

STORMWATER MANAGEMENT NOTES

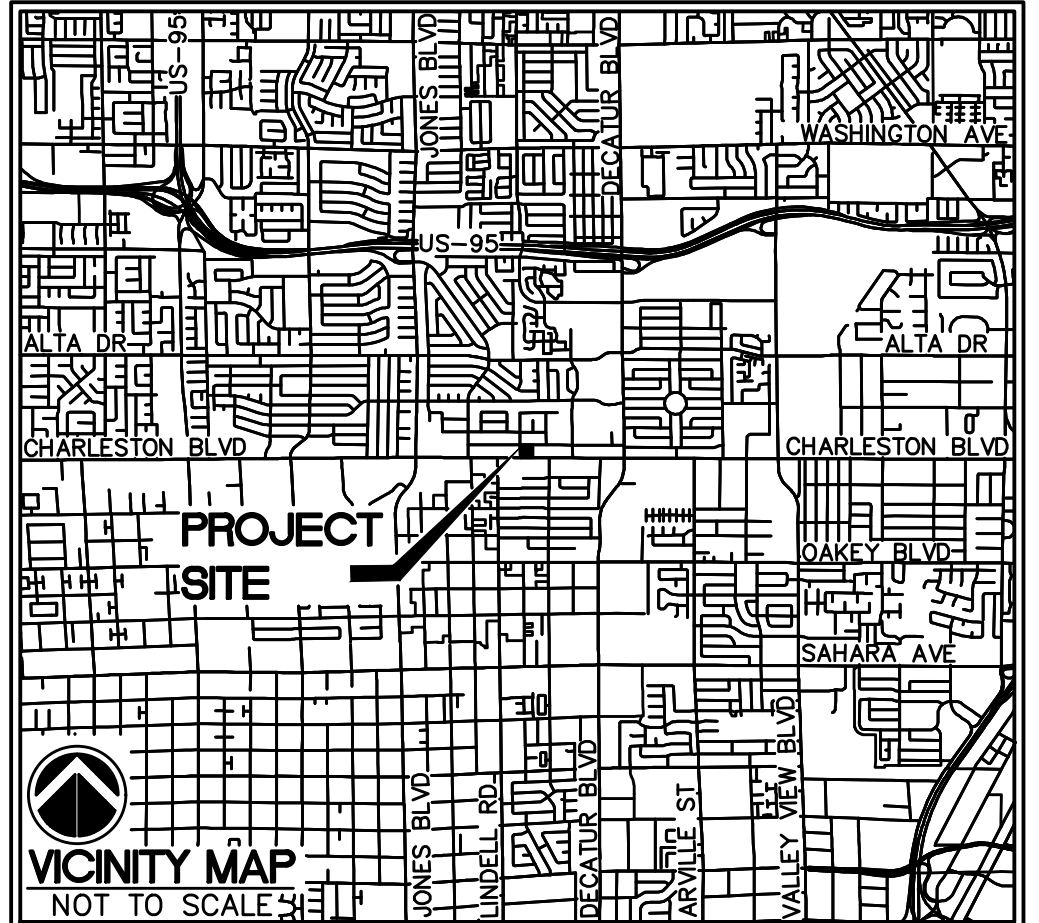
1. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO OR ACCUMULATED IN THE PUBLIC RIGHTS OF WAY OF THE CITY OF LAS VEGAS AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT 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 THE LVMC 14.18.13.50 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 NVRI00000, SECTION III.A.5.
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER ANY RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVRI00000, SECTION III.A.12.
5. ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.
6. POST-CONSTRUCTION BMPs (POBMPs) / CONTROL MEASURES NOTED ON THE GRADING PLANS ARE MANDATORY PERMANENT REGULATORY STORMWATER POLLUTION CONTROLS. THESE POBMPs MUST BE INSTALLED PER THE APPROVED PLANS AND MUST BE PERMANENTLY MAINTAINED.

GENERAL NOTES

1. SEE SHEETS 3 & 4 FOR STREET SECTIONS AND DETAILS.
2. THE QUANTITIES SHOWN HEREON ARE ESTIMATES ONLY AND ARE NOT TO BE USED FOR BIDDING PURPOSES.
3. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4. THE SITE SHALL BE GRADED IN ACCORDANCE WITH THE APPROVED SOILS REPORT BY XXXXXXXXXXXX, DATED: XXXXXXXX, PROJECT NO. XXXXXXXXXXXX.
5. ADD 2200 TO ALL GRADES SHOWN HERE ON EXCEPT FINISHED FLOOR ELEVATIONS.
6. THIS GRADING PERMIT DOES NOT INCLUDE THE CONSTRUCTION OF RETAINING WALLS AND OTHER STRUCTURES. SEPARATE PERMITS AND APPLICATIONS ARE REQUIRED FOR THESE. (APPENDIX SECTION J10.1 AS AMENDED.)
7. ALL WORK PERFORMED UNDER THIS GRADING PERMIT REQUIRES SPECIAL INSPECTION PER SECTION 1704 (APPENDIX SECTION J10.2).
8. ALL CUT/FILL SLOPES SHALL BE TREATED WITH LANDSCAPE ROCK. ALL CUT/FILL SLOPES SHALL BE MAINTAINED TO CONTROL EROSION. THESE MEASURES SHALL BE INSTALLED AS SOON AS POSSIBLE AND PRIOR TO CALLING FOR FINAL INSPECTION. (APPENDIX SECTION J10.1).
9. ALL GRADING SHALL DRAIN AWAY FROM ALL BUILDING FOUNDATIONS. SEE SECTIONS ON SHEET 3.
10. SEE FLOOD HAZARD ZONE NOTE THIS SHEET.
11. PROPERTY OWNER IS RESPONSIBLE TO MAINTAIN THE BEST MANAGEMENT PRACTICES SUCH AS BUT NOT LIMITED TO THE REMOVAL OF ACCUMULATED SEDIMENT AND DEBRIS AND CARE OF THE VEGETATION.

CONSTRUCTION NOTES

1. CONSTRUCT "L" TYPE CURB PER CAUSD #216
2. CONSTRUCT TYPE "A" CURB PER DETAIL "A" SHEET 4
3. CONSTRUCT TYPE "A" CURB W/ ZERO LIP PER DETAIL "B" SHEET 4
4. CONSTRUCT 5' WIDE CONC. SIDEWALK PER CAUSD #234
5. CONSTRUCT WALKWAYS, PATIOS, STEPS AND DRIVEWAY PER ARCH. SPEC.
6. INSTALL 2" SIDEWALK DRAIN PER CAUSD #236
7. CONSTRUCT CURB TRANSITION FROM "O" FACE TO "F" FACE PER DETAIL "I" SHEET 4
8. CONSTRUCT 6" CROSS GUTTER PER CAUSD #228
9. CONSTRUCT 6" WIDE BMP SWALE 40' LONG PER DETAIL "D" SHEET 4
10. CONSTRUCT CURB CUT PER DETAIL "H" SHEET 4
11. CONSTRUCT TRASH ENCLOSURE PER ARCH. PLANS
12. CONSTRUCT CASE 1 ADA RAMP PER CAUSD #235 SEE ADA TABLE ON THIS SHEET FOR "A" & "B" VALUES
13. CONSTRUCT ADA LOADING ZONE PER DETAIL "C" SHEET 4
14. CONSTRUCT ADA RAMP PER DETAIL "F" SHEET 4
15. CONSTRUCT 2.5' WIDE "U" CHANNEL PER DETAIL "E" SHEET 4
16. CONSTRUCT DEEPENED FOOTING, SEE STRUCTURAL PLANS BY WRIGHT ENGINEERS, SEE "E"
17. SAWCUT EXISTING AC PAVING, REMOVE AND MATCH EXISTING GRADES REMOVE AND REPLACE EXISTING CURB W/ "L" TYPE CURB PER CAUSD #216
18. MATCH EXISTING CURB AND/OR SIDEWALK



SYMBOLS		DESCRIPTION
EXISTING	PROPOSED	
---	---	RIGHT-OF-WAY
---	---	CENTERLINE
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	CURB & GUTTER
---	---	SET BACK
---	---	SCREEN WALL
---	---	RETAINING WALL
---	---	SWALE
---	---	CONTOUR
---	---	3:1 SCARP
---	---	EDGE OF PAVEMENT
---	---	SIDEWALK RAMP
---	---	SAWCUT & MATCH
---	---	FIRE HYDRANT
---	---	STREET LIGHT
---	---	CABLE TV BOX
---	---	TELEPHONE BOX
---	---	FINISH FLOOR ELEV. (FF=2700.00)
---	---	PAD=2700.0 PAD ELEVATION
---	---	TRW TOP OF RETAINING WALL
---	---	FS FINISH SURFACE

REV	REVISION DESCRIPTION	DATE

GRADING PLAN

CHARLESTON - MOHAWK
CITY OF LAS VEGAS, NEVADA

RAMP	"A"	"B"
R1	8.0'	8.0'
R2	8.0'	8.0'
R3	8.0'	8.0'
R4	4.5'	12.0'
R5	8.0'	8.0'
R6	4.5'	12.0'

ADA RAMPs ARE TO BE CONSTRUCTED PER CAUSD NO. 235, CASE 1.

CUT/FILL QUANTITY

TOTAL PROJECT
CUT = 2,000 CY
FILL = 10 CY

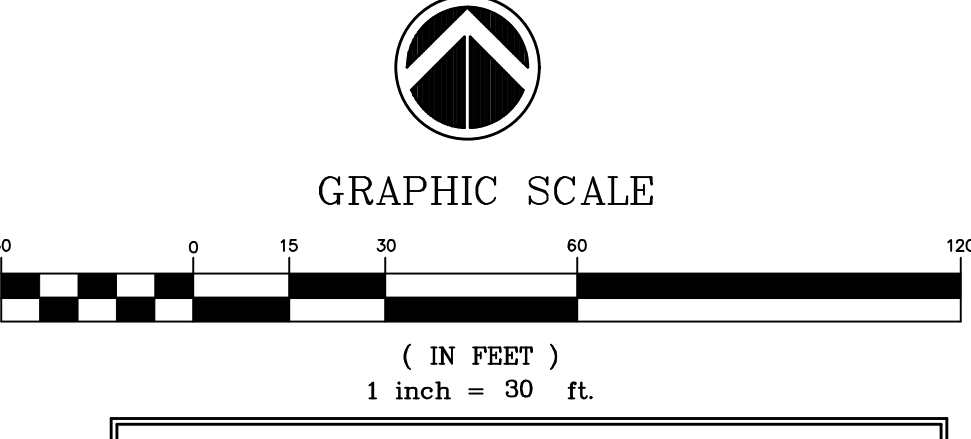
THESE QUANTITIES ARE RAW QUANTITIES BASED ON THE DIFFERENCE BETWEEN FINISHED SURFACE AND EXISTING GROUND ONLY. THEY DO NOT ACCOUNT FOR SHRINKAGE OR SUBSIDANCE. CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN QUANTITIES.

DISTURBED AREA

TOTAL PARCEL ACREAGE = 1.84 AC
ONSITE DISTURBED = 1.70 AC
OFFSITE DISTURBED = 0.14 AC

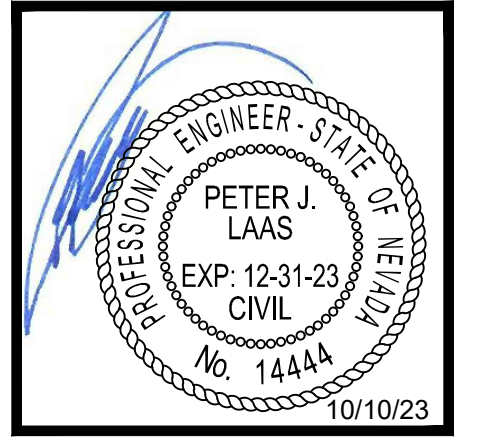
RETAINING WALLS

SYMBOL	COURSE	HEIGHT
A1	1	0.67'
A2	2	1.34'
A3	3	2.01'
A4	4	2.68'
A5	5	3.35'
A6	6	3.98'
A7	7	4.61'
A8	8	5.28'



I CERTIFY THAT THIS GRADING PLAN CONFORMS TO THE APPROVED DRAINAGE STUDY FOR THIS SITE ON FILE WITH CITY OF LAS VEGAS, DS-5704

DATE: 10/10/23
PETE LAAS, P.E. #14444



Impulse
Civil Engineering & Planning

10/10/23
DATE

CLV#
DWG#L23-

1-702-227-2929
NEVADA POWER ENVIRONMENT & SAFETY SERVICES DEPARTMENT

CAUTION TO SUBCONTRACTOR!
EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE SUBCONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

Call Before You Dig
811
1-800-642-2444

ENGINEER
IMPULSE CIVIL ENGINEERING
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EMAIL: PLAAS@IMPULSEINVESTMENTS.COM

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HENDERSON, NV 89052
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EMAIL: DEVON@IMPULSEINVESTMENTS.COM
CONTACT PERSON: DEVON SANSONE

DEVELOPER
SANSONE INVESTMENTS
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HENDERSON, NV 89074
PHONE: (702)321-1927
EMAIL: DEVON@IMPULSEINVESTMENTS.COM
CONTACT PERSON: DEVON SANSONE

FLOOD HAZARD ZONE
THE SUBJECT PROPERTY IS COMPLETELY LOCATED WITHIN AN UNSHADED SFHA ZONE "X" AS FOUND ON FEMA FIRM: 32003C21650 EFFECTIVE: NOVEMBER 16, 2011

A SFHA UNSHADED ZONE "X" IS DETERMINED TO BE AREAS LOCATED OUTSIDE THE 0.2% (500-YEAR) ANNUAL CHANCE FLOODPLAIN.

BENCHMARK
CLARK COUNTY VERTICAL CONTROL STATION 70003654, RIVET AND PLATE IN TOP OF CURB AT NE CORNER OF CHARLESTON & MOHAWK.

ELEVATION = 883.55 METERS
ELEVATION = 2242.62 U.S. SURVEY FEET (NAVD 88 v.2018) (GEOID 18)

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; SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.