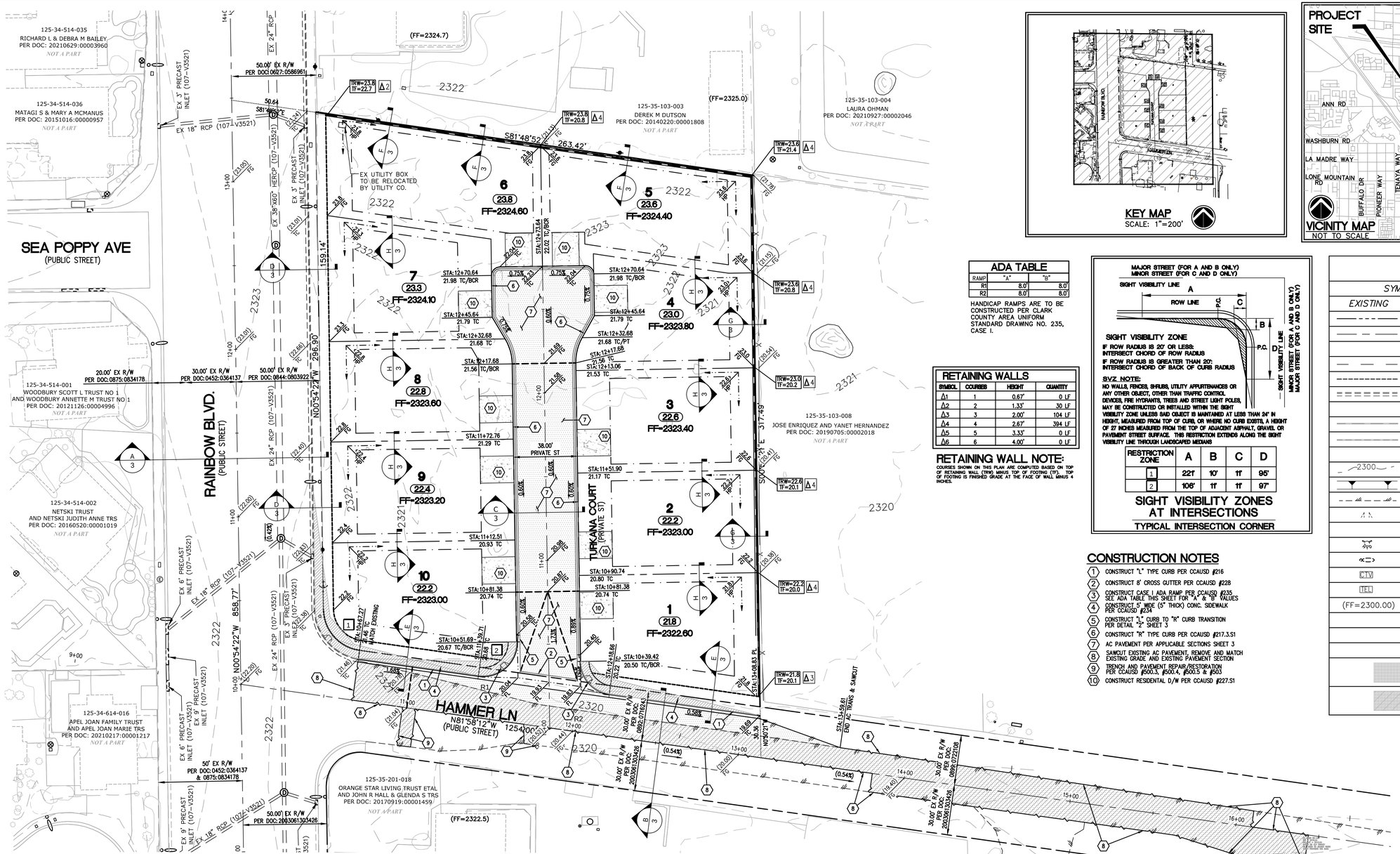

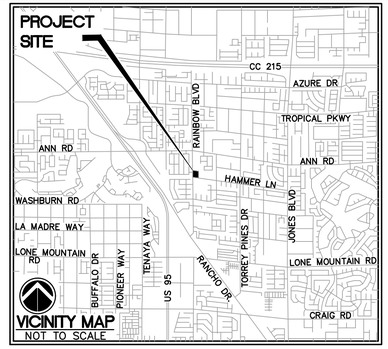

ADA TABLE

RAMP	"A"	"B"
R1	8.0'	8.0'
R2	8.0'	8.0'

HANDICAP RAMPS ARE TO BE CONSTRUCTED PER CLARK COUNTY AREA UNIFORM STANDARD DRAWING NO. 235, CASE I.

RETAINING WALLS

SYMBOL	COURSES	HEIGHT	QUANTITY
△1	1	0.67'	0 LF
△2	2	1.33'	30 LF
△3	3	2.00'	104 LF
△4	4	2.67'	394 LF
△5	5	3.33'	0 LF
△6	6	4.00'	0 LF

RETAINING WALL NOTE:

COURSES SHOWN ON THIS PLAN ARE COMPUTED BASED ON TOP OF RETAINING WALL (TRW) MINUS TOP OF FOOTING (TF). TOP OF FOOTING IS FINISHED GRADE AT THE FACE OF WALL MINUS 4 INCHES.

SIGHT VISIBILITY ZONE

IF ROW RADIUS IS 20' OR LESS:
INTERSECT CHORD OF ROW RADIUS

IF ROW RADIUS IS GREATER THAN 20':
INTERSECT CHORD OF BACK OF CURB RADIUS

SVZ NOTE:
NO WALLS, FENCES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES, FIRE HYDRANTS, TREES AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24" IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL OR PAVEMENT STREET SURFACE. THIS RESTRICTION EXTENDS ALONG THE SIGHT VISIBILITY LINE THROUGH LANDSCAPED MEDIANS

RESTRICTION ZONE	A	B	C	D
1	221'	10'	11'	95'
2	106'	11'	11'	97'

SIGHT VISIBILITY ZONES AT INTERSECTIONS
TYPICAL INTERSECTION CORNER

LEGEND

SYMBOLS EXISTING	SYMBOLS PROPOSED	DESCRIPTION
		RIGHT-OF-WAY
		CENTERLINE
		BOUNDARY
		PROPERTY LINE
		EASEMENT
		CURB & GUTTER
		SET BACK
		RETAINING WALL
		SCREEN WALL
		SWALE
2300	2365	CONTOUR
		3:1 SCARP
		EDGE OF PAVEMENT
		SIDEWALK RAMP
		SAWCUT & MATCH
		FIRE HYDRANT
		STREET LIGHT
CTV	CTV	CABLE TV BOX
TELI	TELI	TELEPHONE BOX
(FF=2300.00)	FF=2300.00	FINISH FLOOR ELEV.
	719	PAD ELEVATION
	TRW	TOP OF RETAINING WALL
	TF	TOP OF FOOTING
		AREA OF AC – NEW
		AREA OF AC – TO BE REMOVED AND REPLACED

CONSTRUCTION NOTES

1. CONSTRUCT "L" TYPE CURB PER CCAUSD #216
2. CONSTRUCT 8' CROSS GUTTER PER CCAUSD #228
3. CONSTRUCT CASE I ADA RAMP PER CCAUSD #235 SEE ADA TABLE THIS SHEET FOR "A" & "B" VALUES
4. CONSTRUCT 5' WIDE (5" THICK) CONC. SIDEWALK PER CCAUSD #234
5. CONSTRUCT "L" CURB TO "R" CURB TRANSITION PER DETAIL "2" SHEET 3
6. CONSTRUCT "R" TYPE CURB PER CCAUSD #217.3.S1
7. AC PAVEMENT PER APPLICABLE SECTIONS SHEET 3
8. SAWCUT EXISTING AC PAVEMENT, REMOVE AND MATCH EXISTING GRADE AND EXISTING PAVEMENT SECTION
9. TRENCH AND PAVEMENT REPAIR/RESTORATION PER CCAUSD #300.3, #300.4, #300.5 & #303
10. CONSTRUCT RESIDENTIAL D/W PER CCAUSD #227.S1

CUT/FILL QUANTITY

TOTAL PROJECT
CUT = 615 CY
FILL = 3,555 CY

THESE QUANTITIES ARE RAW QUANTITIES BASED ON THE DIFFERENCE BETWEEN DESIGN SUBGRADE AND EXISTING GROUND ONLY. THEY DO NOT ACCOUNT FOR SHRINKAGE OR SUBSIDANCE. CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN QUANTITIES.

DISTURBED AREA

ONSITE = 1.91 ACRES
OFFSITE = 0.12 ACRES
TOTAL PARCEL ACREAGE: 2.03 ACRES

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 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, SITE STABILIZATION REQUIREMENTS, SCHEDULES, AND DEADLINES.

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, INSPECTIONS SECTION.

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.

6: AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL RESPOND TO STORMWATER INSPECTION CORRECTIVE ACTIONS IN THE MANNER PRESCRIBED BY CLARK COUNTY, INCLUDING BUT NOT LIMITED TO PROVIDING PHOTOS AND DESCRIPTIONS OF THE CORRECTIONS COMPLETED BY THE CONTRACTOR OR HIS AGENT.

FLOOD HAZARD ZONE

A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 32003C1765F REVISED NOVEMBER 16, 2011, INDICATES THAT THE SITE IS LOCATED WITHIN A FEMA SPECIAL FLOOD HAZARD AREA (SFHA) ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE (500-YEAR) FLOODPLAIN.

BASIS OF BEARINGS

NORTH 03°39'25" WEST BEING THE WEST LINE OF NORTHWEST 4 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 6, PAGE 9 OF PARCEL MAPS.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK BLV9034NEE6

RIVET AND SQUARE ALUMINUM PLATE IN TOP OF CURB WEST SIDE OF RAINBOW BLVD. AT HAMMER LN.

ELEVATION=2,321.91 US SURVEY FEET (NAVD '88 v.2018)

GENERAL NOTES

1. SEE SHEETS 3 FOR STREET SECTIONS AND DETAILS.
2. THE QUANTITIES SHOWN HERON ARE ESTIMATES ONLY AND ARE NOT TO BE USED FOR BIDDING PURPOSES.
3. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4. THE SITE SHALL BE GRADED IN ACCORDANCE WITH THE APPROVED SOILS REPORT BY GEOTEK RESIDENTIAL, LLC. DATED: JULY 6, 2022. PROJECT NO. 17037-LVR.
5. ADD 2300 TO ALL GRADES SHOWN HERE ON EXCEPT FINISHED FLOOR ELEVATIONS.
6. THIS GRADING PERMIT DOES NOT INCLUDE THE CONSTRUCTION OF RETAINING WALLS AND OTHER STRUCTURES. SEPARATE PERMITS AND APPLICATIONS ARE REQUIRED FOR THESE. (APPENDIX SECTION J103.1 AS AMENDED.)
7. ALL WORK PERFORMED UNDER THIS GRADING PERMIT REQUIRES SPECIAL INSPECTION PER SECTION 1704 (APPENDIX SECTION J105.2).
8. ALL CUT/FILL SLOPES SHALL BE TREATED WITH LANDSCAPE ROCK. ALL CUT/FILL SLOPES SHALL BE MAINTAINED TO CONTROL EROSION. THESE MEASURES SHALL BE INSTALLED AS SOON AS POSSIBLE AND PRIOR TO CALLING FOR FINAL INSPECTION. (APPENDIX SECTION J110.1).
9. ALL GRADING SHALL DRAIN AWAY FROM ALL BUILDING FOUNDATIONS. SEE SECTIONS ON SHEET 3.
10. SEE FLOOD HAZARD ZONE NOTE THIS SHEET.

OWNER/DEVELOPER

TOLL SOUTH LV, LLC
1140 NORTH TOWN CENTER DRIVE, SUITE 250
LAS VEGAS, NV 89144
PHONE: 702-216-7413
FAX: 702-877-7045
CONTACT: ISSAC SUMMERS
EMAIL: ISUMMERS@SBHLV.COM

ENGINEER

IMPULSE CIVIL ENGINEERING
7485 WEST AZURE DRIVE, SUITE 226
LAS VEGAS, NV 89130
702-815-0720 (PHONE)
CONTACT PERSON: PETE LAAS
EMAIL: PLAAS@IMPULSECIVIL.NET

$$I = \int F \cdot dt$$

I CERTIFY THAT THIS GRADING PLAN CONFORMS TO THE APPROVED DRAINAGE STUDY FOR THIS SITE ON FILE WITH CITY OF LAS VEGAS, DS-5606

9/26/22
PETE LAAS, P.E. #14444 DATE

CLV#
DWG#L22-XXXXX

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL AND STREET LIGHT SYSTEM CONDUITS IT'S COSTLY
Call before you UnderGround
1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

CAUTION!!!!!

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S 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 NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

Call Before You Dig
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
CALL 811
OR 1-800-642-2444

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DO OVERHEAD
1-702-227-2929
NEVADA POWER ENVIRONMENT & SAFETY SERVICES DEPARTMENT

REV	REVISION DESCRIPTION	SHEETS	APP BY	APP DATE

TITLE: GRADING PLAN

PROJECT: RAINBOW - HAMMER
CITY OF LAS VEGAS, NEVADA

PROFESSIONAL ENGINEER - STATE OF NEVADA
PETER J. LAAS
EXP: 12-31-23
CIVIL
No. 14444
9/26/22

Impulse
Civil Engineering & Planning
CIVIL ENGINEERS - PLANNERS
7485 WEST AZURE DRIVE, SUITE 226
LAS VEGAS, NEVADA 89130
PHONE: (702) 815-0720
FAX: (702) 476-4653

W.O. # : SB-2227
BY: REH
DATE: 08/15/22
SCALE: 1"=30'

SHEET 4 OF 8 SHEETS

File: P:\Clients\Story Book Homes\Rainbow-Hammer\IMP PLAN\04 GRAD PLAN.dwg Sheet: 04 GRADING Date: 26-Sep-22 8:45:43am