

DS #: 5246

APN: 138.36.406-002 & 138.36.406.003

PROJECT: Tiffany Place Two

SUBMITTAL: 2nd

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		April 9, 2020
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: Tiffany Place Two	COPIES TO: Las Vegas Civil Engineering
Cross Streets:	SWC of Cory Place & Upland Street	Cory LLC
File Number:	F:\Depot\DSMemos\DS5246B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	138-36-406-002 & 138-36-406-003	
Zoning Action:	GPA-77257; ZON-77258 & SDR-77259	
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	2/11/2020	2/26/2020	Not Approved	\$400.00	3741049: \$400
2 nd Submittal	3/25/2020	4/8/2020	See Comments Below	\$400.00	3794331: \$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.

1. The grading plan shows two parcels in the proposed development. A reversionary map must be approved and recorded prior to the final approval of the improvement plans.

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/R60E/36
AREA L-36

Letter of Transmittal



Project No: 2010403

March 25, 2020

To: City of Las Vegas- DSC
333 N. Rancho Drive
Las Vegas, NV 89106

From: Blue Diamond Civil Engineering
452 E. Silverado Ranch Blvd., #186
Las Vegas NV 89183
c/o Phil Wakefield- 702-287-8914
pwakefield@bdce-lv.com

RE: Tiffany Place Two -DS05246
TDS - 2nd Submittal

1. One (1) Wet-Stamped Copy of the Drainage Study
2. Fees to be paid online \$400.00

Received by

Time

Date

Las Vegas Civil Engineering

Addendum #1 to the Technical Drainage Study for Tiffany Place Two

Las Vegas, Nevada

Prepared for:

Cory LLC
6003 McLeod Dr.
Las Vegas, NV 89120

Prepared by:

Las Vegas Civil Engineering
2251 N. Rampart Blvd. No. 418
Las Vegas, Nevada 89128
Tel: (702) 515-6741
Fax: (702) 515-6771

March 2020

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL

DRAINAGE STUDY INFORMATION FORM

Name of Development: Tiffany Place Two Date: 03/19/2020

Location of Development: a) Descriptive (Cross Streets) North/South: Upland Blvd

East/West: Cory Pl

b) Section: 36 Township: T20S Range: R60E

c) APN : 138-36-406-002 and -003

Name of Owner: Cory LLC

Telephone No.: NA Fax No.: NA E-Mail Address: NA

Address: 6003 McLeod Dr, LV, NV, 89120

Contact Person-Name: Joey Deblanco P.E. Telephone No.: 702-515-6741

* E-Mail Address: joey@LVCE.net Fax No.: NA

Firm: Las Vegas Civil Engineering

Address: 2251 North Rampart Blvd No. 418, Las Vegas, NV 89128

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: 2.00+/- Acres Being Developed/Disturbed: 2.00+/- Acres

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

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

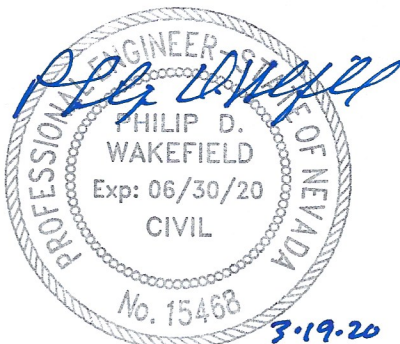
4. Proposed type of development (Residential, Commercial, Etc.): Residential

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: _____

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: _____
Site will discharge into Upland Blvd.

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



Engineer's Seal

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

*New Required Field

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

Revision	Date

Local Entity File No. _____

REFERENCE:

STANDARD FORM 1

March 19, 2020

Albert Sung, P.E.
Department of Public Works
495 S. Main St.
Las Vegas, Nevada 89101

**RE: Addendum #1 to the Technical Drainage Study for Tiffany Place Two
DS5246A**

Mr. Sung:

Las Vegas Civil Engineering has received the City of Las Vegas review comments for the above referenced study, dated February 26, 2020. The comments in the subject memorandum have been reproduced with accompanying responses as follows:

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

Response 1: A letter has been provided to justify the grading and has been approved by City of Las Vegas Planning on March 17, 2020. See Appendix for Grade Letter.

Comment 2: The grading plan shows two parcels in the proposed development. The two buildings straddle over the two parcels which is not acceptable. Address in the next submittal whether a reversionary map is in the process to combine the two parcels into one.

Response 2: The two parcels will be combined.

Comment 3: The subject project encroaches into the adjacent existing Tiffany Apartments to the west. Obtain a notarized letter of permission from the owner of the adjacent apartment or address if there is another map to consolidate the parcels into one. This must be resolved in the next submittal.

Response 3: The owner is the same and a letter of permission is not required.

Comment 4: Figure 7 (Existing Offsite Basin Map): Onsite basin "SITE" does not match the nomenclature in the adjacent table "EXON1". Also, other basins "EXOFF1", "EXOFF2" and combination point "COM1" are all not legible on the map. Provide a better quality map in the next submittal.

Response 4: Figure 7 has been revised to provide clarity and visual accessibility.

Comment 5: Figure 9 (Future Offsite Basin Map): The same comment above applies.

Response 5: The same as the above response applies to Figure 9.

Comment 6: At the northeast corner of the project site, a block wall opening is proposed to discharge developed basin "FUTON2". Address in the next submittal whether an

emergency overflow path is provided under a worst case scenario that the opening is totally clogged.

Response 6: Wrought iron fencing will replace the north east block wall opening and will be added to the southeast corner of the lot to provide an emergency overflow path.

Comment 7: Provide a separate subchapter to address the BMP requirements. Address how the proposed features comply with the Manual.

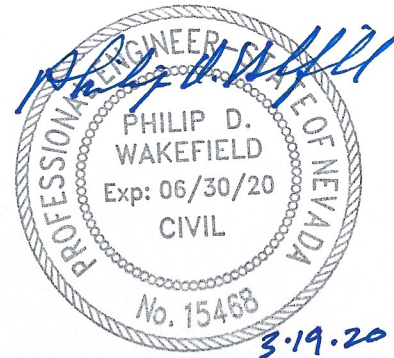
Response 7: A BMP subchapter has been created using the previous submittal. See Appendix for subchapter.

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

Sincerely,

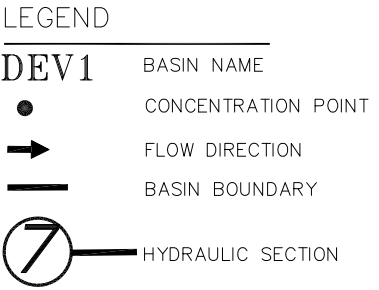
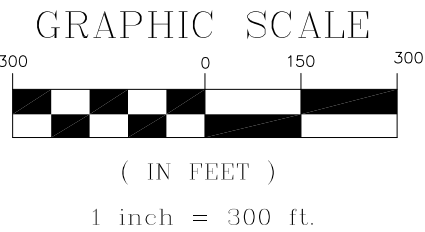
Las Vegas Civil Engineering

Philip D. Wakefield, P.E.
Project Engineer



APPENDIX

Revised Figures



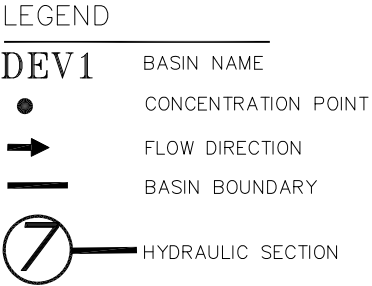
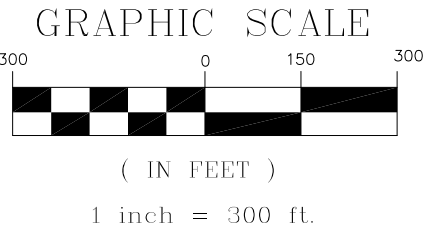
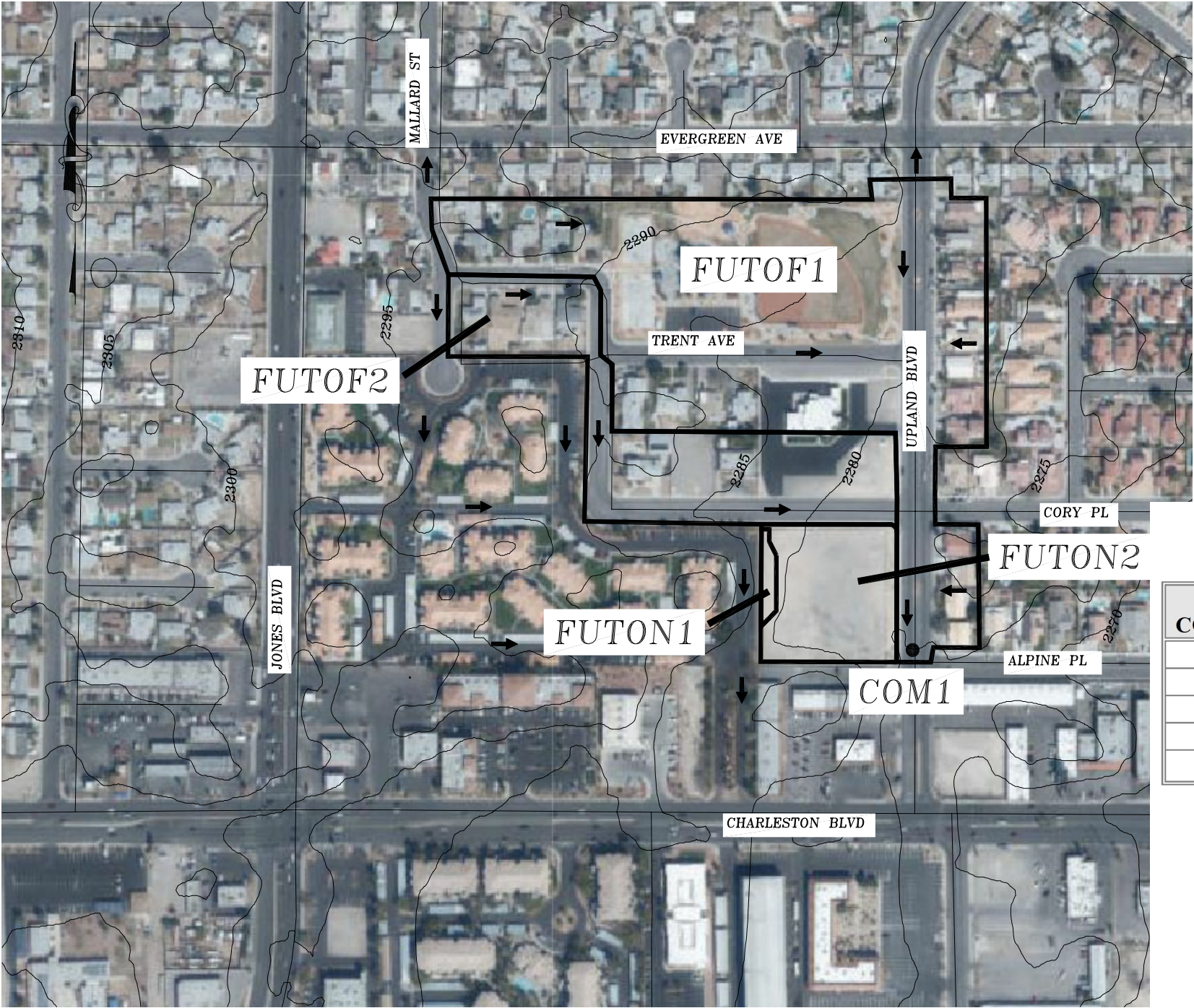
10-YEAR / 100-YEAR, 6-HOUR STORM EVENT
EXISTING RUNOFF AMOUNTS

BASIN NAME/ CONCENTRATION POINT	AREA (acres)	10-YEAR FLOW (cfs)	100-YEAR FLOW (cfs)
EXON1	2.00	2	5
EXOFF1	12.7	15	32
EXOFF2	4.57	6	12
COM1	--	22	48

FIGURE 7

EXISTING OFFSITE
BASIN MAP

Las Vegas Civil Engineering
2251 N. Rampart Blvd. No. 418
Las Vegas, Nevada 89128
Tel: (702) 515-6741
Fax: (702) 515-6771



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	0.13	<1	<1
FUTON2	1.87	3	6
FUTOF1	12.7	15	32
FUTOF2	4.57	6	12
COM1	--	23	50

STREET FLOW CALCULATIONS

STREET	Q ₁₀ /Q ₁₀₀ (cfs)	D ₁₀ /D ₁₀₀ (ft)	V ₁₀ /V ₁₀₀ (ft/s)	V x D
Cory Pl (Section 1) FUTOF2	6/12	0.33/0.40	2.90/3.38	0.96/1.35
Upland Blvd (Section 2) COM1	23/50	0.51/0.63	3.28/3.80	1.67/2.39

FIGURE 9

FUTURE OFFSITE
BASIN MAP

Las Vegas Civil Engineering
2251 N. Rampart Blvd. No. 418
Las Vegas, Nevada 89128
Tel: (702) 515-6741
Fax: (702) 515-6771

BMP Calculations

Onsite BMPs have been included for this proposed development. Landscape swales have been provided for the control of surface water quality and the velocities are mitigated by erosion protection for the 100-year condition for onsite basins (see calculations in the appendix). The flowrate was calculated as shown on the worksheets included in the appendix. The total mitigated impervious area within this project is more than 75%. In addition the swales are longer than 40 ft in length at 4:1 side slopes. The proposed design satisfies BMP requirements.

Worksheet for NW Swale

Project Description	
Friction Method	Manning
	Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.035
Channel Slope	0.0040 ft/ft
Left Side Slope	4.000 H:V
Right Side Slope	4.000 H:V
Discharge	3.00 cfs
Results	
Normal Depth	0.74 ft
Flow Area	2.2 ft ²
Wetted Perimeter	6.13 ft
Hydraulic Radius	0.36 ft
Top Width	5.94 ft
Critical Depth	0.51 ft
Critical Slope	0.0293 ft/ft
Velocity	1.36 ft/s
Velocity Head	0.03 ft
Specific Energy	0.77 ft
Froude Number	0.393
Flow Type	Subcritical
GVF Input Data	
Downstream Depth	0.00 ft
Length	0.00 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.00 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	0.00 ft/s
Upstream Velocity	0.00 ft/s
Normal Depth	0.74 ft
Critical Depth	0.51 ft
Channel Slope	0.0040 ft/ft
Critical Slope	0.0293 ft/ft

Cross Section for NW Swale

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.035
Channel Slope	0.0040 ft/ft
Normal Depth	0.74 ft
Left Side Slope	4.000 H:V
Right Side Slope	4.000 H:V
Discharge	3.00 cfs



V: 1 
H: 1

Worksheet for SW Swale

Project Description	
Friction Method	Manning
	Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.035
Channel Slope	0.0050 ft/ft
Left Side Slope	4.000 H:V
Right Side Slope	4.000 H:V
Discharge	3.00 cfs
Results	
Normal Depth	0.71 ft
Flow Area	2.0 ft ²
Wetted Perimeter	5.87 ft
Hydraulic Radius	0.35 ft
Top Width	5.70 ft
Critical Depth	0.51 ft
Critical Slope	0.0293 ft/ft
Velocity	1.48 ft/s
Velocity Head	0.03 ft
Specific Energy	0.75 ft
Froude Number	0.437
Flow Type	Subcritical
GVF Input Data	
Downstream Depth	0.00 ft
Length	0.00 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.00 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	0.00 ft/s
Upstream Velocity	0.00 ft/s
Normal Depth	0.71 ft
Critical Depth	0.51 ft
Channel Slope	0.0050 ft/ft
Critical Slope	0.0293 ft/ft

Cross Section for SW Swale

Project Description	
Friction Method	Manning
	Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.035
Channel Slope	0.0050 ft/ft
Normal Depth	0.71 ft
Left Side Slope	4.000 H:V
Right Side Slope	4.000 H:V
Discharge	3.00 cfs



V: 1 H: 1

Grade Letter

Wednesday, March 11, 2020

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

**Re: Tiffany 2 Apartments
CLV Project 77098**



To Whom It May Concern,

Las Vegas Civil Engineering received comments from the flood control department requiring that a grading plan and justification letter be submitted to the planning department. This requirement appears to be due to the proposed increase of grade located in the southeast corner of this project. Therefore, we offer the following justification for our engineering judgement.

Justification:

Unfortunately, a small portion of this site's existing grade was not conducive to the proposed development approved by SDR 77259. Subsequently, the proposed grade was increased beyond two-feet to provide congruent design typical of this type of development.

Regards,
Joey DeBlanco

PLANS APPROVED
PLANNING
Dept. of Planning
City of Las Vegas, Nevada

RG MAR 17 2020

Conforms to the minimum requirement of
LVMC Title 19; applicable Master Plan
Development standards and/or Conditions of
Approval. Make No Change Without Approval.
Plan is Not a Permit to Violate Any Ordinance.

2-foot kick-out only

Comment Letter

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: February 26, 2020
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: Tiffany Place Two	COPIES TO: Las Vegas Civil Engineering
Cross Streets:	SWC of Cory Place & Upland Street	Cory LLC
File Number:	F:\Depot\DSMemos\DS5246A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	138-36-406-002 & 138-36-406-003	
Zoning Action:	GPA-77257; ZON-77258 & SDR-77259	
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	2/11/2020	2/26/2020	See Comments Below	\$400.00	3741049: \$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.

Note that the Clark County Regional Flood Control District (District) has begun efforts to update the Hydrologic Criteria and Drainage Design Manual (HCDDM) and is requesting participation from the engineering community. The District is collecting comments and suggestions on errors, clarifications, or changes needed to the current Manual and/or content and usability enhancements to be incorporated into the updated Manual. Additional information on procedures and deadline to provide feedback and comments are available online at (<http://www.ccrfd.org/hcddmupdate.html>).

1. Sites with a grade difference of 2 feet above or below existing are required to have approval from the *City Planning and Development Department*. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the *City Planning Department* (229-6301). The engineer must provide Planning approval with the next submittal.
2. The grading plan shows two parcels in the proposed development. The two buildings straddle over the two parcels which is not acceptable. Address in the next submittal whether a reversionary map is in the process to combine the two parcels into one.
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4. **Figure 7 (Existing Offsite Basin Map):** Onsite basin "SITE" does not match the nomenclature in the adjacent table "EXON1". Also, other basins "EXOFF1", "EXOFF2" and combination point "COM1" are all not legible on the map. Provide a better quality map in the next submittal.
5. **Figure 9 (Future Offsite Basin Map):** The same comment above applies.
6. At the northeast corner of the project site, a block wall opening is proposed to discharge developed basin "FUTON2". Address in the next submittal whether an emergency overflow path is provided under a worst case scenario that the opening is totally clogged.
7. Provide a separate subchapter to address the BMP requirements. Address how the proposed features comply with the Manual.

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 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.



Sample Letter to
certify CD.pdf

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/R60E/36
AREA L-36

Project Plans

TIFFANY PLACE TWO
CIVIL IMPROVEMENTS
APN APN 138-36-406-002 AND -003
CITY OF LAS VEGAS, NEVADA

OWNER

CORY LLC
6003 MCLEOD DR
LAS VEGAS, NV 89120

DEVELOPER

CHANDLER INTERNATIONAL II, LLC
5800 W. CHARLESTON BLVD.
LAS VEGAS, NV 89146
PHONE: 702-258-4404
ALEXANDER TZVETANSKY
alexantansky@yahoo.com

ARCHITECT

DAVID MCKEE ARCHITECT
5250 S. RAINBOW BLVD. UNIT 2006
LAS VEGAS, NV 89102
PHONE: 702-250-4070
MCKEEARCHITECT@JUNO.COM

CIVIL ENGINEER

LAS VEGAS CIVIL ENGINEERING
2251 NORTH RAMPART BLVD. NO. 418
LAS VEGAS, NV 89128
PHONE: 702-515-6741
JOEY DEBLANCO
JOEY@LVCE.NET

BENCHMARK

CITY OF LAS VEGAS BENCH MARK NO. K367
USC&GS BRASS CAP TOP CURB N. SIDE OF CHARLESTON BLVD. 300 +/- E. OF UPLAND BLVD.
TOWNSHIP, RANGE, SECTION T20S R60E S36
ELEVATION 691.388 (METERS)// 2268.33 (FEET) NAVD88

BASIS OF BEARING

S89°45'28"E, BEING THE CENTERLINE OF CHARLESTON BLVD AS SHOWN IN FILE 57, PAGE 31 OF
SURVEYS, CLARK COUNTY, NEVADA OFFICIAL RECORDS.

LEGAL DESCRIPTION

APN 138-36-406-002
THE NORTH 104 FEET OF THE WEST 208 FEET OF GOVERNMENT LOT FORTY-FIVE (45) IN SECTION 36,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

EXCEPTING THE NORTH 30.00 FEET AS CONVEYED TO THE CITY OF LAS VEGAS BY GRANT DEED
RECORDED MAY 10, 1978 IN BOOK 885 AS DOCUMENT NO. 844485, OFFICIAL RECORDS.

APN 138-36-406-003
GOVERNMENT LOT 45 IN SECTION 36, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

EXCEPTING FROM THE HEREIN ABOVE DESCRIBED PROPERTY THE NORTH 104 FEET OF THE WEST 208
FEET THEREOF.

ALSO EXCEPTING THE FOLLOWING HEREIN DESCRIBED PROPERTY AS CONVEYED TO THE CITY OF LAS
VEGAS IN THAT GRANT DEED FROM DOUGLAS J. BRAND, A SINGLE MAN, BY INSTRUMENT RECORDED
ON NOVEMBER 24, 1965 IN BOOK 674 OF
OFFICIAL RECORDS, AS DOCUMENT NO. 541844, CLARK COUNTY, NEVADA RECORDS.

CAUTION TO CONTRACTOR!

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND FOR REFERENCE ONLY. IT SHALL
BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL
LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO
REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES
NO RESPONSIBILITY FOR UTILITIES SHOWN OR UTILITIES NOT SHOWN IN THEIR CORRECT LOCATION.

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL
SYSTEMS AND STREET LIGHT SYSTEM CONDUITS IT'S
COSTLY
Call before you Dig
1-702-432-5300

AVOID CUTTING UNDERGROUND
UTILITY LINES. IT'S COSTLY.
Call before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

AVOID OVERHEAD POWER LINE CONTACT.
Call before you Overhead
1-702-227-2929
NEVADA POWER ENVIRONMENT
SAFETY SERVICES DEPARTMENT

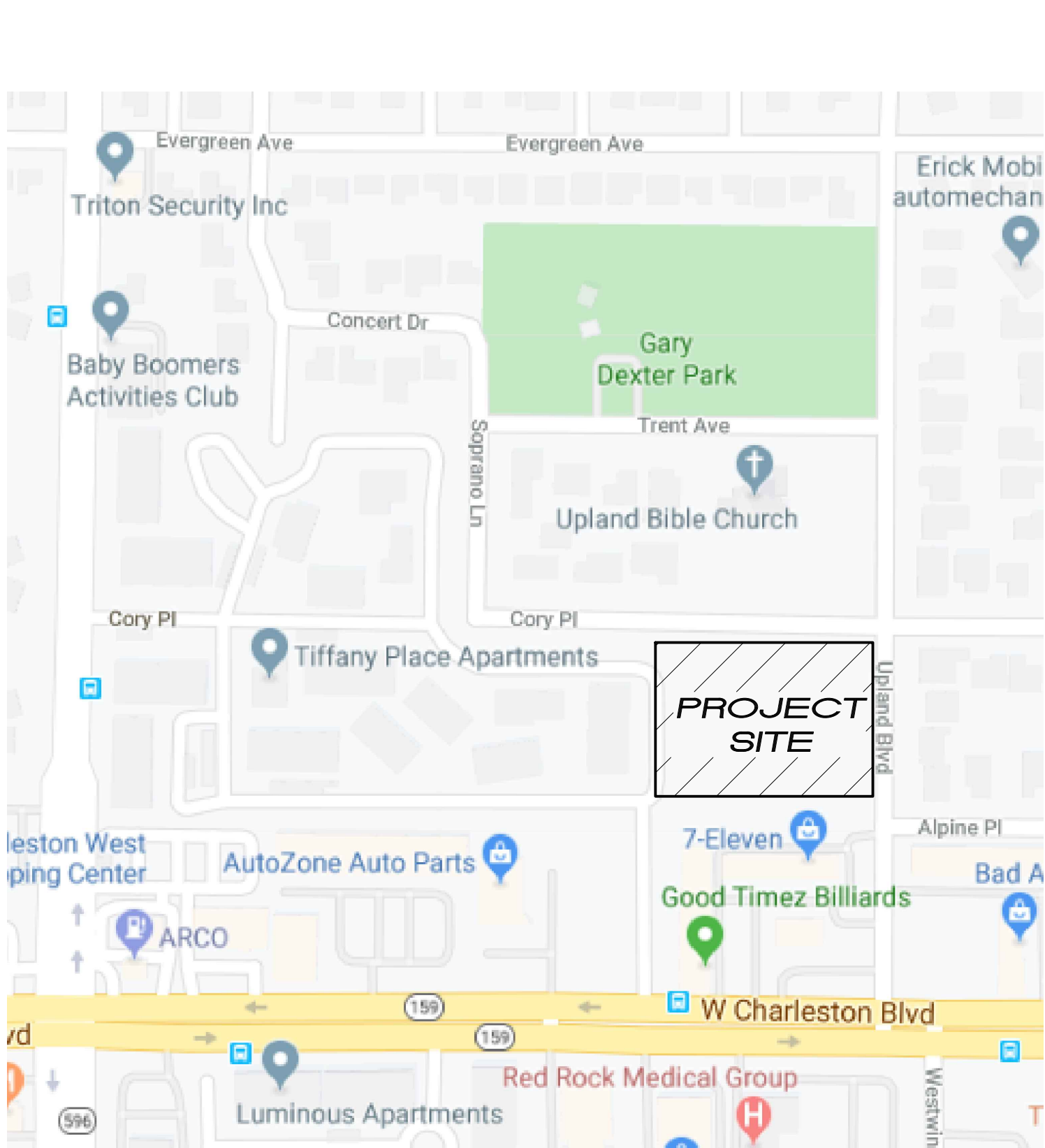
LEGEND AND ABBREVIATIONS

ROW	---
CENTERLINE	---
PROPERTY LINE	---
PR. CONTOUR	---(23)---
EX. CONTOUR	---(100)---
PR. WALL	=====
PR. RET. WALL	=====
EX. RET. WALL	=====
FLOW LINE	---
EX. SCARP	---
SECTION BUBBLE	---
EX. CURB & GUTTER	---
EX. TRAFFIC SIGNAL	---
EX. STREET LIGHT	---
PR. LED STREET LIGHT	---
EX. POWER POLE	---
EX. SEWER MANHOLE	---
EX. STORM DRAIN MANHOLE	---
CONCRETE	---
EX. FIBER OPTIC VAULT	---
PR. CURB & GUTTER	---
EX. EDGE OF PAVEMENT	---
EASEMENT	---

POLY WRAPPED COPPER	PWC
HIGH POINT	HP
FINISH GRADE	FG
LOW POINT	LP
ASPHALT CONCRETE	AC
PROPERTY LINE	PL
SEWER CONNECTION	S
WATER METER	WM
WATER VALVE	V
WATER APPARATUS	RPPA
ELECTRICAL VAULT	EV
GAS CONNECTION	G
CABLE TV CONNECTION	C
TELEPHONE MANHOLE	T
TOP OF CURB	TC
FLOW LINE	FL
TRAFFIC SIGNAL VAULT	TS
DROP INLET	DI
STREET LIGHT VAULT	SLV
REINFORCED CONCRETE BOX	RCB

VICINITY MAP BY GOOGLE

N.T.S.



SECTION 36, TOWNSHIP 20 SOUTH, RANGE 60 EAST

SHEET INDEX

NO.	DESCRIPTION
C1	COVER SHEET
C2	NOTE SHEET
C3	GRADING PLAN
C4	SECTIONS AND DETAILS
C5	UTILITY AND FIRE ACCESS PLAN
C6	HORIZONTAL CONTROL PLAN

LANDUSE PERMITS

GENERAL PLAN AMENDMENT	GPA-77257
REZONING	ZON-77258
SITE DEVELOPMENT REVIEW	SDR-77259

APPROVALS

CITY ENGINEER-ALLEN PAVELKA, PE #9029 DATE

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

CHRIS KNIGHT, DIRECTOR
BUILDING AND SAFETY DEPARTMENT DATE

THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE
PLANNING DEPARTMENT

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT NO. 136909 FIRST APPROVED DATE: _____
LVVWD APPROVED FIRE FLOW: TOTAL 1500 GPM / ONSITE 900 GPM

OWNER/DEVELOPER	CORY LLC 6003 MCLEOD DR., LAS VEGAS, NV 89120-3454	ENGINEERING FIRM LAS VEGAS CIVIL ENGINEERING 2251 NORTH RAMPART BLVD. NO. 418 LAS VEGAS, NEVADA 89128 P: 702-515-6741 F: 702-515-6771	SHEET TITLE COVER SHEET TIFFANY PLACE 2	PROJECT NAME TIFFANY PLACE 2	PROJECT ADDRESS APN'S 138-36-406-002 AND -003	MUNICIPALITY CITY OF LAS VEGAS, NEVADA	DRAWN BY: JRD	DESIGNED BY: JRD	CHECKED BY: JRD	HORIZONTAL SCALE N/A	VERTICAL SCALE N/A	LVC PROJ. NO. TIFFANY 2		SHEET C1 1 OF 6	CLV NO. TBD

1. ALL STREET LIGHTING INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE STREET LIGHTING PLANS, THE "UNIFORM STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST REVISION (USS), AND THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA" (USD), LATEST REVISION.
2. DESIGN PROFESSIONAL AND CONTRACTOR SHALL VERIFY CITY'S LATEST LED FIXTURE SPECIFICATIONS AND APPROVED FIXTURES PER CLV WEBSITE, UNDER BUILDING AND SAFETY FORMS, PRIOR TO ORDERING MATERIALS.
3. NO DEVIATION OF STREET LIGHT, PULL BOX, CONDUITS, ETC., LOCATIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF THE TRAFFIC AND CITY ENGINEER. ANY DEVIATION FROM THE PLAN LOCATION WILL REQUIRE COMPLIANCE WITH SECTION 623 OF THE USS.
4. ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION IN ACCORDANCE WITH SECTION 623 G.03.01 OF THE USS.
5. ALL EMPTY CONDUIT SHALL HAVE AT LEAST ONE GREEN No. #8 AWG WIRE INSTALLED AS TRACER WIRE IN ACCORDANCE WITH SECTION 623 G.02.01 OF THE USS PRIOR TO BACKFILLING AND FINAL INSPECTION.
6. ANY STRUCTURE SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, ETC., SHALL LEAVE A MINIMUM CLEARANCE IN COMPLIANCE WITH USD NO. 320A WHEN POLE IS INSTALLED BEHIND SIDEWALK, AND SHALL AT NO TIME COMPLETELY ENCLOSE THE STREET LIGHTING POLE.
7. AS-BUILT DRAWINGS SHALL BE SUPPLIED TO THE TRAFFIC ENGINEERING DIVISION PRIOR TO ANY PRE-FINAL INSPECTION. THE AS-BUILT DRAWING NEEDS TO BE STAMPED AS-BUILT AND SIGNED BY THE PREPARER.
8. SERVICE POINTS SHALL BE COORDINATED WITH NV ENERGY, AND WHEREVER POSSIBLE, BE LOCATED NEAR THE CENTER OF THE CIRCUIT. SERVICEPOINTS SHALL BE SHOWN ON THE PLANS.
9. WHEREVER THERE IS AN OVERHEAD UTILITY THAT MAY CONFLICT WITH THE INSTALLATION OF STREETLIGHTING CIRCUITS AND/OR POLES, THESE CONFLICTS MUST BE RESOLVED BETWEEN THE DEVELOPER AND THE UTILITIES INVOLVED BEFORE STREETLIGHT BASES ARE INSTALLED AT NO EXPENSE TO THE CITY OF LAS VEGAS.
10. THE CONTRACTOR SHALL FURNISH COMPLETE CONDUIT, WIRE, ETC. FROM SERVICE TO TRANSFORMERS AND CONTROL SYSTEMS IF REQUIRED ON THE PLANS.

CITY OF LAS VEGAS TRAFFIC NOTES

- 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 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 SAVED 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 XI RETROREFLECTIVE SHEETING IN ACCORDANCE WITH CCAUSS 627 AND 716 AND SHALL HAVE AN ANTI-GRAFFITI PROTECTIVE 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 IN 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 PORTIONS 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 AREA. 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 (RTC), 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 APPROVED DRAWINGS REGARDING 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 MARKINGS AND SIGNAGE, WHICH MAY INCLUDE OMITTING, ADDING OR MODIFYING PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS SUCH THAT ADEQUATE TRANSITIONS AND LANE TERMINATIONS BETWEEN ADJACENT ROADWAY SEGMENTS ARE CONSTRUCTED.

3. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
6. CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION, IN THE AREAS INDICATED: HORIZONTAL VERTICAL COMPACTION A. PAVEMENT AREA SUBGRADED: 0.1' + 0.0' TO -0.1' SEE SOILS REPORT B. ENGINEERED FILL 0.5' + 0.1' TO -0.1' SEE SOILS REPORT COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE.
7. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
8. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
9. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
10. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

3. 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 "V" '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

1. LAS VEGAS CIVIL ENGINEERING SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES IN THE PLANS OR CONDITIONS IN THE FIELD.
2. ALL WORK TO BE PERFORMED OUTSIDE OF THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL NOT BE PERFORMED UNTIL WRITTEN PERMISSION AND EASEMENT HAVE BEEN OBTAINED FROM THE OFFSITE OWNER AND GIVEN TO CITY OF LAS VEGAS.
3. SCARPS ARE NOT SHOWN ON PLAN FOR CLARITY PURPOSES FOR AREAS THAT ARE FLATTER THAN 2:1 SLOPE, OR LESS THAN 1' ELEVATION DIFFERENCE.
4. ALL SLOPE AREAS SHALL HAVE A MINIMUM ONE FOOT SHOULDER NEXT TO WALL PRIOR TO STARTING SLOPE.
5. PAD SECTION SHOWN ON PLANS IS FOR REFERENCE ONLY. FOR ACTUAL SECTION, REFER TO GEOTECHNICAL REPORT FOR SOILS ENGINEERS' RECOMMENDATION.
6. ALL SIDEWALK AND PARKING AREA INSTALLATIONS SHALL CONFORM TO ADA REQUIREMENTS.
7. RETAINING WALL ELEVATIONS ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR MUST VERIFY EXACT TOP OF FOOTINGS, STEP FOOTINGS, AND TOP OF RETAINING WALLS TO MATCH FIELD CONDITIONS, PRIOR TO COMMENCEMENT OF WORK.
8. LAS VEGAS CIVIL ENGINEERING ACCEPTS NO LIABILITY FOR UTILITY LOCATIONS SHOWN OR NOT SHOWN ON THESE PLANS. THE UTILITY LOCATIONS WERE DETERMINED FROM SURFACE EVIDENCE AND INFORMATION PROVIDED BY THE UTILITY PROVIDER. ALL ARE HEREBY NOTIFIED TO CONFIRM ALL INFORMATION, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO COMMENCING CONSTRUCTION.

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.

- 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 AND APPURTENANCES SHALL BE DISINFECTED, PRESSURE TESTED, AND HAVE AN ACCEPTABLE PASSING HEALTH WATER SAMPLE OBTAINED, PRIOR TO OPERATION AND USE.
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.
14. THE INSTALLATION OF LAS VEGAS VALLEY WATER DISTRICT (LVVWD) MUNICIPAL WATER FACILITIES WITHIN ALL STREETS IS ASSUMED TO BE IN COMPLIANCE WITH THE UNIFORM STANDARDS, INCLUDING THE PLACEMENT OF ASPHALT PAVING STREET SURFACES. ANY REPAIR WORK DONE BY THE LVVWD TO THE MUNICIPAL WATER FACILITIES WILL INCLUDE THE PLACEMENT OF AN APPROPRIATELY SIZED ASPHALT REPAIR PATCH ON THE STREET SURFACE. 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 ABUTTING 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.

AC ASPHALTIC CONCRETE
ACP ASPHALT CEMENT PIPE
ADJ ADJUST
BC BEGINNING OF CURB OR BACK OF CURB
BCR BEGINNING OF CURB RETURN OR BACK
OF CURVE RADIUS
BDRY BOUNDARY
BEG BEGIN
BM BENCHMARK
BSW BACK OF SIDEWALK
BVC BEGINNING OF VERTICAL CURVE
C & G CURB AND GUTTER
CF CURB FACE
CIP CAST IRON PIPE
CL CENTERLINE
CMP CORRUGATED METAL PIPE
CONC CONCRETE
CONST CONSTRUCT
DC DEPRESSED CURB
DI DROP INLET
DIA DIAMETER
DIP DUCTILE IRON PIPE
DMH DROP MANHOLE
EC END OF CURVE
ECR END OF CURB RETURN
EL ELEVATION
EP ELECTRICAL PAD
EX EXISTING
FC FACE OF CURB
FG FINISHED FLOOR
FG FINISH GRADE
FH FIRE HYDRANT
FL FLOW LINE
G GAS
GB GRADE BREAK
HGT HIGH OR HEIGHT
HOR HORIZONTAL
HP HIGH POINT
ID INSIDE DIAMETER
INV INVERT
LAT LATERAL
LF LINEAL FEET
LT LEFT
MAX MAXIMUM

PUBLIC		PRIVATE	
3" ASPHALT PAVEMENT.....	697 SY	6" CONCRETE PAVEMENT.....	58200 SF
"L" TYPE CURB.....	100 CY	"L" TYPE CURB.....	503 LF
"L" TYPE CURB.....	351 LF	"A" TYPE CURB.....	2733 LF
COMMERCIAL DRIVEWAY.....	1373 SF	4" SIDEWALK.....	4494 SF
VALLEY GUTTER.....	392 SF	6" PVC SEWER.....	76 LF
4" SIDEWALK.....	2685 SF	2" PVC WATER.....	66 LF
SIDEWALK DRAIN.....	5 EA	6" PVC WATER.....	62 LF
SIDEWALK RAMP.....	5 EA	STREET SIGN.....	4 EA
1-1/2" PVC WATER.....	6 LF	8" RPPA.....	1 EA
1-1/2" PETER SERVICE.....	1 EA	1-1/2" RPPA.....	1 EA
6" PVC WATER.....	6 LF		
6" RPPA.....	1 EA		
FIRE HYDRANT ASSEMBLY.....	1 EA		
STREETLIGHT.....	3 EA		
1-1/4" STREETLIGHT CONDUIT.....	275 LF		
4" FAST CONDUIT.....	282 LF		
STREET SIGN.....	4 EA		
PAVEMENT STRIPING.....	180 LF		
CROSSWALK FILM.....	280 SF		
24" STORM DRAIN.....	51 LF		
20' TYPE C DROP INLET (MOD).....	1 EA		

LAS VEGAS CIVIL ENGINEERING

PORT BLVD. NO. 418, LAS VEGAS, NEVADA 89128

TIFFANY PLACE 2

⁵⁵ APN'S 138-36-406-002 AND -003

CITY OF LAS VEGAS, NEVADA

SHEET TITLE

OWN BY:

1991

CHECKED BY:

HORIZONTAL SCALE

N/A

VERTICAL SCALE

N/A

[illegible]

142

DeBLA

EXP. 12



No. 15

7/100

5/20

2

CLV NO. _____

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL

Call before you UnderGround

1-702-432-5300

FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

AVOID CUTTING UNDERGROUND

Call
before you
Dig

1-800-227-2600

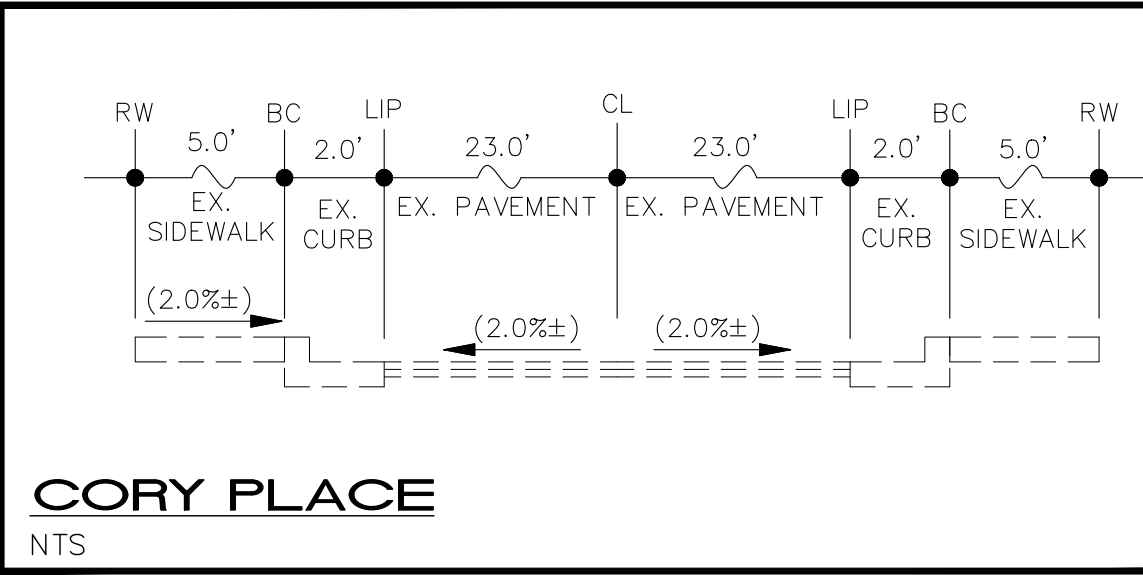
UNDERGROUND SERVICE (USA)

AVOID OVERHEAD POWER LINE CONTACT.

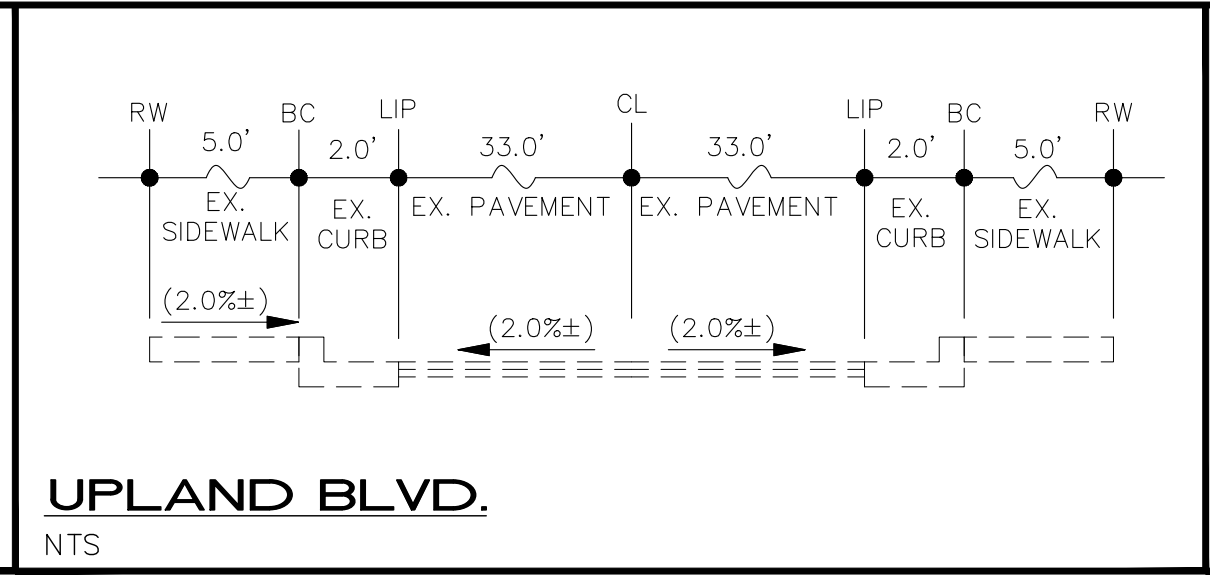
Call
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Overhead

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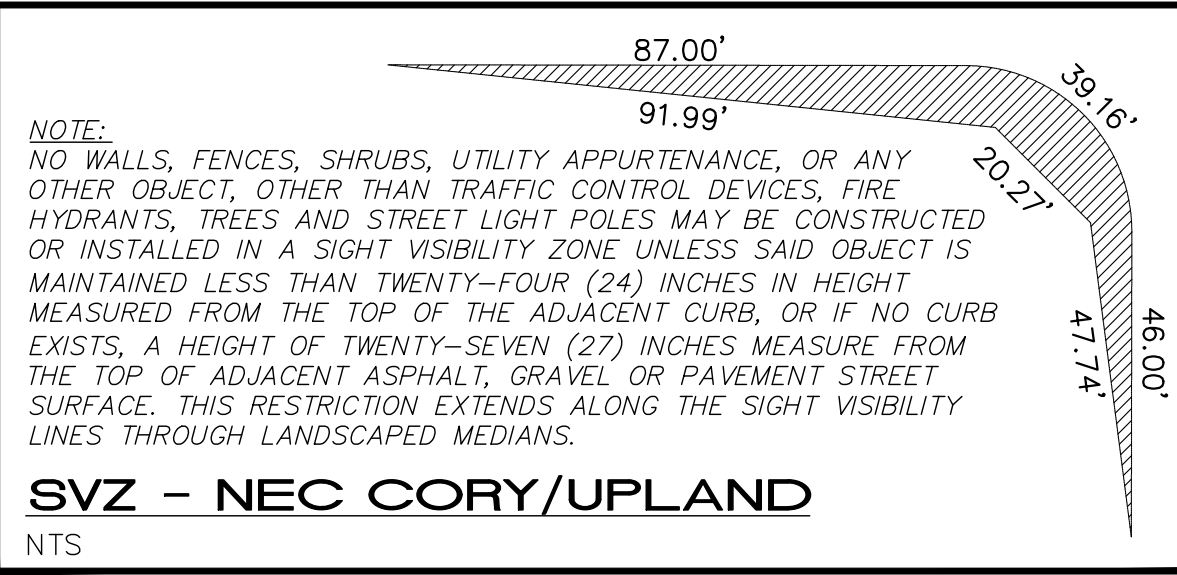
NEVADA POWER ENVIRONMENT
SAFETY SERVICES DEPARTMENT



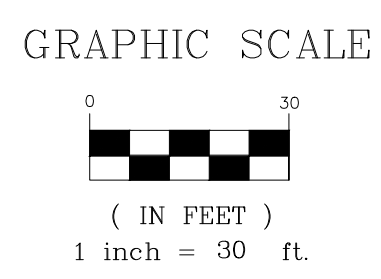
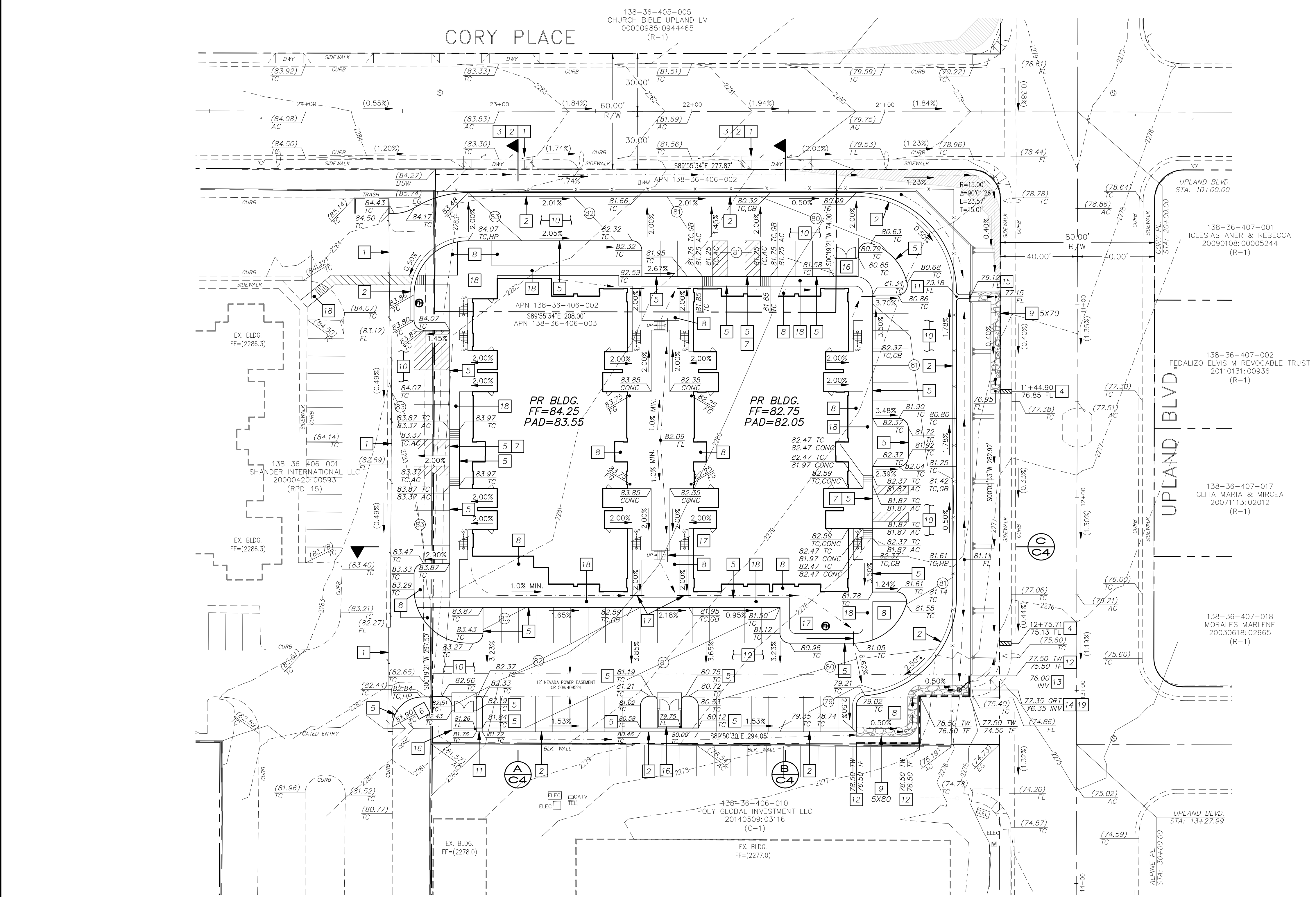
CORY PLACE
NTS



UPLAND BLVD.
NTS



SVZ - NEC CORY/UPLAND
NTS



GRADING NOTES

- 1 SAW CUT TO A NEAT LINE, REMOVE DEBRIS AND PREPARE FOR IMPROVEMENTS.
- 2 CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD 216.
- 3 CONSTRUCT SIDEWALK PER CCAUSD 234.
- 4 CONSTRUCT SIDEWALK DRAIN PER CCAUSD 236.
- 5 CONSTRUCT "A" TYPE CURB PER CCAUSD 219.
- 6 TIE INTO EXISTING.
- 7 0-INCH CURB FACE.
- 8 LANDSCAPE BY OTHERS.
- 9 CONSTRUCT BMP SWALE, d50=3-INCH, t=6-INCH PER DETAIL 1 SHEET C4. SEE TAG FOR LXW.
- 10 CONSTRUCT 3.5-INCH AC OVER 6-INCH TYPE II BASE COMPACTED TO 95% DENSITY PER THE PROJECT SOILS STUDY.
- 11 CONSTRUCT CONCRETE FLUME PER DETAIL 2 SHEET C4.
- 12 CONSTRUCT 3-FOOT MAX. RETAINING WALL BY OTHERS.
- 13 INSTALL 5LF OF 12-INCH PVC STORM DRAIN @ 7.0% MAXIMUM DISCHARGE 6-INCHES ABOVE FINISH GRADE. SEE DETAIL 3 SHEET C4.
- 14 CONSTRUCT LANDSCAPE CATCH BASIN PER DETAIL 3 SHEET C4.
- 15 INSTALL EMERGENCY DRAINAGE OVERFLOW PER DETAIL 5 SHEET C4.
- 16 TRASH ENCLOSURE - SEE ARCH PLANS. DISCHARGE FLOW AT REAR WHERE NOTED BY FLOW LINE ELEVATION; OTHERWISE DISCHARGE FLOW AT FRONT.
- 17 DRAINAGE BYPASS (TYPICAL) - SEE LANDSCAPE PLANS.
- 18 INSTALL 4" SLAB ON GRADE.
- 19 CONSTRUCT BLOCK WALL OPENING PER DETAIL 4 SHEET C4.

FLOOD ZONE

THIS SITE IS IN THE 100 YEAR FLOOD PLAIN AND HAS BEEN DESIGNATED AS ZONE X ON F.I.R.M. PANEL NO. 32003C2165 DATED NOVEMBER 16, 2011 BY F.E.M.A.. A ZONE X IS AN AREA DETERMINED OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLANE.

SOILS STUDY

GRADING TO CONFORM TO SOILS REPORT NO. G-19-184 BY NOVA GEOTECHNICAL DATED 9/24/20.

BENCHMARK

CITY OF LAS VEGAS BENCH MARK NO. K367

USC&GS BRASS CAP TOP CURB N. SIDE OF CHARLESTON BLVD. 300 +/- E. OF UPLAND BLVD. TOWNSHIP, RANGE, SECTION T20S R60E S36

ELEVATION 691.388 (METERS)// 2268.33 (FEET) NAVD88

BASIS OF BEARING

S89°45'28"E, BEING THE CENTERLINE OF CHARLESTON BLVD AS SHOWN IN FILE 57, PAGE 31 OF SURVEYS, CLARK COUNTY, NEVADA OFFICIAL RECORDS.

DRAINAGE CERTIFICATION

I CERTIFY THIS GRADING PLAN CONFORMS WITH THE APPROVED DRAINAGE STUDY FOR THIS PROJECT ON FILE AT THE CITY OF LAS VEGAS: XXX-XXX.

JOEY DEBLANCO PE# 15535 DATE

OWNER/DEVELOPER	CORY LLC 6003 MCLEOD DR. LAS VEGAS, NV 89120-3454
ENGINEERING FIRM	LAS VEGAS CIVIL ENGINEERING 2251 NORTH RAMPART BLVD. NO. 418 LAS VEGAS, NEVADA 89128 P: 702-515-6741 F: 702-515-6771
PROJECT NAME	TIFFANY PLACE 2
PROJECT ADDRESS	APN'S 138-36-406-002 AND -003
MUNICIPALITY	CITY OF LAS VEGAS, NEVADA
SHEET TITLE	GRADING PLAN
DRAWN BY:	JRD
DESIGNED BY:	JRD
CHECKED BY:	JRD
DATE	3/20/20
PROJECT NO.	TIFFANY 2
CLV NO.	TBD

CORRY DEVELOPER

CORRY LLC

9003 MCLEOD DR., LAS VEGAS, NV 89120-3454

ENGINEERING FIRM

LAS VEGAS CIVIL ENGINEERING

2251 NORTH RAMPART BLVD., NO. 418, LAS VEGAS, NEVADA 89128

P. 702-515-6741 F. 702-515-6771



NTS

CLV NO.
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