

IMPROVEMENT PLANS FOR
RANCHO MULTI FAMILY – UNIT 1
AIRPORT ROAD
BY RANCHO VILLAGE PARTNERS LLC

LEGAL DESCRIPTION

A PORTION OF LOT 1 OF "SMOKE RANCH COMMERCIAL DEVELOPMENT" AS SHOWN BY MAP THEREOF IN BOOK 109, PAGE 15 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW¼) OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 61 EASE, MDM., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNER:

RANCHO VILLAGE PARTNERS LLC
222 MARTIN STREET
IRVINE, CALIFORNIA 92612

BENCHMARK

CITY OF LAS VEGAS BENCHMARK: 7LV01 18SWW6

RIVET & PLATE (OLD RECTANGULAR) IN TOP OF CURB AT THE SW CORNER BEVIE RD. & DECATUR BLVD.

ELEVATION=672.300 Meters (NAVD'88 v.2008)

ELEVATION=2205.71 US Survey Feet (NAVD'88 v.2008)

BASIS OF BEARINGS

NORTH 89°26'38" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 61 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN BOOK 108, PAGE 15 OF PLATS.

DEVELOPER:

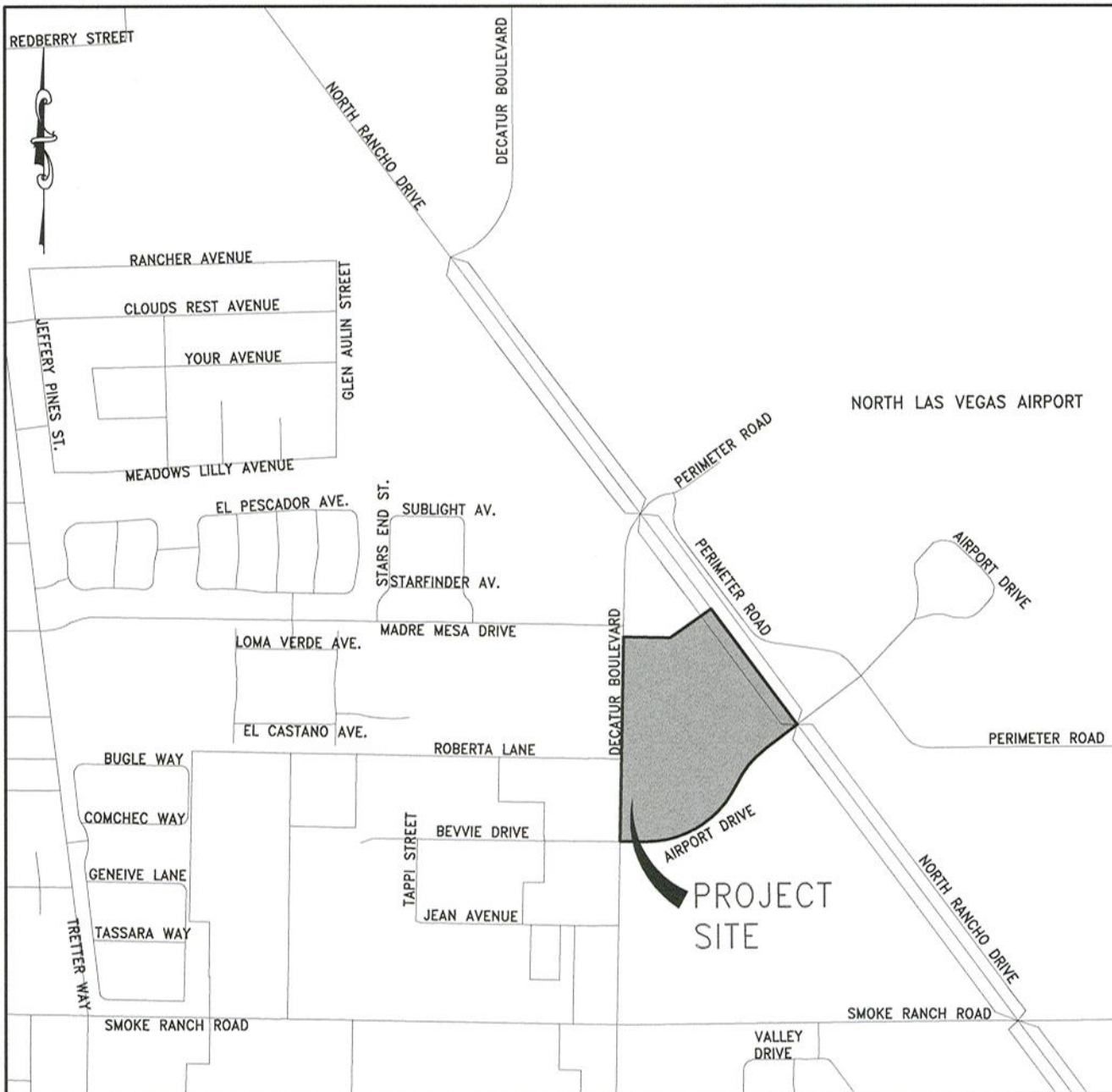
RANCHO VILLAGE PARTNERS LLC
222 MARTIN STREET
IRVINE, CALIFORNIA 92612
PH. 702-665-6978
FAX. 702-675-6319
ATTN: BROCK METZKA
BMETZKA@YAHOO.COM

DESIGN ENGINEER:

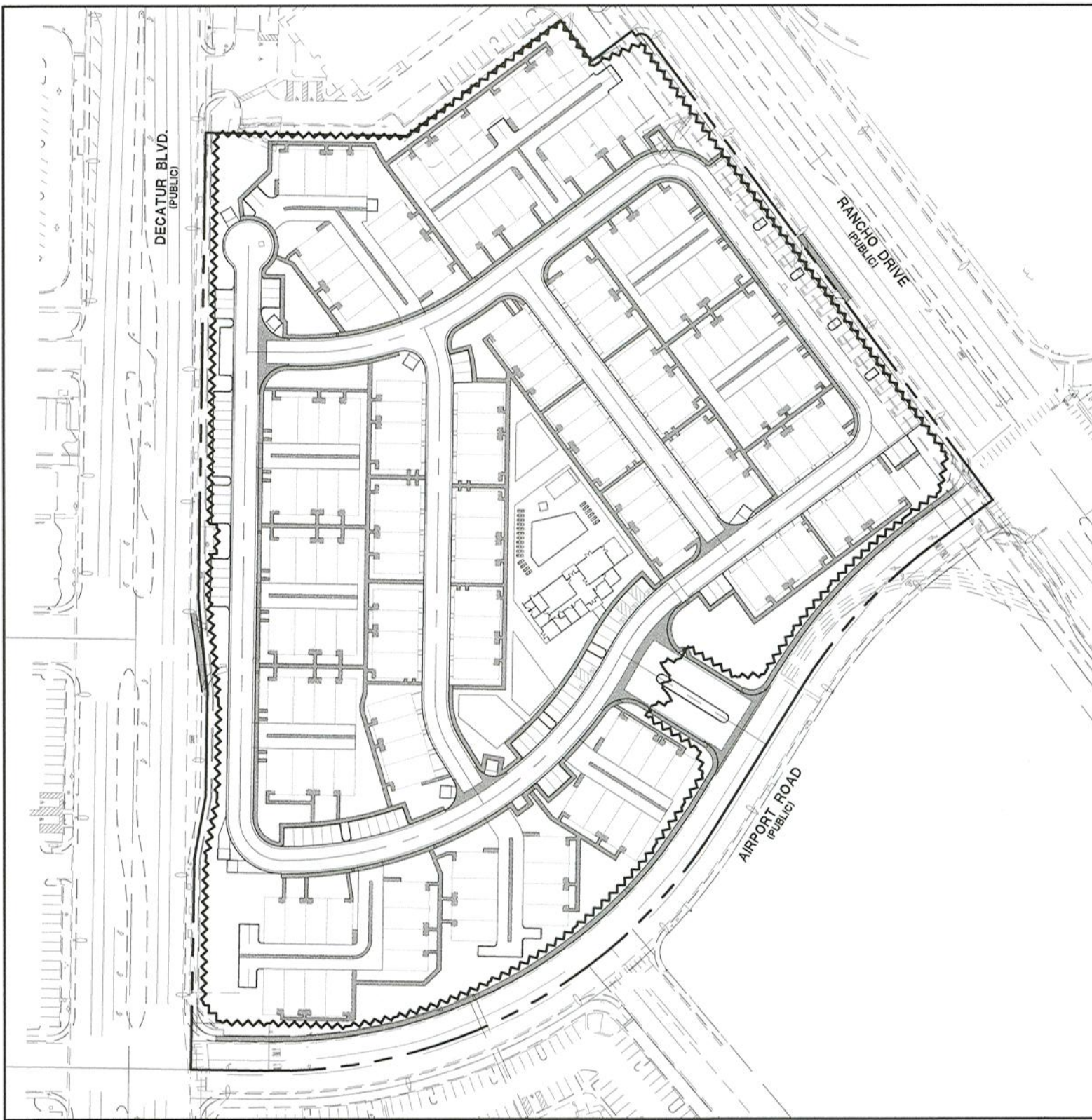
RCI Engineering

500 South Ranch Drive, Suite 17, Las Vegas, NV 89106
PH#702.453.0800 FAX#702.453.0801

APN: 139-18-410-012
CITY OF LAS VEGAS, NEVADA
UNIT 1 = 11.95+/- ACRES



VICINITY MAP
NOT TO SCALE



SITE PLAN
NOT TO SCALE

APPROVED BY:

CITY OF LAS VEGAS

ALLEN PAVELKA, P.E. #9029
CITY ENGINEER

APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHTS-OF-WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS, EXCEPT THOSE SPECIFICALLY LISTED UNDER DEVIATIONS FROM STANDARD. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA.

CITY OF LAS VEGAS PLANNING DEPARTMENT
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT.

CENTURYLINK

CENTRAL TELEPHONE COMPANY – dba CENTURYLINK

THE 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.

SOUTHWEST GAS CORPORATION

SOUTHWEST GAS CORPORATION

COX COMMUNICATIONS LAS VEGAS INC.

COX COMMUNICATIONS LAS VEGAS INC.

NV ENERGY

NV ENERGY COMPANY

NV ENERGY COMPANY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NV ENERGY COMPANY 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.

CITY OF LAS VEGAS FIRE DEPARTMENT

CITY OF LAS VEGAS FIRE DEPARTMENT

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES

PROJECT NO. XXXXXXXX FIRST APPROVED DATE: _____
LVVWD APPROVED FIRE FLOW _____ GPM AT 20 PSI RESIDUAL
(SHEETS C-1, N-1, D-1, MU-1, U-1 AND P-1)

SHEET INDEX

SHT No.	DWG ID	DRAWING DESCRIPTION
1	C0.0	COVER SHEET
2	C0.1	GENERAL NOTES, LEGEND & ABBREVIATIONS
3	C1.0	CIVIL SITE PLAN (SHEET 1 OF 6)
4	C1.1	CIVIL SITE PLAN (SHEET 2 OF 6)
5	C1.2	CIVIL SITE PLAN (SHEET 3 OF 6)
6	C1.3	CIVIL SITE PLAN (SHEET 4 OF 6)
7	C1.4	CIVIL SITE PLAN (SHEET 5 OF 6)
8	C1.5	CIVIL SITE PLAN (SHEET 6 OF 6)
9	C2.0	GRADING PLAN (SHEET 1 OF 6)
10	C2.1	GRADING PLAN (SHEET 2 OF 6)
11	C2.2	GRADING PLAN (SHEET 3 OF 6)
12	C2.3	GRADING PLAN (SHEET 4 OF 6)
13	C2.4	GRADING PLAN (SHEET 5 OF 6)
14	C2.5	GRADING PLAN (SHEET 6 OF 6)
15	C3.0	UTILITY PLAN (SHEET 1 OF 6)
16	C3.1	UTILITY PLAN (SHEET 2 OF 6)
17	C3.2	UTILITY PLAN (SHEET 3 OF 6)
18	C3.3	UTILITY PLAN (SHEET 4 OF 6)
19	C3.4	UTILITY PLAN (SHEET 5 OF 6)
20	C3.5	UTILITY PLAN (SHEET 6 OF 6)
21	C4.0	PLAN AND PROFILE – DROP INLET TO BOX CULVERT SOUTH
22	C4.1	PLAN AND PROFILE – DROP INLET TO BOX CULVERT NORTH
23	C5.0	DETAIL SHEET (SHEET 1 OF 2)
24	C5.1	DETAIL SHEET (SHEET 2 OF 2)
25	C6.0	SIGNAGE AND STRIPING

DISCLAIMER NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

Call before you Dig
AVOID CUTTING UNDERGROUND
UTILITY LINES. IT'S COSTLY.
**Call
811**
OR
1-800-227-2600

FAST
Call
before you
UnderGround
1-702-432-5300
FREEWAY AND ARTERIAL
SYSTEM OF TRANSPORTATION

AVOID HITTING OVERHEAD
POWER LINES. IT'S COSTLY.
**CALL BEFORE
YOU DO
OVERHEAD**
1-702-227-2929

FOR REVIEW ONLY	
REV	DESCRIPTION
BY	DATE
APPROVED BY:	
CITY OF LAS VEGAS	
DATE: October 22, 2020	
HORIZ. SCALE: N/A	
VERT. SCALE: N/A	
DRAWN BY: NDU	
DESIGNED BY: CLT	
CHECKED BY: CLT	
APPROVED BY: CLT	
PROJECT #:	4555.0007
RANCHO VILLAGE PARTNERS LLC.	
222 MARTIN STREET IRVINE, CALIFORNIA 92612 PHONE: 702-665-6978 FAX: 702-675-6319	
RCI Engineering	
500 S. Ranch Drive, Suite 17, Las Vegas, NV 89106 PH#702.453.0800 FAX#702.453.0801	
NEVADA	
IMPROVEMENT PLANS FOR RANCHO MULTI FAMILY – UNIT 1 AIRPORT DRIVE	
COVER SHEET	
CITY OF LAS VEGAS	
10/22/20 10:35am	
C:\4555_Edward Homes\0007_Rancho Multi-Family\Civil\1P3\5001_C01.dwg	
DRAWING	
C0.0	
SHT 1 OF 25	
CLV DRAWING NUMBER	
CLV PROJECT #	

ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST ISSUE; THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA", LATEST REVISED EDITION; THE "SUMMERLIN IMPROVEMENT STANDARDS" FOR WORK IN THE SUMMERLIN AREA; AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".

- ## CITY OF LAS VEGAS TRAFFIC NOTES

- DEVIATIONS FROM STANDARDS
NONE

ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LAS VEGAS FIRE AND RESCUE ADOPTED FIRE CODE ORDINANCE #6631 FOR HYDRANT SPECIFICATIONS AND HYDRANT INSTALLATION SPECIFICATIONS.

ONLY FIRE HYDRANTS THAT ARE ON THE LAS VEGAS VALLEY WATER DISTRICTS - APPROVED PRODUCTS LIST ARE ALLOWED TO BE INSTALLED.

ALL WORK REQUIRED FROM LAS VEGAS FIRE AND RESCUE FOR THE INSTALLATION OF ON-SITE WATER LINES AND FIRE HYDRANTS, THE PERMIT AND CONTRACTORS MATERIAL TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER BEFORE COMMENCEMENT OF WORK. IFC § 105.6.15

ON ANY RESIDENTIAL OR COMMERCIAL INSTALLATIONS, FIRE HYDRANTS SHALL BE INSTALLED AND FIRE APPARATUS ACCESS SHALL BE MAINTAINED BEFORE THE HYDRANT IS INSTALLED. ALL HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS FIRE DEPARTMENT'S FIRE HYDRANT WORKING ORDER AND SHALL BE CAPABLE OF DELIVERING THE REQUIRED FIRE FLOW. IFC § 3310, § 3312

TO IDENTIFY THE FIRE HYDRANT LOCATIONS, THE CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT THE CENTER LINE OF THE STREET ADJACENT TO THE FIRE HYDRANTS. IFC § 507.5.7.3

ALL UNDERGROUND INSPECTIONS, PRESSURE AND FLOW VERIFICATIONS OF ALL FIRE HYDRANTS AND FIRE LINES, SHALL BE COMPLETED BEFORE COVERING THE LINES. CENTER LOSING IS ACCEPTABLE FOR THE HYDRO TESTS WITH PRIOR FIRE PREVENTION APPROVAL. IFC § 105.3

ALL ON-SITE UNDERGROUND WATER MAINS AND MATERIALS SHALL BE U.L. LISTED, A.W.P.A. APPROVED AND SHALL BE RATED FOR THE APPROPRIATE WORKING PRESSURE. IFC § 507.2.1, NFPA 24

PAINTING OF CURBS, FIRE HYDRANTS, PADS, PROTECTION OF FIRE HYDRANTS FROM PHYSICAL DAMAGE, AND ALL OTHER WORK NECESSARY PER PLANS SHALL BE COMPLETED BEFORE APPROVAL BY LAS VEGAS FIRE AND RESCUE. FIRE PREVENTION DIVISION. IFC § 507

1. PRIVATE HYDRANTS SHALL BE PAINTED RED. IFC § 503.2.1.
2. FIRE HYDRANT LOCATIONS SHALL BE IDENTIFIED BY A SIGN OR SIGNAGE TO BE WITNESSED BY LAS VEGAS FIRE AND RESCUE. FIRE PREVENTION DIVISION TO VERIFY AVAILABILITY OF THE REQUIRED FIRE FLOW. IFC § 507.
3. FIRE HYDRANT SPACING SHALL BE AS FOLLOWS: IFC § C102
 - * RESIDENTIAL - 500 FT UNSPRINKLERED; 600 FT SPRINKLERED.
 - * COMMERCIAL - 300 FT UNSPRINKLERED; 400 FT SPRINKLERED.
4. WHERE THE WATER MAINS ARE EXTENDED ALONG STREETS OR NEW STREETS ARE INSTALLED WHERE FIRE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF THE STRUCTURES, FIRE HYDRANTS SHALL BE INSTALLED AT A MAXIMUM OF 1000 FT SPACING. PROVIDE FIRE HYDRANTS WHERE THERE ARE TRAFFIC HAZARDS. WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS OR HAVE FOUR (4) OR MORE TRAFFIC LANES AND HAVE A TRAFFIC COUNT OF MORE THAN 30,000 PER DAY, HYDRANTS ARE REQUIRED ON EACH SIDE OF THE STREET SPACED AT 500 FT ON AN ALTERNATING BASIS. IFC § C102.8.
5. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN THE RADIUS OF A CUL-DE-SAC OR WITHIN 20 FT OF THE PERMETER OF THE RADIUS OF THE CIRCULAR DRIVEWAY.
6. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN 6 FT OF ANY CURB TURN, DRIVEWAY, POWER POLE, STREETLIGHT OR ANY OTHER OBSTRUCTION. IFC § C102.10.
7. MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A ONE-TWO FAMILY DWELLING SHALL NOT EXCEED 500 FT, AS MEASURED BY AN APPROVED ROUTE. IFC § C102.4.
8. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A FIRE DEPARTMENT CONNECTION (FDC) SHALL NOT EXCEED 100 FT, AS MEASURED BY AN APPROVED ROUTE. IFC § C102.7.
9. THE MINIMUM DISTANCE FROM A HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200 FT. IFC § C102.4.
10. (C) (2) SOURCES OF SUPPLY: REQUIRED WHENEVER THERE IS 4 OR MORE FIRE HYDRANTS/SPRINKLER LEAD-INS ARE INSTALLED ON A SINGLE SYSTEM, FOR SYSTEMS REQUIRED TO HAVE TWO (2) SOURCES OF WATER SUPPLY, SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 2 FIRE HYDRANTS AND/OR FIRE SPRINKLER LEAD-INS CAN BE OUT OF SERVICE DUE TO A SERVICE INTERRUPTION. IF SYSTEMS PROVIDED WITH TWO SOURCES OF WATER SUPPLY, SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 3 HYDRANTS AND/OR FIRE SPRINKLER LEAD-INS CAN BE OUT OF SERVICE DUE TO A SERVICE INTERRUPTION. IFC § C104.
11. ALL FIRE APPARATUS ACCESS ROADS SHALL BE PAVED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES, AND SHALL BE DESIGNED AND MAINTAINED TO BE ABLE TO SUPPORT THE IMPOSED LOADS OF A FIRE APPARATUS. 503.2.1.
12. THE GRADE FOR THE FIRE APPARATUS ACCESS ROAD SHALL NOT EXCEED 12% ANGLES OF APPROACH AND ANGLES OF DEPARTURE SHALL NOT EXCEED 6% FOR 25 FT PRIOR TO AND AFTER THE GRADE CHANGE. ADJACENT TO THE STRUCTURES GRADING SHALL NOT EXCEED 6%. IFC § 503.2.7, § 503.2.8.
13. THE TURNING RADIUS OF THE FIRE APPARATUS ACCESS ROADS SHALL BE NO LESS THAN 52 FT OUTSIDE AND 28 FT INSIDE TURNING RADIUS IFC § 503.2.4.
14. VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL NOT BE LESS THAN 13FT 6 INS. IFC § 503.2.1.
15. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 35 FT WITH PARKING SPACE. THE MINIMUM CLEARANCE OF THE ROAD SHALL BE 12 FT WIDE WITHIN THE PARKING SPACE MEASURED TO FACE OF CURB. NOT LESS THAN 24 FT WIDE WITH NO PARKING ON EITHER SIDE MEASURED TO FACE OF CURB. FIRE LINES PARKING LOTS SHALL BE NOT LESS THAN 24 FT. IFC § 503.2.1.1.
16. A FIRE APPARATUS ACCESS ROAD SHALL BE INSTALLED TO THE FRONT OF THE FIRST STORY IF THE FIRST STORY IS LOCATED MORE THAN 150 FT FROM A FIRE DEPARTMENT VEHICLE ACCESS. IFC § 503.1.1.
17. APPROVED SECONDARY FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR 200 OR MORE DWELLING UNITS, ROAD(S) WITH DEADENDS OR A SINGLE POINT OF ACCESS IN EXCESS OF 600 FT. CVL REGULATION AND MOU.
18. 15-40-20 END FIRE AND/OR FIRE LINES. PUBLIC OR PRIVATE DRIVEWAYS IN EXCESS OF 150 FT IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN ARROUND HAVING A MINIMUM DIAMETER OF 81 FT. CVL REGULATION
19. ALL FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LINE, ONE SIGN AT THE END OF THE FIRE LINE WITH SIGNS WITH INTERSECTION OF 100 FT. CVL REGULATION
20. SIGNS TO THE RIGHT OF THE ROAD SIDE OF THE ROADWAY IF NEEDED TO PREVENT PARKING ON EITHER SIDE. SIGNS TO BE INSTALLED NO HIGHER THAN 10 FT OR LESS THAN 6 FT FROM THE ROADWAY LEVEL. THE CURB ALONG OR ON THE PAVEMENT OR CEMENT (IF NO CURB IS PROVIDED) SHALL BE PAINTED WITH A RED WEATHER RESISTANT PAINT
21. ELECTRICALLY CONTROLLED ACCESS SIGNS SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM IFC § 503.6.

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPE SHOWN.
3. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION, ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
6. CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION, IN THE AREAS INDICATED: HORIZONTAL
VERTICAL COMPACTION
A. PAVEMENT AREA SUBGRADE $0.1'' +0.0''$ TO $-0.1''$ SEE SOILS REPORT
B. ALL OTHER AREAS $0.5'' +0.0''$ TO $-0.1''$ SEE SOILS REPORT COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE.
7. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
8. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.
9. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTY, PROJECT, ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
10. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER.

(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 ACCUMULATE IN, ANY OF THE STORMWATER DRAINAGE SYSTEMS. SUCH DEBRIS OR POLLUTANTS MUST BE REMOVED AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ANY ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER CONTRACTOR TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE CITY OF LAS VEGAS AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BEST MANAGEMENT PRACTICES MANUAL.
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND WITHIN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NW100000, SECTION III.A.5.
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF EQUIPMENT, AREAS EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL REPORT ANY VIOLATIONS OF THE PERMIT TO THE CITY OF LAS VEGAS. INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NW100000, 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 RAINFALL EVENT. SEDIMENT SHALL BE REMOVED EARLIER. SEDIMENT MUST BE REMOVED WITH BMP DESIGN CAPACITY HAS BEEN EXCEEDED BY 50 PERCENT OR MORE.

SOUTHERN NEVADA - SOUTHWEST GAS CORPORATION
GENERAL NOTES

1. IN THE EVENT OF NATURAL GAS EMERGENCIES CALL 911 AND 1-877-860-6020
2. MINIMUM HORIZONTAL AND VERTICAL CLEARANCES BETWEEN NATURAL GAS FACILITIES AND/OR UNDERGROUND UTILITIES AND/OR STRUCTURES, INCLUDING BUT NOT LIMITED TO SEWER, DRAIN, COMMUNICATIONS, AND ELECTRIC SHALL BE AT LEAST 12-INCHES OR GREATER AS DICTATED BY LOCAL CODES AND STANDARDS.
 - (A) ANY DEVIATION FROM SPECIFIED MINIMUM CLEARANCES MUST BE APPROVED BY ALL AFFECTED UTILITIES AND/OR MUNICIPALITIES FOR VALVE ADJUSTMENT CONTACT 702-528-7881 14 DAYS PRIOR TO CONSTRUCTION
3. IN THE EVENT OF A NATURAL GAS CONVEYOR PROPOSED UTILITIES AND/OR STRUCTURES CONTACT 702-365-2099
4. SOUTHWEST GAS CORPORATION STAND BY CONTACT 702-728-8451

CAUTION: HIGH PRESSURE GAS!

CALL SOUTHWEST GAS AT 702-278-8451 FOR STANDBY WHEN EXCAVATING
OVER OR NEAR HIGH PRESSURE GAS LINES 48 HOURS PRIOR TO CONSTRUCTION

SOUTHWEST GAS CORPORATION	SWG UID	DATE
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1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CONSTRUCTION SECTION OF THE WASTEWATER COLLECTION SYSTEMS AND THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA, AS AMENDED. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATIONS.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM CONSTRUCTION AS PER PLANS, ANY ADDITIONS, DELETIONS, OR CHANGES SHALL MEET FIRST MEET WITH THE APPROVAL OF THE CITY ENGINEER.
3. CHISEL "S" OR "G" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.
4. POLYVINYL (PVC) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35 SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE I AGGREGATE BASE.
5. ALL MANHOLES PAVED IN STREETS EIGHTY (80') FOOT R/W AND LARGER SHALL HAVE CONCRETE COLLARS, STREETS LESS THAN EIGHTY (80') FOOT R/W WILL REQUIRE RETROFIT IF PAVING DOES NOT CONFORM TO CITY STANDARDS AT THE MANHOLE.
6. TEE SADDLES SHALL BE USED TO CONNECT SEWER LATERALS TO EXISTING MAIN LINES UP TO TWELVE INCH (12") DIAMETER. CONNECTING FIFTEEN INCH (15") OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES. IN LINE "Y" SHALL BE USED ON LINES TWELVE INCHES (12") OR ABOVE.
7. WATER MAINS SHALL BE PROTECTED IN ACCORDANCE WITH LVWD STANDARDS WHENEVER A SEWER MAIN CROSSES OVER A WATER MAIN OR THE SEWER IS LESS THAN EIGHTEEN INCH (18") UNDER A WATER MAIN.
8. ALL CONTRACTORS INSTALLING SEWER MAINS THAT WILL BE UNDER THE JURISDICTION OF THE CITY OF LAS VEGAS MUST BE STATE OF NEVADA CLASS "A" CONTRACTORS.
9. THE CITY OF LAS VEGAS WILL NOT ACCEPT ANY SEWER MAINS WHICH HAVE A VERTICAL DEFLECTION OF MORE THAN ONE TENTH (0.1) OF A FOOT FROM THE APPROVED CONSTRUCTION PLANS AT ANY LOCATION. SEWER MAINS FOUND TO EXCEED THIS TOLERANCE WILL BE REQUIRED TO BE REMOVED OR REPLACED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO ACCEPTANCE BY THE CITY OF LAS VEGAS.

LVVWD PROJECT # _____
(REVISED 08/01/2017)

1. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE LVVWD, FOLLOWING WATER PLAN APPROVAL, NOTICE SHALL BE GIVEN TO THE LVVWD COMMUNICATIONS SUPPORT CENTER (702-258-7171) TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. FOR FUTURE INSPECTIONS, NOTICE MUST BE GIVEN BY 2:00 P.M. THE BUSINESS DAY PRIOR TO THE REQUESTED LVVWD INSPECTION. WHEN REQUESTING INSPECTIONS, PLEASE REFER TO THE PROJECT # IDENTIFIED ABOVE.

2. ALL WORK SHALL CONFORM TO LVVWD STANDARD PLANS, DRAWINGS, AND SPECIFICATIONS, AND TO THE 2010 EDITION OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR ABOVE GROUND WATER SYSTEMS (UDACS). THE LATEST EDITION OF UDACS SHALL SUPERSEDE ANY CONFLICTS CONTAINED IN THE APPROVED DRAWINGS AND/OR SPECIFICATIONS.

6. ALL WORK, EXCEPT AS MODIFIED BY THESE PLANS OR BY NOTE 2 ABOVE, SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSHORE IMPROVEMENT, CLARK COUNTY AREA.
4. A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LVWDO.
5. ALL SERVICE LATERALS TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING WITH LVWDO APPROVED SERVICE SADDLES.
6. ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.
7. ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, VALLEY AND CURB GUTTERS.
8. ALL WATER AND STORM DRAIN OR SANITARY SEWER CROSSINGS SHALL CONFORM TO SECTION 2.22 OF THE 2010 EDITION OF THE UDACS.
9. ALL WATER FACILITIES AND APPURTENANCES SHALL BE DISINFECTED, PRESSURE TESTED, AND HAVE AN ACCEPTABLE PASSING HEALTH WATER SAMPLE OBTAINED, PRIOR TO OPERATION AND USE.
10. THE CONTRACTOR MUST OBTAIN ALL METERS TWO (2) INCHES AND SMALLER FROM LVWDO CENTRAL STORES. TELEPHONE 702-258-3152 OR 702-258-3802, TWO (2) WORKING DAYS PRIOR TO METER PICKUP.
11. ANY INTERRUPTION OF SERVICE MUST BE PERFORMED IN ACCORDANCE WITH UDACS SECTION 3.14.01, AND APPROVED BY THE LVWDO INSPECTION DIVISION PRIOR TO SHUTDOWN. PROPER WRITTEN NOTIFICATION MUST BE GIVEN TO ALL AFFECTED CUSTOMERS.
11. ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST AS BE LISTED ON THE LVWDO APPROVED PRODUCT'S LIST FOR NEW FACILITIES, LATEST REVISION, OR SPECIALLY APPROVED ON THESE PLANS BY SUBMITTING SHOP DRAWINGS.
13. TELEPHONE "CALL BEFORE YOU DIG" AT "811" OR 1-800-227-2600.
14. THE INSTALLATION OF LVWDO MUNICIPAL WATER FACILITIES WITHIN ALL STREETS IS ASSUMED TO BE IN COMPLIANCE WITH THE UNIFORM STANDARDS, INCLUDING THE PLACEMENT OF ASPHALT PAVING STREET SURFACES. ANY REPAIR WORK DONE BY THE LVWDO TO THE MUNICIPAL WATER FACILITIES WILL INCLUDE THE PLACEMENT OF AN APPROPRIATELY SIZED ASPHALT REPAIR PATCH ON THE STREET SURFACE.
15. ANY DECORATIVE PAVING SURFACE WITHIN THE STREET IS THE RESPONSIBILITY OF THE OWNER'S ASSOCIATION, OR THE INDIVIDUAL PROPERTY OWNERS IF NO OWNER'S ASSOCIATION IS IN EXISTENCE, OR THE AGENCY HAVING JURISDICTION. DECORATIVE SURFACING SHALL BE REPAIRED WITHIN THE TEN FOOT EASEMENT ABUTTING A PUBLIC OR PRIVATE STREET, IF DISTURBED BY THE LVWDO DURING THE REPAIR OR OPERATION OF ITS FACILITIES, WILL BE REPLACED BY LVWDO WITH AN APPROPRIATELY SIZED PLAIN FINISH CONCRETE PATCH. THE LVWDO WILL NOT RESTORE, AND WILL NOT BE RESPONSIBLE FOR THE RESTORATION OF, ANY DECORATIVE PAVING SURFACE WITHIN THE STREET. THE LVWDO WILL NOT ATTEMPT TO MATCH COLOR OR FINISH OF ANY ADJACENT MATERIALS.
15. **NO LEAD COMPLIANCE NOTE:**
TO COMPLY WITH THE FEDERAL SAFE DRINKING WATER ACT, ALL WATER BRASS PRODUCTS PROPOSED TO BE RELOCATED, OR INSTALLED AS NEW MUST BE INSTALLED WITH THE LEAD FREE APPROVED PRODUCT. THE OLD LEADED PRODUCT MAY NOT BE REUSED.

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

1. ALL STREET LIGHTING INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE STREET LIGHTING PLANS, THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST EDITION, AND THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST REVISION, AND ANY ADOPTED SPECIAL AREA STANDARDS.
2. NO DEVIATION OF STREET LIGHT, PULL BOX, CONDUITS (ETC.) LOCATIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF TRAFFIC ENGINEERING AND THE CITY ENGINEER.
3. ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION.
4. ALL STREET LIGHTING CONDUITS SUB SHALL HAVE AT LEAST ONE GREEN #8 THW WIRE INSTALLED, AS TRACER WIRE, WHEN "EMPTY" CONDUIT IS COMPLETELY INSTALLED FROM PB TO PB. IT SHALL HAVE MINIMUM OF 2 #4 AND 1 #8 THW WIRE WITH THE ENDS TAPED OR "SAFE OFF" PRIOR TO FINAL INSPECTION.
5. ANY STRUCTURE SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, ETC., SHALL LEAVE A MINIMUM CLEARANCE IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS.
6. AS-BUILT DRAWINGS SHALL BE SUPPLIED TO THE TFO PRIOR TO ANY PRE-FINAL INSPECTION. THE ASBUILT DRAWING NEEDS TO BE STAMPED AS-BUILT AND SIGNED BY THE PREPARER.

7. SERVICE POINT SHALL BE COORDINATED WITH NV ENERGY COMPANY, AND WHEREVER POSSIBLE, BE LOCATED NEAR THE EXISTING SERVICE POINT.
8. SHALL BE ASSUMED THAT IN THE ABSENCE OF AN EXISTING, WORKABLE CIRCUIT TO ATTACH TO, ALL INSTALLATIONS SHALL REQUIRE A NEW SERVICE FOR OPERATION OF THE CIRCUIT.
9. WHEREVER THERE IS AN OVERHEAD UTILITY THAT MAY CONFLICT WITH THE INSTALLATION OF STREET LIGHTING CIRCUITS AND/OR POLES, THESE CONFLICTS MUST BE RESOLVED BETWEEN THE DEVELOPER AND THE UTILITIES INVOLVED, AT NO EXPENSE TO THE CITY OF LAS VEGAS, BEFORE STREETLIGHT BASES ARE INSTALLED.
10. THE CONTRACTOR SHALL FURNISH COMPLETE SERVICE TO TRANSFORMERS AND CONTROL SYSTEMS IF REQUIRED ON PLANS.
11. THE DEVELOPER/OWNER WILL BE REQUIRED TO SUPPLY POWER TO ALL NEW PUBLIC STREET LIGHTS INSTALLED UNDER THIS PLAN. THE DEVELOPER/OWNER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, INSTALLATION, MAINTENANCE AND ASSOCIATED WITH THE INSTALLATION, CONSTRUCTION, ENERGIZING, MAINTENANCE AND OPERATIONAL COST OF SAID STREET LIGHTS PRIOR TO PROJECT COMPLETION. REFER TO THE PLAN FOR ANY NEW SERVICE REQUIREMENTS. THE TRANSFER OF THE STREET LIGHTS TO THE CITY OF LAS VEGAS WILL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER. ALL NEW SERVICE/S INSTALLED UNDER THIS PLAN DESIGN WILL BE IN CONJUNCTION WITH THIS PROJECT COMPLETION. COORDINATE ALL INSTALLATION AND OPERATIONAL TRANSFERS WITH THE CITY OF LAS VEGAS TRAFFIC ENGINEERING DEPARTMENT (TEO) AT (702) 468-6534.

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

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 UTILITY LINES. IT'S COSTLY.

Call
811

FAST
Call
before you
UnderGround

**CALL BEFORE
YOU DO
OVERHEAD**



A line drawing of a crane lifting a large pipe. The crane is positioned on the left, and the pipe is being hoisted by a cable. In the background, there are several horizontal lines representing overhead power lines. The text 'CALL BEFORE YOU DO OVERHEAD' is written in bold, capital letters above the crane.

EXISTING	PROPOSED	DESCRIPTION
		ROW OR PROPERTY LINE
		EASEMENT LINE
		CENTERLINE
		CURB
		VALLEY GUTTER
		EDGE OF PAVEMENT
		SIDEWALK
		SIDEWALK RAMP
		DRIVEWAY
		SAWCUT LINE
		RETAINING WALL
		FLOOD WALL
		WROUGHT IRON VEHICULAR GATE
		WROUGHT IRON PEDESTRIAN GATE
		INDEX CONTOURS
		INTERMEDIATE CONTOURS
		ROUGH GRADE INDEX CONTOURS
		ROUGH GRADE INTERMEDIATE CONTOURS
		CUT OR FILL SLOPE
		CUT AND FILL LINE
		LOT NUMBER
		FF AND PAD ELEVATION
		GRADE SLOPE
		SPOT ELEVATION
		SWALE LINE
		LOT DIMENSION
		SIGHT VISIBILITY ZONE
		WATERLINE MAIN AND SIZE
		FIRE HYDRANT
		WATER METER AND SERVICE LATERAL
		WATER VALVE
		WATER FITTINGS
		WATER LINE REDUCER
		WATER CAP WITH WATER BLOW OFF ASSEMBLY
		IRRIGATION SLEEVE
		PRESSURE REDUCING VALVE
		REDUCED PRESSURE PRINCIPLE ASSEMBLY
		SEWERLINE MAIN AND SIZE
		SEWERLINE MANHOLE
		SEWERLINE CAP
		SEWER LATERAL
		BACK WATER VALVE
		100W HPS STREET LIGHT
		250W HPS STREET LIGHT
		400W HPS STREET LIGHT
		STREET LIGHT CONDUIT AND CAP
		4" FIBER OPTIC CONDUIT AND CAP
		PULLBOX
		REFLECTIVE FIRE HYDRANT MARK
		STORM DRAIN MAIN AND SIZE
		ROCK RIP RAP
		STORM DRAIN MANHOLE
		STORM DRAIN DROP INLET

AGG	AGGREGATE	FG	FINISH GR
AC	ASPHALTIC CONCRETE	FL	FLOW LINE
AP	ANGLE POINT	FUT	FUTURE
BC	BACK OF CURB	FL-G	FLIGHT
BS	BEGIN STREET IMPROVEMENTS	PSI	STEEL GR
BVC	BEGINNING OF VERTICAL CURVE	GB	GRADE BR
BW	BENCH MARK	HS	HIGH
BDY	BODY	HDP	HIGH DENSITY
CATV	CABLE TELEVISION	HP	HIGH HALF ST
CL	CENTERLINE	HPP	HIGH PAVEMENT
CCUSD	CLARK COUNTY UNIFORM STANDARD DRAWINGS	INT	INTERSECTION
		INV	INVERT
CCWRD	CLARK COUNTY WATER RECLAMATION DISTRICT	LWVD	LAS VEGAS
		FT	FEET
CMWH	CENTER OF MANHOLE	LF	LINEAR LF
CO	CLEAN OUT, SEWER	MH	MANHOLE
COMM	CONCRETE	MAX	MAXIMUM
CONC. PCC	CONCRETE	MIN	MINIMUM
CONST	CONSTRUCTION OR CONSTRUCTION	NOT	NOT TO SCALE
CU YD, CY	CUBIC YARD	OC	ON CENTER
CU FT, CF	CUBIC FEET	PVMT	PAVEMENT
		PC	POINT OF
DCSWCS	DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS	PRC	POINT OF
		PC	POINT OF
		PC	POINT OF
		PCC	PORTLAND CEMENT CONCRETE
DIA	DIAMETER	PVC	POLYVINYL CHLORIDE
DWAY	DRIVEWAY	PP	POWER
DI	DROP INLET	P	POWER
DE	DRAINAGE EASEMENT	PR	PROPERTY
ESMT	EASEMENT	PL	POINT OF
END ST	END STREET IMPROVEMENTS	PROP	PROPOSED
E	EDGE OF PAVEMENT	PR	PULL BOX
ELEV	ELECTRIC	R	RADIUS
ECR	END OF CURB RETURN	RPPA	REDUCED
EVC	END OF VERTICAL CURVE	ASB	ASSEMBLY
EX, EXIST	EXISTING	REIN	REINFORCED
FT	FEET OR FOOT	REIN	REINFORCED
FTG	FEET WALL	RCB	REINFORCED CONCRETE
FH	FIRE HYDRANT	RCF	REINFORCED CONCRETE

DESCRIPTION	PUBLIC	PRIVATE
INCH ASPHALTIC CONCRETE PAVING	- SY	622 SY
E II GRAVEL	- CY	- CY
8" B & GUTTER (24-INCH)	- LF	201 LF
8" B & GUTTER (30-INCH)	- LF	5,625 LF
TYPE ISLAND CURB	- LF	242 LF
CONCRETE VALLEY GUTTER	1,295 SF	3,455 SF
INCH CONCRETE SIDEWALK	- SF	2,225 SF
INCH CONCRETE SIDEWALK	- SF	12,726 SF
CWALK UNDERDRAIN	- EA	- EA
" WATER METER	- EA	- EA
" IRRIGATION METER WITH 1" RPPA	- EA	- EA
ER/GAS/PHONE/CABLE SERVICE TO LOTS	- EA	- EA
VEY MONUMENTS	- EA	- EA
RAMPS	- EA	- EA
INCH SEWER LATERAL	- LF	- LF
INCH PVC SEWER MAIN	- LF	- LF
INCH C-900 SEWER MAIN	- LF	- LF
INCH SEWER MANHOLES	- EA	- EA
KWATER VALVES	- EA	- EA
ER LATERAL	- LF	- LF
INCH PVC WATER MAIN	- LF	- LF
INCH PVC WATER MAIN	- LF	- LF
INCH PVC WATER MAIN	- LF	- LF
INCH DIP WATER MAIN	- LF	- LF
E HYDRANT	- EA	- EA
CRASH GATE (WROUGHT IRON)	- SF	- SF
ST STANDARD (STD. BASE)	- EA	- EA
4" INCH STREET LIGHT CONDUIT	- LF	- LF
200 AMP SERVICE PEDESTAL	- EA	- EA
EET SIGNS -STAND ALONE	- EA	- EA
PULLBOX	- EA	- EA
601 BARRICADE (5FT)	- EA	- EA
IRRIGATION METER WITH 1" RPPA	- EA	- EA

-INCH STORM DRAIN	- LF	- LF
-INCH STORM DRAIN	- LF	- LF
-INCH STORM DRAIN	- LF	72 LF
-INCH STORM DRAIN	- LF	- LF
-INCH SD MANHOLE (>6")	- EA	2 EA
-INCH SD MANHOLE (>5")	- EA	- EA
-FOOT TYPE CM2 DROP INLET	- EA	- EA
-FOOT TYPE CM2 DROP INLET	- EA	- EA
-FOOT TYPE CM2 DROP INLET	- EA	- EA
-FOOT TYPE CM2 DROP INLET	- EA	- EA
-FOOT TYPE CM2 DROP INLET	- EA	- EA
-FOOT TYPE CM2 DROP INLET	- EA	1 EA
x72" JENSEN PRECAST INLET	- EA	- EA
RAP (D50=6")	- CY	- CY
ANDON PRIVATE RCP	- LF	- LF
WROUGHT IRON FENCE	1,044 SF	- SF

NOTE: THIS QUANTITY ESTIMATE IS FOR BIDDING PURPOSES ONLY. CONTRACTOR TO DETERMINE INDEPENDENT ESTIMATIONS.

CITY OF LAS VEGAS BENCHMARK: 7LV01 18SWW6

RIVET & PLATE (OLD RECTANGULAR) IN TOP OF CURB AT THE SW CORNER BEVVIE RD. & DECATUR BLVD.

ELEVATION=672.300 Meters (NAVD'88 v.2008)

NORTH 89°26'38" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 61 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN BOOK 108, PAGE 15 OF PLATS.

IMPROVEMENT PLANS FOR
RANCHO MULTI FAMILY
AIRPORT DRIVE

UNIT 1

GENERAL NOTES, LEGEND & ABBREVIATIONS

CITY OF LAS VEGAS

NEVADA

DATE: 10-22-2020

DRAWING: **C0.1**

SHEET: 2 OF 25

CLV PROJECT #

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

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OR
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POWER LINES. IT'S COSTLY.

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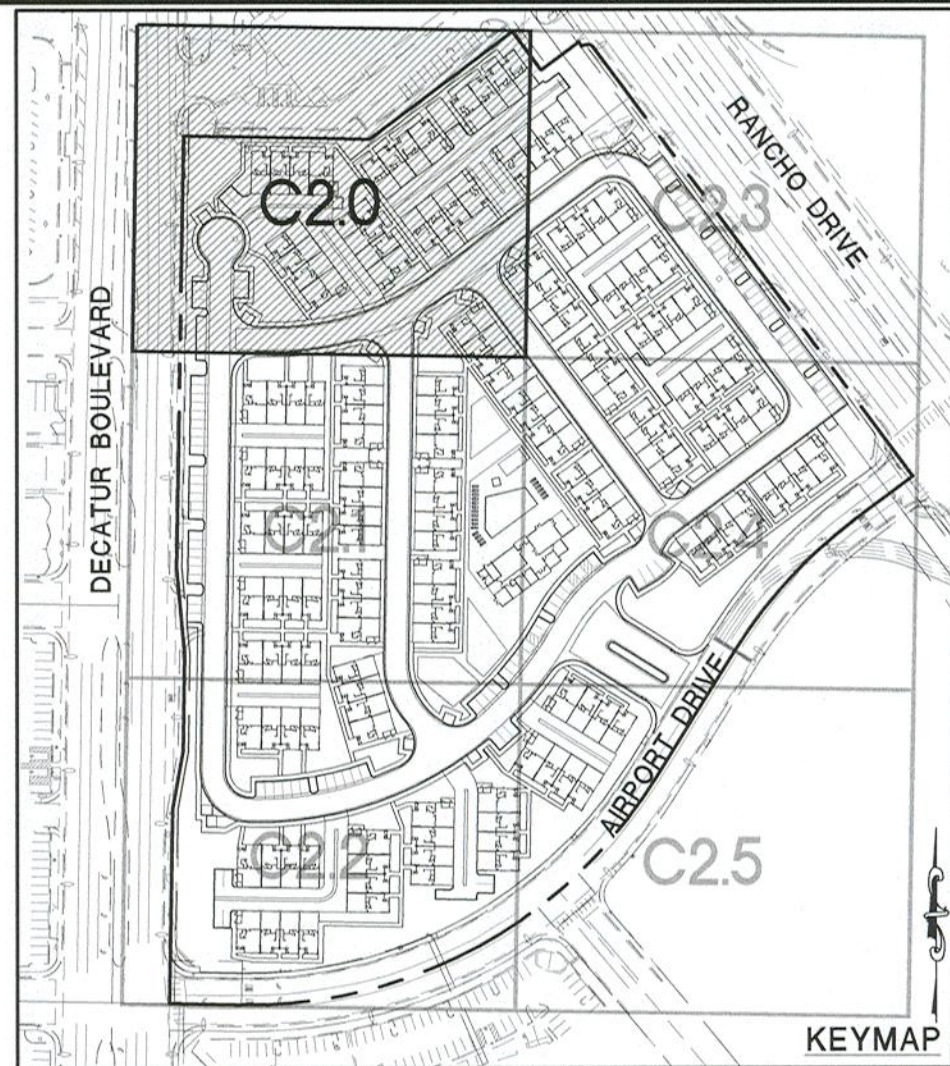
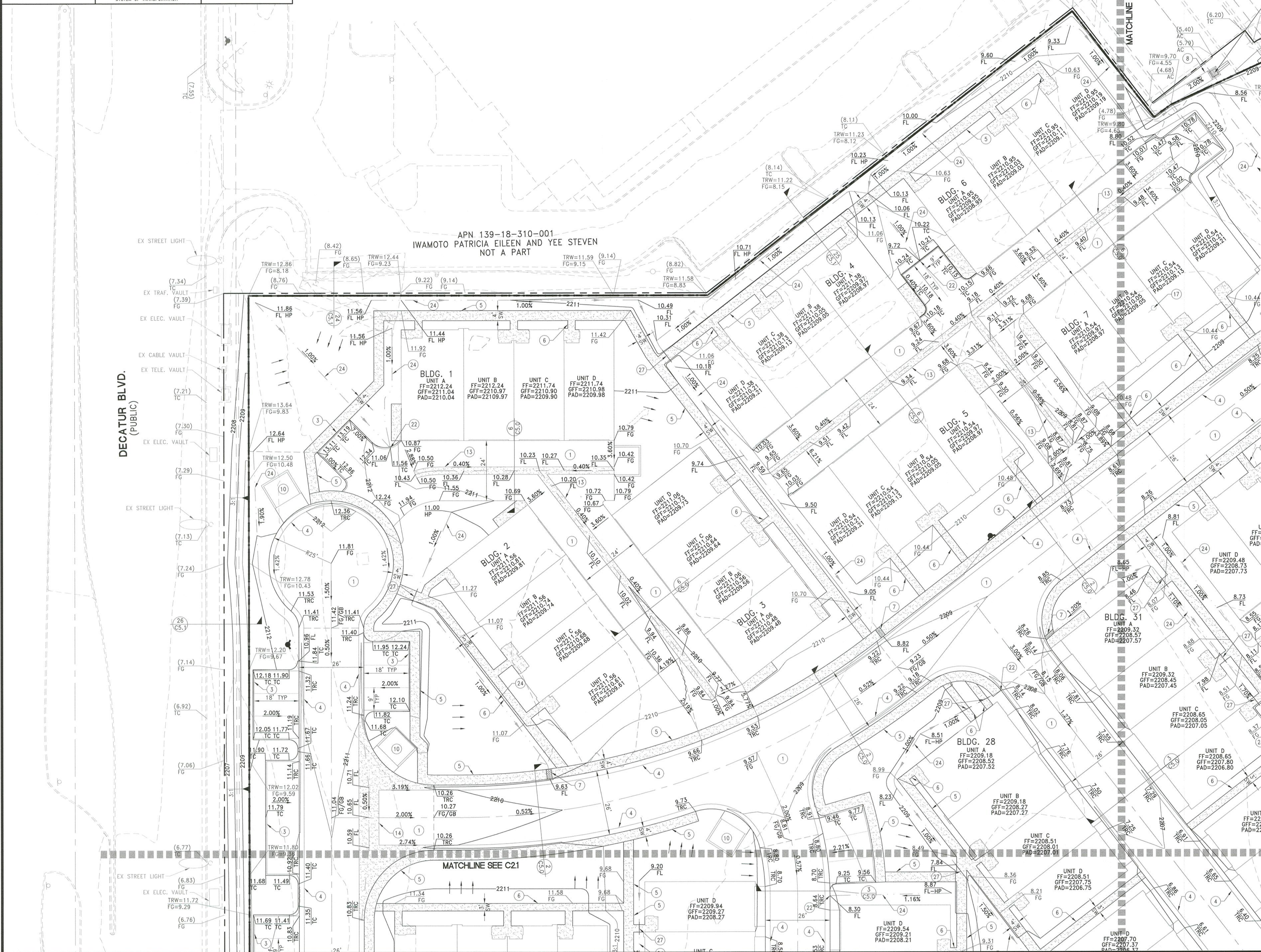


1-702-227-2929

CITY OF LAS VEGAS BENCHMARK: 7LV01 18SWW6
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ALL STRUCTURES SHOWN OR INDICATED ON THIS SUBMITTAL WITHIN THE PROPERTY REQUIRE A BUILDING PERMIT APPLICATION AND SUBMITTAL THIS INCLUDES BUILDINGS, ABOVE GROUND TANKS, SIGNS, RETAINING WALLS, FENCES, TRASH ENCLOSURES, SHADE STRUCTURES, STAIRWAYS, RAMPS, LIGHT POLES, LIGHT BOLLARDS, ETC. THIS DOES NOT INCLUDE ANY FLOOD CONTROL STRUCTURE SUCH AS PIPES, CULVERTS, ARCH CULVERTS, HEADWALLS, ETC. THIS DOES NOT INCLUDE ANY WORK WITHIN A PUBLIC STREET RIGHT-OF-WAY. THIS DOES NOT INCLUDE PRIVATE STREETS. THE REVIEW OF CIVIL IMPROVEMENT AND/OR GRADING PLANS DOES NOT INCLUDE ANY REVIEW OF ANY STRUCTURE THAT REQUIRES A BUILDING PERMIT APPLICATION."



20' 10' 0' 20' 40'

SCALE: 1" = 20'

- 1) CONSTRUCT AC PAVEMENT REFERENCE DETAIL 13 ON SHEET C5.0.
- 2) CONSTRUCT "L" TYPE CURB AND GUTTER PER CAUSD #216
- 3) CONSTRUCT "A" TYPE CURB PER 16 ON SHEET C5.1
- 4) CONSTRUCT "R" TYPE CURB AND GUTTER PER CAUSD #217
- 5) CONSTRUCT 4' SIDEWALK PER CAUSD #234
- 6) CONSTRUCT 3' SIDEWALK PER CAUSD #234
- 7) CONSTRUCT 24" WIDE SIDEWALK UNDERDRAIN PER CAUSD #236
- 8) CONSTRUCT 4" WIDE CONCRETE "U"-CHANNEL PER DETAIL 22 SHEET C5.1.
- 9) REMOVE EXISTING DRIVEWAY APRON AND CONSTRUCT "L" CURB AND 5' SIDEWALK PER CAUSD #216 & #234
- 10) CONSTRUCT TRASH ENCLOSURES, SEE ARCH. PLANS
- 11) NOT USED
- 12) CONSTRUCT SIDEWALK RAMP USING AMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CAUSD #235 (CASE I)
- 13) CONSTRUCT 3' WIDE CROSS GUTTER WITH 3/4" DEEP FLOWLINE SIMILAR TO CAUSD #228
- 14) CONSTRUCT 6" WIDE CROSS GUTTER WITH 3/4" DEEP FLOWLINE SIMILAR TO CAUSD #228
- 15) REMOVE EXISTING CURB, GUTTER & SIDEWALK AND CONSTRUCT COMMERCIAL DRIVEWAY PER CAUSD #222.1, #225 & #228
- 16) LANDSCAPE AREA PER LANDSCAPE PLANS BY OTHERS
- 17) EXISTING RETIRED POWER POLE TO BE REMOVED
- 18) RAISE EXISTING SSMH RIM TO NEW FINISHED GRADE
- 19) CONSTRUCT 6" TALL DECORATIVE WROUGHT IRON FENCE
- 20) SAWCUT AC PAVEMENT, TRENCH, BACKFILL AND MATCH EXISTING IMPROVEMENTS PER CAUSD #503, #500.4 & #500.5
- 21) CONSTRUCT LEADWALK CROSS DRAIN AS PER DETAIL 17 SHEET C5.1.
- 22) CONSTRUCT "W" NOTCHED INLET CURB INLET PER DETAIL 14 SHEET C5.0
- 23) REMOVE ALL EXISTING VEGETATION ON SITE
- 24) CONSTRUCT RIP RAP LINEL DRAINAGE SWALE PER DETAIL 15 ON SHEET C5.0
- 25) CONSTRUCT PRECAST 3' X 3' DROP INLET PER DETAIL 23 SHEET C5.1
- 26) CONSTRUCT PRECAST 6' X 6' DROP INLET PER DETAIL 20 SHEET C5.1
- 27) INSTALL 4" SD PIPE UNDER SIDEWALK, SLOPE TO MATCH SWALE

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS 32003C2155F DATED NOVEMBER 16, 2011, THE SITE IS LOCATED IN A ZONE "X".

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS REQUIRED BY CITY OF LAS VEGAS
AND CLARK COUNTY UNIFORM STANDARD DRAWING NUMBER 243. OWNER IS ALSO RESPONSIBLE TO
REPLACE ALL SURVEY MONUMENTATION DAMAGED, DESTROYED, OR OBSCURED DURING CONSTRUCTION

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.

1. CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION..
2. SEE SHEET C5.0 FOR ON-SITE PAYMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT
3. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
4. THESE RVS SHALL NOT IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
5. ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
6. DURING CONSTRUCTION, SURVEYORS AND CONTRACTORS MUST VERIFY THAT ALL STRUTS AND LUGS HAVE POSITIVE CONTACT. SAME MUST UTILIZE AT LEAST THREE GRADES ON VERTICAL TANGENTS TO VERIFY SLOPES.

WITH SOILS REPORT PREPARED BY:
ENGINEER: Geo Tek
PROJECT NO. 15642-LVR
DATED: August 10, 2020

8. CUT/FILL ESTIMATES
EXISTING TO FINISH GRADE ELEVATIONS
NET CUT: 1,200 CY
NET FILL: 8,500 CY

9. FOR STORMWATER RUNOFF MANAGEMENT NOT

NOTE
ALL ONSITE STORM DRAINS AND THE ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED

NOTE
ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER
EASEMENTS TO BE PRIVATELY MAINTAINED BY HOA.

NO STRUCTURES AND NO TREES OR VEGETATION TALLER THAN THREE FEET ALLOWED WITHIN
CLV SEWER EASEMENT

I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED
DRAINAGE STUDY DS #XXXXX ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER L. THOMPSON, PE NO. 14134

DATE _____

IMPROVEMENT PLANS FOR RANCHO MULTI FAMILY – UNIT 1 AIRPORT DRIVE					
CITY OF LAS VEGAS					
NEVADA					
GRADING PLAN (SHEET 1 OF 6)					
					
DATE: 10-22-2020					
DRAWING					
C2.0					
SLT 9 OF 25					
CLV PROJECT # _____					
RANCHO VILLAGE PARTNERS LLC.					
222 MARTIN STREET IRVINE, CALIFORNIA 92612 PHONE: 702-455-4559 FAX: 702-475-6519					
RCI Engineering 500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106 PH#702.463.0800 FAX#702.453.0801					
DATE: October 22, 2020					
HORIZ. SCALE: 1"=20'					
VERT. SCALE: N/A					
DRAWN BY: RJS					
CHECKED BY:					
DESIGNED BY:					
PROJECT #:					
APPROVED BY:					
PROJECT #: 4555.0007					
REV					
DESCRIPTION					
BT					
AFPS					
DATE					
FOR REVIEW ONLY					

DISCLAIMER NOTE:

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FREEMAN AND ARTERIAL SYSTEM OF TRANSPORTATION

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DO OVERHEAD
1-702-227-2929

BENCHMARK

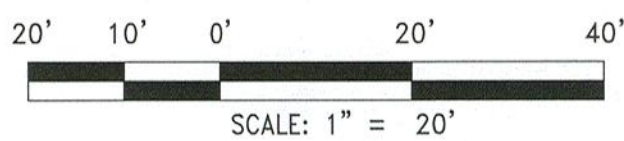
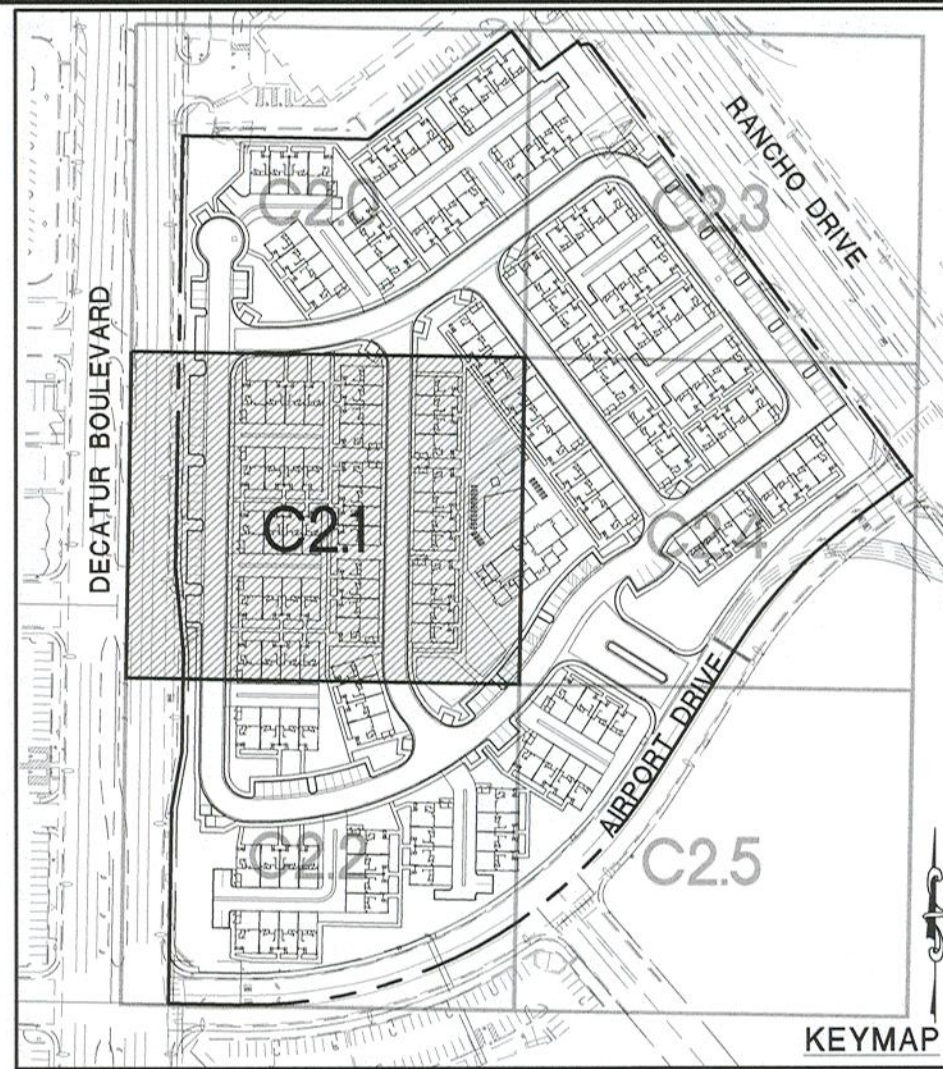
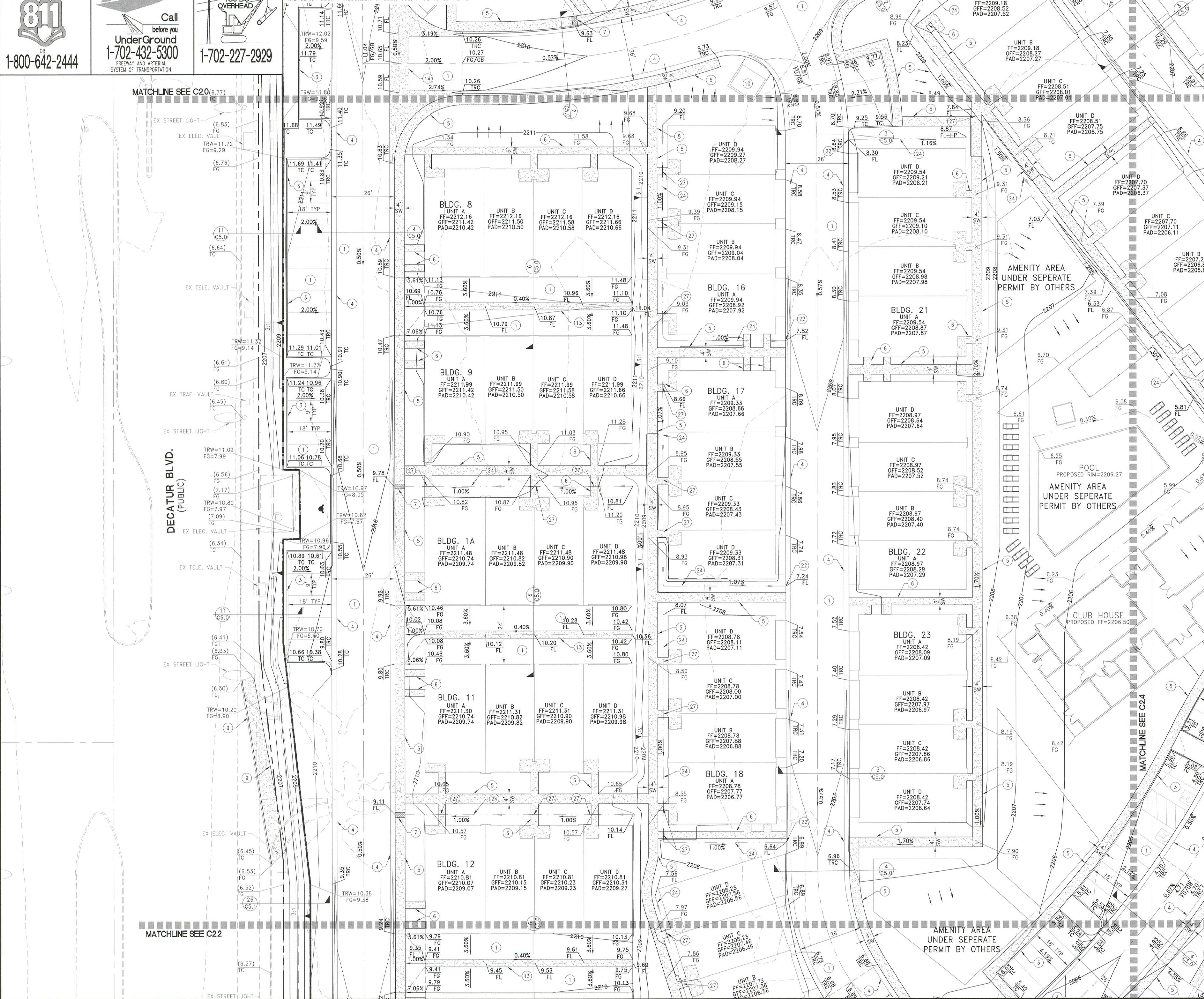
CITY OF LAS VEGAS BENCHMARK: 7LV01 18SVW96
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ELEVATION=2205.71 US Survey Feet (NAVD'88 v.2008)

BASIS OF BEARINGS

NORTH 89°26'38" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 61 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREON ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN BOOK 108, PAGE 15 OF PLATS.

BUILDING PERMIT NOTE

ALL STRUCTURES SHOWN OR INDICATED ON THIS SUBMITTAL WITHIN THE PROPERTY REQUIRE A BUILDING PERMIT APPLICATION AND SUBMITTAL THIS INCLUDES BUILDINGS, ABOVE GROUND TANKS, SIGNS, RETAINING WALLS, FENCES, TRASH ENCLOSURES, SHADE STRUCTURES, STAIRWAYS, RAMPS, LIGHT POLES, LIGHT BOLLARDS, ETC. THIS DOES NOT INCLUDE ANY FLOOD CONTROL STRUCTURE SUCH AS PIPES, CULVERTS, ARCH CULVERTS, HEADWALLS, ETC. THIS DOES NOT INCLUDE ANY WORK WITHIN A PUBLIC STREET RIGHT-OF-WAY. THIS DOES NOT INCLUDE PRIVATE STREETS. THE REVIEW OF CIVIL IMPROVEMENT AND/OR GRADING PLANS DOES NOT INCLUDE ANY REVIEW OF ANY STRUCTURE THAT REQUIRES A BUILDING PERMIT APPLICATION.



CONSTRUCTION NOTES

- CONSTRUCT AC PAVEMENT REFERENCE DETAIL 13 ON SHEET C5.0
- CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD #216
- CONSTRUCT "A" TYPE CURB PER 16 ON SHEET C5.1
- CONSTRUCT "R" TYPE CURB AND GUTTER PER CCAUSD #217
- CONSTRUCT 4' SIDEWALK PER CCAUSD #234
- CONSTRUCT 3' SIDEWALK PER CCAUSD #234
- CONSTRUCT 24" WIDE SIDEWALK UNDERDRAIN PER CCAUSD #236
- CONSTRUCT 4' WIDE CONCRETE "U"-CHANNEL PER DETAIL 22 SHEET C5.1
- REMOVE EXISTING DRIVEWAY APRON AND CONSTRUCT "L" CURB AND 5' SIDEWALK PER CCAUSD #216 & #234
- CONSTRUCT TRASH ENCLOSURES, SEE ARCH. PLANS
- NOT USED
- CONSTRUCT SIDEWALK RAMP USING AMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE 1)
- CONSTRUCT 3" WIDE CROSS GUTTER WITH 3/4" DEEP FLOWLINE SIMILAR TO CCAUSD #228
- CONSTRUCT 8" WIDE CROSS GUTTER WITH 3/4" DEEP FLOWLINE SIMILAR TO CCAUSD #228
- REMOVE EXISTING CURB, GUTTER & SIDEWALK AND CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD #222.1, #225 & #228
- LANDSCAPE AREA PER LANDSCAPE PLANS BY OTHERS
- EXISTING RETIRED POWER POLE TO BE REMOVED
- RAISE EXISTING SSMH RIM TO NEW FINISHED GRADE
- CONSTRUCT 6' TALL DECORATIVE WROUGHT IRON FENCE
- SAWCUT AC PAVEMENT, TRENCH, BACKFILL AND MATCH EXISTING IMPROVEMENTS PER CCAUSD #503, #500.4 & #500.5
- CONSTRUCT LEADWALK CROSS DRAIN AS PER DETAIL 17 SHEET C5.1
- CONSTRUCT "V" NOTCH TO DRAIN CURB INTO BMP PER DETAIL 14 SHEET C5.0
- REMOVE ALL EXISTING VEGETATION ON SITE
- CONSTRUCT RIP RAP LINED DRAINAGE SWALE PER DETAIL 15 ON SHEET C5.0
- CONSTRUCT PRECAST 3' X 3' DROP INLET PER DETAIL 23 SHEET C5.1
- CONSTRUCT PRECAST 6' X 6' DROP INLET PER DETAIL 20 SHEET C5.1
- INSTALL 4" SD PIPE UNDER SIDEWALK, SLOPE TO MATCH SWALE

FLOOD ZONE NOTE

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS 32003C2155F DATED NOVEMBER 16, 2011, THE SITE IS LOCATED IN A ZONE "X".

SURVEY MONUMENT NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS REQUIRED BY CITY OF LAS VEGAS AND CLARK COUNTY UNIFORM STANDARD DRAWING NUMBER 243. OWNER IS ALSO RESPONSIBLE TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DESTROYED, OR OBTAINED DURING CONSTRUCTION.

SIGHT VISIBILITY ZONE

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.

ENGINEERS NOTES

- CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
- SEE SHEET C5.0 FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
- ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
- THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
- ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
- DURING CONSTRUCTION, SURVEYORS AND CONTRACTORS MUST VERIFY THAT ALL STREETS AND LOTS HAVE POSITIVE DRAINAGE. SAME MUST UTILIZE AT LEAST THREE GRADES ON VERTICAL TANGENTS TO VERIFY SLOPES.
- SOIL REPORT NOTE: GRADING SHALL BE IN ACCORDANCE WITH SOILS REPORT PREPARED BY: ENGINEER: Geo Tek PROJECT NO. 15642-LVR DATED: August 10, 2020
- CUT/FILL ESTIMATES: EXISTING TO FINISH GRADE ELEVATIONS: NET CUT: 1,200 CY NET FILL: 8,500 CY
- FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET C0.01

NOTE

ALL PRIVATE STORM DRAINS AND THE ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED

NOTE

ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY HOA.

SEWER EASEMENT NOTE

NO STRUCTURES AND NO TREES OR VEGETATION TALLER THAN THREE FEET ALLOWED WITHIN CLV SEWER EASEMENT

I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #XXXXX ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER L. THOMPSON, PE NO. 14134

DATE

DATE: October 22, 2020	REVISION: 1	DESCRIPTION: 1	FOR REVIEW ONLY
HORIZ. SCALE: 1"=20'	VERT. SCALE: N/A	DRAWN BY: NJ/A	DATE
DESIGNED BY: NJ/A	CHECKED BY: NJ/A	PROJECT #:	
APPROVED BY: NJ/A	PROJECT #:		
RANCHO VILLAGE PARTNERS LLC.			
222 MARTIN STREET			
IRVINE, CALIFORNIA 92612			
PHONE: 702-685-8889 FAX: 702-675-6319			
Rancho Village Partners LLC			
500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106			
PH: 702.455.0600 FAX: 702.455.0601			
NEVADA			
IMPROVEMENT PLANS FOR RANCHO MULTI-FAMILY - UNIT 1 AIRPORT DRIVE			
GRADING PLAN (SHEET 2 OF 6)			
CITY OF LAS VEGAS			
10/22/20 10:31am			
C:\4555_Edward Homes\0007_Rancho Multi-Family\Civil\IPS\004_G01.dwg			
PROJECTED BY: ENGINEER			
BRIAN K. REED			
Exp. 12/31/2021			
Civil			
No. 14464			
DATE: 10-22-2020			
DRAWING			
C2.1			
SHT 10 OF 25			
CLV DRAWING NUMBER			
CLV PROJECT #			

DISCLAIMER NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

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

FAST
Call
before you
UnderGround
1-702-432-5300
FREEWAY AND ARTERIAL
SYSTEM OF TRANSPORTATION

AVOID HITTING OVERHEAD
POWER LINES, IT'S COSTLY.
**CALL BEFORE
YOU DO
OVERHEAD**
1-702-227-2929

BENCHMARK

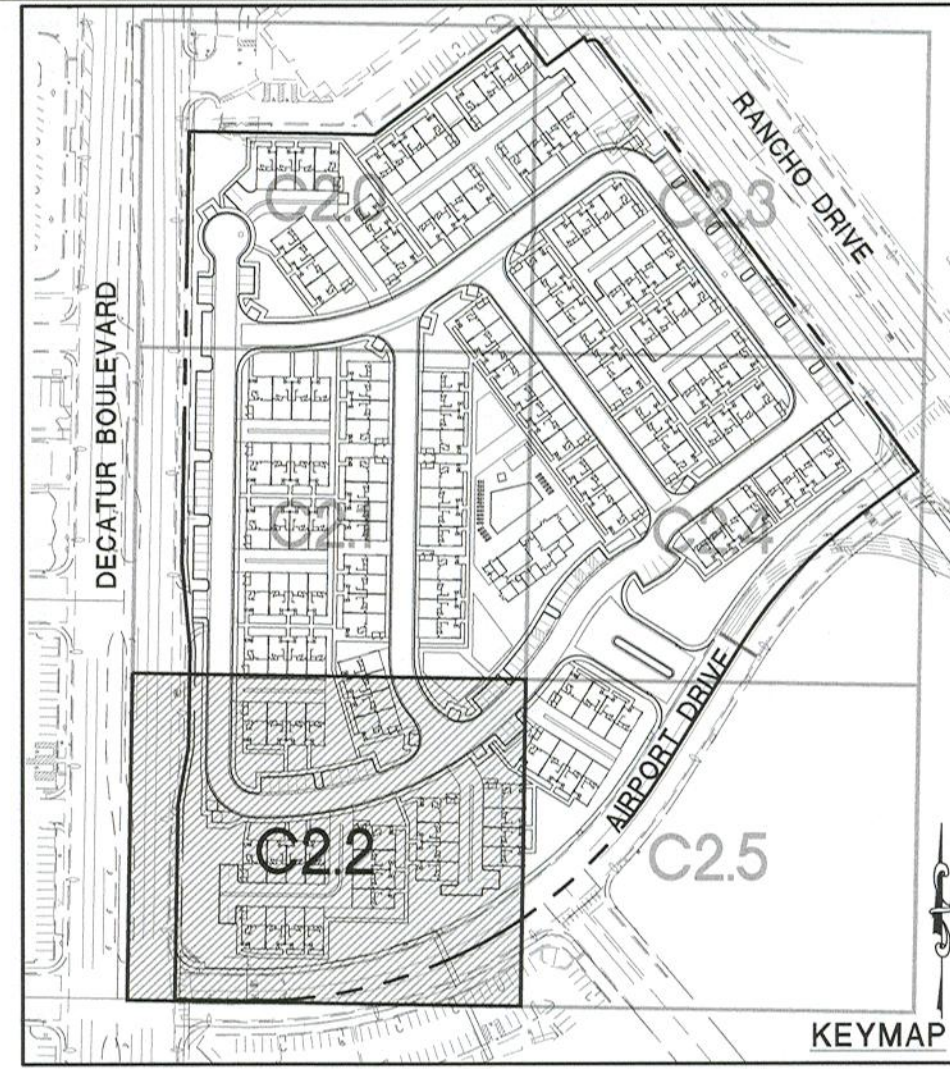
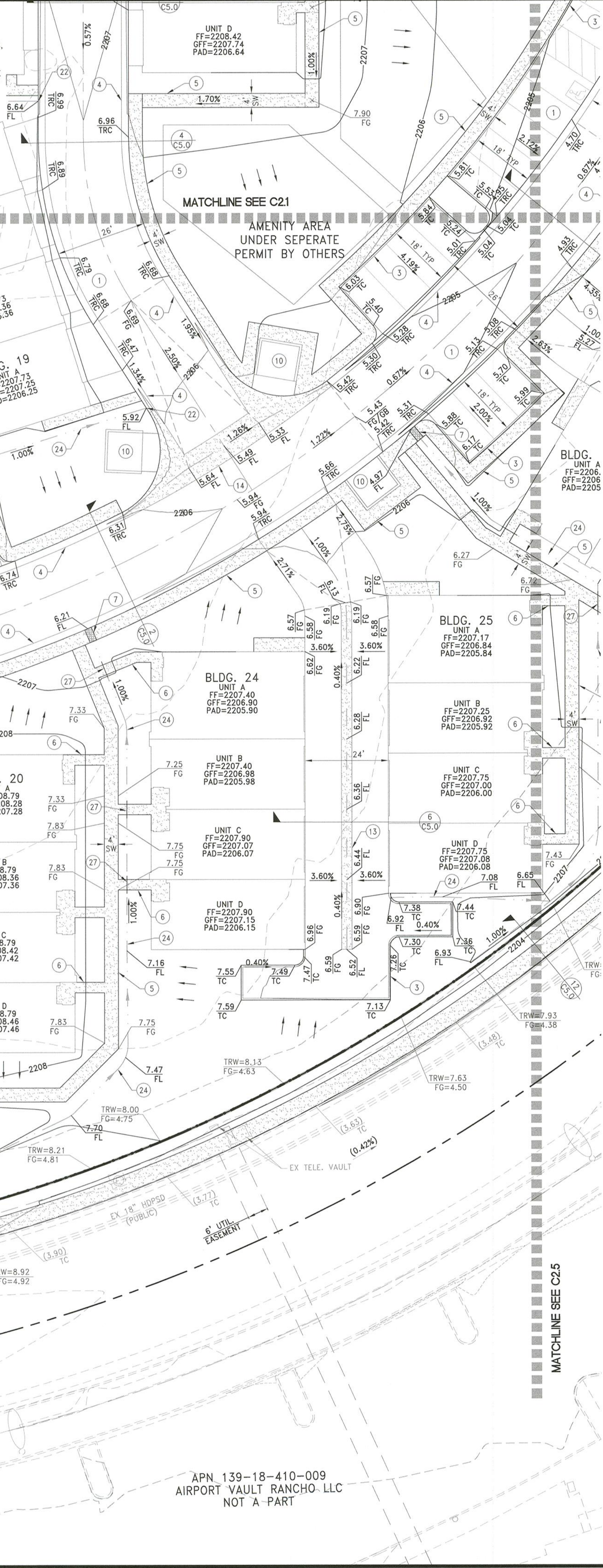
CITY OF LAS VEGAS BENCHMARK: 7LV01 185W06
RIVET & PLATE (OLD RECTANGULAR) IN TOP OF CURB AT THE SW CORNER BEVIE RD. &
DECATUR BLVD.
ELEVATION=672.300 Meters (NAVD'88 v.2008)
ELEVATION=2205.71 US Survey Feet (NAVD'88 v.2008)

BASIS OF BEARINGS

NORTH 89°26'38" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST
QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 61 EAST, CITY OF LAS
VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF
THE CLARK COUNTY RECORDER IN BOOK 108, PAGE 15 OF PLATS.

BUILDING PERMIT NOTE

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BUILDING PERMIT APPLICATION AND SUBMITTAL THIS INCLUDES BUILDINGS, ABOVE GROUND
TANKS, SIGNS, RETAINING WALLS, FENCES, TRASH ENCLOSURES, SHADE STRUCTURES, STAIRWAYS,
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STRUCTURE SUCH AS PIPES, CULVERTS, ARCH CULVERTS, HEADWALLS, ETC. THIS DOES NOT
INCLUDE ANY WORK WITHIN A PUBLIC STREET RIGHT-OF-WAY. THIS DOES NOT INCLUDE PRIVATE
STREETS. THE REVIEW OF CIVIL IMPROVEMENT AND/OR GRADING PLANS DOES NOT INCLUDE ANY
REVIEW OF ANY STRUCTURE THAT REQUIRES A BUILDING PERMIT APPLICATION.



20' 10' 0' 20' 40'
SCALE: 1" = 20'

CONSTRUCTION NOTES

- CONSTRUCT AC PAVEMENT REFERENCE DETAIL 13 ON SHEET C5.0
- CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD #216
- CONSTRUCT "A" TYPE CURB PER 16 ON SHEET C5.1
- CONSTRUCT "R" TYPE CURB AND GUTTER PER CCAUSD #217
- CONSTRUCT 4' SIDEWALK PER CCAUSD #234
- CONSTRUCT 3' SIDEWALK PER CCAUSD #234
- CONSTRUCT 24" WIDE SIDEWALK UNDERDRAIN PER CCAUSD #236
- CONSTRUCT 4' WIDE CONCRETE "U"-CHANNEL PER DETAIL 22 SHEET C5.1
- REMOVE EXISTING DRIVEWAY APRON AND CONSTRUCT "L" CURB AND 5' SIDEWALK PER CCAUSD #216 & #234
- CONSTRUCT TRASH ENCLOSURES, SEE ARCH. PLANS
- NOT USED
- CONSTRUCT SIDEWALK RAMP USING AMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE I)
- CONSTRUCT 3' WIDE CROSS GUTTER WITH 3/4" DEEP FLOWLINE SIMILAR TO CCAUSD #228
- CONSTRUCT 8' WIDE CROSS GUTTER WITH 3/4" DEEP FLOWLINE SIMILAR TO CCAUSD #228
- REMOVE EXISTING CURB, GUTTER & SIDEWALK AND CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD #222.1, #225 & #229
- LANDSCAPE AREA PER LANDSCAPE PLANS BY OTHERS
- EXISTING RETIRED POWER POLE TO BE REMOVED
- RAISE EXISTING SSMH RM TO NEW FINISHED GRADE
- CONSTRUCT 6' TALL DECORATIVE WROUGHT IRON FENCE
- SAWCUT AC PAVEMENT, TRENCH, BACKFILL AND MATCH EXISTING IMPROVEMENTS PER CCAUSD #503, #500.4 & #500.5
- CONSTRUCT LEADWALK CROSS DRAIN AS PER DETAIL 17 SHEET C5.1
- CONSTRUCT "V" NOTCH TO DRAIN CURB INTO BMP PER DETAIL 14 SHEET C5.0
- REMOVE ALL EXISTING VEGETATION ON SITE
- CONSTRUCT RIP RAP LINED DRAINAGE SWALE PER DETAIL 15 ON SHEET C5.0
- CONSTRUCT PRECAST 3' X 3' DROP INLET PER DETAIL 23 SHEET C5.1
- CONSTRUCT PRECAST 6' X 6' DROP INLET PER DETAIL 20 SHEET C5.1
- INSTALL 4" SD PIPE UNDER SIDEWALK, SLOPE TO MATCH SWALE

FLOOD ZONE NOTE

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS 32003C2155F DATED NOVEMBER 16, 2011, THE SITE IS LOCATED IN A ZONE "X".

SURVEY MONUMENT NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS REQUIRED BY CITY OF LAS VEGAS AND CLARK COUNTY UNIFORM STANDARD DRAWING NUMBER 243. OWNER IS ALSO RESPONSIBLE TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DESTROYED, OR OBTAINED DURING CONSTRUCTION.

SIGHT VISIBILITY ZONE

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.

ENGINEERS NOTES

- CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
- SEE SHEET C5.0 FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
- ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
- THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
- ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
- DURING CONSTRUCTION, SURVEYORS AND CONTRACTORS MUST VERIFY THAT ALL STREETS AND LOTS HAVE POSITIVE DRAINAGE. SAME MUST UTILIZE AT LEAST THREE GRADES ON VERTICAL TANGENTS TO VERIFY SLOPES.
- SOIL REPORT NOTE:
GRADING SHALL BE IN ACCORDANCE WITH SOILS REPORT PREPARED BY:
ENGINEER: Geo Tak
PROJECT NO. 15642-LVR
DATED: August 10, 2020
- CUT/FILL ESTIMATES
EXISTING TO FINISH GRADE ELEVATIONS
NET CUT: 1,200 CY
NET FILL: 8,500 CY
- FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET C0.01

NOTE

ALL ON-SITE STORM DRAINS AND THE ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED

NOTE

ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY HOA.

SEWER EASEMENT NOTE

NO STRUCTURES AND NO TREES OR VEGETATION TALLER THAN THREE FEET ALLOWED WITHIN CLV SEWER EASEMENT

I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #XXXXX ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER L. THOMPSON, PE NO. 14134

DATE

REV	DATE	DESCRIPTION	BY	APPD
1	10/22/20	10/22/20 10:31am		

DATE:	October 22, 2020
HORIZ. SCALE:	1" = 20'
VERT. SCALE:	N/A
DRAWN BY:	NDJ
DESIGNED BY:	CLT
CHECKED BY:	CLT
APPROVED BY:	CLT
PROJECT #:	4555.0007

RANCHO VILLAGE PARTNERS LLC.	
222 MARTIN STREET	
IRVINE, CALIFORNIA 92612	
PHONE: 702-685-8889 FAX: 702-675-6319	

RANCHO MULTI-FAMILY - UNIT 1	
AIRPORT DRIVE	

GRADING PLAN (SHEET 3 OF 6)	
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CITY OF LAS VEGAS	
-------------------	--

APR 139-18-410-009	
AIRPORT VAULT RANCHO-LLC	
NOT A PART	

ENGINEER	
BRIAN K. REED	
Exp. 12/31/2021	
CIVIL	
No. 14464	

DATE:	10-22-2020
DRAWING	C2.2
SHT	11 OF 25
CLV DRAWING NUMBER	
CLV PROJECT #	

CITY OF LAS VEGAS BENCHMARK: 7LV01 18SWW6
RIVET & PLATE (OLD RECTANGULAR) IN TOP OF CURB AT THE SW CORNER BEVVIE RD. &
DECATUR BLVD.
ELEVATION=672.300 Meters (NAVD'88 v.2008)
ELEVATION=2205.71 US Survey Feet (NAVD'88 v.2008)

NORTH 89°26'38" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 61 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN BOOK 108, PAGE 15 OF PLATS.

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.



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- 1 CONSTRUCT AC PAVEMENT REFERENCE DETAIL 13 ON SHEET
- 2 C5.0
- 3 CONSTRUCT "L" TYPE CURB AND GUTTER PER CAUSAD #216
- 4 CONSTRUCT "A" TYPE CURB PER 16 ON SHEET C5.1
- 5 CONSTRUCT "R" TYPE CURB AND GUTTER PER CAUSAD #217
- 6 CONSTRUCT 4" SIDEWALK PER CAUSAD #234
- 7 CONSTRUCT 3" SIDEWALK PER CAUSAD #234
- 8 CONSTRUCT 24" WIDE SIDEWALK UNDERDRAIN PER CAUSAD #236
- 9 CONSTRUCT 4" WIDE CONCRETE "U"-CHANNEL PER DETAIL 22
- 10 REMOVE EXISTING DRIVEWAY APRON AND CONSTRUCT "L" CURB
- 11 AND 4" SIDEWALK PER CAUSAD #216 AND #217
- 12 CONSTRUCT TRASH ENCLOSURES, SEE ARCH. PLANS
- 13 NOT USED
- 14 CONSTRUCT SIDEWALK RAMP USING AMOR TILE TRUNCATED
- 15 DOWNS OR EQUIVALENT PER CAUSAD #235 (CASE I)
- 16 CONSTRUCT 3" WIDE CROSS GUTTER WITH 3/4" DEEP FLOWLINE
- 17 SIMILAR TO CAUSAD #228
- 18 CONSTRUCT 8" WIDE CROSS GUTTER WITH 3/4" DEEP FLOWLINE
- 19 SIMILAR TO CAUSAD #228
- 20 REMOVE EXISTING CURB, GUTTER & SIDEWALK AND CONSTRUCT
- 21 COMMERCIAL DRIVEWAY PER CAUSAD #222.1, #225 & #228
- 22 LANDSCAPE AREA PER LANDSCAPE PLANS BY OTHERS
- 23 EXISTING RETIRED POWER POLE TO BE REMOVED
- 24 RAISE EXISTING SSMH RIM TO NEW FINISHED GRADE
- 25 CONSTRUCT 6" TALL DECORATIVE WROUGHT IRON FENCE
- 26 SAWCUT AC PAVEMENT, TRENCH, BACKFILL AND MATCH EXISTING
- 27 IMPROVEMENTS PER CAUSAD #503, #500A & #500.5
- 28 CONSTRUCT LEADWALK CROSS DRAIN AS PER DETAIL 17 SHEET C5.1
- 29 CONSTRUCT "U" NOTCH DRAIN CURB INTO
- 30 BMP PER DETAIL 14 SHEET C5.0
- 31 REMOVE ALL EXISTING VEGEATION ON SITE
- 32 CONSTRUCT RIP RAP LINED DRAINAGE SWALE PER
- 33 DETAIL 15 ON SHEET C5.0
- 34 CONSTRUCT PRECAST 3' X 3' DROP INLET PER DETAIL 23 SHEET C5.1
- 35 CONSTRUCT PRECAST 6' X 6' DROP INLET PER DETAIL 20 SHEET C5.1
- 36 INSTALL 4" SO PIPE UNDER SIDEWALK, SLOPE TO MATCH SWALE

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 32003C2155F DATED NOVEMBER 16, 2011, THE SITE IS LOCATED IN A ZONE "X".

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS REQUIRED BY CITY OF LAS VEGAS
AND CLARK COUNTY UNIFORM STANDARD DRAWING NUMBER 243. OWNER IS ALSO RESPONSIBLE TO
REPLACE ALL SURVEY MONUMENTATION DAMAGED, DESTROYED, OR OBSCURED DURING CONSTRUCTION

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.

1. CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION..
2. SEE SHEET C5.0 FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT
3. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
4. THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
5. ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
6. DURING CONSTRUCTION, SURVEYORS AND CONTRACTORS MUST VERIFY THAT ALL STREETS AND DRIVEWAYS HAVE POSITIVE DRAINAGE. SAME MUST UTILIZE AT LEAST THREE GRADES ON VERTICAL TANGENTS TO VERIFY SLOPES.
7. SOIL REPORT NOTE:
GRADING SHALL BE IN ACCORDANCE
WITH SOILS REPORT PREPARED BY:
ENGINEER: Geo Tek
PROJECT NO. 15642-LVR
DATED: August 10, 2020
8. CUT/FILL ESTIMATES
EXISTING TO FINISH GRADE ELEVATIONS
NET CUT: 1,200 CY
NET FILL: 8,500 CY
9. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET C0.01

ALL ONSITE STORM DRAINS AND THE ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED

NOTE
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EASEMENTS TO BE PRIVATELY MAINTAINED BY HOA.

NO STRUCTURES AND NO TREES OR VEGETATION TALLER THAN THREE FEET ALLOWED WITHIN
CLV SEWER EASEMENT

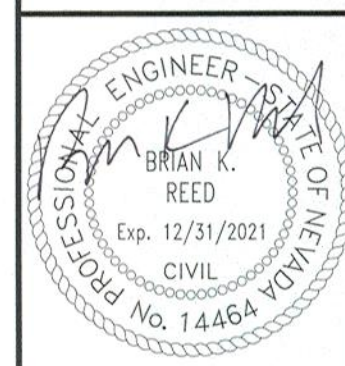
I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED
DRAINAGE STUDY DS #XXXXX ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.



NEVADA

IMPROVEMENT PLANS FOR
RANCHO MULTI FAMILY - UNIT 1
AIRPORT DRIVE

GRADING PLAN (SHEET 4 OF 6)



DATE: 10-22-2020

DRAWING
C2.3
SHT 12 OF 25
CLV DRAWING NUMBER

CLV PROJECT # _____

DISCLAIMER NOTE:

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OR
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FAST
Call before you
UnderGround
1-702-432-5300
TREE AND ARTERIAL
SYSTEM OF TRANSPORTATION

AVOID HITTING OVERHEAD
POWER LINES. IT'S COSTLY.

**CALL BEFORE
YOU DIG
OVERHEAD**
1-702-227-2929

BENCHMARK

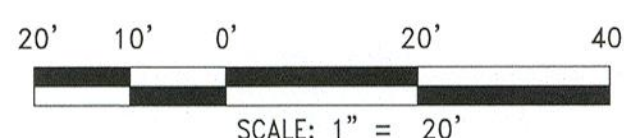
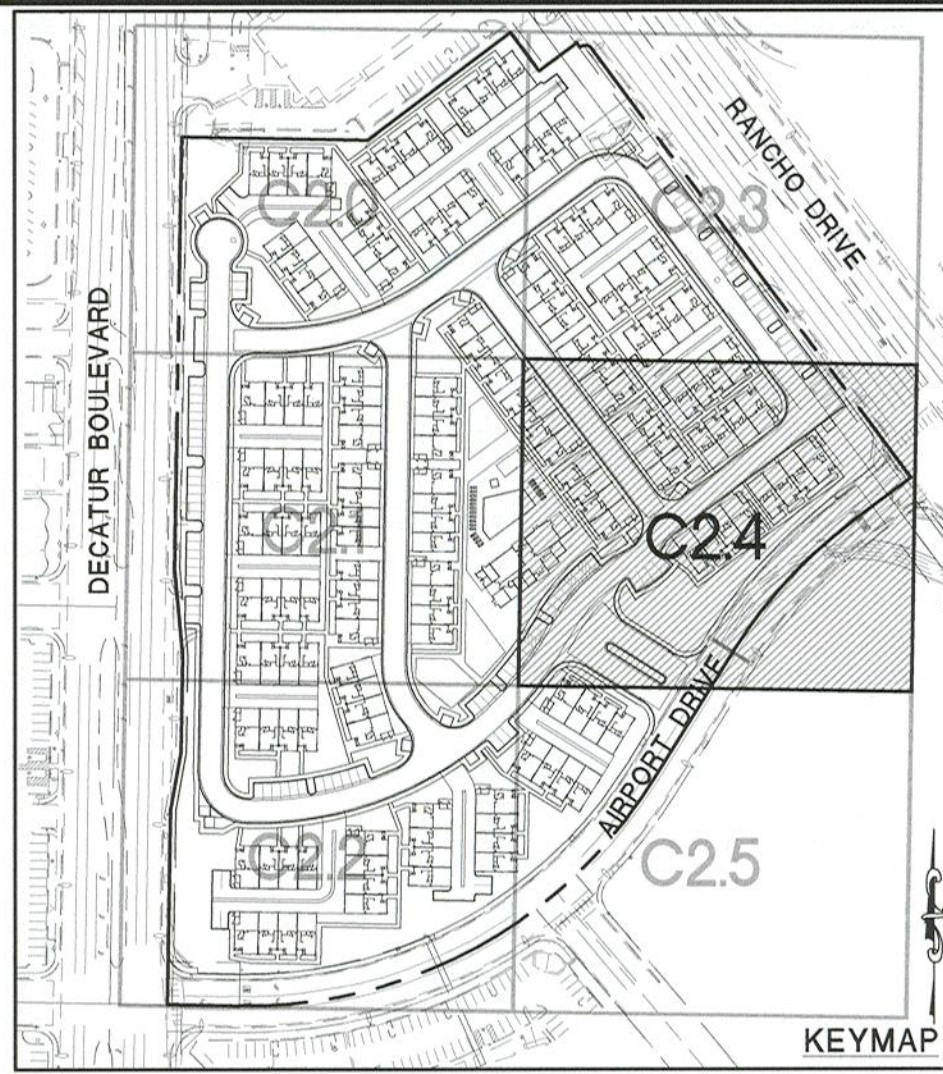
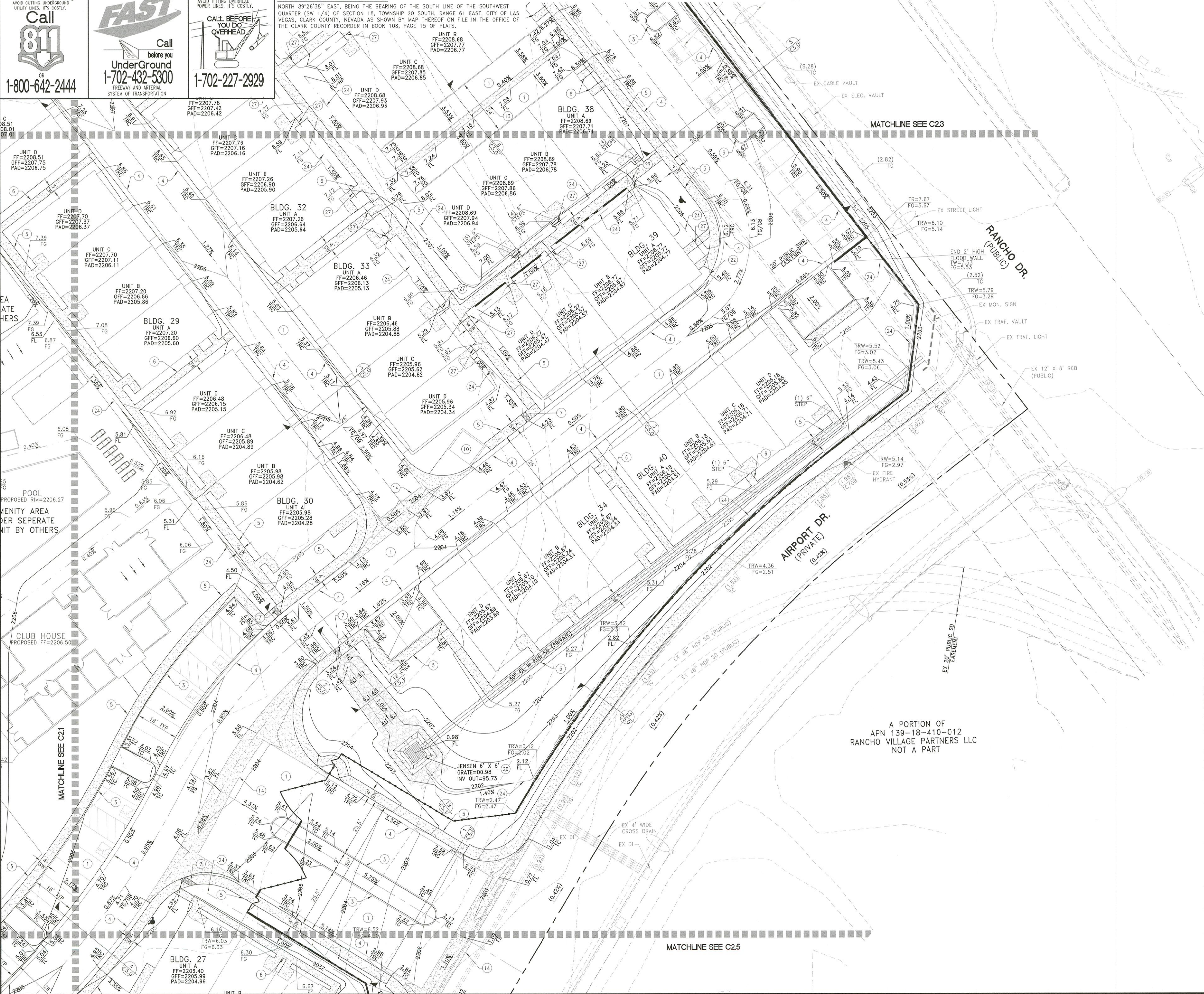
CITY OF LAS VEGAS BENCHMARK: 7LV01 185WW6
RIVET & PLATE (OLD RECTANGULAR) IN TOP OF CURB AT THE SW CORNER BEVIE RD. &
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ELEVATION=672.300 Meters (NAVD'88 v.2008)
ELEVATION=2205.71 US Survey Feet (NAVD'88 v.2008)

BASIS OF BEARINGS

NORTH 89°26'38" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST
QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 61 EAST, CITY OF LAS
VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF
THE CLARK COUNTY RECORDER IN BOOK 108, PAGE 15 OF PLATS.

BUILDING PERMIT NOTE

ALL STRUCTURES SHOWN OR INDICATED ON THIS SUBMITTAL WITHIN THE PROPERTY REQUIRE A
BUILDING PERMIT APPLICATION AND SUBMITTAL THIS INCLUDES BUILDINGS, ABOVE GROUND
TANKS, SIGNS, RETAINING WALLS, FENCES, TRASH ENCLOSURES, SHADE STRUCTURES, STAIRWAYS,
RAMPS, LIGHT POLES, LIGHT BOLLARDS, ETC. THIS DOES NOT INCLUDE ANY FLOOD CONTROL
STRUCTURE SUCH AS PIPES, CULVERTS, ARCH CULVERTS, HEADWALLS, ETC. THIS DOES NOT
INCLUDE ANY WORK WITHIN A PUBLIC STREET RIGHT-OF-WAY. THIS DOES NOT INCLUDE PRIVATE
STREETS. THE REVIEW OF CIVIL IMPROVEMENT AND/OR GRADING PLANS DOES NOT INCLUDE ANY
REVIEW OF ANY STRUCTURE THAT REQUIRES A BUILDING PERMIT APPLICATION.



CONSTRUCTION NOTES

- CONSTRUCT AC PAVEMENT REFERENCE DETAIL 13 ON SHEET C5.0
- CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD #216
- CONSTRUCT "A" TYPE CURB PER 16 ON SHEET C5.1
- CONSTRUCT "R" TYPE CURB AND GUTTER PER CCAUSD #217
- CONSTRUCT 4" SIDEWALK PER CCAUSD #234
- CONSTRUCT 3" SIDEWALK PER CCAUSD #234
- CONSTRUCT 24" WIDE SIDEWALK UNDERDRAIN PER CCAUSD #236
- CONSTRUCT 4" WIDE CONCRETE "U"-CHANNEL PER DETAIL 22 SHEET C5.1
- REMOVE EXISTING DRIVEWAY APRON AND CONSTRUCT "L" CURB AND 5" SIDEWALK PER CCAUSD #216 & #234
- CONSTRUCT TRASH ENCLOSURES, SEE ARCH. PLANS
- NOT USED
- CONSTRUCT SIDEWALK RAMP USING AMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE I)
- CONSTRUCT 3" WIDE CROSS GUTTER WITH 3/4" DEEP FLOWLINE SIMILAR TO CCAUSD #228
- CONSTRUCT 8" WIDE CROSS GUTTER WITH 3/4" DEEP FLOWLINE SIMILAR TO CCAUSD #228
- REMOVE EXISTING CURB, GUTTER & SIDEWALK AND CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD #222.1, #225 & #229
- LANDSCAPE AREA PER LANDSCAPE PLANS BY OTHERS
- EXISTING RETIRED POWER POLE TO BE REMOVED
- RAISE EXISTING SSMH RIM TO NEW FINISHED GRADE
- CONSTRUCT 6" TALL DECORATIVE WROUGHT IRON FENCE
- SAWCUT AC PAVEMENT, TRENCH, BACKFILL AND MATCH EXISTING IMPROVEMENTS PER CCAUSD #503, #500.4 & #500.5
- CONSTRUCT LEADWALK CROSS DRAIN AS PER DETAIL 17 SHEET C5.1
- CONSTRUCT "V" NOTCH TO DRAIN CURB INTO BMP PER DETAIL 14 SHEET C5.0
- REMOVE ALL EXISTING VEGETATION ON SITE
- CONSTRUCT RIP RAP LINED DRAINAGE SWALE PER DETAIL 15 ON SHEET C5.0
- CONSTRUCT PRECAST 3' X 3' DROP INLET PER DETAIL 23 SHEET C5.1
- CONSTRUCT PRECAST 6' X 6' DROP INLET PER DETAIL 20 SHEET C5.1
- INSTALL 4" SD PIPE UNDER SIDEWALK, SLOPE TO MATCH SWALE

FLOOD ZONE NOTE

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS 32003C2155F DATED NOVEMBER 16, 2011, THE SITE IS LOCATED IN A ZONE "X".

SURVEY MONUMENT NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS REQUIRED BY CITY OF LAS VEGAS AND CLARK COUNTY UNIFORM STANDARD DRAWING NUMBER 243. OWNER IS ALSO RESPONSIBLE TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DESTROYED, OR OBTAINED DURING CONSTRUCTION.

SIGHT VISIBILITY ZONE

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.

ENGINEERS NOTES

- CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
- SEE SHEET C5.0 FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
- ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
- THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
- ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
- DURING CONSTRUCTION, SURVEYORS AND CONTRACTORS MUST VERIFY THAT ALL STREETS AND LOTS HAVE POSITIVE DRAINAGE. SAME MUST UTILIZE AT LEAST THREE GRADES ON VERTICAL TANGENTS TO VERIFY SLOPES.
- SOIL REPORT NOTE:
GRADING SHALL BE IN ACCORDANCE WITH SOILS REPORT PREPARED BY:
ENGINEER: Geo Tek
PROJECT NO. 15642-LVR
DATED: August 10, 2020
- CUT/FILL ESTIMATES
EXISTING TO FINISH GRADE ELEVATIONS
NET CUT: 1,200 CY
NET FILL: 8,500 CY
- FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET C0.01

NOTE

ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY HOA.

NOTE

ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY HOA.

SEWER EASEMENT NOTE

NO STRUCTURES AND NO TREES OR VEGETATION TALLER THAN THREE FEET ALLOWED WITHIN CLV SEWER EASEMENT
I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #XXXXX ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER L. THOMPSON, PE NO. 14134

DATE:

FOR REVIEW ONLY

REV	DESCRIPTION	BY	DATE
1			
2			
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DATE: October 22, 2020
HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 10'
DRAWN BY: NJJ
DESIGNED BY: CLT
CHECKED BY: CLT
APPROVED BY: CLT
PROJECT #: 4555.0007

RANCHO VILLAGE PARTNERS LLC.
222 MARTIN STREET
IRVINE, CALIFORNIA 92612
PHONE: 702-665-8889 FAX: 702-675-6319

RCI Engineering
500 S. Rancho Drive, Suite 117, Las Vegas, NV 89106
PH: 702.455.0600 FAX: 702.455.0601

NEVADA

IMPROVEMENT PLANS FOR
**RANCHO MULTI-FAMILY - UNIT 1
AIRPORT DRIVE**

GRADING PLAN (SHEET 5 OF 6)

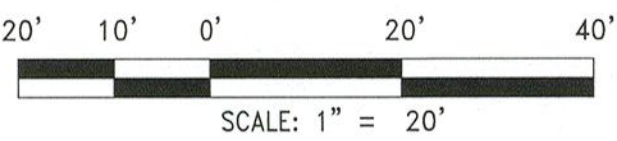
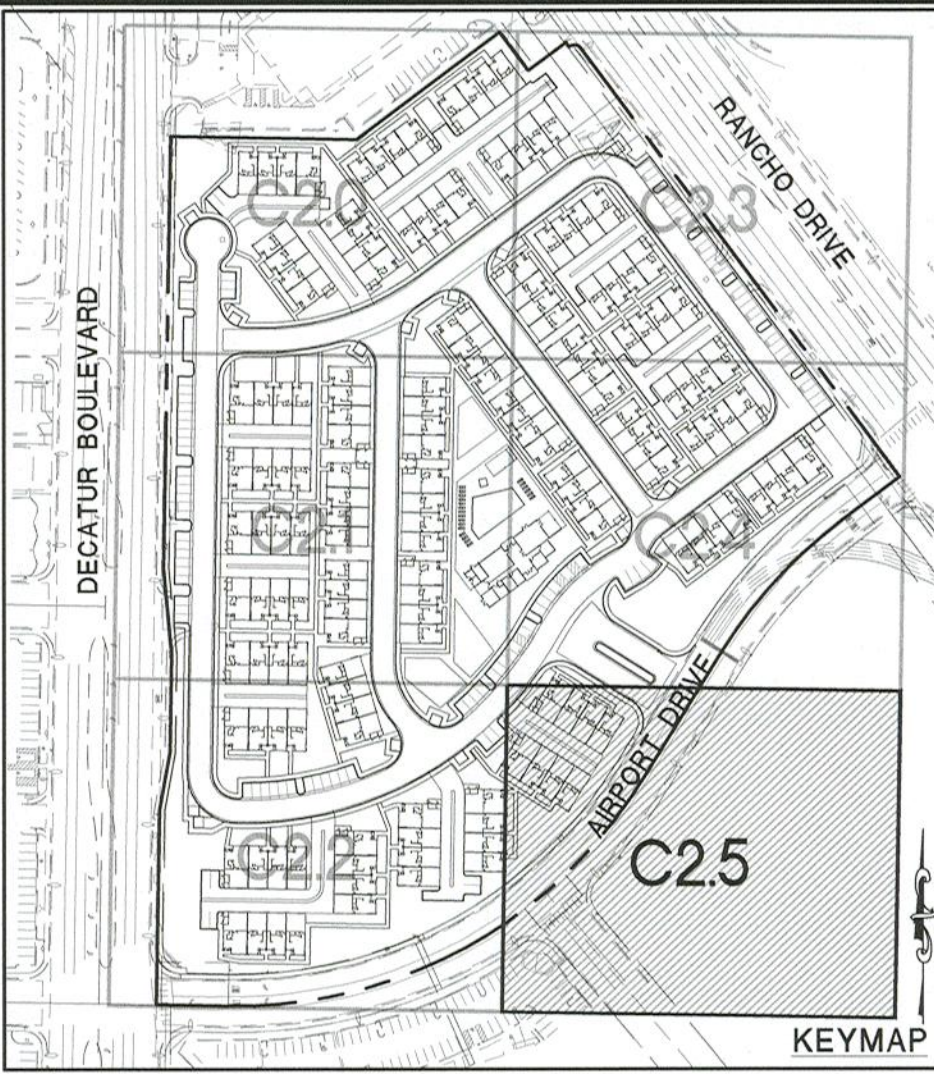
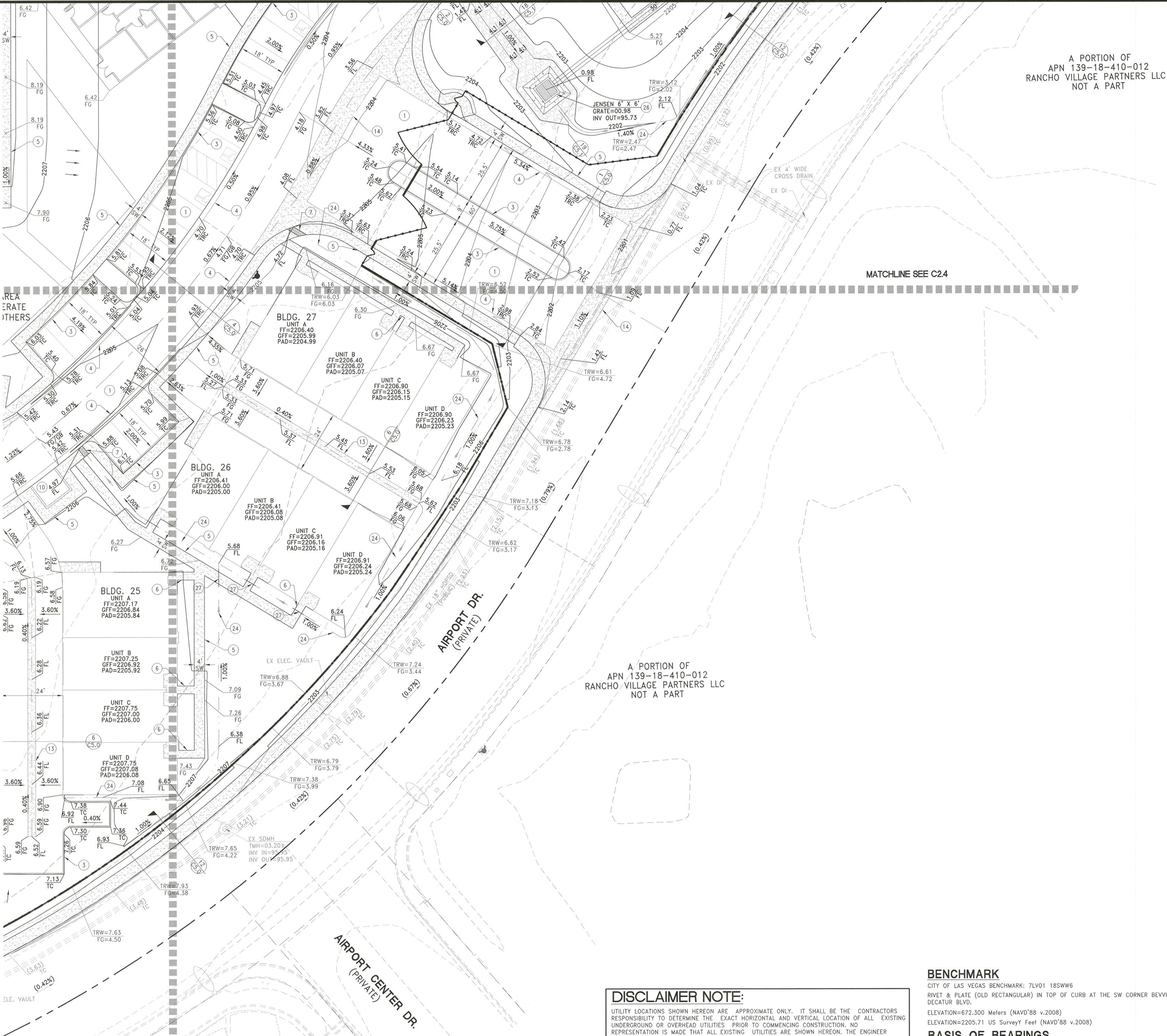
CITY OF LAS VEGAS

10/22/20 10:30am

PROFESSIONAL ENGINEER
BRIAN K. REED
Exp. 12/31/2021
No. 14464

DATE: 10-22-2020

DRAWING
C2.4
SHT 13 OF 25
CLV DRAWING NUMBER
CLV PROJECT #



CONSTRUCTION NOTES

- CONSTRUCT AC PAVEMENT REFERENCE DETAIL 13 ON SHEET C5.0
- CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD #216
- CONSTRUCT "A" TYPE CURB PER 16 ON SHEET C5.1
- CONSTRUCT "R" TYPE CURB AND GUTTER PER CCAUSD #217
- CONSTRUCT 4' SIDEWALK PER CCAUSD #234
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- CONSTRUCT 24" WIDE SIDEWALK UNDERDRAIN PER CCAUSD #236
- CONSTRUCT 4" WIDE CONCRETE "U"-CHANNEL PER DETAIL 22 SHEET C5.1
- REMOVE EXISTING DRIVEWAY APRON AND CONSTRUCT "L" CURB AND 5' SIDEWALK PER CCAUSD #216 & #234
- CONSTRUCT TRASH ENCLOSURES, SEE ARCH. PLANS
- NOT USED
- CONSTRUCT SIDEWALK RAMP USING AMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE I)
- CONSTRUCT 3' WIDE CROSS GUTTER WITH 3/4" DEEP FLOWLINE SIMILAR TO CCAUSD #228
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- REMOVE EXISTING CURB, GUTTER & SIDEWALK AND CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD #222.1, #225 & #228
- LANDSCAPE AREA PER LANDSCAPE PLANS BY OTHERS
- EXISTING RETIRED POWER POLE TO BE REMOVED
- RAISE EXISTING SSM RIM TO NEW FINISHED GRADE
- CONSTRUCT 6" TALL DECORATIVE WROUGHT IRON FENCE
- SAWCUT AC PAVEMENT, TRENCH, BACKFILL AND MATCH EXISTING IMPROVEMENTS PER CCAUSD #503, #500.4 & #500.5
- CONSTRUCT LEADWALK CROSS DRAIN AS PER DETAIL 17 SHEET C5.1
- CONSTRUCT "M" NOTCH TO DRAIN CURB INTO
- BMP PER DETAIL 14 SHEET C5.0
- REMOVE ALL EXISTING VEGETATION ON SITE
- CONSTRUCT RIP RAP LINED DRAINAGE SWALE PER DETAIL 15 ON SHEET C5.0
- CONSTRUCT PRECAST 3' X 3' DROP INLET PER DETAIL 23 SHEET C5.1
- CONSTRUCT PRECAST 6' X 6' DROP INLET PER DETAIL 20 SHEET C5.1
- INSTALL 4" SD PIPE UNDER SIDEWALK, SLOPE TO MATCH SWALE

FLOOD ZONE NOTE

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS 32003C2155F DATED NOVEMBER 16, 2011, THE SITE IS LOCATED IN A ZONE "X".

SURVEY MONUMENT NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS REQUIRED BY CITY OF LAS VEGAS AND CLARK COUNTY UNIFORM STANDARD DRAWING NUMBER 243. OWNER IS ALSO RESPONSIBLE TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DESTROYED, OR OBTAINED DURING CONSTRUCTION.

SIGHT VISIBILITY ZONE

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.

ENGINEERS NOTES

- CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
- SEE SHEET C5.0 FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
- ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
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- ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
- DURING CONSTRUCTION, SURVEYORS AND CONTRACTORS MUST VERIFY THAT ALL STREETS AND LOTS HAVE POSITIVE DRAINAGE. SAME MUST UTILIZE AT LEAST THREE GRADES ON VERTICAL TANGENTS TO VERIFY SLOPES.
- SOIL REPORT NOTE:
 - GRADING SHALL BE IN ACCORDANCE WITH SOILS REPORT PREPARED BY: ENGINEER: GUY 146
 - PROJECT NO. 15642-LVR
 - DATE: August 10, 2020
- CUT/FILL ESTIMATES:
 - EXISTING TO FINISH GRADE ELEVATIONS
 - NET CUT: 1,200 CY
 - NET FILL: 8,500 CY
- FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET C0.01

NOTE

ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY HOA.

SEWER EASEMENT NOTE

CLV SEWER EASEMENT

I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #XXXXX ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER L. THOMPSON, PE NO. 14134

DATE

DISCLAIMER NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

Call before you Dig
Call 811
OR
1-800-642-2444

FAST
Call before you UnderGround
1-702-432-5300
FREWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DO OVERHEAD
1-702-227-2929

BENCHMARK

CITY OF LAS VEGAS BENCHMARK: 7LV01 18SWW6
RIVET & PLATE (OLD RECTANGULAR) IN TOP OF CURB AT THE SW CORNER BEVVIE RD. & DECATUR BLVD.
ELEVATION=672.300 Meters (NAVD'88 v.2008)
ELEVATION=2205.71 US Survey Feet (NAVD'88 v.2008)

BASIS OF BEARINGS

NORTH 89°26'38" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 61 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN BOOK 108, PAGE 15 OF PLATS.

BUILDING PERMIT NOTE

ALL STRUCTURES SHOWN OR INDICATED ON THIS SUBMITTAL WITHIN THE PROPERTY REQUIRE A BUILDING PERMIT APPLICATION AND SUBMITTAL THIS INCLUDES BUILDINGS, ABOVE GROUND TANKS, SIGNS, RETAINING WALLS, FENCES, TRASH ENCLOSURES, SHADE STRUCTURES, STAIRWAYS, RAMPS, LIGHT POLES, LIGHT BOLLARDS, ETC. THIS DOES NOT INCLUDE ANY FLOOD CONTROL STRUCTURE SUCH AS PIPES, CULVERTS, ARCH CULVERTS, HEADWALLS, ETC. THIS DOES NOT INCLUDE ANY WORK WITHIN A PUBLIC STREET RIGHT-OF-WAY. THIS DOES NOT INCLUDE PRIVATE STREETS. THE REVIEW OF CIVIL IMPROVEMENT AND/OR GRADING PLANS DOES NOT INCLUDE ANY REVIEW OF ANY STRUCTURE THAT REQUIRES A BUILDING PERMIT APPLICATION."

RANCHO VILLAGE PARTNERS LLC
222 MARTIN STREET
IRVINE, CALIFORNIA 92612
PHONE: 702-965-4389 FAX: 702-975-6319

RCI Engineering
500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106
PH: 702-455-0800 FAX: 702-455-0801

IMPROVEMENT PLANS FOR
RANCHO MULTIFAMILY - UNIT 1
AIRPORT DRIVE

GRADING PLAN (SHEET 6 OF 6)

PROFESSIONAL ENGINEER
CHRISTOPHER L. THOMPSON
No. 14464
Exp. 12/31/2021
CIVIL
DATE: 10-22-2020

DRAWING
C2.5
SHT 14 OF 25
CLV DRAWING NUMBER
CLV PROJECT #

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APPD	DATE
DATE: October 22, 2020	HORIZ. SCALE: 1"=20'	DESIGNED BY: N/A	CLT	
	VERT. SCALE: N/A	DRAWN BY: N/A	CLT	
		CHECKED BY: N/A	CLT	
		APPROVED BY: N/A	CLT	
		PROJECT #:		4555.0007

DISCLAIMER NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

Call before you Dig

AVOID CUTTING UNDERGROUND POWER LINES. IT'S COSTLY.

Call before you UnderGround

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.

Call before you Overhead

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.

FAST

Call before you UnderGround

1-800-227-2600

1-702-432-5300

1-702-227-2929

CONSTRUCTION NOTES

1

CONSTRUCT AC PAVEMENT REFERENCE DETAIL 13 ON SHEET C5.0

2

CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD #216

3

CONSTRUCT "A" TYPE CURB PER 16 ON SHEET C5.1

4

CONSTRUCT "R" TYPE CURB AND GUTTER PER CCAUSD #217

5

CONSTRUCT 4' SIDEWALK PER CCAUSD #234

6

CONSTRUCT 3' SIDEWALK PER CCAUSD #234

7

CONSTRUCT 24" WIDE SIDEWALK UNDERDRAIN PER CCAUSD #236

8

CONSTRUCT 4' WIDE CONCRETE "U"-CHANNEL PER DETAIL 22 SHEET C5.1

9

REMOVE EXISTING DRIVEWAY APRON AND CONSTRUCT "L" CURB AND 5' SIDEWALK PER CCAUSD #216 & #234

10

CONSTRUCT TRASH ENCLOSURES, SEE ARCH. PLANS

11

NOT USED

12

CONSTRUCT SIDEWALK RAMP USING AMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE I)

13

CONSTRUCT 3' WIDE CROSS GUTTER WITH 3/4" DEEP FLOWLINE SIMILAR TO CCAUSD #228

14

CONSTRUCT 8' WIDE CROSS GUTTER WITH 3/4" DEEP FLOWLINE SIMILAR TO CCAUSD #228

15

REMOVE EXISTING CURB, GUTTER & SIDEWALK AND CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD #222.1, #223 & #228

16

LANDSCAPE AREA PER LANDSCAPE PLANS BY OTHERS

17

EXISTING RETIRED POWER POLE TO BE REMOVED

18

RAISE EXISTING SSMH RIM TO NEW FINISHED GRADE

19

CONSTRUCT 6' TALL DECORATIVE WROUGHT IRON FENCE

20

SAWCUT AC PAVEMENT, TRENCH, BACKFILL AND MATCH EXISTING IMPROVEMENTS PER CCAUSD #503, #500.4 & #500.5

21

CONSTRUCT LEADWALK CROSS DRAIN AS PER DETAIL 17 SHEET C5.1

22

CONSTRUCT "V" NOTCH TO DRAIN CURB INTO BMP PER DETAIL 14 SHEET C5.0

23

REMOVE ALL EXISTING VEGETATION ON SITE

24

CONSTRUCT RIP RAP LINED DRAINAGE SWALE PER DETAIL 15 ON SHEET C5.0

25

CONSTRUCT PRECAST 3' X 3' DROP INLET PER DETAIL 23 SHEET C5.1

26

CONSTRUCT PRECAST 6' X 6' DROP INLET PER DETAIL 20 SHEET C5.1

27

INSTALL 4" SD PIPE UNDER SIDEWALK, SLOPE TO MATCH SWALE

BENCHMARK

CITY OF LAS VEGAS BENCHMARK: ZLV01 18SWW6

RIVET & PLATE (OLD RECTANGULAR) IN TOP OF CURB AT THE SW CORNER BEVIE RD. & DECATUR BLVD.

ELEVATION=672.300 Meters (NAVD'88 v.2008)

ELEVATION=2205.71 US Survey Feet (NAVD'88 v.2008)

BASIS OF BEARINGS

NORTH 89°26'38" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 61 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN BOOK 108, PAGE 15 OF PLATS.

FOR REVIEW ONLY

REV

DESCRIPTION

DATE

BY

APPD

DATE: October 22, 2020

HORIZ. SCALE: 1" = 20'

VERT. SCALE: 1" = 5'

DRAWN BY: NSJ

DESIGNED BY: CLT

CHECKED BY: CLT

APPROVED BY: CLT

PROJECT #: 4555.0007

RANCHO VILLAGE PARTNERS LLC.

222 MARTIN STREET

IRVINE, CALIFORNIA 92612

PHONE: 702-665-8889 FAX: 702-675-6319

RCI Engineering

500 S. Rancho Drive, Suite 117, Las Vegas, NV 89106

PH: 702.455.0600 FAX: 702.455.0601

NEVADA

CITY OF LAS VEGAS

10/22/20 10:23am

IMPROVEMENT PLANS FOR

RANCHO MULTI-FAMILY - UNIT 1

AIRPORT DRIVE

PLAN AND PROFILE -

DROP INLET TO BOX CULVERT SOUTH

ENGINEER

BRIAN K. REED

Exp. 12/31/2021

CIVIL

No. 14464

DATE: 10-22-2020

DRAWING

C4.0

SHT 21 OF 25

CLV DRAWING NUMBER

CLV PROJECT #

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

FAST

 **Call**
before you
UnderGround
1-702-432-5300
FREEWAY AND ARTERIAL
SYSTEMS OF TRANSPORTATION

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OVERHEAD**



1-702-227-2929

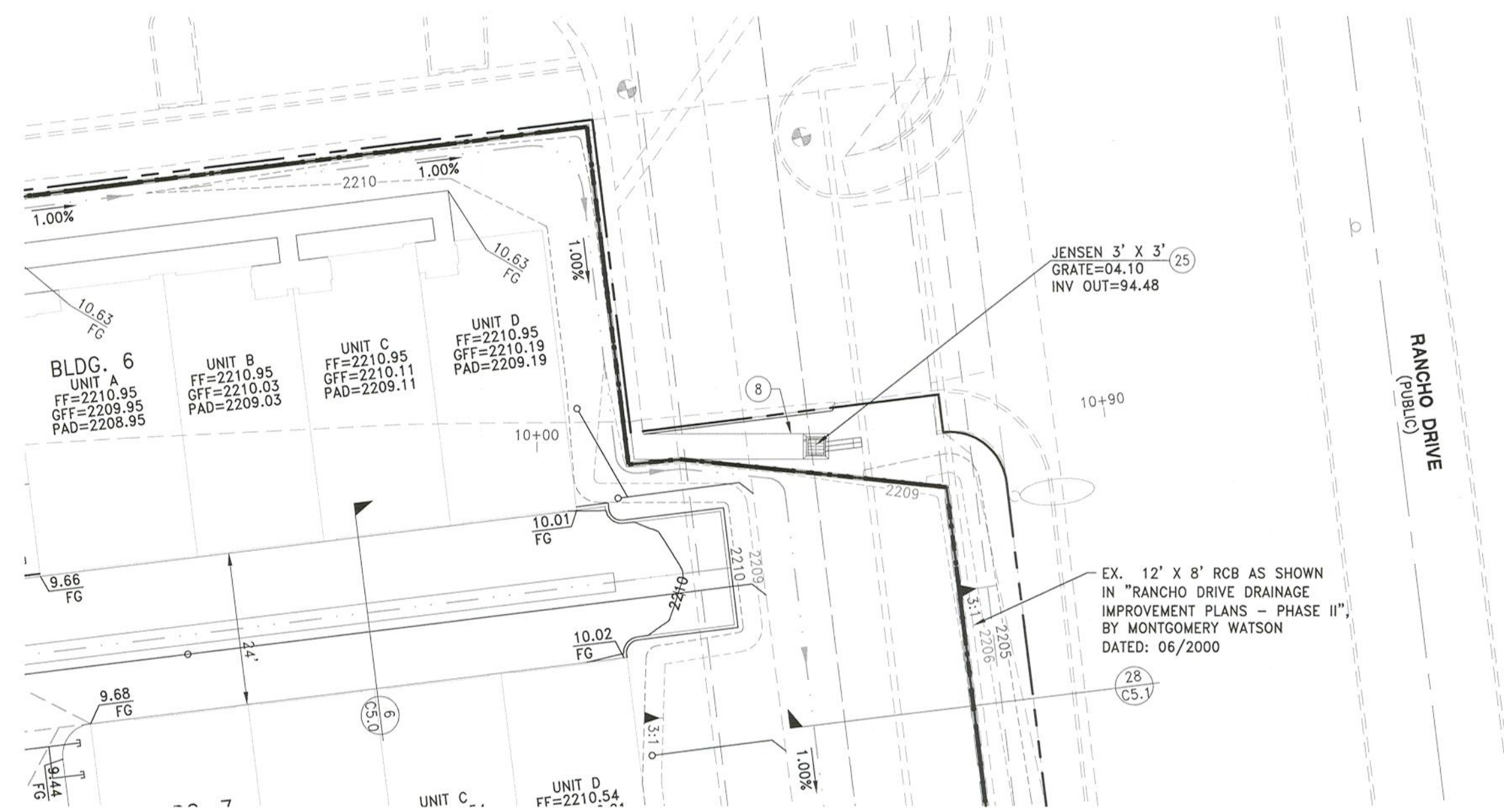
- ① CONSTRUCT AC PAVEMENT REFERENCE DETAIL 13 ON SHEET C5.0
- ② CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD #216
- ③ CONSTRUCT "A" TYPE CURB PER 16 ON SHEET C5.1
- ④ CONSTRUCT "R" TYPE CURB AND GUTTER PER CCAUSD #217
- ⑤ CONSTRUCT 4' SIDEWALK PER CCAUSD #234
- ⑥ CONSTRUCT 3' SIDEWALK PER CCAUSD #234
- ⑦ CONSTRUCT 24" WIDE SIDEWALK UNDERDRAIN PER CCAUSD #236
- ⑧ CONSTRUCT 4' WIDE CONCRETE "U"—CHANNEL PER DETAIL 22 SHEET C5.1
- ⑨ REMOVE EXISTING DRIVEWAY APRON AND CONSTRUCT "L" CURB AND 5' SIDEWALK PER CCAUSD #216 & #234
- ⑩ CONSTRUCT TRASH ENCLOSURES, SEE ARCH. PLANS
- ⑪ NOT USED
- ⑫ CONSTRUCT SIDEWALK RAMP USING AMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE I)
- ⑬ CONSTRUCT 3' WIDE CROSS GUTTER WITH 3/4" DEEP FLOWLINE SIMILAR TO CCAUSD #228
- ⑭ CONSTRUCT 8' WIDE CROSS GUTTER WITH 3/4" DEEP FLOWLINE SIMILAR TO CCAUSD #228
- ⑮ REMOVE EXISTING CURB, GUTTER & SIDEWALK AND CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD #222.1, #225 & #228
- ⑯ LANDSCAPE AREA FOR LANDSCAPE PLANS BY OTHERS
- ⑰ EXISTING RETAINER POWER POLE TO BE REMOVED
- ⑱ RAISE EXISTING SSMH RIM TO NEW FINISHED GRADE
- ⑲ CONSTRUCT 6' TALL DECORATIVE WROUGHT IRON FENCE
- ⑳ SAWCUT AC PAVEMENT, TRENCH, BACKFILL AND MATCH EXISTING IMPROVEMENTS PER CCAUSD #503, #500.4 & #500.5
- ㉑ CONSTRUCT LEADWALK CROSS DRAIN AS PER DETAIL 17 SHEET C5.1
- ㉒ CONSTRUCT "V" NOTCH TO DRAIN CURB INTO
RAMP PER DETAIL 14 SHEET C5.0
- ㉓ REMOVE ALL EXISTING VEGATION ON SITE
- ㉔ CONSTRUCT RIP RAP LINED DRAINAGE SWALE PER
DETAIL 15 ON SHEET C5.0
- ㉕ CONSTRUCT PRECAST 3' x 5' DROP INLET PER DETAIL 23 SHEET C5.0
- ㉖ CONSTRUCT PRECAST 6' x 6' DROP INLET PER DETAIL 20 SHEET C5.0
- ㉗ INSTALL 4" SD PIPE UNDER SIDEWALK, SLOPE TO MATCH SWALE

CITY OF LAS VEGAS BENCHMARK: 7LV01 18SWW6

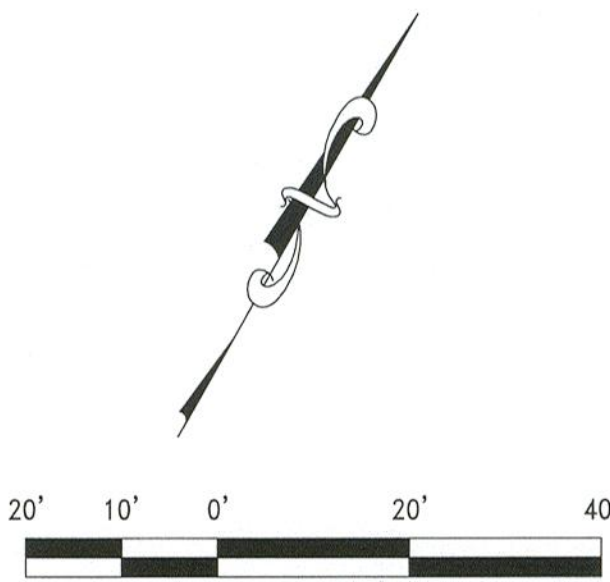
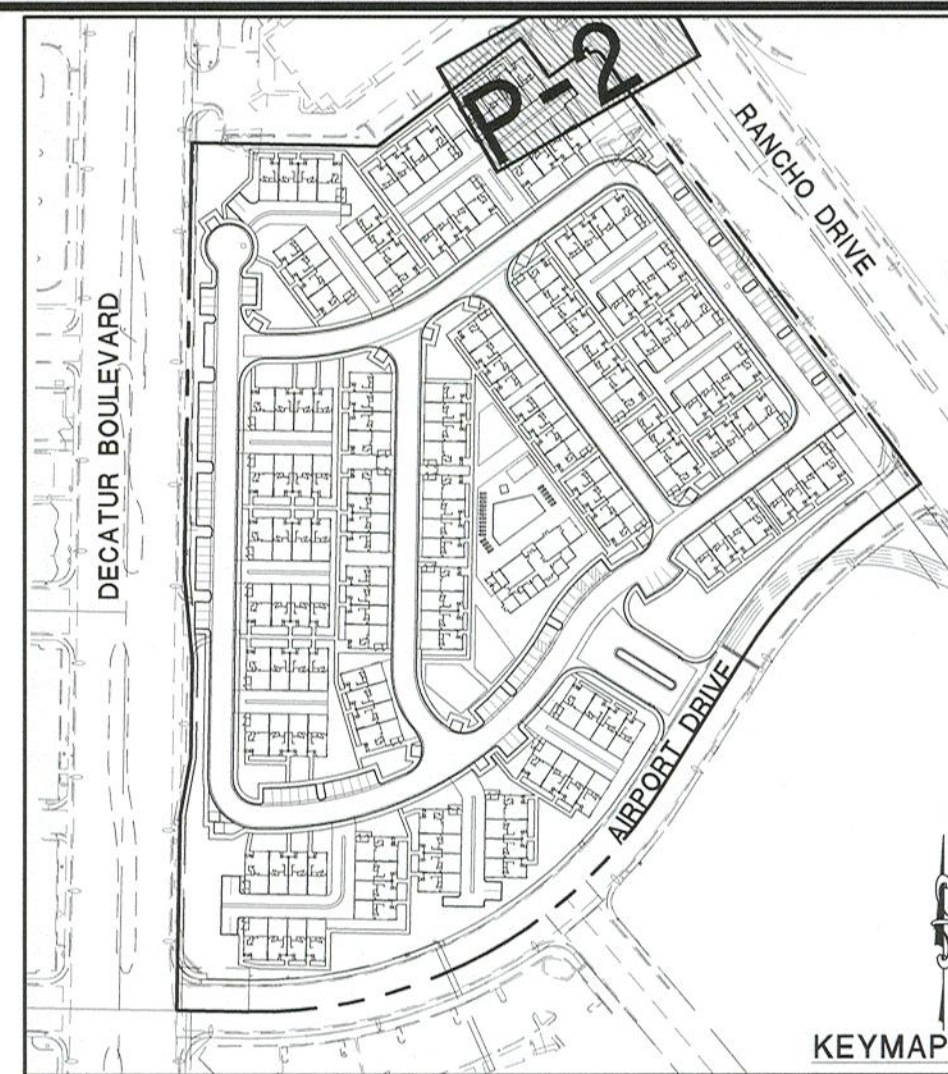
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ELEVATION=672.300 Meters (NAVD'88 v.2008)
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NORTH 89°26'38" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 61 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN BOOK 108, PAGE 15 OF PLATS.



DROP INLET TO BOX CULVERT NORTH - DI #2
(PRIVATE)



DATE: October 22, 2020		REV		DESCRIPTION		BY		APPD		DATE	
HORIZ. SCALE: 1"=20'											
VERT. SCALE: 1"=5'											
DRAWN BY: NDJ											
DESIGNED BY: CLT											
CHECKED BY: CLT											
APPROVED BY: CLT											
PROJECT #:		4555.0007									

RANCHO VILLAGE PARTNERS LLC:

222 MARTIN STREET
IRVINE, CALIFORNIA 92612
PHONE: 702-665-6989 FAX: 702-675-6319

RCI Engineering
500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106
PH#702.453.0800 FAX#702.453.0801

Station	Proposed	Ground	Notes
2215			
2210			
2205			
2200			
2195			
2190			
2185			
2180			
2175			

EX. 12" x 8" RCB AS SHOWN
 IN "RANCHO DRIVE DRAINAGE
 IMPROVEMENT PLANS - PHASE II",
 BY MONTGOMERY WATSON
 DATED: 06/2000

CONNECT TO EX. RCB WITH
 WATERTIGHT CONNECTION,
 DESIGN BY OTHERS
 MATCH INVERTS
 INV=2193.12
 (FIELD VERIFY)

EX. 100-YR HGL=2199.40

PROPOSED GRADE @
 CENTERLINE OF SD PIPE

APPROXIMATE EXISTING
 GROUND @
 CENTERLINE

EX. 13'-7.5' SD
 RANCHO DRIVE
 RIGHT OF WAY

PVI STA = 10+43.50
 PVI ELEV = 2206.30

PVI STA = 10+15.07
 PVI ELEV = 2204.70

2.0%

3.1' MAX

30" RCP SD @
 10" PVC WTR
 CROSSING

30" RCP SD @
 8" PVC SWR
 CROSSING

7.23' 18" CLASS III
 (PRIVATE) RCP SD @ 4.35%
 Q100= 0.00 CFS

DI #2 - 3"x3" JENSEN
 25' PRECAST INLET
 12" DIA. 12" R
 TOP OF GRADE=2204.4 ±
 FI=203.60
 INV. OUT: 2194.46 (NE)

EX. GROUND
 PROP.
 GROUND

10+00

11+00

IMPROVEMENT PLANS FOR
RANCHO MULTI FAMILY - UNIT 1
AIRPORT DRIVE
PLAN AND PROFILE -
DROP INLET TO BOX CULVERT NORTH
AS VEGAS
NEVADA

CITY OF

ENGINEER
BRIAN K. REED
Exp. 12/31/2021
CIVIL
PROFESSIONAL NO. 14464 WYOMING

DATE: 10-22-2020

DRAWING

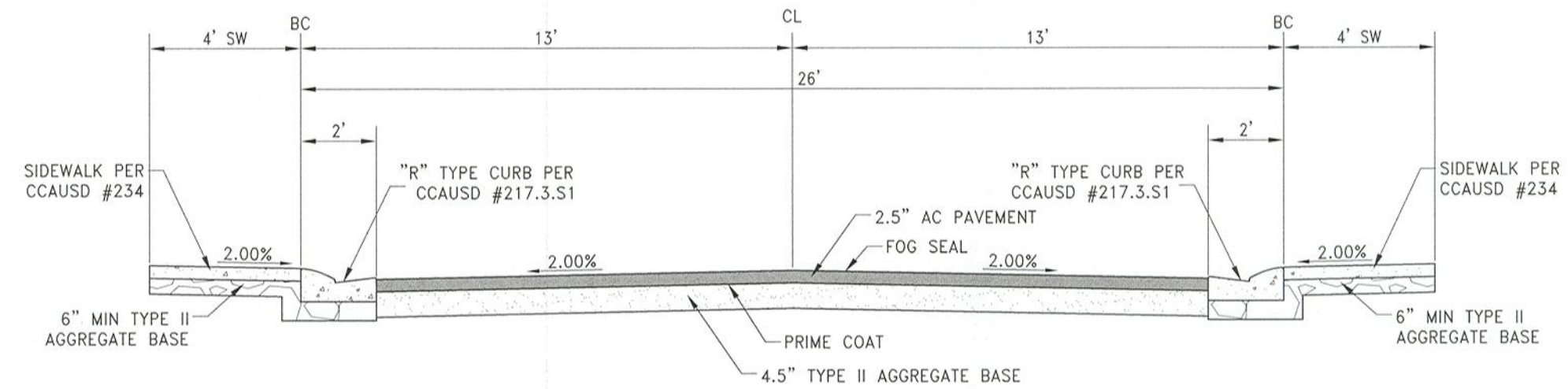
C4.1

SHT 22 OF 25

CLV PROJECT NUMBER

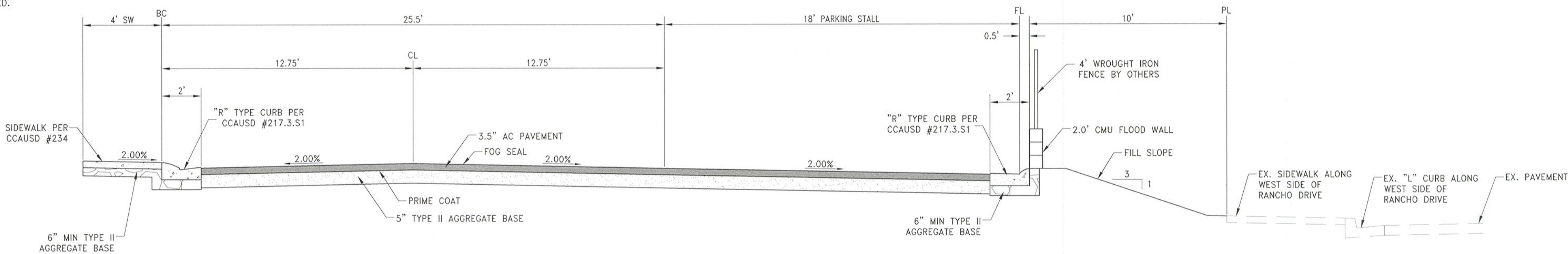
CLV PROJECT #

NOTE: ALL AGGREGATE BASES SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT PW20-XXXX. PRELIMINARY PAVEMENT SECTIONS SHALL BE VERIFIED WITH THE FINAL PAVEMENT SECTION RECOMMENDATION REPORT PRIOR TO CONSTRUCTION. IF FINAL PAVEMENT SECTIONS ARE DIFFERENT A REVISION TO THE IMPROVEMENT PLANS WILL BE REQUIRED.



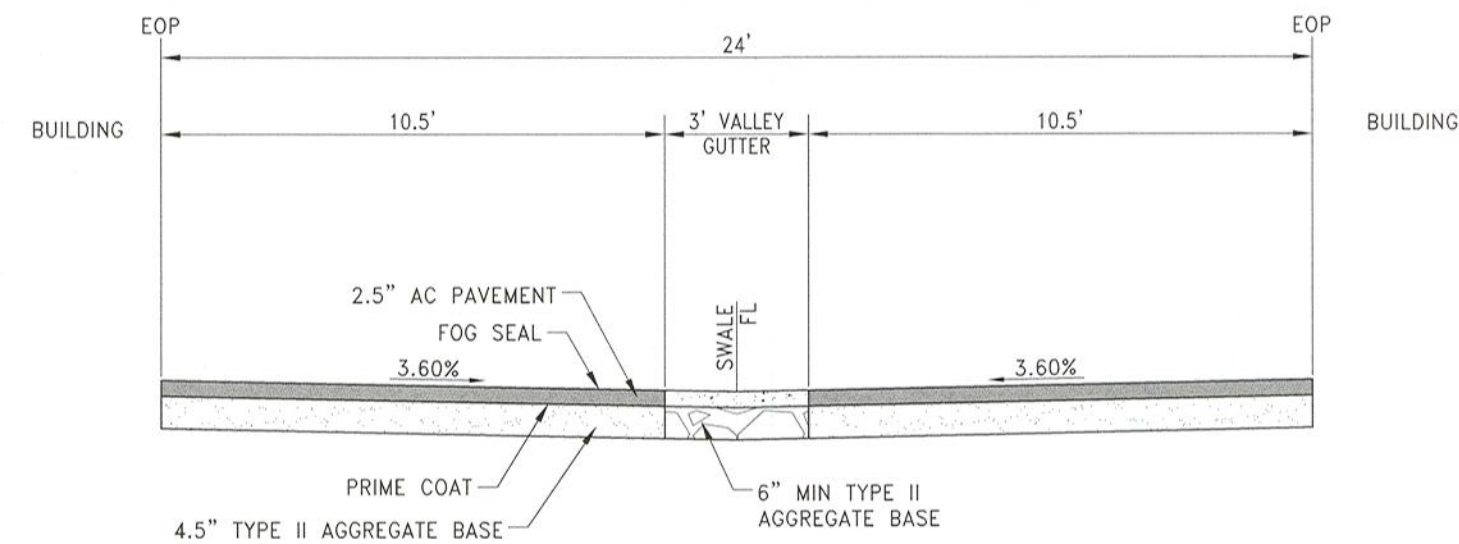
34' PRIVATE DRIVE SECTION 2
SIDEWALK BOTH SIDES N.T.S. C50

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29.5' PRIVATE DRIVE SECTION
WITH PARKING STALL N.T.S. 5
C5.0

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24' PRIVATE DRIVE SECTION
WITH 3' VALLEY GUTTER

0.5'

15.5' PARKING STALL ISLAND

BC

"A" TYPE CURB AND GUTTER PER CCAUSD #219

6" MIN TYPE II AGGREGATE BASE

"B" TYPE CURB PER CCAUSD #217.3.51

"A" TYPE CURB AND GUTTER PER CCAUSD #219

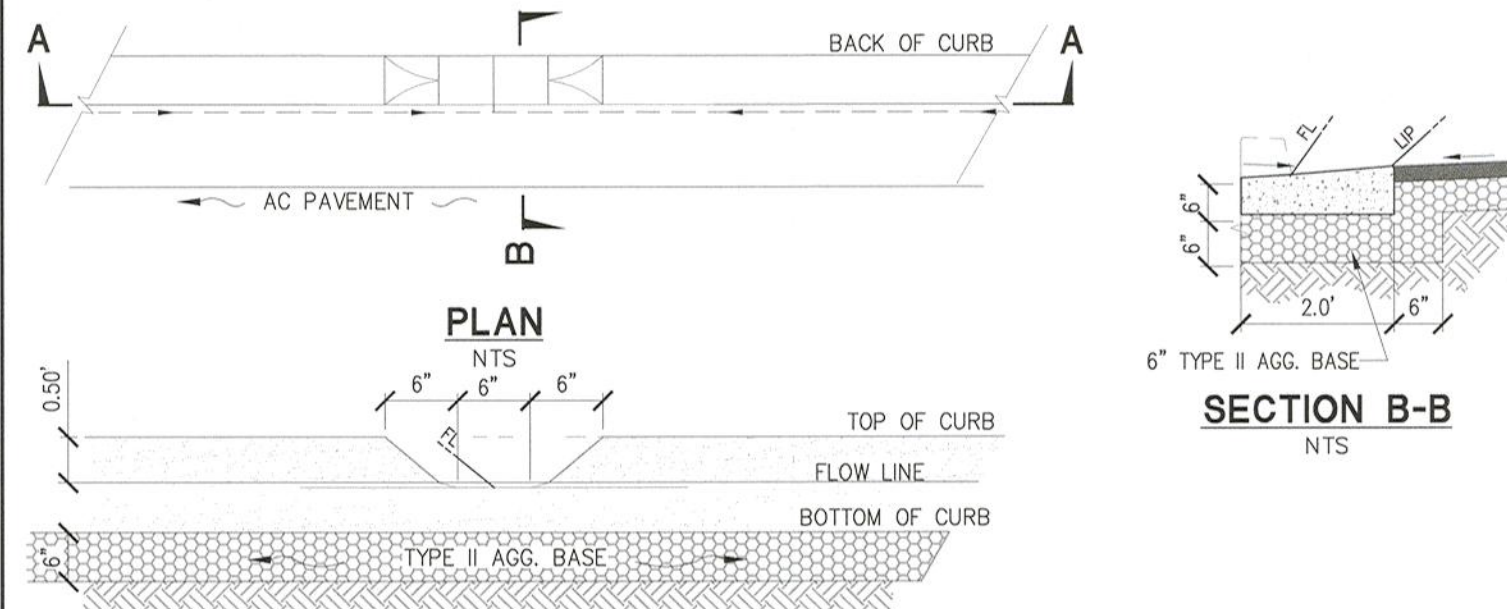
6" MIN TYPE II AGGREGATE BASE

0.5'

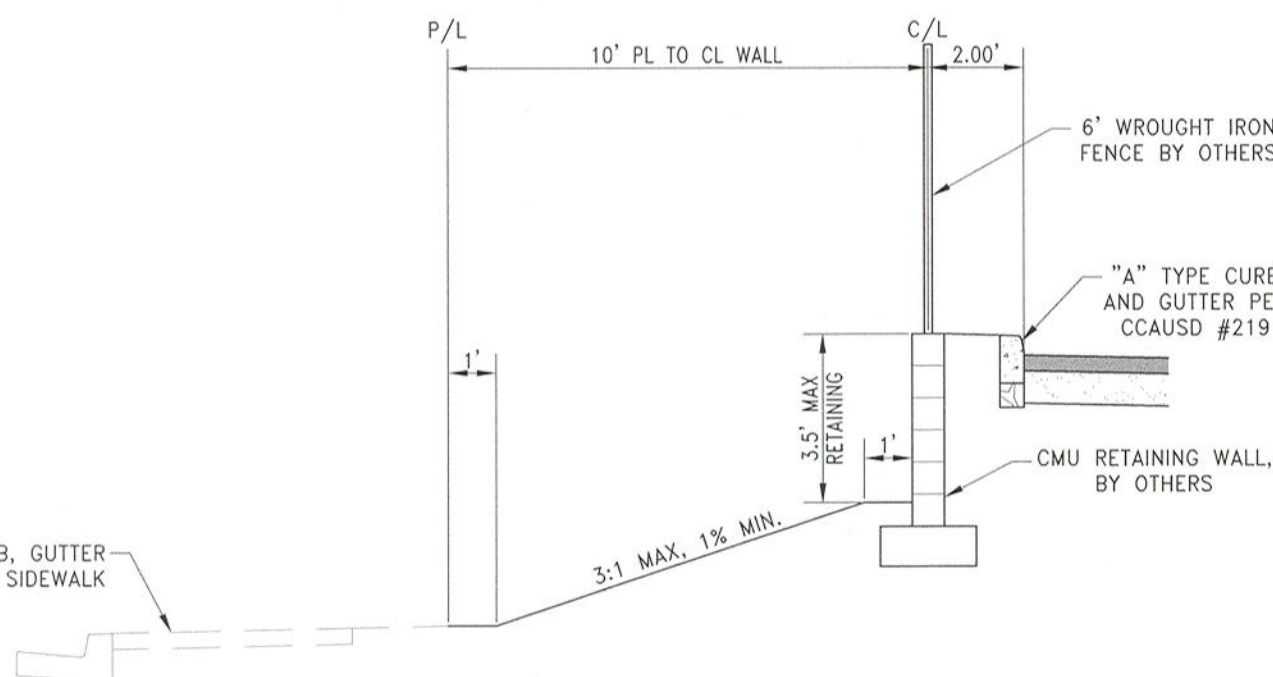
2'

PARKING STALL ISLAND	10
N.T.S.	C5.0

PAVING TO BE IN ACCORDANCE WITH GEOTEK PROJECT NO. 15642-LV
"GEOTECHNICAL EVALUATION FOR 13.0± ACRE MULTI-FAMILY RESIDENT
DEVELOPMENT SOUT OF THE INTERSECTION OF NORTH DECATUR
BOULEVARD AND NORTH RANCH DRIVE LAS VEGAS, NEVADA"
DATED AUGUST 10, 2020



CURB "V" NOTCH DETAIL 14
N.T.S. C5.0

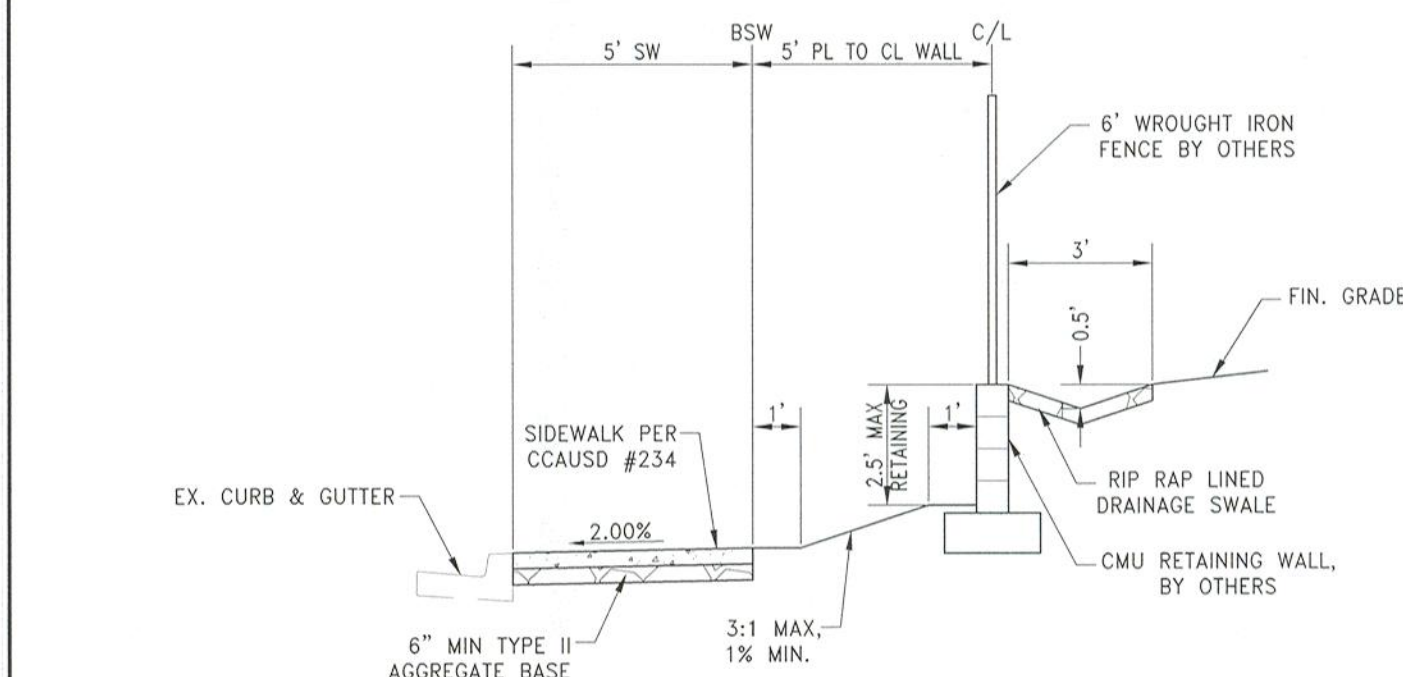


RETAINING WALL ALONG WEST PL

N.T.S.

11

C5.0



RETAINING WALL ALONG SOUTH

N.T.S. 12 C5.0

DATE:	REV	DESCRIPTION	BY	APPRO	DATE
October 22, 2020					
HORIZ. SCALE: NTS					
VERT. SCALE: N/A					
DRAWN BY: NDJ					
DESIGNED BY: CLT					
CHECKED BY: CLT					
APPROVED BY: CLT					
PROJECT #: 4555.0007					

1. 2014
2. 2015
3. 2016
4. 2017
5. 2018
6. 2019
7. 2020
8. 2021
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IMPROVEMENT PLANS FOR
RANCHO MULTI FAMILY - UNIT 1
AIRPORT DRIVE

DETAIL SHEET (SHEET 1 OF 2)

GAS NEVADA

PROFESSIONAL ENGINEER
BRIAN K. REED
Exp. 12/31/2021
CIVIL
No. 14464
STATE OF NEVADA

DATE: 10-22-2020

DRAWING

C5.0

SHT 23 OF 25

CLV DRAWING NUMBER

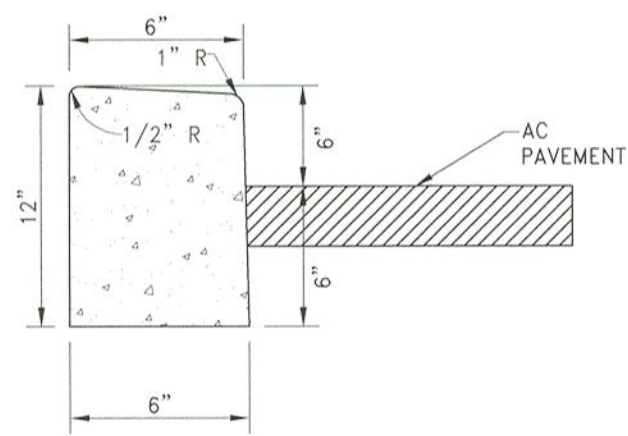
CLV PROJECT #

GEOTECHNICAL NOTE:

A GEOLOGIST OR GEOTECHNICAL ENGINEER SHALL BE ON SITE DURING EXCAVATION AND MASS GRADING OPERATIONS TO EXAMINE THE SOIL CHARACTERISTICS AND GEOLOGICAL CONDITIONS ENCOUNTERED, AND TO PROVIDE PROFESSIONAL ADVICE TO THE OWNER IN THE EVENT THAT UNANTICIPATED SOIL PROBLEMS ARISE AND/OR SUBSURFACE SITE CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THAN DEFINED BY PRE EXPLORATION AND TESTING.

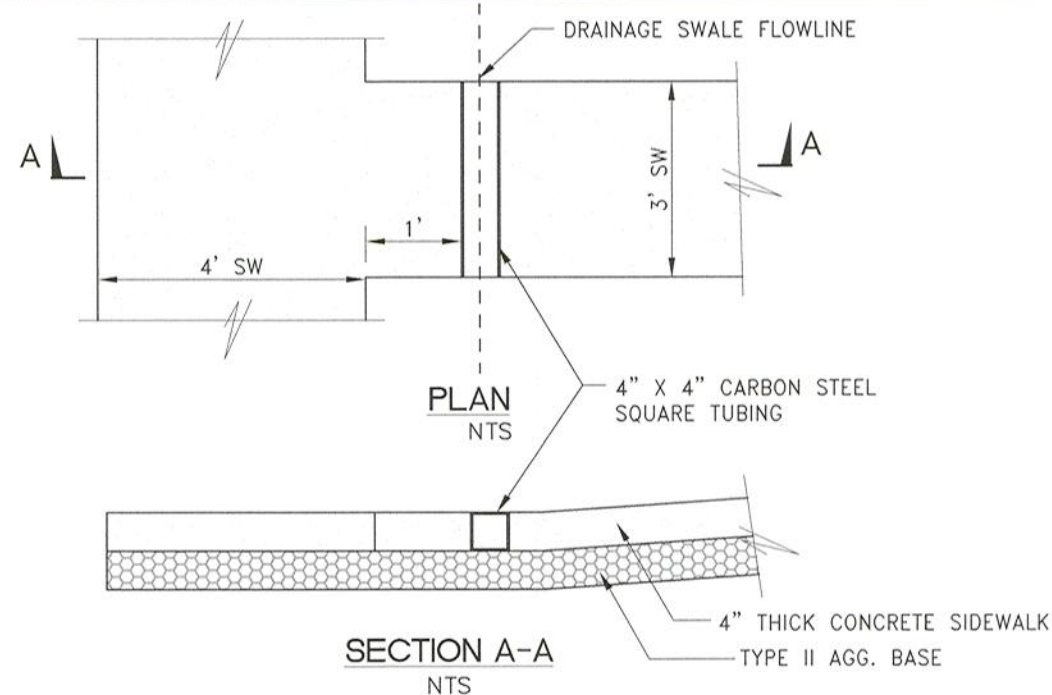
WALL & SCARP NOTE

1. CONTRACTOR TO CONSTRUCT ALL SCARP AND MAINTAIN PROPER COVER OVER AND FROM ALL WALL FOOTINGS PER THE SOILS REPORT REFERRED TO ON THE GRADING PLANS, REPORT ANY PROBLEMS IN DOING SO TO THE DEVELOPER AND THE ENGINEER IMMEDIATELY.
2. SCARP LESS THAN 1' VERTICAL NOT SHOWN ON PLANS.
3. ALL WALL ALIGNMENTS SHALL FOLLOW SIGHT VISIBILITY ZONE ALIGNMENT AND REMAIN OUTSIDE OF SIGHT VISIBILITY ZONE.



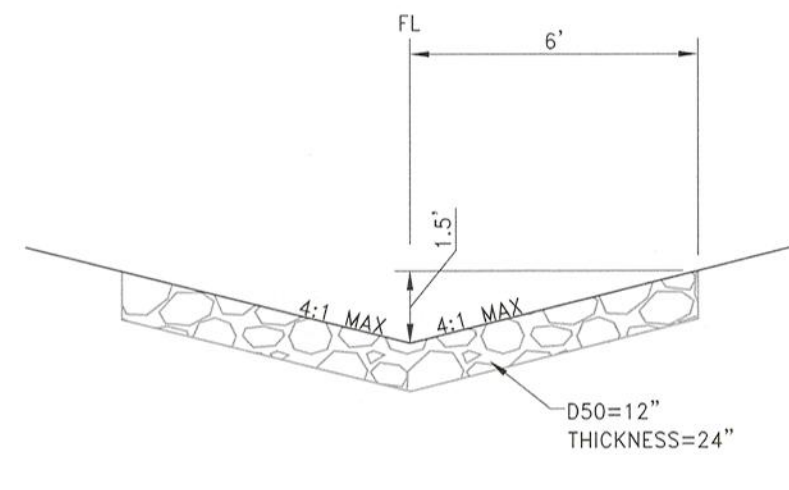
"A" CURB SECTION
N.T.S.

16
C5.1



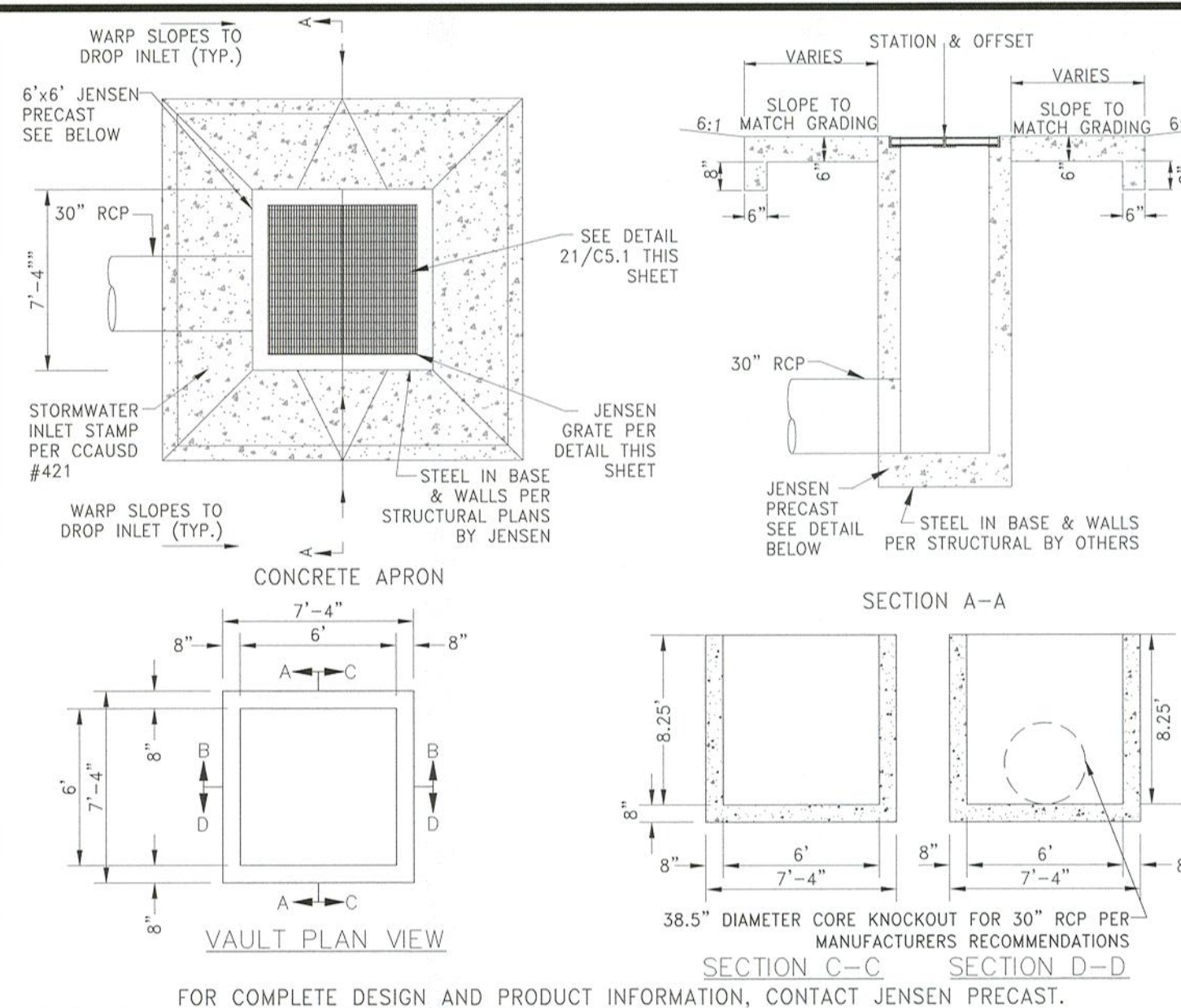
LEADWALK CROSSDRAIN DETAIL
N.T.S.

17
C5.1



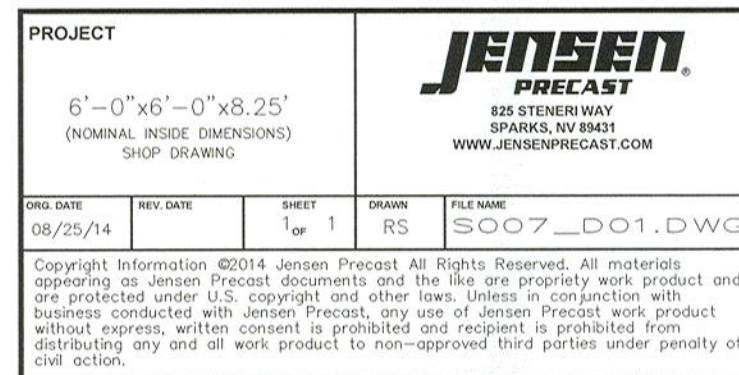
RIP RAP LINED DRAINAGE CHANNEL
N.T.S.

18
C5.1



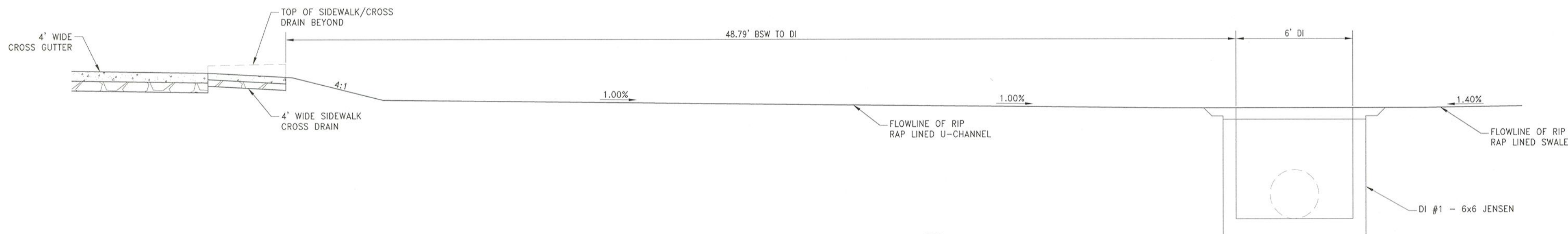
CONCRETE APRON AND JENSEN PRECAST DROP
INLET STRUCTURE - D.I. #1

SCALE: NTS
20
C5.1



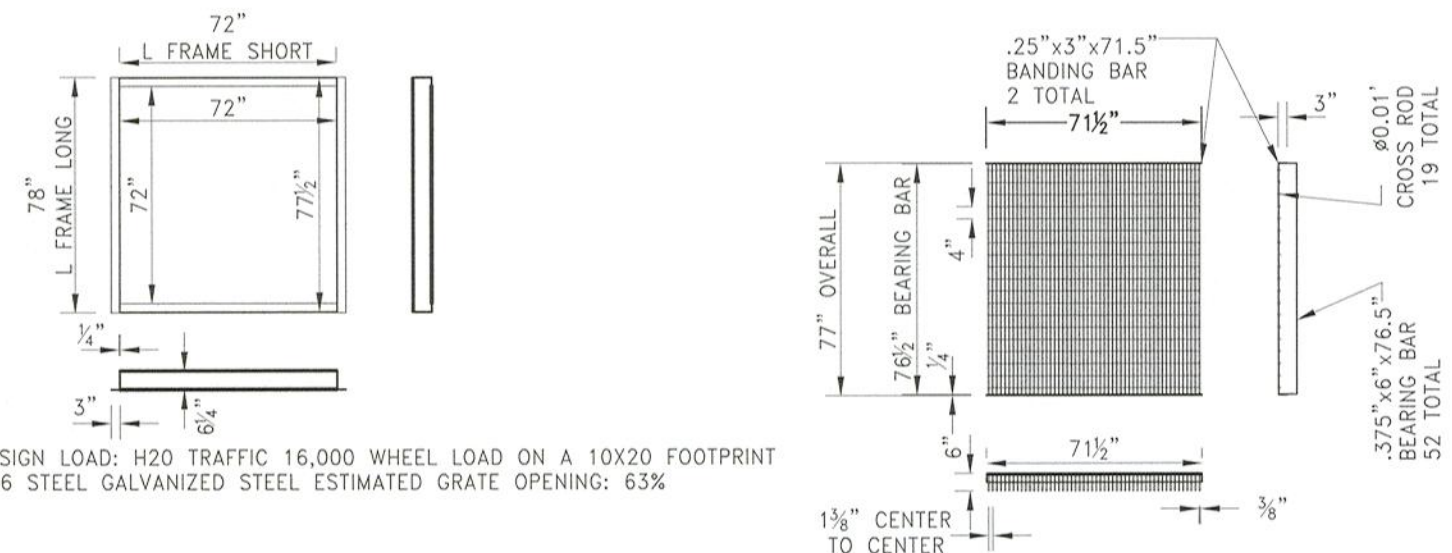
CONCRETE APRON AND JENSEN PRECAST DROP
INLET STRUCTURE - D.I. #1

SCALE: NTS
20
C5.1



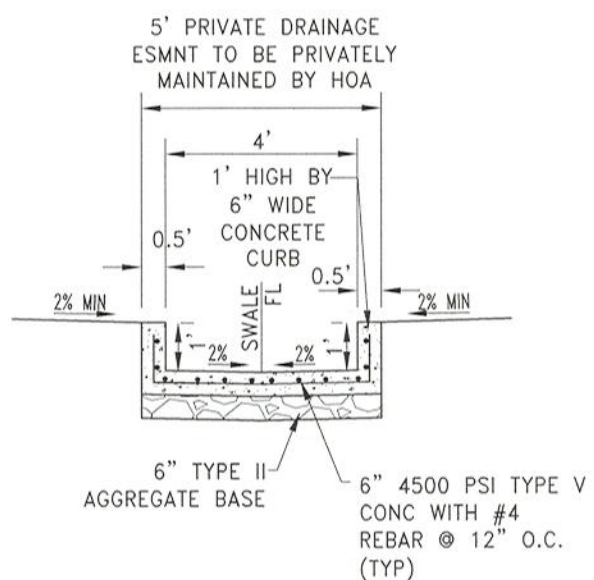
DRAINAGE CHANNEL AT 6'x6' DI
N.T.S.

19
C5.1



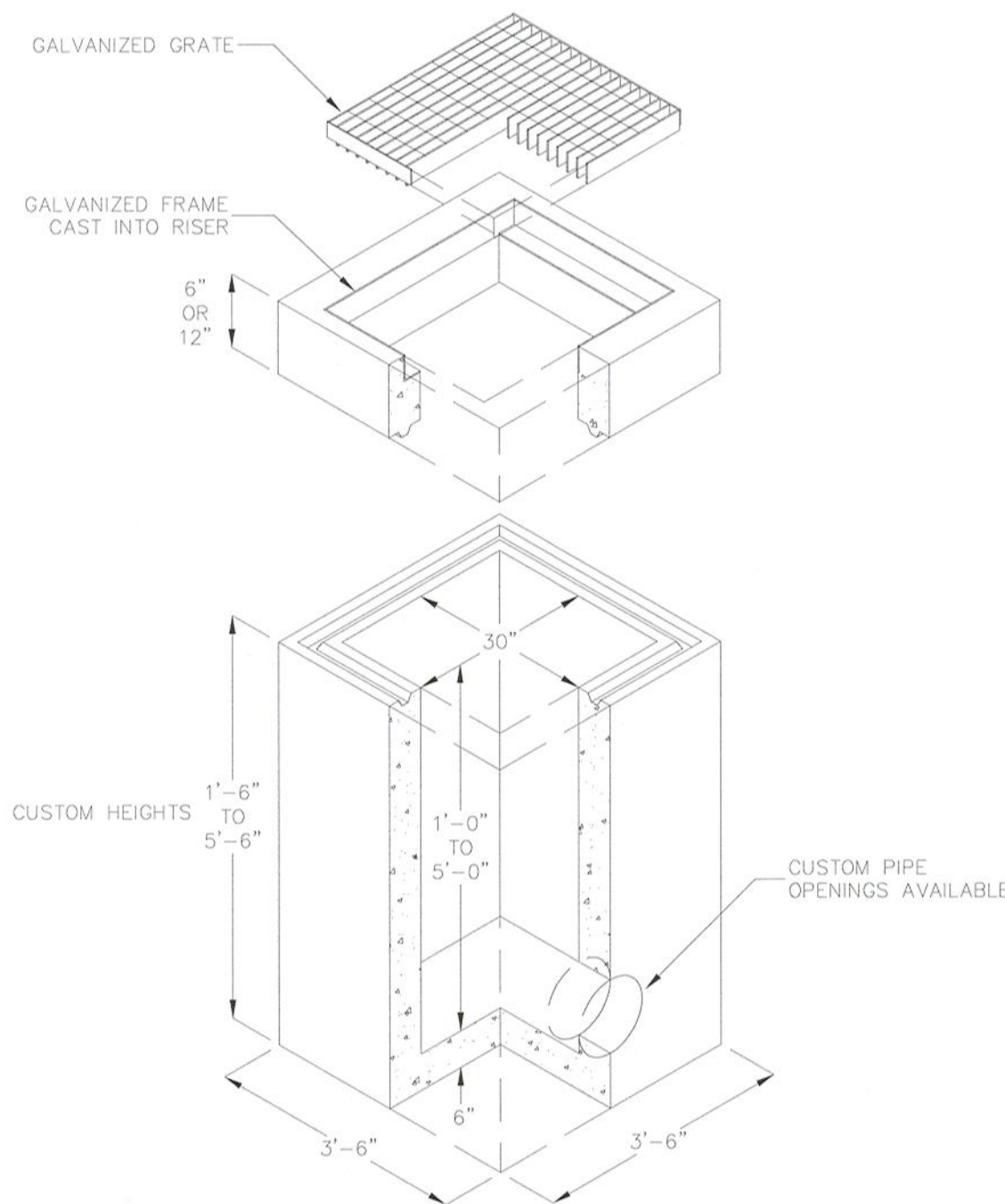
GRATE DETAIL D.I. #1
SCALE: NTS

21
C5.1



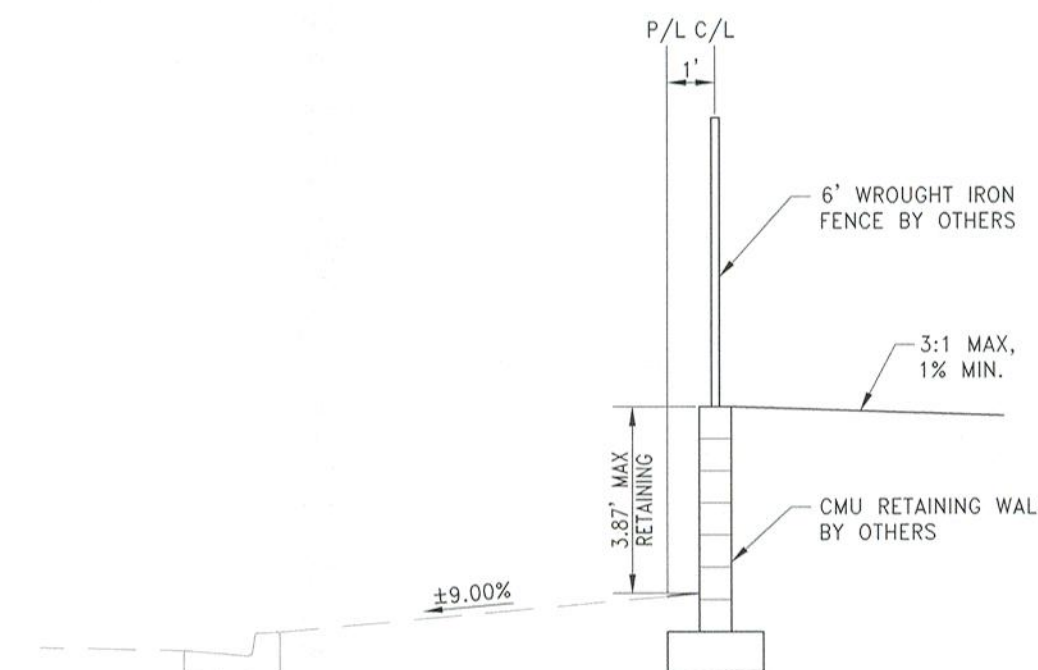
DRAINAGE CHANNEL
SCALE: NTS

22
C5.1



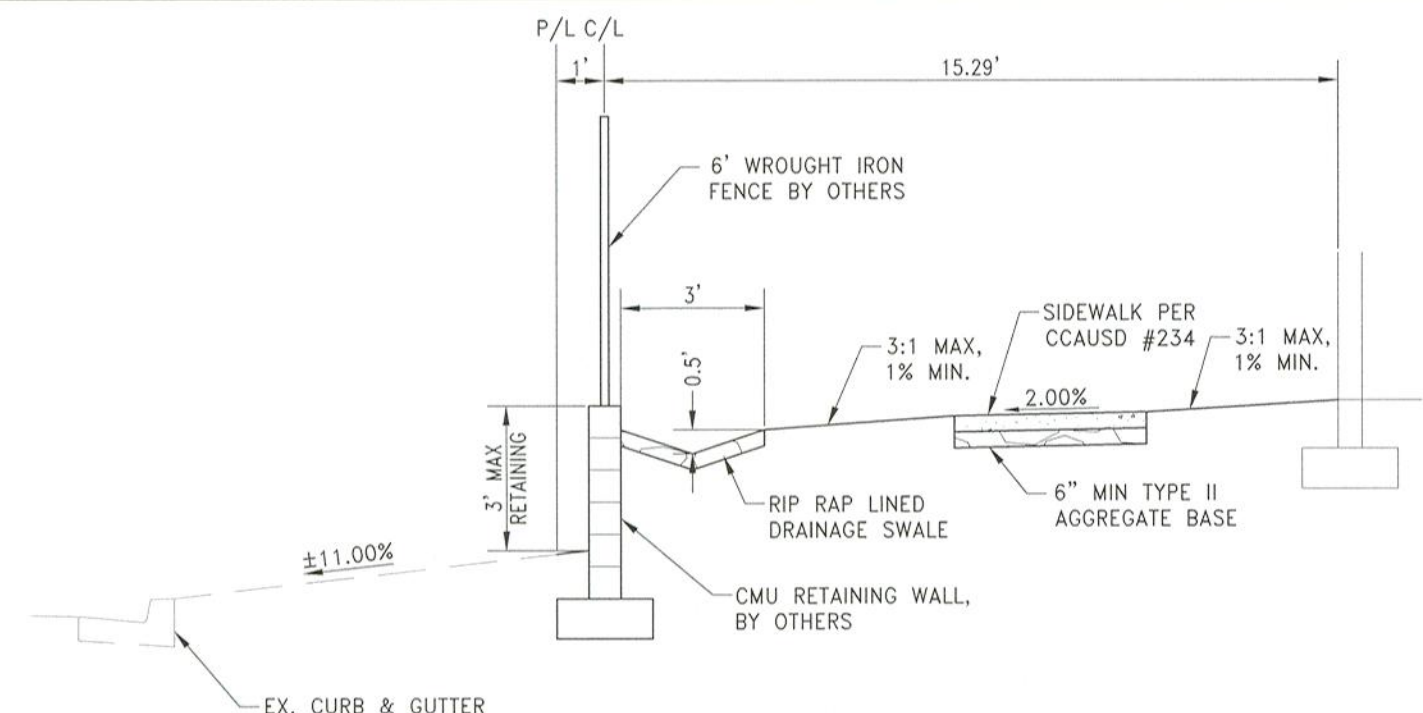
CONCRETE APRON AND JENSEN PRECAST DROP
INLET STRUCTURE - D.I. #2

SCALE: NTS
23
C5.1



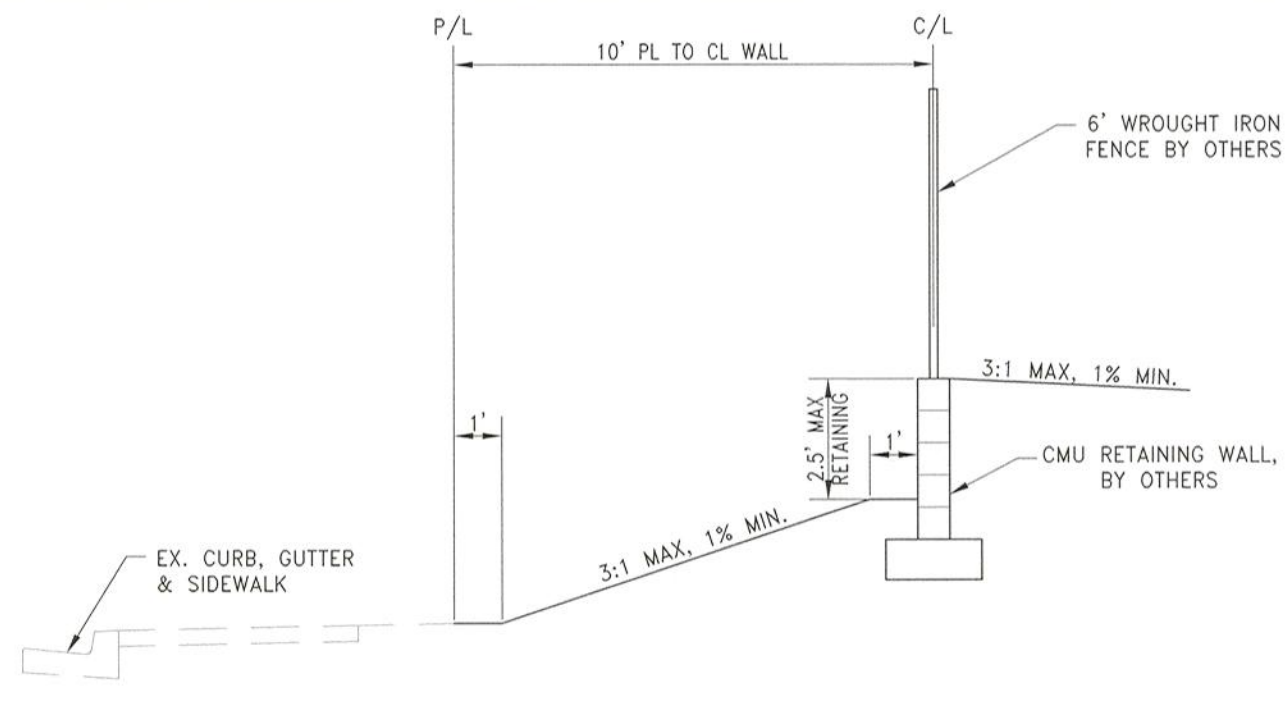
RETAINING WALL ALONG NORTH PL
N.T.S.

24
C5.1



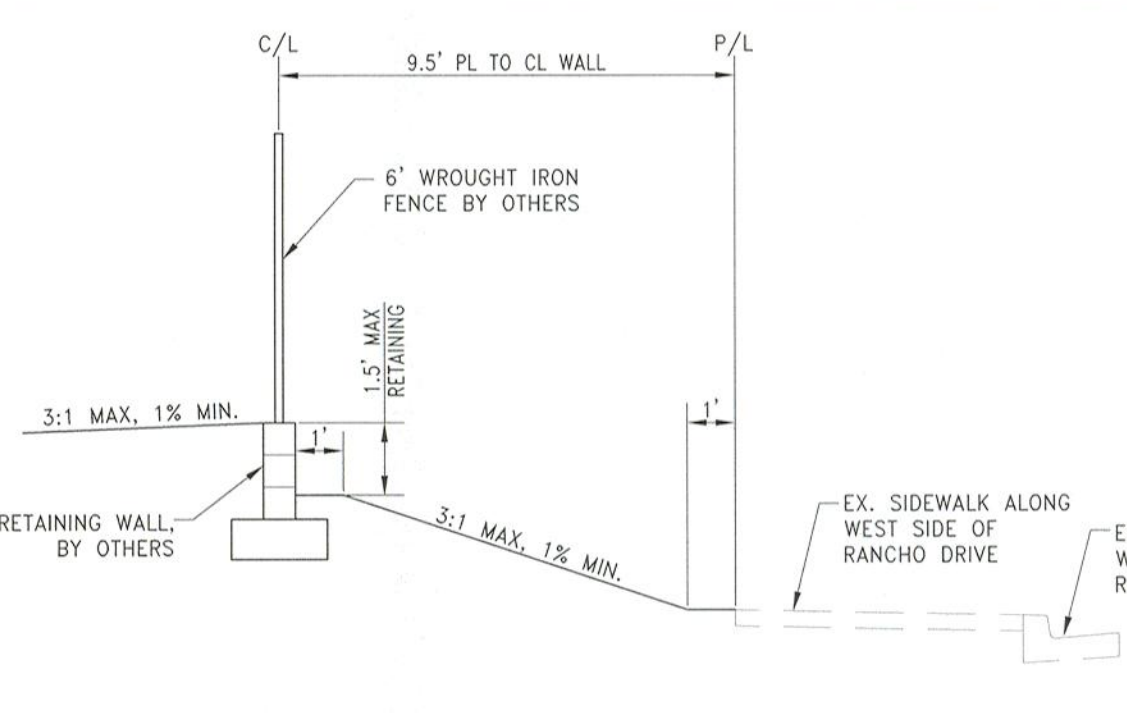
RETAINING WALL ALONG NORTH PL
N.T.S.

25
C5.1



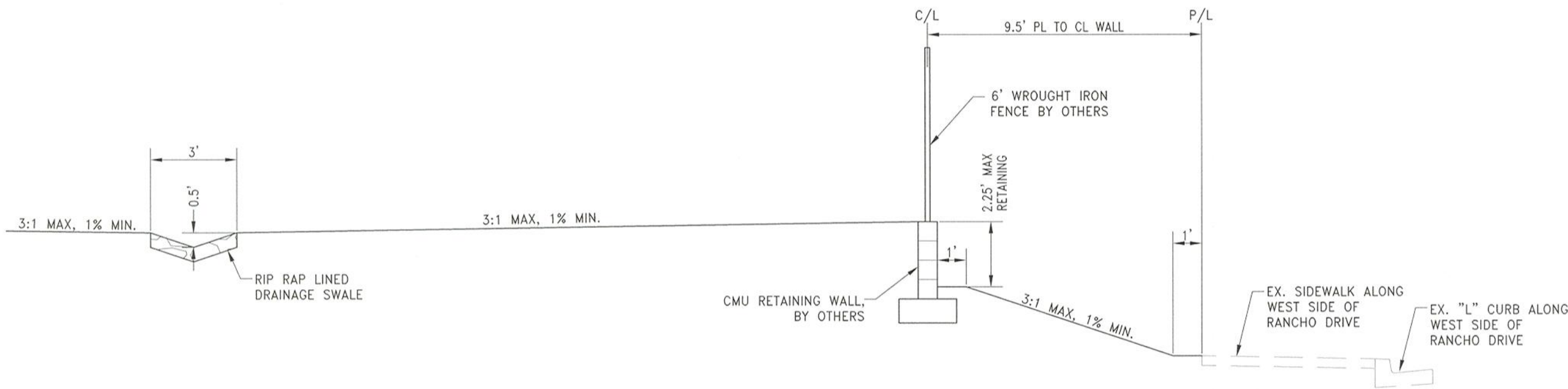
RETAINING WALL ALONG WEST PL
N.T.S.

26
C5.1



RETAINING WALL ALONG EAST PL
N.T.S.

27
C5.1



RETAINING WALL ALONG EAST PL
N.T.S.

28
C5.1

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DRAWING
C5.1
SHT 24 OF 25
CLV DRAWING NUMBER
CLV PROJECT #

RANCHO VILLAGE PARTNERS LLC.
222 MARTIN STREET
IRVINE, CALIFORNIA 92612
PHONE: 702-665-8889 FAX: 702-675-6319

RCI Engineering
500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106
PH: 702.455.0800 FAX: 702.455.0801

IMPROVEMENT PLANS FOR
RANCHO MULTI-FAMILY - UNIT 1
AIRPORT DRIVE

DETAIL SHEET (SHEET 2 OF 2)

CITY OF LAS VEGAS

10/22/20 10:27am

NEVADA