

IMPROVEMENT PLANS FOR IRON MOUNTAIN UNIT 1

APN: 126-01-801-010, 126-01-801-011, 126-01-801-012, 126-01-801-013,
126-01-801-014, 126-01-801-015, 126-01-801-016, 126-01-899-004



(APN: 126-01-801-010):
THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO CLARK COUNTY BY DEED RECORDED JUNE 5, 1979, IN BOOK 1066 AS DOCUMENT NO. 1025476, OF OFFICIAL RECORDS.

ALSO KNOWN AS LOT ONE (1), AS DELINEATED ON THAT CERTAIN CERTIFICATE OF LAND DIVISION 54-79, RECORDED JUNE 5, 1979, IN BOOK 1066 AS DOCUMENT NO. 1025475, OF OFFICIAL RECORDS.

TOGETHER WITH;

(APN: 126-01-801-011):
THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

EXCEPTING THEREFROM THOSE PORTIONS AS CONVEYED TO CLARK COUNTY, BY A DEED RECORDED JUNE 5, 1979 IN BOOK 1066 AS DOCUMENT NO. 1025476, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ALSO KNOWN AS LOT TWO (2), OF THAT CERTAIN CERTIFICATE OF LAND DIVISION RECORDED JUNE 5, 1979 AS DOCUMENT NO. 1025475, OF OFFICIAL RECORDS.

TOGETHER WITH;

(APN: 126-01-801-012):
THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

TOGETHER WITH;

(APN: 126-01-801-013):
THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO CLARK COUNTY BY THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED AUGUST 1, 1979 IN BOOK 1095 AS INSTRUMENT NO. 1054704, OFFICIAL RECORDS.

ALSO KNOWN AS LOT ONE (1) OF THAT CERTAIN CERTIFICATE OF LAND DIVISION RECORDED JULY 25, 1979 AS DOCUMENT NO. 1050600 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

TOGETHER WITH;

(APN: 126-01-801-014):
THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY BY THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED AUGUST 1, 1979, IN BOOK 1095, AS INSTRUMENT NO. 1054704, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH;

(APN: 126-01-801-015):
THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

TOGETHER WITH;

(APN: 126-01-801-016):
THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

1. 21-0315-TMP1, 8/19/2021
2. MINIMUM STREET WIDTH OF 33' WITH PARKING FOR PARKING ON BOTH SIDES
MEASURED TO FACE OF CURB
3. SIDEWALK REQUIRED ON ONE SIDE OF INTERIOR PRIVATE GATED STREETS
4. STREET LIGHTS ON PRIVATE STREETS WITHIN SINGLE FAMILY SUBDIVISIONS
SHALL NOT BE REQUIRED
5. DRIVEABLE EMERGENCY ACCESS REDUCED TO 18'

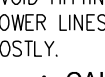
1. ALLOW OFFSET ROAD CROWN FOR MARLER AND BOUNDS STREET ONLY
2. PROVIDE ADDITIONAL WIDTH IN IRON MOUNTAIN ROAD.

NOTE: ALL LAND SURFACE AREA DISTURBANCES OVER 1 ACRE REQUIRE A STORMWATER DISCHARGE PERMIT ISSUED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION (NDEP). A PHASED CONSTRUCTION UNIT IN A CONTIGUOUS SUBDIVISION IS CONSIDERED UNDER CONSTRUCTION UNTIL ALL STRIPPED SURFACE AREAS HAVE BEEN COVERED BY PAVING, BUILDING CONSTRUCTION OR PLANTING. A STORMWATER DISCHARGE PERMIT APPLICATION AND ASSOCIATED INFORMATION MAY BE DOWNLOADED FROM THE WEB SITE: [HTTP://WWW.STATE.NV.US/BMP/STORM01.HTM](http://www.state.nv.us/bmp/storm01.htm) PROJECTS THAT DISTURB MORE THAN ONE ACRE OF LAND MUST NOTIFY NDEP TO A "NOTICE OF INTENT" FOR INCLUSION UNDER STORMWATER PERMIT NO. NVR100000 ALONG WITH THE APPROPRIATE FILING FEE.

25.37 ACRES

ACREAGE (GROSS):	= 25.37 AC
ACREAGE (NET):	= 8.0 AC
ACREAGE (NET-NET):	= 8.0 AC
DENSITY (LOTS/NET ACRE):	= 7.13 DU/NET AC
ZONING:	= R-TH
TOTAL NO. OF RESIDENTIAL LOTS	= 57
TOTAL NO. OF COMMON ELEMENTS	= 12
MINIMUM LOT SIZE	= 1,607 SF±
MAXIMUM LOT SIZE	= 5,646 SF±
PROVIDED OPEN SPACE	= 47,474 SF±

PREPARED BY: GEOTEK RESIDENTIAL, LLC
ADDRESS: 6835 S. ESCONDIDO ST. STE. B LAS VEGAS, NV 89119
PHONE: (702) 897-1424
PROJECT No. 16100-LVR
DATED: 4/6/21; REVISED 9/17/21; UPDATED 7/28/22



AVOID HITTING OVERHEAD
POWER LINES, IT'S
COSTLY.

**CALL BEFORE
YOU DO
OVERHEAD**

1-702-227-2929



Digitally signed
by Daniel S. Poll
Date:
2022.09.12
13:29:50-07'00'

CITY OF LAS VEGAS ENGINEERING

CITY OF LAS VEGAS ENGINEERING

CLV FIRE & RESCUE

CLV PLANNING DEPARTMENT
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE DEPARTMENT OF PLANNING

CENTRAL TELEPHONE CO. DBA CENTURYLINK DATE

THE AFFIXED CENTURYLINK APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND / OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES
PROJECT NO. 139879 FIRST APPROVED DATE: _____
LVVWD APPROVED FIRE FLOW 1,500 GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 30 GPM

SHEETS: C-1 THRU C-3, D-2, SD-1, PP-1 THRU PP-11, PP-13, MU-1, U-1 THRU

NV ENERGY	DATE
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NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NV ENERGY RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE FINAL DESIGN IS COMPLETED. THE NEW SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.

SOUTHWEST GAS CORPORATION	SWG UID	DATE
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COX COMMUNICATIONS LAS VEGAS, INC. DATE

CITY OF LAS VEGAS BENCHMARK OC99156

CITY OF LAS VEGAS BENCHMARK OC99156

RIVET AND 2" ROUND ALUMINUM DISK IN CONCRETE
CYLINDER AT THE SW CORNER OF ALPINE RIDGE WAY & KYLE CANYON RD
ELEVATION=2928.24 US FEET, 892.53 METERS NAVD'88 DATUM

NORTH 86°52'17" EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 160, PAGE 72 OF PLATS.

TRI POINTE HOMES NEVADA, INC.
4675 W. TECO AVE., SUITE 115
LAS VEGAS, NV 89118
PH (702) 614-1400
FX (702) 873-6881
CONTACT: JIM JORDANO

WESTWOOD PROFESSIONAL SERVICE
5725 W. BADURA AVE., SUITE 100
LAS VEGAS, NV 89118
PH: (702) 284-5300
FX: (702) 284-5399
CONTACT: DAN POLL

PER THE FEMA FIRM PANEL MAP 32003C1750E, DATED SEPTEMBER 27, 2002. THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED UNSHADED ZONE 'X'. UNSHADED ZONE 'X' IS LOCATED OUTSIDE THE 0.20% ANNUAL CHANCE FLOODPLAIN.

Phone (702) 284-5300
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.

CITY OF LAS VEGAS, NV

tri pointe®
HOMES

**MOUNTAIN UNIT 1
COVER SHEET**

SR 59 SE

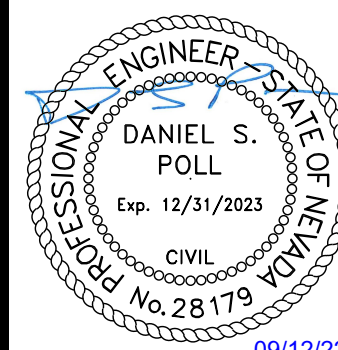
DATE: 09/09/2022

DRAFTER: NC

DESIGNER: ND

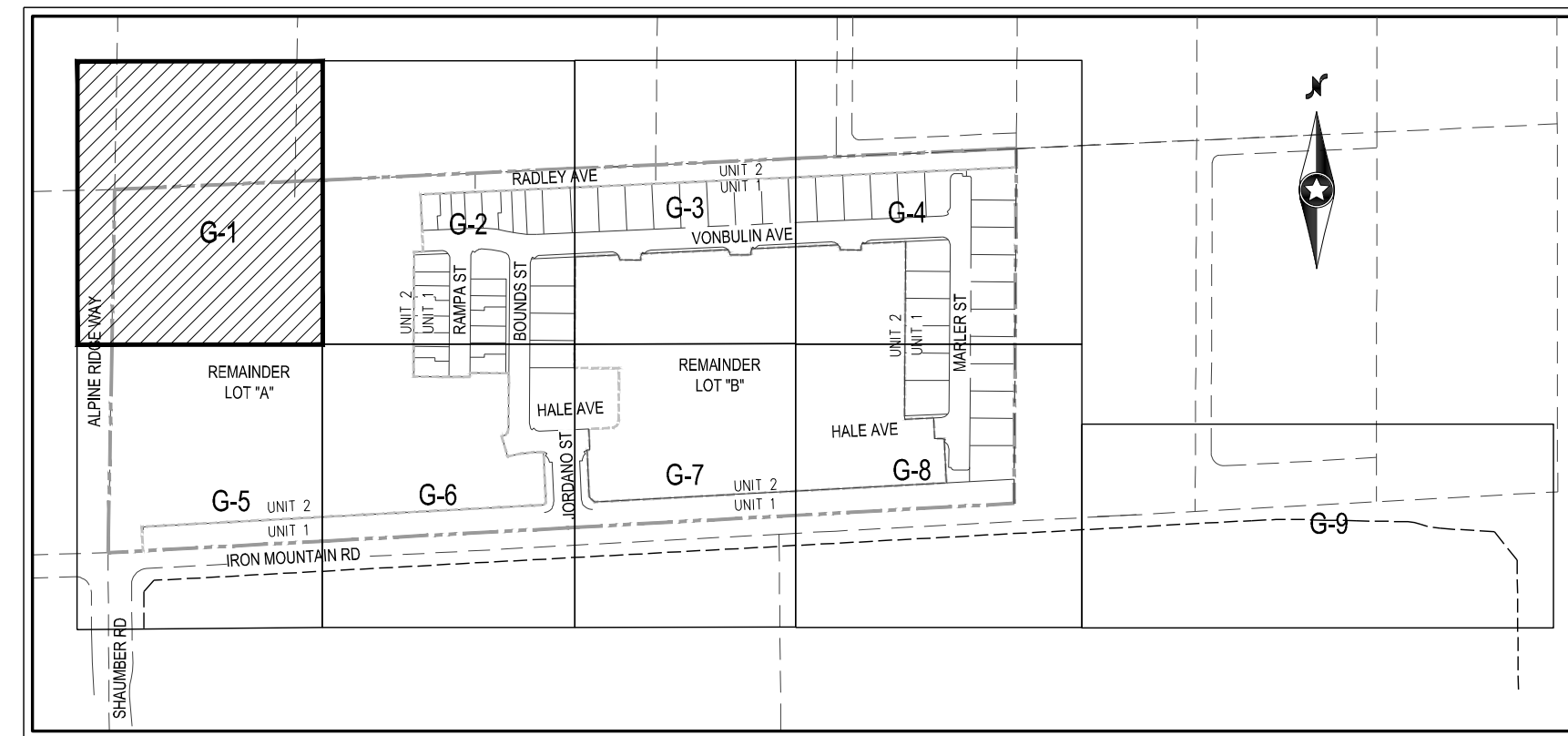
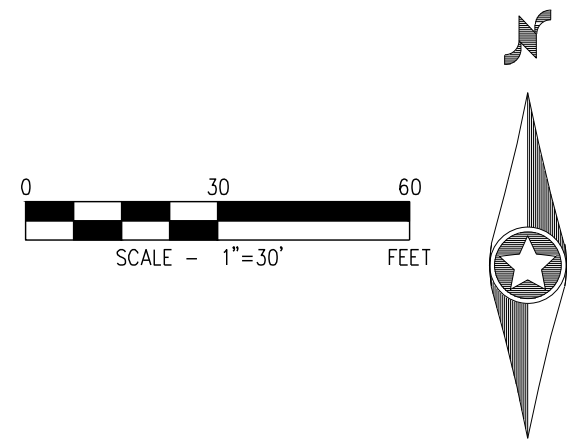
CHECKED: OIQ

PROJECT NO.
TRI2101-000



C-1

SHEET 1 OF 75



ALL ONSITE STORM DRAIN FACILITIES WITHIN THIS DEVELOPMENT SHALL BE PRIVATELY MAINTAINED BY THE HOA. ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOA.

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

ADD 2800 TO ALL SPOT GRADES WHERE THE HUNDREDS AND THOUSANDS PLACES ARE OMITTED FOR ACTUAL ELEVATION (I.E. 01.00 REPRESENTS 2801.00)

1) EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE 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 IN THEIR PROPER LOCATION.

2) FOR ROADWAY WIDENING AND SIDEWALK IMPROVEMENTS THE CONTRACTOR SHALL VERIFY CROSS SLOPES FROM EXISTING PAVEMENT GRADE SURFACE TO PROPOSED EDGE OF PAVEMENT OR PROPOSED LINE OF CURB PRIOR TO SUBGRADE PREPARATION AND CONSTRUCTION OF PROPOSED CURB LINE. IF MINIMUM OR MAXIMUM CROSS SLOPES DO NOT MEET AGENCY STANDARDS THE CONTRACTOR SHALL NOTIFY THE ENGINEER.

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
2. ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SMPPP.
3. MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
4. SEE DETAIL SHEET FOR STREET SECTIONS AND DETAILS.
5. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
6. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL BY THE CITY OF LAS VEGAS BUILDING DEPARTMENT.
7. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITY STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROTECT IN PLACE DURING CONSTRUCTION. ENGINEER/OWNER SHALL BE NOTIFIED OF PRIOR DAMAGE TO EXISTING FACILITIES PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR/REPLENISHING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
8. NO STRUCTURE, VEGETATION, OR OBJECTS OF ANY KIND IS PERMITTED OVER TWENTY-FOUR (24) INCHES IN HEIGHT (MEASURED FROM THE TOP OF THE ADJACENT CURB IF CURB EXISTS) WITHIN THE SIGHT VISION ZONES.

(REQUIRED FOR ALL SITES GREATER THAN 1 ACRE (43,560 SQ.FT.))

1. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, DUMP, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF CLARK COUNTY AND/OR THE CITY OF LAS VEGAS. CONSTRUCTION DEBRIS WILL BE REMOVED FROM THE 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 24-60 AND IN THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS POSSIBLE AFTER THE END OF THE RAIN DAYS AFTER THE END OF 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 NV1900000, 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 TRAFFIC, 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 AND DISCONTINUANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NV1900000, SECTION III.A.12.

POST-CONSTRUCTION BMP'S (PCBMP'S)/CONTROL MEASURES NOTED ON THE GRADING PLANS ARE MANDATORY PERMANENT REGULATORY STORMWATER POLLUTION CONTROLS. THESE PCBMP'S MUST BE INSTALLED PER THE APPROVED PLANS AND MUST BE PERMANENTLY MAINTAINED.



Call before you Dig
AVOID CUTTING UNDERGROUND
UTILITY LINES. IT'S COSTLY.
Call
811
OR
1-800-642-2444

- 1 MATCH EXISTING IMPROVEMENTS PER CAUSAD NO. 503, 500.4 & 500.5
- 2 INSTALL ASPHALT PAVEMENT WITH TYPE I AGGREGATE BASE PER STREET
- 3 DETAILS ON SHEET
- 4 INSTALL A TYPE CURB PER CAUSAD NO. 219
- 5 INSTALL L TYPE CURB PER CAUSAD NO. 216
- 6 INSTALL R TYPE CURB PER CAUSAD NO. 217.51.3
- 7
- 8 CONSTRUCT 10' L-CURB TO L-CURB TRANSITION PER DETAIL ON SHEET D-1
- 9 CONSTRUCT 5' WIDE SIDEWALK PER CAUSAD NO. 234 (5" THICK W/ 5" TYPE
- 10 I AGGREGATE BASE)
- 11 INSTALL 2'-0" CROOVE LANDSCAPE
- 12 CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE, TRUNCATED DOMES OR
- 13 EQUIVALENT PER CAUSAD NO. 235, CASE. USE PROFILE SHIT FOR RAMP LENGTHS
- 14 CONSTRUCT MODIFIED 8" WIDE CROSS GUTTER PER CAUSAD NO. 228
- 15
- 16 INSTALL PAVERS WITH SOLIDER COURSE BANDING
- 17 INSTALL 2' WIDE CONCRETE STRIP
- 18
- 19 INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS GATE
- 20
- 21 INSTALL 48" TYPE I SDHM PER CAUSAD NO. 401 & 405.2 (PUBLIC)
- 22 INSTALL ACCESS ROAD WITH 4" THICK TYPE I AGGREGATE
- 23 COMPACTED TO 90% COMPACTION
- 24
- 25 INSTALL 5.0" TYPE "CM2" DROP INLET PER CAUSAD NO. 412.1 AND STORM DRAIN
- 26 WATER QUALITY MANAGEMENT STAMP PER CAUSAD NO. 412 (PRIVATE)
- 27 INSTALL WROUGHT IRON FENCE WITH 20" ACCESS GATE PER CAUSAD NO. 425.51
- 28
- 29 INSTALL 17.5" TYPE "CM2" DROP INLET PER CAUSAD NO. 412.1 AND STORM DRAIN
- 30 WATER QUALITY MANAGEMENT STAMP PER CAUSAD NO. 412 (PRIVATE)
- 31
- 32 INSTALL 5.0" TYPE "CM2" DROP INLET PER CAUSAD NO. 412.1 AND STORM DRAIN
- 33 WATER QUALITY MANAGEMENT STAMP PER CAUSAD NO. 412 (PRIVATE)
- 34
- 35 INSTALL 18" CLASS III RCP STORM DRAIN (PUBLIC)
- 36
- 37 INSTALL 36" CLASS III RCP STORM DRAIN (PUBLIC)
- 38
- 39 INSTALL 42" CLASS III RCP STORM DRAIN (PUBLIC)
- 40
- 41 INSTALL 48" CLASS III RCP STORM DRAIN (PUBLIC)
- 42
- 43 INSTALL RIP RAP OVER 12" TYPE II AGGREGATE BASE D50=8", T=12"
- 44
- 45 CONSTRUCT COMMERCIAL DRIVEWAY PER CAUSAD NO. 224
- 46
- 47 CONSTRUCT 5' WIDE SIDEWALK PER CAUSAD NO. 234 (4" THICK W/ 5" TYPE
- 48 I AGGREGATE BASE)
- 49 CONSTRUCT 5' WIDE TEMPORARY ASPHALT PAVEMENT SIDEWALK
- 50 S' PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY
- 51 HOMEOWNERS
- 52
- 53 INSTALL 48" RCP NDOT END SECTION PER NDOT DETAIL R-2.31 (PUBLIC)
- 54
- 55 INSTALL 6" THICK COMPACTED COMPRESSED GRANITE
- 56
- 57 CONSTRUCT 6" CONCRETE OVER 6" TYPE II PATH FOR EMERGENCY
- 58 VEHICLE ACCESS
- 59
- 60 INSTALL 18" CLASS III RCP STORM DRAIN (PRIVATE)
- 61
- 62 INSTALL 36" CLASS III RCP STORM DRAIN (PRIVATE)
- 63
- 64 INSTALL RIP RAP OVER 12" TYPE II AGGREGATE BASE D50=8", T=16"
- 65
- 66 INSTALL TEMPORARY FENCE FOR PEDESTRIAN FALL PROTECTION
- 67
- 68
- 69 INSTALL SIDEWALK UNDERDRAIN PER CAUSAD 236
- 70 CONSTRUCT ADA SIDEWALK RAMP USING TRUNCATED DOMES OR
- 71 EQUIVALENT PER CAUSAD NO. 235, CASE. USE PROFILE SHIT FOR RAMP LENGTHS

CITY OF LAS VEGAS BENCHMARK OC99156
RIVET AND 2" ROUND ALUMINUM DISK IN CONCRETE CYLINDER AT THE SW CORNER OF
ALPINE RIDGE WAY & KYLE CANYON RD
ELEVATION=2928.24 US FEET, 892.53 METERS NAVD'88 DATUM

NORTH 86°52'17" EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 160, PAGE 72 OF PLATS.

PER THE FEMA FIRM PANEL MAP 32003C1750E, DATED SEPTEMBER 27, 2002. THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED UNSHADED ZONE 'X'. AN UNSHADED ZONE 'X' IS LOCATED OUTSIDE THE 0.20% ANNUAL CHANCE FLOODPLAIN.

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT CITY OF LAS VEGAS FOR THIS SUBJECT PROJECT (DS5508).

 09/12/22
DANIEL S. POLL, P.E. 28179 DATE

CALL SOUTHWEST GAS AT 702-651-2111 FOR
STANDBY WHEN EXCAVATING OVER OR NEAR HIGH
PRESSURE GAS LINES

[illegible]

CITY OF LAS VEGAS, NV

tri pointe[®]
HOMES

IRON MOUNTAIN UNIT 1

GRADING PLAN I

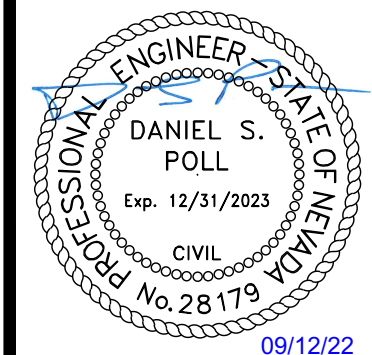
ST 19 S R 59 E	
DATE:	09/09/2022

DRAFTER: ND

DESIGNER: ND

CHECKED: OIC

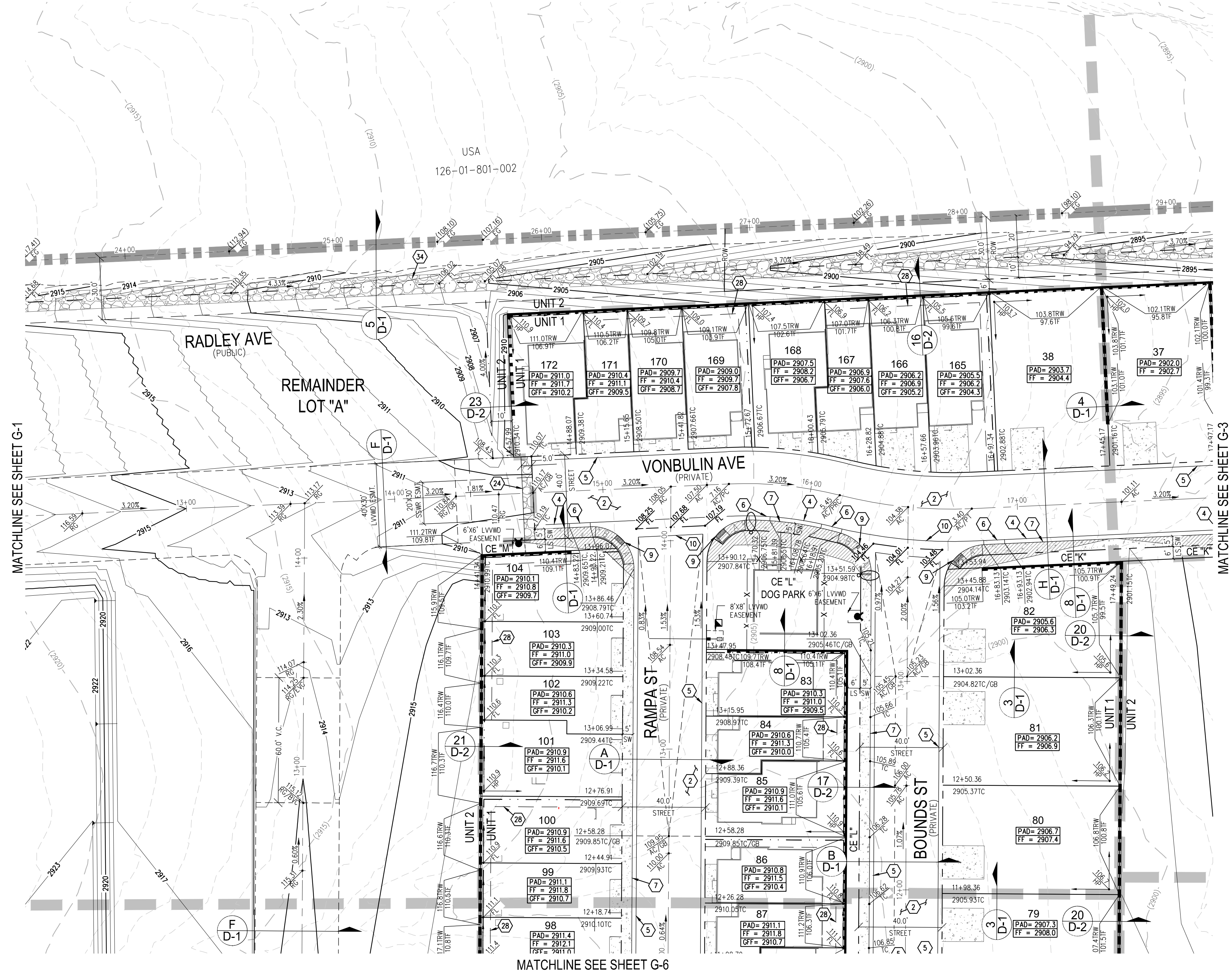
PROJECT NO.
TRI2101-000



G-1
EET 4 OF 75

L22-01698

J:\2101-000 Iron Mountain\dwg\IronMountain Unit 1\210101.grd.dwg 9/12/2022 10:37 AM Kervan Lee



MATCHLINE SEE SHEET G-1

MATCHLINE SEE SHEET G-3

SOILS REPORT
SOILS REPORT BY: GEOTECH RESIDENTIAL, LLC
ADDRESS: 6835 S. ESCOBIDO ST. STE. B LAS VEGAS, NV 89119
PHONE: (702) 897-1424
PROJECT NO. 16100-LVR DATED 09/17/2021

EARTHWORKS
EARTHWORK QUANTITIES (RAW):
CUT= 28,551 CU YDS
FILL= 114,244 CU YDS
EXPORTED MATERIAL TO BE DISPOSED OF AT AN APPROVED LICENSED DISPOSAL FACILITY OR AT A SITE WITH AN APPROVED AND ACTIVE GRADING PERMIT.

DRAINAGE IMPROVEMENT QUANTITIES			
		PRIVATE	PUBLIC
1. 48" TYPE II STORM DRAIN MANHOLE	EA	-	2
2. 5" TYPE "CM2" DROP INLET	EA	-	2
3. 17.5" TYPE "CM2" DROP INLET	EA	-	1
4. 20.0" TYPE "CM2" DROP INLET	EA	2	-
5. 18" RCP CLASS III STORM DRAIN	LF	96	20
6. 36" RCP CLASS III STORM DRAIN	LF	50	-
7. 42" RCP CLASS III STORM DRAIN	LF	-	27
8. 48" RCP CLASS III STORM DRAIN	LF	-	174
9. RIPRAP D50=6", THK=12"	CY	-	95
10. RIPRAP D50=8", THK=18"	CY	-	733
11. 8" WIDE CONCRETE VALLEY GUTTER	SF	4,810	750
12. 48" RCP NDOT END SECTION	EA	-	1
13. SIDEWALK UNDERDRAIN	EA	1	-

HOA NOTE
ALL ONSITE STORM DRAIN FACILITIES WITHIN THIS DEVELOPMENT SHALL BE PRIVATELY MAINTAINED BY THE HOA. ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOA.

SURVEY NOTE
OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED, OR OBTAINED DURING CONSTRUCTION.

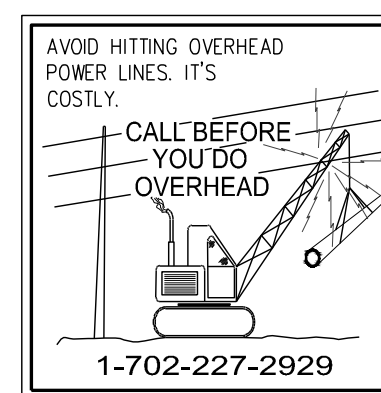
ELEVATION NOTE
ADD 2800 TO ALL SPOT GRADES WHERE THE HUNDREDS AND THOUSANDS PLACES ARE OMITTED FOR ACTUAL ELEVATION (I.E. 01.00 REPRESENTS 2801.00)

DISCLAIMER NOTE
1) 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 IN THEIR PROPER LOCATION.
2) FOR ROADWAY WIDENING AND HALF STREET IMPROVEMENTS THE CONTRACTOR SHALL VERIFY CROSS SLOPES FROM EXISTING PAVEMENT SAWCUT LINE TO PROPOSED EDGE OF PAVEMENT OR PROJECTED LIP OF CURB PRIOR TO SUBGRADE PREPARATION AND CONSTRUCTION OF PROPOSED CURB LINE. IF MINIMUM OR MAXIMUM CROSS SLOPES DO NOT MEET AGENCY STANDARDS THE CONTRACTOR SHALL NOTIFY THE ENGINEER.

GRADING NOTES
1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
2. ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SWPPP.
3. MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
4. SEE DETAIL SHEET FOR STREET SECTIONS AND DETAILS.
5. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
6. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL BY THE CITY OF LAS VEGAS BUILDING DEPARTMENT.
7. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITY STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROTECT IN PLACE DURING CONSTRUCTION. ENGINEER/OWNER SHALL BE NOTIFIED OF PRIOR DAMAGE TO EXISTING FACILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO BE RESPONSIBLE FOR REPAIR/REPLENISHING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
8. NO STRUCTURE, VEGETATION, OR OBJECTS OF ANY KIND IS PERMITTED OVER TWENTY-FOUR (24) INCHES IN HEIGHT (MEASURED FROM THE TOP OF THE ADJACENT CURB IF CURB EXISTS) WITHIN THE SIGHT VISIBILITY ZONES.

LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDELINES
(REQUIRED FOR ALL SITES GREATER THAN 1 ACRE (43,560 SQ.FT.))
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 IN 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 NV010000, 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 NV010000, 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.

POST-CONSTRUCTION BMP'S NOTE
POST-CONSTRUCTION BMP'S (PCBMP'S)/CONTROL MEASURES NOTED ON THE GRADING PLANS ARE MANDATORY PERMANENT REGULATORY STORMWATER POLLUTION CONTROLS. THESE PCBMP'S MUST BE INSTALLED PER THE APPROVED PLANS AND MUST BE PERMANENTLY MAINTAINED.



- GRADING NOTES**
- 1) MATCH EXISTING IMPROVEMENTS PER CCAUSD NO. 503, 500.4 & 500.5
 - 2) INSTALL ASPHALT PAVEMENT WITH TYPE II AGGREGATE BASE PER STREET DETAILS ON SHEET G-1
 - 3) INSTALL A TYPE CURB PER CCAUSD NO. 219
 - 4) INSTALL L TYPE CURB PER CCAUSD NO. 216
 - 5) INSTALL R TYPE CURB PER CCAUSD NO. 217.3.51
 - 6) CONSTRUCT 10' L-CURB TO R-CURB TRANSITION PER DETAIL ON SHEET D-1
 - 7) CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (5" THICK W/ 5" TYPE II AGGREGATE BASE)
 - 8) INSTALL NON-EROSIVE LANDSCAPE
 - 9) CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE, TRUNCATED DUMES OR EQUIVALENT PER CCAUSD NO. 235, CASE 1. SEE PROFILE SHT FOR RAMP LENGTHS
 - 10) CONSTRUCT MODIFIED 8" WIDE CROSS GUTTER PER CCAUSD NO. 228
 - 11) INSTALL PAVERS WITH SOLDIER COURSE BANDING
 - 12) INSTALL 2" WIDE CONCRETE STRIP
 - 13) INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS GATE
 - 14) INSTALL 48" TYPE II SDMH PER CCAUSD NO. 401 & 405.2 (PUBLIC)
 - 15) INSTALL ACCESS ROAD WITH 4" THICK TYPE II AGGREGATE COMPACTED TO 90% COMPACTION
 - 16) INSTALL 5.0" TYPE "CM2" DROP INLET PER CCAUSD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421 (PRIVATE)
 - 17) INSTALL WROUGHT IRON FENCE WITH 20.0' ACCESS GATE PER CCAUSD NO. 425.51
 - 18) INSTALL 17.5" TYPE "CM2" DROP INLET PER CCAUSD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421 (PRIVATE)
 - 19) INSTALL 5.0" TYPE "CM2" DROP INLET PER CCAUSD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421 (PRIVATE)
 - 20) INSTALL 18" CLASS III RCP STORM DRAIN (PUBLIC)
 - 21) INSTALL 36" CLASS III RCP STORM DRAIN (PUBLIC)
 - 22) INSTALL 42" CLASS III RCP STORM DRAIN (PUBLIC)
 - 23) INSTALL 48" CLASS III RCP STORM DRAIN (PUBLIC)
 - 24) INSTALL RIP RAP OVER 12" TYPE II AGGREGATE BASE D50=6", T=12"
 - 25) CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD NO. 224
 - 26) CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (4" THICK W/ 5" TYPE II AGGREGATE BASE)
 - 27) CONSTRUCT 5' WIDE TEMPORARY ASPHALT PAVEMENT SIDEWALK
 - 28) 5" PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOMEOWNER
 - 29) INSTALL 48" RCP NDOT END SECTION PER NDOT DETAIL R-2.3.1 (PUBLIC)
 - 30) INSTALL 6" THICK COMPACTED DECOMPOSED GRANITE
 - 31) CONSTRUCT 6" CONCRETE OVER 6" TYPE II PATH FOR EMERGENCY VEHICLE ACCESS
 - 32) INSTALL 18" CLASS III RCP STORM DRAIN (PRIVATE)
 - 33) INSTALL 36" CLASS III RCP STORM DRAIN (PRIVATE)
 - 34) INSTALL RIP RAP OVER 12" TYPE II AGGREGATE BASE D50=6", T=16"
 - 35) INSTALL TEMPORARY FENCE FOR PEDESTRIAN FALL PROTECTION
 - 36) INSTALL SIDEWALK UNDERDRAIN PER CCAUSD 236
 - 37) CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE, TRUNCATED DUMES OR EQUIVALENT PER CCAUSD NO. 235, CASE 1. SEE PROFILE SHT FOR RAMP LENGTHS

BENCHMARK
CITY OF LAS VEGAS BENCHMARK C099156
Rivet and 2" ROUND ALUMINUM DISK IN CONCRETE CYLINDER AT THE SW CORNER OF ALPINE RIDGE WAY & KYLE CANYON RD
ELEVATION=2928.24 US FEET, 892.53 METERS NAVD83 DATUM

BASIS OF BEARINGS
NORTH 86°52'17" EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, N.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 160, PAGE 72 OF PLATS.

FLOOD ZONE
PER THE FEMA FIRM PANEL MAP 32003C1750E, DATED SEPTEMBER 27, 2002, THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED UNSHADED ZONE "X". AN UNSHADED ZONE "X" IS LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

FLOOD CERTIFICATION
I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT CITY OF LAS VEGAS FOR THIS SUBJECT PROJECT (0555508).

DANIEL S. POLL, P.E. 28179 09/12/22 DATE

CALL SOUTHWEST GAS AT 702-651-2111 FOR STANDBY WHEN EXCAVATING OVER OR NEAR HIGH PRESSURE GAS LINES

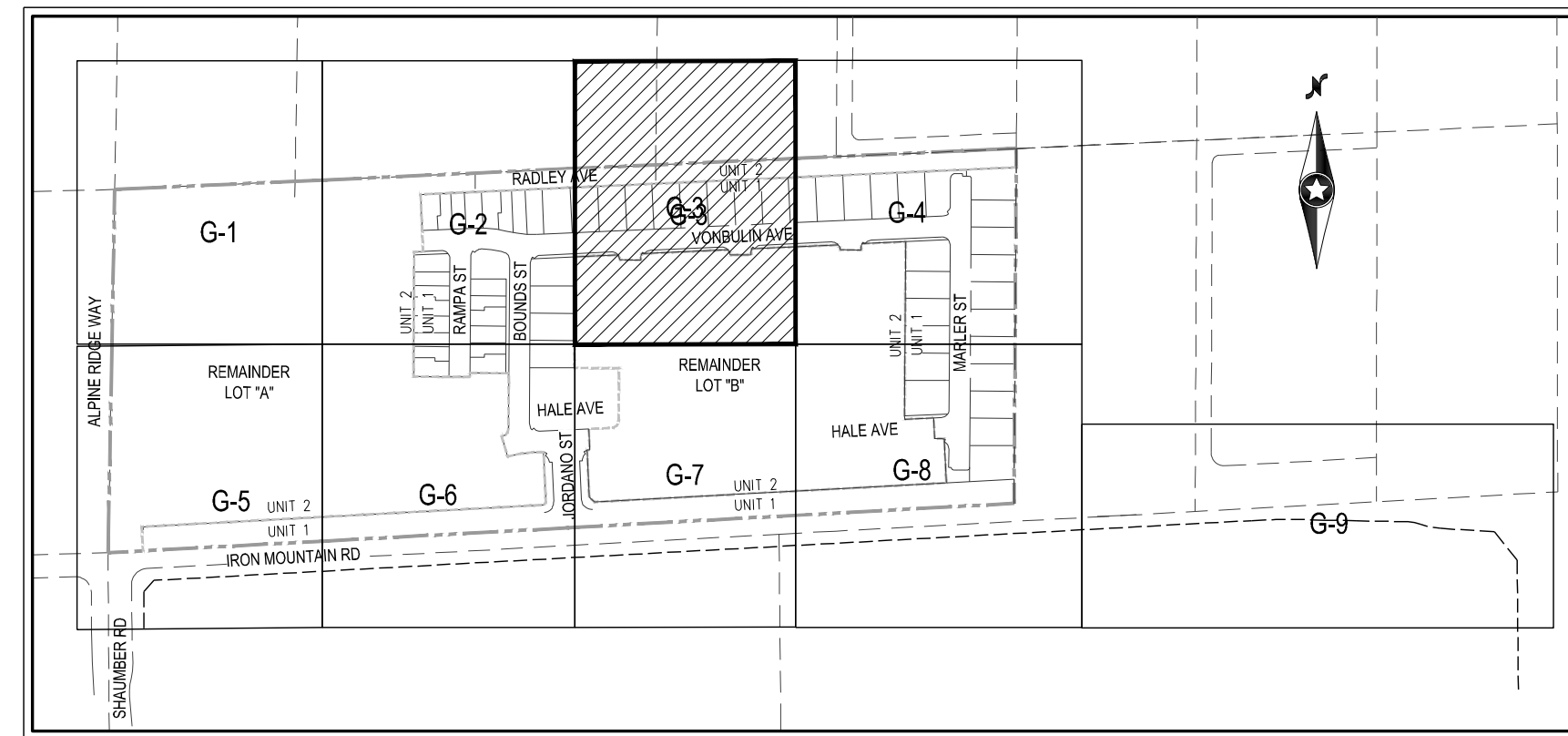
Westwood
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
Phone (702) 284-5300
westwoodps.com
Westwood Professional Services, Inc.

tri pointe
HOMES
IRON MOUNTAIN UNIT 1
GRADING PLAN II

DATE: 09/09/2022
DRAFTER: ND
DESIGNER: ND
CHECKED: OIQ
PROJECT NO. TRI2101-000
SHEET 5 OF 75
L22-01698

PROFESSIONAL ENGINEER - STATE OF NEVADA
DANIEL S. POLL
Exp. 12/31/2022
No. 28179
09/12/22

G-2
SHEET 5 OF 75
L22-01698



ALL ONSITE STORM DRAIN FACILITIES WITHIN THIS DEVELOPMENT SHALL BE PRIVATELY MAINTAINED BY THE HOA. ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOA.

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

ADD 2800 TO ALL SPOT GRADES WHERE THE HUNDREDS AND THOUSANDS PLACES ARE OMITTED FOR ACTUAL ELEVATION (I.E. 01.00 REPRESENTS 2801.00)

- 1) 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 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 IN THEIR PROPER LOCATION.
- 2) FOR ROADWAY WIDENING AND HALF STREET IMPROVEMENTS THE CONTRACTOR SHALL VERIFY CROSS SLOPES FROM EXISTING PAVEMENT SAWCUT LINE TO PROPOSED EDGE OF PAVEMENT OR PROJECTED LINE OF CURB PRIOR TO SUBGRADE PREPARATION AND CONSTRUCTION OF PROPOSED CURB LINE. IF MINIMUM OR MAXIMUM CROSS SLOPES DO NOT MEET AGENCY STANDARDS THE CONTRACTOR SHALL NOTIFY THE ENGINEER.

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
2. ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SMPPP.
3. MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
4. SEE DETAIL SHEET FOR STREET SECTIONS AND DETAILS.
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8. NO STRUCTURE, VEGETATION, OR OBJECTS OF ANY KIND IS PERMITTED OVER TWENTY-FOUR (24) INCHES IN HEIGHT MEASURED FROM THE TOP OF THE ADJACENT CURB (IF CURB EXISTS) WITHIN THE SIGHT VISIBILITY ZONES.

(REQUIRED FOR ALL SITES GREATER THAN 1 ACRE (43,560 SQ.FT.))

1. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, DUMP, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF CLARK COUNTY AND/OR THE CITY OF LAS VEGAS. CONSTRUCTION DEBRIS WILL BE REMOVED FROM THE 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 24-60 AND IN THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS POSSIBLE AFTER THE END OF THE RAIN DAYS AFTER THE END OF 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 NVW000000, 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 TRAFFIC, 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 AND DISCONTINUANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVW000000, SECTION III.A.12.

POST-CONSTRUCTION BMP'S (PCBMP'S)/CONTROL MEASURES NOTED ON THE GRADING PLANS ARE MANDATORY PERMANENT REGULATORY STORMWATER POLLUTION CONTROLS. THESE PCBMP'S MUST BE INSTALLED PER THE APPROVED PLANS AND MUST BE PERMANENTLY MAINTAINED.



Call before you Dig
AVOID CUTTING UNDERGROUND
UTILITY LINES. IT'S COSTLY.

Call
811
OR
1-800-642-2444

- 1 MATCH EXISTING IMPROVEMENTS PER CAUSAD NO. 503, 500.4 & 500.5
- 2 INSTALL ASPHALT PAVEMENT WITH TYPE I AGGREGATE BASE PER STREET
- 3 DETAILS ON SHEET
- 4 INSTALL A TYPE CURB PER CAUSAD NO. 219
- 5 INSTALL L TYPE CURB PER CAUSAD NO. 216
- 6 INSTALL R TYPE CURB PER CAUSAD NO. 217.513
- 7 CONSTRUCT 10' L-CURB TO CURB TRANSITION PER DETAIL ON SHEET D-1
- 8 CONSTRUCT 5' WIDE SIDEWALK PER CAUSAD NO. 234 (5" THICK W/ 5" TYPE
- 9 I AGGREGATE BASE)
- 10 INSTALL NO. 80000 LANDSCAPE
- 11 CONSTRUCT ADA SIDEWALK RAMP USING ARMOR LITE TRUNCATED DOME OR
- 12 EQUIVALENT PER CAUSAD NO. 230, CSE. SEE PROFILE SHIT FOR RAMP LENGTHS
- 13 CONSTRUCT MODIFIED 8" WIDE CROSS GUTTER PER CAUSAD NO. 228
- 14 INSTALL PAVERS WITH SOLIDER COURSE BANDING
- 15 INSTALL 2' WIDE CONCRETE STRIP
- 16 INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS GATE
- 17 INSTALL 48" HGT. TYPE I SDMA PER CAUSAD NO. 401 & 405.2 (PUBLIC)
- 18 INSTALL ACCESS ROAD WITH 4" THICK TYPE I AGGREGATE
- 19 COMPACTED TO 90% COMPACTION
- 20 INSTALL 5.0" TYPE "CM2" DROP INLET PER CAUSAD NO. 412.1 AND STORM DRAIN
- 21 WATER QUALITY MANAGEMENT STAMP PER CAUSAD NO. 421 (PRIVATE)
- 22 INSTALL WITH 40" O.D. ACCESS GATE PER CAUSAD NO. 425.51
- 23 INSTALL 17.5" TYPE "CM2" DROP INLET PER CAUSAD NO. 412.1 AND STORM DRAIN
- 24 WATER QUALITY MANAGEMENT STAMP PER CAUSAD NO. 421 (PRIVATE)
- 25 INSTALL 5.0" TYPE "CM2" DROP INLET PER CAUSAD NO. 412.1 AND STORM DRAIN
- 26 WATER QUALITY MANAGEMENT STAMP PER CAUSAD NO. 421 (PRIVATE)
- 27 INSTALL 18" CLASS III RCP STORM DRAIN (PUBLIC)
- 28 INSTALL 36" CLASS III RCP STORM DRAIN (PUBLIC)
- 29 INSTALL 42" CLASS III RCP STORM DRAIN (PUBLIC)
- 30 INSTALL 48" CLASS III RCP STORM DRAIN (PUBLIC)
- 31 INSTALL RIP RAP OVER 12" TYPE II AGGREGATE BASE D50=8", T=12"
- 32 CONSTRUCT COMMERCIAL DRIVEWAY PER CAUSAD NO. 224
- 33 CONSTRUCT 5' WIDE SIDEWALK PER CAUSAD NO. 234 (4" THICK W/ 5" TYPE
- 34 I AGGREGATE BASE)
- 35 CONSTRUCT 5' WIDE TEMPORARY ASPHALT PAVEMENT SIDEWALK
- 36 5' PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY
- 37 HOMEOWNER
- 38 INSTALL 48" RCP NOOT END SECTION PER NOOT DETAIL R-2.31 (PUBLIC)
- 39 CONSTRUCT 6" THICK COMPACTED DECOMPOSED GRANITE
- 40 VEGETATE 6" CONCRETE OVER 6" TYPE II PATH FOR EMERGENCY
- 41 VEHICLE ACCESS
- 42 INSTALL 18" CLASS III RCP STORM DRAIN (PRIVATE)
- 43 INSTALL 36" CLASS III RCP STORM DRAIN (PRIVATE)
- 44 INSTALL RIP RAP OVER 12" TYPE II AGGREGATE BASE D50=8", T=16"
- 45 INSTALL TEMPORARY FENCE FOR PEDESTRIAN FALL PROTECTION
- 46 INSTALL SIDEWALK UNDERPANN PER CAUSAD 230
- 47 CONSTRUCT ADA SIDEWALK RAMP USING ARMOR LITE TRUNCATED DOME OR
- 48 EQUIVALENT PER CAUSAD NO. 230, CSE. SEE PROFILE SHIT FOR RAMP LENGTHS

CITY OF LAS VEGAS BENCHMARK OC99156
RIVET AND 2" ROUND ALUMINUM DISK IN CONCRETE CYLINDER AT THE SW CORNER OF
ALPINE RIDGE WAY & KYLE CANYON RD
ELEVATION=2928.24 US FEET, 892.53 METERS NAVD'88 DATUM

NORTH 86°52'17" EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 160, PAGE 72 OF PLATS.

PER THE FEMA FIRM PANEL MAP 32003C1750E, DATED SEPTEMBER 27, 2002. THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED UNSHADED ZONE 'X'. AN UNSHADED ZONE 'X' IS LOCATED OUTSIDE THE 0.20% ANNUAL CHANCE FLOODPLAIN.

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT CITY OF LAS VEGAS FOR THIS SUBJECT PROJECT (DS5508).

 09/12/22
DANIEL S. POLL, P.E. 28179 DATE

CALL SOUTHWEST GAS AT 702-651-2111 FOR
STANDBY WHEN EXCAVATING OVER OR NEAR HIGH
PRESSURE GAS LINES

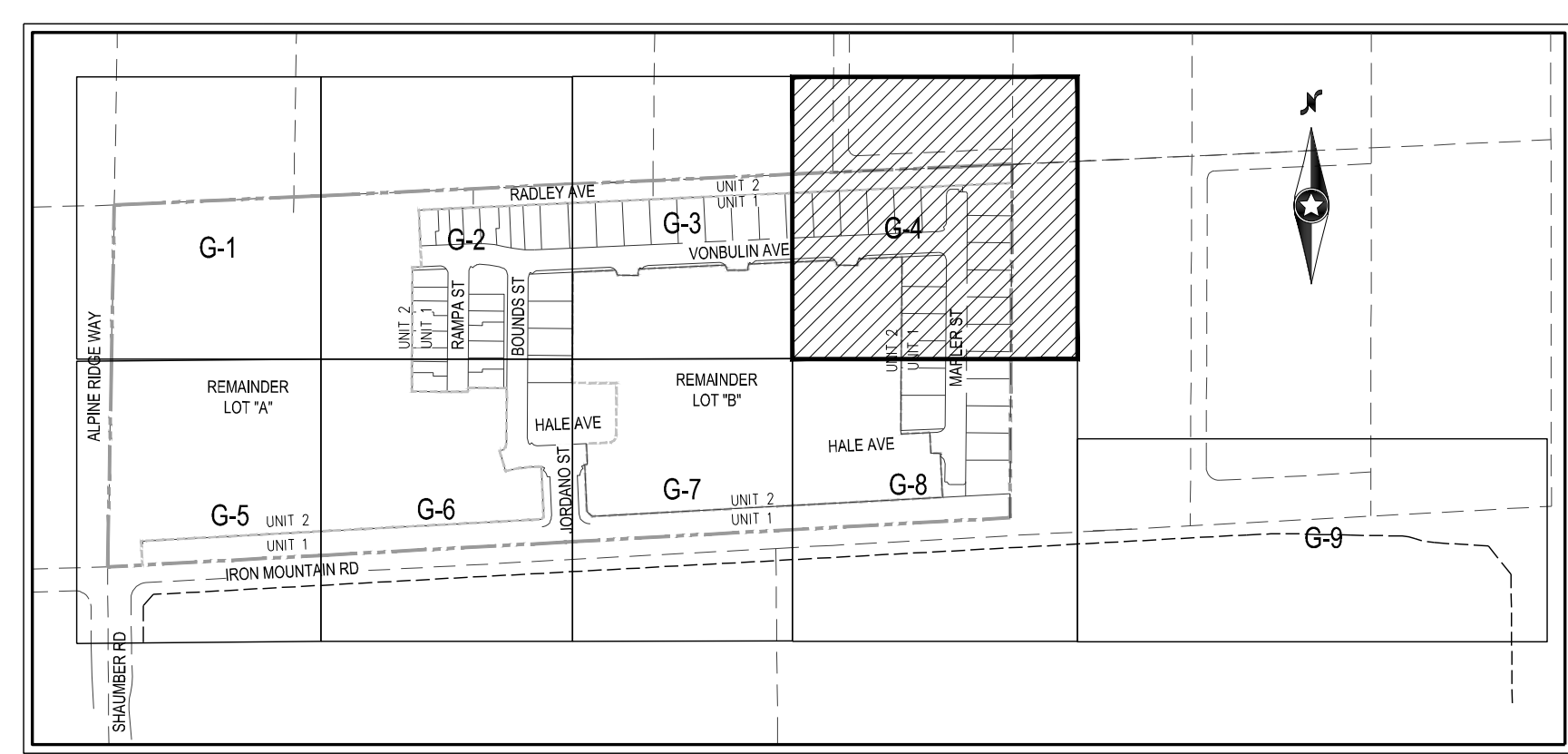
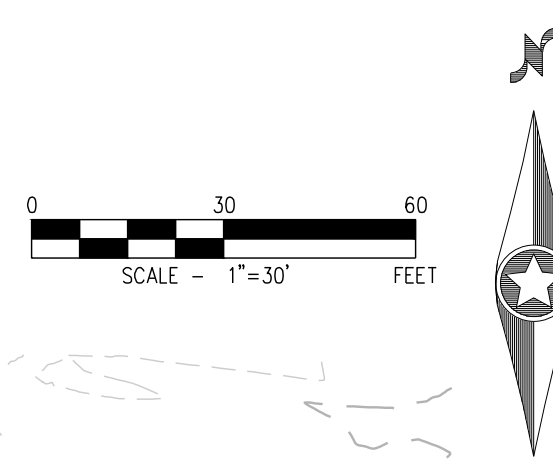
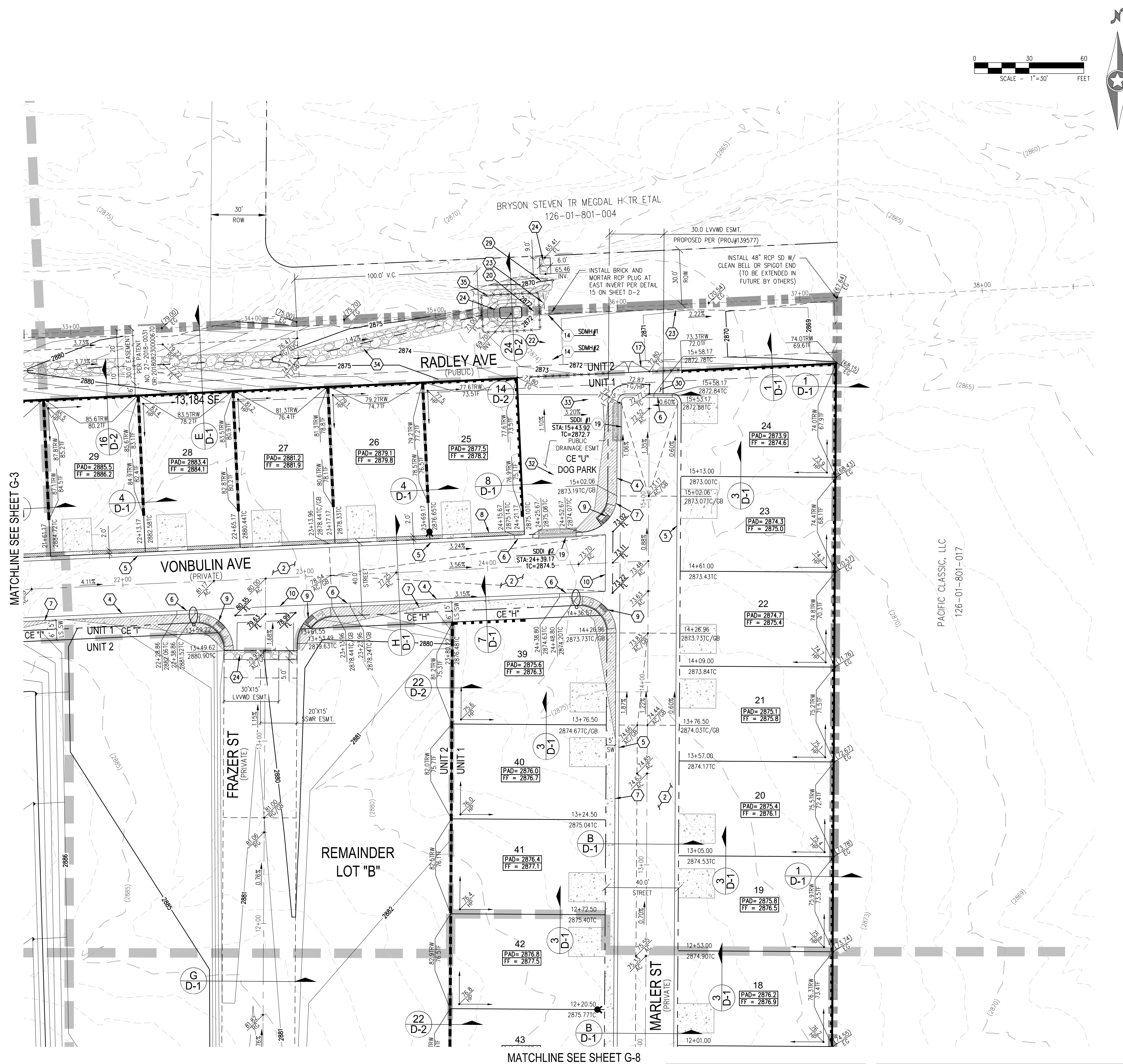
SOILS REPORT BY GEOTEK RESIDENTIAL, LLC
ADDRESS: 6835 S. ESCONDIDO ST, STE. B LAS VEGAS, NV 89119
PHONE: (702) 897-1424
PROJECT NO. 16100-LVR DATED 09/17/2021

EARTHWORK QUANTITIES (RAW):
CUT= 28,551 CU YDS
FILL= 114,244 CU YDS

EXPORTED MATERIAL TO BE DISPOSED OF AT AN APPROVED
LICENSED DISPOSAL FACILITY OR AT A SITE WITH AN APPROVED
AND ACTIVE GRADING PERMIT.

	PRIVATE	PUBLIC
1. 48" TYPE II STORM DRAIN MANHOLE	EA -	2
2. 5' TYPE "CM2" DROP INLET	EA -	2
3. 17.5' TYPE "CM2" DROP INLET	EA -	1
4. 20.0' TYPE "CM2" DROP INLET	EA 2 -	-
5. 18" RCP CLASS III STORM DRAIN	LF 96	20
6. 36" RCP CLASS III STORM DRAIN	LF 50 -	-
7. 42" RCP CLASS III STORM DRAIN	LF -	27
8. 48" RCP CLASS III STORM DRAIN	LF -	174
9. RIPRAP D50=6", THK=12"	CY -	95
10. RIPRAP D50=8", THK=18"	CY -	733
11. 8" WDE CONCRETE VALLEY GUTTER	SF 4,810	750
12. 48" RCP NDOT END SECTION	EA -	1
13. SIDEWALK UNDERDRAIN	EA 1 -	-

j:\tr2101-000 iron mountain\dwg\improv\unit 1\tr2101.grd.dwg 9/12/2022 10:38 AM Karwch Lee



HOA NOTE

ALL ONSITE STORM DRAIN FACILITIES WITHIN THIS DEVELOPMENT SHALL BE PRIVATELY MAINTAINED BY THE HOA. ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOA.

SURVEY NOTE
OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED, OR OBTSCURED DURING CONSTRUCTION.

ELEVATION NOTE
 ADD 2800 TO ALL SPOT GRADES WHERE THE HUNDREDS AND THOUSANDS PLACES ARE OMITTED FOR ACTUAL ELEVATION (I.E. 01.00 REPRESENTS 2801.00)

DISCLAIMER NOTE

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8. NO STRUCTURE, VEGETATION, OR OBJECTS OF ANY KIND IS PERMITTED OVER TWENTY-FOUR (24) INCHES IN HEIGHT (MEASURED FROM THE TOP OF THE ADJACENT CURB IF CURB EXIST) WITHIN THE SIGHT VISION ZONES.

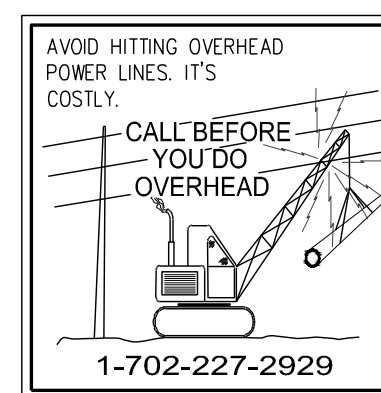
LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDELINES

(REQUIRED FOR ALL SITES GREATER THAN 1 ACRE (43,560 SQ.FT.))

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 BE OBSERVED OR DETECTED ON THE PROJECT SITE. THE PURPOSE OF THIS IS TO PREVENT ANY SUCH 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 SITUATION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED BY CLARK COUNTY TITLE 24.40 AND IN 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 NV1000000, 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 TRAFFIC, OR EXISTING TOXIC LOCAL 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 NV1000000, SECTION III.A.12.
5. ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUN-ON OR OVERFLOW OF THE NEAREST NEARBY STORAGE EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REACHED BY 50 PERCENT OR MORE.

POST-CONSTRUCTION BMP'S NOTE

POST-CONSTRUCTION BMP'S (PCBMP'S)/CONTROL MEASURES NOTED ON THE GRADING PLANS ARE MANDATORY PERMANENT REGULATORY STORMWATER POLLUTION CONTROLS. THESE PCBMP'S MUST BE INSTALLED PER THE APPROVED PLANS AND MUST BE PERMANENTLY MAINTAINED.



GRADING NOTES

- 1 MATCH EXISTING IMPROVEMENTS PER CAUSAL NO. 503, 500.4 & 500.5
- 2 INSTALL ASPHALT PAVEMENT WITH TYPE II AGGREGATE BASE PER STREET DETAILS ON SHEET D-1
- 3 INSTALL A TYPE CURB PER CAUSAL NO. 219
- 4 INSTALL L TYPE CURB PER CAUSAL NO. 216
- 5 INSTALL R TYPE CURB PER CAUSAL NO. 217.3.51
- 6 CONSTRUCT 10' L-CURB TO R-CURB TRANSITION PER DETAIL ON SHEET D-1
- 7 CONSTRUCT 5' WIDE SIDEWALK PER CAUSAL NO. 234 (5" THICK W/ 5" TYPE II AGGREGATE BASE)
- 8 INSTALL NON-EROSIVE LANDSCAPE
- 9 CONSTRUCT ADA SIDEWALK RAMP USING ARMOR LITE TRUNCATED DUMES OR EQUIVALENT PER CAUSAL NO. 235, CASE 1. SEE PROFILE SHEET FOR RAMP LENGTHS
- 10 CONSTRUCT MODIFIED 8" WIDE CROSS CUTTER PER CAUSAL NO. 228
- 11 INSTALL PAVERS WITH SOLDIER COURSE BANDING
- 12 INSTALL 2" W/0 CONCRETE STRIP
- 13 INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS GATE
- 14 INSTALL 48" TYPE II SDWAP PER CAUSAL NO. 401 & 405.2 (PUBLIC)
- 15 INSTALL ACCESS ROAD WITH 4" TYPE II AGGREGATE
- 16 COMPACTED TO 90% COMPACTION
- 17 INSTALL 5.0" TYPE "D02" DROP INLET PER CAUSAL NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CAUSAL NO. 421 (PRIVATE)
- 18 INSTALL WROUGHT IRON FENCE WITH 20.0' ACCESS GATE PER CAUSAL NO. 425.51
- 19 INSTALL 17.5" TYPE "D02" DROP INLET PER CAUSAL NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CAUSAL NO. 421 (PRIVATE)
- 20 INSTALL 10.0" TYPE "D02" DROP INLET PER CAUSAL NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CAUSAL NO. 421 (PRIVATE)
- 21 INSTALL 18" CLASS III RCP STORM DRAIN (PUBLIC)
- 22 INSTALL 18" CLASS III RCP STORM DRAIN (PUBLIC)
- 23 INSTALL 42" CLASS III RCP STORM DRAIN (PUBLIC)
- 24 INSTALL 48" CLASS III RCP STORM DRAIN (PUBLIC)
- 25 INSTALL RIP RAP OVER 12" TYPE II AGGREGATE BASE D50=6", T=12"
- 26 CONSTRUCT CONCREMENT DRIVEWAY PER CAUSAL NO. 224
- 27 CONSTRUCT 5' WIDE SIDEWALK PER CAUSAL NO. 234 (4" THICK W/ 5" TYPE II AGGREGATE BASE)
- 28 CONSTRUCT 5' WIDE TEMPORARY ASPHALT PAVEMENT SIDEWALK S. PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOMEOWNER
- 29 INSTALL 48" RCP MDOT END SECTION PER MDOT DETAIL R-2.31 (PUBLIC)
- 30 INSTALL 6" THICK COMPACTED DECOMPOSED GRANITE
- 31 CONSTRUCT 6" CONCRETE OVER 6" TYPE II PATH FOR EMERGENCY VEHICLE ACCESS
- 32 INSTALL 18" CLASS III RCP STORM DRAIN (PRIVATE)
- 33 INSTALL 36" CLASS III RCP STORM DRAIN (PRIVATE)
- 34 INSTALL RIP RAP OVER 12" TYPE II AGGREGATE BASE D50=8", T=16"
- 35 INSTALL TEMPORARY FENCE FOR PEDESTRIAN FALL PROTECTION
- 36 INSTALL SIDEWALK UNDERPAIN PER CAUSAL 236
- 37 CONSTRUCT ADA SIDEWALK RAMP USING ARMOR LITE TRUNCATED DUMES OR EQUIVALENT PER CAUSAL NO. 235, CASE 1. SEE PROFILE SHEET FOR RAMP LENGTHS

BENCHMARK
CITY OF LAS VEGAS BENCHMARK OC99156
RIVET AND 2" ROUND ALUMINUM DISK IN CONCRETE CYLINDER AT THE SW CORNER OF
ALPINE RIDGE WAY & KYLE CANYON RD
ELEVATION=2928.24 US FEET, 892.53 METERS NAVD'88 DATUM

BASIS OF BEARINGS

NORTH 86°52'17" EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 160, PAGE 72 OF PLATS.

FLOOD ZONE

PER THE FEMA FIRM PANEL MAP 32003C1750E, DATED SEPTEMBER 27, 2002, THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED UNSHADED ZONE 'X'. AN UNSHADED ZONE 'X' IS LOCATED OUTSIDE THE 0.20% ANNUAL CHANCE FLOODPLAIN.

FLOOD CERTIFICATION	
I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT CITY OF LAS VEGAS FOR THIS SUBJECT PROJECT (055508).	
 DANIEL S. POLL, P.E. 28179	09/12/22 DATE

CALL SOUTHWEST GAS AT 702-651-2111 FOR
STANDBY WHEN EXCAVATING OVER OR NEAR HIGH
PRESSURE GAS LINES

SOILS REPORT

SOILS REPORT BY: GEOTEK RESIDENTIAL, LLC
ADDRESS: 6835 S. ESCOBEDO ST. STE. B LAS VEGAS, NV 89119
PHONE: (702) 887-1424
PROJECT NO. 16100-LWR DATED 09/17/2021

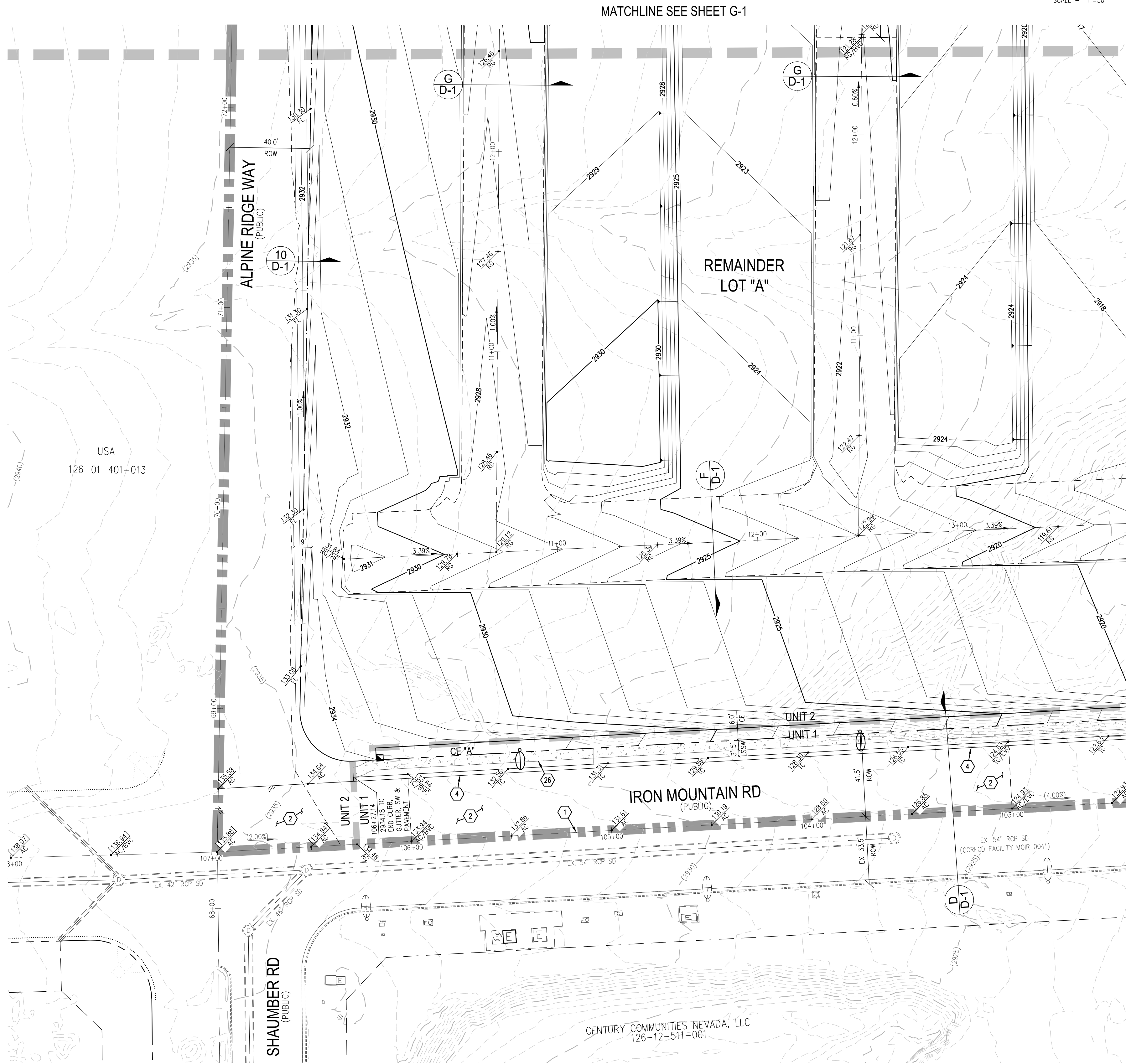
EARTHWORKS

EARTHWORK QUANTITIES (RAW):
CU= 28,551 CU YDS
FILL= 114,244 CU YDS

EXPOSED MATERIAL TO BE DISPOSED OF AT AN APPROVED
LICENSED DISPOSAL FACILITY OR AT A SITE WITH AN APPROVED
AND ACTIVE GRADING PERMIT.

DRAINAGE IMPROVEMENT QUANTITIES			PRIVATE	PUBLIC
1.	48" TYPE II STORM DRAIN MANHOLE	EA	-	2
2.	5" TYPE "CM2" DROP INLET	EA	-	1
3.	17.5" TYPE "CM2" DROP INLET	EA	-	2
4.	20.0" TYPE "CM2" DROP INLET	EA	2	-
5.	18" RCP CLASS III STORM DRAIN	LF	96	20
6.	36" RCP CLASS III STORM DRAIN	LF	50	-
7.	42" RCP CLASS III STORM DRAIN	LF	-	27
8.	48" RCP CLASS III STORM DRAIN	LF	-	174
9.	RIPRAP D50=6", THK=12"	CY	-	95
10.	RIPRAP D50=8", THK=18"	CY	-	733
11.	8" WIDE CONCRETE VALLEY GUTTER	SF	4,810	750
12.	48" RCP NDOT END SECTION	EA	-	1
13.	SIDEWALK UNDERDRAIN	EA	1	-

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HOA NOTE

ALL ON-SITE STORM DRAIN FACILITIES WITHIN THIS DEVELOPMENT SHALL BE PRIVATELY MAINTAINED BY THE HOA. ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOA.

SURVEY NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED, OR OBSOLETE DURING CONSTRUCTION.

ELEVATION NOTE

ADD 2800 TO ALL SPOT GRADES WHERE THE HUNDREDS AND THOUSANDS PLACES ARE OMITTED FOR ACTUAL ELEVATION (I.E. 01.00 REPRESENTS 2801.00)

DISCLAIMER NOTE

- 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 IN THEIR PROPER LOCATION.
- FOR ROADWAY WIDENING AND HALF STREET IMPROVEMENTS THE CONTRACTOR SHALL VERIFY CROSS SLOPES FROM EXISTING PAVEMENT SAWCUT LINE TO PROPOSED EDGE OF PAVEMENT OR PROJECTED LIP OF CURB PRIOR TO SUBGRADE PREPARATION AND CONSTRUCTION OF PROPOSED CURB LINE. IF MINIMUM OR MAXIMUM CROSS SLOPES DO NOT MEET AGENCY STANDARDS THE CONTRACTOR SHALL NOTIFY THE ENGINEER.

GRADING NOTES

- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
- ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SWPPP.
- MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
- SEE DETAIL SHEET FOR STREET SECTIONS AND DETAILS.
- ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
- CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL BY THE CITY OF LAS VEGAS BUILDING DEPARTMENT.
- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITY STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROTECT IN PLACE DURING CONSTRUCTION. ENGINEER/OWNER SHALL BE NOTIFIED OF PRIOR DAMAGE TO EXISTING FACILITIES PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR/REPLENISHING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
- NO STRUCTURE, VEGETATION, OR OBJECTS OF ANY KIND IS PERMITTED OVER TWENTY-FOUR (24) INCHES IN HEIGHT (MEASURED FROM THE TOP OF THE ADJACENT CURB IF CURB EXISTS) WITHIN THE SIGHT VISIBILITY ZONES.

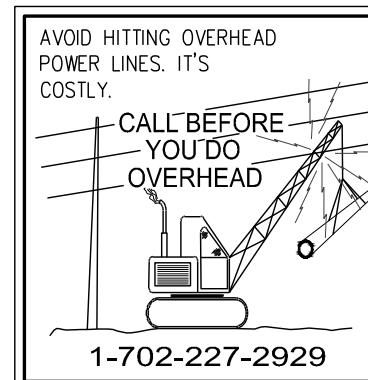
LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDELINES

(REQUIRED FOR ALL SITES GREATER THAN 1 ACRE (43,560 SQ.FT.))

- 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.
- 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 IN 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 NV100000, 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 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 NV100000, 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.

POST-CONSTRUCTION BMP'S NOTE

POST-CONSTRUCTION BMP'S (PCBMP'S)/CONTROL MEASURES NOTED ON THE GRADING PLANS ARE MANDATORY PERMANENT REGULATORY STORMWATER POLLUTION CONTROLS. THESE PCBMP'S MUST BE INSTALLED PER THE APPROVED PLANS AND MUST BE PERMANENTLY MAINTAINED.



GRADING NOTES

- MATCH EXISTING IMPROVEMENTS PER CCAUSD NO. 503, 500.4 & 500.5
- INSTALL ASPHALT PAVEMENT WITH TYPE II AGGREGATE BASE PER STREET DETAILS ON SHEET D-1
- INSTALL A TYPE CURB PER CCAUSD NO. 219
- INSTALL L TYPE CURB PER CCAUSD NO. 216
- INSTALL R TYPE CURB PER CCAUSD NO. 217.3.51
- CONSTRUCT 10' L-CURB TO R-CURB TRANSITION PER DETAIL ON SHEET D-1
- CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (5" THICK W/ 5" TYPE II AGGREGATE BASE)
- INSTALL NON-EROSIVE LANDSCAPE
- CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE, TRUNCATED DUMPS OR EQUIVALENT PER CCAUSD NO. 235, CASE 1. SEE PROFILE SHT FOR RAMP LENGTHS
- CONSTRUCT MODIFIED 8" WIDE CROSS GUTTER PER CCAUSD NO. 228
- INSTALL PAVERS WITH SOLDIER COURSE BANDING
- INSTALL 2" WIDE CONCRETE STRIP
- INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS GATE
- INSTALL 48" TYPE II SDMH PER CCAUSD NO. 401 & 405.2 (PUBLIC)
- INSTALL ACCESS ROAD WITH 4" THICK TYPE II AGGREGATE COMPACTED TO 90% COMPACTION
- INSTALL 5.0' TYPE "CM2" DROP INLET PER CCAUSD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421 (PRIVATE)
- INSTALL WROUGHT IRON FENCE WITH 20.0' ACCESS GATE PER CCAUSD NO. 425.51
- INSTALL 17.5' TYPE "CM2" DROP INLET PER CCAUSD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421 (PRIVATE)
- INSTALL 20.0' TYPE "CM2" DROP INLET PER CCAUSD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421 (PRIVATE)
- INSTALL 18" CLASS III RCP STORM DRAIN (PUBLIC)
- INSTALL 36" CLASS III RCP STORM DRAIN (PUBLIC)
- INSTALL 42" CLASS III RCP STORM DRAIN (PUBLIC)
- INSTALL 48" CLASS III RCP STORM DRAIN (PUBLIC)
- INSTALL RIP RAP OVER 12" TYPE II AGGREGATE BASE D50=6", T=12"
- CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD NO. 224
- CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (4" THICK W/ 5" TYPE II AGGREGATE BASE)
- CONSTRUCT 5' WIDE TEMPORARY ASPHALT PAVEMENT SIDEWALK
- 5" PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOMEOWNER
- INSTALL 48" RCP NDOT END SECTION PER NDOT DETAIL R-2.3.1 (PUBLIC)
- INSTALL 6" THICK COMPACTED DECOMPOSED GRANITE
- CONSTRUCT 6" CONCRETE OVER 6" TYPE II PATH FOR EMERGENCY VEHICLE ACCESS
- INSTALL 18" CLASS III RCP STORM DRAIN (PRIVATE)
- INSTALL 36" CLASS III RCP STORM DRAIN (PRIVATE)
- INSTALL RIP RAP OVER 12" TYPE II AGGREGATE BASE D50=6", T=16"
- INSTALL TEMPORARY FENCE FOR PEDESTRIAN FALL PROTECTION
- INSTALL SIDEWALK UNDERDRAIN PER CCAUSD 236
- CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE, TRUNCATED DUMPS OR EQUIVALENT PER CCAUSD NO. 235, CASE 1. SEE PROFILE SHT FOR RAMP LENGTHS

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 0C99156

PIVET AND 2" ROUND ALUMINUM DISK IN CONCRETE CYLINDER AT THE SW CORNER OF ALPINE RIDGE WAY & KYLE CANYON RD

ELEVATION=2928.24 US FEET, 892.53 METERS NAVD'83 DATUM

BASIS OF BEARINGS

NORTH 86°52'17" EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 99 EAST, N.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 160, PAGE 72 OF PLATS.

FLOOD ZONE

PER THE FEMA FIRM PANEL MAP 32003C1750E, DATED SEPTEMBER 27, 2002, THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED UNSHADED ZONE "X". AN UNSHADED ZONE "X" IS LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

FLOOD CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT CITY OF LAS VEGAS FOR THIS SUBJECT PROJECT (0555508).

DANIEL S. POLL, P.E. 28179

09/12/22

DATE

CALL SOUTHWEST GAS AT 702-651-2111 FOR STANDBY WHEN EXCAVATING OVER OR NEAR HIGH PRESSURE GAS LINES

SOILS REPORT

SOILS REPORT BY GEOTECH RESIDENTIAL LLC
ADDRESS: 6835 S. ESCOBIDO ST. STE. B LAS VEGAS, NV 89119
PHONE: (702) 897-1424
PROJECT NO. 16100-LVR DATED 09/17/2021

EARTHWORKS

EARTHWORK QUANTITIES (RAW):
CUT= 28,551 CU YDS
FILL= 114,244 CU YDS
EXPORTED MATERIAL TO BE DISPOSED OF AT AN APPROVED LICENSED DISPOSAL FACILITY OR AT A SITE WITH AN APPROVED AND ACTIVE GRADING PERMIT

DRAINAGE IMPROVEMENT QUANTITIES

		PRIVATE	PUBLIC
1. 48" TYPE II STORM DRAIN MANHOLE	EA	-	2
2. 5" TYPE "CM2" DROP INLET	EA	-	2
3. 17.5" TYPE "CM2" DROP INLET	EA	-	1
4. 20.0' TYPE "CM2" DROP INLET	EA	2	-
5. 18" RCP CLASS III STORM DRAIN	LF	96	20
6. 36" RCP CLASS III STORM DRAIN	LF	50	-
7. 42" RCP CLASS III STORM DRAIN	LF	-	27
8. 48" RCP CLASS III STORM DRAIN	LF	-	174
9. RIPRAP D50=6", THK=12"	CY	-	95
10. RIPRAP D50=8", THK=18"	CY	-	733
11. 8" WIDE CONCRETE VALLEY GUTTER	SF	4,810	750
12. 48" RCP NDOT END SECTION	EA	-	1
13. SIDEWALK UNDERDRAIN	EA	1	-

Westwood

5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
Phone (702) 284-5300
westwoodps.com
Westwood Professional Services, Inc.

APP. DATE

DATE

BY

DESCRIPTION

NO.

CITY OF LAS VEGAS, NV

tri pointe

HOME S

IRON MOUNTAIN UNIT 1

GRADING PLAN V

DATE

09/09/2022

DRAFTER: ND

DESIGNER: ND

CHECKED: OIQ

PROJECT NO.

TRI2101-000

PROFESSIONAL ENGINEER - STATE OF NEVADA

DANIEL S. POLL

Exp. 12/31/2022

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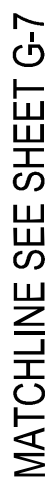
No. 28179

09/12/22

G-5

SHEET 8 OF 75

L22-01698



ALL ONSITE STORM DRAIN FACILITIES WITHIN THIS DEVELOPMENT SHALL BE PRIVATELY MAINTAINED BY THE HOA. ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOA.

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

ADD 2800 TO ALL SPOT GRADES WHERE THE HUNDREDS AND THOUSANDS PLACES ARE OMITTED FOR ACTUAL ELEVATION (I.E. 01.00 REPRESENTS 2801.00)

- 1) 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 IN THEIR PROPER LOCATION.
- 2) FOR ROADWAY WIDENING AND HALF STREET IMPROVEMENTS THE CONTRACTOR SHALL VERIFY GROUND SLOPES FROM EXISTING PAVEMENT SAWCUT LINE TO PROPOSED EDGE OF PAVEMENT OR PROJECTED LINE OF CURB PRIOR TO SUBGRADE PREPARATION AND CONSTRUCTION OF PROPOSED CURB LINE. IF MAXIMUM OF MAXIMUM GROUND SLOPES DO NOT MEET AGENCY STANDARDS THE CONTRACTOR SHALL NOTIFY THE ENGINEER.

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
2. ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SMPPP.
3. MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
4. SEE DETAIL SHEET FOR STREET SECTIONS AND DETAILS.
5. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
6. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL BY THE CITY OF LAS VEGAS BUILDING DEPARTMENT.
7. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITY STRUCTURES AND FACILITIES. IF ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION, CONTRACTOR TO PROTECT IN PLACE DURING CONSTRUCTION. ENGINEER/OWNER SHALL BE NOTIFIED OF PRIOR DAMAGE TO EXISTING FACILITIES PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR/REPLENISHING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
8. NO STRUCTURE, VEGETATION, OR OBJECTS OF ANY KIND IS PERMITTED OVER TWENTY-FOUR (24) INCHES IN HEIGHT (MEASURED FROM THE TOP OF THE ADJACENT CURB IF CURB EXISTS) WITHIN THE

(REQUIRED FOR ALL SITES GREATER THAN 1 ACRE (43,560 SQ.FT.))

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, NEVADA, 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 AGENT WHEN DISCHARGE OF NONFRESHEN EROSION OR PROBLEMS ARE OBSERVED. SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CLARK COUNTY TITLE 24.40 AND IN 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 AREA OF THE SITE CANNOT BE TEMPORARILY OR PERMANENTLY CEASED. SUCH EXCEPTIONS MAY APPLY. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVRI000000, 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, VEHICLES OR EQUIPMENT ENT RAIN OR WIND. IF ANY OF THESE AREAS ARE DAMAGED 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. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVRI000000, SECTION III.A.12.
5. ACCUMULATED SEDIMENT IN BMP'S 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

POST-CONSTRUCTION BMP'S (PCBMP'S)/CONTROL MEASURES NOTED ON THE GRADING PLANS ARE MANDATORY PERMANENT REGULATORY STORMWATER POLLUTION CONTROLS. THESE PCBMP'S MUST BE INSTALLED PER THE APPROVED PLANS AND MUST BE PERMANENTLY MAINTAINED.



Call before you Dig
VOID CUTTING UNDERGROUND
UTILITY LINES. IT'S COSTLY.

Call
811
OR
1-800-642-2444

- 1 MATCH EXISTING IMPROVEMENTS PER CAUSD NO. 503, 500.4 & 500.5
- 2 INSTALL ASPHALT PAVEMENT WITH TYPE I AGGREGATE BASE PER STREET
- 3 DETAILS ON SHEET D-1
- 4 INSTALL 1" TYPE CURB PER CAUSD NO. 219
- 5 INSTALL 1" TYPE CURB PER CAUSD NO. 219
- 6 INSTALL 1" TYPE CURB PER CAUSD NO. 217.53
- 7 CONSTRUCT 10' L-CURB TO CAUSD TRANSITION PER DETAIL ON SHEET D-1
- 8 CONSTRUCT 5' WIDE SIDEWALK PER CAUSD NO. 234 (5" THICK W/ 5" TYPE
- 9 I AGGREGATE BASE)
- 10 INSTALL NON-EROSIVE LANDSCAPE
- 11 CONSTRUCT 18" SLOPE USING ARMOR TILE TRUNCATED DUMES OR
- 12 EQUIVALENT PER CAUSD NO. 235. CASE 1 SEE PROFILE SHEET FOR RAMP LENGTHS
- 13 CONSTRUCT MODIFIED 8" WIDE CROSS GUTTER PER CAUSD NO. 228
- 14 INSTALL PAVERS WITH SOLDER COURSE BANDING
- 15 INSTALL 2" WIDE CONCRETE STRIP
- 16 INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS GATE
- 17 INSTALL 48" THICK 1" SDHM PER CAUSD NO. 401 & 405.2 (PUBLIC)
- 18 INSTALL ACCESS ROAD WITH 4" THICK TYPE I AGGREGATE
- 19 COMPACTED TO 90% COMPACTION
- 20 INSTALL 5.0" TYPE "CM2" DROP INLET PER CAUSD NO. 412.1 AND STORM DRAIN
- 21 WATER QUALITY MANAGEMENT STAMP PER CAUSD NO. 421 (PRIVATE)
- 22 CONSTRUCT 18" CLASS III RCP STORM DRAIN PER CAUSD NO. 425.51
- 23 INSTALL 17.5" TYPE "CM2" DROP INLET PER CAUSD NO. 412.1 AND STORM DRAIN
- 24 WATER QUALITY MANAGEMENT STAMP PER CAUSD NO. 421 (PRIVATE)
- 25 INSTALL 20" TYPE "CM2" DROP INLET PER CAUSD NO. 412.1 AND STORM DRAIN
- 26 WATER QUALITY MANAGEMENT STAMP PER CAUSD NO. 421 (PRIVATE)
- 27 INSTALL 18" CLASS III RCP STORM DRAIN (PUBLIC)
- 28 INSTALL 36" CLASS III RCP STORM DRAIN (PUBLIC)
- 29 INSTALL 42" CLASS III RCP STORM DRAIN (PRIVATE)
- 30 INSTALL 48" CLASS III RCP STORM DRAIN (PUBLIC)
- 31 INSTALL RIP RAP OVER 12" TYPE II AGGREGATE BASE D50=6", T=12"
- 32 CONSTRUCT COMMERCIAL DRIVEWAY PER CAUSD NO. 224
- 33 CONSTRUCT 5' WIDE SIDEWALK PER CAUSD NO. 234 (4" THICK W/ 5" TYPE
- 34 I AGGREGATE BASE)
- 35 CONSTRUCT 5' WIDE TEMPORARY ASPHALT PAVEMENT SIDEWALK
- 36 5' PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY
- 37 HOMEOWNER
- 38 INSTALL 48" RCP NOOT END SECTION PER NOOT DETAIL R-2.31 (PUBLIC)
- 39 INSTALL 6" THICK COMPACTED DECOMPOSED GRATE
- 40 CONSTRUCT 6" CONCRETE OVER 6" TYPE II PATH FOR EMERGENCY
- 41 VEHICLE ACCESS
- 42 INSTALL 18" CLASS III RCP STORM DRAIN (PRIVATE)
- 43 INSTALL 36" CLASS III RCP STORM DRAIN (PRIVATE)
- 44 INSTALL RIP RAP OVER 12" TYPE II AGGREGATE BASE D50=8", T=16"
- 45 INSTALL TEMPORARY FENCE FOR PEDESTRIAN FALL PROTECTION
- 46 INSTALL SIDEWALK UNDERDRAIN PER CAUSD 236
- 47 CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE TRUNCATED DUMES OR
- 48 EQUIVALENT PER CAUSD NO. 235. CASE 1 SEE PROFILE SHEET FOR RAMP LENGTHS

CITY OF LAS VEGAS BENCHMARK OC99156

RIVET AND 2" ROUND ALUMINUM DISK IN CONCRETE CYLINDER AT THE SW CORNER OF
ALPINE RIDGE WAY & KYLE CANYON RD

ELEVATION=2928.24 US FEET, 892.53 METERS NAVD'88 DATUM

NORTH 86°52'17" EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 160, PAGE 72 OF PLATS.

PER THE FEMA FIRM PANEL MAP 32003C1750E, DATED SEPTEMBER 27, 2002. THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED UNSHADED ZONE 'X'. AN UNSHADED ZONE 'X' IS LOCATED OUTSIDE THE 0.20% ANNUAL CHANCE FLOODPLAIN.

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT CITY OF LAS VEGAS FOR THIS SUBJECT PROJECT (DS5508).

DANIEL S. POLL, P.E. 28179

09/12/22
DATE

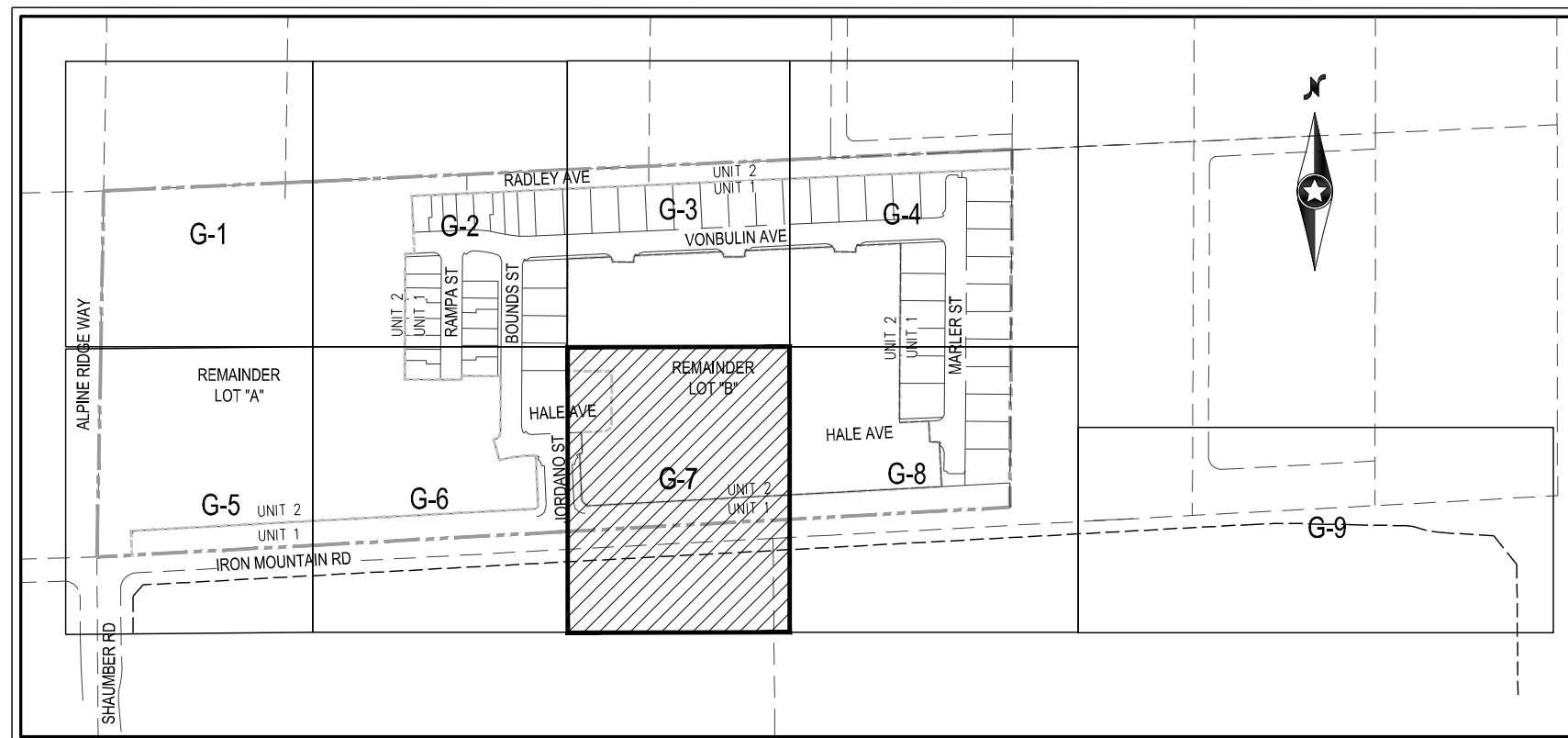
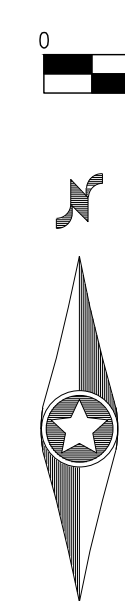
CALL SOUTHWEST GAS AT 702-651-2111 FOR
STANDBY WHEN EXCAVATING OVER OR NEAR HIGH
PRESSURE GAS LINES

SOILS REPORT BY GEOTEK RESIDENTIAL, LLC
ADDRESS: 6835 S. ESCONDIDO ST, STE. B LAS VEGAS, NV 89119
PHONE: (702) 897-1424
PROJECT NO. 16100-LVR DATED 09/17/2021

EARTHWORK QUANTITIES (RAW):
CUT= 28,551 CU YDS
FILL= 114,244 CU YDS

EXPORTED MATERIAL TO BE DISPOSED OF AT AN APPROVED
LICENSED DISPOSAL FACILITY OR AT A SITE WITH AN APPROVED
AND ACTIVE GRADING PERMIT.

		PRIVATE	PUBLIC
1.	48" TYPE II STORM DRAIN MANHOLE	EA	2
2.	5' TYPE "CM2" DROP INLET	EA	2
3.	17.5' TYPE "CM2" DROP INLET	EA	1
4.	20.0' TYPE "CM2" DROP INLET	EA	2
5.	18" RCP CLASS III STORM DRAIN	LF	96
6.	36" RCP CLASS III STORM DRAIN	LF	50
7.	42" RCP CLASS III STORM DRAIN	LF	27
8.	48" RCP CLASS III STORM DRAIN	LF	174
9.	RIPRAP D50=6", THK=12"	CY	95
10.	RIPRAP D50=8", THK=18"	CY	733
11.	8" WIDE CONCRETE VALLEY GUTTER	SF	4,810
12.	48" RCP NDOT END SECTION	EA	1
13.	SIDEWALK UNDERDRAIN	EA	1



ALL ONSITE STORM DRAIN FACILITIES WITHIN THIS DEVELOPMENT SHALL BE PRIVATELY MAINTAINED BY THE HOA. ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOA.

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

ADD 2800 TO ALL SPOT GRADES WHERE THE HUNDREDS AND THOUSANDS PLACES ARE OMITTED FOR ACTUAL ELEVATION (I.E. 01.00 REPRESENTS 2801.00)

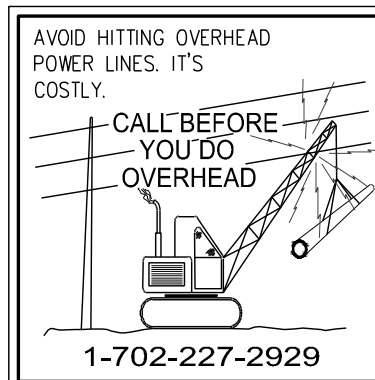
- 1) EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.
- 2) FOR ROADWAY WIDENING AND HALF STREET IMPROVEMENTS THE CONTRACTOR SHALL VERIFY CROSS SLOPES FROM EXISTING PAVEMENT SAWCUT LINE TO PROPOSED EDGE OF PAVEMENT OR PROJECTED TOP OF CURB PRIOR TO SUBGRADE PREPARATION AND CONSTRUCTION OF PROPOSED CURB LINE. IF MINIMUM OR MAXIMUM CROSS SLOPES DO NOT MEET AGENCY STANDARDS THE CONTRACTOR SHALL NOTIFY THE ENGINEER.

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
2. ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SWPPP.
3. MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
4. SEE DETAIL SHEET FOR STREET SECTIONS AND DETAILS.
5. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
6. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL BY THE CITY OF LOS ANGELES BUILDING DEPARTMENT.
7. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITY STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROTECT IN PLACE DURING CONSTRUCTION. ENGINEER/OWNER SHALL BE NOTIFIED OF PRIOR DAMAGE TO EXISTING FACILITIES PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR/REPLETING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
8. NO TREES, VEGETATION, OR OBJECTS OF ANY KIND IS PERMITTED OVER TWENTY-FOUR (24) INCHES IN HEIGHT (MEASURED FROM THE TOP OF THE ADJACENT CURB IF CURB EXISTS) WITHIN THE

(REQUIRED FOR ALL SITES GREATER THAN 1 ACRE (43,560 SQ.FT.))

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- 1 MATCH EXISTING IMPROVEMENTS PER CAUSAL NO. 500, 500.4 & 500.5
- 2 INSTALL ASPHALT PAVEMENT WITH TYPE II AGGREGATE BASE PER STREET
- 3 DETAILS ON SHEET 2--
- 4 INSTALL A TYPE CURB PER CAUSAL NO. 219
- 5 INSTALL L TYPE CURB PER CAUSAL NO. 216
- 6 INSTALL R TYPE CURB PER CAUSAL NO. 217.31
- 7
- 8 CONSTRUCT 1' L-CURB TO R-CURB TRANSITION PER DETAIL ON SHEET 0-1
- 9 CONSTRUCT 5' WIDE SIDEWALK PER CAUSAL NO. 234 (5' THICK W/ 5" TYPE II AGGREGATE BASE)
- 10
- 11 INSTALL NON-EROSIVE LANDSCAPE
- 12
- 13 CONSTRUCT SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOWNS OR EQUIVALENT PER CAUSAL NO. 235, CLASS 1. SEE PROFILE SHT FOR RAMP LENGTHS
- 14 CONSTRUCT MODIFIED 8" WIDE CROSS GUTTER PER CAUSAL NO. 228
- 15
- 16 INSTALL PAVED WITH SOLIDER COURSE BANDING
- 17
- 18 INSTALL 2' WIDE CONCRETE STRIP
- 19
- 20 INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS GATE
- 21
- 22 INSTALL 48" TYPE II SDMA PER CAUSAL NO. 401 & 405.2 (PUBLIC)
- 23 INSTALL ACCESS ROAD WITH 4" THICK TYPE II AGGREGATE
- 24
- 25 CONSTRUCT TO ROAD COMPLETION
- 26
- 27 INSTALL 5.0" TYPE "CM2" DROP INLET PER CAUSAL NO. 4121 AND STORM DRAIN
- 28 WATER QUALITY MANAGEMENT STAMP PER CAUSAL NO. 421 (PRIVATE)
- 29
- 30 INSTALL 18" RINCE WITH 100% ACCESS GATE PER CAUSAL NO. 425.1
- 31
- 32 INSTALL 17.5" TYPE "CM2" DROP INLET PER CAUSAL NO. 4121 AND STORM DRAIN
- 33 WATER QUALITY MANAGEMENT STAMP PER CAUSAL NO. 421 (PRIVATE)
- 34
- 35 INSTALL 18" DROP INLET PER CAUSAL NO. 4121 AND STORM DRAIN
- 36 WATER QUALITY MANAGEMENT STAMP PER CAUSAL NO. 421 (PRIVATE)
- 37
- 38 INSTALL 18" CLASS III RCP STORM DRAIN (PUBLIC)
- 39
- 40
- 41 INSTALL 36" CLASS III RCP STORM DRAIN (PUBLIC)
- 42
- 43 INSTALL 42" CLASS III RCP STORM DRAIN (PUBLIC)
- 44
- 45 INSTALL 48" CLASS III RCP STORM DRAIN (PUBLIC)
- 46
- 47
- 48 INSTALL RIP RAP OVER 12" TYPE I AGGREGATE BASE D50=6", T=12"
- 49
- 50 CONSTRUCT COMMERCIAL DRIVEWAY PER CAUSAL NO. 224
- 51
- 52 CONSTRUCT 5' WIDE SIDEWALK PER CAUSAL NO. 234 (4" THICK W/ 5" TYPE II AGGREGATE BASE)
- 53
- 54 CONSTRUCT 5' WIDE TEMPORARY ASPHALT PAVEMENT SIDEWALK
- 55 5" PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOMEOWNER
- 56
- 57 INSTALL 48" RCP ROOT END SECTION PER NDOT DETAIL R-2.31 (PUBLIC)
- 58
- 59 CONSTRUCT 6" THICK COMPACTED DECOMPOSED GRASS
- 60
- 61 CONSTRUCT 6" CONCRETE OVER 6" TYPE I PATH FOR EMERGENCY
- 62 VEHICLE ACCESS
- 63
- 64 INSTALL 18" CLASS III RCP STORM DRAIN (PRIVATE)
- 65
- 66 INSTALL 36" CLASS III RCP STORM DRAIN (PRIVATE)
- 67
- 68
- 69 INSTALL RIP RAP OVER 12" TYPE I AGGREGATE BASE D50=8", T=16"
- 70
- 71 INSTALL TEMPORARY FENCE FOR PEDESTRIAN FALL PROTECTION
- 72
- 73
- 74 INSTALL SIDEWALK UNDERDRAIN PER CAUSAL NO. 236
- 75
- 76 CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOWNS OR EQUIVALENT PER CAUSAL NO. 235, CLASS 1. SEE PROFILE SHT FOR RAMP LENGTHS

CITY OF LAS VEGAS BENCHMARK OC991S6
RIVET AND 2" ROUND ALUMINUM DISK IN CONCRETE CYLINDER AT THE SW CORNER OF
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ELEVATION=2928.24 US FEET, 892.53 METERS NAVD'88 DATUM

NORTH 86°52'17" EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 160, PAGE 72 OF PLATS.

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DANIEL S. POLL, P.E. 28179

CALL SOUTHWEST GAS AT 702-651-2111 FOR
STANDBY WHEN EXCAVATING OVER OR NEAR HIGH
PRESSURE GAS LINES

SOILS REPORT BY: GEOTEK RESIDENTIAL, LLC
ADDRESS: 6835 S. ESCONDIDO ST, STE. B LAS VEGAS, NV 89119
PHONE: (702) 897-1424
PROJECT NO. 16100-LVR DATED 09/17/2021

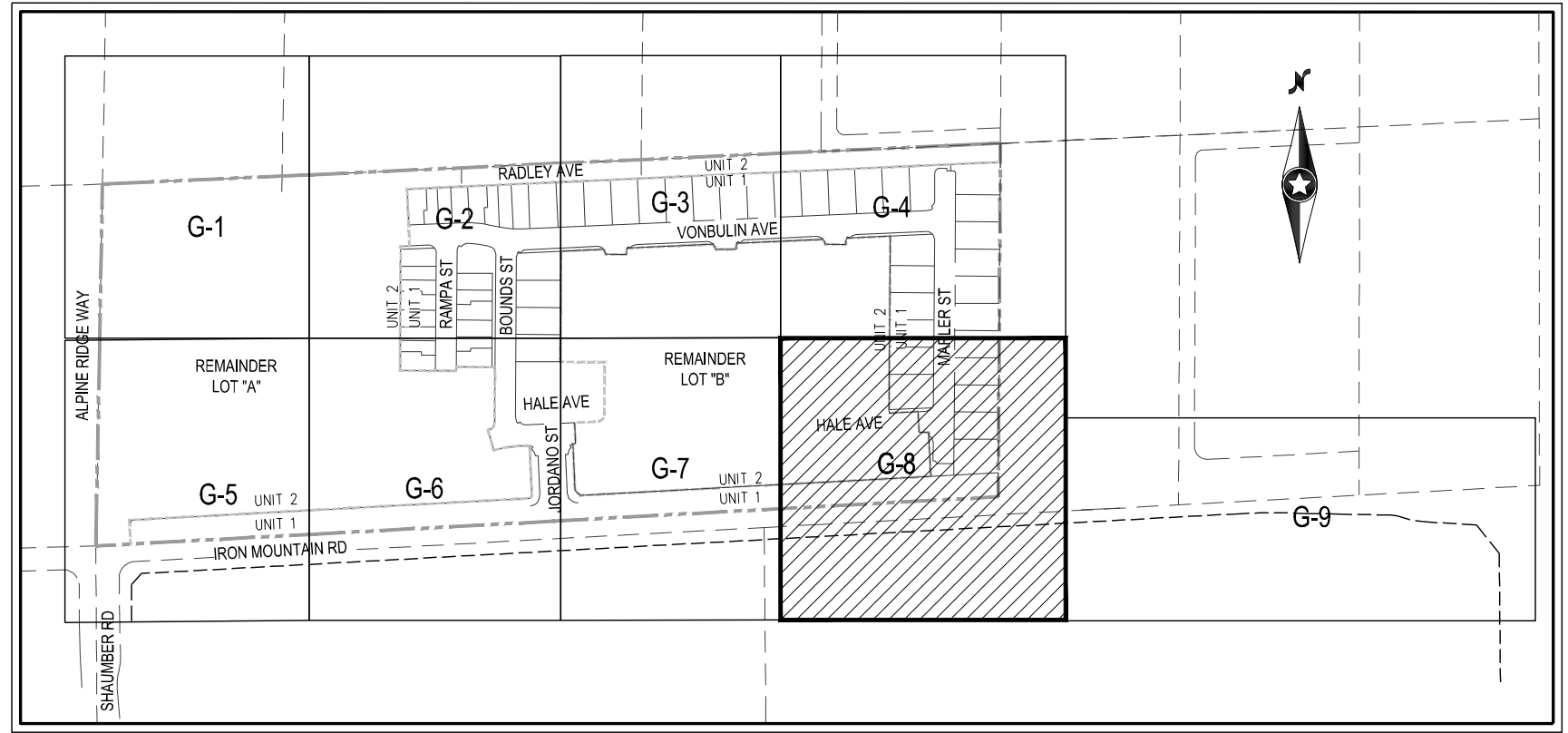
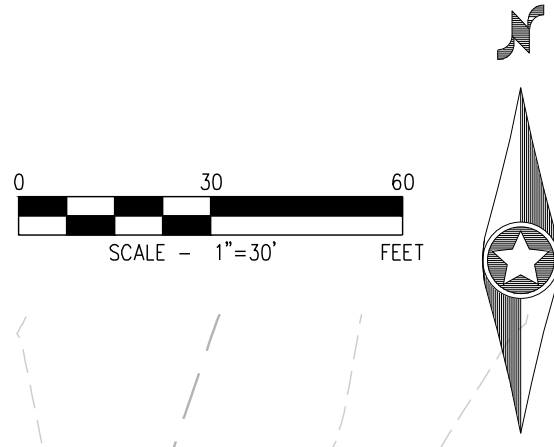
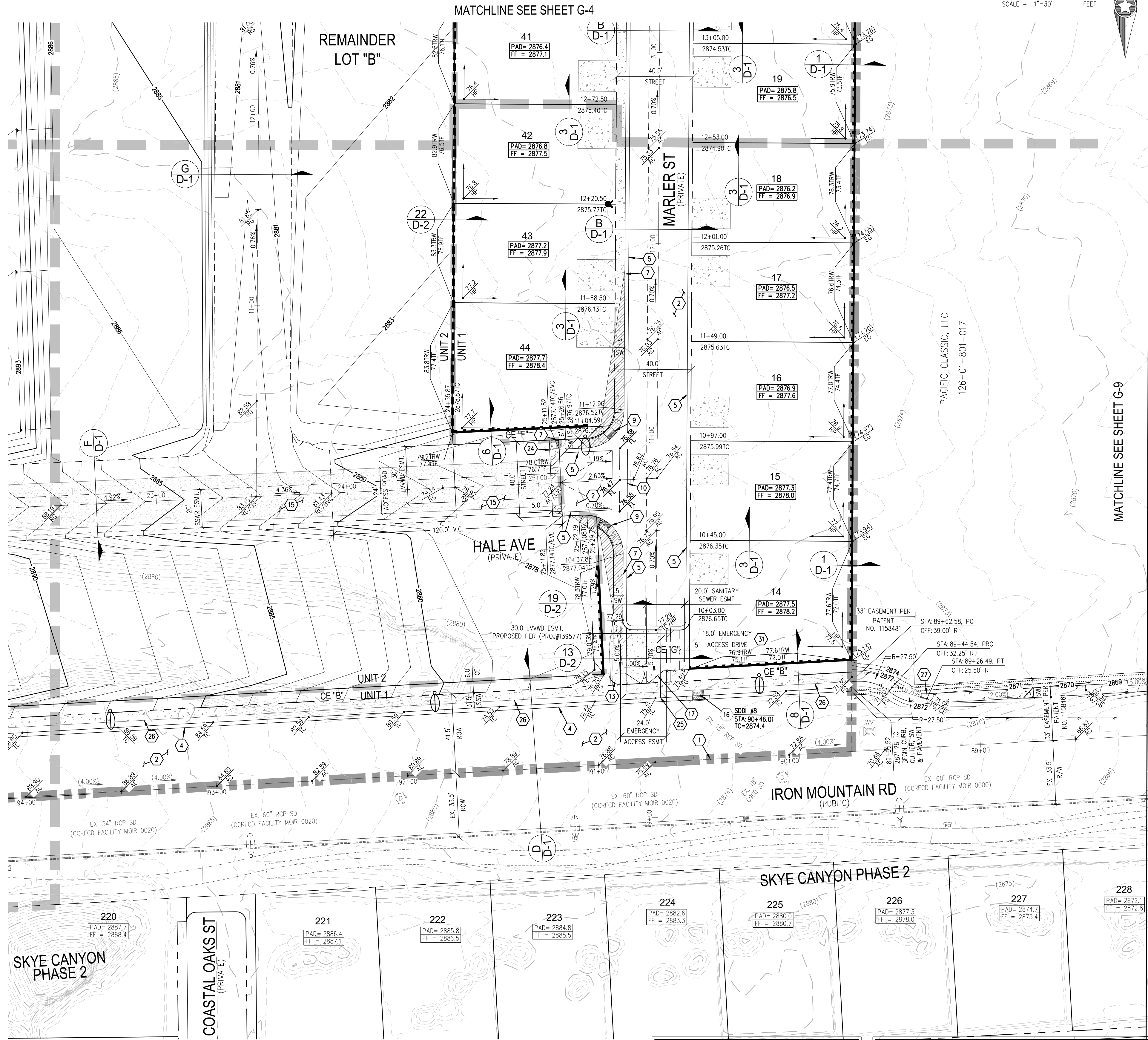
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		PRIVATE	PUBLIC
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3	17.5" TYPE "CM2" DROP INLET	EA	1
4	20.0" TYPE "CM2" DROP INLET	EA	2
5	18" RCP CLASS III STORM DRAIN	LF	96
6	36" RCP CLASS III STORM DRAIN	LF	50
7	42" RCP CLASS III STORM DRAIN	LF	—
8	48" RCP CLASS III STORM DRAIN	LF	—
9	RIPRAP 050=0", THK=12"	CY	—
10	RIPRAP 050=0", THK=18"	CY	—
11	8" WIDE CONCRETE VALLEY GUTTER	SF	4,810
12	48" RCP NDOT END SECTION	EA	—
13	SIDEWALK UNDERDRAIN	EA	1

1:10/2101-000 Iron Mountain Unit 1 11/21/2010 9/12/2022 10:39 AM Kervan Lee

MATCHLINE SEE SHEET G-7



HOA NOTE

ALL ON-SITE STORM DRAIN FACILITIES WITHIN THIS DEVELOPMENT SHALL BE PRIVATELY MAINTAINED BY THE HOA. ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOA.

SURVEY NOTE

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ELEVATION NOTE

ADD 2800 TO ALL SPOT GRADES WHERE THE HUNDREDS AND THOUSANDS PLACES ARE OMITTED FOR ACTUAL ELEVATION (I.E. 01.00 REPRESENTS 2801.00)

DISCLAIMER NOTE

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GRADING NOTES

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- ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SWPPP.
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LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDELINES

(REQUIRED FOR ALL SITES GREATER THAN 1 ACRE (43,560 SQ.FT.))

- 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.
- 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 IN 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 NV010000, 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 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 NV010000, 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.

POST-CONSTRUCTION BMP'S NOTE

POST-CONSTRUCTION BMP'S (PCBMP'S)/CONTROL MEASURES NOTED ON THE GRADING PLANS ARE MANDATORY PERMANENT REGULATORY STORMWATER POLLUTION CONTROLS. THESE PCBMP'S MUST BE INSTALLED PER THE APPROVED PLANS AND MUST BE PERMANENTLY MAINTAINED.



GRADING NOTES

- MATCH EXISTING IMPROVEMENTS PER CCAUSD NO. 503, 500.4 & 500.5
- INSTALL ASPHALT PAVEMENT WITH TYPE II AGGREGATE BASE PER STREET DETAILS ON SHEET D-1-1
- INSTALL A TYPE CURB PER CCAUSD NO. 219
- INSTALL L TYPE CURB PER CCAUSD NO. 216
- INSTALL R TYPE CURB PER CCAUSD NO. 217.3.51
- CONSTRUCT 10' L-CURB TO R-CURB TRANSITION PER DETAIL ON SHEET D-1
- CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (5" THICK W/ 5" TYPE II AGGREGATE BASE)
- INSTALL NON-EROSIVE LANDSCAPE
- CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE, TRUNCATED DUMPS OR EQUIVALENT PER CCAUSD NO. 235, CASE 1. SEE PROFILE SHT FOR RAMP LENGTHS
- CONSTRUCT MODIFIED 8" WIDE CROSS GUTTER PER CCAUSD NO. 228
- INSTALL PAVERS WITH SOLDIER COURSE BANDING
- INSTALL 2" WIDE CONCRETE STRIP
- INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS GATE
- INSTALL 48" TYPE II SDMH PER CCAUSD NO. 401 & 405.2 (PUBLIC)
- INSTALL ACCESS ROAD WITH 4" THICK TYPE II AGGREGATE COMPACTED TO 90% COMPACTION
- INSTALL 5.0' TYPE "CM2" DROP INLET PER CCAUSD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421 (PRIVATE)
- INSTALL WROUGHT IRON FENCE WITH 20.0' ACCESS GATE PER CCAUSD NO. 425.51
- INSTALL 17.5' TYPE "CM2" DROP INLET PER CCAUSD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421 (PRIVATE)
- INSTALL 18" CLASS III RCP STORM DRAIN (PUBLIC)
- INSTALL 36" CLASS III RCP STORM DRAIN (PUBLIC)
- INSTALL 42" CLASS III RCP STORM DRAIN (PUBLIC)
- INSTALL 48" CLASS III RCP STORM DRAIN (PUBLIC)
- INSTALL RIP RAP OVER 12" TYPE II AGGREGATE BASE D50=6", T=12"
- CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD NO. 224
- CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (4" THICK W/ 5" TYPE II AGGREGATE BASE)
- CONSTRUCT 5' WIDE TEMPORARY ASPHALT PAVEMENT SIDEWALK
- 5" PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOMEOWNER
- INSTALL 48" RCP NDOT END SECTION PER NDOT DETAIL R-2.3.1 (PUBLIC)
- INSTALL 6" THICK COMPACTED DECOMPOSED GRANITE
- CONSTRUCT 6" CONCRETE OVER 6" TYPE II PATH FOR EMERGENCY VEHICLE ACCESS
- INSTALL 18" CLASS III RCP STORM DRAIN (PRIVATE)
- INSTALL 36" CLASS III RCP STORM DRAIN (PRIVATE)
- INSTALL RIP RAP OVER 12" TYPE II AGGREGATE BASE D50=6", T=16"
- INSTALL TEMPORARY FENCE FOR PEDESTRIAN FALL PROTECTION
- INSTALL SIDEWALK UNDERDRAIN PER CCAUSD 236
- CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE, TRUNCATED DUMPS OR EQUIVALENT PER CCAUSD NO. 235, CASE 1. SEE PROFILE SHT FOR RAMP LENGTHS

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 0C99156
RIVET AND 2" ROUND ALUMINUM DISK IN CONCRETE CYLINDER AT THE SW CORNER OF ALPINE RIDGE WAY & KYLE CANYON RD
ELEVATION=2928.24 US FEET, 892.53 METERS NAVD83 DATUM

BASIS OF BEARINGS

NORTH 66°52'17" EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 160, PAGE 72 OF PLATS.

FLOOD ZONE

PER THE FEMA FIRM PANEL MAP 32003C1750E, DATED SEPTEMBER 27, 2002, THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED UNSHADED ZONE "X". AN UNSHADED ZONE "X" IS LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

FLOOD CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT CITY OF LAS VEGAS FOR THIS SUBJECT PROJECT (0555508).

DANIEL S. POLL, P.E. 28179 09/12/22 DATE

CALL SOUTHWEST GAS AT 702-651-2111 FOR STANDBY WHEN EXCAVATING OVER OR NEAR HIGH PRESSURE GAS LINES

SOILS REPORT

SOILS REPORT BY GEOTECH RESIDENTIAL, LLC
ADDRESS: 6835 S. ESCOBIDO ST. STE. B LAS VEGAS, NV 89119
PHONE: (702) 897-1424
PROJECT NO. 16100-LVR DATED 09/17/2021

EARTHWORKS

EARTHWORK QUANTITIES (RAW):
CUT= 28,551 CU YDS
FILL= 114,244 CU YDS
EXPORTED MATERIAL TO BE DISPOSED OF AT AN APPROVED LICENSED DISPOSAL FACILITY OR AT A SITE WITH AN APPROVED AND ACTIVE GRADING PERMIT

DRAINAGE IMPROVEMENT QUANTITIES

		PRIVATE	PUBLIC
1. 48" TYPE II STORM DRAIN MANHOLE	EA	-	2
2. 5' TYPE "CM2" DROP INLET	EA	-	2
3. 17.5' TYPE "CM2" DROP INLET	EA	-	1
4. 20.0' TYPE "CM2" DROP INLET	EA	2	-
5. 18" RCP CLASS III STORM DRAIN	LF	96	20
6. 36" RCP CLASS III STORM DRAIN	LF	50	-
7. 42" RCP CLASS III STORM DRAIN	LF	-	27
8. 48" RCP CLASS III STORM DRAIN	LF	-	174
9. RIPRAP D50=6", THK=12"	CY	-	95
10. RIPRAP D50=8", THK=18"	CY	-	733
11. 8" WIDE CONCRETE VALLEY GUTTER	SF	4,810	750
12. 48" RCP NDOT END SECTION	EA	-	1
13. SIDEWALK UNDERDRAIN	EA	1	-

Westwood
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
Phone (702) 284-5300
westwoodps.com
Westwood Professional Services, Inc.

DATE	BY	DESCRIPTION	NO.
09/09/2022	DA	1199	1

tri pointe
HOMES
IRON MOUNTAIN UNIT 1
GRADING PLAN VIII

09/12/22
1199

DATE: 09/09/2022

DRAFTER: ND

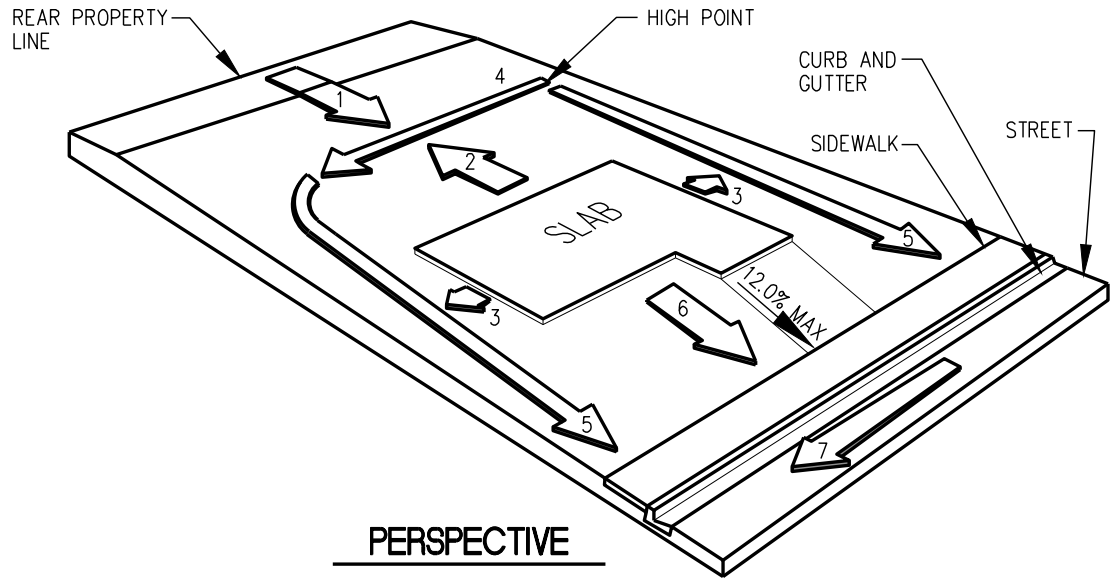
DESIGNER: ND

CHECKED: OIQ

PROJECT NO.
TRI2101-000

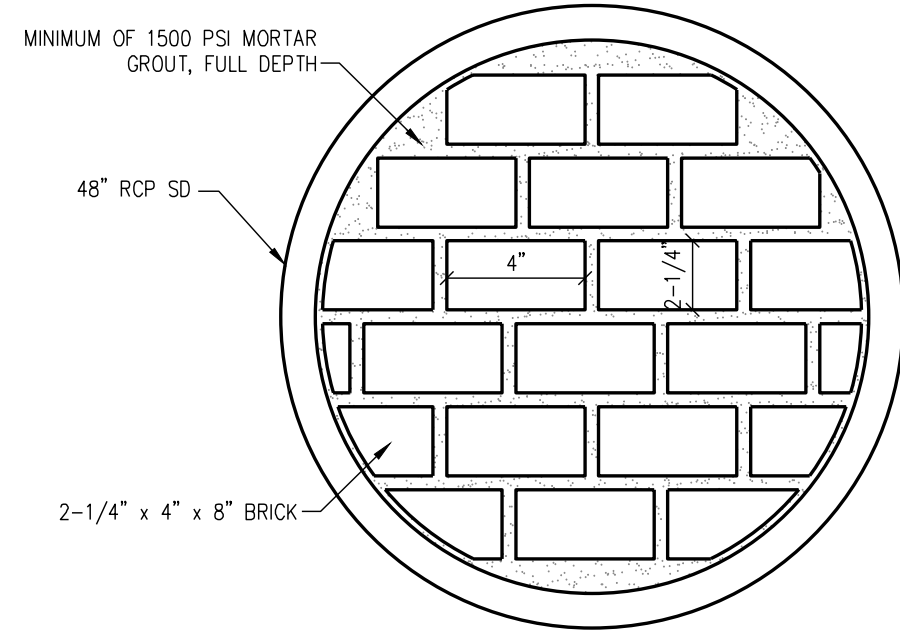
09/12/22

G-8
SHEET 11 OF 75
L22-01698

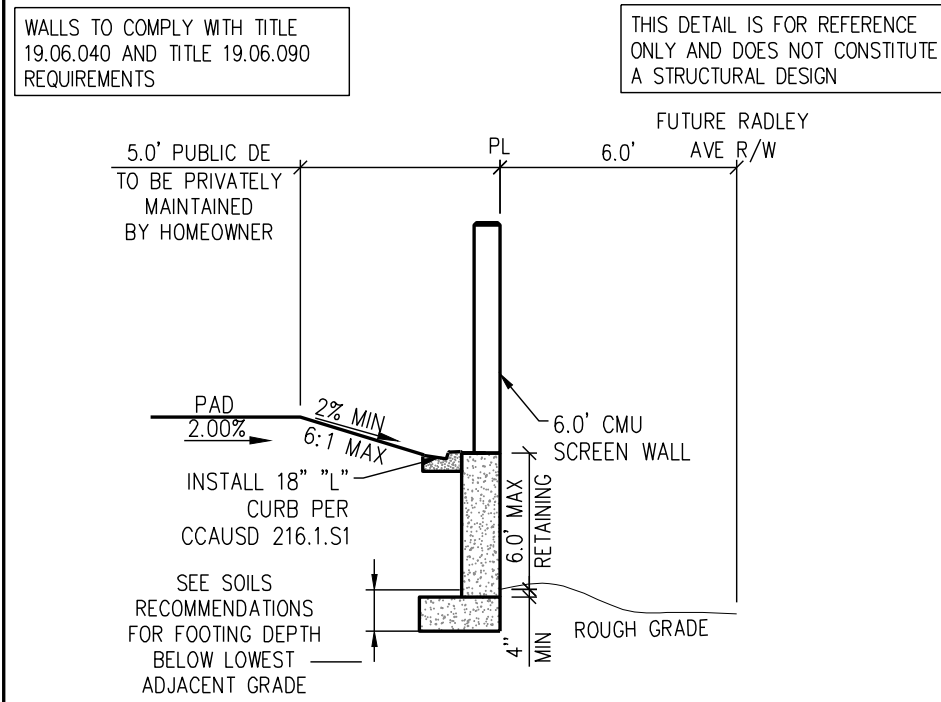


1. SLOPE FROM REAR TO SWALE (1% MIN.)
2. SLOPE FROM HOUSE TO SWALE (2% MIN.)
3. SLOPE FROM HOUSE TO SIDE SWALE (2% MIN.)
4. REAR SWALE (10' MIN. FROM REAR OF HOUSE)
5. SLOPE SIDE SWALE TO CURB (1% MIN.)
6. SLOPE FROM HOUSE TO SIDEWALK (2% MIN.)
7. SLOPE OF STREET

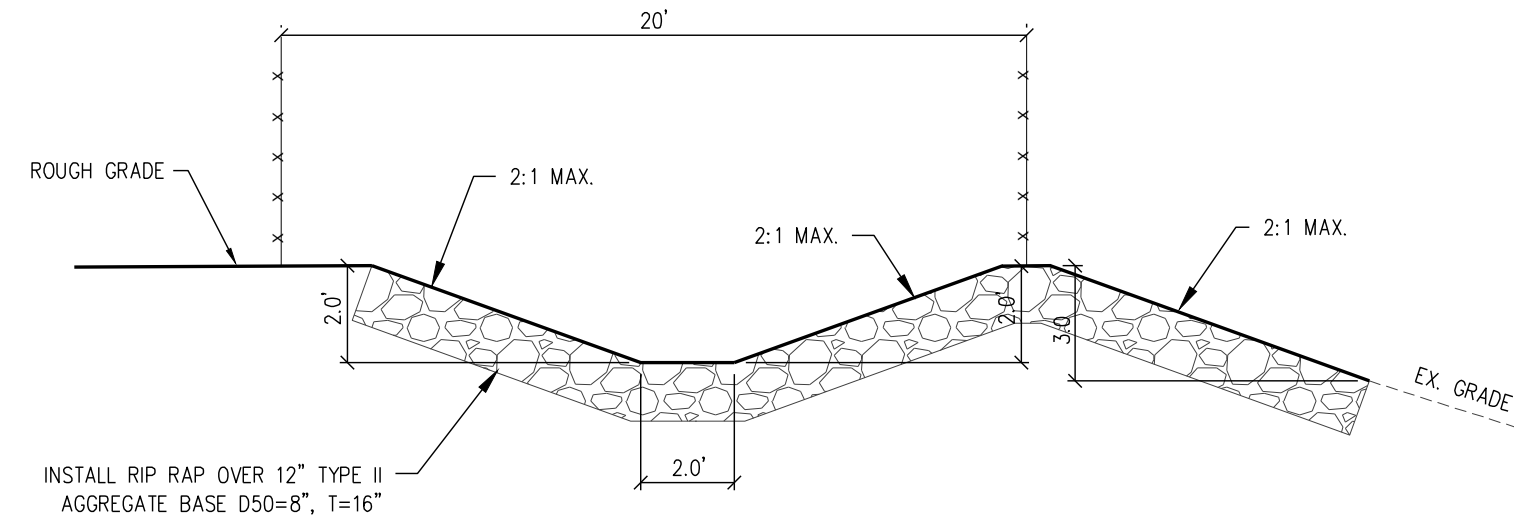
12. TYPE "A" LOT GRADING
NOT TO SCALE



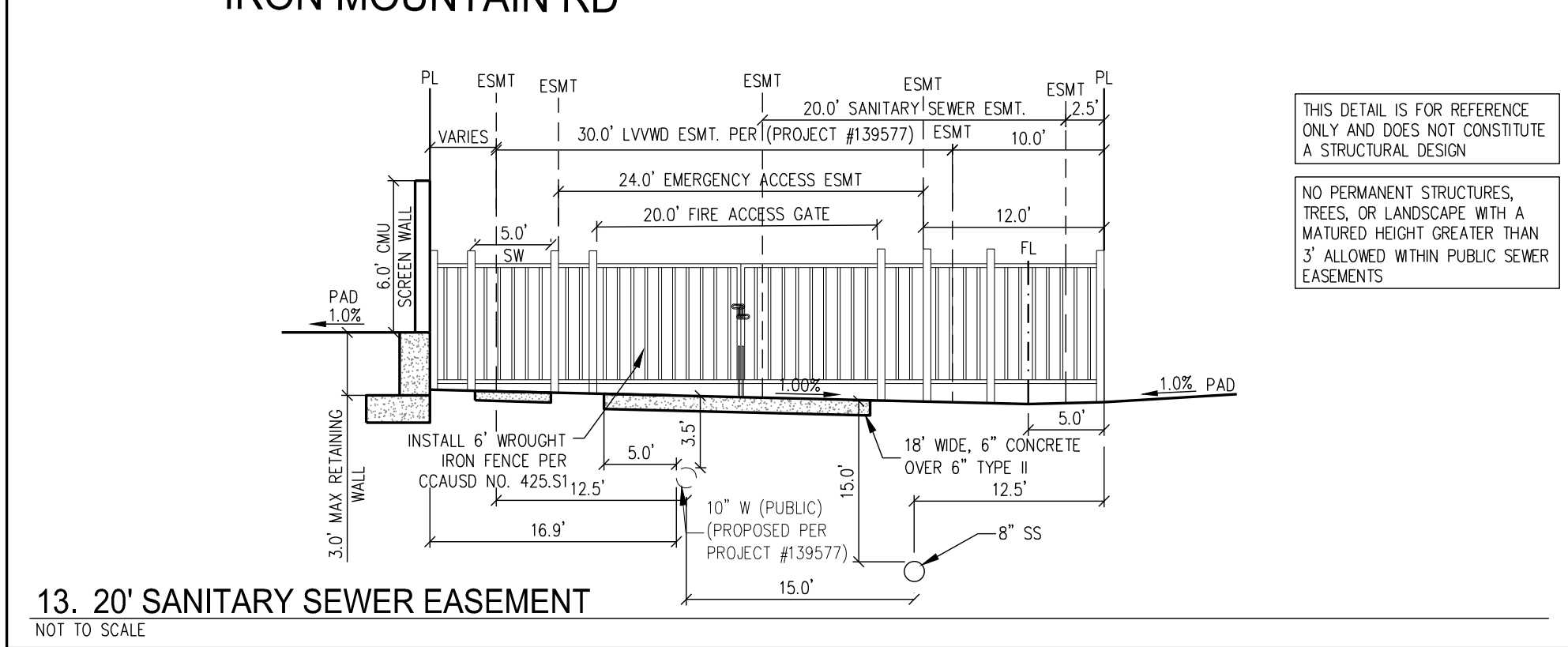
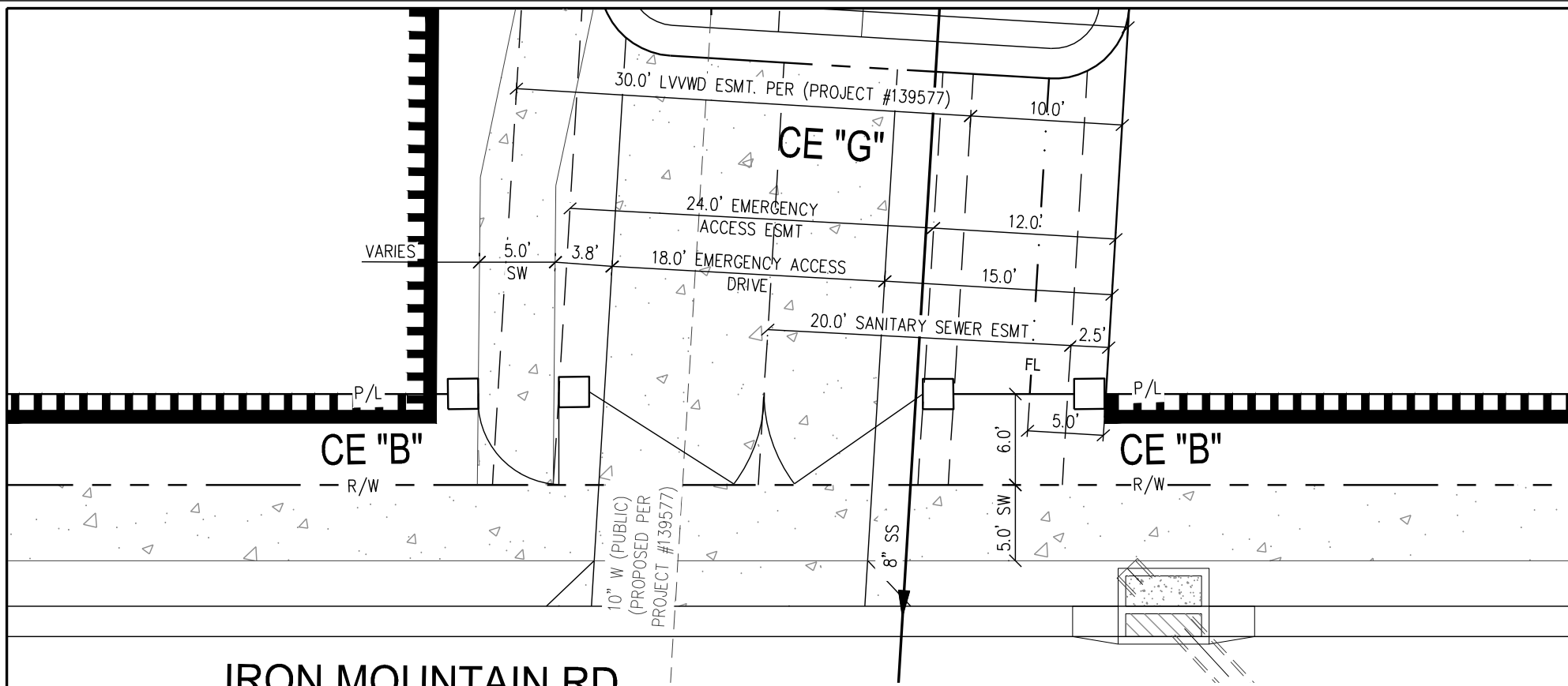
15. BRICK AND MORTAR RCP PLUG
NOT TO SCALE



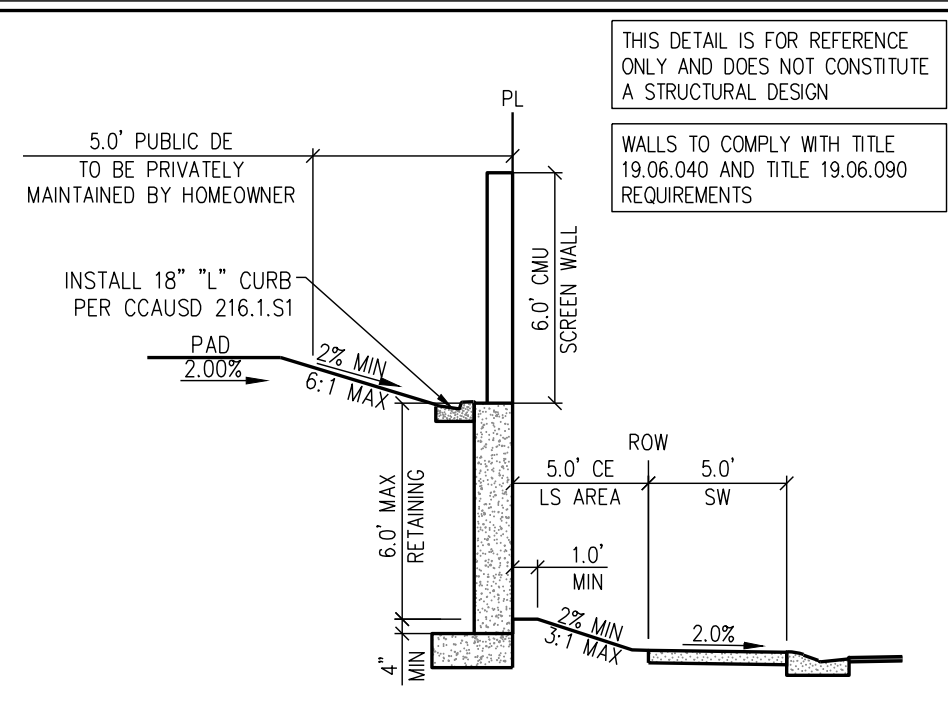
16. WALL SECTION
NOT TO SCALE



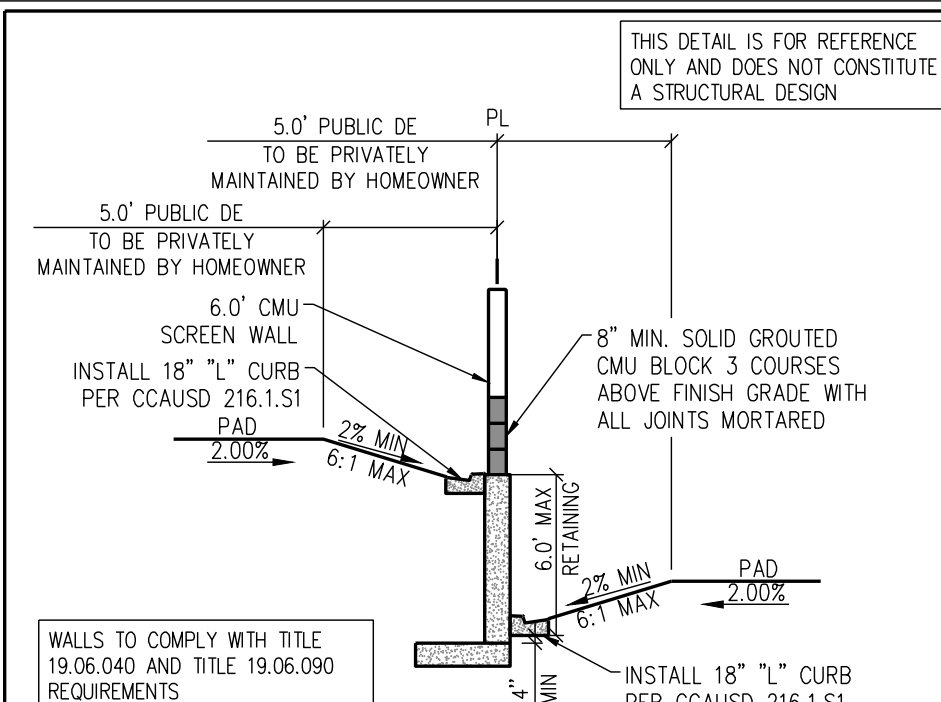
24. FENCE SECTION OVER RIPRAP
NOT TO SCALE



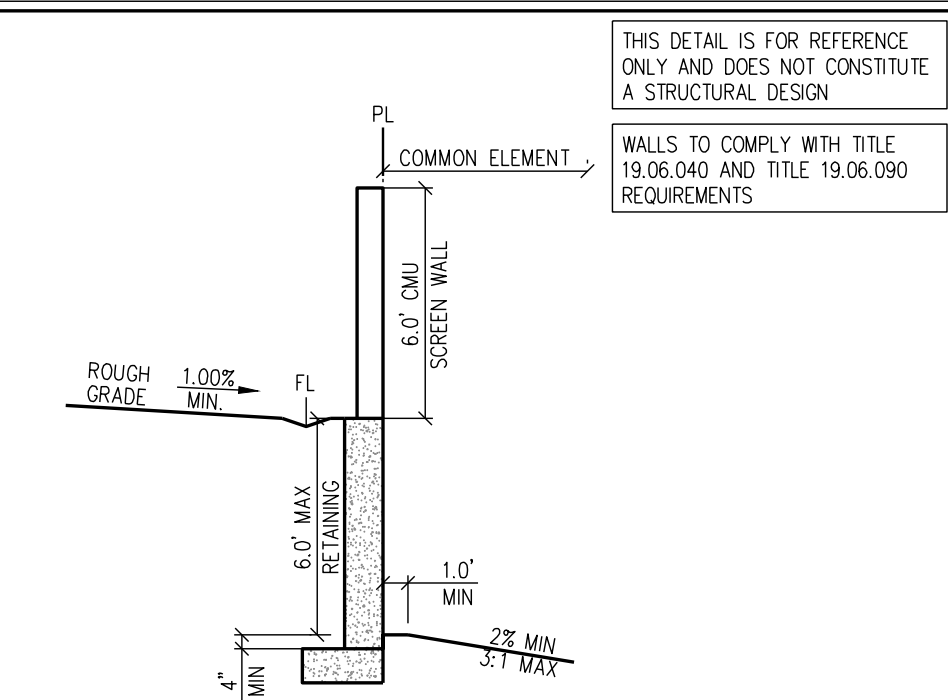
13. 20' SANITARY SEWER EASEMENT
NOT TO SCALE



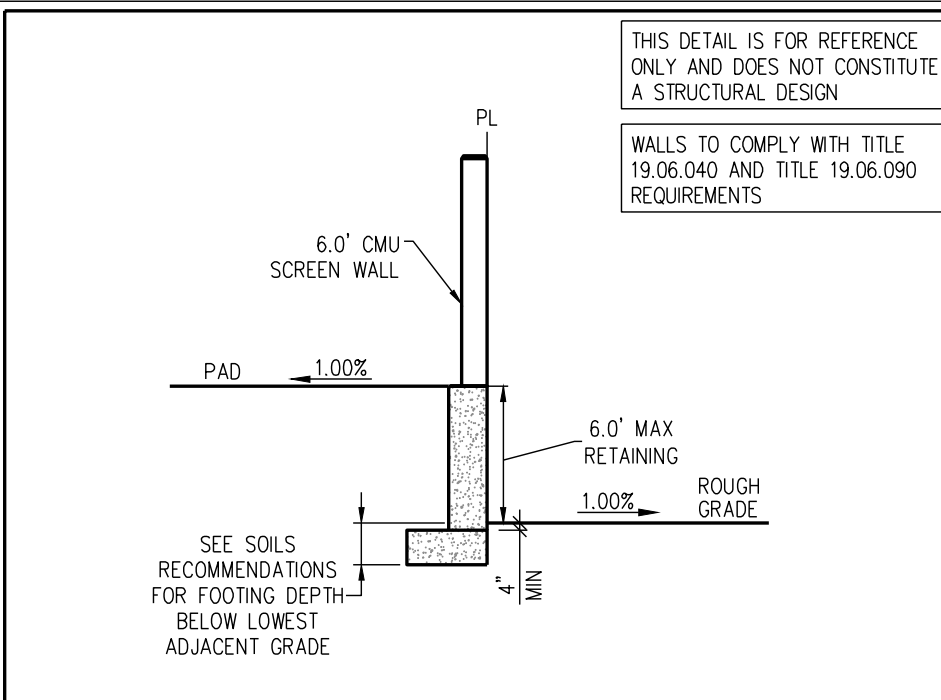
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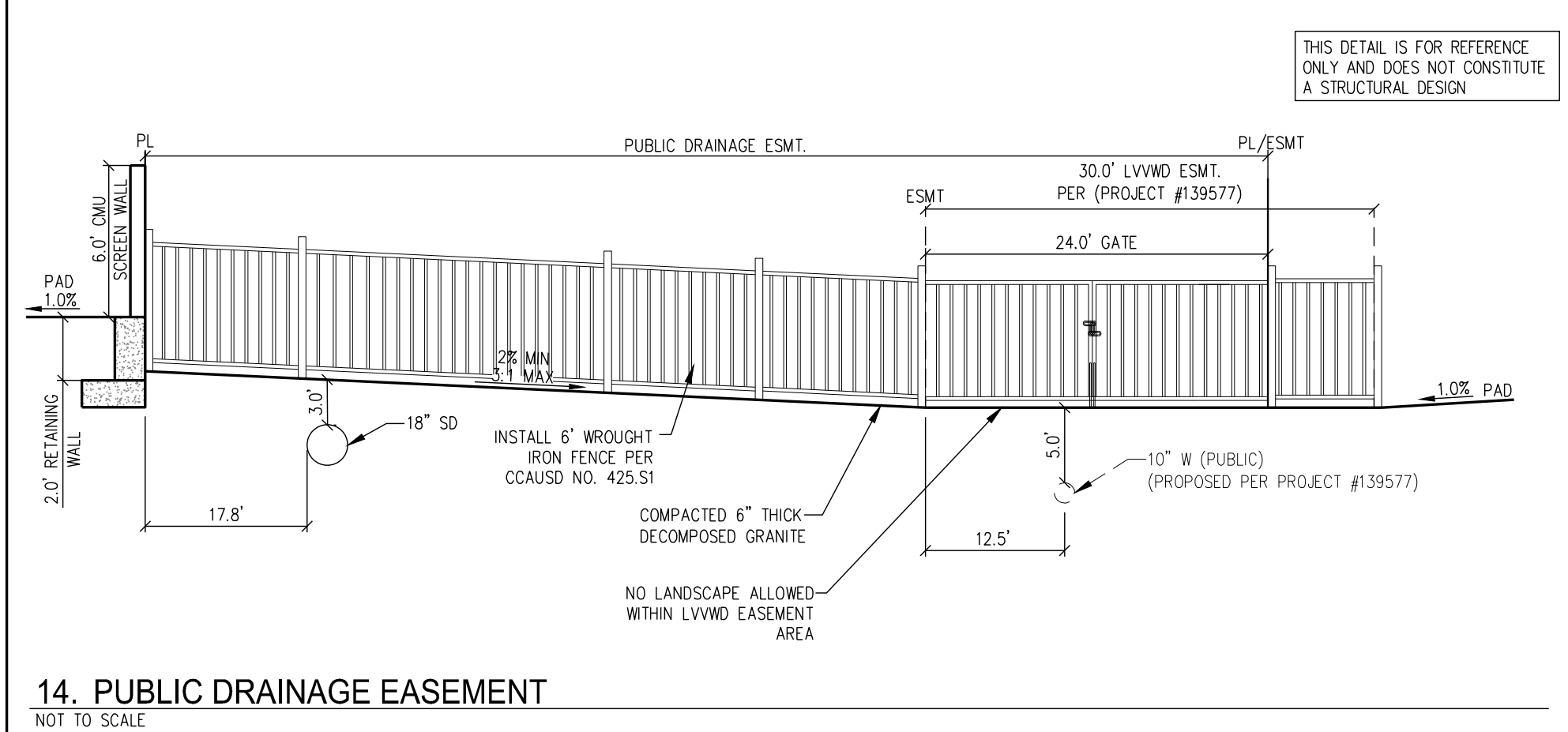
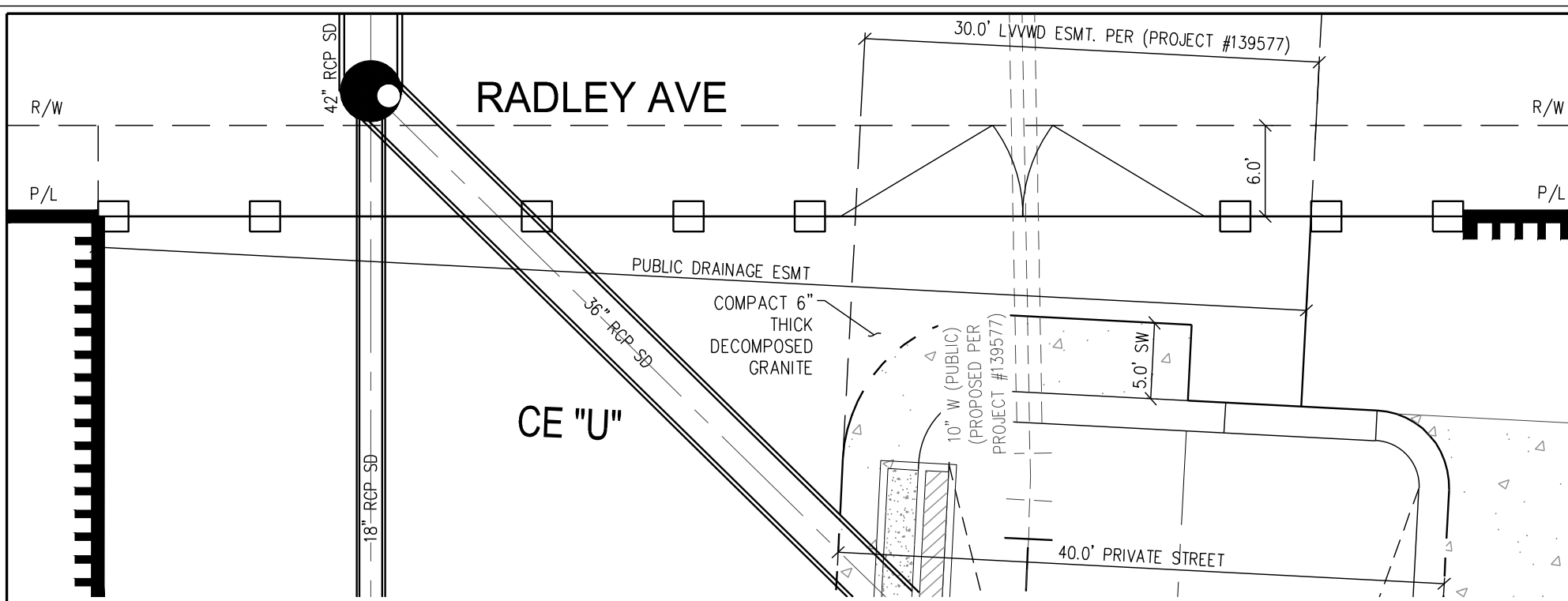
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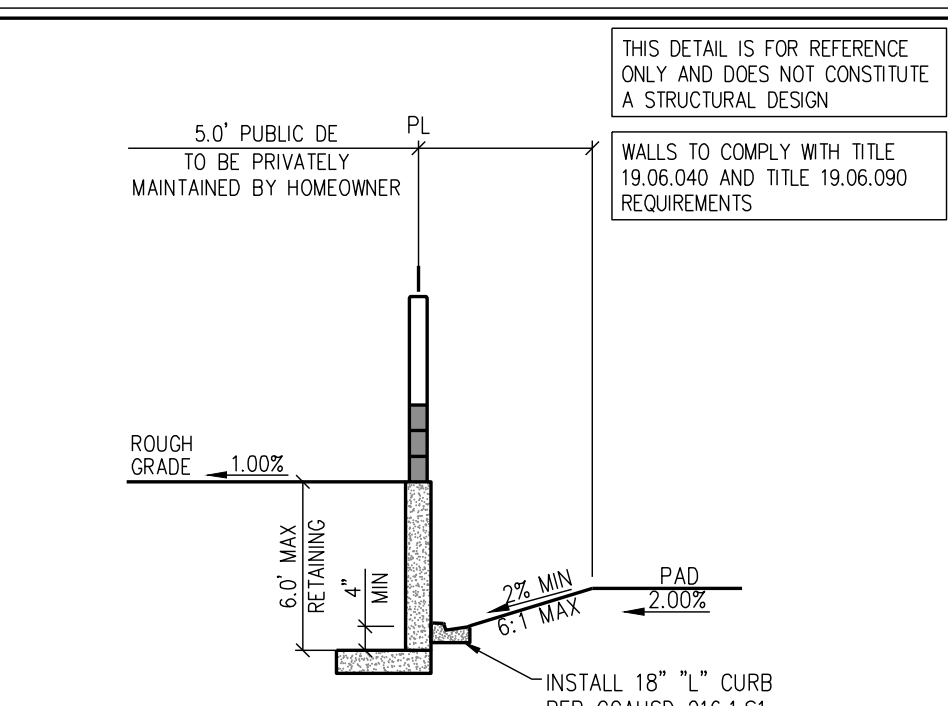
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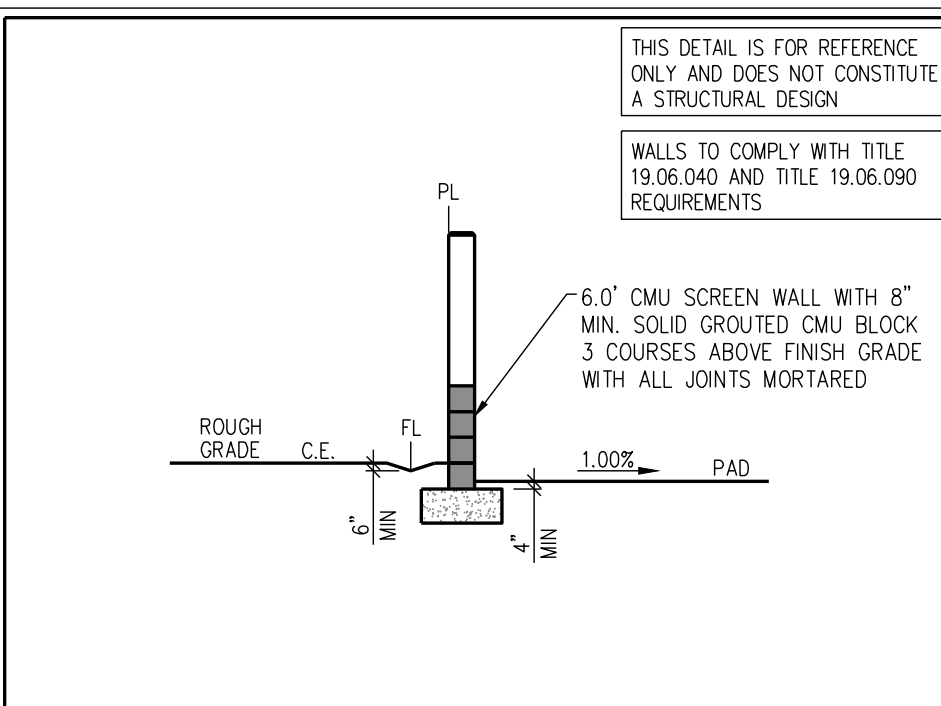
20. WALL SECTION
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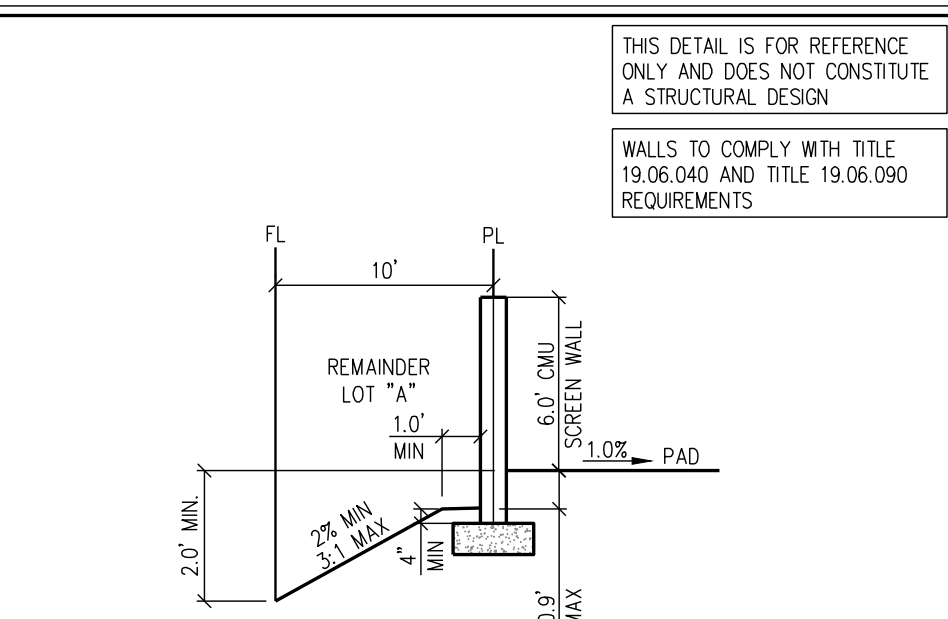
14. PUBLIC DRAINAGE EASEMENT
NOT TO SCALE



21. WALL SECTION
NOT TO SCALE



22. WALL SECTION
NOT TO SCALE



23. WALL SECTION
NOT TO SCALE

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES
PROJECT NO. 139879 FIRST APPROVED DATE: 09/09/2022



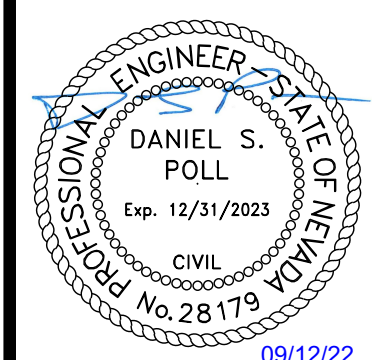
Westwood
702-284-5300
702-284-5399
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.

NO.	DESCRIPTION	DATE	BY	APP.	DATE

CITY OF LAS VEGAS, NV
tri pointe HOMES
IRON MOUNTAIN UNIT 1
DETAIL SHEET II

DATE: 09/09/2022
DRAFTER: ND
DESIGNER: ND
CHECKED: OIQ

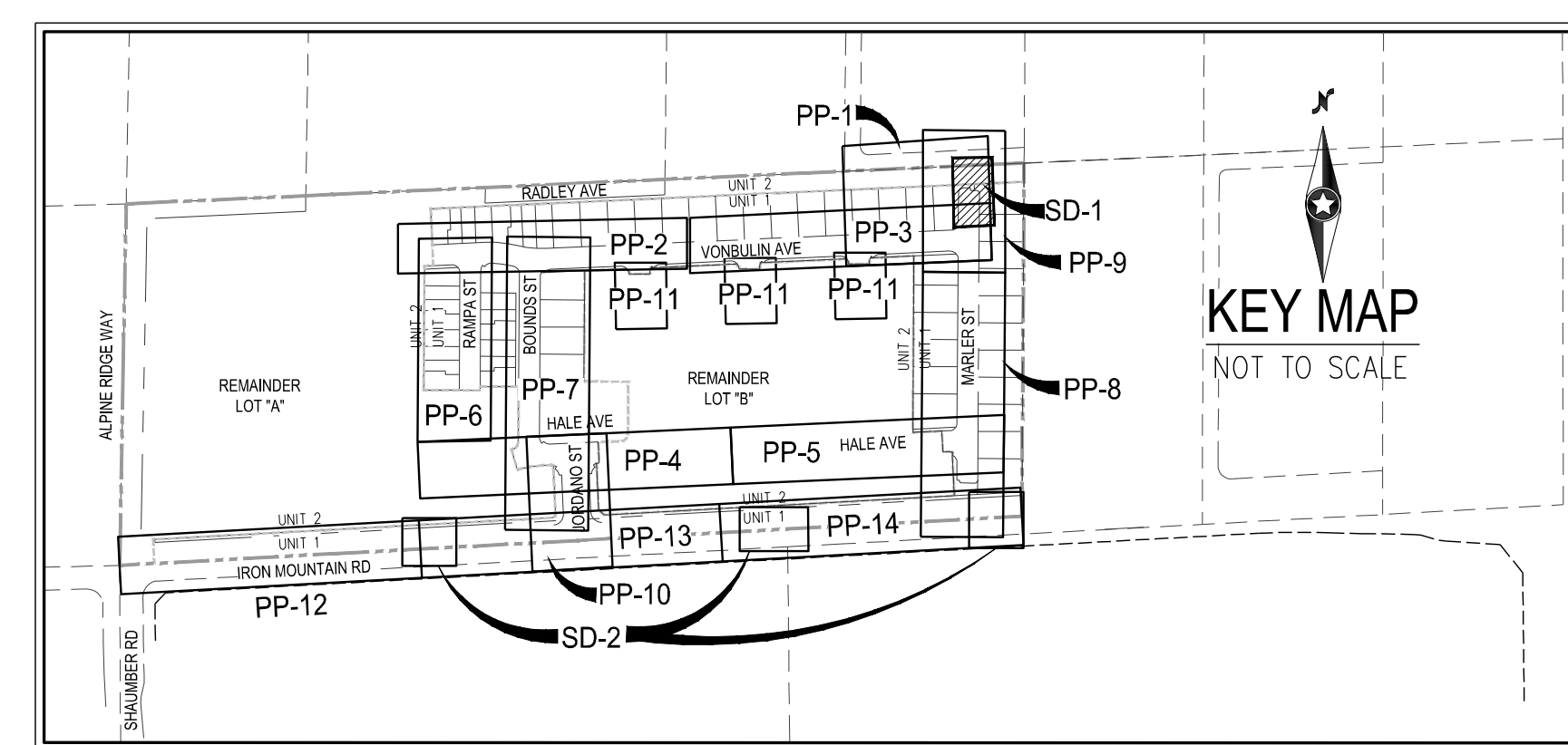
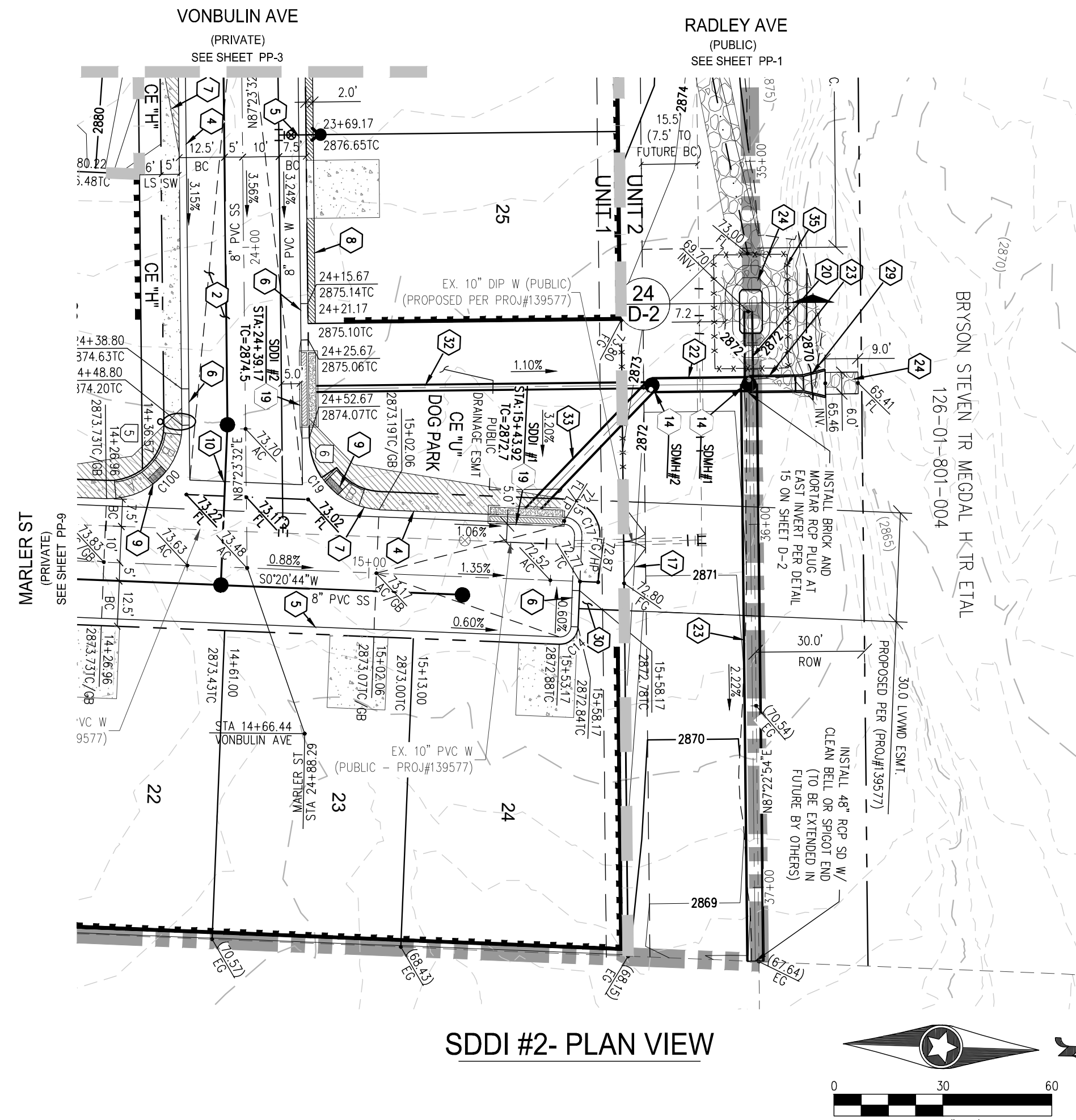
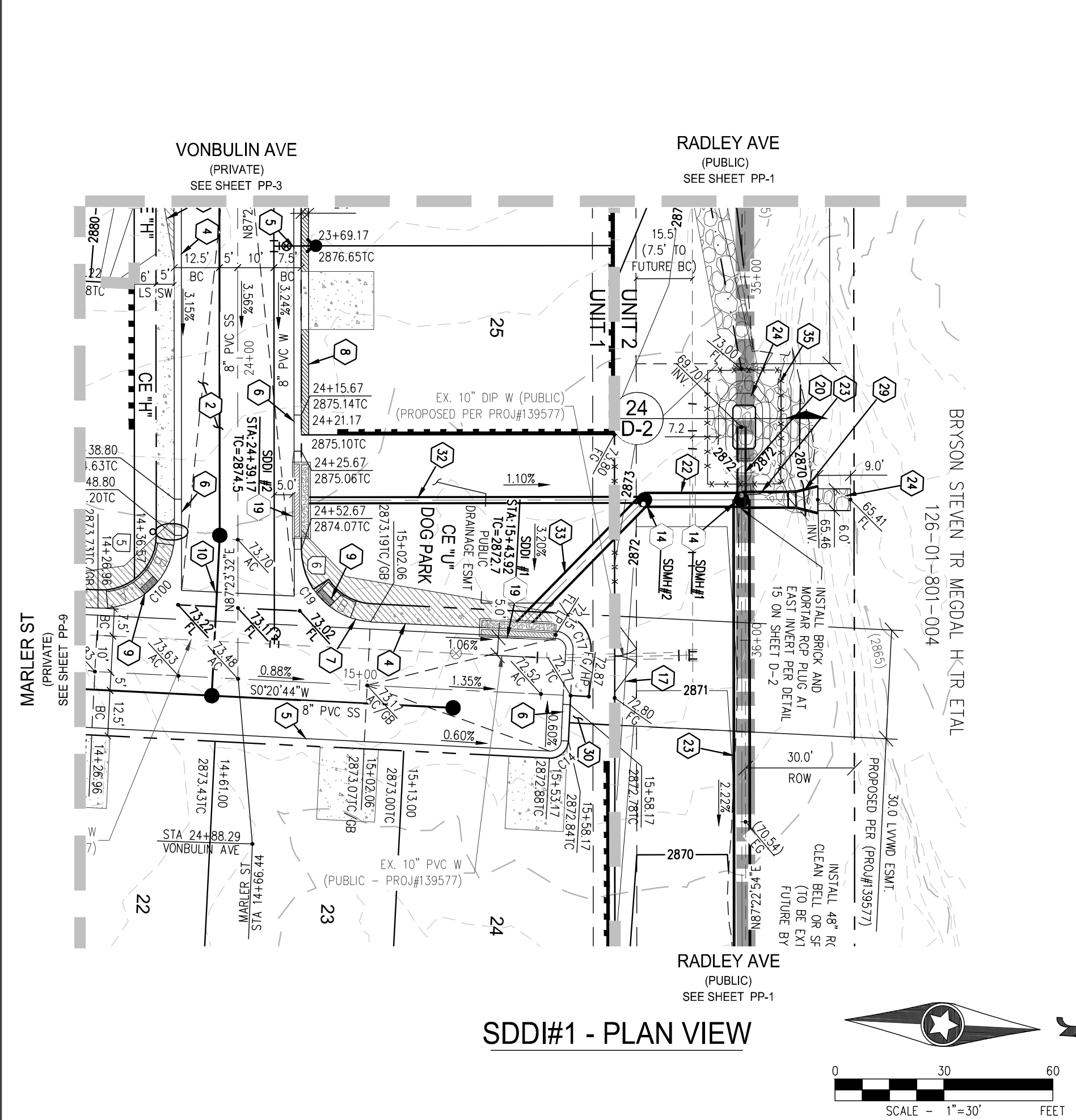
PROJECT NO.
TRI2101-000



D-2
SHEET 14 OF 75

L22-01698

J:\Vr2101-000 Iron Mountain\dwg\IronMountain Unit 1\vr2101.dwg 9/12/2022 10:45 AM Karwah Lee



SURVEY NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

ELEVATION NOTE

ADD 2800 TO ALL SPOT GRADES WHERE THE HUNDREDS AND THOUSANDS PLACES ARE OMITTED FOR ACTUAL ELEVATION (I.E. 01.00 REPRESENTS 2801.00).

DISCLAIMER NOTE

- 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 IN THEIR PROPER LOCATION.
- FOR ROADWAY WIDENING AND HALF STREET IMPROVEMENTS THE CONTRACTOR SHALL VERIFY CROSS SLOPES FROM EXISTING PAVEMENT SAWCUT LINE TO PROPOSED EDGE OF PAVEMENT OR PROJECTED LIP OF CURB PRIOR TO SUBGRADE PREPARATION AND CONSTRUCTION OF PROPOSED CURB LINE. IF MINIMUM OR MAXIMUM CROSS SLOPES DO NOT MEET AGENCY STANDARDS THE CONTRACTOR SHALL NOTIFY THE ENGINEER.

SEWER CONNECTION NOTE

ONE OR MORE SEGMENTS OF THE DOWNSTREAM SEWER SYSTEM THAT WILL SERVE THIS PROJECT HAS NOT BEEN COMPLETED AND/OR ACCEPTED FOR MAINTENANCE BY THE CITY OF LAS VEGAS. ANY WORKDONE ON THIS PROJECT PRIOR TO THE COMPLETION AND/OR ACCEPTANCE OF THE DOWNSTREAM SEWER SYSTEM(S) SHALL BE DONE AT THE DEVELOPER'S OWN RISK. THE CITY OF LAS VEGAS RESERVES THE RIGHT TO PREVENT THE PHYSICAL CONNECTION OF THIS PROJECT INTO THE DOWNSTREAM SEWER SYSTEM UNTIL ALL SEGMENTS HAVE BEEN COMPLETED AND ACCEPTED FOR MAINTENANCE, OR UNTIL SUCH TIME AS THEY ARE DEEMED AVAILABLE FOR SERVICE.

LVVWD NOTE

- THE LVVWD CANNOT GUARANTEE A WATERTIGHT SHUTDOWN WHERE CONNECTIONS OR REPAIRS TO EXISTING FACILITIES ARE REQUIRED. THE CONTRACTOR SHALL ENSURE ALL LABOR AND EQUIPMENT IS AVAILABLE TO REMOVE REMAINING WATER. COORDINATION WITH INSPECTION DIVISION MUST TAKE PLACE PRIOR TO ANY FINAL SHUTDOWN. CONTRACTOR TO INSTALL TEMPORARY SERVICE TO ENSURE PROPER SHUTDOWN IN THE EVENT NO OTHER APURTENANCES ARE AVAILABLE.
- MAINTAIN MINIMUM TWENTY-FOUR(24) INCH COVER PER UDACS SECTION 2.08.04. GRADING MUST BE COMPLETED PRIOR TO WATERLINE INSTALLATION.

SEWER NOTES

- FIELD VERIFY INVERT, SAWCUT & CONNECT TO EXISTING SEWER LINE.
- INSTALL WATER TIGHT 48" STANDARD MANHOLE PER DCSWCS SD-1, SD-3, SD-4, SD-5 WITH SINGLE 24" LID.
- INSTALL 8" PVC SANITARY SEWER PIPE (PUBLIC)
- INSTALL 4" SDR35 PVC SEWER LATERAL PER DCSWCS SD-20, SD-21, AND SD-23.
- INSTALL SANITARY SEWER CLEANOUT WITH TRAFFIC RATED LID IN DRIVEWAY IN GARAGE PER DCSWCS SD-24.
- MANHOLE SHALL BE CORROSION PROTECTED WITH FIELD APPLIED COATING PER DCSWCS SECTION 3.16.88.
- INSTALL 4" SDR35 PVC SEWER LATERAL TO FUTURE LOT PER DCSWCS SD-20 & SD-23.
- INSTALL 8" SANITARY SEWER CAP
- INSTALL 8" WYE PER DCSWCS SD-22
- INSTALL 4" 6900 SEWER LATERAL PER DCSWCS SD-20, SD-21, AND SD-23.
- INSTALL WATER TIGHT 72" STANDARD MANHOLE PER DCSWCS SD-1, SD-2, SD-4 WITH DUAL CONCENTRIC LID.

SIDEWALK RAMP TABLE

RAMP NUMBER	GRADE (%) "B" TO "A"	"A" (FT) MIN.	"B" (FT) MIN.
1	-6 TO -5.01	4.5	21.5
2	-5 TO -4.01	4.5	15.0
3	-4 TO -3.01	4.5	12.0
4	-3 TO -2.01	4.5	9.5
5	-2 TO 2	8.0	8.0
6	2.01 TO 3	9.5	4.5
7	3.01 TO 4	12.0	4.5
8	4.01 TO 5	15.0	4.5
9	5.01 TO 6	21.5	4.5

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C14	7.85'	5.00'	90°00'00"	5.00'
C17	7.85'	5.00'	90°00'00"	5.00'
C19	30.39'	20.00'	87°02'48"	18.99'
C100	32.45'	20.00'	92°57'11"	21.06'

BASIS OF BEARINGS

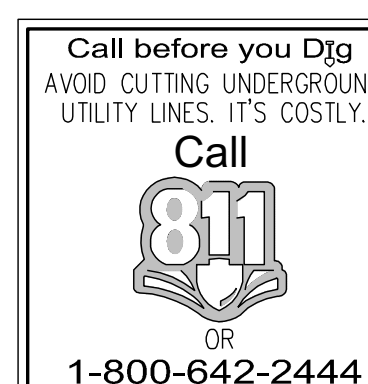
NORTH 86°52'17" EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 50 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 160, PAGE 72 OF PLATS.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 0C99156
RIVET AND 2" ROUND ALUMINUM DISK IN CONCRETE CYLINDER AT THE SW CORNER OF ALPINE RIDGE WAY & KYLE CANYON RD
ELEVATION=2928.24 US FEET, 892.53 METERS NAVD83 DATUM

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES
PROJECT NO. 139879 FIRST APPROVED DATE:

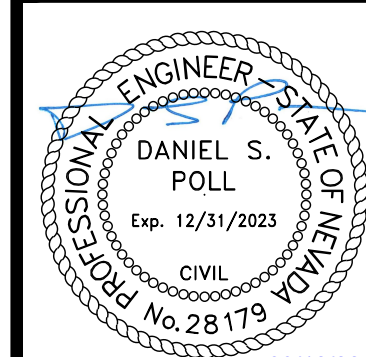


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DATE	BY	DESCRIPTION	NO.
09/09/2022	DD	DRAWING	1
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09/09/2022	DD	DRAWING	3
09/09/2022	DD	DRAWING	4
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09/09/2022	DD	DRAWING	76
09/09/2022	DD	DRAWING	77
09/09/2022	DD	DRAWING	78
09/09/2022	DD	DRAWING	79
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09/09/2022	DD	DRAWING	96
09/09/2022	DD	DRAWING	97
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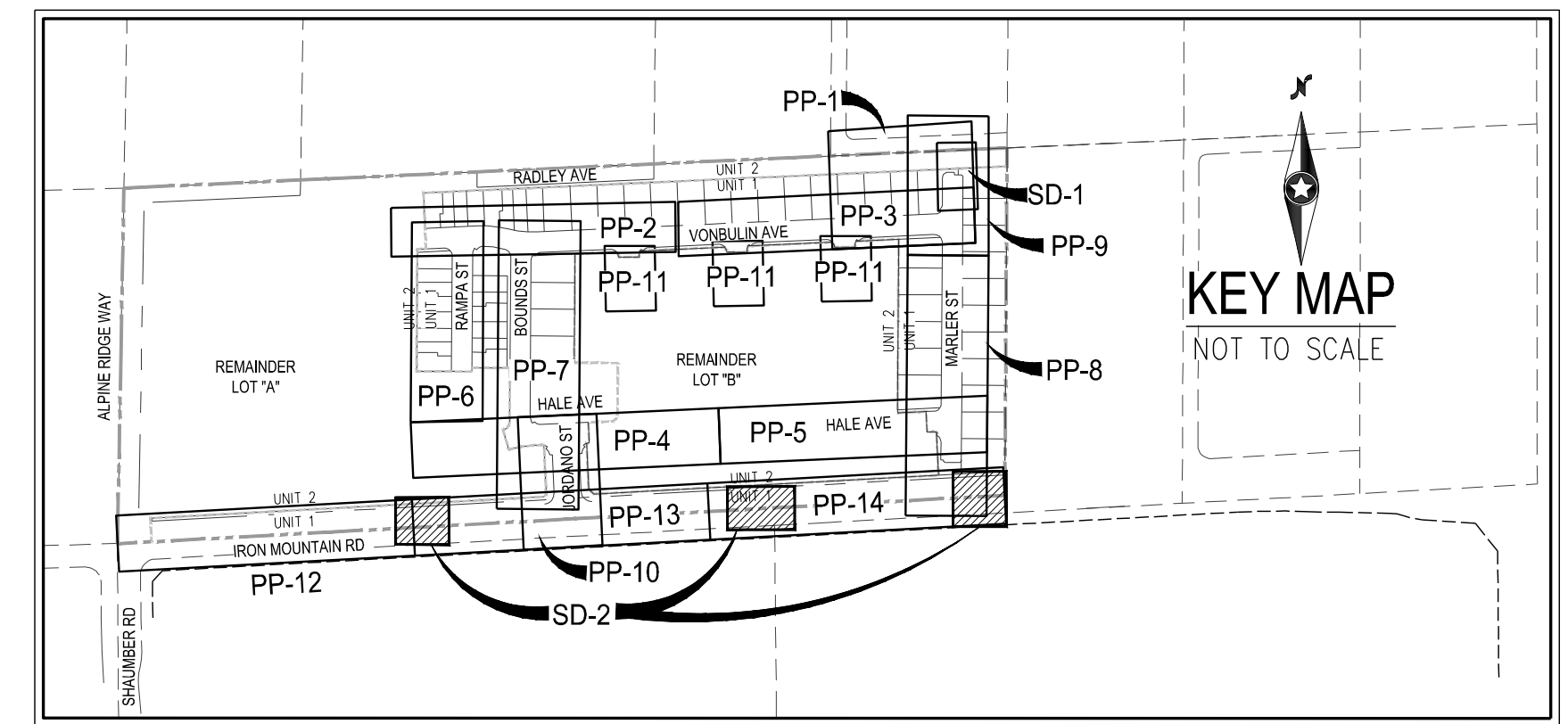
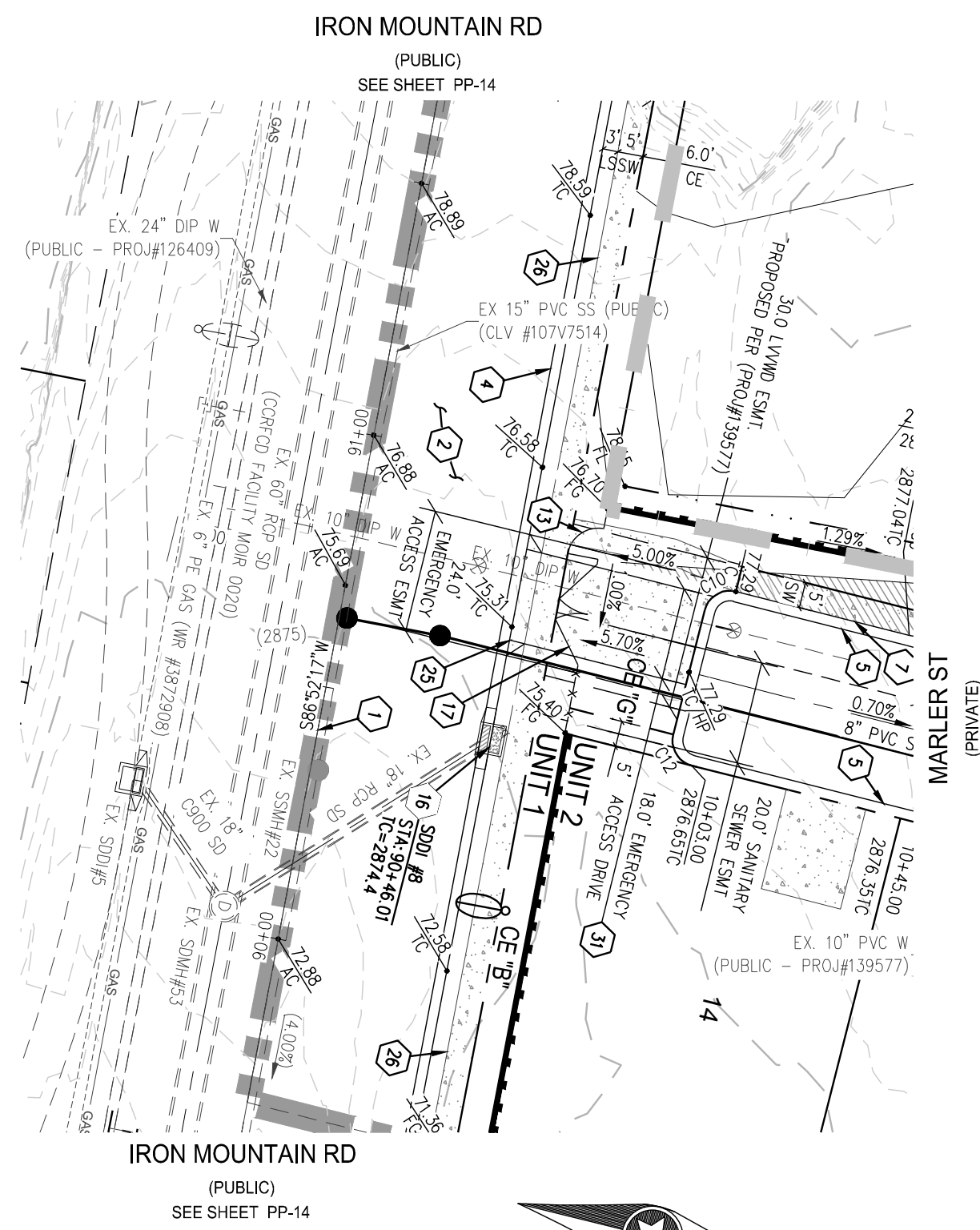
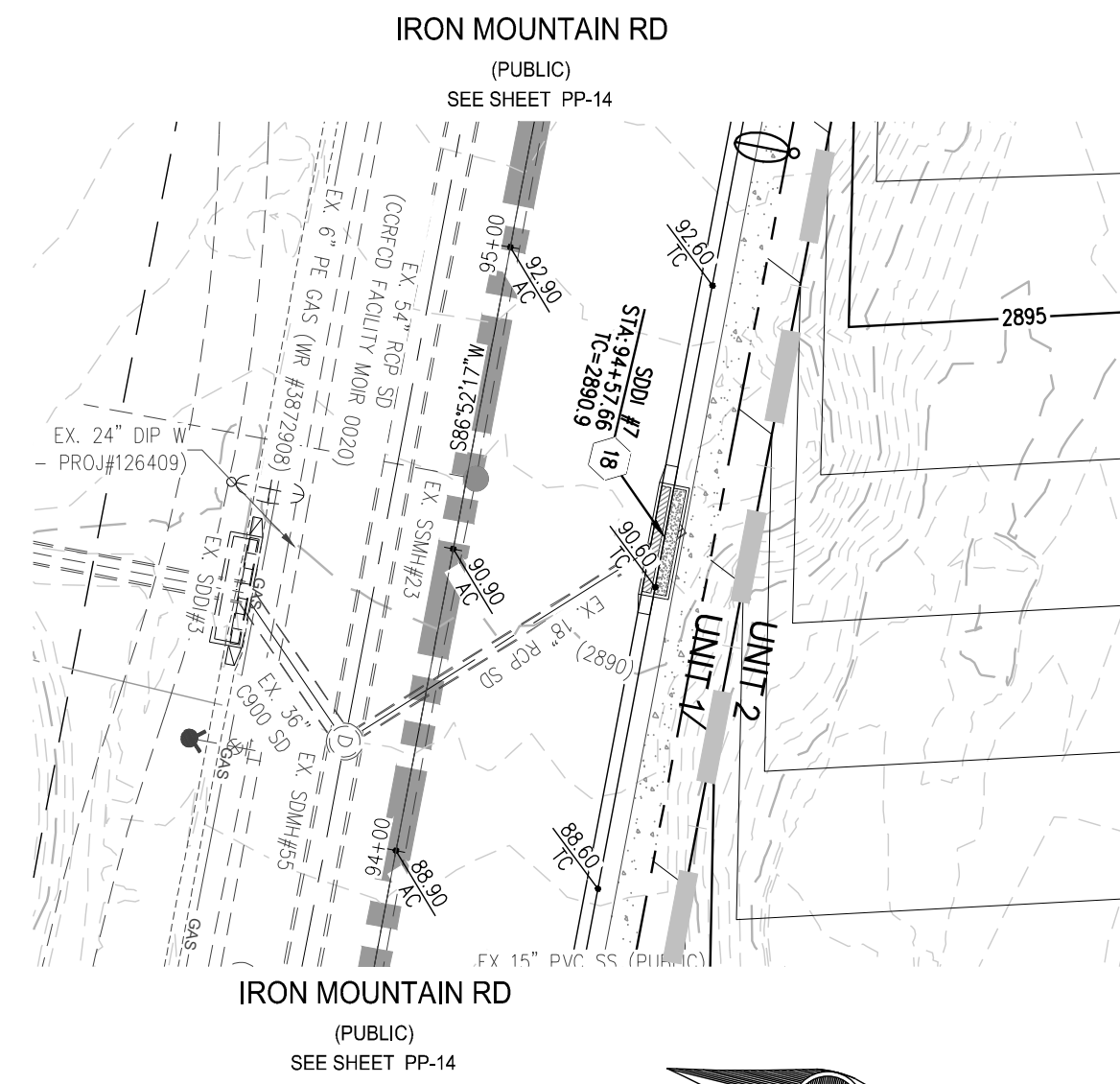
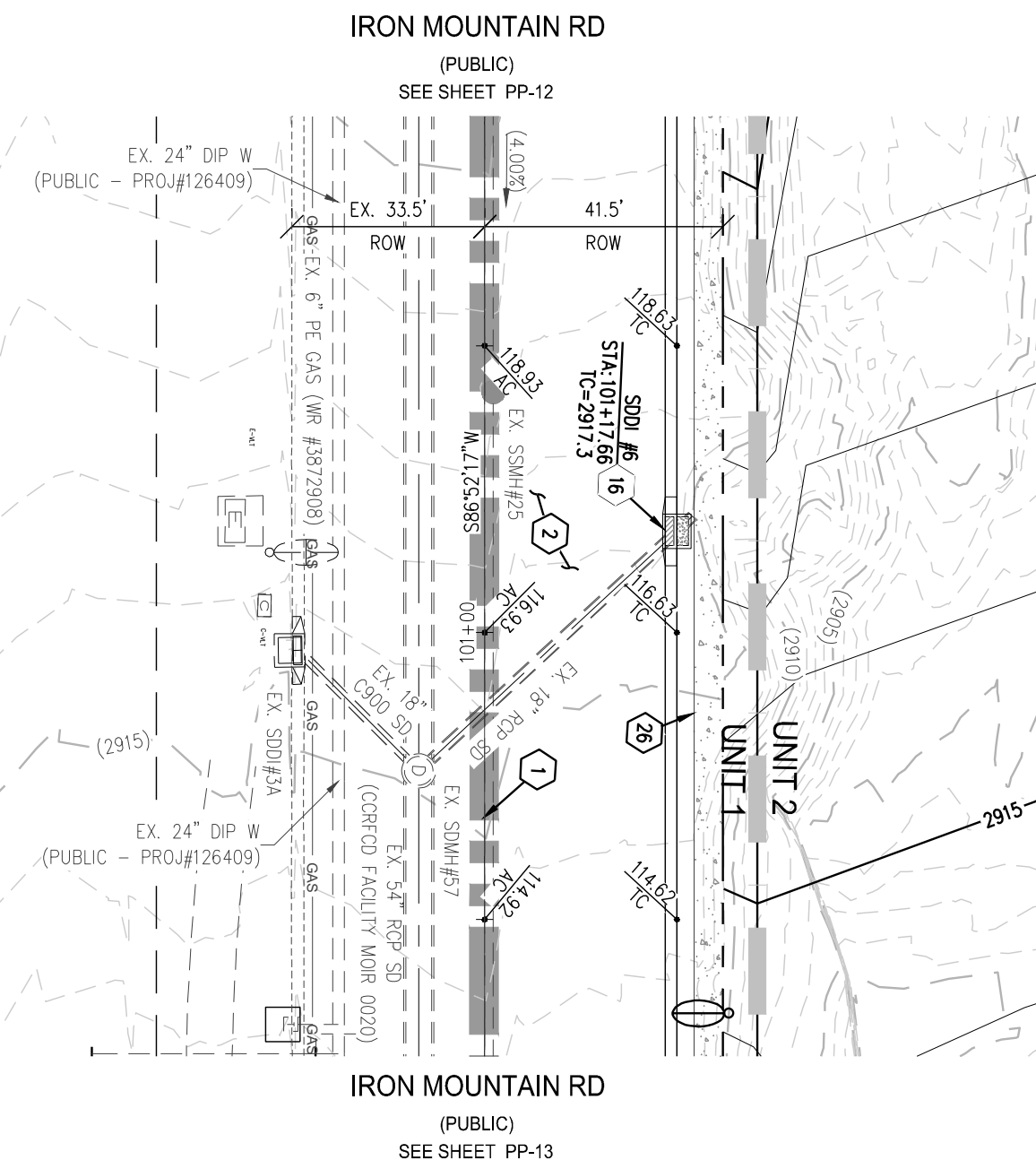
tri pointe HOMES
IRON MOUNTAIN UNIT 1
PLAN AND PROFILE - SDDI 1 & 2

DATE: 09/09/2022
DRAFTER: DD
DESIGNER: DD
CHECKED: DD
PROJECT NO. TRI2101-000



SD-1
SHEET 15 OF 75

L22-01698



GRADING NOTES

- 1 MATCH EXISTING IMPROVEMENTS PER CAAUSD NO. 503, 500.4 & 500.5
- 2 INSTALL ASPHALT PAVEMENT WITH TYPE II AGGREGATE BASE PER STREET
- 3 DETAILS ON SHEET L-1 D-1
- 4 INSTALL A TYPE CURB PER CAAUSD NO. 219
- 5 INSTALL L TYPE CURB PER CAAUSD NO. 216
- 6 INSTALL R TYPE CURB PER CAAUSD NO. 217.51
- 7 CONSTRUCT 10' L-CURB TO R-CURB TRANSITION PER DETAIL ON SHEET D-1
- 8 CONSTRUCT 5' WIDE SIDEWALK PER CAAUSD NO. 234 (5'4" W/ 5" TYPE
- 9 I AGGREGATE BASE)
- 10 CONSTRUCT 1" NON-EROSIVE LANDSCAPE
- 11 CONSTRUCT 1" FINEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR
- 12 EQUIVALENT PER CAAUSD NO. 235, C&S. SEE PROFILE SHEET FOR RAMP LENGTHS
- 13 CONSTRUCT MODIFIED 8" WIDE CROSSGUT GUTTER PER CAAUSD NO. 228
- 14 INSTALL PAVERS WITH SOLDIER COURSE BANDING
- 15 INSTALL 2" WIDE CONCRETE STRIP
- 16 INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS GATE
- 17 INSTALL 48" ALST 4" TYPE II SDWH PER CAAUSD NO. 401 & 405.2 (PUBLIC)
- 18 INSTALL ACCESS ROAD WITH 4" THICK TYPE II AGGREGATE
- 19 COMPACTED TO 90% COMPACTION
- 20 INSTALL 5.0" TYPE "CM2" DROP INLET PER CAAUSD NO. 4121 AND STORM DRAIN
- 21 WATER QUALITY MANAGEMENT STAMP PER CAAUSD NO. 421 (PRIVATE)
- 22 INSTALL WROUGHT IRON FENCE WITH 20.0' ACCESS GATE PER CAAUSD NO. 425.51
- 23 INSTALL 17.5" TYPE "CM2" DROP INLET PER CAAUSD NO. 4121 AND STORM DRAIN
- 24 WATER QUALITY MANAGEMENT STAMP PER CAAUSD NO. 421 (PRIVATE)
- 25 INSTALL 20.0" TYPE "CM2" DROP INLET PER CAAUSD NO. 4121 AND STORM DRAIN
- 26 WATER QUALITY MANAGEMENT STAMP PER CAAUSD NO. 421 (PRIVATE)
- 27 INSTALL 18" CLASS III RCP STORM DRAIN (PUBLIC)
- 28 INSTALL 36" CLASS III RCP STORM DRAIN (PUBLIC)
- 29 INSTALL 42" CLASS III RCP STORM DRAIN (PUBLIC)
- 30 INSTALL 48" CLASS III RCP STORM DRAIN (PUBLIC)
- 31 INSTALL RIP RAP OVER 12" TYPE II AGGREGATE BASE D50=6", T=12"
- 32 CONSTRUCT COMMERCIAL DRIVEWAY PER CAAUSD NO. 224
- 33 CONSTRUCT 5' WIDE SIDEWALK PER CAAUSD NO. 234 (4'4" W/ 5" TYPE
- 34 I AGGREGATE BASE)
- 35 CONSTRUCT 5' WIDE TEMPORARY ASPHALT PAVEMENT SIDEWALK
- 36 PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY
- 37 HOMEOWNER
- 38 INSTALL 48" RCP NOTD ENDED SECTION PER NOTD DETAIL R-2.31 (PUBLIC)
- 39 INSTALL 6" THICK COMPACTED DECOMPOSED GRANITE
- 40 CONSTRUCT 6" CONCRETE OVER 6" TYPE II PATH FOR EMERGENCY
- 41 VEHICLE ACCESS
- 42 INSTALL 18" CLASS III RCP STORM DRAIN (PRIVATE)
- 43 INSTALL 36" CLASS III RCP STORM DRAIN (PRIVATE)
- 44 INSTALL RIP RAP OVER 12" TYPE II AGGREGATE BASE D50=8", T=16"
- 45 INSTALL TEMPORARY FENCE FOR PEDESTRIAN FALL PROTECTION
- 46 INSTALL SIDEWALK UNDERDRAIN PER CAAUSD 236
- 47 CONSTRUCT 1" FINEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR
- 48 EQUIVALENT PER CAAUSD NO. 235, C&S. SEE PROFILE SHEET FOR RAMP LENGTHS

SURVEY NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

ELEVATION NOTE

ADD 2800 TO ALL SPOT GRADES WHERE THE HUNDREDS AND THOUSANDS PLACES ARE OMITTED FOR ACTUAL ELEVATION (I.E. 01.00 REPRESENTS 2801.00)

DISCLAIMER NOTE

- 1) EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE 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 IN THEIR PROPER LOCATION.
- 2) FOR ROADWAY WIDENING AND HALF STREET IMPROVEMENTS THE CONTRACTOR SHALL VERIFY CROSS SLOPES FROM EXISTING PAVEMENT SAWCUT LINE TO PROPOSED EDGE OF PAVEMENT OR PROJECTED LINE OF CURB PRIOR TO SUBGRADE PREPARATION AND CONSTRUCTION OF PROPOSED CURB LINE. IF MINIMUM OR MAXIMUM CROSS SLOPES DO NOT MEET AGENCY STANDARDS THE CONTRACTOR SHALL NOTIFY THE ENGINEER.

SEWER CONNECTION NOTE

ONE OR MORE SEGMENTS OF THE DOWNSTREAM SEWER SYSTEM THAT WILL SERVE THIS PROJECT HAS NOT BEEN COMPLETED AND/OR ACCEPTED FOR MAINTENANCE BY THE CITY OF LAS VEGAS, ANY WORKDONE ON THIS PROJECT PRIOR TO THE COMPLETION AND/OR ACCEPTANCE OF THE DOWNSTREAM SEWER SYSTEM(S) SHALL BE DONE AT THE DEVELOPER'S OWN RISK. THE CITY OF LAS VEGAS RESERVES THE RIGHT TO PREVENT THE PHYSICAL CONNECTION OF THIS PROJECT INTO THE DOWNSTREAM SEWER SYSTEM UNTIL ALL SEGMENTS HAVE BEEN COMPLETED AND ACCEPTED FOR MAINTENANCE, OR UNTIL SUCH TIME AS THEY ARE DEEMED AVAILABLE FOR SERVICE.

LVWD NOTE

1. THE LVVWD CANNOT GUARANTEE A WATERTIGHT SHUTDOWN WHERE CONNECTIONS OR REPAIRS TO EXISTING FACILITIES ARE REQUIRED. THE CONTRACTOR SHALL ENSURE ALL LABOR AND EQUIPMENT IS AVAILABLE TO REMOVE REMAINING WATER. COORDINATION WITH INSPECTION DIVISION MUST TAKE PLACE PRIOR TO ANY TRIAL SHUTDOWN. CONTRACTOR TO INSTALL TEMPORARY SERVICE TO ENSURE PROPER SHUTDOWN IN THE EVENT NO OTHER APPURTENANCES ARE AVAILABLE.
2. MAINTAIN MINIMUM TWENTY-FOUR(24) INCH COVER PER UDACS SECTION 2.08.04. GRADING MUST BE COMPLETED PRIOR TO WATERLINE INSTALLATION.

SEWER NOTES

- 1 FIELD VERIFY INVERT, SAWCUT & CONNECT TO EXISTING SEWER LINE
- 2 INSTALL WATERIGHT 48" STANDARD MANHOLE PER DCSWS 50-1, SD-3, SD-4, SD-5 WITH SINGLE 24" LI.
- 3 INSTALL 8" PVC SANITARY SEWER PIPE (PUBLIC)
- 4 INSTALL 4' SDR35 PVC SEWER LATERAL PER DCSWS 50-20, SD-21, AND SD-23
- 5 INSTALL SANITARY SEWER CLEANOUT WITH TRAFFIC RATED LI IN DRIVEWAY IN GARAGE PER DCSWS SD-24
- 6 MANHOLE SHALL BE CORROSION PROTECTED WITH FIELD APPLIED CONCRETE PROTECTANT SECTION 316 B9
- 7 INSTALL 4' SDR35 PVC SEWER LATERAL TO FUTURE LOT PER DCSWS SD-20 & SD-23
- 8 INSTALL 8" SANITARY SEWER CAP
- 9 INSTALL 8" WYE PER DCSWS SD-22
- 10 INSTALL 4' C900 SEWER LATERAL PER DCSWS SD-20, SD-21, AND SD-23
- 11 INSTALL WATERIGHT 72" STANDARD MANHOLE PER DCSWS SD-20, SD-21, SD-2, SD-4 WITH DUAL CONCENTRIC LI.

RAMP NUMBER	GRADE (%) "b" TO "a"	"A" (FT.) MIN.	"B" (FT.) MIN.
1	-6 TO -5.01	4.5	21.5
2	-5 TO -4.01	4.5	15.0
3	-4 TO -3.01	4.5	12.0
4	-3 TO -2.01	4.5	9.5
5	-2 TO 2	8.0	8.0
6	2.01 TO 3	9.5	4.5
7	3.01 TO 4	12.0	4.5
8	4.01 TO 5	15.0	4.5
9	5.01 TO 6	21.5	4.5

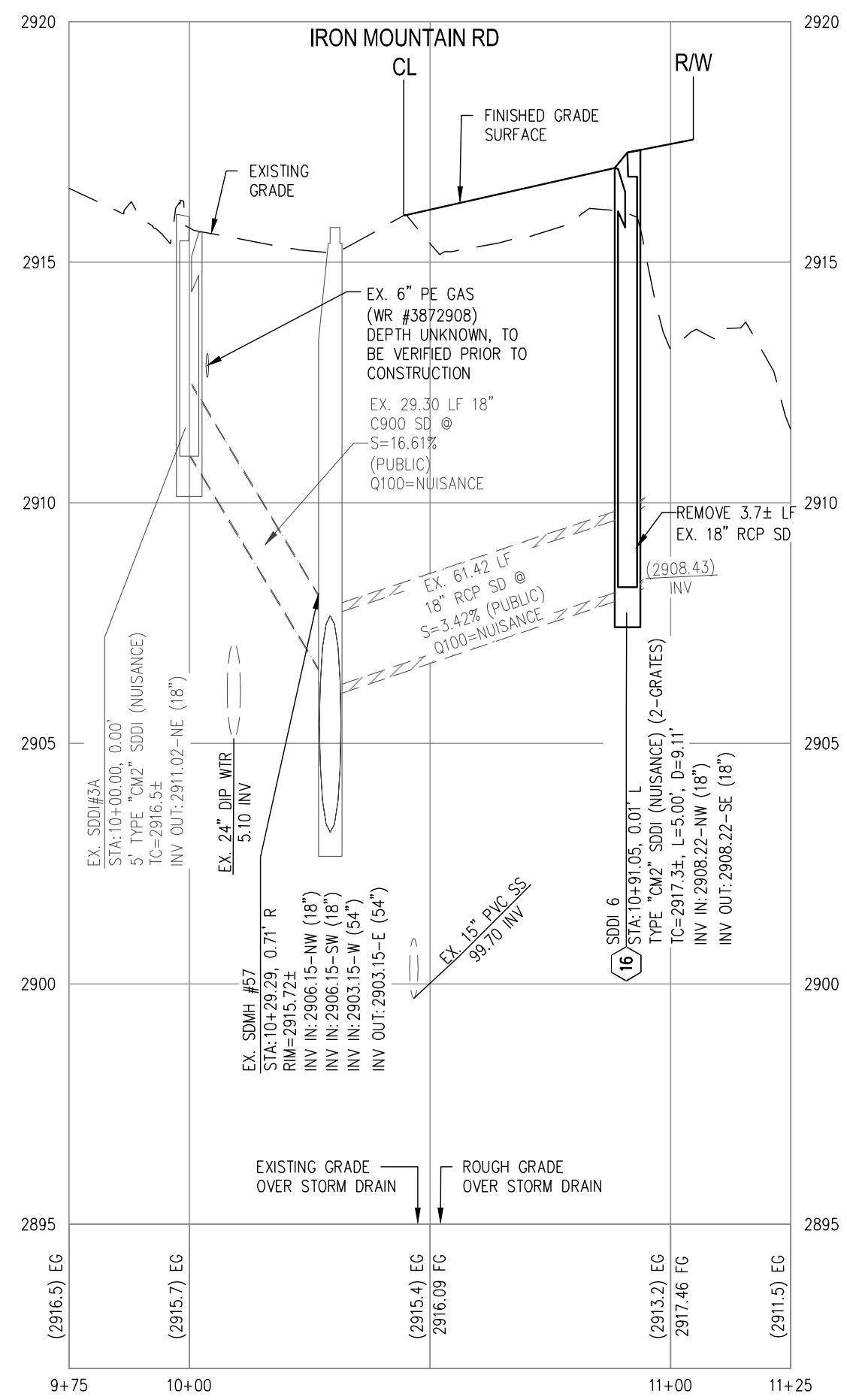
CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
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C12	7.85'	5.00'	90°00'00"	5.00'

BENCHMARK

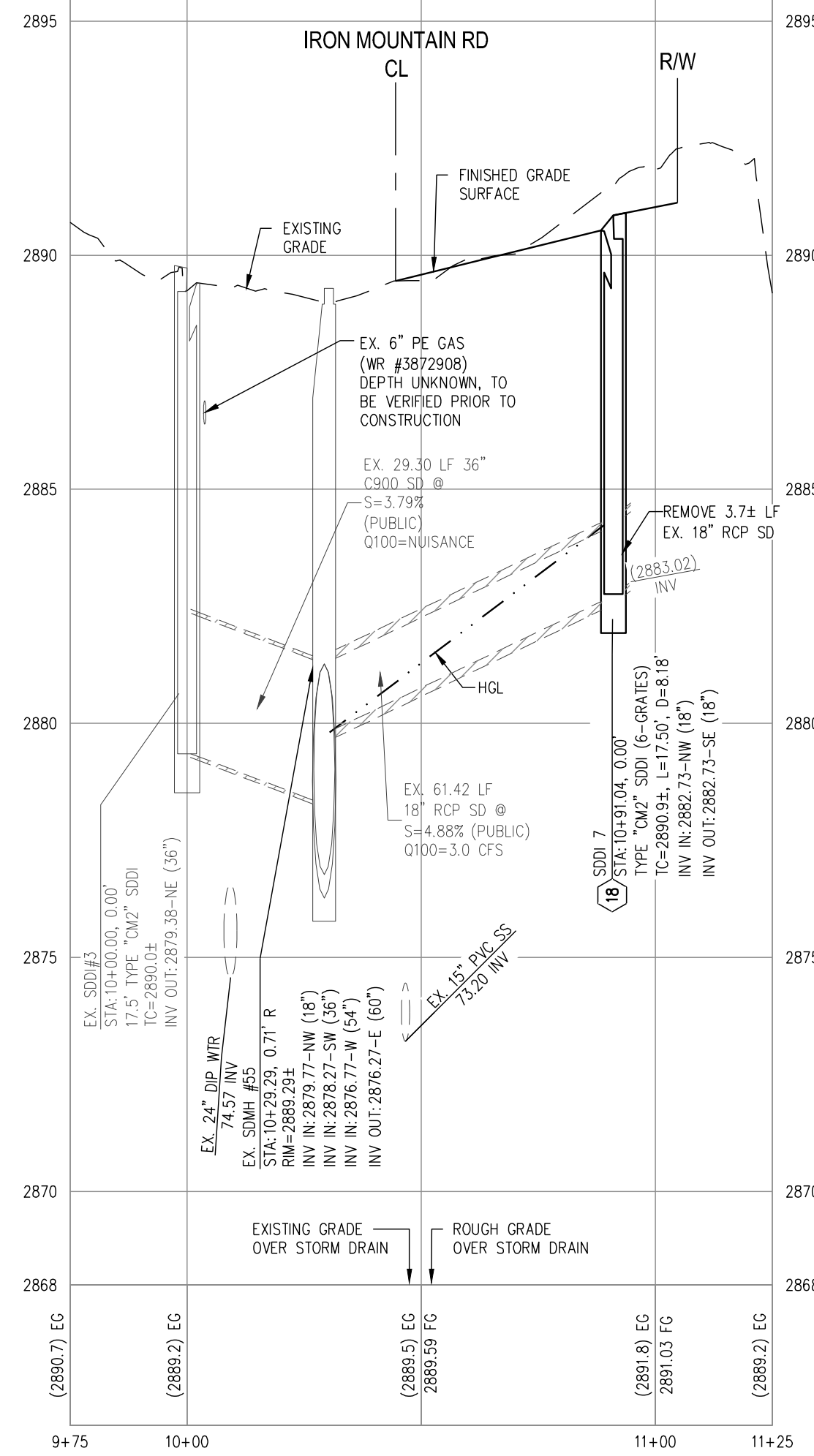
CITY OF LAS VEGAS BENCHMARK 0C991S6
RIVET AND 2" ROUND ALUMINUM DISK IN CONCRETE CYLINDER AT THE SW CORNER OF
ALPINE RIDGE WAY & KYLE CANYON RD
ELEVATION=2928.24 US FEET, 892.53 METERS NAVD'88 DATUM

BASIS OF BEARINGS

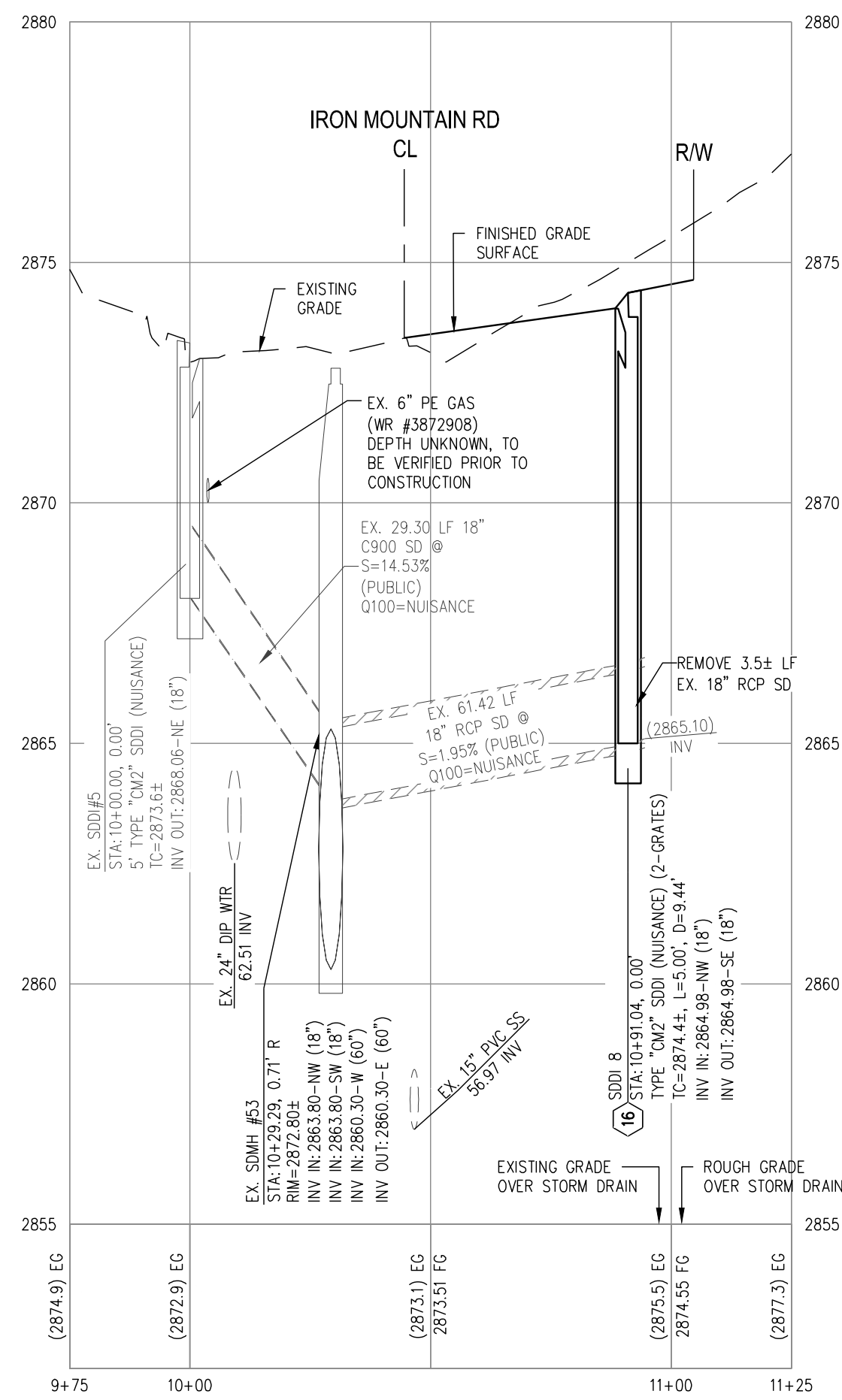
NORTH 86°52'17" EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 160, PAGE 72 OF PLATS.



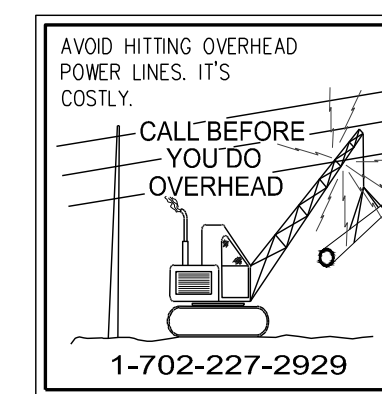
SDDI #6- PROFILE VIEW
HORIZ: 1" = 30'
VERT: 1" = 30'

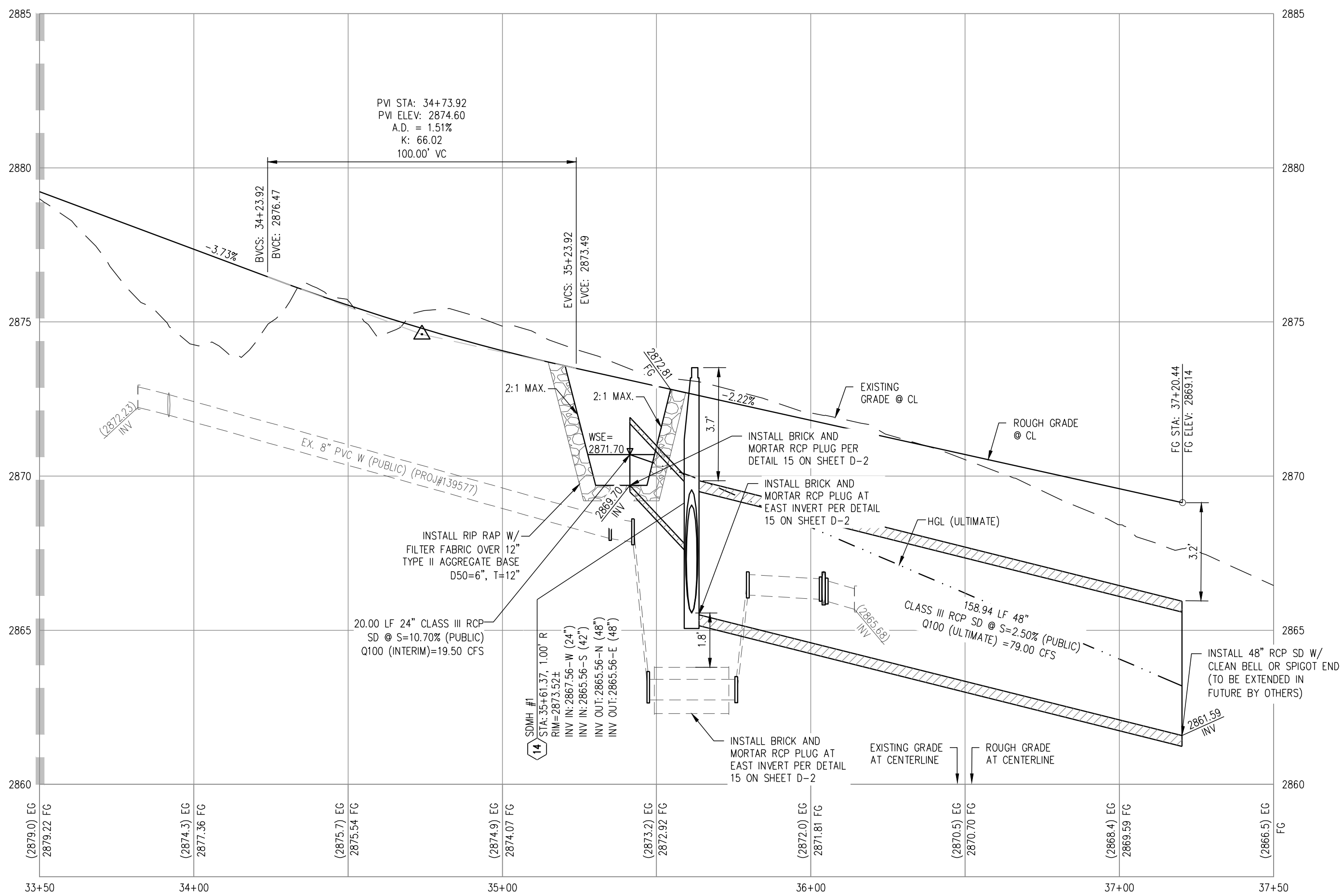
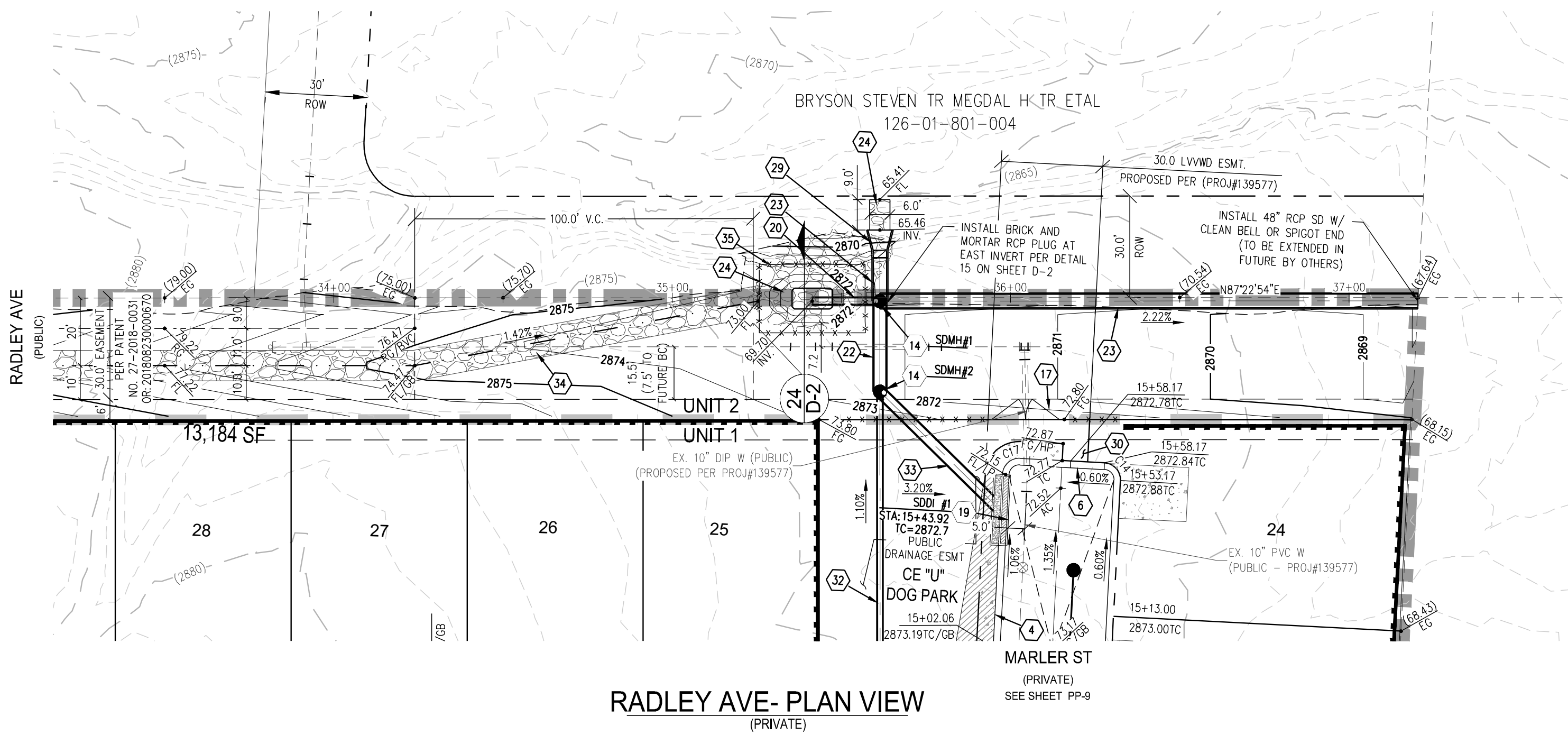


SDDI #7- PROFILE VIEW
HORIZ: 1" = 30'
VERT: 1" = 30'



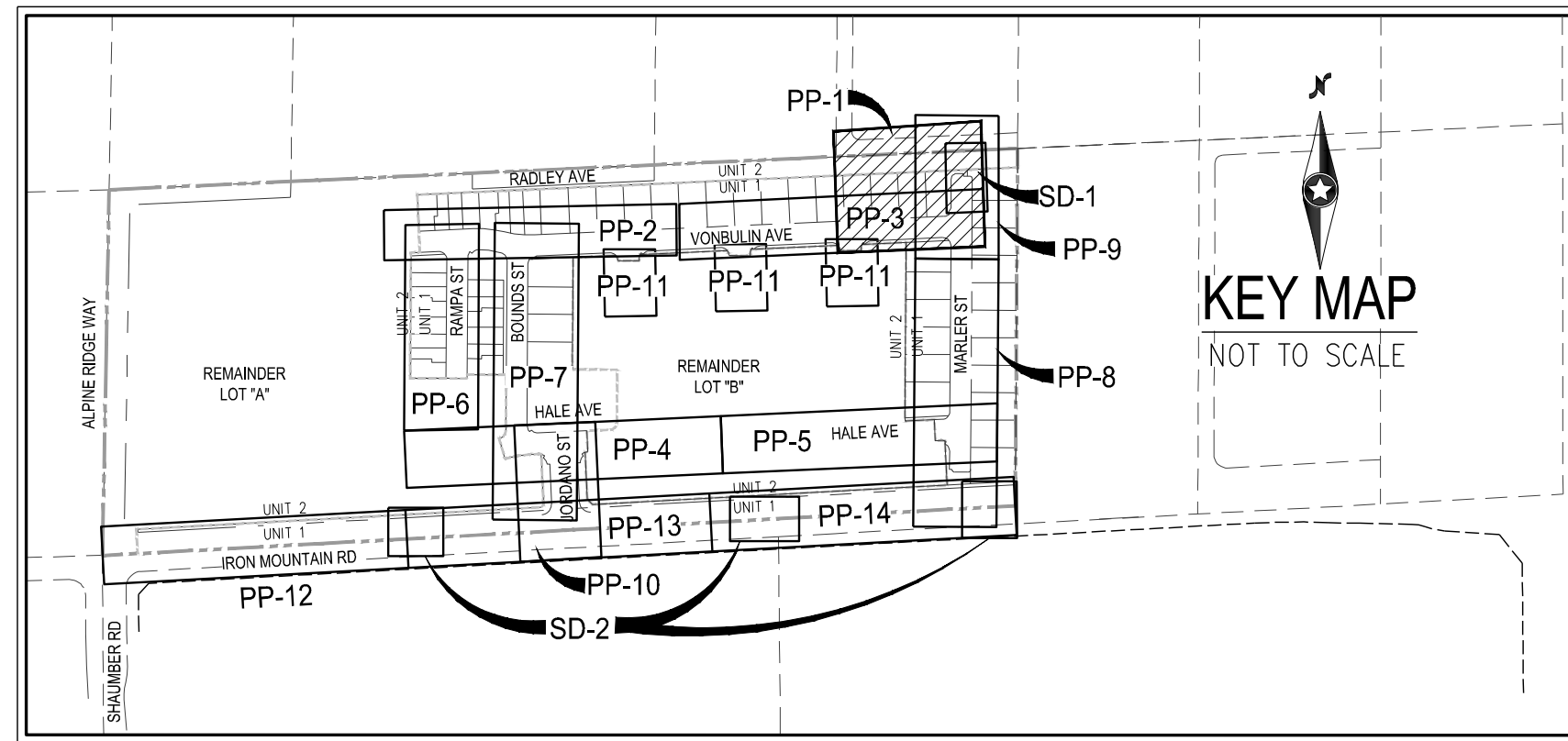
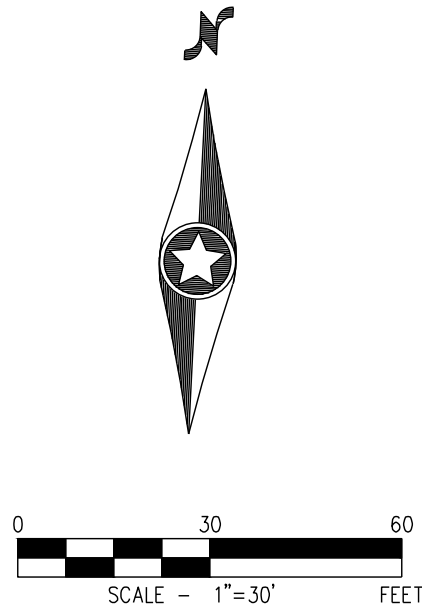
SDDI #8- PROFILE VIEW
HORIZ: 1"=30'
VERT: 1"=30'





RADLEY AVE- PROFILE VIEW

HORIZ: 1"=30'
VERT: 1"=3'



SURVEY NOTE

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ELEVATION NOTE

ADD 2800 TO ALL SPOT GRADES WHERE THE HUNDREDS AND THOUSANDS PLACES ARE OMITTED FOR ACTUAL ELEVATION (I.E. 01.00 REPRESENTS 2801.00).

DISCLAIMER NOTE

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- FOR ROADWAY WIDENING AND HALF STREET IMPROVEMENTS THE CONTRACTOR SHALL VERIFY CROSS SLOPES FROM EXISTING PAVEMENT SAWCUT LINE TO PROPOSED EDGE OF PAVEMENT OR PROJECTED LIP OF CURB PRIOR TO SUBGRADE PREPARATION AND CONSTRUCTION OF PROPOSED CURB LINE. IF MINIMUM OR MAXIMUM CROSS SLOPES DO NOT MEET AGENCY STANDARDS THE CONTRACTOR SHALL NOTIFY THE ENGINEER.

SEWER CONNECTION NOTE

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- MAINTAIN MINIMUM TWENTY-FOUR(24) INCH COVER PER UDACS SECTION 2.08.04. GRADING MUST BE COMPLETED PRIOR TO WATERLINE INSTALLATION.

SEWER NOTES

- FIELD VERIFY INVERT, SAWCUT & CONNECT TO EXISTING SEWER LINE.
- INSTALL WATERTIGHT 48" STANDARD MANHOLE PER DCSWCS SD-1, SD-3, SD-4, SD-5 WITH SINGLE 24" LID.
- INSTALL 8" PVC SANITARY SEWER PIPE (PUBLIC)
- INSTALL 4" SD35 PVC SEWER LATERAL PER DCSWCS SD-20, SD-21, AND SD-23
- INSTALL SANITARY SEWER CLEANOUT WITH TRAFFIC RATED LID IN DRIVEWAY IN GARAGE PER DCSWCS SD-24
- MANHOLE SHALL BE CORROSION PROTECTED WITH FIELD APPLIED COATING PER DCSWCS SECTION 3.16.08
- INSTALL 4" SD35 PVC SEWER LATERAL TO FUTURE LOT PER DCSWCS SD-20 & SD-23
- INSTALL 8" SANITARY SEWER CAP
- INSTALL 8" WYE PER DCSWCS SD-22
- INSTALL 4" 6900 SEWER LATERAL PER DCSWCS SD-20, SD-21, AND SD-23
- INSTALL WATERTIGHT 72" STANDARD MANHOLE PER DCSWCS SD-1, SD-2, SD-4 WITH DUAL CONCENTRIC LID.

SIDEWALK RAMP TABLE

RAMP NUMBER	GRADE (%) "B" TO "A"	"A" (FT) MIN.	"B" (FT) MIN.
1	-6 TO -5.01	4.5	21.5
2	-5 TO -4.01	4.5	15.0
3	-4 TO -3.01	4.5	12.0
4	-3 TO -2.01	4.5	9.5
5	-2 TO 2	8.0	8.0
6	2.01 TO 3	9.5	4.5
7	3.01 TO 4	12.0	4.5
8	4.01 TO 5	15.0	4.5
9	5.01 TO 6	21.5	4.5

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C14	7.85'	5.00'	90°00'00"	5.00'
C17	7.85'	5.00'	90°00'00"	5.00'
C19	30.39'	20.00'	87°02'49"	18.99'
C91	32.45'	20.00'	92°57'11"	21.06'
C97	30.39'	20.00'	87°02'49"	18.99'
C100	32.45'	20.00'	92°57'11"	21.06'

BENCHMARK

CITY OF LAS VEGAS BENCHMARK OC99156
RIVET AND 2" ROUND ALUMINUM DISK IN CONCRETE CYLINDER AT THE SW CORNER OF ALPINE RIDGE WAY & KYLE CANYON RD
ELEVATION=2928.24 US FEET, 892.53 METERS NAVD83 DATUM

BASIS OF BEARINGS

NORTH 86°52'17" EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 50 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 160, PAGE 72 OF PLATS.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES
PROJECT NO. 133879 FIRST APPROVED DATE:



Westwood

5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
Phone (702) 284-5300
westwoodps.com
Westwood Professional Services, Inc.

CITY OF LAS VEGAS, NV

tri pointe
HOMES
IRON MOUNTAIN UNIT 1
PLAN AND PROFILE - RADLEY AVE STA 33+50 TO 37+50

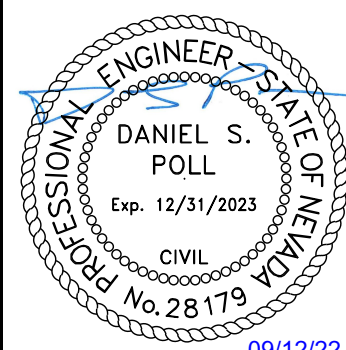
DATE: 09/09/2022

DRAFTER: ND

DESIGNER: ND

CHECKED: OIQ

PROJECT NO.
TRI2101-000



PP-1

SHEET 17 OF 75

L22-01698