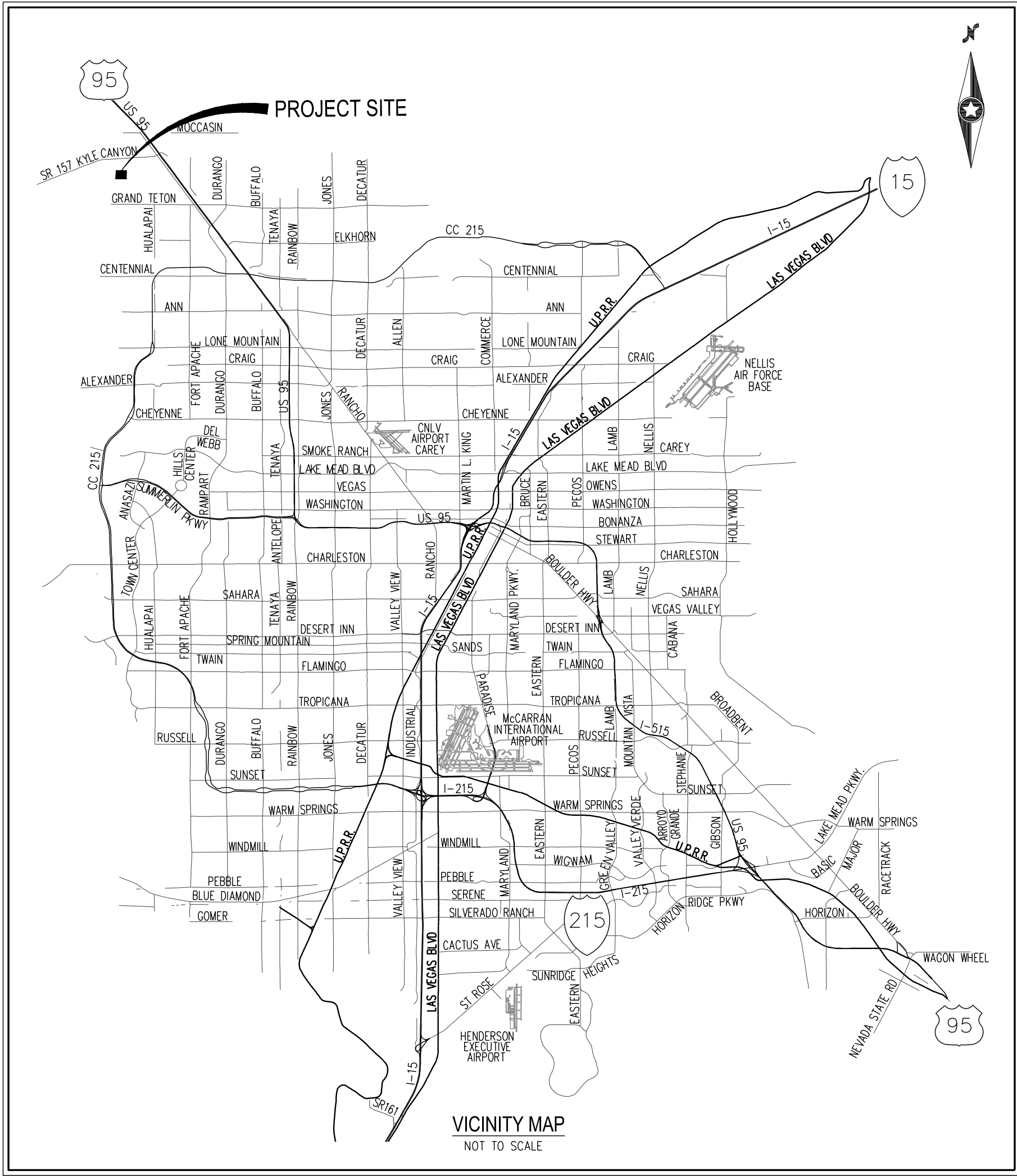
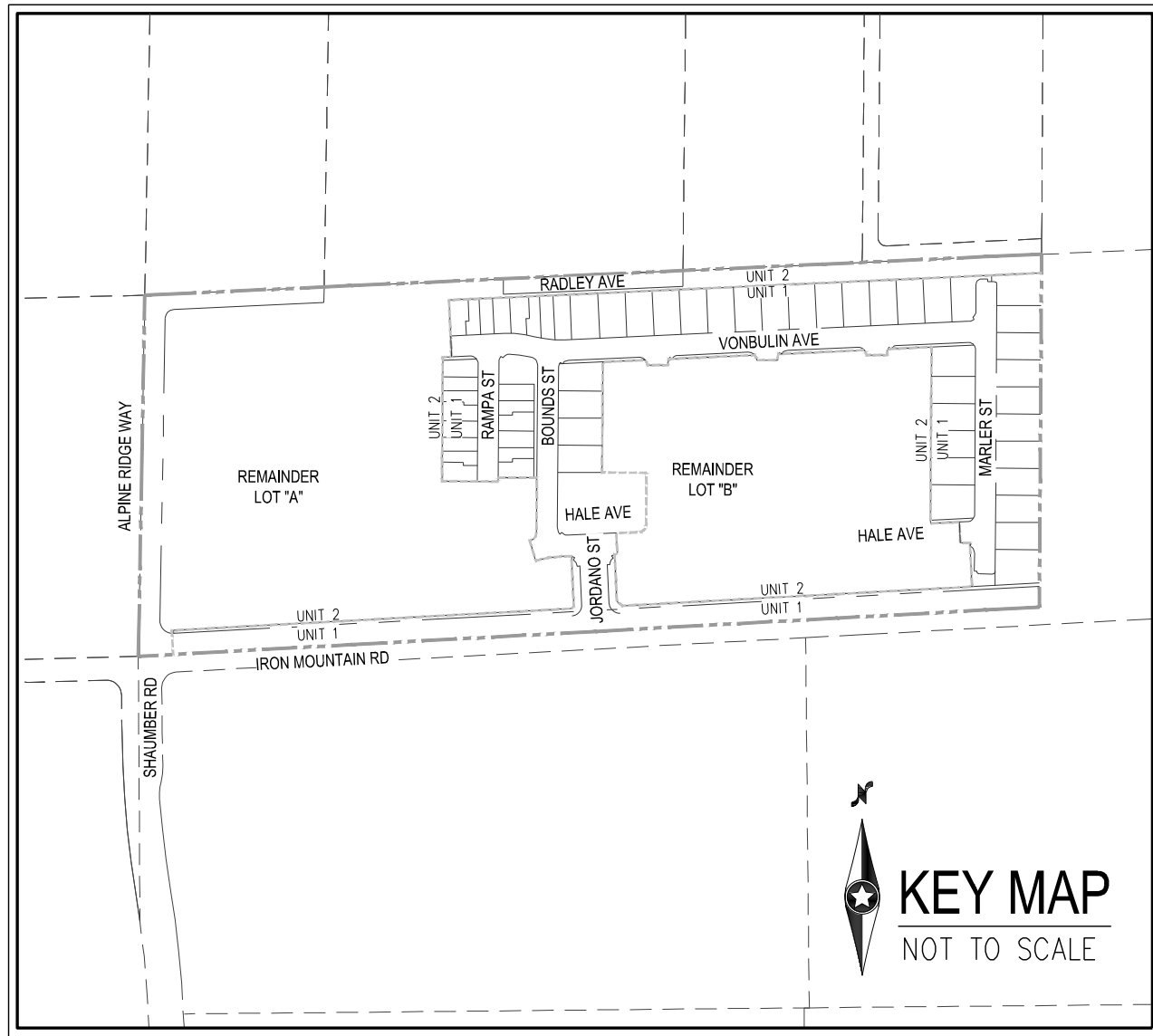




tri pointe HOMES

IMPROVEMENT PLANS FOR IRON MOUNTAIN UNIT 1

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, 126-01-899-004



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 SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST 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: 126-01-801-016):
THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

TOTAL DISTURBED AREA
25.37 ACRES

PROJECT INFORMATION

ACREAGE (GROSS): = 25.37 AC
ACREAGE (NET): = 8.0 AC
ACREAGE (NET-NET): = 8.0 AC
DENSITY (LOTS/NET ACRE): = 7.13 DU/NET AC
ZONING: = R-TH
TOTAL NO. OF RESIDENTIAL LOTS = 57
TOTAL NO. OF COMMON ELEMENTS = 12
MINIMUM LOT SIZE = 1,607 SF±
MAXIMUM LOT SIZE = 5,646 SF±
PROVIDED OPEN SPACE = 47,474 SF±

EARTHWORK SUMMARY (UNADJUSTED)
CUT = 28,551 CY.
FILL = 114,244 CY.
NET (FILL) = 85,693 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: 4/6/21; REVISED 9/17/21; UPDATED 7/28/22

M.O.U. ITEMS

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

DEVIATIONS FROM STANDARDS

- ALLOW OFFSET ROAD CROWN FOR MARLER AND BOUNDS STREET ONLY.
- PROVIDE ADDITIONAL WIDTH IN IRON MOUNTAIN ROAD.

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 STORMED 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/DMPC/STORMMOUNTAIN](http://WWW.STATE.NV.US/DMPC/STORMMOUNTAIN) 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.

SHEET INDEX

NO.	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
8	G-5	GRADING PLAN V
9	G-6	GRADING PLAN VI
10	G-7	GRADING PLAN VII
11	G-8	GRADING PLAN VIII
12	G-9	GRADING PLAN IX - TEMPORARY AC SIDEWALK
13	D-1	DETAIL SHEET I
14	D-2	DETAIL SHEET II
15	SD-1	PLAN AND PROFILE - SDDI 1 & 2
16	SD-2	PLAN AND PROFILE - SDDI 6, 7 & 8
17	PP-1	PLAN AND PROFILE - RADLEY AVE STA 33+50 TO 37+50

APPROVALS

CITY OF LAS VEGAS ENGINEERING

CLV FIRE & RESCUE

CLV PLANNING DEPARTMENT
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE DEPARTMENT OF PLANNING

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 STATUTES AND / OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES
PROJECT NO. 19879 FIRST APPROVED DATE:
LVWVD 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, SD-1, PP-1 THRU PP-11, PP-13, MU-1, U-1 THRU U-5

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 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 NAVD88 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

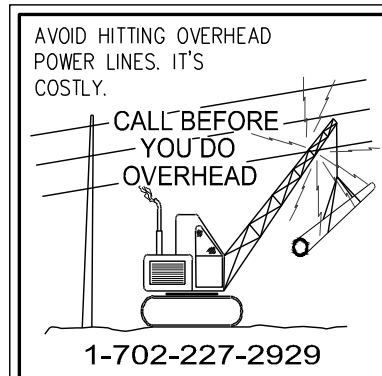
TRI POINTE HOMES NEVADA, INC.
4675 W. TECO AVE., SUITE 115
LAS VEGAS, NV 89118
PH (702) 614-1400
FX (702) 873-6881
CONTACT: JIM JORDANO

ENGINEER

WESTWOOD PROFESSIONAL SERVICES
5725 W. BADURA AVE., SUITE 100
LAS VEGAS, NV 89118
PH (702) 614-1400
FX (702) 284-5300
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.



Digitally signed
by Daniel S. Poll
Date:
2022.09.12
13:29:50-07'00'

Westwood

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

CITY OF LAS VEGAS, NV

tri pointe
HOMES

IRON MOUNTAIN UNIT 1
COVER SHEET

8/19/22

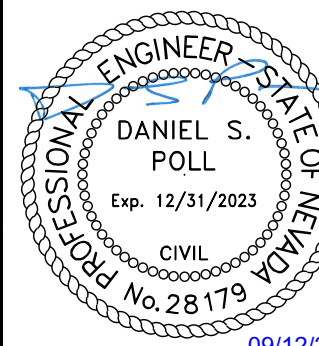
DATE: 09/09/2022

DRAFTER: ND

DESIGNER: ND

CHECKED: OIQ

PROJECT NO.
TRI2101-000



C-1

SHEET 1 OF 75

AC	ASPHALTIC CONCRETE OR ACRE
AGG	AGGREGATE BASE
APN	ASSESSORS PARCEL NUMBER
APPROX OR ~	APPROXIMATE
AVE	AVENUE
@	AT
BC	BURN CURVE OR BACK OF CURB
BEG	BEGINNING OF CURB RETURN
BHW	BOTTOM OF HEADWALL
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCHMARK
BVC	BEGIN VERTICAL CURVE
BWV	BLOCK WATER VALVE
CS	CLARK COUNTY
CAUSD	CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS
CCPW	CLARK COUNTY PUBLIC WORKS
CCPFD	CLARK COUNTY REGIONAL FLOOD DISTRICT
CCWR	CLARK COUNTY WATER RECLAMATION DISTRICT
CE	COMMON ELEMENT
CLC/L/C	CENTERLINE
CLR	CLEAR OR CLEARANCE
CLSM	CONCRETE LOW STRENGTH MATERIAL
CLV	CITY OF LAS VEGAS
CML	CEMENT MORTAR LINED AND COATED
CMU	CONCRETE MASONRY UNIT
CNV	CITY OF NORTH LAS VEGAS
COH	CITY OF HENDERSON
CONC	CONCRETE
CT	COURT
CY OR CY VD	CUBIC YARD
DCWS	DESIGN AND CONSTRUCTION FOR WASTEWATER COLLECTION SYSTEMS
DE	DRAINAGE EASEMENT
DET	DETAIL
DI	DUCTILE IRON OR DRAIN INLET
DIA, Ø	DIAMETER
DIP	DUCTILE IRON PIPE
DR	DRIVE
DWG(S)	DRAWING
DWY	DRIVEWAY
EA	EACH
EOR	END CURB RETURN
EG	EXISTING GROUND
ELEV	ELEVATION
ESMT	EASEMENT
EP	EDGE OF PAVEMENT
ERU	EQUIVALENT RESIDENTIAL UNIT
ENC	END VERTICAL CURVE
EX OR EXIST	EXISTING
FACE	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FINISHED GRADE, HIGH SIDE
FHL	FINISHED GRADE, LOW SIDE
FH	FIRE HYDRANT

FL	FLOWLINE
FT	FEET OR FOOT
FUT	FUTURE
GRO	GRADE OR GROUND
GB	GRADE BREAK OR GRADE CHANGE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HWA	HOMEOWNERS ASSOCIATION
HORIZ	HORIZONTAL
HP	HIGH POINT
HWL	HIGH WATER LEVEL
HDW OR HW	HEADWALL
HYD	HYDRAULIC OR HYDRANT
INT	INSIDE DIAMETER
INT	INCH
INT	INTERSECTION
INV	INVERT ELEVATION
IP	IRON PIPE
IRRG	IRRIGATION
LF	LINEAR FEET
LMC	LANDSCAPE MAINTENANCE CORPORATION
LT	LOW POINT
LT OR L	LEFT
LVVWD	LAS VEGAS VALLEY WATER DISTRICT
LWL	LOW WATER LEVEL
MAX	MAXIMUM
MECH	MECHANICAL
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MUE	MUNICIPAL UTILITY EASEMENT
NDOT	NEVADA DEPARTMENT OF TRANSPORTATION
NTE	NOT TO SCALE
NUS	NONEXCLUSIVE UTILITY EASEMENT
NV	NV ENERGY
OC	ON CENTER
OD	OUTSIDE DIAMETER OR OVERALL DIMENSION
OFF	OFFSET
ORIG	ORIGINAL
PAE	PUBLIC OR PEDESTRIAN ACCESS EASEMENT
PB	PULL BOX
PC	POINT OF CURVE
PC	POINT OF COMPOUND CURVE
PDE	PUBLIC DRAINAGE EASEMENT
PL	PROPERTY LINE
POB	POINT OF BEGINNING
POC	POINT OF CURVATURE
POE	POINT OF ENDING
PRC	POINT OF REVERSE CURVATURE
PRELIM	PRELIMINARY
PROP	PROPOSED
PRV	PRESSURE REDUCING VALVE
PUE	PUBLIC UTILITY EASEMENT
PT	POINT OF TANGENT OR INTERSECTION
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION

RTY	QUANTITY
R	RADIUS
RCH	REINFORCED CONCRETE ARCH
RCP	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
RO	ROAD
ROWY ESMT	ROADWAY EASEMENT
REQ	REQUIRED
REV	REVISION
RH	RIGHT GRADE
RT OR R	RIGHT
RW, ROW	RIGHT OF WAY
S	SLOPE
SCH	SCHEDULE
SD	STORM DRAIN
SDH	STORM DRAIN DROP INLET
SDMH	STORM DRAIN MANHOLE
SEC	SECTION
SF	SQUARE FEET
SHT	SHEET
SILT	STREET LIGHT & TRAFFIC CONTROL ESMT
SNWA	SOUTHERN NEVADA WATER AUTHORITY
SPECIES	SPECIFICATIONS
ST	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
STL	STEEL
SILT	STREET LIGHT
SW	SIDEWALK
SWG	SOUTHWEST GAS
SWR OR SS	SANITARY SEWER
SY	SQUARE YARD
TAN	TAPPING
T&V	TAPPING SLEEVE & VALVE
TC	TOP OF CURB
TF	TOP OF FLOOR OR TOP OF FOOTING
TC	TOP OF GRADE
THRU	THROUGH
THW	TOP OF HEADWALL
TP	TOP OF PIPE
TWL	TOP OF WALL
TRW	TOP OF RETAINING WALL
TSW	TOP OF SCREEN WALL
TP	TYPICAL
UDACS	UNIFORM DESIGN AND CONSTRUCTION STANDARDS
UE	UTILITY EASEMENT
VC	VERTICAL CURVE
VERT	VERTICAL
VG	VALLEY CUTTER
WI	WROUGHT IRON
WL	WATER LINE
WP2	WATER PRESSURE ZONE
WT	WEIGHT
WTR	WATER LINE

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.

-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

EXISTING	PROPOSED	DESCRIPTION
		5' CONTOUR
		1' CONTOUR
		SEWER MANHOLE
		CURB AND GUTTER
		SANITARY SEWER PIPE AND FLOW ARROW
		WATER PIPE
		WATER GATE VALVE
		FIRE HYDRANT
		WATER BLOW-OFF
		WATER LATERAL W/ METER
		SANITARY SEWER LATERAL
		STREETLIGHT
		EDGE OF PAVEMENT
		TRAFFIC SIGN
		PAD ELEVATION
		FINISHED FLOOR ELEVATION
		ELEVATION
		RETAINING WALL
		STORM DRAIN W/ MANHOLE
		EXISTING GAS GATE VALVE
		EXISTING UNKNOWN MANHOLE
		EXISTING GAS, SIZE PER PLAN
		EXISTING POWER POLE
		EXISTING TRAFFIC SIGNAL
		EXISTING WALL
		WATER PIPE FITTING
		WATER POINT OF CONNECTION
		SEWER POINT OF CONNECTION
		DAYLIGHT LINE
		STREET CENTERLINE
		RIGHT-OF-WAY
		MATCHLINE
		BOUNDARY LINE
		PHASE LINE
		PROPERTY LINE
		FLOWLINE
		SAWCUT
		CUT/FILL TRANSITION LINE
		SIDEWALK
		EX STRIPING TO BE OBLITERATED
		GRADE BREAK LINE
		REFLECTIVE RAISED PAVEMENT MARKERS
		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

DRAINAGE				
1.	48" TYPE II STORM DRAIN MANHOLE	EA	-	2
2.	5.0" TYPE "CM2" DROP INLET	EA	-	2
3.	17.5" TYPE "CM2" DROP INLET	EA	-	1
4.	20.0" TYPE "CM2" DROP INLET	EA	2	-
5.	18" RCP CLASS III STORM DRAIN	LF	96	20
6.	36" RCP CLASS III STORM DRAIN	LF	50	-
7.	42" RCP CLASS III STORM DRAIN	LF	-	27
8.	48" RCP CLASS III STORM DRAIN	LF	-	174
9.	RIPRAP D50=6", THK=12"	CY	-	95
10.	RIPRAP D50=8", THK=18"	CY	-	733
11.	8" WIDE CONCRETE VALLEY GUTTER W/10" TYPE I AGGREGATE BASE	SF	4,810	750
12.	48" RCP NDOT END SECTION	EA	-	1
13.	SIDEWALK UNDERDRAIN	EA	1	-

1.	4" PVC SEWER LATERAL (PRIVATE)	LF	1,613	-
2.	8" PVC SEWER PIPE (PUBLIC)	LF	-	3,125
3.	STANDARD 48" SEWER MANHOLE (PUBLIC)	EA	-	18
4.	BACK WATER VALVE	EA	12	-
5.	STANDARD 48" SEWER MANHOLE WITH CORROSION PROTECTION (PUBLIC)	EA	-	1
6.	STANDARD 72" SEWER MANHOLE WITH CORROSION PROTECTION (PUBLIC)	EA	-	1

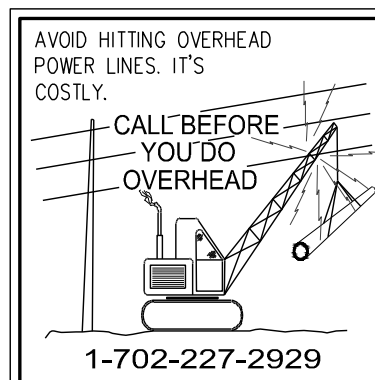
1.	FIRE HYDRANT ASSEMBLY W/6" GATE VALVE PER UDACS PLATE NO. 40	EA	-	7
2.	8" PVC WATER PIPE	LF	-	2,285
3.	8" DIP WATER PIPE (CLASS 53)	LF	-	43
4.	8" GATE VALVE WITH VALVE BOX PER UDACS PLATE NO. 30 & 39	EA	-	16
5.	8" X 8" TEE PER UDACS PLATE NO. 31	EA	-	8
6.	8" 5 DEGREE BEND PER UDACS PLATE NO. 31	EA	-	1
7.	8" 11.25 DEGREE BEND PER UDACS PLATE NO. 31	EA	-	1
8.	8" 22.5 DEGREE BEND PER UDACS PLATE NO. 31	EA	-	1
9.	CAP AND 2" BLOW-OFF ASSEMBLY W/CAP PER UDACS PLATE NO. 36	EA	-	8
10.	1" COPPER SERVICE W/ 3/4" METER PER UDACS PLATE NO. 1	EA	-	57
11.	1" COPPER SERVICE W/ 3/4" METER & 1" RPPA PER UDACS PLATE NO. 3, 4 & 8	EA	-	1
12.	1" COPPER SERVICE W/ 1" METER & 1" RPPA PER UDACS PLATE NO. 3, 4 & 8	EA	-	1
13.	IRRIGATION SLEEVES	LF	655	-
14.	24"x8" TAPPING SLEEVE & VALVE PER UDACS PLATE NO. 34 & SECTION 2.24.01B	EA	-	1
15.	10"x8" TAPPING SLEEVE & VALVE PER UDACS PLATE NO. 34 & SECTION 2.24.01B	EA	-	2
16.	10"x6" TAPPING SLEEVE & VALVE PER UDACS PLATE NO. 34 & SECTION 2.24.01B	EA	-	2
17.				
18.				

1.	2" A.C. PAVEMENT W/ 4" TYPE II OVER 6" TYPE I AGGREGATE BASE	SY	8,520	-
2.	4.5" A.C. PAVEMENT W/ 4" TYPE II OVER 6" TYPE I AGGREGATE BASE	SY	-	5,812
3.	STANDARD 24" TYPE 1 CURB & GUTTER W/ 5" TYPE I AGGREGATE BASE	LF	997	1,662
4.	STANDARD 6" TYPE 7A ISLAND CURB W/ 5" TYPE I AGGREGATE BASE	LF	155	-
5.	STANDARD 24" TYPE 1 CURB & GUTTER W/ 5" TYPE I AGGREGATE BASE	LF	3,358	-
6.	5" WIDE CONCRETE SIDEWALK W/ 5" TYPE II AGGREGATE BASE	SF	11,935	8,035
7.	PAVEMENT STRIPING (COLLECTOR ROAD)	LF	-	9,105
8.				
9.				

1.	30" STOP SIGN WITH POST (R1-1)	EA	9	2
2.	9" STREET NAME SIGN (D-3, BROWN W/ WHITE LETTERS)(20 POLES x 2 PER POLE=40)	EA	18	-
3.	"ON-STREET PARKING IN MARKED FIRE LANES PROHIBITED" SIGN WITH POST	EA	1	-
4.	"LEFT LANE MUST TURN LEFT" SIGN (R3-7L)	EA	-	2
5.	"RIGHT LANE ENDS" SIGN (W4-2R)	EA	-	1
6.	"SPEED LIMIT 35" SIGN (R2-1)	EA	-	2
7.	TYPE III BARRICADE	EA	7	-
8.	BLUE COLORED REFLECTIVE RAISED PAVEMENT MARKER	EA	5	1
9.				
10.				

1.	150W H.P.S. LUMINAIRE STREET LIGHT W/DECORATIVE POLE	EA	9	-
2.	150W H.P.S. LUMINAIRE STREET LIGHT W/DECORATIVE POLE	EA	-	10
3.	1-1/4" PVC STREET LIGHT CONDUIT WITH (2) #4 AND (1) #8 CONDUCTORS	LF	2,100	-
4.	2" PVC STREET LIGHT CONDUIT WITH (2) #4 AND (1) #8 CONDUCTORS	LF	-	1,691
5.	NO. 3-1/2" PULL BOX W/METAL COVER	EA	9	2
6.	125 AMP SERVICE PEDESTAL (SR)	EA	2	-
7.	200 AMP SERVICE PEDESTAL (SR1)	EA	1	1
8.				
9.				

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



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

OR
1-800-642-2444

STR 19 SE

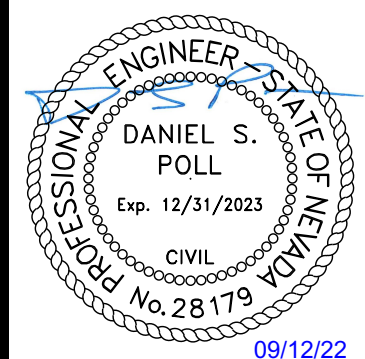
DATE: 09/09/2022

DRAFTER: ND

DESIGNER: ND

CHECKED: 01

PROJECT NO.
TRI2101-000



C-3

SHEET 3 OF 75

Westwood

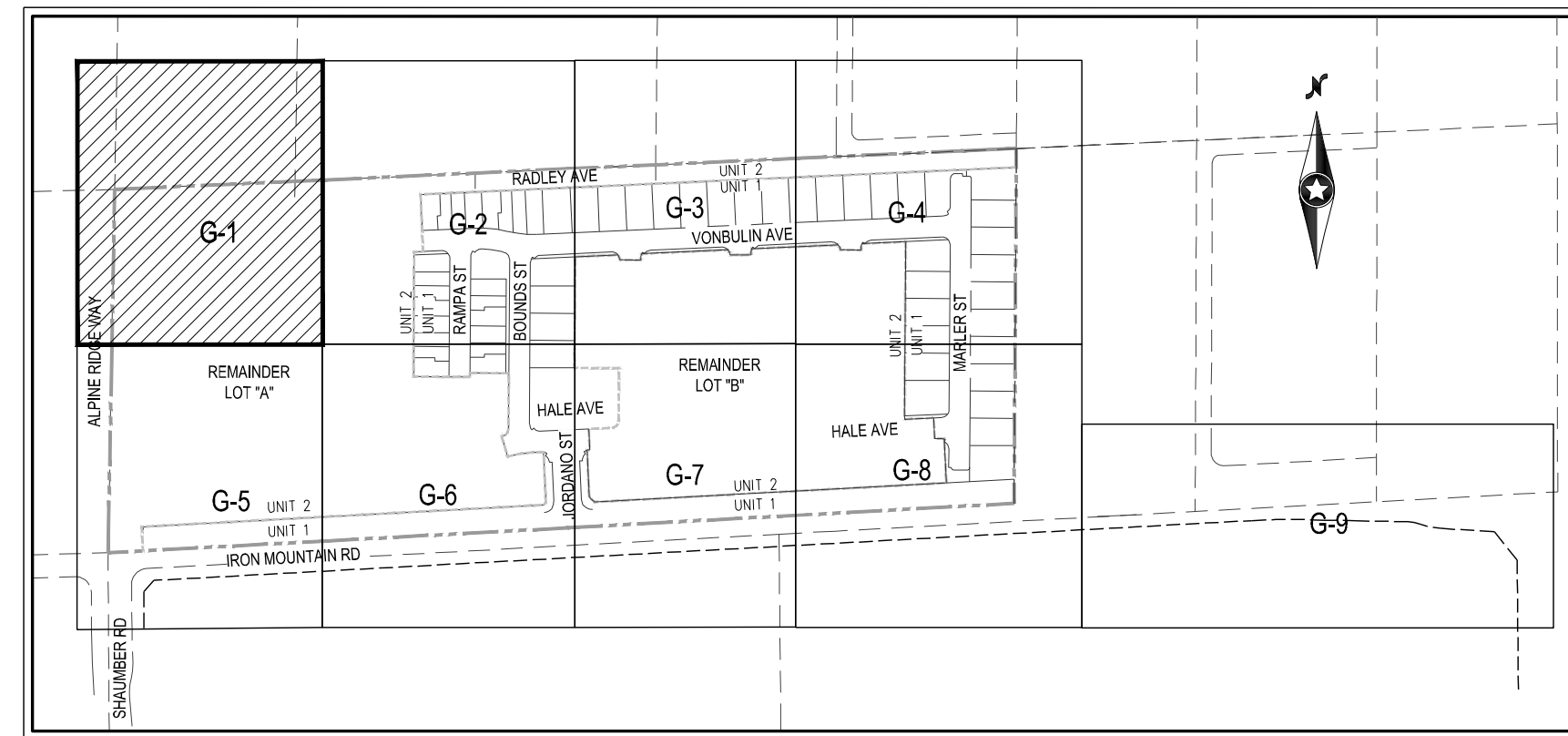
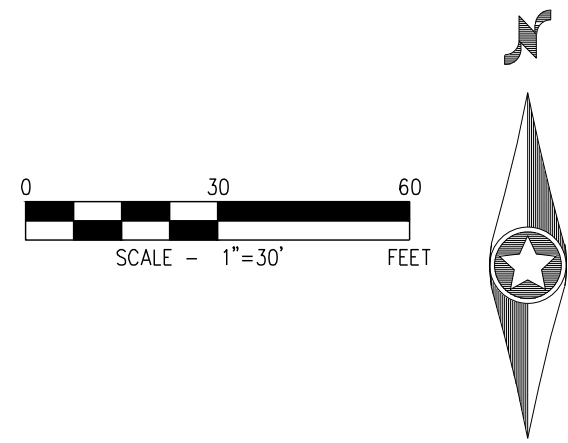
Phone (702) 284-5300

5725 W. Badura Ave.

Las Vegas, NV 89118

Westwood Professional Services, Inc.
westwoodps.com

LEGEND, ABBREVIATIONS, & QUANTITIES



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

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

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

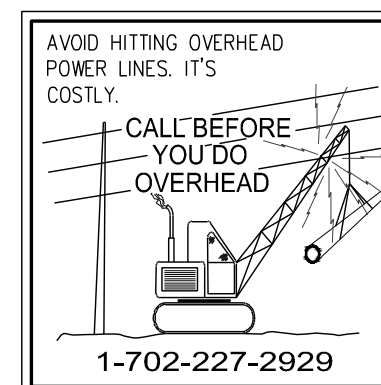
- 1) EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE 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 LINE OF CURB PRIOR TO SUBGRADE PREPARATION AND CONSTRUCTION OF PROPOSED CURB LINE. IF MINIMUM OR MAXIMUM CROSS SLOPES DO NOT MEET AGENCY STANDARDS THE CONTRACTOR SHALL NOTIFY THE ENGINEER.

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
2. ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SMPPP.
3. MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
4. SEE DETAIL SHEET FOR STREET SECTIONS AND DETAILS.
5. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
6. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL BY THE CITY OF LAS VEGAS BUILDING DEPARTMENT.
7. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITY STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROTECT IN PLACE DURING CONSTRUCTION. ENGINEER/OWNER SHALL BE NOTIFIED OF PRIOR DAMAGE TO EXISTING FACILITIES PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR/REPLENISHING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMPLETION.
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 EXISTS) WITHIN THE SIGHT VISIBILITY ZONES.

(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, DUMP, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF CLARK COUNTY AND/OR THE CITY OF LAS VEGAS. CONSTRUCTION DEBRIS WILL NOT BE USED IN ANY 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 24-60 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 POSSIBLE AFTER THE END OF THE RAIN DAYS AFTER THE END OF 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 NV1900000, SECTION III.A.5.
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE TRAFFIC, AND 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 AND DISCONTINUANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NV1900000, SECTION III.A.12.

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



- 1 MATCH EXISTING IMPROVEMENTS PER CAUSAD NO. 503, 500.4 & 500.5
- 2 INSTALL ASPHALT PAVEMENT WITH TYPE I AGGREGATE BASE PER STREET
- 3 DETAILS ON SHEET
- 4 INSTALL A TYPE CURB PER CAUSAD NO. 219
- 5 INSTALL L TYPE CURB PER CAUSAD NO. 216
- 6 INSTALL R TYPE CURB PER CAUSAD NO. 217.513
- 7 CONSTRUCT 10' L-CURB TO CURB TRANSITION PER DETAIL ON SHEET D-1
- 8 CONSTRUCT 5' WIDE SIDEWALK PER CAUSAD NO. 234 (5" THICK W/ 5" TYPE
- 9 I AGGREGATE BASE)
- 10 INSTALL NO. 200 SLOPE LANDSCAPE
- 11 CONSTRUCT ADA SIDEWALK RAMP USING ARMOR LITE TRUNCATED DOME OR
- 12 EQUIVALENT PER CAUSAD NO. 230, CSE. USE PROFILE SHIT FOR RAMP LENGTHS
- 13 CONSTRUCT MODIFIED 8" WIDE CROSS GUTTER PER CAUSAD NO. 228
- 14 INSTALL PAVERS WITH SOLIDER COURSE BANDING
- 15 INSTALL 2' WIDE CONCRETE STRIP
- 16 INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS GATE
- 17 INSTALL 48" HGT. TYPE I SDMA PER CAUSAD NO. 401 & 405.2 (PUBLIC)
- 18 INSTALL ACCESS ROAD WITH 4" THICK TYPE I AGGREGATE
- 19 COMPACTED TO 90% COMPACTION
- 20 INSTALL 5.0" TYPE "CM2" DROP INLET PER CAUSAD NO. 412.1 AND STORM DRAIN
- 21 WATER QUALITY MANAGEMENT STAMP PER CAUSAD NO. 421 (PRIVATE)
- 22 INSTALL WITH 40" DOD ACCESS GATE PER CAUSAD NO. 425.51
- 23 INSTALL 17.5" TYPE "CM2" DROP INLET PER CAUSAD NO. 412.1 AND STORM DRAIN
- 24 WATER QUALITY MANAGEMENT STAMP PER CAUSAD NO. 421 (PRIVATE)
- 25 INSTALL 5.0" TYPE "CM2" DROP INLET PER CAUSAD NO. 412.1 AND STORM DRAIN
- 26 WATER QUALITY MANAGEMENT STAMP PER CAUSAD NO. 421 (PRIVATE)
- 27 INSTALL 18" CLASS III RCP STORM DRAIN (PUBLIC)
- 28 INSTALL 36" CLASS III RCP STORM DRAIN (PUBLIC)
- 29 INSTALL 42" CLASS III RCP STORM DRAIN (PUBLIC)
- 30 INSTALL 48" CLASS III RCP STORM DRAIN (PUBLIC)
- 31 INSTALL RIP RAP OVER 12" TYPE II AGGREGATE BASE D50=8", T=12"
- 32 CONSTRUCT COMMERCIAL DRIVEWAY PER CAUSAD NO. 224
- 33 CONSTRUCT 5' WIDE SIDEWALK PER CAUSAD NO. 234 (4" THICK W/ 5" TYPE
- 34 I AGGREGATE BASE)
- 35 CONSTRUCT 5' WIDE TEMPORARY ASPHALT PAVEMENT SIDEWALK
- 36 S' PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY
- 37 HOMEOWNER
- 38 INSTALL 48" RCP NOOT END SECTION PER NOOT DETAIL R-2.31 (PUBLIC)
- 39 CONSTRUCT 6" THICK COMPACTED DECOMPOSED GRANITE
- 40 VEGETATE 6" CONCRETE OVER 6" TYPE II PATH FOR EMERGENCY
- 41 VEHICLE ACCESS
- 42 INSTALL 18" CLASS III RCP STORM DRAIN (PRIVATE)
- 43 INSTALL 36" CLASS III RCP STORM DRAIN (PRIVATE)
- 44 INSTALL RIP RAP OVER 12" TYPE II AGGREGATE BASE D50=8", T=16"
- 45 INSTALL TEMPORARY FENCE FOR PEDESTRIAN FALL PROTECTION
- 46 INSTALL SIDEWALK UNDERPANN PER CAUSAD 230
- 47 CONSTRUCT ADA SIDEWALK RAMP USING ARMOR LITE TRUNCATED DOME OR
- 48 EQUIVALENT PER CAUSAD NO. 230, CSE. USE PROFILE SHIT FOR RAMP LENGTHS

CITY OF LAS VEGAS BENCHMARK OC99156
RIVET AND 2" ROUND ALUMINUM DISK IN CONCRETE CYLINDER AT THE SW CORNER OF
ALPINE RIDGE WAY & KYLE CANYON RD
ELEVATION=2928.24 US FEET, 892.53 METERS NAVD'88 DATUM

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

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

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


DANIEL S. POLL, P.E. 28179

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

[illegible]

CITY OF LAS VEGAS, NV

tri pointe[®]
HOMES

IRON MOUNTAIN UNIT 1

GRADING PLAN I

ST 19 S

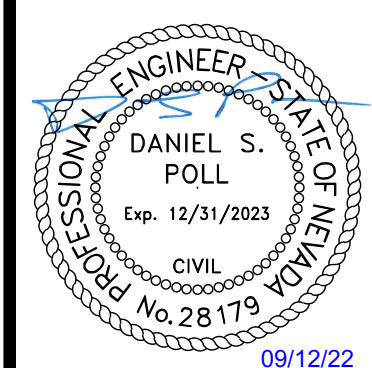
DATE: 09/09/2022

DRAFTER: ND

DESIGNER: ND

CHECKED: OIC

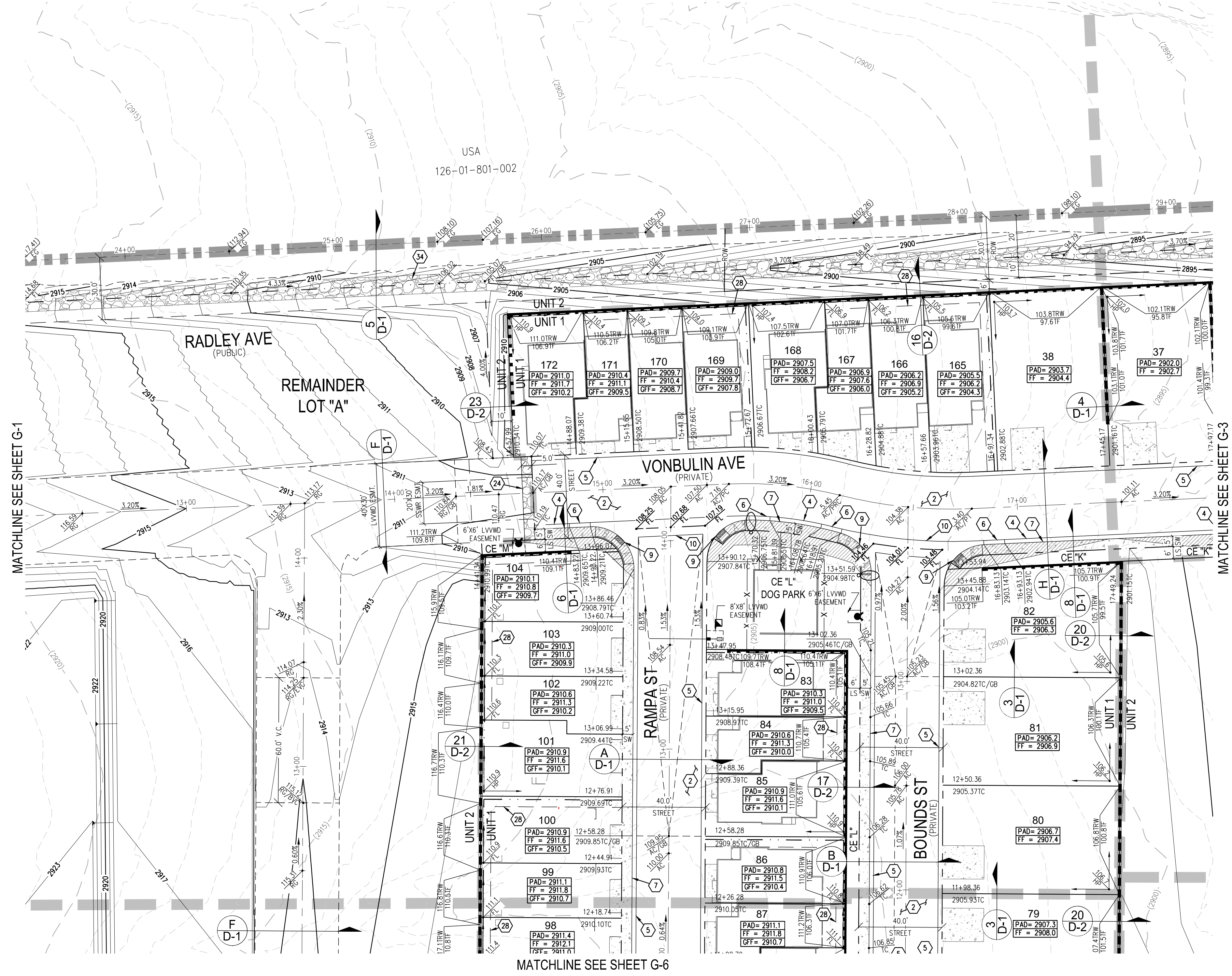
PROJECT NO.
TRI2101-000



G-1
SHEET 4 OF 75

L22-01698

J:\2101-000 Iron Mountain\dwg\IronMountain Unit 1\210101.grd.dwg 9/12/2022 10:37 AM Karwan Lee



MATCHLINE SEE SHEET G-1

MATCHLINE SEE SHEET G-3

SOILS REPORT

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

EARTHWORKS

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

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

DRAINAGE IMPROVEMENT QUANTITIES			
		PRIVATE	PUBLIC
1. 48" TYPE II STORM DRAIN MANHOLE	EA	-	2
2. 5" TYPE "CM2" DROP INLET	EA	-	2
3. 17.5" TYPE "CM2" DROP INLET	EA	-	1
4. 20.0" TYPE "CM2" DROP INLET	EA	2	-
5. 18" RCP CLASS III STORM DRAIN	LF	96	20
6. 36" RCP CLASS III STORM DRAIN	LF	50	-
7. 42" RCP CLASS III STORM DRAIN	LF	-	27
8. 48" RCP CLASS III STORM DRAIN	LF	-	174
9. RIPRAP D50=6", THK=12"	CY	-	95
10. RIPRAP D50=8", THK=18"	CY	-	733
11. 8" WIDE CONCRETE VALLEY GUTTER	SF	4,810	750
12. 48" RCP NDOT END SECTION	EA	-	1
13. SIDEWALK UNDERDRAIN	EA	1	-

HOA NOTE

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

SURVEY NOTE

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

ELEVATION NOTE

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

DISCLAIMER NOTE

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 TO BE RESPONSIBLE FOR REPAIR/REPLENISHING 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 EXISTS) WITHIN THE SIGHT VISIBILITY ZONES.

LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDELINES

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

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 NV010000, 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 NV010000, 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.

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.

CALL BEFORE YOU DIG

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FAST

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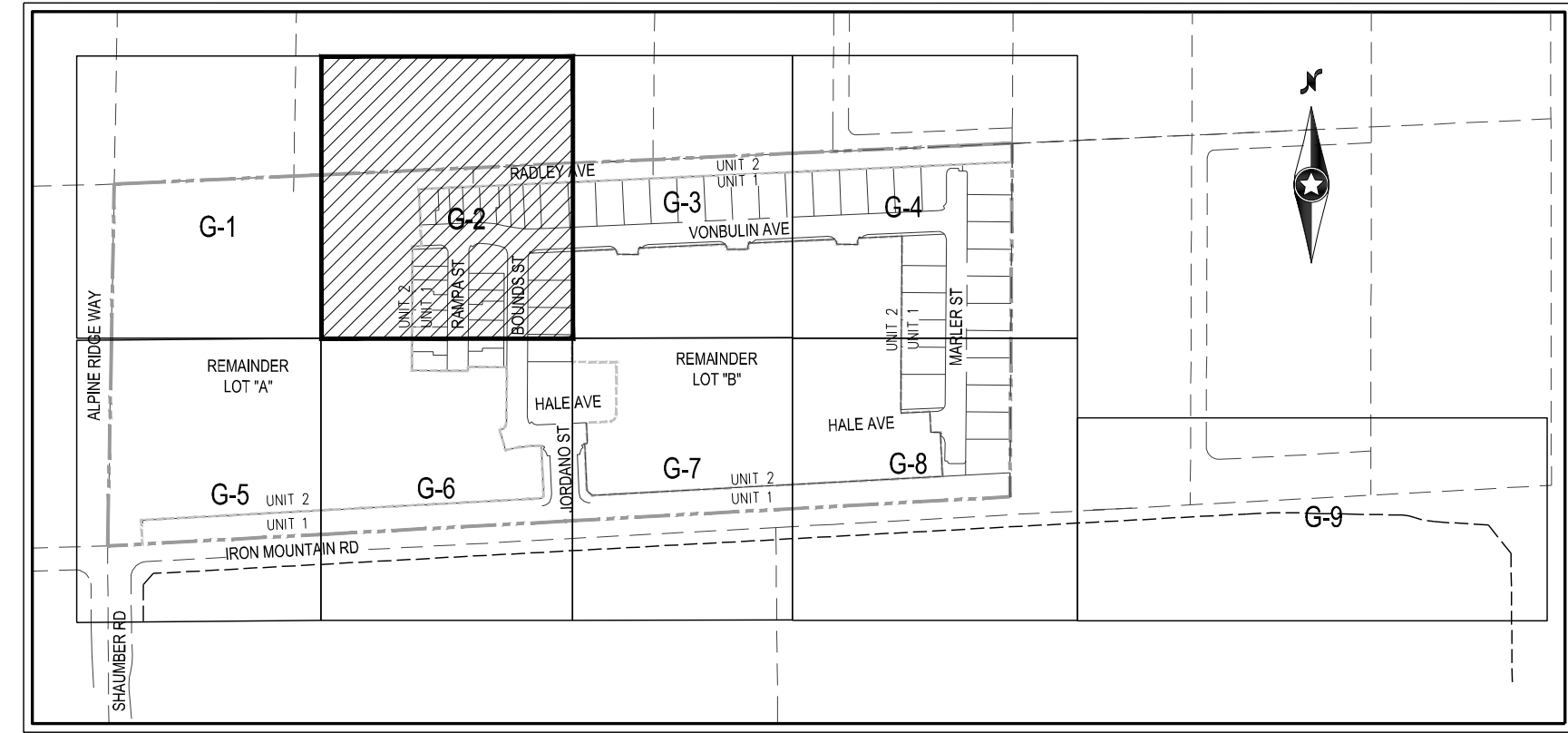
UnderGround
1-702-432-5300

FREEMAN & ARTERIAL SYSTEM OF TRANSPORTATION (F.A.S.T.)

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AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.

Call
811
OR
1-800-642-2444



- 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 G-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. 217.3.51
 - 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 NON-EROSIVE LANDSCAPE
 - 9) CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE, TRUNCATED DUMES OR EQUIVALENT PER CCAUSD NO. 235, CASE 1. SEE PROFILE SHT FOR RAMP LENGTHS
 - 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 (PUBLIC)
 - 15) INSTALL ACCESS ROAD WITH 4" THICK TYPE II AGGREGATE COMPACTED TO 90% COMPACTION
 - 16) INSTALL 5.0" TYPE "CM2" DROP INLET PER CCAUSD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421 (PRIVATE)
 - 17) INSTALL WROUGHT IRON FENCE WITH 20.0' ACCESS GATE PER CCAUSD NO. 425.51
 - 18) INSTALL 17.5" TYPE "CM2" DROP INLET PER CCAUSD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421 (PRIVATE)
 - 19) INSTALL 17.5" TYPE "CM2" DROP INLET PER CCAUSD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421 (PRIVATE)
 - 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 RIP RAP OVER 12" TYPE II AGGREGATE BASE D50=6", T=12"
 - 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 (PUBLIC)
 - 30) INSTALL 6" THICK COMPACTED DECOMPOSED GRANITE
 - 31) CONSTRUCT 6" CONCRETE OVER 6" TYPE II PATH FOR EMERGENCY VEHICLE ACCESS
 - 32) INSTALL 18" CLASS III RCP STORM DRAIN (PRIVATE)
 - 33) INSTALL 36" CLASS III RCP STORM DRAIN (PRIVATE)
 - 34) INSTALL RIP RAP OVER 12" TYPE II AGGREGATE BASE D50=8", T=16"
 - 35) INSTALL TEMPORARY FENCE FOR PEDESTRIAN FALL PROTECTION
 - 36) INSTALL SIDEWALK UNDERDRAIN PER CCAUSD 236
 - 37) CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE, TRUNCATED DUMES OR EQUIVALENT PER CCAUSD NO. 235, CASE 1. SEE PROFILE SHT FOR RAMP LENGTHS

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 0C99156

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

ELEVATION=2928.24 US FEET, 892.53 METERS NAVD83 DATUM

BASIS OF BEARINGS

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

FLOOD ZONE

PER THE FEMA FIRM PANEL MAP 32003C1750E, DATED SEPTEMBER 27, 2002, THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED UNSHADED ZONE "X". AN UNSHADED ZONE "X" IS LOCATED OUTSIDE THE 0.2% 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 (0555508).

Daniel S. Poll
DANIEL S. POLL, P.E. 28179 09/12/22 DATE

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

Westwood

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

Phone (702) 284-5300

Westwood Professional Services, Inc.

CITY OF LAS VEGAS, NV

IRON MOUNTAIN UNIT 1

GRADING PLAN II

tri pointe
HOMES

9/12/22

DATE: 09/09/2022

DRAFTER: ND

DESIGNER: ND

CHECKED: OIQ

PROJECT NO.
TRI2101-000

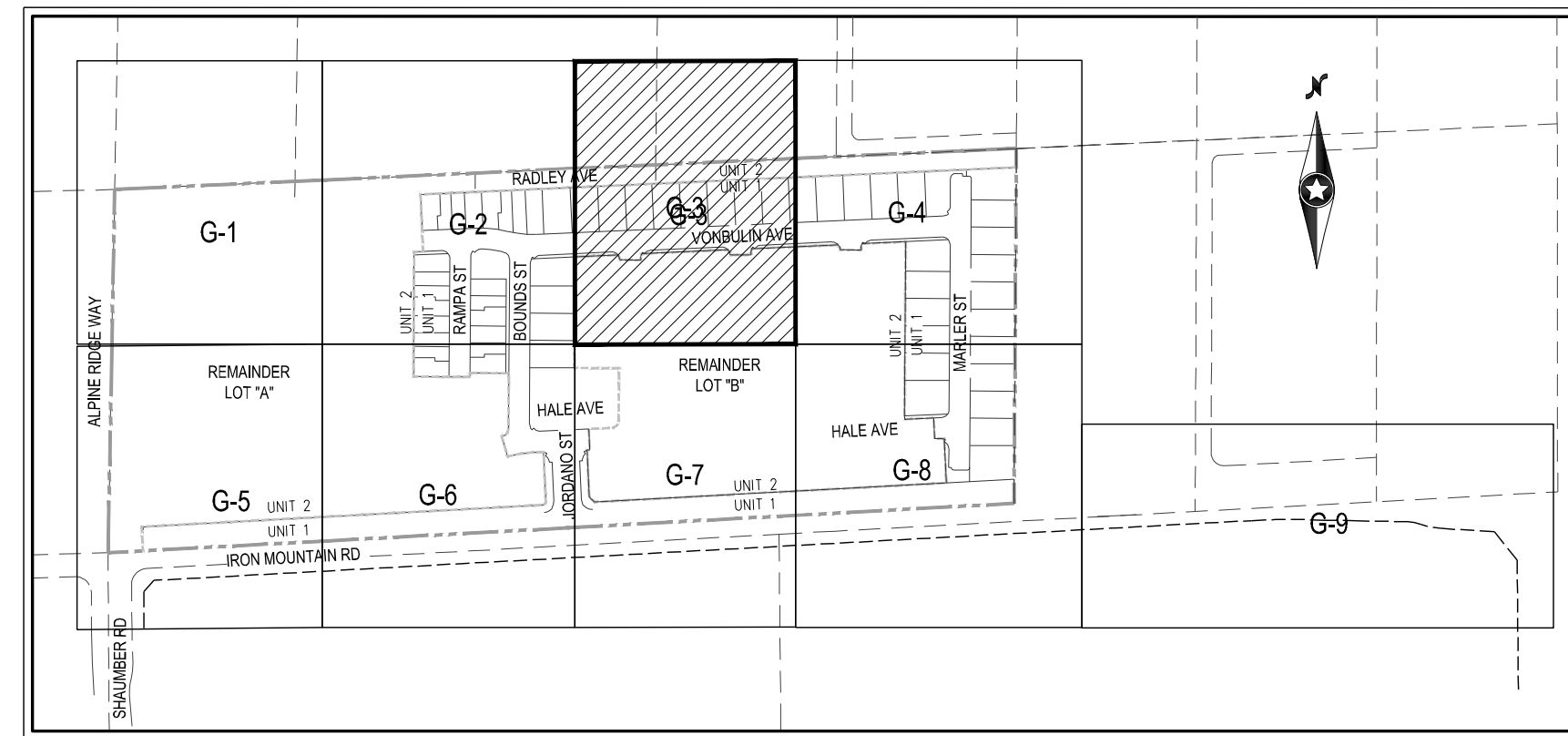
DANIEL S. POLL
PROFESSIONAL ENGINEER - STATE OF NEVADA
Exp. 12/31/2022
CIVIL
No. 28179

09/12/22

G-2

SHEET 5 OF 75

L22-01698



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

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

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

- 1) EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL UTILITIES 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 LINE OF CURB PRIOR TO SUBGRADE PREPARATION AND CONSTRUCTION OF PROPOSED CURB LINE. IF MINIMUM OR MAXIMUM CROSS SLOPES DO NOT MEET AGENCY STANDARDS THE CONTRACTOR SHALL NOTIFY THE ENGINEER.

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
2. ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SMPPP.
3. MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
4. SEE DETAIL SHEET FOR STREET SECTIONS AND DETAILS.
5. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
6. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL BY THE CITY OF LAS VEGAS BUILDING DEPARTMENT.
7. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITY STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROTECT IN PLACE DURING CONSTRUCTION. ENGINEER/OWNER SHALL BE NOTIFIED OF PRIOR DAMAGE TO EXISTING FACILITIES PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR/REPLENISH 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 EXISTS) WITHIN THE SIGHT VISIBILITY ZONES.

(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, DUMP, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF CLARK COUNTY AND/OR THE CITY OF LAS VEGAS. CONSTRUCTION DEBRIS WILL NOT BE ALLOWED TO REMAIN ON THE 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 24-60 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 POSSIBLE AFTER THE END OF THE RAIN 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 NVRI000000, SECTION III.A.5.
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE TRAFFIC, AND 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 AND DISCONTINUANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVRI000000, SECTION III.A.12.

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.



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

Call

 OR
1-800-642-2444

- 1 MATCH EXISTING IMPROVEMENTS PER CAUSAD NO. 503, 500.4 & 500.5
- 2 INSTALL ASPHALT PAVEMENT WITH TYPE I AGGREGATE BASE PER STREET
- 3 DETAILS ON SHEET
- 4 INSTALL A TYPE CURB PER CAUSAD NO. 219
- 5 INSTALL L TYPE CURB PER CAUSAD NO. 216
- 6 INSTALL R TYPE CURB PER CAUSAD NO. 217.513
- 7 CONSTRUCT 10' L-CURB TO R-CURB TRANSITION PER DETAIL ON SHEET D-1
- 8 CONSTRUCT 5' WIDE SIDEWALK PER CAUSAD NO. 234 (5" THICK W/ 5" TYPE
- 9 I AGGREGATE BASE)
- 10 INSTALL NO. 80000 LANDSCAPE
- 11 CONSTRUCT ADA SIDEWALK RAMP USING ARMOR LITE TRUNCATED DOME OR
- 12 EQUIVALENT PER CAUSAD NO. 230, CSE. SEE PROFILE SHIT FOR RAMP LENGTHS
- 13 CONSTRUCT MODIFIED 8" WIDE CROSS GUTTER PER CAUSAD NO. 228
- 14 INSTALL PAVERS WITH SOLIDER COURSE BANDING
- 15 INSTALL 2' WIDE CONCRETE STRIP
- 16 INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS GATE
- 17 INSTALL 48" TYPE II SDMH PER CAUSAD NO. 401 & 405.2 (PUBLIC)
- 18 INSTALL ACCESS ROAD WITH 4" THICK TYPE I AGGREGATE
- 19 COMPACTED TO 80% COMPACTION
- 20 INSTALL 5.0" TYPE "CM2" DROP INLET PER CAUSAD NO. 412.1 AND STORM DRAIN
- 21 WATER QUALITY MANAGEMENT STAMP PER CAUSAD NO. 421 (PRIVATE)
- 22 INSTALL WITH 40" O.D. ACCESS GATE PER CAUSAD NO. 425.51
- 23 INSTALL 17.5" TYPE "CM2" DROP INLET PER CAUSAD NO. 412.1 AND STORM DRAIN
- 24 WATER QUALITY MANAGEMENT STAMP PER CAUSAD NO. 421 (PRIVATE)
- 25 INSTALL 17.5" TYPE "CM2" DROP INLET PER CAUSAD NO. 412.1 AND STORM DRAIN
- 26 WATER QUALITY MANAGEMENT STAMP PER CAUSAD NO. 421 (PRIVATE)
- 27 INSTALL 18" CLASS III RCP STORM DRAIN (PUBLIC)
- 28 INSTALL 36" CLASS III RCP STORM DRAIN (PUBLIC)
- 29 INSTALL 42" CLASS III RCP STORM DRAIN (PUBLIC)
- 30 INSTALL 48" CLASS III RCP STORM DRAIN (PUBLIC)
- 31 INSTALL RIP RAP OVER 12" TYPE II AGGREGATE BASE D50=8", T=12"
- 32 CONSTRUCT COMMERCIAL DRIVEWAY PER CAUSAD NO. 224
- 33 CONSTRUCT 5' WIDE SIDEWALK PER CAUSAD NO. 234 (4" THICK W/ 5" TYPE
- 34 I AGGREGATE BASE)
- 35 CONSTRUCT 5' WIDE TEMPORARY ASPHALT PAVEMENT SIDEWALK
- 36 S' PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY
- 37 HOMEOWNER
- 38 INSTALL 48" RCP NOOT END SECTION PER NOOT DETAIL R-2.31 (PUBLIC)
- 39 CONSTRUCT 6" THICK COMPACTED DECOMPOSED GRANITE
- 40 VEGETATE 6" CONCRETE OVER 6" TYPE II PATH FOR EMERGENCY
- 41 VEHICLE ACCESS
- 42 INSTALL 18" CLASS III RCP STORM DRAIN (PRIVATE)
- 43 INSTALL 36" CLASS III RCP STORM DRAIN (PRIVATE)
- 44 INSTALL RIP RAP OVER 12" TYPE II AGGREGATE BASE D50=8", T=16"
- 45 INSTALL TEMPORARY FENCE FOR PEDESTRIAN FALL PROTECTION
- 46 INSTALL SIDEWALK UNDERDRAIN PER CAUSAD 230
- 47 CONSTRUCT ADA SIDEWALK RAMP USING ARMOR LITE TRUNCATED DOME OR
- 48 EQUIVALENT PER CAUSAD NO. 230, CSE. SEE PROFILE SHIT FOR RAMP LENGTHS

CITY OF LAS VEGAS BENCHMARK OC99156
RIVET AND 2" ROUND ALUMINUM DISK IN CONCRETE CYLINDER AT THE SW CORNER OF
ALPINE RIDGE WAY & KYLE CANYON RD
ELEVATION=2928.24 US FEET, 892.53 METERS NAVD'88 DATUM

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

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

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


DANIEL S. POLL, P.E. 28179

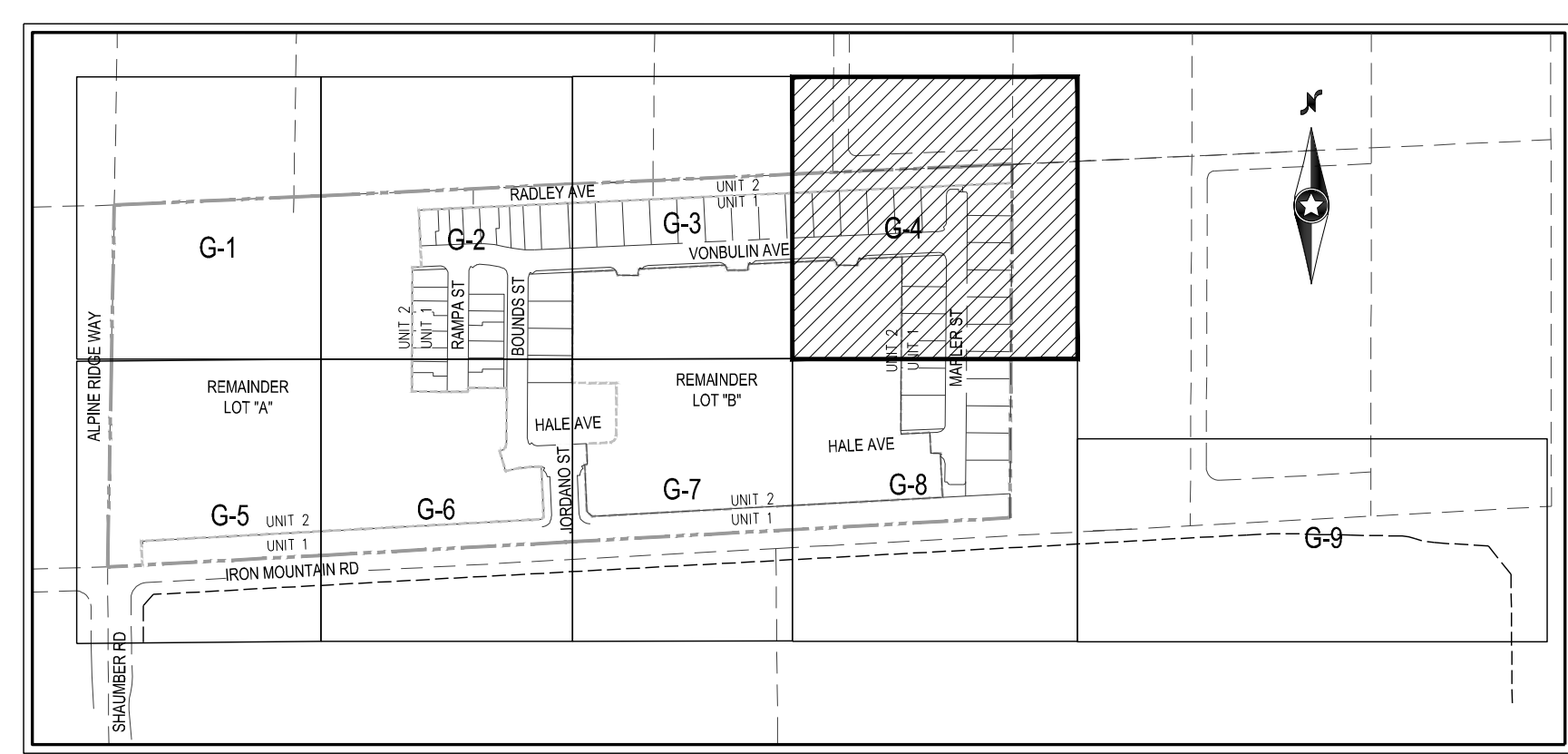
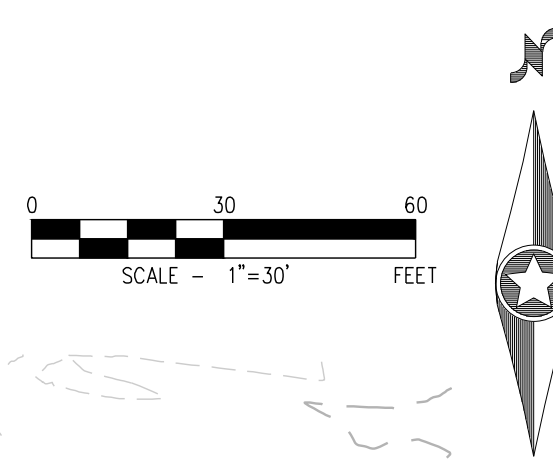
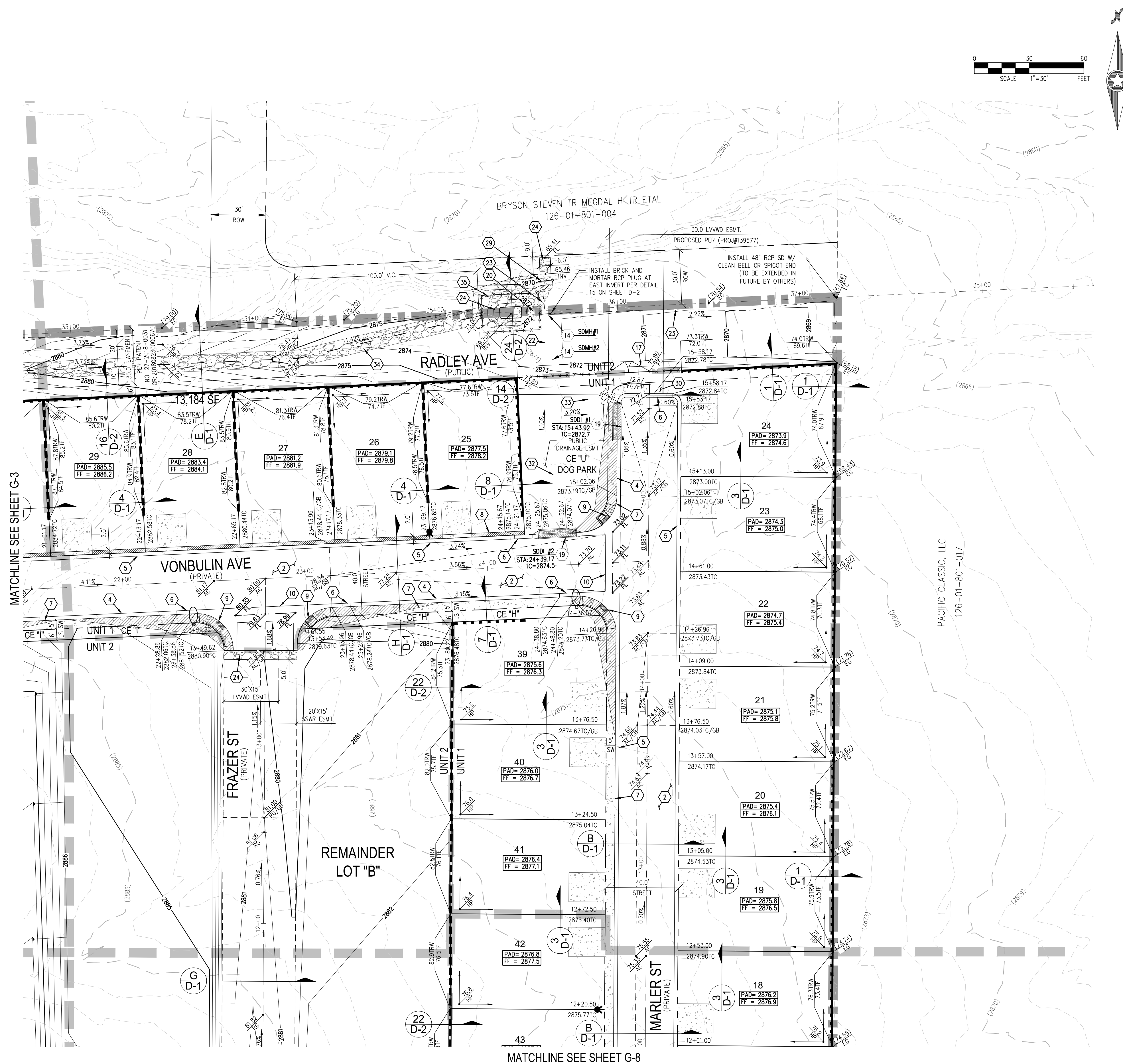
CALL SOUTHWEST GAS AT 702-651-2111 FOR
STANDBY WHEN EXCAVATING OVER OR NEAR HIGH
PRESSURE GAS LINES

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

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

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

		PRIVATE	PUBLIC
1.	48" TYPE II STORM DRAIN MANHOLE	EA	2
2.	5' TYPE "CM2" DROP INLET	EA	2
3.	17.5' TYPE "CM2" DROP INLET	EA	1
4.	20.0' TYPE "CM2" DROP INLET	EA	2
5.	18" RCP CLASS III STORM DRAIN	LF	96
6.	36" RCP CLASS III STORM DRAIN	LF	50
7.	42" RCP CLASS III STORM DRAIN	LF	27
8.	48" RCP CLASS III STORM DRAIN	LF	174
9.	RIPRAP D50=6", THK=12"	CY	95
10.	RIPRAP D50=8", THK=18"	CY	733
11.	8" WDE CONCRETE VALLEY GUTTER	SF	4,810
12.	48" RCP NDOT END SECTION	EA	1
13.	SIDEWALK UNDERDRAIN	EA	1



HOA NOTE

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

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

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

DISCLAIMER NOTE

- 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 LINE OF CURB PRIOR TO SUBGRADE PREPARATION AND CONSTRUCTION OF PROPOSED CURB LINE. IF MINIMUM OR MAXIMUM CROSS SLOPES DO NOT MEET AGENCY STANDARDS THE CONTRACTOR SHALL NOTIFY THE ENGINEER.

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/REPLACE 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 VISION ZONES.

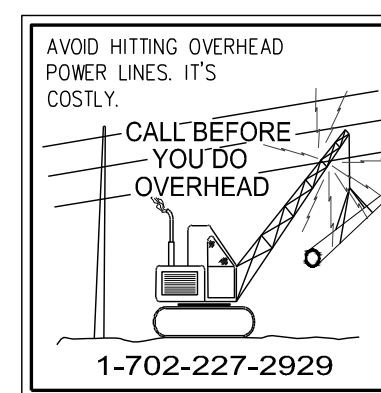
LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDELINES

(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 BE OBSERVED OR DETECTED ON THE PROJECT SITE. THE PUBLIC RIGHTS OF WAY OF CLARK COUNTY SHALL BE KEPT CLEAR OF ALL DEBRIS AND SEDIMENT. 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 NV1000000, SECTION III.A.5.
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE TRAFFIC, OR EXISTING LOCAL WINDS 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 NV1000000, SECTION III.A.12.
5. ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUN-ON OR OVERFLOW OF THE NEAREST ADJACENT STORAGE EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REACHED 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 FOR C&S 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 C&S NO. 219
- 4 INSTALL L TYPE CURB PER C&S NO. 216
- 5 INSTALL R TYPE CURB PER C&S NO. 217.3.51
- 6 CONSTRUCT 10' L-CURB TO R-CURB TRANSITION PER DETAIL ON SHEET D-1
- 7 CONSTRUCT 5' WIDE SIDEWALK PER C&S NO. 234 (5" THICK W/ 5" TYPE II AGGREGATE BASE)
- 8 INSTALL NON-EROSIVE LANDSCAPE
- 9 CONSTRUCT ADA SIDEWALK RAMP USING ARMOR LITE TRUNCATED DUMES OR EQUIVALENT PER C&S NO. 235, CASE 1. SEE PROFILE SHEET FOR RAMP LENGTHS
- 10 CONSTRUCT MODIFIED 8" WIDE CROSS CUTTER PER C&S 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 SDWAP PER C&S NO. 401 & 405.2 (PUBLIC)
- 15 INSTALL ACCESS ROAD WITH 4" TYPE II AGGREGATE
- 16 COMPACTED TO 90% COMPACTION
- 17 INSTALL 5.0" TYPE "DMS2" DRAIN INLET PER C&S NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER C&S NO. 421 (PRIVATE)
- 18 INSTALL WROUGHT IRON FENCE WITH 20.0' ACCESS GATE PER C&S NO. 425.51
- 19 INSTALL 17.5" TYPE "DMS2" DRAIN INLET PER C&S NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER C&S NO. 421 (PRIVATE)
- 20 INSTALL 10.0" TYPE "DMS2" DRAIN INLET PER C&S NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER C&S NO. 421 (PRIVATE)
- 21 INSTALL 18" CLASS III RCP STORM DRAIN (PUBLIC)
- 22 INSTALL 18" CLASS III RCP STORM DRAIN (PUBLIC)
- 23 INSTALL 42" CLASS III RCP STORM DRAIN (PUBLIC)
- 24 INSTALL 48" CLASS III RCP STORM DRAIN (PUBLIC)
- 25 INSTALL RIP RAP OVER 12" TYPE II AGGREGATE BASE D50=6", T=12"
- 26 CONSTRUCT CONCREMENT DRIVEWAY PER C&S NO. 224
- 27 CONSTRUCT 5' WIDE SIDEWALK PER C&S NO. 234 (4" THICK W/ 5" TYPE II AGGREGATE BASE)
- 28 CONSTRUCT 5' WIDE TEMPORARY ASPHALT PAVEMENT SIDEWALK S. PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOMEOWNER
- 29 INSTALL 48" RCP NDOT END SECTION PER NDOT DETAIL R-2.31 (PUBLIC)
- 30 INSTALL 6" THICK COMPACTED DECOMPOSED GRANITE
- 31 CONSTRUCT 6" CONCRETE OVER 6" TYPE II PATH FOR EMERGENCY VEHICLE ACCESS
- 32 INSTALL 18" CLASS III RCP STORM DRAIN (PRIVATE)
- 33 INSTALL 36" CLASS III RCP STORM DRAIN (PRIVATE)
- 34 INSTALL RIP RAP OVER 12" TYPE II AGGREGATE BASE D50=8", T=16"
- 35 INSTALL TEMPORARY FENCE FOR PEDESTRIAN FALL PROTECTION
- 36 INSTALL SIDEWALK UNDERPAIN PER C&S NO. 236
- 37 CONSTRUCT ADA SIDEWALK RAMP USING ARMOR LITE TRUNCATED DUMES OR EQUIVALENT PER C&S NO. 235, CASE 1. SEE PROFILE SHEET FOR RAMP LENGTHS

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

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.

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 (055508).	
 DANIEL S. POLL, P.E. 28179	09/12/22 DATE

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

SOILS REPORT

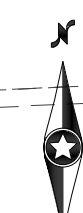
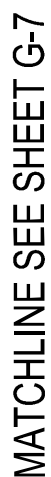
SOILS REPORT BY: GEOTEK RESIDENTIAL, LLC
ADDRESS: 6835 S. ESCONDIDO ST. STE. B LAS VEGAS, NV 89119
PHONE: (702) 887-1424
PROJECT NO. 16100-LWR DATED 09/17/2021

EARTHWORKS

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

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

DRAINAGE IMPROVEMENT QUANTITIES			PRIVATE	PUBLIC
1.	48" TYPE II STORM DRAIN MANHOLE	EA	-	2
2.	5" TYPE "CM2" DROP INLET	EA	-	1
3.	17.5" TYPE "CM2" DROP INLET	EA	-	2
4.	20.0" TYPE "CM2" DROP INLET	EA	2	-
5.	18" RCP CLASS III STORM DRAIN	LF	96	20
6.	36" RCP CLASS III STORM DRAIN	LF	50	-
7.	42" RCP CLASS III STORM DRAIN	LF	-	27
8.	48" RCP CLASS III STORM DRAIN	LF	-	174
9.	RIPRAP D50=6", THK=12"	CY	-	95
10.	RIPRAP D50=8", THK=18"	CY	-	733
11.	8" WIDE CONCRETE VALLEY GUTTER	SF	4,810	750
12.	48" RCP NDOT END SECTION	EA	-	1
13.	SIDEWALK UNDERDRAIN	EA	1	-



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

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

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

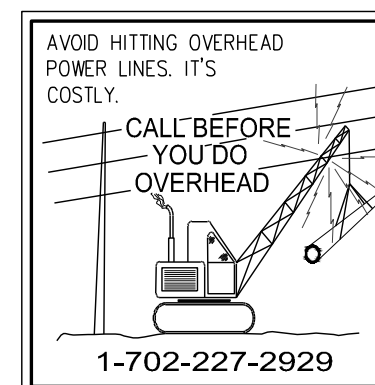
- 1) EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.
- 2) FOR ROADWAY WIDENING AND HALF STREET IMPROVEMENTS THE CONTRACTOR SHALL VERIFY GROUND SLOPES FROM EXISTING PAVEMENT SAWCUT LINE TO PROPOSED EDGE OF PAVEMENT OR PROJECTED LINE OF CURB PRIOR TO SUBGRADE PREPARATION AND CONSTRUCTION OF PROPOSED CURB LINE. IF MAXIMUM OF MAXIMUM GROUND SLOPES DO NOT MEET AGENCY STANDARDS THE CONTRACTOR SHALL NOTIFY THE ENGINEER.

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
2. ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SMPPP.
3. MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
4. SEE DETAIL SHEET FOR STREET SECTIONS AND DETAILS.
5. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
6. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL BY THE CITY OF LAS VEGAS BUILDING DEPARTMENT.
7. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITY STRUCTURES AND FACILITIES. IF ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION, CONTRACTOR TO PROTECT IN PLACE DURING CONSTRUCTION. ENGINEER/OWNER SHALL BE NOTIFIED OF PRIOR DAMAGE TO EXISTING FACILITIES PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR/REPLENISHING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
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 EXISTS) WITHIN THE

(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 BE CAUSING OR CHARGED TO CAUSE POLLUTION OF ANY ADJACENT WATERWAY.
2. 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.
3. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED IF 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.
4. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA OF THE SITE HAS COMPLETED. A PERMANENTLY CEASED, SOME EXCEPTIONS MAY APPLY. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVRI000000, SECTION III.A.5.
5. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE TRAFFIC, OR FUEL OIL LEAKS. IF IT RAINS OR THERE IS A SIGNIFICANT RAIN EVENT AFTER A RAIN EVENT OF 0.5 INCHES OR MORE, THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVRI000000, SECTION III.A.12.
6. ACCUMULATED SEDIMENT IN BMP'S SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR

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



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

- 1 MATCH EXISTING IMPROVEMENTS PER CAUSAD NO. 503, 500.4 & 500.5
- 2 INSTALL ASPHALT PAVEMENT WITH TYPE II AGGREGATE BASE PER STREET
- 3 DETAILS ON SHEET D-1
- 4 INSTALL A-TYPE CURB PER CAUSAD NO. 219
- 5
- 6 INSTALL T-TYPE CURB PER CAUSAD NO. 216
- 7
- 8 INSTALL R-TYPE CURB PER CAUSAD NO. 217.31.53
- 9
- 10 CONSTRUCT 10' L-CURB TO R-CURB TRANSITION PER DETAIL ON SHEET D-1
- 11 CONSTRUCT 5' WIDE SIDEWALK PER CAUSAD NO. 234 (5" THICK W/ 5" TYPE II AGGREGATE BASE)
- 12
- 13 INSTALL NON-EROSIVE LANDSCAPE
- 14 CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR
- 15 EQUIVALENT PER CAUSAD NO. 235, CAUSE A TIE PROFILE SHT FOR RAMP LENGTHS
- 16 CONSTRUCT MODIFIED 8" WIDE CROSS GUTTER PER CAUSAD NO. 228
- 17
- 18 INSTALL PAVERS WITH SOLDIER COURSE BANDING
- 19
- 20 INSTALL 2" WDE CONCRETE STRIP
- 21
- 22 INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS GATE
- 23
- 24 INSTALL 48" ROAD TIE 50MM PER CAUSAD NO. 401 & 405.2 (PUBLIC)
- 25 INSTALL ACCESS ROAD WITH 4" THICK TYPE II AGGREGATE
- 26 COMPACTED TO 90% COMPACTION
- 27 INSTALL 5.0" TYPE "CM2" DROP INLET PER CAUSAD NO. 412.1 AND STORM DRAIN
- 28 WATER QUALITY MANAGEMENT STAMP PER CAUSAD NO. 421 (PRIVATE)
- 29
- 30 INSTALL 5.0" TYPE "CM2" DROP INLET PER CAUSAD NO. 402 PER CAUSAD NO. 425.51
- 31
- 32 INSTALL 17.5" TYPE "CM2" DROP INLET PER CAUSAD NO. 412.1 AND STORM DRAIN
- 33 WATER QUALITY MANAGEMENT STAMP PER CAUSAD NO. 421 (PRIVATE)
- 34
- 35 INSTALL 17.5" TYPE "CM2" DROP INLET PER CAUSAD NO. 412.1 AND STORM DRAIN
- 36 WATER QUALITY MANAGEMENT STAMP PER CAUSAD NO. 421 (PRIVATE)
- 37
- 38 INSTALL 16" CLASS III RCP STORM DRAIN (PUBLIC)
- 39
- 40 INSTALL 36" CLASS III RCP STORM DRAIN (PUBLIC)
- 41
- 42 INSTALL 42" CLASS III RCP STORM DRAIN (PUBLIC)
- 43
- 44 INSTALL 48" CLASS III RCP STORM DRAIN (PUBLIC)
- 45
- 46 INSTALL RIP RAP OVER 12" TYPE II AGGREGATE BASE D50=6", T=12"
- 47
- 48 CONSTRUCT COMMERCIAL DRIVEWAY PER CAUSAD NO. 224
- 49
- 50 CONSTRUCT 5' WIDE SIDEWALK PER CAUSAD NO. 234 (4" THICK W/ 5" TYPE II AGGREGATE BASE)
- 51
- 52 CONSTRUCT 5' WIDE TYPE II PAVEMENT ASPHALT PAVEMENT SIDEWALK
- 53 5" PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY
- 54 HOMEOWNER
- 55
- 56 INSTALL 48" RCP INDOT END SECTION PER DETAIL DETAIL R-2.31 (PUBLIC)
- 57
- 58 INSTALL 6" THICK COMPACTED DECOMPOSED GRANITE
- 59
- 60 CONSTRUCT 6" CONCRETE OVER 6" TYPE II PATH FOR EMERGENCY
- 61 VEHICLE ACCESS
- 62
- 63 INSTALL 16" CLASS III RCP STORM DRAIN (PRIVATE)
- 64
- 65 INSTALL 36" CLASS III RCP STORM DRAIN (PRIVATE)
- 66
- 67 INSTALL RIP RAP OVER 12" TYPE II AGGREGATE BASE D50=8", T=16"
- 68
- 69 INSTALL TEMPORARY FENCE FOR PEDESTRIAN FALL PROTECTION
- 70
- 71 INSTALL SIDEWALK UNDERPANN PER CAUSAD 236
- 72
- 73 CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR
- 74 EQUIVALENT PER CAUSAD NO. 235, CAUSE A TIE PROFILE SHT FOR RAMP LENGTHS

CITY OF LAS VEGAS BENCHMARK OC99156
RIVET AND 2" ROUND ALUMINUM DISK IN CONCRETE CYLINDER AT THE SW CORNER OF
ALPINE RIDGE WAY & KYLE CANYON RD
ELEVATION=2928.24 US FEET, 892.53 METERS NAVD'88 DATUM

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

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

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT CITY OF LAS VEGAS FOR THIS SUBJECT PROJECT (DSS508).

 09/12/22

DANIEL S. POLL, P.E. 28179 DATE

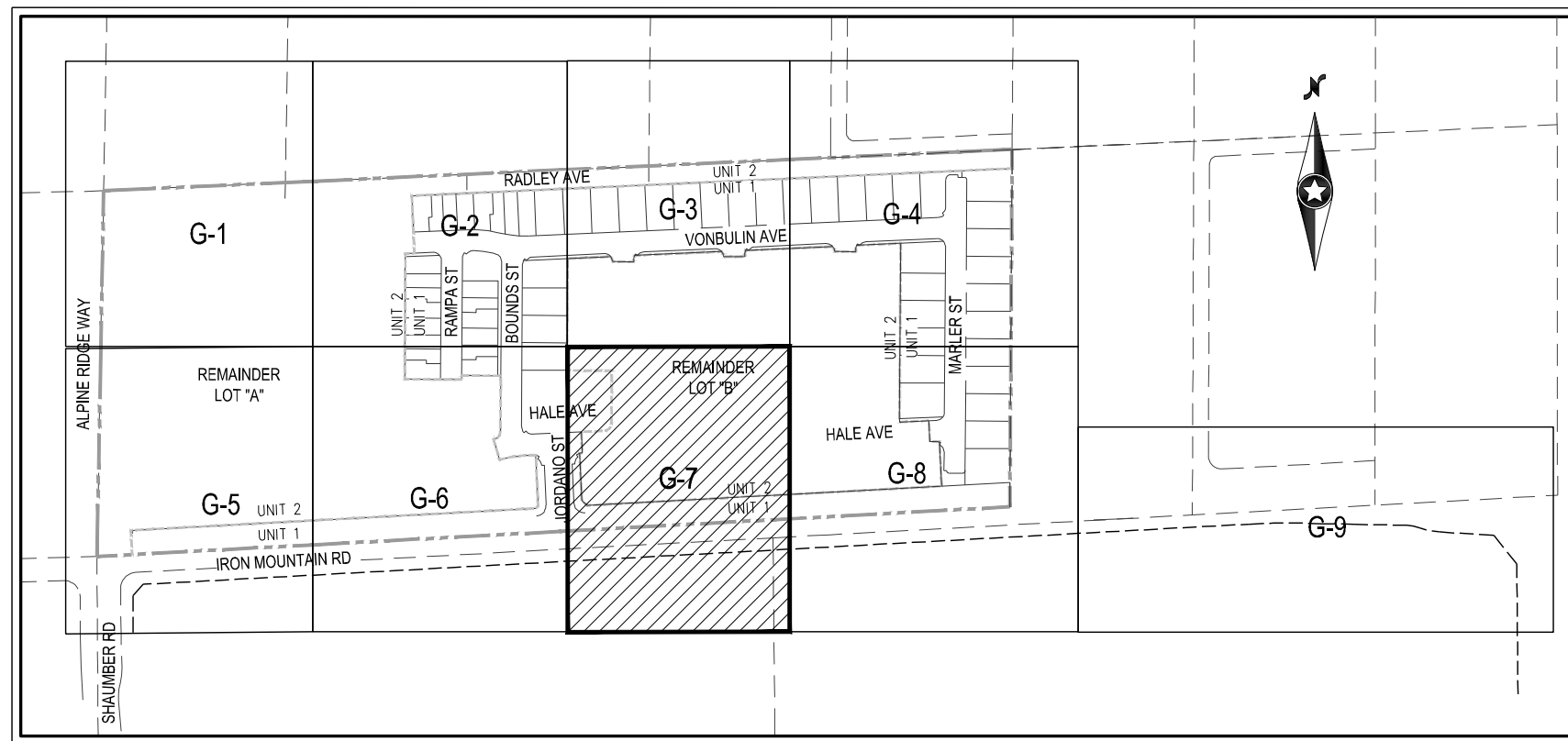
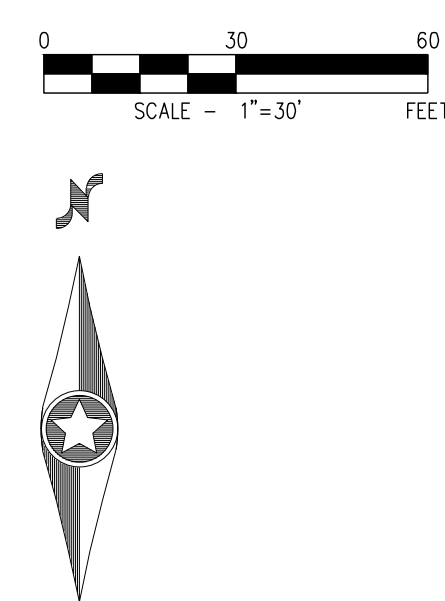
CALL SOUTHWEST GAS AT 702-651-2111 FOR
STANDBY WHEN EXCAVATING OVER OR NEAR HIGH
PRESSURE GAS LINES

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

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

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

		PRIVATE	PUBLIC
1.	48" TYPE II STORM DRAIN MANHOLE	EA	2
2.	5" TYPE "CM2" DROP INLET	EA	2
3.	17.5" TYPE "CM2" DROP INLET	EA	1
4.	20.0" TYPE "CM2" DROP INLET	EA	2
5.	18" RCP CLASS III STORM DRAIN	LF	96
6.	36" RCP CLASS III STORM DRAIN	LF	50
7.	42" RCP CLASS III STORM DRAIN	LF	27
8.	48" RCP CLASS III STORM DRAIN	LF	174
9.	RIPRAP D50=6", THK=12"	CY	95
10.	RIPRAP D50=8", THK=18"	CY	733
11.	8" WIDE CONCRETE VALLEY GUTTER	SF	4,810
12.	48" RCP NDOT END SECTION	EA	1
13.	SIDEWALK UNDERDRAIN	EA	1



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

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

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

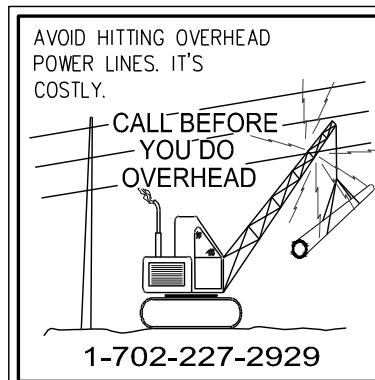
- 1) EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.
- 2) FOR ROADWAY WIDENING AND HALF STREET IMPROVEMENTS THE CONTRACTOR SHALL VERIFY CROSS SLOPES FROM EXISTING PAVEMENT SAWCUT LINE TO PROPOSED EDGE OF PAVEMENT OR PROJECTED TOP OF CURB PRIOR TO SUBGRADE PREPARATION AND CONSTRUCTION OF PROPOSED CURB LINE. IF MINIMUM OR MAXIMUM CROSS SLOPES DO NOT MEET AGENCY STANDARDS THE CONTRACTOR SHALL NOTIFY THE ENGINEER.

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
2. ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY 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 DEVELOPMENT 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/REPLENISHING 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 EXISTS) WITHIN THE PROPOSED VEGETATION ZONES.

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

3. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY BE DISCHARGED OR RUNOFF FROM THE CONSTRUCTION SITE TO THE NEAREST WATER BODY OR CANAL 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.
4. TEMPORAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF A 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.
5. 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 DISTURBED AREA HAS TEMPORARILY OR PERMANENTLY CEASED. MORE EXCEPTIONS MAY APPLY. REFERENCE TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NV1900000, SECTION III.A.5.
6. 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 SOILS WEEKLY, WITHIN SEVEN DAYS AFTER THE RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE POLLUTION PREVENTION PLAN AS NECESSARY TO REFLECT CHANGES TO THE CONSTRUCTION SITE. INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES, REFERENCE TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NV1900000, SECTION III.A.12.
7. 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 (PCBMP'S)/CONTROL MEASURES NOTED ON THE GRADING PLANS ARE MANDATORY PERMANENT REGULATORY STORMWATER POLLUTION CONTROLS. THESE PCBMP'S MUST BE INSTALLED PER THE APPROVED PLANS AND MUST BE PERMANENTLY MAINTAINED.



- 1 MATCH EXISTING IMPROVEMENTS PER CAUSAL NO. 500, 500.4 & 500.5
- 2 INSTALL ASPHALT PAVEMENT WITH TYPE II AGGREGATE BASE PER STREET
- 3 DETAILS ON SHEET 2-
- 4 INSTALL A TYPE CURB PER CAUSAL NO. 219
- 5 INSTALL L TYPE CURB PER CAUSAL NO. 216
- 6 INSTALL R TYPE CURB PER CAUSAL NO. 217.31
- 7
- 8 CONSTRUCT 1" L-CURB TO R-CURB TRANSITION PER DETAIL ON SHEET 0-1
- 9 CONSTRUCT 5" WIDE SIDEWALK PER CAUSAL NO. 234 (5" THICK W/ 5" TYPE II AGGREGATE BASE)
- 10
- 11 INSTALL NON-EROSIVE LANDSCAPE
- 12
- 13 CONSTRUCT SIDEWALK RAMP USING ARMOR LITE TRUNCATED CONES OR EQUIVALENT PER CAUSAL NO. 235, CLASS 1. SET PROFILE SHT FOR RAMP LENGTHS
- 14 CONSTRUCT MODIFIED 8" WIDE CROSS GUTTER PER CAUSAL NO. 228
- 15
- 16 INSTALL PAVED WITH SOLIDER COURSE BANDING
- 17
- 18 INSTALL 2" WIDE CONCRETE STRIP
- 19
- 20 INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS GATE
- 21
- 22 INSTALL 48" TYPE II SODM PER CAUSAL NO. 401 & 405.2 (PUBLIC)
- 23 INSTALL ACCESS ROAD WITH 4" THICK TYPE II AGGREGATE
- 24
- 25 CONSTRUCT TO ROAD COMPLETION
- 26
- 27 INSTALL 5.0" TYPE "CM2" DROP INLET PER CAUSAL NO. 4121 AND STORM DRAIN
- 28 WATER QUALITY MANAGEMENT STAMP PER CAUSAL NO. 421 (PRIVATE)
- 29
- 30 INSTALL 18" RINCE WITH 100% ACCESS GATE PER CAUSAL NO. 425.1
- 31
- 32 INSTALL 17.5" TYPE "CM2" DROP INLET PER CAUSAL NO. 4121 AND STORM DRAIN
- 33 WATER QUALITY MANAGEMENT STAMP PER CAUSAL NO. 421 (PRIVATE)
- 34
- 35 INSTALL 18" DRAIN WITH 100% ACCESS GATE PER CAUSAL NO. 4121 AND STORM DRAIN
- 36 WATER QUALITY MANAGEMENT STAMP PER CAUSAL NO. 421 (PRIVATE)
- 37
- 38 INSTALL 18" CLASS III RCP STORM DRAIN (PUBLIC)
- 39
- 40
- 41 INSTALL 36" CLASS III RCP STORM DRAIN (PUBLIC)
- 42
- 43 INSTALL 42" CLASS III RCP STORM DRAIN (PUBLIC)
- 44
- 45 INSTALL 48" CLASS III RCP STORM DRAIN (PUBLIC)
- 46
- 47
- 48 INSTALL RHP RAMP OR 12" TYPE I AGGREGATE BASE D50=6", T=12"
- 49
- 50 CONSTRUCT COMMERCIAL DRIVEWAY PER CAUSAL NO. 224
- 51
- 52 CONSTRUCT 5" WIDE SIDEWALK PER CAUSAL NO. 234 (4" THICK W/ 5" TYPE II AGGREGATE BASE)
- 53
- 54 CONSTRUCT 5" WIDE TEMPORARY ASPHALT PAVEMENT SIDEWALK
- 55 5" PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOMEOWNER
- 56
- 57 INSTALL 48" RCP ROOT END SECTION PER NDOT DETAIL R-2.31 (PUBLIC)
- 58
- 59 CONSTRUCT 6" THICK COMPACTED DECOMPOSED GRASS
- 60
- 61 CONSTRUCT 6" CONCRETE OVER 6" TYPE I PATH FOR EMERGENCY
- 62 VEHICLE ACCESS
- 63
- 64 INSTALL 18" CLASS III RCP STORM DRAIN (PRIVATE)
- 65
- 66 INSTALL 36" CLASS III RCP STORM DRAIN (PRIVATE)
- 67
- 68
- 69 INSTALL RHP RAMP OR 12" TYPE I AGGREGATE BASE D50=8", T=16"
- 70
- 71 INSTALL TEMPORARY FENCE FOR PEDESTRIAN FALL PROTECTION
- 72
- 73
- 74 INSTALL SIDEWALK UNDERDRAIN PER CAUSAL NO. 236
- 75
- 76 CONSTRUCT ADA SIDEWALK RAMP USING ARMOR LITE TRUNCATED CONES OR EQUIVALENT PER CAUSAL NO. 235, CLASS 1. SET PROFILE SHT FOR RAMP LENGTHS

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

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

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

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

 09/12/22
DANIEL S. POLL, P.E. 28179 DATE

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

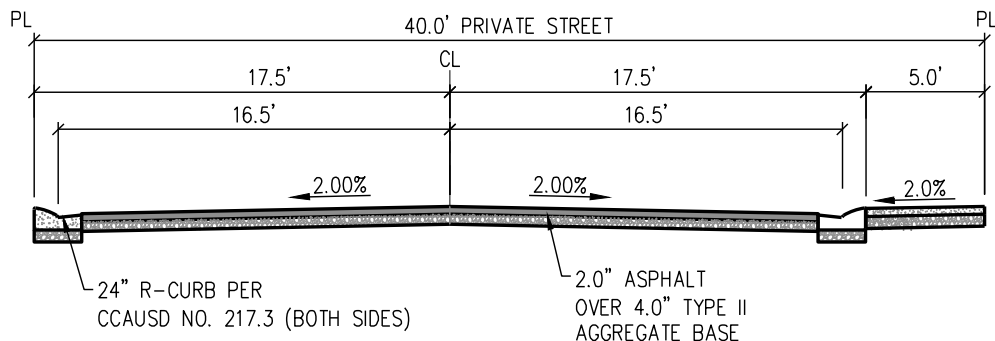
SOILS REPORT BY GEOTEK RESIDENTIAL, LLC
ADDRESS: 6835 S. ESCONDIDO ST, STE. B LAS VEGAS, NV 89119
PHONE: (702) 897-1424
PROJECT NO. 16100-LVR DATED 09/17/2021

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

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

	PRIVATE	PUBLIC
1. 48" TYPE II STORM DRAIN MANHOLE	EA	2
2. 5" TYPE "CM2" DROP INLET	EA	2
3. 17.5" TYPE "CM2" DROP INLET	EA	1
4. 20.0" TYPE "CM2" DROP INLET	EA	2
5. 18" RCP CLASS III STORM DRAIN	LF	96
6. 36" RCP CLASS III STORM DRAIN	LF	50
7. 42" RCP CLASS III STORM DRAIN	LF	27
8. 48" RCP CLASS III STORM DRAIN	LF	174
9. RIRPAP D50=6", THK=12"	CY	95
10. RIRPAP D50=8", THK=18"	CY	733
11. 8" WIDE CONCRETE VALLEY GUTTER	SF	4,810
12. 48" RCP NDOT END SECTION	EA	1
13. SIDEWALK UNDERDRAIN	EA	1

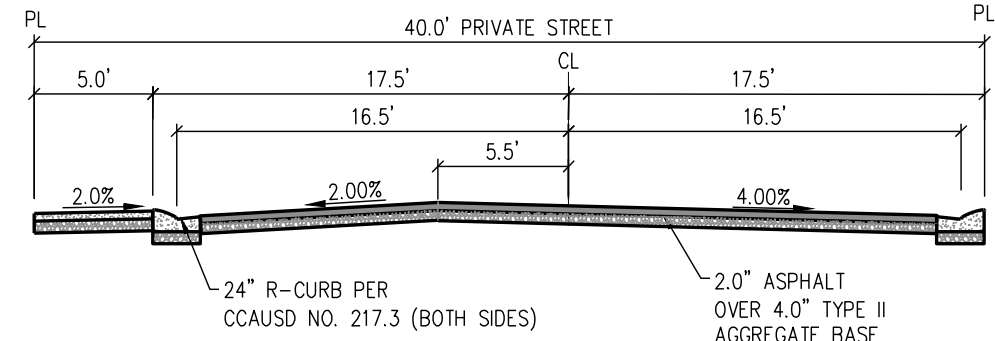
STREET WIDTHS @ 33 FEET (FL TO FL)
PARKING ON BOTH SIDES - 33' FL TO FL REQUIRED



A. 40' PRIVATE STREET SECTION

NOT TO SCALE

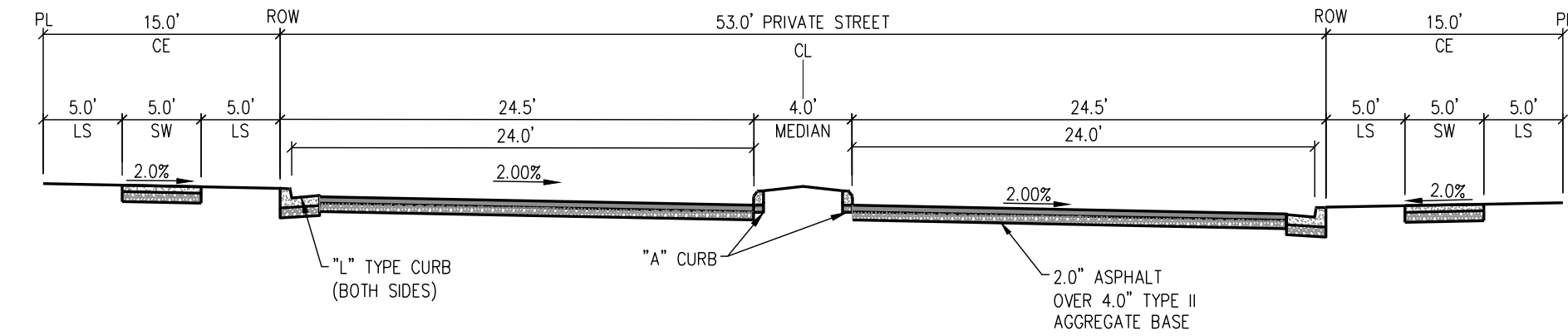
STREET WIDTHS @ 33 FEET (FL TO FL)
PARKING ON BOTH SIDES - 33' FL TO FL REQUIRED



B. 40' PRIVATE STREET SECTION W/ OFFSET CROWN

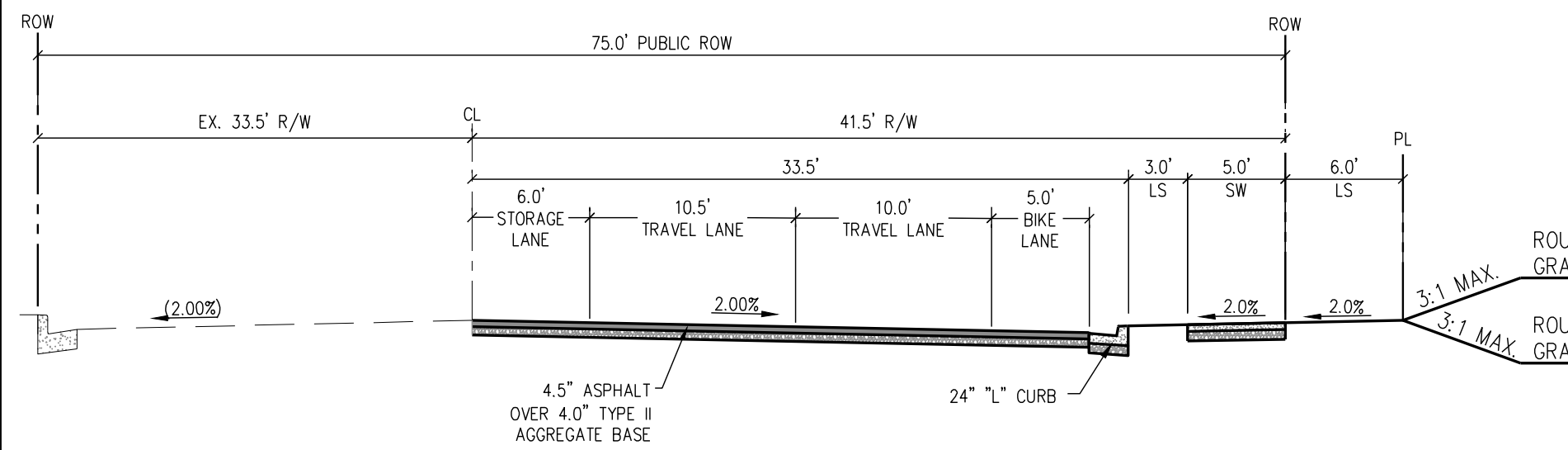
NOT TO SCALE

MARLER & BOUNDS STREET ONLY



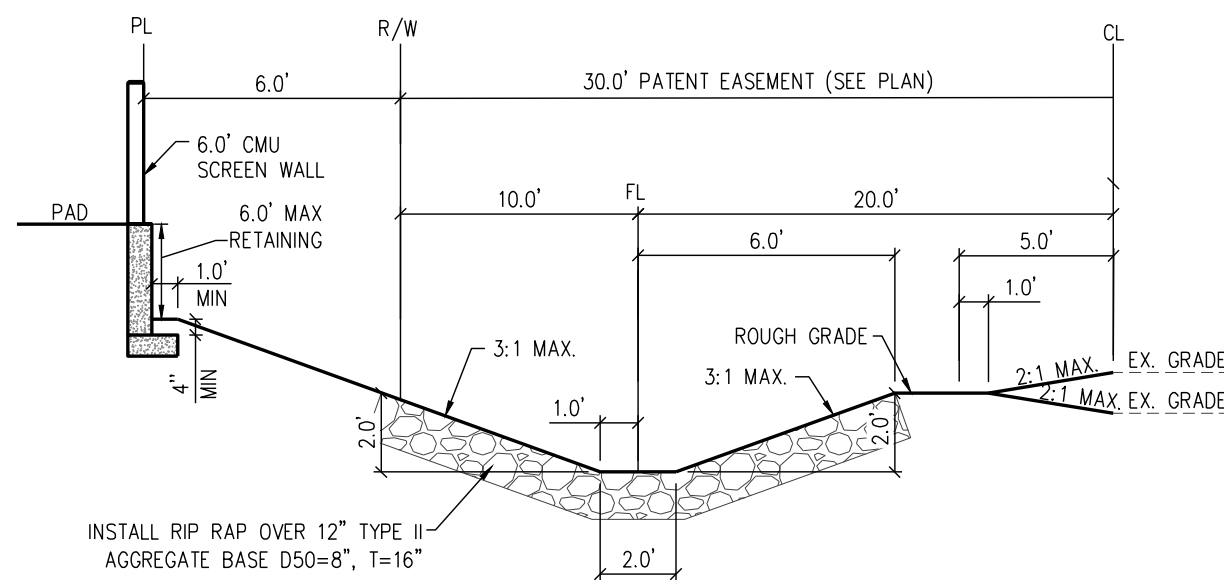
C. 53' PRIVATE GATED NEIGHBORHOOD ENTRY STREET

NOT TO SCALE



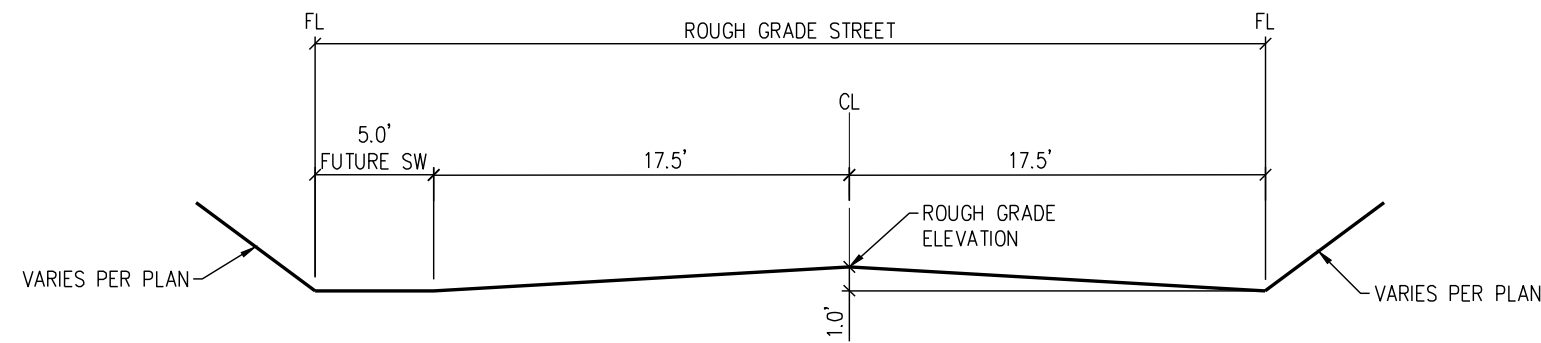
D. IRON MOUNTAIN ROAD SECTION

NOT TO SCALE



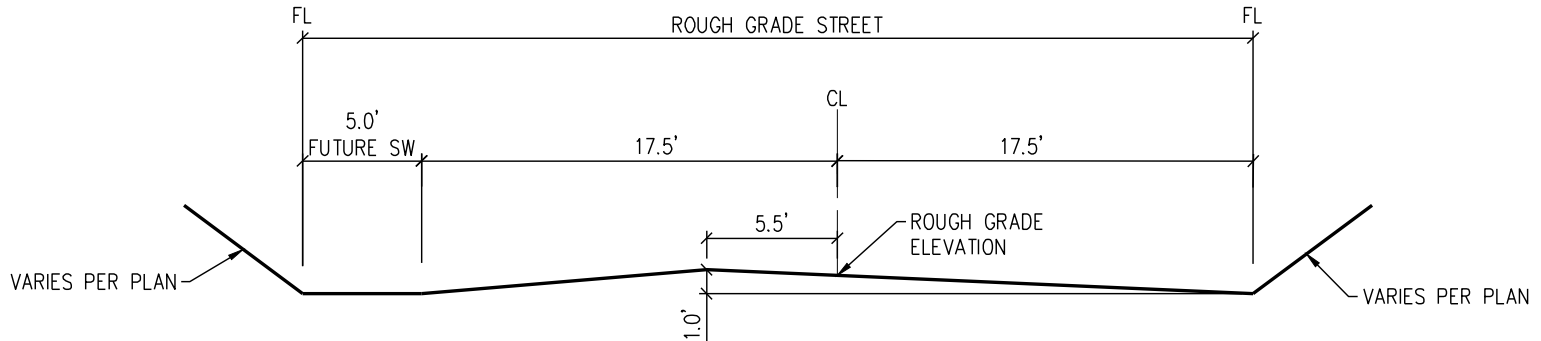
E. RADLEY AVENUE SECTION

NOT TO SCALE



F. ROUGH GRADE STREET SECTION

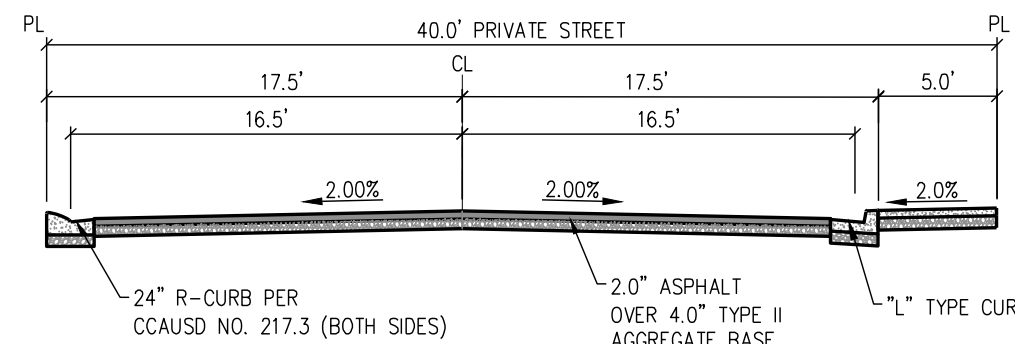
NOT TO SCALE



G. ROUGH GRADE STREET SECTION W/ OFFSET CROWN

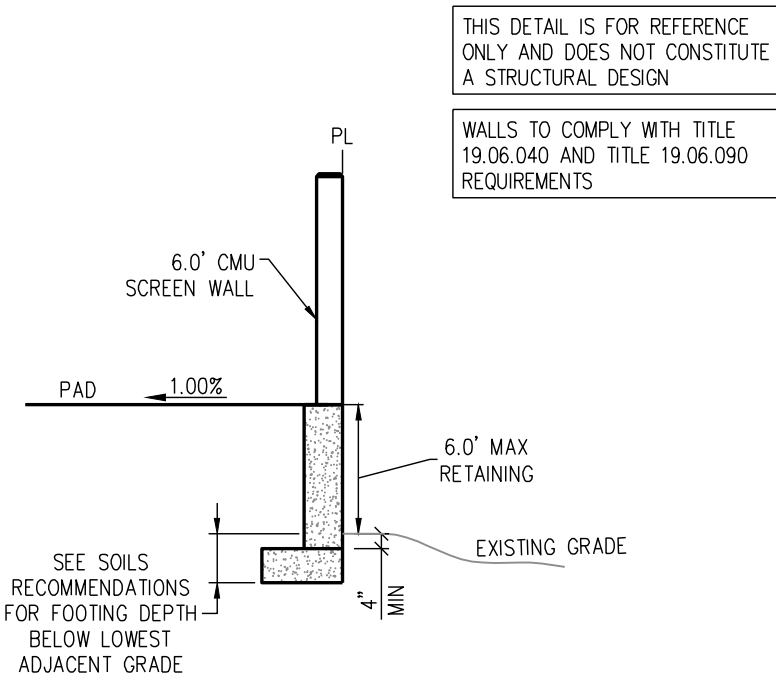
NOT TO SCALE

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



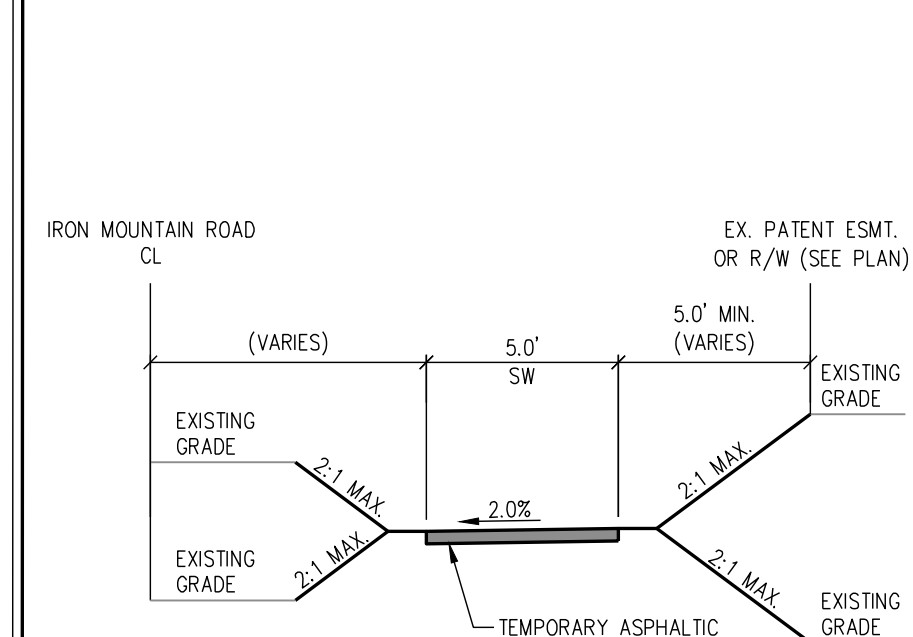
H. 40' PRIVATE STREET SECTION W/ \"L\" CURB

NOT TO SCALE



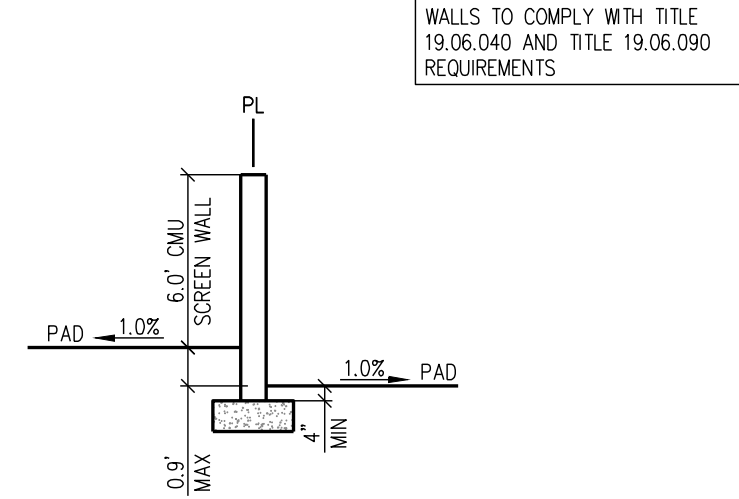
1. WALL SECTION

NOT TO SCALE



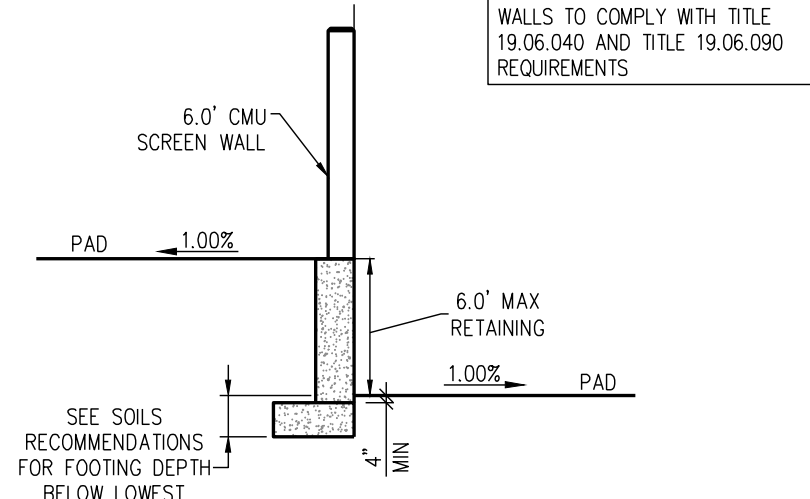
2. TEMPORARY AC SIDEWALK

NOT TO SCALE



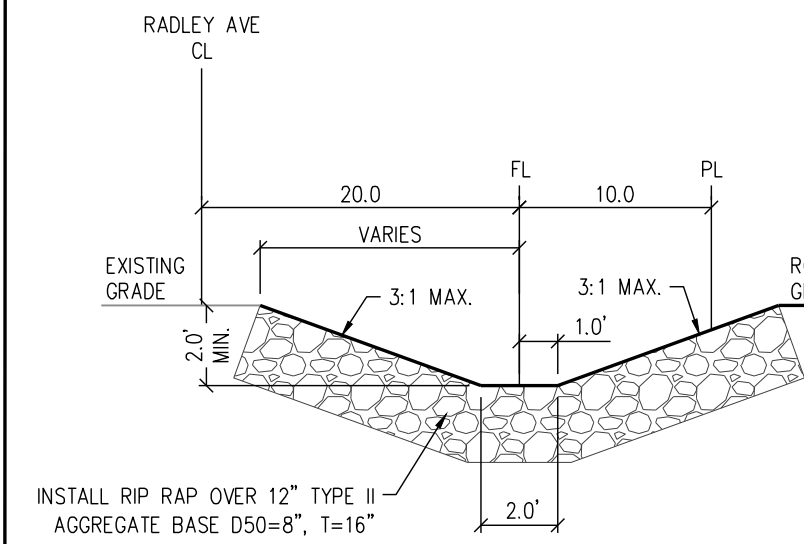
3. WALL SECTION

NOT TO SCALE



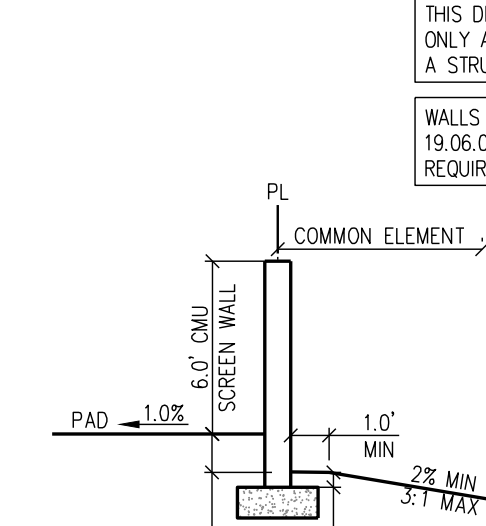
4. WALL SECTION

NOT TO SCALE



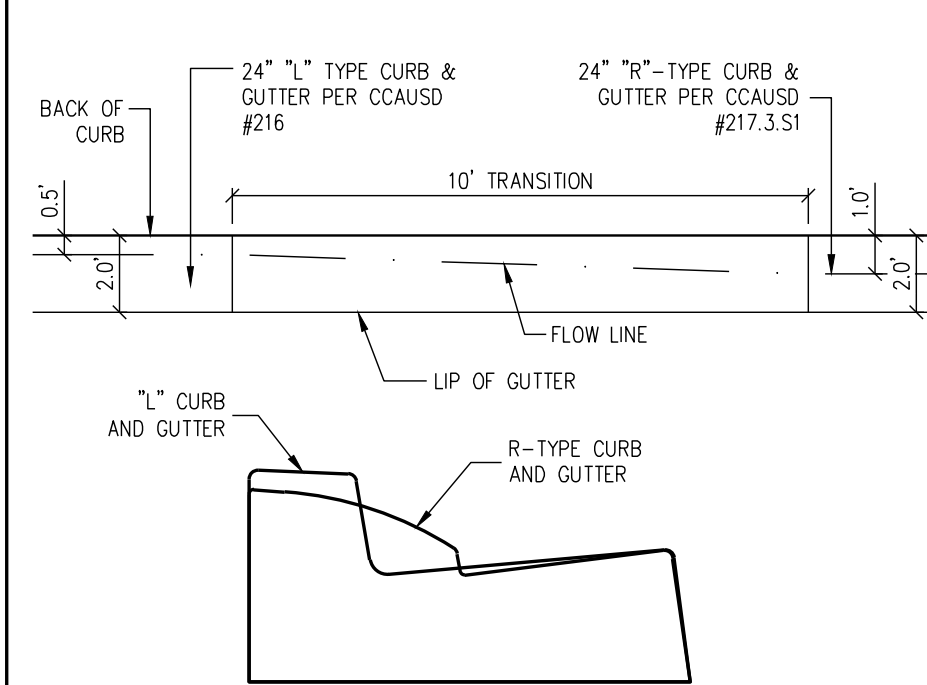
5. TRAPEZOIDAL SWALE

NOT TO SCALE



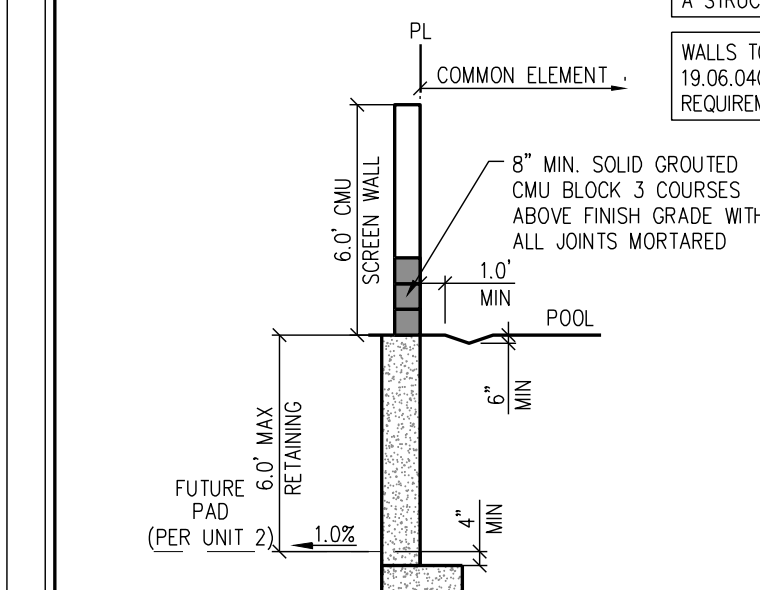
7. WALL SECTION

NOT TO SCALE



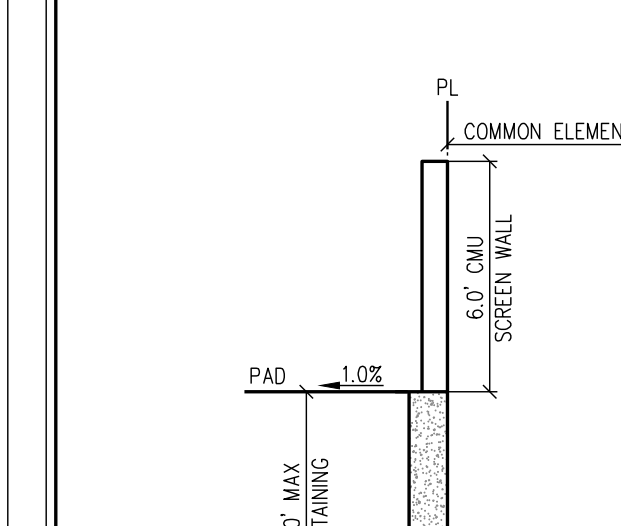
9. \"L\" CURB & GUTTER TO R-CURB & GUTTER

NOT TO SCALE



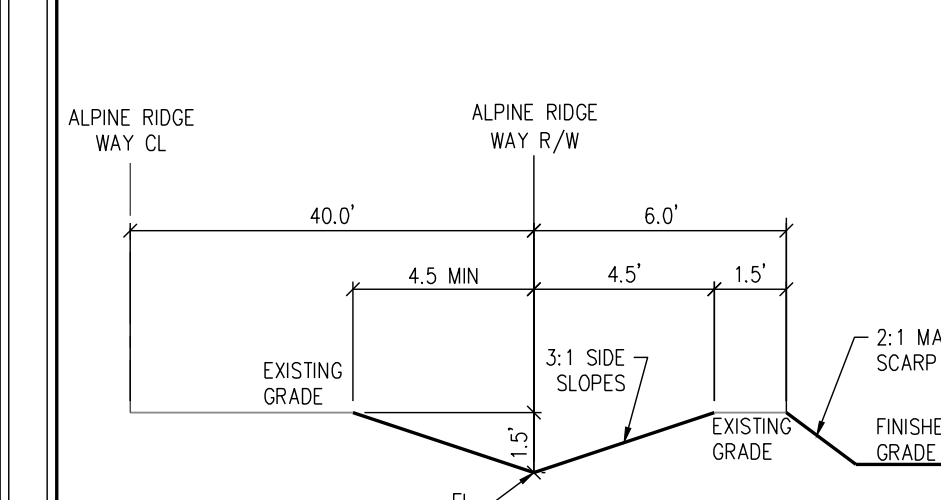
6. WALL SECTION

NOT TO SCALE



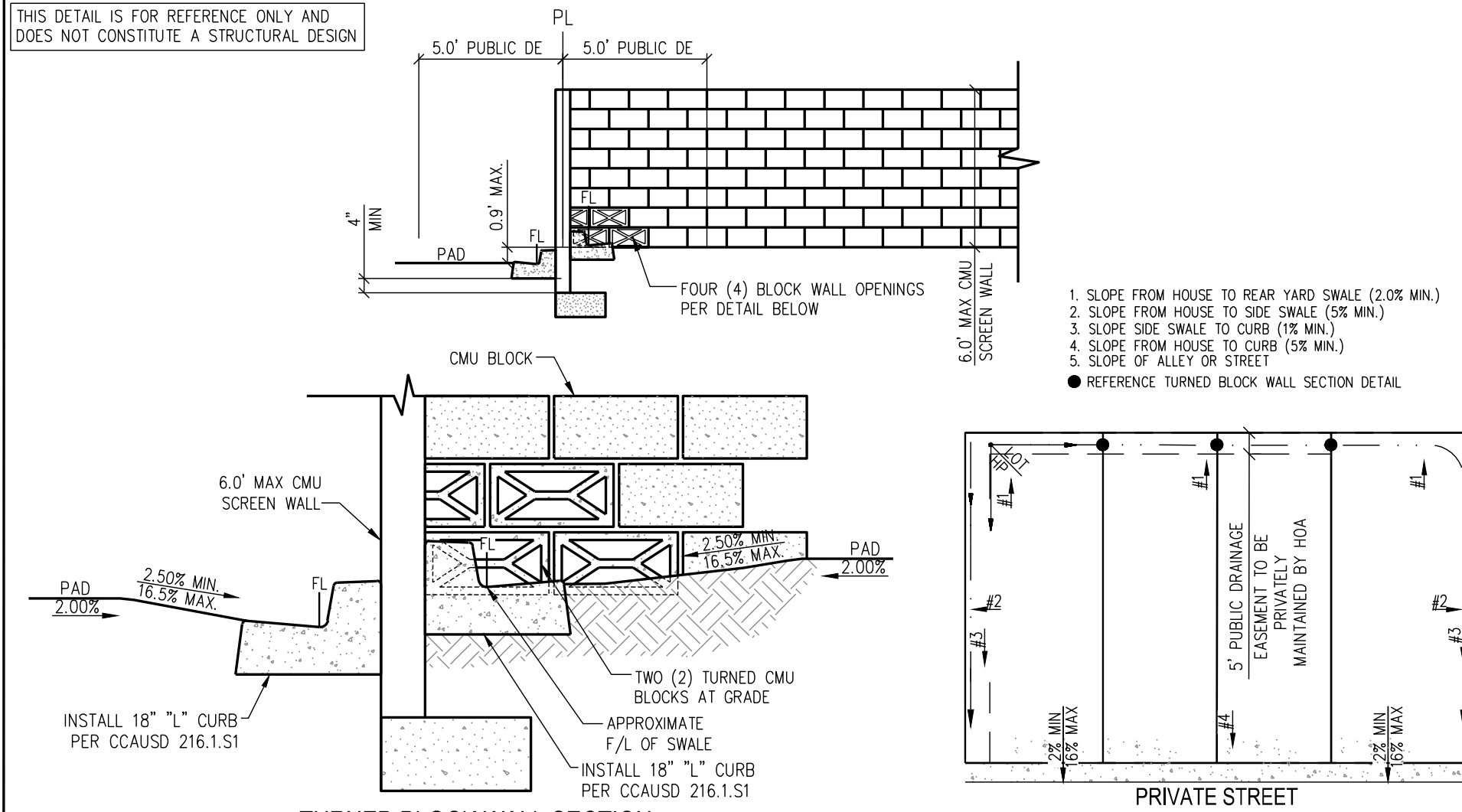
8. WALL SECTION

NOT TO SCALE



10. V-NOTCH SWALE

NOT TO SCALE



11. TYPICAL LOT GRADING FOR TOWNHOMES

NOT TO SCALE



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

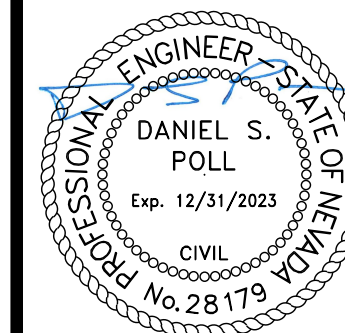
NO.	DESCRIPTION	DATE	BY	APP.

CITY OF LAS VEGAS, NV

tri pointe
HOMES
IRON MOUNTAIN UNIT 1
DETAIL SHEET I

DATE: 09/09/2022
DRAFTER: ND
DESIGNER: ND
CHECKED: OIQ

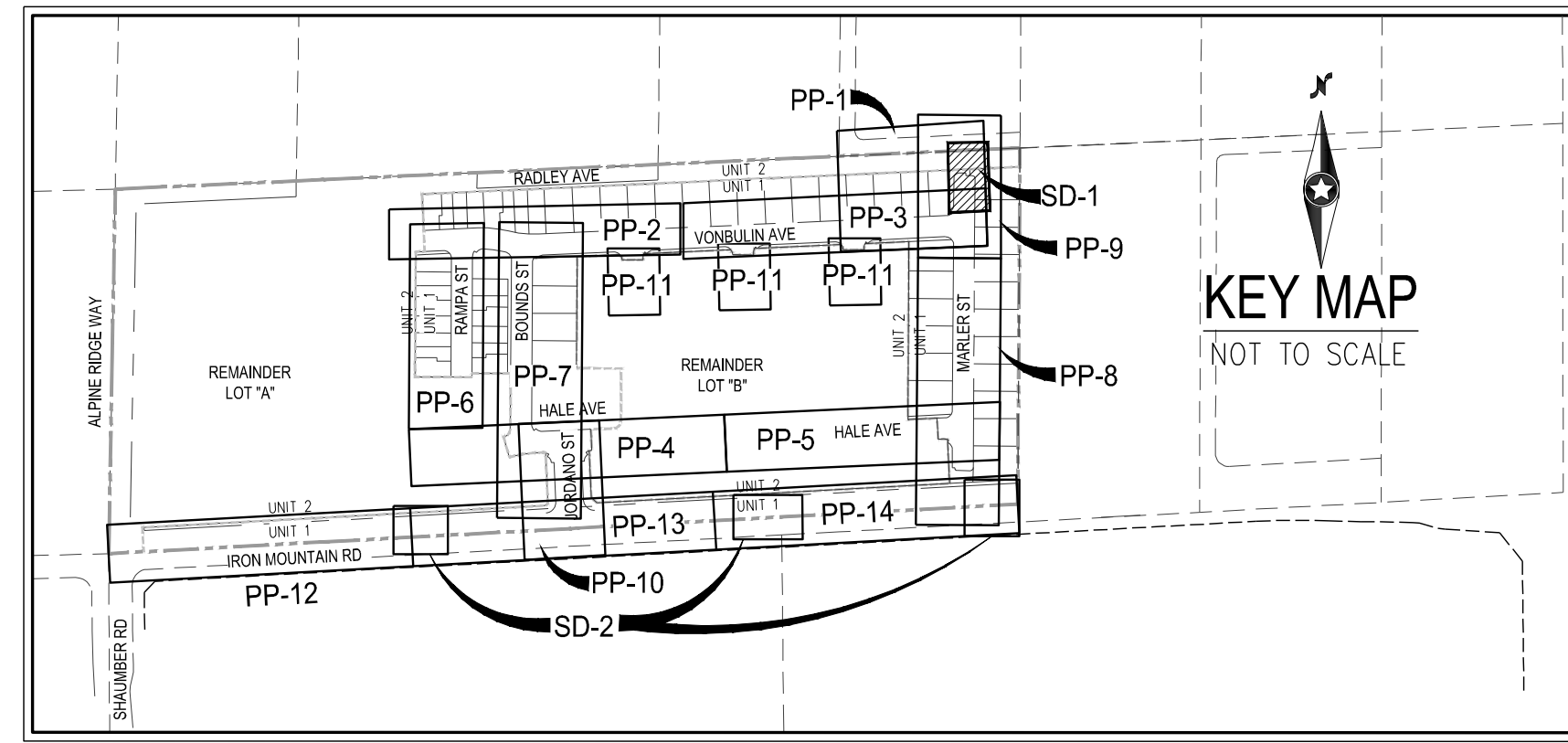
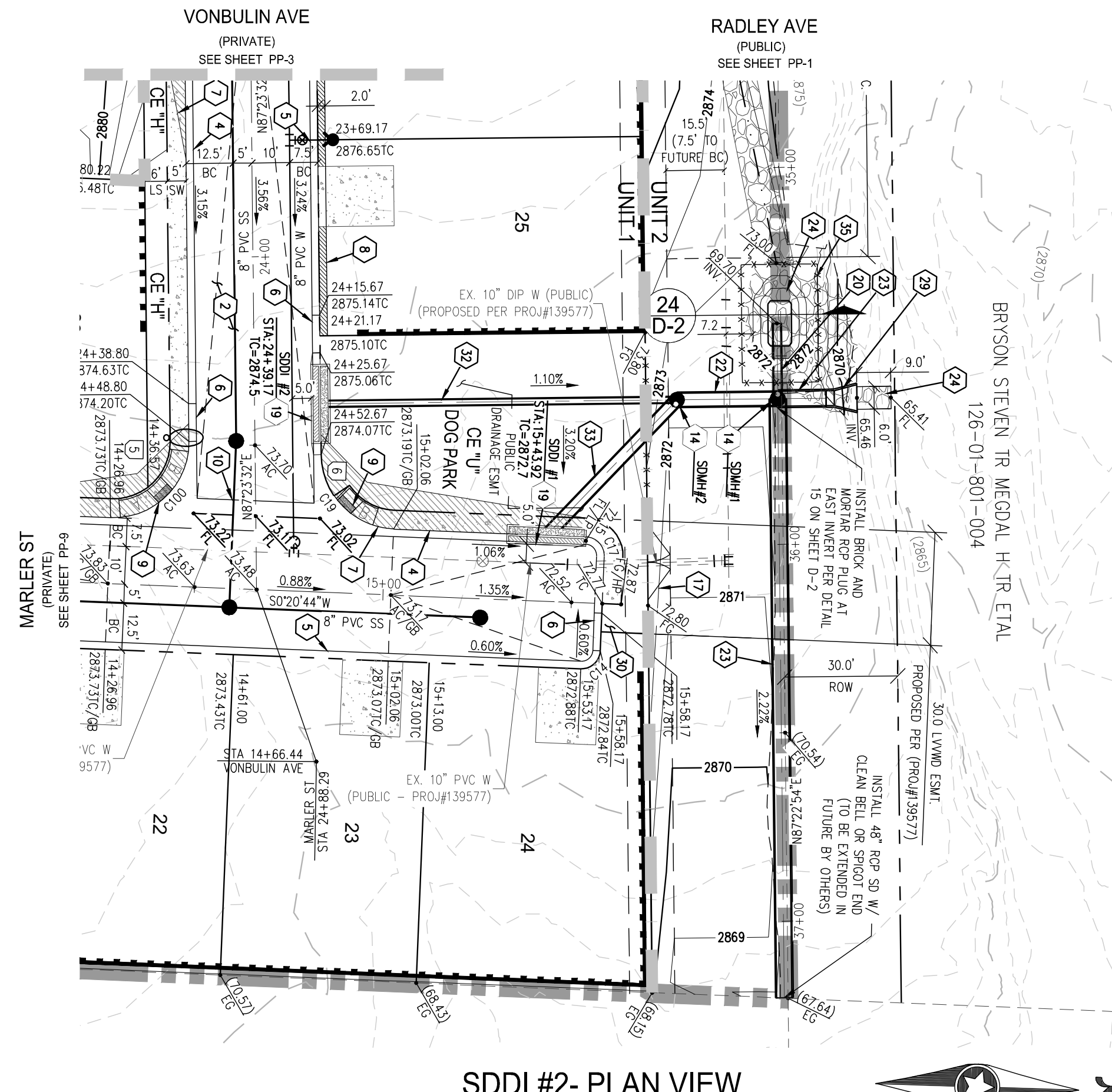
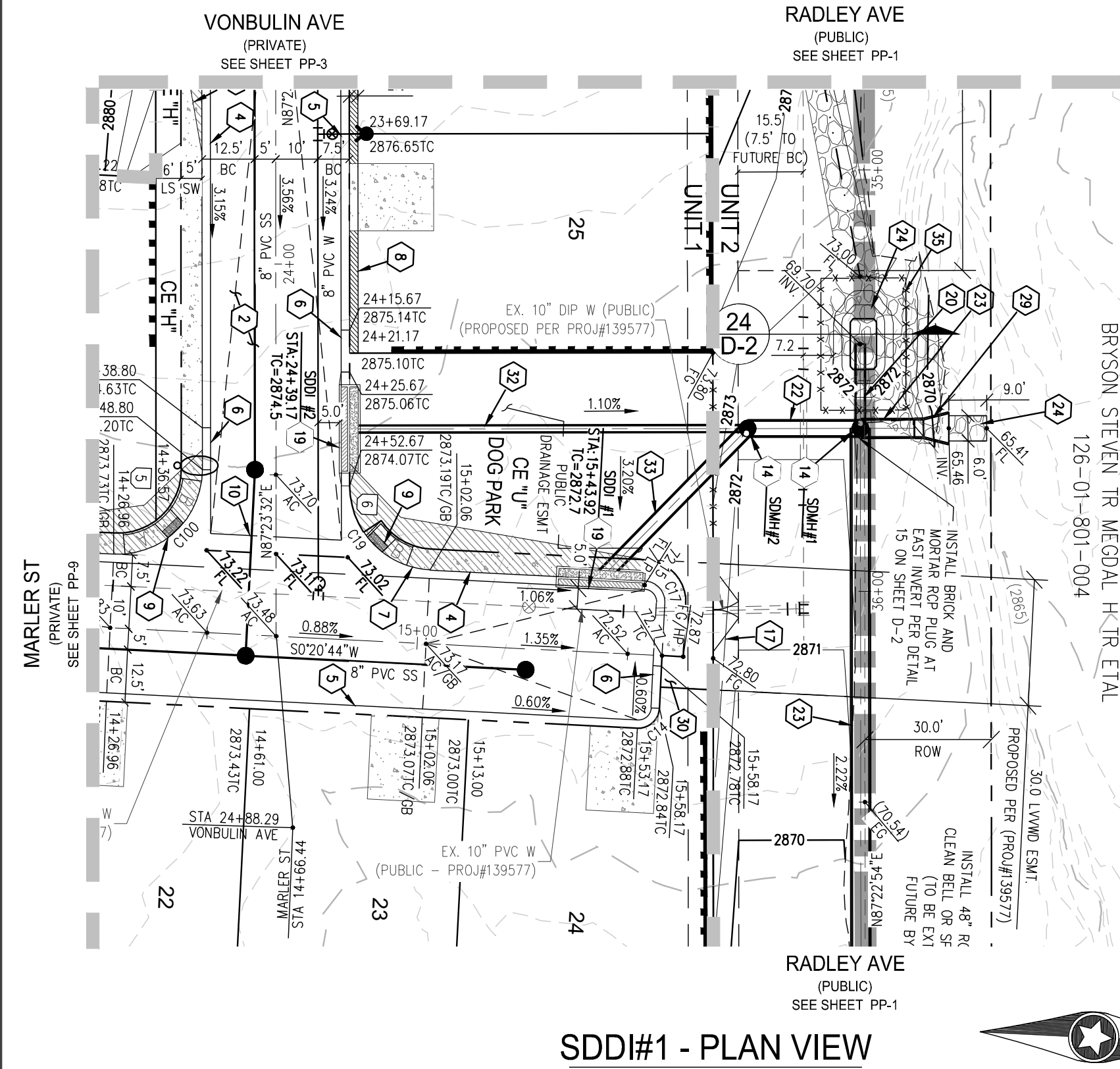
PROJECT NO.
TRI2101-000



D-1
SHEET 13 OF 75

L22-01698

J:\Vr2101-000 Iron Mountain\dwg\IronMountain Unit 1\vr2101.dwg 9/12/2022 10:45 AM Karwah Lee



SURVEY NOTE

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

ELEVATION NOTE

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

DISCLAIMER NOTE

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

SEWER CONNECTION NOTE

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LVVWD NOTE

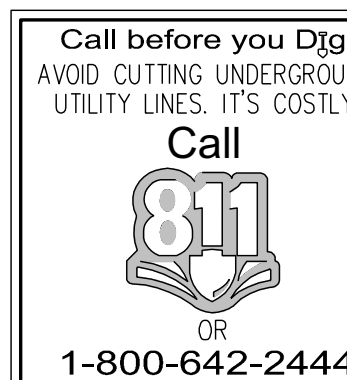
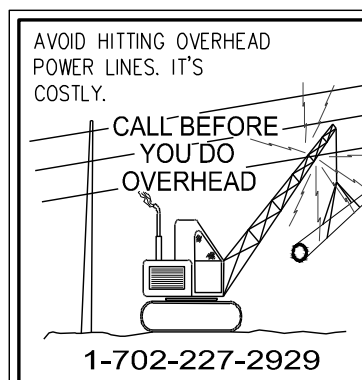
- THE LVVWD CANNOT GUARANTEE A WATERTIGHT SHUTDOWN WHERE CONNECTIONS OR REPAIRS TO EXISTING FACILITIES ARE REQUIRED. THE CONTRACTOR SHALL ENSURE ALL LABOR AND EQUIPMENT IS AVAILABLE TO REMOVE REMAINING WATER. COORDINATION WITH INSPECTION DIVISION MUST TAKE PLACE PRIOR TO ANY FINAL SHUTDOWN. CONTRACTOR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

SEWER NOTES

- FIELD VERIFY INVERT, SAWCUT & CONNECT TO EXISTING SEWER LINE.
- INSTALL WATER TIGHT 48" STANDARD MANHOLE PER DCSWCS SD-1, SD-3, SD-4, SD-5 WITH SINGLE 24" LID.
- INSTALL 8" PVC SANITARY SEWER PIPE (PUBLIC)
- INSTALL 4" SDR35 PVC SEWER LATERAL PER DCSWCS SD-20, SD-21, AND SD-23
- INSTALL SANITARY SEWER CLEANOUT WITH TRAFFIC RATED LID IN DRIVEWAY IN GARAGE PER DCSWCS SD-24
- MANHOLE SHALL BE CORROSION PROTECTED WITH FIELD APPLIED COATING PER DCSWCS SECTION 3.16.88
- INSTALL 4" SDR35 PVC SEWER LATERAL TO FUTURE LOT PER DCSWCS SD-20 & SD-23
- INSTALL 8" SANITARY SEWER CAP
- INSTALL 8" WYE PER DCSWCS SD-22
- INSTALL 4" 9090 SEWER LATERAL PER DCSWCS SD-20, SD-21, AND SD-23
- INSTALL WATER TIGHT 72" STANDARD MANHOLE PER DCSWCS SD-1, SD-2, SD-4 WITH DUAL CONCENTRIC LID.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES
PROJECT NO. 133879 FIRST APPROVED DATE:



GRADING NOTES

- MATCH EXISTING IMPROVEMENTS PER CCAUSD NO. 503, 500.4 & 500.5
- INSTALL ASPHALT PAVEMENT WITH TYPE II AGGREGATE BASE PER STREET DETAILS ON SHEET D-1
- INSTALL A TYPE CURB PER CCAUSD NO. 219
- INSTALL L TYPE CURB PER CCAUSD NO. 216
- INSTALL R TYPE CURB PER CCAUSD NO. 217.3.51
- CONSTRUCT 10' L-CURB TO R-CURB TRANSITION PER DETAIL ON SHEET D-1
- CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (5" THICK W/ 5" TYPE II AGGREGATE BASE)
- INSTALL NON-CROSSLANDSCAPE
- CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOWNS OR EQUIVALENT PER CCAUSD NO. 235, CASE I. SEE PROFILE SHIT FOR RAMP LENGTHS
- CONSTRUCT MODIFIED 8" WIDE CROSS GUTTER PER CCAUSD NO. 228
- INSTALL PAVERS WITH SOLDIER COURSE BANDING
- INSTALL 2" WIDE CONCRETE STRIP
- INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS GATE
- INSTALL 48" TYPE II SDMH PER CCAUSD NO. 401 & 405.2 (PUBLIC)
- INSTALL ACCESS ROAD WITH 4" THICK TYPE II AGGREGATE COMPACTED TO SOLE COMPACTION
- INSTALL 5.0' TYPE "CM2" DROP INLET PER CCAUSD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421 (PRIVATE)
- INSTALL 17.5' TYPE "CM2" DROP INLET PER CCAUSD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421 (PRIVATE)
- INSTALL 20.0' TYPE "CM2" DROP INLET PER CCAUSD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421 (PRIVATE)
- INSTALL 18" CLASS III RCP STORM DRAIN (PUBLIC)
- INSTALL 36" CLASS III RCP STORM DRAIN (PUBLIC)
- INSTALL 42" CLASS III RCP STORM DRAIN (PUBLIC)
- INSTALL 48" CLASS III RCP STORM DRAIN (PUBLIC)
- INSTALL RIP RAP OVER 12" TYPE II AGGREGATE BASE D50=6", T=12"
- CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD NO. 224
- CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (4" THICK W/ 5" TYPE II AGGREGATE BASE)
- CONSTRUCT 5' WIDE TEMPORARY ASPHALT PAVEMENT SIDEWALK
- PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOMEOWNER
- INSTALL 48" RCP NDOT END SECTION PER NDOT DETAIL R-2.31 (PUBLIC)
- INSTALL 6" THICK COMPACTED DECOMPOSED GRANITE
- CONSTRUCT 6" CONCRETE OVER 6" TYPE II PATH FOR EMERGENCY VEHICLE ACCESS
- INSTALL 18" CLASS III RCP STORM DRAIN (PRIVATE)
- INSTALL 36" CLASS III RCP STORM DRAIN (PRIVATE)
- INSTALL RIP RAP OVER 12" TYPE II AGGREGATE BASE D50=8", T=16"
- INSTALL TEMPORARY FENCE FOR PEDESTRIAN FALL PROTECTION
- INSTALL SIDEWALK UNDERDRAIN PER CCAUSD 236
- CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOWNS OR EQUIVALENT PER CCAUSD NO. 235, CASE I. SEE PROFILE SHIT FOR RAMP LENGTHS

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 NAVD83 DATUM

BASIS OF BEARINGS

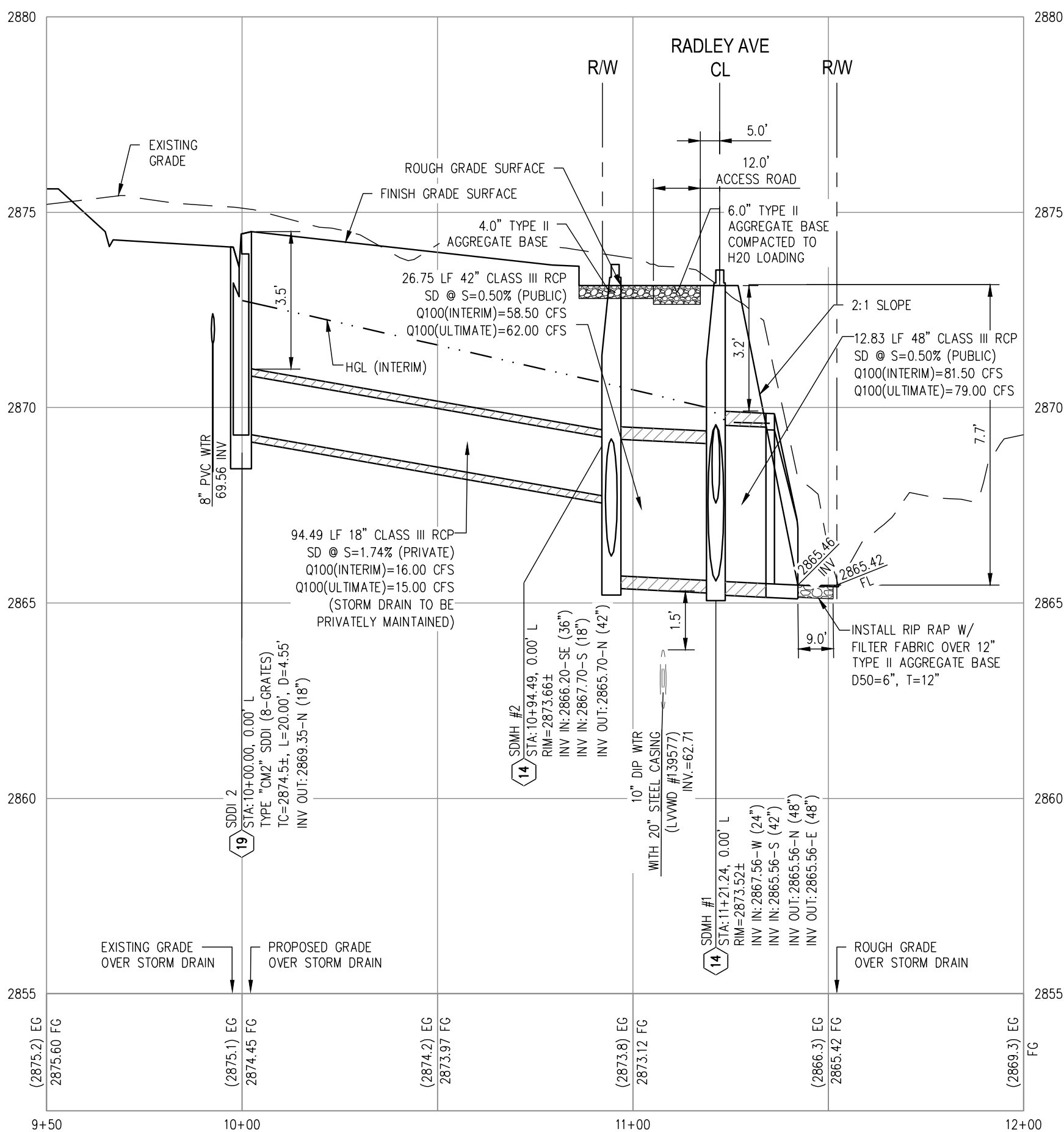
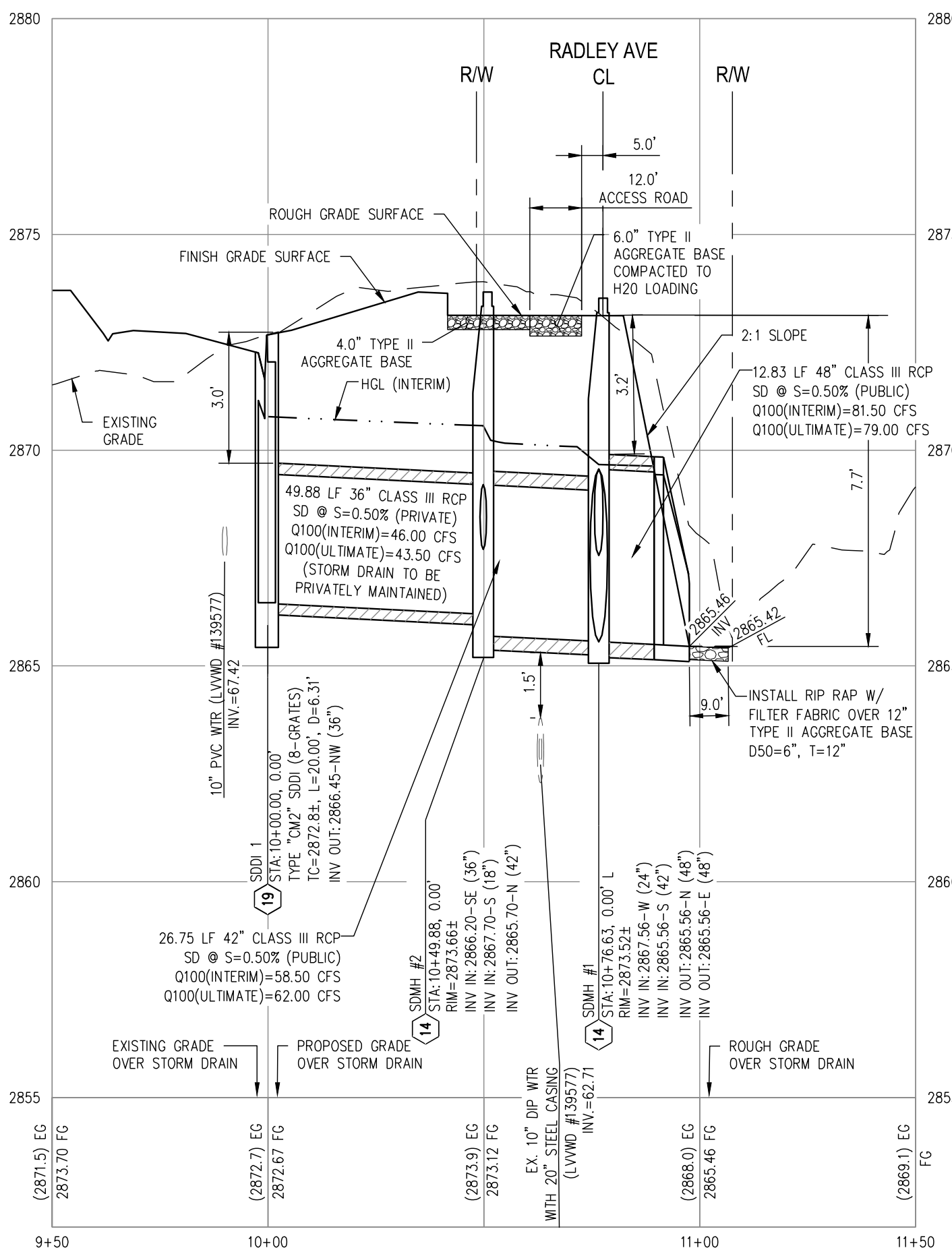
NORTH 86°52'17" EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 98 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 160, PAGE 72 OF PLATS.

SIDEWALK RAMP TABLE

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

CURVE TABLE

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



PLAN AND PROFILE - SDDI 1 & 2

trí pointe HOMES

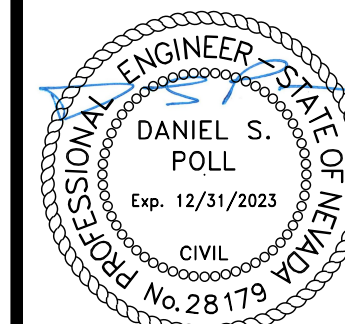
DATE: 09/09/2022

DRAFTER: ND

DESIGNER: ND

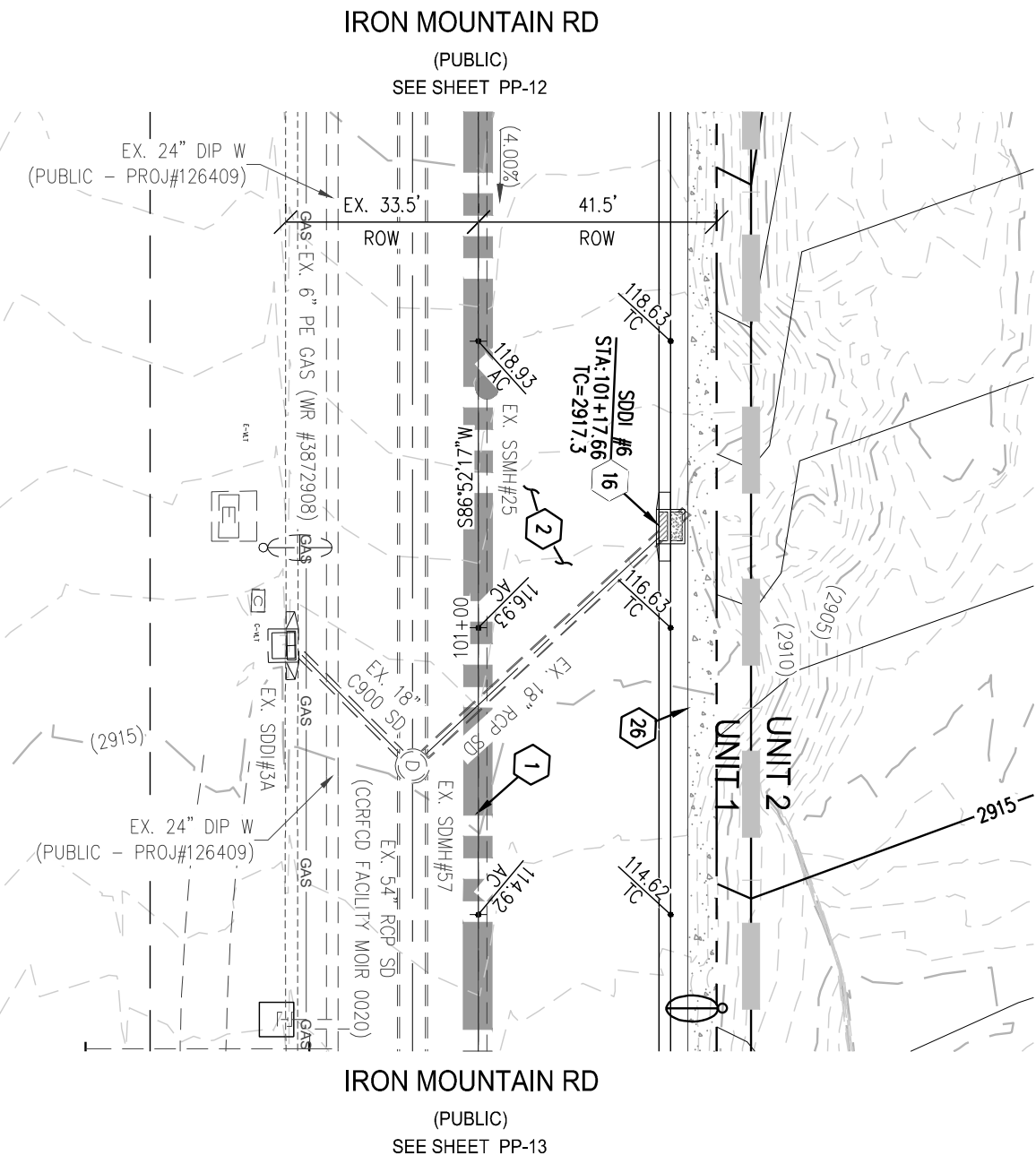
CHECKED: OIQ

PROJECT NO. TRI2101-000

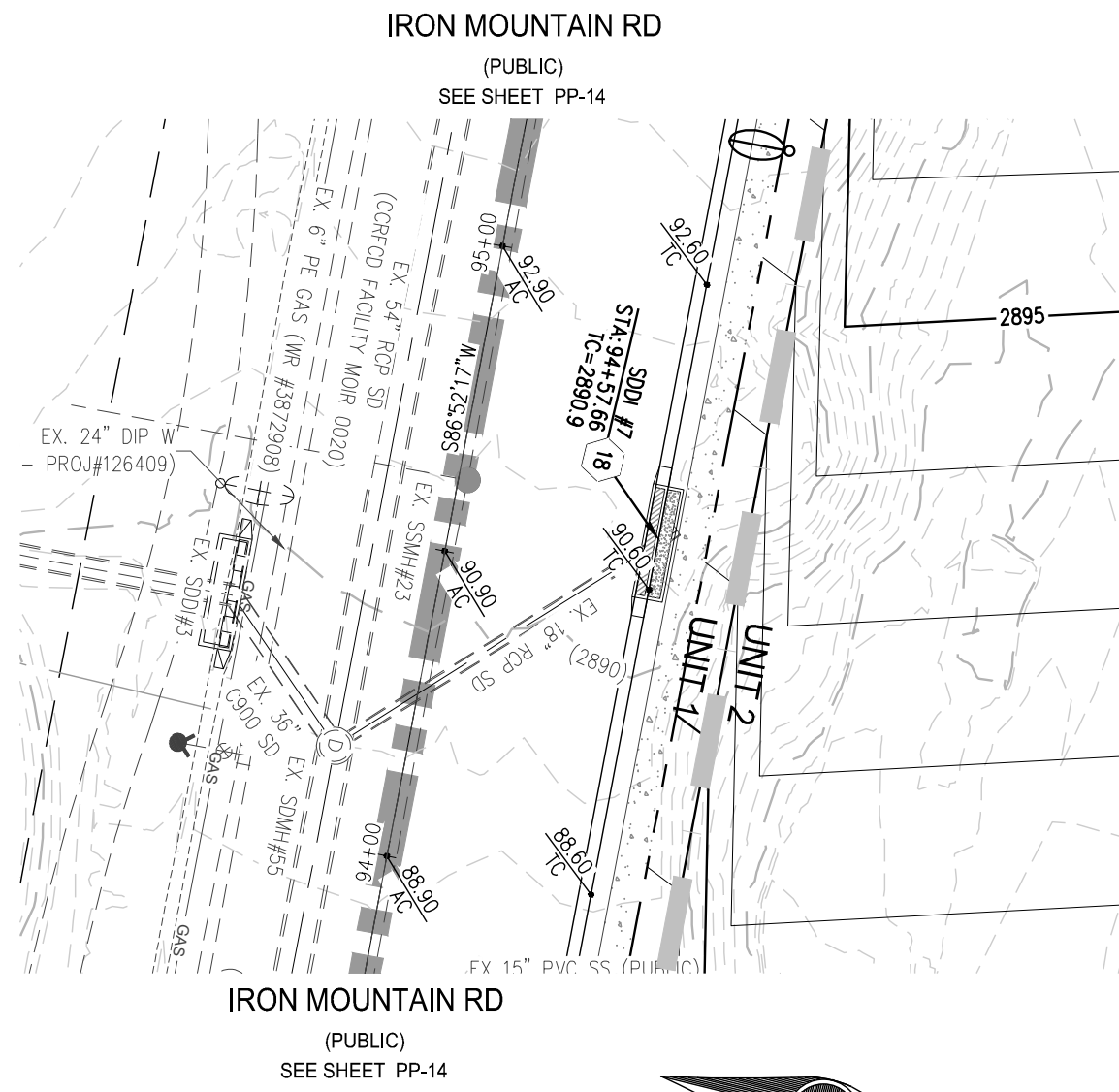
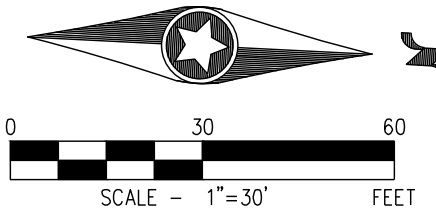


SD-1
SHEET 15 OF 75

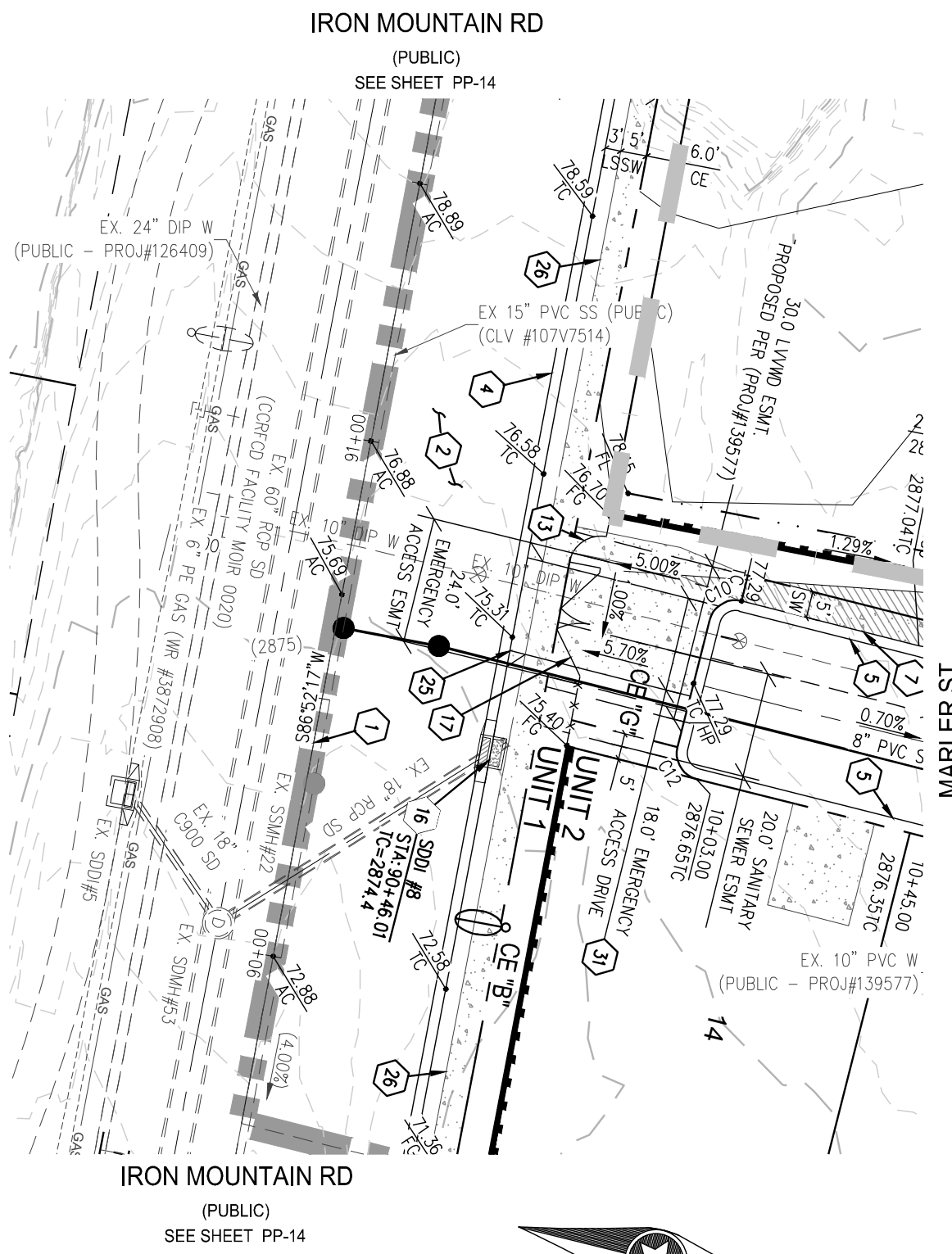
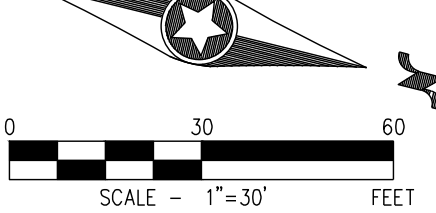
L22-01698



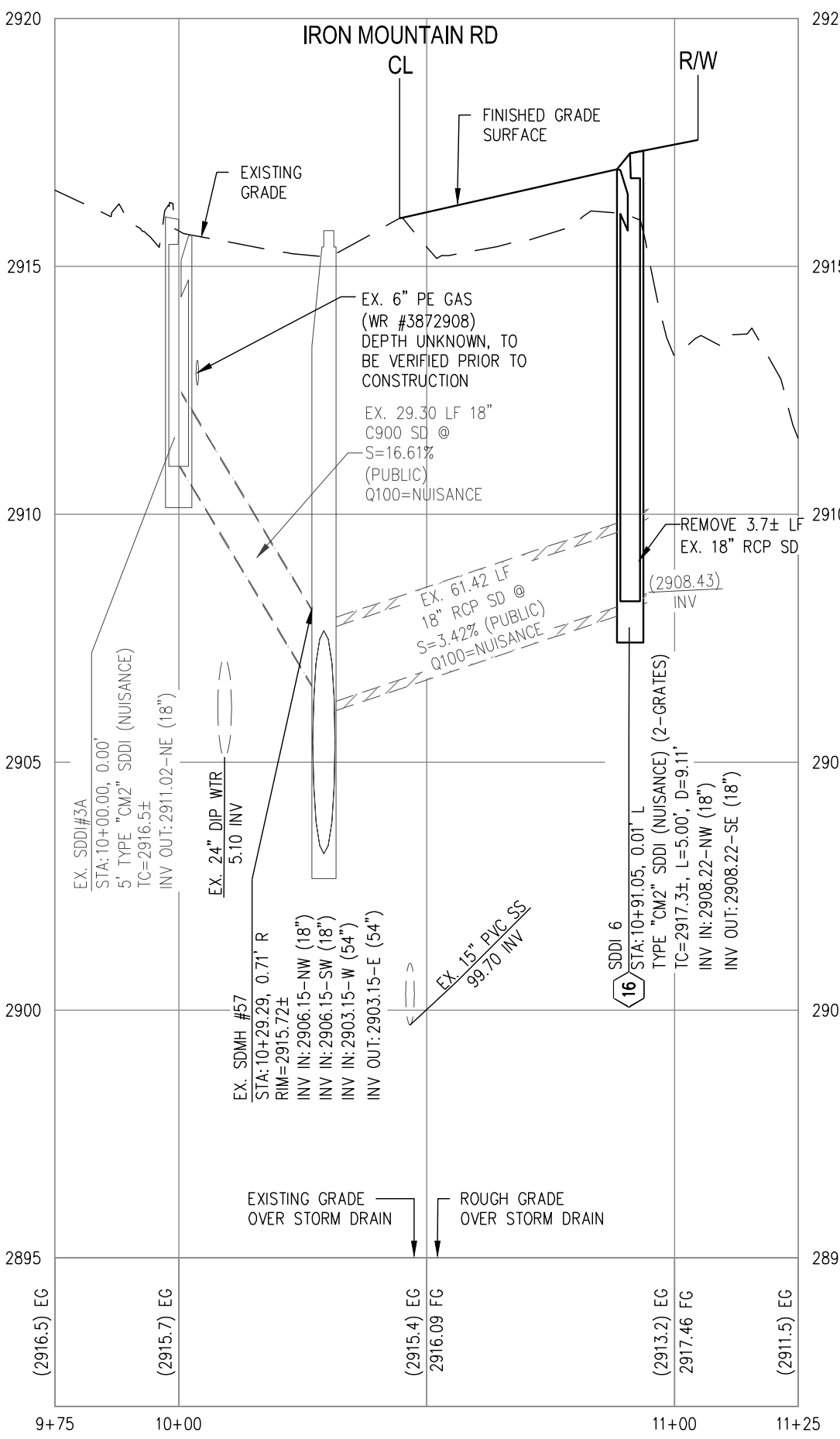
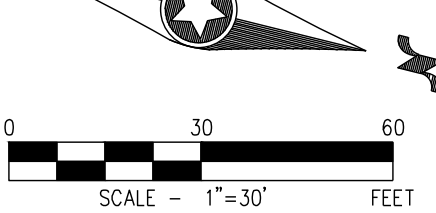
SDDI#6 - PLAN VIEW



SDDI#7 - PLAN VIEW

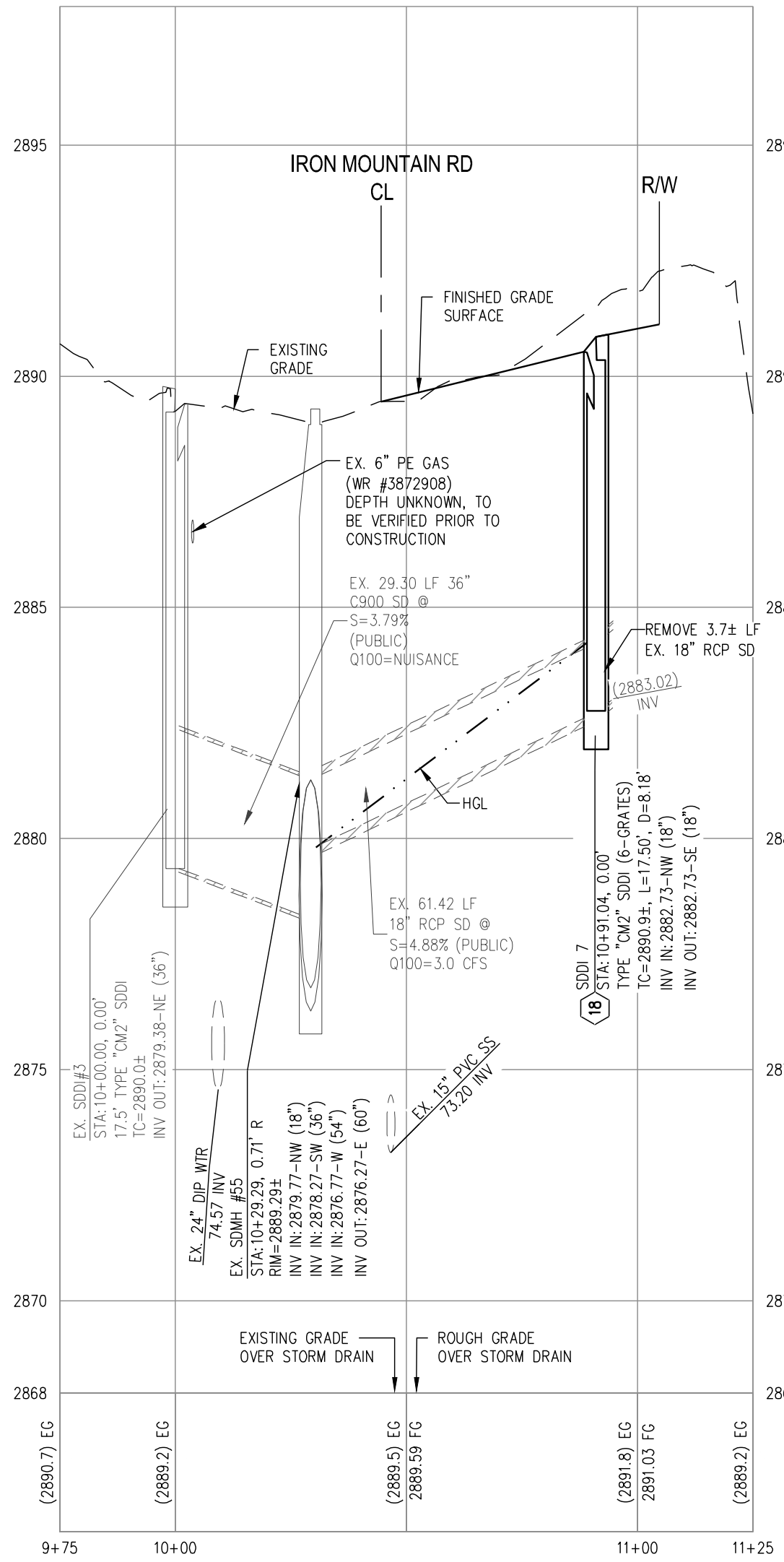


SDDI#8 - PLAN VIEW



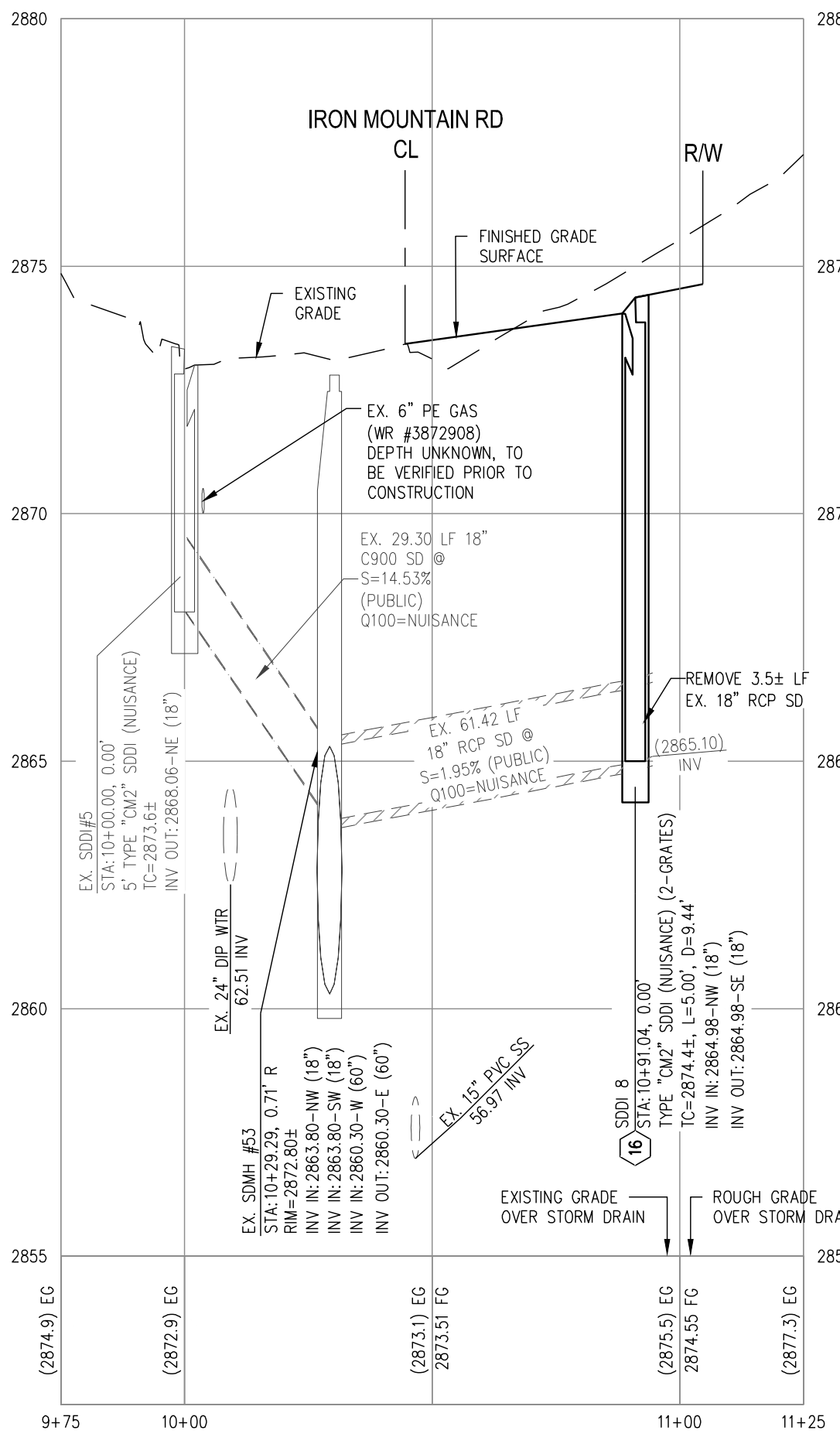
SDDI#6 - PROFILE VIEW

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



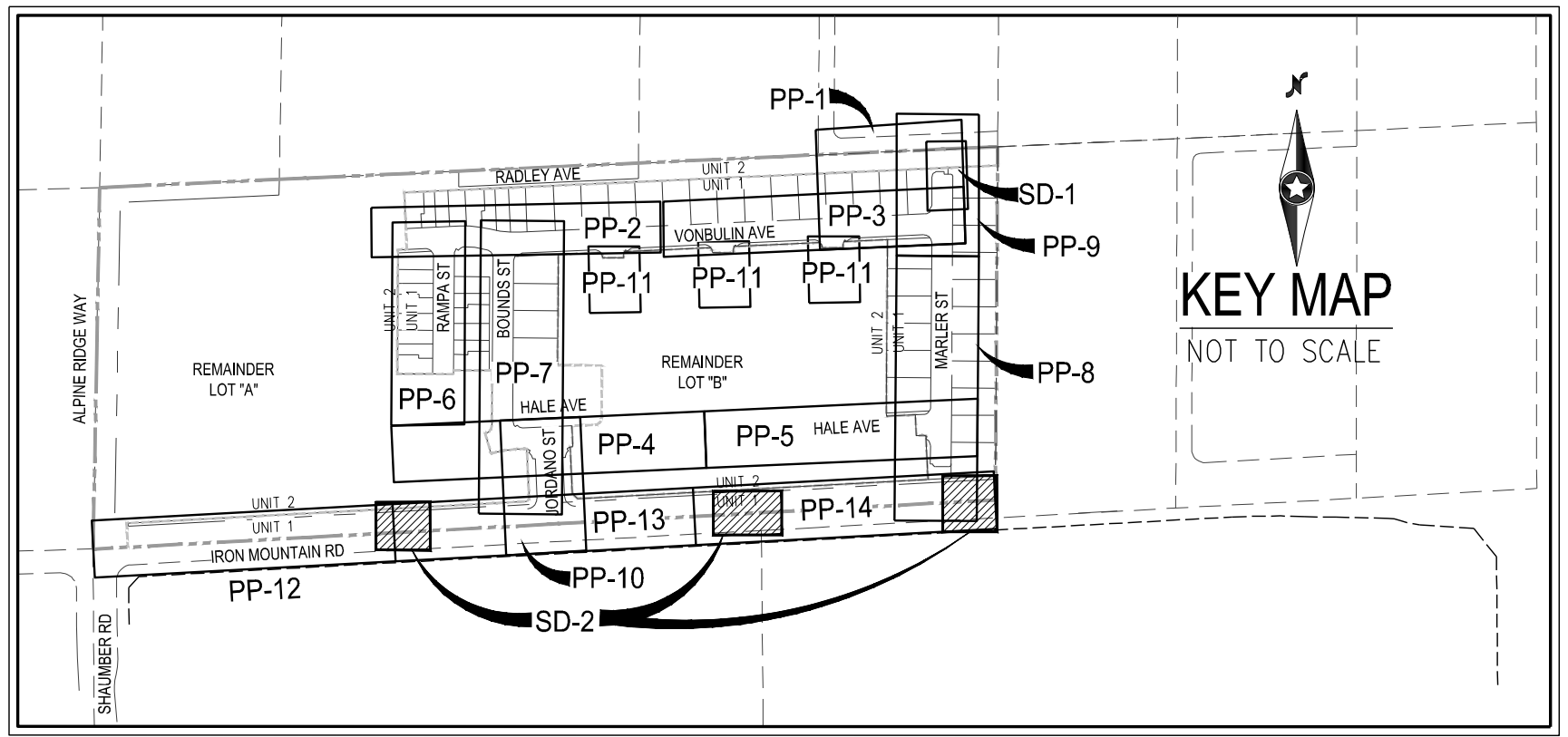
SDDI#7 - PROFILE VIEW

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



SDDI#8 - PROFILE VIEW

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



KEY MAP
NOT TO SCALE

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

SEWER NOTES

- FIELD VERIFY INVERT, SAWCUT & CONNECT TO EXISTING SEWER LINE.
- INSTALL WATER TIGHT 48" STANDARD MANHOLE PER DCSWCS SD-1, SD-3, SD-4, SD-5 WITH SINGLE 24" LID.
- INSTALL 8" PVC SANITARY SEWER PIPE (PUBLIC)
- INSTALL 4" SDR35 PVC SEWER LATERAL PER DCSWCS SD-20, SD-21, AND SD-23.
- INSTALL SANITARY SEWER CLEANOUT WITH TRAFFIC RATED LID IN DRIVEWAY IN GARAGE PER DCSWCS SD-24
- MANHOLE SHALL BE CORROSION PROTECTED WITH FIELD APPLIED COATING PER DCSWCS SECTION 3.16.88
- INSTALL 4" SDR35 PVC SEWER LATERAL TO FUTURE LOT PER DCSWCS SD-20 & SD-23
- INSTALL 8" SANITARY SEWER CAP
- INSTALL 8" WYE PER DCSWCS SD-22
- INSTALL 4" C900 SEWER LATERAL PER DCSWCS SD-20, SD-21, AND SD-23
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- MATCH EXISTING IMPROVEMENTS PER CCAUSD NO. 503, 500.4 & 500.5
- INSTALL ASPHALT PAVEMENT WITH TYPE II AGGREGATE BASE PER STREET DETAILS ON SHEET D-1
- INSTALL A TYPE CURB PER CCAUSD NO. 219
- INSTALL L TYPE CURB PER CCAUSD NO. 216
- INSTALL R TYPE CURB PER CCAUSD NO. 217.3.51
- CONSTRUCT 10' L-CURB TO R-CURB TRANSITION PER DETAIL ON SHEET D-1
- CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (5" THICK W/ 5" TYPE II AGGREGATE BASE)
- INSTALL NON-EROSIVE LANDSCAPE
- CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOWNS OR EQUIVALENT PER CCAUSD NO. 235, CASE I. SEE PROFILE SHIT FOR RAMP LENGTHS
- CONSTRUCT MODIFIED 8" WIDE CROSS GUTTER PER CCAUSD NO. 228
- INSTALL PAVERS WITH SOLDIER COURSE BANDING
- INSTALL 2' WIDE CONCRETE STRIP
- INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS GATE
- INSTALL 48" TYPE II SDMH PER CCAUSD NO. 401 & 405.2 (PUBLIC)
- INSTALL ACCESS ROAD WITH 4" THICK TYPE II AGGREGATE
- COMPACTED TO SOE COMPACTION
- INSTALL 5.0' TYPE "CM2" DROP INLET PER CCAUSD NO. 412.1 AND STORM DRAIN
- INSTALL WROUGHT IRON FENCE WITH 20" ACCESS GATE PER CCAUSD NO. 425.51
- INSTALL 17.5" TYPE "CM2" DROP INLET PER CCAUSD NO. 412.1 AND STORM DRAIN
- INSTALL 20.0" TYPE "CM2" DROP INLET PER CCAUSD NO. 412.1 AND STORM DRAIN
- INSTALL 18" CLASS III RCP STORM DRAIN (PUBLIC)
- INSTALL 36" CLASS III RCP STORM DRAIN (PUBLIC)
- INSTALL 42" CLASS III RCP STORM DRAIN (PUBLIC)
- INSTALL 48" CLASS III RCP STORM DRAIN (PUBLIC)
- INSTALL RIP RAP OVER 12" TYPE II AGGREGATE BASE D50=6", T=12"
- CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD NO. 224
- CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (4" THICK W/ 5" TYPE II AGGREGATE BASE)
- CONSTRUCT 5' WIDE TEMPORARY ASPHALT PAVEMENT SIDEWALK
- 5' PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOMEOWNER
- INSTALL 48" RCP NDOT END SECTION PER NDOT DETAIL R-2.3.1 (PUBLIC)
- INSTALL 6" THICK COMPACTED DECOMPOSED GRANITE
- CONSTRUCT 6" CONCRETE OVER 6" TYPE II PATH FOR EMERGENCY VEHICLE ACCESS
- INSTALL 18" CLASS III RCP STORM DRAIN (PRIVATE)
- INSTALL 36" CLASS III RCP STORM DRAIN (PRIVATE)
- INSTALL RIP RAP OVER 12" TYPE II AGGREGATE BASE D50=8", T=16"
- INSTALL TEMPORARY FENCE FOR PEDESTRIAN FALL PROTECTION
- INSTALL SIDEWALK UNDERDRAIN PER CCAUSD 236
- CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOWNS OR EQUIVALENT PER CCAUSD NO. 235, CASE II. SEE PROFILE SHIT FOR RAMP LENGTHS

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 NAVD83 DATUM

BASIS OF BEARINGS

NORTH 86°52'17" EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 50 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 160, PAGE 72 OF PLATS.

SIDEWALK RAMP TABLE

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

CURVE TABLE

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



