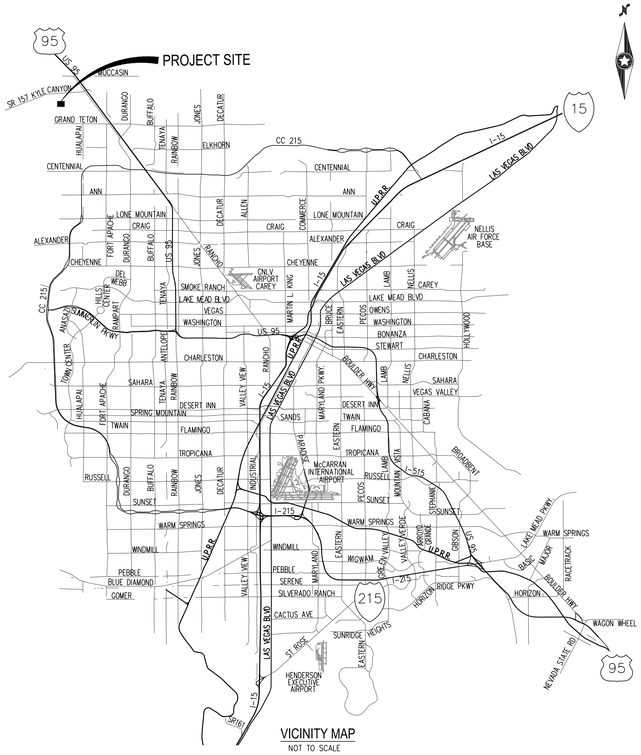

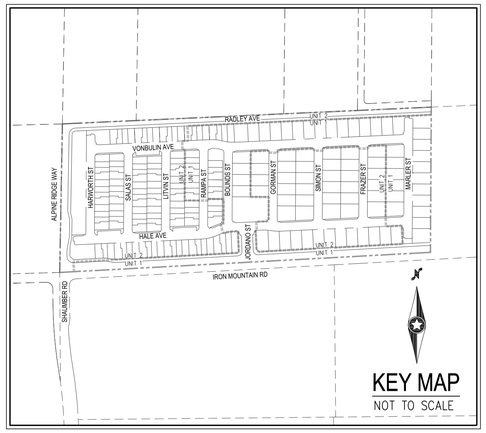

tri pointe HOMES

IMPROVEMENT PLANS FOR IRON MOUNTAIN UNIT 2

CITY OF LAS VEGAS, NEVADA
RESIDENTIAL SUBDIVISION

APN: 126-01-801-010, 126-01-801-011, 126-01-801-012, 126-01-801-013, 126-01-801-014, 126-01-801-015, 126-01-801-016

SHEET INDEX

NO.	Sheet Number	Sheet Title
1	C-1	COVER SHEET
2	C-2	GENERAL NOTES
3	C-3	LEGEND, ABBREVIATIONS, & QUANTITIES
4	G-1	GRADING PLAN I
5	G-2	GRADING PLAN II
6	G-3	GRADING PLAN III
7	G-4	GRADING PLAN IV
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18	PP-4	PLAN AND PROFILE - RADLEY AVE STA 19+00 TO 25+00
19	PP-5	PLAN AND PROFILE - RADLEY AVE STA 25+00 TO 30+50
20	PP-6	PLAN AND PROFILE - RADLEY AVE STA 30+50 TO 34+00
21	PP-7	PLAN AND PROFILE - RADLEY AVE STA 34+00 TO 37+50

APPROVALS

CLV ENGINEERING OFFICE

CLV FIRE & RESCUE

CLV PLANNING DEPARTMENT

CENTRAL TELEPHONE CO. DBA CENTURYLINK — DATE

THE AFFIXED CENTURYLINK APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUES AND / OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES
PROJECT NO. 139879 FIRST APPROVED DATE: _____
LVVWD APPROVED FIRE FLOW 1,500 GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 30 GPM

SHEETS: C-1 THRU C-3, D-2, PP-1 THRU PP-7

NV ENERGY — DATE

NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NV ENERGY RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE FINAL DESIGN IS COMPLETED. THE NEW SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.

SOUTHWEST GAS CORPORATION — SWG UID — DATE

COX COMMUNICATIONS LAS VEGAS, INC. — DATE

BENCHMARK

CITY OF LAS VEGAS BENCHMARK OC991S6

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 (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.

OWNER/DEVELOPER

TRI POINTE HOMES NEVADA, INC.
4675 W. TECO AVE., SUITE 115
LAS VEGAS, NV 89118
PH (702) 614-1400
FX (702) 873-6881
CONTACT: JIM JORDANO

ENGINEER

WESTWOOD PROFESSIONAL SERVICES
5725 W. BADURA AVE, SUITE 100
LAS VEGAS, NV 89118
PH: (702) 284-5300
FX: (702) 284-5399
CONTACT: DAN POLL

FEMA FLOOD ZONE INFORMATION

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.

LEGAL DESCRIPTION

(APN: 126-01-801-010):
THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 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;

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO CLARK COUNTY BY DEED RECORDED JUNE 5, 1979, IN BOOK 1066 AS DOCUMENT NO. 1025476, OF OFFICIAL RECORDS.

ALSO KNOWN AS LOT ONE (1), AS DELINEATED ON THAT CERTAIN CERTIFICATE OF LAND DIVISION 54-79, RECORDED JUNE 5, 1979, IN BOOK 1066 AS DOCUMENT NO. 1025475, OF OFFICIAL RECORDS.

TOGETHER WITH;

(APN: 126-01-801-011):
THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 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;

EXCEPTING THEREFROM THOSE PORTIONS AS CONVEYED TO CLARK COUNTY, BY A DEED RECORDED JUNE 5, 1979 IN BOOK 1066 AS DOCUMENT NO. 1025476, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ALSO KNOWN AS LOT TWO (2), OF THAT CERTAIN CERTIFICATE OF LAND DIVISION RECORDED JUNE 5, 1979 AS DOCUMENT NO. 1025475, OF OFFICIAL RECORDS.

TOGETHER WITH;

(APN: 126-01-801-012):
THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 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.

TOGETHER WITH;

(APN: 126-01-801-013):
THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 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;

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO CLARK COUNTY BY THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED AUGUST 1, 1979 IN BOOK 1095 AS INSTRUMENT NO. 1054704, OFFICIAL RECORDS.

ALSO KNOWN AS LOT ONE (1) 1 OF THAT CERTAIN CERTIFICATE OF LAND DIVISION RECORDED JULY 25, 1979 AS DOCUMENT NO. 1050600 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

TOGETHER WITH;

(APN: 126-01-801-014):
THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 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;

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY BY THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED AUGUST 1, 1979, IN BOOK 1095, AS INSTRUMENT NO. 1054704, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.
TOGETHER WITH;

(APN: 126-01-801-015):
THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) IN SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

TOGETHER WITH;

(APN: 126-01-801-016):
THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) 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.

M.O.U. ITEMS

1. 21-0315-TMP1, 8/19/2021
2. MINIMUM STREET WIDTH OF 33' WITH PARKING FOR PARKING ON BOTH SIDES MEASURED TO FACE OF CURB
3. SIDEWALK REQUIRED ON ONE SIDE OF INTERIOR PRIVATE GATED STREETS
4. STREET LIGHTS ON PRIVATE STREETS WITHIN SINGLE FAMILY SUBDIVISIONS SHALL NOT BE REQUIRED
5. DRIVEABLE EMERGENCY ACCESS REDUCED TO 18'

DEVIATIONS FROM STANDARDS

1. VARIANCES PER 21-0315 AND 21-0657:
   - R-TH SETBACKS FOR ATTACHED PRODUCTS (LOTS 83-226):
     - ALLOW 3' FRONT SETBACK
   - ALLOW STUB STREET WHERE CUL-DE-SACS ARE REQUIRED
   - ALLOW MAX. WALL HEIGHT OF 16' WHERE 12' IS ALLOWED
2. ALLOW OFFSET ROAD CROWN

SWPPP NOTE

NOTE: ALL LAND SURFACE AREA DISTURBANCES OVER 1 ACRE REQUIRE A STORMWATER DISCHARGE PERMIT ISSUED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION (NDEP). A PHASED CONSTRUCTION UNIT IN A CONTIGUOUS SUBDIVISION IS CONSIDERED UNDER CONSTRUCTION UNTIL ALL STRIPPED SURFACE AREAS HAVE BEEN COVERED BY PAVING, BUILDING CONSTRUCTION OR PLANTING. A STORMWATER DISCHARGE PERMIT APPLICATION AND ASSOCIATED INFORMATION MAY BE DOWNLOADED FROM THE WEB SITE: HTTP://WWW.STATE.NV.US/BWPC/STORMOI.HTM PROJECTS THAT DISTURB MORE THAN ONE ACRE OF LAND MUST SUBMIT TO NDEP A "NOTICE OF INTENT" FOR INCLUSION UNDER STORMWATER PERMIT NO. NVR100000 ALONG WITH THE APPROPRIATE FILLING FEE.

TOTAL DISTURBED AREA

25.37 ACRES

PROJECT INFORMATION

ACREAGE (GROSS):	= 25.37 AC
ACREAGE (NET):	= 23.2 AC
ACREAGE (NET-NET):	= 23.2 AC
DENSITY (LOTS/NET ACRE):	= 9.74 DU/NET AC
ZONING:	= R-TH
TOTAL NO. OF RESIDENTIAL LOTS	= 226
TOTAL NO. OF COMMON ELEMENTS	= 23
MINIMUM LOT SIZE	= 1,607 SF±
MAXIMUM LOT SIZE	= 5,970 SF±
PROVIDED OPEN SPACE	= 75,903 SF±

EARTHWORK SUMMARY (UNADJUSTED)

CUT	= 27,878 CY.
FILL	= 127,295 CY.
NET (FILL)	= 99,417 CY.

GEOTECHNICAL ENGINEER

PREPARED 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

Digitally signed by Daniel S. Poll, P.E.
Date: 2022.04.21 10:47:32-07'00'

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

tri pointe HOMES

IRON MOUNTAIN UNIT 2

COVER SHEET

S:1 T:19S R:59E

DATE: 04/20/2022
DRAFTER: ND
DESIGNER: ND
CHECKED: OIQ

PROJECT NO.
TRI2101-000

PROFESSIONAL ENGINEER — STATE OF NEVADA — DANIEL S. POLL — Exp. 12/31/2023 — CIVIL — No.28179
04/21/22

C-1
SHEET 1 OF 21

J:\TRI2101-000 Iron mountain\Land\Vantrio\Overall\TRI2101_cvr.dwg 4/20/2022 4:16 PM Nicholas DiRosa

STORMWATER RUNOFF MANAGEMENT

1. STANDARD NOTE NO. 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 OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. STANDARD NOTE NO. 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 CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT'S HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL SECTION 1500 AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
3. STANDARD NOTE NO. 3: TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.5.
4. STANDARD NOTE NO. 4: AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPS WEEKLY, AND WITHIN 24 HOURS AFTER ANY RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.5..
5. STANDARD NOTE NO. 5: ACCUMULATED SEDIMENT IN BMPS SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

REVISED JANUARY 2022

SOUTHWEST GAS CORPORATION GENERAL NOTES

1. IN THE EVENT OF NATURAL GAS EMERGENCIES CALL 911 AND 1-877-860-6020.
2. MINIMUM HORIZONTAL AND VERTICAL CLEARANCES BETWEEN NATURAL GAS FACILITIES AND ANY UNDERGROUND UTILITIES AND/OR STRUCTURES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, STORM DRAIN, COMMUNICATIONS, AND ELECTRIC SHALL BE AT LEAST 12-INCHES OR GREATER AS DICTATED BY LOCAL CODES AND STANDARDS.
   A) ANY DEVIATION FROM SPECIFIED MINIMUM CLEARANCES MUST BE APPROVED BY ALL AFFECTED UTILITIES AND/OR MUNICIPALITIES.
3. FOR VALVE ADJUSTMENT CONTACT 702-528-7881 14 DAYS PRIOR TO CONSTRUCTION.
4. IN THE EVENT OF A NATURAL GAS CONFLICT WITH PROPOSED UTILITIES AND STRUCTURES CONTACT 702-365-2099.
5. FOR STANDBY WHEN EXCAVATING (INCLUDING SAW CUTTING AND PAVEMENT REMOVAL) OVER OR NEAR HIGH PRESSURE GAS LINES CONTACT 702-278-8451 48 HOURS PRIOR TO CONSTRUCTION.

CAUTION: HIGH PRESSURE GAS
CALL SOUTHWEST GAS AT 702-278-8451 FOR STANDBY WHEN EXCAVATING (INCLUDING SAW CUTTING AND PAVEMENT REMOVAL) OVER OR NEAR HIGH PRESSURE GAS LINES 48 HOURS PRIOR TO CONSTRUCTION.

LEGAL DESCRIPTION

(APN: 126-01-801-010):
THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 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;

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO CLARK COUNTY BY DEED RECORDED JUNE 5, 1979, IN BOOK 1066 AS DOCUMENT NO. 1025476, OF OFFICIAL RECORDS.

ALSO KNOWN AS LOT ONE (1), AS DELINEATED ON THAT CERTAIN CERTIFICATE OF LAND DIVISION 54-79, RECORDED JUNE 5, 1979, IN BOOK 1066 AS DOCUMENT NO. 1025475, OF OFFICIAL RECORDS.

TOGETHER WITH;

(APN: 126-01-801-011):
THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 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;

EXCEPTING THEREFROM THOSE PORTIONS AS CONVEYED TO CLARK COUNTY, BY A DEED RECORDED JUNE 5, 1979 IN BOOK 1066 AS DOCUMENT NO. 1025476, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ALSO KNOWN AS LOT TWO (2), OF THAT CERTAIN CERTIFICATE OF LAND DIVISION RECORDED JUNE 5, 1979 AS DOCUMENT NO. 1025475, OF OFFICIAL RECORDS.

TOGETHER WITH;

(APN: 126-01-801-012):
THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 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.

TOGETHER WITH;

(APN: 126-01-801-013):
THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 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;

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO CLARK COUNTY BY THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED AUGUST 1, 1979 IN BOOK 1095 AS INSTRUMENT NO. 1054704, OFFICIAL RECORDS.

ALSO KNOWN AS LOT ONE (1) 1 OF THAT CERTAIN CERTIFICATE OF LAND DIVISION RECORDED JULY 25, 1979 AS DOCUMENT NO. 1050600 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

TOGETHER WITH;

(APN: 126-01-801-014):
THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 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;

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY BY THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED AUGUST 1, 1979, IN BOOK 1095, AS INSTRUMENT NO. 1054704, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.
TOGETHER WITH;

(APN: 126-01-801-015):
THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) IN SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

TOGETHER WITH;

(APN: 126-01-801-016):
THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) 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.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK OC991S6

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 (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.

CITY OF LAS VEGAS SEWER NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS AND THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA, AS AMENDED. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATIONS.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM CONSTRUCTION AS PER PLANS. ANY ADDITIONS, DELETIONS, OR CHANGES SHALL FIRST MEET WITH THE APPROVAL OF THE CITY ENGINEER.
3. CHISEL "S" OR "G" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.
4. POLYVINYL (PVC) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35 SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE II AGGREGATE BASE.
5. ALL MANHOLES PAVED IN STREETS EIGHTY (80') FOOT R/W AND LARGER SHALL HAVE CONCRETE COLLARS. STREETS LESS THAN EIGHTY (80') FOOT R/W WILL REQUIRE RETROFIT IF PAVING DOES NOT CONFORM TO CITY STANDARDS AT THE MANHOLE.
6. TEE SADDLES SHALL BE USED TO CONNECT SEWER LATERALS TO EXISTING MAIN LINES UP TO TWELVE INCH (12") DIAMETER. CONNECTIONS TO FIFTEEN INCH (15") OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES. IN LINE "Y"'S SHALL BE USED ON LINES TWELVE INCHES (12") OR ABOVE.
7. WATER MAINS SHALL BE PROTECTED IN ACCORDANCE WITH LVVWD STANDARDS WHENEVER A SEWER MAIN CROSSES OVER A WATER MAIN OR THE SEWER IS LESS THAN EIGHTEEN INCH (18") UNDER A WATER MAIN.
8. ALL CONTRACTORS INSTALLING SEWER MAINS THAT WILL BE UNDER THE JURISDICTION OF THE CITY OF LAS VEGAS MUST BE STATE OF NEVADA CLASS "A" CONTRACTORS.
9. THE CITY OF LAS VEGAS WILL NOT ACCEPT ANY SEWER MAINS WHICH HAVE A VERTICAL DEFLECTION OF MORE THAN ONE TENTH (0.1) OF A FOOT FROM THE APPROVED CONSTRUCTION PLANS AT ANY LOCATION. SEWER MAINS FOUND TO EXCEED THIS TOLERANCE WILL HAVE TO BE REPAIRED OR REMOVED OR REPLACED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO ACCEPTANCE BY THE CITY OF LAS VEGAS.
10. INSTALLATION OF CURVED SEWER REQUIRES THE USE OF C-900 PIPE WHICH ALLOWS FOR PIPE DEFLECTION AT THE JOINTS.

REVISED 04/15/10

LAS VEGAS VALLEY WATER DISTRICT (LVVWD) STANDARD NOTES

LVVWD PROJECT # 139879 (REVISED 10/18/2021)

1. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE LVVWD. FOLLOWING WATER PLAN APPROVAL, NOTICE SHALL BE GIVEN TO THE LVVWD COMMUNICATION SUPPORT CENTER (258-7171) TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. FOR FUTURE INSPECTIONS, NOTICE MUST BE GIVEN BY 2:00 P.M. THE BUSINESS DAY PRIOR TO THE REQUESTED LVVWD INSPECTION. WHEN REQUESTING INSPECTIONS, PLEASE REFER TO THE PROJECT # IDENTIFIED ABOVE.
2. ALL WORK SHALL CONFORM TO LVVWD STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS, AND TO THE 2010 EDITION OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS). THE LATEST EDITION OF UDACS SHALL SUPERSEDE ANY CONFLICTS CONTAINED IN THE APPROVED DRAWINGS AND/OR SPECIFICATIONS.
3. ALL WORK, EXCEPT AS MODIFIED BY THESE PLANS OR BY NOTE 2 ABOVE, SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT DRAFT OR EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENT, CLARK COUNTY AREA.
4. A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LVVWD.
5. ALL SERVICE LATERALS TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING WITH LVVWD APPROVED SERVICE SADDLES.
6. ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.
7. ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, VALLEY AND CURB GUTTERS.
8. ALL WATER AND STORM DRAIN OR SANITARY SEWER CROSSINGS SHALL CONFORM TO SECTION 2.22 OF THE 2010 EDITION OF THE UDACS.
9. ALL WATER FACILITIES AND APPURTENANCES SHALL BE DISINFECTED, PRESSURE TESTED, AND HAVE AN ACCEPTABLE PASSING HEALTH WATER SAMPLE OBTAINED, PRIOR TO OPERATION AND USE.
10. THE CONTRACTOR MUST OBTAIN ALL METERS TWO (2) INCHES AND SMALLER FROM LVVWD CENTRAL STORES. TELEPHONE 258-3152 OR 258-3802, TWO (2) WORKING DAYS PRIOR TO METER PICKUP.
11. ANY INTERRUPTION OF SERVICE MUST BE PERFORMED IN ACCORDANCE WITH UDACS SECTION 3.14.01, AND APPROVED BY THE LVVWD INSPECTION DIVISION PRIOR TO SHUTDOWN. PROPER WRITTEN NOTIFICATION MUST BE GIVEN TO ALL AFFECTED CUSTOMERS.
12. ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE LVVWD APPROVED PRODUCT'S LIST FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS BY SUBMITTING SHOP DRAWINGS.
13. TELEPHONE USA NORTH 811 "CALL 811 BEFORE YOU DIG" AT "811" OR 1-800-642-2444.
14. THE INSTALLATION OF LVVWD MUNICIPAL WATER FACILITIES WITHIN ALL STREETS IS ASSUMED TO BE IN COMPLIANCE WITH THE UNIFORM STANDARDS, INCLUDING THE PLACEMENT OF ASPHALT PAVING STREET SURFACES. ANY REPAIR WORK DONE BY THE LVVWD TO THE MUNICIPAL WATER FACILITIES WILL INCLUDE THE PLACEMENT OF AN APPROPRIATELY SIZED ASPHALT REPAIR PATCH ON THE STREET SURFACE.

    ANY DECORATIVE PAVING SURFACE WITHIN THE STREET IS THE RESPONSIBILITY OF THE OWNER'S ASSOCIATION, OR THE INDIVIDUAL PROPERTY OWNERS IF NO OWNER'S ASSOCIATION IS IN EXISTENCE, OR THE AGENCY HAVING JURISDICTION. DECORATIVE SURFACE MATERIALS PLACED WITHIN THE TEN FOOT EASEMENT ABUTTING A PUBLIC OR PRIVATE STREET, IF DISTURBED BY THE LVVWD DURING THE REPAIR OR OPERATION OF ITS FACILITIES, WILL BE REPLACED BY LVVWD WITH AN APPROPRIATELY SIZED PLAIN FINISH CONCRETE PATCH. THE LVVWD WILL NOT RESTORE, AND WILL NOT BE RESPONSIBLE FOR THE RESTORATION OF, ANY DECORATIVE PAVING SURFACE WITHIN THE STREET. THE LVVWD WILL NOT ATTEMPT TO MATCH COLOR OR FINISH OF ANY ADJACENT MATERIALS.
15. **NO LEAD COMPLIANCE NOTE:**
    TO COMPLY WITH THE FEDERAL SAFE DRINKING WATER ACT, ALL WATER WORKS BRASS PRODUCTS PROPOSED TO BE RELOCATED, OR INSTALLED AS NEW MUST BE INSTALLED WITH THE LEAD FREE APPROVED PRODUCT. THE OLD LEADED PRODUCT MAY NOT BE REUSED.
16. PROTECT IN PLACE AND ADJUST LVVWD EXISTING FACILITIES TO FINISH GRADE PER UDACS PLATES. ALL LVVWD FACILITIES SHALL BE ACCESSIBLE AT ALL TIMES.
17. **DRY UTILITY NOTES**: MAINTAIN A MINIMUM 12" VERTICAL SEPARATION AT ALL POINTS OF CROSSINGS. MAINTAIN A MINIMUM 3' PARALLEL SEPARATION.

GRADING NOTES

1. INDICATED GRADES OTHER THAN T.C., F.G. & GUTTER F.L. ARE ROUGH GRADES.
2. THE ROUGH GRADING PLANS SHALL BE ON THE JOB SITE AT ALL TIMES. THE ROUGH GRADING SHALL BE FINISHED IN CONFORMANCE WITH THE LINES AND GRADES SHOWN ON THE PLANS. THE GRADING QUANTITIES ARE BASED ON THE ELEVATION AND DETAILS SHOWN ON THE PLANS. ANY DEVIATIONS FROM THE PLANS WILL RESULT IN QUANTITY CHANGES.
3. CARE SHALL BE EXERCISED IN GRADING CORNER LOTS.
4. ROUGH PAD ELEVATIONS SHALL BE GRADED TO WITHIN 0.1' OF THE PAD ELEVATIONS SHOWN ON THE PLANS. WHEN GRADING IS COMPLETE PER THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE LOTS CAN BE INSPECTED. AT THAT TIME THE ENGINEER SHALL ALSO DECIDE IF ANY ADDITIONAL DITCHES OR BERMS ARE REQUIRED. THE CONTRACTOR IS REQUESTED NOT TO REMOVE ANY OF HIS ROUGH GRADING EQUIPMENT UNTIL HE RECEIVES GRADING APPROVAL FROM THE ENGINEER.
5. SOILS REPORT PREPARED BY GEOTEK RESIDENTIAL, LLC, PROJECT NO. 16100-LVR, DATED 09/17/2021.
6. EARTHWORK QUANTITIES (RAW):
   -CUT = 27,878 CUBIC YARDS.
   -FILL = 127,295 CUBIC YARDS

   A) THE ABOVE QUANTITIES DO NOT REFLECT LOSSES DUE TO SUBSIDENCE OR SHRINKAGE.
   B) THE ABOVE QUANTITIES DO REFLECT USING NATIVE MATERIAL IN LIEU OF TYPE I GRAVEL BASE MATERIAL FOR STREET SECTIONS.
   C) THE ABOVE QUANTITIES DO NOT REFLECT ANY EARTHWORK WHICH MAY BE REQUIRED BY THE ENGINEER TO CONSTRUCT ADDITIONAL PROTECTIVE DITCHES OR BERMS NOT SHOWN ON THESE DRAWINGS.

RTC FAST NOTES

1. CONTRACTOR IS TO MAINTAIN AND KEEP OPERATIONAL ALL EXISTING ITS INFRASTRUCTURE WITHIN THE CONSTRUCTION LIMITS. IF ANY EXISTING ITS INFRASTRUCTURE IS DAMAGED DUE TO CONSTRUCTION, WITHIN THE PROJECT LIMITS, THE CONTRACTOR SHALL IMMEDIATELY CONTACT MR. LONNIE BROWN (RTC/FAST MANAGER TRAFFIC SYSTEMS MAINTENANCE) AT 702-290-1979 CELL OR 702-432-5300 GENERAL.
2. IF ANY EXISTING FIBER OPTIC CABLE IS TO BE CUT, SPLICED AND OR PULLED, ALONG OR ADJACENT TO THE PROJECT LIMITS, THE CONTRACTOR IS TO CONTACT MR. LONNIE BROWN TWO (2) WEEKS IN ADVANCE FOR SYSTEM SHUTDOWN COORDINATION.
3. CONTRACTOR MUST NOTIFY MR. LONNIE BROWN AT 702-290-1979 CELL, 702-432-5300 GENERAL, OR AT BROWNL@RTCSNV.COM, ONCE ALL PROJECT ITS FIBER OPTIC WORK IS COMPLETE.

REVISED 05/01/2020

CITY OF LAS VEGAS FIRE AND RESCUE GENERAL NOTES

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LAS VEGAS FIRE AND RESCUE ADOPTED FIRE CODE ORDINANCE # 6631 FOR HYDRANT SPECIFICATIONS AND HYDRANT INSTALLATION SPECIFICATIONS.
2. ONLY FIRE HYDRANTS THAT ARE ON THE LAS VEGAS VALLEY WATER DISTRICT'S - APPROVED PRODUCTS LIST ARE ALLOWED TO BE INSTALLED.
3. A PERMIT IS REQUIRED FROM LAS VEGAS FIRE AND RESCUE FOR THE INSTALLATION OF ON-SITE WATER LINES AND FIRE HYDRANTS. THE PERMIT AND CONTRACTORS MATERIAL TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER BEFORE COMMENCEMENT OF WORK. IFC §105.6.15
4. ON ANY RESIDENTIAL OR COMMERCIAL INSTALLATIONS, FIRE HYDRANTS SHALL BE INSTALLED AND FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED BEFORE COMMENCEMENT OF ANY COMBUSTIBLE CONSTRUCTION. ALL FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER AND SHALL BE CAPABLE OF DELIVERING THE REQUIRED FIRE FLOW. IFC §3310, §3312
5. TO IDENTIFY THE FIRE HYDRANT LOCATIONS, THE CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT THE CENTER LINE OF THE STREET ADJACENT TO THE FIRE HYDRANTS. IFC §507.5.7.3
6. ALL UNDERGROUND INSPECTIONS, PRESSURE AND FLUSH VERIFICATIONS OF ALL FIRE HYDRANTS AND FIRE LINES, SHALL BE CONDUCTED BEFORE COVERING THE LINES. CENTER LOADING IS ACCEPTABLE FOR THE HYDRO TESTS WITH PRIOR FIRE PREVENTION APPROVAL. IFC §106.3
7. ALL ON-SITE UNDERGROUND WATER MAINS AND MATERIALS SHALL BE U.L. LISTED, A.W.W.A APPROVED AND SHALL BE RATED FOR THE APPROPRIATE WORKING PRESSURE. IFC §507.2.1, NFPA 24
8. PAINTING OF CURBS, FIRE HYDRANTS, PADS, PROTECTION OF FIRE HYDRANTS FROM PHYSICAL DAMAGE, AND ALL OTHER WORK NECESSARY PER PLANS SHALL BE COMPLETED BEFORE APPROVAL BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION. IFC §507
9. PRIVATE HYDRANTS SHALL BE PAINTED RED. IFC §507.5.7.1
10. PRIOR TO THE FINAL OCCUPANCY, A FIRE FLOW TEST SHALL BE WITNESSED BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION TO VERIFY AVAILABILITY OF THE REQUIRED FIRE FLOW. IFC §507
11. FIRE HYDRANT SPACING SHALL BE AS FOLLOWS: IFC §C102
    - RESIDENTIAL - 500 FT UNSPRINKLERED; 600 FT SPRINKLERED.
    - COMMERCIAL - 300 FT UNSPRINKLERED; 400 FT SPRINKLERED.
12. WHERE THE WATER MAINS ARE EXTENDED ALONG STREETS OR NEW STREETS ARE INSTALLED WHERE FIRE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF THE STRUCTURES, FIRE HYDRANTS SHALL BE INSTALLED AT A MAXIMUM OF 1000 FT SPACING, TO PROVIDE FOR TRANSPORTATION HAZARDS. WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS OR HAVE FOUR (4) OR MORE TRAFFIC LANES AND HAVE A TRAFFIC COUNT OF MORE THAN 30,000 PER DAY, HYDRANTS ARE REQUIRED ON EACH SIDE OF THE STREET SPACED AT 500 FT ON AN ALTERNATING BASIS. IFC §C102.8
13. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN THE RADIUS OF A CUL-DE-SAC OR WITHIN 20 FT OF THE PERIMETER OF THE RADIUS OF THE CUL-DE-SAC.
14. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN 6 FT OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREETLIGHT OR ANY OTHER OBSTRUCTION. IFC §C102.10
15. A MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A ONE-TWO FAMILY DWELLING SHALL NOT EXCEED 300 FT, AS MEASURED BY AN APPROVED ROUTE. IFC §C102.4
16. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A FIRE DEPARTMENT CONNECTION (FDC) SHALL NOT EXCEED 100 FT, AS MEASURED BY AN APPROVED ROUTE. IFC §C102.7
17. THE MAXIMUM DISTANCE FROM A HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200 FT. IFC ♣C102.6
18. TWO (2) SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE IS 4 OR MORE FIRE HYDRANTS/SPRINKLER LEAD-INS ARE INSTALLED ON A SINGLE SYSTEM. FOR SYSTEMS REQUIRED TO HAVE TWO (2) SOURCES OF WATER SUPPLY, SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 2 FIRE HYDRANTS AND/OR FIRE SPRINKLER LEAD-INS CAN BE OUT OF SERVICE DUE TO A SERVICE INTERRUPTION. FOR SYSTEMS PERMITTED TO HAVE ONE SOURCE OF WATER SUPPLY, SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 3 FIRE HYDRANTS AND/OR FIRE SPRINKLER LEAD-INS CAN BE OUT OF SERVICE DUE TO A SERVICE INTERRUPTION. IFC §C104
19. ALL FIRE APPARATUS ACCESS ROADS SHALL BE PAVED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES, AND SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF THE FIRE APPARATUS. IFC §503.2.3
20. THE GRADIENT FOR THE FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 12%. ANGLES OF APPROACH AND ANGLES OF DEPARTURE SHALL NOT EXCEED 6% FOR 25 FT PRIOR TO OR AFTER THE GRADE CHANGE. ADJACENT TO THE STRUCTURES GRADIENT SHALL NOT EXCEED 6%. IFC §503.2.7, §503.2.8
21. THE TURNING RADIUS OF THE FIRE APPARATUS ACCESS ROADS SHALL BE NO LESS THAN 52 FT OUTSIDE AND 28 FT INSIDE TURNING RADIUS. IFC §503.2.4
22. VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL NOT BE LESS THAN 13FT 6 INS. IFC § 503.2.1
23. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 33 FT WITH PARKING ON BOTH SIDES MEASURED TO FACE OF CURB. NOT LESS THAN 28 FT WIDE WITH PARKING RESTRICTED TO ONE SIDE MEASURED TO FACE OF CURB. NOT LESS THAN 24 FT WIDE WITH NO PARKING ON EITHER SIDE MEASURED TO FACE OF CURB. FIRE LANES THROUGH PARKING LOTS SHALL BE NOT LESS THAN 24 FT. IFC § 503.2.1.1
24. A FIRE APPARATUS ACCESS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FT FROM A FIRE DEPARTMENT VEHICLE ACCESS. IFC §503.1.1
25. APPROVED SECONDARY FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR 200 OR MORE DWELLING UNITS, ROAD(S) WITH DEAD- ENDS OR A SINGLE POINT OF ACCESS IN EXCESS OF 600 FT. CLV REGULATION AND MOU
26. ALL DEAD-END FIRE APPARATUS ROADS AND/OR FIRE LANES, PUBLIC OR PRIVATE, IN EXCESS OF 150 FT IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND HAVING A MINIMUM DIAMETER OF 81 FT. CLV REGULATION
27. ALL FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LANE, ONE SIGN AT THE END OF THE FIRE LANE AND WITH SIGNS AT INTERVALS OF 100 FT ALONG THE DESIGNATED FIRE LANES. SIGNS TO BE PLACED ON BOTH SIDES OF AN ACCESS ROADWAY IF NEEDED TO PREVENT PARKING ON EITHER SIDE. SIGNS TO BE INSTALLED NO HIGHER THAN 10 FT OR LESS THAN 6 FT FROM THE ROADWAY LEVEL. THE CURB ALONG OR ON THE PAVEMENT OR CEMENT (IF NO CURB IS PROVIDED) SHALL BE PAINTED WITH A RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS. IFC §503.3
28. ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. IFC §503.6
29. WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS, OR HAVING FOUR OR MORE TRAVEL LANES AND A TRAFFIC COUNT OF MORE THAN 30,000 VEHICLES PER DAY, ALL HYDRANTS BEING UTILIZED TO DELIVER FIRE FLOW TO THE PROPOSED LOCATION SHALL BE LOCATED ON THE SAME SIDE OF THE STREET AS THE PROPOSED DEVELOPMENT. CLV REGULATION

CITY OF LAS VEGAS GRADING NOTES

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
6. CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION, IN THE AREAS INDICATED:

	HORIZONTAL	VERTICAL	COMPACTION
A.PAVEMENT AREA SUBGRADE	0.1'+	+0.0' TO -0.1'	SEE SOILS REPORT
B.ENGINEERED FILL	0.5'+	+0.1' TO -0.1'	SEE SOILS REPORT

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

7. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
8. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
9. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
10. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

REVISED 04/15/10

UTILITY LOCATION NOTE TO CONTRACTOR

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATIONS. CALL BEFORE YOU DIG: 1 (800) 227-2600; SOUTHWEST GAS CORPORATION: 702-278-8451 (STANDBY CONTACT NUMBER)

CITY OF LAS VEGAS GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST ISSUE; THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA", LATEST REVISED EDITION; THE "SUMMERLIN IMPROVEMENT STANDARDS" FOR WORK IN THE SUMMERLIN AREA; AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".
2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES AS SHOWN FROM CLV PLANS LIBRARY ARE APPROXIMATE AND FOR RECORD PURPOSES. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCE'S WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
5. TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGNS TO BE APPROVED BY THE CITY, PRIOR TO THE USE ON THE PROJECT.
6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
7. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED-TYPE CURB.
8. AC PAVEMENT TO BE ONE-HALF INCH (½") ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.
9. CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 216.
10. SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF THE TRANSITIONS TO BE AS SHOWN ON PLANS.
12. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY GEOTEK RESIDENTIAL, LLC, PROJECT NO. 16100-LVR, DATED 09/17/2021 APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
13. EXACT LOCATION OF ALL SAWCUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS ENGINEER IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATIONS.
14. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE NO. 625.380 & CITY OF LAS VEGAS TITLE 18, APPENDIX D.
15. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC., SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.

WALL NOTES:

16. ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS; FLOOD CONTROL AND SIGHT DISTANCE AT INTERSECTIONS. NEW WALLS REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.
17. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.
18. CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEAN OUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.
19. MATERIALS, HANDLING AND PLACEMENT OF PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF NDOT OR THE CLARK COUNTY AREA SPECIFICATIONS (AS APPLICABLE) AND THE PLANS AND DETAILS SHOWN HEREON.
20. WHEN INSTALLING UNDERGROUND FACILITIES THAT REQUIRE UNDERGROUND LOCATING DEVICES SUCH AS MARKER BALLS, LOCATING RIBBON, ETC, THE CONTRACTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO OFFSITE INSPECTION AND TESTING CERTIFYING THAT ALL DEVICES HAVE BEEN PLACED AND VERIFIED TO BE IN GOOD WORKING CONDITION PRIOR TO THE CONSTRUCTION OF ANY ROAD BASE.
21. AFTER HAUNCHING AND PRIOR TO BACKFILL OPERATIONS WHICH WOULD COVER SANITARY SEWER AND STORM DRAIN FACILITIES, CONTRACTOR IS REQUIRED TO SCHEDULE CLV OPEN-TRENCH UTILITY SURVEY INSPECTION FOR DETERMINATION OF FINAL LOCATION COORDINATES. FACILITIES TO BE LOCATED BY CLV SHALL INCLUDE AT A MINIMUM THE HORIZONTAL AND VERTICAL (INVERT) LOCATION OF PUBLIC SEWER MANHOLES, STORM DRAIN MANHOLES AND TRANSITION STRUCTURES, STORM DRAIN LATERALS AT THE CONNECTION TO THE STORM DRAIN MAIN AND AT THE CONNECTION TO A DROP INLET, THE CONNECTION OF SEWER SERVICE LATERALS TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERAL EXIT THE PUBLIC RIGHT-OF-WAY, SEWER AND STORM DRAIN MAIN ALIGNMENT, INCLUDING DEFLECTION POINTS.

OR

(MAY BE USED ONLY ON PROJECTS ASSOCIATED WITH A TENTATIVE MAP CONTAINING 5 OR MORE LOTS)

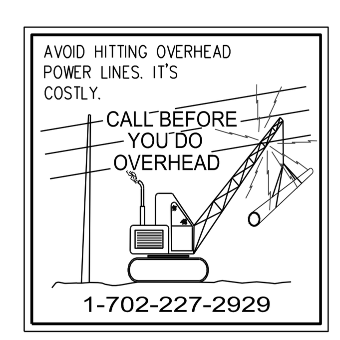
- SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S) SHALL BE PROVIDED TO THE CITY AND APPROVED PRIOR TO ACCEPTANCE OF FACILITY VIDEO INSPECTION. THE MAP(S) SHALL INCLUDE THE HORIZONTAL AND VERTICAL (INVERT) LOCATION OF THE PUBLIC SEWER MANHOLES, STORM DRAIN MANHOLES AND TRANSITION STRUCTURES, STORM DRAIN LATERALS AT THE CONNECTION TO THE STORM DRAIN MAIN AND THE CONNECTION TO A DROP INLET. THE CONNECTION OF SEWER SERVICE LATERALS TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERALS EXIT THE PUBLIC RIGHT-OF-WAY, SEWER AND STORM DRAIN MAIN ALIGNMENT, INCLUDING DEFLECTION POINTS. THE LOCATION SHALL BE DESCRIBED BY COORDINATES WHICH SHALL BE BASED ON THE OFFICIAL HORIZONTAL AND VERTICAL CONTROL NETWORKS OF THE CITY OF LAS VEGAS. FINAL LOCATION MAP(S) MUST BE SEALED AND CERTIFIED BY A NEVADA PROFESSIONAL LAND SURVEYOR TO HAVE POSITIONAL CERTAINTIES OF ± 0.09 METERS (± 0.3 FEET) HORIZONTALLY AND VERTICALLY. A SEPARATION ELECTRONIC COMMA DELIMITED FILE FOR THE SANITARY SEWER AND STORM DRAIN COORDINATES SHALL ALSO ACCOMPANY THE SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S).

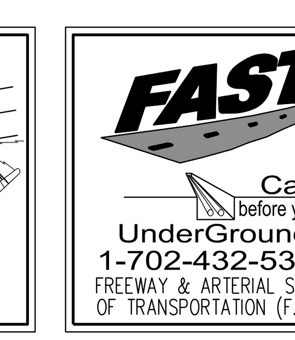
22. CCTV VIDEO INSPECTION IS REQUIRED FOR ALL SEWER AND STORM DRAINS. THE CCTV VIDEO INSPECTIONS NEED TO BE PERFORMED PER THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS LATEST ADDITION.
23. A SEPARATE BORING PERMIT IS REQUIRED FOR ALL BORING ACTIVITIES.

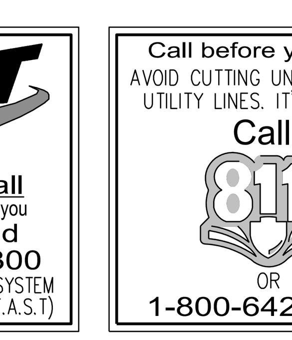
REVISED 06/04/2018

APPROVED FOR CONSTRUCTION

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







CITY OF LAS VEGAS TRAFFIC NOTES

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

REVISED JUNE 4, 2018

CITY OF LAS VEGAS STREETLIGHT NOTES

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

REVISED MAY 19, 2020 (LD VERSION)

DEVIATIONS FROM STANDARDS

1. VARIANCES PER 21-0315 AND 21-0657:
   - R-TH SETBACKS FOR ATTACHED PRODUCTS (LOTS 83-226):
     - ALLOW 3' FRONT SETBACK
   - ALLOW STUB STREET WHERE CUL-DE-SACS ARE REQUIRED
   - ALLOW MAX. WALL HEIGHT OF 16' WHERE 12' IS ALLOWED
2. ALLOW OFFSET ROAD CROWN

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

tri pointe HOMES

IRON MOUNTAIN UNIT 2
GENERAL NOTES

S1 T 19 S R 59 E

DATE: 04/20/2022
DRAFTER: ND
DESIGNER: ND
CHECKED: OIQ

PROJECT NO.
TRI2101-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
DANIEL S. POLL
Exp. 12/31/2023
CIVIL
No. 28179
04/21/22

C-2
SHEET 2 OF 21

j:\tri2101-000 iron mountain\dwg\improv\overall\tri2101 cvr.dwg 4/20/2022 4:16 PM Nicholas DeRosa

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
AVE	AVENUE	GB	GRADE BREAK OR GRADE CHANGE	RCP	REINFORCED CONCRETE PIPE
@	AT	GV	GATE VALVE	RD	ROAD
BC	BEGIN CURVE OR BACK OF CURB	HDPE	HIGH DENSITY POLYETHYLENE	RDWY ESMT	ROADWAY EASEMENT
BCR	BEGINNING OF CURB RETURN	HOA	HOME OWNER'S ASSOCIATION	REQD	REQUIRED
BHW	BOTTOM OF HEADWALL	HORZ	HORIZONTAL	REV	REVISION
BLDG	BUILDING	HP	HIGH POINT	RG	ROUGH GRADE
BLVD	BOULEVARD	HWL	HIGH WATER LEVEL	RT OR R	RIGHT
BM	BENCHMARK	HDWL OR HW	HEADWALL	RW, ROW	RIGHT OF WAY
BVC	BEGIN VERTICAL CURVE	HYD	HYDRAULIC OR HYDRANT	S	SLOPE
BWV	BACK WATER VALVE	ID	INSIDE DIAMETER	SCH	SCHEDULE
CC	CLARK COUNTY	IN	INCH	SD	STORM DRAIN
CCAUSD	CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS	INT	INTERSECTION	SDDI	STORM DRAIN DROP INLET
CCPW	CLARK COUNTY PUBLIC WORKS	INV	INVERT ELEVATION	SDMH	STORM DRAIN MANHOLE
CCRFCD	CLARK COUNTY REGIONAL FLOOD DISTRICT	IP	IRON PIPE	SEC	SECTION
CCWRD	CLARK COUNTY WATER RECLAMATION DISTRICT	IRRG	IRRIGATION	SF	SQUARE FEET
CE	COMMON ELEMENT	LF	LINEAR FEET	SHT	SHEET
CL/C/L/C	CENTERLINE	LMC	LANDSCAPE MAINTENANCE CORPORATION	SLTC	STREET LIGHT & TRAFFIC CONTROL ESMT
CLR	CLEAR OR CLEARANCE	LP	LOW POINT	SNWA	SOUTHERN NEVADA WATER AUTHORITY
CLSM	CONTROLLED LOW STRENGTH MATERIAL	LT OR L	LEFT	SPECS	SPECIFICATIONS
CLV	CITY OF LAS VEGAS	LVVWD	LAS VEGAS VALLEY WATER DISTRICT	ST	STREET
CMU&C	CEMENT MORTAR LINED AND COATED	LWL	LOW WATER LEVEL	SSMH	SANITARY SEWER MANHOLE
CMU	CONCRETE MASONRY UNIT	MAX	MAXIMUM	STA	STATION
CNLV	CITY OF NORTH LAS VEGAS	MECH	MECHANICAL	STD	STANDARD
COH	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
DCWCS	DESIGN AND CONSTRUCTION FOR WASTEWATER COLLECTION SYSTEMS	NDOT	NEVADA DEPARTMENT OF TRANSPORTATION	SWR OR SS	SANITARY SEWER
		NTS	NOT TO SCALE	SY	SQUARE YARD
DE	DRAINAGE EASEMENT	NUE	NONEXCLUSIVE UTILITY EASEMENT	TAN	TANGENT
DET	DETAIL	NVE	NV ENERGY	TS&V	TAPPING SLEEVE & VALVE
DI	DUCTILE IRON OR DRAIN INLET	OC	ON CENTER	TC	TOP OF CURB
DIA, ø	DIAMETER	OD	OUTSIDE DIAMETER OR OVERALL DIMENSION	TF	TOP OF FLOOR OR TOP OF FOOTING
DIP	DUCTILE IRON PIPE	OFF	OFFSET	TG	TOP OF GRATE
DR	DRIVE	ORIG	ORIGINAL	THRU	THROUGH
DWG(S)	DRAWING	PAE	PUBLIC OR PEDESTRIAN ACCESS EASEMENT	THW	TOP OF HEADWALL
DWY	DRIVEWAY	PB	PULL BOX	TP	TOP OF PIPE
EA	EACH	PC	POINT OF CURVE	TW	TOP OF WALL
ECR	END CURB RETURN	PCC	POINT OF COMPOUND CURVE	TRW	TOP OF RETAINING WALL
EG	EXISTING GROUND	PDE	PUBLIC DRAINAGE EASEMENT	TSW	TOP OF SCREEN WALL
ELEV	ELEVATION	PL	PROPERTY LINE	TYP	TYPICAL
ESMT	EASEMENT	POB	POINT OF BEGINNING	UDACS	UNIFORM DESIGN AND CONSTRUCTION STANDARDS
EP	EDGE OF PAVEMENT	POC	POINT OF CURVATURE		
ERU	EQUIVALENT RESIDENTIAL UNIT	POE	POINT OF ENDING	UE	UTILITY EASEMENT
EVC	END VERTICAL CURVE	PRC	POINT OF REVERSE CURVATURE	VC	VERTICAL CURVE
EX OR EXIST	EXISTING	PRELIM	PRELIMINARY	VERT	VERTICAL
FC	FACE OF CURB	PROP	PROPOSED	VG	VALLEY GUTTER
FF	FINISHED FLOOR	PRV	PRESSURE REDUCING VALVE	WI	WROUGHT IRON
FG	FINISHED GRADE	PUE	PUBLIC UTILITY EASEMENT	WL	WATER LINE
FGH	FINISHED GRADE, HIGH SIDE	PT	POINT OF TANGENT OR POINT	WPZ	WATER PRESSURE ZONE
FGL	FINISHED GRADE, LOW SIDE	PVC	POLYVINYL CHLORIDE	WT	WEIGHT
FH	FIRE HYDRANT	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.

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

LEGEND

EXISTING	PROPOSED	DESCRIPTION
(1900)	1900	5' CONTOUR
		1' CONTOUR
		STRIPING
		SEWER MANHOLE
		CURB AND GUTTER
EX 8" PVC SS	8" PVC SS	SANITARY SEWER PIPE AND FLOW ARROW
EX 8" PVC WTR	8" PVC WTR	WATER PIPE
		WATER GATE VALVE
		FIRE HYDRANT
		WATER BLOW-OFF
		WATER LATERAL W/ METER
		SANITARY SEWER LATERAL
		STREETLIGHT
		EDGE OF PAVEMENT
		TRAFFIC SIGN
PAD= XXX.X FF = XXX.X	PAD= XXX.X FF = XXX.X	PAD ELEVATION FINISHED FLOOR ELEVATION
(00.00) TC	00.00 TC	ELEVATION
		RETAINING WALL
		STORM DRAIN W/ MANHOLE

	EXISTING GAS GATE VALVE
@MH	EXISTING UNKNOWN MANHOLE
GAS	EXISTING GAS, SIZE PER PLAN
	EXISTING POWER POLE
	EXISTING TRAFFIC SIGNAL
	EXISTING WALL
	WATER PIPE FITTING
POC	WATER POINT OF CONNECTION
POC	SEWER POINT OF CONNECTION
	DAYLIGHT LINE
	STREET CENTERLINE
	RIGHT-OF-WAY
	MATCHLINE
	BOUNDARY LINE
	PHASE LINE
	PROPERTY LINE
	FLOWLINE
	SAWCUT
FILL / CUT	CUT/FILL TRANSITION LINE
	SIDEWALK
	EX STRIPING TO BE OBLITERATED
	GRADE BREAK LINE
	REFLECTIVE RAISED PAVEMENT MARKERS
BWV	BACK WATER VALVE
	WROUGHT IRON FENCE
	PONY WALL
	DECORATIVE PERIMETER WALL
	DECORATIVE PERIMETER RETAINING WALL
	PROPOSED CURB AND GUTTER WITH RIGHT-OF-WAY AT BACK OF CURB
	EXISTING CURB AND GUTTER WITH RIGHT-OF-WAY AT BACK OF CURB
	FUTURE CURB AND GUTTER WITH RIGHT-OF-WAY AT BACK OF CURB
	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 I STORM DRAIN MANHOLE	EA	–	8
2.	48" TYPE II STORM DRAIN MANHOLE	EA	–	2
3.	5.0' TYPE "CM2" DROP INLET	EA	2	2
4.	10.0' TYPE "CM2" DROP INLET	EA	1	–
5.	17.5' TYPE "CM2" DROP INLET	EA	–	1
6.	20.0' TYPE "CM2" DROP INLET	EA	2	–
7.	18" RCP CLASS III STORM DRAIN	LF	285	1,585
8.	36" RCP CLASS III STORM DRAIN	LF	50	–
9.	42" RCP CLASS III STORM DRAIN	LF	–	27
10.	48" RCP CLASS III STORM DRAIN	LF	–	174
11.	RIPRAP D50=6", THK=12"	CY	–	95
12.	8' WIDE CONCRETE VALLEY GUTTER W/10" TYPE I AGGREGATE BASE	SF	5,965	750
13.	48" RCP NDOT END SECTION	EA	–	1
14.				
15.				
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.	6" PVC WATER PIPE	LF	–	–
3.	8" PVC WATER PIPE	LF	–	–
4.	8" DIP WATER PIPE (CLASS 53)	LF	–	–
5.	8" GATE VALVE WITH VALVE BOX PER UDACS PLATE NO. 30 & 39	EA	–	–
6.	8" X 8" TEE PER UDACS PLATE NO. 31	EA	–	–
7.	8" 5 DEGREE BEND WITH RESTRAINED JOINTS	EA	–	–
8.	8" 11.25 DEGREE BEND PER UDACS PLATE NO. 31	EA	–	–
9.	8" 22.5 DEGREE BEND PER UDACS PLATE NO. 31	EA	–	–
10.	8" 45 DEGREE BEND PER UDACS PLATE NO. 31	EA	–	–
11.	CAP AND 2" BLOW-OFF ASSEMBLY W/CAP PER UDACS PLATE NO. 36	EA	–	–
12.	1" COPPER SERVICE W/ 3/4" METER PER UDACS PLATE NO. 1	EA	–	–
13.	1" COPPER SERVICE W/ 3/4" METER & 1" RPPA PER UDACS PLATE NO. 3, 4 & 8	EA	–	–
14.	1" COPPER SERVICE W/ 1" METER & 1" RPPA PER UDACS PLATE NO. 3, 4 & 8	EA	–	–
15.	IRRIGATION SLEEVES	LF	–	–
16.	24"X8" TAPPING SLEEVE & VALVE PER UDACS PLATE NO. 34 & SECTION 2.24.01B	EA	–	–
17.	10"X8" TAPPING SLEEVE & VALVE PER UDACS PLATE NO. 34 & SECTION 2.24.01B	EA	–	–
18.				
19.				
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.	BLUE COLORED REFLECTIVE RAISED PAVEMENT MARKER	EA	–	–
4.				
5.				
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) #8 CONDUCTORS	LF	–	–
4.	2" PVC STREET LIGHT CONDUIT WITH (2) #4 AND (1) #8 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: _____

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

tri pointe HOMES

IRON MOUNTAIN UNIT 2

LEGEND, ABBREVIATIONS, & QUANTITIES

S:1
T:19 S
R:59 E

DATE: 04/20/2022

DRAFTER: ND

DESIGNER: ND

CHECKED: OIQ

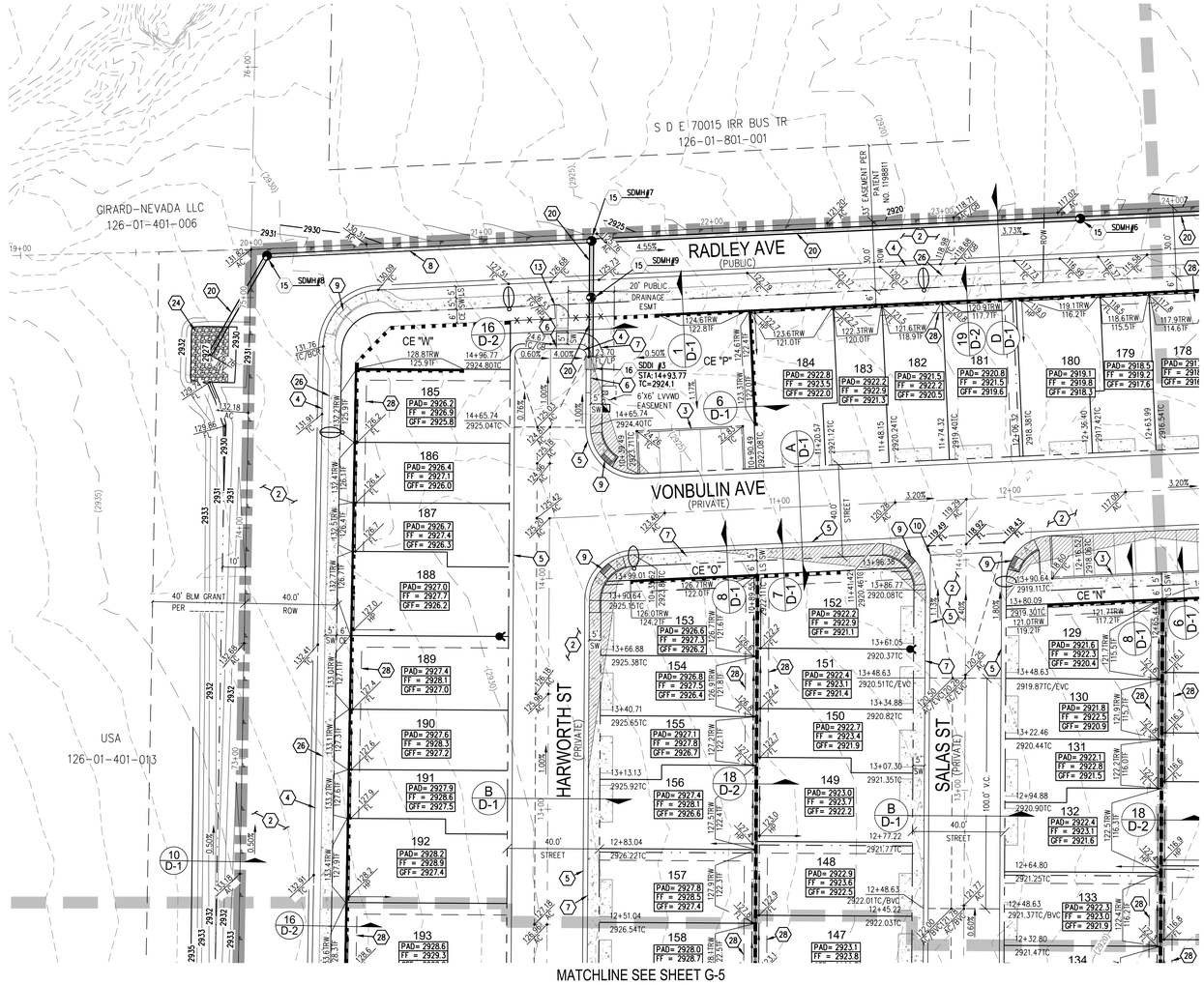
PROJECT NO.
TRI2101-000

PROFESSIONAL ENGINEER — STATE OF NEVADA — DANIEL S. POLL — No. 28179 — Exp. 12/31/2023 — CIVIL

04/21/22

C-3
SHEET 3 OF 21

J:\tri2101-000 iron mountain\dwg\improvs\overall\tri2101 cvr dwg 4/20/2022 4:16 PM Nicholas DeRosa



SCALE = 1"=30' (0, 30, 60 FEET)

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)

BASIS OF BEARINGS

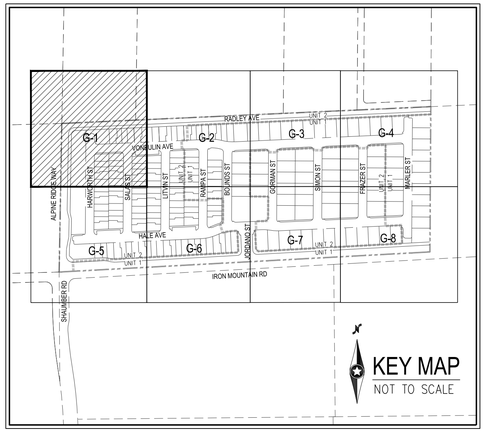
NORTH 86°52'17 EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 160,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

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



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

GRADING NOTES

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 SWPPP.
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.
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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 SIGHT VISIBILITY ZONES.

LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDELINES

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

1. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED ON, THE PUBLIC RIGHTS OF WAY OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CLARK COUNTY TITLE 24.40 AND 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 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.
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 BMP'S 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.
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 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.

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4. INSTALL L TYPE CURB PER CCAUSD NO. 216
5. INSTALL R TYPE CURB PER CCAUSD NO. 217.3.S1
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9. CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE I A=B=8.0'
10. CONSTRUCT MODIFIED 8' WIDE CROSS GUTTER PER CCAUSD NO. 228
11. INSTALL PAVERS WITH SOLDIER COURSE BANDING
12. INSTALL 2' WIDE CONCRETE STRIP
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24. INSTALL D50=6" RIPRAP THICKNESS=12" OVER 12" TYPE II AGGREGATE BASE
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27. CONSTRUCT 5' WIDE TEMPORARY ASPHALT PAVEMENT SIDEWALK
28. 5' PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOMEOWNER
29. INSTALL 48" RCP NDOT END SECTION PER NDOT DETAIL R-2.3.1
30. INSTALL NON-EROSIVE LANDSCAPE
31. CONSTRUCT 6" CONCRETE OVER 6" TYPE II PATH FOR EMERGENCY VEHICLE ACCESS
32. INSTALL 6" THICK COMPACTED DECOMPOSED GRANITE
33. INSTALL WROUGHT IRON FENCE WITH 20.0' ACCESS GATE PER CCAUSD NO. 425.S1

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 (DS5508).

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. ESCONDIDO 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 I STORM DRAIN MANHOLE	EA	–	8
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4.	10.0' TYPE "CM2" DROP INLET	EA	1	0
5.	17.5' TYPE "CM2" DROP INLET	EA	–	1
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8.	36" RCP CLASS III STORM DRAIN	LF	50	–
9.	42" RCP CLASS III STORM DRAIN	LF	–	27
10.	48" RCP CLASS III STORM DRAIN	LF	–	174
11.	RIPRAP D50=6", THK=12"	CY	–	95
12.	8' WIDE CONCRETE VALLEY GUTTER	SF	5,965	750
13.	48" RCP NDOT END SECTION	EA	–	1

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

tri pointe HOMES

S1
T 19 S
R 59 E

IRON MOUNTAIN UNIT 2
GRADING PLAN I

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

PROFESSIONAL ENGINEER — STATE OF NEVADA — DANIEL S. POLL — Exp. 12/31/2023 — CIVIL — No. 28179

04/21/22

G-1
SHEET 4 OF 21

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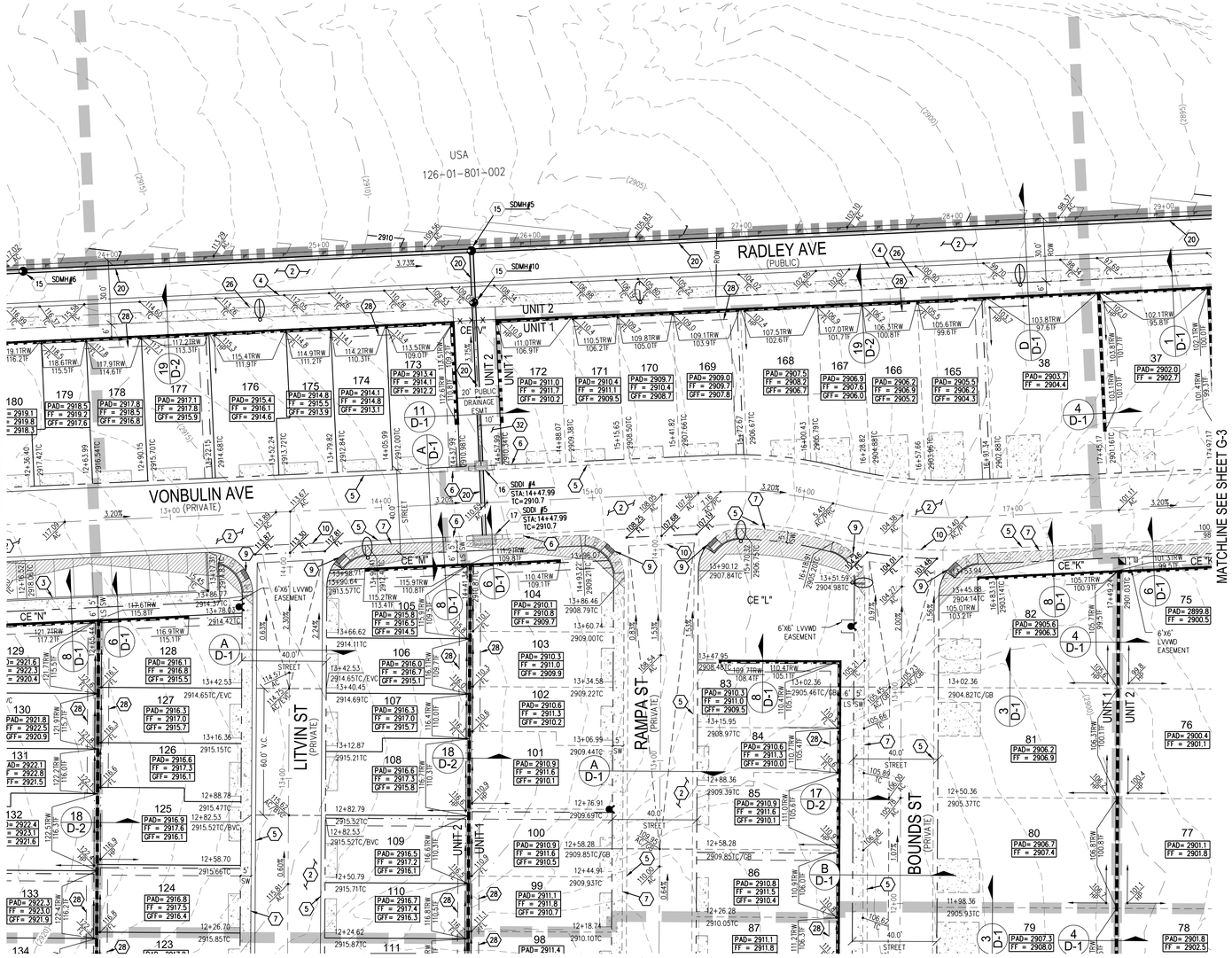

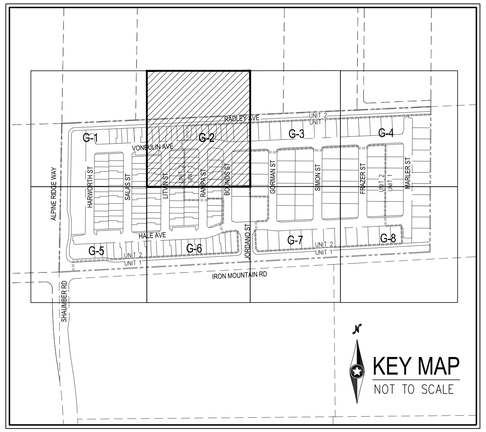

KEY MAP
NOT TO SCALE

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.

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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.

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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. ESCONDIDO ST, STE B LAS VEGAS, NV 89119
PHONE: (202) 897-1424
PROJECT NO. 16100-LVR DATED 09/17/2021

EARTHWORKS

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

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10.	48" RCP CLASS III STORM DRAIN	LF	–	174
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12.	8' WIDE CONCRETE VALLEY GUTTER	SF	5,965	750
13.	48" RCP NDOT END SECTION	EA	–	1

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

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

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

tri pointe HOMES

IRON MOUNTAIN UNIT 2
GRADING PLAN II

S1
T-19 S
R59 E

DATE: 04/20/2022
DRAFTER: ND
DESIGNER: ND
CHECKED: OIQ

PROJECT NO.
TRI2101-000

PROFESSIONAL ENGINEER — STATE OF NEVADA
DANIEL S. POLL
No. 28179
Exp. 12/31/2023
CIVIL
04/21/22

G-2
SHEET 5 OF 21

J:\TRI2101-000 iron mountain\Data\Xrefs\Xrefs\Overall\TRI2101 grd.dwg 4/20/2022 4:17 PM Nicholas DeRosa

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.

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

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.

BENCHMARK

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

DISCLAIMER NOTE

1) EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND 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 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

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 SWPPP.
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/REPLEMING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
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 SIGHT VISIBILITY ZONES.

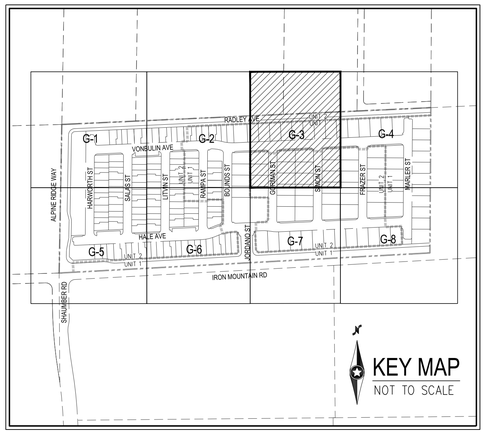
LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDELINES

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

1. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CLARK COUNTY TITLE 24.40 AND 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 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.
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 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.
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.

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

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5. INSTALL R TYPE CURB PER CCAUSD NO. 217.3.S1
6. CONSTRUCT 10' L-CURB TO R-CURB TRANSITION PER DETAIL ON SHEET D-1
7. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (5" THICK W/ 5" TYPE II AGGREGATE BASE)
8. INSTALL 18" C900 STORM DRAIN (PUBLIC)
9. CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE I A=B=8.0'
10. CONSTRUCT MODIFIED 8" WIDE CROSS GUTTER PER CCAUSD NO. 228
11. INSTALL PAVERS WITH SOLDIER COURSE BANDING
12. INSTALL 2' WIDE CONCRETE STRIP
13. INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS GATE
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15. INSTALL 48" TYPE I SDMH PER CCAUSD NO. 403 & 403.1
16. INSTALL 5.0' TYPE "CM2" DROP INLET PER CCASUD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421
17. INSTALL 10.0' TYPE "CM2" DROP INLET PER CCASUD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421
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20. INSTALL 18" CLASS III RCP STORM DRAIN (PUBLIC)
21. INSTALL 36" CLASS III RCP STORM DRAIN (PUBLIC)
22. INSTALL 42" CLASS III RCP STORM DRAIN (PUBLIC)
23. INSTALL 48" CLASS III RCP STORM DRAIN (PUBLIC)
24. INSTALL D50=6" RIPRAP THICKNESS=12" OVER 12" TYPE II AGGREGATE BASE
25. CONSTRUCT COMMERCIAL DRIVEWAY PER CCASUD NO. 224
26. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (4" THICK W/ 5" TYPE II AGGREGATE BASE)
27. CONSTRUCT 5' WIDE TEMPORARY ASPHALT PAVEMENT SIDEWALK
28. 5' PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOMEOWNER
29. INSTALL 48" RCP NDOT END SECTION PER NDOT DETAIL R-2.3.1
30. INSTALL NON-EROSIVE LANDSCAPE
31. CONSTRUCT 6" CONCRETE OVER 6" TYPE II PATH FOR EMERGENCY VEHICLE ACCESS
32. INSTALL 6" THICK COMPACTED DECOMPOSED GRANITE
33. INSTALL WROUGHT IRON FENCE WITH 20.0' ACCESS GATE PER CCAUSD NO. 425.S1

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 (DS5508)

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. ESCONDIDO 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 I STORM DRAIN MANHOLE	EA	–	8
2.	48" TYPE II STORM DRAIN MANHOLE	EA	–	2
3.	5.0' TYPE "CM2" DROP INLET	EA	2	2
4.	10.0' TYPE "CM2" DROP INLET	EA	1	0
5.	17.5' TYPE "CM2" DROP INLET	EA	–	1
6.	20.0' TYPE "CM2" DROP INLET	EA	2	–
7.	18" RCP CLASS III STORM DRAIN	LF	285	1,585
8.	36" RCP CLASS III STORM DRAIN	LF	50	–
9.	42" RCP CLASS III STORM DRAIN	LF	–	27
10.	48" RCP CLASS III STORM DRAIN	LF	–	174
11.	RIPRAP D50=6", THK=12"	CY	–	95
12.	8' WIDE CONCRETE VALLEY GUTTER	SF	5,965	750
13.	48" RCP NDOT END SECTION	EA	–	1

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

tri pointe HOMES

IRON MOUNTAIN UNIT 2
GRADING PLAN III

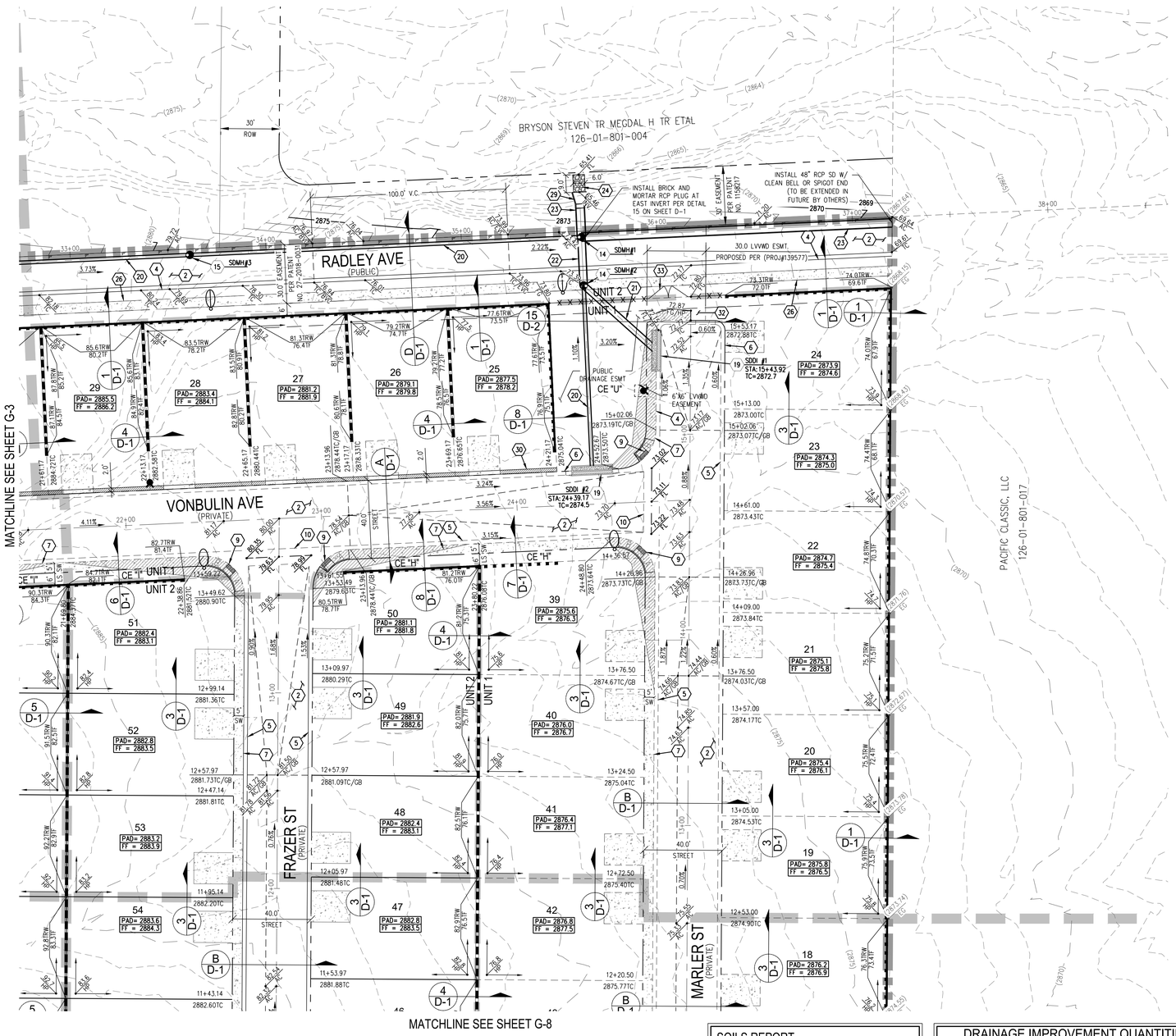
S:1 T:19S R:59E

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

PROFESSIONAL ENGINEER — STATE OF NEVADA — DANIEL S. POLL — Exp. 12/31/2023 — CIVIL — No.28179
04/21/22

G-3
SHEET 6 OF 21

J:\TRI2101-000 iron mountain\dwg\Vertprox\overall\TRI2101 grd.dwg 4/20/2022 4:18 PM Nicholas DiRocco



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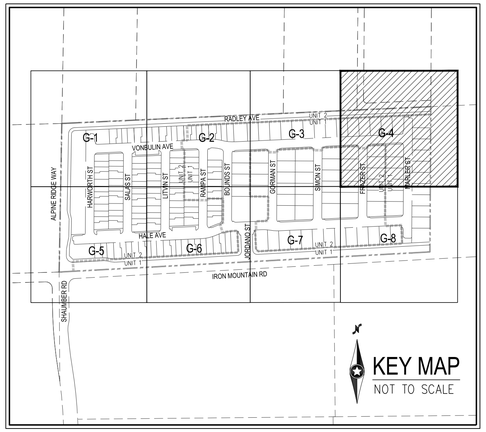
ELEVATION=2928.24 US FEET, 892.53 METERS NAVD'88 DATUM



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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 (DS5508).

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. ESCONDIDO ST, STE B LAS VEGAS, NV 89119
PHONE: (202) 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.

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10.	48" RCP CLASS III STORM DRAIN	LF	–	174
11.	RIPRAP D50=6", THK=12"	CY	–	95
12.	8' WIDE CONCRETE VALLEY GUTTER	SF	5,965	750
13.	48" RCP NDOT END SECTION	EA	–	1

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

tri pointe HOMES

IRON MOUNTAIN UNIT 2
GRADING PLAN IV

S1
T19 S
R59 E

DATE: 04/20/2022
DRAFTER: ND
DESIGNER: ND
CHECKED: OIQ

PROJECT NO.
TRI2101-000

PROFESSIONAL ENGINEER — STATE OF NEVADA
DANIEL S. POLL
No. 28179
Exp. 12/31/2023
CIVIL
04/21/22

G-4
SHEET 7 OF 21

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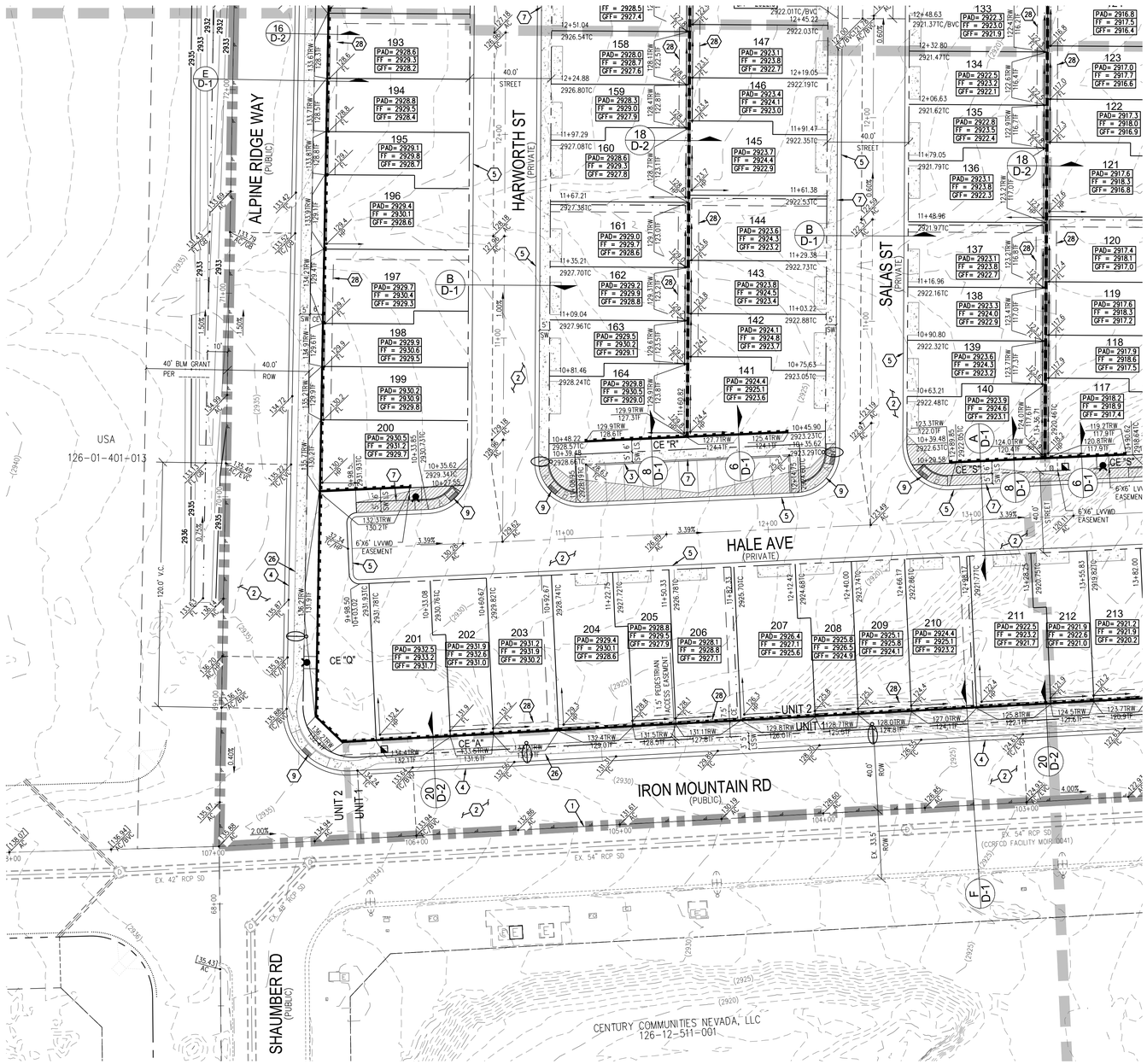

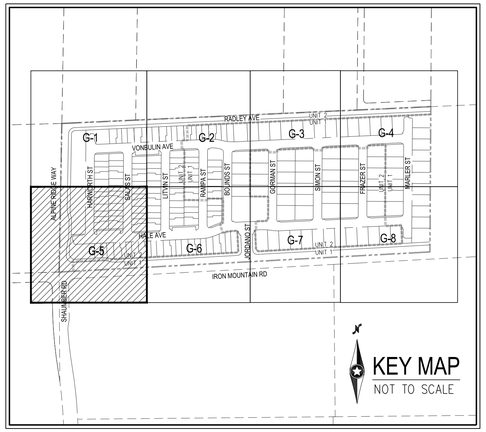

KEY MAP
NOT TO SCALE

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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

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32. INSTALL 6" THICK COMPACTED DECOMPOSED GRANITE
33. INSTALL WROUGHT IRON FENCE WITH 20.0' ACCESS GATE PER CCAUSD NO. 425.S1.

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 (DS5508).

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. ESCONDIDO 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 I STORM DRAIN MANHOLE	EA	–	8
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9.	42" RCP CLASS III STORM DRAIN	LF	–	27
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12.	8' WIDE CONCRETE VALLEY GUTTER	SF	5,965	750
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AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DIG OVERHEAD
1-702-227-2929

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

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

NO.	DESCRIPTION	DATE	BY	APP.	APP. DATE

CITY OF LAS VEGAS, NV

tri pointe HOMES

IRON MOUNTAIN UNIT 2
GRADING PLAN V

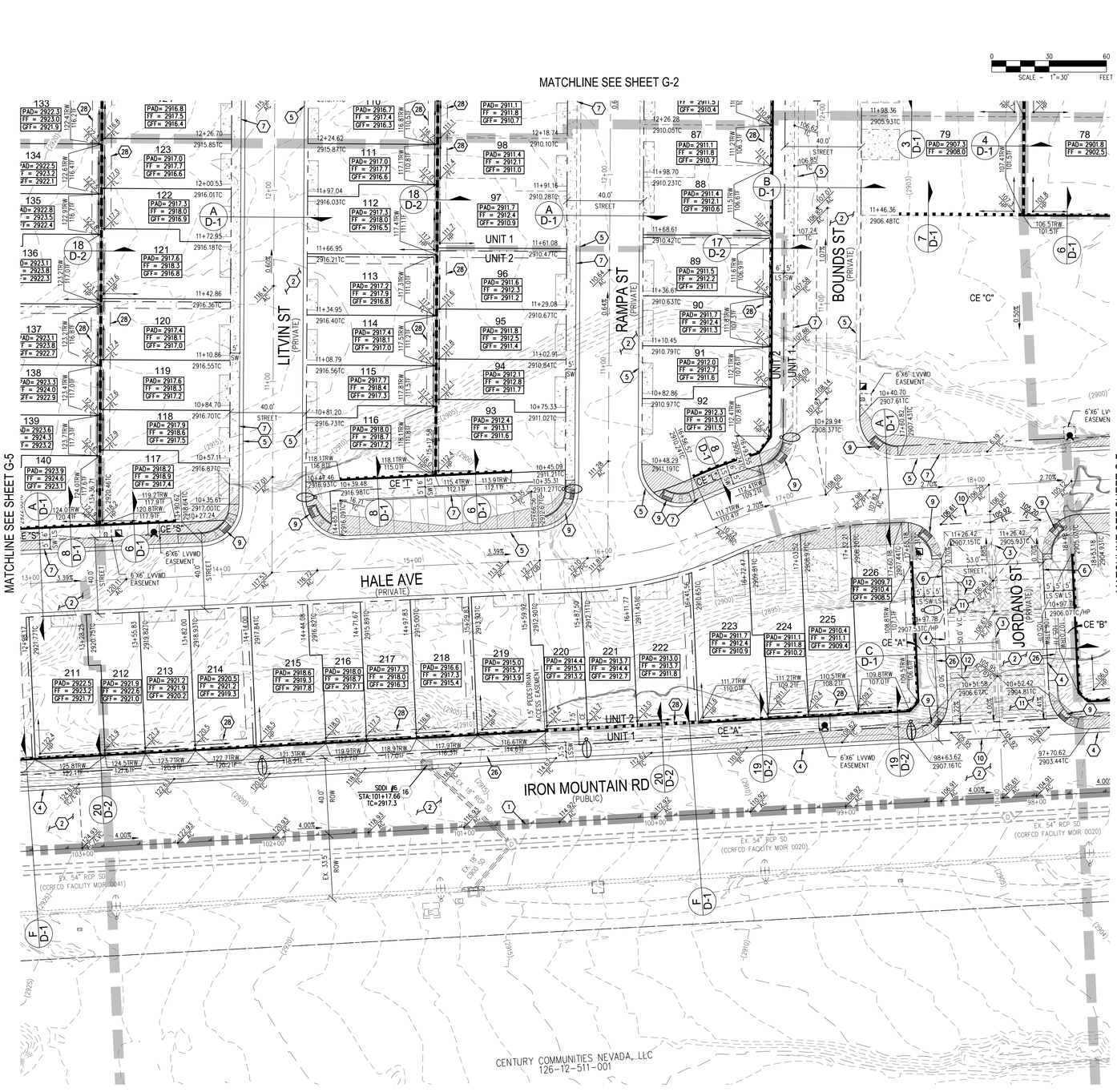
S1 T19S R59E

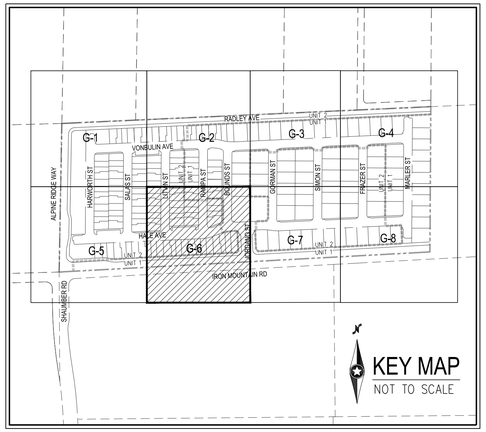
DATE: 04/20/2022
DRAFTER: ND
DESIGNER: ND
CHECKED: OIQ
PROJECT NO.
TRI2101-000

PROFESSIONAL ENGINEER — STATE OF NEVADA — DANIEL S. POLL Exp. 12/31/2023 CIVIL No. 28179 — 04/21/22

G-5
SHEET 8 OF 21

J:\tri\2101-000 iron mountain\dwg\improv\overall\tri2101_gr.dwg 4/20/2022 4:18 PM Nicholas DeRosa





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DANIEL S. POLL, P.E. 28179 — 04/21/22 DATE

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

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11.	RIPRAP D50=6", THK=12"	CY	–	95
12.	8' WIDE CONCRETE VALLEY GUTTER	SF	5,965	750
13.	48" RCP NDOT END SECTION	EA	–	1

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

tri pointe HOMES

IRON MOUNTAIN UNIT 2
GRADING PLAN VI

S:1 T:19 S R:59 E

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

PROFESSIONAL ENGINEER — STATE OF NEVADA — DANIEL S. POLL — No. 28179 — Exp. 12/31/2023 — CIVIL

04/21/22

G-6
SHEET 9 OF 21

X:\TRI2101-000 Iron mountain Unit 2\Engineering\Cover\Tri2101 grd.dwg 4/20/2022 4:19 PM Nicholas DeRosa

0 30 60
SCALE - 1"=30' FEET

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

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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)

BASIS OF BEARINGS

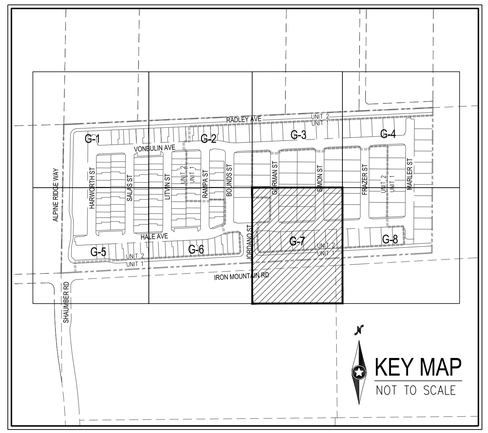
NORTH 86°52'17 EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 160,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

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



DISCLAIMER NOTE

1) EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND 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 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

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 SWPPP.
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/REPLEIPING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
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 SIGHT VISIBILITY ZONES.

LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDELINES

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

1. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CLARK COUNTY TITLE 24.40 AND 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 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.
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 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.
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.

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

1. MATCH EXISTING IMPROVEMENTS PER CCAUSD NO. 503, 500.4 & 500.5
2. INSTALL ASPHALT PAVEMENT WITH TYPE II AGGREGATE BASE PER STREET DETAILS ON SHEET D-1
3. INSTALL A TYPE CURB PER CCAUSD NO. 219
4. INSTALL L TYPE CURB PER CCAUSD NO. 216
5. INSTALL R TYPE CURB PER CCAUSD NO. 217.3.S1
6. CONSTRUCT 10' L-CURB TO R-CURB TRANSITION PER DETAIL ON SHEET D-1
7. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (5" THICK W/ 5" TYPE II AGGREGATE BASE)
8. INSTALL 18" C900 STORM DRAIN (PUBLIC)
9. CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE I A=B=8.0'
10. CONSTRUCT MODIFIED 8" WIDE CROSS GUTTER PER CCAUSD NO. 228
11. INSTALL PAVERS WITH SOLDIER COURSE BANDING
12. INSTALL 2' WIDE CONCRETE STRIP
13. INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS GATE
14. INSTALL 48" TYPE II SDMH PER CCAUSD NO. 401 & 405.2
15. INSTALL 48" TYPE I SDMH PER CCAUSD NO. 403 & 403.1
16. INSTALL 5.0' TYPE "CM2" DROP INLET PER CCASUD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421
17. INSTALL 10.0' TYPE "CM2" DROP INLET PER CCASUD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421
18. INSTALL 17.5' TYPE "CM2" DROP INLET PER CCASUD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421
19. INSTALL 20.0' TYPE "CM2" DROP INLET PER CCASUD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421
20. INSTALL 18" CLASS III RCP STORM DRAIN (PUBLIC)
21. INSTALL 36" CLASS III RCP STORM DRAIN (PUBLIC)
22. INSTALL 42" CLASS III RCP STORM DRAIN (PUBLIC)
23. INSTALL 48" CLASS III RCP STORM DRAIN (PUBLIC)
24. INSTALL D50=6" RIPRAP THICKNESS=12" OVER 12" TYPE II AGGREGATE BASE
25. CONSTRUCT COMMERCIAL DRIVEWAY PER CCASUD NO. 224
26. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (4" THICK W/ 5" TYPE II AGGREGATE BASE)
27. CONSTRUCT 5' WIDE TEMPORARY ASPHALT PAVEMENT SIDEWALK
28. 5' PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOMEOWNER
29. INSTALL 48" RCP NDOT END SECTION PER NDOT DETAIL R-2.3.1
30. INSTALL NON-EROSIVE LANDSCAPE
31. CONSTRUCT 6" CONCRETE OVER 6" TYPE II PATH FOR EMERGENCY VEHICLE ACCESS
32. INSTALL 6" THICK COMPACTED DECOMPOSED GRANITE
33. INSTALL WROUGHT IRON FENCE WITH 20.0' ACCESS GATE PER CCAUSD NO. 425.S1

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 (DS5508).

DANIEL S. POLL, P.E. 28179 — DATE 04/21/22

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. ESCONDIDO 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 I STORM DRAIN MANHOLE	EA	–	8
2.	48" TYPE II STORM DRAIN MANHOLE	EA	–	2
3.	5.0' TYPE "CM2" DROP INLET	EA	2	2
4.	10.0' TYPE "CM2" DROP INLET	EA	1	0
5.	17.5' TYPE "CM2" DROP INLET	EA	–	1
6.	20.0' TYPE "CM2" DROP INLET	EA	2	–
7.	18" RCP CLASS III STORM DRAIN	LF	285	1,585
8.	36" RCP CLASS III STORM DRAIN	LF	50	–
9.	42" RCP CLASS III STORM DRAIN	LF	–	27
10.	48" RCP CLASS III STORM DRAIN	LF	–	174
11.	RIPRAP D50=6", THK=12"	CY	–	95
12.	8' WIDE CONCRETE VALLEY GUTTER	SF	5,965	750
13.	48" RCP NDOT END SECTION	EA	–	1

Westwood
Phone (702) 284-5300
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Suite 100
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westwoodps.com
Westwood Professional Services, Inc.

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

tri pointe HOMES

IRON MOUNTAIN UNIT 2
GRADING PLAN VII

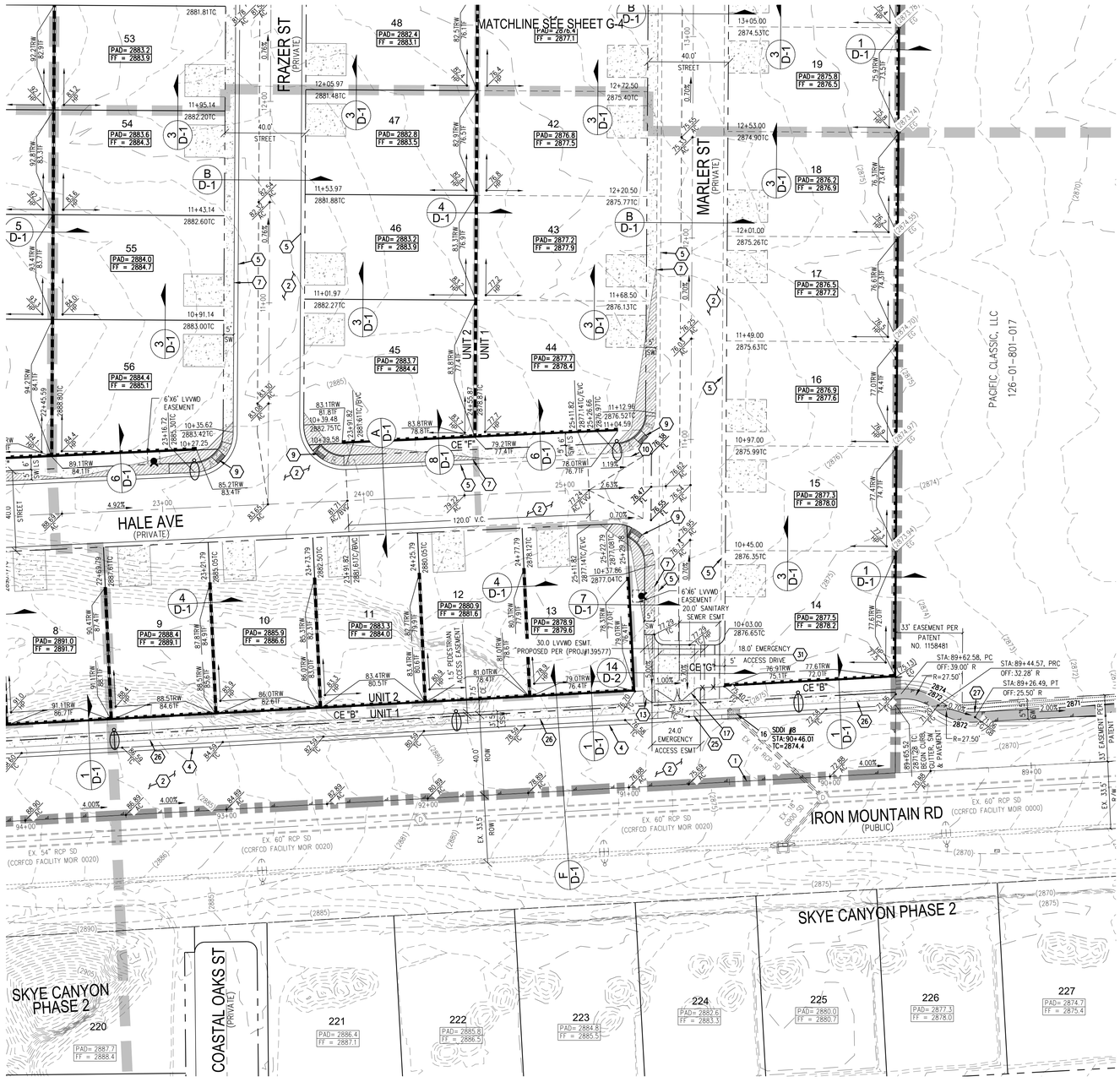
S1
T 19 S
R 59 E

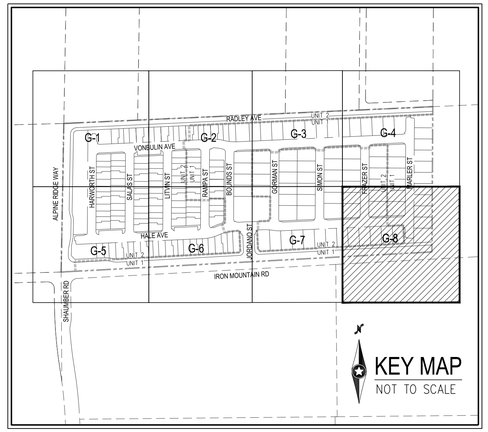
DATE: 04/20/2022
DRAFTER: ND
DESIGNER: ND
CHECKED: OIQ
PROJECT NO.
TRI2101-000

PROFESSIONAL ENGINEER — STATE OF NEVADA — DANIEL S. POLL — Exp. 12/31/2023 — CIVIL — No. 28179
04/21/22

G-7
SHEET 10 OF 21

J:\VI2101-000 iron mountain\Civil\mxrox\coverall\VI2101 grd.dwg 4/20/2022 4:19 PM Nicholas DeRosa





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BASIS OF BEARINGS

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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

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5. INSTALL R TYPE CURB PER CCAUSD NO. 217.3.S1
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7. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (5" THICK W/ 5" TYPE II AGGREGATE BASE)
8. INSTALL 18" C900 STORM DRAIN (PUBLIC)
9. CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE I A=B=8.0'
10. CONSTRUCT MODIFIED 8" WIDE CROSS GUTTER PER CCAUSD NO. 228
11. INSTALL PAVERS WITH SOLDIER COURSE BANDING
12. INSTALL 2' WIDE CONCRETE STRIP
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32. INSTALL 6" THICK COMPACTED DECOMPOSED GRANITE
33. INSTALL WROUGHT IRON FENCE WITH 20.0' ACCESS GATE PER CCAUSD NO. 425.S1

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 (DS5508).

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. ESCONDIDO ST, STE. B LAS VEGAS, NV 89119
PHONE: (202) 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 I STORM DRAIN MANHOLE	EA	–	8
2.	48" TYPE II STORM DRAIN MANHOLE	EA	–	2
3.	5.0' TYPE "CM2" DROP INLET	EA	2	2
4.	10.0' TYPE "CM2" DROP INLET	EA	1	0
5.	17.5' TYPE "CM2" DROP INLET	EA	–	1
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7.	18" RCP CLASS III STORM DRAIN	LF	285	1,585
8.	36" RCP CLASS III STORM DRAIN	LF	50	–
9.	42" RCP CLASS III STORM DRAIN	LF	–	27
10.	48" RCP CLASS III STORM DRAIN	LF	–	174
11.	RIPRAP D50=6", THK=12"	CY	–	95
12.	8' WIDE CONCRETE VALLEY GUTTER	SF	5,965	750
13.	48" RCP NDOT END SECTION	EA	–	1

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

CITY OF LAS VEGAS, NV

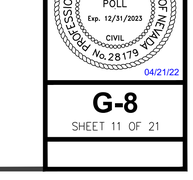
NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

tri pointe HOMES

IRON MOUNTAIN UNIT 2
GRADING PLAN VIII

S1 T-19 S R 59 E

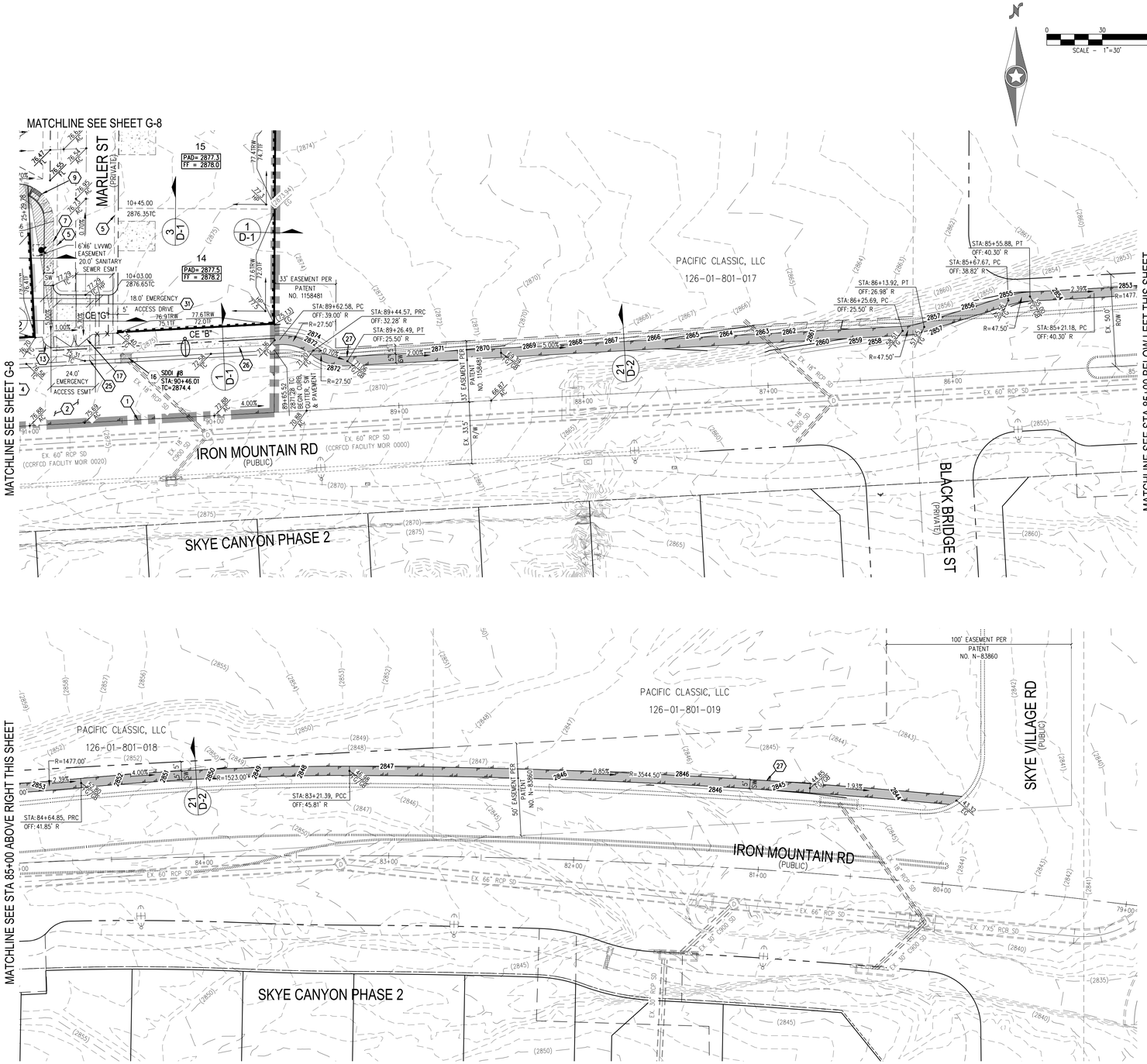
DATE: 04/20/2022
DRAFTER: ND
DESIGNER: ND
CHECKED: OIQ
PROJECT NO.
TRI2101-000



04/21/22

G-8
SHEET 11 OF 21

J:\TRI2101-000 iron mountain\Civil\Xrefs\Overall\TRI2101 grd.dwg 4/20/2022 4:19 PM Nicholas Deffosa



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)

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.

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

DISCLAIMER NOTE

1) EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND 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 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

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 SWPPP.
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/REPLEPING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
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 SIGHT VISIBILITY ZONES.

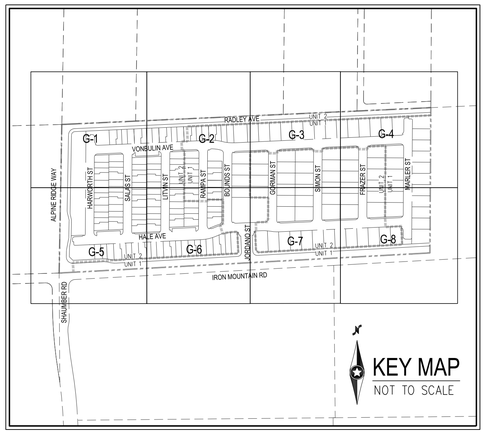
LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDELINES

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

1. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CLARK COUNTY TITLE 24.40 AND 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 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.
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 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.
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.

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

1. MATCH EXISTING IMPROVEMENTS PER CCAUSD NO. 503, 500.4 & 500.5
2. INSTALL ASPHALT PAVEMENT WITH TYPE II AGGREGATE BASE PER STREET DETAILS ON SHEET D-1
3. INSTALL A TYPE CURB PER CCAUSD NO. 219
4. INSTALL L TYPE CURB PER CCAUSD NO. 216
5. INSTALL R TYPE CURB PER CCAUSD NO. 217.3.S1
6. CONSTRUCT 10' L-CURB TO R-CURB TRANSITION PER DETAIL ON SHEET D-1
7. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (5" THICK W/ 5" TYPE II AGGREGATE BASE)
8. INSTALL 18" C900 STORM DRAIN (PUBLIC)
9. CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE I A=B=8.0'
10. CONSTRUCT MODIFIED 8" WIDE CROSS GUTTER PER CCAUSD NO. 228
11. INSTALL PAVERS WITH SOLDIER COURSE BANDING
12. INSTALL 2' WIDE CONCRETE STRIP
13. INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS GATE
14. INSTALL 48" TYPE II SDMH PER CCAUSD NO. 401 & 405.2
15. INSTALL 48" TYPE I SDMH PER CCAUSD NO. 403 & 403.1
16. INSTALL 5.0' TYPE "CM2" DROP INLET PER CCASUD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421
17. INSTALL 10.0' TYPE "CM2" DROP INLET PER CCASUD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421
18. INSTALL 17.5' TYPE "CM2" DROP INLET PER CCASUD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421
19. INSTALL 20.0' TYPE "CM2" DROP INLET PER CCASUD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421
20. INSTALL 18" CLASS III RCP STORM DRAIN (PUBLIC)
21. INSTALL 36" CLASS III RCP STORM DRAIN (PUBLIC)
22. INSTALL 42" CLASS III RCP STORM DRAIN (PUBLIC)
23. INSTALL 48" CLASS III RCP STORM DRAIN (PUBLIC)
24. INSTALL D50=6" RIPRAP THICKNESS=12" OVER 12" TYPE II AGGREGATE BASE
25. CONSTRUCT COMMERCIAL DRIVEWAY PER CCASUD NO. 224
26. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (4" THICK W/ 5" TYPE II AGGREGATE BASE)
27. CONSTRUCT 5' WIDE TEMPORARY ASPHALT PAVEMENT SIDEWALK
28. 5' PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOMEOWNER
29. INSTALL 48" RCP NDOT END SECTION PER NDOT DETAIL R-2.3.1
30. INSTALL NON-EROSIVE LANDSCAPE
31. CONSTRUCT 6" CONCRETE OVER 6" TYPE II PATH FOR EMERGENCY VEHICLE ACCESS
32. INSTALL 6" THICK COMPACTED DECOMPOSED GRANITE
33. INSTALL WROUGHT IRON FENCE WITH 20.0' ACCESS GATE PER CCAUSD NO. 425.S1

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 (DS5508).

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. ESCONDIDO 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 I STORM DRAIN MANHOLE	EA	–	8
2.	48" TYPE II STORM DRAIN MANHOLE	EA	–	2
3.	5.0' TYPE "CM2" DROP INLET	EA	2	2
4.	10.0' TYPE "CM2" DROP INLET	EA	1	0
5.	17.5' TYPE "CM2" DROP INLET	EA	–	1
6.	20.0' TYPE "CM2" DROP INLET	EA	2	–
7.	18" RCP CLASS III STORM DRAIN	LF	285	1,585
8.	36" RCP CLASS III STORM DRAIN	LF	50	–
9.	42" RCP CLASS III STORM DRAIN	LF	–	27
10.	48" RCP CLASS III STORM DRAIN	LF	–	174
11.	RIPRAP D50=6", THK=12"	CY	–	95
12.	8' WIDE CONCRETE VALLEY GUTTER	SF	5,965	750
13.	48" RCP NDOT END SECTION	EA	–	1

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

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

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

tri pointe HOMES

IRON MOUNTAIN UNIT 2
GRADING PLAN IX - TEMPORARY AC SIDEWALK

S:19 S
R:59 E

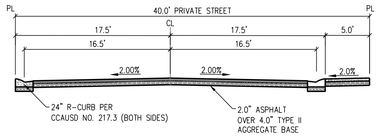
DATE: 04/20/2022
DRAFTER: ND
DESIGNER: ND
CHECKED: OIQ
PROJECT NO.
TRI2101-000

PROFESSIONAL ENGINEER · STATE OF NEVADA
DANIEL S. POLL
Exp. 12/31/2023
CIVIL
No. 28179
04/21/22

G-9
SHEET 12 OF 21

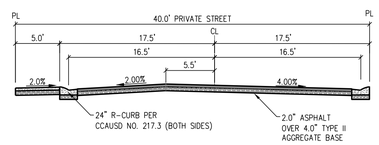
J:\TRI2101-000 iron mountain\dwg\improv\overall\tri2101_grd.dwg 4/20/2022 4:20 PM Nicholas DeRosa

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



A. 40' PRIVATE STREET SECTION
NOT TO SCALE

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



B. 40' PRIVATE STREET SECTION W/ OFFSET CROWN
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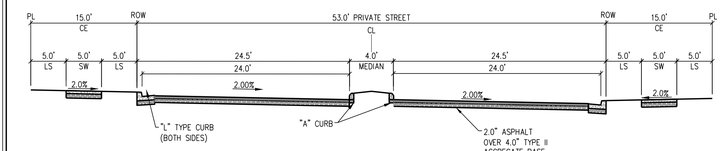

C. 53' PRIVATE GATED NEIGHBORHOOD ENTRY STREET
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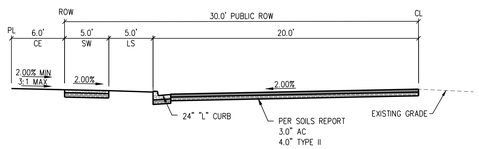

D. RADLEY AVENUE STREET SECTION
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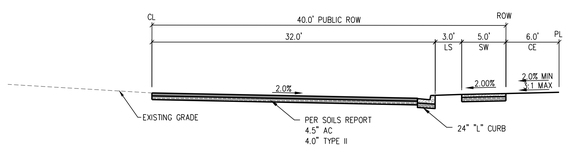

E. ALPINE RIDGE WAY STREET SECTION
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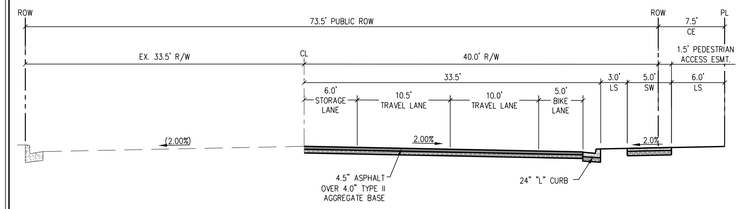
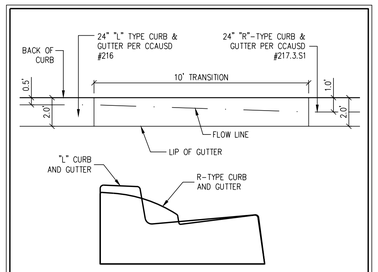
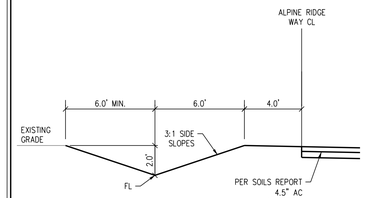


F. IRON MOUNTAIN ROAD SECTION
NOT TO SCALE



9. "L" CURB & GUTTER TO R-CURB & GUTTER
NOT TO SCALE



10. V-NOTCH SWALE
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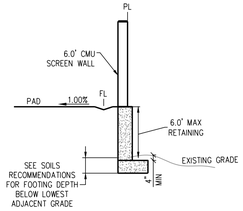

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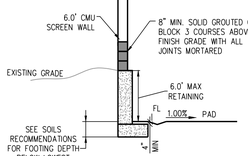

2. WALL SECTION
NOT TO SCALE

THIS DETAIL IS FOR REFERENCE ONLY AND DOES NOT CONSTITUTE A STRUCTURAL DESIGN

3. WALL SECTION
NOT TO SCALE

THIS DETAIL IS FOR REFERENCE ONLY AND DOES NOT CONSTITUTE A STRUCTURAL DESIGN

4. WALL SECTION
NOT TO SCALE

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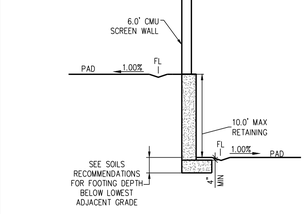

5. WALL SECTION
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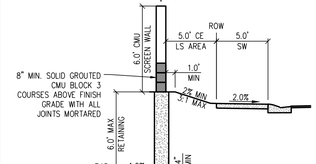

6. WALL SECTION
NOT TO SCALE

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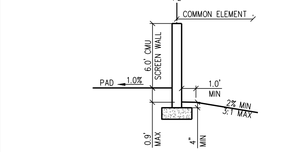

7. WALL SECTION
NOT TO SCALE

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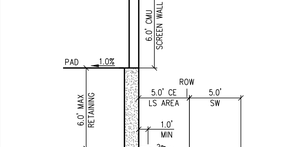

8. WALL SECTION
NOT TO SCALE

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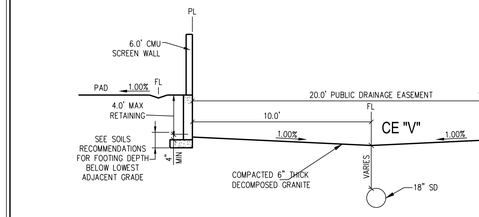
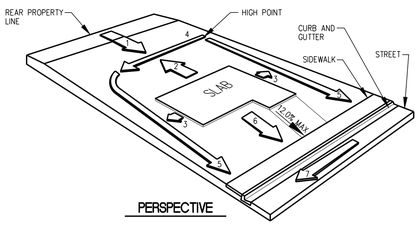


11. 20' PUBLIC DRAINAGE EASEMENT
NOT TO SCALE

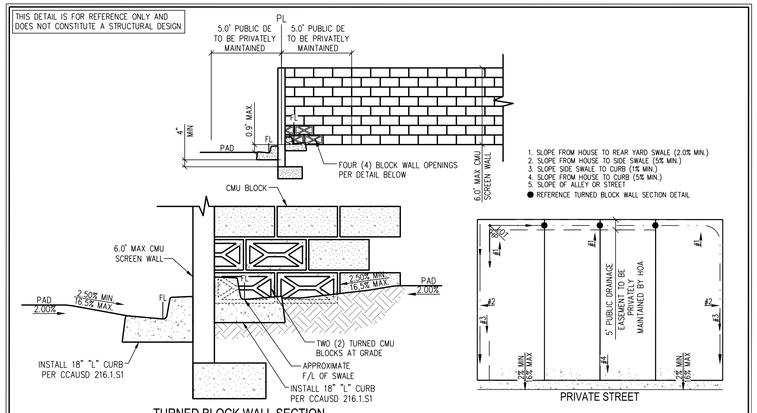


PERSPECTIVE

1. SLOPE FROM REAR TO SWALE (1% MIN.)
2. SLOPE FROM HOUSE TO SWALE (2% MIN.)
3. SLOPE FROM HOUSE TO SIDE SWALE (2% MIN.)
4. REAR SWALE (10' MIN. FROM REAR OF HOUSE)
5. SLOPE SIDE SWALE TO CURB (1% MIN.)
6. SLOPE FROM HOUSE TO SIDEWALK (2% MIN.)
7. SLOPE OF STREET

12. TYPE "A" LOT GRADING
NOT TO SCALE

THIS DETAIL IS FOR REFERENCE ONLY AND DOES NOT CONSTITUTE A STRUCTURAL DESIGN



TURNED BLOCK WALL SECTION

1. SLOPE FROM HOUSE TO REAR YARD SWALE (2.0% MIN.)
2. SLOPE FROM HOUSE TO SIDE SWALE (5% MIN.)
3. SLOPE SIDE SWALE TO CURB (1% MIN.)
4. SLOPE FROM HOUSE TO CURB (5% MIN.)
5. SLOPE OF ALLEY OR STREET
● REFERENCE TURNED BLOCK WALL SECTION DETAIL

13. TYPICAL LOT GRADING FOR TOWNHOMES
NOT TO SCALE

FAST
Call before you UnderGround
1-702-432-5300
FREEWAY & ARTERIAL SYSTEM OF TRANSPORTATION (F.A.S.T.)

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

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

Westwood
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
Phone (702) 284-5300
Fax (702) 284-5399
westwoodps.com
Westwood Professional Services, Inc.

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

tri pointe HOMES

IRON MOUNTAIN UNIT 2

DETAIL SHEET I

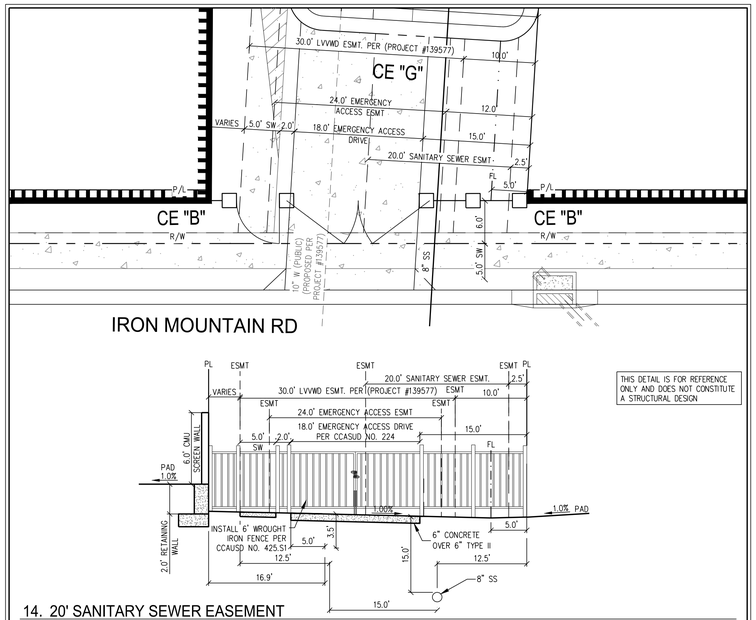
S:1 T:19 S R:59 E

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

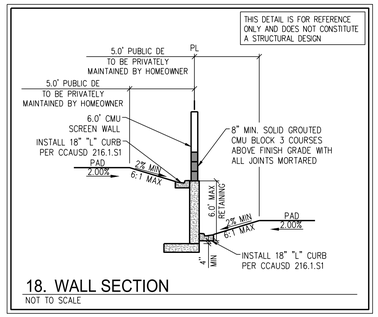
PROFESSIONAL ENGINEER – STATE OF NEVADA
DANIEL S POLL
Exp. 12/31/2023
CIVIL
No. 28179
04/21/22

D-1
SHEET 13 OF 21

J:\tri2101-000 iron mountain\dwg\improv\overall\tri2101 dtl.dwg 4/20/2022 4:21 PM Nicholas DeRose



14. 20' SANITARY SEWER EASEMENT
NOT TO SCALE



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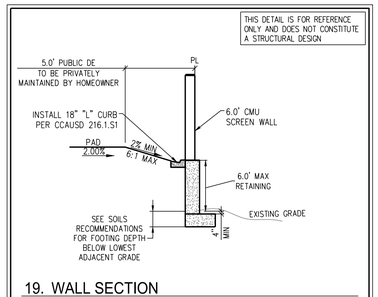
NOT TO SCALE



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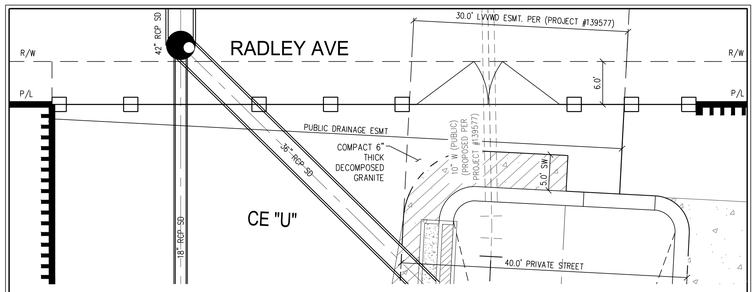

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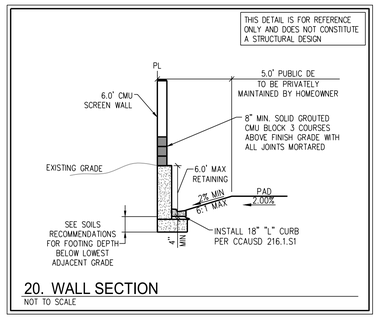
NOT TO SCALE



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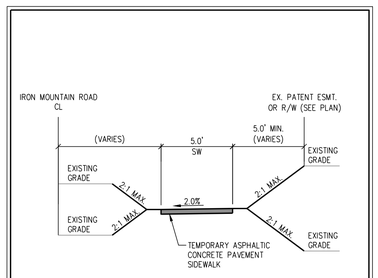
NOT TO SCALE



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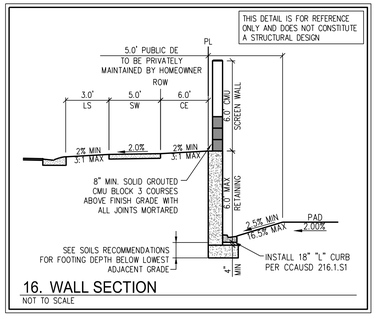
NOT TO SCALE



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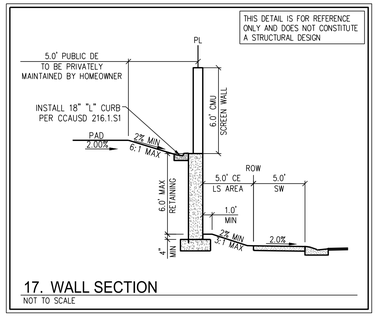
NOT TO SCALE



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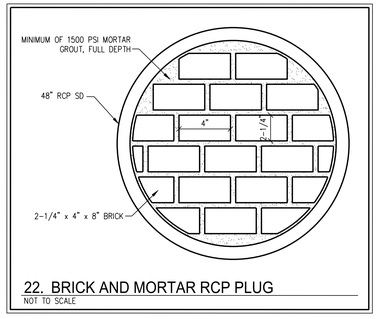


22. BRICK AND MORTAR RCP PLUG
NOT TO SCALE

APPROVED FOR CONSTRUCTION

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

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

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

Westwood
Phone (702) 284-5300
Fax (702) 284-5399
5725 W. Badura Ave. Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

tri pointe HOMES

IRON MOUNTAIN UNIT 2
DETAIL SHEET II

S:1 T:19S R:59E

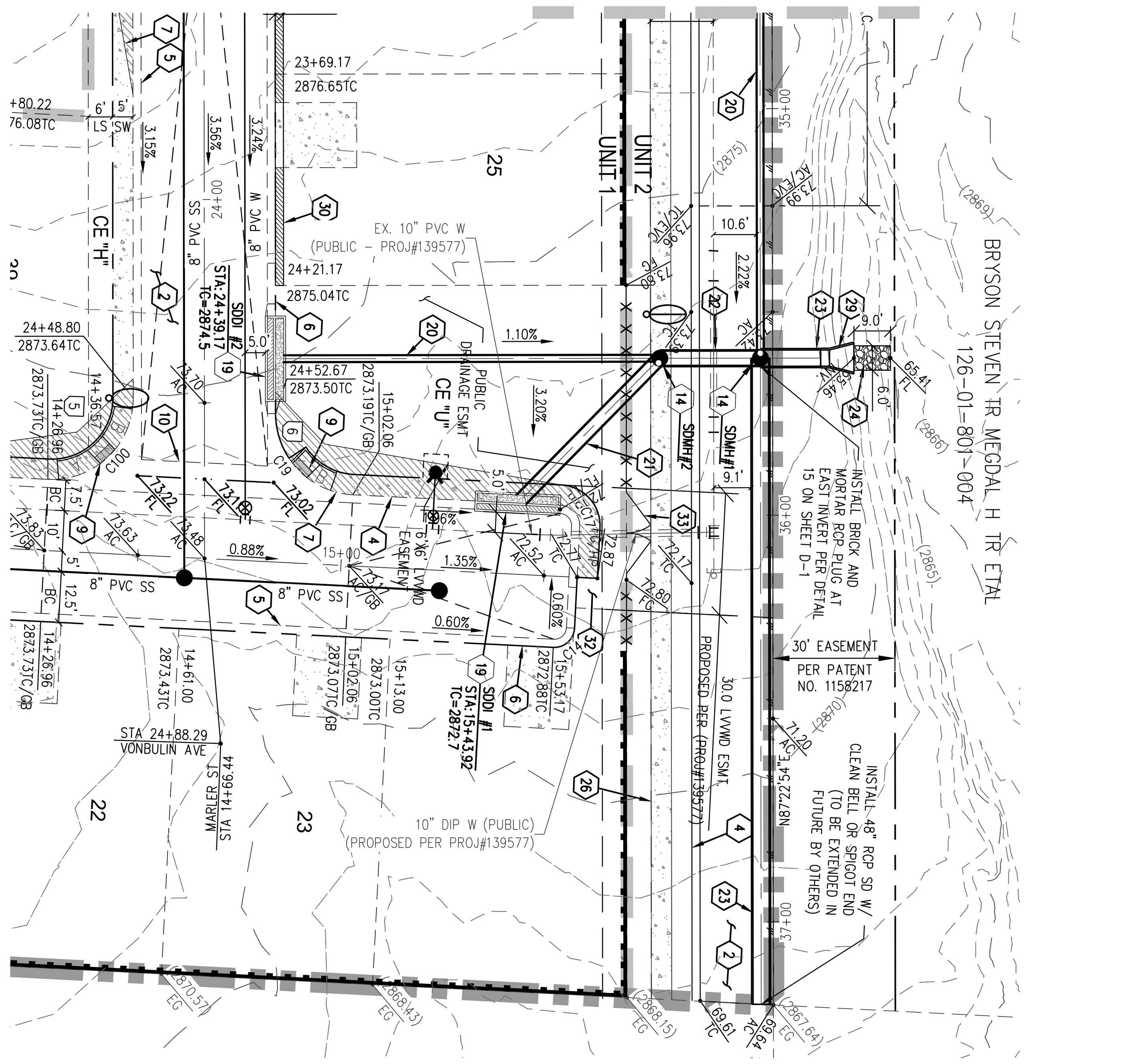
DATE: 04/20/2022
DRAFTER: ND
DESIGNER: ND
CHECKED: OIQ

PROJECT NO.
TRI2101-000

PROFESSIONAL ENGINEER — STATE OF NEVADA
DANIEL S. POLL
Exp. 12/31/2023
CIVIL
No.28179
04/21/22

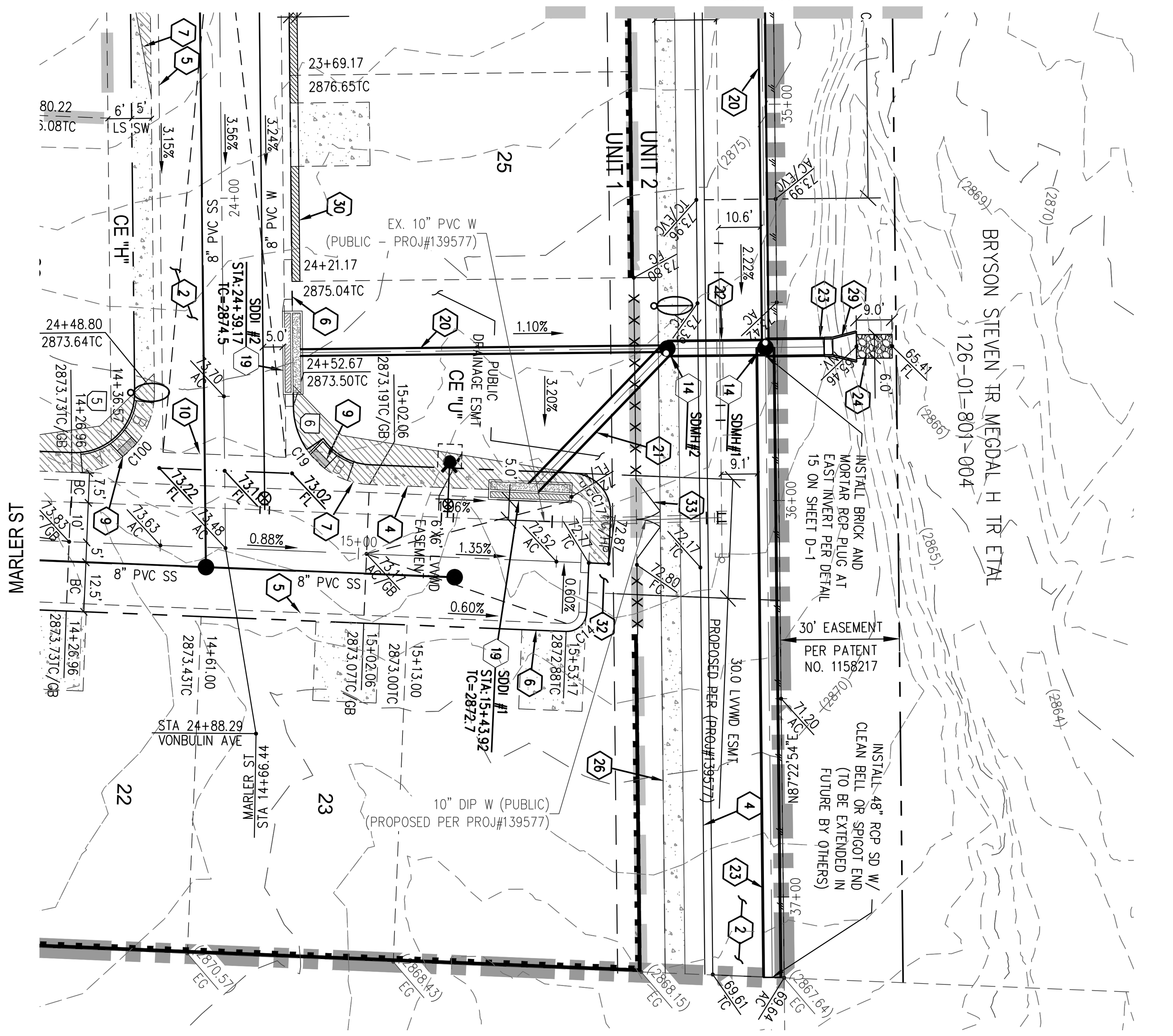
D-2
SHEET 14 OF 21

J:\TRI2101-000 iron mountain\dwg\Vertprox\overall\Tri2101 dtl.dwg 4/20/2022 4:21 PM Nicholas DeRosa



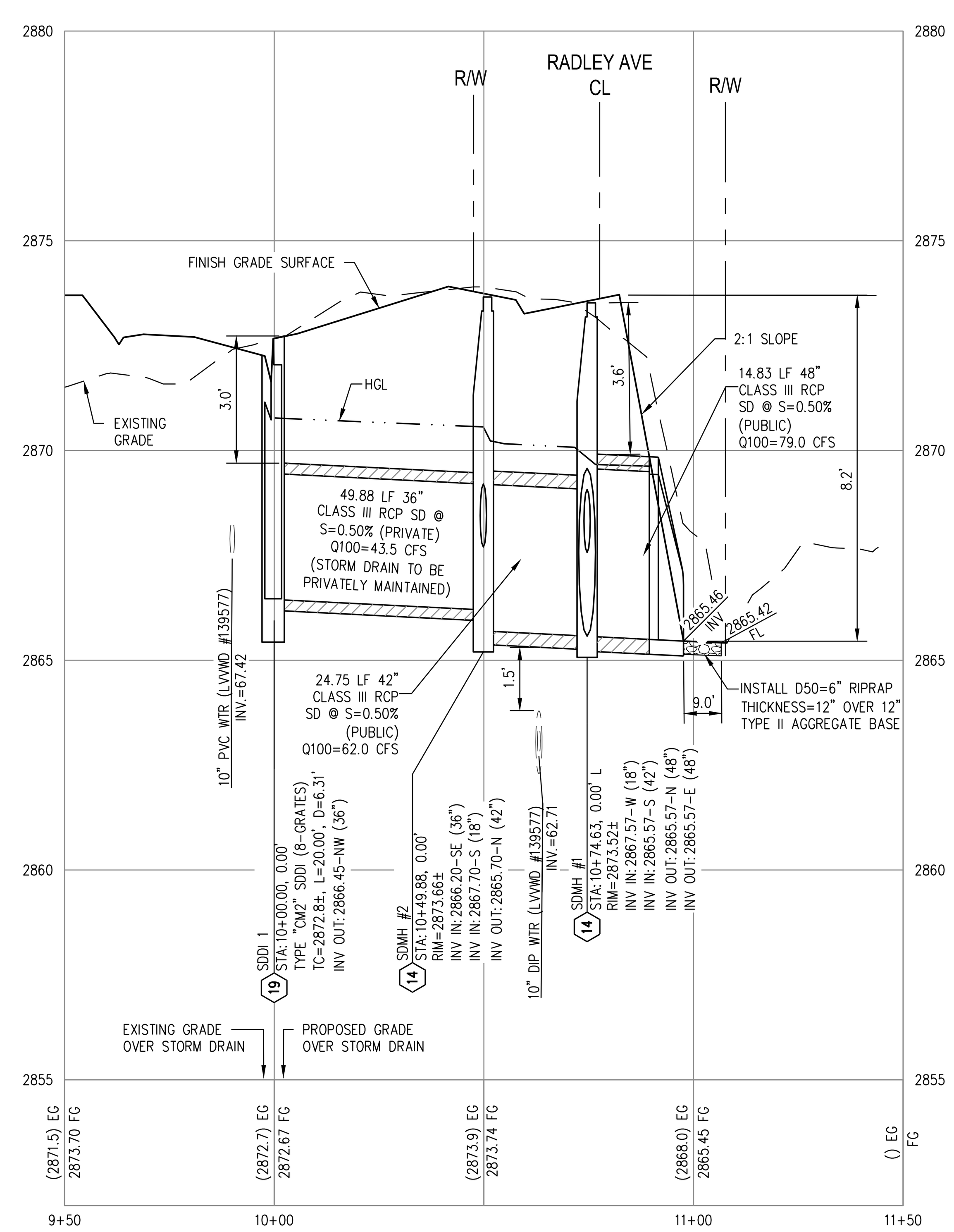
SDDI#1 - PLAN VIEW

SCALE - 1"=30' FEET

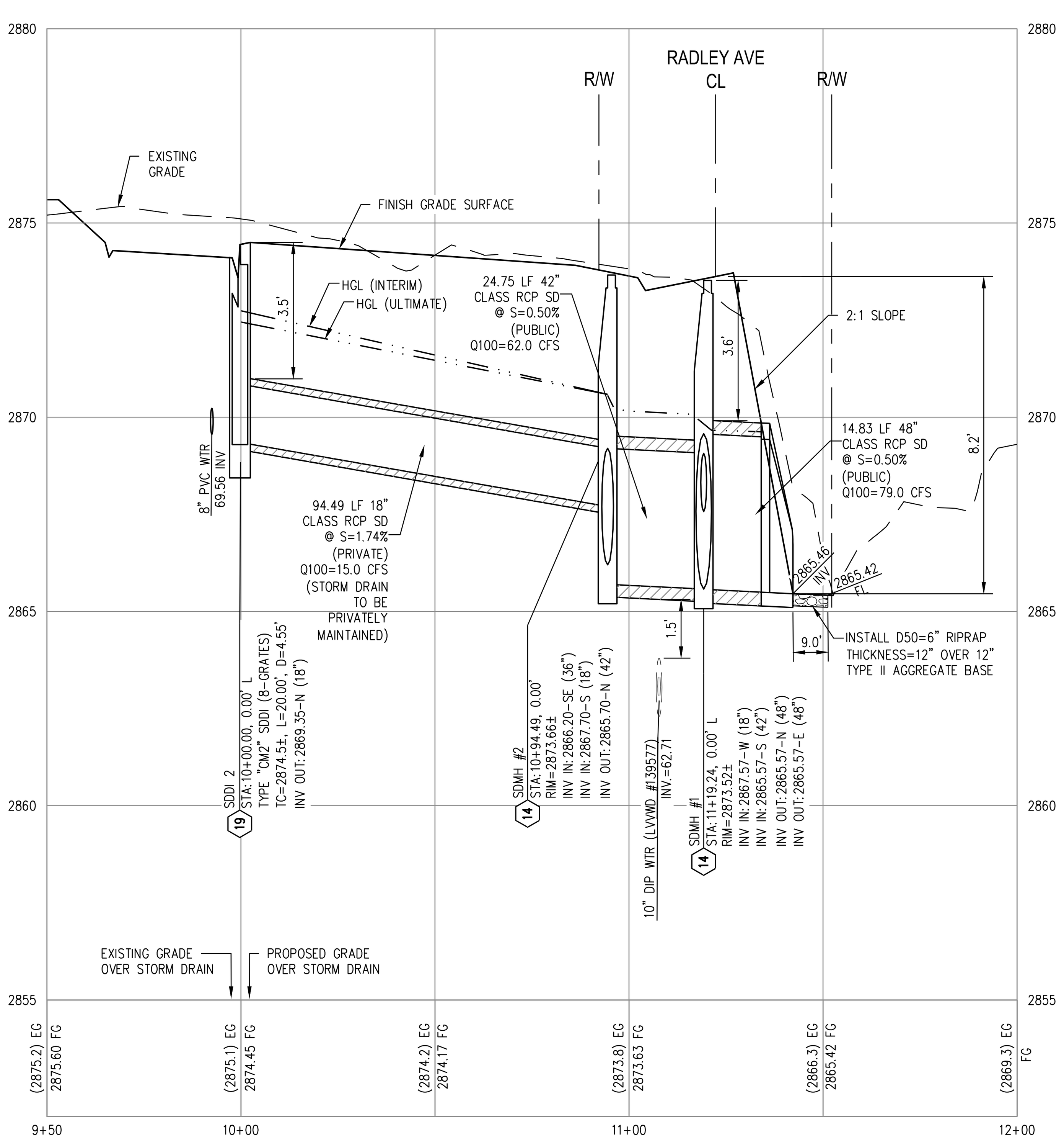


SDDI #2- PLAN VIEW

SCALE - 1"=30' FEET



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



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

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)

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.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK OC991S6

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

DISCLAIMER NOTE

1) EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND 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 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.

SEWER CONNECTION NOTE

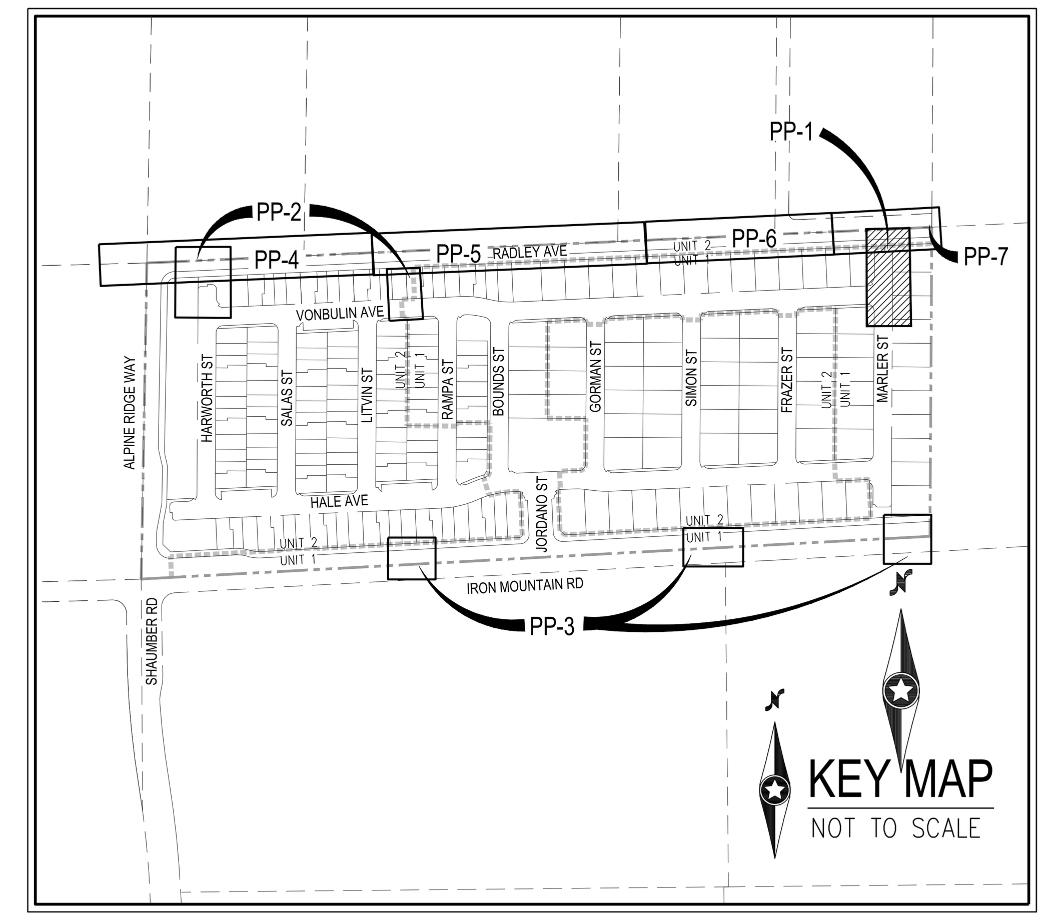
ONE OR MORE SEGMENTS OF THE DOWNSTREAM SEWER SYSTEM THAT WILL SERVE THIS PROJECT HAS NOT BEEN COMPLETED AND/OR ACCEPTED FOR MAINTENANCE BY THE CITY OF LAS VEGAS. ANY WORKDONE ON THIS PROJECT PIROR TO THE COMPLETION AND/OR ACCEPTANCE OF THE DOWNSTREAM SEWER SYSTEM(S) SHALL BE DONE AT THE DEVELOPER'S OWN 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.

LVVWD NOTE

1. THE LVVWD 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 APPURTENANCES ARE AVAILABLE.
2. MAINTAIN MINIMUM TWENTY-FOUR(24) INCH COVER PER UDACS SECTION 2.08.04. GRADING MUST BE COMPLETED PRIOR TO WATERLINE INSTALLATION.

SEWER NOTES

1. FIELD VERIFY INVERT, SAWCUT, REMOVE CAP, & CONNECT TO EXISTING SEWER LINE
2. INSTALL 48" STANDARD MANHOLE WITH WATERTIGHT JOINTS (PER DCSWCS SD-1, SD-3, SD-4, SD-5) WITH SINGLE 24" LID.
3. INSTALL 48" STANDARD MANHOLE WITH WATERTIGHT JOINTS & CORROSION PROTECTION (PER DCSWCS SD-1, SD-3, SD-4, SD-5 AND DCSWCS 3.16.8)
4. INSTALL 8" PVC SANITARY SEWER PIPE (PUBLIC)
5. INSTALL 8" C900 PVC SANITARY SEWER PIPE (PUBLIC)
6. INSTALL 8" SEWER PLUG
7. INSTALL 4" SDR35 PVC SEWER LATERAL PER DCSWCS SD-22 AND SD-25
8. INSTALL 4" C900 PVC SEWER LATERAL PER DCSWCS SD-23 AND SD-25



KEY MAP
NOT TO SCALE

GRADING NOTES

1. MATCH EXISTING IMPROVEMENTS PER CCAUSD NO. 503, 500.4 & 500.5
2. INSTALL ASPHALT PAVEMENT WITH TYPE II AGGREGATE BASE PER STREET DETAILS ON SHEET D-1
3. INSTALL A TYPE CURB PER CCAUSD NO. 219
4. INSTALL L TYPE CURB PER CCAUSD NO. 216
5. INSTALL R TYPE CURB PER CCAUSD NO. 217.3.S1
6. CONSTRUCT 10' L-CURB TO R-CURB TRANSITION PER DETAIL ON SHEET D-1
7. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (5" THICK W/ 5" TYPE II AGGREGATE BASE)
8. INSTALL 18" C900 STORM DRAIN (PUBLIC)
9. CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE I A=B=8.0'
10. CONSTRUCT MODIFIED 8' WIDE CROSS GUTTER PER CCAUSD NO. 228
11. INSTALL PAVERS WITH SOLDIER COURSE BANDING
12. INSTALL 2' WIDE CONCRETE STRIP
13. INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS GATE
14. INSTALL 48" TYPE II SDMH PER CCAUSD NO. 401 & 405.2
15. INSTALL 48" TYPE I SDMH PER CCAUSD NO. 403 & 403.1
16. INSTALL 5.0' TYPE "CM2" DROP INLET PER CCASUD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421
17. INSTALL 10.0' TYPE "CM2" DROP INLET PER CCASUD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421
18. INSTALL 17.5' TYPE "CM2" DROP INLET PER CCASUD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421
19. INSTALL 20.0' TYPE "CM2" DROP INLET PER CCASUD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421
20. INSTALL 18" CLASS III RCP STORM DRAIN (PUBLIC)
21. INSTALL 36" CLASS III RCP STORM DRAIN (PUBLIC)
22. INSTALL 42" CLASS III RCP STORM DRAIN (PUBLIC)
23. INSTALL 48" CLASS III RCP STORM DRAIN (PUBLIC)
24. INSTALL D50=6" RIPRAP THICKNESS=12" OVER 12" TYPE II AGGREGATE BASE
25. CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD NO. 224
26. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (4" THICK W/ 5" TYPE II AGGREGATE BASE)
27. CONSTRUCT 5' WIDE TEMPORARY ASPHALT PAVEMENT SIDEWALK
28. 5' PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOMEOWNER
29. INSTALL 48" RCP NDOT END SECTION PER NDOT DETAIL R-2.3.1
30. INSTALL NON-EROSIVE LANDSCAPE
31. CONSTRUCT 6" CONCRETE OVER 6" TYPE II PATH FOR EMERGENCY VEHICLE ACCESS
32. INSTALL 6" THICK COMPACTED DECOMPOSED GRANITE
33. INSTALL WROUGHT IRON FENCE WITH 20.0' ACCESS GATE PER CCAUSD NO. 425.S1

SIDEWALK RAMP TABLE

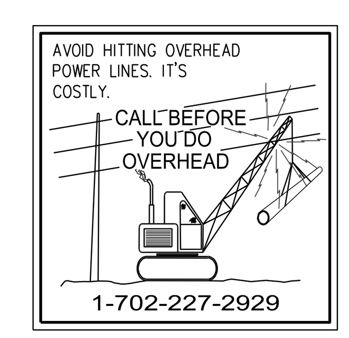
RAMP NUMBER	GRADE (%) "B" TO "A"	"A" (FT) MIN.	"B" (FT) MIN.
1	-6 TO -5.01	4.5	21.5
2	-5 TO -4.01	4.5	15.0
3	-4 TO -3.01	4.5	12.0
4	-3 TO -2.01	4.5	9.5
5	-2 TO 2	8.0	8.0
6	2.01 TO 3	9.5	4.5
7	3.01 TO 4	12.0	4.5
8	4.01 TO 5	15.0	4.5
9	5.01 TO 6	21.5	4.5

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°02'49"	18.99'
C100	32.45'	20.00'	92°57'11"	21.06'

APPROVED FOR CONSTRUCTION

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



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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

tri pointe HOMES

IRON MOUNTAIN UNIT 2
PLAN AND PROFILE - SDDI 1 & 2

S 1
T 19 S
R 59 E

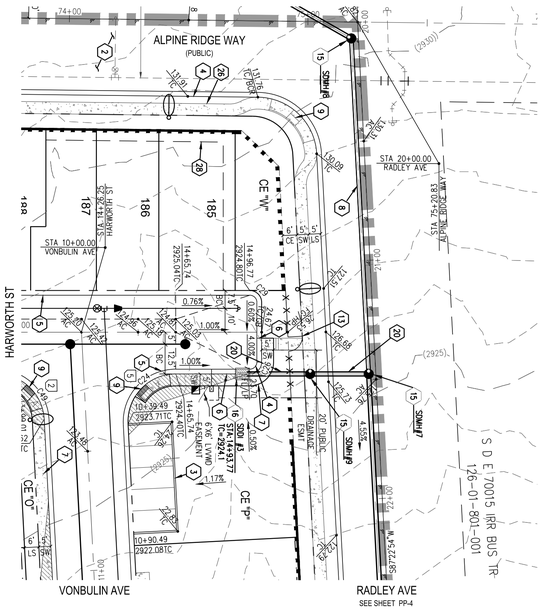
DATE: 04/20/2022
DRAFTER: ND
DESIGNER: ND
CHECKED: OIQ

PROJECT NO.
TRI2101-000

PROFESSIONAL ENGINEER STATE OF NEVADA
DANIEL S. POLL
Exp. 12/31/2023
CIVIL
No. 28179
04/21/22

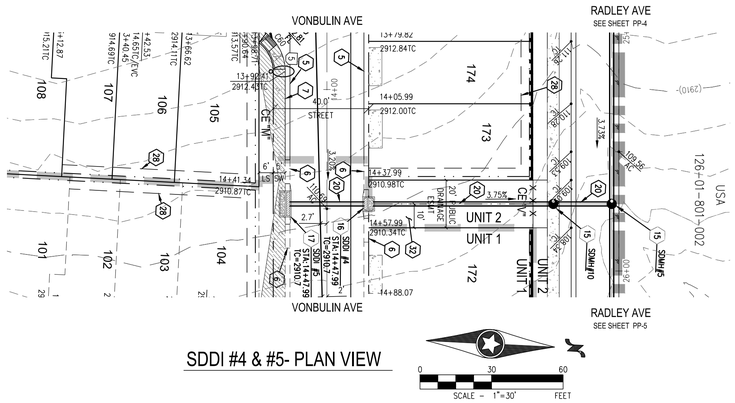
PP-1

j:\tri2101-000 iron mountain\dwg\improv\overall\tri2101 pnp.dwg 4/20/2022 4:23 PM Nicholas DeRosa



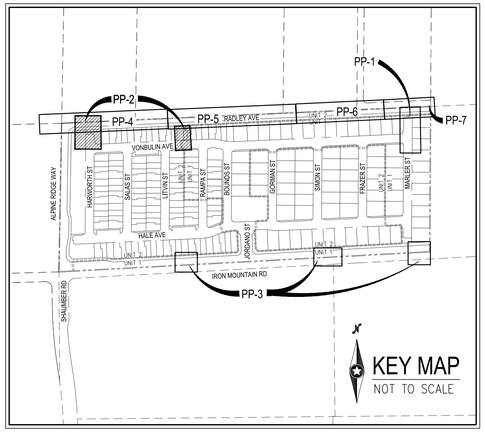
SDDI#3 - PLAN VIEW

SCALE = 1"=30' (0, 30, 60 FEET)



SDDI #4 & #5- PLAN VIEW

SCALE = 1"=30' (0, 30, 60 FEET)



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BENCHMARK

CITY OF LAS VEGAS BENCHMARK 0C9915S6

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7. INSTALL 4" SDR35 PVC SEWER LATERAL PER DCSWCS SD-22 AND SD-25
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4. INSTALL L TYPE CURB PER CCAUSD NO. 216
5. INSTALL R TYPE CURB PER CCAUSD NO. 217.3.S1
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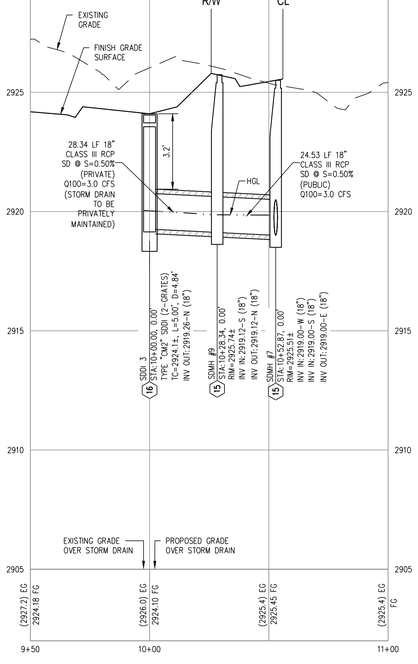
21. INSTALL 36" CLASS III RCP STORM DRAIN (PUBLIC)
22. INSTALL 42" CLASS III RCP STORM DRAIN (PUBLIC)
23. INSTALL 48" CLASS III RCP STORM DRAIN (PUBLIC)
24. INSTALL D50=6" RIPRAP THICKNESS=12" OVER 12" TYPE II AGGREGATE BASE
25. CONSTRUCT COMMERCIAL DRIVEWAY PER CCASUD NO. 224
26. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (4" THICK W/ 5" TYPE II AGGREGATE BASE)
27. CONSTRUCT 5' WIDE TEMPORARY ASPHALT PAVEMENT SIDEWALK
28. 5' PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOMEOWNER
29. INSTALL 48" RCP NDOT END SECTION PER NDOT DETAIL R-2.3.1
30. INSTALL NON-EROSIVE LANDSCAPE
31. CONSTRUCT 6" CONCRETE OVER 6" TYPE II PATH FOR EMERGENCY VEHICLE ACCESS
32. INSTALL 6" THICK COMPACTED DECOMPOSED GRANITE
33. INSTALL WROUGHT IRON FENCE WITH 20.0' ACCESS GATE PER CCAUSD NO. 425.S1

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

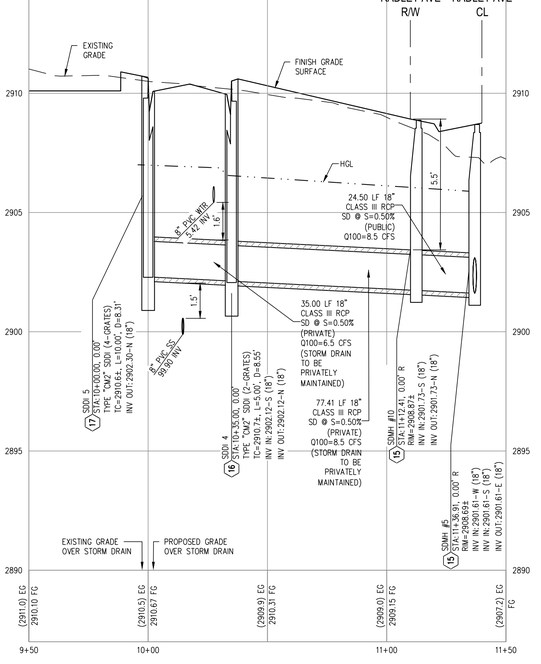
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C24	32.45'	20.00'	92°57'11"	21.06'
C26	7.85'	5.00'	90°00'00"	5.00'
C29	7.85'	5.00'	90°00'00"	5.00'
C49	30.39'	20.00'	87°02'49"	18.99'
C60	30.39'	20.00'	87°02'49"	18.99'



SDDI #3- PROFILE VIEW

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



SDDI #4- PROFILE VIEW

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

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES

PROJECT NO. 139879 FIRST APPROVED DATE: _____

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

NO.	DESCRIPTION	DATE	BY	APP.	APP. DATE

CITY OF LAS VEGAS, NV

tri pointe HOMES

IRON MOUNTAIN UNIT 2
PLAN AND PROFILE - SDDI 3, 4 & 5

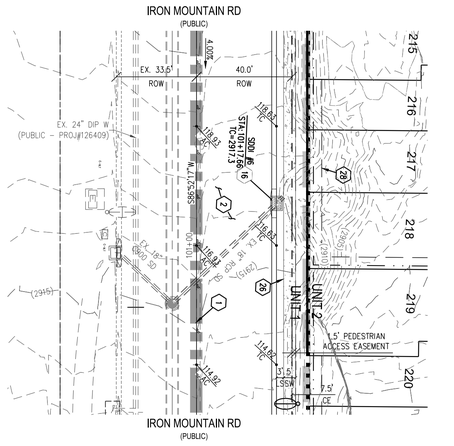
S 1
T 19 S
R 59 E

DATE: 04/20/2022
DRAFTER: ND
DESIGNER: ND
CHECKED: OIQ

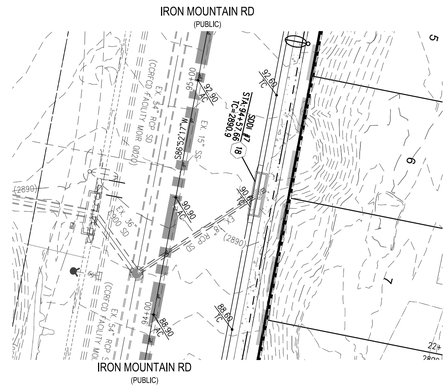
PROJECT NO.
TRI2101-000

PP-2
SHEET 16 OF 21

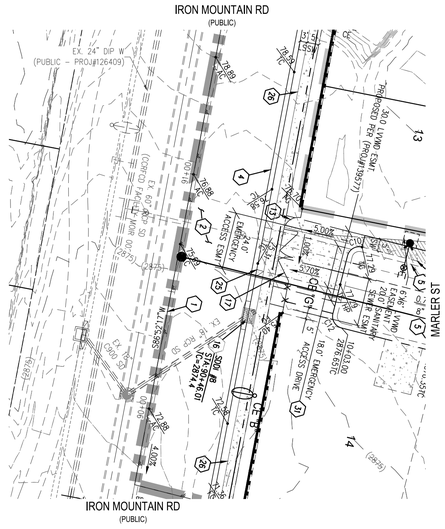
J:\TRI2101-000 iron mountain\dwg\improvs\overall\TRI2101 pmb dwg 4/20/2022 4:24 PM Nicholas DeRosa



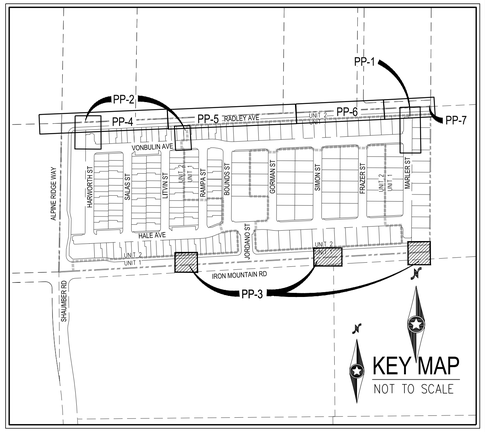
SDDI#6 - PLAN VIEW



SDDI#7 - PLAN VIEW



SDDI#8 - PLAN VIEW



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)

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.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 0C9915S

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

DISCLAIMER NOTE

1) EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND 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 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.

SEWER CONNECTION NOTE

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 PIROR 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.

LVVWD NOTE

1. THE LVVWD 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 APPURTENANCES ARE AVAILABLE.
2. MAINTAIN MINIMUM TWENTY-FOUR(24) INCH COVER PER UDACS SECTION 2.08.04. GRADING MUST BE COMPLETED PRIOR TO WATERLINE INSTALLATION.

SEWER NOTES

1. FIELD VERIFY INVERT, SAWCUT, REMOVE CAP, & CONNECT TO EXISTING SEWER LINE
2. INSTALL 48" STANDARD MANHOLE WITH WATERTIGHT JOINTS (PER DCSWCS SD-1, SD-3, SD-4, SD-5) WITH SINGLE 24" LID.
3. INSTALL 48" STANDARD MANHOLE WITH WATERTIGHT JOINTS & CORROSION PROTECTION (PER DCSWCS SD-1, SD-3, SD-4, SD-5 AND DCSWCS 3.16.8)
4. INSTALL 8" PVC SANITARY SEWER PIPE (PUBLIC)
5. INSTALL 8" C900 PVC SANITARY SEWER PIPE (PUBLIC)
6. INSTALL 8" SEWER PLUG
7. INSTALL 4" SDR35 PVC SEWER LATERAL PER DCSWCS SD-22 AND SD-25
8. INSTALL 4" C900 PVC SEWER LATERAL PER DCSWCS SD-23 AND SD-25

GRADING NOTES

1. MATCH EXISTING IMPROVEMENTS PER CCAUSD NO. 503, 500.4 & 500.5
2. INSTALL ASPHALT PAVEMENT WITH TYPE II AGGREGATE BASE PER STREET DETAILS ON SHEET D-1
3. INSTALL A TYPE CURB PER CCAUSD NO. 219
4. INSTALL L TYPE CURB PER CCAUSD NO. 216
5. INSTALL R TYPE CURB PER CCAUSD NO. 217.3.S1
6. CONSTRUCT 10' L-CURB TO R-CURB TRANSITION PER DETAIL ON SHEET D-1
7. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (5" THICK W/ 5" TYPE II AGGREGATE BASE)
8. INSTALL 18" C900 STORM DRAIN (PUBLIC)
9. CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE I A=B=8.0'
10. CONSTRUCT MODIFIED 8' WIDE CROSS GUTTER PER CCAUSD NO. 228
11. INSTALL PAVERS WITH SOLDIER COURSE BANDING
12. INSTALL 2' WIDE CONCRETE STRIP
13. INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS GATE
14. INSTALL 48" TYPE II SDMH PER CCAUSD NO. 401 & 405.2
15. INSTALL 48" TYPE I SDMH PER CCAUSD NO. 403 & 403.1
16. INSTALL 5.0' TYPE "CM2" DROP INLET PER CCASUD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421
17. INSTALL 10.0' TYPE "CM2" DROP INLET PER CCASUD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421
18. INSTALL 17.5' TYPE "CM2" DROP INLET PER CCASUD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421
19. INSTALL 20.0' TYPE "CM2" DROP INLET PER CCASUD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421
20. INSTALL 18" CLASS III RCP STORM DRAIN (PUBLIC)
21. INSTALL 36" CLASS III RCP STORM DRAIN (PUBLIC)
22. INSTALL 42" CLASS III RCP STORM DRAIN (PUBLIC)
23. INSTALL 48" CLASS III RCP STORM DRAIN (PUBLIC)
24. INSTALL D50=6" RIPRAP THICKNESS=12" OVER 12" TYPE II AGGREGATE BASE
25. CONSTRUCT COMMERCIAL DRIVEWAY PER CCASUD NO. 224
26. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (4" THICK W/ 5" TYPE II AGGREGATE BASE)
27. CONSTRUCT 5' WIDE TEMPORARY ASPHALT PAVEMENT SIDEWALK
28. 5' PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOMEOWNER
29. INSTALL 48" RCP NDOT END SECTION PER NDOT DETAIL R-2.3.1
30. INSTALL NON-EROSIVE LANDSCAPE
31. CONSTRUCT 6" CONCRETE OVER 6" TYPE II PATH FOR EMERGENCY VEHICLE ACCESS
32. INSTALL 6" THICK COMPACTED DECOMPOSED GRANITE
33. INSTALL WROUGHT IRON FENCE WITH 20.0' ACCESS GATE PER CCAUSD NO. 425.S1

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

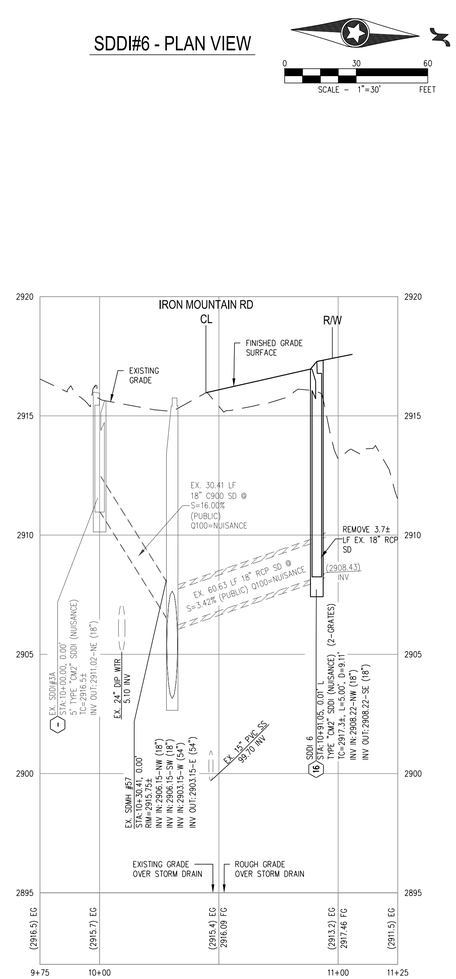
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C10	7.85'	5.00'	90°00'00"	5.00'
C12	7.85'	5.00'	90°00'00"	5.00'

APPROVED FOR CONSTRUCTION

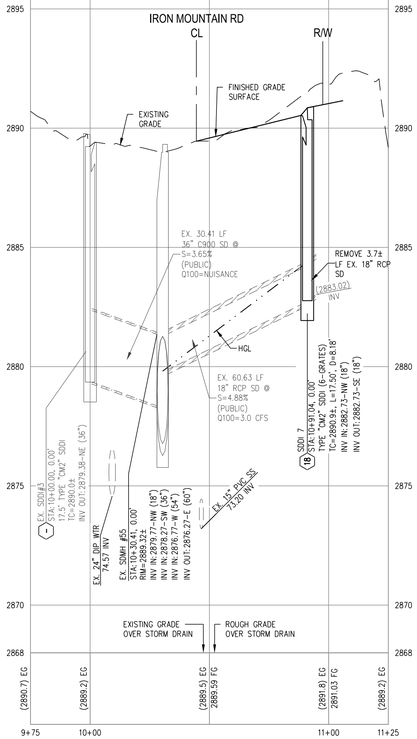
LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES

PROJECT NO. 139879 FIRST APPROVED DATE: _____



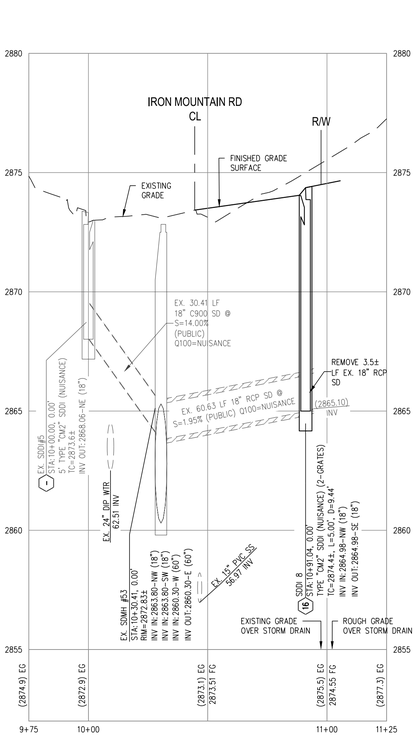
SDDI #6- PROFILE VIEW

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'

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

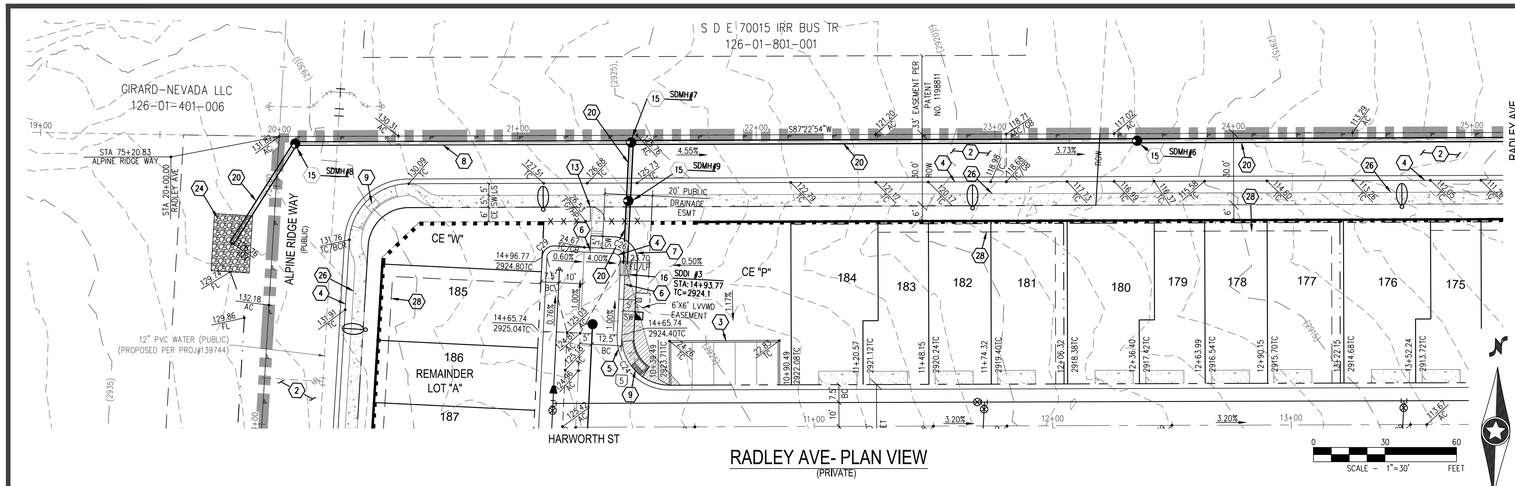
tri pointe HOMES

IRON MOUNTAIN UNIT 2
PLAN AND PROFILE - SDDI 6, 7 & 8

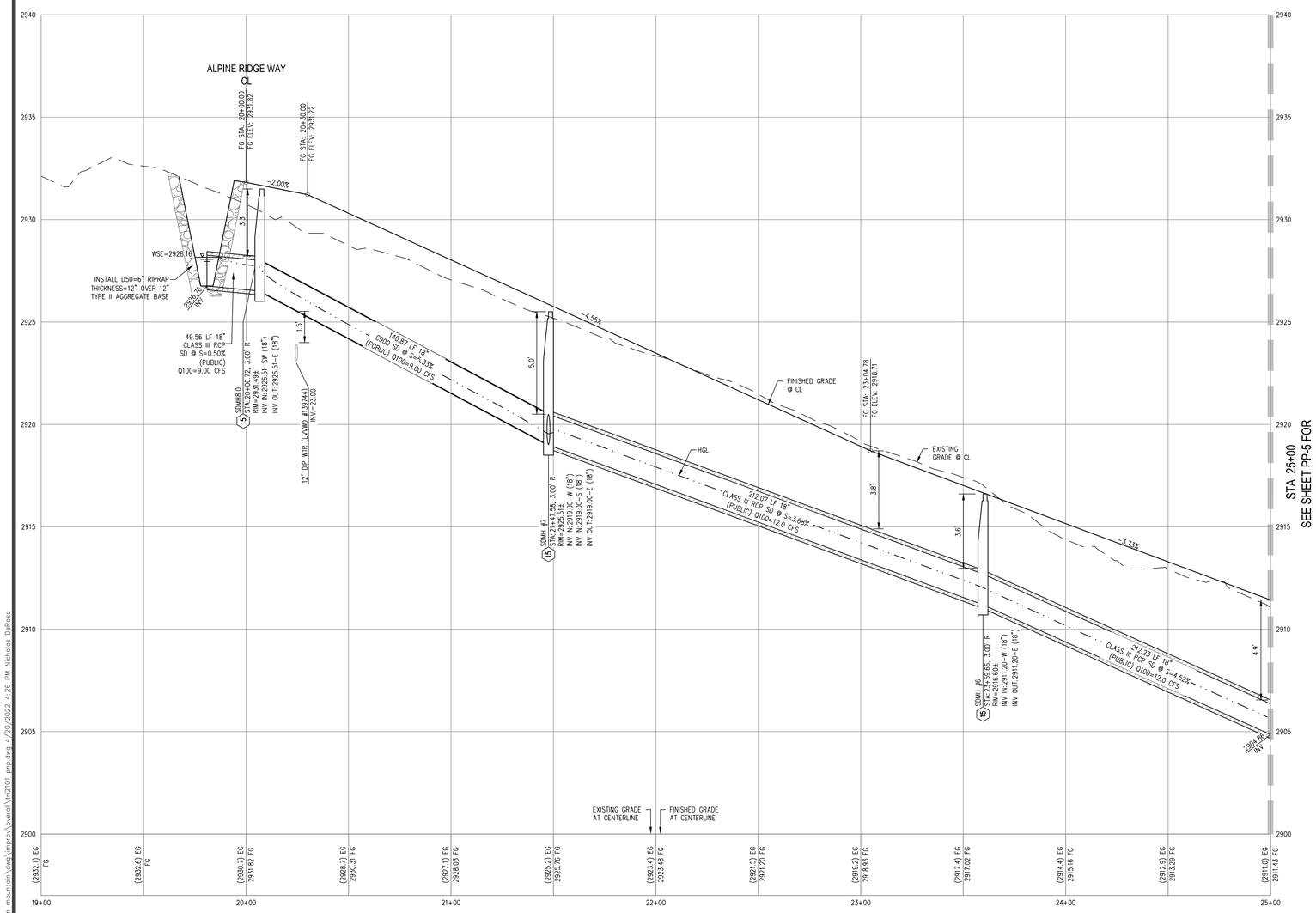
S1 T 19 S R 59 E

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

PP-3
SHEET 17 OF 21

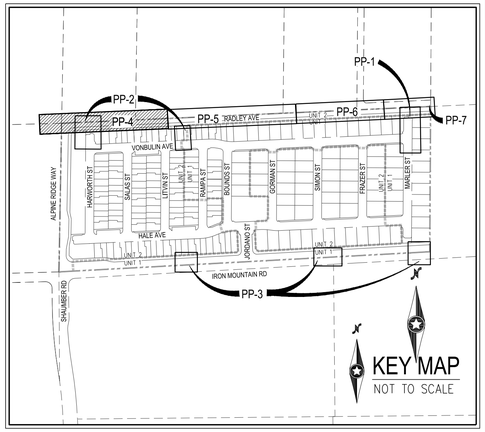


RADLEY AVE- PLAN VIEW
(PRIVATE)



RADLEY AVE- PROFILE VIEW
HORIZ: 1"=30'
VERT: 1"=30'

STA: 25+00
SEE SHEET PP-5 FOR CONTINUATION



SURVEY NOTE
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ELEVATION NOTE
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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.

BENCHMARK
CITY OF LAS VEGAS BENCHMARK OC9915S6

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

DISCLAIMER NOTE
1) EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND 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.

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SEWER CONNECTION NOTE
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SEWER NOTES
1. FIELD VERIFY INVERT, SAWCUT, REMOVE CAP, & CONNECT TO EXISTING SEWER LINE
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3. INSTALL 48" STANDARD MANHOLE WITH WATERTIGHT JOINTS & CORROSION PROTECTION (PER DCSWCS SD-1, SD-3, SD-4, SD-5 AND DCSWCS 3.16.8)
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6. INSTALL 8" SEWER PLUG
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GRADING NOTES
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2. INSTALL ASPHALT PAVEMENT WITH TYPE II AGGREGATE BASE PER STREET DETAILS ON SHEET D-1
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4. INSTALL L TYPE CURB PER CCAUSD NO. 216
5. INSTALL R TYPE CURB PER CCAUSD NO. 217.3.S1
6. CONSTRUCT 10' L-CURB TO R-CURB TRANSITION PER DETAIL ON SHEET D-1
7. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (5" THICK W/ 5" TYPE II AGGREGATE BASE)
8. INSTALL 18" C900 STORM DRAIN (PUBLIC)
9. CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE I A=8.0' B=8.0'
10. CONSTRUCT MODIFIED 8' WIDE CROSS GUTTER PER CCAUSD NO. 228
11. INSTALL PAVERS WITH SOLDIER COURSE BANDING
12. INSTALL 2' WIDE CONCRETE STRIP
13. INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS GATE
14. INSTALL 48" TYPE II SDMH PER CCAUSD NO. 401 & 405.2
15. INSTALL 48" TYPE I SDMH PER CCAUSD NO. 403 & 403.1
16. INSTALL 5.0' TYPE "CM2" DROP INLET PER CCASUD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421
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33. INSTALL WROUGHT IRON FENCE WITH 20.0' ACCESS GATE PER CCAUSD NO. 425.S1

SIDEWALK RAMP TABLE

RAMP NUMBER	GRADE (%) "B" TO "A"	"A" (FT) MIN.	"B" (FT) MIN.
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4	-3 TO -2.01	4.5	9.5
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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
C26	7.85'	5.00'	90°00'00"	5.00'
C29	7.85'	5.00'	90°00'00"	5.00'

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

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

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

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

NO.	DESCRIPTION	DATE	BY	APP.	APP. DATE

CITY OF LAS VEGAS, NV

tri pointe HOMES

S:1 T:19 R:59E

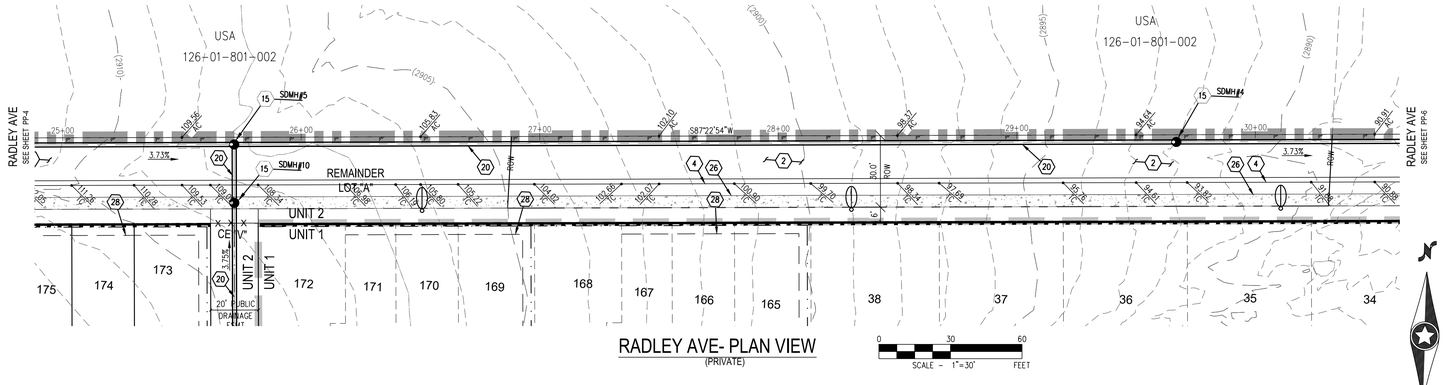
IRON MOUNTAIN UNIT 2
PLAN AND PROFILE - RADLEY AVE STA 19+00 TO 25+00

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

PROFESSIONAL ENGINEER - STATE OF NEVADA
DANIEL S. POLL
Exp. 12/31/2023
CIVIL
No. 28179
04/21/22

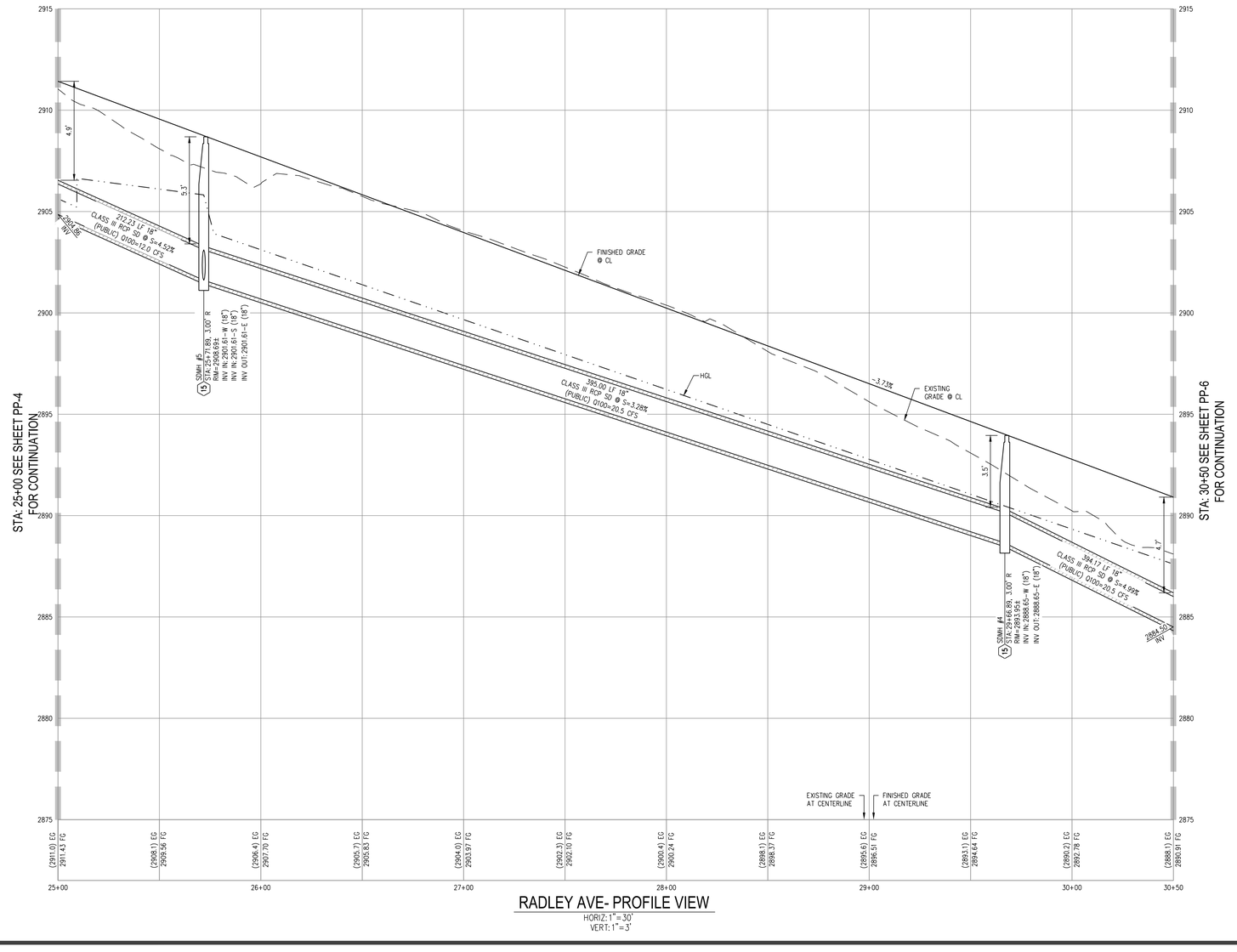
PP-4
SHEET 18 OF 21

J:\tri2101-000 iron mountain\dwg\improv\overall\tri2101 prop dwg 4/20/2022, 4:26 PM Nicholas DeRoss



RADLEY AVE- PLAN VIEW
(PRIVATE)

SCALE – 1"=30' 0 30 60 FEET



RADLEY AVE- PROFILE VIEW
HORIZ: 1"=30'
VERT: 1"=3'

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

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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.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 0C9915S6

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

DISCLAIMER NOTE

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SEWER CONNECTION NOTE

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 PIROR 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.

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1. THE LVVWD 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 APPURTENANCES ARE AVAILABLE.
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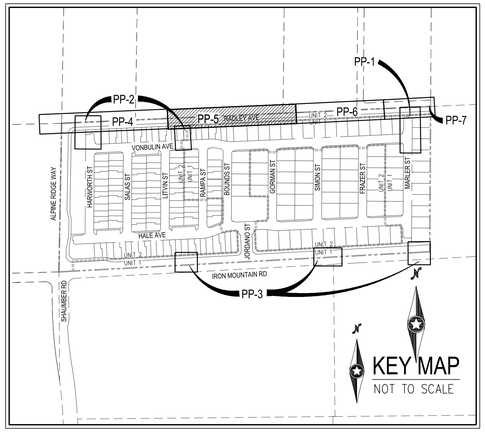
6. INSTALL 8" SEWER PLUG
7. INSTALL 4" SDR35 PVC SEWER LATERAL PER DCSWCS SD-22 AND SD-25
8. INSTALL 4" C900 PVC SEWER LATERAL PER DCSWCS SD-23 AND SD-25



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2. INSTALL ASPHALT PAVEMENT WITH TYPE II AGGREGATE BASE PER STREET DETAILS ON SHEET D-1
3. INSTALL A TYPE CURB PER CCAUSD NO. 219
4. INSTALL L TYPE CURB PER CCAUSD NO. 216
5. INSTALL R TYPE CURB PER CCAUSD NO. 217.3.S1
6. CONSTRUCT 10' L-CURB TO R-CURB TRANSITION PER DETAIL ON SHEET D-1
7. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (5" THICK W/ 5" TYPE II AGGREGATE BASE)
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9. CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE I A=B=8.0'
10. CONSTRUCT MODIFIED 8' WIDE CROSS GUTTER PER CCAUSD NO. 228
11. INSTALL PAVERS WITH SOLDIER COURSE BANDING
12. INSTALL 2' WIDE CONCRETE STRIP
13. INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS GATE
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15. INSTALL 48" TYPE I SDMH PER CCAUSD NO. 403 & 403.1
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19. INSTALL 20.0' TYPE "CM2" DROP INLET PER CCASUD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421
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22. INSTALL 42" CLASS III RCP STORM DRAIN (PUBLIC)
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SIDEWALK RAMP TABLE

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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

APPROVED FOR CONSTRUCTION

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

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

NO.	DESCRIPTION	DATE	BY	APP.	APP. DATE

CITY OF LAS VEGAS, NV

tri pointe HOMES

S:1 T:19 R:59 E

IRON MOUNTAIN UNIT 2
PLAN AND PROFILE - RADLEY AVE STA 25+00 TO 30+50

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

PROFESSIONAL ENGINEER · STATE OF NEVADA · DANIEL S. POLL · Exp. 12/31/2023 · CIVIL · No. 28179
04/21/22

PP-5
SHEET 19 OF 21

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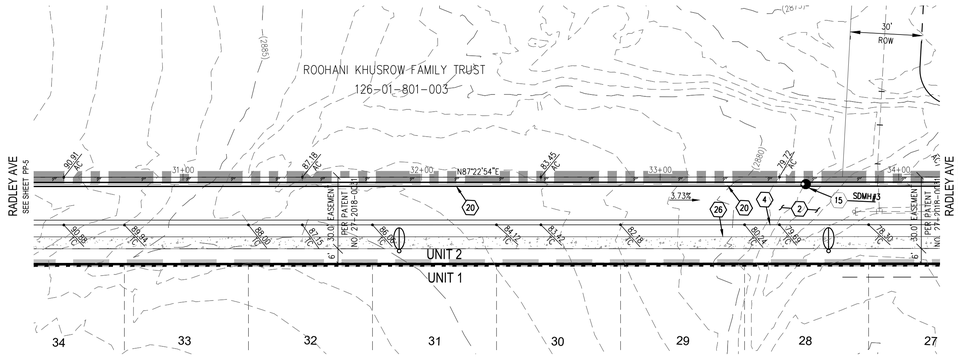
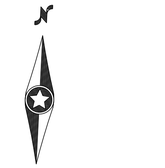
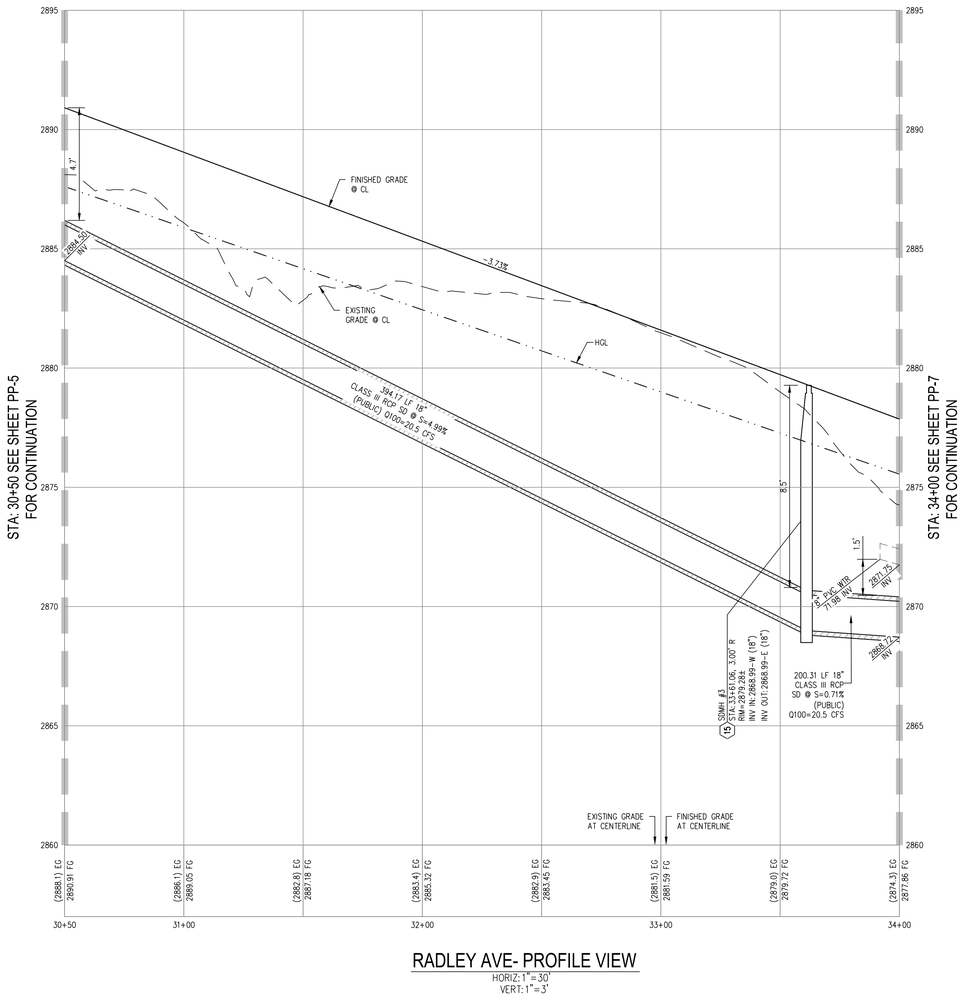


RADLEY AVE- PLAN VIEW
(PRIVATE)





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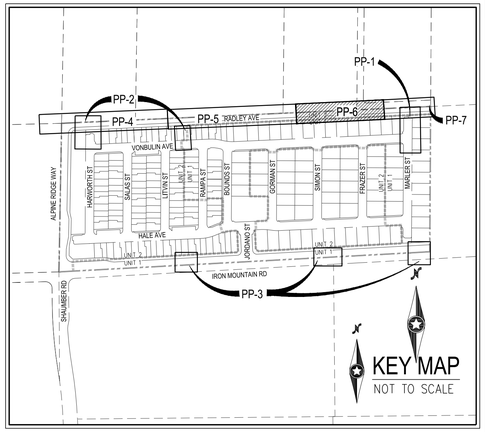

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CITY OF LAS VEGAS BENCHMARK 0C9915G

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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

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES

PROJECT NO. 139879 FIRST APPROVED DATE: _____

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

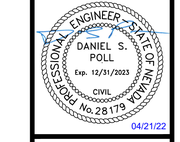
CITY OF LAS VEGAS, NV

tri pointe HOMES

S:1 T:19 S R:59 E

IRON MOUNTAIN UNIT 2
PLAN AND PROFILE - RADLEY AVE STA 30+50 TO 34+00

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



04/21/22

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SHEET 20 OF 21

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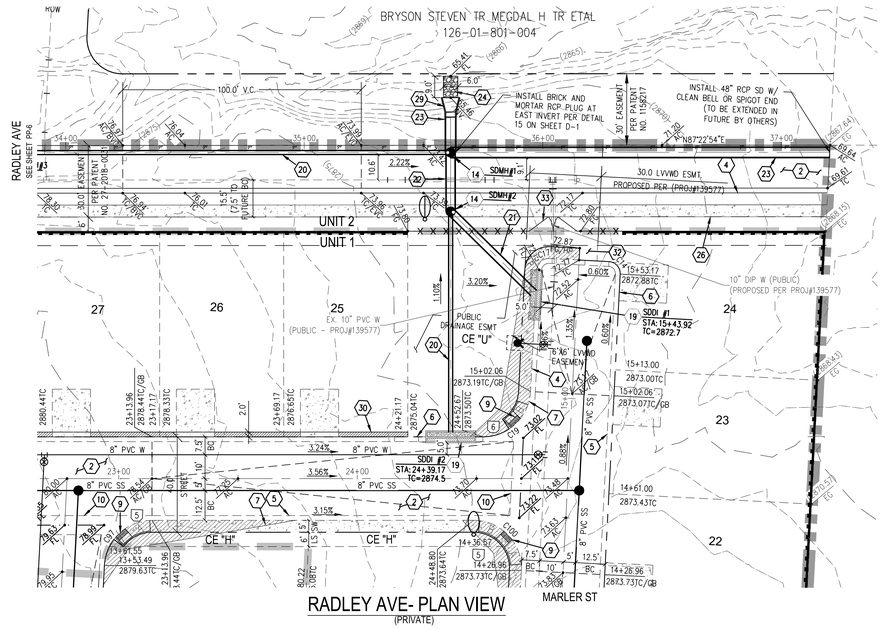

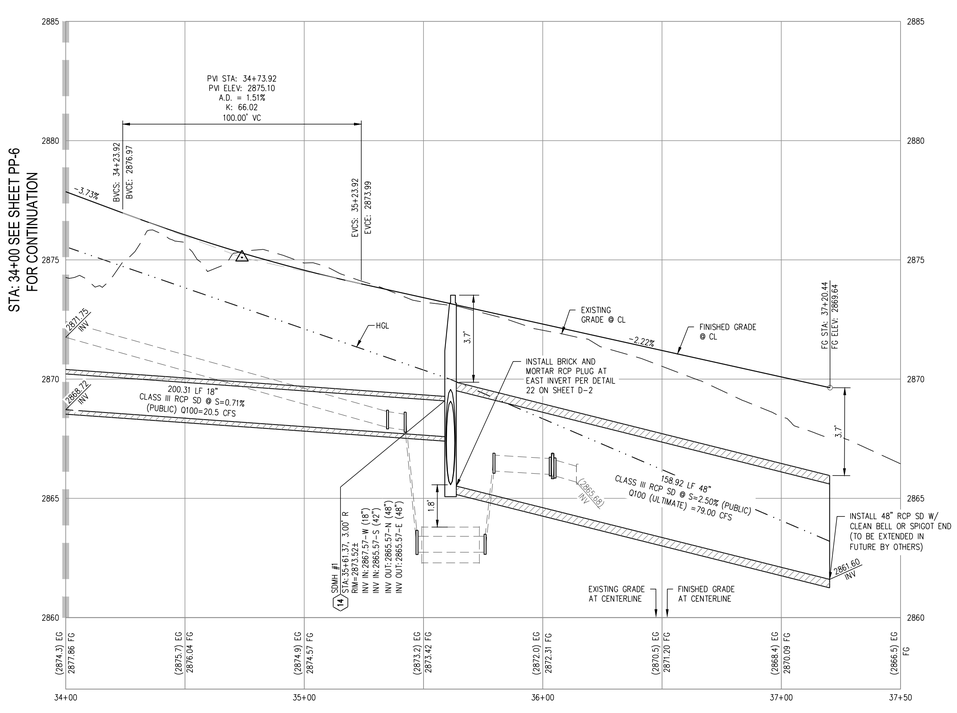

RADLEY AVE- PROFILE VIEW

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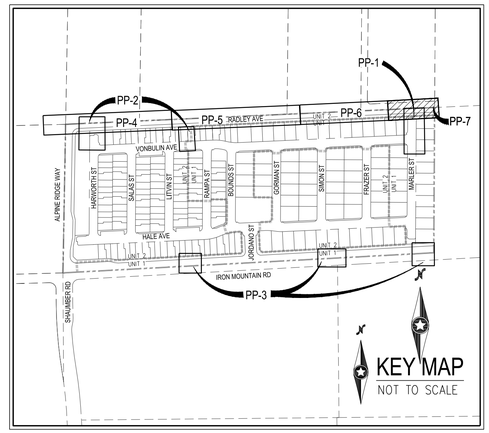
VERT: 1"=3'



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BENCHMARK

CITY OF LAS VEGAS BENCHMARK 0C9915S6

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DISCLAIMER NOTE

1) EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND 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 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.

SEWER CONNECTION NOTE

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.

LVVWD NOTE

1. THE LVVWD 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 APPURTENANCES ARE AVAILABLE.
2. MAINTAIN MINIMUM TWENTY-FOUR(24) INCH COVER PER UDACS SECTION 2.08.04. GRADING MUST BE COMPLETED PRIOR TO WATERLINE INSTALLATION.

SEWER NOTES

1. FIELD VERIFY INVERT, SAWCUT, REMOVE CAP, & CONNECT TO EXISTING SEWER LINE
2. INSTALL 48" STANDARD MANHOLE WITH WATERTIGHT JOINTS (PER DCSWCS SD-1, SD-3, SD-4, SD-5) WITH SINGLE 24" LID.
3. INSTALL 48" STANDARD MANHOLE WITH WATERTIGHT JOINTS & CORROSION PROTECTION (PER DCSWCS SD-1, SD-3, SD-4, SD-5 AND DCSWCS 3.16.8)
4. INSTALL 8" PVC SANITARY SEWER PIPE (PUBLIC)
5. INSTALL 8" C900 PVC SANITARY SEWER PIPE (PUBLIC)
6. INSTALL 8" SEWER PLUG
7. INSTALL 4" SDR35 PVC SEWER LATERAL PER DCSWCS SD-22 AND SD-25
8. INSTALL 4" C900 PVC SEWER LATERAL PER DCSWCS SD-23 AND SD-25

GRADING NOTES

1. MATCH EXISTING IMPROVEMENTS PER CCASUD NO. 503, 500.4 & 500.5
2. INSTALL ASPHALT PAVEMENT WITH TYPE II AGGREGATE BASE PER STREET DETAILS ON SHEET D-1
3. INSTALL A TYPE CURB PER CCASUD NO. 219
4. INSTALL L TYPE CURB PER CCASUD NO. 216
5. INSTALL R TYPE CURB PER CCASUD NO. 217.3.S1
6. CONSTRUCT 10' L-CURB TO R-CURB TRANSITION PER DETAIL ON SHEET D-1
7. CONSTRUCT 5' WIDE SIDEWALK PER CCASUD NO. 234 (5" THICK W/ 5" TYPE II AGGREGATE BASE)
8. INSTALL 18" C900 STORM DRAIN (PUBLIC)
9. CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCASUD NO. 235, CASE I A=B=8.0'
10. CONSTRUCT MODIFIED 8' WIDE CROSS GUTTER PER CCASUD NO. 228
11. INSTALL PAVERS WITH SOLDIER COURSE BANDING
12. INSTALL 2' WIDE CONCRETE STRIP
13. INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS GATE
14. INSTALL 48" TYPE II SDMH PER CCASUD NO. 401 & 405.2
15. INSTALL 48" TYPE I SDMH PER CCASUD NO. 403 & 403.1
16. INSTALL 5.0' TYPE "CM2" DROP INLET PER CCASUD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCASUD NO. 421
17. INSTALL 10.0' TYPE "CM2" DROP INLET PER CCASUD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCASUD NO. 421
18. INSTALL 17.5' TYPE "CM2" DROP INLET PER CCASUD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCASUD NO. 421
19. INSTALL 20.0' TYPE "CM2" DROP INLET PER CCASUD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCASUD NO. 421
20. INSTALL 18" CLASS III RCP STORM DRAIN (PUBLIC)
21. INSTALL 36" CLASS III RCP STORM DRAIN (PUBLIC)
22. INSTALL 42" CLASS III RCP STORM DRAIN (PUBLIC)
23. INSTALL 48" CLASS III RCP STORM DRAIN (PUBLIC)
24. INSTALL D50=6" RIPRAP THICKNESS=12" OVER 12" TYPE II AGGREGATE BASE
25. CONSTRUCT COMMERCIAL DRIVEWAY PER CCASUD NO. 224
26. CONSTRUCT 5' WIDE SIDEWALK PER CCASUD NO. 234 (4" THICK W/ 5" TYPE II AGGREGATE BASE)
27. CONSTRUCT 5' WIDE TEMPORARY ASPHALT PAVEMENT SIDEWALK
28. 5' PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOMEOWNER
29. INSTALL 48" RCP NDOT END SECTION PER NDOT DETAIL R-2.3.1
30. INSTALL NON-EROSIVE LANDSCAPE
31. CONSTRUCT 6" CONCRETE OVER 6" TYPE II PATH FOR EMERGENCY VEHICLE ACCESS
32. INSTALL 6" THICK COMPACTED DECOMPOSED GRANITE
33. INSTALL WROUGHT IRON FENCE WITH 20.0' ACCESS GATE PER CCASUD NO. 425.S1

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°02'49"	18.99'

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES

PROJECT NO. 139879 FIRST APPROVED DATE: _____

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

NO.	DESCRIPTION	DATE	BY	APP.	APP. DATE

CITY OF LAS VEGAS, NV

tri pointe HOMES

IRON MOUNTAIN UNIT 2
PLAN AND PROFILE - RADLEY AVE STA 34+00 TO 37+50

S1 T-19 S R 59 E

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

PROFESSIONAL ENGINEER — STATE OF NEVADA
DANIEL S. POLL
Exp. 12/31/2023
CIVIL
No.28179
04/21/22

PP-7
SHEET 21 OF 21

J:\TRI2101-000 iron mountain\dwg\Ventura\overall\TRI2101 pnp.dwg 4/20/2022 4:28 PM Nicholas DeRosa