

ABBREVIATIONS					
AC	ASPHALTIC CONCRETE OR ACRE	FL	FLOWLINE	QTY	QUANTITY
AGG	AGGREGATE BASE	FT	FEET OR FOOT	R	RADIUS
APN	ASSESSORS PARCEL NUMBER	FUT	FUTURE	RCA	REINFORCED CONCRETE ARCH
APPROX OR ~	APPROXIMATE	GRD	GRADE OR GROUND	RCB	REINFORCED CONCRETE BOX
AVENUE	AVENUE	GB	GRADE BREAK OR GRADE CHANGE	RCP	REINFORCED CONCRETE PIPE
Ø	AT	GV	GATE VALVE	RCD	ROAD
BC	BEGIN CURVE OR BACK OF CURB	HOPE	HIGH DENSITY POLYETHYLENE	RDMY ESMT	ROADWAY EASEMENT
BCR	BUILDING OF CURB RETURN	HO	HOME OWNERS ASSOCIATION	REQ	REQUIRED
BOT	BOTTOM OF HEADWALL	HORZ	HORIZONTAL	REV	REVISION
BLDG	BUILDING	HP	HIGH POINT	RO	ROUGH GRADE
BLVD	BOULEVARD	HHLW	HIGH WATER LEVEL	ROT OR R	RIGHT
BM	BENCHMARK	HDW	HEADWALL	RW, ROW	RIGHT OF WAY
BVC	BEGIN VERTICAL CURVE	HYD	HYDRAULIC OR HYDRANT	SLOP	SLOPE
BWW	BACK WATER VALVE	ID	INSIDE DIAMETER	SCH	SCHEDULE
CC	CLARK COUNTY	IN	INCH	SD	STORM DRAIN
CCAW	CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS	INT	INTERSECTION	SODI	STORM DRAIN DROP INLET
CCPAP	CLARK COUNTY PUBLIC WORKS	INV	INVERT ELEVATION	SDMH	STORM DRAIN MANHOLE
CCRFCD	CLARK COUNTY REGIONAL FLOOD DISTRICT	IRON	IRON PIPE	SEC	SECTION
CCW	CLARK COUNTY WATER RECLAMATION DISTRICT	IRRIG	IRRIGATION	SF	SQUARE FEET
CC	CEMENT CEMENT	LINEAR	LINEAR FEET	SHT	SHEET
CLC/LC	CLARK COUNTY	LM	LANDSCAPE MAINTENANCE CORPORATION	SLC	STREET LIGHT & TRAFFIC CONTROL ESMT
CLR	CLEAR OR CLEARANCE	LP	LAS VEGAS	SNMA	SOUTHERN NEVADA WATER AUTHORITY
CLSM	CONTROLLED LOW STRENGTH MATERIAL	LT OR L	LEFT	SPCS	SPECIFICATIONS
CLV	CITY OF LAS VEGAS	LWVD	LAS VEGAS VALLEY WATER DISTRICT	ST	STREET
CM/LC	CEMENT MORTAR LINED AND COATED	LWL	LAS VEGAS WATER LEVEL	SSMH	SANITARY SEWER MANHOLE
CMU	CONCRETE MASONRY UNIT	MAX	MAXIMUM	STA	STATION
CMV	CITY OF NORTH LAS VEGAS	MECH	MECHANICAL	STD	STANDARD
CON	CITY OF HENDERSON	MH	MANHOLE	STL	STEEL
CONC	CONCRETE	MIN	MINIMUM	STLT	STREET LIGHT
CT	COURT	MISC	MISCELLANEOUS	SW	SIDEWALK
CY OR CU YD	CUBIC YARD	MUE	MUNICIPAL UTILITY EASEMENT	SWG	SOUTHWEST GAS
DCWGS	DESIGN AND CONSTRUCTION FOR WASTEWATER COLLECTION SYSTEMS	NDOT	Nevada DEPARTMENT OF TRANSPORTATION	SWR OR SS	SANITARY SEWER
DE	DRAINAGE EASEMENT	NTS	NOT TO SCALE	SY	SQUARE YARD
DET	DETAIL	NUE	NONEXCLUSIVE UTILITY EASEMENT	TAN	TANGENT
DIA, ø	DIAMETER	NV	NEVADA	TC	TAPPING SLEEVE & VALVE
DIP	DUCTILE IRON OR DRAIN INLET	OC	ON CENTER	TF	TOP OF CURB
DR	DUCTILE IRON PIPE	OD	OUTSIDE DIAMETER OR OVERALL DIMENSION	TFG	TOP OF FLOOR OR TOP OF FOOTING
DWG(S)	DRAWING	OFF	OFFSET	TG	TOP OF GRADE
DWY	DRIVEWAY	ORG	ORIGINAL	THRU	THROUGH
EA	EASEMENT	PAC	PUBLIC OR PEDESTRIAN ACCESS EASEMENT	THW	TOP OF HEADWALL
ECR	END CURB RETURN	PB	PULL BOX	TOP	TOP OF PIPE
EG	EXISTING GROUND	PC	POINT OF CURVE	TW	TOP OF WALL
ELEV	ELEVATION	PCP	POINT OF COMPOUND CURVE	TRW	TOP OF TRAINING WALL
EASEMENT	EASEMENT	PL	POINT OF DRAINAGE EASEMENT	TSP	TOP OF SCREEN WALL
EP	EDGE OF PAVEMENT	PR	PROPERTY LINE	TSV	TYPICAL
ERU	EQUIVALENT RESIDENTIAL UNIT	POR	POINT OF BEGINNING	UDACS	UNIFORM DESIGN AND CONSTRUCTION STANDARDS
EXT	END VERTICAL CURVE	POT	POINT OF CURVATURE	UE	UTILITY EASEMENT
EX OR EXIST	EXISTING	PCE	POINT OF ENDING	VC	VERTICAL CURVE
FACE	FACE OF CURB	PRELIM	PRELIMINARY	VERT	VERTICAL
FF	FINISHED FLOOR	PROP	PROPOSED	VG	VALLEY GUTTER
FG	FINISHED GRADE	PRV	PRESSURE REDUCING VALVE	WL	WROUGHT IRON
FGH	FINISHED GRADE, HIGH SIDE	PUB	PUBLIC UTILITY EASEMENT	WL	WATER LINE
FGL	FINISHED GRADE, LOW SIDE	PT	POINT OF TANGENT OR POINT	WPR	WATER PRESSURE ZONE
FH	FIRE HYDRANT	PVC	POLYVINYL CHLORIDE	WTR	WEIGHT
		PVI	POINT OF VERTICAL INTERSECTION	WTR	WATER LINE

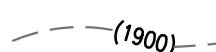
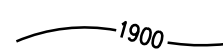
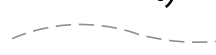
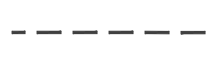
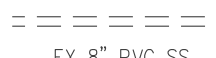
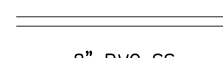
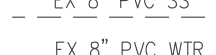
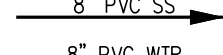
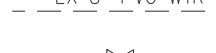
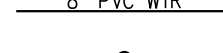
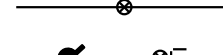
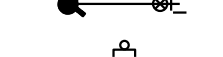
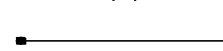
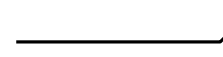
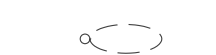
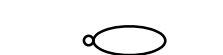
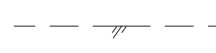
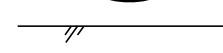
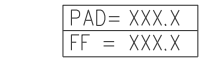
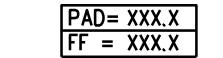
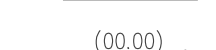
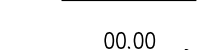
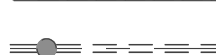
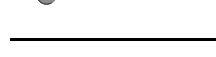
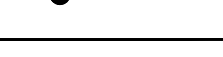
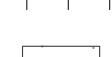
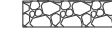
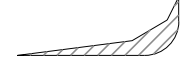
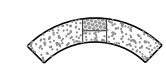
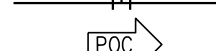
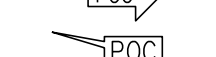
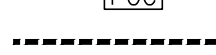
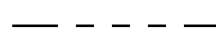
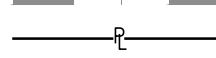
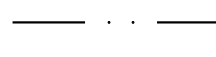
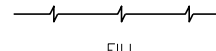
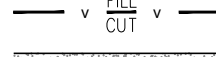
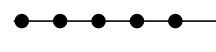
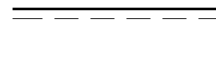
SPECIAL NOTE

IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED WHICH 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 OF LAS VEGAS DEPT. OF PUBLIC WORKS. TEMPORARY CONSTRUCTION ITEMS INCLUDE: PAVEMENT TRANSITIONS, PROTECTIVE DITCHES AND BERMS, ROAD SIGNS AND BARRICADES, ETC.

NOTICE TO CONTRACTOR

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

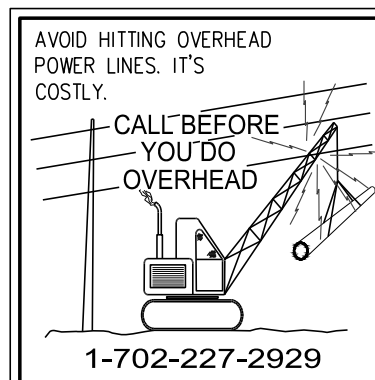
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(800) 227-2600

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		5' CONTOUR
		1' CONTOUR
		STRIPING
		SEWER MANHOLE
		CURB AND GUTTER
		SANITARY SEWER PIPE AND FLOW ARROW
		WATER PIPE
		WATER GATE VALVE
		FIRE HYDRANT
		WATER BLOW-OFF
		WATER LATERAL W/ METER
		SANITARY SEWER LATERAL
		STREETLIGHT
		EDGE OF PAVEMENT
		TRAFFIC SIGN
		PAD ELEVATION
		FINISHED FLOOR ELEVATION
		ELEVATION
		RETAINING WALL
		STORM DRAIN W/ MANHOLE
		PROPOSED SCARP AREA
		DRIVEWAY
		PROPOSED RIP RAP
		SIGHT VISIBILITY ZONE PER STD DWG NO. 201.2
		HANDICAP RAMP
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		

QUANTITIES		PRIVATE	PUBLIC
DRAINAGE			
1.	48" TYPE II STORM DRAIN MANHOLE	EA	2
2.	5.0' TYPE "CM2" DROP INLET	EA	2
3.	17.5' TYPE "CM2" DROP INLET	EA	1
4.	20.0' TYPE "CM2" DROP INLET	EA	2
5.	18" RCP CLASS III STORM DRAIN	LF	20
6.	36" RCP CLASS III STORM DRAIN	LF	50
7.	42" RCP CLASS III STORM DRAIN	LF	27
8.	48" RCP CLASS III STORM DRAIN	LF	174
9.	RIPRAP D50=6", THK=12"	CY	95
10.	8" WIDE CONCRETE VALLEY GUTTER W/10" TYPE I AGGREGATE BASE	SF	4,810
11.	48" RCP NDOT END SECTION	EA	1
12.			
13.			
SEWER SYSTEM			
1.	4" PVC SEWER LATERAL (PRIVATE)	LF	-
2.	8" PVC SEWER PIPE (PUBLIC)	LF	-
3.	STANDARD 48" SEWER MANHOLE (PUBLIC)	EA	-
4.	BACK WATER VALVE	EA	-
5.			
6.			
WATER SYSTEM			
1.	FIRE HYDRANT ASSEMBLY W/6" GATE VALVE PER UDACS PLATE NO. 40	EA	-
2.	8" PVC WATER PIPE	LF	-
3.	8" DIP WATER PIPE (CLASS 53)	LF	-
4.	8" GATE VALVE WITH VALVE BOX PER UDACS PLATE NO. 30 & 39	EA	-
5.	8" x 8" TEE PER UDACS PLATE NO. 31	EA	-
6.	8" 5 DEGREE BEND PER UDACS PLATE NO. 31	EA	-
7.	8" 11.25 DEGREE BEND PER UDACS PLATE NO. 31	EA	-
8.	8" 22.5 DEGREE BEND PER UDACS PLATE NO. 31	EA	-
9.	8" 45 DEGREE BEND PER UDACS PLATE NO. 31	EA	-
10.	CAP AND 2" BLOW-OFF ASSEMBLY W/CAP PER UDACS PLATE NO. 36	EA	-
11.	1" COPPER SERVICE W/ 3/4" METER PER UDACS PLATE NO. 1	EA	-
12.	1" COPPER SERVICE W/ 3/4" METER & 1" RPPA PER UDACS PLATE NO. 3, 4 & 8	EA	-
13.	1" COPPER SERVICE W/ 1" METER & 1" RPPA PER UDACS PLATE NO. 3, 4 & 8	EA	-
14.	IRRIGATION SLEEVES	LF	-
15.	24"x8" TAPPING SLEEVE & VALVE PER UDACS PLATE NO. 34 & SECTION 2.24.01B	EA	-
16.	10"x8" TAPPING SLEEVE & VALVE PER UDACS PLATE NO. 34 & SECTION 2.24.01B	EA	-
17.			
18.			
STREET IMPROVEMENTS			
1.	2" A.C. PAVEMENT W/ 4" TYPE II OVER 6" TYPE I AGGREGATE BASE	SY	-
2.	4.5" A.C. PAVEMENT W/ 4" TYPE II OVER 6" TYPE I AGGREGATE BASE	SY	-
3.	STANDARD 24" TYPE "L" CURB & GUTTER W/6" TYPE I AGGREGATE BASE	LF	-
4.	STANDARD 8" TYPE "A" ISLAND CURB W/6" TYPE I AGGREGATE BASE	LF	-
5.	STANDARD 24" TYPE "R" CURB & GUTTER W/6" TYPE I AGGREGATE BASE	LF	-
6.	5' WIDE CONCRETE SIDEWALK W/5" TYPE II AGGREGATE BASE	SF	-
7.	PAVEMENT STRIPING (COLLECTOR ROAD)	LF	-
8.			
9.			
TRAFFIC SIGNALS			
1.	30" STOP SIGN WITH POST (R1-1)	EA	-
2.	9" STREET NAME SIGN (D-3, BROWN W/ WHITE LETTERS)(20 POLES x 2 PER POLE=40)	EA	-
3.	"ON-STREET PARKING IN MARKED FIRE LANES PROHIBITED" SIGN WITH POST	EA	-
4.	"LEFT LANE MUST TURN LEFT" SIGN (R3-7L)	EA	-
5.	"RIGHT LANE ENDS" SIGN (W4-2R)	EA	-
6.	"SPEED LIMIT 35" SIGN (R2-1)	EA	-
7.	TYPE III BARRICADE	EA	-
8.	BLUE COLORED REFLECTIVE RAISED PAVEMENT MARKER	EA	-
9.			
10.			
DRY UTILITIES			
1.	100W H.P.S. LUMINAIRE STREET LIGHT W/DECORATIVE POLE	EA	-
2.	150W H.P.S. LUMINAIRE STREET LIGHT W/DECORATIVE POLE	EA	-
3.	1-1/4" PVC STREET LIGHT CONDUIT WITH (2) #4 AND (1) #6 CONDUCTORS	LF	-
4.	2" PVC STREET LIGHT CONDUIT WITH (2) #4 AND (1) #6 CONDUCTORS	LF	-
5.	NO. 3-1/2" PULL BOX W/METAL COVER	EA	-
6.	125 AMP SERVICE PEDESTAL (IRR)	EA	-
7.	200 AMP SERVICE PEDESTAL (STLT)	EA	-
8.			
9.			

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES
PROJECT NO. 139879 FIRST APPROVED DATE:



Call before you Dig
AVOID CUTTING UNDERGROUND
UTILITY LINES. IT'S COSTLY.

Call
811
OR
1-800-642-2444

STR 1959E

DATE: 04/20/2022

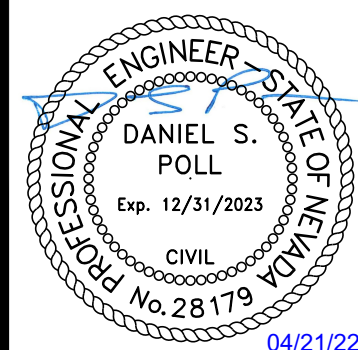
DRAFTER: ND

DESIGNER: ND

CHECKED: 01

PROJECT NO.

TRI2101-000



C-3

SHEET 3 OF 17

Westwood

Phone (702) 284-5300
5725 W. Badura Ave
Suite 100

Westwood Professional Services, Inc.
westwoodps.com

DATE	BY	APP. DATE	APP.
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DESCRIPTION

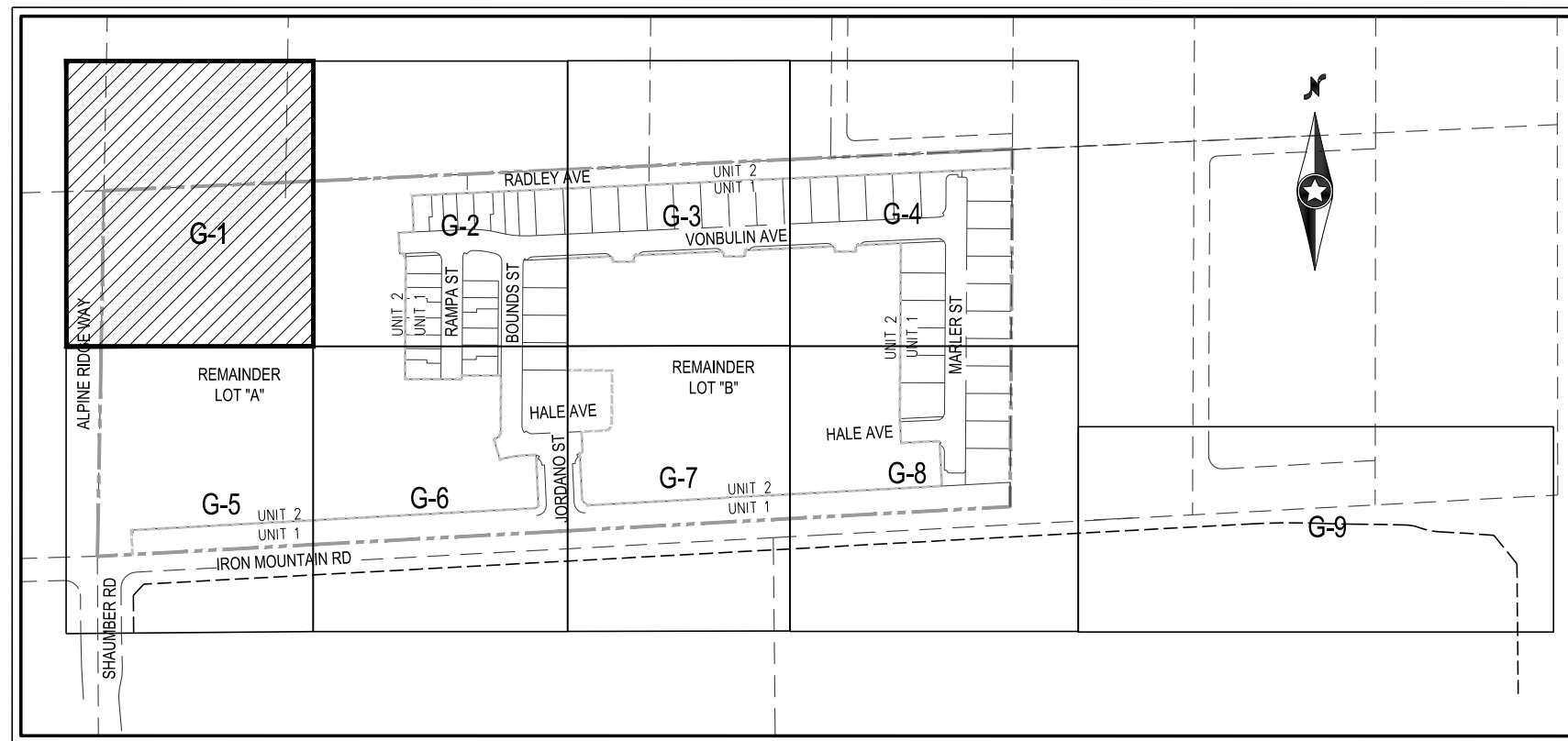
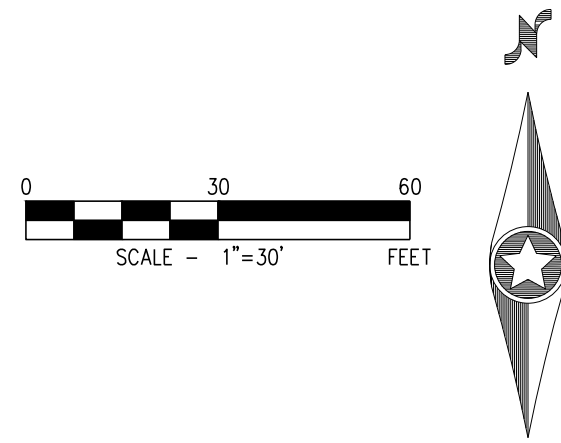
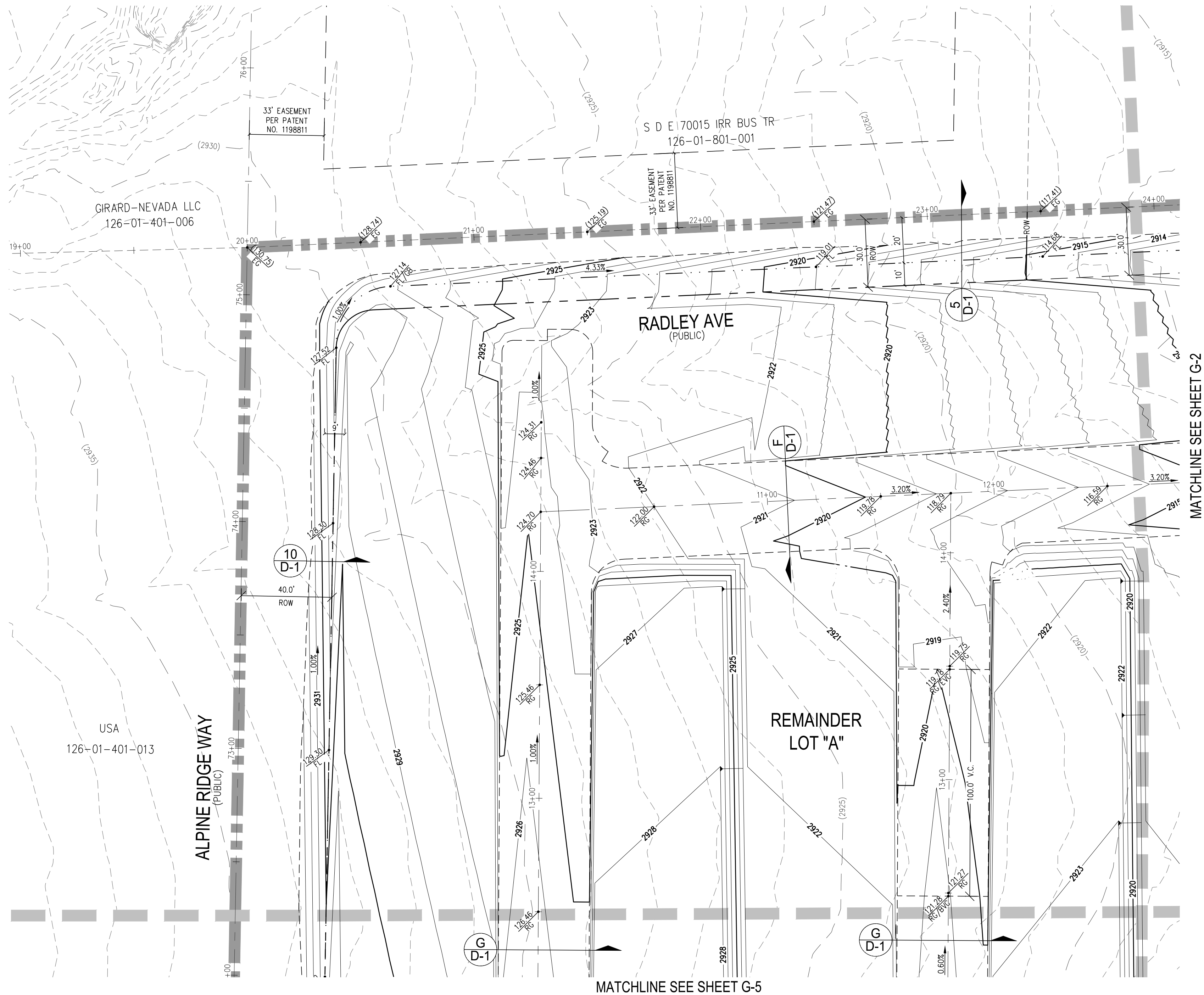
CITY OF LAS VEGAS, NV

tri pointe®
HOMES

IRON MOUNTAIN UNIT 1

LEGEND, ABBREVIATIONS, & QUANTITIES

J:\2101-000 Iron Mountain\Las Vegas\Improvements\210101.grd.dwg 4/21/2022 9:36 AM Nicholas DeFoss



HOA NOTE

ALL ONSITE STORM DRAIN FACILITIES WITHIN THIS DEVELOPMENT SHALL BE PRIVATELY MAINTAINED BY THE HOA. ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOA.

SURVEY NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

ELEVATION NOTE

ADD 2800 TO ALL SPOT GRADES WHERE THE HUNDREDS AND THOUSANDS PLACES ARE OMITTED FOR ACTUAL ELEVATION (I.E. 01.00 REPRESENTS 2801.00)

DISCLAIMER NOTE

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- 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.

GRADING NOTES

- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
- ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SMPPP.
- MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
- SEE DETAIL SHEET 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 APPROVAL BY THE CITY OF LAS VEGAS BUILDING DEPARTMENT.
- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITY STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROTECT IN PLACE DURING CONSTRUCTION. ENGINEER/OWNER SHALL BE NOTIFIED OF PRIOR DAMAGE TO EXISTING FACILITIES PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR/REPLENISHING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
- NO STRUCTURE, VEGETATION, OR OBJECTS OF ANY KIND IS PERMITTED OVER TWENTY-FOUR (24) INCHES IN HEIGHT (MEASURED FROM THE TOP OF THE ADJACENT CURB IF CURB EXISTS) WITHIN THE SIGHT VISIBILITY ZONES.

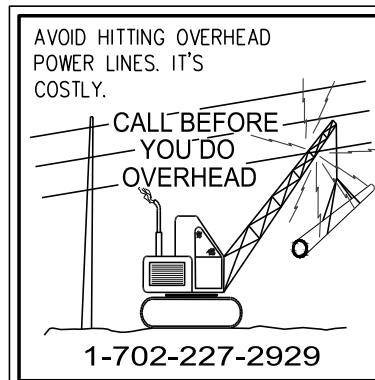
LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDELINES

(REQUIRED FOR ALL SITES GREATER THAN 1 ACRE (43,560 SQ.FT.))

- 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 TITLE 24.40 AND IN 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, SECTION III.A.5.
- 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 A 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.A.12.
- 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.

POST-CONSTRUCTION BMP'S NOTE

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



GRADING NOTES

- MATCH EXISTING IMPROVEMENTS PER CCAUSD NO. 503, 500.4 & 500.5
- INSTALL ASPHALT PAVEMENT WITH TYPE II AGGREGATE BASE PER STREET DETAILS ON SHEET D-1
- INSTALL A TYPE CURB PER CCAUSD NO. 219
- INSTALL L TYPE CURB PER CCAUSD NO. 216
- INSTALL R TYPE CURB PER CCAUSD NO. 217.3.51
- CONSTRUCT 10' L-CURB TO R-CURB TRANSITION PER DETAIL ON SHEET D-1
- CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (5" THICK W/ 5" TYPE II AGGREGATE BASE)
- INSTALL NON-EROSIVE LANDSCAPE
- CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE, TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE 1 A=B=8.0'
- CONSTRUCT MODIFIED 8' WIDE CROSS CUTTER PER CCAUSD NO. 228
- INSTALL PAVERS WITH SOLDIER COURSE BANDING
- INSTALL 2" WIDE CONCRETE STRIP
- INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS GATE
- INSTALL 48" TYPE II SDMH PER CCAUSD NO. 401 & 405.2
- INSTALL 4" THICK TYPE II AGGREGATE TO ROUGH GRADE
- INSTALL 5.0' TYPE "CM2" DROP INLET PER CCAUSD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421
- INSTALL WROUGHT IRON FENCE WITH 20.0' ACCESS GATE PER CCAUSD NO. 425
- INSTALL 17.5' TYPE "CM2" DROP INLET PER CCAUSD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421
- INSTALL 20.0' TYPE "CM2" DROP INLET PER CCAUSD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421
- INSTALL 18" CLASS III RCP STORM DRAIN (PUBLIC)
- INSTALL 36" CLASS III RCP STORM DRAIN (PUBLIC)
- INSTALL 42" CLASS III RCP STORM DRAIN (PUBLIC)
- INSTALL 48" CLASS III RCP STORM DRAIN (PUBLIC)
- INSTALL D50=6" RIPRAP THICKNESS=12" OVER 12" TYPE II AGGREGATE BASE
- CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD NO. 224
- CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (4" THICK W/ 5" TYPE II AGGREGATE BASE)
- CONSTRUCT 5' WIDE TEMPORARY ASPHALT PAVEMENT SIDEWALK
- 5' PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOMEOWNER
- INSTALL 48" RCP NDOT END SECTION PER NDOT DETAIL R-2.3.1
- INSTALL 6" THICK COMPACTED DECOMPOSED GRANITE
- CONSTRUCT 6" CONCRETE OVER 6" TYPE II PATH FOR EMERGENCY VEHICLE ACCESS

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 0C99156

RIVET AND 2" ROUND ALUMINUM DISK IN CONCRETE CYLINDER AT THE SW CORNER OF ALPINE RIDGE WAY & KYLE CANYON RD

ELEVATION=2928.24 US FEET, 892.53 METERS NAVD'88 DATUM

BASIS OF BEARINGS

NORTH 86°52'17" EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER 1/4 OF THE SOUTHWEST QUARTER 1/4 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 160, PAGE 72 OF PLATS.

FLOOD ZONE

PER THE FEMA FIRM PANEL MAP 32003C1750E, DATED SEPTEMBER 27, 2002, THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED UNSHADED ZONE 'X', AN UNSHADED ZONE 'X' IS LOCATED OUTSIDE THE 0.20% ANNUAL CHANCE FLOODPLAIN.

FLOOD CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT CITY OF LAS VEGAS FOR THIS SUBJECT PROJECT (0255508).

DANIEL S. POLL, P.E. 28179

04/21/22 DATE

CALL SOUTHWEST GAS AT 702-651-2111 FOR STANDBY WHEN EXCAVATING OVER OR NEAR HIGH PRESSURE GAS LINES

SOILS REPORT

SOILS REPORT BY: GEOTEK RESIDENTIAL, LLC
ADDRESS: 6835 S. ESCONCADO ST. STE. B LAS VEGAS, NV 89119
PHONE: (702) 897-1424
PROJECT NO. 16100-LVR DATED 09/17/2021

EARTHWORKS

EARTHWORK QUANTITIES (RAW):
CUT= 28,951 CU YDS
FILL= 114,244 CU YDS
EXPORTED MATERIAL TO BE DISPOSED OF AT AN APPROVED LICENSED DISPOSAL FACILITY OR AT A SITE WITH AN APPROVED AND ACTIVE GRADING PERMIT.

DRAINAGE IMPROVEMENT QUANTITIES

		PRIVATE	PUBLIC
1. 48" TYPE II STORM DRAIN MANHOLE	EA	-	2
2. 5' TYPE "CM2" DROP INLET	EA	-	2
3. 17.5' TYPE "CM2" DROP INLET	EA	-	1
4. 20.0' TYPE "CM2" DROP INLET	EA	2	-
5. 18" RCP CLASS III STORM DRAIN	LF	96	20
6. 36" RCP CLASS III STORM DRAIN	LF	50	-
7. 42" RCP CLASS III STORM DRAIN	LF	-	27
8. 48" RCP CLASS III STORM DRAIN	LF	-	174
9. RIPRAP D50=6", THK=12"	CY	-	95
10. 8' WIDE CONCRETE VALLEY CUTTER	SF	4,810	750
11. 48" RCP NDOT END SECTION	EA	-	1

Westwood

5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118

Phone (702) 284-5300

Westwood Professional Services, Inc.
westwoodps.com

DATE	BY	APP.
DESCRIPTION	NO.	

CITY OF LAS VEGAS, NV

tri pointe
HOMES

IRON MOUNTAIN UNIT 1

GRADING PLAN I

51
1199 E

DATE: 04/20/2022

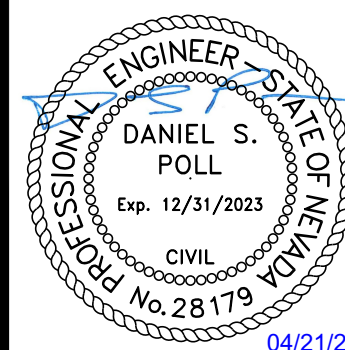
DRAFTER: ND

DESIGNER: ND

CHECKED: IOQ

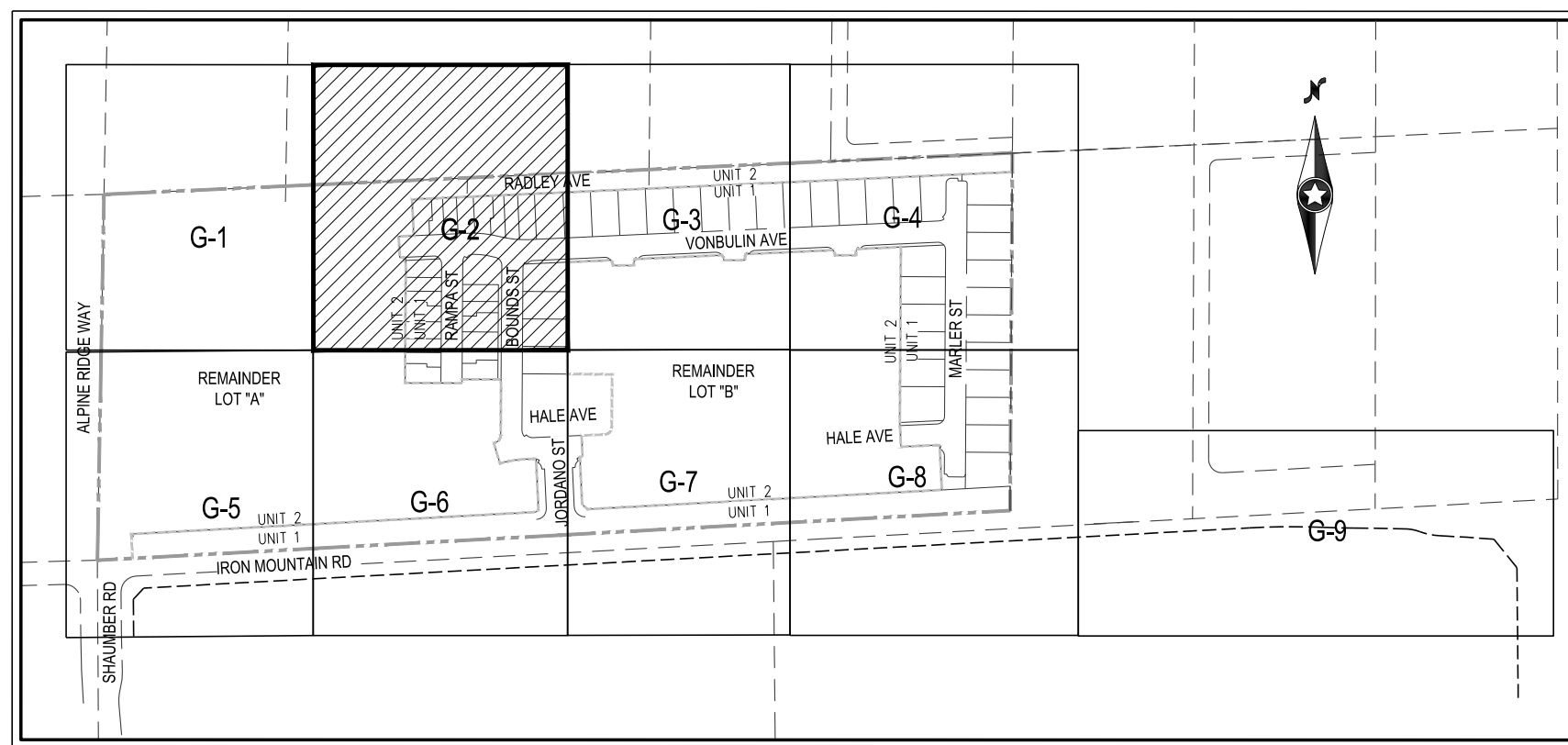
PROJECT NO.

TRI2101-000



G-1

SHEET 4 OF 17



ALL ONSITE STORM DRAIN FACILITIES WITHIN THIS DEVELOPMENT SHALL BE PRIVATELY MAINTAINED BY THE HOA. ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOA.

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

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- 3 DETAILS ON SHEET D-1
- 4 INSTALL A TYPE CURB PER CCASD NO. 219
- 5 INSTALL L TYPE CURB PER CCASD NO. 216
- 6 INSTALL R TYPE CURB PER CCASD NO. 217.3.51
- 7 CONSTRUCT 10' L-CURB TO R-CURB TRANSITION PER DETAIL ON SHEET D-1
- 8 CONSTRUCT 5' WIDE SIDEWALK PER CCASD NO. 234 (15" THICK W/ 5" TYPE II AGGREGATE BASE)
- 9 INSTALL NON-EROSIVE LANDSCAPE
- 10 CONSTRUCT ADA SIDEWALK RAMP USING ARMOR LITE TRUNCATED DUMES OR EQUIVALENT PER CCASD NO. 235, CASE 1 A+B=8'0"
- 11 CONSTRUCT MODIFIED B" WIDE CROSS CUTTER PER CCASD NO. 228
- 12 INSTALL PAVERS WITH SOLDIER COURSE BANDING
- 13 INSTALL 2" WIDE CONCRETE STRIP
- 14 INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS GATE
- 15 INSTALL 48" TYPE II SDMH PER CCASD NO. 401 & 405.2
- 16 INSTALL 4" THICK TYPE II AGGREGATE TO ROUGH GRADE
- 17 INSTALL 5.0" TYPE "CM2" DROP INLET PER CCASD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCASD NO. 421
- 18 INSTALL WROUGHT IRON FENCE WITH 20.0' ACCESS GATE PER CCASD NO. 405.1
- 19 INSTALL 17.5" TYPE "CM2" DROP INLET PER CCASD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCASD NO. 421
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- 23 INSTALL 42" CLASS III RCP STORM DRAIN (PUBLIC)
- 24 INSTALL 48" CLASS III RCP STORM DRAIN (PUBLIC)
- 25 INSTALL D50=6" RIRRAP THICKNESS=12" OVER 12" TYPE II AGGREGATE BASE
- 26 CONSTRUCT CONCRETE DRIVEWAY PER CCASD NO. 224
- 27 CONSTRUCT 5' WIDE SIDEWALK PER CCASD NO. 234 (14" THICK W/ 5" TYPE II AGGREGATE BASE)
- 28 CONSTRUCT 5' WIDE TEMPORARY ASPHALT PAVEMENT SIDEWALK
- 29 5' PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOMEOWNER
- 30 INSTALL 48" RCP NDOT END SECTION PER NDOT DETAIL R-2.31
- 31 INSTALL 6" THICK COMPACTED DECOMPOSED GRANITE
- 32 CONSTRUCT 6" CONCRETE OVER 6" TYPE II PATH FOR EMERGENCY VEHICLE

CITY OF LAS VEGAS BENCHMARK OC99156

RIVET AND 2" ROUND ALUMINUM DISK IN CONCRETE CYLINDER AT THE SW CORNER OF
ALPINE RIDGE WAY & KYLE CANYON RD

ELEVATION=2928.24 US FEET, 892.53 METERS NAVD'88 DATUM

NORTH 86°52'17" EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 160, PAGE 72 OF PLATS.

PER THE FEMA FIRM PANEL MAP 32003C1750E, DATED SEPTEMBER 27, 2002. THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED UNSHADED ZONE 'X'. AN UNSHADED ZONE 'X' IS LOCATED OUTSIDE THE 0.20% ANNUAL CHANCE FLOODPLAIN.

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT CITY OF LAS VEGAS FOR THIS SUBJECT PROJECT (DS5508).

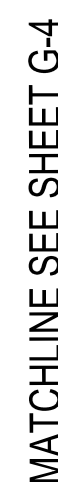
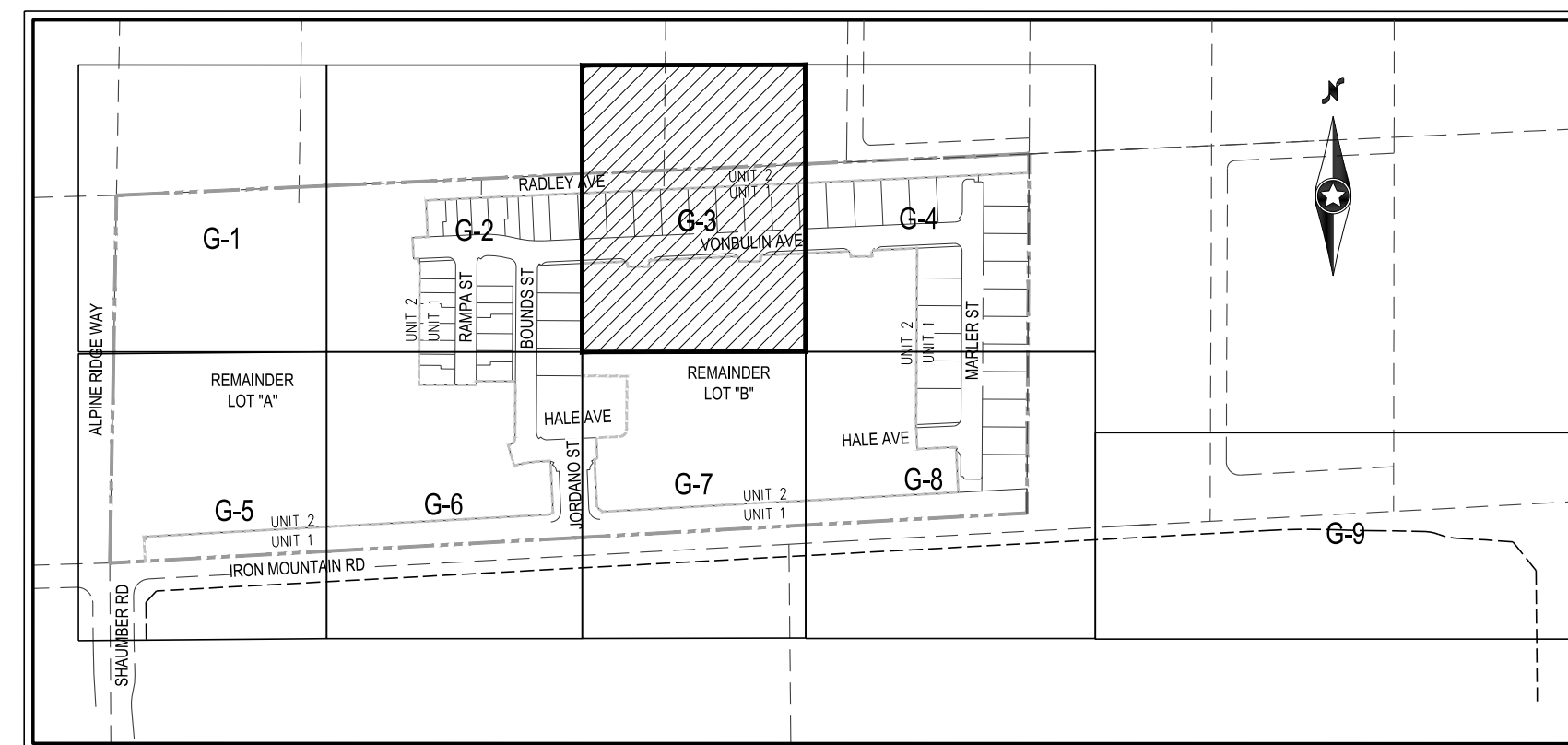
CALL SOUTHWEST GAS AT 702-651-2111 FOR
STANDBY WHEN EXCAVATING OVER OR NEAR HIGH
PRESSURE GAS LINES

SOILS REPORT BY GEOTEK RESIDENTIAL, LLC
ADDRESS: 6835 S. ESCONDIDO ST., STE. B LAS VEGAS, NV 89119
PHONE: (702) 897-1424
PROJECT NO. 16100-LVR DATED 09/17/2021

EARTHWORK QUANTITIES (RAW):
CUT= 28,551 CU YDS
FILL= 114,244 CU YDS

EXPORTED MATERIAL TO BE DISPOSED OF AT AN APPROVED
LICENSED DISPOSAL FACILITY OR AT A SITE WITH AN APPROVED
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		PRIVATE	PUBLIC
1	48" TYPE II STORM DRAIN MANHOLE	EA	2
2	5" TYPE "CM2" DROP INLET	EA	2
3	17.5" TYPE "CM2" DROP INLET	EA	1
4	20.0" TYPE "CM2" DROP INLET	EA	2
5	18" RCP CLASS III STORM DRAIN	LF	96 20
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7	42" RCP CLASS III STORM DRAIN	LF	- 27
8	48" RCP CLASS III STORM DRAIN	LF	- 174
9	RIPRAP D50=6", THK=12"	CY	- 95
10	8" WIDE CONCRETE VALLEY GUTTER	SF	4,810 750
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ALL ONSITE STORM DRAIN FACILITIES WITHIN THIS DEVELOPMENT SHALL BE PRIVATELY MAINTAINED BY THE HOA. ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOA.

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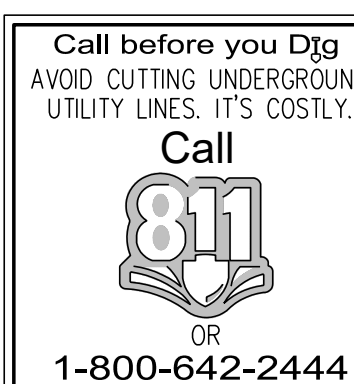
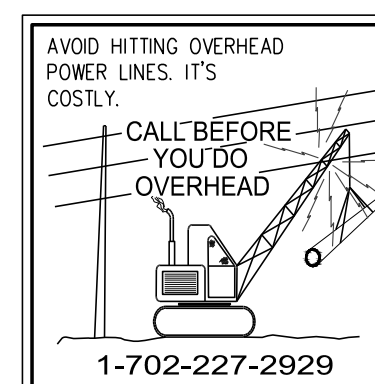
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8. NO STRUCTURE, VEGETATION, OR OBJECTS OF ANY KIND IS PERMITTED OVER TWENTY-FOUR (24) INCHES IN HEIGHT (MEASURED FROM THE TOP OF THE ADJACENT CURB IF CURB EXIST) WITHIN THE RIGHT-OF-WAY ZONES.

(REQUIRED FOR ALL SITES GREATER THAN 1 ACRE (43,560 SQ.FT.))

- 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 BE DISCHARGED INTO THE STORM SEWER SYSTEM. DISCHARGE OF ANY OF THESE MATERIALS INTO THE STORM SEWER SYSTEM 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 BY 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 IN 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 AREA OF THE SITE HAS TERMINATED OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVRI000000, 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 TRAFFIC AND EXPOSED TO WIND. INSPECTIONS SHALL BE CONDUCTED WITHIN 24 HOURS AFTER A 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. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVRI000000, SECTION III.A.12.
5. ACCUMULATED SEDIMENT IN BMP'S 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

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



- 1 MATCH EXISTING IMPROVEMENTS PER CCAUSD NO. 503, 500.4 & 500.5
- 2 INSTALL 1" TYPE I CURB TO R TYPE II AGGREGATE BASE PER STREET
- 3 DETAILS ON SHEET D-1
- 4 INSTALL A TYPE CURB PER CCAUSD NO. 219
- 5 INSTALL L TYPE CURB PER CCAUSD NO. 216
- 6 INSTALL R TYPE CURB PER CCAUSD NO. 217.3.51
- 7 CONSTRUCT 10' L-CURB TO R-CURB TRANSITION PER DETAIL ON SHEET D-1
- 8 CONSTRUCT 5" WIDE SIDEWALK PER CCAUSD NO. 234 (5" THICK W/ 5" TYPE II AGGREGATE BASE)
- 9 INSTALL NON-EROSIVE LANDSCAPE
- 10 CONSTRUCT ADA SIDEWALK RAMP USING ARMOR LITE TRUNCATED DUMES OR EQUIVALENT PER CCAUSD NO. 235, CASE 1: A+B=B*0
- 11 CONSTRUCT MODIFIED 8" WIDE CROSS CUTTING PER CCAUSD NO. 228
- 12 INSTALL PAVERS WITH SOLDER COURSE BANDING
- 13 INSTALL 2" WIDE CONCRETE STRIP
- 14 INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS GATE
- 15 INSTALL 48" 4" TYPE II SDHM PER CCAUSD NO. 401 & 405.2
- 16 INSTALL 48" 4" TYPE II AGGREGATE TO ROUGH GRADE
- 17 INSTALL 5.0" TYPE "CMQ" DROP INLET PER CCAUSD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421
- 18 INSTALL WROUGHT IRON FENCE WITH 20'0" ACCESS GATE PER CCAUSD NO. 421
- 19 INSTALL 17.5" TYPE "CMQ" DROP INLET PER CCAUSD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421
- 20 INSTALL 20.0" TYPE "CMQ" DROP INLET PER CCAUSD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421
- 21 INSTALL 18" CLASS III RCP STORM DRAIN (PUBLIC)
- 22 INSTALL 36" CLASS III RCP STORM DRAIN (PUBLIC)
- 23 INSTALL 42" CLASS III RCP STORM DRAIN (PUBLIC)
- 24 INSTALL 48" CLASS III RCP STORM DRAIN (PUBLIC)
- 25 INSTALL D50=6" RIPRAP THICKNESS=12" OVER 12" TYPE II AGGREGATE BASE
- 26 CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD NO. 224
- 27 CONSTRUCT 5" WIDE SIDEWALK PER CCAUSD NO. 234 (4" THICK W/ 5" TYPE II AGGREGATE BASE)
- 28 CONSTRUCT 5" WIDE TEMPORARY ASPHALT PAVEMENT SIDEWALK
- 29 PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOMEOWNER
- 30 INSTALL 48" RCP NOOT END SECTION PER NOOT DETAIL R-2.3.1
- 31 INSTALL 6" THICK COMPACTED DECOMPOSED GRANITE
- 32 CONSTRUCT 6" CONCRETE OVER 6" TYPE I PATH FOR EMERGENCY VEHICLES

CITY OF LAS VEGAS BENCHMARK OC99156

RIVET AND 2" ROUND ALUMINUM DISK IN CONCRETE CYLINDER AT THE SW CORNER OF
ALPINE RIDGE WAY & KYLE CANYON RD

ELEVATION=2928.24 US FEET, 892.53 METERS NAVD'88 DATUM

NORTH 86°52'17" EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 160, PAGE 72 OF PLATS.

PER THE FEMA FIRM PANEL MAP 32003C1750E, DATED SEPTEMBER 27, 2002. THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED UNSHADED ZONE 'X'. A UNSHADED ZONE 'X' IS LOCATED OUTSIDE THE 0.20% ANNUAL CHANCE FLOODPLAIN.

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT CITY OF LAS VEGAS FOR THIS SUBJECT PROJECT (DS5508).

 04/21/22
DANIEL S. POUL, PE 28179 DATE

CALL SOUTHWEST GAS AT 702-651-2111 FOR
STANDBY WHEN EXCAVATING OVER OR NEAR HIGH
PRESSURE GAS LINES

SOILS REPORT

SOILS REPORT BY: GEOTEK RESIDENTIAL, LLC
ADDRESS: 6835 S. ESCOBEDO ST. STE B LAS VEGAS, NV 89119
PHONE: (702) 897-1424
PROJECT NO. 16100-LVR DATED 09/17/2021

EARTHWORKS

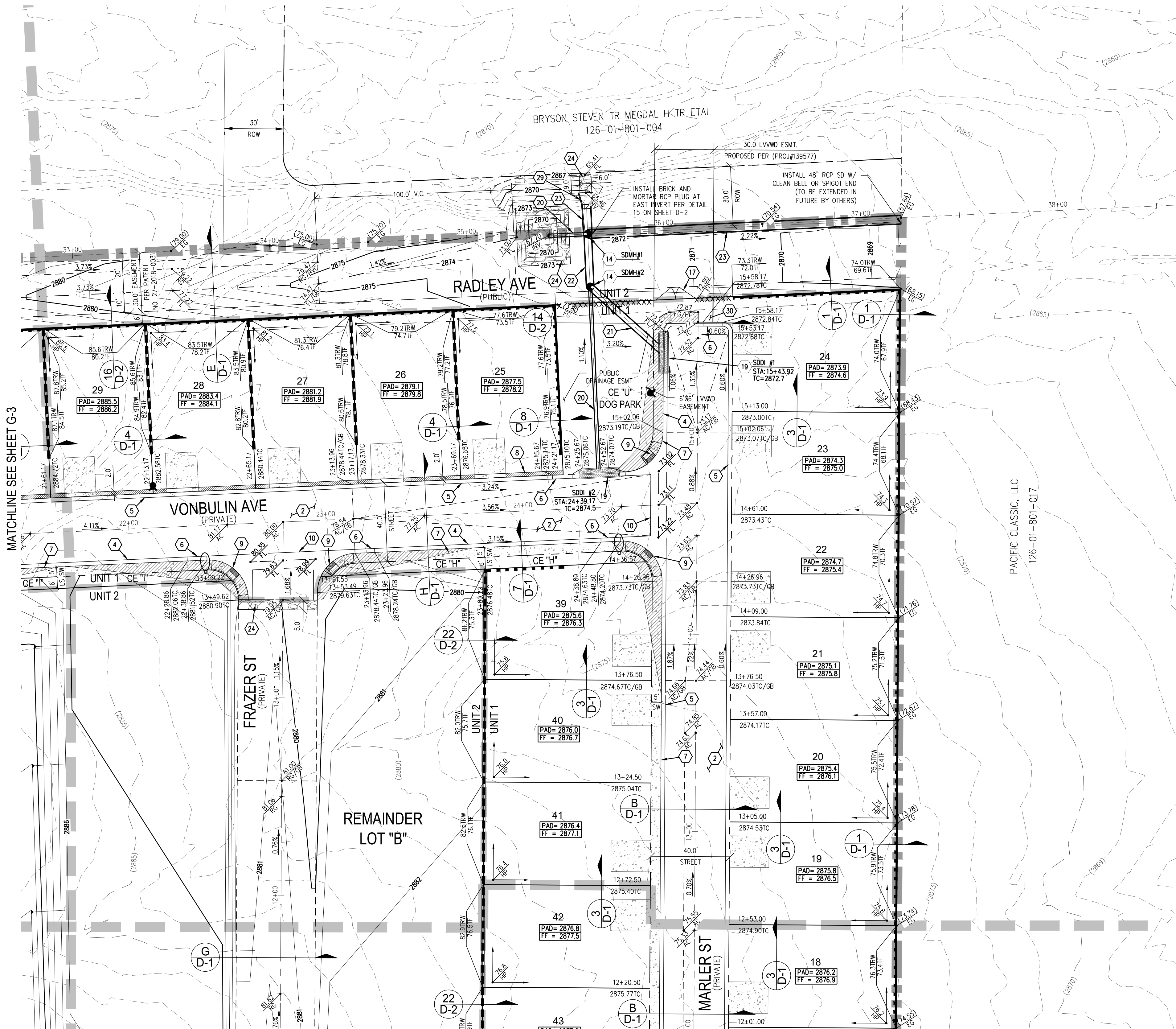
EARTHWORK QUANTITIES (RAW):
CUT= 28,551 CU YDS
FILL= 114,244 CU YDS

EXPORTED MATERIAL TO BE DISPOSED OF AT AN APPROVED
LICENSED DISPOSAL FACILITY OR AT A SITE WITH AN APPROVED
AND ACTIVE GRADING PERMIT

DRAINAGE IMPROVEMENT QUANTITIES			
		PRIVATE	PUBLIC
1.	48" TYPE II STORM DRAIN MANHOLE	EA	2
2.	5' TYPE "CM2" DROP INLET	EA	2
3.	17.5' TYPE "CM2" DROP INLET	EA	1
4.	20.0' TYPE "CM2" DROP INLET	EA	2
5.	18" RCP CLASS III STORM DRAIN	LF	96 20
6.	36" RCP CLASS III STORM DRAIN	LF	50 -
7.	42" RCP CLASS III STORM DRAIN	LF	- 27
8.	48" RCP CLASS III STORM DRAIN	LF	- 174
9.	RIPRAP D50=6", THK=12"	CY	- 95
10.	8' WIDE CONCRETE VALLEY GUTTER	SF	4,810 750
11.	48" RCP NDOT END SECTION	EA	- 1

3: Tri2101-000 Iron Mountain Unit 1.dwg 4/21/2022 9:57 AM Nicholas (dxf)

MATCHLINE SEE SHEET G-3



MATCHLINE SEE SHEET G-8

SOILS REPORT

SOILS REPORT BY: GEOTEK RESIDENTIAL, LLC
ADDRESS: 6835 S. ESCONIDO ST. STE. B LAS VEGAS, NV 89119
PHONE: (702) 897-1424
PROJECT NO. 16100-LVR DATED 09/17/2021

EARTHWORKS

EARTHWORK QUANTITIES (RAW):
CUT= 28,551 CU YDS
FILL= 114,244 CU YDS
EXPORTED MATERIAL TO BE DISPOSED OF AT AN APPROVED
LICENSED DISPOSAL FACILITY OR AT A SITE WITH AN APPROVED
AND ACTIVE GRADING PERMIT.

DRAINAGE IMPROVEMENT QUANTITIES

		PRIVATE	PUBLIC
1.	48" TYPE II STORM DRAIN MANHOLE	EA	-
2.	5" TYPE "CM2" DROP INLET	EA	-
3.	17.5" TYPE "CM2" DROP INLET	EA	-
4.	20.0" TYPE "CM2" DROP INLET	EA	2
5.	18" RCP CLASS III STORM DRAIN	LF	96
6.	36" RCP CLASS III STORM DRAIN	LF	50
7.	42" RCP CLASS III STORM DRAIN	LF	-
8.	48" RCP CLASS III STORM DRAIN	LF	-
9.	RIPRAP D50=6", THK=12"	CY	-
10.	8" WIDE CONCRETE VALLEY CUTTER	SF	4,810
11.	48" RCP NDOT END SECTION	EA	-

HOA NOTE

ALL ONSITE STORM DRAIN FACILITIES WITHIN THIS DEVELOPMENT SHALL BE PRIVATELY MAINTAINED BY THE HOA. ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOA.

SURVEY NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED, OR OBTAINED DURING CONSTRUCTION.

ELEVATION NOTE

ADD 2800 TO ALL SPOT GRADES WHERE THE HUNDREDS AND THOUSANDS PLACES ARE OMITTED FOR ACTUAL ELEVATION (I.E. 01.00 REPRESENTS 2801.00)

DISCLAIMER NOTE

- 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 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 IN THEIR PROPER LOCATION.
- 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.

GRADING NOTES

- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
- ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SMPPP.
- MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
- SEE DETAIL SHEET 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 APPROVAL BY THE CITY OF LAS VEGAS BUILDING DEPARTMENT.
- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITY STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROTECT IN PLACE DURING CONSTRUCTION. ENGINEER/OWNER SHALL BE NOTIFIED OF PRIOR DAMAGE TO EXISTING FACILITIES PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR/REPLETING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
- NO STRUCTURE, VEGETATION, OR OBJECTS OF ANY KIND IS PERMITTED OVER TWENTY-FOUR (24) INCHES IN HEIGHT (MEASURED FROM THE TOP OF THE ADJACENT CURB IF CURB EXISTS) WITHIN THE SIGHT VISIBILITY ZONES.

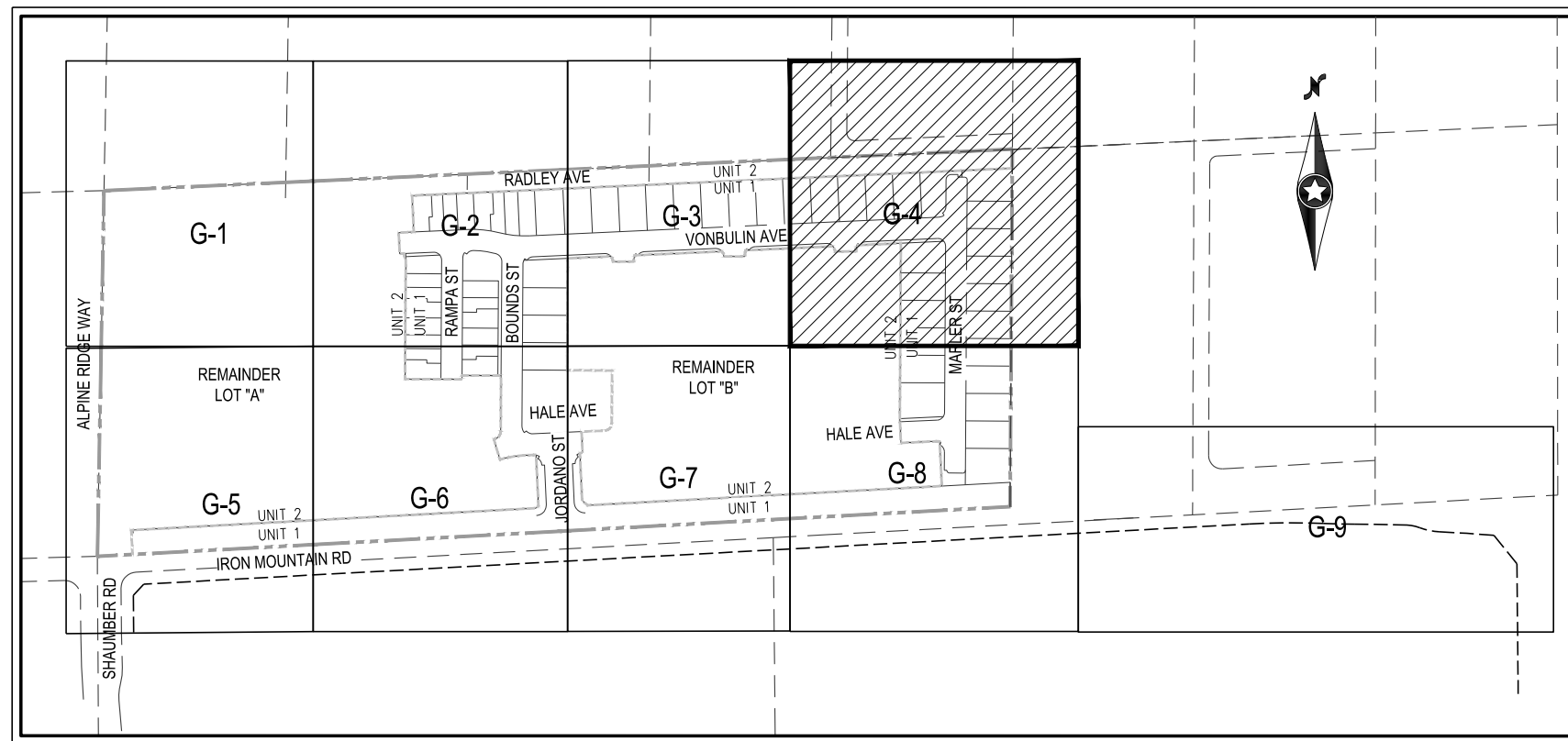
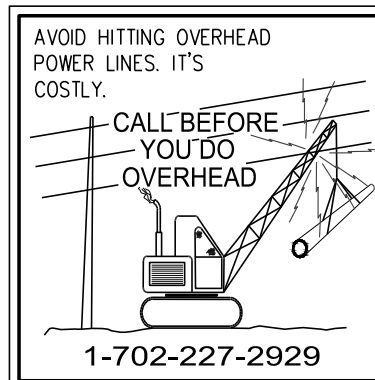
LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDELINES

(REQUIRED FOR ALL SITES GREATER THAN 1 ACRE (43,560 SQ.FT.))

- 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 TITLE 24.40 AND IN 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, SECTION III.A.5.
- 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 A 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.A.12.
- 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.

POST-CONSTRUCTION BMP'S NOTE

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



GRADING NOTES

- MATCH EXISTING IMPROVEMENTS PER CCAUSD NO. 503, 500.4 & 500.5
- INSTALL ASPHALT PAVEMENT WITH TYPE II AGGREGATE BASE PER STREET DETAILS ON SHEET D-1
- INSTALL A TYPE CURB PER CCAUSD NO. 219
- INSTALL L TYPE CURB PER CCAUSD NO. 216
- INSTALL R TYPE CURB PER CCAUSD NO. 217.3.51
- CONSTRUCT 10" L-CURB TO R-CURB TRANSITION PER DETAIL ON SHEET D-1
- CONSTRUCT 5" WIDE SIDEWALK PER CCAUSD NO. 234 (5" THICK W/ 5" TYPE II AGGREGATE BASE)
- INSTALL NON-EROSIVE LANDSCAPE
- CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE, TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE 1 A=B=8.0'
- CONSTRUCT MODIFIED 8" WIDE CROSS CUTTER PER CCAUSD NO. 228
- INSTALL PAVERS WITH SOLDIER COURSE BANDING
- INSTALL 2" WIDE CONCRETE STRIP
- INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS GATE
- INSTALL 48" TYPE II SDMH PER CCAUSD NO. 401 & 405.2
- INSTALL 4" THICK TYPE II AGGREGATE TO ROUGH GRADE
- INSTALL 5.0" TYPE "CM2" DROP INLET PER CCAUSD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421
- INSTALL WROUGHT IRON FENCE WITH 20.0' ACCESS GATE PER CCAUSD NO. 425.31
- INSTALL 17.5" TYPE "CM2" DROP INLET PER CCAUSD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421
- INSTALL 20.0" TYPE "CM2" DROP INLET PER CCAUSD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421
- INSTALL 18" CLASS III RCP STORM DRAIN (PUBLIC)
- INSTALL 36" CLASS III RCP STORM DRAIN (PUBLIC)
- INSTALL 42" CLASS III RCP STORM DRAIN (PUBLIC)
- INSTALL 48" CLASS III RCP STORM DRAIN (PUBLIC)
- INSTALL D50=6" RIPRAP THICKNESS=12" OVER 12" TYPE II AGGREGATE BASE
- CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD NO. 224
- CONSTRUCT 5" WIDE SIDEWALK PER CCAUSD NO. 234 (4" THICK W/ 5" TYPE II AGGREGATE BASE)
- CONSTRUCT 5" WIDE TEMPORARY ASPHALT PAVEMENT SIDEWALK
- 5" PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOMEOWNER
- INSTALL 48" RCP NDOT END SECTION PER NDOT DETAIL R-2.3.1
- INSTALL 6" THICK COMPACTED DECOMPOSED GRANITE
- CONSTRUCT 6" CONCRETE OVER 6" TYPE II PATH FOR EMERGENCY VEHICLE ACCESS

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 0C99156
RIVET AND 2" ROUND ALUMINUM DISK IN CONCRETE CYLINDER AT THE SW CORNER OF ALPINE RIDGE WAY & KYLE CANYON RD
ELEVATION=2928.24 US FEET, 892.53 METERS NAVD'83 DATUM

BASIS OF BEARINGS

NORTH 86°52'17" EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER 1/4 OF THE SOUTHEAST QUARTER 1/4 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., 1ST QUARTER, 1ST QUARTER, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 160, PAGE 72 OF PLATS.

FLOOD ZONE

PER THE FEMA FIRM PANEL MAP 32003C1750E, DATED SEPTEMBER 27, 2002, THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED UNSHADED ZONE "X", AN UNSHADED ZONE "X" IS LOCATED OUTSIDE THE 0.20% ANNUAL CHANCE FLOODPLAIN.

FLOOD CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT CITY OF LAS VEGAS FOR THIS SUBJECT PROJECT (0255028).

DANIEL S. POLL, P.E. 28179

DATE

04/20/2022

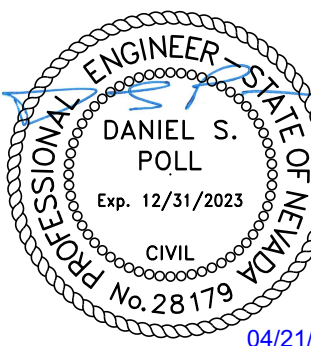
DRAFTER: ND

DESIGNER: ND

CHECKED: OIQ

PROJECT NO.

TRI2101-000



G-4

SHEET 7 OF 17

CITY OF LAS VEGAS, NV

tri pointe HOMES

IRON MOUNTAIN UNIT 1

GRADING PLAN IV

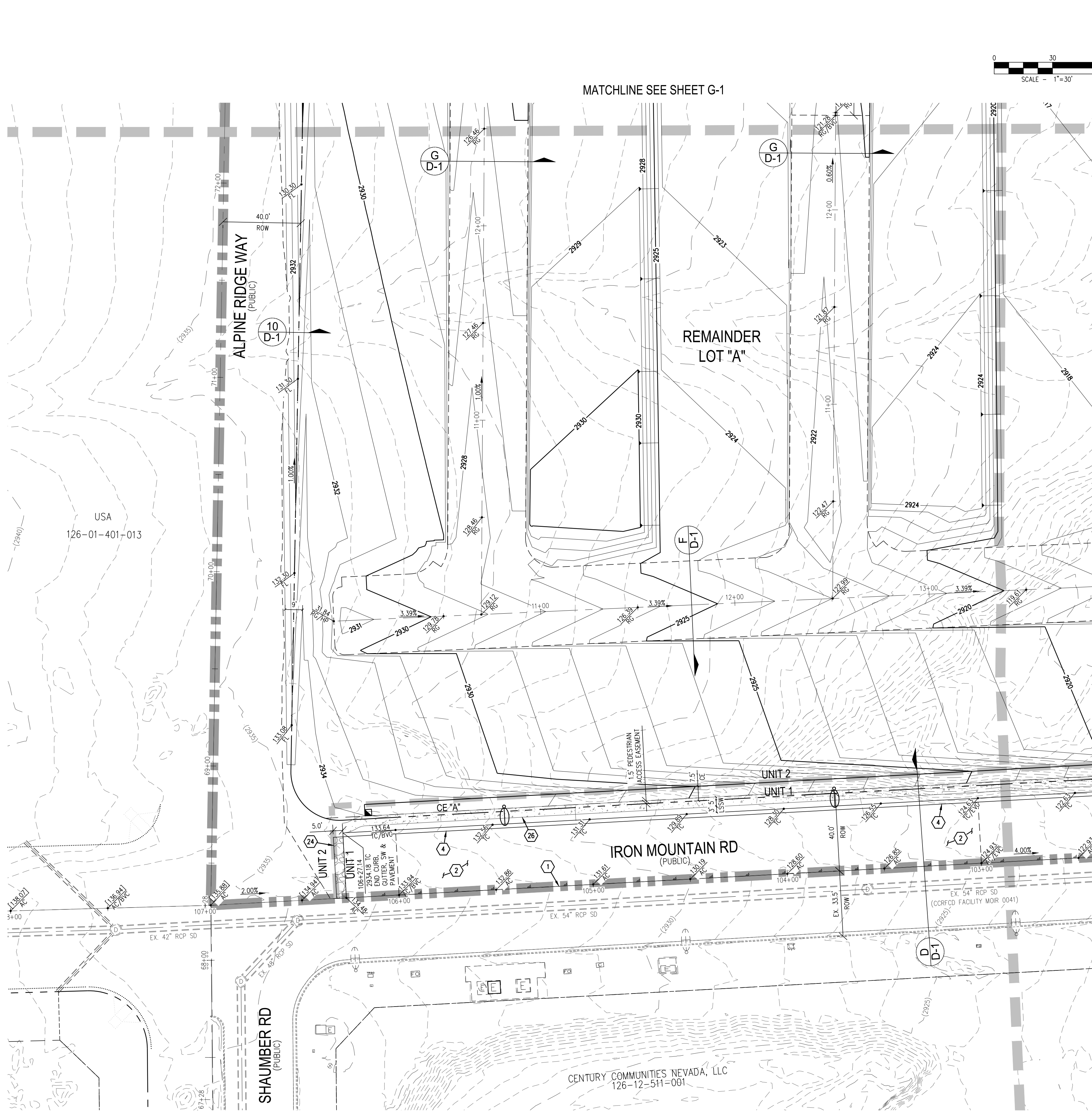
Westwood

5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118

Phone (702) 284-5300

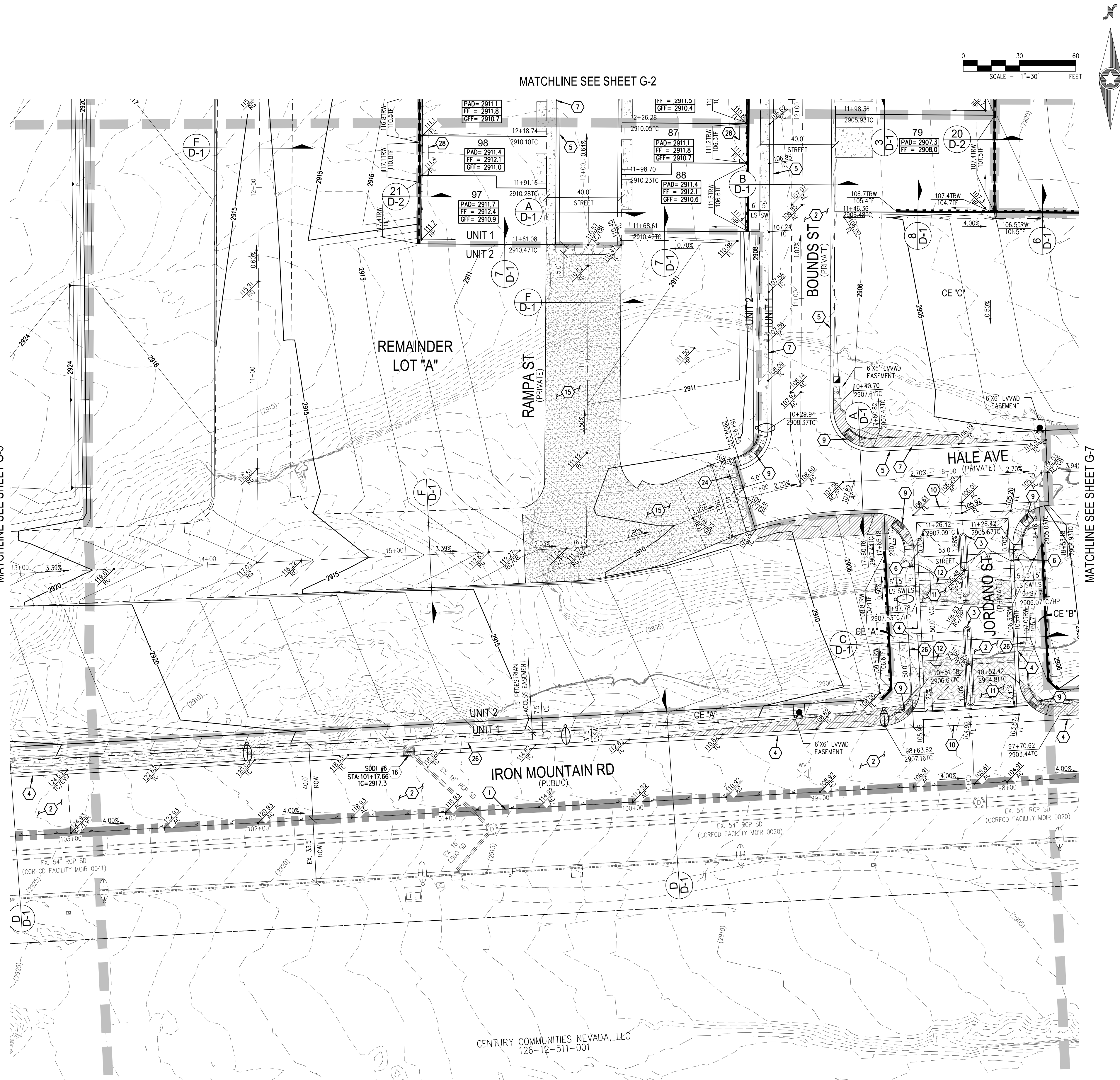
Westwood Professional Services, Inc.

J:\192101-000 Iron Mountain\Jwg\Improvements\192101.grd.dwg 4/21/2022 9:38 AM Nicholas [dxf]iso



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MATCHLINE SEE SHEET G-5



MATCHLINE SEE SHEET G-2

0 30 60
SCALE - 1"=30'
FEET

SOILS REPORT	
SOILS REPORT BY: GEOTEK RESIDENTIAL, LLC ADDRESS: 6835 S. ESCONCIDO ST. STE. B LAS VEGAS, NV 89119 PHONE: (702) 897-1424 PROJECT NO. 16100-LVR DATED 09/17/2021	
EARTHWORKS	
EARTHWORK QUANTITIES (RAW): CUT= 28,551 CU YDS FILL= 114,244 CU YDS EXPORTED MATERIAL TO BE DISPOSED OF AT AN APPROVED LICENSED DISPOSAL FACILITY OR AT A SITE WITH AN APPROVED AND ACTIVE GRADING PERMIT.	

DRAINAGE IMPROVEMENT QUANTITIES		
	PRIVATE	PUBLIC
1. 48" TYPE II STORM DRAIN MANHOLE	EA -	2
2. 5" TYPE "CM2" DROP INLET	EA -	2
3. 17.5" TYPE "CM2" DROP INLET	EA -	1
4. 20.0" TYPE "CM2" DROP INLET	EA 2	-
5. 18" RCP CLASS III STORM DRAIN	LF 96	20
6. 36" RCP CLASS III STORM DRAIN	LF 50	-
7. 42" RCP CLASS III STORM DRAIN	LF -	27
8. 48" RCP CLASS III STORM DRAIN	LF -	174
9. RIPRAP D50=6", THK=12"	CY -	95
10. 8" WIDE CONCRETE VALLEY CUTTER	SF 4,810	750
11. 48" RCP NDOT END SECTION	EA -	1

HOA NOTE

ALL ONSITE STORM DRAIN FACILITIES WITHIN THIS DEVELOPMENT SHALL BE PRIVATELY MAINTAINED BY THE HOA. ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOA.

SURVEY NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED, OR OBTUSCURED DURING CONSTRUCTION.

ELEVATION NOTE

ADD 2800 TO ALL SPOT GRADES WHERE THE HUNDREDS AND THOUSANDS PLACES ARE OMITTED FOR ACTUAL ELEVATION (I.E. 01.00 REPRESENTS 2801.00)

DISCLAIMER NOTE

- 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 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 IN THEIR PROPER LOCATION.
- 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.

GRADING NOTES

- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
- ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SMPPP.
- MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
- SEE DETAIL SHEET 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 APPROVAL BY THE CITY OF LAS VEGAS BUILDING DEPARTMENT.
- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITY STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROTECT IN PLACE DURING CONSTRUCTION. ENGINEER/OWNER SHALL BE NOTIFIED OF PRIOR DAMAGE TO EXISTING FACILITIES PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR/REPLENISHING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
- NO STRUCTURE, VEGETATION, OR OBJECTS OF ANY KIND IS PERMITTED OVER TWENTY-FOUR (24) INCHES IN HEIGHT (MEASURED FROM THE TOP OF THE ADJACENT CURB IF CURB EXISTS) WITHIN THE SIGHT VISIBILITY ZONES.

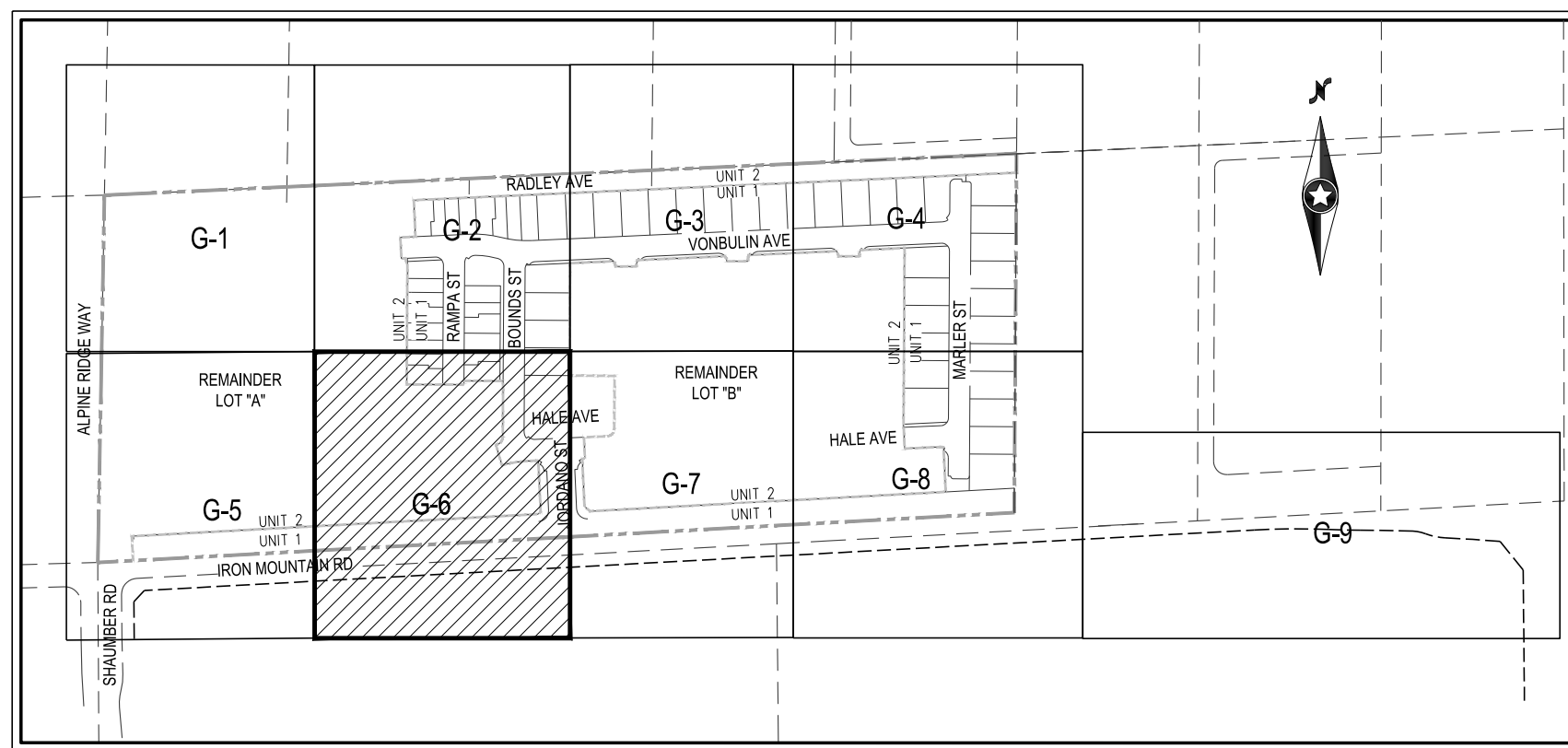
LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDELINES

(REQUIRED FOR ALL SITES GREATER THAN 1 ACRE (43,560 SQ.FT.))

- 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 TITLE 24.40 AND IN 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, SECTION III.A.5.
- 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 A 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.A.12.
- 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.

POST-CONSTRUCTION BMP'S NOTE

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



GRADING NOTES

- MATCH EXISTING IMPROVEMENTS PER CCAUSD NO. 503, 500.4 & 500.5
- INSTALL ASPHALT PAVEMENT WITH TYPE II AGGREGATE BASE PER STREET DETAILS ON SHEET D-1
- INSTALL A TYPE CURB PER CCAUSD NO. 219
- INSTALL L TYPE CURB PER CCAUSD NO. 216
- INSTALL R TYPE CURB PER CCAUSD NO. 217.351
- CONSTRUCT 10' L-CURB TO R-CURB TRANSITION PER DETAIL ON SHEET D-1
- CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (5" THICK W/ 5" TYPE II AGGREGATE BASE)
- INSTALL NON-EROSIVE LANDSCAPE
- CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE, TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE 1 A=B=8.0'
- CONSTRUCT MODIFIED 8" WIDE CROSS CUTTER PER CCAUSD NO. 228
- INSTALL PAVERS WITH SOLDIER COURSE BANDING
- INSTALL 2" WIDE CONCRETE STRIP
- INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS GATE
- INSTALL 48" TYPE II SDHM PER CCAUSD NO. 401 & 405.2
- INSTALL 4" THICK TYPE II AGGREGATE TO ROUGH GRADE
- INSTALL 5.0" TYPE "CM2" DROP INLET PER CCAUSD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421
- INSTALL WROUGHT IRON FENCE WITH 20.0' ACCESS GATE PER CCAUSD NO. 425
- INSTALL 17.5" TYPE "CM2" DROP INLET PER CCAUSD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421
- INSTALL 20.0" TYPE "CM2" DROP INLET PER CCAUSD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421
- INSTALL 18" CLASS III RCP STORM DRAIN (PUBLIC)
- INSTALL 36" CLASS III RCP STORM DRAIN (PUBLIC)
- INSTALL 42" CLASS III RCP STORM DRAIN (PUBLIC)
- INSTALL 48" CLASS III RCP STORM DRAIN (PUBLIC)
- INSTALL D50=6" RIPRAP THICKNESS=12" OVER 12" TYPE II AGGREGATE BASE
- CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD NO. 224
- CONSTRUCT 5" WIDE SIDEWALK PER CCAUSD NO. 234 (4" THICK W/ 5" TYPE II AGGREGATE BASE)
- CONSTRUCT 5" WIDE TEMPORARY ASPHALT PAVEMENT SIDEWALK
- 5" PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOMEOWNER
- INSTALL 48" RCP NDOT END SECTION PER NDOT DETAIL R-2.3.1
- INSTALL 6" THICK COMPACTED DECOMPOSED GRANITE
- CONSTRUCT 6" CONCRETE OVER 6" TYPE II PATH FOR EMERGENCY VEHICLE ACCESS

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 0C99156

RIVET AND 2" ROUND ALUMINUM DISK IN CONCRETE CYLINDER AT THE SW CORNER OF ALPINE RIDGE WAY & KYLE CANYON RD

ELEVATION=2928.24 US FEET, 892.53 METERS NAVD'83 DATUM

BASIS OF BEARINGS

NORTH 86°52'17" EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER 1/4 OF THE SOUTHEAST QUARTER 1/4 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 160, PAGE 72 OF PLATS.

FLOOD ZONE

PER THE FEMA FIRM PANEL MAP 32003C1750E, DATED SEPTEMBER 27, 2002, THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED UNSHADED ZONE "X", AN UNSHADED ZONE "X" IS LOCATED OUTSIDE THE 0.20% ANNUAL CHANCE FLOODPLAIN.

FLOOD CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT CITY OF LAS VEGAS FOR THIS SUBJECT PROJECT (0255508).

DANIEL S. POLL, P.E. 28179

04/21/22

CALL SOUTHWEST GAS AT 702-651-2111 FOR STANDBY WHEN EXCAVATING OVER OR NEAR HIGH PRESSURE GAS LINES

tri pointe
HOMES

IRON MOUNTAIN UNIT 1
GRADING PLAN VI

04/21/22

DATE: 04/20/2022

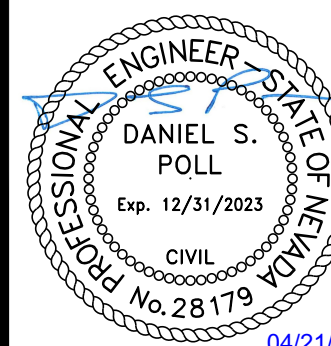
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DESIGNER: ND

CHECKED: OIQ

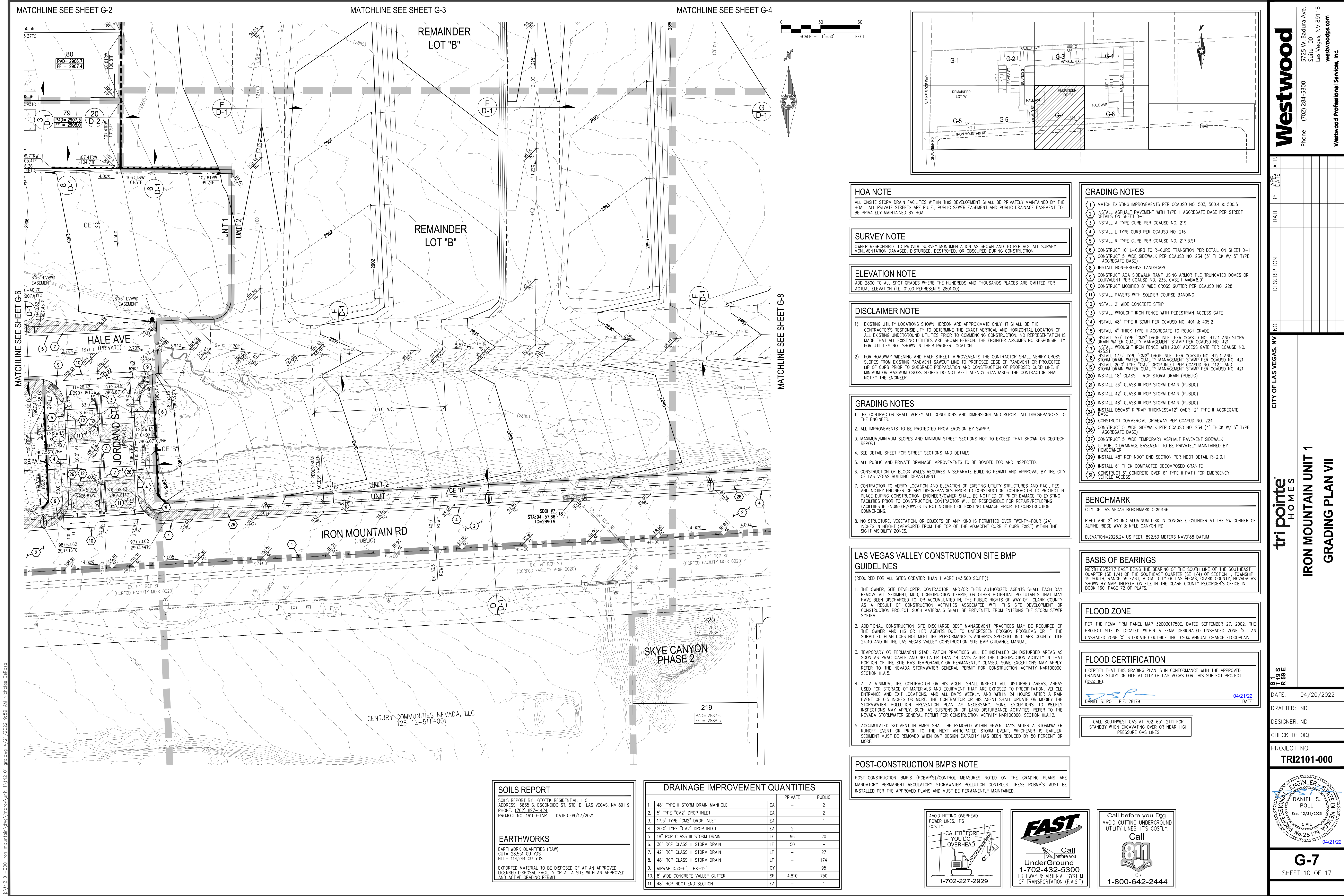
PROJECT NO.

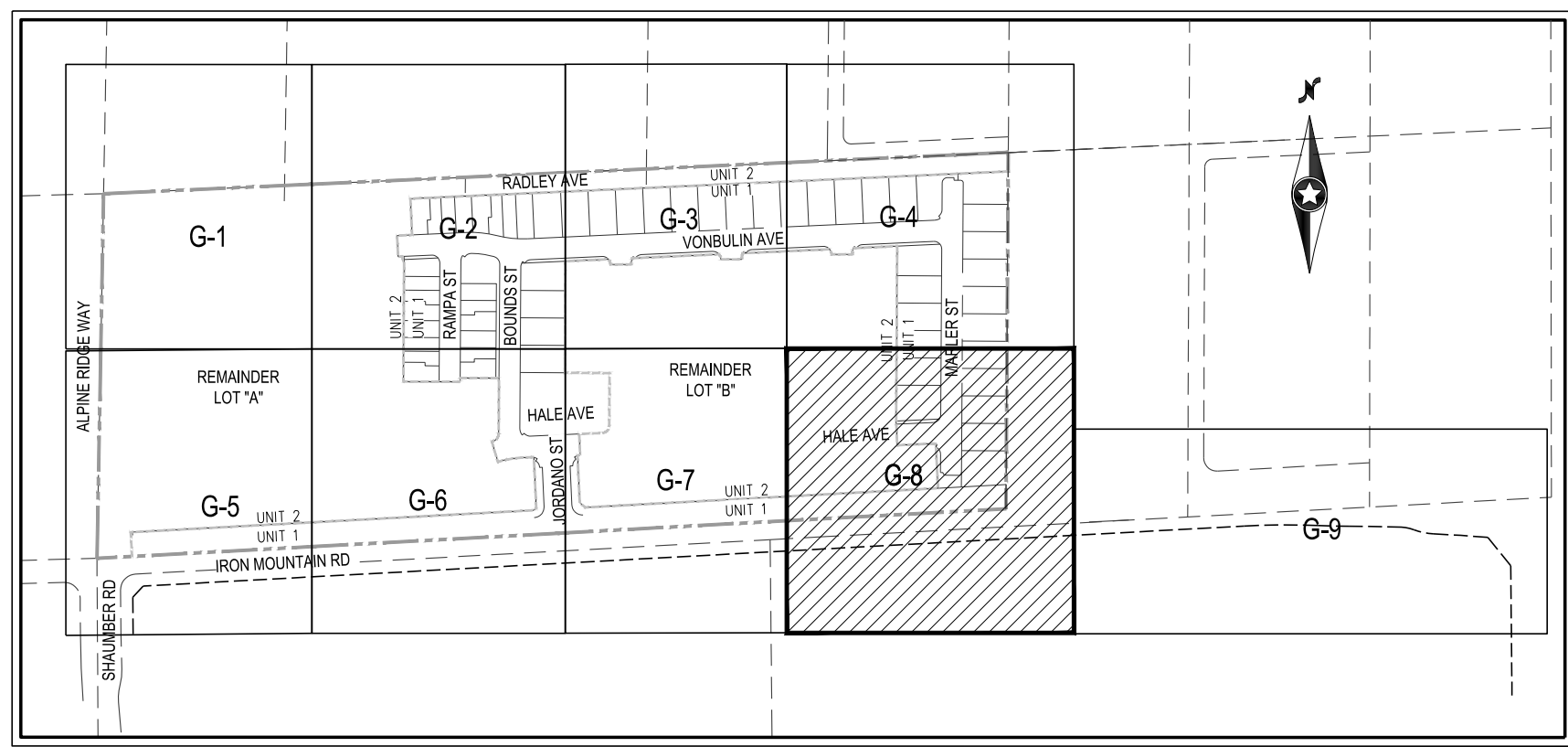
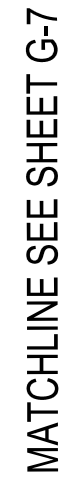
TRI2101-000



G-6

SHEET 9 OF 17





ALL ONSITE STORM DRAIN FACILITIES WITHIN THIS DEVELOPMENT SHALL BE PRIVATELY MAINTAINED BY THE HOA. ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOA.

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

ADD 2800 TO ALL SPOT GRADES WHERE THE HUNDREDS AND THOUSANDS PLACES ARE OMITTED FOR ACTUAL ELEVATION (I.E. 01.00 REPRESENTS 2801.00)

- 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 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 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 PROPOSED 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.

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
2. ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SMPPP.
3. MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
4. SEE DETAIL SHEET FOR STREET SECTIONS AND DETAILS.
5. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
6. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL BY THE CITY OF LAS VEGAS BUILDING DEPARTMENT.
7. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITY STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROTECT IN PLACE DURING CONSTRUCTION. ENGINEER/OWNER SHALL BE NOTIFIED OF PRIOR DAMAGE TO EXISTING FACILITIES PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR/REPLEFING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
8. NO STRUCTURE, VEGATION, OR OBJECTS OF ANY KIND IS PERMITTED OVER TWENTY-FOUR (24) INCHES IN HEIGHT MEASURED FROM THE TOP OF THE ADJACENT CURB IF CURB EXISTS) WITHIN THE RIGHT-OF-WAY. SIGNAGE, ZONES, OR OBJECTS OF ANY KIND IS PERMITTED OVER TWENTY-FOUR (24) INCHES IN HEIGHT MEASURED FROM THE TOP OF THE ADJACENT CURB IF CURB EXISTS) WITHIN THE RIGHT-OF-WAY.

(REQUIRED FOR ALL SITES GREATER THAN 1 ACRE (43,560 SQ.FT.))

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DETAILS ON SHEET D-1
- 3 INSTALL A TYPE CURB PER CCASO NO. 219
- 4 INSTALL L TYPE CURB PER CCASO NO. 216
- 5 INSTALL R TYPE CURB PER CCASO NO. 217.3/51
- 6 CONSTRUCT 10' L-CURB TO R-CURB TRANSITION PER DETAIL ON SHEET
D-1
- 7 CONSTRUCT 5' WIDE SIDEWALK PER CCASO NO. 234 (5" THICK W/ 1" TYPE
II AGGREGATE BASE)
- 8 INSTALL NON-EROSIVE LANDSCAPE
- 9 CONSTRUCT ADA SIDEWALK RAMP USING ARROW-BIT TRUNCATED DOMES OR
EQUIVALENT PER CCASO NO. 235, CSE 11 A-B=8.0'
- 10 CONSTRUCT MODIFIED 8" WIDE CROSS GUTTER PER CCASO NO. 228
- 11 INSTALL PAVERS WITH SOLDER COURSE BANDING
- 12 INSTALL 2" WIDE CONCRETE STRIP
- 13 INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS GATE
- 14 INSTALL 48" TYPE II 50MM PER CCASO NO. 401 & 405.2
- 15 INSTALL 4" THICK TYPE II AGGREGATE TO ROUGH GRADE
- 16 INSTALL 5.0" TYPE "CM2" DROP INLET PER CCASO NO. 412.1 AND STORM
DRAIN WATER QUALITY MANAGEMENT STAMP PER CCASO NO. 421
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HOMEOWNER
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CITY OF LAS VEGAS BENCHMARK OC99156

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PER THE FEMA FIRM PANEL MAP 32003C1750E, DATED SEPTEMBER 27, 2002.
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UNSHADED ZONE 'X' IS LOCATED OUTSIDE THE 0.20% ANNUAL CHANCE FLOODPLAIN

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT CITY OF LAS VEGAS FOR THIS SUBJECT PROJECT (DS5508).


DANIEL S. POLL, P.E. 28179

CALL SOUTHWEST GAS AT 702-651-2111 FOR
STANDBY WHEN EXCAVATING OVER OR NEAR HIGH
PRESSURE GAS LINES

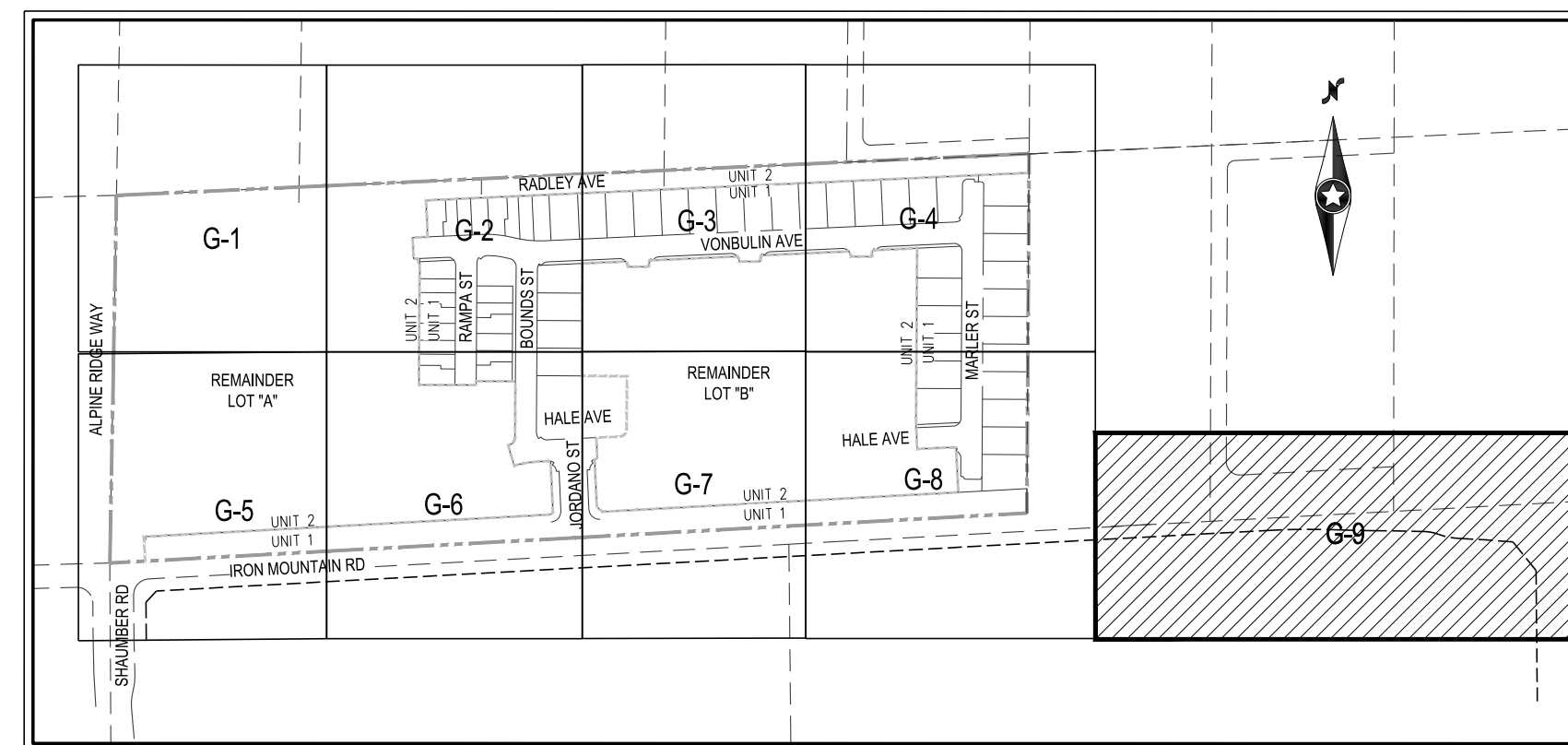
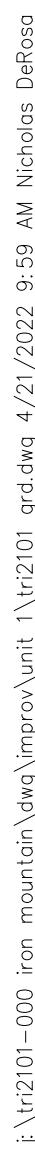
FAST

Call
before you

UnderGround
1-702-432-5300
FREeway & ARterial SYSTEM
OF TRANSPORTATION (F.A.S.T)

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

DRAINAGE IMPROVEMENT QUANTITIES			
		PRIVATE	PUBLIC
1.	48" TYPE II STORM DRAIN MANHOLE	EA	2
2.	5' TYPE "CM2" DROP INLET	EA	2
3.	17.5' TYPE "CM2" DROP INLET	EA	1
4.	20.0' TYPE "CM2" DROP INLET	EA	2
5.	18" RCP CLASS III STORM DRAIN	LF	96
6.	36" RCP CLASS III STORM DRAIN	LF	50
7.	42" RCP CLASS III STORM DRAIN	LF	27
8.	48" RCP CLASS III STORM DRAIN	LF	174
9.	RIPRAP D50=6", THK=12"	CY	95
10.	8" WIDE CONCRETE VALLEY GUTTER	SF	4,810
11.	48" RCP NDOT END SECTION	EA	1



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

CALL SOUTHWEST GAS AT 702-651-2111 FOR
STANDBY WHEN EXCAVATING OVER OR NEAR HIGH
PRESSURE GAS LINES

SOILS REPORT

SOILS REPORT BY: GEOTEK RESIDENTIAL, LLC
ADDRESS: 6835 S. ESCAMINADO ST. STE B LAS VEGAS, NV 89119
PHONE: (702) 897-1424
PROJECT NO. 16100-LVR DATED 09/17/2021

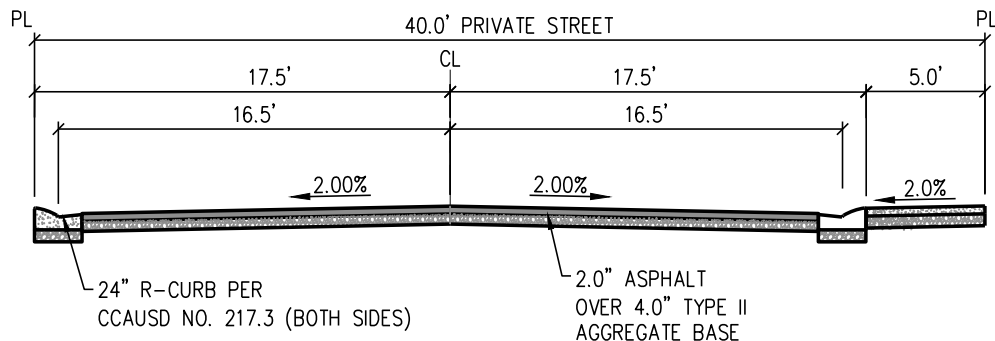
EARTHWORKS

EARTHWORK QUANTITIES (RAW):
CUT= 28,551 CU YDS
FILL= 114,244 CU YDS

EXPORTED MATERIAL TO BE DISPOSED OF AT AN APPROVED
LICENSED DISPOSAL FACILITY OR AT A SITE WITH AN APPROVED
AND ACTIVE GRADING PERMIT

DRAINAGE IMPROVEMENT QUANTITIES			
		PRIVATE	PUBLIC
1.	48" TYPE II STORM DRAIN MANHOLE	EA	2
2.	5" TYPE "CM2" DROP INLET	EA	2
3.	17.5' TYPE "CM2" DROP INLET	EA	1
4.	20.0' TYPE "CM2" DROP INLET	EA	2
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6.	36" RCP CLASS III STORM DRAIN	LF	50
7.	42" RCP CLASS III STORM DRAIN	LF	27
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10.	8' WIDE CONCRETE VALLEY GUTTER	SF	4,810 750
11.	48" RCP NODOT END SECTION	EA	1

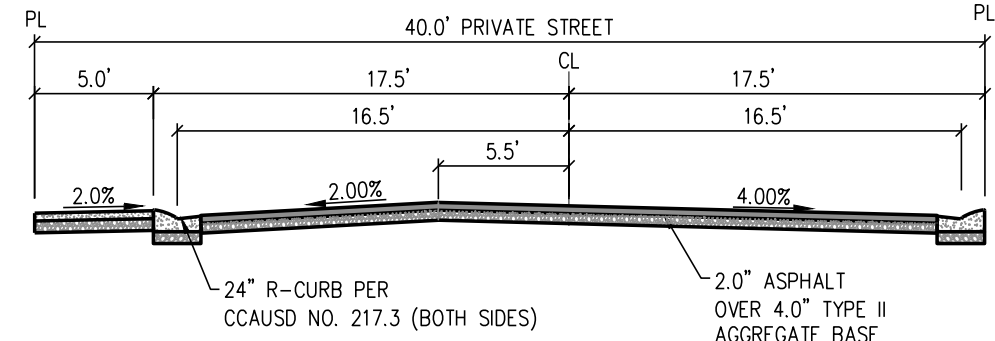
STREET WIDTHS @ 33 FEET (FL TO FL)
PARKING ON BOTH SIDES - 33' FL TO FL REQUIRED



A. 40' PRIVATE STREET SECTION

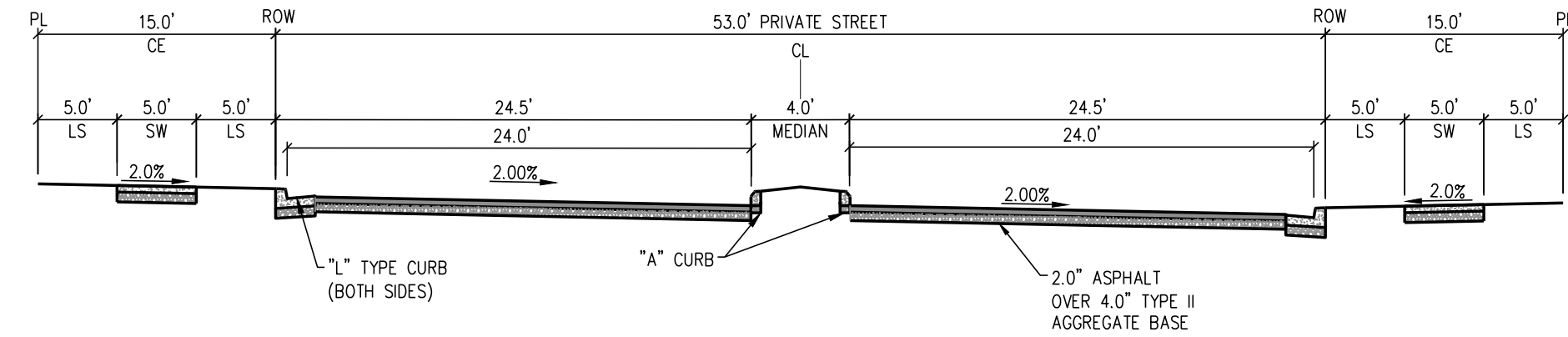
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STREET WIDTHS @ 33 FEET (FL TO FL)
PARKING ON BOTH SIDES - 33' FL TO FL REQUIRED



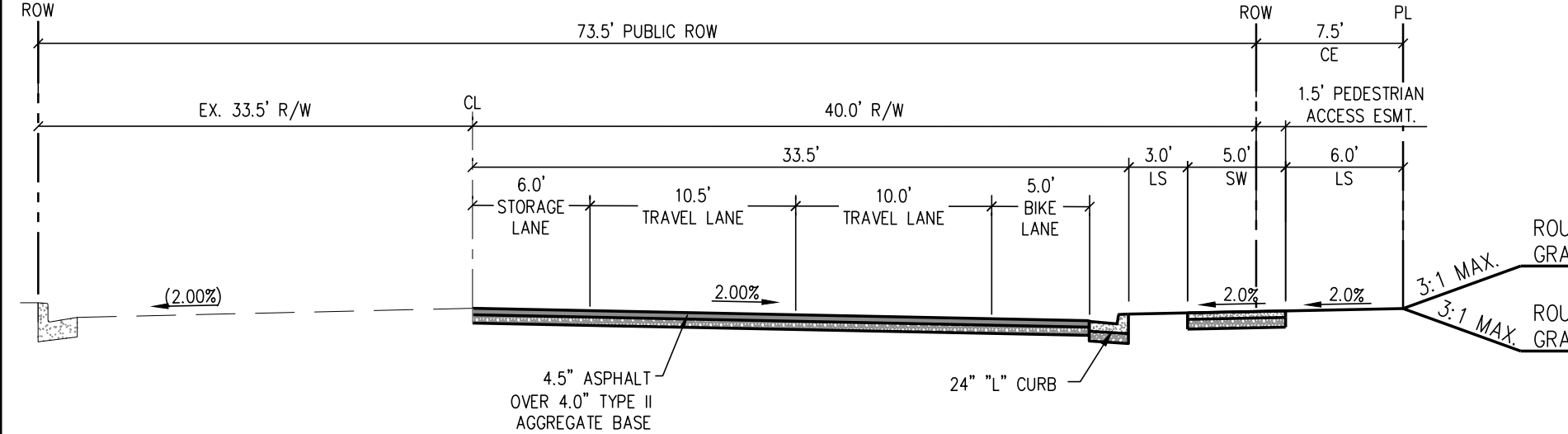
B. 40' PRIVATE STREET SECTION W/ OFFSET CROWN

NOT TO SCALE



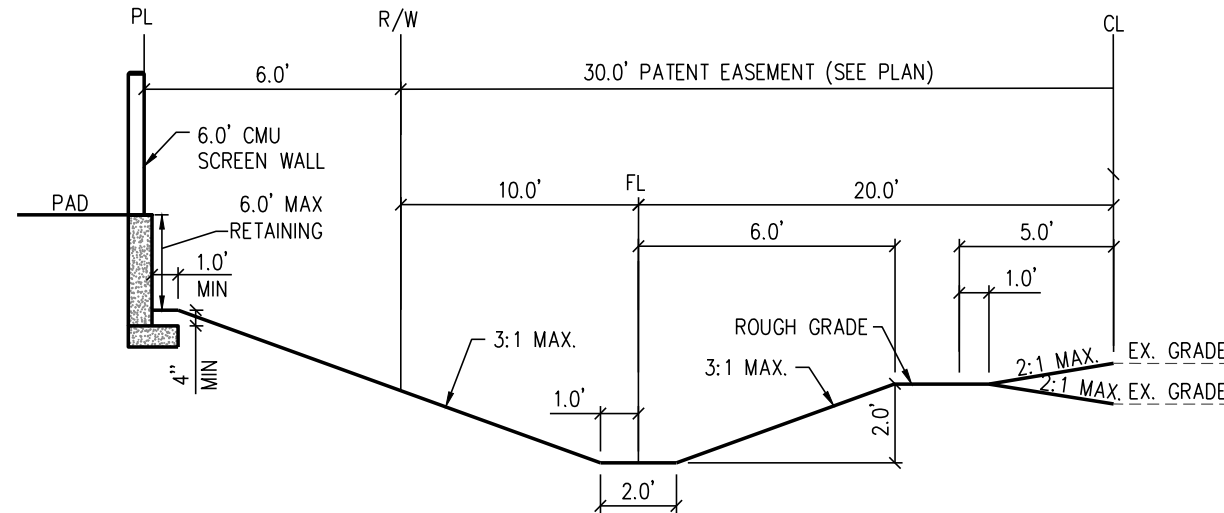
C. 53' PRIVATE GATED NEIGHBORHOOD ENTRY STREET

NOT TO SCALE



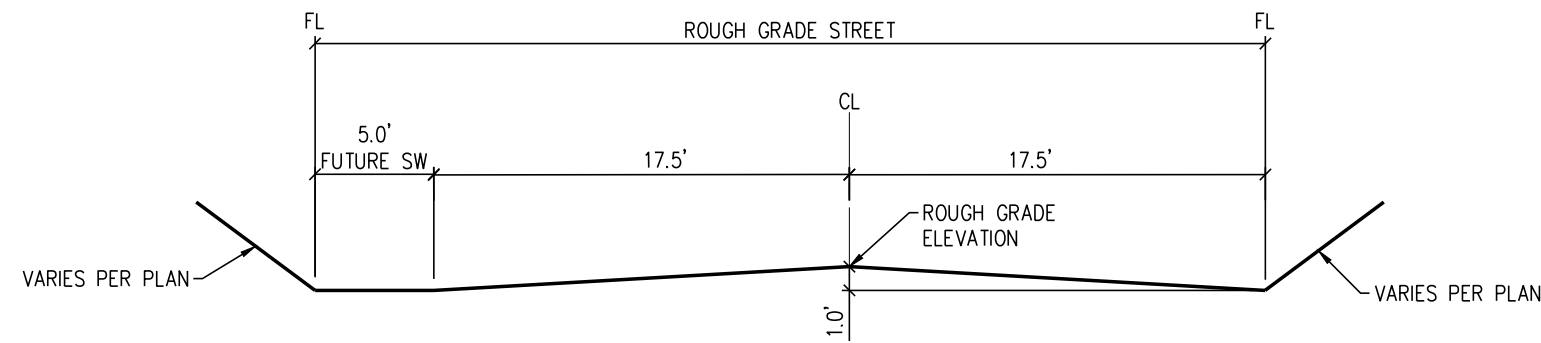
D. IRON MOUNTAIN ROAD SECTION

NOT TO SCALE



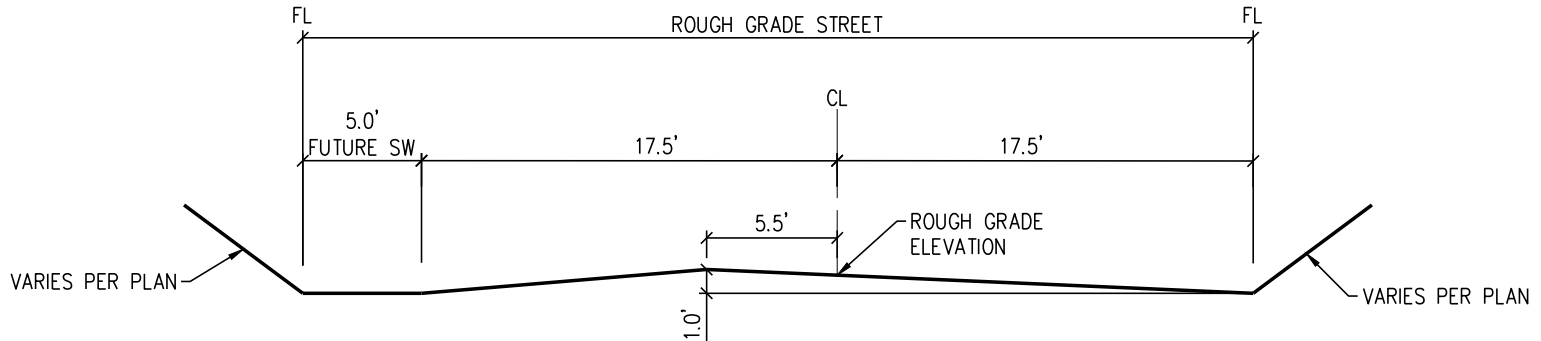
E. RADLEY AVENUE SECTION

NOT TO SCALE



F. ROUGH GRADE STREET SECTION

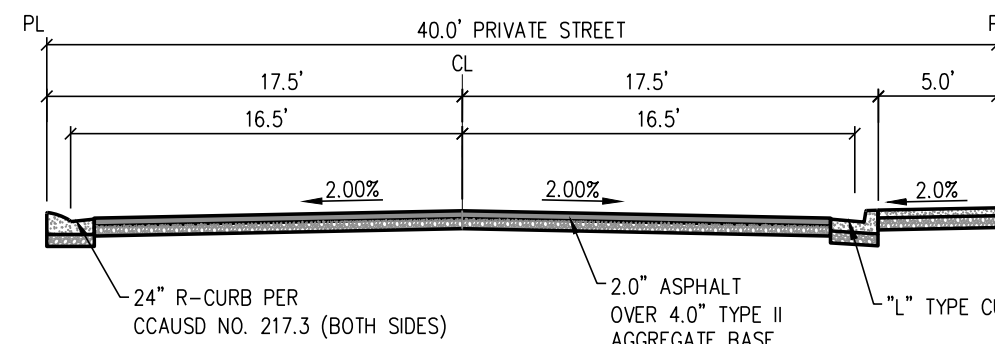
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G. ROUGH GRADE STREET SECTION W/ OFFSET CROWN

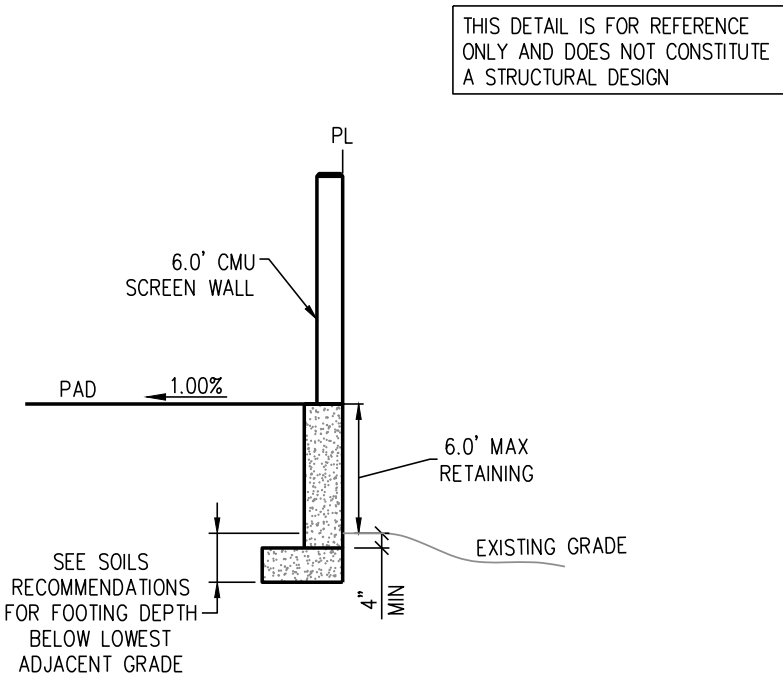
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STREET WIDTHS @ 33 FEET (FL TO FL)
PARKING ON BOTH SIDES - 33' FL TO FL REQUIRED



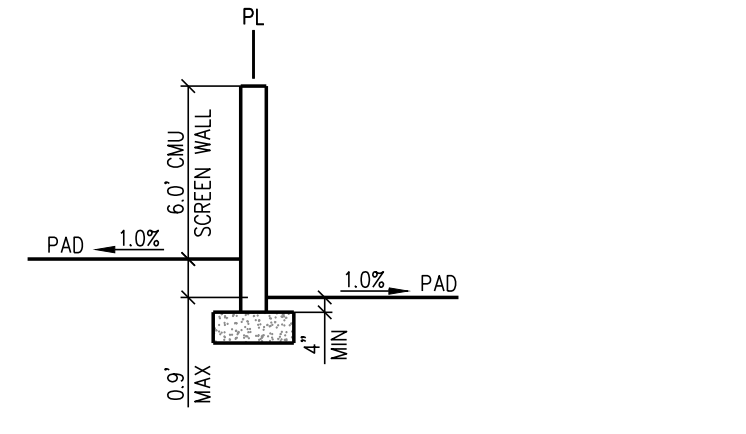
H. 40' PRIVATE STREET SECTION W/ "L" CURB

NOT TO SCALE



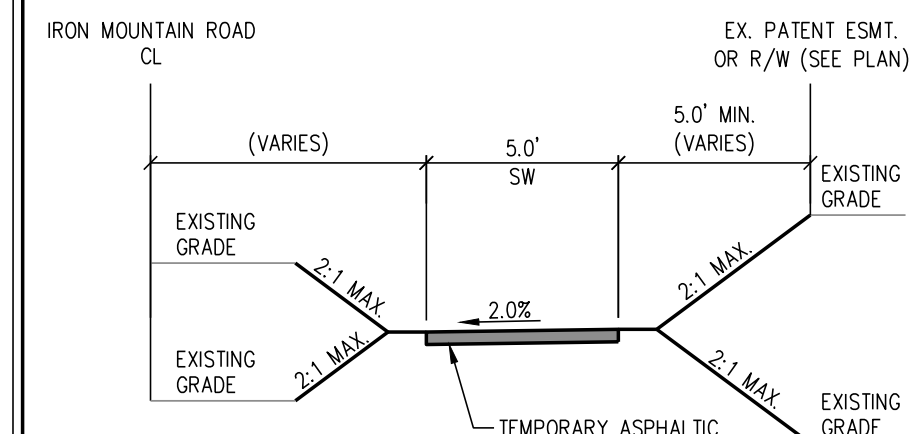
1. WALL SECTION

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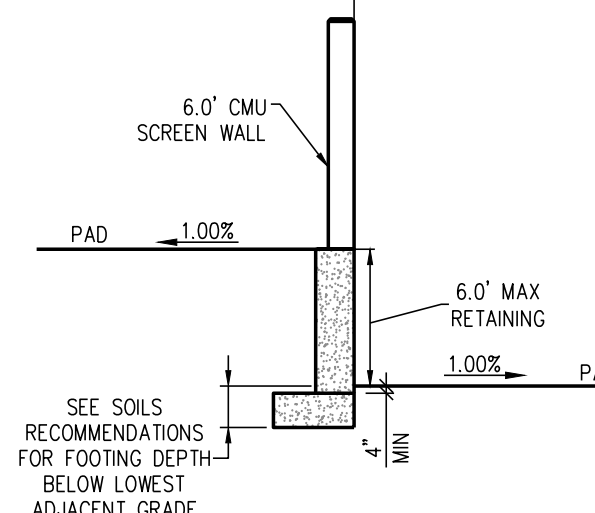
3. WALL SECTION

NOT TO SCALE



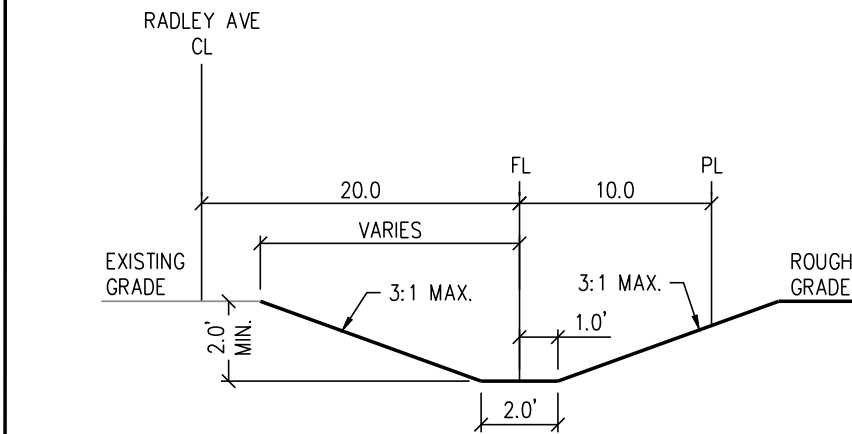
2. TEMPORARY AC SIDEWALK

NOT TO SCALE



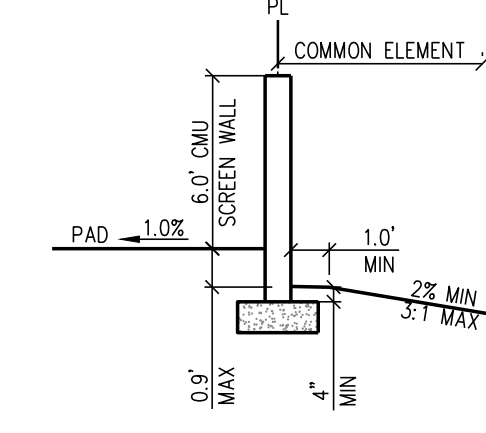
4. WALL SECTION

NOT TO SCALE



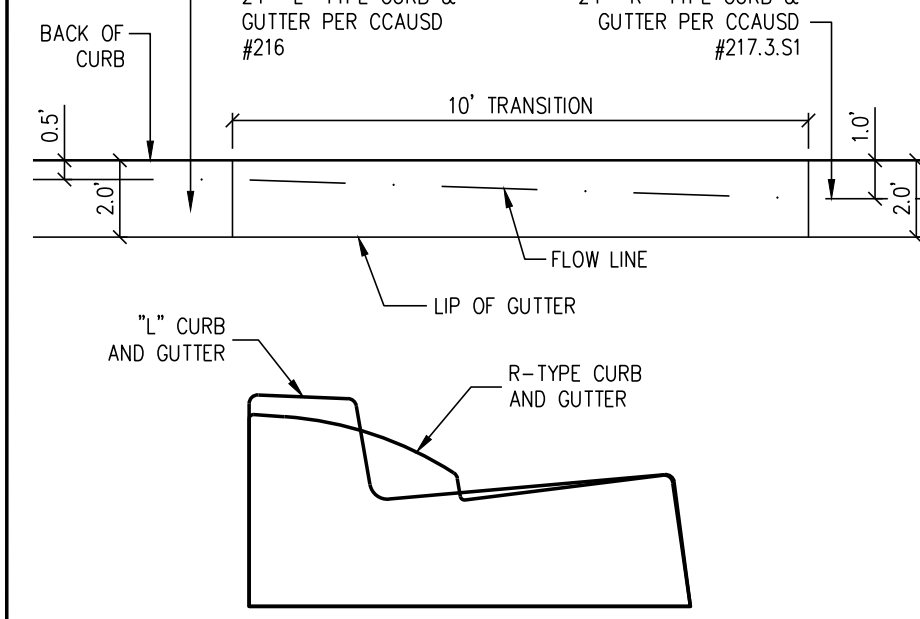
5. TRAPEZOIDAL SWALE

NOT TO SCALE



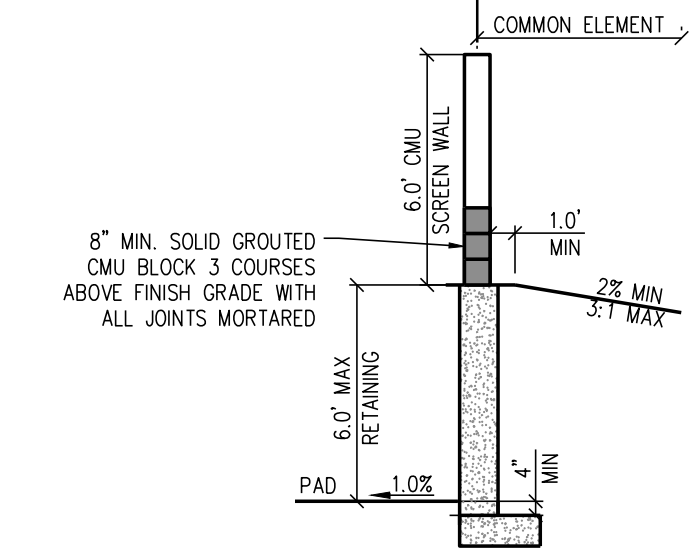
7. WALL SECTION

NOT TO SCALE



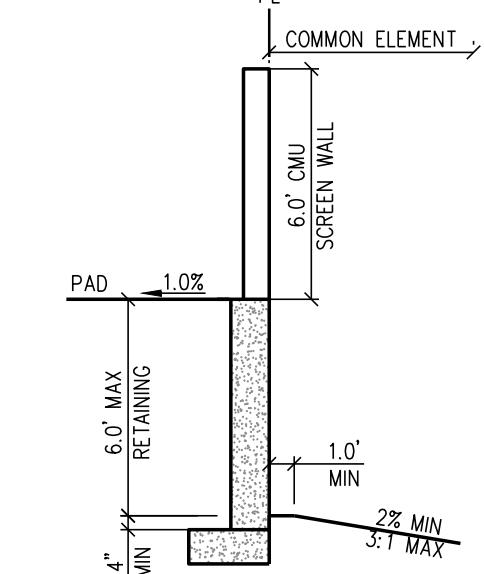
9. "L" CURB & GUTTER TO R-CURB & GUTTER

NOT TO SCALE



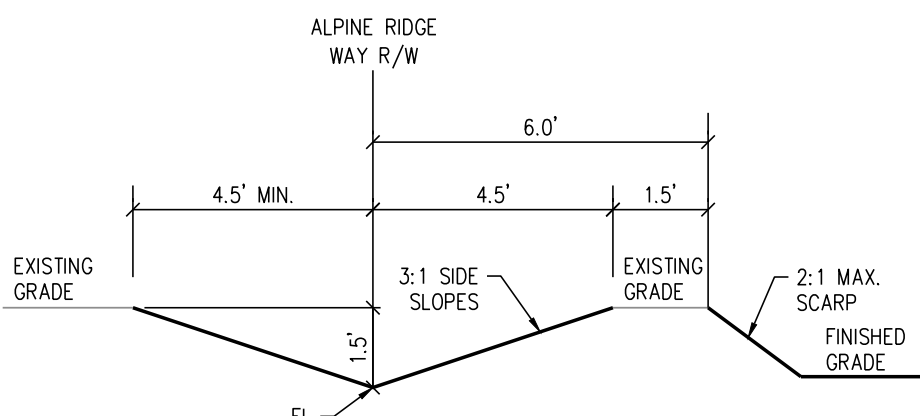
6. WALL SECTION

NOT TO SCALE



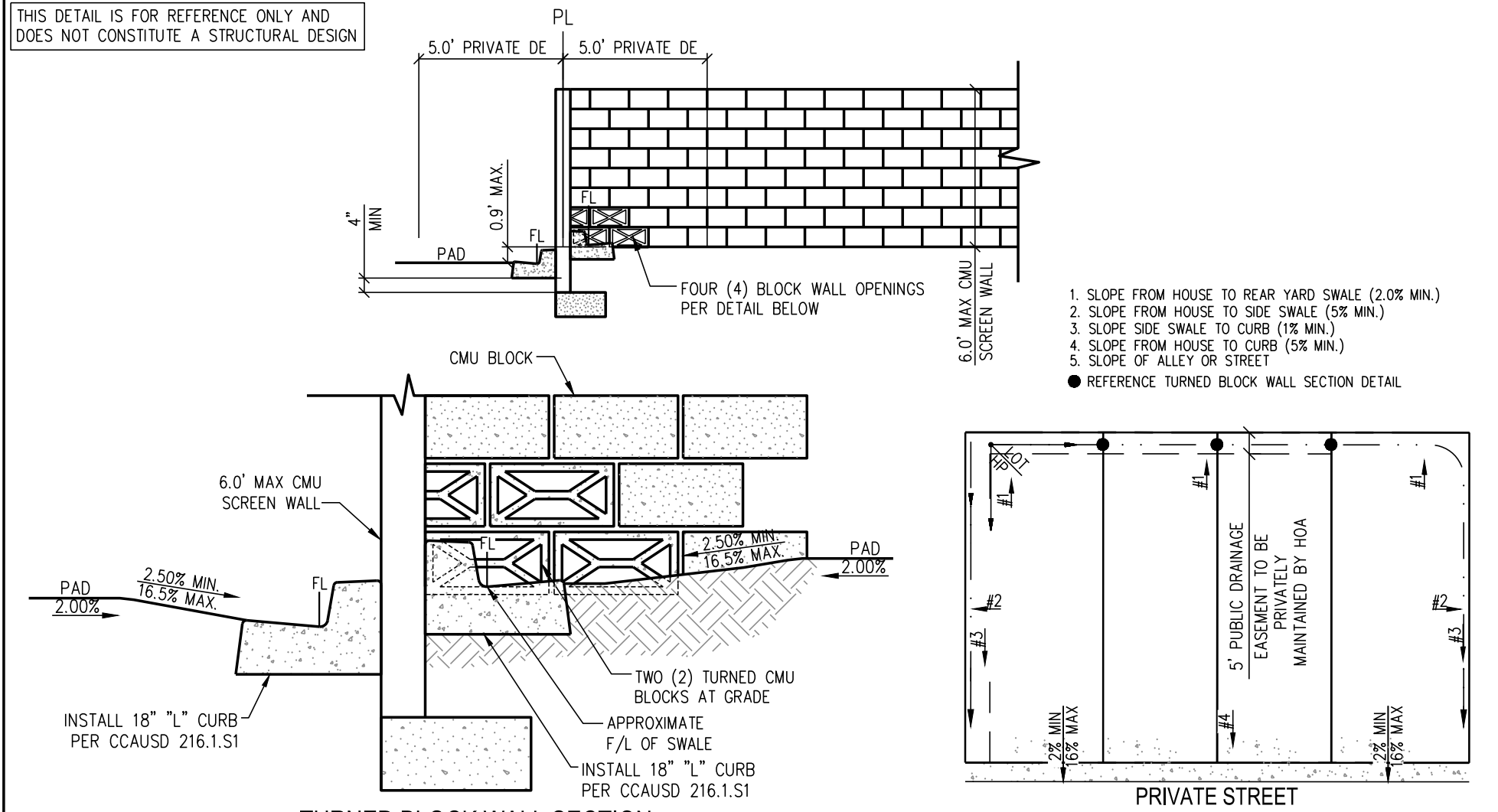
8. WALL SECTION

NOT TO SCALE



10. V-NOTCH SWALE

NOT TO SCALE



11. TYPICAL LOT GRADING FOR TOWNHOMES

NOT TO SCALE



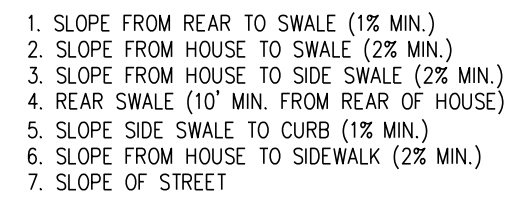
NO.	DESCRIPTION	DATE	BY	APP.

CITY OF LAS VEGAS, NV

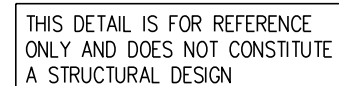
DATE: 04/20/2022
DRAFTER: ND
DESIGNER: ND
CHECKED: OIQ
PROJECT NO.
TRI2101-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
DANIEL S. POLL
Exp. 12/31/2022
No. 28179
04/21/22

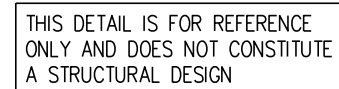
D-1
SHEET 13 OF 17



12. TYPE "A" LOT GRADING



13. 20' SANITARY SEWER EASEMENT



14. PUBLIC DRAINAGE EASEMENT

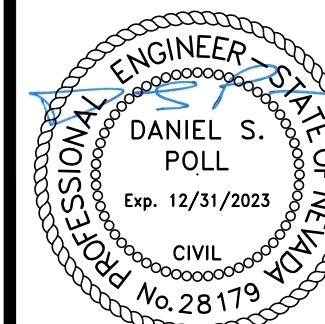


LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES
PROJECT NO. 139879 FIRST APPROVED DATE: _____

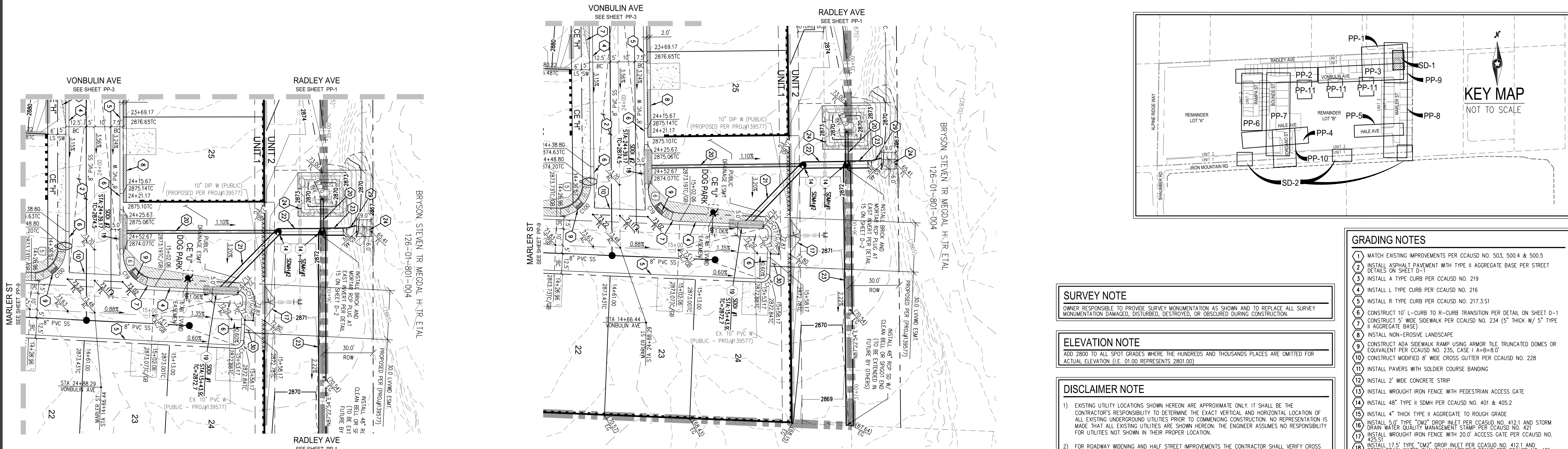


Call before you Dig
AVOID CUTTING UNDERGROUND
UTILITY LINES. IT'S COSTLY

Call
811
OR
1-800-642-2444

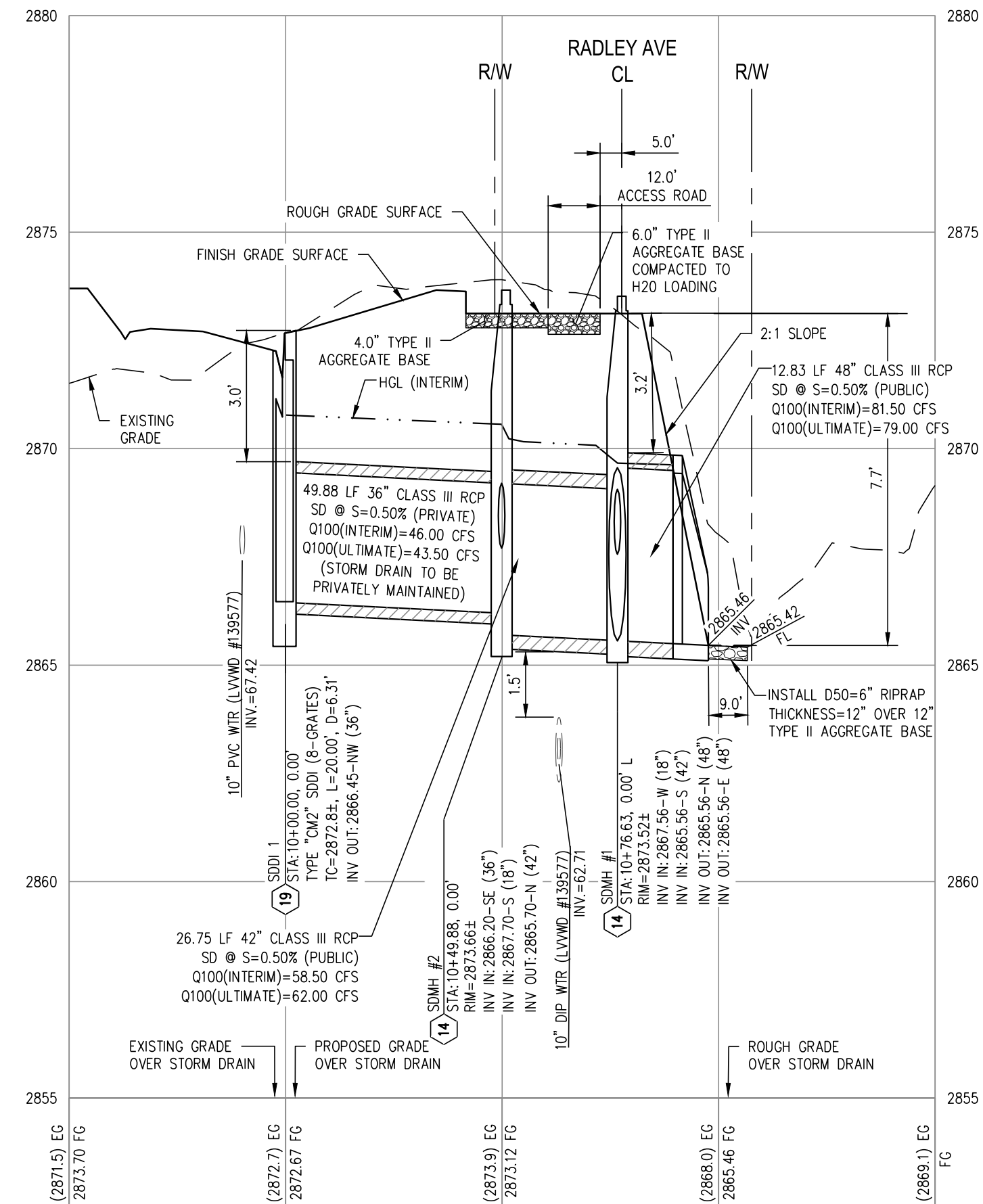


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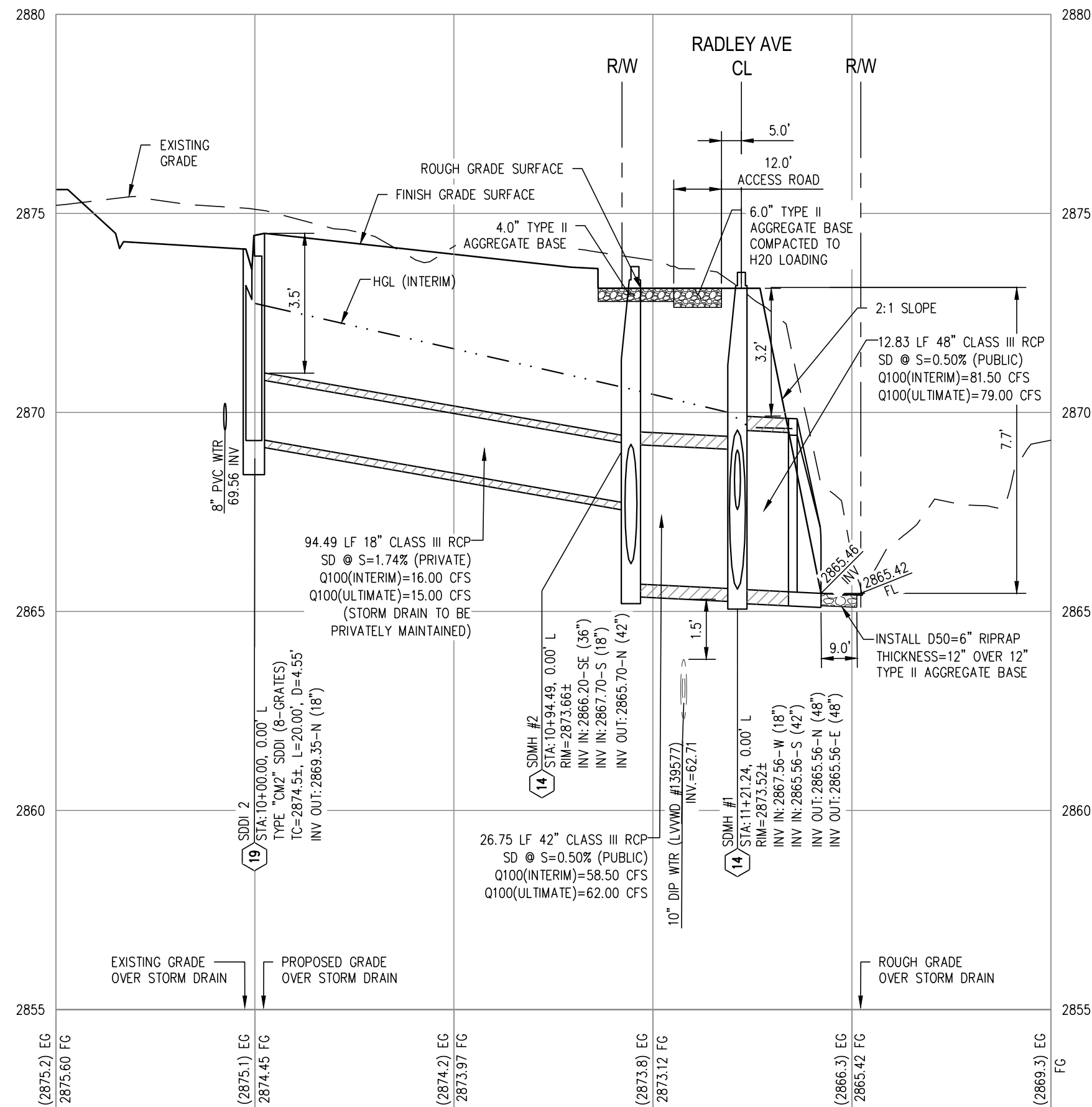


SDDI#1 - PLAN VIEW
(PRIVATE)

SDDI#2 - PLAN VIEW
(PRIVATE)



SDDI #1- PROFILE VIEW
HORIZ: 1" = 30'
VERT: 1" = 30'



SDDI#2 - PROFILE VIEW
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VERT: 1" = 30'

SURVEY NOTE

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ELEVATION NOTE

ADD 2800 TO ALL SPOT GRADES WHERE THE HUNDREDS AND THOUSANDS PLACES ARE OMITTED FOR ACTUAL ELEVATION (I.E. 01.00 REPRESENTS 2801.00).

DISCLAIMER NOTE

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SEWER NOTES

- FIELD VERIFY INVERT, SAWCUT & CONNECT TO EXISTING SEWER LINE.
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- INSTALL 8" PVC SANITARY SEWER PIPE (PUBLIC).
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- INSTALL 4" SD35 PVC SEWER LATERAL TO FUTURE LOT PER DCSWCS SD-20 & SD-23.
- INSTALL 8" SANITARY SEWER CAP.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES
PROJECT NO. 139879 FIRST APPROVED DATE:



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- INSTALL A TYPE CURB PER CCASD NO. 219
- INSTALL L TYPE CURB PER CCASD NO. 216
- INSTALL R TYPE CURB PER CCASD NO. 217.3.51
- CONSTRUCT 10' L-CURB TO R-CURB TRANSITION PER DETAIL ON SHEET D-1
- CONSTRUCT 5' WIDE SIDEWALK PER CCASD NO. 234 (5" THICK W/ 5" TYPE II AGGREGATE BASE)
- INSTALL NON-EROSIVE LANDSCAPE
- CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE, TRUNCATED DOMES OR EQUIVALENT PER CCASD NO. 235, CASE 1 A=B=8.0'
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- INSTALL 2" WIDE CONCRETE STRIP
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- INSTALL 5.0' TYPE "CMZ" DROP INLET PER CCASD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCASD NO. 421
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- INSTALL 36" CLASS III RCP STORM DRAIN (PUBLIC)
- INSTALL 42" CLASS III RCP STORM DRAIN (PUBLIC)
- INSTALL 48" CLASS III RCP STORM DRAIN (PUBLIC)
- INSTALL D50=6" RIPRAP THICKNESS=12" OVER 12" TYPE II AGGREGATE BASE
- CONSTRUCT COMMERCIAL DRIVEWAY PER CCASD NO. 224
- CONSTRUCT 5' WIDE SIDEWALK PER CCASD NO. 234 (4" THICK W/ 5" TYPE II AGGREGATE BASE)
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- 5' PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOMEOWNER
- INSTALL 48" RCP NDOT END SECTION PER NDOT DETAIL R-2.3.1
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- CONSTRUCT 6" CONCRETE OVER 6" TYPE II PATH FOR EMERGENCY VEHICLE ACCESS

BENCHMARK

CITY OF LAS VEGAS BENCHMARK OC99156
PIVOT AND 2" ROUND ALUMINUM DISK IN CONCRETE CYLINDER AT THE SW CORNER OF ALPINE RIDGE WAY & KYLE CANYON RD
ELEVATION=2928.24 US FEET, 892.53 METERS NAVD83 DATUM

BASIS OF BEARINGS

NORTH 86°52'17" EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 19 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 160, PAGE 72 OF PLATS.

SIDEWALK RAMP TABLE

RAMP NUMBER	GRADE (%)	"A" (FT)	"B" (FT)
	"B" TO "A"	MIN.	MIN.
1	-6 TO -5.01	4.5	21.5
2	-5 TO -4.01	4.5	15.0
3	-4 TO -3.01	4.5	12.0
4	-3 TO -2.01	4.5	9.5
5	-2 TO 2	8.0	8.0
6	2.01 TO 3	9.5	4.5
7	3.01 TO 4	12.0	4.5
8	4.01 TO 5	15.0	4.5
9	5.01 TO 6	21.5	4.5

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C14	7.85'	5.00'	90°00'00"	5.00'
C17	7.85'	5.00'	90°00'00"	5.00'
C19	30.39'	20.00'	87°02'48"	18.99'
C100	32.45'	20.00'	92°57'11"	21.06'

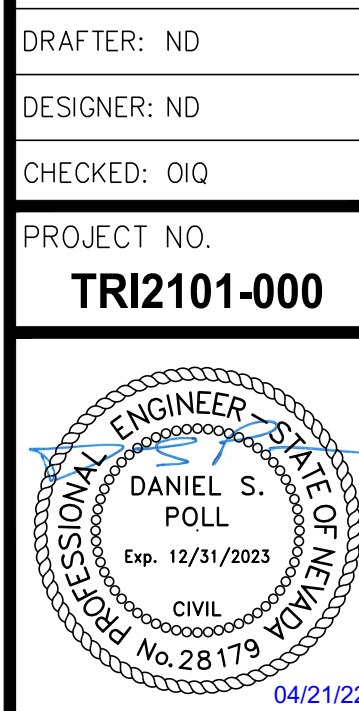
Westwood
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
Phone (702) 284-5300
westwoodpas.com
Westwood Professional Services, Inc.

DATE	BY	APP.
DESCRIPTION	NO.	

CITY OF LAS VEGAS, NV

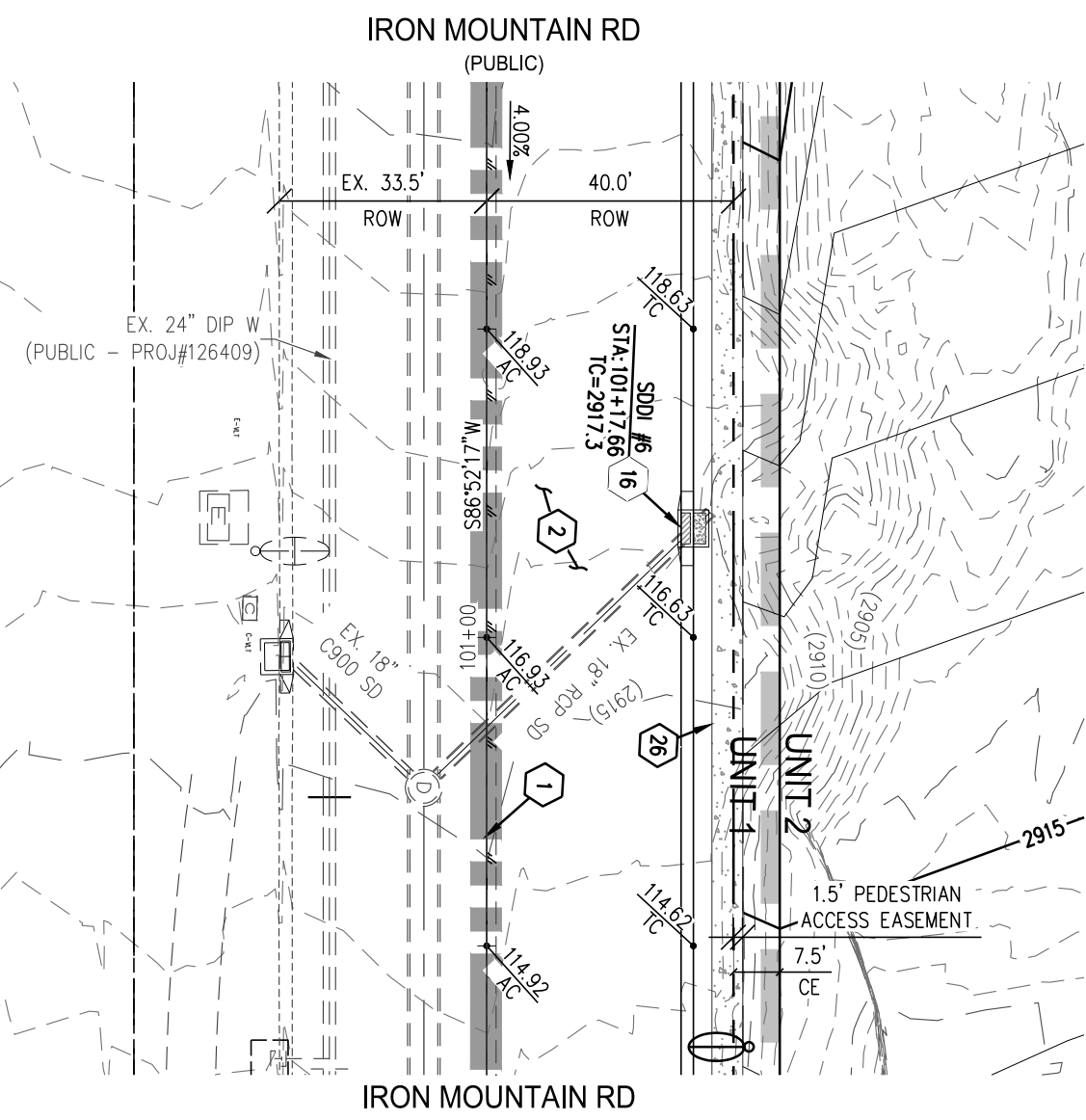
tri pointe
HOMES
IRON MOUNTAIN UNIT 1
PLAN AND PROFILE - SDDI 1 & 2

DATE: 04/20/2022
DRAFTER: ND
DESIGNER: ND
CHECKED: IOQ
PROJECT NO. TRI2101-000

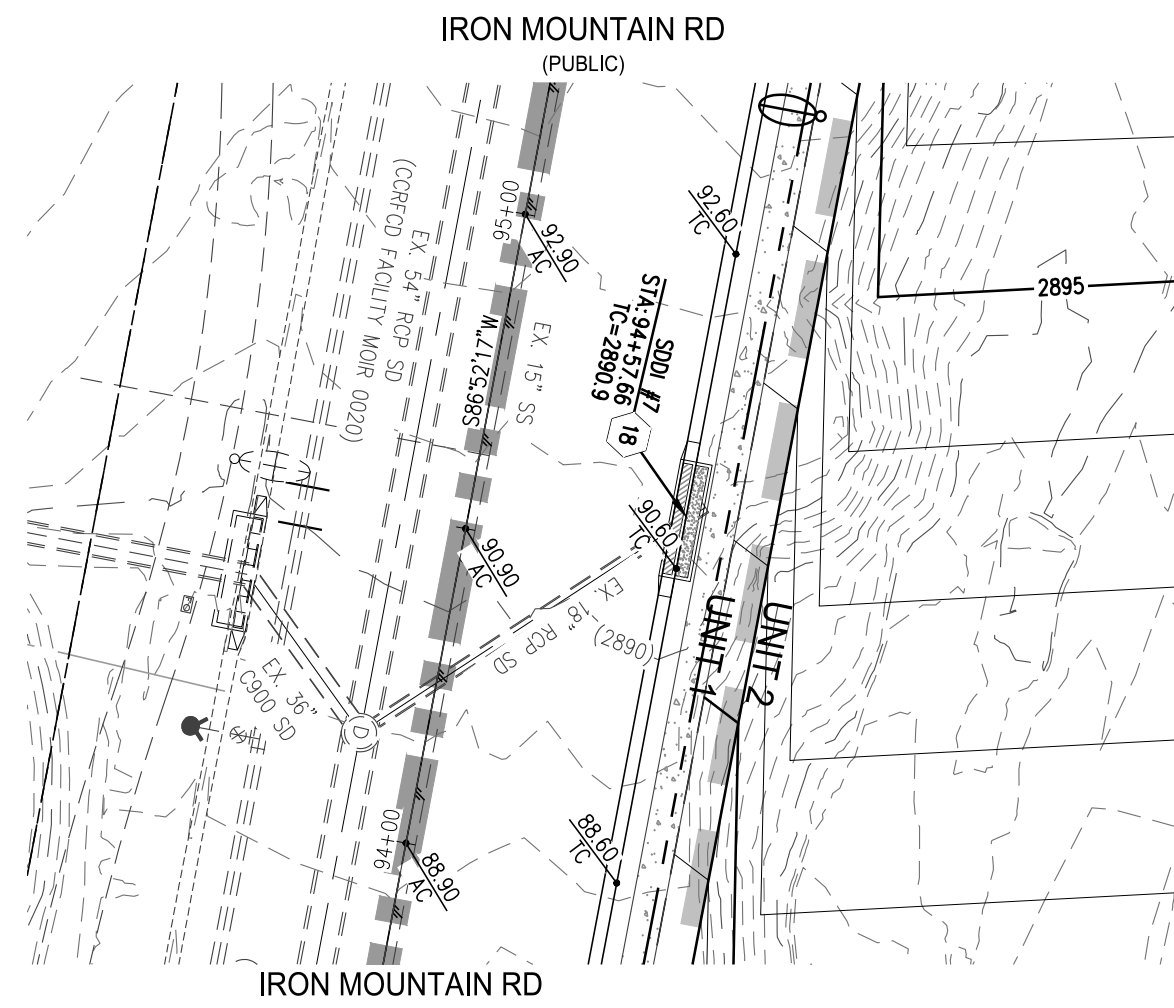
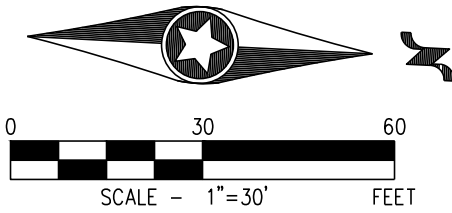


SD-1
SHEET 15 OF 17

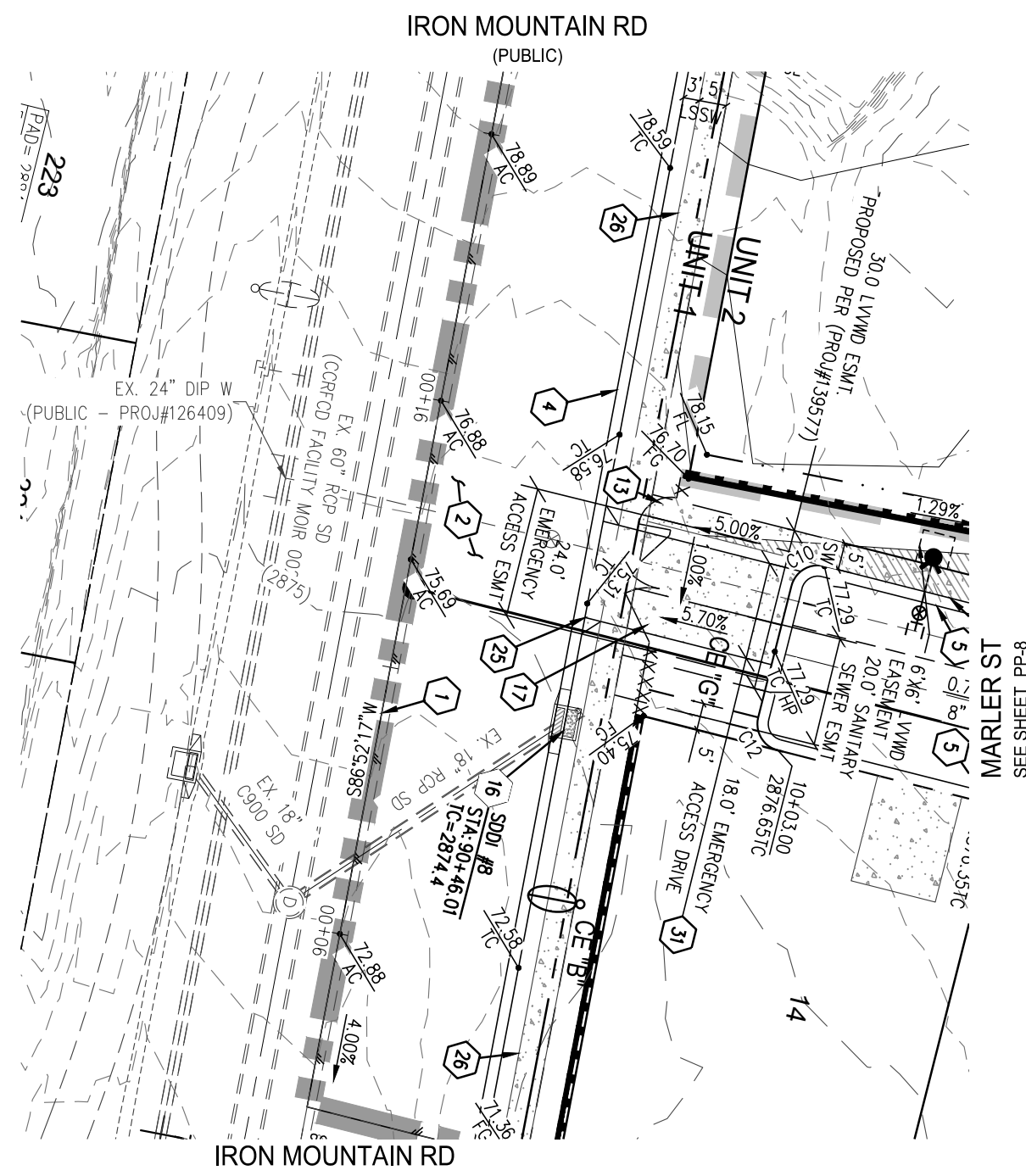
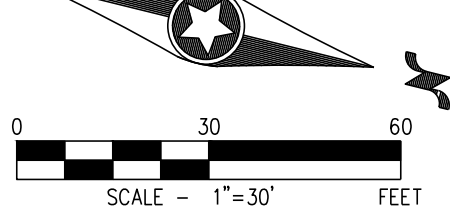
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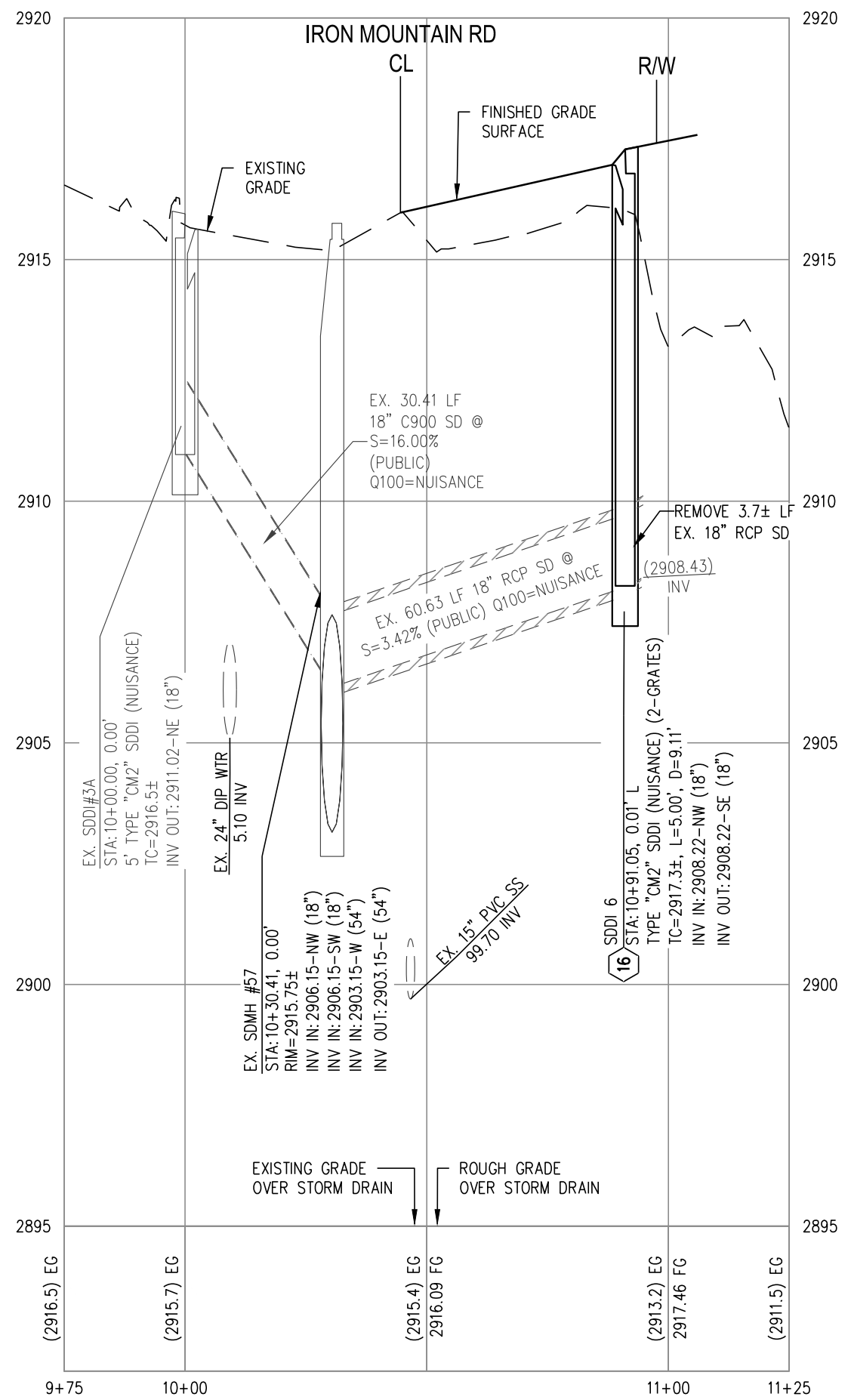
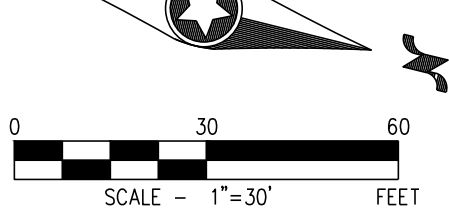
SDDI#6 - PLAN VIEW
(PRIVATE)



SDDI#7 - PLAN VIEW
(PRIVATE)

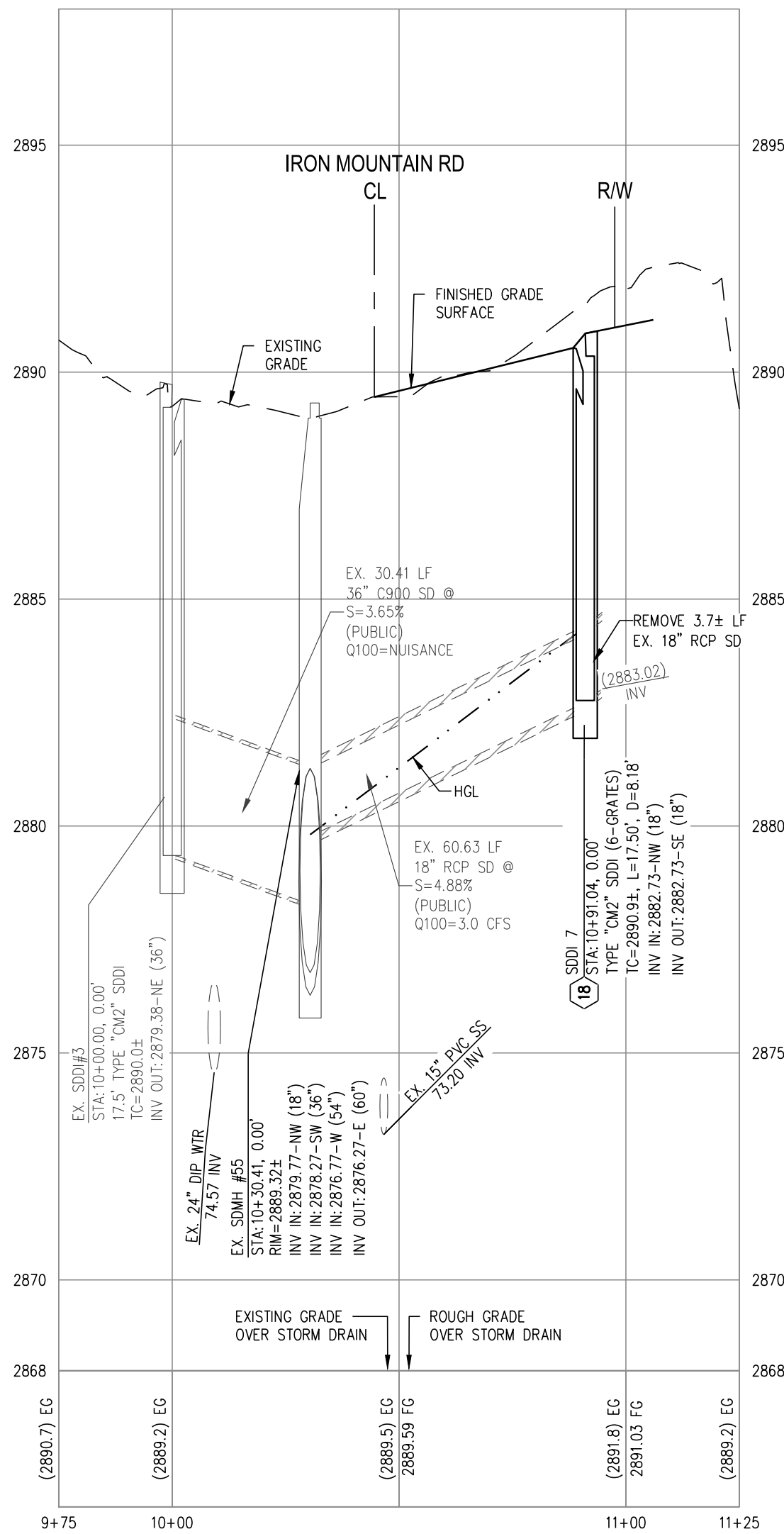


SDDI#8 - PLAN VIEW
(PRIVATE)



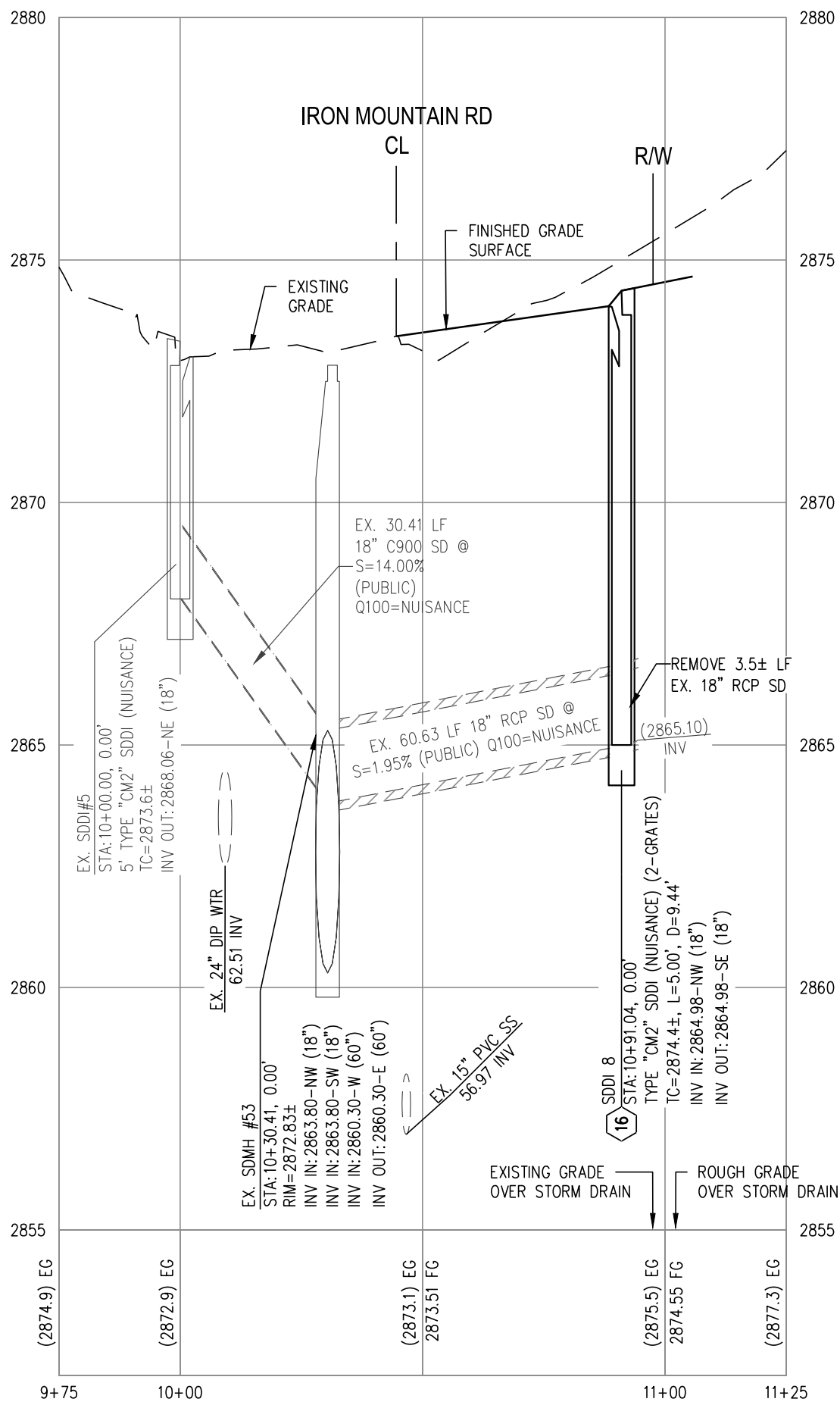
SDDI #6- PROFILE VIEW

HORIZ: 1"=30'
VERT: 1"=30'



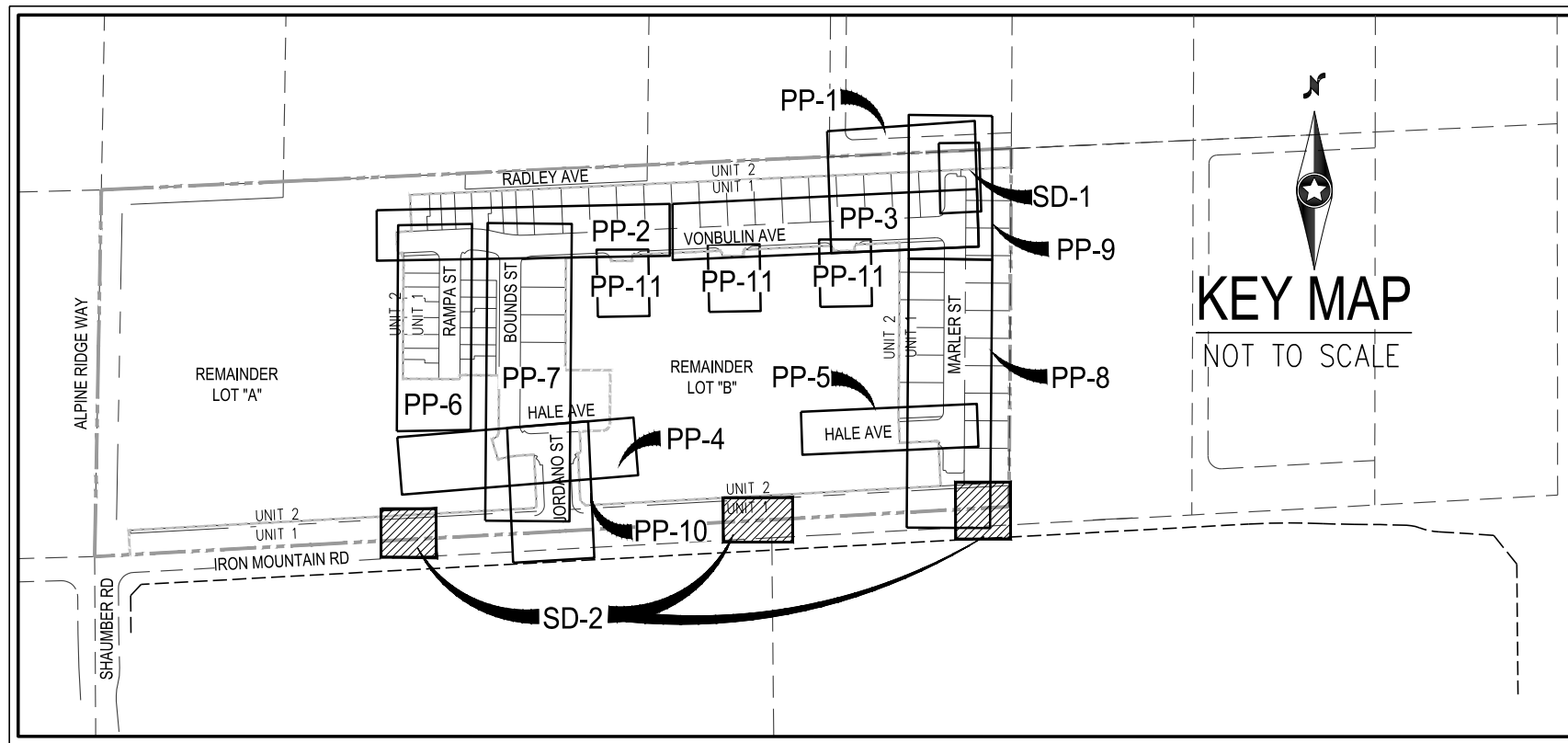
SDDI #7- PROFILE VIEW

HORIZ: 1"=30'
VERT: 1"=30'



SDDI #8- PROFILE VIEW

HORIZ: 1"=30'
VERT: 1"=30'



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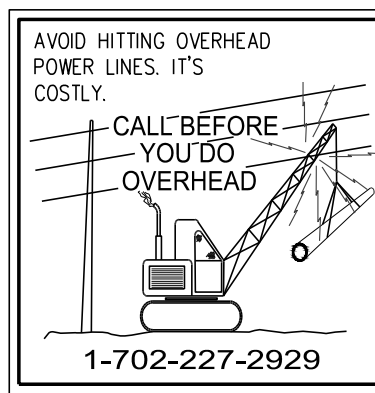
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LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES
PROJECT NO. 139879 FIRST APPROVED DATE:



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CURVE TABLE

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CITY OF LAS VEGAS, NV

trí pointe
HOMES

IRON MOUNTAIN UNIT 1

PLAN AND PROFILE - SDDI 6, 7 & 8

5/1/2022

DATE: 04/20/2022

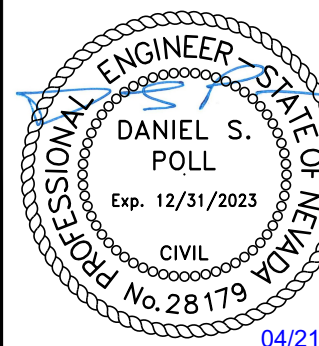
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DESIGNER: ND

CHECKED: OIQ

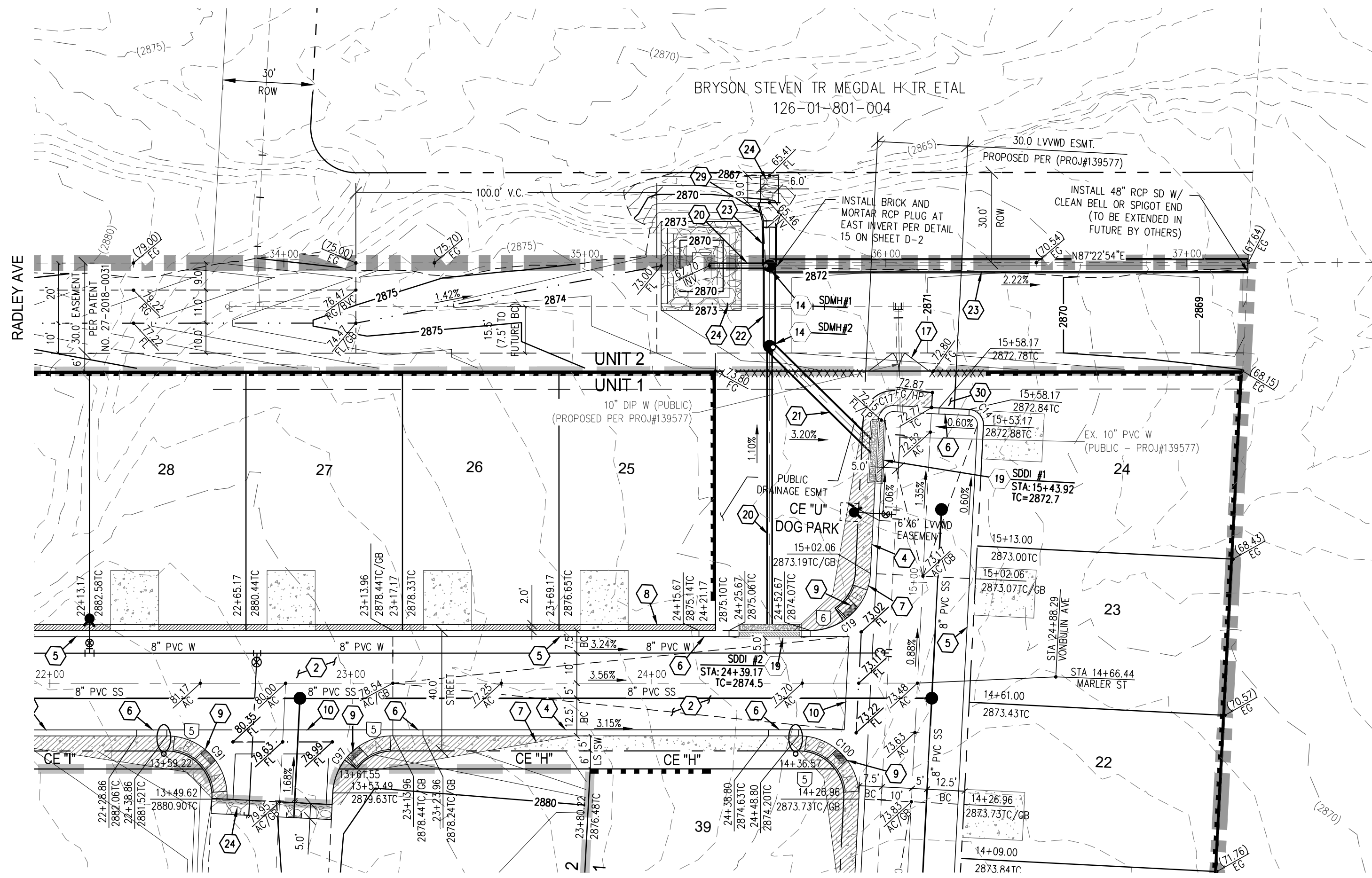
PROJECT NO.

TRI2101-000

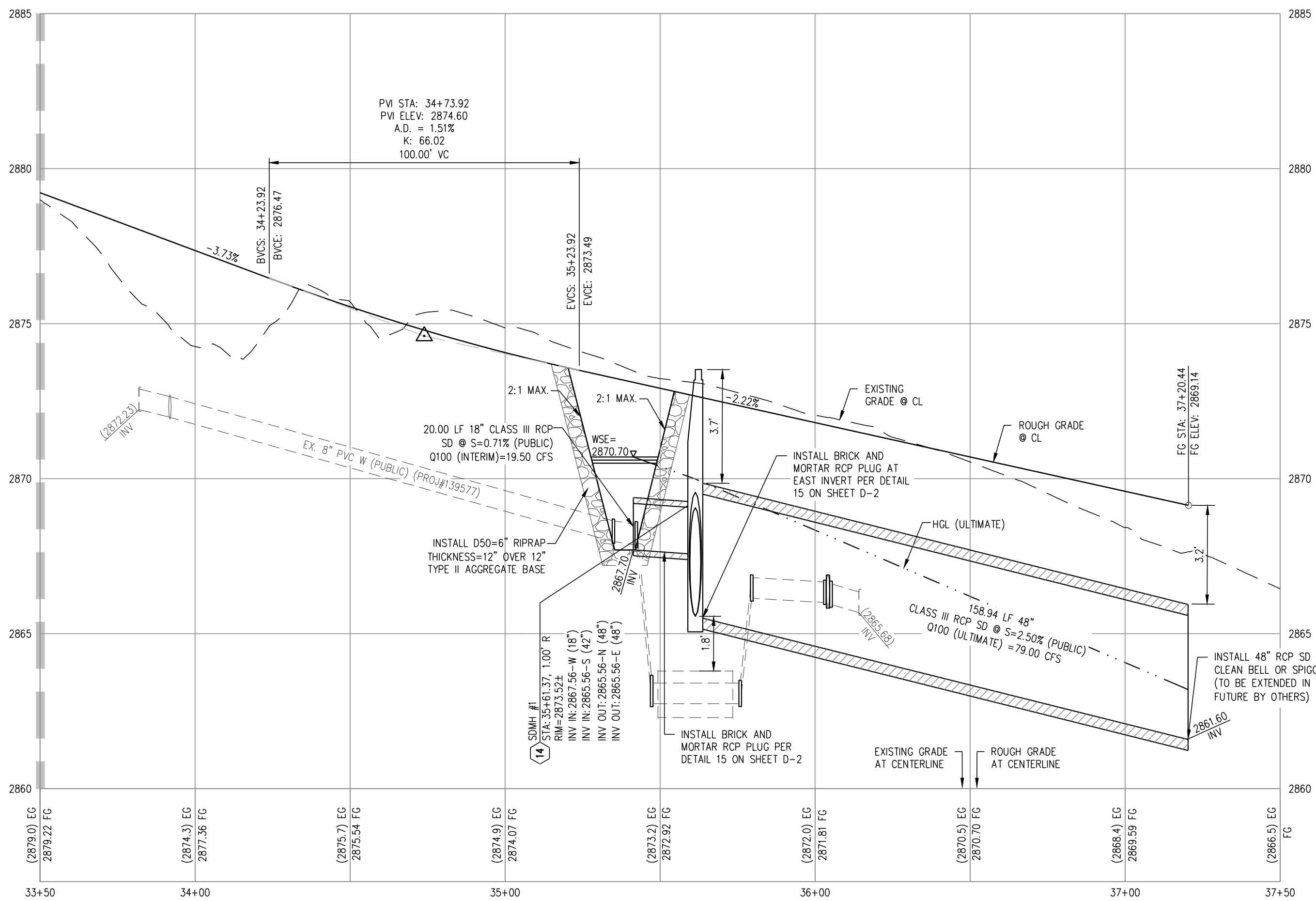


SD-2

SHEET 16 OF 17

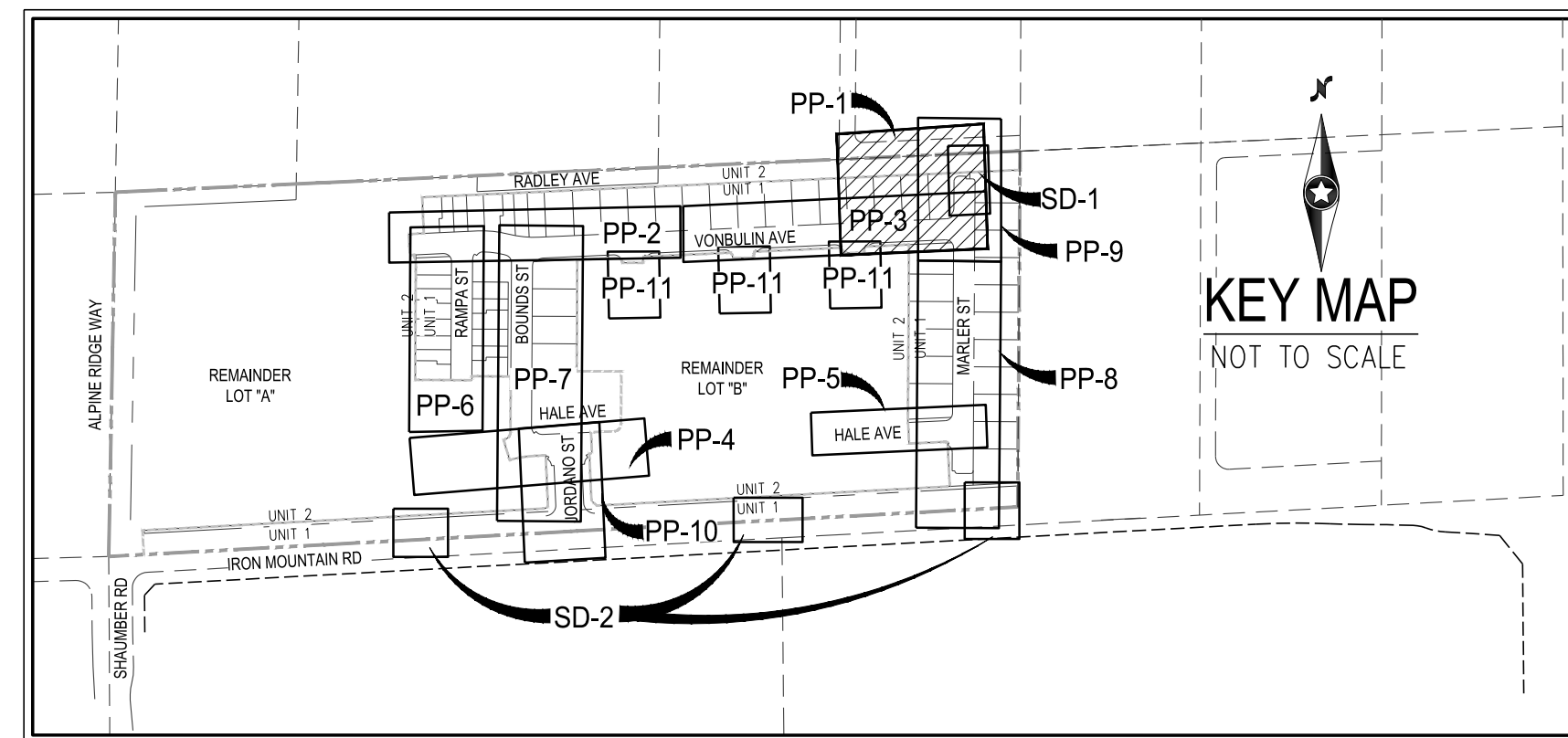
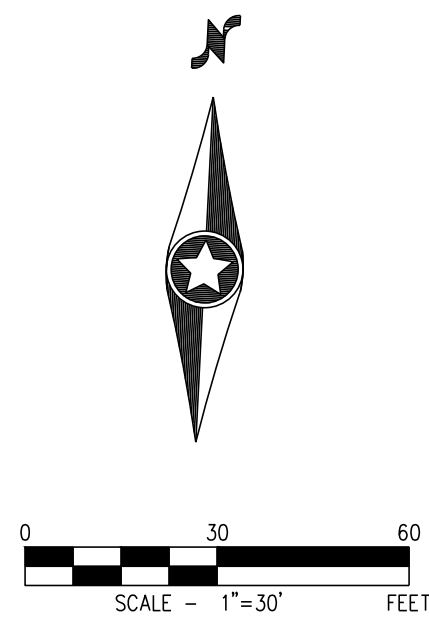


RADLEY AVE- PLAN VIEW
(PRIVATE)



RADLEY AVE- PROFILE VIEW

HORIZ: 1"=30'
VERT: 1"=3'



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ONE OR MORE SEGMENTS OF THE DOWNSTREAM SEWER SYSTEM THAT WILL SERVE THIS PROJECT HAS NOT BEEN COMPLETED AND/OR ACCEPTED FOR MAINTENANCE BY THE CITY OF LAS VEGAS. ANY WORKDONE 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 COMPLETED AND ACCEPTED FOR MAINTENANCE, OR UNTIL SUCH TIME AS THEY ARE DEEMED AVAILABLE FOR SERVICE.

LVWVD NOTE

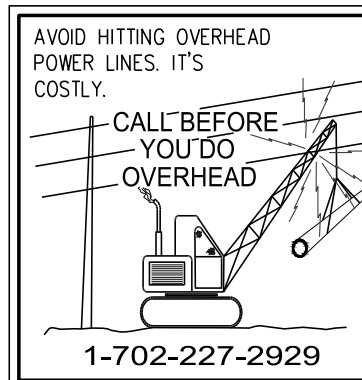
- THE LVWVD CANNOT GUARANTEE A WATERTIGHT SHUTDOWN WHERE CONNECTIONS OR REPAIRS TO EXISTING FACILITIES ARE REQUIRED. THE CONTRACTOR SHALL ENSURE ALL LABOR AND EQUIPMENT IS AVAILABLE TO REMOVE REMAINING WATER. COORDINATION WITH INSPECTION DIVISION MUST TAKE PLACE PRIOR TO ANY TRIAL SHUTDOWN. CONTRACTOR TO INSTALL TEMPORARY SERVICE TO ENSURE PROPER SHUTDOWN IN THE EVENT NO OTHER APPOINTMENTS ARE AVAILABLE.
- MAINTAIN MINIMUM TWENTY-FOUR(24) INCH COVER PER UDACS SECTION 2.08.04. GRADING MUST BE COMPLETED PRIOR TO WATERLINE INSTALLATION.

SEWER NOTES

- FIELD VERIFY INVERT, SAWCUT & CONNECT TO EXISTING SEWER LINE.
- INSTALL WATERTIGHT 48" STANDARD MANHOLE PER DCSWCS SD-1, SD-3, SD-4, SD-5 WITH SINGLE 24" LID.
- INSTALL 8" PVC SANITARY SEWER PIPE (PUBLIC)
- INSTALL 4" SD335 PVC SEWER LATERAL PER DCSWCS SD-20, SD-21, AND SD-23
- INSTALL SANITARY SEWER CLEANOUT WITH TRAFFIC RATED LID IN DRIVEWAY PER DCSWCS SD-24
- MANHOLE SHALL BE CORROSION PROTECTED WITH FIELD APPLIED COATING PER DCSWCS SECTION 3.16.08
- INSTALL 4" SD335 PVC SEWER LATERAL TO FUTURE LOT PER DCSWCS SD-20 & SD-23
- INSTALL 8" SANITARY SEWER CAP

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES
PROJECT NO. 139879 FIRST APPROVED DATE:



GRADING NOTES

- MATCH EXISTING IMPROVEMENTS PER CCAUSD NO. 503, 500.4 & 500.5
- INSTALL 2" ASPHALT PAVEMENT WITH TYPE II AGGREGATE BASE PER STREET DETAILS ON SHEET D-1
- INSTALL A TYPE CURB PER CCAUSD NO. 219
- INSTALL L TYPE CURB PER CCAUSD NO. 216
- INSTALL R TYPE CURB PER CCAUSD NO. 217.3.51
- CONSTRUCT 10' L-CURB TO R-CURB TRANSITION PER DETAIL ON SHEET D-1
- CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (5" THICK W/ 5" TYPE II AGGREGATE BASE)
- INSTALL NON-EROSIVE LANDSCAPE
- CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE, TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE 1 A=B=8'0"
- CONSTRUCT MODIFIED 8' WIDE CROSS GUTTER PER CCAUSD NO. 228
- INSTALL PAVERS WITH SOLDIER COURSE BANDING
- INSTALL 2' WIDE CONCRETE STRIP
- INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS GATE
- INSTALL 48" TYPE II SDMH PER CCAUSD NO. 401 & 405.2
- INSTALL 4" THICK TYPE II AGGREGATE TO ROUGH GRADE
- INSTALL 5.0' TYPE "CMZ" DROP INLET PER CCAUSD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421
- INSTALL WROUGHT IRON FENCE WITH 20'0" ACCESS GATE PER CCAUSD NO. 421
- INSTALL 17.5' TYPE "CMZ" DROP INLET PER CCAUSD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421
- INSTALL 20'0" TYPE "CMZ" DROP INLET PER CCAUSD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421
- INSTALL 18" CLASS III RCP STORM DRAIN (PUBLIC)
- INSTALL 36" CLASS III RCP STORM DRAIN (PUBLIC)
- INSTALL 42" CLASS III RCP STORM DRAIN (PUBLIC)
- INSTALL 48" CLASS III RCP STORM DRAIN (PUBLIC)
- INSTALL D50=6" RIPRAP THICKNESS=12" OVER 12" TYPE II AGGREGATE BASE
- CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD NO. 224
- CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (4" THICK W/ 5" TYPE II AGGREGATE BASE)
- CONSTRUCT 5' WIDE TEMPORARY ASPHALT PAVEMENT SIDEWALK
- 5' PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOMEOWNER
- INSTALL 48" RCP NDOT END SECTION PER NDOT DETAIL R-2.3.1
- INSTALL 6" THICK COMPACTED DECOMPOSED GRANITE
- CONSTRUCT 6" CONCRETE OVER 6" TYPE II PATH FOR EMERGENCY VEHICLE ACCESS

BENCHMARK

CITY OF LAS VEGAS BENCHMARK OC9156
PIVOT AND 2" ROUND ALUMINUM DISK IN CONCRETE CYLINDER AT THE SW CORNER OF ALPINE RIDGE WAY & KYLE CANYON RD
ELEVATION=2928.24 US FEET, 892.53 METERS NAVD83 DATUM

BASIS OF BEARINGS

NORTH 86°52'17" EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 160, PAGE 72 OF PLATS.

SIDEWALK RAMP TABLE

RAMP NUMBER	GRADE (%) "B" TO "A"	"A" (FT) MIN.	"B" (FT) MIN.
1	-6 TO -5.01	4.5	21.5
2	-5 TO -4.01	4.5	15.0
3	-4 TO -3.01	4.5	12.0
4	-3 TO -2.01	4.5	9.5
5	-2 TO 2	8.0	8.0
6	2.01 TO 3	9.5	4.5
7	3.01 TO 4	12.0	4.5
8	4.01 TO 5	15.0	4.5
9	5.01 TO 6	21.5	4.5

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C14	7.85'	5.00'	90°00'00"	5.00'
C17	7.85'	5.00'	90°00'00"	5.00'
C19	30.39'	20.00'	87°02'48"	18.99'
C91	32.45'	20.00'	92°57'11"	21.06'
C97	30.39'	20.00'	87°02'48"	18.99'
C100	32.45'	20.00'	92°57'11"	21.06'

Westwood

5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
Phone (702) 284-5300
westwoodps.com
Westwood Professional Services, Inc.

CITY OF LAS VEGAS, NV

trí pointe
HOMES

IRON MOUNTAIN UNIT 1

PLAN AND PROFILE - RADLEY AVE STA 33+50 TO 37+50

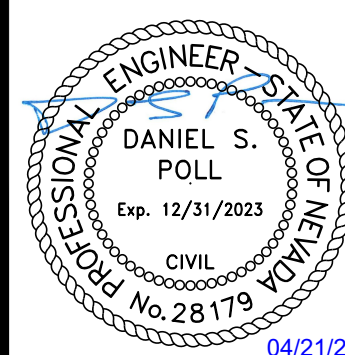
DATE: 04/20/2022

DRAFTER: ND

DESIGNER: ND

CHECKED: OIQ

PROJECT NO.
TRI2101-000



PP-1

SHEET 17 OF 17