECTION IS REQUIRED FOR ALL SEWER AND STORM DRAINS. THE CCTV VIDEO INSPECTIONS NEED TO BE PERFORMED PER THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS LATEST EDITION.
23. A SEPARATE BORING PERMIT IS REQUIRED FOR ALL BORING ACTIVITIES.

CITY OF LAS VEGAS TRAFFIC NOTES

1. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
2. THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
3. BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING CITY STREETS WHERE WARRANTED IMMEDIATELY AFTER FIRST GRADING WORK IS ACCOMPLISHED, AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.
4. WHEN A DESIGNATED "SUGGESTED ROUTE TO SCHOOL" IS ENCROACHED UPON BY A CONSTRUCTION WORK ZONE AND PUBLIC WORKS STAFF IDENTIFIES A NEED FOR STUDENTS TO BE ASSISTED IN THE SAFE CROSSING THROUGH THAT WORK ZONE, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A QUALIFIED "CROSSING GUARD". THE GUARD SHALL BE PRESENT FOR THE FULL DURATION OF TIME THAT CHILDREN ARE LIKELY TO BE PRESENT.
5. IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. ALL NEW TRAFFIC SIGNS SHALL UTILIZE TYPE "X" RETROREFLECTIVE OVERLAY FILM THAT IS A MATCHING COMPONENT TO, AND OF THE SAME MANUFACTURER AS THE RETROREFLECTIVE SHEETING TO WHICH IT IS APPLIED. STREET NAME SIGNS SHALL CONFORM TO THEIR ENTIRETY TO CURRENT CITY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS.
7. WHEN A PROPOSED STREET LIGHT STANDARD IS LOCATED WITHIN FIVE (5') FEET OF ANY PROPOSED SIGN SHOWN ON THE PLANS TO BE MOUNTED ON A SIGNPOST, THE SIGN SHALL BE MOUNTED ON THE STREET LIGHT STANDARD AND THE SIGNPOST SHALL BE ELIMINATED.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTION OF THE ROAD(S) BEING IMPROVED HERE UNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. STREET SIGNS AND STOP SIGNS SHALL BE INSTALLED PER CITY STANDARD SPECIFICATIONS FOR PLACEMENT OF STREET NAME SIGNS.
10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL DEVICES AND FLAGGERS TO INSURE THE SAFETY OF THE PUBLIC IN OR AROUND THE WORK ZONE. THE CONTRACTOR SHALL HAVE A CERTIFIED ATSSA TRAFFIC CONTROL TECHNICIAN OR IMSA WORK ZONE SAFETY SPECIALIST SET UP, MAINTAIN AND/OR REMOVE ALL TRAFFIC CONTROL DEVICES IN THE CITY OF LAS VEGAS RIGHT OF WAY.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE EXPEDITED TO COMPLETION SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA (RTCO), IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.
13. GUARDS SHALL BE OBTAINED BY CONTACTING THE METROPOLITAN POLICE DEPARTMENT SPECIAL EVENTS UNIT (PHONE # 828-3442) WHO WILL PROVIDE OFFICERS PROPERLY TRAINED IN TRAFFIC CONTROL. FEES FOR THE USE OF THESE OFFICERS SHALL BE SET BY METRO AND WILL BE PAID BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL ARRANGEMENTS WITH METRO.
14. ANY WORK WITHIN 300' OF A SIGNALIZED INTERSECTION WILL BE NIGHT WORK, UNLESS DIRECTED BY THE CITY OF LAS VEGAS TRAFFIC ENGINEER.
15. THE CONTRACTOR SHALL CONTACT THE TRAFFIC ENGINEERING DIVISION (TRANSPORTATION SECTION) THROUGH THE PROJECT'S OFFSITE INSPECTOR PRIOR TO INITIATING PAVING TO RECEIVE DIRECTION FOR ANY PERMANENT OR TEMPORARY MODIFICATIONS TO THE PROPOSED FINAL PAVEMENT TRANSITIONS, MARKINGS AND SIGNING THAT ARE REQUIRED TO MATCH ADJACENT ROADWAY SEGMENTS. THE CONTRACTOR SHALL PROVIDE A DRAWING FOR APPROVAL BY THE TRAFFIC ENGINEERING DIVISION DEPICTING ANY ADJUSTMENTS TO THE FINAL PAVEMENT TRANSITIONS AND SIGNING, WHICH INCLUDE OMITTING, ADDING OR MODIFYING PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS SUCH THAT ADEQUATE TRANSITIONS AND LANE TERMINATIONS BETWEEN ADJACENT ROADWAY SEGMENTS ARE CONSTRUCTED.

CLARK COUNTY WATER RECLAMATION DISTRICT GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS, LATEST EDITION AND THE UNIFORM STANDARDS FOR PUBLIC WORKS OFFSITE IMPROVEMENTS, CLARK COUNTY AREA, LATEST EDITION.
2. ANY CONFLICTS BETWEEN THESE DOCUMENTS AND THE STANDARDS REFERENCED IN NOTE 1 MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO PERFORMING ANY WORK.
3. ALL REVISIONS OF THE APPROVED PLANS MUST BE SUBMITTED TO THE CLARK COUNTY WATER RECLAMATION DISTRICT (DISTRICT) FOR REVIEW AND BE APPROVED PRIOR TO PROCEEDING WITH THE WORK. ALL WORK CONSTRUCTED WITHOUT THE APPROVAL OF THE DISTRICT MUST BE REMOVED AT THE CONTRACTORS EXPENSE.
4. ALL SANITARY SEWERS SHALL BE PVC SDR-35 SOLID WALL UNLESS OTHERWISE NOTED.
5. ALL SANITARY SEWER MAINS 8-INCHES AND LARGER AND ALL STUBS 8-INCHES AND LARGER ENTIRELY WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC UNLESS OTHERWISE NOTED. ALL ON-SITE SEWER INFRASTRUCTURE SHALL BE PRIVATE UNLESS OTHERWISE NOTED.
6. ALL SANITARY SEWER MAINS SHALL BE THE SAME MATERIAL, SIZE, & SLOPE BETWEEN MANHOLES.
7. ALL SEWER MAINS SHALL BE IN THEIR OWN TRENCHES. THERE WILL BE NO SHARED TRENCHES ALLOWED.
8. THE MINIMUM SLOPES FOR ALL PIPES SHALL BE IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS.
9. ALL SANITARY SEWER MANHOLES MUST BE LOCATED SUCH THAT THEY ARE ACCESSIBLE IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS.
10. A DEBRIS TRAP MUST BE INSTALLED IN THE EXISTING SYSTEM AT THE POINT OF CONNECTION IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS.
11. ALL EXISTING MANHOLE CORROSION PROTECTION SYSTEMS MUST BE RESTORED TO THEIR ORIGINAL CONDITION, IF MODIFIED.
12. LOCATOR RIBBON AND MARKER BALLS SHALL BE PLACED ABOVE ALL NEW SEWER MAINS AND LATERALS IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS.
13. ALL EXISTING GRADE MUST BE RAISED TO WITHIN 18-INCHES OF FINAL GRADE PRIOR TO ANY SEWER TRENCHING.
14. PRIVATE SANITARY SEWER NOT REVIEWED OR APPROVED BY CCWRD.

I CERTIFY THAT THE ONLY DEVIATIONS FROM THE DESIGN AND CONSTRUCTION STANDARDS THAT ARE APPROVED BY THE CCWRD ARE LISTED BELOW:

- NONE

KENDARD F. MIZE II, P.E. 10935

DATE: 3-12-17

PROPOSED WASTEWATER FLOW CONTRIBUTIONS:
PARCEL(S): XXX-XX-XXX-XXX
APPROVED P.O.C.: XXXXXXXX GPD
BUILDING A (USAGE)
GROSS SF x SF COEFFICIENT = X GPD
BUILDING B (USAGE)
GROSS SF x SF COEFFICIENT = Y GPD
BUILDING TOTAL
X GPD + Y GPD = Z GPD
REMAINING CAPACITY
P.O.C. - BUILDING TOTAL = A GPD
FUTURE DEVELOPEMENT
PARCEL(S): XXX-XX-XXX-XXX
SF OR ACREAGE METHOD
PARCEL(S): XXX-XX-XXX-XXX
SF OR ACREAGE METHOD

CLARK COUNTY WATER RECLAMATION DISTRICT _____ DATE _____

CCWRD PROJECT CONTROL NUMBER IS _____ XX.XXX

SIGNATURE ON THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR OR AN APPROVAL OF ANY VIOLATION OF CLARK COUNTY WATER RECLAMATION DISTRICT RULES, REGULATIONS, OR DESIGN AND CONSTRUCTION STANDARDS.

CITY OF LAS VEGAS SEWER NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS AND THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA, AS AMENDED. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATIONS.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM CONSTRUCTION AS PER PLANS, ANY ADDITIONS, DELETIONS, OR CHANGES SHALL FIRST MEET WITH THE APPROVAL OF THE CITY ENGINEER.
3. CHISEL "S" OR "G" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.
4. POLYVINYL (PVC) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35 SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE II AGGREGATE BASE.
5. ALL MANHOLES PAVED IN STREETS EIGHTY (80') FOOT R/W AND LARGER SHALL HAVE CONCRETE COLLARS. STREETS LESS THAN EIGHTY (80') FOOT R/W WILL REQUIRE RETROFIT IF PAVING DOES NOT CONFORM TO CITY STANDARDS AT THE MANHOLE.
6. TEE SADDLES SHALL BE USED TO CONNECT SEWER LATERALS TO EXISTING MAIN LINES UP TO TWELVE INCH (12") DIAMETER. CONNECTIONS TO FIFTEEN INCH (15") OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES. IN LINE "Y" S SHALL BE USED ON LINES TWELVE INCHES (12") OR ABOVE.
7. WATER MAINS SHALL BE PROTECTED IN ACCORDANCE WITH LVVWD STANDARDS WHENEVER A SEWER MAIN CROSSES OVER A WATER MAIN OR THE SEWER IS LESS THAN EIGHTEEN INCH (18") UNDER A WATER MAIN.
8. ALL CONTRACTORS INSTALLING SEWER MAINS THAT WILL BE UNDER THE JURISDICTION OF THE CITY OF LAS VEGAS MUST BE STATE OF NEVADA CLASS "A" CONTRACTORS.
9. THE CITY OF LAS VEGAS WILL NOT ACCEPT ANY SEWER MAINS WHICH HAVE A VERTICAL DEFLECTION OF MORE THAN ONE TENTH (0.1) OF A FOOT FROM THE APPROVED CONSTRUCTION PLANS AT ANY LOCATION. SEWER MAINS FOUND TO EXCEED THIS TOLERANCE WILL HAVE TO BE REPAIRED OR REMOVED OR REPLACED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO ACCEPTANCE BY THE CITY OF LAS VEGAS.
10. INSTALLATION OF CURVED SEWER REQUIRES THE USE OF C-900 PIPE WHICH ALLOWS FOR PIPE DEFLECTION AT THE JOINTS.

REVISED 04/15/10

A.P.N.:
162-01-201-006, 162-01-201-007
BASIS OF BEARINGS:
SEE SHEET 01.01
BENCHMARK:
SEE SHEET 01.01

MANHOLE DESCRIPTIONS	=====
① = SANITARY SEWER	=====
② = STORM DRAIN	=====
③ = ELECTRICAL	=====
④ = TELEPHONE	=====

FIRE HYDRANTS	=====
GATE VALVES	=====
REDUCERS	=====
CLEAN OUTS	=====
UTILITY BOX OR VAULT	=====

BACKWATER VALVES	=====
100% HPS STREETLIGHTS	=====
150% HPS STREETLIGHTS	=====
200% HPS STREETLIGHTS	=====
250% HPS STREETLIGHTS	=====

100% HPS STREETLIGHTS	=====
150% HPS STREETLIGHTS	=====
200% HPS STREETLIGHTS	=====
250% HPS STREETLIGHTS	=====

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100% HPS STREETLIGHTS	=====
150% HPS STREETLIGHTS	=====
200% HPS STREETLIGHTS	=====
250% HPS STREETLIGHTS	=====

General	Quality Assurance and Special Inspection	Foundation	Reinforcing Steel (for Concrete and Masonry)																														
1. The Contractor shall verify all dimensions prior to starting construction. The Architect shall be notified of any discrepancies or inconsistencies. 2. Structure noted in the drawings as existing shall be field verified by the Contractor and any discrepancies noted shall be reported to the Architect/Civil Engineer. 3. Do not scale the drawings. 4. Notes and details on the drawings shall take precedence over these general notes, typical details, and the project specifications. 5. Typical details and schedules indicated may not be specifically referenced on the drawings. The Contractor is responsible to determine where each typical detail or schedule applies. If locations are found where no typical detail, typical schedule, or specific detail applies, notify the Architect/Civil Engineer. 6. All work shall conform to the minimum standards of following codes: The 2018 edition of the International Building Code (IBC), including Southern Nevada amendments and other regulating agencies which have authority over any portion of the work, and those codes and standard listed in these notes and in the project specifications. 7. The contract Civil drawings and specifications represent the finished structure. They do not indicate the method of construction. Contractor to provide construction means, methods, techniques, sequences and procedures as required. Contractor to provide adequate excavation procedures, shoring, bracing and erection procedures complying with national, state and local safety ordinances. The Contractor shall provide all measures necessary to protect the structure during construction. Such measures shall include, but not be limited to: bracing and shoring for loads due to hydrostatic, earth, wind or seismic forces, construction equipment, etc. 8. Observation visits (site visits) by representatives of Architect/Civil Engineer do not include inspection of construction means and methods. Site visits during construction are not continuous and detailed inspection services which are to be performed by others. Observations are performed solely for the purpose of determining if the Contractor understands design intent shown in the contract drawings. Observations do not guarantee Contractor's performance and are not to be construed as supervision or verification of construction. 9. Notify the Civil Engineer when drawings by others show openings, pockets, etc., not shown on the structural drawings, but which are located in the structural members. 10. All specifications and codes noted shall be the latest approved editions and revisions by the governmental agency having jurisdiction over this project. 11. Contractor shall investigate the site during clearing and earth work operations for filled excavations or buried structures such as cesspools, cisterns, foundations, utilities, etc. If any such structures are found, the Civil Engineer shall be notified immediately. 12. Design Loads:<table><tr><td>Other Loads:</td><td></td></tr><tr><td>Surcharge</td><td>250 psf</td></tr></table> 13. IBC Lateral Loads<table><tr><td colspan="2">Wind Design Data:</td></tr><tr><td>Basic Wind Speed</td><td>Vult = 100 mph</td></tr><tr><td></td><td>Vasd = 78 mph</td></tr><tr><td>Risk Category</td><td>II</td></tr><tr><td>Exposure</td><td>C</td></tr><tr><td colspan="2">Earthquake Design Data:</td></tr><tr><td>Risk Category</td><td>II</td></tr><tr><td>Seismic Importance Factor</td><td>Ie = 1.00</td></tr><tr><td colspan="2">Mapped Spectral Response Acceleration Parameters</td></tr><tr><td>Ss 0.486g</td><td>S1 0.163g</td></tr><tr><td>Site Class</td><td>D</td></tr><tr><td colspan="2">Design Spectral Response Acceleration Parameters</td></tr><tr><td>Sds 0.457g</td><td>Sd1 0.233g</td></tr><tr><td>Seismic Design Category</td><td>D</td></tr></table> 14. ACI 318-14 Table 4.3.1 Sulfate Exposure (See General Notes - Concrete Item #3 for concrete water cement ratio limits): S2 (Severe)	Other Loads:		Surcharge	250 psf	Wind Design Data:		Basic Wind Speed	Vult = 100 mph		Vasd = 78 mph	Risk Category	II	Exposure	C	Earthquake Design Data:		Risk Category	II	Seismic Importance Factor	Ie = 1.00	Mapped Spectral Response Acceleration Parameters		Ss 0.486g	S1 0.163g	Site Class	D	Design Spectral Response Acceleration Parameters		Sds 0.457g	Sd1 0.233g	Seismic Design Category	D	Quality Assurance for General Construction Testing Laboratory: Retained by owner and satisfactory to Architect/Structural Engineer and governing code authority to perform required tests and inspections of this contract and applicable code. Material Certification: Submit laboratory test reports certifying materials are of identifiable tested stock to owner, testing laboratory, Architect/Structural Engineer and, upon request, to governing code authority. If laboratory test reports cannot be made available, testing laboratory will perform tests as directed by Architect/Structural Engineer. Contractor shall pay testing laboratory for costs related to tests and inspections of unidentifiable materials or materials furnished without laboratory test reports, materials found deficient after initial tests and inspections, or materials replacing deficient materials. The type and frequency of special inspection, structural testing and subsequent reporting conforming to the requirements of IBC section 1704 and 1705, shall be submitted by the inspection and testing agencies to the architect/structural engineer for approval. Special inspection in accordance with the requirements of IBC section 1704 and 1705 shall be required for the following elements of general construction. 1. Concrete. Testing laboratory will review concrete mix design data and will perform the following concrete tests at frequency indicated in ACI section 5.6: (a) Slump tests in compliance with ASTM C143. (b) Prepare four test cylinders for compressive strength testing in compliance with ASTM C39, ACI 318 and ACI section 5.6. Test one cylinder at 7 days, two cylinders at 28 days and retain remaining cylinder for tests until completion of project. Determine concrete compressive strength at 28 days based on average of two cylinders tested. (c) Entrained air content in compliance with ASTM C231 for air entrained concrete. 2. Bolts, embedded plates and post-installed mechanical anchors (expansion anchors) installed in concrete. 3. Reinforcing and mechanical reinforcing bar splices: (a) During placement 4. Welding: (a) Shop welding unless performed on premises of an approved fabricator as defined in IBC Section 1704.2. (b) Field welding including shear studs (when permitted) 5. Special cases: (a) Epoxy and grout set bolts and reinforcing bars 6. Ten percent of drilled-in, epoxy, or grout set anchors shall be proof tested to 2 times allowable tension. Notify Architect/Structural Engineer of any failures so additional testing of adjacent anchors can be directed. 7. Excavation and back-filling. 8. Structural Masonry.
Other Loads:																																	
Surcharge	250 psf																																
Wind Design Data:																																	
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Seismic Design Category	D																																

STRUCTURAL DETAIL SHEETS
STRUCTURAL NOTES

SHOWBOAT 2019

IMPROVEMENT PLANS

SHEET

TITLE

PROJECT No.: 181085

DATE: ---

SCALE: ---

DRAWN BY: BDA

DESIGNED BY: BDA

CHECKED BY: KM



SHEET No. C8.01
SHEET OF 61
HTE No. ---



DESCRIPTION:

BY:

DATE:

REV:

Concrete

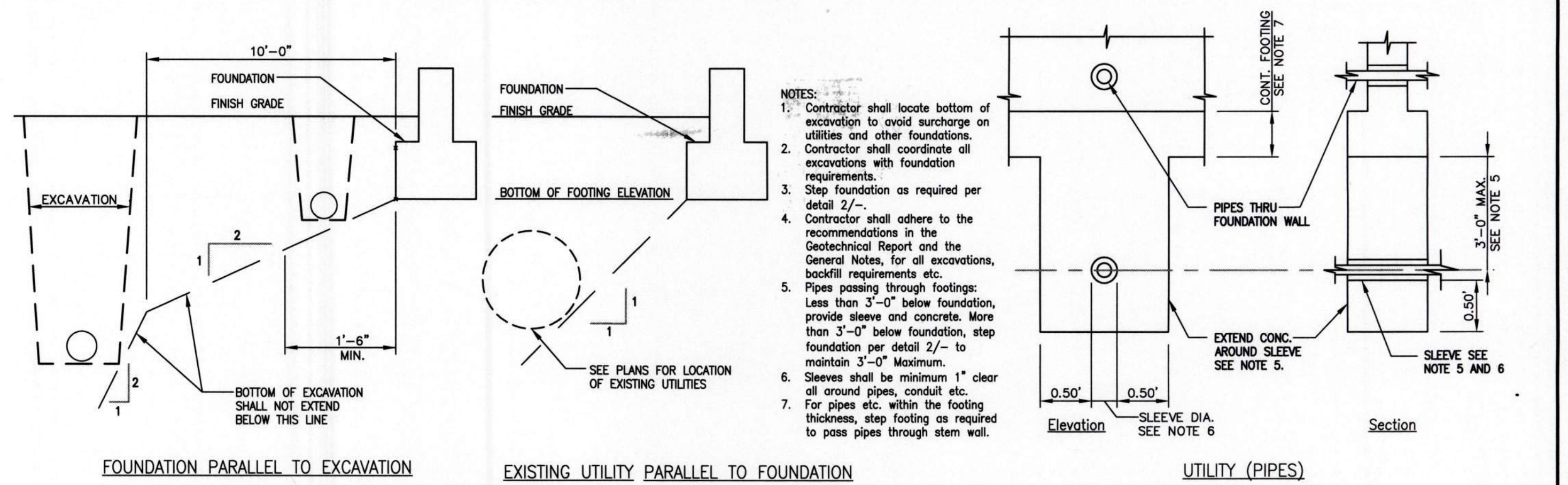
- All aspects of work pertaining to the concrete construction shall be in accordance with ACI 318-14, 'Building Code Requirements for Structural Concrete' and the latest edition of 'Specifications for Structural Concrete for Buildings', ACI 301, with modifications as noted on the project drawings and/or specifications.
- Concrete mix designs shall be submitted to the Structural Engineer for review. All mix designs shall be designed by a qualified testing laboratory and shall be wet stamped by a Civil Engineer licensed in the State of Nevada. Base design mix on field experience or trial mixtures as stipulated in IBC Section 1905.3
- Portland cement shall conform to ASTM C150 Type V where the concrete is in contact with soil and to a height 12" min. above the soil. Concrete that will be exposed to sulfate - containing solutions shall comply with IBC Section 1904.3. Severe (S2) and Very Severe (S3) sulfate exposures as identified in the project geotechnical report, the water cement ratio shall not exceed 0.45 and shall not exceed 0.50 for Moderate (S1) sulfate exposure. Type II cement shall be used at all other locations in the structure.
- Fly ash may be used in concrete mixes. The fly ash shall conform to ASTM C618 Class F. The loss of ignition shall be limited to 2%. The addition rate for fly ash shall be limited to 15% of the cement weight. The contractor shall submit all certificates showing the fly ash is in accordance with the above criteria.
- Do not use concrete or grout containing chlorides.
- All concrete exposed to freeze - thaw cycles shall contain 6% +/- 1% of entrained air.
- Hard rock concrete - aggregate shall conform to all requirements and tests of ASTM C33 and project specifications. Exceptions may be used only with approval of the Structural Engineer. Provide concrete mix design with proven shrinkage characteristics of less than 0.0005 inches/inch.
- Structural concrete 28-day strengths & types are as follows:

Location of Concrete	Strength, psi	Type
Retaining Walls	4,500	Hard Rock
Footings	4,500	Hard Rock
- The modulus of elasticity of concrete, shall be tested in accordance with ASTM C469 for framed concrete slabs and beams and shall be at least the value given by the equations in section 8.5.1 of ACI 318-14 for the specified concrete 28-day strength.
- Concrete mixing operations, etc., shall be in accordance with ASTM C94.
- Concrete placement shall be in accordance with ACI standard 304 and project specifications. Provide keys in construction joints unless detailed otherwise. Thoroughly clean, remove laitance and thoroughly wet and remove standing water in construction joints before placing new concrete. At vertical joints, slush with a coat of neat cement before placing new concrete.
- Roughen concrete surface to a full amplitude of 1/4 inch where masonry walls intersect concrete or where new concrete interfaces with existing concrete.
- Clear coverage of concrete over reinforcing bars shall be as follows:

Location of Concrete	Minimum Concrete Cover
Concrete cast against and permanently exposed to earth	3"
Concrete exposed to earth or weather: #6 through #18 bar #5 bar and smaller	2" 1 1/2"
Concrete not exposed to weather or in contact with ground, UNO: Slabs, walls, joists: #14 and #18 bar. #11 bar and smaller. Beams, columns: Primary reinforcing, ties stirrups, spirals.	1 1/2" 3/4" 1 1/2"

Concrete

- Prior to concrete placement, all reinforcing bars, anchor bolts and other concrete inserts shall be well secured in position.
- Unless otherwise indicated in the mechanical or electrical drawings or project specifications, mechanical pipes and electrical conduits which pass through slab on grade, concrete on steel deck, framed concrete floors and walls do not require sleeves. If sleeves are required, the sleeves shall be installed prior to placing concrete. Do not cut any reinforcing which may interfere with sleeve placement. Coring openings in concrete is not permitted. Notify the Structural Engineer in advance of conditions not shown on the structural drawings.
- Maintain concrete above 50 degrees Fahrenheit and in a moist condition for a minimum of 7 days after placement unless otherwise accepted by Architect/Structural Engineer.
- Any curing compounds used on concrete that is to receive a resilient tile finish shall be approved by the Finish Applicator before use.



1 FOUNDATION ADJACENT TO EXCAVATIONS AND UTILITIES

STRUCTURAL DETAIL SHEETS
STRUCTURAL NOTES AND DETAILSSHOWBOAT 2019
IMPROVEMENT PLANS

Lochsa
engineering

6345 South Jones Blvd
Suite 100
Las Vegas, NV 89118
Phone (702) 365-8317
Fax (702) 365-8317
www.lochsa.com

PROJECT No.: 181085

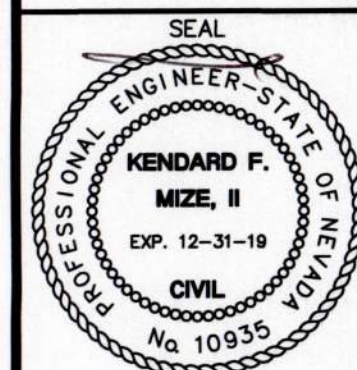
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SCALE: ---

DRAWN BY: BDA

DESIGNED BY: BDA

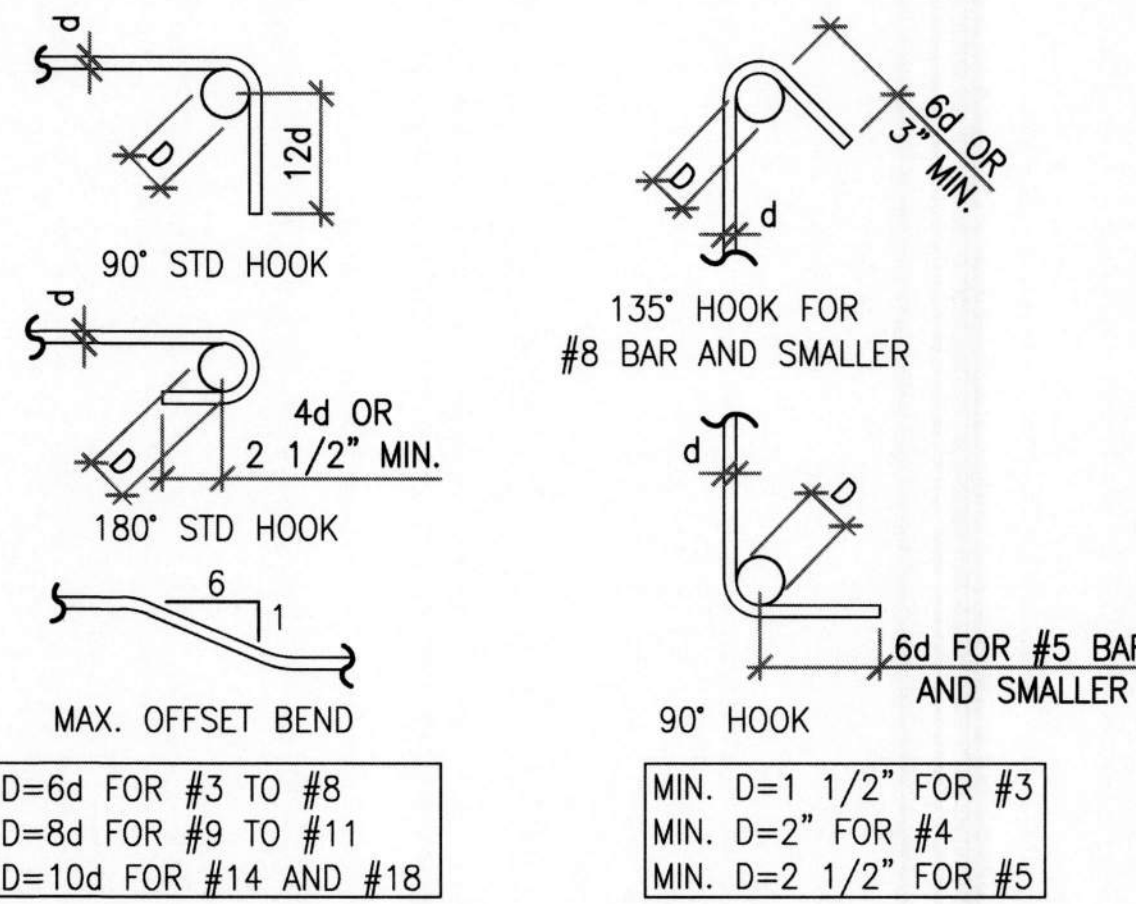
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SHEET No. C8.02
OF 61
DATE: ---

BAR SIZE	LAP CLASS	f'c = 4500 psi			
		TOP BARS		OTHER BARS	
		CASE 1	CASE 2	CASE 1	CASE 2
#3	A	18	27	14	21
	B	23	34	18	27
#4	A	24	35	18	27
	B	31	46	24	35
#5	A	29	44	23	34
	B	38	57	29	44
#6	A	35	53	27	41
	B	46	68	35	53
#7	A	51	77	40	59
	B	67	100	51	77
#8	A	59	88	45	68
	B	76	114	59	88
#9	A	66	99	51	76
	B	85	128	66	99
#10	A	73	109	56	84
	B	95	142	73	109
#11	A	80	120	62	93
	B	104	156	80	120

- NOTES:
- Table for use with normal weight hardrock concrete and grade 60 uncoated reinforcing bars. For lightweight aggregate use 1.3Q.
 - Class A - Half or less of the bars are spliced within a required lap length. Class B - More than half of the bars are spliced within a required lap length.
 - Top bars are horizontal bars with 12" or more of concrete cast in the member below the bar.
 - For bars enclosed in standard column spirals, use 0.75Q or 12" min.
 - Lap splices of individual bars with a bundle shall be 1.2Q for that bar in a 3-bar bundle and 1.33Q for a 4-bar bundle. Entire bundles shall not be lap spliced at the same location. Splices for individual bars within a bundle shall be staggered such that they do not overlap.
 - Q - Basic lap length, shown at left.
 - Case Selection
 - For foundation reinforcement use Case 1 uno.
 - For column reinforcement and dowels use case 1 uno.
 - For beam reinforcement use Case 1 uno.
 - For structural slab reinforcement use Case 2 uno.
 - For slab on grade reinforcement use Case 1 uno.
 - For wall reinforcement and dowels use Case 1 (Except as noted below) uno.
 - For walls with a single mat of steel centered in the wall, use Case 1 for wall reinforcement and dowels uno.
 - For chord steel reinforcement use Case 2 uno.



- NOTES:
- All bends shall be made cold.
 - #14 and #18 bars shall be bend tested and lab approved prior to bending.

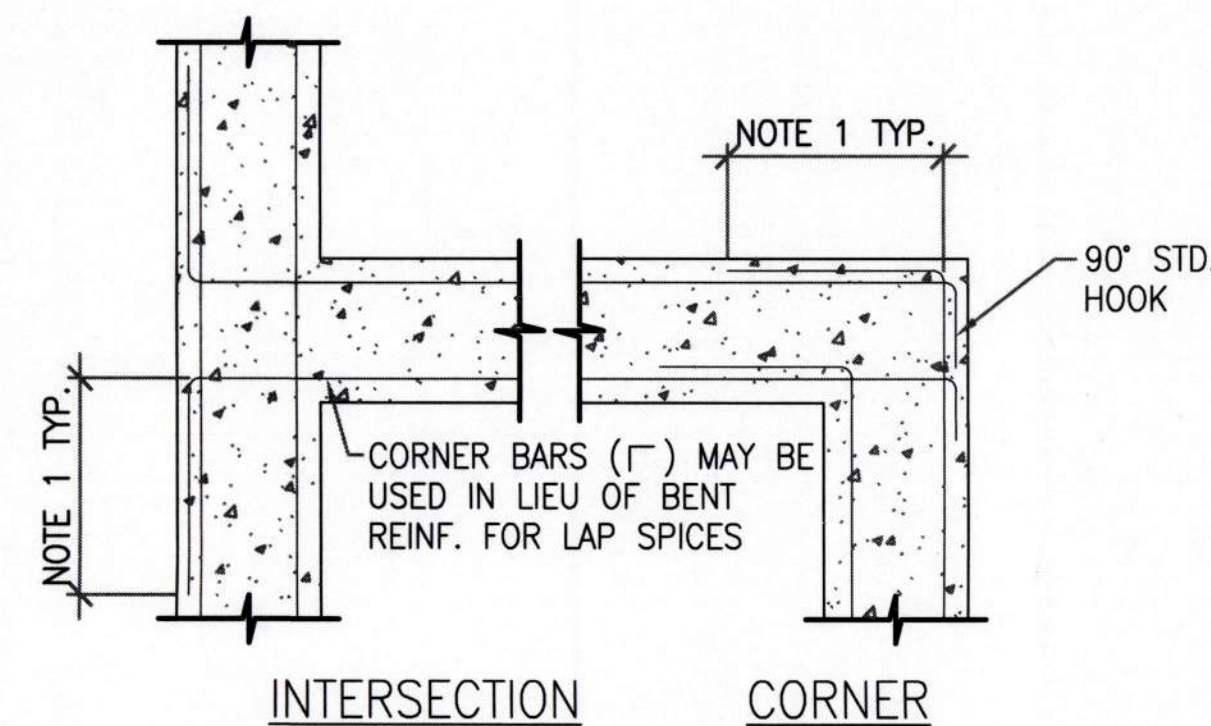
BAR SIZE	f'c = 4500 psi			
	TOP BARS		OTHER BARS	
	CASE 1	CASE 2	CASE 1	CASE 2
#3	18	27	14	21
#4	24	35	18	27
#5	29	44	23	34
#6	35	53	27	41
#7	51	77	40	59
#8	59	88	45	68
#9	66	99	51	76
#10	73	109	56	84
#11	80	120	62	93
#14	99	148	76	114
#18	132	197	101	152

EXTEND BAR AS FAR AS POSSIBLE AND BEND WITH 90° STANDARD HOOK WHERE Qd CANNOT BE ACHIEVED

- NOTES:
- Table for use with normal weight hardrock concrete and grade 60 uncoated reinforcing bars. For lightweight aggregate use 1.3Q.
 - Top bars are horizontal bars with 12" or more of concrete cast in the member below the bar.
 - For bars enclosed in standard column spirals, use 0.75Q or 12" min.
 - Development length of individual bars within a bundle shall be 1.2Qd for that bar in a 3-bar bundle and 1.33Qd for a 4-bar bundle.
 - Compression development length (only where indicated on drawings) For grade 60 bars use 22 bar diameters.
 - Case Selection
 - For foundation reinforcement use Case 1 uno.
 - For column reinforcement and dowels use case 1 uno.
 - For beam reinforcement use Case 1 uno.
 - For structural slab reinforcement use Case 2 uno.
 - For slab on grade reinforcement use Case 1 uno.
 - For wall reinforcement and dowels use Case 1 (Except as noted below) uno.
 - For walls with a single mat of steel centered in the wall, use Case 1 for wall reinforcement and dowels uno.
 - For chord steel reinforcement use Case 2 uno.

TENSION LAP SPLICE (CONCRETE ONLY) TENSION LAP SPLICE LENGTHS, Q (IN INCHES) FOR GRADE 60 UNCOATED BARS

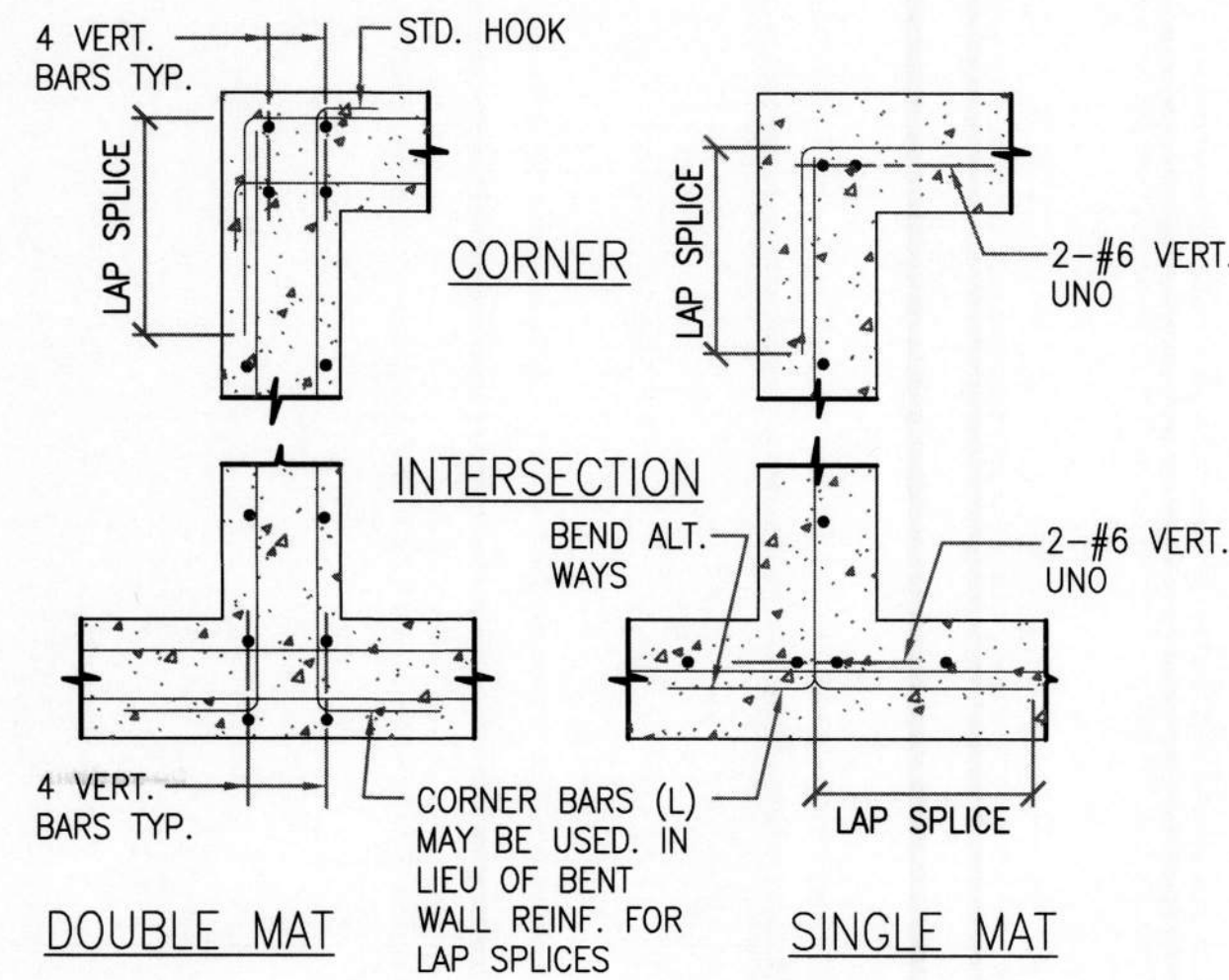
NO SCALE



- NOTES:
- Use tension lap splices per detail.
 - Where more than 2-longitudinal footing bars occur, all longitudinal bars shall dowel as shown.

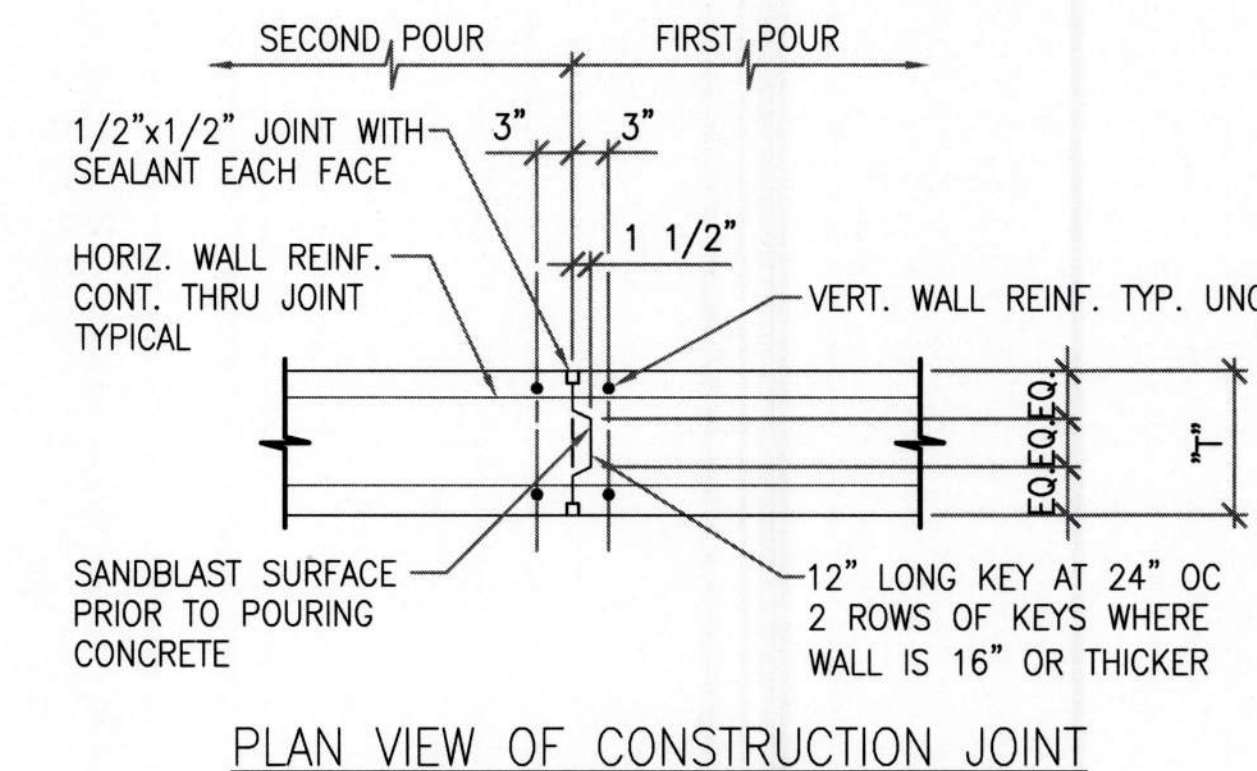
REINFORCING AT FOOTING INTERSECTIONS

NO SCALE



REINFORCING AT WALL INTERSECTIONS

NO SCALE



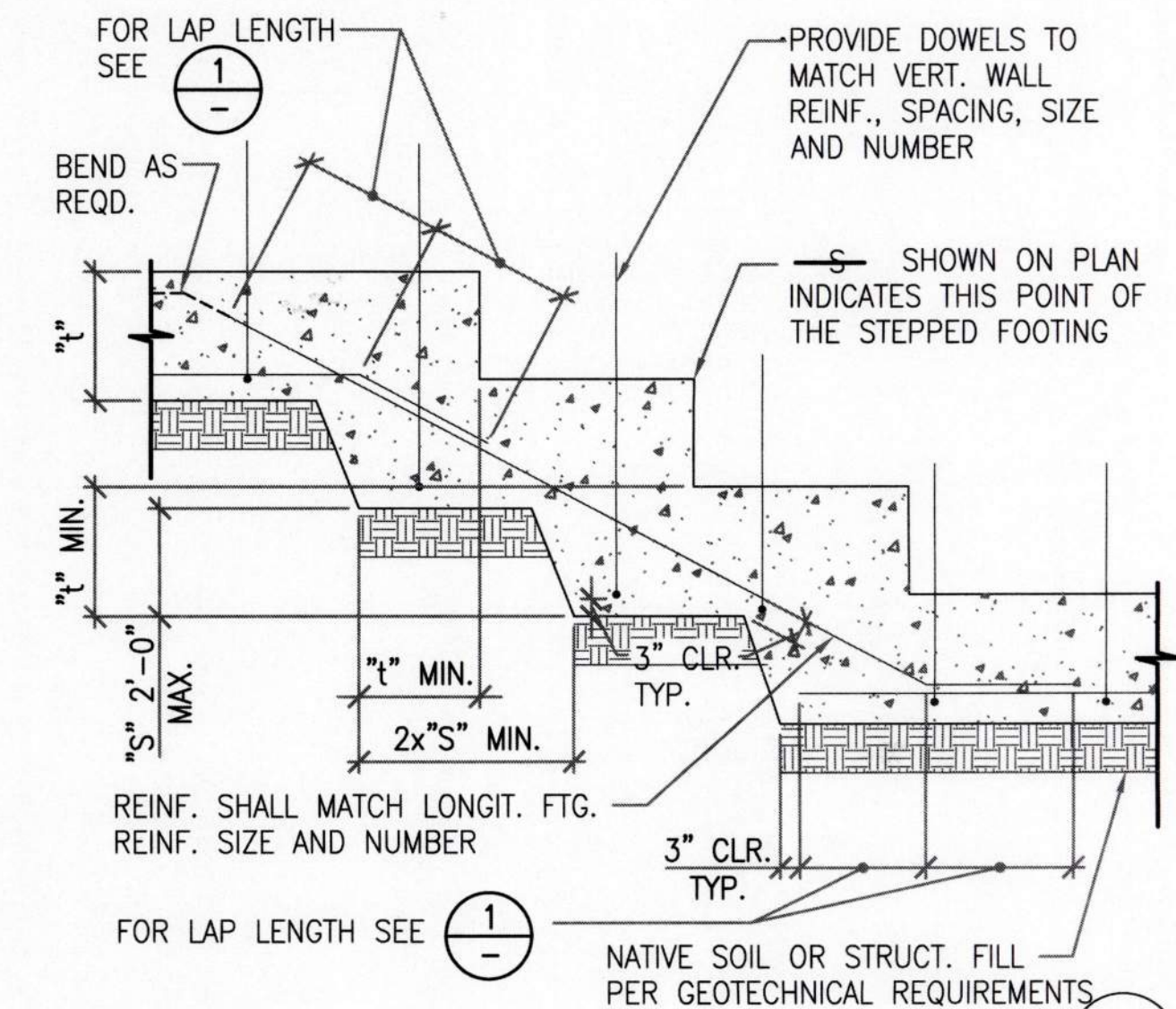
- NOTES:
- Provide construction joints at 30'-0" OC maximum.
 - Location of joints shall be approved by the architect prior to constructing forms or placing concrete.

VERTICAL WALL CONSTRUCTION JOINT

NO SCALE

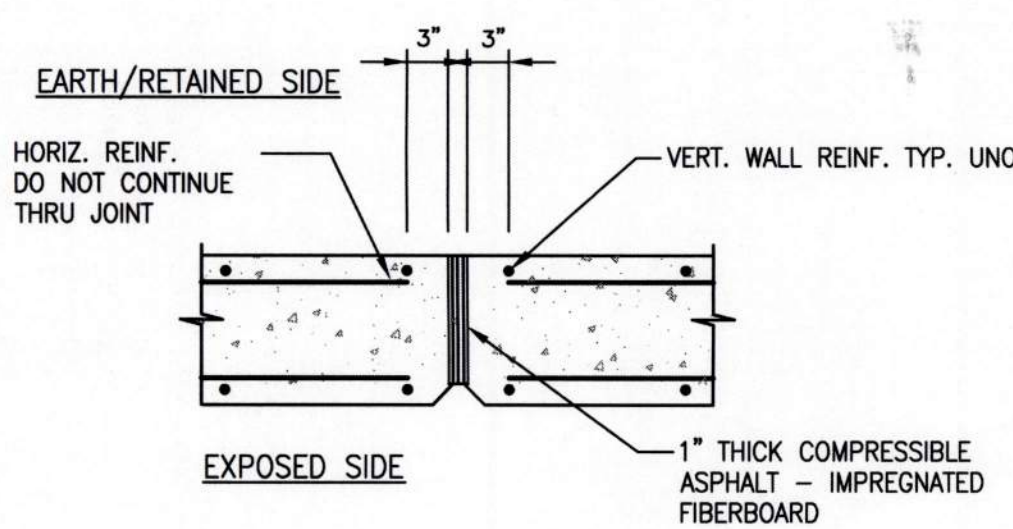
TENSION DEVELOPMENT LENGTH (CONCRETE ONLY)

NO SCALE



STEPPED FOOTING

NO SCALE

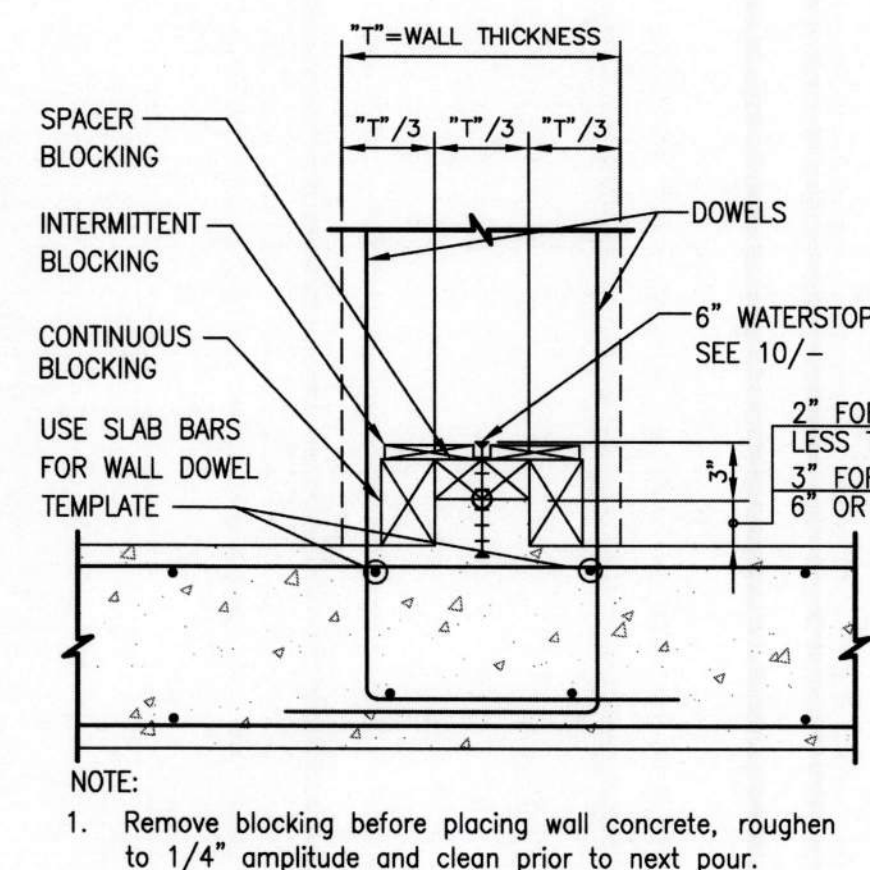


PLAN VIEW OF EXPANSION JOINT

- NOTES:
- Provide expansion joints at 90'-0" O.C. maximum.
 - Location of joints shall be approved by the architect prior to constructing forms or placing concrete.

VERTICAL WALL EXPANSION JOINT

NOT TO SCALE



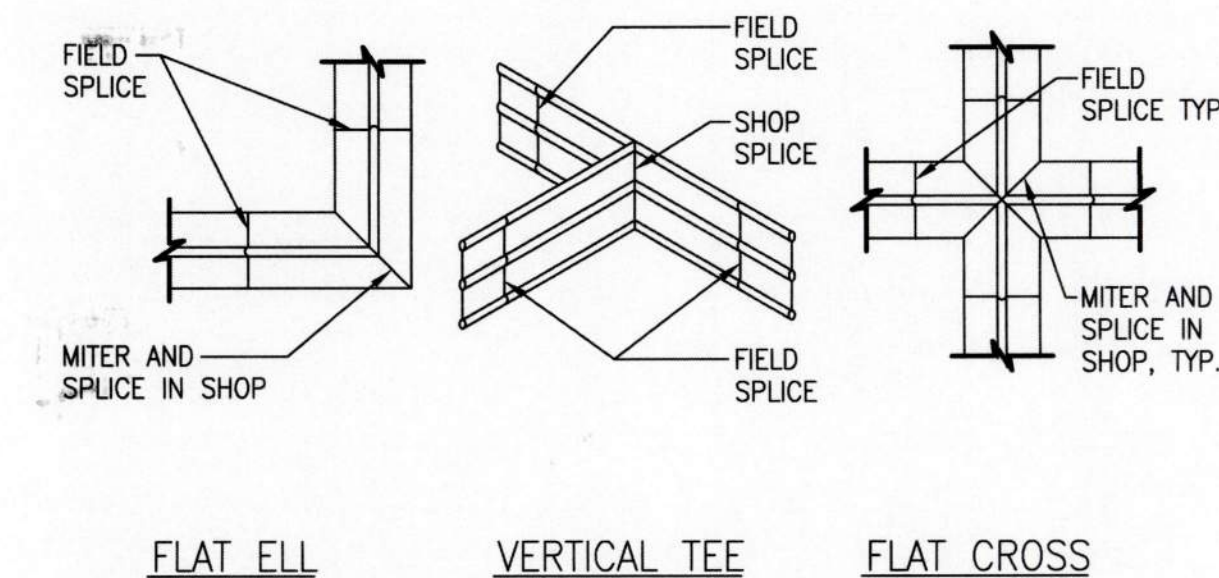
CONSTRUCTION JOINT WITH WATERSTOP IN WALL AT FOOTING

NOT TO SCALE

- Provide Flexible PVC or TPE ribbed center bulb waterstop with the following:
 - a. tear resistance 200 lbs./in.
 - b. ultimate elongation 350%
 - c. tensile strength 2000 psi
 - d. stiffness in flexure 600 psi
 - e. specific gravity 1.45 (max.)
- Waterstops shall be formed from virgin material and shall not contain any reclaimed materials or pigments.
- Physical Properties: (Minimum)
 - a. tear resistance 200 lbs./in.
 - b. ultimate elongation 350%
 - c. tensile strength 2000 psi
 - d. stiffness in flexure 600 psi
 - e. specific gravity 1.45 (max.)
- Provide factory made fabrications for all changes of direction, intersections and transitions. Straight butt joint splices only are allowed in field.
- Install per Manufacturer's specifications.
- See detail 11/- for waterstop splice details at intersections.

WATERSTOP

NOT TO SCALE



- NOTES:
- Make field splices in strict accordance with manufacturer's recommendation.

WATERSTOP SPLICE DETAILS AT INTERSECTIONS

NOT TO SCALE

STRUCTURAL DETAIL SHEETS STRUCTURAL DETAILS

SHOWBOAT 2019 IMPROVEMENT PLANS

SHEET TITLE

PROJECT No.: 181085

DATE: ---

SCALE: ---

DRAWN BY: BDA

DESIGNED BY: BDA

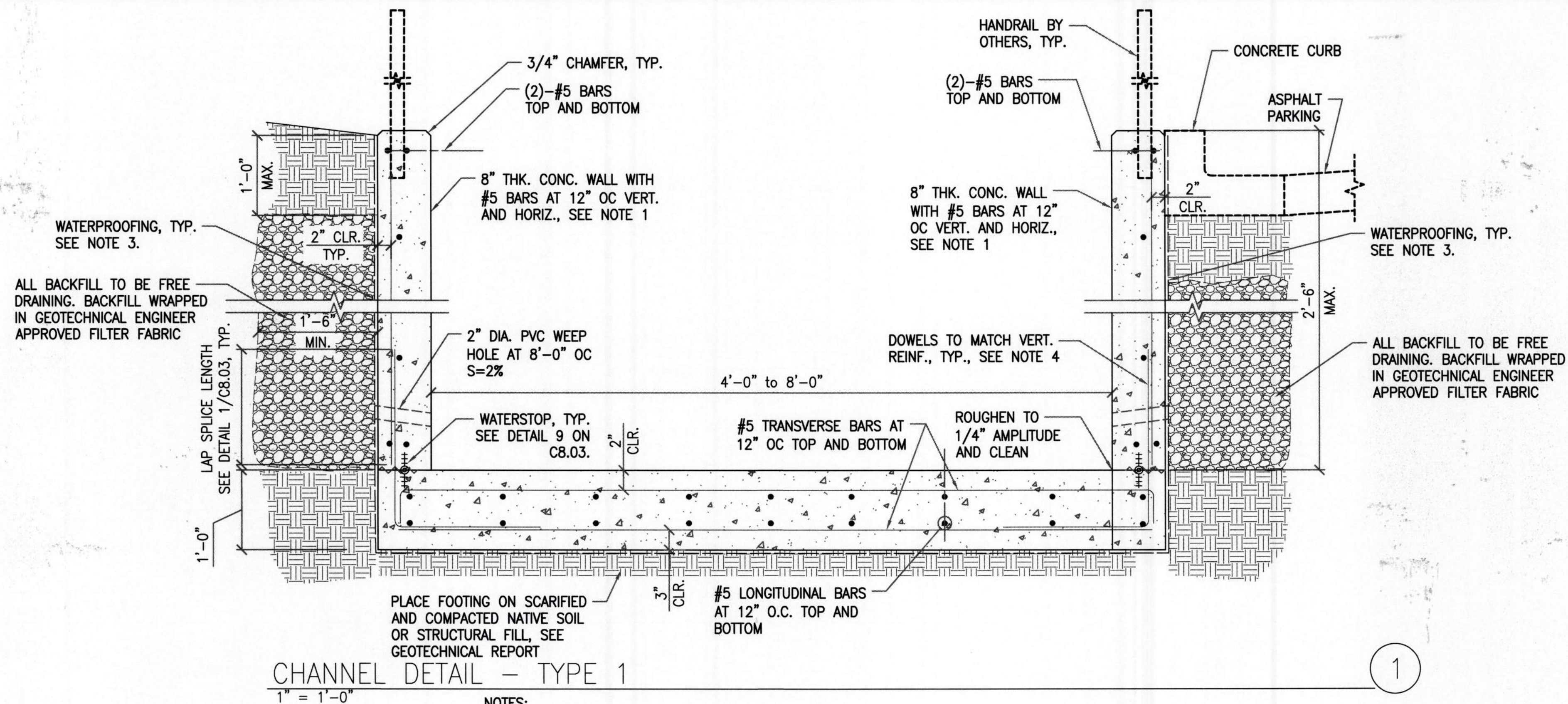
CHECKED BY: KM



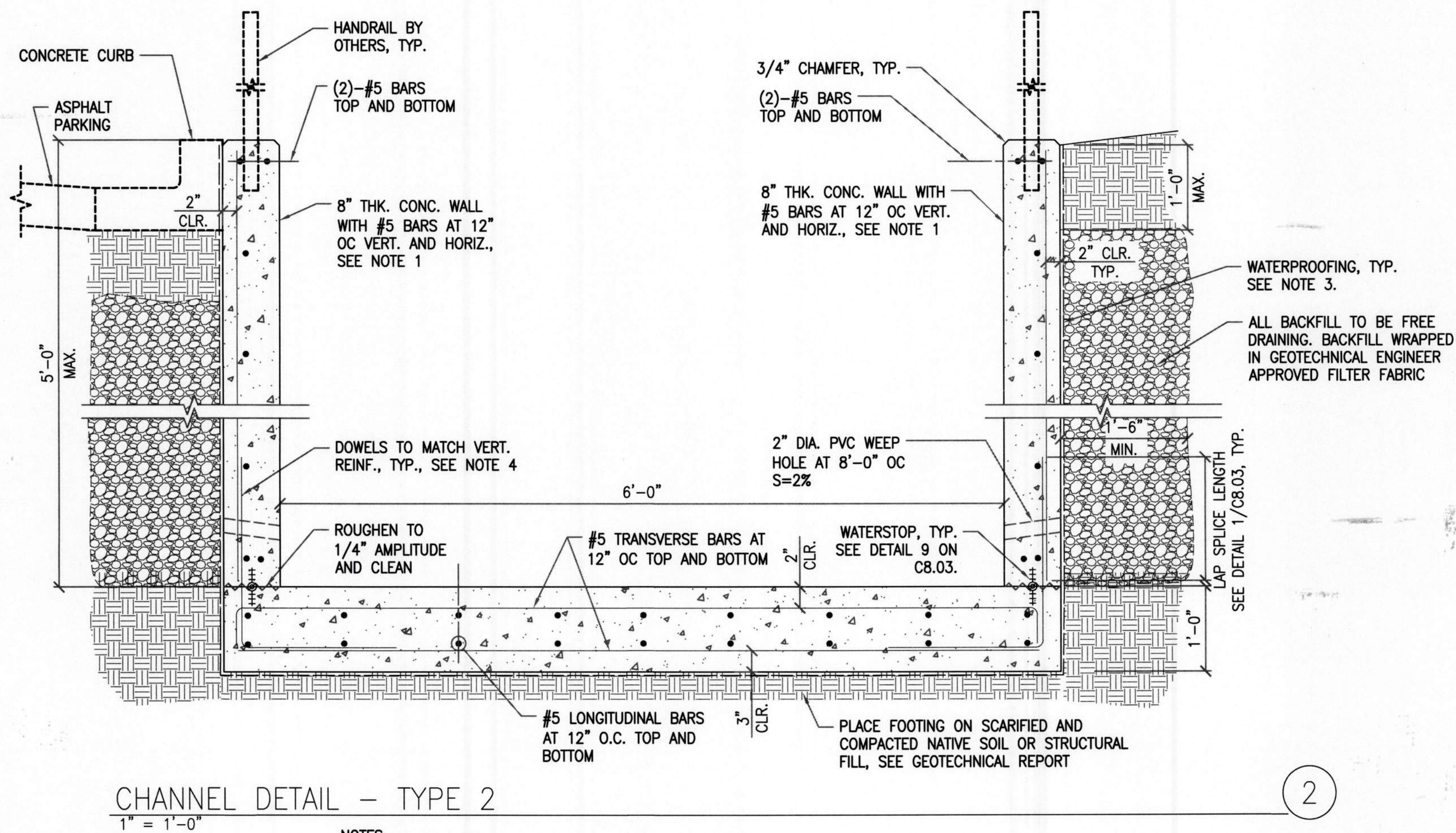
SHEET No. C8.03

SHEET 61

HTE No. ---



- NOTES:
- See details 6/C8.03 and 8/C8.03 for wall control joint and expansion joint.
 - Structural fill, see geotechnical report for requirements.
 - Apply ECOBASE II or approved equivalent for base protection and protect with Delta MS drain fabric or approved equivalent. Extend weep holes through Delta MS drain fabric into free draining backfill. Seal all crack control/expansion joints with a backer rod and flexible joint sealant on front and back of wall.
 - Provide dowels to match size and spacing of vertical wall reinf. for lap length in conc. see 1/C8.03.



- NOTES:
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