

DS #: 5194

APN: 140-30,803-013

PROJECT: Pipe Trades Training Facility

SUBMITTAL: 2nd

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		November 20, 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:	
	Pipe Trades Training Facility	
Cross Streets:	NEQ of Bonanza Drive & Leigon Way	
File Number:	F:\Depot\DSMemos\DS5194B.doc	COPIES TO: McCay Engineering
Parcel Number:	140-30-803-013	Plumbers and Pipefitters Local Union 525
Zoning Action:	SDR-77184	Bart Anderson, P.E., DevCo
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	9/23/2019	9/27/2019	Not Approved	\$400.00	3577243: \$400
2 nd Submittal	11/18/2019	11/20/2019	See Comments Below	\$400.00	3648654: \$400
TOTAL FEES (LDDRS):				\$800.00	----

REMARKS:

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

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

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

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

END OF REMARKS

ays

T/R/S: T20S/R62E/30
AREA N-30

McCAY ENGINEERING

11700 W. CHARLESTON BLVD., SUITE 170-298
LAS VEGAS, NV 89135
702-860-3897

ADDENDUM #1 TO THE TECHNICAL DRAINAGE STUDY FOR PIPE TRADES TRAINING FACILITY 750 LEIGON WAY

**LAS VEGAS
NOVEMBER 17, 2019**



McCAY ENGINEERING

PREPARED FOR:

**PLUMBERS AND PIPEFITTERS
LOCAL UNION 525
APPRENTICE AND JOURNEYMAN TRAINING
TRUST FOR SOUTHERN NEVADA
760 N. LAMB BLVD.
LAS VEGAS, NV 89110
(702) 224-3032**

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Pipe Trades Training Facility 750 Leigon Way Date: 11/17/19

Location of Development: a) Descriptive (Cross Streets) North/South: Leigon Way

East/West: Harris Ave

b) Section: 30 Township: T20S Range: R62E

c) APN : 140-30-803-013

Name of Owner: Plumbers and Pipefitters Local Union 525 Apprentice and Journeyman Training Trust for Southern Nevada

Telephone No.: 702-224-3032 Fax No.: NA E-Mail Address: NA

Address: 760 N. Lamb Blvd., Las Vegas, NV 89110

Contact Person-Name: Jeremy McCay, P.E. Telephone No.: 702-860-3897

* E-Mail Address: jmccay@centurylink.net Fax No.: NA

Firm: McCay Engineering

Address: 11700 W. Charleston Blvd., Suite 170-298, Las Vegas, NV 89135

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: 4.41 +/- Acres Being Developed/Disturbed: 1.34 +/- Acres

2. Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area? ☐ Yes** ☒ No

3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? ☐ Yes** ☒ No

4. Proposed type of development (Residential, Commercial, Etc.): Commercial

5. Approximate upstream land area which drains to the subject site: None

6. Has the site drainage been evaluated in the past? ☒ YES ☐ NO If yes, please identify documentation: City of Las Vegas: DS3210

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: The site is discharged to Leigon Way.

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



Engineer's Seal

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

*New Required Field

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

Local Entity File No.	Revision	Date

REFERENCE:

STANDARD FORM 1



McCay ENGINEERING

11700 W. CHARLESTON BLVD.
SUITE #170-298
LAS VEGAS, NV 89135
JMCCAY@CENTURYLINK.NET
(702) 860-3897

Date: November 15, 2019

Albert Sung, P.E.
City of Las Vegas
Public Works Department – Flood Control
333 N. Rancho Dr. 7th Floor
Las Vegas, Nevada 89006

RE: TECHNICAL DRAINAGE STUDY FOR Terrible Herbst NEC Boulder & Lake Mead
Job No. 19325

Dear Mr. Sung:

This letter is provided to certify that all items on the CD match 100% of the hard copy version provided.

If you have any questions or comments regarding this project, please do not hesitate to contact this office at (702) 860-3897.

Sincerely,
McCay Engineering

Jeremy S. McCay, P.E.
Principal

November 17, 2019

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

**RE: ADDENDUM #1 TO THE TECHNICAL DRAINAGE STUDY FOR PIPE TRADES TRAINING FACILITY
 750 LEIGON WAY
 CLV# DS5194
 Job No. 19333**

Mr. Sung:

McCay Engineering has received the City of Las Vegas review comments for the above referenced study, dated September 27, 2019. The comments in the subject memorandum have been reproduced with accompanying responses as follows:

Comment 1: In an effort to increase administrative efficiency, for all original and re-submittal packages including updates and the addenda, the City of Las Vegas Public Works Department requires both a hardcopy and a digital copy (PDF) on CD for the drainage study.

A CD was missing in the last submittal. Supplement a CD for the last package in the next submittal.

Response 1: A CD copy of the drainage study has been included in this submittal package.

Comment 2: A letter sealed and signed by a Nevada registered civil engineer must be included in every submittal certifying documents on the electronic CD matches 100% of the hardcopy submittal. The new submittal requirement is effective on May 1, 2019. If there are any questions regarding these new requirements, please contact Albert Sung in the City Flood Control Section at (702) 229-6541.

Response 2: A certification letter has been included.

Comment 3: Provide a copy of the zoning/planning conditions associated with this site (SDR-77184) 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 revised and resubmitted.

Response 3: A copy of conditions for SDR-77184 has been included in the appendix. All conditions will be met.

Comment 4: Figure 7 (Future Onsite Basin Map): The Study discussed about a Basin ON3 but which is to be found nowhere on the map Figure 7. Identify Basin ON3 in the next submittal.

Response 4: Basin ON3 was part of the reference material. Figure 7 has been revised to show the portion of basin ON3 that is conveyed through this project. Figure 8 has also been included showing the portion of ON3.

Comment 5: Section D/C3.01: It appears that an offsite swale is proposed behind the south property wall. Obtain a notarized letter of permission for grading from the adjacent property owner to the south prior to the final approval of the drainage study.

Response 5: The grading plan and detail have been revised to show all proposed improvements within the limits of this project.

Comment 6: Identify the proposed swale in the adjacent property with flow line elevations at regular intervals on the grading plan.

Response 6: Flowline grades have been provided for the proposed swale.

I trust this satisfies your concerns regarding this project. If there are any questions, or additional information necessary, please contact this office.

Sincerely,

McCay Engineering

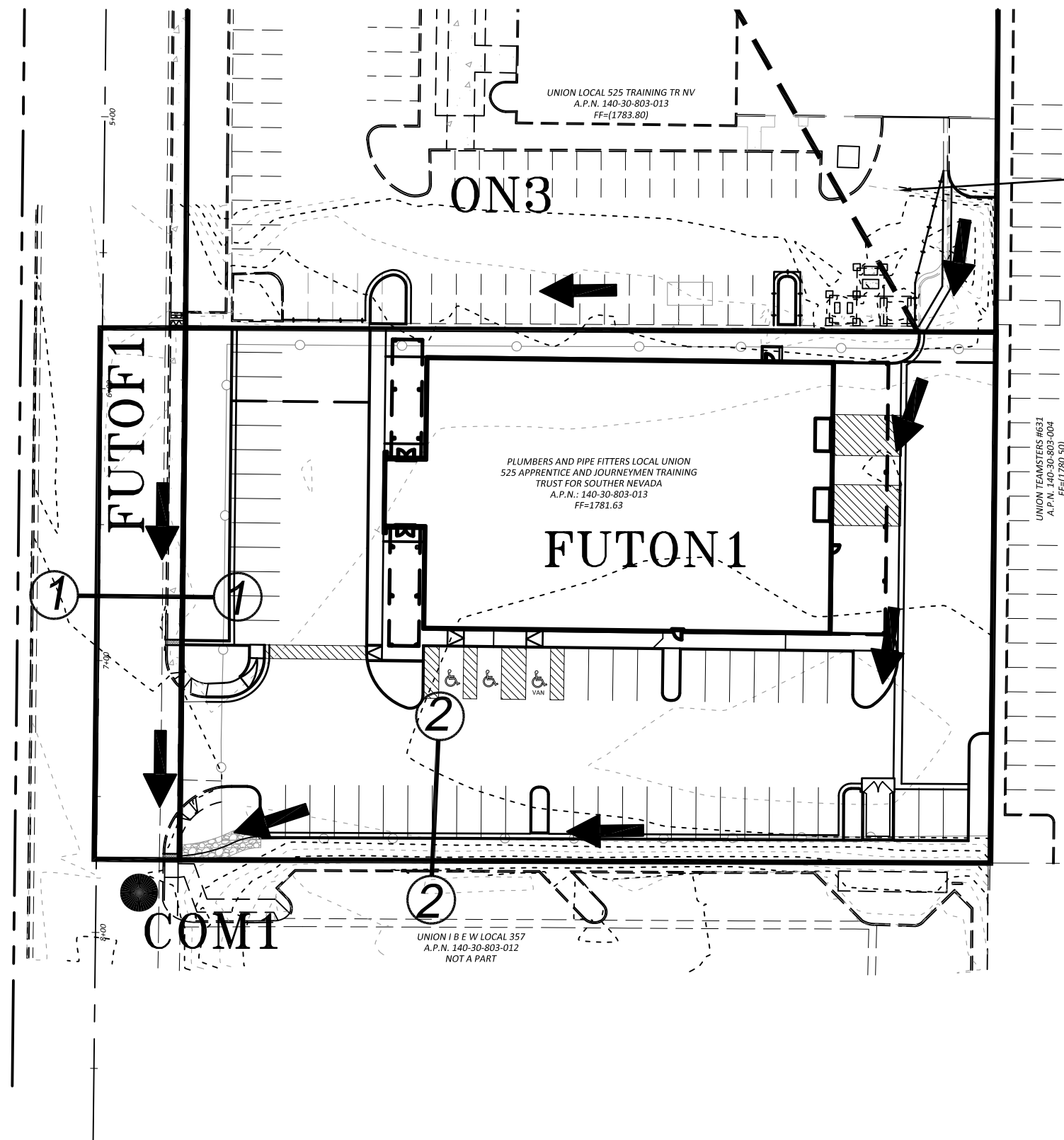


Jeremy S. McCay, P.E.
Principal



APPENDIX A

REVISED FIGURES



PORTION OF ON3
CONVEYED TO PROJECT

N

GRAPHIC SCALE

500 0 25 50

(IN FEET)

1 INCH = 50 FT.

LEGEND

DEV1

BASIN NAME

•

CONCENTRATION POINT

➔

FLOW DIRECTION

—

BASIN BOUNDARY

⑦

HYDRAULIC SECTION

10-YEAR / 100-YEAR, 6-HOUR STORM EVENT
FUTURE RUNOFF AMOUNTS

BASIN NAME/ CONCENTRATION POINT	AREA (acres)	10-YEAR FLOW (cfs)	100-YEAR FLOW (cfs)
FUTON1	1.34	2	4
FUTOF1*	014	3	7
COM1*	--	5	12

*Includes offsite flows from approved TDS (Q10=3cfs, Q100=7cfs)

OFFSITE STREET FLOW CALCULATIONS

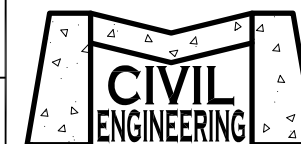
STREET	Q ₁₀ /Q ₁₀₀ (cfs)	D ₁₀ /D ₁₀₀ (ft)	V ₁₀ /V ₁₀₀ (ft\ s)	V x D
Leigon Way (Section 1) COM1	5/12	0.50/0.64	1.51/1.77	0.76/1.13

ONSITE STREET FLOW CALCULATIONS

STREET	Q ₁₀ /Q ₁₀₀ (cfs)	D ₁₀ /D ₁₀₀ (ft)	V ₁₀ /V ₁₀₀ (ft\ s)	V x D
Section 2 FUTON1 + 25% ON3	2/5	0.37/0.49	1.55/1.91	0.57/0.94

PIPE TRADES TRAINING FACILITY @ 750 LEIGON WAY

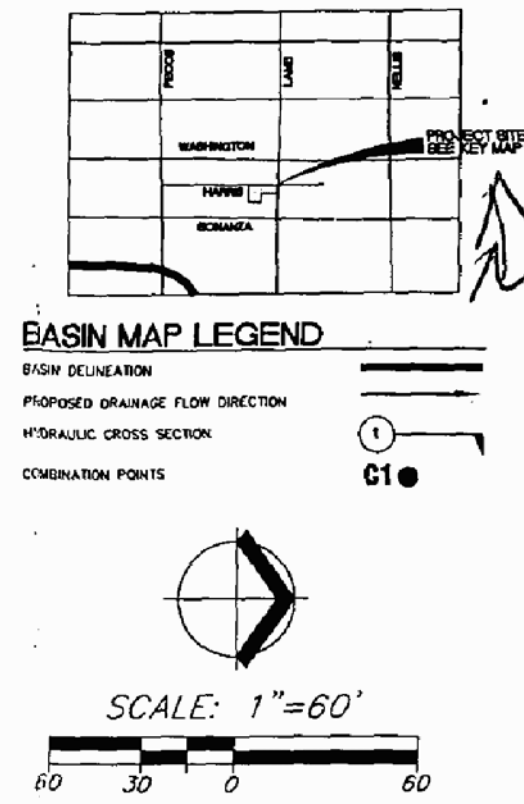
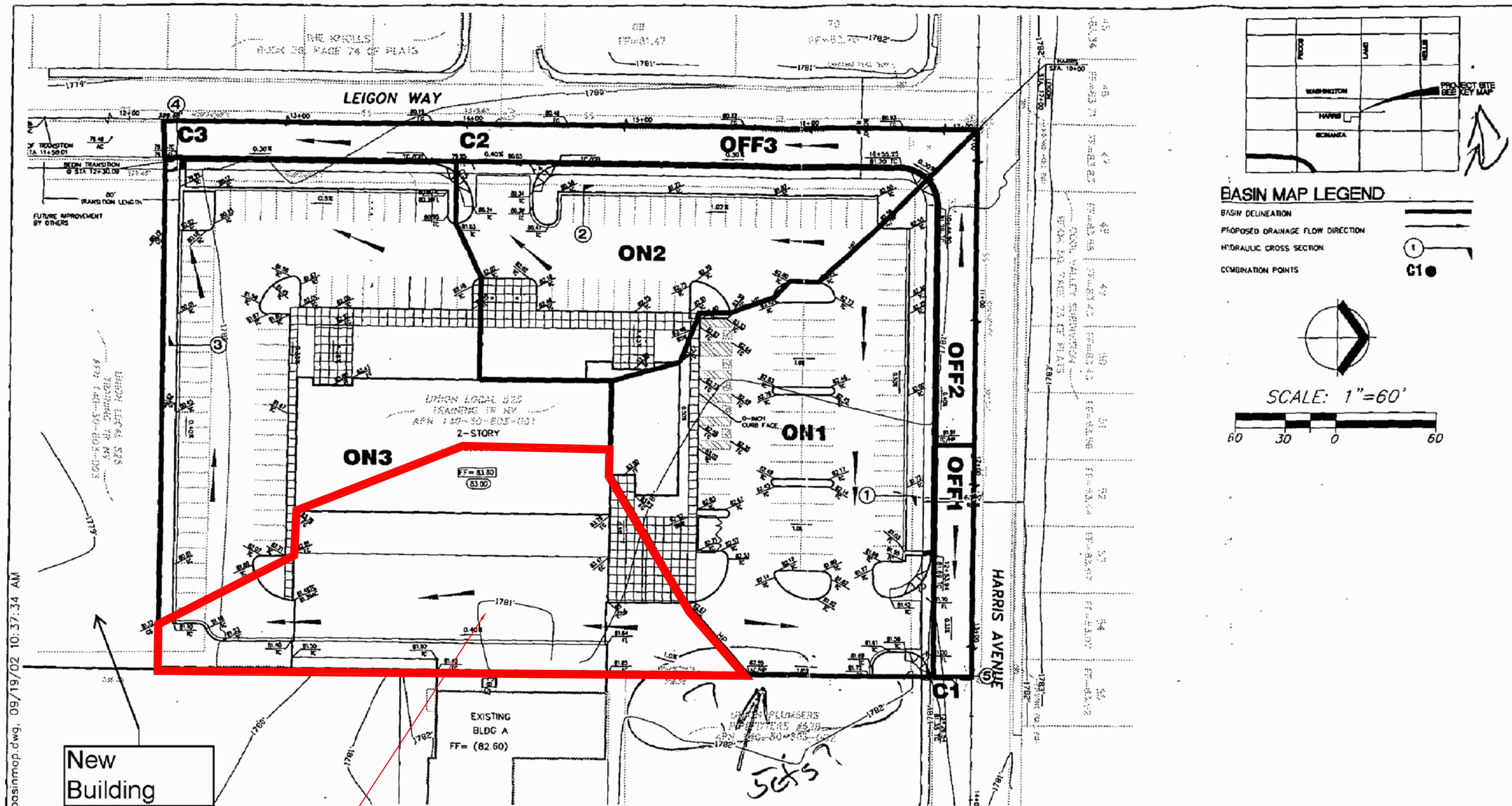
FIGURE 7 FUTURE ONSITE BASIN MAP



McCay Engineering

11700 W. Charleston Blvd.
Suite #170-298
Las Vegas, Nevada 89135
p 702-860-3897

J:\DATA\TRP2848\RAIN\dwg\basinmap.dwg, 09/19/02 10:37:34 AM



New Building

TRIBUTARY AREA

DEVELOPED ONSITE HEC-1 ANALYSIS

BASIN ID/ CONCENTRATION POINT	AREA (acres)	Q10 (cfs)	Q100 (cfs)
ON1	1.02	1	3
OFF1	0.07	0	0
C1	--	1	3
OFF2	0.09	0	0
ON2	0.57	1	2
OFF3	0.24	1	1
C2	--	1	3
ON3	1.58	2	5
C3	--	3	7

STREET FLOW CALCULATIONS

HYDRAULIC SECTION	Q ₁₀ / Q ₁₀₀ (CFS)	D ₁₀ / D ₁₀₀ (FT)	V ₁₀ / V ₁₀₀ (FPS)	D X V PRODUCT
SECTION 1	1/3	0.27/0.34	1.15/1.64	0.31/0.56
SECTION 2	1/2	0.25/0.29	1.53/1.76	0.38/0.52
SECTION 3	2/5	0.31/0.37	1.45/1.91	0.45/0.71
SECTION 4	3/7	0.41/0.53	1.63/1.84	0.67/0.97
SECTION 5	1/3	0.30/0.39	1.29/1.84	0.39/0.72

FIGURE 8

DATE: 1/16/02
DESIGNED: R. SCHADDER
ENGINEER: G. BARQUILL
SCALE: 1"=60'
PROJECT NO: TRP2848

JOINT APPRENTICESHIP TRAINING CENTER
TERRAGONA ESTATES
CITY OF LAS VEGAS
A PORTION OF THE SE 1/4 OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST
MDM, CLARK COUNTY, NEVADA

PROFESSIONAL ENGINEER - STATE OF NEVADA
MICHAEL P. BAILEY
No. 10254

SHEET TITLE: DEVELOPED BASIN
SHEET NUMBER:
FIGURE 6
CLV DRAWING NO.



**McCay
ENGINEERING**

APPENDIX B

CONDITIONS OF APPROVAL
FOR SDR-77184



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

MICHELE FIORE
Mayor Pro Tem

STAVROS S. ANTHONY
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**

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



cityoflasvegas
lasvegasnevada.gov

September 25, 2019

Mr. Dale Stubblefield
Union Local 525 Training TR NV
750 Legion Way
Las Vegas, Nevada 89110

**RE: SDR-77184 [PRJ-77152] - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF SEPTEMBER 24, 2019**

Dear Applicant:

The Planning Commission at a regular meeting held on September 24, 2019 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 15,000 SQUARE-FOOT TRADE SCHOOL WITH A 3,000 SQUARE-FOOT MEZZANINE, A 2,000 SQUARE-FOOT ATTACHED SHADE CANOPY AND WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS on 4.41 acres at 750 Leigon Way (APN 140-30-803-013), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-77152].

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Variance (VAR-33025) and Site Development Plan Review (SDR-33023) shall be required, except as amended herein.
2. This approval shall be void two 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 site plan, landscape plan, and building elevations, date stamped 08/06/19, except as amended by conditions herein.
4. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot wide landscape buffer adjacent to the east property line where eight feet is required.

5. An Exception from Title 19.08 is hereby approved, to allow three parking lot landscape islands where six are required and eight parking lot trees where eleven are required.
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks adjacent to this site in accordance with code requirements of Title 13.56.040, if any, 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.
12. 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.

13. 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.

This action by the Planning Commission on **September 24, 2019** 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 **October 7, 2019**. 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,



Eric McCammond
Sr. Management Analyst
Case Planning Division

EM:nl

cc:

Gemie Kinsely
GK3 Architecture
2111 Edgewood Avenue
Las Vegas, Nevada 89102



**McCay
ENGINEERING**

APPENDIX C

COMMENT LETTER

CITY OF LAS VEGAS				DATE:	
INTER-OFFICE MEMORANDUM				September 27, 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:	
		Pipe Trades Training Facility		McCay Engineering	
Cross Streets:		NEQ of Bonanza Drive & Leigon Way		Plumbers and Pipefitters Local Union 525	
File Number:		F:\Depot\DSMemos\DS5194A.doc		Bart Anderson, P.E., DevCo	
Parcel Number:		140-30-803-013			
Zoning Action:		SDR-77184			
FEMA Flood Zone		YES	NO	X	
Proposed Storm Drain		YES	NO	X	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	9/23/2019	9/27/2019	See Comments Below	\$400.00	3577243: \$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:
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	is conditionally approved subject to Clark County Public Works Department concurrence.

- In an effort to increase administrative efficiency, for all original and re-submittal packages including updates and the addenda, the City of Las Vegas Public Works Department requires both a hardcopy and a digital copy (PDF) on CD for the drainage study.
A CD was missing in the last submittal. Supplement a CD for the last package in the next submittal.
- A letter sealed and signed by a Nevada registered civil engineer must be included in every submittal certifying documents on the electronic CD matches 100% of the hardcopy submittal. The new submittal requirement is effective on May 1, 2019. If there are any questions regarding these new requirements, please contact Albert Sung in the City Flood Control Section at (702) 229-6541.
- Provide a copy of the zoning/planning conditions associated with this site (**SDR-77184**) 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 revised and resubmitted.
- Figure 7 (Future Onsite Basin Map):** The *Study* discussed about a *Basin ON3* but which is to be found nowhere on the map Figure 7. Identify *Basin ON3* in the next submittal.

5. **Section D/C3.01:** It appears that an offsite swale is proposed behind the south property wall. Obtain a notarized letter of permission for grading from the adjacent property owner to the south prior to the final approval of the drainage study.
6. Identify the proposed swale in the adjacent property with flow line elevations at regular intervals on the grading plan.

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

END OF REMARKS

ays

T/R/S: T20S/R62E/30
AREA N-30



APPENDIX D

PROJECT PLANS

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 21002-2066
BEING A RIVER & PLATE TOP OF CURB AT THE SW CORNER OF
SANDHILL & HARRIS (M) OR 1387.48 (FT)
NAD83 ADJUSTMENT

BASIS OF BEARING

SOUTH 89°46'11" EAST BEING THE SOUTH LINE OF THE SOUTHEAST
QUARTER OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 18 EAST, M20M,
CLARK COUNTY, NEVADA.
PAGE 2 OF PLANS IN THE OFFICE OF THE COUNTY RECORDER, CLARK
COUNTY, NEVADA.

LEGAL DESCRIPTION

BEING THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST
QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE
RANGE 42 EAST, T20M, CLARK COUNTY, NEVADA.

ELEVATION NOTE

ADD 1700 FEET TO ABBREVIATIONS TO GET TRUE ELEVATIONS.

FLOODZONE NOTE

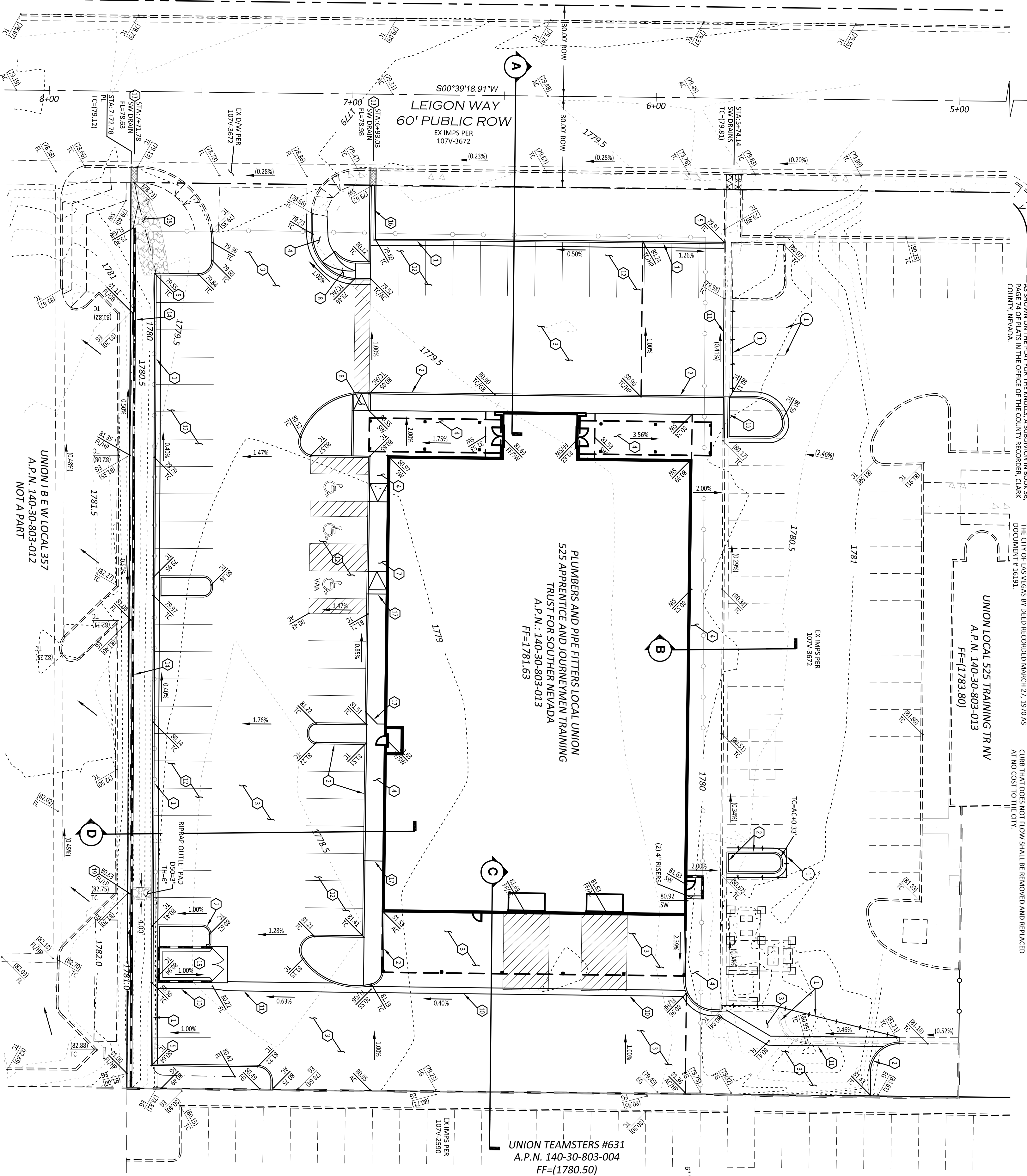
NOVEMBER 16, 2011, THE SITE IS LOCATED WITHIN A ZONE 2, AREAS
EXCEPTING THEREFROM THE WEST THIRTY FEET (30.00') THEREOF, AS
CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED JUNE 20,
1971 IN BOOK 5031123 AS DOCUMENT # 189965.

CURB FLOWLINE NOTE

CURB FLOWLINES LESS THAN 0.6% SHALL BE WATER TESTED. ANY
CURB THAT DOES NOT FLOW SHALL BE REMOVED AND REPLACED
AT NO COST TO THE CITY.

SIGHT VISIBILITY ZONE

NO WALLS, FENCES, SHRUBS, UTILITY APPURTENANCES OR ANY
OTHER OBJECT OTHER THAN TRAFFIC CONTROL DEVICES, FIRE
HYDRANTS, TREES, AND STREETLIGHT POLES, MAY BE
LOCATED WITHIN THE ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24
INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE
NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE
SIGHT VISIBILITY LINE THROUGHOUT LANDSCAPED MEDIANS.



DISCLAIMER NOTE

EXISTING CURB LOCATIONS SHOWN THEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE
RESPONSIBILITY OF THE ENGINEER TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING
CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN
NOT SHOWN IN THEIR PROPER LOCATION. ALL DISCREPANCIES MUST BE IMMEDIATELY
REPORTED TO THE ENGINEER.
CALL BEFORE YOU DIG: 1-800-227-2808.

Call before you dig

FAST

Call before you dig

STORMWATER MANAGEMENT NOTES:

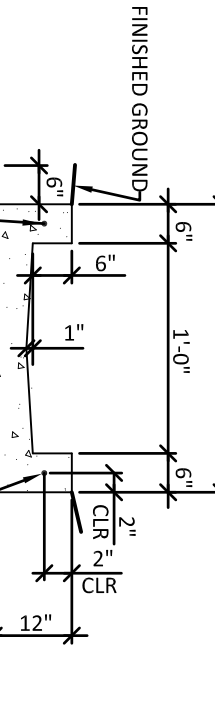
1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH REMOVE ALL SEDIMENT,
MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED
IN, THE PUBLIC RIGHTS OF WAY OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE
SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR
HEIR AUTHORIZED AGENTS TO PREVENT EROSION OR THE SUBMITTANT MAY OBTAIN THE PERSONAL AND PROFESSIONAL
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. DOCK EXEMPTIONS MAY APPLY. REFER TO STORMWATER GENERAL PERMIT FOR CONSTRUCTION
ACTIVITY INFORMATION, SECTION 10.1.A.5.
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS USED FOR STORAGE OF
MATERIALS, FUEL, OR EQUIPMENT, AND SHALL REPORT ANY VIOLATIONS TO THE CLARK COUNTY ENGINEER OF THE
WEEKLY PRIOR TO A FORECASTED RAIN EVENT 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 PLANS AS NECESSARY.
STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY INFORMATION, SECTION 10.1.A.5.
5. ACCUMULATED SEDIMENT IN BAYS SHALL BE REMOVED WITHIN 7 DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO
HAS BEEN REDUCED BY 50 PERCENT OR MORE.

CONSTRUCTION NOTES:

1. INSTALL 1" TYPE CUBB AND GUTTER PER CAUSD #216
2. INSTALL ONSITE A TYPE CUBB PER DETAIL THIS SHEET
3. INSTALL 4" AC PAVING OVER 6" TYPE I AGG BASE
4. INSTALL 30" LONG BAMP RIBBAP SWALE PER DETAIL THIS SHEET
5. INSTALL DEPRESSED CURB PER DETAIL THIS SHEET
6. INSTALL 30" LONG BAMP RIBBAP SWALE D50-3" TH+6"
7. INSTALL ONSITE CURB RAMP PER DETAIL THIS SHEET
8. TRENCH BACKFILL & PAVEMENT RESTORATION PER CAUSD #500.4
9. SLOES & SLOES CONCRETE VALLEY GUTTER PER DETAIL THIS SHEET
10. INSTALL 3" WIDE CONCRETE VALLEY GUTTER PER DETAIL THIS SHEET
11. INSTALL 3" AC PAVING OVER 6" TYPE I AGG BASE
12. INSTALL 3" AC PAVING OVER 6" TYPE I AGG BASE
13. INSTALL 3" AC PAVING OVER 6" TYPE I AGG BASE
14. INSTALL 3" AC PAVING OVER 6" TYPE I AGG BASE
15. TRASH ENCLOSURE PER ARCH DWGS
16. TRASH ENCLOSURE PER ARCH DWGS
17. INSTALL 4" C-200.59 @ 1.00% MIN. IN+AC CUBB FACE
18. INSTALL 1" X BLOCK ARGAND TO DRAIN IS BERM
19. INSTALL 1" X BLOCK ARGAND TO DRAIN IS BERM

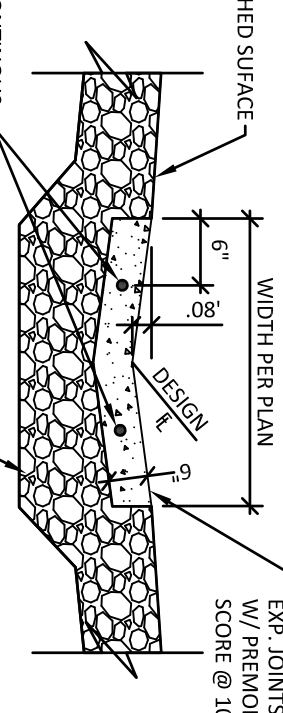
DEMOLITION NOTES:

1. SAVICUT AND REMOVE EXISTING SURFACE IMPROVEMENTS BEYOND
2. DEMOLITION EXISTING INVENTORY SIGNING



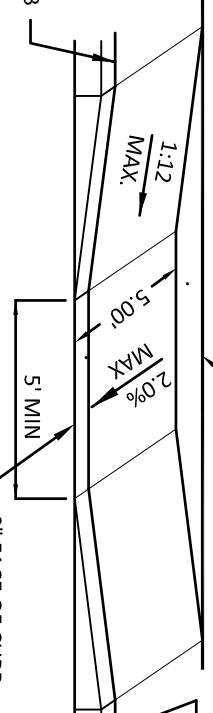
CONCRETE 'U' CHANNEL

SCALE: NONE



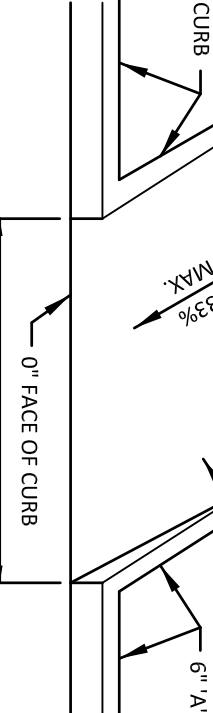
CONCRETE VALLEY GUTTER

SCALE: NONE



ONSITE CURB RAMP I

SCALE: NONE



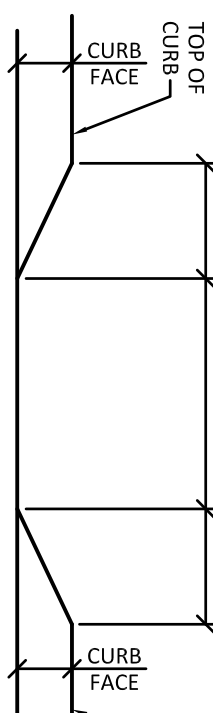
ONSITE CURB RAMP II

SCALE: NONE



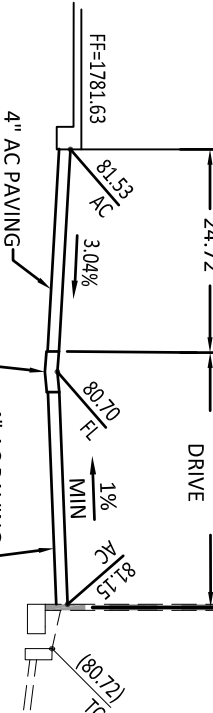
ONSITE 'A' TYPE CURB DETAIL

SCALE: NONE



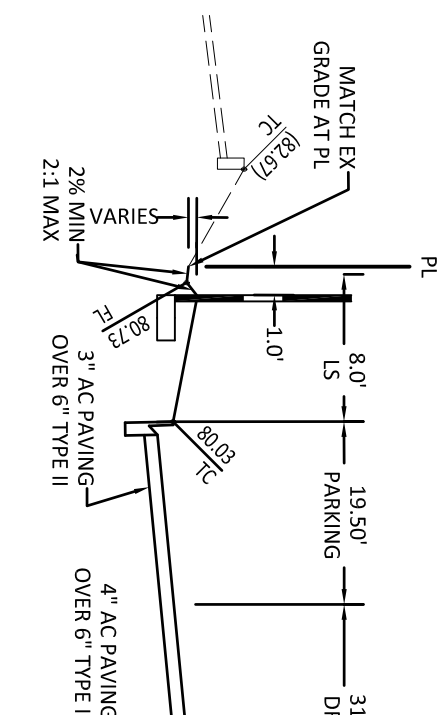
DEPRESSED CURB DETAIL

SCALE: NONE



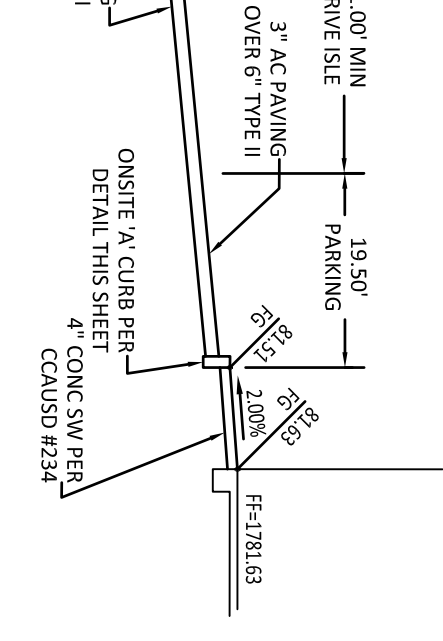
SECTION C

SCALE: NONE



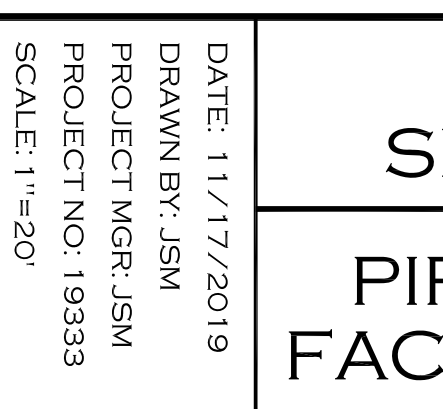
SECTION B

SCALE: NONE



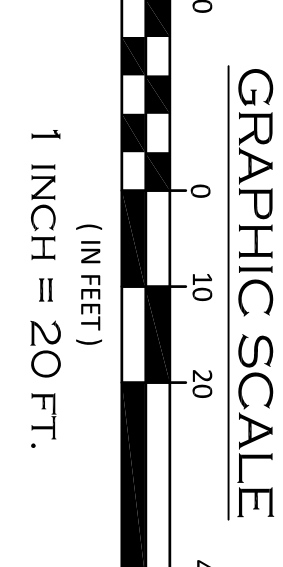
SECTION D

SCALE: NONE



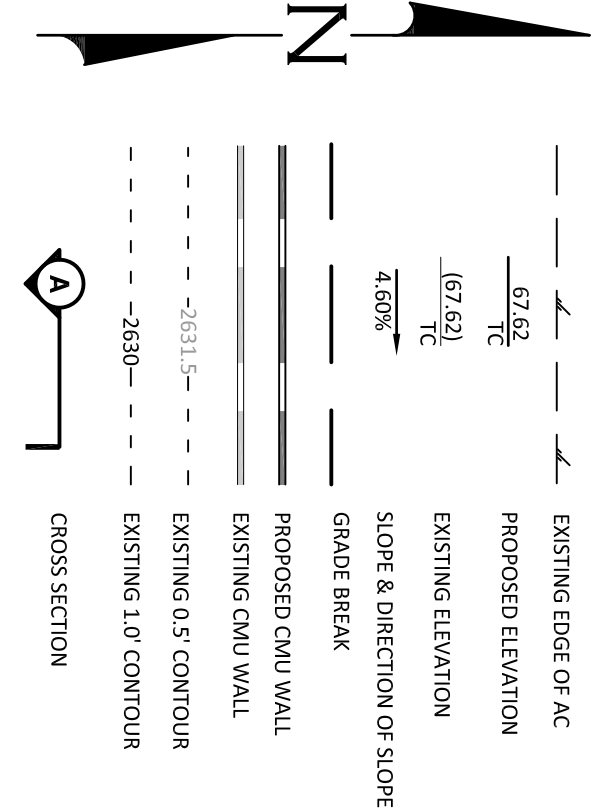
SECTION A

SCALE: NONE



GRAPHIC SCALE

1 INCH = 20 FT.



LEGEND

VICINITY MAP

SCALE: NTS

OWNER/DEVELOPER

PLUMBERS AND PIPE FITTERS LOCAL UNION 525 APPRENTICE AND
JOURNEYMEN TRAINING TRUST FOR SOUTHERN NEVADA
750 N. LAMB BLVD
LAS VEGAS, NV 89110
P 702-224-3032

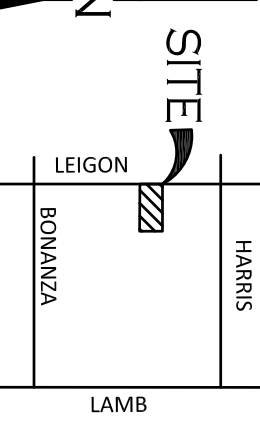
BMP SWALE

ALL BMP SWALES TO BE IN ACCORDANCE WITH HCDM
SECTION 1500.5 SLOPE FOR LAST 30 FEET OF SWALE LENGTH.
BAMP - D500-3" TH+6"

NOTE:
ALL HANDICAP ACCESS ROUTES TO BE SET AT
2% CROSS SLOPE & 2% IN DIRECTION CHANGE.

GEOTECHNICAL STUDY

THE SITE SHALL BE GRADDED PER RECOMMENDATIONS AS
OUTLINED WITHIN THE GEOTECHNICAL STUDY FOR PRE TRADES
TRAINING FACILITY BY WESTERN TECHNOLOGIES, INC. DATED
OCTOBER 4, 2019, PROJECT NO. 41290077.



SITE

LEIGON

BOHANNAN

LAMB

MCCAY
ENGINEERING
11700 W. CHARLESTON BLVD.
LAS VEGAS, NEVADA 89135
P 702-860-3897

PLUMBERS AND
PIPEFITTERS LOCAL
UNION 525 APPRENTICE
AND JOURNEYMEN
TRAINING TRUST FOR
SOUTHERN NEVADA
750 N. LAMB BLVD
LAS VEGAS, NV 89110
P 702-224-3032

GRADING PLAN,
SECTIONS & DETAILS
PIPE TRADES TRAINING
FACILITY 750 LEIGON WAY

DATE: 11/17/2019
DRAWN BY: JSM
PROJECT MGR: JSM
PROJECT NO.: 19333
SCALE: 1"=20'

11/17/19
SHEET
C301
3 OF 5 SHEETS
DRAWING NO.

REGISTERED PROFESSIONAL ENGINEER
CLARK COUNTY, NEVADA
JERRY W. MCCAY
Exp. 12/31/23
CLARK COUNTY, NEVADA
P.E. NO. 15797