AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.

CALL BEFORE YOU DIG OVERHEAD

1-702-227-2929

Call before you Dig

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.

Call 811 OR 1-800-642-2444

LEGEND

- AC PAVEMENT
- CONCRETE
- LIMITS OF PAVEMENT RESTORATION PER CCAUSD NO. 500.5
- PROPOSED NO PARKING AREA AND ADA ACCESSIBLE ROUTE

WALL AND RETAINING WALL NOTE

CONTRACTOR IS RESPONSIBLE FOR PROPER CONSTRUCTION OF RETAINING AND BLOCK WALLS. ELEVATIONS PROVIDED ON PLANS REPRESENT MINIMUM REQUIREMENTS AT THAT LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY SET ALL VERTICAL (COURSE) TRANSITION POINTS (I.E. TOP OF FOOTING, TOP OF RETAINING, AND TOP OF WALL) TO ACCOMMODATE THE DESIGN AS SHOWN ON THIS PLAN.
ALSO NOTE THAT THE HEIGHT OF THE RETAINING WALL INDICATED ON THIS PLAN (I.E. 3.3' RET.) IS THE BUILT HEIGHT OF THE RETAINING WALL, FROM TOP OF FOOTING TO TOP OF RETAINING WALL.

GEOTECHNICAL REPORT

ALL GRADING AND EARTHWORK SHALL CONFORM TO THE GEOTECHNICAL EVALUATION REPORT:

TITLE: GEOTECHNICAL EVALUATION FOR A 2.48± ACRE COMMERCIAL DEVELOPMENT LOCATED AT 10051 KYLE CANYON ROAD LAS VEGAS, NEVADA

ENGINEER: GEOTEK, INC.
DATE: AUGUST 31, 2020
PROJECT NO: 15707-LV

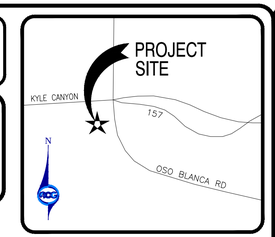
UPDATED: SEPTEMBER 15, 2022

NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) PERMIT REQUIRED

AN APPROVED NDOT OCCUPANCY PERMIT SHALL BE OBTAINED THROUGH THE AGENCY PRIOR TO ANY CONSTRUCTION WITHIN THE NDOT RIGHT-OF-WAY. PLANS SHOWING WORK IN THE NDOT RIGHT-OF-WAY MUST SHOW NDOT STATIONING, THE DEVELOPER ASSUMED ALL LIABILITY FOR WORK CONDUCTED UNDER THE AGENCY OBTAINED PERMIT THROUGH WARRANTY EXPIRATION.

NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) PLAN REFERENCE

THE BASIS FOR STATIONING FOR KYLE CANYON ROAD (SR 157) IS THE CENTERLINE INTERSECTION OF KYLE CANYON ROAD AND OSO BLANCA ROAD, AS SHOWN IN NDOT CONTRACT NUMBER 3692, PROJECT NO. NHP-STP-095-2(062). "KCW" STATION 200+00.00, IS HEREIN REFERRED TO AS "KNOWN POINT-A". THE BASIS FOR STATIONING FOR OSO BLANCA ROAD IS THE P.T. ALONG OSO BLANCA ROAD CENTERLINE SOUTH OF THE CENTERLINE INTERSECTION OF KYLE CANYON ROAD AND OSO BLANCA ROAD, AS SHOWN IN NDOT CONTRACT NUMBER 3692, PROJECT NO. NHP-STP-095-2(062). "OS3" STATION 428+24.59, P.T., IS HEREIN REFERRED TO AS "KNOWN POINT-B".



VICINITY MAP
NTS

BASIS OF BEARINGS

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS ZONE (LOW DISTORTION PROJECTION), NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.
THE BEARING EQUATION FOR THIS PROJECT WOULD BE THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, HAVING A BEARING OF N 00° 16' 23" E, ALSO BEING N 00° 04' 52" W AS SHOWN ON MAP THEREOF ON FILE IN FILE 98 OF SURVEYS, PAGE 26, OFFICIAL RECORDS, CLARK COUNTY NEVADA.

BENCHMARK

CLARK COUNTY VERTICAL CONTROL V.2003, BENCHMARK STATION 7LV90 6SW96, BEING AN NDOT BRASS DISC ON WEST SIDE OF WEST FRONTAGE ROAD 0.15 MILE SOUTH OF KYLE CANYON ROAD STAMPED "311+73.68 PC DIST 39.47 90 DEGREES".

PUBLISHED ELEVATION: 863.230 METERS (NAVD88)
PUBLISHED CONVERSION FACTOR: METERE C (3937/1200) = U.S. SURVEY FEET
CONVERTED ELEVATION: 2832.11 FEET

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, AND DESCRIBED AS FOLLOWS:

PARCEL 1:

THE WEST HALF (W ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B & M., CLARK COUNTY, NEVADA.

PARCEL 2:

THE EAST HALF (E ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B&M CLARK COUNTY, NEVADA.

FLOOD ZONE INFORMATION

AS SHOWN BY FLOOD INSURANCE RATE MAP NO. 32003C1750 E, DATED SEPTEMBER 27, 2002, LOCATED IN UNSHADED ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

HANDICAP ACCESSIBILITY NOTE

CONTRACTOR TO COMPLY WITH ALL ADA REQUIREMENTS. IF CONTRACTOR FINDS DISCREPANCIES WITH ANY INFORMATION INDICATED ON THESE PLANS, ACG DESIGN, LLC IS TO BE NOTIFIED BY CONTRACTOR IMMEDIATELY.

STORMWATER INLET CONCRETE STAMP

ALL STORM DRAIN DROP INLETS TO BE CONSTRUCTED WITH A CONCRETE STAMP AND SIGN DETAIL PER USDCCA DRAWING NO. 421 (STORMWATER QUALITY MANAGEMENT STAMP AND SIGN DETAIL).

SITE DEMOLITION NOTES

1. REMOVE EXISTING 24" RCMP STORM DRAIN PIPE.
2. REMOVE EXISTING PAVEMENT STRIPING.

CONSTRUCTION NOTES

1. SAWCUT & MATCH EXISTING PAVEMENT.
2. CONSTRUCT "L" CURB AND GUTTER PER CCAUSD NO. 216.
3. CONSTRUCT 3' WIDE VALLEY GUTTER. REFER TO DETAIL 5, SHEET C15.
4. CONSTRUCT ON-SITE CONCRETE SIDEWALK PER DETAIL 6, SHEET C15.
5. CONSTRUCT MODIFIED "A" TYPE CURB PER DETAIL 1, SHEET C15.
6. LANDSCAPE AREA (DESIGNED BY OTHERS)
7. INSTALL ON-SITE PAVEMENT (2" AC FOR AUTO PARKING, 3" AC FOR MAIN CORRIDOR AND TRUCK ACCESS) OVER 4" TYPE II AGGREGATE BASE (95% COMPACTION). 6" MINIMUM SCARIFICATION AND COMPACTION. REFER TO DETAIL 2, SHEET C15.
8. INSTALL 8" OFF-SITE PAVEMENT OVER 8" TYPE II AGGREGATE BASE (95% COMPACTION). 6" MINIMUM SCARIFICATION AND COMPACTION. (KYLE CANYON RD AND OSO BLANCA RD). REFER TO DETAIL 11, SHEET C15.
9. CONSTRUCT SIDEWALK DRAIN PER CCAUSD NO. 236.
10. PROVIDE 2' CURB OPENING TO ALLOW RUN-OFF TO SPILL OUT OF CURB. REFER TO DETAIL 10, SHEET C15.
11. INSTALL 8' X 6.5" PRECAST BUMPER BLOCKS PER CCAUSD NO. 238.
12. CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
13. CONSTRUCT CONCRETE APRON FOR TRASH ENCLOSURE (6" CONCRETE SLAB WITH 6X6/1.4X1.4 W.W.F.) OVER 8" TYPE II AGGREGATE BASE. REFER TO DETAIL 4, SHEET C15.
14. FLOWLINE OF PROPOSED SWALE PER BMP DESIGN CRITERIA. D_{MAX}=4 INCHES MIN., THICKNESS = 8 INCHES, 4:1 MAXIMUM SIDE SLOPES, 40' LONG X 6' WIDE TYP. (4' MIN.). REFER TO LIMITS SHOWN ON PLAN AND DETAIL 9, SHEET C15.
15. LIMITS OF PAVEMENT RESTORATION PER CCAUSD NO. 500.5. TRENCH AND BACKFILL PER CCAUSD NO. 503.
16. CONSTRUCT 8' CONCRETE CROSS GUTTER AND SPANDRELS PER CCAUSD NO. 228 FOR COMMERCIAL DRIVEWAY PER CCAUSD NO. 222A & 225.
17. CONSTRUCT CONCRETE SIDEWALK RAMP WITH DETECTABLE TACTILE WARNINGS PER CCAUSD NO. 235. (CASE 1, A=8', B=8' UNLESS OTHERWISE NOTED). 2% MAX. SLOPE IN LANDING AREA.
18. CONSTRUCT ZERO-INCH CURB FACE PER DETAIL 7, SHEET C15.
19. CONSTRUCT CONCRETE CURB RAMP. ENSURE 8.3% MAXIMUM LONGITUDINAL/RUNNING SLOPE AND 2% MAXIMUM TRANSVERSE/CROSS SLOPE. RAMP LANDINGS TO BE 2% MAXIMUM SLOPE, EACH DIRECTION. REFER TO ON-SITE CONCRETE SIDEWALK DETAIL 6, SHEET C15.
20. CONSTRUCT 6' HIGH CMU MASONRY SCREEN WALL PER SOUTHERN NEVADA BUILDING OFFICIALS REGIONAL STANDARD B-100-1.
21. CONSTRUCT MASONRY RETAINING WALL (WALL HEIGHTS VARY SEE PLANS) WITH 8" THICK SOLID GROUTED CMU WALL 2' MINIMUM ABOVE, PER STRUCTURAL DESIGN BY OTHERS.
22. CONSTRUCT CONCRETE PAVEMENT IN FUEL DISPENSING AREA 6" CONCRETE OVER 8" TYPE II AGGREGATE BASE. REFER TO DETAIL 3, SHEET C15.
23. CONSTRUCT 0-INCH TO 6-INCH CURB FACE TRANSITION.
24. CONSTRUCT OFF-SITE CONCRETE SIDEWALK PER CCAUSD NO. 234.
25. INSTALL 6-INCH PVC DRAIN PIPE UNDER SIDEWALK.
26. CONSTRUCT CONCRETE PAVEMENT FOR DRIVABLE MAINTENANCE ACCESS (6" CONCRETE SLAB WITH FIBER MESH REINFORCEMENT) OVER 8" TYPE II AGGREGATE BASE. REFER TO DETAIL 3, SHEET C15.
27. CONSTRUCT 0° SKEW RCP CULVERT HEADWALL PER NDOT STANDARD DWG. NO. DS-19A & B.
28. CONSTRUCT 20' TYPE "C-D" MODIFIED DROP INLET PER CCAUSD NO. 412.1. PROVIDE STORM WATER QUALITY MESSAGE PER CCAUSD NO. 421.
29. INSTALL 30" CLASS III RCP STORM DRAIN.
30. CONSTRUCT TYPE II STORM DRAIN MANHOLE PER CCAUSD NO. 405.
31. INSTALL 54" CLASS III RCP STORM DRAIN.
32. CONSTRUCT 15 LF JUNCTION STRUCTURE WITH 30" ACCESS MANHOLE BETWEEN PROPOSED 54" RCP AND PROPOSED DUAL 6' X 3' RCB. REFER TO STRUCTURAL DETAILS ON SHEET S2.
33. CONSTRUCT 12.5' TYPE "C-D" MODIFIED DROP INLET PER CCAUSD NO. 412.1 WITH THREE (3) CURVED VANED GRATES (2.5' LONG EACH). (12.5' CURB OPENING LENGTH.) PROVIDE STORM WATER QUALITY MESSAGE PER CCAUSD NO. 421.
34. CONSTRUCT NDOT CONCRETE CURB & GUTTER PER NDOT STANDARD DWG. NO. CS-1 (TYPE 5).
35. CONSTRUCT NDOT CONCRETE SIDEWALK PER NDOT STANDARD DWG. NO. CS-2.
36. CONSTRUCT TYPE "A" SIDEWALK CURB RAMP PER NDOT STANDARD DETAILS CS-3A AND CS-3B.
37. INSTALL DUAL 6' WIDE BY 3' HIGH RCB CULVERT PER NDOT STANDARD DWG. NO. CH-3A AND CH-3B.
38. 30' WIDE SUBSURFACE PUBLIC DRAINAGE EASEMENT WITH SURFACE TO BE PRIVATELY MAINTAINED BY PROPERTY OWNER.
39. CONSTRUCT MASONRY RETAINING WALL (WALL HEIGHTS VARY SEE PLANS) PER STRUCTURAL DESIGN BY OTHERS.
40. INSTALL 18" CLASS III RCP STORM DRAIN.
41. FLOWLINE OF SWALE. PROVIDE POSITIVE DRAINAGE AS INDICATED PER GRADES ON PLAN.
42. INSTALL 12' WIDE MAINTENANCE ACCESS RAMP AND APRON TO RCB. 4" MINIMUM AC PAVEMENT OVER 6" TYPE II AGGREGATE BASE FOR THE RAMP. 6" CONCRETE OVER 8" TYPE II AGGREGATE BASE FOR THE BOTTOM APRON. TYPE II AGGREGATE BASE COMPACTED TO 95% DENSITY. 6" MINIMUM SCARIFICATION AND COMPACTION OF SUBBASE.
43. INSTALL 3" OFF-SITE PAVEMENT OVER 4" TYPE II AGGREGATE BASE (95% COMPACTION). 6" MINIMUM SCARIFICATION AND COMPACTION. (RUFFIAN RD). REFER TO DETAIL 13, SHEET C15.
44. INSTALL DUAL 6' WIDE BY 3' HIGH RCB CULVERT PER NDOT STANDARD DWG. NO. CH-3A AND CH-3B WITH 30" MANHOLE ACCESS FOR EACH CELL (PER SHEET S1). 27° TOTAL ANGLE DEFLECTION.
45. INSTALL ADA RAMP (MAX. LONGITUDINAL SLOPE OF 8.3%) WITH ADA COMPLIANT HANDRAILS. 2% MAX. SLOPES AT RAMP LANDING.
46. INSTALL 36" TALL CMU WALL ABOVE MASONRY RETAINING WALL FOR HEADLIGHT SCREENING.
47. CONSTRUCT TURNED DOWN THICKENED SIDEWALK EDGE PER DETAIL 11, SHEET C15.
48. FLATTEN PAN OF GUTTER TO A MAXIMUM OF 5% IN AREAS ALONG ADA ACCESSIBILITY. CONSTRUCT GUTTER PAN TRANSITION TO ENSURE POSITIVE FLOW IN GUTTER AND THROUGH TRANSITION.
49. INSTALL CONTINUOUS DETECTABLE TACTILE WARNINGS CONSISTING OF RAISED TRUNCATED DOMES WHICH CONTRAST VISUALLY WITH ADJOINING SURFACES. REFER TO CCAUSD NO. 235 AND ADAAG SECTION 4.29.
50. INSTALL 3' DEEP, 12" WIDE CONCRETE CUT-OFF WALL.
51. CONSTRUCT NDOT CONCRETE SIDEWALK PER NDOT STANDARD DWG. NO. CS-2. SEE DETAIL ON SHEET C17.
52. CONSTRUCT NDOT COMMERCIAL DRIVEWAY PER NDOT STANDARD DWG. NO. CS-12. CURB RAMPS SHALL BE CONSTRUCTED PER NDOT STANDARD DWGS. CS-3A TO CS-3D. SEE DETAILS ON SHEETS C17, C18 AND C19.
53. CONSTRUCT NDOT TYPE 2 CURB PER NDOT STANDARD DWG. NO. CS-1 AND NDOT CONCRETE MEDIAN ISLAND PER NDOT STANDARD DWG. NO. CS-5. SEE DETAILS ON SHEETS C17 AND C18.
54. CONSTRUCT 1" UTACS OVER 6" OFF-SITE PAVEMENT OVER 8" TYPE I AGGREGATE BASE (95% COMPACTION). 6" MINIMUM SCARIFICATION AND COMPACTION. REFER TO DETAIL 11, SHEET C15.

BMP NOTE

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

STORM DRAIN FACILITY NOTE

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

EARTHWORK

CUT: 2100 CU. YD.
FILL: 379.3 CU. YD.
NET: 1693 CU. YD. (FILL)
THE EARTHWORK QUANTITIES SHOWN ARE APPROXIMATIONS ONLY. THE CONTRACTOR SHALL PERFORM HIS OWN CALCULATIONS IF A MORE REFINED ESTIMATE IS DESIRED.

ON-SITE DISTURBED ACREAGE: 2.48 AC
OFF-SITE DISTURBED ACREAGE: 1.27 AC

QUANTITY ESTIMATE DISCLAIMER NOTE

QUANTITIES SHOWN ARE ENGINEERING ESTIMATES ONLY. CONTRACTOR TO PERFORM AN INDEPENDENT ESTIMATE.

NOTE

SEE SHEET C4 FOR QUANTITY ESTIMATE OF ALL PUBLIC DRAINAGE IMPROVEMENTS. ALL DRAINAGE IMPROVEMENTS WITHIN PUBLIC DRAINAGE EASEMENTS MUST BE BONDED AND INSPECTED.

ROOF DRAIN OUTLET NOTE

REFER TO ARCHITECTURAL/PLUMBING PLANS (BY OTHERS) FOR THE TREATMENT OF ROOF DRAIN OUTLETS.

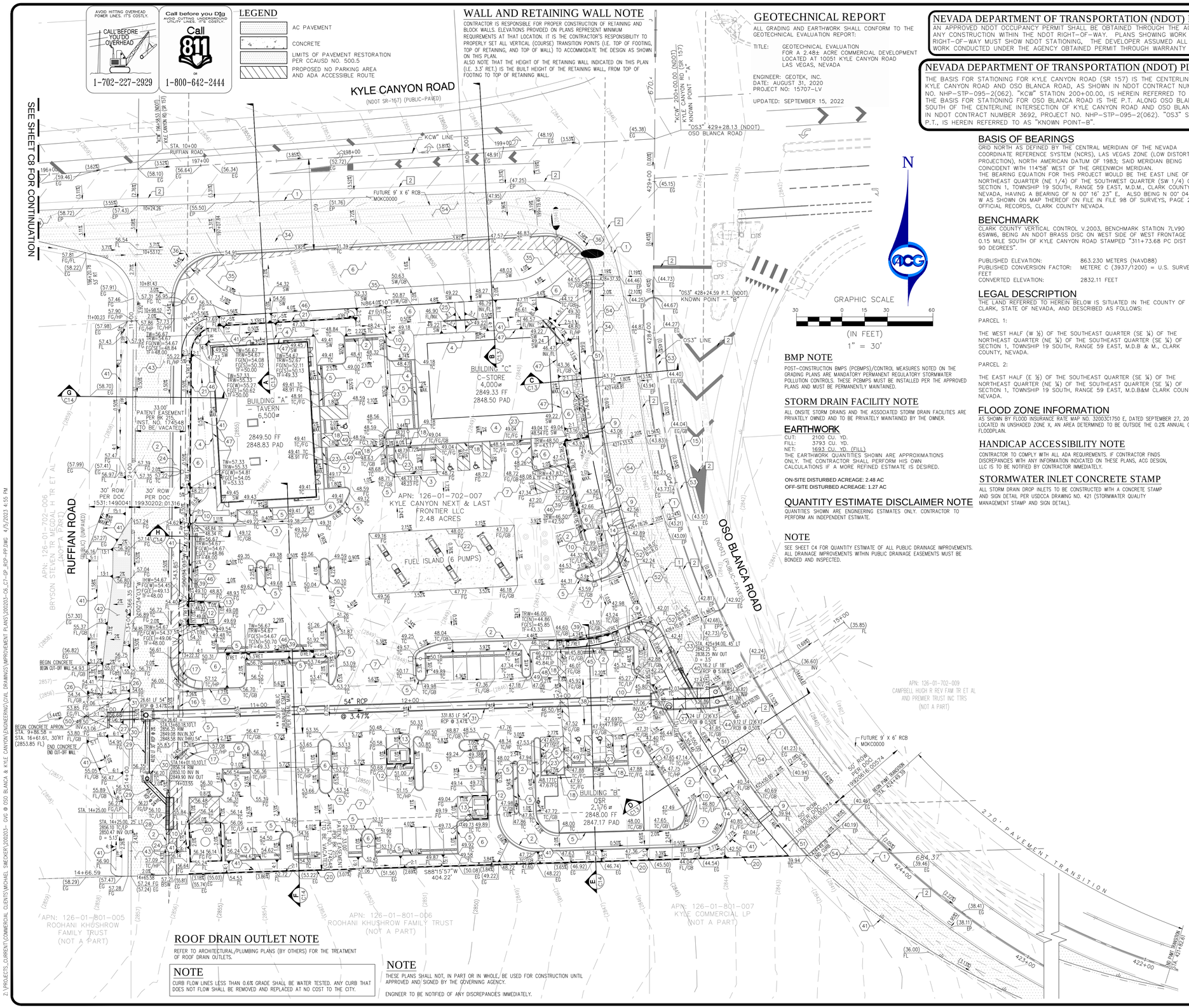
NOTE

CURB FLOW LINES LESS THAN 0.6% GRADE SHALL BE WATER TESTED. ANY CURB THAT DOES NOT FLOW SHALL BE REMOVED AND REPLACED AT NO COST TO THE CITY.

NOTE

THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCY.

ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.



Randolph Skorpinski
Digitally signed by Randolph Skorpinski
Date: 2023.04.18 09:41:30 -07'00'

I CERTIFY THAT THIS GRADING PLAN CONFORMS TO THE APPROVED DRAINAGE STUDY DS5573 FOR THIS SITE ON FILE AT THE CITY OF LAS VEGAS.

RANDOLPH SKORPINSKI, P.E. (NV #14985) — DATE

REV.	DESCRIPTION	APRVD. BY	DATE

REVISIONS — APPROVAL

KYLE CANYON ROAD AND OSO BLANCA ROAD

GRADING PLAN

APN: 126-01-702-007 / 008
10051 KYLE CANYON ROAD
LAS VEGAS, NV 89166

ACG DESIGN
4310 CAMERON ST, SUITE 12-A
LAS VEGAS, NEVADA 89103
OFFICE: 702.448.8737
WEBSITE: WWW.ACG.DESIGN

ENGINEER'S SEAL
PROFESSIONAL ENGINEER – STATE OF NEVADA
RANDOLPH A. SKORPINSKI
EXP: 06-30-24
CIVIL
No. 14985

DATE:	4/5/2023
PROJ. NO:	200203
DRAWN BY:	ARB
CHECKED BY:	RAS
SCALE:	AS NOTED
JURISDICTION:	CLV

DRAWING NUMBER: C6
SHEET 6 OF 22
AGENCY NUMBER: CLV #L23-00339

Z:\PROJECTS_CURRENT\COMMERCIAL CLIENTS\MICHAEL SWECKER\200203- GVC @ OSO BLANCA & KYLE CANYON\ENGINEERING\CIVIL DRAWINGS\IMPROVEMENT PLANS\200203-C6_C7-GP_RCP-PP.DWG 4/5/2023 4:55 PM