

9/21/2022, 7:52 AM
C:\Users\loehsa\OneDrive\Documents\Projects\Las Vegas Medical District\Grading\Grading Plan\Grading Plan.dwg

LEGEND

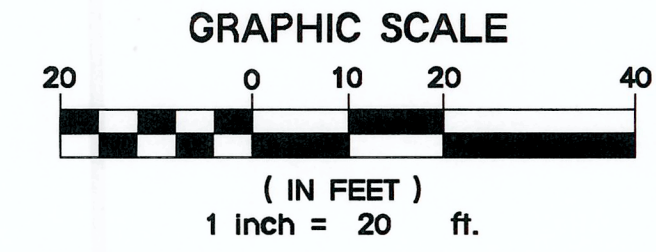
CL OR SURVEY LINE	EASEMENT LINE
PROPERTY LINE	SAWCUT LINE
ROW LINE	SCARP LINE

DESCRIPTION:	BUILDING OUTLINE	EDGE OF PAVEMENT	"A" TYPE CURBS	"L" TYPE CURBS
EXISTING:				
PROPOSED:				

WALLS	CONTOUR LINES	AC PAVEMENT	CONCRETE	SPOT ELEVATIONS	SIGNS	MANHOLE W/ DESCRIPTION

MANHOLE DESCRIPTIONS	FIRE HYDRANTS	GATE VALVES	REDUCERS	CLEAN OUTS	UTILITY BOX OR VAULT	60' ROW LED STREETLIGHTS	80' ROW LED STREETLIGHTS	100' ROW LED STREETLIGHTS	INTERSECTION STREETLIGHTS
⊙ = SANITARY SEWER ⊙ = STORM DRAIN ⊙ = ELECTRICAL ⊙ = TELEPHONE									

CL OR SURVEY LINE	EASEMENT LINE	PROPERTY LINE	ROW LINE	BUILDING OUTLINE	EDGE OF PAVEMENT	"A" TYPE CURBS	"L" TYPE CURBS	WALLS	CONTOUR LINES	AC PAVEMENT	CONCRETE	SPOT ELEVATIONS	SIGNS	MANHOLE W/ DESCRIPTION	MANHOLE DESCRIPTIONS	FIRE HYDRANTS	GATE VALVES	REDUCERS	CLEAN OUTS	UTILITY BOX OR VAULT	60' ROW LED STREETLIGHTS	80' ROW LED STREETLIGHTS	100' ROW LED STREETLIGHTS	INTERSECTION STREETLIGHTS



CONSTRUCTION NOTES:

- ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH "CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS (C.C.A.U.S.D.)" LATEST EDITION AND/OR REGULATING ENTITY HAVING JURISDICTION.
- NOT ALL NOTES USED ON THIS SHEET -
- CONSTRUCT "L" TYPE" CURB PER CCAUSD NO. 216
- CONSTRUCT CONC. SIDEWALK PER CCAUSD No. 234. - FINISH PER ARCHITECTURAL PLANS.
- SAWCUT AND MATCH EXISTING.
- CONSTRUCT DRIVEWAY PER CITY OF LAS VEGAS STANDARDS.
- CONSTRUCT CASE I ADA RAMP PER DETAIL 1 ON C6.01.
- CONSTRUCT OFFSITE ADA RAMP PER DETAIL 2 ON C6.01.

FLOOD ZONE NOTE:

THE PROJECT SITE IS COVERED BY FLOOD INSURANCE RATE MAP (FIRM) FOR CLARK COUNTY, NEVADA, AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER: 32003C2170F, EFFECTIVE DATE: NOVEMBER 18, 2011. THE SITE IS ENTIRELY WITHIN FEMA FLOOD ZONE "X" (UN-SHADED), DEFINED AS: "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

EXISTING UTILITY NOTE:

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

GRADING PLAN CERTIFICATION

GUY M. MORRIS PE #14526 DATE _____
CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH APPROVED DRAINAGE STUDY FOR THIS SITE ON FILE AT CITY OF LAS VEGAS FOR THIS PROJECT. DS # _____

CUT	FILL
62 CY	1302 CY

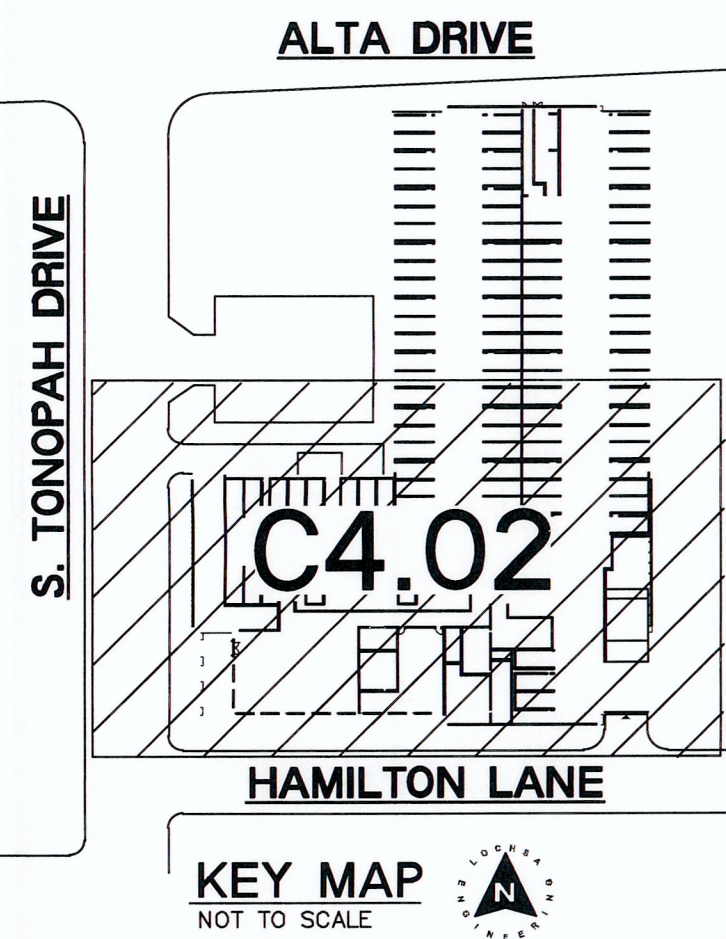
NOTE: CUT/FILL QUANTITIES ARE TO FINISHED GRADE & DO NOT INCLUDE MATERIAL THICKNESS'S, FOOTINGS, ETC.

A.P.N.:

139-33-301-002, 003, 010, 011 & 016
BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE NW 1/4, SW 1/4, OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M., AS PER PARCEL MAP FILE 03, PAGE 54, CLARK COUNTY RECORDS, NEVADA SAID LINE BEARS N 001°5'35" E

BENCHMARK:

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.&M., CLARK COUNTY, NEVADA



LAS VEGAS VALLEY CONSTRUCTION SITE BEST MANAGEMENT PRACTICES GUIDANCE MANUAL SECTION 3.5.1 STANDARD NOTES 1-6

- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHT-OF-WAY OF CITY OF LAS VEGAS 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 CITY OF LAS VEGAS AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
- TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVRI00000, SITE STABILIZATION REQUIREMENTS, SCHEDULES, AND DEADLINES.
- AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER ANY RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVRI00000, INSPECTIONS SECTION.
- 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.
- AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL RESPOND TO STORMWATER INSPECTION CORRECTIVE ACTIONS IN THE MANNER PRESCRIBED BY CITY OF LAS VEGAS, INCLUDING BUT NOT LIMITED TO PROVIDING PHOTOS AND DESCRIPTIONS OF THE CORRECTIONS COMPLETED BY THE CONTRACTOR OR HIS AGENT.

GRADING NOTES:

- SLOPES 4:1 OR STEEPER AND FINE-GRAINED MATERIALS THAT HAVE BEEN DISTURBED (SANDY AND SILTY MATERIALS) SHOULD BE PROTECTED WITH BURLAP OR OTHER EROSION CONTROL FABRIC/MATERIAL, UNLESS OTHERWISE SPECIFIED BY LANDSCAPE DRAWINGS AND SPECIFICATIONS OR THE SOILS REPORT.
- CONTRACTOR SHALL DETERMINE HIS OWN FOOTING OR BASEMENT EXCAVATION QUANTITIES, EVEN THOUGH SHOWN ON GRADING PLANS. ADDITIONALLY, STRUCTURE BACKFILL COSTS SHOULD BE INCLUDED IN THE COST OF THE STRUCTURE, UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL NOTIFY LOCHSA ENGINEERING WITHIN 24 HOURS OF OMISSIONS AND ERRORS DISCOVERED ON PLANS. LOCHSA ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY "CORRECTIVE" WORK DONE BY OTHERS.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE. NO PONDING ALLOWED. CONTRACTOR TO FOLLOW RECOMMENDATIONS AS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT, INCLUDING BUT NOT LIMITED TO EXCAVATION, GRADING AND COMPACTION. REFER TO THE REPORT PREPARED BY: WESTERN TECHNOLOGIES INC., PROJECT No. ORIGINAL #4123-0030, UPDATED #4121-0091, DATED: SEPTEMBER 21, 2021.

UTILITY NOTE:

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

Call before you Dig
Avoid cutting underground utility lines. It's costly.

FAST
CALL BEFORE YOU DO OVERHEAD

Call before you Underground
1-702-432-6300
OR
1-800-842-2444

DESCRIPTION:	BY:	DATE:	REV:

6345 South Jones Blvd.
Las Vegas, NV 89118
Phone: (702) 385-5812
Fax: (702) 385-5817
www.lochsa.com

Lochsa
engineering

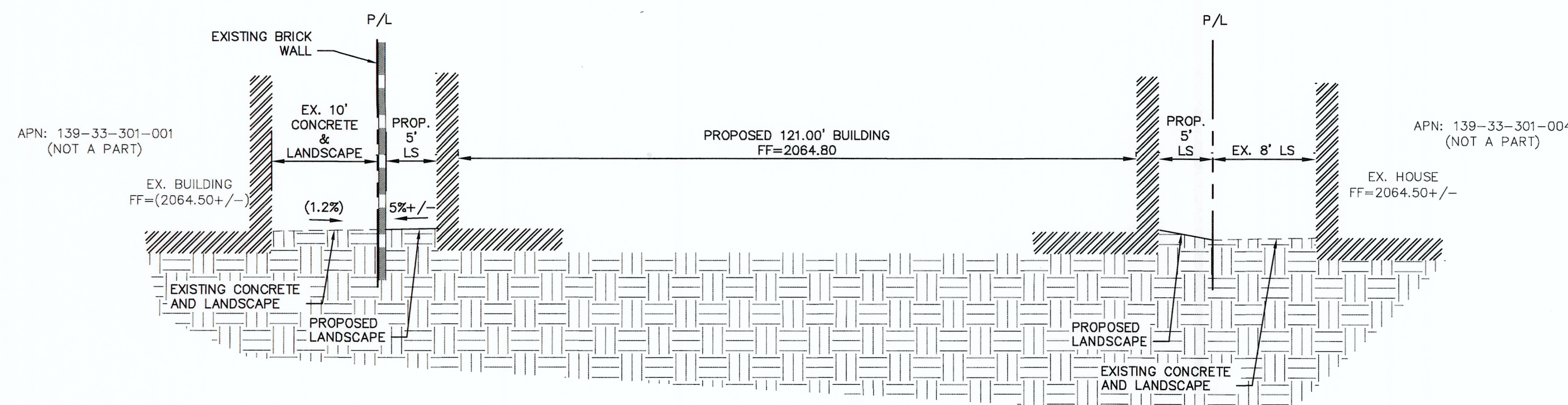
GRADING PLANS SHEET 2 OF 2

LAS VEGAS MEDICAL DISTRICT
193 UNIT APARTMENT COMPLEX
CITY OF LAS VEGAS, NEVADA

PROJECT No.:	221050
DATE:	09/21/2022
SCALE:	1"=20"
DRAWN BY:	SAP
DESIGNED BY:	SAP
CHECKED BY:	GMM
DIGITAL SIGNATURE:	

PROFESSIONAL ENGINEER - STATE OF NEVADA
GUY M. MORRIS
Exp. 12/31/23
CIVIL
09/21/2022

SHEET No.
C4.02
SHEET 9 OF 13
PCVL No.



A EAST-WEST SECTION THRU BUILDING (NORTH)

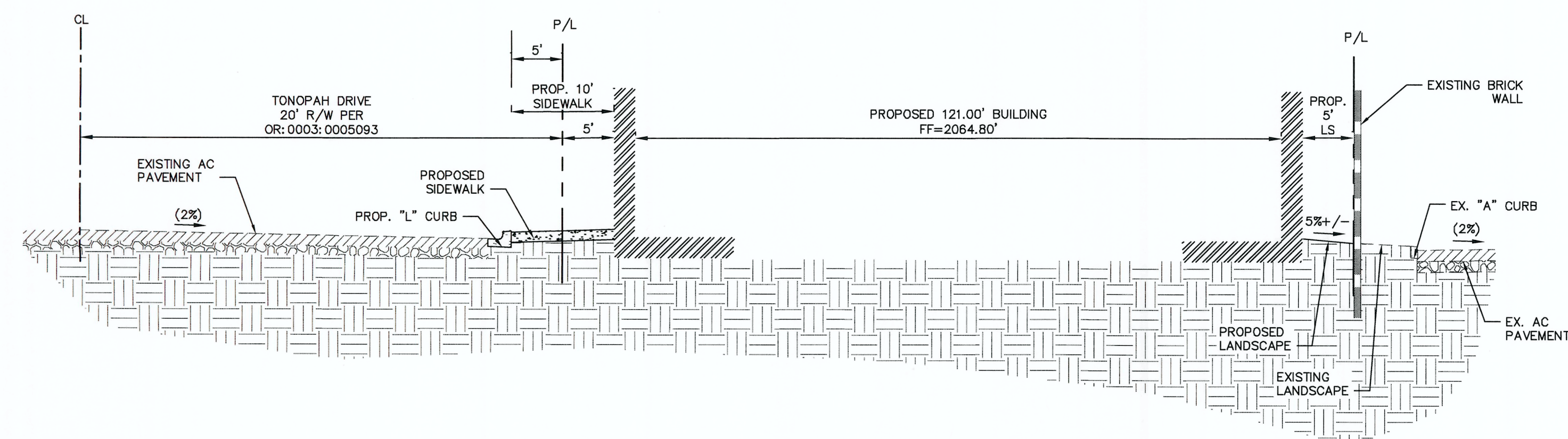
NOT TO SCALE

6 NOT USED

NOT TO SCALE

3 NOT USED

NOT TO SCALE



B EAST-WEST SECTION THRU BUILDING (SOUTH)

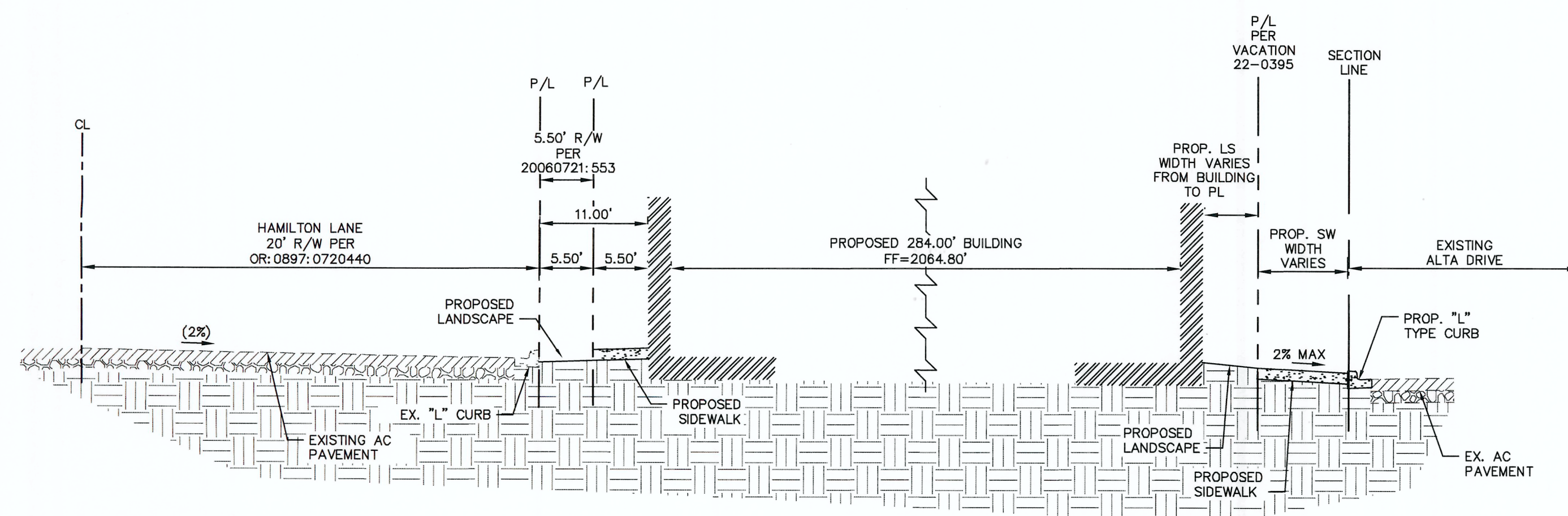
NOT TO SCALE

5 NOT USED

NOT TO SCALE

2 OFFSITE ADA RAMP

NOT TO SCALE



C NORTH-SOUTH THRU BUILDING

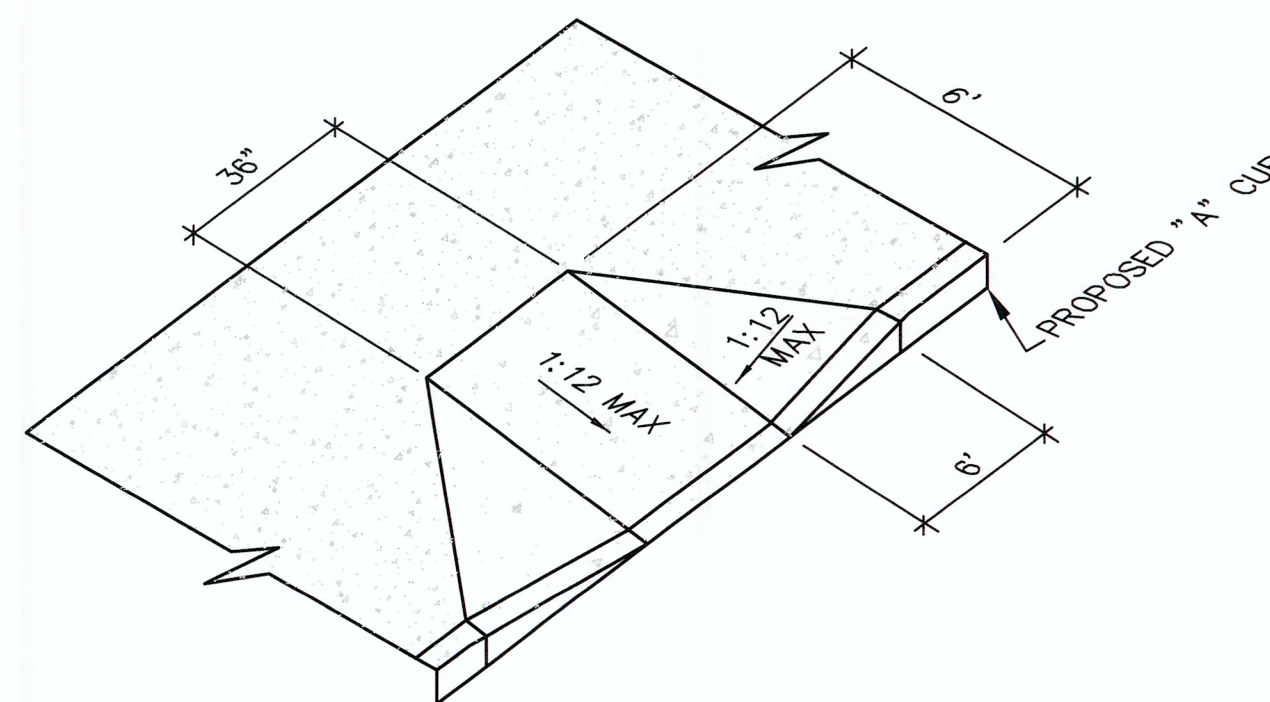
NOT TO SCALE

4 NOT USED

NOT TO SCALE

1 CASE I ADA RAMP

NOT TO SCALE



APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES

PROJECT No. 135648 FIRST APPROVED DATE: _____

LVWD APPROVED FIRE FLOW: TOTAL 5250 GPM / ON-SITE 800 GPM / OFF-SITE 4450 GPM

DETAIL SHEETS
SHEET 1 OF 2

LAS VEGAS MEDICAL DISTRICT
193 UNIT APARTMENT COMPLEX
CITY OF LAS VEGAS, NEVADA

6345 South Jones Blvd.
Suite 100
Las Vegas, NV 89118
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engineering

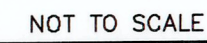
PROJECT No.: 221050
DATE: 09/21/2022
SCALE: N/A
DRAWN BY: SAP
DESIGNED BY: SAP
CHECKED BY: GMM
DIGITAL SIGNATURE:

PROFESSIONAL ENGINEER - STATE OF NEVADA
GUY MORRIS
Exp. 12/31/23
CIVIL
No. 14526

09/21/2022
SHEET No.
C6.01
SHEET 12 OF 13
PCVL No.



NOT TO SCALE



REV.:	DATE:	BY:	DESCRIPTION:
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