

DS #: 5258

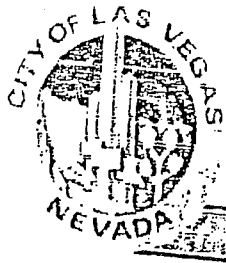
APN: 139,32-801-008; -009 & -010

PROJECT: Steinberg Memory Care

SUBMITTAL: 2nd

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: April 29, 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: Steinberg Memory Care	COPIES TO: Lochsa Engineering
Cross Streets:	NWC of Charleston Blvd. & Shetland Road	Shetland Land LLC
File Number:	F:\Depot\DSMemos\DS5258B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	139-32-801-008; -009 & -010	
Zoning Action:	SDR-77246 & SUP-77245	
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	3/4/2020	3/19/2020	Not Approved	\$400.00	3767707: \$400
2 nd Submittal	4/15/2020	4/29/2020	See Comments Below	\$400.00	3816135: \$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.

1. A proposed Reversionary Map to consolidate the three onsite parcels into one must be recorded prior to the approval of the subject improvement plans.
2. Drainage pipes (12"-PVC) are proposed under the foundation of a building. Obtain approval from *City of Las Vegas Building & Safety Department* prior to the final approval of the subject improvement plans.
3. Per **SDR-77246**, Condition #13, required street improvements on *Shetland Road* may be amended if an appropriate **Variance** is approved by the City. The approval of such **Variance** must be obtained prior to the final approval of the improvement plans.

If the **Variance** is not applied or denied, then a drainage study update will be required to address and construct the half-street improvements including curb & gutter and sidewalk on *Shetland Road*.

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/R61E/32
AREA M-32

**Addendum to
Technical Drainage Study
For
Steinberg Memory Care
(Charleston Blvd & Shetland Rd)**

Lochsa Job No. 201013

APRIL 2020

Prepared for:

Shetland Land LLC
7301 Peak Drive, Suite 200
Las Vegas, NV 89113
David Steinberg

Prepared by:

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

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Steinberg Memory Care Date: April 13, 2020

Location of Development: a) Descriptive (Cross Streets) North/South: Shetland Rd.
East/West: Charleston Blvd.

b) Section: 32 Township: 20 South Range: 61 East

c) APN : 139-32-801-008, -009, -010

Name of Owner: Shetland Land LLC

Telephone No.: 702-240-1232 Fax No.: _____ E-Mail Address: davids@sdmi-lv.com

Address: 7301 Peak Drive, Suite 200 Las Vegas, NV 89113

Contact Person-Name: CHRIS BLAKE, E.I. Telephone No.: (702) 365-9312

* E-Mail Address: CHRIS.BLAKE@LOCHSA.COM Fax No.: (702) 365-9317

Firm: LOCHSA ENGINEERING

Address: 6345 S JONES BLVD., SUITE 100 LAS VEGAS NV 89118

Type of Land Development/Land Disturbance Process:

☐	Rezoning	☐	Subdivision Map	☐	Clearing and Grading Only
☐	Parcel Map	☐	Planned Unit Development	☐	Other (Please specify below)
☐	Large Parcel Map	☒	Building Permit		

1. Total Owned Land Area: At Site: 2.62 ACRES (+/-) Being Developed/Disturbed: 2.62 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 building with parking addition

5. Approximate upstream land area which drains to the subject site: 50 ACRES (+/-)

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: _____

East towards Shetland Road and south to Charleston Boulevard

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

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

***New Required Field**

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

	Revision	Date

Engineer's Seal

Local Entity File No.

REFERENCE:

STANDARD FORM 1

COMMENT LETTER

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: March 19, 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: Steinberg Memory Care	
Cross Streets:	NWC of Charleston Blvd. & Shetland Road	
File Number:	F:\Depot\DSMemos\DS5258A.doc	
Parcel Number:	139-32-801-008; -009 & -010	
Zoning Action:	SDR-77246 & SUP-77245	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X
COPIES TO:		Lochsa Engineering
		Shetland Land LLC
		Bart Anderson, P.E., DevCo

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	3/4/2020	3/19/2020	See Comments Below	\$400.00	3767707: \$400
TOTAL FEES (LDDRS):				\$400.00	----

REMARKS:

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

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

1. Is there a reversionary map in the process to consolidate the three parcels into one? Note that the proposed building span across three parcels and is not acceptable. Address in the next submittal.
2. **Sheet DR1** and **Sheet DR2**: Label the perimeter street names on both drainage basin maps.
3. The anticipated 100-year flow depth in *Charleston Boulevard* is 1.09'. The proposed finished floor elevation of the building must be set at a minimum of twice the 100-year flow depth at the high side point of (83.89TC) in *Charleston Boulevard*. The required FF will be $83.89 - 0.50 + 2 \times 1.09 = 85.57$. Review and revise accordingly.
4. The proposed 12"-PVC courtyard drainage system under the new building shows no overflow path in a worst case scenario that the inlets and the drainage pipes are totally clogged or broken.

If this is the intention of the property owner, provide a notarized letter to indemnify the **City of Las Vegas** of any liability for any future flooding potential in the enclosed courtyard areas and the building. This letter will suffice in lieu of the courtyard drainage satisfying the **City's** minimum requirements. The letter must be submitted to **City of Las Vegas Flood Control Section** prior to the final acceptance of the drainage study.

5. Drainage pipes (12"-PVC) are proposed under the foundation of a building. Obtain approval from *City of Las Vegas Building & Safety Department* prior to the final approval of the subject drainage study.
6. It appears that *Shelld Road* is not proposed with standard sidewalk and curb & gutter for half-street improvements. Review and revise the grading plan and all pertinent sections and construction note accordingly.
7. **Sheet C7.01:** Section B: The 100-year flow velocity in *Charleston Boulevard* is 8.34 ft/s which is erosive. The side of the proposed berm facing *Charleston Boulevard* must be armored. Provide riprap sizing calculation and a construction note for the ripraps in the next submittal.
8. Add a note in all pertinent sheets for the construction of all storm drain drop inlets per a newly adopted USDCCA Drawing No. 421 (*Stormwater Quality Management Stamp and Sign Detail*).

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/R61E/32
AREA M-32

April 10, 2020

Albert Sung, P.E.
City of Las Vegas Public Works Department
(Flood Control Division)
333 North Rancho Drive
Las Vegas, NV 89106

Subject: **Steinberg Memory Care**
 Lochsa Job No. 201013

Mr. Sung:

This letter certifies that all items provided on the **Steinberg Memory Care** electronic submittal matches the paper version bound into the study.

Respectfully submitted,

LOCHSA ENGINEERING

Ted Egerton, P.E.

April 13, 2020

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

Subject: **Addendum to the Technical Drainage Study for Steinberg Memory Care
CLV DS5258A
Parcel Number 139-32-801-008, -009, -010
Lochsa Job #201013**

Dear Albert Sung,

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

1. Is there a reversionary map in the process to consolidate the three parcels into one? Note that the proposed building span across three parcels and is not acceptable. Address in the next submittal.

Response 1: Yes. A parcel map is being prepared and will be submitted through the City of Las Vegas combining all 3 parcels into 1 parcel.

2. **Sheet DR1 and Sheet DR2:** Label the perimeter street names on both drainage basin maps.

Response 2: Figures DR1 and DR2 have been revised to show the adjacent street names. See back pocket of the Addendum submittal.

3. The anticipated 100-year flow depth in *Charleston Boulevard* is 1.09'. The proposed finished floor elevation of the building must be set at a minimum of twice the 100-year flow depth at the high side point of (83.89TC) in *Charleston Boulevard*. The required FF will be $83.89 - 0.50 + 2 \times 1.09 = 85.57$. Review and revise accordingly.

Response 3: Please note that our Grading Plan shows a landscape berm with a top of berm elevation at 85.66ft. This elevation is more than double the 100yr flow depth and protects the site (proposed building). The top of berm protects the building all along Charleston Blvd. from double the 100yr depth ($1.09 \times 2 = 2.18\text{ft}$) over the adjacent FL elevation in Charleston Blvd. Top of berm grades are shown along Charleston Blvd. for verification. Thus, a revised FF is not needed.

4. The proposed 12"-PVC courtyard drainage system under the new building shows no overflow path in a worst case scenario that the inlets and the drainage pipes are totally clogged or broken.

If this is the intention of the property owner, provide a notarized letter to indemnify the **City of Las Vegas** of any liability for any future flooding potential in the enclosed courtyard areas and the building. This letter will suffice in lieu of the courtyard drainage satisfying the **City's** minimum requirements. The letter must be submitted to **City of Las Vegas Flood Control Section** prior to the final acceptance of the drainage study.

Response 4: A notarized letter from the property owner has been prepared and is included in this Addendum. The letter acknowledges that there are no emergency overflow provisions in the two courtyards if the area drains were to be clogged or broken. The letter also indemnifies the City of Las Vegas of any liability for any future potential flooding that may occur within the courtyards or the building.

We believe the notarized letter being submitted within this Addendum satisfies the last sentence of this comment above since this Addendum submittal is going directly to CLV Flood Control.

5. Drainage pipes (12"-PVC) are proposed under the foundation of a building. Obtain approval from *City of Las Vegas Building & Safety Department* prior to the final approval of the subject drainage study.

Response 5: Per an email conversation between the architect and Albert Sung, this comment will be revised to state "Drainage pipes (12"-PVC) are proposed under the foundation of a building. Obtain approval from City of Las Vegas Building & Safety Department prior to the final approval of the subject IMPROVEMENT PLANS". Email correspondence is included with this Addendum. This is Understood (Noted).

6. It appears that *Shetland Road* is not proposed with standard sidewalk and curb & gutter for half-street improvements. Review and revise the grading plan and all pertinent sections and construction note accordingly.

Response 6: Per Conditions of Approval for SDR-77246, item #13, it is stated that required Shetland improvements may be amended if an appropriate variance is approved by the City. As such, the architect has submitted a variance to have this requirement waived per application PRJ-78266. This whole area has a rural look and the neighbors want to keep it that way. Once this is approved, we will notify CLV Flood Control.

7. **Sheet C7.01:** Section B: The 100-year flow velocity in *Charleston Boulevard* is 8.34 ft/s which is erosive. The side of the proposed berm facing *Charleston Boulevard* must be armored. Provide riprap sizing calculation and a construction note for the riprap in the next submittal.

Response 7: Noted. We have provided a riprap sizing calculation for the embankment of the proposed berm facing Charleston Blvd. We are proposing 9-inch riprap to armor the side of the proposed berm. A Construction Note has been added for the callout of the riprap on the LS berm. See revised Plans.

8. Add a note in all pertinent sheets for the construction of all storm drain drop inlets per a newly adopted USDCCA Drawing No. 421 (*Stormwater Quality Management Stamp and Sign Detail*).

Response 8: Noted. We added the note on the Grading Plan this time even though we are not proposing a drop inlet. In the future, we will only add this note when a drop inlet is being proposed for our Site.

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

Sincerely,
LOCHSA ENGINEERING

Chris Blake, EI
Hydrologist

COMMENT #4

(Notarized Letter)

T 702-365-9312 | F 702-365-9317
6345 S Jones Blvd, Suite 100
Las Vegas, NV 89118



March 25, 2020

Mr. Albert Sung, P.E.
Project Engineer
City of Las Vegas
Public Works Dept./Flood Control
333 N. Rancho Drive
Las Vegas, NV 89106

Subject: Steinberg Memory Care – DS5258A

Dear Mr. Sung,

Shetland Land, LLC acknowledges that there are no emergency overflow provisions in the two courtyards for this project, should the area drains be clogged or broken. As such, Shetland Land, LLC indemnifies the City of Las Vegas of any liability for any future potential flooding that may occur within the courtyards or the building, itself.

If you should have any questions regarding this matter, please do not hesitate to contact me at 702-240-1232.

Sincerely,

A handwritten signature in blue ink, appearing to read "David L. Steinberg", written over a horizontal line.

Dr. David L. Steinberg, M.D.
Shetland Land, LLC Manager

State of Nevada
County of Clark

Signed and affirmed before me on
4/3/2020 by David L. Steinberg

A handwritten signature in blue ink, appearing to read "Stacey A. Webb", written over a horizontal line.
(Signature of Notary Officer)



COMMENT #5

(Email Correspondence)

Chris Blake

From: Brian Balanis
Sent: Friday, April 03, 2020 11:09 AM
To: Chris Blake
Subject: FW: Steinberg Memory Care TDS comments

This email will probably need to go with the resubmittal. I will be referencing it in the response letter.

Brian Balanis, Senior Project Manager



O: (702) 365-9312
C: (702) 327-2917
Las Vegas, Nevada
brian.balanis@lochsa.com



O: (702) 365-9312
6345 S. Jones Blvd., Suite 100
Las Vegas, Nevada
www.lochsa.com

Celebrating
25 Years in
Business
1995-2020



From: Steve Mulkey <smulkey@rosemann.com>
Sent: Wednesday, April 1, 2020 5:32 AM
To: Brian Balanis <Brian.Balanis@lochsa.com>
Cc: Nathan Rosemann <nrosemann@rosemann.com>
Subject: FW: Steinberg Memory Care TDS comments

Brian, see response from Albert. Not sure if that helps your cause, but maybe it is a qualification to the review.

Steve Mulkey, Project Architect
Donald E. Rosemann Architect
303.261.8229 Office
720.388.6620 Direct
303.748.8169 Mobile

From: Albert Sung <YSung@LasVegasNevada.GOV>
Sent: Tuesday, March 31, 2020 6:34 PM
To: Steve Mulkey <smulkey@rosemann.com>
Subject: Re: Steinberg Memory Care TDS comments

Hi Steve,

I understand that the timeline for getting Building & Safety approval prior to drainage study is contradicting. I'll do this: after your engineer submitted the study for the second time, I'll revise Comment #5 to state:

"Drainage pipes (12"-PVC) are proposed under the foundation of a building. Obtain approval from *City of Las Vegas Building & Safety Department* prior to the final approval of the subject IMPROVEMENT PLANS".

Hope this help.

Albert

From: Steve Mulkey <smulkey@rosemann.com>

Sent: Tuesday, March 31, 2020 4:26 PM

To: Albert Sung <YSung@LasVegasNevada.GOV>

Cc: Brian Balanis <Brian.Balanis@lochsa.com>

Subject: Steinberg Memory Care TDS comments

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

Mr. Sung, I am trying to assist Lochsa Engineering with a comment generated from the review of their proposed drainage plan for the project at Shetland Road and Charleston Boulevard. You are requesting approval from the building department for running the storm line beneath the grade beam foundation. As we have not submitted any construction documents to the city yet, they were unsure as to what you were requesting or how they could help answer your comment. Are you seeking approval that a storm lines may run beneath a foundation in general, or are you requesting a detail sketch that they would somehow approve without full construction documents?

Any clarification in this comment would be appreciated.

Regards, Steve

Steve Mulkey, Project Architect
Donald E. Rosemann Architect
303.261.8229 Office
720.388.6620 Direct
303.748.8169 Mobile

COMMENT #6

(portion of NOFA – SDR-77246 (Item #13))

NOTICE OF FINAL ACTION



**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

November 21, 2019

Mr. David Steinberg
Shetland Land, LLC
7301 Peak Drive
Las Vegas, Nevada 89128

**RE: SDR-77246 [PRJ-76737] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-77243, ZON-77244 AND SUP-77245
CITY COUNCIL MEETING OF NOVEMBER 20, 2019**

Dear Mr. Steinberg:

The City Council at a regular meeting held on November 20, 2019 voted to **APPROVE** your request for a Site Development Plan Review FOR A PROPOSED 37,000 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME on 2.62 acres located on the northwest corner of Charleston Boulevard and Shetland Road (APNs 139-32-801-008, 009 and 010), C-D (Designed Commercial) and R-E (Residence Estates) Zones [PROPOSED: R-E (Residence Estates)], Ward 1 (Knudsen) [PRJ-76737].

This approval is subject to the following conditions:

Planning

1. Revised Site Plan and Landscape Plan shall be submitted prior to issuance of Building Permit to reflect the placement of a monument sign to commemorate the Equestrian Estates community.
2. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-77243), Rezoning (ZON-77244) and Special Use Permit (SUP-77245) shall be required, if approved.
3. 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.
4. All development shall be in conformance with the site plan and landscape plan date stamped 09/12/19, and building elevations date stamped 08/14/19, except as amended by conditions herein.

Mr. David Steinberg
Shetland Land, LLC
SDR-77246 [PRJ-76737] – Page Two
November 21, 2019

5. An Exception from Title 19.06.040 is hereby approved, to allow the following:
 - a. To allow ten 24-inch box trees, adjacent to the north property line, where 15 24-inch box trees with four shrubs is required.
 - b. To allow six 24-inch box trees adjacent to the south property line, where 12 24-inch box trees with four shrubs is required.
 - c. To allow seven 24-inch box trees adjacent to the east property line, where 16 24-inch box trees with four shrubs is 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. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
9. 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.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Prior to the issuance of permits for this site, grant a Bus Shelter Pad Easement adjacent to the existing bus stop on Charleston Boulevard on this site unless the Regional Transportation Commission (RTC) acknowledges in writing that this easement is not required.
13. Construct all incomplete half-street improvements on Shetland Road to meet City standards concurrent with on-site development activities. Additionally, construct median modifications in Charleston Boulevard to restrict left-in and left-out movements from this site while maintaining the left-in and left-out movements for Cahlan Drive. The driveway on Shetland Road shall be limited to right-turn exit only and shall be signed "No Left Turn – Right Turn Only". Required improvements on Shetland Road may be amended if an appropriate Variance is approved by the City.
14. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Charleston Boulevard adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
15. Concurrent with development, abandon the existing septic tanks and provide proof to the Southern Nevada Health District (SNHD) Environmental Health Division. Contact SNHD at 702.459.0661 for requirements.
16. Concurrent with development, construct an eight-inch sewer line in Shetland Road along the entire frontage of the property.
17. 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. David Steinberg
Shetland Land, LLC
SDR-77246 [PRJ-76737] – Page Four
November 21, 2019

18. Submit a License Agreement for landscaping and private improvements in the Charleston Boulevard and Shetland Road 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.
19. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on November 21, 2019.

Sincerely,



Robert Summerfield, AICP^{PL}
Director
Department of Planning

RTS:PL:clb

cc: A.J. Plank
In2it Architecture
5135 South Durango Drive, Suite #103
Las Vegas, Nevada 89113

COMMENT #7

(Rip-Rap Calculation for Side of Proposed Berm)

Riprap sizing downstream along the proposed Berm adjacent to Charleston Blvd.

Steinberg Memory Care

Lochsa Job No. 201013

Date: April 13, 2020

Calculated By: Chris Blake, EI

Equation 734, Section 405.4.6 of the 1999 Hydrologic Criteria and Drainage Design Manual

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

V=Mean channel velocity in fps;

S=Longitudinal channel slope in feet per foot

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

d50 = Mean stone size in ft, rock size in for which 50% (by weight) of the riprap is smaller

Solve for d50:

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

V= 8.34 fps << from FlowMaster Output

S= 0.0190 ft/ft

Ss= 2.65

d50= 0.74 ft

8.85 inches

*** d50=9-inch loose Riprap is used as armor along the side (embankment) of the proposed berm**



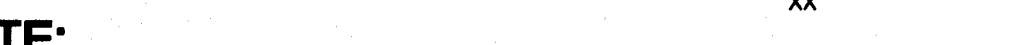
A = A.C. PAVEMENT
PER SCHEDULE

B = TYPE II AGG. BASE



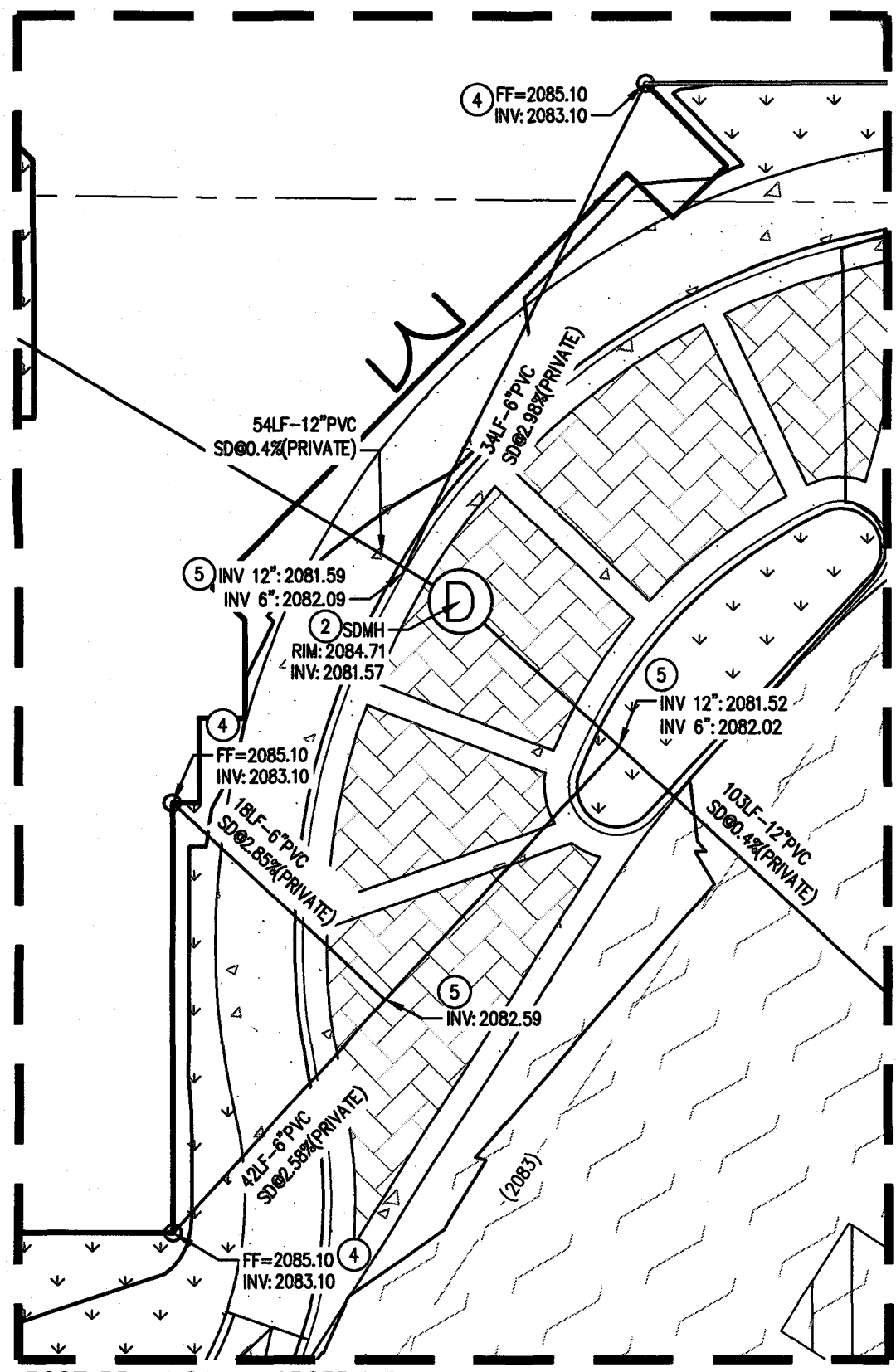
TRUCK ACCESS	"	"
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ON SITE

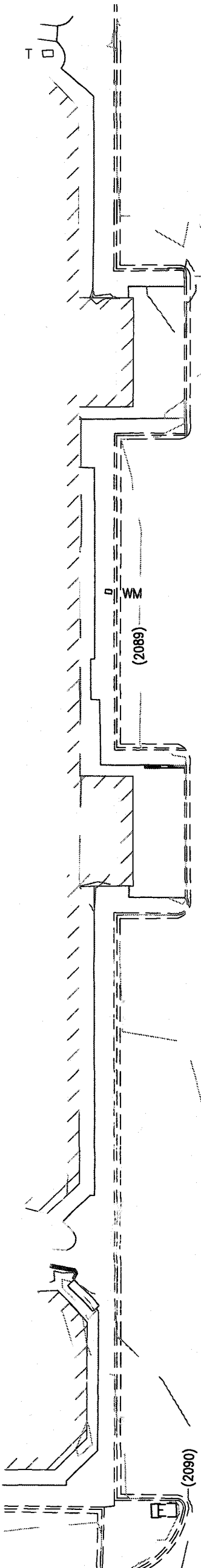


2. ELEMENTARY OPERATIONS

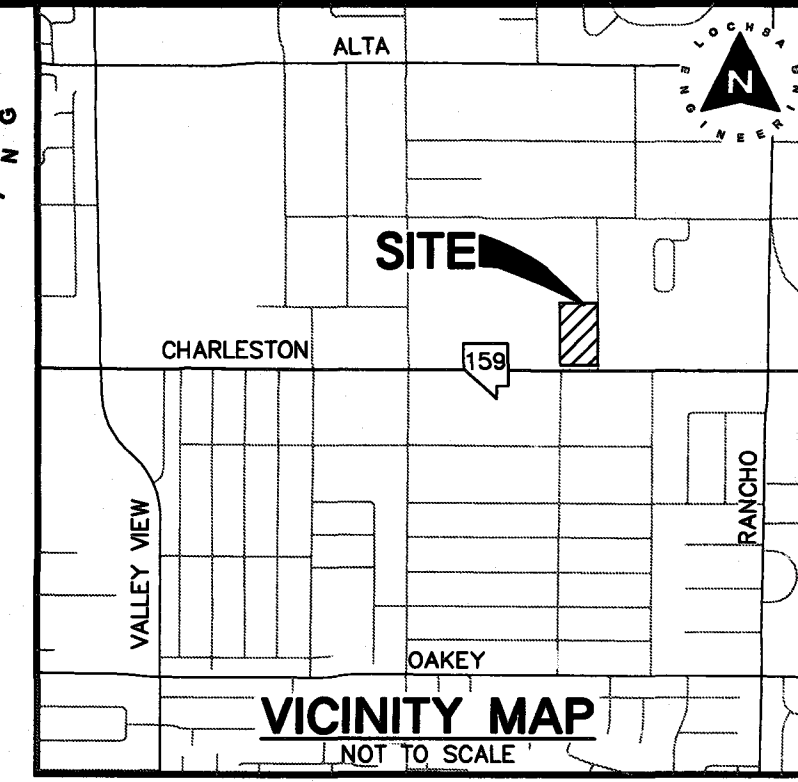
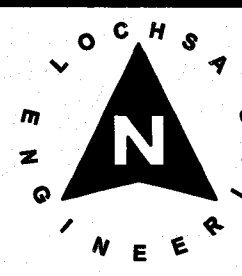
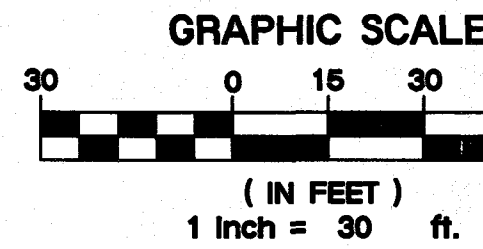
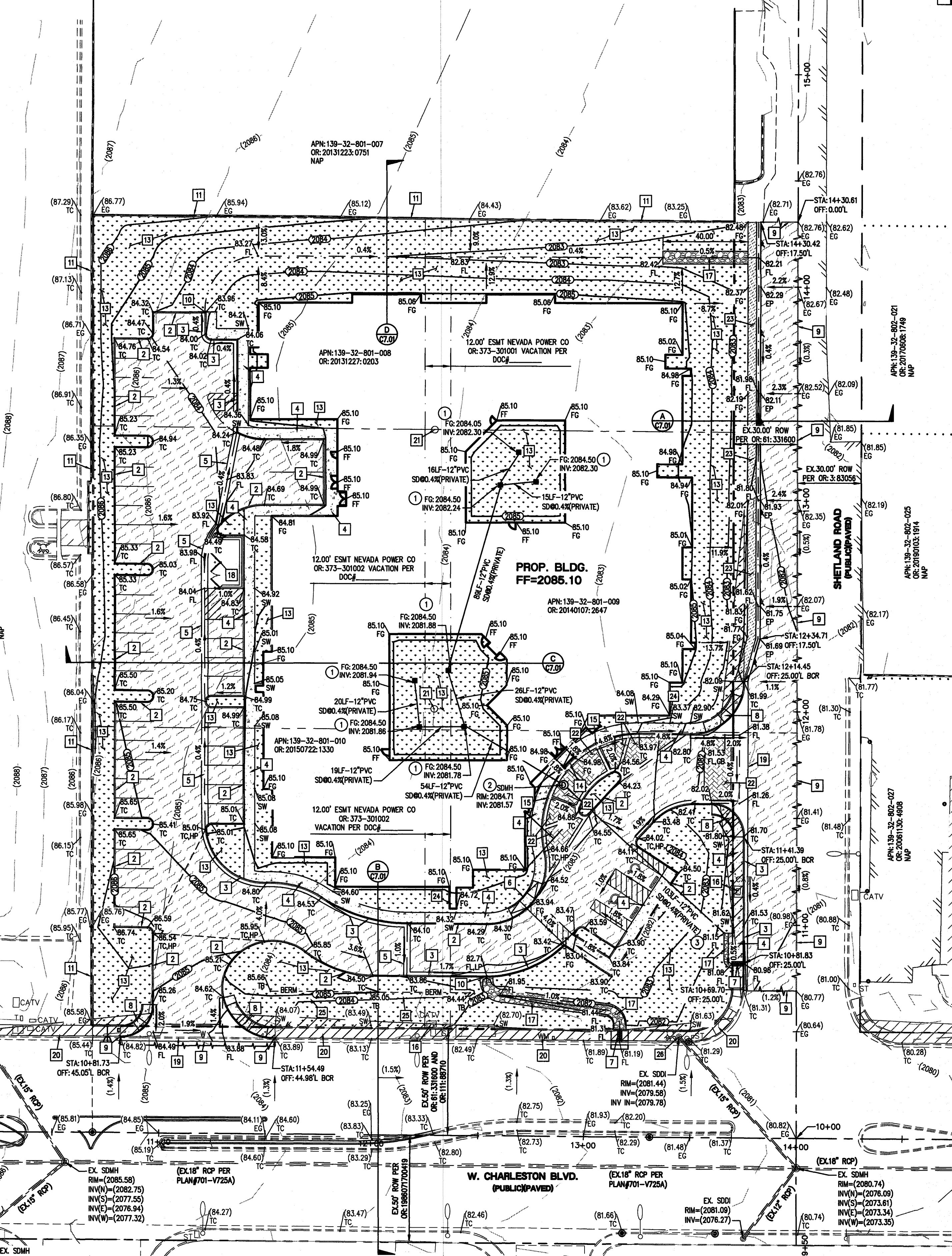




ROOF DRAIN SD ENLARGED VIEW
SCALE: 1"=10'



APN 139-32-801-008
OR 20131223:0751
NAP



CONSTRUCTION NOTES:

- ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH "UNIFORM STANDARD DRAWINGS CLARK COUNTY AREA (USDCCA)" LATEST EDITION AND/OR REGULATING ENTITY HAVING JURISDICTION.
- CONSTRUCT "A" TYPE CURB PER DETAIL 1 ON C7.01.
- CONSTRUCT "L" TYPE CURB PER DETAIL 2 ON C7.01.
- CONSTRUCT CONC. SIDEWALK PER USDCCA No. 234.
- CONSTRUCT 3" VALLEY GUTTER PER DETAIL 3 ON C7.01.
- INSTALL ON-SITE ADA RAMP PER DETAIL 4 ON C7.01.
- CONSTRUCT SIDEWALK UNDER DRAIN PER USDCCA No. 235.
- CONSTRUCT HANDICAP RAMP CASE 1 PER USDCCA No. 235.
- SAWCUT AND MATCH EXISTING.
- CONSTRUCT 2" CURB OPENING PER DETAIL 6 ON SHEET C7.01.
- EXISTING MASONRY SCREEN WALL TO REMAIN.
- INSTALL BUMPER BLOCK PER DETAIL 5 SHEET C7.01.
- INSTALL LANDSCAPE PER ARCHITECTURAL PLAN.
- INSTALL 6" CURB PER DETAIL 1 ON C7.01.
- TRANSITION FROM "A" CURB TO "L" CURB PER DETAIL 11 ON C7.01.
- ADJUST UTILITY TO FG AS NEEDED.
- INSTALL RIP RAP D50=4" THICKNESS=8" PER DETAIL 8 SHEET C7.01.
- INSTALL TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
- CONSTRUCT COMMERCIAL DRIVEWAY PER USDCCA# 225 AND CROSS GUTTER PER USDCCA# 228.
- PROTECT IN PLACE.
- RELOCATE EX. POWER POLE BY OTHERS. DEVELOPER TO COORDINATE WITH NVE.
- EXPANDED CONCRETE PAVEMENT PER ARCH. PLANS (PRIVATELY MAINTAINED).
- INSTALL AC SIDEWALK (2" AC OVER 6" TYPE II AGG. BASE).
- 1.5" MAX DEEPENED FOOTING.
- INSTALL ARMOR ALONG SIDE OF BERM FACING CHARLESTON BLVD (9" RIP-RAP).
- INSTALL STORMWATER QUALITY MANAGEMENT STAMP PER USDCCA #21.

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

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

APN:
139-32-801-008, 009, 010
BASIS OF BEARINGS:
SEE COVER SHEET
BENCHMARK:
CITY OF LAS VEGAS BENCHMARK: CLV2183015---BEING A RIVET AND SQUARE ALUMINUM PLATE THE TOP OF CURB ON THE NORTH SIDE OF CHARLESTON BOULEVARD ±80' EAST OF CAMPBELL DRIVE ---639.1 METERS OR 2,098.78 U.S. SURVEY FEET

NOTE:
PROTECT IN PLACE AND ADJUST LVIWD EXISTING FACILITIES TO FINISH GRADE PER USDCCA. LVIWD FACILITIES SHALL BE ACCESSIBLE AT ALL TIMES.

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

MAX 2% H.S. MIN. 5% L.S. BLDG. FF

GRADING AWAY FROM BUILDING

GRADING NOTES:

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

STORM DRAIN NOTES:

- ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH "UNIFORM STANDARD DRAWINGS CLARK COUNTY AREA (USDCCA)" LATEST EDITION AND/OR REGULATING ENTITY HAVING JURISDICTION.
- INSTALL PRECAST 2'X2' JENSEN AREA DRAIN OR APPROVED EQUIVALENT #403 48" TYPE II MANHOLE PER USDCCA #403 W/ CONC. COLLAR PER USDCCA #408. REFER TO USDCCA #408 FOR MANHOLE COVER & RING.
- DAYLIGHT SD INTO RIPRAP SWALE.
- CONNECT TO BUILDING ROOFRAIN INVERT 2' BELOW FINISH FLOOR.
- INSTALL WYE CONNECTION.

EXISTING UTILITY NOTE:

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

FLOOD ZONE NOTE:

THE PROJECT SITE IS COVERED BY FLOOD INSURANCE RATE MAP (FIRM) FOR THE CLARK COUNTY, NEVADA, AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER: 320030270F, EFFECTIVE DATE: NOVEMBER 16, 2011. THE PROJECT SITE IS LOCATED WITHIN A FEMA ZONE "X" DESIGNATED AS: "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

GRADING PLAN CERTIFICATION

NAME: TED T. EGERTON PE #11286 DATE: _____
I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH APPROVED DRAINAGE STUDY FOR THIS SITE ON FILE AT CITY OF LAS VEGAS FOR THIS PROJECT.

EARTHWORK QUANTITIES

CUT: 1,108 CU. YD.
FILL: 3,250 CU. YD.
NET: 2,142 CU. YD.

STORMWATER POLLUTION NOTE:

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 GENERAL INCLUSION IN THE STORM WATER GENERAL PERMIT NO. NVR10000. A PHASED CONSTRUCTION UNIT 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/water/storm01.htm> OR CALL (775)687-9429

UTILITY NOTE:

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

Call before you Dig
Avoid hitting overhead power lines. It's costly. Utility lines. It's costly.

FAST
Call before you Dig
1-800-272-2800
1-702-432-6300
1-702-227-2929

CL OR SURVEY LINE	EASEMENT LINE	DESCRIPTION:	BUILDING OUTLINE	EDGE OF PAVEMENT	"A" TYPE CURBS	"L" TYPE CURBS	WALLS	CONTOUR LINES	AC PAVEMENT	CONCRETE	SPOT ELEVATIONS	SIGNS	MANHOLE W/ DESCRIPTION	MANHOLE DESCRIPTIONS	FIRE HYDRANTS	GATE VALVES	REDUCERS	CLEAN OUTS	UTILITY BOX OR VAULT	60" ROW LED STREETLIGHTS	80" ROW LED STREETLIGHTS	100" ROW LED STREETLIGHTS	INTERSECTION STREETLIGHTS
PROPERTY LINE	SAWCUT LINE	EXISTING:						(2210)			(12.34) BC												
ROW LINE	SCARP LINE	PROPOSED:						(2122)			(12.34) BC												

PROJECT No.: 201013
DATE: _____
SCALE: 1"=30'
DRAWN BY: LAS
DESIGNED BY: LAS
CHECKED BY: BB

SHEET No. C3.01
SHEET 4 OF 7
OFFSITE HTE No. _____

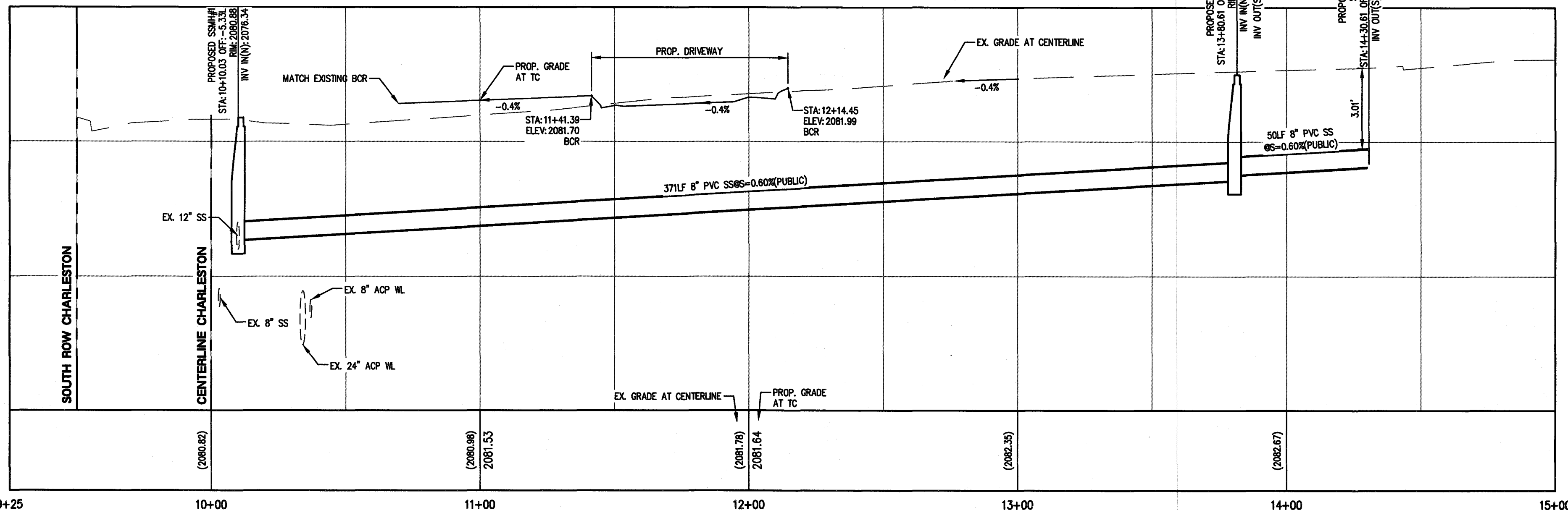
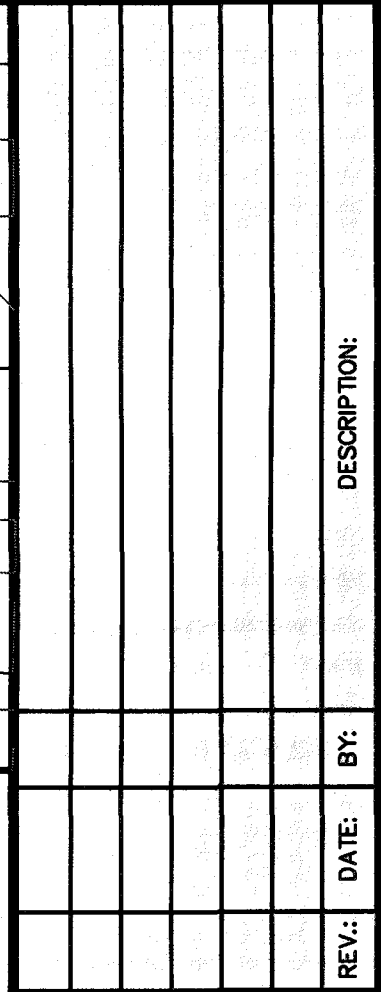
GRADING PLANS
SHEET 1 OF 1

STEINBERG MEMORY CARE
CHARLESTON BOULEVARD & SHETLAND ROAD
CITY OF LAS VEGAS, NEVADA

Lochsa
engineering

4045 South Jones Blvd.
Suite 100
Las Vegas, NV 89118
Tel (702) 365-8817
Fax (702) 365-8817
www.lochsa.com

DESIGNER:
BY:
DATE:
REV:



CONSTRUCTION NOTES:

- ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH "UNIFORM STANDARD DRAWINGS CLARK COUNTY AREA (USDCOA)" LATEST EDITION AND/OR REGULATING ENTITY HAVING JURISDICTION.

1. CONSTRUCT AC PAVEMENT PER DETAIL 1 ON C7.01.
2. CONSTRUCT "A" TYPE CURB PER DETAIL 1 ON C7.01.
3. CONSTRUCT "L" TYPE CURB PER USDOCA No. 216.
4. CONSTRUCT C&G SIDEWALK PER USDOCA No. 234.
5. CONSTRUCT 3" VALLEY GUTTER PER DETAIL 3 ON C7.01.
6. INSTALL ONSITE ADA RAMP PER DETAIL 4 ON C7.01
7. CONSTRUCT SIDEWALK UNDER DRAIN PER USDOCA No. 236
8. CONSTRUCT HANDICAP RAMP CASE 1 PER USDOCA No. 235.
A=B', B=B'.
9. SAWCUT AND MATCH EXISTING.
10. CONSTRUCT 2" CURB OPENING PER DETAIL 6 ON SHEET C7.01
11. EXISTING MASONRY SCREEN WALL TO REMAIN
12. INSTALL BUMPER BLOCK PER DETAIL 5 SHEET C7.01
13. INSTALL LANDSCAPE PER ARCHITECTURAL PLAN
14. INSTALL 0" CURB PER DETAIL 1 ON C7.01
15. TRANSITION FROM "A" CURB TO "O" CURB PER DETAIL 11 ON C7.01
16. ADJUST UTILITY TO FG AS NEEDED
17. INSTALL R/R RAP D504+" THICKNESS="B" PER DETAIL 8 SHEET C7.01
18. INSTALL TRASH ENCLOSURE PER ARCHITECTURAL PLANS
19. CONSTRUCT COMMERCIAL DRAINAGE PER USDOCA# 225 AND CROSS GUTTER PER CCASUD# 278
20. PROTECT IN PLACE
21. RELOCATE EX. POWER POLE BY OTHERS. DEVELOPER TO COORDINATE WITH NILE
22. ENHANCED CONCRETE PAVEMENT PER ARCH. PLANS (PRIVATELY MAINTAINED)
23. INSTALL AC SIDEWALK "2" AC OVER 6" TYPE II AGG. BASE
24. 1.5" MAX DEEPENED FOOTING

NOTE:
ALL SEWER/SD CROSSING WATER LINES MUST COMPLY WITH UDACS SECTION 2.22

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

MAX 2% H.S.
MIN. 5% L.S.

BLDG. FF

TYPICAL GRADING AWAY FROM BUILDING

GRADING NOTES:

1. SLOPES 4:1 OR STEEPER AND FINE-GRAINED MATERIALS THAT HAVE BEEN DISTURBED (SANDY AND SILTY MATERIALS) SHOULD BE PROTECTED WITH BURLAP. OTHER EXPOSED SOILS SHOULD BE PROTECTED WITH MULCH. SPECIFICATIONS ARE SPECIFIED BY LANDSCAPE DRAWINGS AND SPECIFICATIONS OR THE SOILS REPORT.
2. CONTRACTOR SHALL DETERMINE HIS OWN FOOTING OR BASEMENT EXCAVATION QUANTITIES, EVEN IF A ROUGH SLOPE OR ROUGH GRADING PLANS. ADDITIONALLY, STRUCTURE BACKFILL COSTS SHOULD BE INCLUDED IN THE COST OF THE STRUCTURE, UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
3. CONTRACTOR SHALL NOTIFY LUDSCHA ENGINEERING WITHIN 24 HOURS OF ANY DISCUSSIONS AND PROBLEMS THAT MAY ARISE. LUDSCHA ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY "CORRECTIVE" WORK DONE BY OTHERS.
4. CONTRACTOR TO ENSURE POSITIVE DRAINAGE, NO PONDING ALLOWED.
5. CONTRACTOR TO FOLLOW RECOMMENDATIONS AS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT. REFERENCE TO THE EXCAVATION, GRADING AND COMPACTION. REFER TO THE REPORT PREPARED BY:

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

FLOOD ZONE NOTE:

THE PROJECT SITE IS COVERED BY FLOOD INSURANCE RATE MAP (FIRM) FOR THE CLARK COUNTY, NEVADA, AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER: 32003C2170F, EFFECTIVE DATE: NOVEMBER 16, 2011. THE PROJECT SITE IS LOCATED WITHIN A FEMA ZONE "X" DEFINED AS: "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

STORM DRAIN NOTES:

ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH "UNIFORM STANDARD DRAINAGE LAYOUT COUNTY OF ALA (USDCA)" LATEST EDITION AND/OR REGULATING ENTITY HAVING JURISDICTION.

- 1) INSTALL PRECAST 2'X2' JENSEN AREA DRAIN OR APPROVED EQUIVALENT
- 2) INSTALL 48" TYPE III MANHOLE PER CCAUSD #403 W/ CONC. COLLAR PER CCAUSD #408. REFER TO CCAUSD #408 FOR MANHOLE COVER & RING.
- 3) DAYLIGHT SD INTO RIPRAP SCALE
- 4) CONNECT TO BUILDING ROOFDRAIN INVERT 2' BELOW FINISH FLOOR
- 5) INSTALL WYE CONNECTION

AS

GRADING PLAN CERTIFICATION

NAME: MD EGERTON PE # 11286 DATE 11/16/12

CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH APPROVED DRAINAGE STUDY FOR THIS SITE ON FILE AT CITY OF LAS VEGAS FOR THIS PROJECT.

LAS

EARTHWORK QUANTITIES	
CUT.....	1,233 CU. YD.
FILL.....	2,987 CU. YD.
NET.....	1,764 CU. YD.

STORMWATER POLLUTION NOTE:

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 (NDEP) FOR A WATER QUALITY CERTIFICATE. A STORMWATER POLLUTION PREVENTION PLAN HAS BEEN DEVELOPED AND IS MAINTAINED ON SITE. FOR GENERAL INCLUSION IN THE STORM WATER GENERAL PERMIT NO. NVW1000000, A PHASED CONSTRUCTION UNIT CONTIGUOUS SUBDIVISIONS IS CONSIDERED UNDER CONSTRUCTION UNTIL ALL STRIPPED OR DISTURBED AREAS HAVE BEEN RECOVERED BY PLANTING, BUILDING OR CONSTRUCTION OR PLANTING. FOR MORE INFORMATION, INCLUDING FORMS AND APPLICATIONS SEE <http://ndep.nv.gov/bmp/storm01.htm> OR CALL (775)987-9429

UTILITY NOTE:

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

Call before you dig
Avoid cutting underground
lines if it's costly.

Avoid hitting overhead
power lines. It's costly.

CALL
811
OR
1-800-227-2800

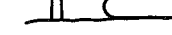
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Underground

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YOU DO
OVERHEAD



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[illegible]

4/10/2020 1:39 PM

LEGEND		EASEMENT LINE	DESCRIPTION:	BUILDING OUTLINE	EDGE OF PAVEMENT	"A" TYPE CURBS	"L" TYPE CURBS	WALLS	CONTOUR LINES	AC PAVEMENT	CONCRETE	SPOT ELEVATIONS	SIGNS	MANHOLE W/ DESCRIPTION	MANHOLE DESCRIPTIONS	FIRE HYDRANTS	GATE VALVES	REDUCERS	CLEAN OUTS	UTILITY BOX OR VAULT	80' ROW LED STREETLIGHTS	80' ROW LED STREETLIGHTS	100' ROW LED STREETLIGHTS	INTERSECTION STREETLIGHTS	C.01 SHEET 5 of 7 OFFSITE HTE No.	
CL OR SURVEY LINE	---	SAWOUT LINE	EXISTING:												① = SANITARY SEWER											
PROPERTY LINE	---	SCARP LINE	PROPOSED:												② = STORM DRAIN											
ROW LINE	---														③ = ELECTRICAL											

