

DS #:

5217

APN:

138-03-602.018

PROJECT:

Red Coach Mini Storage

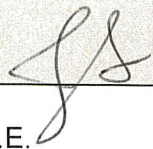
SUBMITTAL:

3rd

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		April 23, 2020 
TO: Land Development Services Department of Building & Safety		FROM: Jennifer Shinn, P.E. Flood Control, Engr. Associate Department of Public Works
SUBJECT:	Drainage Study for:	
	Red Coach Mini Storage	
Cross Streets:	SEC of Balsam Street & Red Coach Avenue	
File Number:	F:\Depot\DSMemos\DS5217C.doc	
Parcel Number:	138-03-602-018	
Zoning Action:	SDR-75990	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES X	NO
COPIES TO:		
		Baughman & Turner, Inc.
		Investment Solutions, Inc.
		Bart Anderson, P.E., DevCo
		CCPW

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	11/14/2019	12/2/2019	See Comments Below	\$400.00	3645678: \$400
2 nd Submittal	1/9/2020	1/30/2020		\$400.00	3699525: \$400
3 rd Submittal	3/25/2020	4/23/2020	Conditionally Approved	N/C	N/C
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 supplemented including the following:
	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. The site is adjacent to Clark County's jurisdiction. The engineer must coordinate with Clark County Department of Public Works (CCPW) and incorporate any concerns for boundary conditions along the western and northern borders. CCPW concurrence is required prior to final acceptance of the study.

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

jks

T/R/S: T20S/R60E/03
AREA L-03

**SUPPLEMENT TO THE
TECHNICAL DRAINAGE STUDY UPDATE FOR
RED COACH MINI STORAGE
SECTION 03, TOWNSHIP 20 SOUTH, RANGE 60 EAST
CITY OF LAS VEGAS, NEVADA**

March 18, 2020

PREPARED FOR:

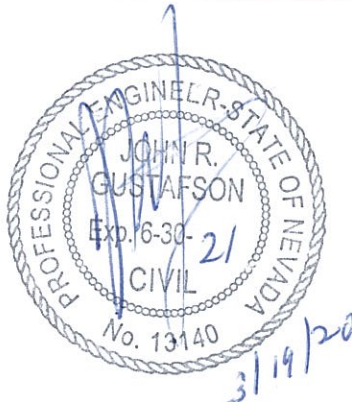
INVESTMENT SOLUTIONS, INC.

PO BOX 80987
LAS VEGAS, NEVADA 89180

PREPARED BY:

BAUGHMAN & TURNER, INC.

1210 HINSON STREET
LAS VEGAS, NEVADA 89102
TEL: (702) 870-8771/FAX: (702) 878-2695



HYDROLOGIC CRITERIA AND DRAINAGE MANUAL

DRAINAGE STUDY INFORMATION FORM

Name of Development: Update to Red Coach Mini Storage Supplement Date: March 18, 2020
 Location of Development: a) Descriptive (Cross Streets) North/South: Balsam Street
East/West: Red Coach Avenue
 b) Section: 3 Township: 20 S Range: 60 E
 c) APN: 138-03-602-018

Name of Owner: Investment Solutions, Inc.
 Telephone No.: 702.528.3119 Fax No.: _____ E-Mail Address: tom@lvagency.com
 Address: PO Box 80987 Las Vegas, NV 89180

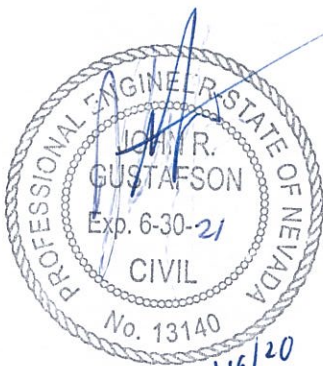
Contact Person-Name: Sunshine Woods Telephone No.: 702-870-8771
 *E-Mail Address: SunshineW@baughman-turner.com Fax No.: 702-878-2695

Firm: Baughman & Turner, Inc.
 Address: 1210 Hinson Street Las Vegas, Nevada 89102

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: 1.04 Being Developed/Disturbed: 1.04
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: 0 Acres
6. Has the site drainage been evaluated in the past? ☒ YES ☐ NO If yes, please identify documentation: TDS for PM 23-01, DS3218C, approves April 23, 2004 by Baughman & Turner
7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: Split to Red Coach and Balsam
8. Briefly describe your proposed schedule for the subject project: Begin Construction in 2020.



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 18, 2020

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

Re: CD for The Technical Drainage Study Update for Red Coach Mini Storage

Mr. Sung:

This letter is to certify that all items on the CD match the paper versions provided. This letter has been bound with this study behind Standard Form 1.

If you have any questions about the information contained herein, do not hesitate to contact me at 702-870-8771 or email me at johng@baughman-turner.com

Sincerely,
Baughman & Turner, Inc.

John Gustafson, PE

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street Las Vegas, Nevada 89102-1604
Phone (702) 870-8771

March 18, 2020

City of Las Vegas
Dept. of Building & Safety
Attn: Jennifer Shinn, P.E.
333 North Rancho Drive
Las Vegas, Nevada 89106

Re: Technical Drainage Study for Red Coach Mini Storage
Drainage Study No. DS5217

Dear Ms. Shinn,

The following is our response to the comments and conditions of approval placed on the above referenced project. In a letter dated February 19, 2020, the City of Las Vegas expressed concern about the following items:

Comment No. 1: The site is adjacent to Clark County's jurisdiction. The engineer must coordinate with Clark County Department of Public Works (CCPW) and incorporate any concerns for boundary conditions along the western and northern borders. CCPW concurrence is required prior to final acceptance of the study.

Response: The study will be submitted for concurrence.

Comment No. 2: Driveways per CCAUSD 224 are not allowed as it does not meet criteria for conveyance of onsite flows into public right of way (flows may not discharge over sidewalks). Revise the plans accordingly.

Response: Per the zoning requirements (SDR-75990) attached in appendix A, a specific driveway has not been requested for this development. The grading has been revised to direct the flows into riprap lined swales instead of passing over the driveway and entering the public right of way.

Comment No. 3: It appears that there may be an issue with the location of the sidewalk under drain in relation to the proposed location and type of driveway at the southwest corner of the site. Provide a detail to demonstrate how the sidewalk under drain can be constructed in this area.

Response: Low points have been created onsite to direct the flows into landscaping or riprap lined swales. The runoff will then enter proposed sidewalk underdrains to restrict the flows

from passing over the sidewalks. See the updated grading plans for sidewalk underdrain locations.

Comment No. 4: Revise CLV drawing number for the existing drop inlet to reference 107V6352.

Response: The plan set has been revised to indicate the proper CLV drawing number for the existing drop inlet.

We trust that this letter addresses the comments and conditions raised with the Technical Drainage Study Update for Red Coach Mini Storage, DS5217A. If you have any further questions, please feel free to contact this office.

Sincerely,
Baughman & Turner, Inc.

A handwritten signature in black ink, appearing to read "Sunshine M. Woods". The signature is fluid and cursive, with a horizontal line extending from the end.

Sunshine M Woods
Staff Engineer

SW/ms

Re: Investment Solutions Red Coach Mini Storage



**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 5, 2019

Mr. Thomas J. Wheeler, Jr.
Investment Solutions, Inc.
P.O. Box 80987
Las Vegas, Nevada 89180

**RE: SDR-75990 [PRJ-75661] – SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-75993, ZON-75986, VAR-75987. VAR-75988
AND SUP-75989
CITY COUNCIL MEETING OF SEPTEMBER 4, 2019**

Dear Mr. Wheeler:

The City Council at a regular meeting held on September 4, 2019 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 56,400 SQUARE-FOOT, 324-UNIT MINI-STORAGE FACILITY WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER WHERE EIGHT FEET IS REQUIRED ALONG PORTIONS OF THE EAST AND SOUTH PROPERTY LINES on 1.04 acres at 6885 West Red Coach Avenue (APN 138-03-602-018), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony) [PRJ-75661].

This approval is subject to the following conditions:

Planning

1. Approval of General Plan Amendment (GPA-75993) and Rezoning (ZON-75986) and conformance to the Conditions of Approval for Variance (VAR-75987), Variance (VAR-75988), and Special Use Permit (SUP-75989) shall be required, if approved.
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 stamped 07/25/19 and the landscape plan and building elevations stamped 03/11/19, except as amended by conditions herein.

Mr. Thomas J. Wheeler, Jr.
Investment Solutions, Inc.
SDR-75990 [PRJ-75661] - Page Two
September 5, 2019

4. A Waiver from Title 19.08.070 is hereby approved, to allow a zero-foot landscape buffer where eight feet is required along portions of the east and south property lines.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

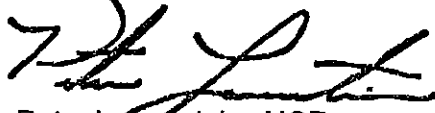
10. Construct all incomplete half-street improvements on Balsam Street and Red Coach Avenue to meet City standards concurrent with on-site development activities.
11. Concurrent with development, construct public sewer in Balsam Street from Red Coach Avenue to the south edge of this site at a size, depth and location acceptable to the Sanitary Sewer Section of the Department of Public Works.
12. Landscape and maintain all unimproved rights-of-way, if any, 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.

Mr. Thomas J. Wheeler, Jr.
Investment Solutions, Inc.
SDR-75990 [PRJ-75661] - Page Three
September 5, 2019

13. Submit a License Agreement for landscaping and private improvements in the Balsam Street and Red Coach Avenue public rights-of-way, if any, adjacent to this site 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 adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the License Agreement.
14. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage study update.

The Notice of Final Action was filed with the Las Vegas City Clerk on September 5, 2019.

Sincerely,



Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:clb

cc: Mr. Thomas J. Wheeler, Jr.
Wheeler Red Coach Mini Storage
P.O. Box 80987
Las Vegas, Nevada 89180

Mr. Tony Celeste
Kaempfer Crowell
1980 Festival Plaza Drive, Suite #650
Las Vegas, Nevada 89135

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		February 19, 2020
TO: Land Development Services Department of Building & Safety		FROM: Jennifer Shinn, P.E. Flood Control, Engr. Associate Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
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Cross Streets:	SEC of Balsam Street & Red Coach Avenue	Investment Solutions, Inc.
File Number:	F:\Depot\DSMemos\DS5217B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	138-03-602-018	CCPW
Zoning Action:	SDR-75990	
FEMA Flood Zone	YES NO X	
Proposed Storm Drain	YES X NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
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TOTAL FEES (LDDRS):				\$400.00	----

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NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped

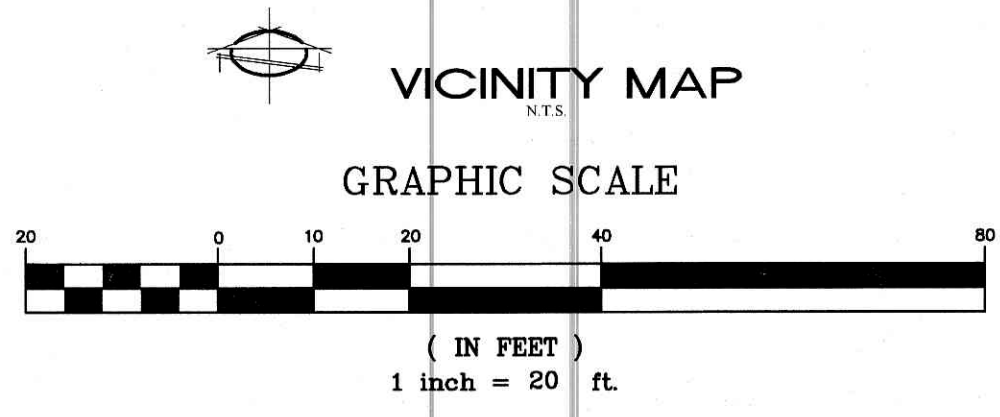
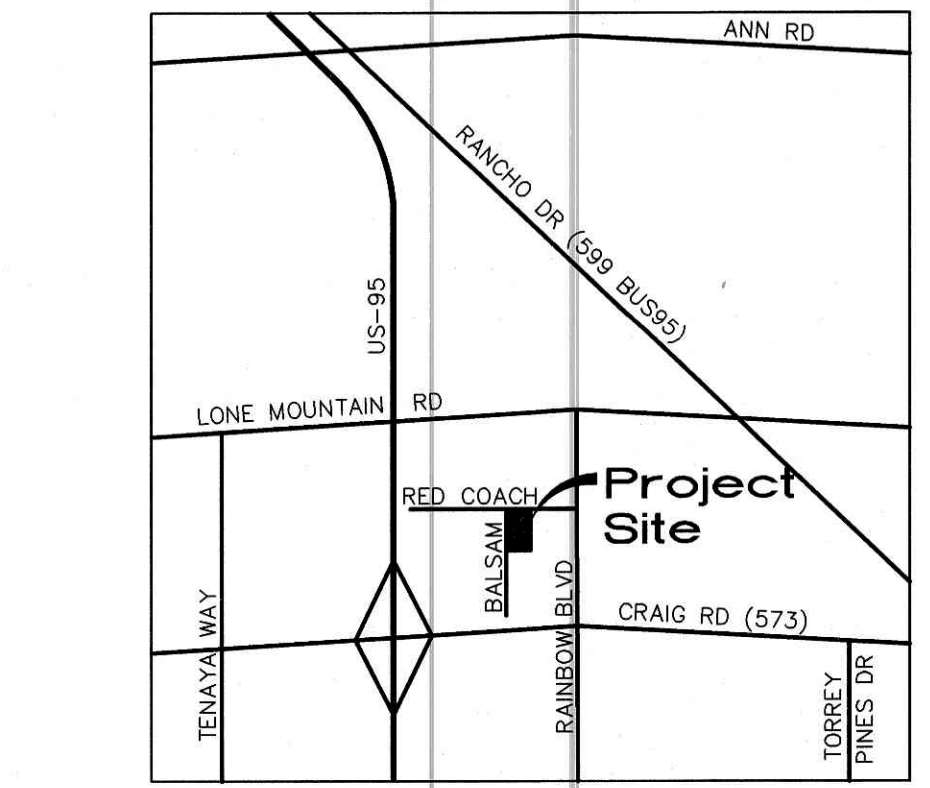
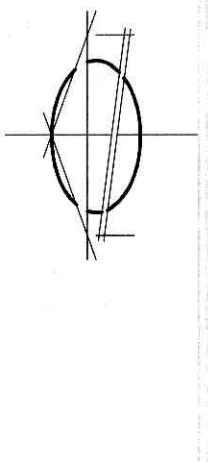
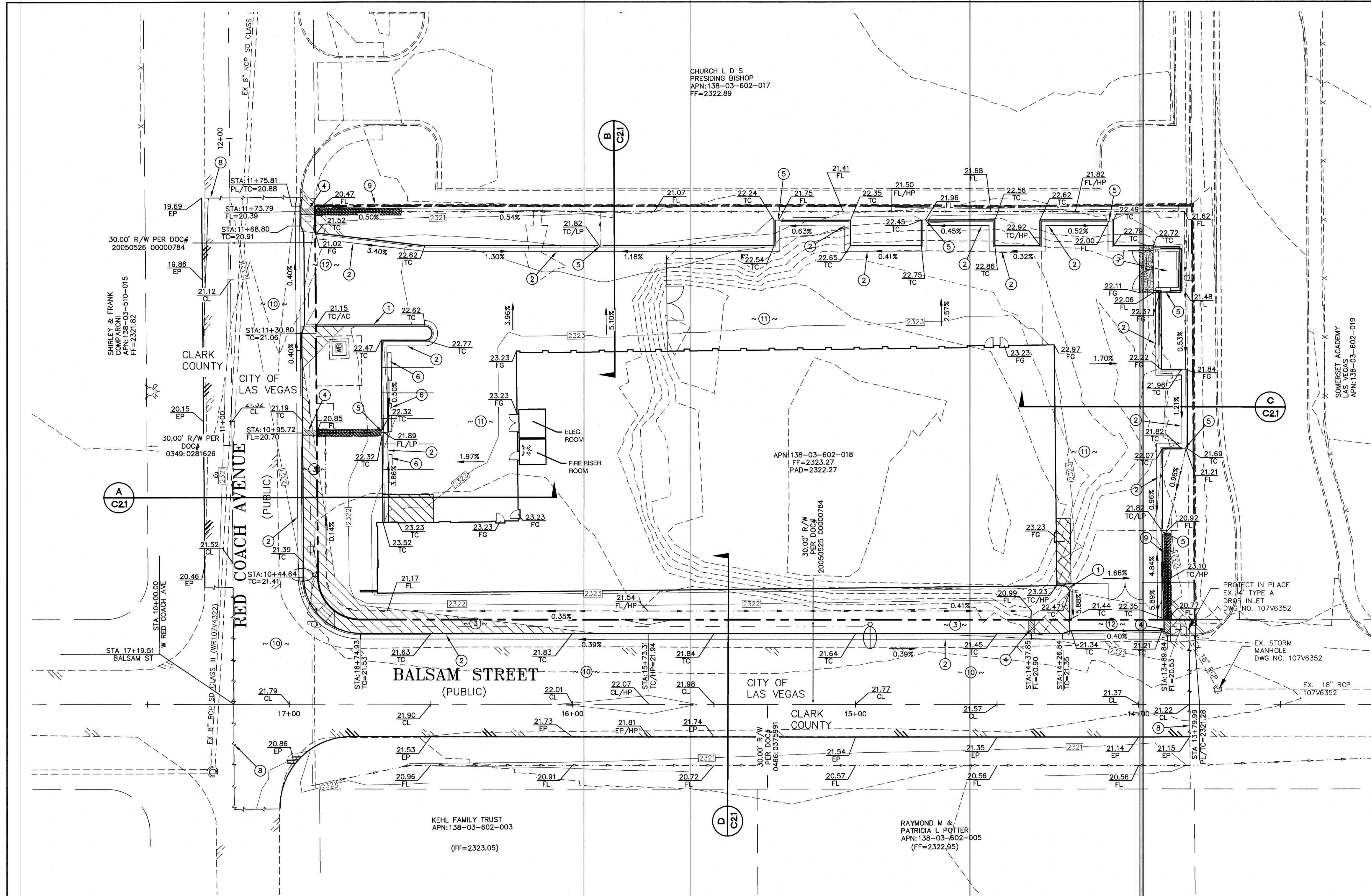
or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

END OF REMARKS

jks

T/R/S: T20S/R60E/03

AREA L-03



LEGEND	
	PROPERTY LINE
	STREET CENTERLINE
	LOT LINE
	BUILDING SETBACK LINE
	PROPOSED ROLL CURB
	EXISTING "L" CURB & GUTTER
	EXISTING CONTOUR LINES
	PROPOSED FLOW LINE
	SAW CUT LINE
	PROPOSED EDGE OF PAVEMENT
	EXIST. EDGE OF PAVEMENT
	PROPOSED BLOCK WALL
	EXIST. BLOCK WALL
	SAW CUT AREA
	MATCHLINE
	PROPOSED ELEVATION & LOCATION
	EXISTING ELEVATION & LOCATION
	PROPOSED GRADE
	CONSTRUCTION NOTE
	PROPOSED HYDRANT
	SIGHT VISIBILITY ZONE*
	ROADWAY EASEMENT
AC	ASPHALTIC CONCRETE
CL	CENTERLINE
TC	TOP OF CURB
EP	EDGE OF PAVEMENT
FG	FINISHED GRADE
TF	TOP OF FOOTING
TRW	TOP OF RETAINING WALL
TFW	TOP OF FLOOD WALL
TSW	TOP OF STEM WALL
BSW	BACK OF SIDEWALK
GB	GRADE BREAK
BVC	BEGIN VERTICAL CURVE
END	END VERTICAL CURVE
FF	FINISHED FLOOR
FL	FLOW LINE
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
LP	LOW POINT
LS	LANDSCAPE
SWG	SOUTHWEST GAS
P.U.E.	PUBLIC UTILITY EASEMENT
P.D.E.	PRIVATE DRAINAGE EASEMENT
P.S.E.	PRIVATE SEWER EASEMENT
P.L.E.	PRIVATE LANDSCAPE EASEMENT

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 STORM WATER POLLUTION PREVENTION PLAN HAS BEEN DEVELOPED AND IS MAINTAINED ON SITE; FOR INCLUSION IN THE STORMWATER GENERAL PERMIT NO. NVRI00000. 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](http://NDEP.NV.GOV/BWPC/STORM01.HTM) OR CALL (775) 687-9429.

FLOOD ZONE INFORMATION
THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X". FLOOD INSURANCE RATE MAP NO. 32003C2155F DATED NOVEMBER 16, 2011, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

OWNER/DEVELOPER
INVESTMENT SOLUTIONS
6885 W. RED COACH AVE
LAS VEGAS, NV 89108

ONSITE STORM DRAIN NOTE
ALL ONSITE STORM DRAINS AND ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE MAINTAINED BY PROPERTY OWNER.

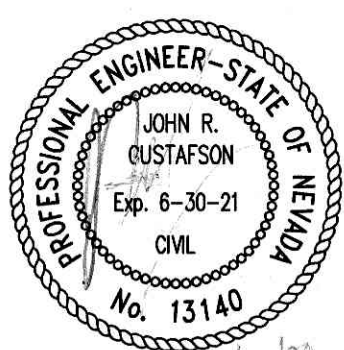
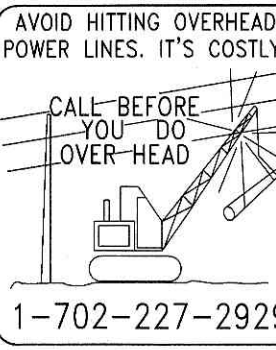
EARTHWORK QUANTITIES
QUANTITIES SHOWN WERE CALCULATED PRIOR TO ANY GRADING ON THE PROPOSED SITE LOCATION.
CUT 2116.99 CY
FILL 1196.93 CY
NET 920.06 (CUT) CY

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

NOTE:
ADD 2300 FEET TO ALL ELEVATION TAGS/GRADES.
NOTE:
*NOTE: NOTHING OVER 24" IN HEIGHT ALLOWED IN SIGHT VISIBILITY ZONE EXCEPT TRAFFIC CONTROL DEVICES.

ENGINEERS CERTIFICATE
I CERTIFY THAT THIS GRADING PLAN CONFORMS TO THE APPROVED DRAINAGE STUDY FOR THIS SITE ON FILE AT THE CITY OF LAS VEGAS, NEVADA.
JOHN R. GUSTAFSON, P.E. 13140
DATE

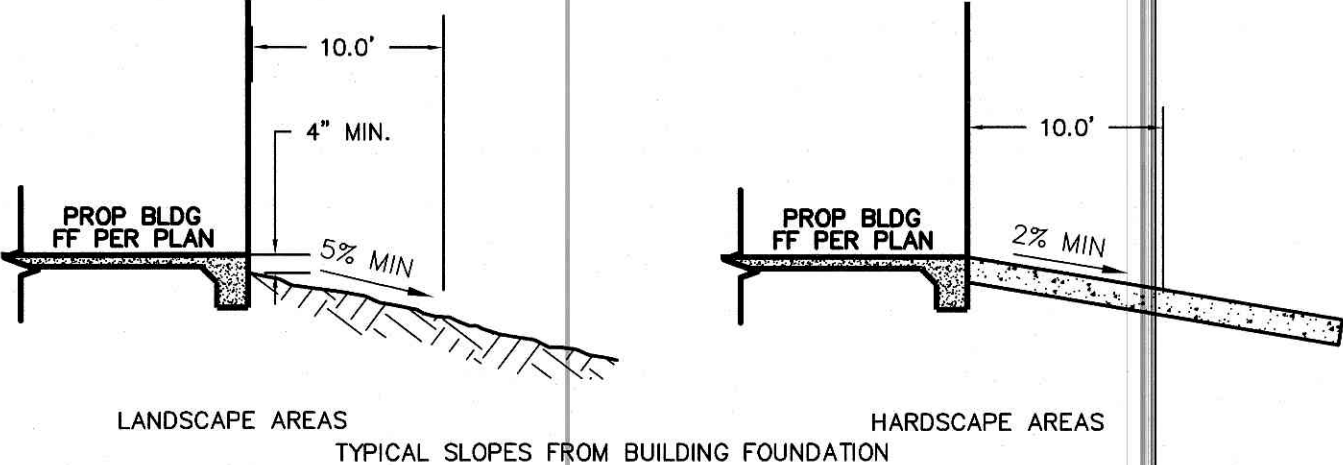
CLV PROJECT # ----



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 NVRI00000, 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 EXCEPTION TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO NEVADA GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVRI00000, 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.

CONSTRUCTION NOTES			QUANTITY	
#	ITEM	UNIT	PUBLIC	PRIVATE
1	INSTALL "A" TYPE CURB PER CCAUSD #219	LF	-	45
2	INSTALL "L" CURB & GUTTER PER CCAUSD# 216	LF	455	562
3	INSTALL SIDEWALK PER CCAUSD # 234	SY	385	-
4	INSTALL 2" SIDEWALK UNDERDRAIN PER CCAUSD #236	EA	4	-
5	CONSTRUCT 2" CURB OPENING PER DETAIL ON SHEET C2.1	EA	-	6
6	INSTALL CONCRETE PARKING BUMPER.	EA	-	3
7	INSTALL TRASH ENCLOSURE SEE ARCHITECTURAL PLANS	EA	-	1
8	SAWCUT NEAT AND MATCH EXISTING	SY	1270	-
9	INSTALL RIP RAP PER SECTION 1500: STRUCTURAL BEST MANAGEMENT PRACTICES AS REFERENCED WITHIN THE CLARK COUNTY FLOOD CONTROL DISTRICT (CORFCD) HYDROLOGIC AND DRAINAGE DESIGN MANUAL (HCCDM), D ₃₀ = 3", THICKNESS 6".	SF	-	180
10	CONSTRUCT 3" AC OVER 6" TYPE II AGGREGATE BASE.	SY	1917	-
11	CONSTRUCT 3" AC OVER 4" TYPE II AGGREGATE BASE.	SY	-	1900
12	INSTALL COMMERCIAL DRIVEWAY PER CCAUSD #224	EA	2	-



LEGAL DESCRIPTION
BEING LOT 2 OF FILE 109 OF PARCEL MAPS, PAGE 62, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BASIS OF BEARING
NORTH 89°52'47" WEST - BEING THE CENTERLINE OF RED COACH AVENUE AS SHOWN IN FILE 109 OF PARCEL MAPS, PAGE 62, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

AREA OF DISTURBANCE
OFFSITES: 0.26 AC
ONSITES: 1.11 AC

BENCHMARK
CITY OF LAS VEGAS BENCHMARK BLV00 3E4 - BEING A RIVET AND PLATE IN TOP OF CURB AT THE NORTHWEST CORNER OF CRAIG ROAD AND RAINBOW BOULEVARD.
705.770 METERS
NAVD 88 DATUM
2315.51 FEET

PREPARED FOR :
INVESTMENT SOLUTIONS
6885 W. RED COACH AVE
LAS VEGAS, NV 89108

DATE: 09/25/2019
DESIGN: KLP
DRAWN: KLP
CHECK: JRG
SCALE: 1"=30'

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BAUGHMAN & TURNER, INC.
CIVIL ENGINEERS
1210 HINSON STREET
LAS VEGAS, NEVADA 89102
PHONE: (702) 870-8771 FAX: (702) 878-2695

RED COACH MINI STORAGE
GRADING PLAN

SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M. NEVADA
CITY OF LAS VEGAS

APN 138-03-602-018

SHEET
C2.0
3 OF 9
PROJ. NO. 1021