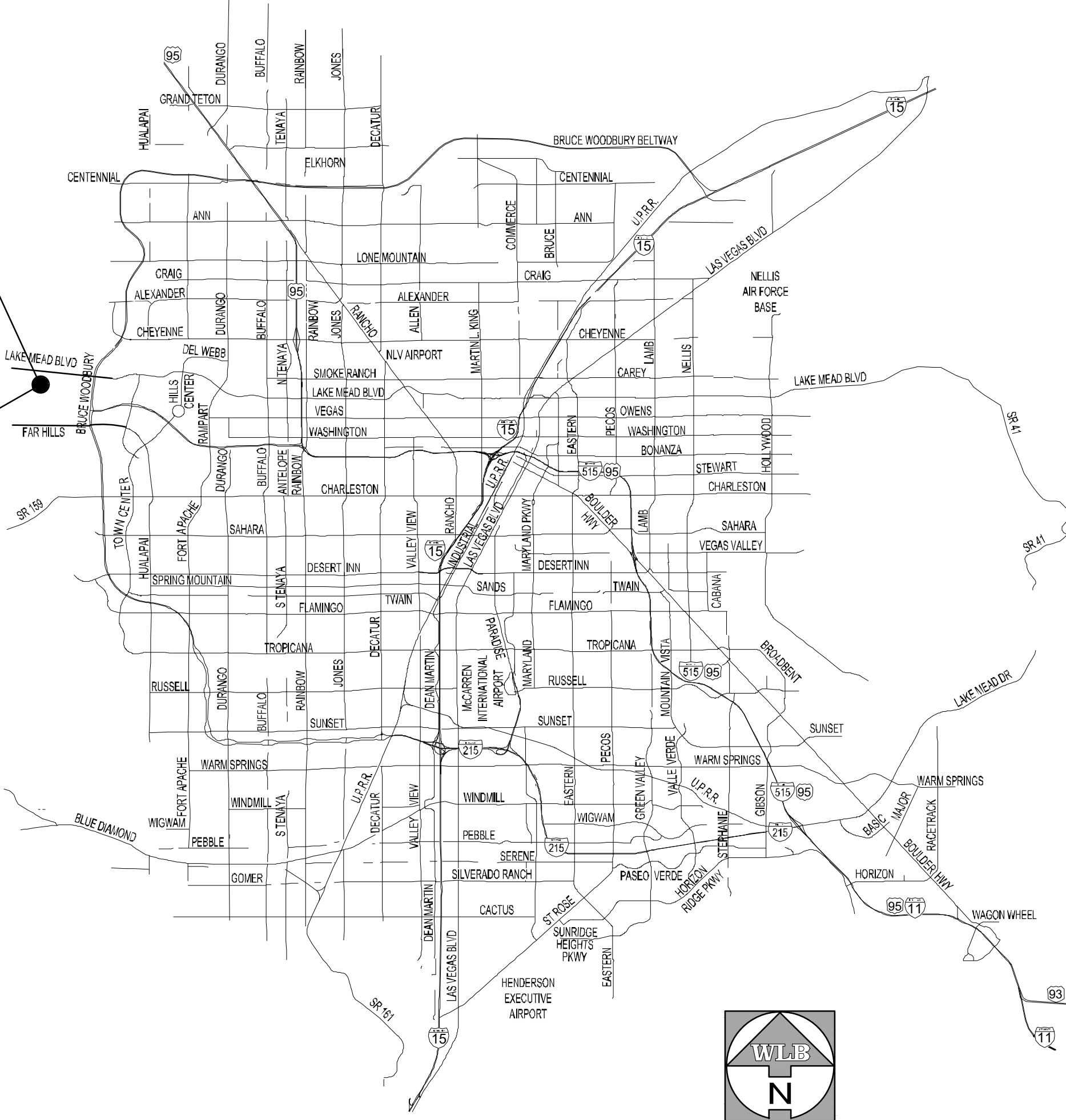
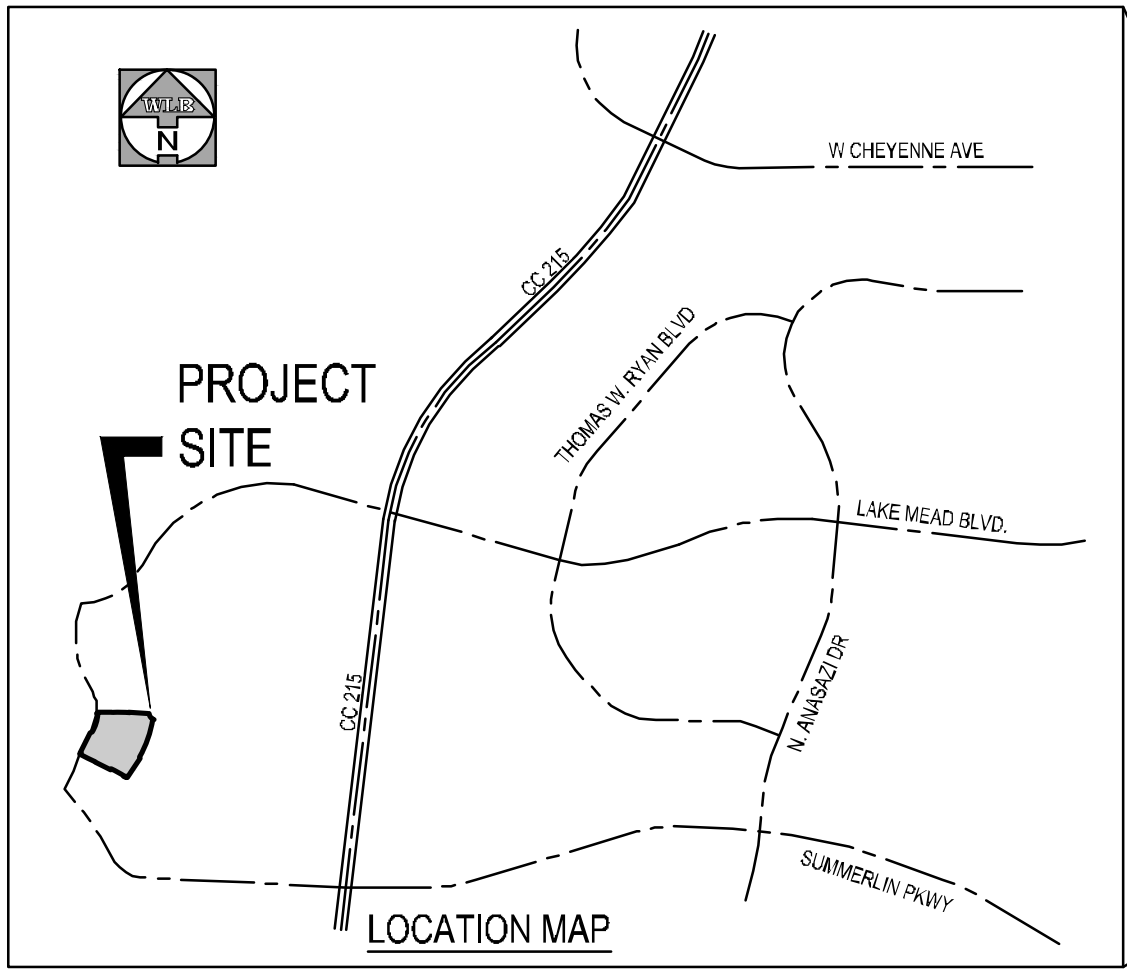




CONCEPTUAL GRADING PLANS FOR NIGHTHAWK

A 192 UNIT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
APN 137-23-211-001

21.14 AC.± (GROSS)
21.14 AC.± (NET)



GEOTECHNICAL
ALL GRADING SHALL BE PER THE GEOTECHNICAL REPORT PREPARED BY SOUTHWEST GEOTECHNICAL, DATED OCTOBER 15, 2021. PROJECT NO. 210925.

FLOOD ZONE DESCRIPTION
THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" WHICH IS OUTSIDE OF THE 100-YR FLOOD ZONE PER FIRM COMMUNITY PANEL NO. 3203C2160E, DATED SEPTEMBER 27, 2002, REVISED.

LEGAL DESCRIPTION
BEING LOT 141 OF "SUMMERLIN WEST VILLAGE 22 UNIT 6" RECORDED IN BOOK 156, PAGE 80 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA. SITUATE IN THE NORTHEAST QUARTER (SE 1/4) OF SECTION 22 AND THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BENCHMARK
PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
CITY OF LAS VEGAS BENCHMARK: D368 (REVISED 2008)
NAVD88 ELEVATION: 989.574 METERS (3246.63 FEET)
FIND US&GS DISC SET IN ROCK RIDGE 150' SOUTH OF CHARLESTON BLVD. & WEST OF DETENTION BASIN.
121S, R59E, S03

BASIS OF BEARINGS
GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS). LAS VEGAS AND LAS VEGAS HIGH ELEVATION ZONES. NORTH AMERICAN DATUM OF 1983 (NAVD83). SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

COORDINATE SYSTEM DEFINITION
DATUM/REFERENCE FRAME: NAD83(2011) EPOCH 2010.0
MAPPING PROJECTION PARAMETERS:
SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)
ZONE: LAS VEGAS ZONE

PROJECTION TYPE: TRANSVERSE MERCATOR
STANDARD PARALLEL (AND LATITUDE OF GRID ORIGIN): 36°15'00" N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00" W
LINEAR UNIT: US SURVEY FOOT (SFT)
FALSE NORTHING: 656,165,666.7 SFT (200,000,000 m)
FALSE EASTING: 328,083,333.3 SFT (100,000,000 m)
SCALE FACTOR AT CENTRAL MERIDIAN: 1.0001 (EXACT)

UTILITY SERVICE PROVIDERS		
WATER	LAS VEGAS VALLEY WATER DISTRICT	702-870-2011
SEWER	CITY OF LAS VEGAS SEWER	702-229-2179
POWER	NV ENERGY	800-227-2600
GAS	SOUTHWEST GAS CORPORATION	702-851-2111
DISPOSAL	REPUBLIC SERVICES	702-735-5151
TELEPHONE	CENTURYLINK	702-244-8004
CABLE	COX COMMUNICATIONS	702-385-3644

APPROVALS	
COX COMMUNICATIONS LAS VEGAS INC.	DATE
NV ENERGY	DATE
NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NEVADA POWER 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 COMMISSIONS RULES AND REGULATIONS.	
SOUTHWEST GAS CORPORATION	DATE
CENTRAL TELEPHONE COMPANY D/B/A CENTURYLINK	DATE
THE AFFIXED CENTURYLINK APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.	

CITY OF LAS VEGAS - FIRE & RESCUE APPROVAL	
CITY OF LAS VEGAS - FIRE & RESCUE APPROVAL	DATE
CITY OF LAS VEGAS - PLANNING DEPARTMENT	DATE
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT	
CITY OF LAS VEGAS - ENGINEERING	DATE

THE HOWARD HUGES COMPANY, LLC	
BY:	DATE
TITLE:	

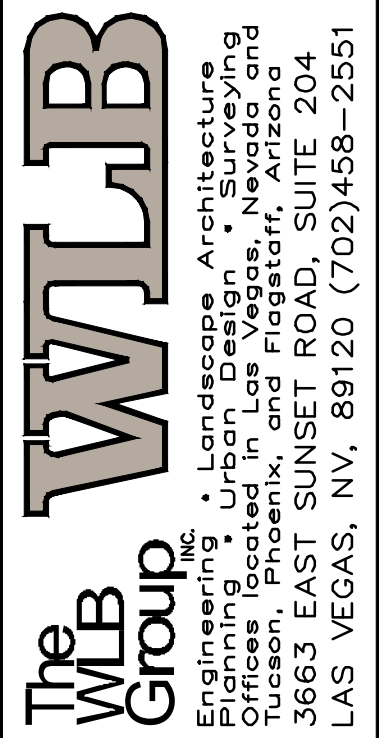
OWNER/DEVELOPER
KB HOME LAS VEGAS INC., A NEVADA CORPORATION
5795 W. BADURA AVE., STE. 180
LAS VEGAS, NV. 89118

CONTACT:
PAUL CHAO
(702) 288-8512 pchao@kbhome.com

ENGINEER
THE WLB GROUP
3663 E. SUNSET RD., STE. 204
LAS VEGAS, NV. 89120

CONTACT:
PAUL E. VALENTINE, P.E.
(702) 458-2551 pvalentine@wlbgroup.com

NO.	DATE	REVISION	BY	APPROVAL



COVER SHEET

NIGHTHAWK

PROJECT NO.	421049-A-001
DATE	01/07/2022
DRAWN BY	
DESIGNED BY	
CHECKED BY	
GWB	
SHEET	CV-01
SHEET	1 OF 15
DRAWING	

1. 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".
2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS, EXISTING UTILITIES AS SHOWN FROM CLV PLANS LIBRARY ARE APPROXIMATE AND FOR RECORD PURPOSES. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVEYANCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCE WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE. FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
5. TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGNS TO BE APPROVED BY THE CITY, PRIOR TO THE USE ON THE PROJECT.
6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
7. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300 IN EXTRUDED-TYPE CURB.
8. AC PAVEMENT TO BE ONE-HALF INCH (1/2") ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.
9. CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 216.
10. SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235, EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION, THE EXTENT OF THE TRANSITIONS TO BE AS SHOWN ON PLANS.
12. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE (COMPANY, REPORT #, DATE) APPROVED BY THE CITY ENGINEER AND AS SHOWN ON THESE PLANS.
13. EXACT LOCATION OF ALL SAWCUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS ENGINEER IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATIONS.
14. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS, ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE NO. 625.380 & CITY OF LAS VEGAS TITLE 18, APPENDIX D.
15. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC., SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.
16. WALL NOTES: ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS. FLOOD CONTROL AND SIGHT DISTANCE AT INTERSECTIONS. NEW WALLS REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.
17. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT.
18. CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEAN OUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.
19. MATERIALS, HANDLING AND PLACEMENT OF PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF NDOT OR THE CLARK COUNTY AREA SPECIFICATIONS (AS APPLICABLE) AND THE PLANS AND DETAILS SHOWN HEREON.
20. WHEN INSTALLING UNDERGROUND FACILITIES THAT REQUIRE UNDERGROUND LOCATING DEVICES SUCH AS MARKER BALLS, LOCATING RIBBON, ETC., THE CONTRACTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO OFFSITE INSPECTION AND TESTING CERTIFYING THAT ALL DEVICES HAVE BEEN PLACED AND VERIFIED TO BE IN GOOD WORKING CONDITION PRIOR TO THE CONSTRUCTION OF ANY ROAD BASE.
21. AFTER HAUNCHING AND PRIOR TO BACKFILL OPERATIONS WHICH WOULD COVER SANITARY SEWER AND STORM DRAIN FACILITIES, CONTRACTOR IS REQUIRED TO SCHEDULE CIVIL OPEN-TRENCH UTILITY SURVEY INSPECTION FOR DETERMINATION OF FINAL LOCATION COORDINATES. FACILITIES TO BE LOCATED BY CLV SHALL INCLUDE AT A MINIMUM THE HORIZONTAL AND VERTICAL (INVERT) LOCATION OF PUBLIC SEWER MAINS, STORM DRAIN MANHOLES AND TRANSITION STRUCTURES, STORM DRAIN LATERALS AT EACH CONNECTION TO THE STORM DRAIN MAIN AND AT THE CONNECTION TO A DROP INLET. THE CONNECTION OF SEWER SERVICE LATERALS TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERALS EXIT THE PUBLIC RIGHT-OF-WAY, SEWER AND STORM DRAIN MAIN ALIGNMENT, INCLUDING DEFLECTION POINTS.
22. CCTV VIDEO INSPECTION IS REQUIRED FOR ALL SEWER AND STORM DRAINS. THE CCTV VIDEO INSPECTIONS NEED TO BE PERFORMED PER THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS LATEST EDITION.
23. A SEPARATE BORING PERMIT IS REQUIRED FOR ALL BORING ACTIVITIES.

QUANTITIES SHOWN ARE ESTIMATES ONLY AND ARE INTENDED TO ILLUSTRATE SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT QUANTITIES AMOUNT.

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN. HEREON, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOW SHOWN OR UTILITIES NOT SHOWN IN THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOW SHOWN OR UTILITIES NOT CALL BEFORE YOU DIG: (800) 227-2600.

ADJUST EXISTING UTILITY STRUCTURES TO NEW FINISH GRADE; IN COMPLIANCE WITH CCAUSD 501 AND 501.1, ALL DRY UTILITIES, EXCLUDING GAS, SHALL BE RELOCATED BEHIND CURB.

PRIOR TO THE INSTALLATION OF ANY SUBGRADE STREET IMPROVEMENTS, ALL REQUIRED UNDERGROUND UTILITIES (I.E. TELEPHONE, POWER, WATER, ETC.) LOCATED WITHIN PUBLIC RIGHTS-OF-WAY, SHALL BE EXTENDED A MINIMUM OF TEN (10) FEET BEYOND THE PROJECT BOUNDARY, OR AS OTHERWISE REQUIRED BY THE CONSTRUCTION SERVICES MANAGER.

1. 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.

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

3. A PERMIT IS 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 § 105.5.15

4. ON ANY RESIDENTIAL OR COMMERCIAL INSTALLATIONS, FIRE HYDRANTS SHALL BE INSTALLED AND FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED BEFORE COMMENCEMENT OF ANY COMBUSTIBLE CONSTRUCTION. ALL FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER AND SHALL BE CAPABLE OF DELIVERING THE REQUIRED FIRE FLOW. IFC § 3310, § 3312

5. 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

6. ALL UNDERGROUND INSPECTIONS, PRESSURE AND FLOW VERIFICATIONS OF ALL FIRE HYDRANTS AND FIRE LINES, SHALL BE CONDUCTED BEFORE COVERING THE LINES. CENTER LOADING IS ACCEPTABLE FOR THE HYDRO TESTS WITH PRIOR FIRE DEPARTMENT APPROVAL.

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

8. 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

9. PRIVATE HYDRANTS SHALL BE PAINTED RED. IFC § 507.5.7.1

10. PRIOR TO THE FINAL OCCUPANCY, A FIRE FLOW TEST SHALL BE WITNESSED BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION TO VERIFY AVAILABILITY OF THE REQUIRED FIRE FLOW. IFC § 507

11. FIRE HYDRANT SPACING SHALL BE AS FOLLOWS: IFC § C102

- RESIDENTIAL - 500 FT UNSPRINKLERED, 500 FT SPRINKLERED

- COMMERCIAL - 300 FT UNSPRINKLERED, 400 FT SPRINKLERED

12. 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, TO PROVIDE FOR TRANSPORTATION 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

13. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN THE RADIUS OF A CUL-DE-SAC OR WITHIN 20 FT OF THE PERIMETER OF THE RADIUS OF THE CUL-DE-SAC

14. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN 6 FT OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREETLIGHT OR ANY OTHER OBSTRUCTION. IFC § C102.10

15. IS, A MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A ONE-TWO FAMILY DWELLING SHALL NOT EXCEED 300 FT, AS MEASURED BY AN APPROVED ROUTE. IFC § C102.4

16. 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

17. THE MAXIMUM DISTANCE FROM A HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200 FT. IFC § C102.6

18. TWO (2) SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE IS A 4 OR MORE FIRE HYDRANT/SPRINKLER LEAD-INS ARE INSTALLED ON A SINGLE SYSTEM, FOR SYSTEMS REQUIRED TO HAVE TWO (2) SOURCES OF WATER SUPPLY, SECTIONAL LEAD-INS SHALL BE INSTALLED SUCH THAT NO MORE THAN 2 FIRE HYDRANTS AND/OR FIRE SPRINKLER LEAD-INS CAN BE OUT OF SERVICE DUE TO A SERVICE INTERRUPTION. FOR SYSTEMS PERMITTED TO HAVE ONE SOURCE OF WATER SUPPLY, SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 3 FIRE HYDRANTS AND/OR FIRE SPRINKLER LEAD-INS CAN BE OUT OF SERVICE DUE TO A SERVICE INTERRUPTION. IFC § C104

19. ALL FIRE APPARATUS ACCESS ROADS SHALL BE PAVED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES, AND SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF THE FIRE APPARATUS. IFC § 503.2.3

20. THE GRADIENT FOR THE FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 12%, ANGLES OF APPROACH AND ANGLES OF DEPARTURE SHALL NOT EXCEED 6% FOR 25 FT PRIOR TO OR AFTER THE GRADE CHANGE, ADJACENT TO THE STRUCTURES TRAVELING SHALL NOT EXCEED 6%. IFC § 503.2.7, § 503.2.8

21. THE MINIMUM RADIUS OF ALL FIRE APPARATUS ACCESS ROADS SHALL BE NO LESS THAN 32 FT OUTSIDE AND 28 FT INSIDE TURNING RADIUS. IFC § 503.2.4

22. VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL NOT BE LESS THAN 13FT 6 INS. IFC § 503.2.1

23. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 33 FT WITH PARKING ON BOTH SIDES MEASURED TO FACE OF CURB, NOT LESS THAN 28 FT WIDE WITH PARKING RESTRICTED TO ONE SIDE MEASURED TO FACE OF CURB, NOT LESS THAN 24 FT WIDE WITH NO PARKING ON EITHER SIDE MEASURED TO FACE OF CURB. FIRE LINES THROUGH PARKING LOTS SHALL NOT BE LESS THAN 24 FT. IFC § 503.2.1.1

24. A FIRE APPARATUS ACCESS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FT FROM A FIRE DEPARTMENT VEHICLE ACCESS. IFC § 503.3.1

25. APPROVED AND FIELD TESTED ACCESS ROADS SHALL BE PROVIDED FOR 200 OR MORE DWELLING UNITS, ROAD(S) WITH DEADENDS OR A SINGLE POINT OF ACCESS IN EXCESS OF 800 FT, CLV REGULATION AND MOU

26. ALL DEAD-END FIRE APPARATUS ROADS AND/OR FIRE LINES, PUBLIC OR PRIVATE, IN EXCESS OF 150 FT IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND HAVING A MINIMUM DIAMETER OF 81 FT. CLV REGULATION

27. ALL FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LANE, ONE SIGN AT THE END OF THE FIRE LANE AND WITH SIGNS AT INTERVALS OF 100 FT ALONG THE DESIGNATED FIRE LANE. SIGNS TO BE PLACED ON BOTH SIDES OF AN ACCESS 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 IN ADDITION TO THE SIGNS. IFC § 503.3

28. ELECTRICAL/CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. IFC § 503.6

29. WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS, OR HAVING FOUR OR MORE TRAVEL LANES AND A TRAFFIC COUNT OF MORE THAN 30,000 VEHICLES PER DAY, ALL HYDRANTS BEING UTILIZED TO DELIVER FIRE FLOW TO THE PROPOSED LOCATION SHALL BE LOCATED ON THE SAME SIDE OF THE STREET AS THE PROPOSED DEVELOPMENT. CLV REGULATION

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.

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 SLOPES SHOWN.

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.

THE CONTRACTOR IS WARNED THAT AN EARTH-WORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFT OVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.

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.

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:

	<u>HORIZONTAL</u>	<u>VERTICAL</u>
A. PAVEMENT AREA SUBGRADE	0.1"	+0.0 TO -0.1"
B. ENGINEERED FILL	0.5"	+0.1 TO -0.1"
		SEE SOILS REPORT

COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE.

ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.

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 FOR CONSTRUCTION WATER.

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 PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

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. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

REVISED 04/15/10

- NONE

LVVWD PROJECT # #####) (REVISED 8/1/2017)

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 COMMUNICATION SUPPORT CENTER (258-7171) TWO (2) WORKING DAYS PRIOR TO THE STARTED 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 PLATES, DRAWINGS, AND SPECIFICATIONS, AND TO THE 2010 EDITION OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS). THE LATEST EDITION OF UDACS SHALL SUPERSEDE ANY CONFLICTS CONTAINED IN THE APPROVED DRAWINGS AND/OR SPECIFICATIONS.
3. ALL WORK, EXCEPT AS MODIFIED BY THESE PLANS OR BY NOTE 2 ABOVE, SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT DRAFT OR EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENT, CLARK COUNTY AREA.
4. A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LVVWD.
5. ALL SERVICE LATERALS TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING WITH LVVWD 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 LVVWD CENTRAL STORES. TELEPHONE 258-3152 OR 258-3862. 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 LVVWD INSPECTION DIVISION PRIOR TO SHUTDOWN. PROPER WRITTEN NOTIFICATION MUST BE GIVEN TO ALL AFFECTED CUSTOMERS.
12. ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE LVVWD APPROVED PRODUCTS LIST FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED BY THE LVVWD BY SUBMITTING SHOP DRAWINGS.
13. TELEPHONE USA NORTH 811 CALL BEFORE YOU DIG AT 811 OR 1-800-227-2800.
14. THE INSTALLATION OF LVVWD MUNICIPAL WATER FACILITIES WITH ALL STREET'S IS ASSUMED TO BE IN COMPLIANCE WITH THE UNIFORM STANDARDS INCLUDING THE PLACEMENT OF ASPHALT PAVING STREET SURFACES. ANY REPAIR WORK DONE BY THE LVVWD TO THE MUNICIPAL WATER FACILITIES WILL INCLUDE THE PLACEMENT OF AN APPROPRIATELY SIZED ASPHALT REPAIR PATCH ON THE STREET SURFACE.

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 HAVE JURISDICTION. DECORATIVE SURFACE MATERIALS PLACED WITHIN THE TEN FOOT EASEMENT ABUTTING A PUBLIC OR PRIVATE STREET, IF DISTURBED BY THE LVVWD DURING THE REPAIR OR OPERATION OF ITS FACILITIES, WILL BE REPLACED BY LVVWD WITH AN APPROPRIATELY SIZED PLAIN FINISH CONCRETE PATCH. THE LVVWD WILL NOT RESTORE, AND WILL NOT BE RESPONSIBLE FOR THE RESTORATION OF ANY DECORATIVE PAVING SURFACE WITHIN THE STREET. THE LVVWD 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 WORKS 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.

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS FOR 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 KEEP AWARE OF ANY CHANGES OF THE ABOVE SPECIFICATIONS.

2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM CONSTRUCTION AS PER PLANS, ANY ADDITIONS, DELETIONS, OR CHANGES SHALL FIRST MEET WITH THE APPROVAL OF THE CITY ENGINEER.

3. CHISEL "S" OR "G" IN CURBS WHERE SEVER 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 II AGGREGATE BASE.

5. ALL MANHOLES RAISED IN STREETS EXCEEDING (80) FOOT ROW 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. CONNECTIONS TO FIFTEEN INCH (15) OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES. IN LINE "S" SHALL BE INSTALLED ON LINES TWELVE INCHES (12) OR ABOVE.

7. WATER MAINS SHALL BE PROTECTED IN ACCORDANCE WITH L.I.V.D.D STANDARDS WHENEVER A SEWER MAIN CROSSES OVER A WATER MAIN OR THE SEWER LIES AT LEAST ONE FEET (1') 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 (1/10) OF A FOOT FROM THE APPROVED CONSTRUCTION PLANS AT ANY LOCATION. SEWER MAINS FOUND TO EXCEED THIS TOLERANCE WILL HAVE TO BE REPAIRED OR REMOVED OR REPLACED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO ACCEPTANCE BY THE CITY.

10. INSTALLATION OF CURVED SEWER REQUIRE THE USE OF C-900 PIPE WHICH ALLOWS FOR PIPE DEFLECTION AT THE JOINTS.

REVISED 04/15/10

1. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CLARK COUNTY TITLE 24.40 AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.5.
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER ANY RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY, SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY. SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES, REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.12.
5. STANDARD NOTE NO. 5: ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES

PROJECT NO. ##### FIRST APPROVAL DATE _____

THIS IS IN ZONE "X" AND NOT IN A 100 YEAR FLOOD ZONE,
PER FIRM PANEL NO. 32003C1750E, DATED SEPTEMBER 27, 2002.

1. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
2. THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
3. BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING CITY STREETS WHERE WARRANTED IMMEDIATELY AFTER FIRST GRADING WORK IS ACCOMPLISHED, AND SHALL MAINTAIN SADS SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.
4. WHEN A DESIGNATED "SUGGESTED ROUTE TO SCHOOL" IS ENCRoACHED UPON BY A CONSTRUCTION WORK ZONE AND PUBLIC WORKS STAFF IDENTIFIES A NEED FOR STUDENTS TO BE ASSURED IN THE SAFE CROSSING THROUGH THAT WORK ZONE, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A QUALIFIED "CROSSING GUARD". THE GUARD SHALL BE PRESENT FOR THE FULL DURATION OF TIME THAT CHILDREN ARE LIKELY TO BE PRESENT.
5. IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS, ALL NEW TRAFFIC SIGNS SHALL UTILIZE TYPE "X" RETROREFLECTIVE SHEETING IN ACCORDANCE WITH CALSS 627 AND 716 AND SHALL HAVE AN ANTI-GRAFFITI PROTECTIVE OVERLAY FILM THAT IS A MATCHING COMPONENT TO, AND OF THE SAME MANUFACTURER AS THE RETROREFLECTIVE SHEETING TO WHICH IT IS APPLIED. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CURRENT CITY STANDARDS, ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. A SIGNPOST SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS.
7. WHEN A PROPOSED STREET SIGN STANDARD IS LOCATED WITHIN FIVE (5) FEET OF ANY PROPOSED SIGN SHOWN ON THE PLANS TO BE MOUNTED ON A SIGNPOST, THE SIGN SHALL BE MOUNTED ON THE STREET LIGHT STANDARD AND THE SIGNPOST SHALL BE ELIMINATED.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC INTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HERE UNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. STREET SIGNS AND STOP SIGNS SHALL BE INSTALLED PER CITY STANDARD SPECIFICATIONS FOR PLACEMENT OF STREET NAME SIGNS.
10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL DEVICES AND FLAGGERS TO INSURE THE SAFETY OF THE PUBLIC IN OR AROUND THE WORK AREA. THE CONTRACTOR SHALL HAVE A CERTIFIED ATSSA TRAFFIC CONTROL TECHNICIAN OR INSA WORK ZONE SAFETY SPECIALIST SET UP, MAINTAIN AND/OR REMOVE ALL TRAFFIC CONTROL DEVICES IN THE CITY OF LAS VEGAS RIGHT OF WAY.
11. WHEN A PUBLIC STREET OR HIGHWAY SHALL BE EXPEDITED TO COMPLETION SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA (RTC) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.
13. GUARDS SHALL BE OBTAINED BY CONTACTING THE METROPOLITAN POLICE DEPARTMENT SPECIAL EVENTS UNIT (PHONE # 828-3442) WHO WILL PROVIDE OFFICERS PROPERLY TRAINED IN TRAFFIC CONTROL. FEES FOR THE USE OF THESE OFFICERS SHALL BE SET BY METRO AND WILL BE PAID BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL ARRANGEMENTS WITH METRO.
14. ANY WORK WITHIN 300' OF A SIGNALIZED INTERSECTION WILL BE NIGHT WORK, UNLESS DIRECTED BY THE CITY OF LAS VEGAS TRAFFIC ENGINEER.
15. THE CONTRACTOR SHALL CONTACT THE TRAFFIC ENGINEERING DIVISION (TRANSPORTATION SECTION) THROUGH THE PROJECT'S OFFSITE INSPECTOR PRIOR TO INITIATING PAVING TO RECEIVE DIRECTION FOR ANY PERMANENT OR TEMPORARY MODIFICATIONS TO THE APPROVED DRAWINGS BEGINNING FINAL PAVEMENT TREATMENTS. MARKINGS AND SIGNS THAT ARE REQUIRED TO MATCH ADJACENT ROADWAY SEGMENTS, THE CONTRACTOR SHALL PROVIDE A DRAWING FOR APPROVAL BY THE TRAFFIC ENGINEERING DIVISION DEPICTING ANY ADJUSTMENTS TO THE FINAL PAVEMENT MARKINGS AND SIGNAGE, WHICH MAY INCLUDE OMITTING, ADDING OR MODIFYING PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS SUCH THAT ADEQUATE TRANSITIONS AND LANE TERMINATIONS BETWEEN ADJACENT ROADWAY SEGMENTS ARE CONSTRUCTED.

1. ALL STREET LIGHTING INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE STREET LIGHTING PLANS, THE "UNIFORM STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST REVISION (USS), AND THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA" (USD), LATEST REVISION.
2. DESIGN PROFESSIONAL AND CONTRACTOR SHALL VERIFY CITY'S LATEST LED FIXTURE SPECIFICATIONS AND APPROVED FIXTURES PER CITY WEBSITE, UNDER BUILDING AND SAFETY FORMS, PRIOR TO ORDERING MATERIALS.
3. LUMINAIRES SHALL BE MARKED TO INDICATE LIGHTING ORIENTATION AND SHALL HAVE EXTERNAL LABELS PER ANSI C136 THAT INDICATE WATTAGE AND ARE CLEARLY VISIBLE FROM STREET LEVEL.
4. NO DEVIATION OF STREET LIGHT, PULL BOX, CONDUITS, ETC., LOCATIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF THE TRAFFIC AND CITY ENGINEER, ANY DEVIATION FROM THE PLAN LOCATION WILL REQUIRE COMPLIANCE WITH SECTION 623 OF THE USS.
5. ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION IN ACCORDANCE WITH SECTION 623 G.03.01 OF THE USS.
6. ALL EMPTY CONDUIT SHALL HAVE AT LEAST ONE GREEN NO. 4B AWG WIRE INSTALLED AS TRACER WIRE IN ACCORDANCE WITH SECTION 623 G.02.01 OF THE USS PRIOR TO BACKFILLING AND FINAL INSPECTION.
7. ANY STRUCTURE SUCH AS LIGHT POLES, SIGN SUPPORTS, RETAINING WALLS, ETC., SHALL LEAVE A MINIMUM CLEARANCE IN COMPLIANCE WITH USD NO. 320A WHEN POLE IS INSTALLED BEHIND SIDEWALK, AND SHALL AT NO TIME COMPLETELY ENCLOSE THE STREET LIGHTING POLE.
8. AS-BUILT DRAWINGS SHALL BE SUPPLIED TO THE TRAFFIC ENGINEERING DIVISION PRIOR TO ANY PRE-FINAL INSPECTION. THE AS-BUILT DRAWING NEEDS TO BE STAMPED AS-BUILT AND SIGNED BY THE PREPARER.
9. SERVICE POINTS SHALL BE COORDINATED WITH NV ENERGY, AND WHEREVER POSSIBLE, BE LOCATED NEAR THE CENTER OF THE CIRCUIT. SERVICE POINTS SHALL BE SHOWN ON THE PLANS.
10. NEW STREETLIGHT SERVICES SHALL BE 200 AMP PADMOUNTED AND SHALL PROVIDE CAPACITY FOR 20 OR 24 AVAILABLE CIRCUITS.
11. WHEREVER THERE IS AN OVERHEAD UTILITY THAT MAY CONFLICT WITH THE INSTALLATION OF STREETLIGHTING CIRCUITS AND/OR POLES, THESE CONFLICTS MUST BE RESOLVED BETWEEN THE DEVELOPER AND THE UTILITIES INVOLVED BEFORE STREETLIGHT BASES ARE INSTALLED, AT NO EXPENSE TO THE CITY OF LAS VEGAS.
12. THE CONTRACTOR SHALL FURNISH COMPLETE CONDUIT, WIRE, ETC. FROM SERVICE TO TRANSFORMERS AND CONTROL SYSTEMS IF REQUIRED ON THE PLANS.

REVISED MAY 19, 2020 (LD VERSION)

1. THE CONTRACTOR TO VISIT SITE AND VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE BIDDING AND STARTING WORK, AND ACCEPT THEM AS HE FINDS THEM. UNLESS NOTIFIED ARCHITECT, ENGINEER, AND/OR OWNER IN WRITING AND RECEIVING WRITING INSTRUCTIONS PRIOR TO BIDDING THE WORK, NO EXTRA COST TO THE CONSTRUCTION CONTRACT, ARCHITECT, ENGINEER, AND/OR OWNER SHALL BE ALLOWED DUE TO PRIOR CONDITIONS.
2. SHOULD THE CONTRACTOR DISCOVER ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SPECS, OR WORK PERFORMED BY OTHERS, WHICH AFFECTS THE WORK, THE CONTRACTOR IS TO NOTIFY ARCHITECT, ENGINEER, AND/OR OWNER IN WRITING AT ONCE AND RECEIVE WRITING INSTRUCTIONS PRIOR TO PROCEEDING. SHOULD THE CONTRACTOR PROCEED PRIOR TO RECEIPT OF ARCHITECT'S, ENGINEER'S, AND/OR OWNER'S WRITTEN INSTRUCTIONS, THE CONTRACTOR SHALL MAKE GOOD AND CORRECT ANY WORK AND/OR DAMAGES RESULTING FROM THE PROCEDURE, NO EXTRA COST TO THE CONSTRUCTION CONTRACT, ARCHITECT, ENGINEER, AND/OR OWNER SHALL BE ALLOWED FOR SUCH CORRECTIONS.
3. SHOULD CONFLICT AND/OR DISCREPANCY APPEAR IN/ BETWEEN THE DRAWINGS AND SPECS, IT IS DEEMED THE CONTRACTOR TO HAVE ESTIMATED THE MOST DIFFICULT CONSTRUCTION METHOD OR CONDITION INVOLVED UNLESS THE CONTRACTOR HAD ASKED FOR CLARIFICATION FROM ARCHITECT, ENGINEER, AND/OR OWNER PRIOR TO SIGNING OF THE CONSTRUCTION AGREEMENT AS TO THE METHOD OR MATERIALS TO BE EMPLOYED. NO EXTRA COST TO THE CONSTRUCTION CONTRACT, ARCHITECT, ENGINEER, AND/OR OWNER SHALL BE ALLOWED FOR THESE ITEMS.
4. SHOULD DIMENSIONAL ERRORS OCCUR CONTRACTOR SHALL NOTIFY ARCHITECT, ENGINEER, AND/OR OWNER PRIOR TO COMMENCEMENT OF THAT PORTION OF THE WORK DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE MEASUREMENTS AND DETAIL DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL SMALL SCALE DRAWINGS, DETAILS REPRESENTATIONS HAVING THE LARGER SCALE SHALL GOVERN, WORK INDICATED BY NOT PARTICULARLY DETAILED OR SPECIFIED SHALL BE EQUAL TO THAT INDICATED BY THE SAME. SHOULD THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD BEFORE TO START DRAWINGS ARE MADE AND BEFORE ANY WORK IS CONSTRUCTED OR FABRICATED.
5. ALL EXISTING UTILITY LINES SHOWN ARE APPROXIMATE PER THE BEST AVAILABLE INFORMATION, CONTRACTOR TO VERIFY UTILITY LINE LOCATIONS AND NOTIFY ENGINEER OF DISCREPANCIES.

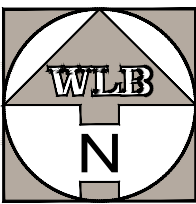
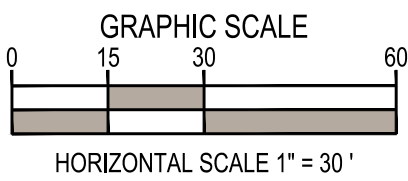
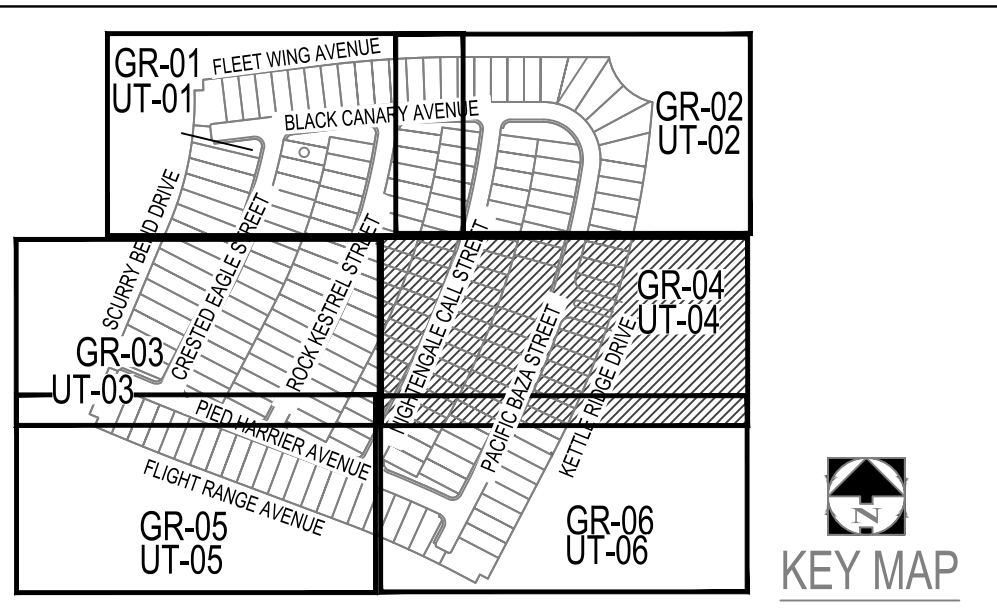
1. IN THE EVENT OF NATURAL GAS EMERGENCIES CALL 911 AND 1-877-860-6020.
2. MINIMUM HORIZONTAL AND VERTICAL CLEARANCES BETWEEN NATURAL GAS FACILITIES AND ANY UNDERGROUND UTILITIES AND/OR STRUCTURES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, STORM DRAIN, COMMUNICATIONS, AND ELECTRIC SHALL BE AT LEAST 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.
3. FOR VALVE ADJUSTMENT CONTACT 702-528-7881 14 DAYS PRIOR TO CONSTRUCTION.
4. IN THE EVENT OF A NATURAL GAS CONFLICT WITH PROPOSED UTILITIES AND STRUCTURES CONTACT 702-365-2099.

SOUTHWEST GAS CORPORATION DATE

PROJECT		PROJECT NO. 421049-A-001		CITY OF LAS VEGAS	
DATE 01/07/2022		DRAWN BY MG		PROJECT NIGHTHAWK	
DESIGNED BY GRB		CHECKED BY GWB		SHEET GN-01	
SHEET 2 OF 15		DRAWING		GENERAL NOTES	
SHEET TITLE		 The WTLB Group Engineering • Landscape Architecture 3663 EAST SUNSET ROAD, SUITE 204 TUCSON, ARIZONA 85712-1722 OFFICE LOCATED IN LAS VEGAS, NEVADA AND PHOENIX, ARIZONA		WTLB WILSON TULLY BLAKE PROFESSIONAL ENGINEER - STATE OF ARIZONA No. 024065 CIVIL 2/17/2022	
BY		REVISION		DATE	
BY		REVISION		DATE	

PROJECT	PROJECT NO. 421049-A-001	DATE 01/07/2022	DRAWN BY MG	DESIGNED BY GRB	CHECKED BY GWB	SHEET GR-01	SHEET 3 OF 15	DRAWING	PROJECT	PROJECT NO.	DATE	REVISION	BY	APPROVAL
NIGHTHAWK GRADING PLAN (SHEET 1 OF 6)									THE WTLB GROUP INC. Engineering & Landscape Architecture Offices located in Las Vegas, Nevada and California 3663 EAST SUNSET ROAD, SUITE 204 LAS VEGAS, NV, 89120 (702)458-2551					
WTLB														





GRADING CONSTRUCTION NOTES	
1	CONSTRUCT 2" THICK A.C. PAVEMENT / 4" TYPE II PER GEOTECHNICAL REPORT 210925.
2	CONSTRUCT 3" THICK A.C. PAVEMENT / 4" TYPE II PER GEOTECHNICAL REPORT 210925.
3	CONSTRUCT 4.5" THICK A.C. PAVEMENT / 4" TYPE II PER GEOTECHNICAL REPORT 210925.
4	CONSTRUCT CONCRETE "L" TYPE CURB AND GUTTER PER CCAUSD NO. 216
5	CONSTRUCT CONCRETE "R" TYPE CURB AND GUTTER PER CCAUSD NO. 217.3.S1.
6	CONSTRUCT CONCRETE MEDIAN ISLAND PER CCAUSD NO. 218.
7	CONSTRUCT 5' WIDE, 4" THICK CONCRETE SIDEWALK PER CCAUSD NO. 234.
8	CONSTRUCT 5' WIDE, 5" THICK CONCRETE SIDEWALK PER CCAUSD NO. 234.
9	CONSTRUCT 8" CROSS GUTTER PER CCAUSD NO. 228.
10	TYPICAL TYPE "A" LOT DRAINAGE. SEE DETAIL Z, SHEET DT-01
11	CONSTRUCT SIDEWALK RAMP PER CCAUSD NO. 235 CASE 1. A&B DIMENSIONS PER PLAN.
12	CONSTRUCT 5" CONCRETE TRANSITION FROM "L" TYPE CURB TO "R" CURB PER DETAIL 11, SHEET DT-02
13	CONSTRUCT 5" CONCRETE TRANSITION FROM "R" TYPE CURB TO ZERO FACE CURB PER DETAIL 12, SHEET DT-02
14	CONSTRUCT 30" WROUGHT IRON FENCE GATE PER DETAIL 18, SHEET DT-02
15	CONSTRUCT SIDEWALK UNDERDRAIN PER PER CCAUSD NO. 236.
16	CONSTRUCT DRAINAGE SLUICE PER PER DETAIL 19, SHEET DT-02
17	CONSTRUCT 4" THICK CONCRETE PAVEMENT
18	CONSTRUCT 8" WIDE CONCRETE DRAINAGE CHANNEL
19	INSTALL RCP (REINFORCED CONCRETE PIPE SIZE AND LENGTH PER PLAN) STORM DRAIN PER UDACS 503.2 & 505.
20	INSTALL TYPE C-D MODIFIED DROP INLET (LENGTH PER PLAN) PER CCAUSD NO. 412.1 & NO. 421 WITH WATER TIGHT JOINTS PER UDACS 2.22.01-B.
21	INSTALL STORM DRAIN MANHOLE PER CCAUSD 401, 405, 405.1, & 405.2

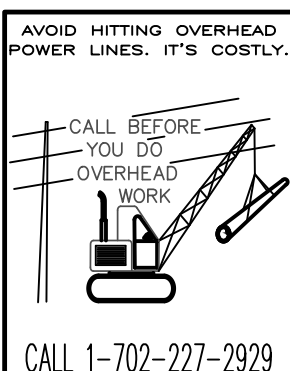
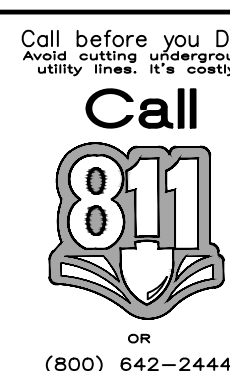
SITE VISIBILITY ZONE RESTRICTION NOTE
NO WALLS, FENCES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES, FIRE HYDRANTS, TREES, AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24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

FLOOD ZONE INFORMATION
THE SITE IS AFFECTED BY A DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA) ZONE X AS SHOWN ON FEMA FIRM COMMUNITY PANEL NO. 32003C2150E 09/27/2002. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOOD PLAIN.

THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X WHICH IS OUTSIDE OF THE 100-YR FLOOD ZONE PER FIRM COMMUNITY PANEL NO. 32003C2150E, AS REFLECTED ON MAP INDEX 32003CINDOC, REVISED SEPTEMBER 27, 2002, REVISED.

GRADING PLAN CERTIFICATION:
"I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED TECHNICAL DRAINAGE STUDY, ON FILE AT CITY OF LAS VEGAS, NEVADA, FOR THIS PROJECT NO. #####."

GLENN BLAKE, P.E. NO. 024065 DATE



GARAGE DROP AND HINGELESS GARAGE DRIVEWAY LEGEND
REFER TO SHEET DT-01 FOR DROP GARAGE DETAILS
★ - TYPE I GARAGE DROP
★★ - TYPE II GARAGE DROP
△ - NO HINGE

GEOTECHNICAL
ALL GRADING SHALL BE PER THE GEOTECHNICAL REPORT PREPARED BY SOUTHWEST GEOTECHNICAL, DATED OCTOBER 15, 2021 PROJECT NO. 210925.

- GRADING GENERAL NOTES**
- CONTRACTOR TO INSTALL ALL DRIVEWAYS PER CCAUSD #222 & 223
 - FINAL GRADES NEXT TO STRUCTURE SHALL BE IN CONFORMANCE WITH IBC 2018, SECTION 2304.11.2.2.
 - THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
 - ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SWPPP.
 - MAXIMUM MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
 - SEE SHEET DT-01 FOR STREET SECTIONS AND DETAILS.
 - ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
 - CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVED BY THE BUILDING DEPARTMENT.
 - CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITY STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. ENGINEER / OWNER SHALL BE NOTIFIED OF PRIOR DAMAGE TO EXISTING FACILITIES PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR/REPLACING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
 - PRIVATE STREETLIGHTS & APPURTENANCE SHALL BE PERMITTED AND INSPECTED BY THE CITY OF LAS VEGAS BUILDING DEPARTMENT.

GRADING ACRES/QUANTITY		RETAINING WALL SCHEDULE	
ONSITE PRIVATE (NET)	24.1 ACRES	SEE SHEET DT-02 FOR RETAINING WALL SECTIONS TYP.	
GROSS ACRES	24.1 ACRES		
GRADING ONSITE	249,600 CY CUT		
	48,394 CY FILL		
	200,666 CY NET (CUT)		
	UNADJUSTED FILL		
TOTAL AREA DISTURBED	24.1 ACRES		
NET IMPORT/EXPORT	200,666 CY (EXPORT)		

RETAINING WALL SCHEDULE	
NUMBER OF COURSES	RETAINING WALL HEIGHT
3	1.4' - 2.0'
4	2.0' - 2.7'
5	2.7' - 3.3'
6	3.3' - 4.0'
7	4.0' - 5.3'
8	5.3' - 6.0'

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

STORM DRAIN QUANTITIES	
18" RCP	538.63
24" RCP	27.33
36" RCP	511.32
48" SD MH	9
20" DI	5
5" DI	4

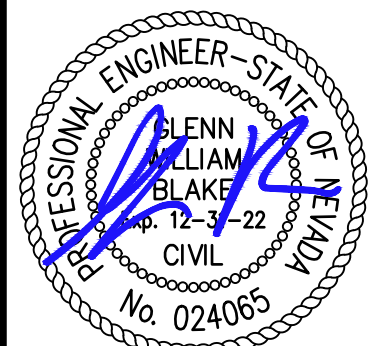
PRIVATE STREET NOTE
PER NFM # ####, ALL PRIVATE STREETS ARE PUBLIC UTILITY EASEMENTS, PUBLIC DRAINAGE EASEMENTS, AND PUBLIC SEWER EASEMENTS, UNLESS NOTED OTHERWISE TO BE PRIVATELY MAINTAINED BY H.O.A.
ALL EASEMENTS, PER NFM # ####, WITHIN THE PROPERTY LINES TO BE PRIVATELY MAINTAINED BY H.O.A., UNLESS OTHERWISE NOTED ON PLANS.

BASIS OF BEARINGS
GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS). LAS VEGAS AND LAS VEGAS HIGH ELEVATION ZONES. NORTH AMERICAN DATUM OF 1983 (NAD 83); SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

COORDINATE SYSTEM DEFINITION
DATUM/REFERENCE FRAME: NAD83(2011) EPOCH 2010.0
MAPPING PROJECTION PARAMETERS:
SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)
ZONE: LAS VEGAS ZONE
PROJECTION TYPE: TRANSVERSE MERCATOR
STANDARD PARALLEL (AND LATITUDE OF GRID ORIGIN): 36°15'00" N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00" W
LINEAR UNIT: U.S. SURVEY FOOT (SFT)
FALSE NORTHING 656,166,667 SFT (200,000,000 m)
FALSE EASTING: 328,083,333 SFT (100,000,000 m)
SCALE FACTOR AT CENTRAL MERIDIAN: 1.0001 (EXACT)

- REQUIRED STORM WATER MANAGEMENT NOTES**
- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
 - ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CLARK COUNTY AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
 - TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SITE STABILIZATION REQUIREMENTS, SCHEDULES, AND DEADLINES.
 - AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER ANY RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, INSPECTIONS SECTION.
 - ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.
 - AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL RESPOND TO STORMWATER INSPECTION CORRECTIVE ACTIONS IN THE MANNER PRESCRIBED BY CLARK COUNTY, INCLUDING BUT NOT LIMITED TO PROVIDING PHOTOS AND DESCRIPTIONS OF THE CORRECTIONS COMPLETED BY THE CONTRACTOR OR HIS AGENT.

NO.	DATE	REVISION	BY	APPROVAL



2/1/2022

The WLB Group
Landscape Architecture
Engineering
Construction Management
Offices located in Las Vegas, Nevada and Tucson, Arizona
3685 EAST SUNSET ROAD, SUITE 204
LAS VEGAS, NV. 89120 (702) 458-2551

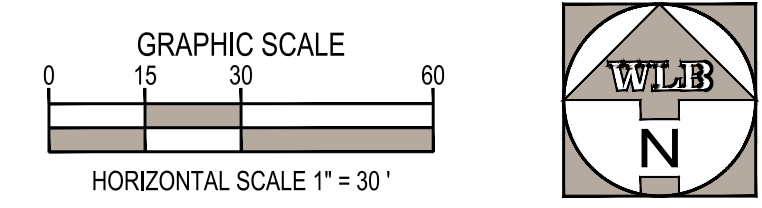
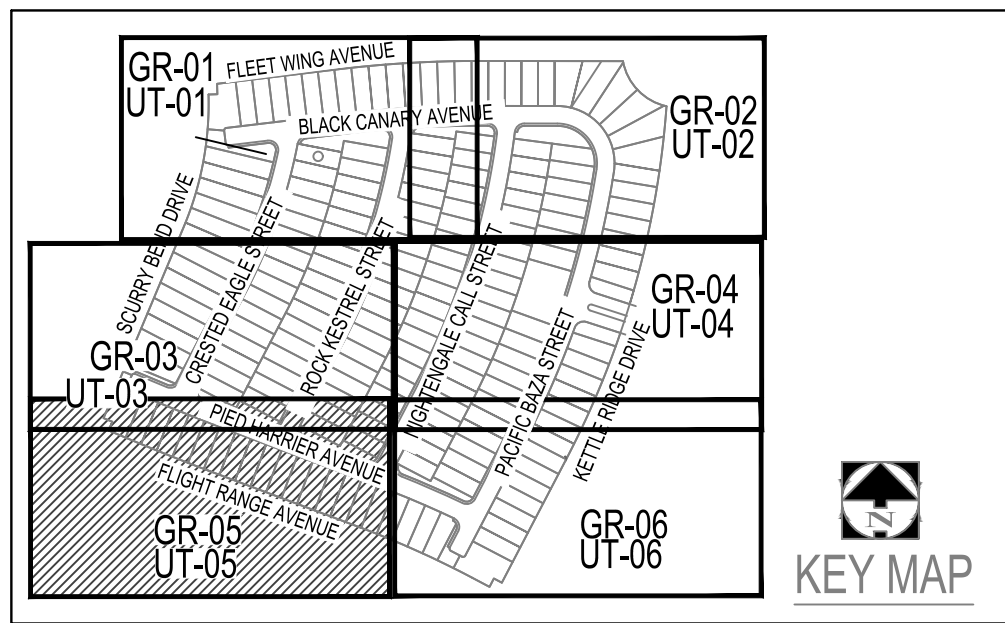
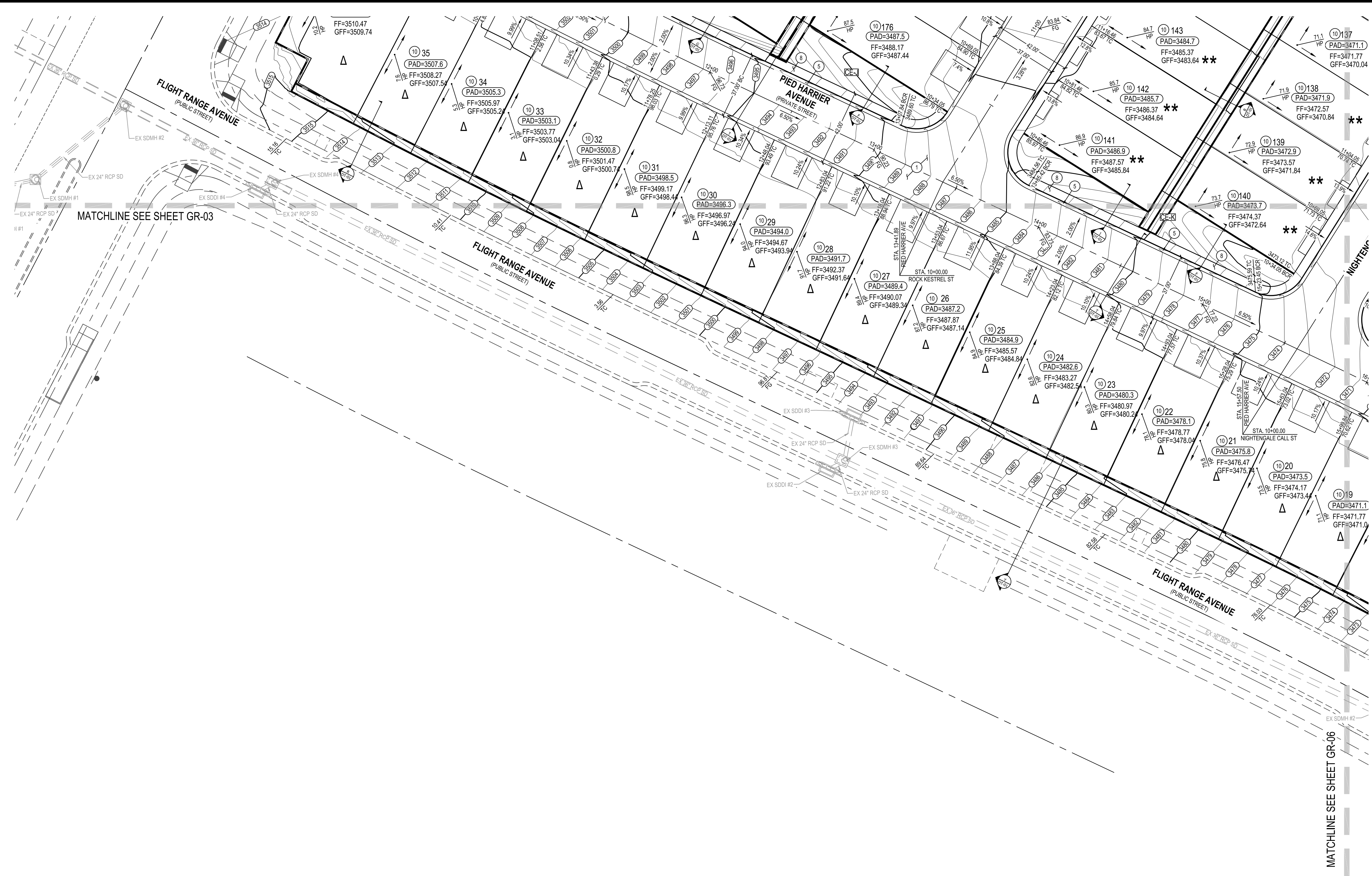
GRADING PLAN
(SHEET 4 OF 6)

NIGHTHAWK

CITY OF LAS VEGAS

PROJECT NO. 421049-A-001
DATE 01/07/2022
DRAWN BY MG
DESIGNED BY GRB
CHECKED BY GWB

SHEET 6 OF 15
DRAWING



- GRADING CONSTRUCTION NOTES**
- CONSTRUCT 2" THICK A.C. PAVEMENT / 4" TYPE II PER GEOTECHNICAL REPORT 210925.
 - CONSTRUCT 3" THICK A.C. PAVEMENT / 4" TYPE II PER GEOTECHNICAL REPORT 210925.
 - CONSTRUCT 4.5" THICK A.C. PAVEMENT / 4" TYPE II PER GEOTECHNICAL REPORT 210925.
 - CONSTRUCT CONCRETE "L" TYPE CURB AND GUTTER PER CCAUSD NO. 216
 - CONSTRUCT CONCRETE "R" TYPE CURB AND GUTTER PER CCAUSD NO. 217.3.S1.
 - CONSTRUCT CONCRETE MEDIAN ISLAND PER CCAUSD NO. 218.
 - CONSTRUCT 5' WIDE, 4" THICK CONCRETE SIDEWALK PER CCAUSD NO. 234.
 - CONSTRUCT 5' WIDE, 5" THICK CONCRETE SIDEWALK PER CCAUSD NO. 234.
 - CONSTRUCT 8" CROSS GUTTER PER CCAUSD NO. 228.
 - TYPICAL TYPE "A" LOT DRAINAGE. SEE DETAIL Z, SHEET DT-01
 - CONSTRUCT SIDEWALK RAMP PER CCAUSD NO. 235 CASE I. A&B DIMENSIONS PER PLAN.
 - CONSTRUCT 5" CONCRETE TRANSITION FROM "L" TYPE CURB TO "R" CURB PER DETAIL 11, SHEET DT-02
 - CONSTRUCT 5" CONCRETE TRANSITION FROM "R" TYPE CURB TO ZERO FACE CURB PER DETAIL 12, SHEET DT-02
 - CONSTRUCT 30" WROUGHT IRON FENCE GATE PER DETAIL 18, SHEET DT-02
 - CONSTRUCT SIDEWALK UNDERDRAIN PER PER CCAUSD NO. 236.
 - CONSTRUCT DRAINAGE SLUICE PER PER DETAIL 19, SHEET DT-02
 - CONSTRUCT 4" THICK CONCRETE PAVEMENT
 - CONSTRUCT 8' WIDE CONCRETE DRAINAGE CHANNEL
 - INSTALL RCP (REINFORCED CONCRETE PIPE SIZE AND LENGTH PER PLAN) STORM DRAIN PER UDACS 503.2 & 505.
 - INSTALL TYPE C-D MODIFIED DROP INLET (LENGTH PER PLAN) PER CCAUSD NO. 412.1 & NO. 421 WITH WATER TIGHT JOINTS PER UDACS 2.22.01-B.
 - INSTALL STORM DRAIN MANHOLE PER CCAUSD 401, 405, 405.1, & 405.2

SITE VISIBILITY ZONE RESTRICTION NOTE

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

FLOOD ZONE INFORMATION

THE SITE IS AFFECTED BY A DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA) ZONE X AS SHOWN ON FEMA FIRM COMMUNITY PANEL NO. 32003C2150E 09/27/2002. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOOD PLAIN.

THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X WHICH IS OUTSIDE OF THE 100-YR FLOOD ZONE PER FIRM COMMUNITY PANEL NO. 32003C2150E, AS REFLECTED ON MAP INDEX 32003CINDOC, REVISED SEPTEMBER 27, 2002, REVISED.

GRADING PLAN CERTIFICATION:

"I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED TECHNICAL DRAINAGE STUDY, ON FILE AT CITY OF LAS VEGAS, NEVADA, FOR THIS PROJECT NO. #####."

GLENN BLAKE, P.E. NO. 024065 DATE

GARAGE DROP AND HINGELESS GARAGE DRIVEWAY LEGEND

REFER TO SHEET DT-01 FOR DROP GARAGE DETAILS

★ - TYPE I GARAGE DROP

★★ - TYPE II GARAGE DROP

△ - NO HINGE

GEOTECHNICAL

ALL GRADING SHALL BE PER THE GEOTECHNICAL REPORT PREPARED BY SOUTHWEST GEOTECHNICAL, DATED OCTOBER 15, 2021 PROJECT NO. 210925.

- GRADING GENERAL NOTES**
- CONTRACTOR TO INSTALL ALL DRIVEWAYS PER CCAUSD #222 & 223
 - FINAL GRADES NEXT TO STRUCTURE SHALL BE IN CONFORMANCE WITH IBC 2018, SECTION 2304.11.2.2.
 - THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
 - ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SWPPP.
 - MAXIMUM MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
 - SEE SHEET DT-01 FOR STREET SECTIONS AND DETAILS.
 - ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
 - CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVED BY THE BUILDING DEPARTMENT.
 - CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITY STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. ENGINEER / OWNER SHALL BE NOTIFIED OF PRIOR DAMAGE TO EXISTING FACILITIES PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR/REPLACING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
 - PRIVATE STREETLIGHTS & APPURTENANCE SHALL BE PERMITTED AND INSPECTED BY THE CITY OF LAS VEGAS BUILDING DEPARTMENT.

GRADING ACREAGE/QUANTITY		RETAINING WALL SCHEDULE	
ONSITE PRIVATE (NET)	24.1 ACRES	SEE SHEET DT-02 FOR RETAINING WALL SECTIONS TYP.	
GROSS ACREAGE	24.1 ACRES		
GRADING ONSITE		NUMBER OF COURSES	RETAINING WALL HEIGHT
249,600 CY CUT		3	1.4' - 2.0'
48,394 CY FILL		4	2.0' - 2.7'
200,666 CY NET (CUT)		5	2.7' - 3.3'
UNADJUSTED FILL		6	3.3' - 4.0'
TOTAL AREA DISTURBED		7	4.0' - 5.3'
NET IMPORT/EXPORT		8	5.3' - 6.0'
200,666 CY (EXPORT)			

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

BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) CITY OF LAS VEGAS BENCHMARK: D368 (REVISED 2008) NAVD88 ELEVATION: 989.574 METERS (3246.63 FEET) PND USC&GS DISC SET IN ROCK RIDGE 150' SOUTH OF CHARLESTON BLVD. & WEST OF DETENTION BASIN. T21S, R56E, S03

DISCLAIMER NOTE

1. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND AND 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 NOT SHOWN IN THEIR PROPER LOCATION.

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

STORM DRAIN QUANTITIES	
18" RCP	538.63
24" RCP	27.33
36" RCP	511.32
48" SD MH	9
20" DI	5
5" DI	4

PRIVATE STREET NOTE

PER NFM # ####, ALL PRIVATE STREETS ARE PUBLIC UTILITY EASEMENTS, PUBLIC DRAINAGE EASEMENTS, AND PUBLIC SEWER EASEMENTS, UNLESS NOTED OTHERWISE TO BE PRIVATELY MAINTAINED BY H.O.A. ALL EASEMENTS, PER NFM # ####, WITHIN THE PROPERTY LINES TO BE PRIVATELY MAINTAINED BY H.O.A., UNLESS OTHERWISE NOTED ON PLANS.

BASIS OF BEARINGS

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS). LAS VEGAS AND LAS VEGAS HIGH ELEVATION ZONES. NORTH AMERICAN DATUM OF 1983 (NAD 83); SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

COORDINATE SYSTEM DEFINITION

DATUM/REFERENCE FRAME: NAD83(2011) EPOCH 2010.0

MAPPING PROJECTION PARAMETERS:

SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)

ZONE: LAS VEGAS ZONE

PROJECTION TYPE: TRANSVERSE MERCATOR

STANDARD PARALLEL (AND LATITUDE OF GRID ORIGIN): 36°15'00" N

LONGITUDE OF CENTRAL MERIDIAN: 114°58'00" W

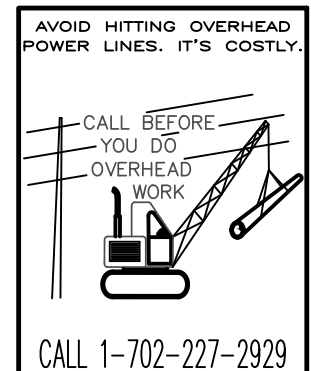
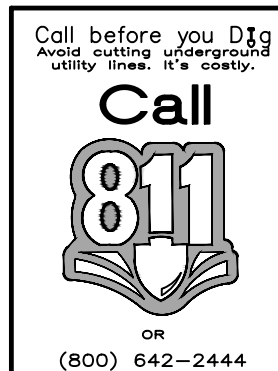
LINEAR UNIT: US SURVEY FOOT (SFT)

FALSE NORTHING 656,166,667 SFT (200,000,000 m)

FALSE EASTING: 328,083,333 SFT (100,000,000 m)

SCALE FACTOR AT CENTRAL MERIDIAN: 1.0001 (EXACT)

- REQUIRED STORM WATER MANAGEMENT NOTES**
- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
 - ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CLARK COUNTY AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
 - TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SITE STABILIZATION REQUIREMENTS, SCHEDULES, AND DEADLINES.
 - AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPS WEEKLY, AND WITHIN 24 HOURS AFTER ANY RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, INSPECTIONS SECTION.
 - ACCUMULATED SEDIMENT IN BMPS SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.
 - AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL RESPOND TO STORMWATER INSPECTION CORRECTIVE ACTIONS IN THE MANNER PRESCRIBED BY CLARK COUNTY, INCLUDING BUT NOT LIMITED TO PROVIDING PHOTOS AND DESCRIPTIONS OF THE CORRECTIONS COMPLETED BY THE CONTRACTOR OR HIS AGENT.



APPROVAL

BY

REVISION

DATE

NO.

PROJECT

NIGHTHAWK

SHEET TITLE

GRADING PLAN
(SHEET 5 OF 6)

CITY OF LAS VEGAS

PROJECT NO.

421049-A-001

DATE

01/07/2022

DRAWN BY

MG

DESIGNED BY

GRB

CHECKED BY

GWB

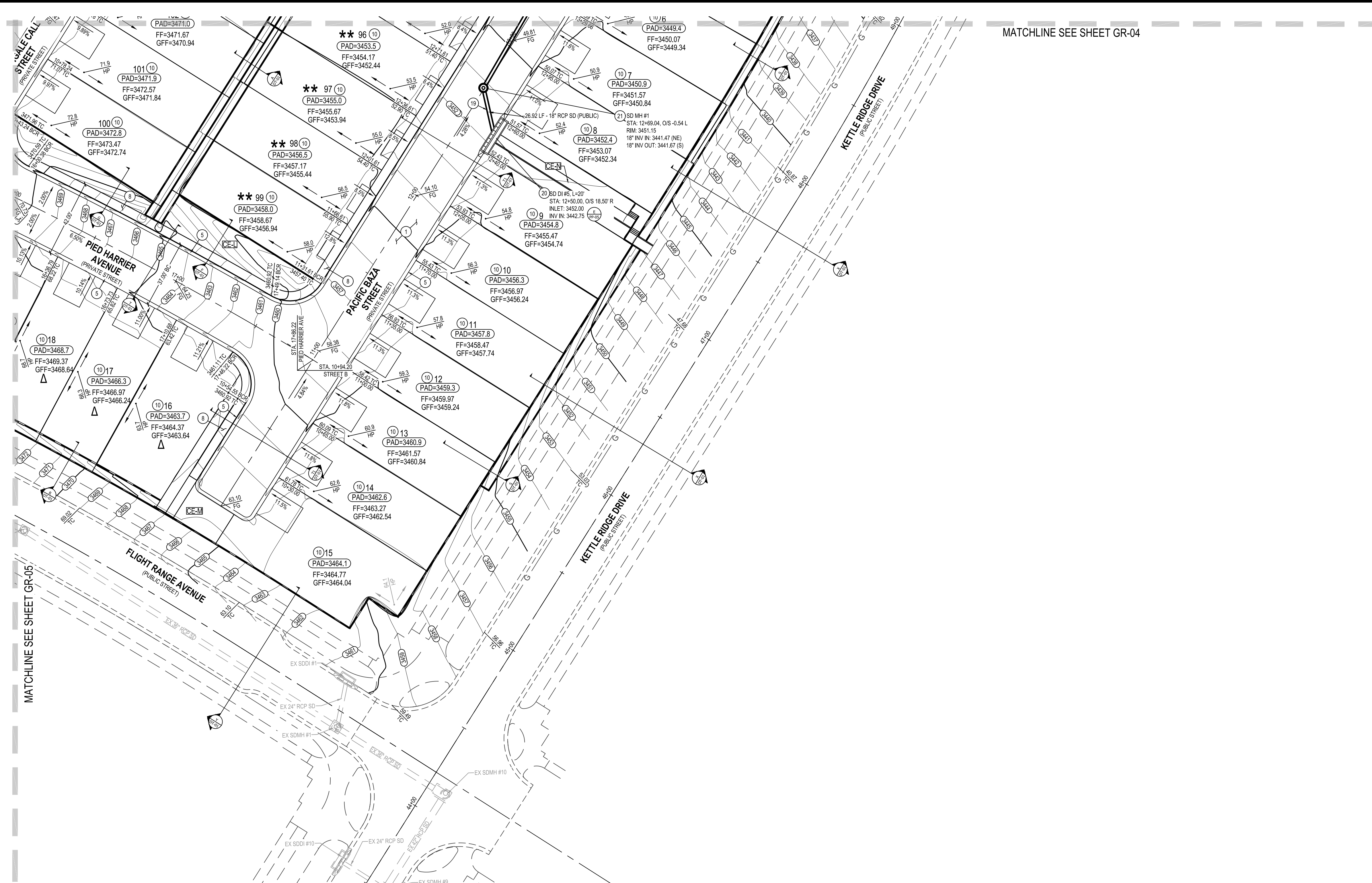
SHEET

GR-05

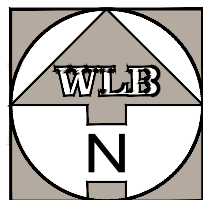
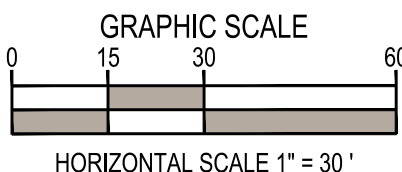
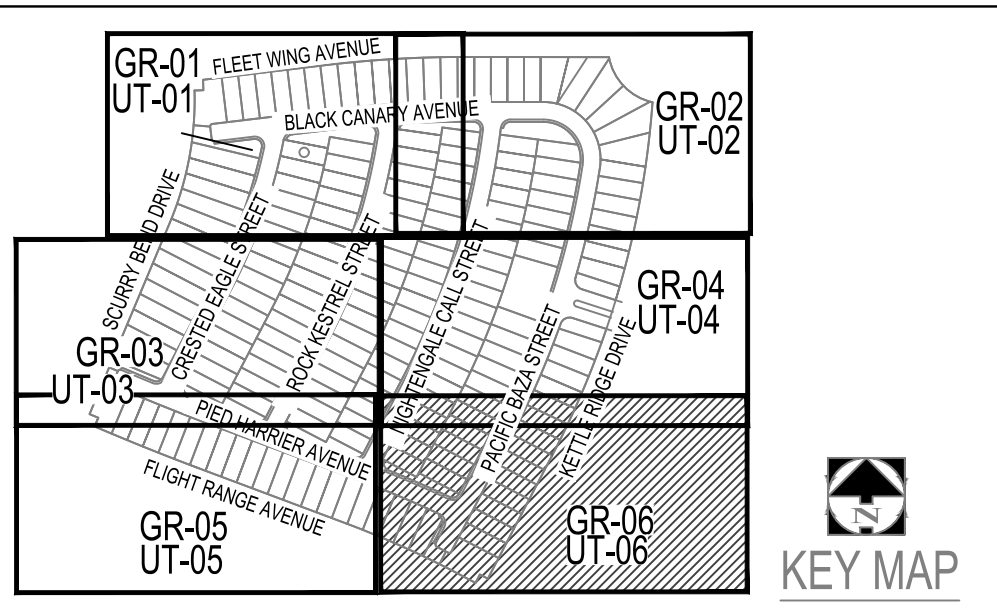
SHEET 7 OF 15

DRAWING





MATCHLINE SEE SHEET GR-04



GRADING CONSTRUCTION NOTES	
1	CONSTRUCT 2" THICK A.C. PAVEMENT / 4" TYPE II PER GEOTECHNICAL REPORT 210925.
2	CONSTRUCT 3" THICK A.C. PAVEMENT / 4" TYPE II PER GEOTECHNICAL REPORT 210925.
3	CONSTRUCT 4.5" THICK A.C. PAVEMENT / 4" TYPE II PER GEOTECHNICAL REPORT 210925.
4	CONSTRUCT CONCRETE "L" TYPE CURB AND GUTTER PER CCAUSD NO. 216
5	CONSTRUCT CONCRETE "R" TYPE CURB AND GUTTER PER CCAUSD NO. 217.3.S1.
6	CONSTRUCT CONCRETE MEDIAN ISLAND PER CCAUSD NO. 218.
7	CONSTRUCT 5" WIDE, 4" THICK CONCRETE SIDEWALK PER CCAUSD NO. 234.
8	CONSTRUCT 5" WIDE, 5" THICK CONCRETE SIDEWALK PER CCAUSD NO. 234.
9	CONSTRUCT 8" CROSS GUTTER PER CCAUSD NO. 228.
10	TYPICAL TYPE "A" LOT DRAINAGE. SEE DETAIL Z, SHEET DT-01
11	CONSTRUCT SIDEWALK RAMP PER CCAUSD NO. 235 CASE I. A&B DIMENSIONS PER PLAN.
12	CONSTRUCT 5" CONCRETE TRANSITION FROM "L" TYPE CURB TO "R" CURB PER DETAIL 11, SHEET DT-02
13	CONSTRUCT 5" CONCRETE TRANSITION FROM "R" TYPE CURB TO ZERO FACE CURB PER DETAIL 12, SHEET DT-02
14	CONSTRUCT 30" WROUGHT IRON FENCE GATE PER DETAIL 18, SHEET DT-02
15	CONSTRUCT SIDEWALK UNDERDRAIN PER PER CCAUSD NO. 236.
16	CONSTRUCT DRAINAGE SLUICE PER PER DETAIL 19, SHEET DT-02
17	CONSTRUCT 4" THICK CONCRETE PAVEMENT
18	CONSTRUCT 8" WIDE CONCRETE DRAINAGE CHANNEL
19	INSTALL RCP (REINFORCED CONCRETE PIPE SIZE AND LENGTH PER PLAN) STORM DRAIN PER UDACS 503.2 & 505.
20	INSTALL TYPE C-D MODIFIED DROP INLET (LENGTH PER PLAN) PER CCAUSD NO. 412.1 & NO. 421 WITH WATER TIGHT JOINTS PER UDACS 2.22.01-B.
21	INSTALL STORM DRAIN MANHOLE PER CCAUSD 401, 405, 405.1, & 405.2

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

FLOOD ZONE INFORMATION
THE SITE IS AFFECTED BY A DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA) ZONE X AS SHOWN ON FEMA FIRM COMMUNITY PANEL NO. 32003C2150E 09/27/2002. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOOD PLAIN.

THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X WHICH IS OUTSIDE OF THE 100-YR FLOOD ZONE PER FIRM COMMUNITY PANEL NO. 32003C2150E, AS REFLECTED ON MAP INDEX 32003CINDOC, REVISED SEPTEMBER 27, 2002, REVISED.

GRADING PLAN CERTIFICATION:
I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED TECHNICAL DRAINAGE STUDY, ON FILE AT CITY OF LAS VEGAS, NEVADA, FOR THIS PROJECT NO. #####.

GLENN BLAKE, P.E. NO. 024065 DATE

GARAGE DROP AND HINGELESS GARAGE DRIVEWAY LEGEND
REFER TO SHEET DT-01 FOR DROP GARAGE DETAILS
★ - TYPE I GARAGE DROP
★★ - TYPE II GARAGE DROP
△ - NO HINGE

GEOTECHNICAL
ALL GRADING SHALL BE PER THE GEOTECHNICAL REPORT PREPARED BY SOUTHWEST GEOTECHNICAL, DATED OCTOBER 15, 2021 PROJECT NO. 210925.

- GRADING GENERAL NOTES**
- CONTRACTOR TO INSTALL ALL DRIVEWAYS PER CCAUSD #222 & 223
 - FINAL GRADES NEXT TO STRUCTURE SHALL BE IN CONFORMANCE WITH IBC 2018, SECTION 2304.11.2.2.
 - THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
 - ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SWPPP.
 - MAXIMUM MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
 - SEE SHEET DT-01 FOR STREET SECTIONS AND DETAILS.
 - ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
 - CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVED BY THE BUILDING DEPARTMENT.
 - CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITY STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. ENGINEER / OWNER SHALL BE NOTIFIED OF PRIOR DAMAGE TO EXISTING FACILITIES PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR/REPLACING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
 - PRIVATE STREETLIGHTS & APPURTENANCE SHALL BE PERMITTED AND INSPECTED BY THE CITY OF LAS VEGAS BUILDING DEPARTMENT.

GRADING ACRES/QUANTITY		RETAINING WALL SCHEDULE	
ONSITE PRIVATE (NET)	24.1 ACRES	SEE SHEET DT-02 FOR RETAINING WALL SECTIONS TYP.	
GROSS ACRES	24.1 ACRES	NUMBER OF COURSES	RETAINING WALL HEIGHT
GRADING ONSITE		3	1.4' - 2.0'
249,600 CY CUT		4	2.0' - 2.7'
48,394 CY FILL		5	2.7' - 3.3'
200,666 CY NET (CUT)		6	3.3' - 4.0'
UNADJUSTED FILL		7	4.0' - 5.3'
TOTAL AREA DISTURBED	24.1 ACRES	8	5.3' - 6.0'
NET IMPORT/EXPORT	200,666 CY (EXPORT)		

*NOTE: ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY H.O.A.

BENCHMARK
PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) CITY OF LAS VEGAS BENCHMARK: D368 (REVISED 2008) NAVD88 ELEVATION: 989.574 METERS (3246.63 FEET) FND USC&GS DISC SET IN ROCK RIDGE 150' SOUTH OF CHARLESTON BLVD. & WEST OF DETENTION BASIN. T21S, R56E, S03

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

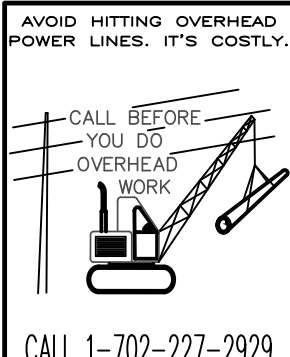
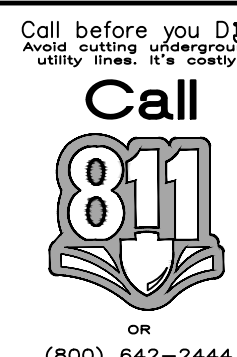
STORM DRAIN QUANTITIES	
18" RCP	538.63
24" RCP	27.33
36" RCP	511.32
48" SD MH	9
20" DI	5
5" DI	4

PRIVATE STREET NOTE
PER NFM # _____. ALL PRIVATE STREETS ARE PUBLIC UTILITY EASEMENTS, PUBLIC DRAINAGE EASEMENTS, AND PUBLIC SEWER EASEMENTS, UNLESS NOTED OTHERWISE TO BE PRIVATELY MAINTAINED BY H.O.A.
ALL EASEMENTS, PER NFM # _____. WITHIN THE PROPERTY LINES TO BE PRIVATELY MAINTAINED BY H.O.A., UNLESS OTHERWISE NOTED ON PLANS.

BASIS OF BEARINGS
GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS). LAS VEGAS AND LAS VEGAS HIGH ELEVATION ZONES. NORTH AMERICAN DATUM OF 1983 (NAD 83); SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

COORDINATE SYSTEM DEFINITION
DATUM/REFERENCE FRAME: NAD83(2011) EPOCH 2010.0
MAPPING PROJECTION PARAMETERS:
SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)
ZONE: LAS VEGAS ZONE
PROJECTION TYPE: TRANSVERSE MERCATOR
STANDARD PARALLEL (AND LATITUDE OF GRID ORIGIN): 36°15'00" N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00" W
LINEAR UNIT: US SURVEY FOOT (SFT)
FALSE NORTHING 656,166,667 SFT (200,000,000 m)
FALSE EASTING: 328,083,333 SFT (100,000,000 m)
SCALE FACTOR AT CENTRAL MERIDIAN: 1.0001 (EXACT)

- REQUIRED STORM WATER MANAGEMENT NOTES**
- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
 - ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CLARK COUNTY AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
 - TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SITE STABILIZATION REQUIREMENTS, SCHEDULES, AND DEADLINES.
 - AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER ANY RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, INSPECTIONS SECTION.
 - ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.
 - AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL RESPOND TO STORMWATER INSPECTION CORRECTIVE ACTIONS IN THE MANNER PRESCRIBED BY CLARK COUNTY, INCLUDING BUT NOT LIMITED TO PROVIDING PHOTOS AND DESCRIPTIONS OF THE CORRECTIONS COMPLETED BY THE CONTRACTOR OR HIS AGENT.



APPROVAL

REVISION

DATE

NO.

WVLB
The WVLB Group
Landscape Architecture
Engineering
Construction Management
Offices located in Las Vegas, Nevada and Tucson, Phoenix, and Flagstaff, Arizona
3685 EAST SUNSET ROAD, SUITE 204
LAS VEGAS, NV. 89120 (702) 458-2551

GRADING PLAN
(SHEET 6 OF 6)

NIGHTHAWK

CITY OF LAS VEGAS

PROJECT NO. 421049-A-001

DATE 01/07/2022

DRAWN BY MG

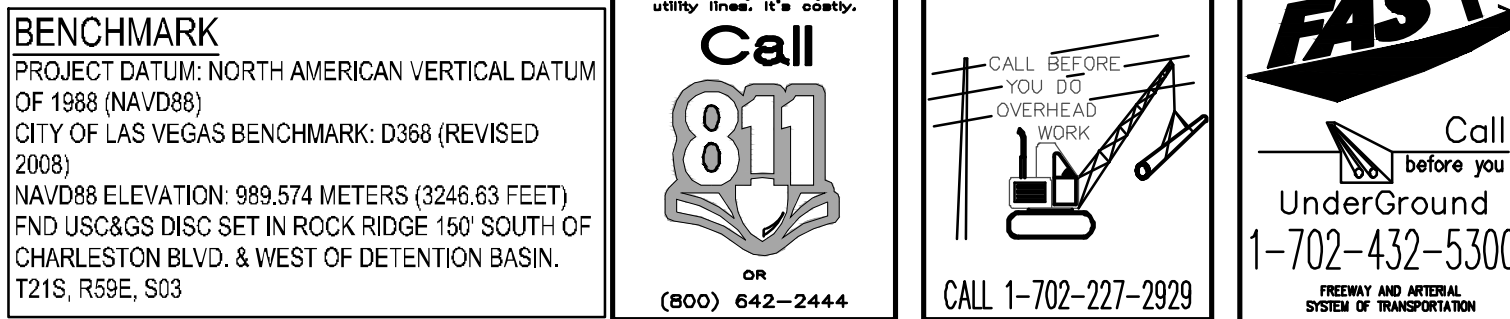
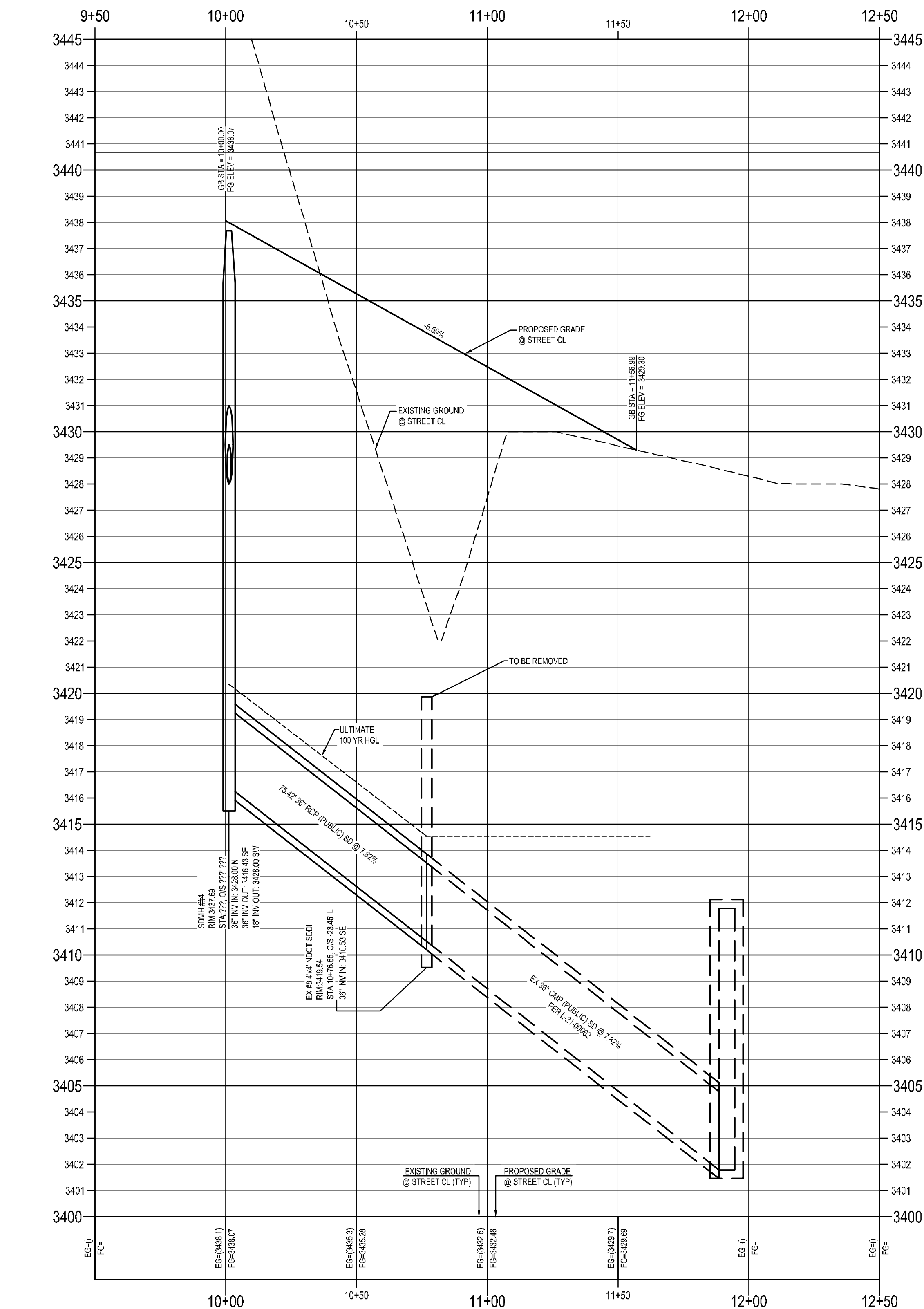
DESIGNED BY GRB

CHECKED BY GWB

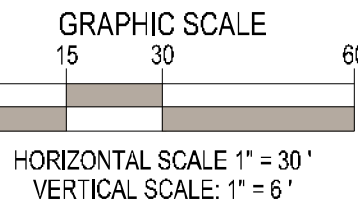
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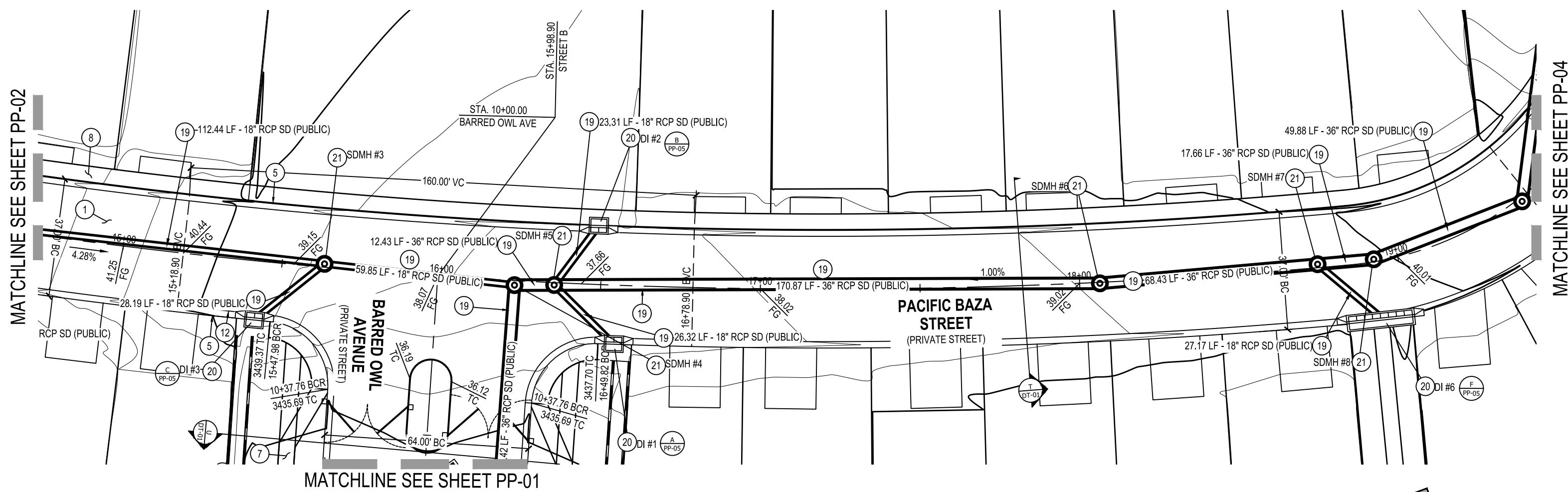
SHEET 8 OF 15

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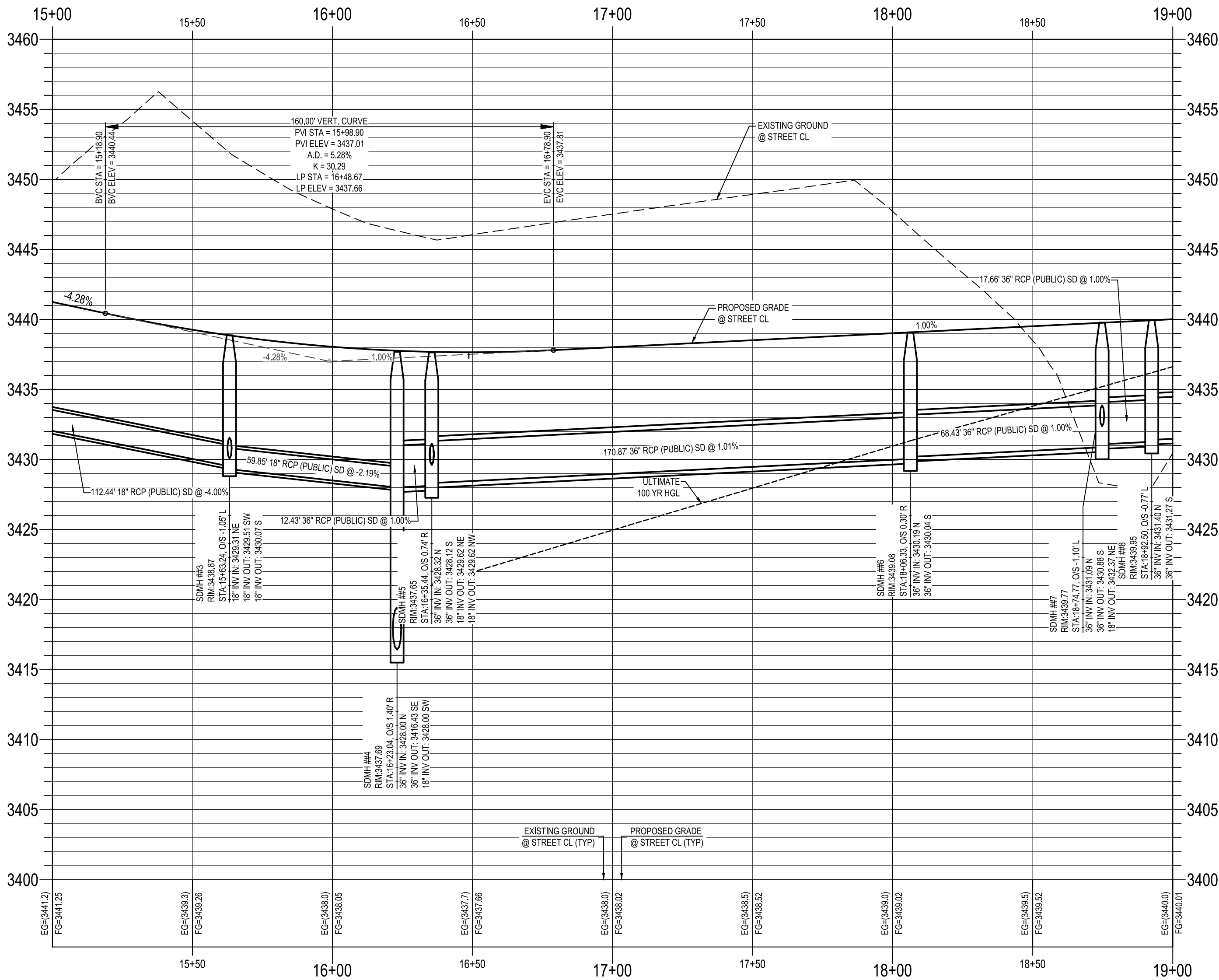
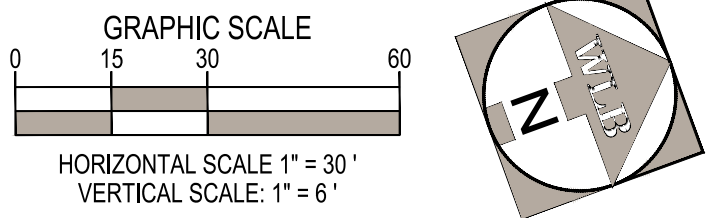


SHEET
PP-01
SHEET 9 OF 15
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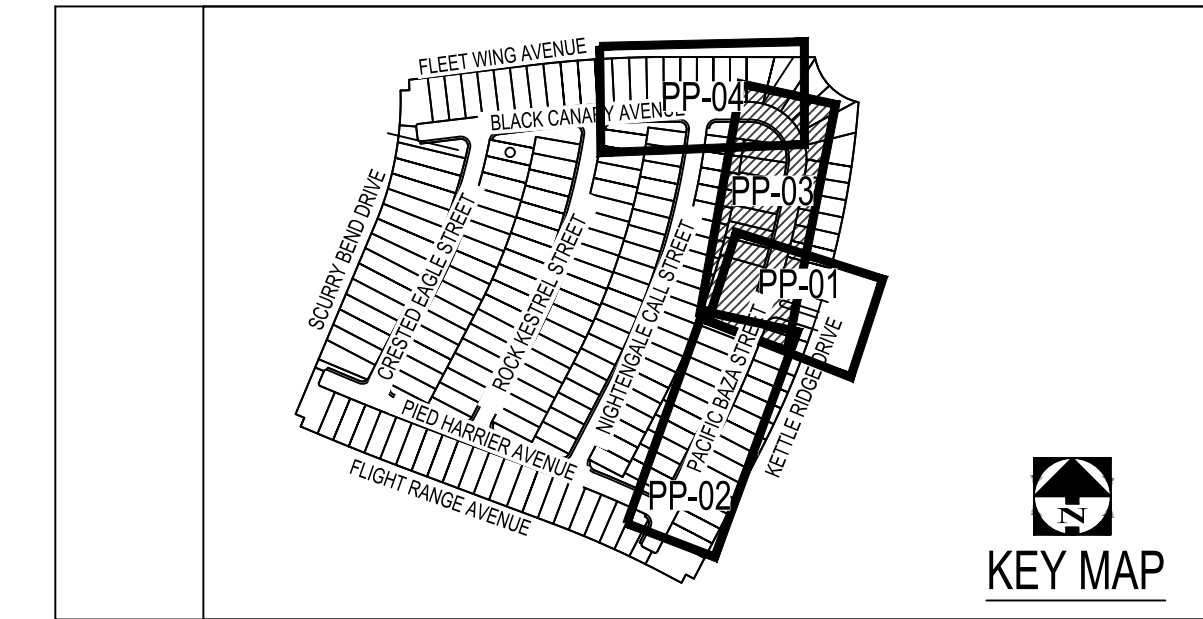




PACIFIC BAZA STREET (PRIVATE STREET)



GRADING CONSTRUCTION NOTES	
①	CONSTRUCT 2" THICK A.C. PAVEMENT / 4" TYPE II PER GEOTECHNICAL REPORT 210925.
②	CONSTRUCT 3" THICK A.C. PAVEMENT / 4" TYPE II PER GEOTECHNICAL REPORT 210925.
③	CONSTRUCT 4.5" THICK A.C. PAVEMENT / 4" TYPE II PER GEOTECHNICAL REPORT 210925.
④	CONSTRUCT CONCRETE "L" TYPE CURB AND GUTTER PER CCAUSD NO. 216
⑤	CONSTRUCT CONCRETE "R" TYPE CURB AND GUTTER PER CCAUSD NO. 217.3.S1.
⑥	CONSTRUCT CONCRETE MEDIAN ISLAND PER CCAUSD NO. 218.
⑦	CONSTRUCT 5" WIDE, 4" THICK CONCRETE SIDEWALK PER CCAUSD NO. 234.
⑧	CONSTRUCT 5" WIDE, 5" THICK CONCRETE SIDEWALK PER CCAUSD NO. 234.
⑨	CONSTRUCT 8" CROSS GUTTER PER CCAUSD NO. 228.
⑩	TYPICAL TYPE "A" LOT DRAINAGE. SEE DETAIL Z, SHEET DT-01
⑪	CONSTRUCT SIDEWALK RAMP PER CCAUSD NO. 235 CASE I. A&B DIMENSIONS PER PLAN.
⑫	CONSTRUCT 5" CONCRETE TRANSITION FROM "L" TYPE CURB TO "R" CURB PER DETAIL 11, SHEET DT-02
⑬	CONSTRUCT 5" CONCRETE TRANSITION FROM "R" TYPE CURB TO ZERO FACE CURB PER DETAIL 12, SHEET DT-02
⑭	CONSTRUCT 30" WROUGHT IRON FENCE GATE PER DETAIL 18, SHEET DT-02
⑮	CONSTRUCT SIDEWALK UNDERDRAIN PER PER CCAUSD NO. 236.
⑯	CONSTRUCT DRAINAGE SLUICE PER PER DETAIL 19, SHEET DT-02
⑰	CONSTRUCT 4" THICK CONCRETE PAVEMENT
⑱	CONSTRUCT 8" WIDE CONCRETE DRAINAGE CHANNEL
⑲	INSTALL RCP (REINFORCED CONCRETE PIPE SIZE AND LENGTH PER PLAN) STORM DRAIN PER UDACS 503.2 & 505.
⑳	INSTALL TYPE C-D MODIFIED DROP INLET (LENGTH PER PLAN) PER CCAUSD NO. 412.1 & NO. 421 WITH WATER TIGHT JOINTS PER UDACS 2.22.01-B.
㉑	INSTALL STORM DRAIN MANHOLE PER CCAUSD 401, 405, 405.1, & 405.2



DISCLAIMER NOTE

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

PRIVATE STREET NOTE

PER NFM # _____. ALL PRIVATE STREETS ARE PUBLIC UTILITY EASEMENTS, PUBLIC DRAINAGE EASEMENTS, AND PUBLIC SEWER EASEMENTS, UNLESS NOTED OTHERWISE TO BE PRIVATELY MAINTAINED BY H.O.A. ALL EASEMENTS, PER NFM # _____. WITHIN THE PROPERTY LINES TO BE PRIVATELY MAINTAINED BY H.O.A., UNLESS OTHERWISE NOTED ON PLANS.

SITE VISIBILITY ZONE RESTRICTION NOTE

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

LVVWD NOTES:

1. INSTALL PIPELINE MARKER BALLS, PER UDACS PLATE NO. 15.
2. PROTECT IN PLACE AND ADJUST LVVWD EXISTING FACILITIES TO FINISHED GRADE PER UDACS. ALL LVVWD FACILITIES SHALL BE ACCESSIBLE AT ALL TIMES.
3. WATER MAIN JOINT DEFLECTION, PER UDACS 2.07.01 AND 2.07.03.
4. ALL SEWER / STORM DRAIN CROSSING WATER LINES MUST COMPLY WITH UDACS SECTION 2.22
5. THIS PROPERTY MAY HAVE STATIC WATER PRESSURE IN EXCESS OF 80 PSI. THE UNIFORM PLUMBING CODE REQUIRES THAT INDIVIDUAL, ON-SITE (PRIVATE), PRESSURE-REDUCING VALVES (PRV) BE INSTALLED WHENEVER THE PRESSURE EXCEEDS 80 PSI. PRVS ARE THE DEVELOPER'S RESPONSIBILITY, AND WILL NOT BE INSPECTED OR INCLUDED IN THE ACCEPTANCE OF LVVWD FACILITIES.
6. LVVWD CANNOT GUARANTEE A WATERTIGHT SHUTDOWN WHERE CONNECTIONS OR REPAIRS TO EXISTING FACILITIES ARE REQUIRED. THE CONTRACTOR SHALL ENSURE ALL LABOR & EQUIPMENT IS AVAILABLE TO REMOVE REMAINING WATER. COORDINATION WITH INSPECTION DIVISION MUST TAKE PLACE PRIOR TO ANY TRIAL SHUTDOWN. CONTRACTOR TO INSTALL TEMPORARY SERVICE TO ENSURE PROPER SHUTDOWN IN THE EVENT NO OTHER APPURTENANCES ARE AVAILABLE.

TO ENSURE LVVWD ACCESS WITHIN EASEMENT:

ALL ABOVE GROUND OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO, LANDSCAPE BOULDERS, FENCES/ WALLS (TO INCLUDE NO FOOTINGS), AND SIGNS ARE STRICTLY PROHIBITED WITHIN EASEMENT.

DRY UTILITIES:

MAINTAIN A MINIMUM 3' PARALLEL SEPARATION.
MAINTAIN MINIMUM 12" VERTICAL SEPARATION AT ALL POINTS OF CROSSING.

DEPTH OF COVER DURING CONSTRUCTION:

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

IN AREAS WHERE THE EXCAVATION OR GROUND ELEVATION IS LESS THAN THREE (3) FEET, FROM THE TOP OF THE LVVWD TRANSMISSION MAIN, NO EXCAVATION EQUIPMENT, OTHER THAN HAND HELD EQUIPMENT WILL BE ALLOWED WITHIN TEN (10) FEET OF THE PIPELINE IN THESE AREAS. THE CONTRACTOR IS TO PLACE A CONCRETE BARRIER, I.e. JERSEY RAIL, TO IDENTIFY AND PROTECT THE "NO EQUIPMENT ZONE".

SURVEY NOTE:

CONTRACTOR SHALL EMPLOY A NEVADA LICENSED PROFESSIONAL LAND SURVEYOR (PLS) TO FIELD STAKE THE EXTENT OF THE PROPOSED/ EXISTING LVVWD EASEMENT WITHIN THE PROJECT SITE. THE PLS SHALL ALSO FIELD STAKE THE PROPOSED EXTENT OF ADJACENT PROJECT BUILDING IMPROVEMENTS IMMEDIATELY ADJACENT TO THE EASEMENT. CONTRACTOR SHALL NOTIFY THE LVVWD INSPECTOR AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO PROPOSED INITIAL BUILDING EXCAVATION AND FOUNDATION CONSTRUCTION ACTIVITY. LVVWD WILL INSPECT THE FIELD STAKING FOR COMPLIANCE WITH SEPARATION REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY LVVWD PRIOR TO UTILITY TRENCHING OR ANY OTHER SUBGRADE EFFORTS WITHIN THE PROPOSED/ EXISTING LVVWD EASEMENT.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES

PROJECT NO. **421049-A** FIRST APPROVAL DATE _____

CITY OF LAS VEGAS - FIRE & RESCUE _____ DATE _____

SEWER CONNECTION NOTE

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

Call before you Dig
utility lines. It's costly.

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OR
(800) 642-2444

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.

CALL BEFORE YOU DO OVERHEAD WORK

1-702-277-2929

FAST

Call before you UnderGround

1-702-432-5300

PREVENT AIR TRAFFIC SYSTEM OF TRANSPORTATION

SITE VISIBILITY ZONE RESTRICTION NOTE

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BASIS OF BEARINGS

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS). LAS VEGAS AND LAS VEGAS HIGH ELEVATION ZONES, NORTH AMERICAN DATUM OF 1983 (NAD 83); SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

COORDINATE SYSTEM DEFINITION

DATUM/REFERENCE FRAME: NAD83(2011) EPOCH 2010.0
MAPPING PROJECTION PARAMETERS:
SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)
ZONE: LAS VEGAS ZONE
PROJECTION TYPE: TRANSVERSE MERCATOR
STANDARD PARALLEL (AND LATITUDE OF GRID ORIGIN): 36°15'00" N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00" W
LINEAR UNIT: US SURVEY FOOT (SFT)
FALSE NORTHING 656,166,666.7 SFT (200,000,000 m)
FALSE EASTING: 328,083,333.3 SFT (100,000,000 m)
SCALE FACTOR AT CENTRAL MERIDIAN: 1.0001 (EXACT)

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PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)
CITY OF LAS VEGAS BENCHMARK: D368 (REVISED 2008)
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FND USC&GS DISC SET IN ROCK RIDGE 150' SOUTH OF CHARLESTON BLVD. & WEST OF DETENTION BASIN.
T21S, R59E, S03

BY _____ APPROVAL _____

REVISION _____

DATE _____

NO. _____

PROFESSIONAL ENGINEER - STATE OF NEVADA
BLANK BLAKE
No. 024065
2/11/2022

WVLB
The WVLB Group
Landscape Architecture
Engineering & Construction
Offices located in Las Vegas, Nevada and
Tucson, Phoenix, and Flagstaff, Arizona
3685 EAST SUNSET ROAD, SUITE 204
LAS VEGAS, NV. 89120 (702) 458-2551

SHEET TITLE
**PACIFIC BAZA STREET
(STA 15+00 TO STA 19+00)
PLAN AND PROFILE**

PROJECT
NIGHTHAWK

PROJECT NO.
421049-A-001

DATE
01/07/2022

DRAWN BY
BM

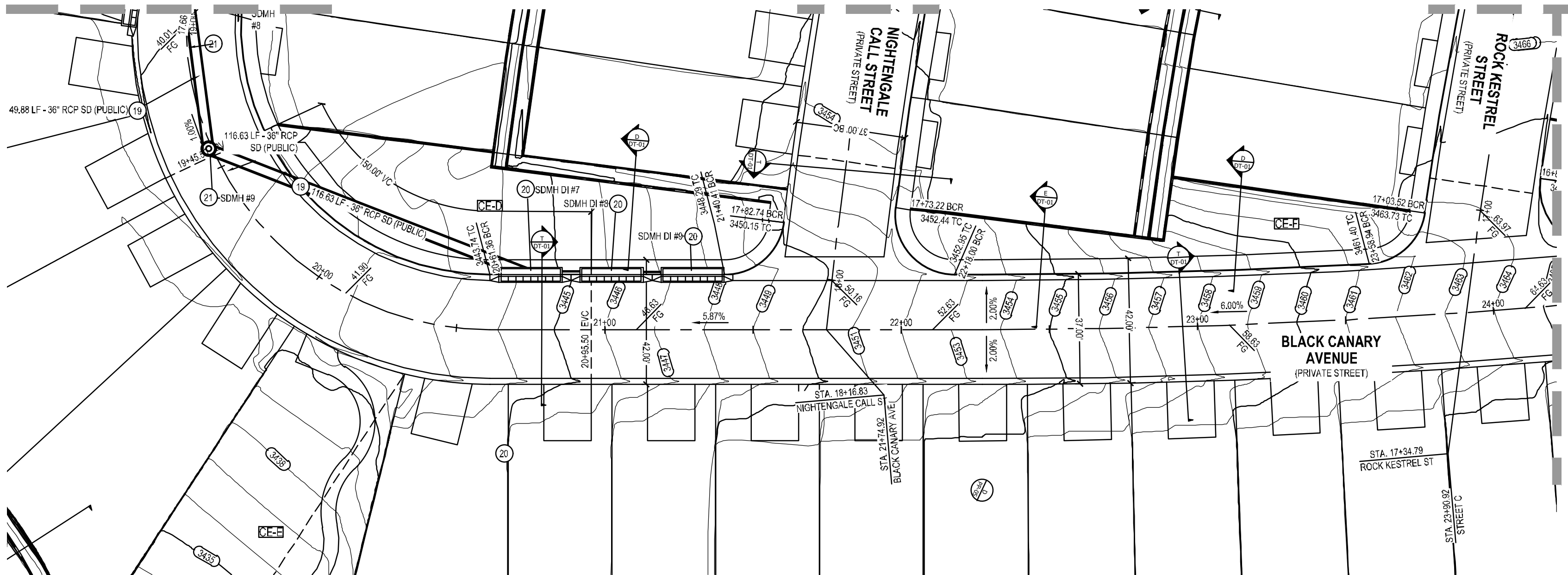
DESIGNED BY
GRB

CHECKED BY
GWB

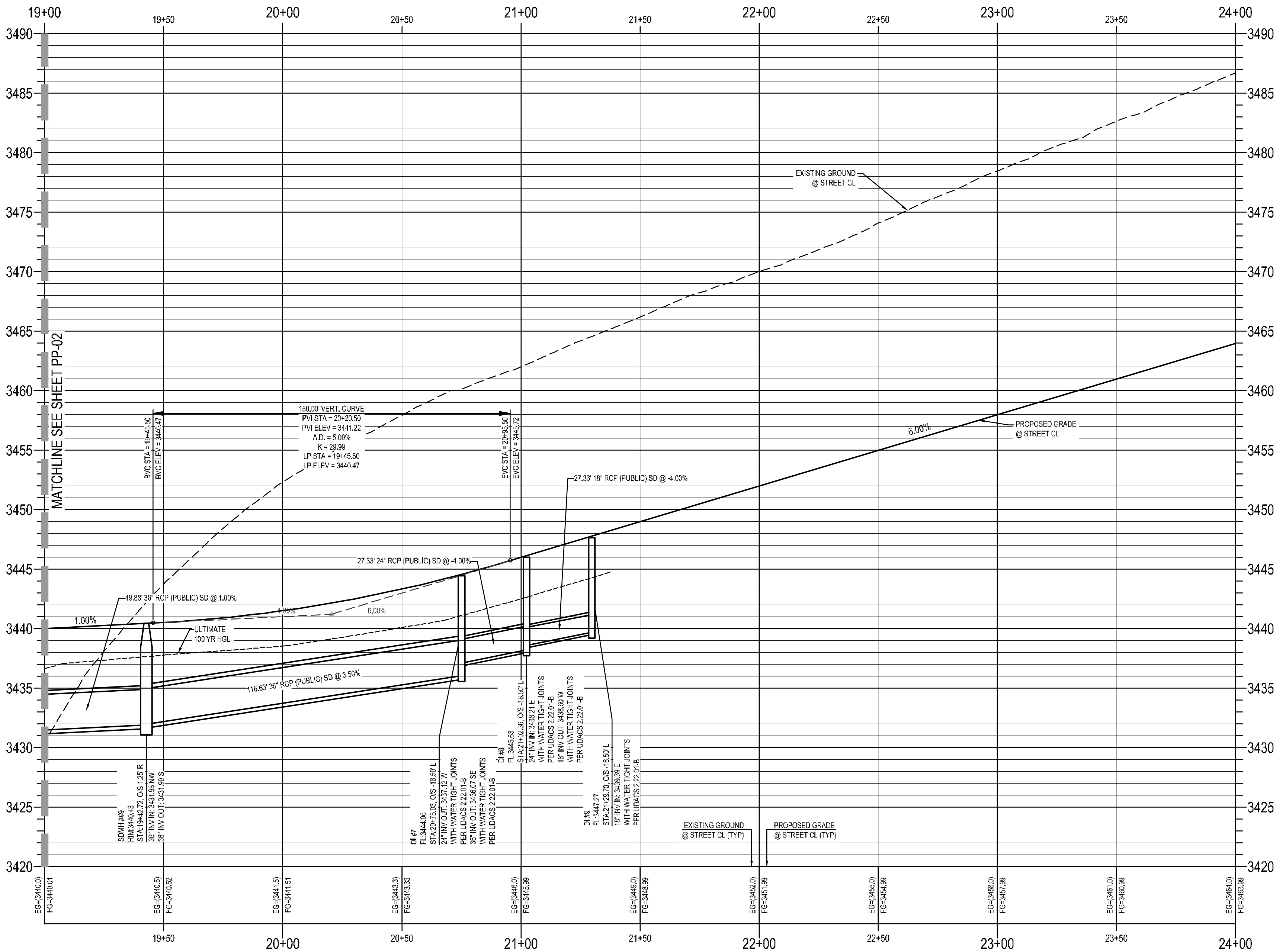
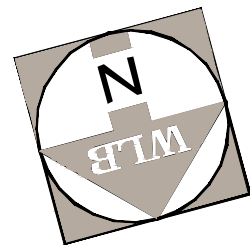
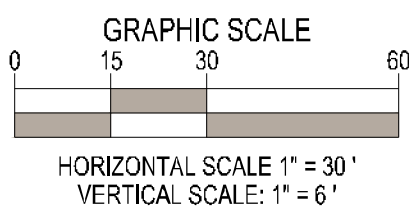
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CITY OF LAS VEGAS
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MATCHLINE SEE SHEET PP-02



BLACK CANARY AVENUE (PRIVATE STREET)



GRADING CONSTRUCTION NOTES

- CONSTRUCT 2" THICK A.C. PAVEMENT / 4" TYPE II PER GEOTECHNICAL REPORT 210925.
- CONSTRUCT 3" THICK A.C. PAVEMENT / 4" TYPE II PER GEOTECHNICAL REPORT 210925.
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- CONSTRUCT CONCRETE "L" TYPE CURB AND GUTTER PER CCAUSD NO. 216
- CONSTRUCT CONCRETE "R" TYPE CURB AND GUTTER PER CCAUSD NO. 217.3.S1.
- CONSTRUCT CONCRETE MEDIAN ISLAND PER CCAUSD NO. 218.
- CONSTRUCT 5' WIDE, 4" THICK CONCRETE SIDEWALK PER CCAUSD NO. 234.
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- TYPICAL TYPE "A" LOT DRAINAGE. SEE DETAIL Z, SHEET DT-01
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- CONSTRUCT 30" WROUGHT IRON FENCE GATE PER DETAIL 18, SHEET DT-02
- CONSTRUCT SIDEWALK UNDERDRAIN PER PER CCAUSD NO. 236.
- CONSTRUCT DRAINAGE SLUICE PER PER DETAIL 19, SHEET DT-02
- CONSTRUCT 4" THICK CONCRETE PAVEMENT
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- INSTALL RCP (REINFORCED CONCRETE PIPE SIZE AND LENGTH PER PLAN) STORM DRAIN PER UDACS 503.2 & 505.
- INSTALL TYPE C-D MODIFIED DROP INLET (LENGTH PER PLAN) PER CCAUSD NO. 412.1 & NO. 421 WITH WATER TIGHT JOINTS PER UDACS 2.22.01-3.
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PER NFM # 111111, ALL PRIVATE STREETS ARE PUBLIC UTILITY EASEMENTS, PUBLIC DRAINAGE EASEMENTS, AND PUBLIC SEWER EASEMENTS, UNLESS NOTED OTHERWISE TO BE PRIVATELY MAINTAINED BY H.O.A. ALL EASEMENTS, PER NFM # 111111, WITHIN THE PROPERTY LINES TO BE PRIVATELY MAINTAINED BY H.O.A. UNLESS OTHERWISE NOTED ON PLANS.

SITE VISIBILITY ZONE RESTRICTION NOTE

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

LVVWD NOTES:

- INSTALL PIPELINE MARKER BALLS, PER UDACS PLATE NO. 15.
- PROTECT IN PLACE AND ADJUST LVVWD EXISTING FACILITIES TO FINISHED GRADE PER UDACS. ALL LVVWD FACILITIES SHALL BE ACCESSIBLE AT ALL TIMES.
- WATER MAIN JOINT DEFLECTION, PER UDACS 2.07.01 AND 2.07.03.
- ALL SEWER / STORM DRAIN CROSSING WATER LINES MUST COMPLY WITH UDACS SECTION 2.22
- THIS PROPERTY MAY HAVE STATIC WATER PRESSURE IN EXCESS OF 80 PSI. THE UNIFORM PLUMBING CODE REQUIRES THAT INDIVIDUAL, ON-SITE (PRIVATE), PRESSURE-REDUCING VALVES (PRV) BE INSTALLED WHENEVER THE PRESSURE EXCEEDS 80 PSI. PRV'S ARE THE DEVELOPER'S RESPONSIBILITY, AND WILL NOT BE INSPECTED OR INCLUDED IN THE ACCEPTANCE OF LVVWD FACILITIES. THE PRESSURE ON LOTS: 52 - 59, 127 - 135, & 139 - 148 EXCEEDS 80 PSI AND PRESSURE-REDUCING VALVES SHALL BE INSTALLED ON SAID LOTS.
- LVVWD CANNOT GUARANTEE A WATERTIGHT SHUTDOWN WHERE CONNECTIONS OR REPAIRS TO EXISTING FACILITIES ARE REQUIRED. THE CONTRACTOR SHALL ENSURE ALL LABOR & EQUIPMENT IS AVAILABLE TO REMOVE REMAINING WATER. COORDINATION WITH INSPECTION DIVISION MUST TAKE PLACE PRIOR TO ANY TRIAL SHUTDOWN. CONTRACTOR TO INSTALL TEMPORARY SERVICE TO ENSURE PROPER SHUTDOWN IN THE EVENT NO OTHER APPURTENANCES ARE AVAILABLE.

TO ENSURE LVVWD ACCESS WITHIN EASEMENT:

ALL ABOVE GROUND OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO, LANDSCAPE BOULDERS, FENCES/ WALLS (TO INCLUDE NO FOOTINGS), AND SIGNS ARE STRICTLY PROHIBITED WITHIN EASEMENT.

DRY UTILITIES:

- MAINTAIN A MINIMUM 3' PARALLEL SEPARATION.
- MAINTAIN MINIMUM 12" VERTICAL SEPARATION AT ALL POINTS OF CROSSING.

DEPTH OF COVER DURING CONSTRUCTION:

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

IN AREAS WHERE THE EXCAVATION OR GROUND ELEVATION IS LESS THAN THREE (3) FEET, FROM THE TOP OF THE LVVWD TRANSMISSION MAIN, NO EXCAVATION EQUIPMENT, OTHER THAN HAND HELD EQUIPMENT, WILL BE ALLOWED WITHIN TEN (10) FEET OF THE PIPELINE IN THESE AREAS. THE CONTRACTOR IS TO PLACE A CONCRETE BARRIER, i.e. JERSEY RAIL, TO IDENTIFY AND PROTECT THE "NO EQUIPMENT ZONE".

SURVEY NOTE:

CONTRACTOR SHALL EMPLOY A NEVADA LICENSED PROFESSIONAL LAND SURVEYOR (PLS) TO FIELD STAKE THE EXTENT OF THE PROPOSED EXISTING LVVWD EASEMENT WITHIN THE PROJECT SITE. THE PLS SHALL ALSO FIELD STAKE THE PROPOSED EXTENT OF ADJACENT PROJECT BUILDING IMPROVEMENTS IMMEDIATELY ADJACENT TO THE EASEMENT. CONTRACTOR SHALL NOTIFY THE LVVWD INSPECTOR AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO PROPOSED INITIAL BUILDING EXCAVATION AND FOUNDATION CONSTRUCTION ACTIVITY. LVVWD WILL INSPECT THE FIELD STAKING FOR COMPLIANCE WITH SEPARATION REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY LVVWD PRIOR TO UTILITY TRENCHING OR ANY OTHER SUBGRADE EFFORTS WITHIN THE PROPOSED EXISTING LVVWD EASEMENT.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES

PROJECT NO. **199492** FIRST APPROVAL DATE

CITY OF LAS VEGAS - FIRE & RESCUE

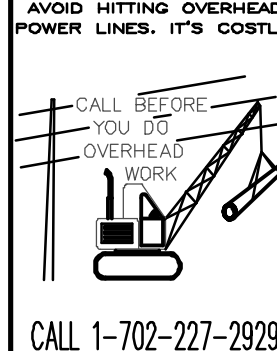
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SEWER CONNECTION NOTE

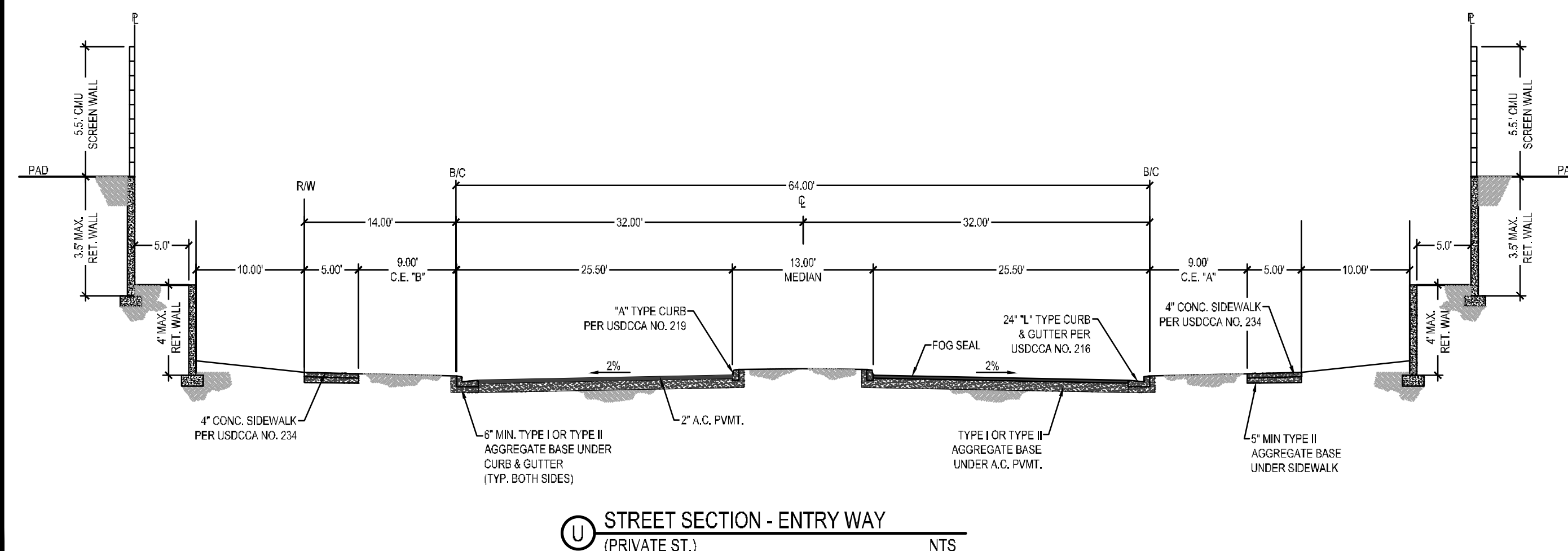
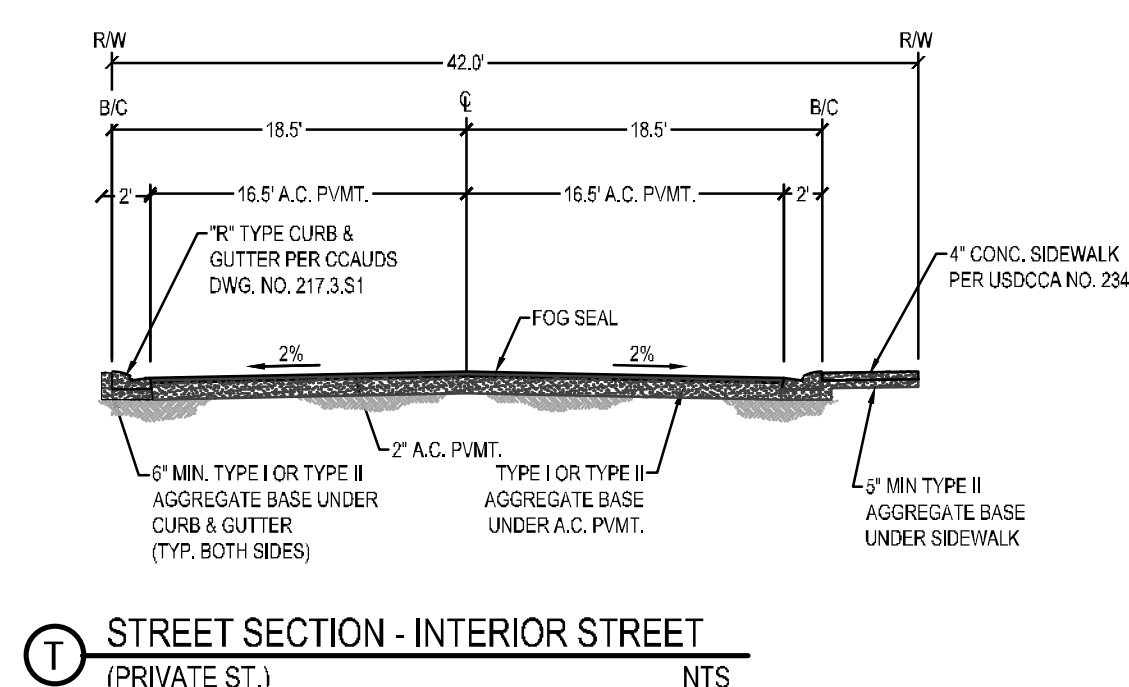
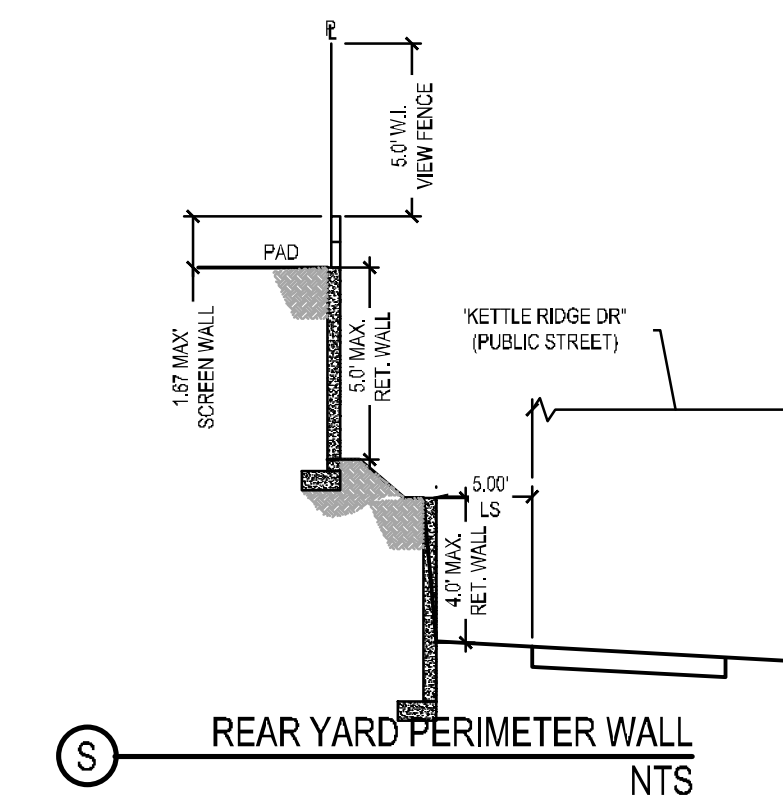
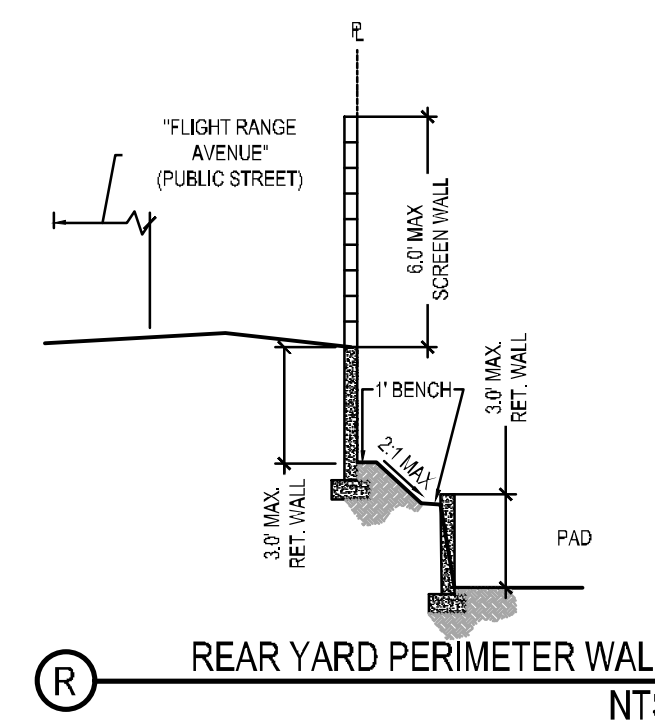
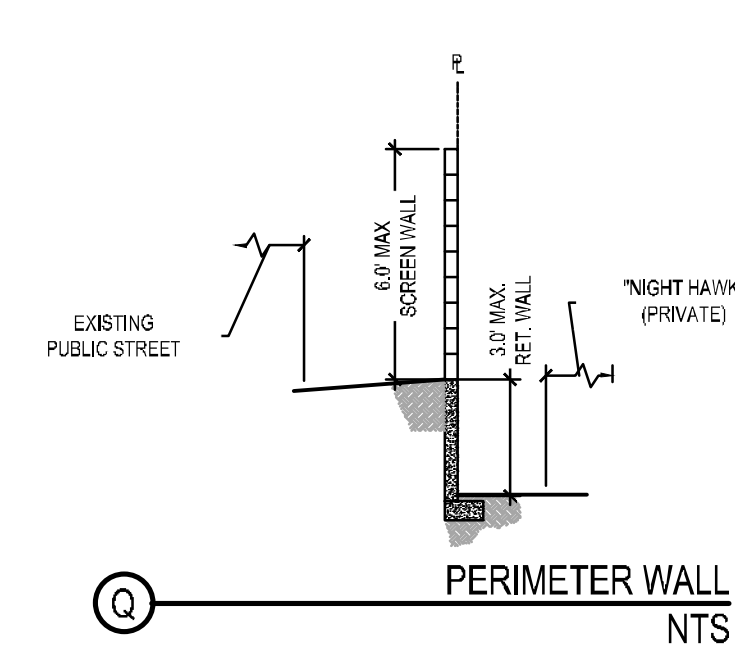
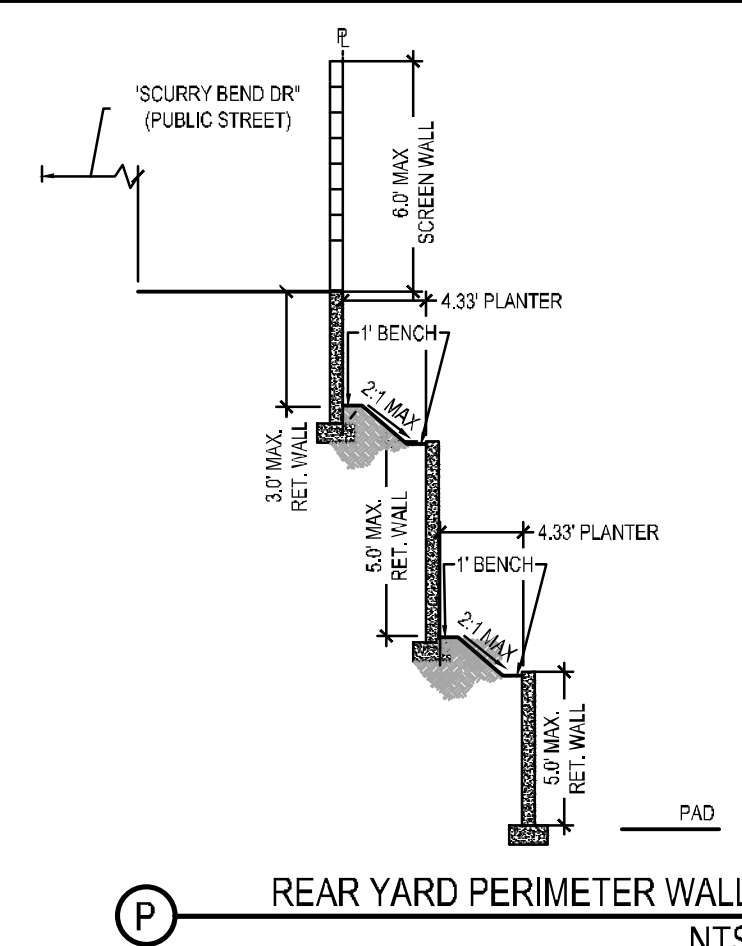
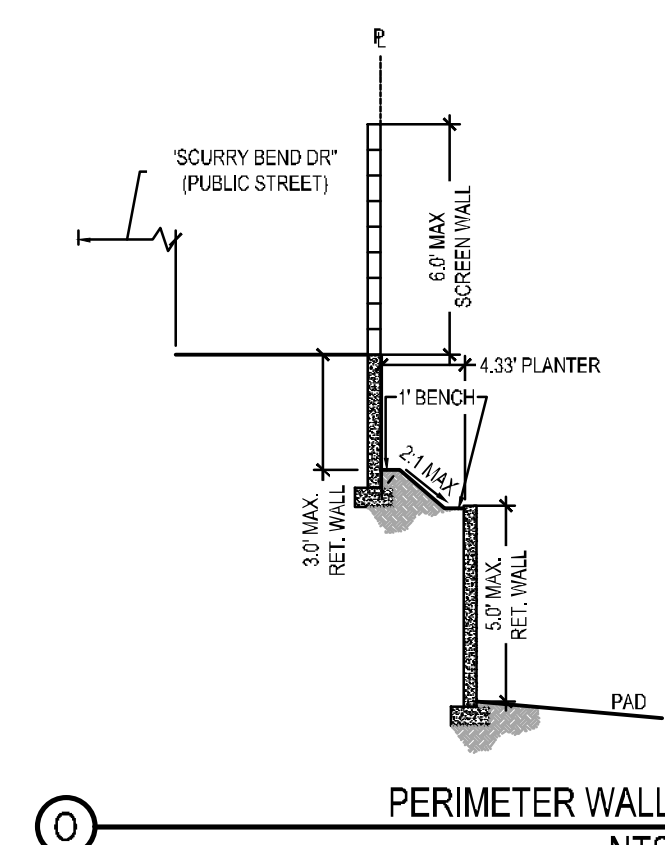
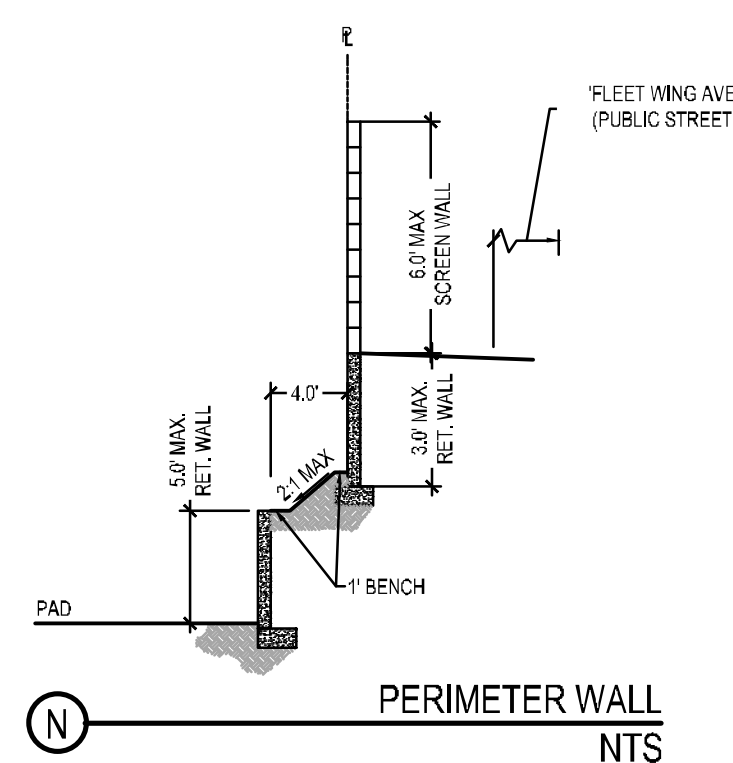
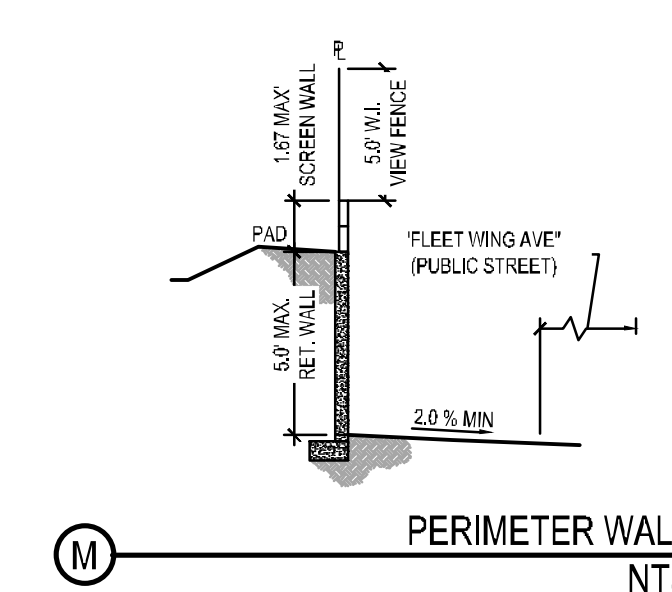
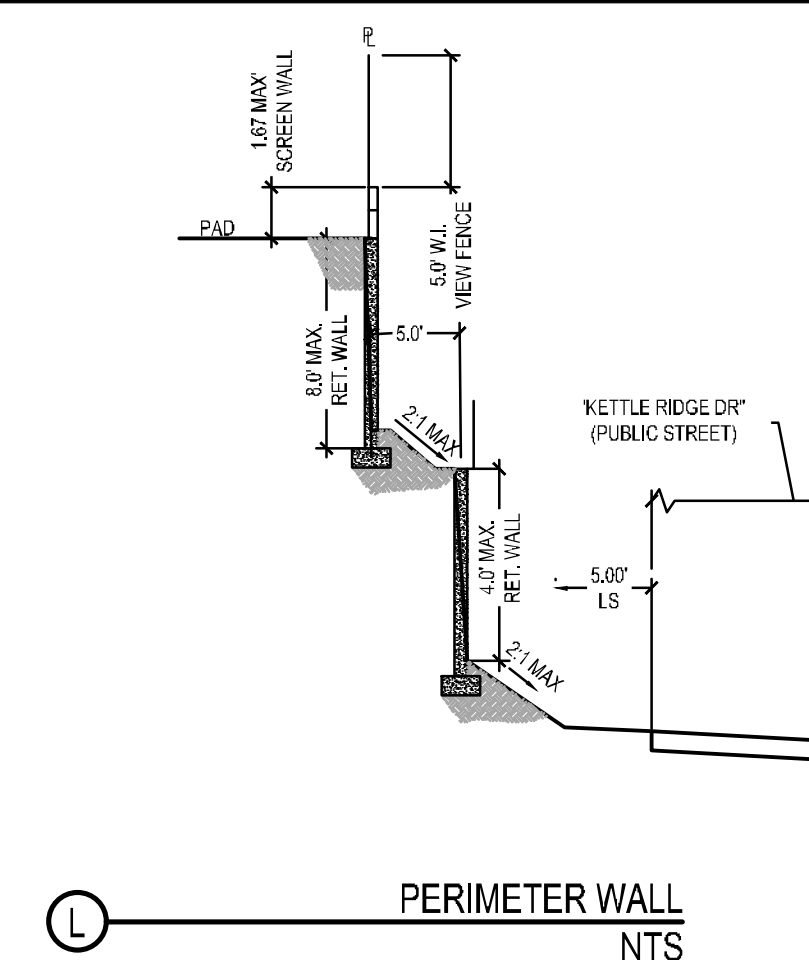
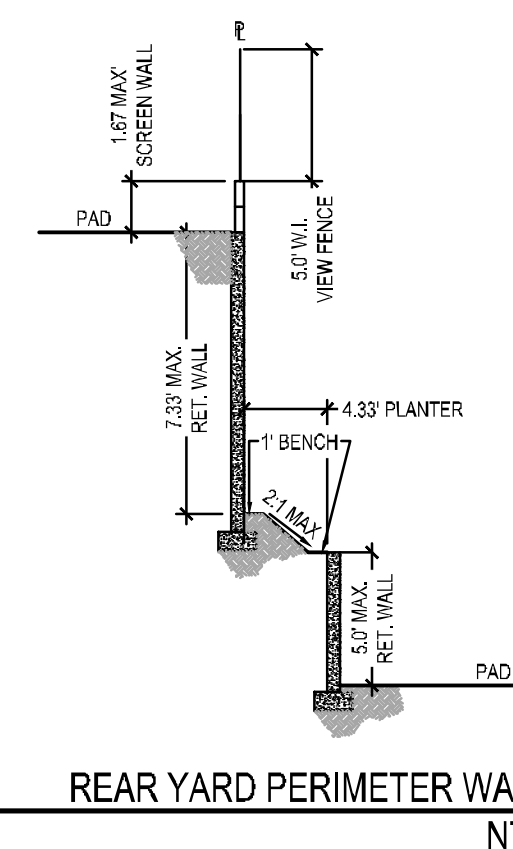
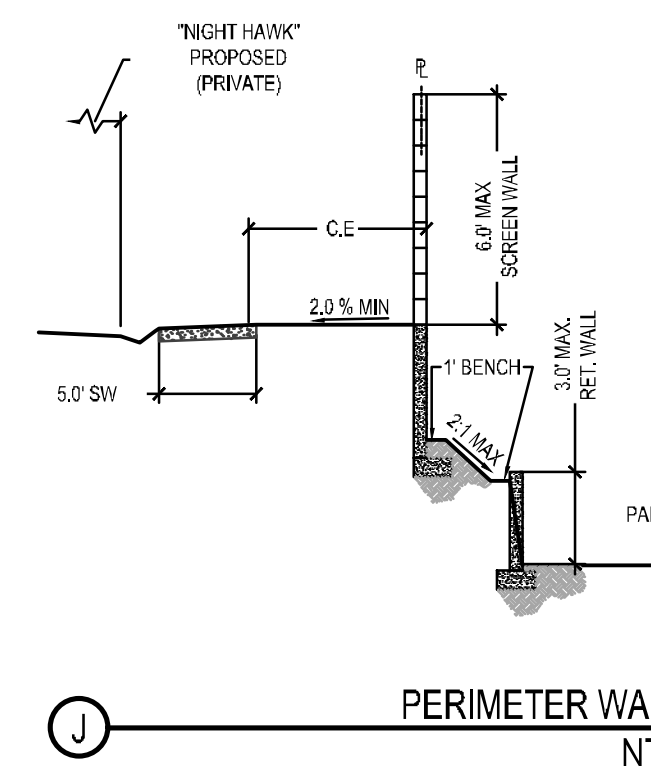
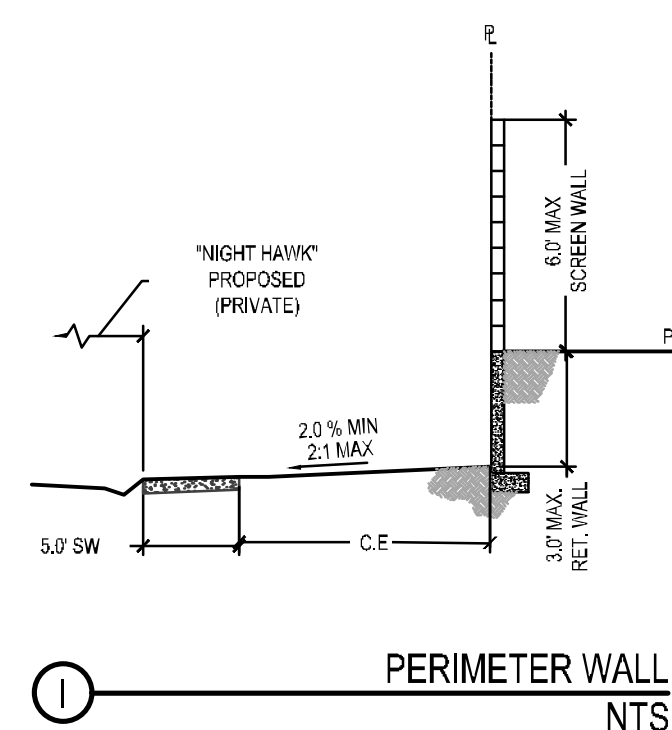
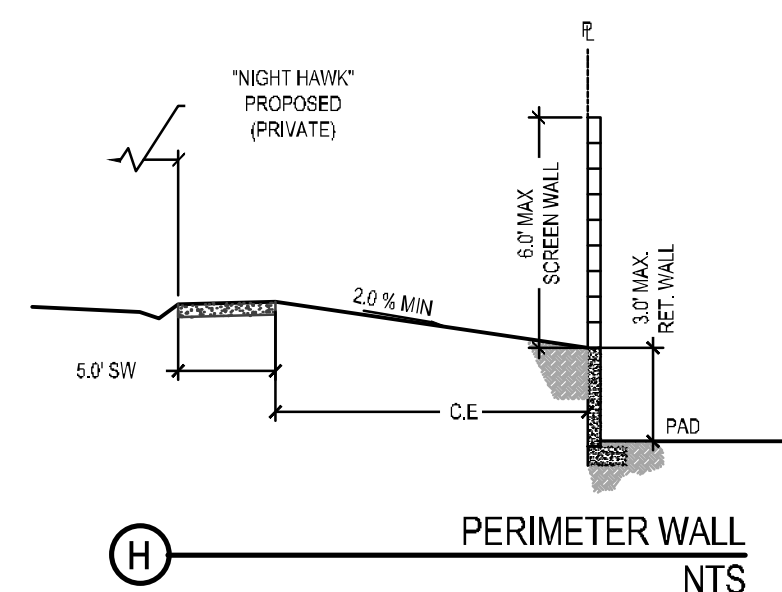
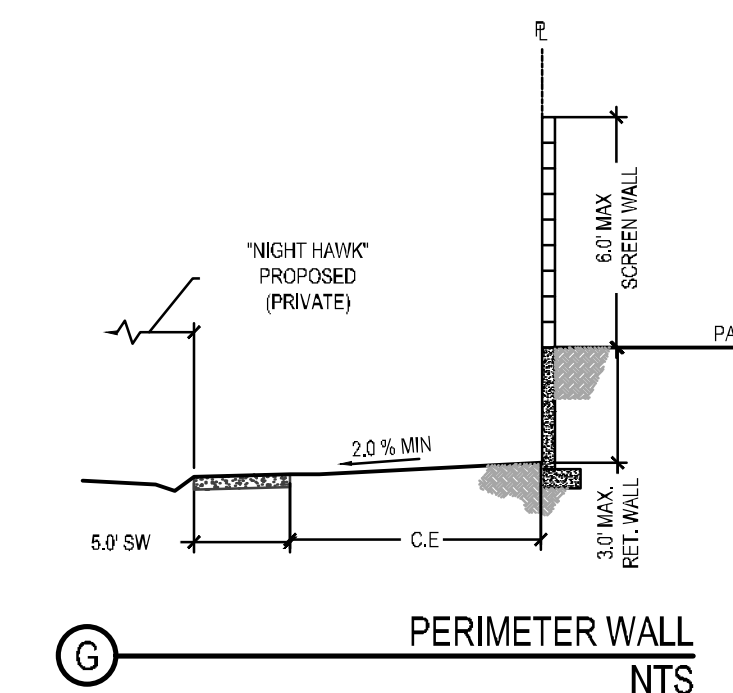
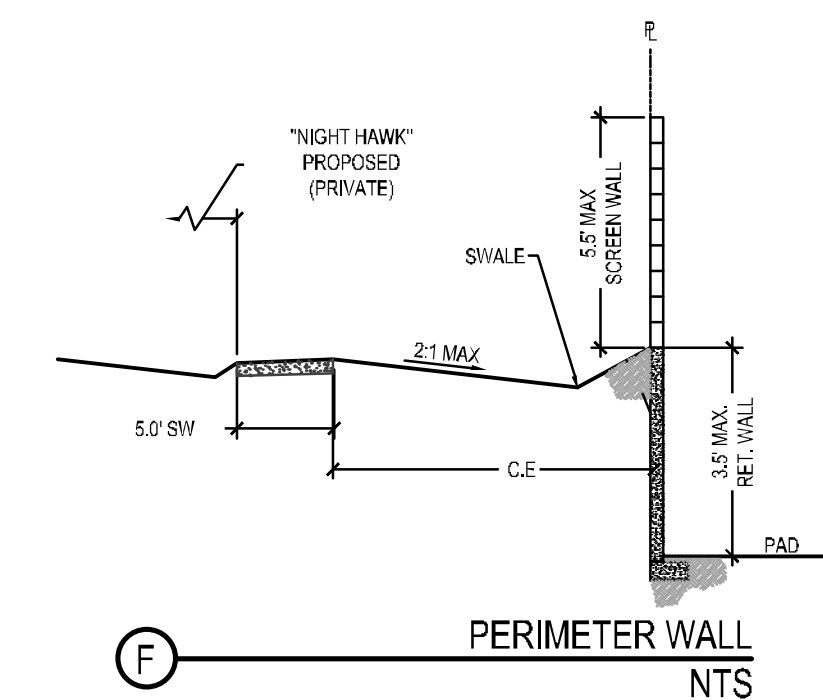
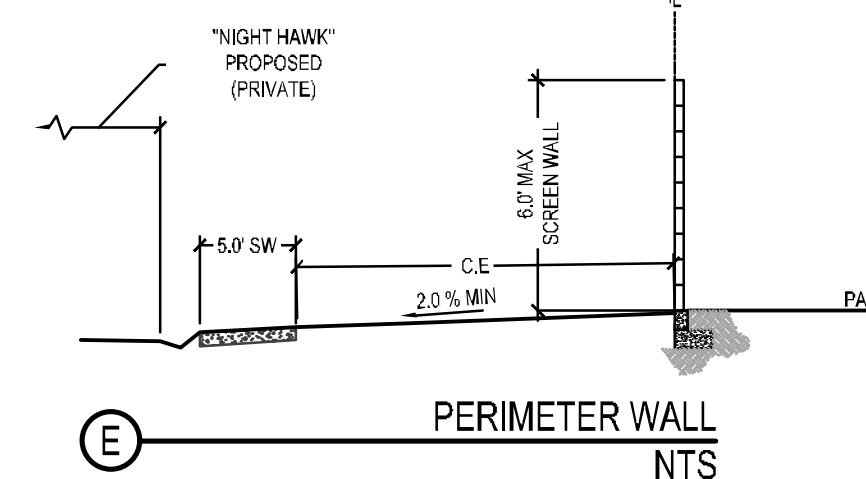
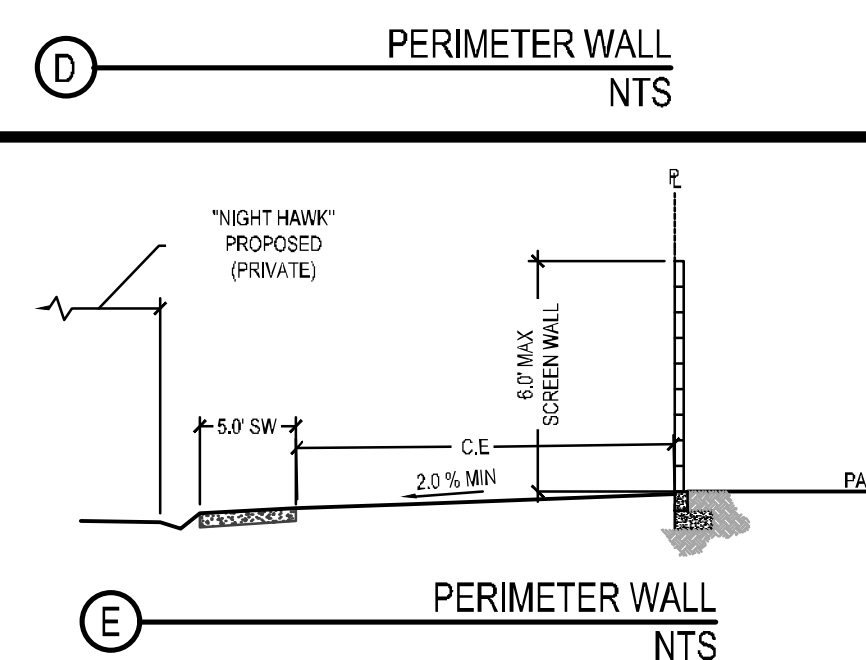
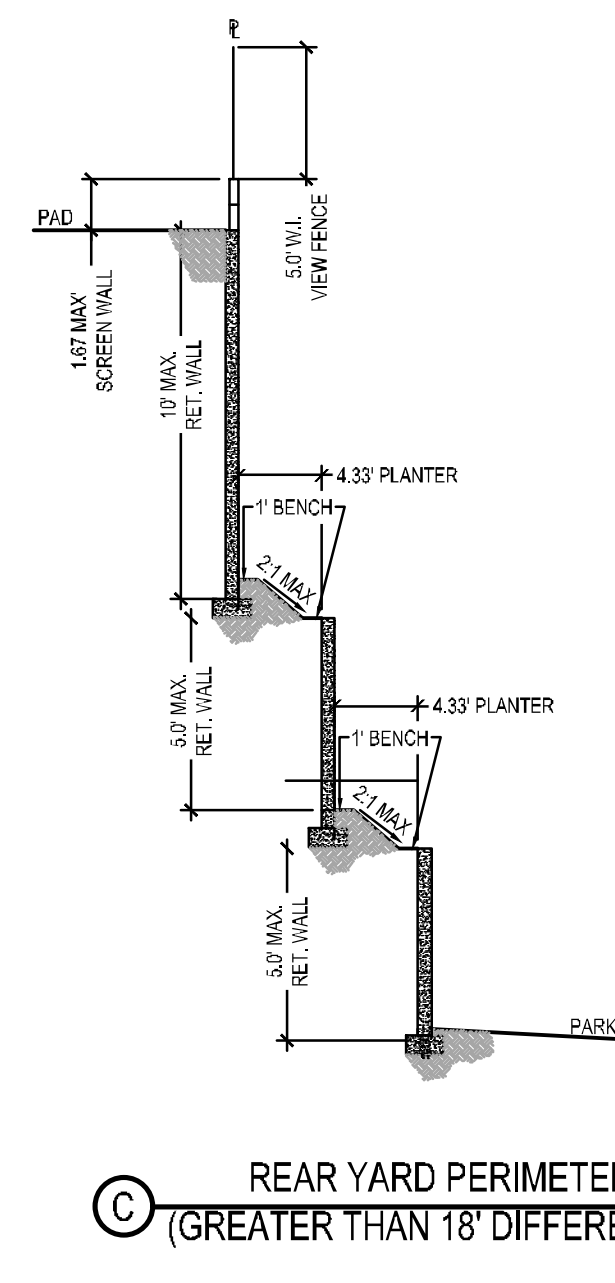
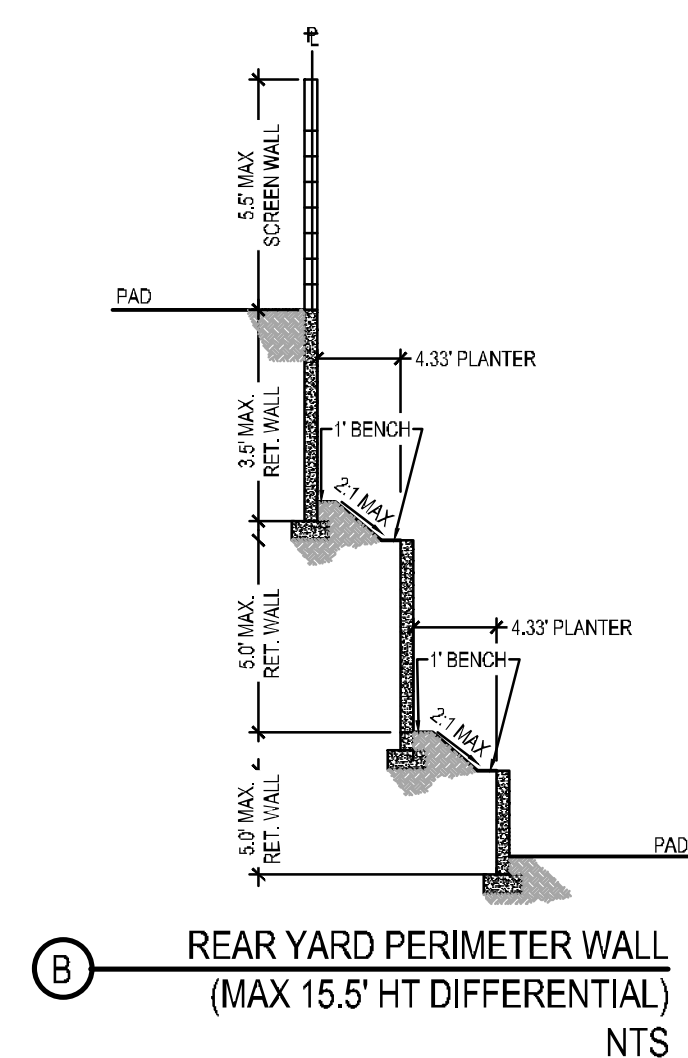
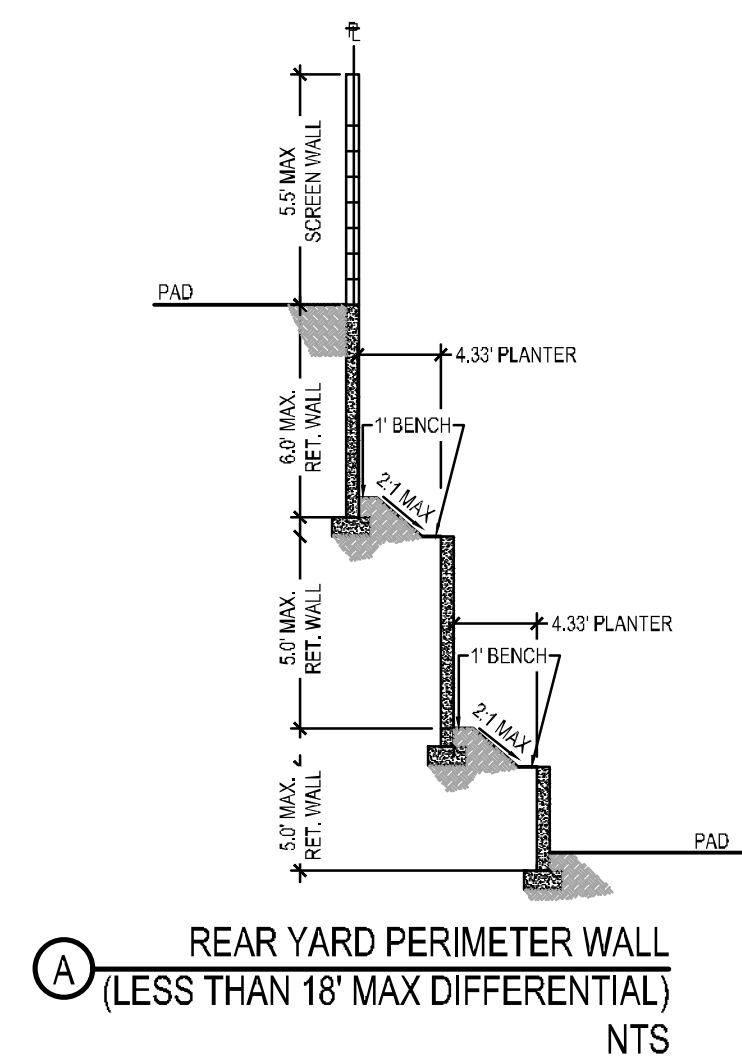
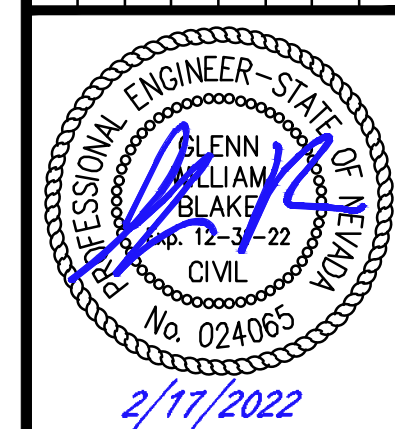
ONE OR MORE SEGMENTS OF THE DOWNSTREAM SEWER SYSTEM THAT WILL SERVE THIS PROJECT HAS NOT BEEN COMPLETE ADOR ACCEPTED FOR MAINTENANCE BY THE CITY OF LAS VEGAS. ANY WORK DONE ON THIS PROJECT PRIOR TO THE COMPLETION AND/OR ACCEPTANCE OF THE DOWNSTREAM SEWER SYSTEM(S) SHALL BE DONE AT THE DEVELOPER'S OWN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

BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
CITY OF LAS VEGAS BENCHMARK: D368 (REVISED 2008)
NAVD88 ELEVATION: 989.574 METERS (3246.63 FEET)
FND USC&GS DISC SET IN ROCK RIDGE 150' SOUTH OF CHARLESSTON BLVD. & WEST OF DETENTION BASIN.
T215, R59E, S03



BY	APPROVAL
REVISION	
NO.	DATE
2/17/2022	
BLACK CANARY AVENUE (STA 19+00 TO STA 24+00) PLAN AND PROFILE	
SHEET TITLE	
NIGHTHAWK	
CITY OF LAS VEGAS	
PROJECT	
PROJECT NO. 421049-A-001	
DATE 01/07/2022	
DRAWN BY BM	
DESIGNED BY GRB	
CHECKED BY GWB	
SHEET PP-04	
SHEET 12 OF 15	
DRAWING	

[illegible]

The WTLB Group INC.

Engineering
Urban Design
Landscape Architecture

Our Offices are located in Las Vegas, Nevada and
Tucson, Phoenix, and Flagstaff, Arizona

363663 EAST SUNSET ROAD, SUITE 204
LAS VEGAS, NV, 89120 (702)455-2551

SECTIONS & DETAILS

NIGHTHAWK

PROJECT

PROJECT NO.
421049-A-0

DATE
01/07/2022

DRAWN BY
MG

DESIGNED BY
GRB

ORD CHECKED BY CWR
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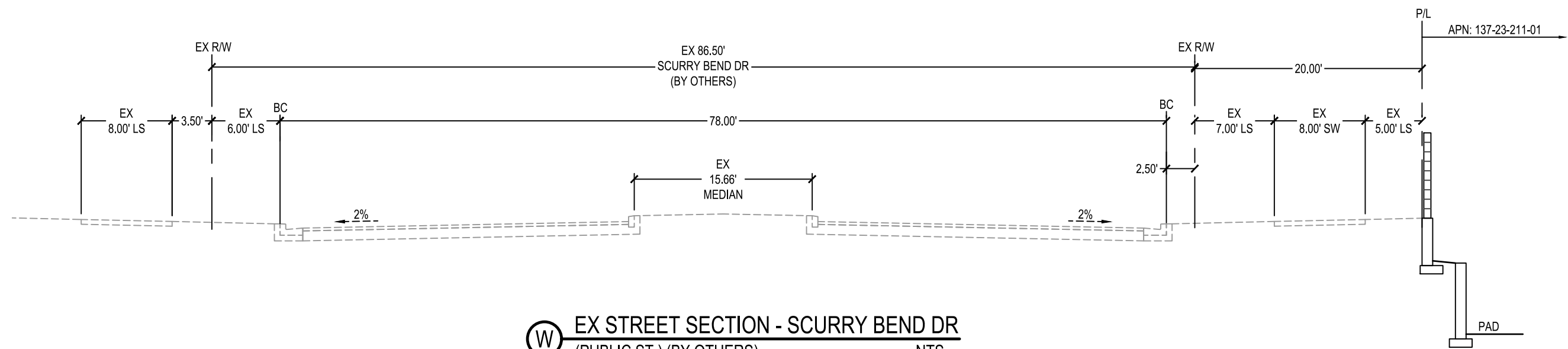
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DT-

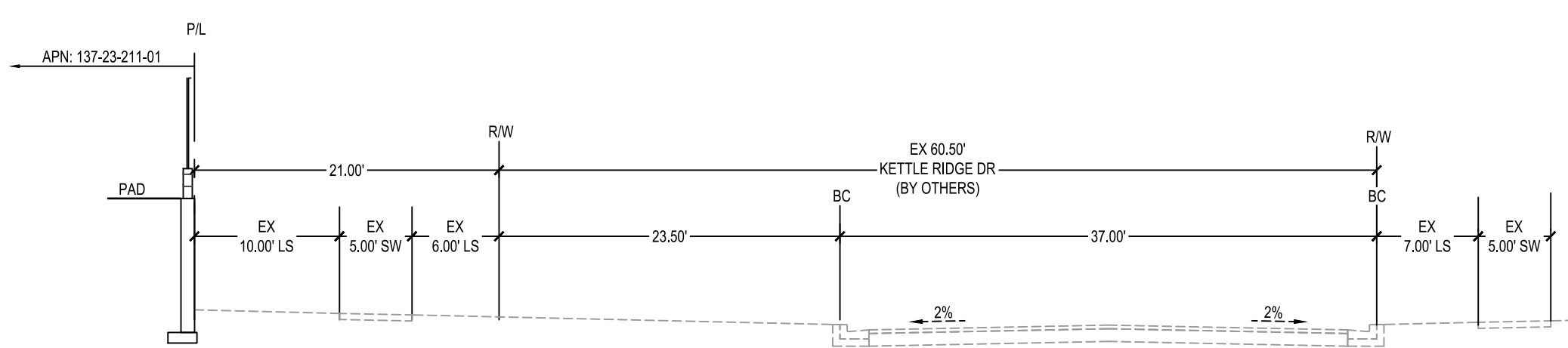
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CITY OF LAS VEGAS

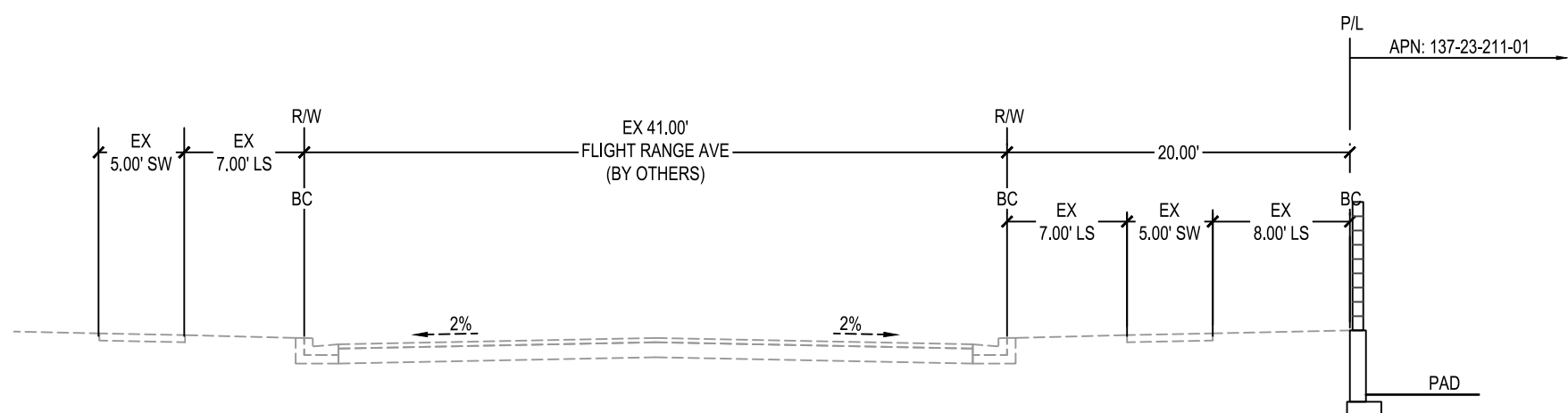
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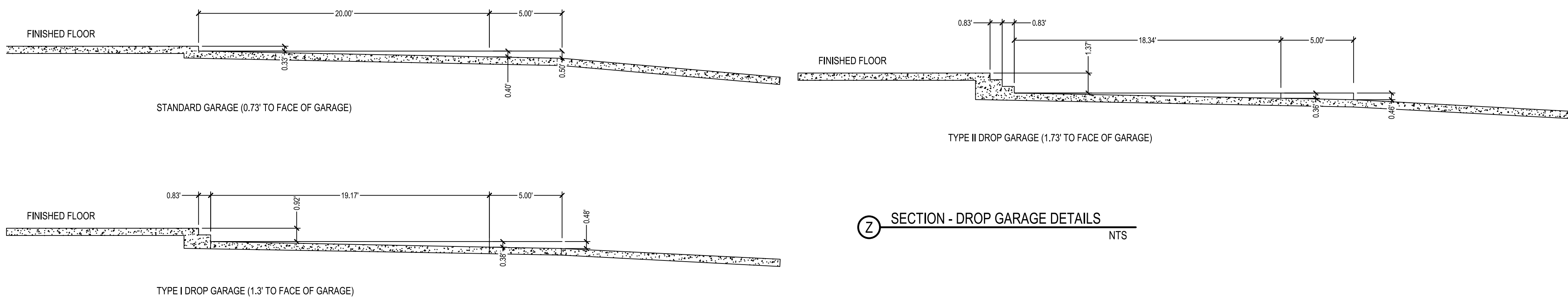
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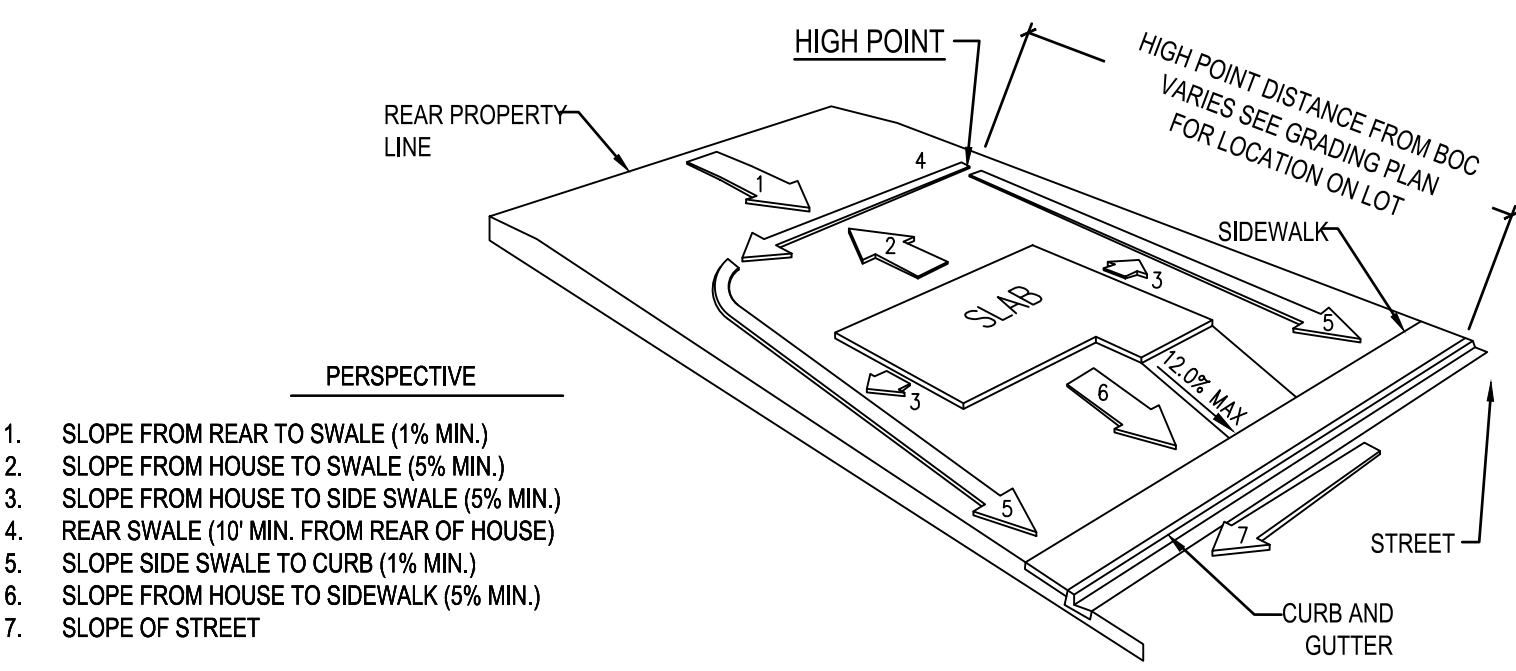
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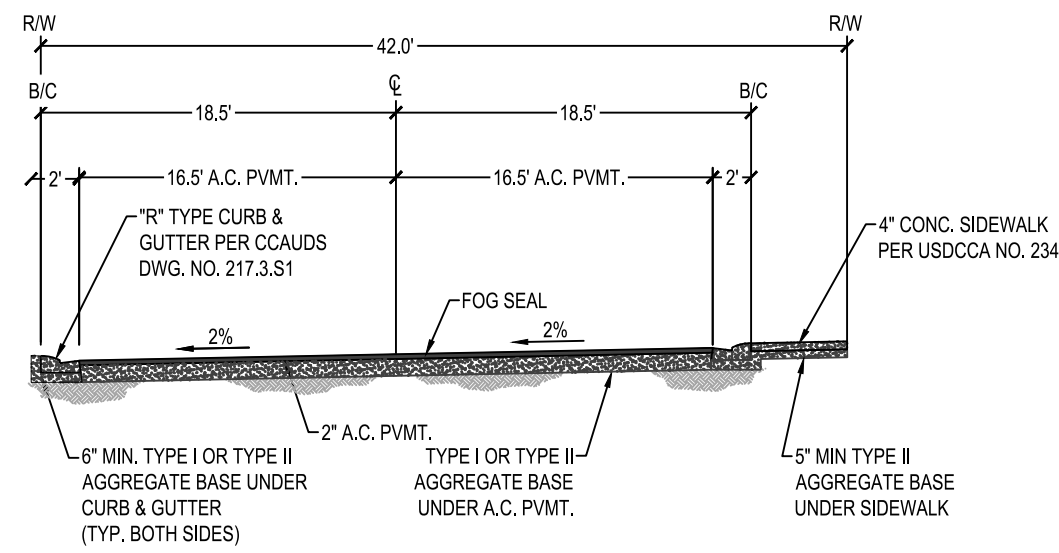
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(PUBLIC ST.) (BY OTHERS) NTS



Z SECTION - DROP GARAGE DETAILS
NTS



Z TYPICAL TYPE "A" LOT DRAINAGE
NTS



T1 STREET SECTION - INTERIOR STREET
(PRIVATE ST.) NTS

NO.	DATE	REVISION	BY	APPROVAL



SHEET TITLE	SECTIONS & DETAILS

PROJECT	PROJECT NO.	DATE	DRAWN BY	DESIGNED BY	CHECKED BY	SHEET	CITY OF LAS VEGAS
	421049-A-001	01/07/2022	MG	GRB	GWB	DT-02	
						SHEET 15 OF 15	
						DRAWING	