

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 WAYS 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 14.18.130 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 LONGER 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 NVR10000, 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 PROTECTION 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 NVR10000, 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 (PCBMPs)/CONTROL MEASURES NOTED ON THE GRADING PLANS ARE MANDATORY PERMANENT REGULATORY STORMWATER POLLUTION CONTROLS. THESE PCBMPs MUST BE INSTALLED PER THE APPROVED PLANS AND MUST BE PERMANENTLY MAINTAINED.

BENCHMARK

CLARK COUNTY BENCH 6C0135SE6 - RIVET AND SQUARE ALUMINUM PLATE IN TOP OF CURB, NORTHWEST CORNER OF FREMONT ST. AND 21ST ST. NEAR THE PC OF FREMONT ST.

572.55 METERS 1,878.43 FEET
NAVD 88 DATUM

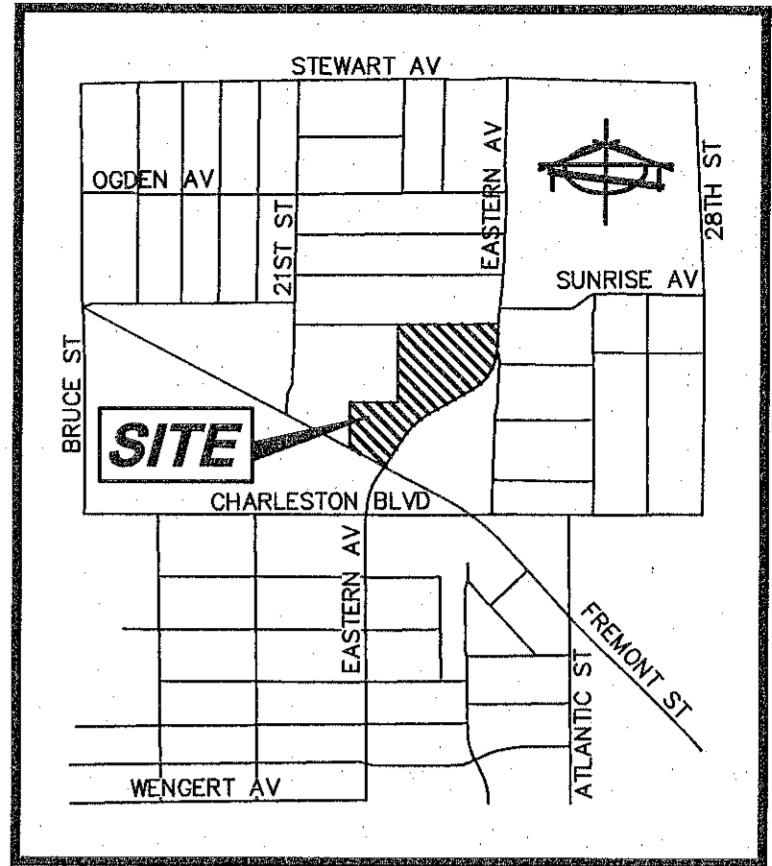
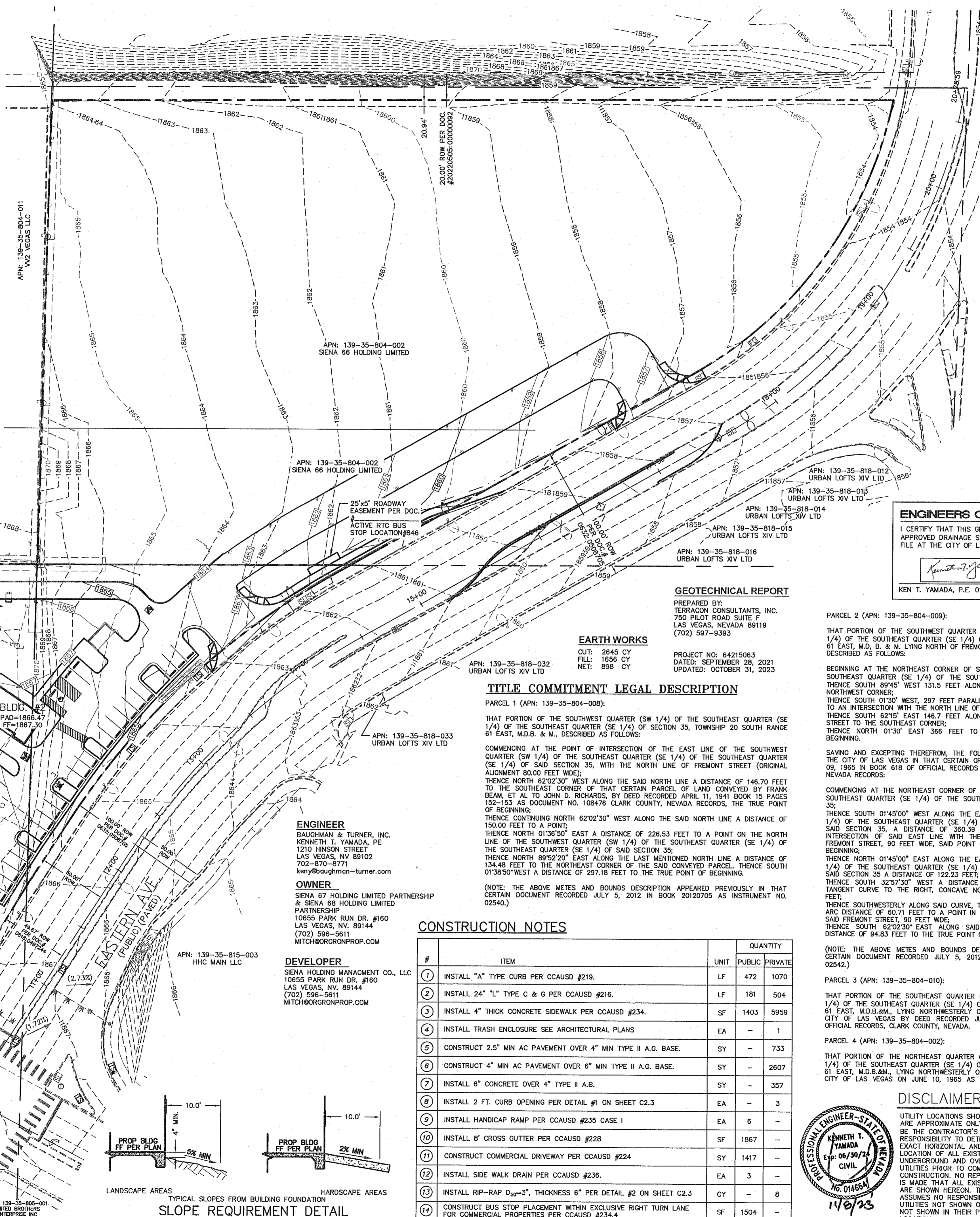
BASIS OF BEARING

SOUTH 89°51'04" EAST - BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON FILE 206, PAGE 58 OF SURVEYS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

FLOOD ZONE INFORMATION

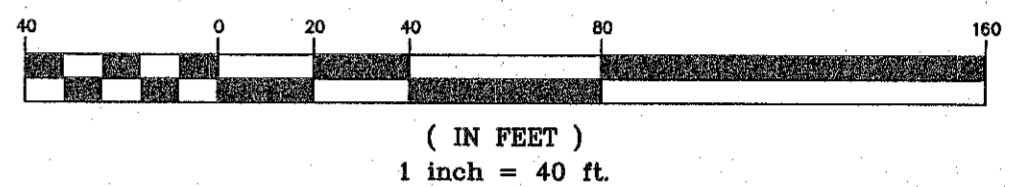
THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 32003C2186F WITH A DATE OF IDENTIFICATION OF NOVEMBER 16, 2011, IN CLARK COUNTY, STATE OF NEVADA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



VICINITY MAP
NO SCALE

GRAPHIC SCALE



LEGEND

- PROPERTY LINE
- STREET CENTERLINE
- LOT LINE
- BUILDING SETBACK LINE
- PROPOSED ROLL CURB
- EXISTING "L" CURB & GUTTER
- EXISTING CONTOUR LINES
- PROPOSED FLOW LINE
- SAW CUT LINE
- PROPOSED EDGE OF PAVEMENT
- EXIST. EDGE OF PAVEMENT
- PROPOSED BLOCK WALL
- PROPOSED SCARP
- EXIST. BLOCK WALL
- SAW CUT AREA
- MATCHLINE

ENGINEERS CERTIFICATE
I CERTIFY THAT THIS GRADING PLAN CONFORMS TO THE APPROVED DRAINAGE STUDY (D55609) FOR THIS SITE ON FILE AT THE CITY OF LAS VEGAS, NEVADA.
Kenneth T. Yamada
KEN T. YAMADA, P.E. 014664
11/8/2023 DATE

GEOTECHNICAL REPORT

PREPARED BY: TERRACON CONSULTANTS, INC.
750 PILOT ROAD SUITE F
LAS VEGAS, NEVADA 89119
(702) 597-9393
PROJECT NO. 64215063
DATED: SEPTEMBER 28, 2021
UPDATED: OCTOBER 31, 2023

EARTH WORKS

CUT: 2645 CY
FILL: 1656 CY
NET: 898 CY

TITLE COMMITMENT LEGAL DESCRIPTION

PARCEL 1 (APN: 139-35-804-008):
THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 20 SOUTH RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:
COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 20 SOUTH RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:
THENCE NORTH 01°38'50" EAST ALONG THE LAST MENTIONED NORTH LINE A DISTANCE OF 134.48 FEET TO THE NORTHEAST CORNER OF THE SAID CONVEYED PARCEL. THENCE SOUTH 01°38'50" WEST A DISTANCE OF 297.18 FEET TO THE TRUE POINT OF BEGINNING.
(NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 5, 2012 IN BOOK 20120705 AS INSTRUMENT NO. 02540.)

CONSTRUCTION NOTES

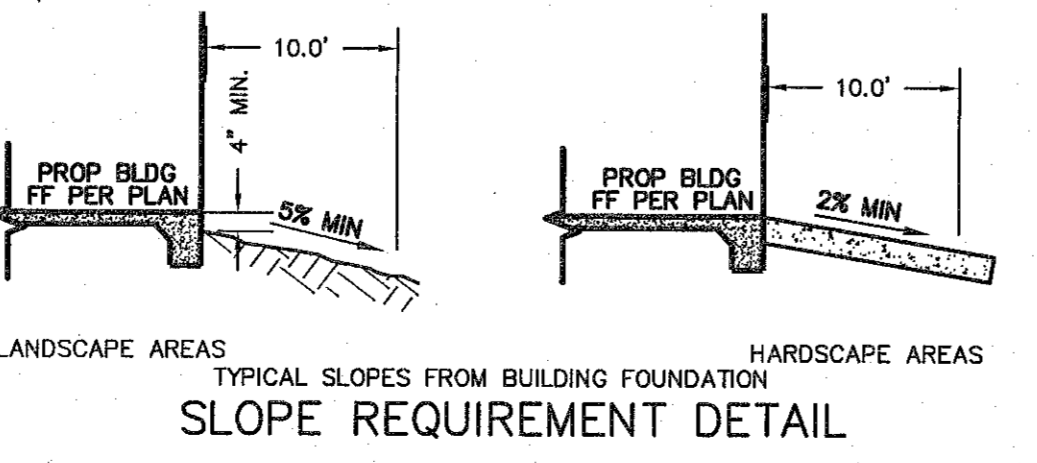
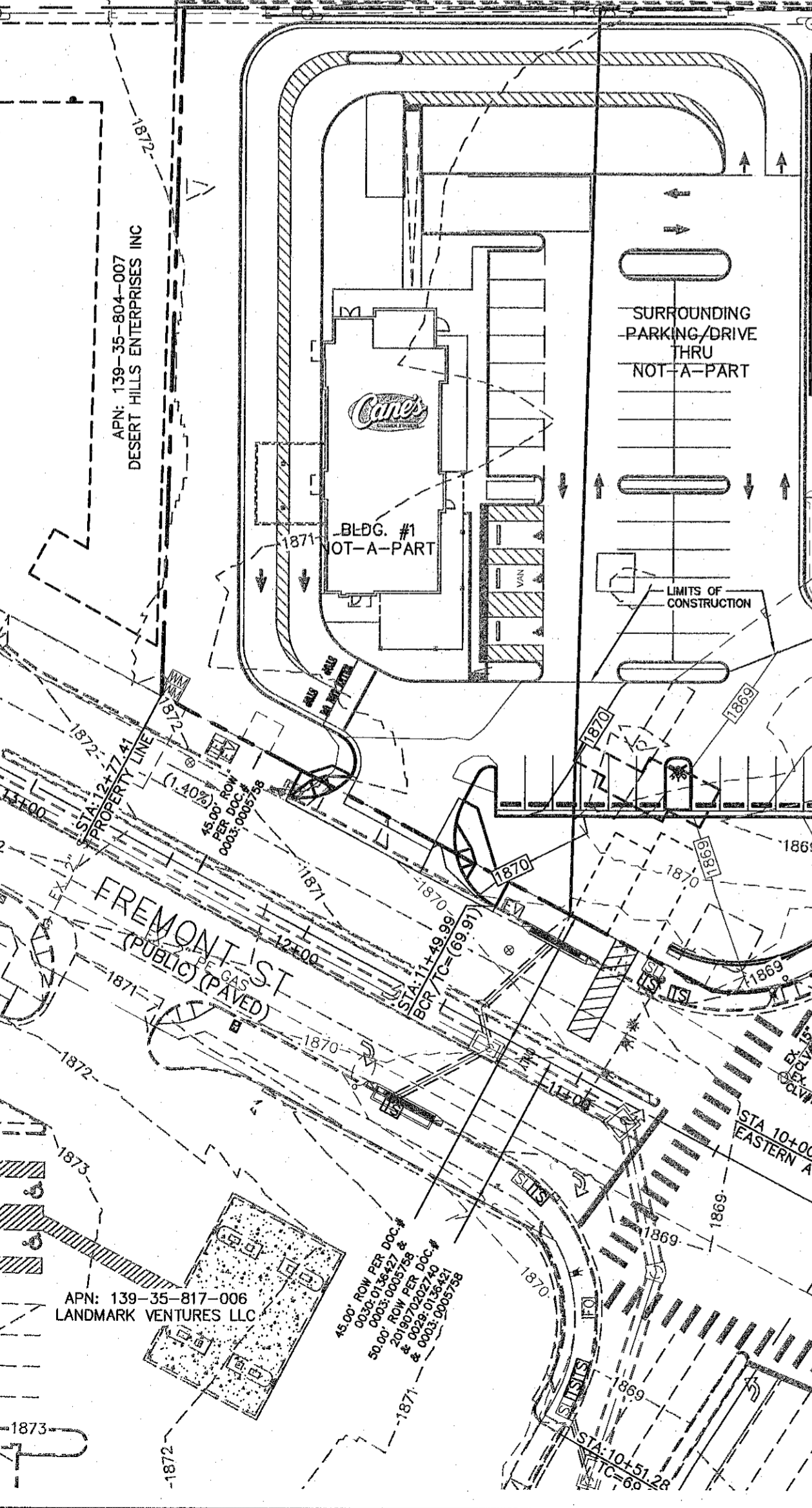
#	ITEM	UNIT	QUANTITY	
			PUBLIC	PRIVATE
1	INSTALL "A" TYPE CURB PER CCAUSD #219.	LF	472	1070
2	INSTALL 24" "L" TYPE C & G PER CCAUSD #216.	LF	181	504
3	INSTALL 4" THICK CONCRETE SIDEWALK PER CCAUSD #234.	SF	1403	5959
4	INSTALL TRASH ENCLOSURE SEE ARCHITECTURAL PLANS	EA	-	1
5	CONSTRUCT 2.5" MIN AC PAVEMENT OVER 4" MIN TYPE II A.G. BASE.	SY	-	733
6	CONSTRUCT 4" MIN AC PAVEMENT OVER 6" MIN TYPE II A.G. BASE.	SY	-	2607
7	INSTALL 6" CONCRETE OVER 4" TYPE II A.B.	SY	-	357
8	INSTALL 2 FT. CURB OPENING PER DETAIL #1 ON SHEET C2.3	EA	-	3
9	INSTALL HANDICAP RAMP PER CCAUSD #235 CASE 1	EA	6	-
10	INSTALL 8" CROSS GUTTER PER CCAUSD #228	SF	1867	-
11	CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD #224	SY	1417	-
12	INSTALL SIDE WALK DRAIN PER CCAUSD #236.	EA	3	-
13	INSTALL RIP-RAP D _{50-3"} , THICKNESS 6" PER DETAIL #2 ON SHEET C2.3	CY	-	8
14	CONSTRUCT BUS STOP PLACEMENT WITHIN EXCLUSIVE RIGHT TURN LANE FOR COMMERCIAL PROPERTIES PER CCAUSD #234.4	SF	1504	-

DISCLAIMER NOTE
UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL 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 UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
OR
1-800-624-2444

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

L23-01576
CLV DWG# 107V5253



PREPARED FOR: SIENA HOLDING MANAGEMENT CO., LLC
10855 PARK RUN DR. #160
LAS VEGAS, NV 89144
(702) 596-5611

DATE: 11/8/2023
DESIGN: KTY
DRAWN: EC
CHECK: KTY
SCALE: AS SHOWN

BAUGHMAN & TURNER, INC.
LAND PLANNERS
LAND SURVEYORS
CIVIL ENGINEERS
1210 HINSON STREET
LAS VEGAS, NEVADA 89102
PHONE: (702) 870-8771 FAX: (702) 878-2695

NWC FREMONT & EASTERN OVERALL GRADING
SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.
CITY OF LAS VEGAS
APN 139-35-804-008 THRU 010 & 002

SHEET C2.0
4 OF 12
PROJ. NO. 5334