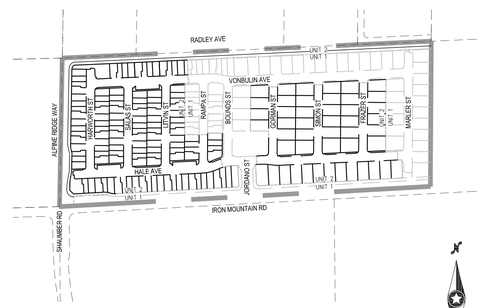
tri pointe HOMES

IMPROVEMENT PLANS FOR IRON MOUNTAIN UNIT 2

CITY OF LAS VEGAS, NEVADA

RESIDENTIAL SUBDIVISION

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



SHEET INDEX

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APPROVALS

CLV ENGINEERING OFFICE

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 STATUES AND / OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

APPROVED FOR CONSTRUCTION

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

SHEETS: C-1 THRU C-3, SD-1 THRU PP-18, MU-1, U-1 THRU U-8

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

LEGAL DESCRIPTION

(APN: 126-01-801-010):
THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

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

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

TOGETHER WITH;

(APN: 126-01-801-011):
THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59, EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

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

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

TOGETHER WITH;

(APN: 126-01-801-012):
THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

TOGETHER WITH;

(APN: 126-01-801-013):
THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

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

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

TOGETHER WITH;

(APN: 126-01-801-014):
THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

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

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

TOGETHER WITH;

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

TOTAL DISTURBED AREA

23.42 ACRES

M.O.U. ITEMS

1. 21-0315-TMP1, 8/19/2021
2. MINIMUM STREET WIDTH OF 33' WITH PARKING FOR PARKING ON BOTH SIDES MEASURED TO FACE OF CURB
3. LOCATIONS WITH LESS THAN 200 HOMES DO NOT REQUIRE SECONDARY ACCESS
4. SIDEWALK REQUIRED ON ONE SIDE OF INTERIOR PRIVATE GATED STREETS
5. STREET LIGHTS ON PRIVATE STREETS WITHIN SINGLE FAMILY SUBDIVISIONS SHALL NOT BE REQUIRED
6. DRIVEABLE EMERGENCY ACCESS REDUCED TO 18'

DEVIATIONS FROM STANDARDS

NONE

SWPPP NOTE

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

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.

PROJECT INFORMATION

ACREAGE (GROSS):	= 23.42 AC
ACREAGE (NET):	= 15.12 AC
DENSITY (LOTS/NET ACRE):	= 11.18 DU/NET AC
ZONING:	= R-TH
TOTAL NO. OF RESIDENTIAL LOTS	= 169
TOTAL NO. OF COMMON ELEMENTS	= 12
MINIMUM LOT SIZE	= 1,607 SF±
MAXIMUM LOT SIZE	= 5,970 SF±
PROVIDED OPEN SPACE	= 17,381 SF±

EARTHWORK SUMMARY (UNADJUSTED)

CUT	= 9,124 CY.
FILL	= 20,283 CY.
NET (FILL)	= 11,159 CY.

GEOTECHNICAL ENGINEER

PREPARED BY: GEOTEK RESIDENTIAL,LLC
ADDRESS: 6830 S. ESCONDIDO ST. STE. B LAS VEGAS, NV 89119
PHONE: (702) 897-1424
PROJECT No. 16100-LVR
DATED: 04/06/2021

OWNER/DEVELOPER

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

ENGINEER

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

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 0C99156

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

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

BASIS OF BEARINGS

NORTH 86°52'17 EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (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.

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

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

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

Digitally signed by Daniel S. Poll
Date: 2022.09.12 13:39:16-07'00'

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

tri pointe HOMES

IRON MOUNTAIN UNIT 2
COVER SHEET

S1 T19S R59E

DATE: 08/22/2022
DRAFTER: LVM
DESIGNER: ND
CHECKED: DSP

PROJECT NO. TRI2101-002

PROFESSIONAL ENGINEER - STATE OF NEVADA
DANIEL S. POLL
Exp. 12/31/2023
No. 28179
CIVIL
09/12/22

C-1
SHEET 1 OF 49

L22-01857

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STORMWATER RUNOFF MANAGEMENT

1. STANDARD NOTE NO. 1: THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF THE CITY OF LAS VEGAS AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. STANDARD NOTE NO. 2: ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE LVMC 14.18.130 AND CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT'S HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL SECTION 1500 AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL
3. STANDARD NOTE NO. 3: TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.5.
4. STANDARD NOTE NO. 4: AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPS WEEKLY, AND WITHIN 24 HOURS AFTER ANY RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.5..
5. STANDARD NOTE NO. 5: ACCUMULATED SEDIMENT IN BMPS SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

REVISED JANUARY 2022

SOUTHWEST GAS CORPORATION GENERAL NOTES

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

CAUTION: HIGH PRESSURE GAS

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

LEGAL DESCRIPTION

(APN: 126-01-801-010):
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TOGETHER WITH;

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TOGETHER WITH;

(APN: 126-01-801-016):
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BENCHMARK

CITY OF LAS VEGAS BENCHMARK 0C99156

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

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

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

CITY OF LAS VEGAS SEWER NOTES

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

REVISED 09/16/20

LAS VEGAS VALLEY WATER DISTRICT (LVVWD) STANDARD NOTES

LVVWD PROJECT # ADD FIELD (REVISED 01/27/2021)

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

    ANY DECORATIVE PAVING SURFACE WITHIN THE STREET IS THE RESPONSIBILITY OF THE OWNER'S ASSOCIATION, OR THE INDIVIDUAL PROPERTY OWNERS IF NO OWNER'S ASSOCIATION IS IN EXISTENCE, OR THE AGENCY HAVING JURISDICTION. DECORATIVE SURFACE MATERIALS PLACED WITHIN THE TEN FOOT EASEMENT ABUTTING A PUBLIC OR PRIVATE STREET, IF DISTURBED BY THE LVVWD DURING THE REPAIR OR OPERATION OF ITS FACILITIES, WILL BE REPLACED BY LVVWD WITH AN APPROPRIATELY SIZED PLAIN FINISH CONCRETE PATCH. THE LVVWD WILL NOT RESTORE, AND WILL NOT BE RESPONSIBLE FOR THE RESTORATION OF, ANY DECORATIVE PAVING SURFACE WITHIN THE STREET. THE LVVWD WILL NOT ATTEMPT TO MATCH COLOR OR FINISH OF ANY ADJACENT MATERIALS.

IS NO LEAD COMPLIANCE NOTE:
TO COMPLY WITH THE FEDERAL SAFE DRINKING WATER ACT, ALL WATER WORKS BRASS PRODUCTS PROPOSED TO BE RELOCATED, OR INSTALLED AS NEW MUST BE INSTALLED WITH THE LEAD FREE APPROVED PRODUCT. THE OLD LEADED PRODUCT MAY NOT BE REUSED.

GRADING NOTES

1. INDICATED GRADES OTHER THAN T.C., F.G. & GUTTER F.L. ARE ROUGH GRADES.
2. THE ROUGH GRADING PLANS SHALL BE ON THE JOB SITE AT ALL TIMES. THE ROUGH GRADING SHALL BE FINISHED IN CONFORMANCE WITH THE LINES AND GRADES SHOWN ON THE PLANS. THE GRADING QUANTITIES ARE BASED ON THE ELEVATION AND DETAILS SHOWN ON THE PLANS. ANY DEVIATIONS FROM THE PLANS WILL RESULT IN QUANTITY CHANGES.
3. CARE SHALL BE EXERCISED IN GRADING CORNER LOTS.
4. ROUGH PAD ELEVATIONS SHALL BE GRADED TO WITHIN 0.1' OF THE PAD ELEVATIONS SHOWN ON THE PLANS. WHEN GRADING IS COMPLETE PER THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE LOTS CAN BE INSPECTED. AT THAT TIME THE ENGINEER SHALL ALSO DECIDE IF ANY ADDITIONAL DITCHES OR BERMS ARE REQUIRED. THE CONTRACTOR IS REQUESTED NOT TO REMOVE ANY OF HIS ROUGH GRADING EQUIPMENT UNTIL HE RECEIVES GRADING APPROVAL FROM THE ENGINEER.
5. SOILS REPORT PREPARED BY GEOTEK RESIDENTIAL,LLC, PROJECT NO. 16100-LVR, DATED 04/06/2021.
6. EARTHWORK QUANTITIES (RAW):
   -CUT = 9,124 CUBIC YARDS.
   -FILL = 20,283 CUBIC YARDS

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

RTC FAST NOTES

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

REVISED 05/01/2020

CITY OF LAS VEGAS FIRE AND RESCUE GENERAL NOTES

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

CITY OF LAS VEGAS GRADING NOTES

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

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

ABBREVIATIONS

AC	ASPHALTIC CONCRETE OR ACRE
AGG	AGGREGATE BASE
APN	ASSESSORS PARCEL NUMBER
APPROX OR ~	APPROXIMATE
AVE	AVENUE
@	AT
BC	BEGIN CURVE OR BACK OF CURB
BCR	BEGINNING OF CURB RETURN
BHW	BOTTOM OF HEADWALL
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCHMARK
BVC	BEGIN VERTICAL CURVE
BWV	BACK WATER VALVE
CC	CLARK COUNTY
CCAUSD	CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS
CCPW	CLARK COUNTY PUBLIC WORKS
CCRFCD	CLARK COUNTY REGIONAL FLOOD DISTRICT
CCWRD	CLARK COUNTY WATER RECLAMATION DISTRICT
CE	COMMON ELEMENT
CL/C/L/C	CENTERLINE
CLR	CLEAR OR CLEARANCE
CLSM	CONTROLLED LOW STRENGTH MATERIAL
CLV	CITY OF LAS VEGAS
CML&C	CEMENT MORTAR LINED AND COATED
CMU	CONCRETE MASONRY UNIT
CNLV	CITY OF NORTH LAS VEGAS
COH	CITY OF HENDERSON
CONC	CONCRETE
CT	COURT
CY OR CU YD	CUBIC YARD
DCWCS	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
ECR	END CURB RETURN
EG	EXISTING GROUND
ELEV	ELEVATION
ESMT	EASEMENT
EP	EDGE OF PAVEMENT
ERU	EQUIVALENT RESIDENTIAL UNIT
EVC	END VERTICAL CURVE
EX OR EXIST	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FGH	FINISHED GRADE, HIGH SIDE
FGL	FINISHED GRADE, LOW SIDE
FH	FIRE HYDRANT
FL	FLOWLINE
FT	FEET OR FOOT
FUT	FUTURE
GRD	GRADE OR GROUND
GB	GRADE BREAK OR GRADE CHANGE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HOA	HOME OWNER'S ASSOCIATION
HORZ	HORIZONTAL
HP	HIGH POINT
HWL	HIGH WATER LEVEL
HDWL OR HW	HEADWALL
HYD	HYDRAULIC OR HYDRANT
ID	INSIDE DIAMETER
IN	INCH
INT	INTERSECTION
INV	INVERT ELEVATION
IP	IRON PIPE
IRRG	IRRIGATION
LF	LINEAR FEET
LMC	LANDSCAPE MAINTENANCE CORPORATION
LP	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
NTS	NOT TO SCALE
NUE	NONEXCLUSIVE UTILITY EASEMENT
NVE	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
PCC	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 POINT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
QTY	QUANTITY
R	RADIUS
RCA	REINFORCED CONCRETE ARCH
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
RDWY ESMT	ROADWAY EASEMENT
REQD	REQUIRED
REV	REVISION
RG	ROUGH GRADE
RT OR R	RIGHT
RW, ROW	RIGHT OF WAY
S	SLOPE
SCH	SCHEDULE
SD	STORM DRAIN
SDDI	STORM DRAIN DROP INLET
SDMH	STORM DRAIN MANHOLE
SEC	SECTION
SF	SQUARE FEET
SHT	SHEET
SLTC	STREET LIGHT & TRAFFIC CONTROL ESMT
SNWA	SOUTHERN NEVADA WATER AUTHORITY
SPECS	SPECIFICATIONS
ST	STREET
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
STL	STEEL
STLT	STREET LIGHT
SW	SIDEWALK
SWG	SOUTHWEST GAS
SWR OR SS	SANITARY SEWER
SY	SQUARE YARD
TAN	TANGENT
TC	TOP OF CURB
TF	TOP OF FLOOR OR TOP OF FOOTING
TG	TOP OF GRATE
THRU	THROUGH
THW	TOP OF HEADWALL
TP	TOP OF PIPE
TW	TOP OF WALL
TRW	TOP OF RETAINING WALL
TSW	TOP OF SCREEN WALL
TYP	TYPICAL
UDACS	UNIFORM DESIGN AND CONSTRUCTION STANDARDS
UE	UTILITY EASEMENT
VC	VERTICAL CURVE
VERT	VERTICAL
VG	VALLEY GUTTER
WI	WROUGHT IRON
WL	WATER LINE
WPZ	WATER PRESSURE ZONE
WT	WEIGHT
WTR	WATER LINE

SPECIAL NOTE

IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED WHICH IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY OF LAS VEGAS DEPT. OF PUBLIC WORKS. TEMPORARY CONSTRUCTION ITEMS INCLUDE: PAVEMENT TRANSITIONS, PROTECTIVE DITCHES AND BERMS, ROAD SIGNS AND BARRICADES, ETC.

NOTICE TO CONTRACTOR

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

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

LEGEND

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

	EXISTING GAS GATE VALVE
MH	EXISTING UNKNOWN MANHOLE
GAS	EXISTING GAS, SIZE PER PLAN
	EXISTING POWER POLE
	EXISTING TRAFFIC SIGNAL
	EXISTING WALL
	WATER PIPE FITTING
POC	WATER POINT OF CONNECTION
POC	SEWER POINT OF CONNECTION
	DAYLIGHT LINE
	STREET CENTERLINE
	RIGHT-OF-WAY
	MATCHLINE
	BOUNDARY LINE
	PHASE LINE
	PROPERTY LINE
	FLOWLINE
	SAWCUT
FILL CUT	CUT/FILL TRANSITION LINE
	SIDEWALK
	EX STRIPING TO BE OBLITERATED
	GRADE BREAK LINE
	REFLECTIVE RAISED PAVEMENT MARKERS
BWV	BACK WATER VALVE
	WROUGHT IRON FENCE
	PONY WALL
	DECORATIVE PERIMETER WALL
	DECORATIVE PERIMETER RETAINING WALL
	PROPOSED CURB AND GUTTER WITH RIGHT-OF-WAY AT BACK OF CURB
	EXISTING CURB AND GUTTER WITH RIGHT-OF-WAY AT BACK OF CURB
	FUTURE CURB AND GUTTER WITH RIGHT-OF-WAY AT BACK OF CURB
	PROPOSED SCARP AREA
	DRIVEWAY
	PROPOSED RIP RAP
	SIGHT VISIBILITY ZONE PER STD DWG NO. 201.2
	HANDICAP RAMP

QUANTITIES

			PRIVATE	PUBLIC
DRAINAGE				
1.	48" TYPE I STORM DRAIN MANHOLE	EA	2	6
2.	5' TYPE "CM2" DROP INLET	EA	2	–
3.	10' TYPE "CM2" DROP INLET	EA	1	–
4.	18" RCP CLASS III STORM DRAIN	LF	141	1,500
5.	18" C900 STORM DRAIN	LF	–	138
6.	RIPRAP D50=6", THK=12"	CY	–	15
7.	8' WIDE CONCRETE VALLEY GUTTER	SF	1,180	–
8.	SIDEWALK UNDERDRAIN	EA	1	–
SEWER SYSTEM				
1.	4" PVC SEWER LATERAL (PRIVATE)	LF	4,070	–
2.	8" PVC SEWER PIPE (PUBLIC)	LF	–	3,290
3.	STANDARD 48" SEWER MANHOLE (PUBLIC)	EA	–	14
4.	BACK WATER VALVE	EA	57	–
WATER SYSTEM				
1.	FIRE HYDRANT ASSEMBLY W/6" GATE VALVE PER UDACS PLATE NO. 40	EA	–	9
2.	6" PVC WATER PIPE	LF	–	77
3.	8" PVC WATER PIPE	LF	–	4,145
4.	8" GATE VALVE WITH VALVE BOX PER UDACS PLATE NO. 30 & 39	EA	13	–
5.	8" X 8" TEE PER UDACS PLATE NO. 31	EA	10	–
6.	8" 5 DEGREE BEND PER UDACS PLATE NO. 31	EA	–	2
7.	8" 11.25 DEGREE BEND PER UDACS PLATE NO. 31	EA	–	2
8.	CAP AND 2" BLOW-OFF ASSEMBLY W/CAP PER UDACS PLATE NO. 36	EA	–	2
9.	1" COPPER SERVICE W/ 3/4" METER PER UDACS PLATE NO. 1	EA	–	169
10.	1" COPPER SERVICE W/ 3/4" METER & 1" RPPA PER UDACS PLATE NO. 3, 4 & 8	EA	–	2
11.	IRRIGATION SLEEVES	LF	695	–
STREET IMPROVEMENTS				
1.	2" A.C. PAVEMENT W/ 4" TYPE II OVER 6" TYPE I AGGREGATE BASE	SY	14,700	–
2.	4.5" A.C. PAVEMENT W/ 4" TYPE II OVER 6" TYPE I AGGREGATE BASE	SY	–	6,240
3.	STANDARD 18" TYPE "L" CURB & GUTTER W/6" TYPE I AGGREGATE BASE	LF	–	565
4.	STANDARD 24" TYPE "L" CURB & GUTTER W/6" TYPE I AGGREGATE BASE	LF	391	1,775
5.	STANDARD 8" TYPE "A" ISLAND CURB W/6" TYPE I AGGREGATE BASE	LF	500	–
6.	STANDARD 24" TYPE "R" CURB & GUTTER W/6" TYPE I AGGREGATE BASE	LF	7,554	–
7.	5' WIDE CONCRETE SIDEWALK W/5" TYPE II AGGREGATE BASE	SF	18,850	11,700
8.	TYPE I CENTERLINE (FILM) PAVEMENT STRIPING	LF	–	2,400
9.	6-INCH SOLID WHITE LINE PAVEMENT STRIPING	LF	–	570
TRAFFIC SIGNALS				
1.	30" STOP SIGN WITH POST (R1-1)	EA	10	1
2.	9" STREET NAME SIGN (D-3, BROWN W/ WHITE LETTERS)(20 POLES x 2 PER POLE=40)	EA	20	2
3.	BLUE COLORED REFLECTIVE RAISED PAVEMENT MARKER	EA	8	1
DRY UTILITIES				
1.	100W H.P.S. LUMINAIRE STREET LIGHT W/DECORATIVE POLE	EA	10	–
2.	150W H.P.S. LUMINAIRE STREET LIGHT W/DECORATIVE POLE	EA	–	14
3.	1-1/4" PVC STREET LIGHT CONDUIT WITH (2) #4 AND (1) #8 CONDUCTORS	LF	1,870	–
4.	2" PVC STREET LIGHT CONDUIT WITH (2) #4 AND (1) #8 CONDUCTORS	LF	–	2,380
5.	NO. 3-1/2 PULL BOX W/METAL COVER	EA	21	3
6.	125 AMP SERVICE PEDESTAL (IRR)	EA	2	–

APPROVED FOR CONSTRUCTION

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

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DO OVERHEAD
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FAST
Call before you UnderGround
1-702-432-5300
FREEWAY & ARTERIAL SYSTEM OF TRANSPORTATION (F.A.S.T)

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Call 811
OR
1-800-642-2444

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

tri pointe HOMES

S1
T 19 S
R 59 E

IRON MOUNTAIN UNIT 2
LEGEND, ABBREVIATIONS, & QUANTITIES

DATE: 08/22/2022
DRAFTER: LVM
DESIGNER: ND
CHECKED: DSP

PROJECT NO.
TRI2101-002

PROFESSIONAL ENGINEER STATE OF NEVADA
DANIEL S. POLL
Exp. 12/31/2023
CIVIL
No. 28179
09/12/22

C-3
SHEET 3 OF 49

L22-01857

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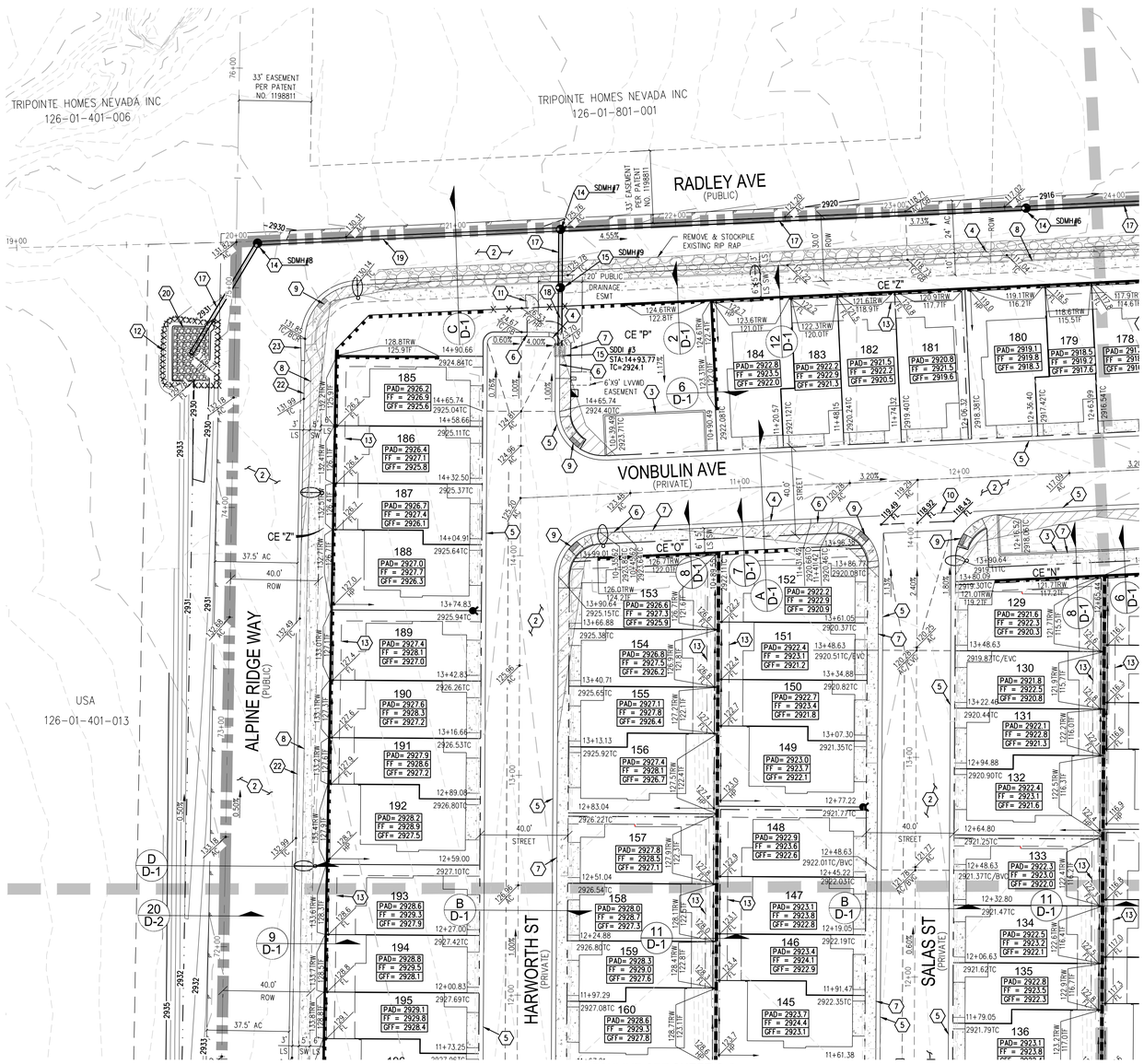

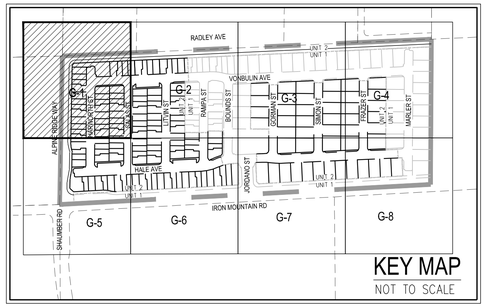

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(REQUIRED FOR ALL SITES GREATER THAN 1 ACRE (43,560 SQ.FT.))

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2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CLARK COUNTY TITLE 24.40 AND IN THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.5.
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPS WEEKLY, AND WITHIN 24 HOURS AFTER A RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.12.
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POST-CONSTRUCTION BMP'S (PCBMP'S)/CONTROL MEASURES NOTED ON THE GRADING PLANS ARE MANDATORY PERMANENT REGULATORY STORMWATER POLLUTION CONTROLS. THESE PCBMP'S MUST BE INSTALLED PER THE APPROVED PLANS AND MUST BE PERMANENTLY MAINTAINED.

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4. INSTALL 24" "L" TYPE CURB PER CCAUSD NO. 216
5. INSTALL 24" "R" TYPE CURB PER CCAUSD NO. 217.3.S1
6. CONSTRUCT 10' L-CURB TO R-CURB TRANSITION PER DETAIL ON SHEET D-2
7. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (5" THICK W/ 5" TYPE II AGGREGATE BASE)
8. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (4" THICK W/ 5" TYPE II AGGREGATE BASE)
9. CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE 1 A=B=8.0'
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22. INSTALL 18" "L" TYPE CURB PER CCAUSD NO. 216.1.S1
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24. INSTALL SIDEWALK UNDERDRAIN PER CCAUSD 236

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 0C99156

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

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

BASIS OF BEARINGS

NORTH 86°52'17 EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (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 (DS5508).

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

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

SOILS REPORT

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

EARTHWORKS

EARTHWORK QUANTITIES (RAW):
CUT= 9,124 CU YDS
FILL= 20,283 CU YDS

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

DRAINAGE IMPROVEMENT QUANTITIES

			PRIVATE	PUBLIC
1.	48" TYPE I STORM DRAIN MANHOLE	EA	2	6
2.	5' TYPE "CM2" DROP INLET	EA	2	–
3.	10' TYPE "CM2" DROP INLET	EA	1	–
4.	18" RCP CLASS III STORM DRAIN	LF	141	1,500
5.	18" C900 STORM DRAIN	LF	–	138
6.	RIPRAP D50=6", THK=12"	CY	–	15
7.	8' WIDE CONCRETE VALLEY GUTTER	SF	1,180	–
8.	SIDEWALK UNDERDRAIN	EA	1	–

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

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

tri pointe HOMES

IRON MOUNTAIN UNIT 2
GRADING PLAN I

S1
T 19 S
R 59 E

DATE: 08/22/2022
DRAFTER: LVM
DESIGNER: ND
CHECKED: DSP
PROJECT NO. TRI2101-002

PROFESSIONAL ENGINEER — STATE OF NEVADA — DANIEL S. POLL — Exp. 12/31/2023 — CIVIL — No. 28179 — 09/12/22

G-1
SHEET 4 OF 49
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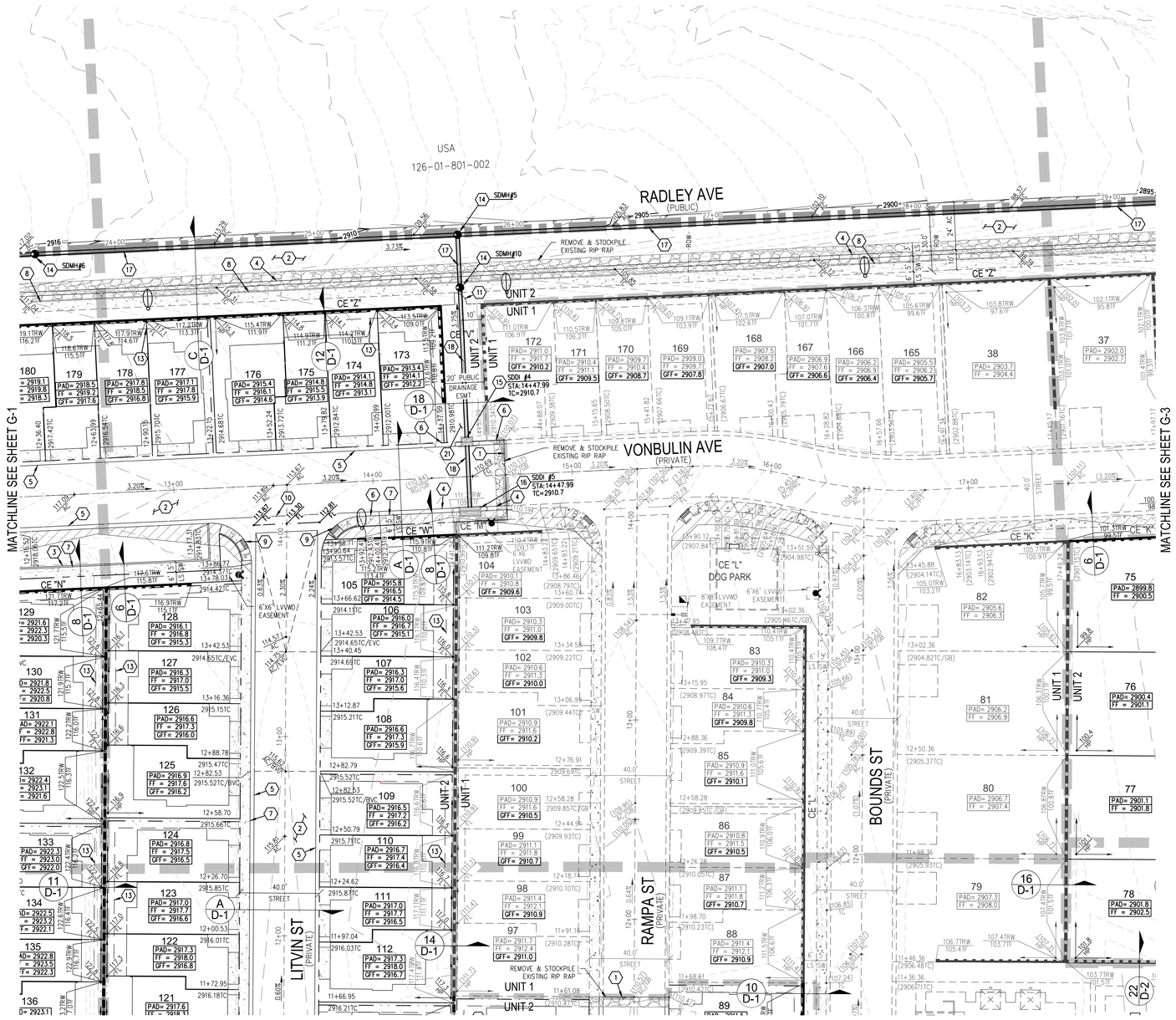

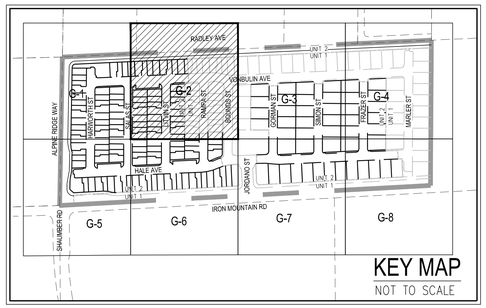

SCALE - 1"=30'

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BENCHMARK

CITY OF LAS VEGAS BENCHMARK 0C99156

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

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

SOILS REPORT

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

EARTHWORKS

EARTHWORK QUANTITIES (RAW):
CUT= 9,124 CU YDS
FILL= 20,283 CU YDS

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

DRAINAGE IMPROVEMENT QUANTITIES

			PRIVATE	PUBLIC
1.	48" TYPE I STORM DRAIN MANHOLE	EA	2	6
2.	5' TYPE "CM2" DROP INLET	EA	2	–
3.	10' TYPE "CM2" DROP INLET	EA	1	–
4.	18" RCP CLASS III STORM DRAIN	LF	141	1,500
5.	18" C900 STORM DRAIN	LF	–	138
6.	RIPRAP D50=6", THK=12"	CY	–	15
7.	8' WIDE CONCRETE VALLEY GUTTER	SF	1,180	–
8.	SIDEWALK UNDERDRAIN	EA	1	–

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

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

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

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

tri pointe HOMES

IRON MOUNTAIN UNIT 2
GRADING PLAN II

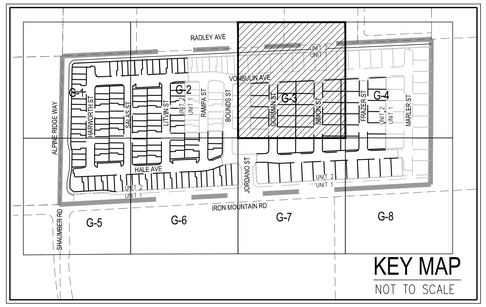
S 1
T 19 S
R 59 E

DATE: 08/22/2022
DRAFTER: LVM
DESIGNER: ND
CHECKED: DSP
PROJECT NO. TRI2101-002

PROFESSIONAL ENGINEER — STATE OF NEVADA — DANIEL S. POLL — Exp. 12/31/2023 — CIVIL — No. 28179 — 09/12/22

G-2
SHEET 5 OF 49
L22-01857

J:\tri2101-000 iron mountain\dwg\tenpro\unit 2\tri2101-002 grd.dwg 9/12/2022 10:57 AM Kenneth Lee



SCALE - 1"=30' FEET

HOA NOTE

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

SURVEY NOTE

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

ELEVATION NOTE

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

DISCLAIMER NOTE

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

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

GRADING NOTES

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

LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDELINES

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

1. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CLARK COUNTY TITLE 24.40 AND IN THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.5.
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPS WEEKLY, AND WITHIN 24 HOURS AFTER A RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY; SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.12.
5. ACCUMULATED SEDIMENT IN BMPS SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

POST-CONSTRUCTION BMP'S NOTE

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

GRADING NOTES

1. MATCH EXISTING IMPROVEMENTS PER CCAUSD NO. 503, 500.4 & 500.5
2. INSTALL ASPHALT PAVEMENT WITH TYPE II AGGREGATE BASE PER STREET DETAILS ON SHEET D-1
3. INSTALL 8" "A" TYPE CURB PER CCAUSD NO. 219
4. INSTALL 24" "L" TYPE CURB PER CCAUSD NO. 216
5. INSTALL 24" "R" TYPE CURB PER CCAUSD NO. 217.3.S1
6. CONSTRUCT 10' L-CURB TO R-CURB TRANSITION PER DETAIL ON SHEET D-2
7. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (5" THICK W/ 5" TYPE II AGGREGATE BASE)
8. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (4" THICK W/ 5" TYPE II AGGREGATE BASE)
9. CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE I A=B=8.0'
10. CONSTRUCT MODIFIED 8' WIDE CROSS GUTTER PER CCAUSD NO. 228
11. INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS GATE
12. INSTALL TEMPORARY FENCE FOR PEDESTRIAN FALL PROTECTION
13. 5' PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOMEOWNER
14. INSTALL 48" TYPE I SDMH PER CCAUSD NO. 403 & 403.1
15. INSTALL 5.0' TYPE "CM2" DROP INLET PER CCASUD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421 (PRIVATE)
16. INSTALL 10.0' TYPE "CM2" DROP INLET PER CCASUD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421 (PRIVATE)
17. INSTALL 18" CLASS III RCP STORM DRAIN (PUBLIC)
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19. INSTALL 18" C900 STORM DRAIN (PUBLIC)
20. INSTALL RIP RAP OVER 12" TYPE II AGGREGATE BASE D50=6", T=12"
21. INSTALL 6" THICK COMPACTED DECOMPOSED GRANITE
22. INSTALL 18" "L" TYPE CURB PER CCAUSD NO. 216.1.S1
23. CONSTRUCT 10' 18" L-CURB TO 24" L-CURB TRANSITION PER DETAIL ON SHEET D-2
24. INSTALL SIDEWALK UNDERDRAIN PER CCAUSD 236

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 0C99156

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

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

BASIS OF BEARINGS

NORTH 86°52'17" EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (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 (DS5508).

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

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

SOILS REPORT

SOILS REPORT BY GEOTEK RESIDENTIAL, LLC
ADDRESS: 6835 S. ESCONDIDO ST, STE. B LAS VEGAS, NV 89119
PHONE: (202) 897-1424
PROJECT NO. 16100-LVR DATED 09/17/2021

EARTHWORKS

EARTHWORK QUANTITIES (RAW):
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FILL= 20,283 CU YDS

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8.	SIDEWALK UNDERDRAIN	EA	1	–

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

tri pointe HOMES

IRON MOUNTAIN UNIT 2
GRADING PLAN III

S1
T 19 S
R 59 E

DATE: 08/22/2022
DRAFTER: LVM
DESIGNER: ND
CHECKED: DSP

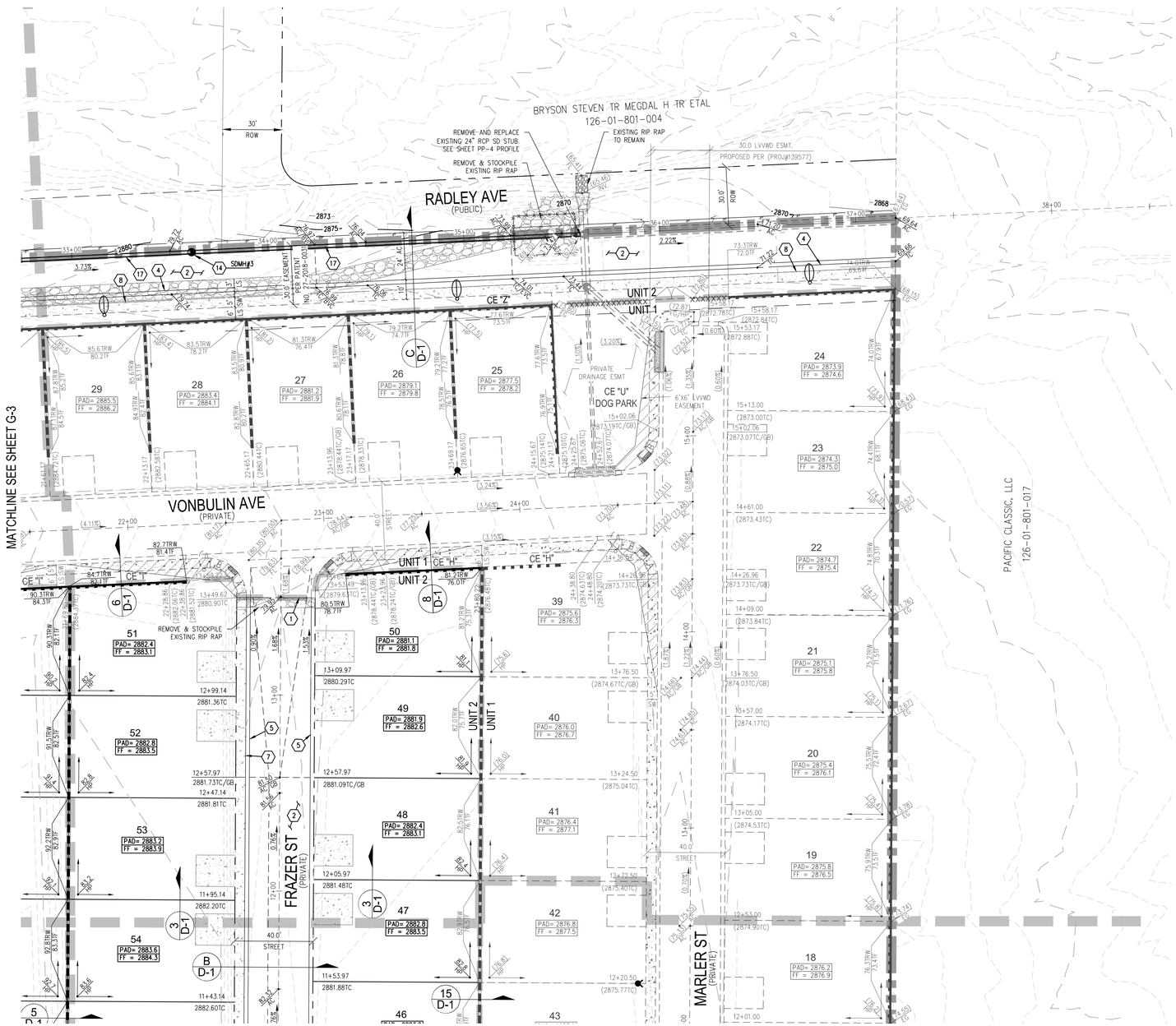
PROJECT NO.
TRI2101-002

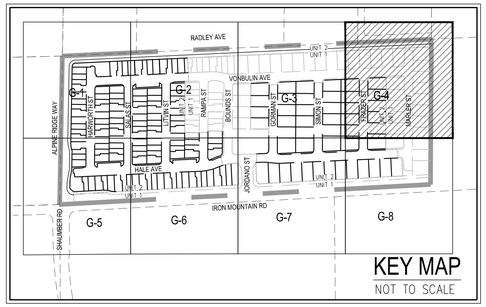
PROFESSIONAL ENGINEER — STATE OF NEVADA — DANIEL S. POLL — Exp. 12/31/2023 — CIVIL — No. 28179 — 09/12/22

G-3
SHEET 6 OF 49

L22-01857

J:\tri2101-002 iron mountain\dwg\improv\unit 2\tri2101-002 grd.dwg 9/12/2022 10:57 AM Karesh Lee





0 30 60
SCALE - 1"=30' FEET

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3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.5.
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPS WEEKLY, AND WITHIN 24 HOURS AFTER A RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.12.
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POST-CONSTRUCTION BMP'S (PCBMP'S)/CONTROL MEASURES NOTED ON THE GRADING PLANS ARE MANDATORY PERMANENT REGULATORY STORMWATER POLLUTION CONTROLS. THESE PCBMP'S MUST BE INSTALLED PER THE APPROVED PLANS AND MUST BE PERMANENTLY MAINTAINED.

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4. INSTALL 24" "L" TYPE CURB PER CCAUSD NO. 216
5. INSTALL 24" "R" TYPE CURB PER CCAUSD NO. 217.3.S1
6. CONSTRUCT 10' L-CURB TO R-CURB TRANSITION PER DETAIL ON SHEET D-2
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11. INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS GATE
12. INSTALL TEMPORARY FENCE FOR PEDESTRIAN FALL PROTECTION
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24. INSTALL SIDEWALK UNDERDRAIN PER CCAUSD 236

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

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FLOOD ZONE

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FLOOD CERTIFICATION

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

DANIEL S. POLL, P.E. 28179 — 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) 897-1424
PROJECT NO. 16100-LVR DATED 09/17/2021

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EARTHWORK QUANTITIES (RAW):
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FILL= 20,283 CU YDS

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

tri pointe HOMES

IRON MOUNTAIN UNIT 2 GRADING PLAN IV

S1 T19S R59E

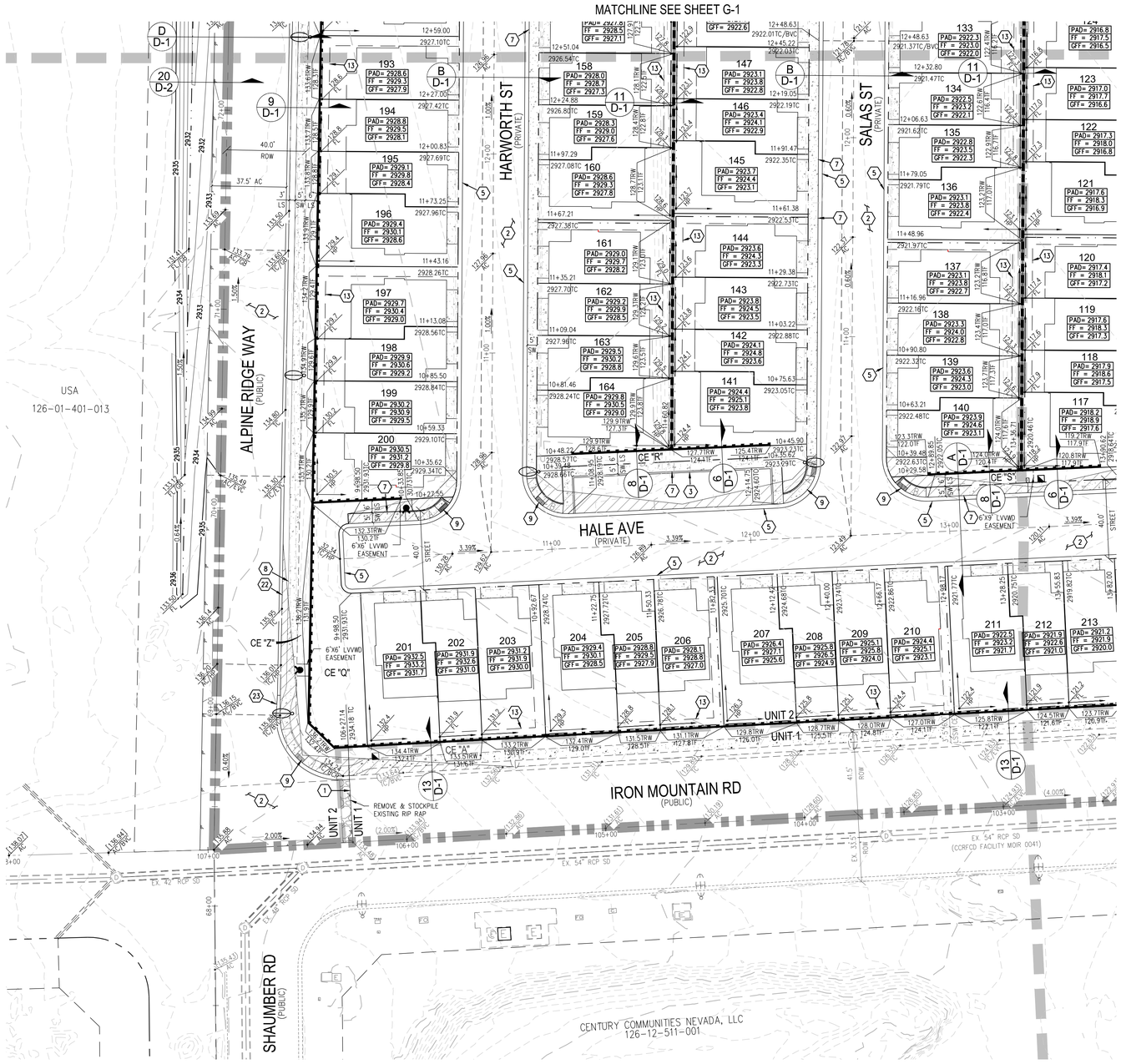
DATE: 08/22/2022
DRAFTER: LVM
DESIGNER: ND
CHECKED: DSP

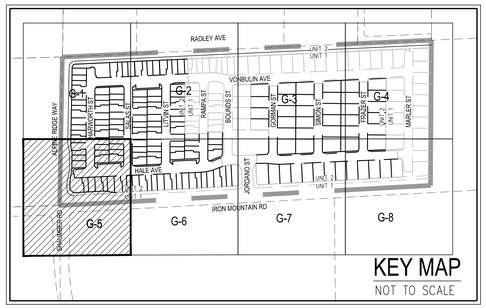
PROJECT NO.
TRI2101-002

PROFESSIONAL ENGINEER — STATE OF NEVADA — DANIEL S. POLL — Exp. 12/31/2023 — CIVIL — No. 28179 — 09/12/22

G-4
SHEET 7 OF 49
L22-01857

J:\tri2101-000 iron mountain\dwg\tenpro\unit 2\tri2101-002 grd.dwg 9/12/2022 10:58 AM Kenneth Lee





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

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

LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDELINES

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

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3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.5.
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPS WEEKLY, AND WITHIN 24 HOURS AFTER A RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.12.
5. ACCUMULATED SEDIMENT IN BMPS SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

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

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3. INSTALL 8" "A" TYPE CURB PER CCAUSD NO. 219
4. INSTALL 24" "L" TYPE CURB PER CCAUSD NO. 216
5. INSTALL 24" "R" TYPE CURB PER CCAUSD NO. 217.3.S1
6. CONSTRUCT 10' L-CURB TO R-CURB TRANSITION PER DETAIL ON SHEET D-2
7. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (5" THICK W/ 5" TYPE II AGGREGATE BASE)
8. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (4" THICK W/ 5" TYPE II AGGREGATE BASE)
9. CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE I A=B=8.0'
10. CONSTRUCT MODIFIED 8' WIDE CROSS GUTTER PER CCAUSD NO. 228
11. INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS GATE
12. INSTALL TEMPORARY FENCE FOR PEDESTRIAN FALL PROTECTION
13. 5' PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOMEOWNER
14. INSTALL 48" TYPE I SDMH PER CCAUSD NO. 403 & 403.1
15. INSTALL 5.0' TYPE "CM2" DROP INLET PER CCASUD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421 (PRIVATE)
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19. INSTALL 18" C900 STORM DRAIN (PUBLIC)
20. INSTALL RIP RAP OVER 12" TYPE II AGGREGATE BASE D50=6", T=12"
21. INSTALL 6" THICK COMPACTED DECOMPOSED GRANITE
22. INSTALL 18" "L" TYPE CURB PER CCAUSD NO. 216.1.S1
23. CONSTRUCT 10' 18" L-CURB TO 24" L-CURB TRANSITION PER DETAIL ON SHEET D-2
24. INSTALL SIDEWALK UNDERDRAIN PER CCAUSD 236

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 0C99156

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

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

BASIS OF BEARINGS

NORTH 86°52'17 EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (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 (DS5508)

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

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

SOILS REPORT

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

EARTHWORKS

EARTHWORK QUANTITIES (RAW):
CUT= 9,124 CU YDS
FILL= 20,283 CU YDS

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

DRAINAGE IMPROVEMENT QUANTITIES

			PRIVATE	PUBLIC
1.	48" TYPE I STORM DRAIN MANHOLE	EA	2	6
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6.	RIPRAP D50=6", THK=12"	CY		15
7.	8' WIDE CONCRETE VALLEY GUTTER	SF	1,180	–
8.	SIDEWALK UNDERDRAIN	EA	1	–

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

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

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

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

tri pointe HOMES

IRON MOUNTAIN UNIT 2
GRADING PLAN V

S1
T 19 S
R 59 E

DATE: 08/22/2022
DRAFTER: LVM
DESIGNER: ND
CHECKED: DSP

PROJECT NO.
TRI2101-002

PROFESSIONAL ENGINEER — STATE OF NEVADA
DANIEL S. POLL
Exp. 12/31/2023
CIVIL
No. 28179
09/12/22

G-5
SHEET 8 OF 49

L22-01857

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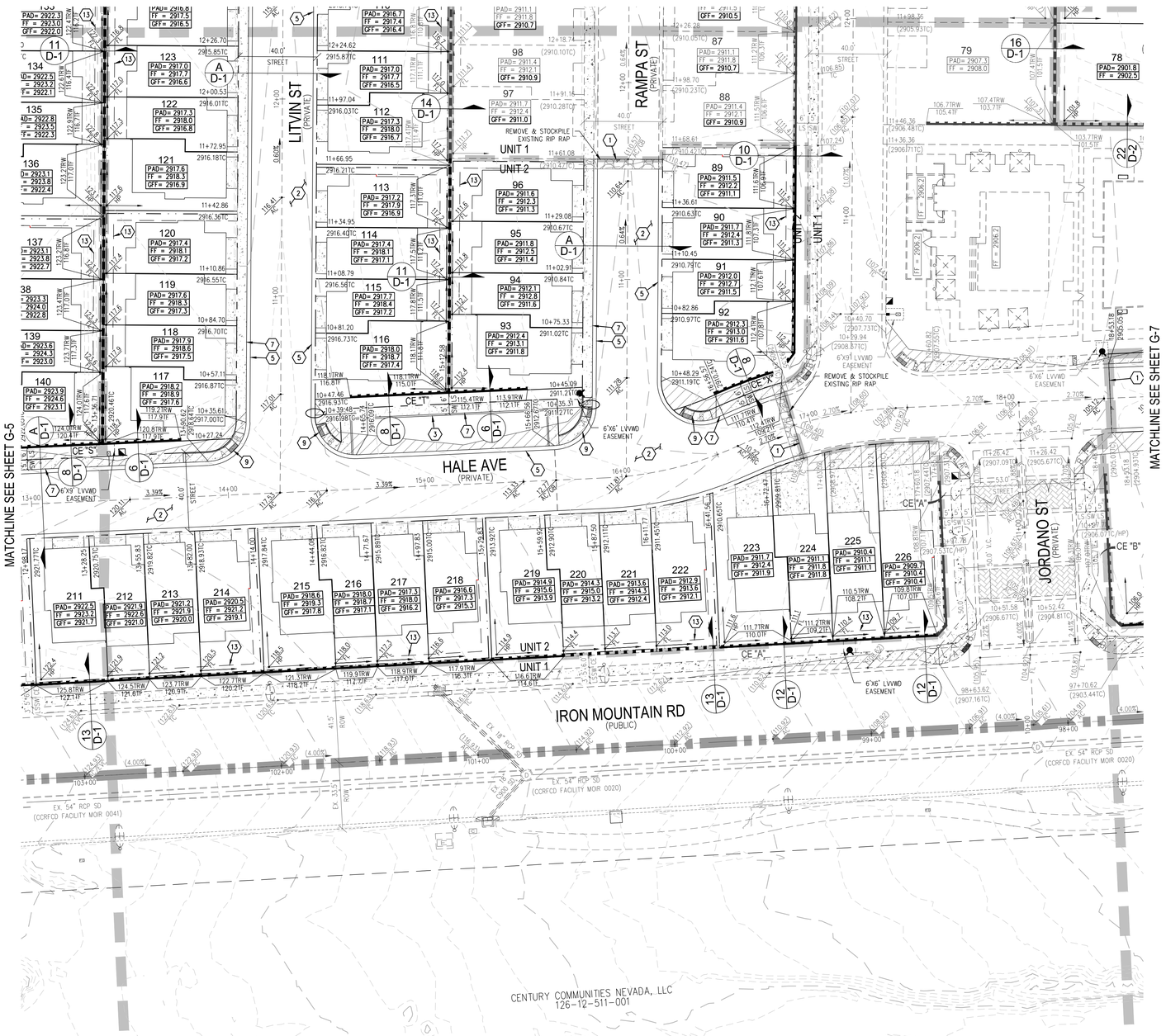

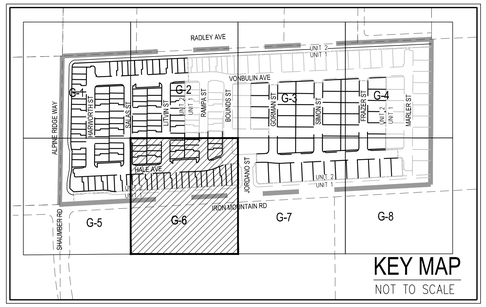

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BENCHMARK

CITY OF LAS VEGAS BENCHMARK OC99156

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09/12/22

DANIEL S. POLL, P.E. 28179 — DATE

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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

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FREEWAY & 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

Westwood
Phone (702) 284-5300
5726 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

tri pointe HOMES

S1
T 19 S
R 59 E

IRON MOUNTAIN UNIT 2
GRADING PLAN VI

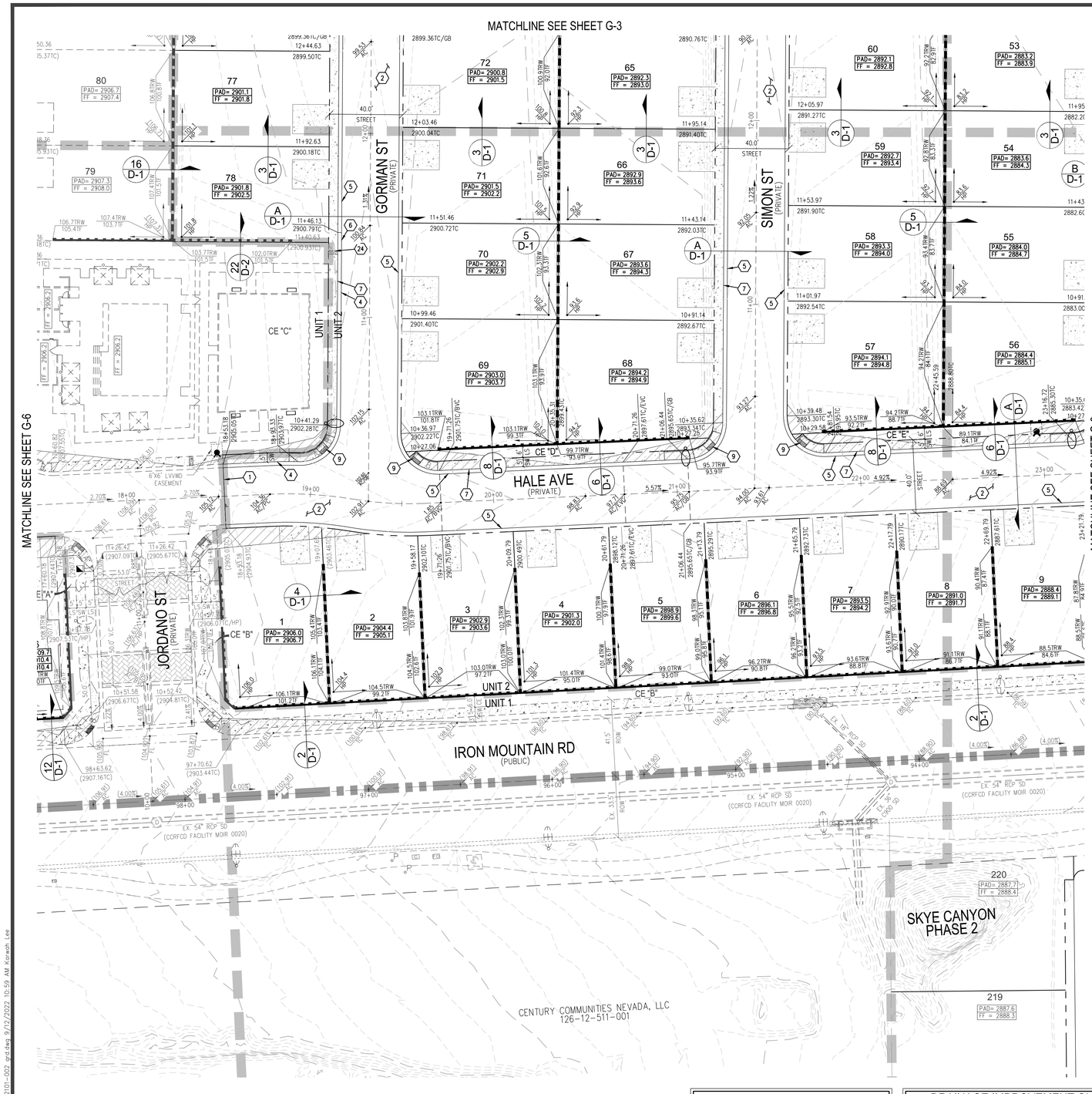
DATE: 08/22/2022
DRAFTER: LVM
DESIGNER: ND
CHECKED: DSP
PROJECT NO. TRI2101-002

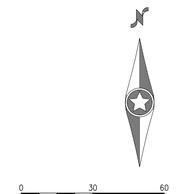
PROFESSIONAL ENGINEER — STATE OF NEVADA — DANIEL S. POLL — Exp. 12/31/2023 — CIVIL — No. 28179 — 09/12/22

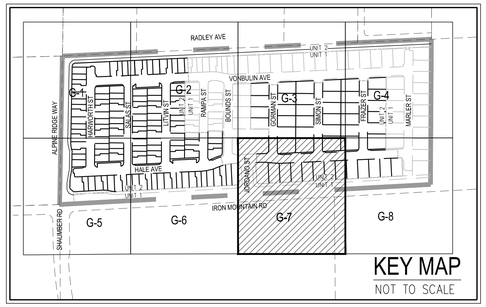
G-6
SHEET 9 OF 49

L22-01857

z:\tri2101-000 iron mountain\dwg\improv\unit 2\tri2101-002 grd.dwg 9/12/2022 10:58 AM Kenneth Lee







HOA NOTE

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

ELEVATION NOTE

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

DISCLAIMER NOTE

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

LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDELINES

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

1. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CLARK COUNTY TITLE 24.40 AND IN THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.5.
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPS WEEKLY, AND WITHIN 24 HOURS AFTER A RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.12.
5. ACCUMULATED SEDIMENT IN BMPS SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

POST-CONSTRUCTION BMP'S NOTE

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

SOILS REPORT

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

EARTHWORKS

EARTHWORK QUANTITIES (RAW):
CUT= 9,124 CU YDS
FILL= 20,283 CU YDS

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

DRAINAGE IMPROVEMENT QUANTITIES

			PRIVATE	PUBLIC
1.	48" TYPE I STORM DRAIN MANHOLE	EA	2	6
2.	5' TYPE "CM2" DROP INLET	EA	2	–
3.	10' TYPE "CM2" DROP INLET	EA	1	–
4.	18" RCP CLASS III STORM DRAIN	LF	141	1,500
5.	18" C900 STORM DRAIN	LF	–	138
6.	RIPRAP D50=6", THK=12"	CY	–	15
7.	8' WIDE CONCRETE VALLEY GUTTER	SF	1,180	–
8.	SIDEWALK UNDERDRAIN	EA	1	–

GRADING NOTES

1. MATCH EXISTING IMPROVEMENTS PER CCAUSD NO. 503, 500.4 & 500.5
2. INSTALL ASPHALT PAVEMENT WITH TYPE II AGGREGATE BASE PER STREET DETAILS ON SHEET D-1
3. INSTALL 8" "A" TYPE CURB PER CCAUSD NO. 219
4. INSTALL 24" "L" TYPE CURB PER CCAUSD NO. 216
5. INSTALL 24" "R" TYPE CURB PER CCAUSD NO. 217.3.S1
6. CONSTRUCT 10' L-CURB TO R-CURB TRANSITION PER DETAIL ON SHEET D-2
7. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (5" THICK W/ 5" TYPE II AGGREGATE BASE)
8. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (4" THICK W/ 5" TYPE II AGGREGATE BASE)
9. CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE I A=B=8.0'
10. CONSTRUCT MODIFIED 8' WIDE CROSS GUTTER PER CCAUSD NO. 228
11. INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS GATE
12. INSTALL TEMPORARY FENCE FOR PEDESTRIAN FALL PROTECTION
13. 5' PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOMEOWNER
14. INSTALL 48" TYPE I SDMH PER CCAUSD NO. 403 & 403.1
15. INSTALL 5.0' TYPE "CM2" DROP INLET PER CCAUSD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421 (PRIVATE)
16. INSTALL 10.0' TYPE "CM2" DROP INLET PER CCAUSD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421 (PRIVATE)
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19. INSTALL 18" C900 STORM DRAIN (PUBLIC)
20. INSTALL RIP RAP OVER 12" TYPE II AGGREGATE BASE D50=6", T=12"
21. INSTALL 6" THICK COMPACTED DECOMPOSED GRANITE
22. INSTALL 18" "L" TYPE CURB PER CCAUSD NO. 216.1.S1
23. CONSTRUCT 10' 18" L-CURB TO 24" L-CURB TRANSITION PER DETAIL ON SHEET D-2
24. INSTALL SIDEWALK UNDERDRAIN PER CCAUSD 236

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 0C99156

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

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

BASIS OF BEARINGS

NORTH 86°52'17 EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (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 (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

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

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

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

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

tri pointe HOMES

IRON MOUNTAIN UNIT 2
GRADING PLAN VII

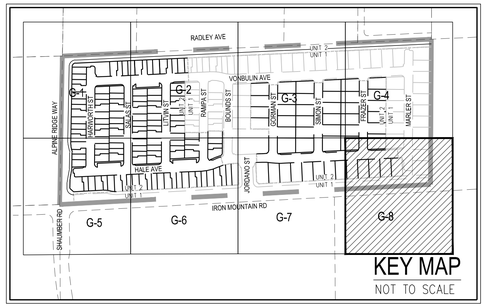
S1 T 19 S R 59 E

DATE: 08/22/2022
DRAFTER: LVM
DESIGNER: ND
CHECKED: DSP
PROJECT NO. TRI2101-002

PROFESSIONAL ENGINEER — DANIEL S. POLL — Exp. 12/31/2023 — CIVIL — No. 28179 — STATE OF NEVADA
09/12/22

G-7
SHEET 10 OF 49
L22-01857

z:\tri2101-000 iron mountain\dwg\improv\unit 2\tri2101-002 grd.dwg 9/12/2022 10:59 AM Kenneth Lee



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

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12. INSTALL TEMPORARY FENCE FOR PEDESTRIAN FALL PROTECTION
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BENCHMARK

CITY OF LAS VEGAS BENCHMARK 0C99156

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

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FLOOD CERTIFICATION

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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

SOILS REPORT BY GEOTEK RESIDENTIAL, LLC
ADDRESS: 6835 S. ESCONDIDO ST, STE. B LAS VEGAS, NV 89119
PHONE: (202) 897-1424
PROJECT NO. 16100-LVR DATED 09/17/2021

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EARTHWORK QUANTITIES (RAW):
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			PRIVATE	PUBLIC
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5.	18" C900 STORM DRAIN	LF	–	138
6.	RIPRAP D50=6", THK=12"	CY	–	15
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8.	SIDEWALK UNDERDRAIN	EA	1	–

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CALL BEFORE YOU DO OVERHEAD
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FREEWAY & ARTERIAL SYSTEM OF TRANSPORTATION (F.A.S.T)

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

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

tri pointe HOMES

IRON MOUNTAIN UNIT 2
GRADING PLAN VIII

S1
T 19 S
R 59 E

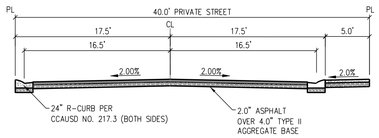
DATE: 08/22/2022
DRAFTER: LVM
DESIGNER: ND
CHECKED: DSP
PROJECT NO. TRI2101-002

PROFESSIONAL ENGINEER — STATE OF NEVADA — DANIEL S. POLL — Exp. 12/31/2023 — CIVIL — No. 28179 — 09/12/22

G-8
SHEET 11 OF 49
L22-01857

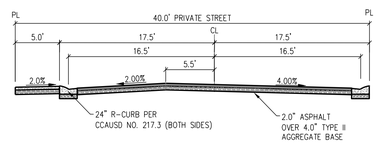
J:\tri2101-000 iron mountain\dwg\improv\unit 2\tri2101-002 grd.dwg 9/12/2022 10:59 AM Kanesh Lee

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

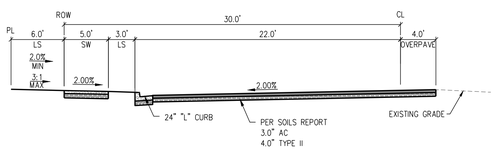


A. 40' PRIVATE STREET SECTION
NOT TO SCALE

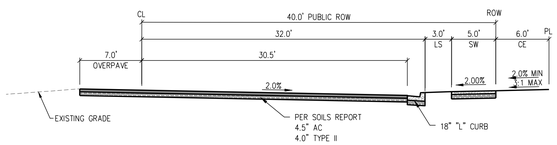
STREET WIDTHS @ 33 FEET (FL TO FL)
PARKING ON BOTH SIDES – 33' FL TO FL REQUIRED



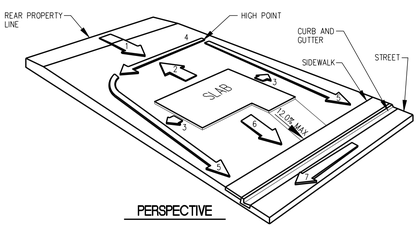
B. 40' PRIVATE STREET SECTION W/ OFFSET CROWN
NOT TO SCALE



C. RADLEY AVENUE STREET SECTION
NOT TO SCALE



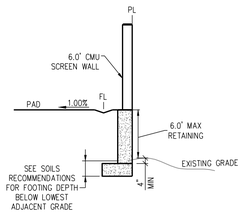
D. ALPINE RIDGE WAY STREET SECTION
NOT TO SCALE



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

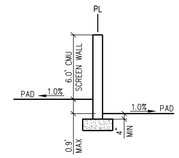
1. TYPE "A" LOT GRADING
NOT TO SCALE

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



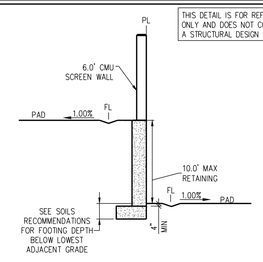
2. WALL SECTION
NOT TO SCALE

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



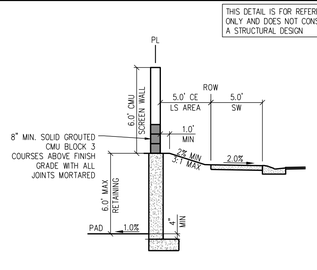
3. WALL SECTION
NOT TO SCALE

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



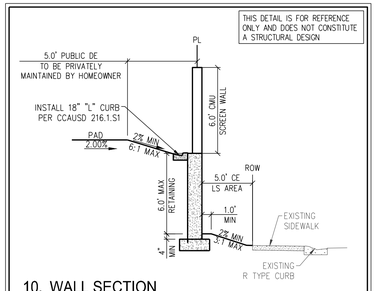
4. WALL SECTION
NOT TO SCALE

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



5. WALL SECTION
NOT TO SCALE

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



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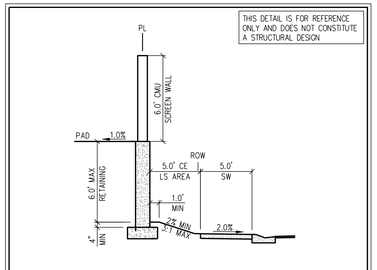
NOT TO SCALE

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



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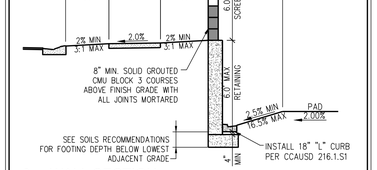
NOT TO SCALE

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

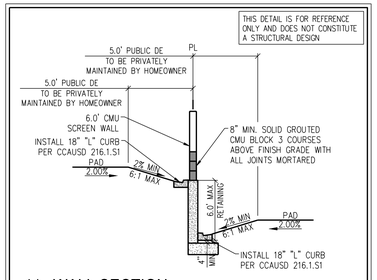


8. WALL SECTION
NOT TO SCALE

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

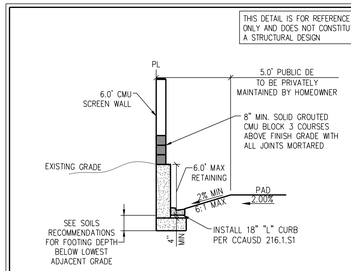
9. WALL SECTION
NOT TO SCALE

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



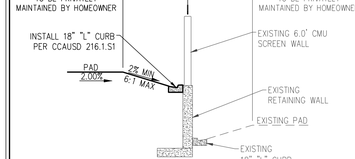
10. WALL SECTION
NOT TO SCALE

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



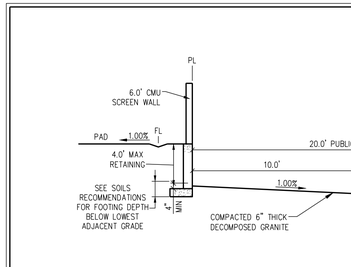
11. WALL SECTION
NOT TO SCALE

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



12. WALL SECTION
NOT TO SCALE

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



13. WALL SECTION
NOT TO SCALE

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

14. WALL SECTION
NOT TO SCALE

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

15. WALL SECTION
NOT TO SCALE

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

16. WALL SECTION
NOT TO SCALE

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

17. WALL SECTION
NOT TO SCALE

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

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

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

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

tri pointe HOMES

IRON MOUNTAIN UNIT 2

DETAIL SHEET I

S1
T19S
R59E

DATE: 08/22/2022
DRAFTER: LVM
DESIGNER: ND
CHECKED: DSP

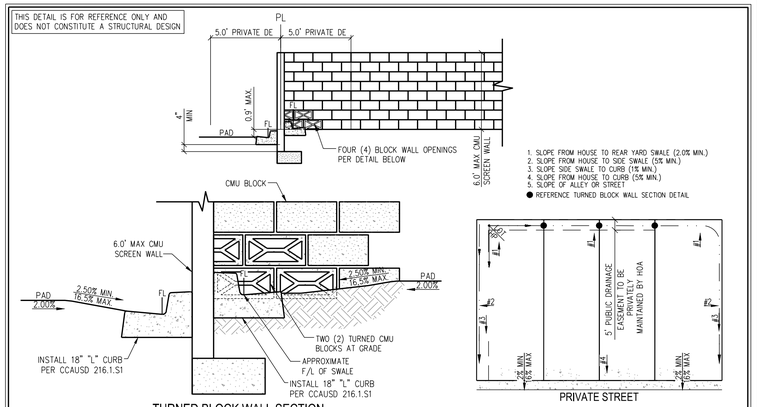
PROJECT NO.
TRI2101-002

PROFESSIONAL ENGINEER – STATE OF NEVADA
DANIEL S. POLL
Exp. 12/31/2023
CIVIL
No.28179
09/12/22

D-1
SHEET 12 OF 49
L22-01857

J:\TRI2101-000 iron mountain\dwg\tenproc\unit 2\tri2101-002 dtl.dwg 9/12/2022 10:59 AM Kenneth Lee

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



1. SLOPE FROM HOUSE TO REAR YARD SWALE (2.0% MIN.)
2. SLOPE FROM HOUSE TO SIDE SWALE (5% MIN.)
3. SLOPE SIDE SWALE TO CURB (1% MIN.)
4. SLOPE FROM HOUSE TO CURB (5% MIN.)
5. SLOPE OF ALLEY OR STREET

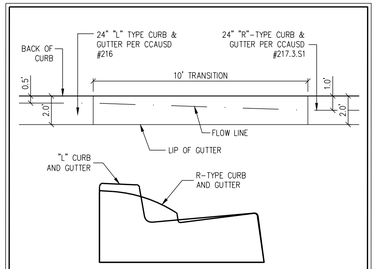
● REFERENCE TURNED BLOCK WALL SECTION DETAIL

TURNED BLOCK WALL SECTION

PRIVATE STREET

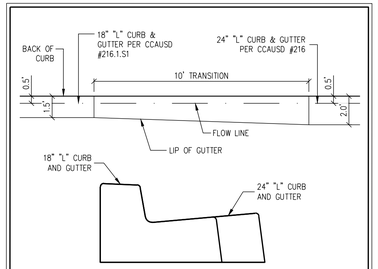
19. TYPICAL LOT GRADING FOR TOWNHOMES

NOT TO SCALE



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

NOT TO SCALE

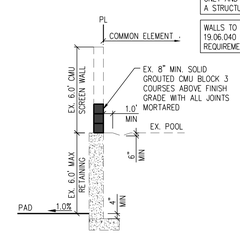


21. 18" "L" CURB TO 24" "L" CURB & GUTTER

NOT TO SCALE

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

WALLS TO COMPLY WITH TITLE 19.06.040 AND TITLE 19.06.090 REQUIREMENTS



22. EXISTING WALL SECTION

NOT TO SCALE

FAST
Call before you UnderGround
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Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

tri pointe HOMES

S 1
T 19 S
R 59 E

IRON MOUNTAIN UNIT 2
DETAIL SHEET II

DATE: 08/22/2022
DRAFTER: LVM
DESIGNER: ND
CHECKED: DSP

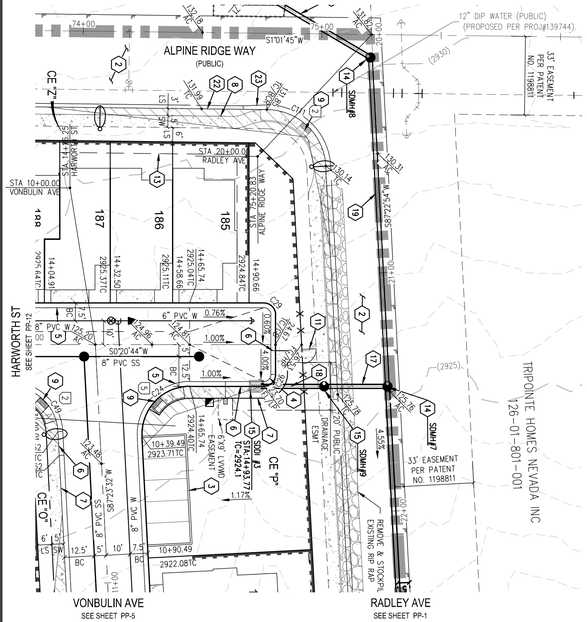
PROJECT NO.
TRI2101-002

PROFESSIONAL ENGINEER - STATE OF NEVADA
DANIEL S. POLL
Exp. 12/31/2023
CIVIL
No. 28179
09/12/22

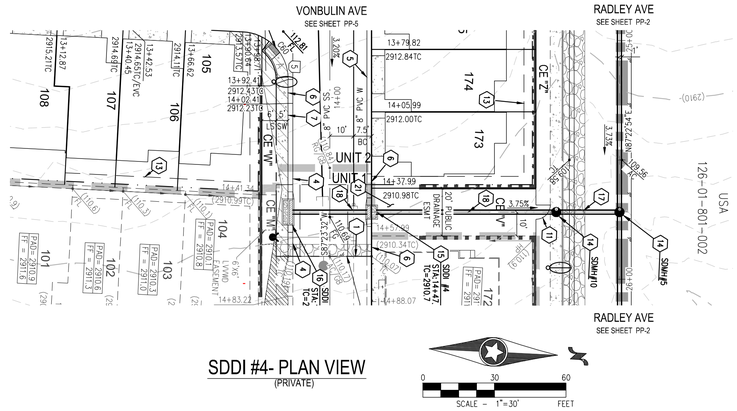
D-2
SHEET 13 OF 49

L22-01857

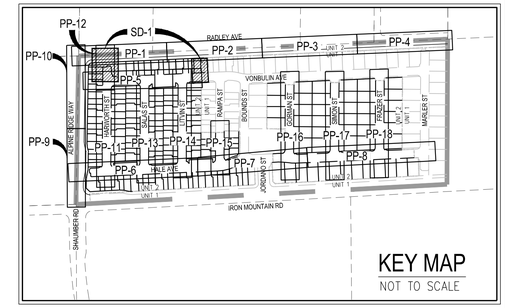
J:\tri2101-000 iron mountain\dwg\improv\unit 2\tri2101-002 dtl.dwg 9/12/2022 10:59 AM Kenneth Lee



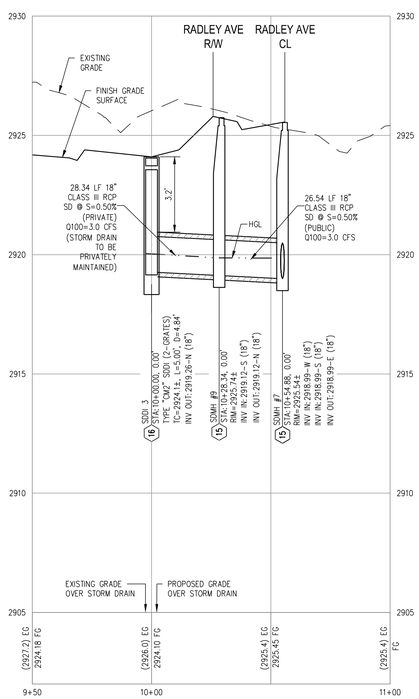
SDDI#3 - PLAN VIEW
(PRIVATE)



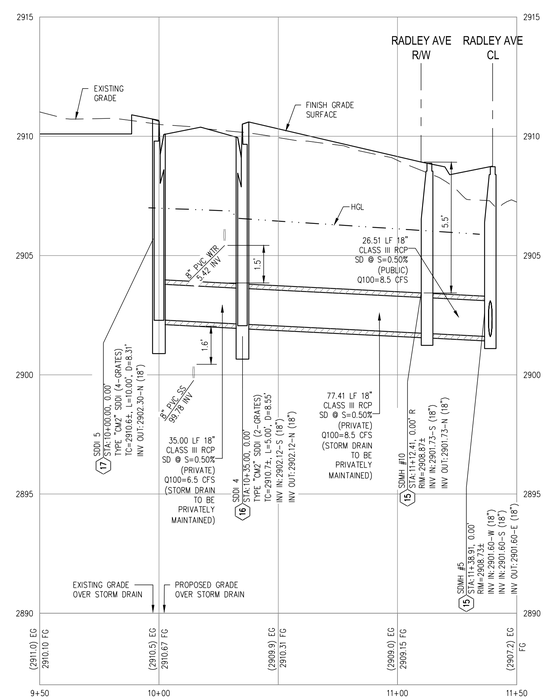
SDDI #4- PLAN VIEW
(PRIVATE)



KEY MAP
NOT TO SCALE



SDDI #3- PROFILE VIEW
HORIZ: 1"=30'
VERT: 1"=30'



SDDI #4- PROFILE VIEW
HORIZ: 1"=30'
VERT: 1"=30'

SURVEY NOTE

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

ELEVATION NOTE

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

DISCLAIMER NOTE

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

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

SEWER CONNECTION NOTE

ONE OR MORE SEGMENTS OF THE DOWNSTREAM SEWER SYSTEM THAT WILL SERVE THIS PROJECT HAS NOT BEEN COMPLETED AND/OR ACCEPTED FOR MAINTENANCE BY THE CITY OF LAS VEGAS. ANY WORKDONE ON THIS PROJECT PIROR TO THE COMPLETION AND/OR ACCEPTANCE OF THE DOWNSTREAM SEWER SYSTEM(S) SHALL BE DONE AT THE DEVELOPER'S OWN RISK. THE CITY OF LAS VEGAS RESERVES THE RIGHT TO PREVENT THE PHYSICAL CONNECTION OF THIS PROJECT INTO THE DOWNSTREAM SEWER SYSTEM UNTIL ALL SEGMENTS HAVE BEEN COMPLETED AND ACCEPTED FOR MAINTENANCE, OR UNTIL SUCH TIME AS THEY ARE DEEMED AVAILABLE FOR SERVICE.

LVVWD NOTE

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

SEWER NOTES

1. FIELD VERIFY INVERT, SAWCUT & CONNECT TO EXISTING SEWER LINE
2. INSTALL WATERTIGHT 48" STANDARD MANHOLE PER DCSWCS SD-11, SD-3, SD-4, SD-5 WITH SINGLE 24" LID.
3. INSTALL 8" PVC SANITARY SEWER PIPE (PUBLIC)
4. INSTALL 4" SDR35 PVC SEWER LATERAL PER DCSWCS SD-20, SD-21, AND SD-23
5. INSTALL SANITARY SEWER CLEANOUT WITH TRAFFIC RATED LID IN DRIVEWAY PER DCSWCS SD-24
6. CONNECT SS LATERAL TO IRON MOUNTAIN UNIT 1 WYE FITTING

GRADING NOTES

1. MATCH EXISTING IMPROVEMENTS PER CCAUSD NO. 503, 500.4 & 500.5
2. INSTALL ASPHALT PAVEMENT WITH TYPE II AGGREGATE BASE PER STREET DETAILS ON SHEET D-1
3. INSTALL 8" "A" TYPE CURB PER CCAUSD NO. 219
4. INSTALL 24" "L" TYPE CURB PER CCAUSD NO. 216
5. INSTALL 24" "R" TYPE CURB PER CCAUSD NO. 217.3.S1
6. CONSTRUCT 10' L-CURB TO R-CURB TRANSITION PER DETAIL ON SHEET D-2
7. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (5" THICK W/ 5" TYPE II AGGREGATE BASE)
8. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (4" THICK W/ 5" TYPE II AGGREGATE BASE)
9. CONSTRUCT ADA SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE I A=B=8.0'
10. CONSTRUCT MODIFIED 8' WIDE CROSS GUTTER PER CCAUSD NO. 228
11. INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS GATE
12. INSTALL TEMPORARY FENCE FOR PEDESTRIAN FALL PROTECTION
13. 5' PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOMEOWNER
14. INSTALL 48" TYPE I SDMH PER CCAUSD NO. 403 & 403.1
15. INSTALL 5.0' TYPE "CM2" DROP INLET PER CCASUD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421 (PRIVATE)
16. INSTALL 10.0' TYPE "CM2" DROP INLET PER CCASUD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421 (PRIVATE)
17. INSTALL 18" CLASS III RCP STORM DRAIN (PUBLIC)
18. INSTALL 18" CLASS III RCP STORM DRAIN (PRIVATE)
19. INSTALL 18" C900 STORM DRAIN (PUBLIC)
20. INSTALL RIP RAP OVER 12" TYPE II AGGREGATE BASE D50=6", T=12"
21. INSTALL 6" THICK COMPACTED DECOMPOSED GRANITE
22. INSTALL 18" "L" TYPE CURB PER CCAUSD NO. 216.1.S1
23. CONSTRUCT 10' 18" L-CURB TO 24" L-CURB TRANSITION PER DETAIL ON SHEET D-2
24. INSTALL SIDEWALK UNDERDRAIN PER CCAUSD 236

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 0C991S6

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.

SIDEWALK RAMP TABLE

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

CURVE TABLE

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

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES

PROJECT NO. 139879 FIRST APPROVED DATE: _____

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

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

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

tri pointe HOMES

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

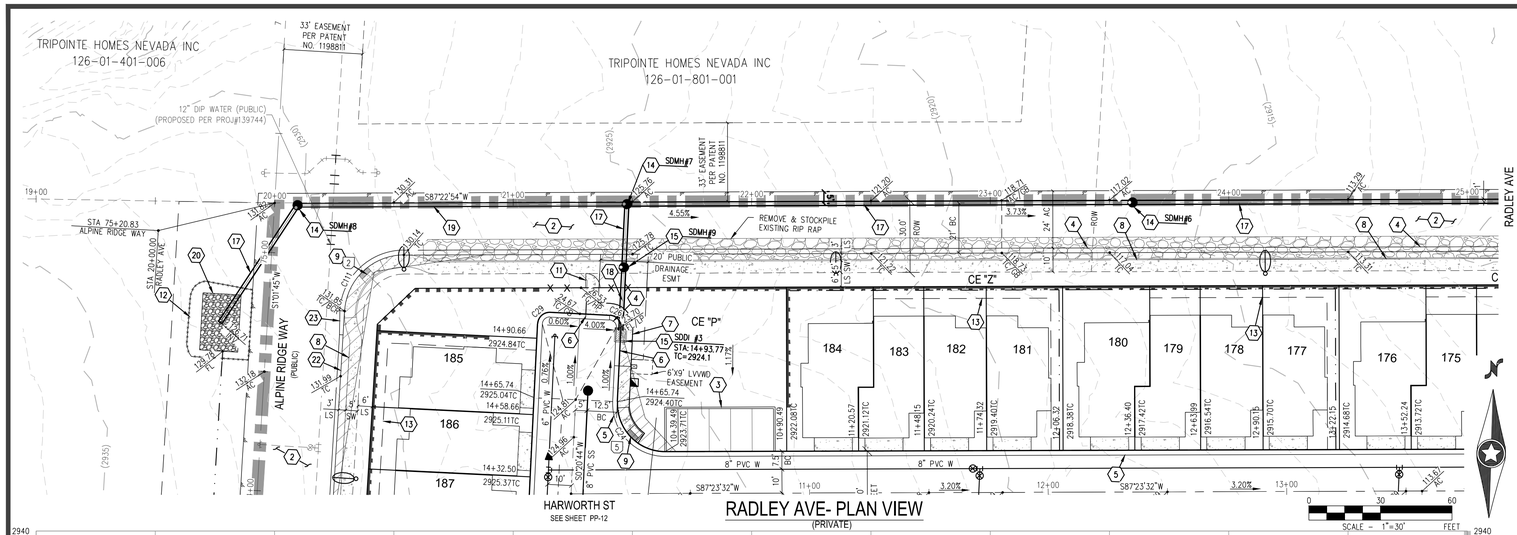
S1
T 19 S
R 59 E

DATE: 08/22/2022
DRAFTER: LVM
DESIGNER: ND
CHECKED: DSP
PROJECT NO. TRI2101-002

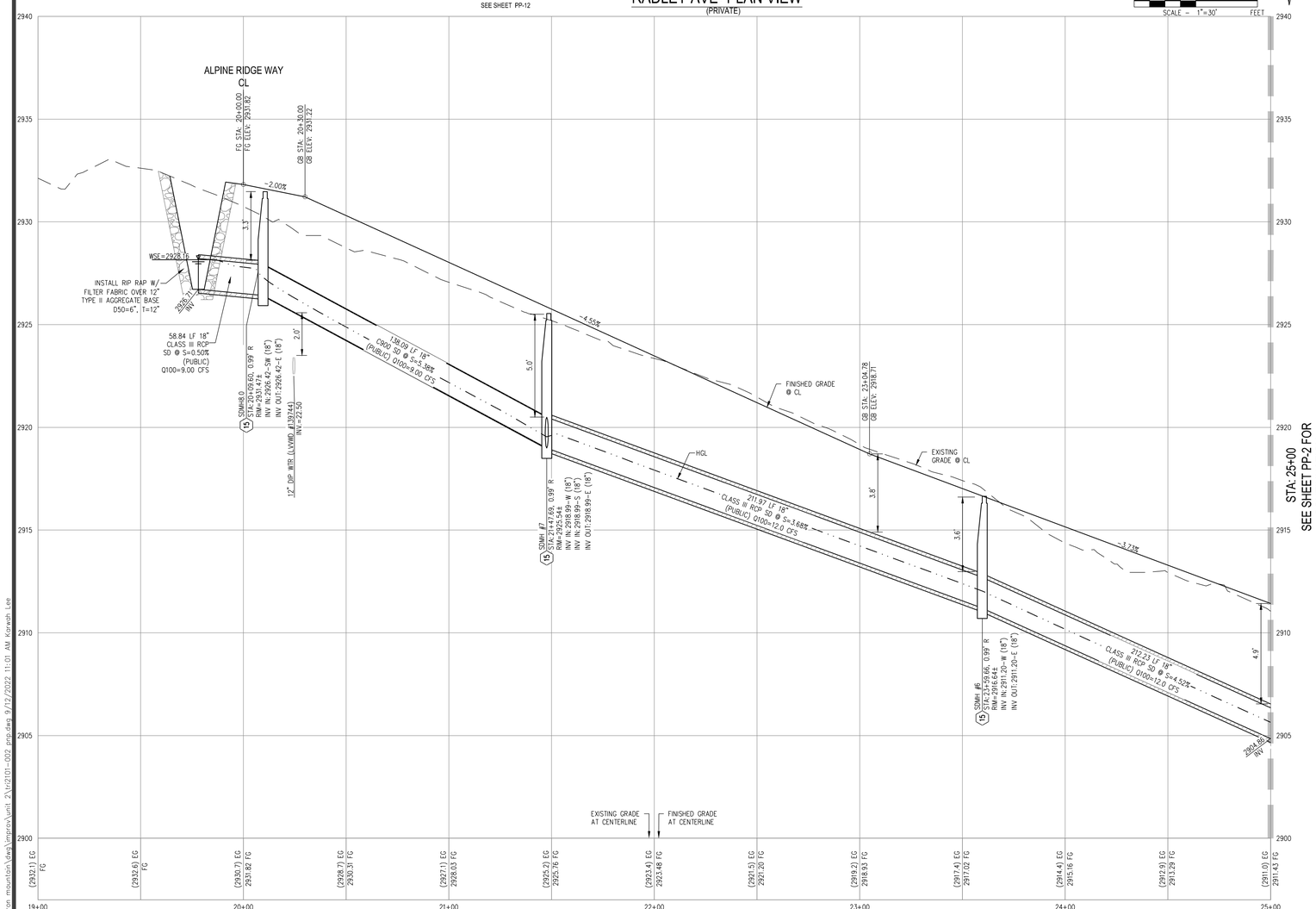
PROFESSIONAL ENGINEER - STATE OF NEVADA
DANIEL S. POLL
Exp. 12/31/2023
CIVIL
No. 28179
09/12/22

SD-1
SHEET 14 OF 49
L22-01857

J:\tri2101-002 iron mountain\dwg\improv\unit 2\tri2101-002 prop.dwg 9/12/2022 11:00 AM Kenneth Lee



RADLEY AVE- PLAN VIEW
(PRIVATE)



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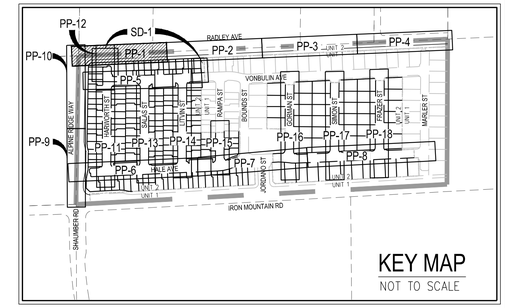

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CITY OF LAS VEGAS BENCHMARK 0C991S6

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

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8	4.01 TO 5	15.0	4.5
9	5.01 TO 6	21.5	4.5

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C24	32.45'	20.00'	92°57'11"	21.06'
C26	7.85'	5.00'	90°00'00"	5.00'
C29	7.85'	5.00'	90°00'00"	5.00'

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES

PROJECT NO. 139879 FIRST APPROVED DATE: _____

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

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

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Call 811
OR
1-800-642-2444

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

tri pointe HOMES

S1
T 19 S
R 59 E

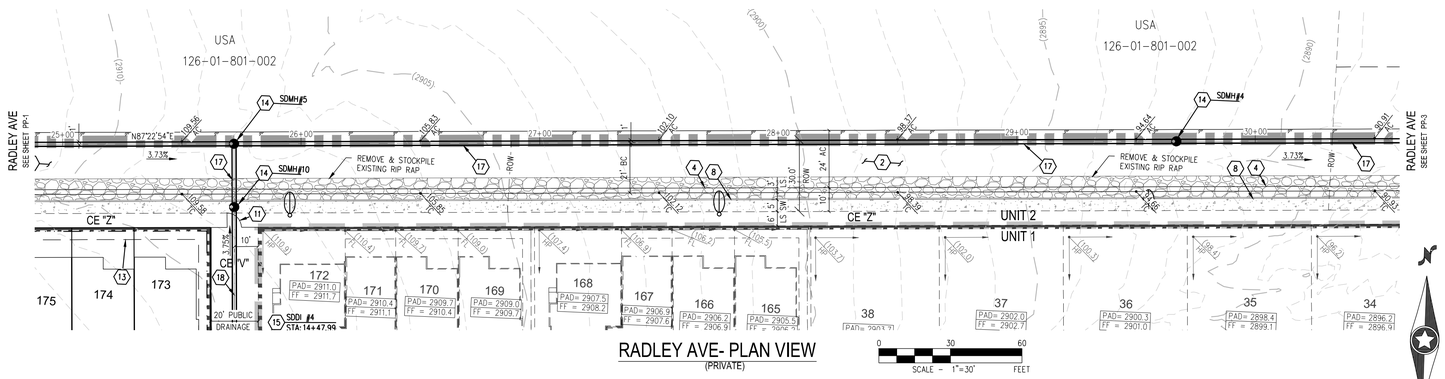
IRON MOUNTAIN UNIT 2
PLAN AND PROFILE - RADLEY AVE STA 19+00 TO 25+00

DATE: 08/22/2022
DRAFTER: LVM
DESIGNER: ND
CHECKED: DSP
PROJECT NO. TRI2101-002

PROFESSIONAL ENGINEER - STATE OF NEVADA
DANIEL S. POLL
Exp. 12/31/2023
CIVIL
No. 28179
09/12/22

PP-1
SHEET 15 OF 49
L22-01857

J:\tri2101-002\ iron mountain\dwg\improv\unit 2\tri2101-002 prop.dwg 9/12/2022 11:01 AM Kanesh Lee



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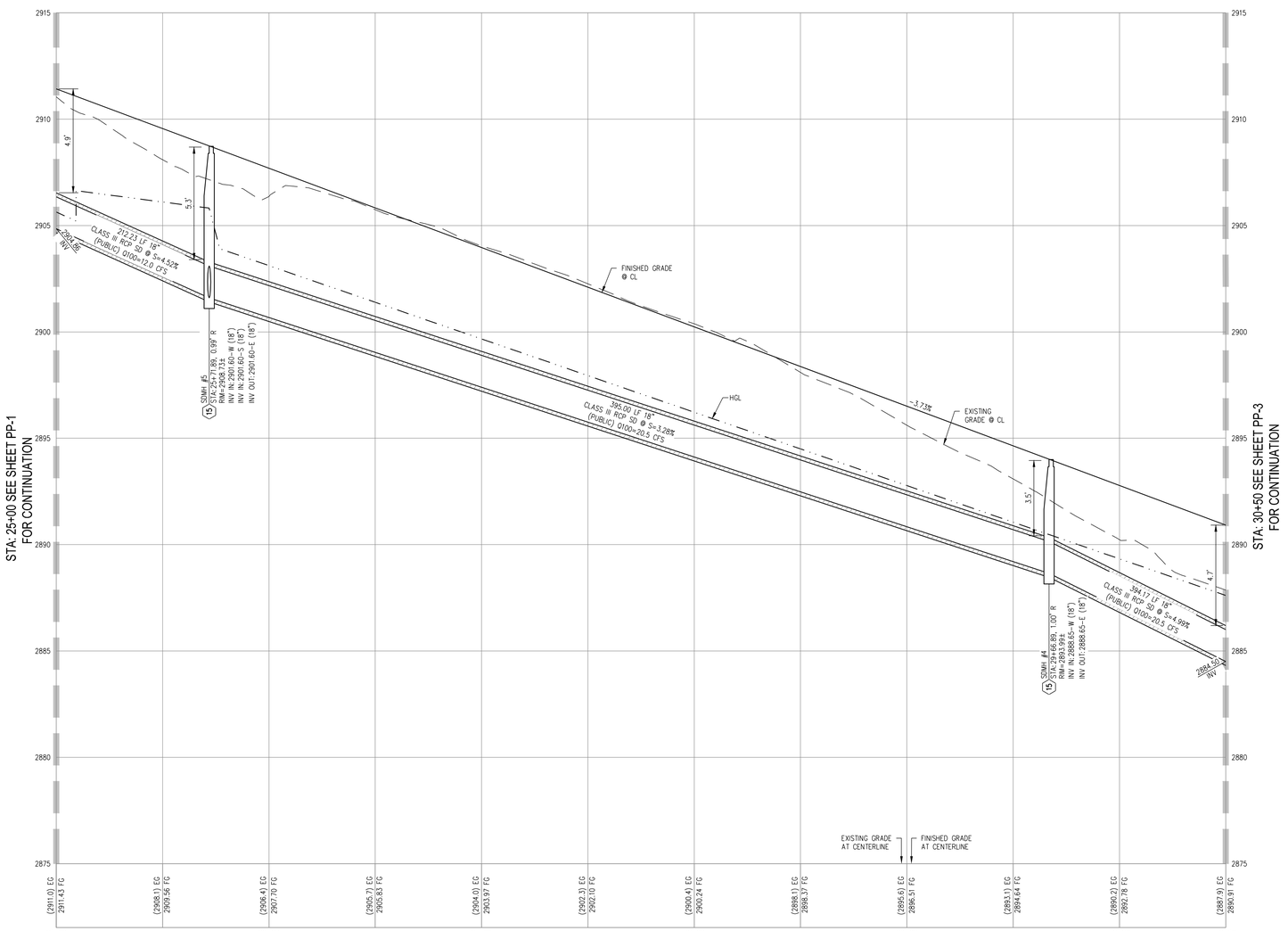

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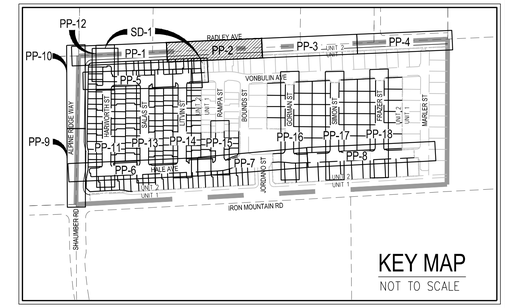

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CITY OF LAS VEGAS, NV

tri pointe HOMES

S1
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IRON MOUNTAIN UNIT 2
PLAN AND PROFILE - RADLEY AVE STA 25+00 TO 30+50

DATE: 08/22/2022
DRAFTER: LVM
DESIGNER: ND
CHECKED: DSP
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PROFESSIONAL ENGINEER - STATE OF NEVADA
DANIEL S. POLL
Exp. 12/31/2023
CIVIL
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PP-2
SHEET 16 OF 49
L22-01857

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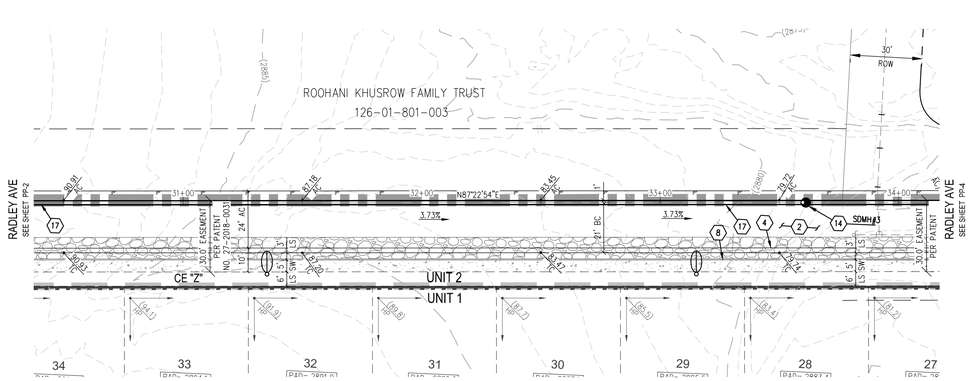

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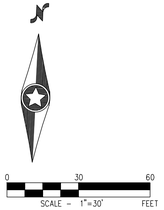

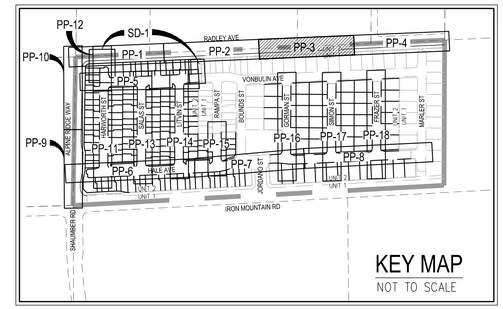

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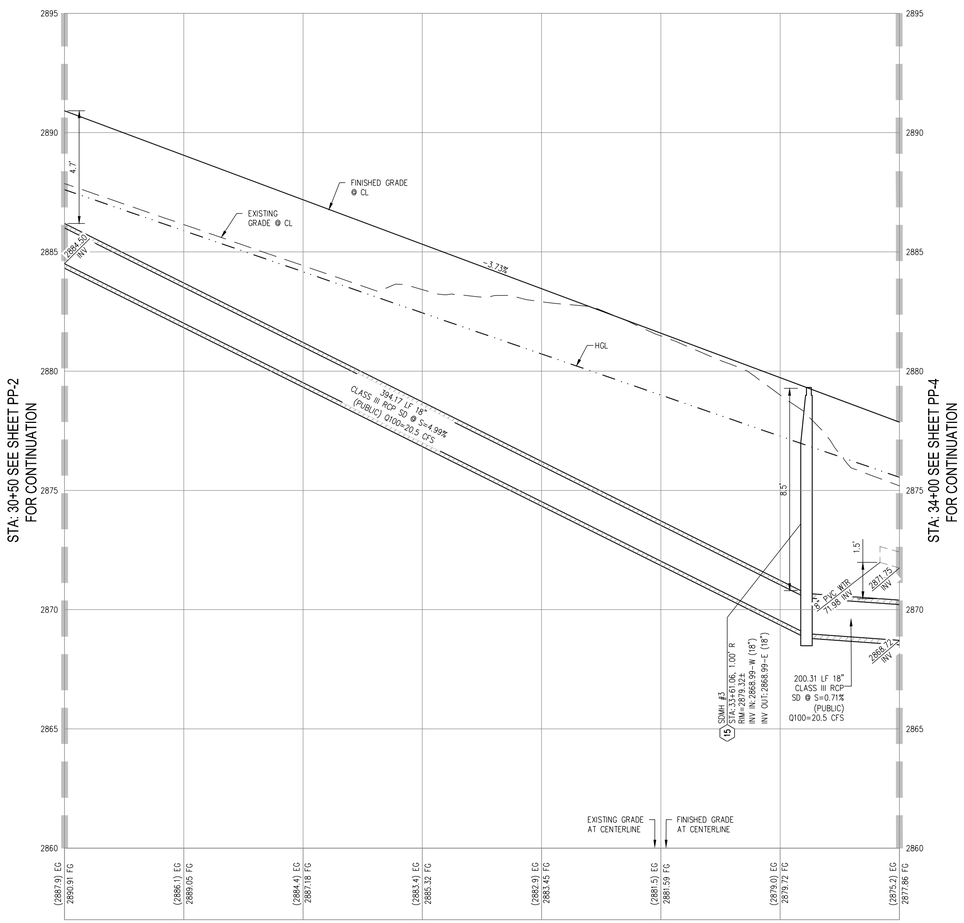

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10. CONSTRUCT MODIFIED 8' WIDE CROSS GUTTER PER CCAUSD NO. 228
11. INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS GATE
12. INSTALL TEMPORARY FENCE FOR PEDESTRIAN FALL PROTECTION
13. 5' PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOMEOWNER
14. INSTALL 48" TYPE I SDMH PER CCAUSD NO. 403 & 403.1
15. INSTALL 5.0' TYPE "CMZ" DROP INLET PER CCASUD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421 (PRIVATE)
16. INSTALL 10.0' TYPE "CMZ" DROP INLET PER CCASUD NO. 412.1 AND STORM DRAIN WATER QUALITY MANAGEMENT STAMP PER CCAUSD NO. 421 (PRIVATE)
17. INSTALL 18" CLASS III RCP STORM DRAIN (PUBLIC)
18. INSTALL 18" CLASS III RCP STORM DRAIN (PRIVATE)
19. INSTALL 18" C900 STORM DRAIN (PUBLIC)
20. INSTALL RIP RAP OVER 12" TYPE II AGGREGATE BASE D50=6", T=12"
21. INSTALL 6" THICK COMPACTED DECOMPOSED GRANITE
22. INSTALL 18" "L" TYPE CURB PER CCAUSD NO. 216.1.S1
23. CONSTRUCT 10' 18" L-CURB TO 24" L-CURB TRANSITION PER DETAIL ON SHEET D-2
24. INSTALL SIDEWALK UNDERDRAIN PER CCAUSD 236

BENCHMARK
CITY OF LAS VEGAS BENCHMARK OC991S6

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

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

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

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

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

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

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

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

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

tri pointe HOMES

S1
T 19 S
R 59 E

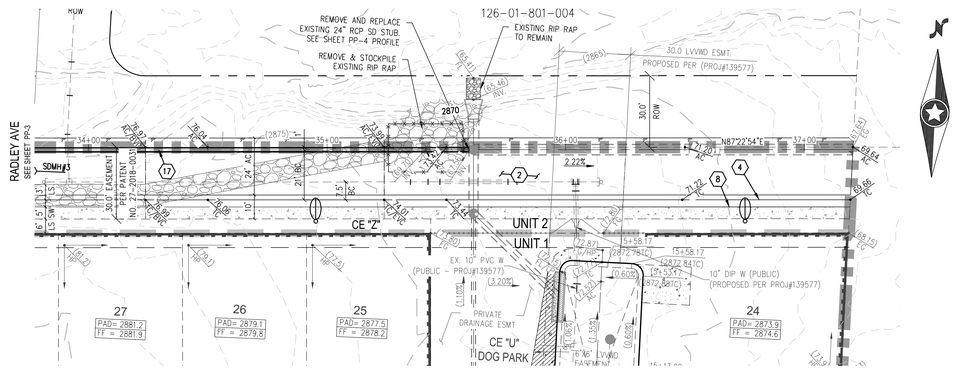
IRON MOUNTAIN UNIT 2
PLAN AND PROFILE - RADLEY AVE STA 30+50 TO 34+00

DATE: 08/22/2022
DRAFTER: LVM
DESIGNER: ND
CHECKED: DSP
PROJECT NO. TRI2101-002

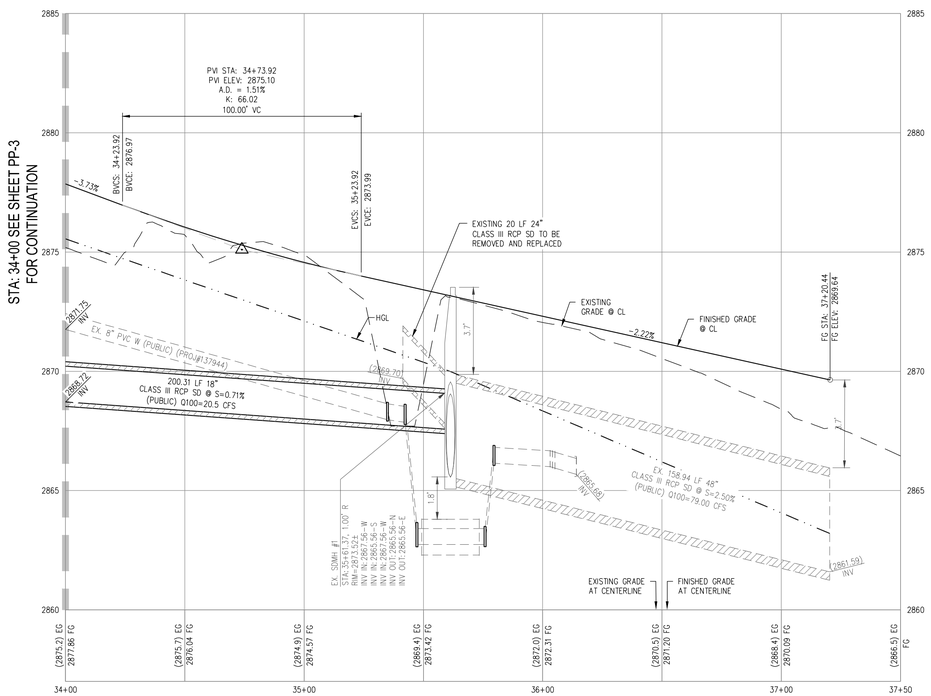
PROFESSIONAL ENGINEER - STATE OF NEVADA
DANIEL S. POLL
Exp. 12/31/2023
CIVIL
No. 28179
09/12/22

PP-3
SHEET 17 OF 49
L22-01857

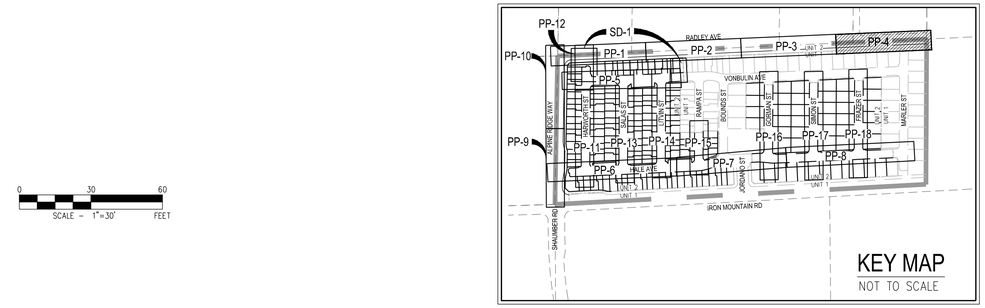
J:\tri2101-003 iron mountain\dwg\improv\unit 2\tri2101-002 prop.dwg 9/12/2022 11:02 AM Kenneth Lee



RADLEY AVE- PLAN VIEW
(PRIVATE)



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



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
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.

SEWER CONNECTION NOTE
ONE OR MORE SEGMENTS OF THE DOWNSTREAM SEWER SYSTEM THAT WILL SERVE THIS PROJECT HAS NOT BEEN COMPLETED AND/OR ACCEPTED FOR MAINTENANCE BY THE CITY OF LAS VEGAS. ANY WORKDONE ON THIS PROJECT PIROR TO THE COMPLETION AND/OR ACCEPTANCE OF THE DOWNSTREAM SEWER SYSTEM(S) SHALL BE DONE AT THE DEVELOPER'S OWN RISK. THE CITY OF LAS VEGAS RESERVES THE RIGHT TO PREVENT THE PHYSICAL CONNECTION OF THIS PROJECT INTO THE DOWNSTREAM SEWER SYSTEM UNTIL ALL SEGMENTS HAVE BEEN COMPLETED AND ACCEPTED FOR MAINTENANCE, OR UNTIL SUCH TIME AS THEY ARE DEEMED AVAILABLE FOR SERVICE.

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

SEWER NOTES
1. FIELD VERIFY INVERT, SAWCUT & CONNECT TO EXISTING SEWER LINE
2. INSTALL WATERTIGHT 48" STANDARD MANHOLE PER DCSWCS SD-1, SD-3, SD-4, SD-5 WITH SINGLE 24" LID.
3. INSTALL 8" PVC SANITARY SEWER PIPE (PUBLIC)
4. INSTALL 4" SDR35 PVC SEWER LATERAL PER DCSWCS SD-20, SD-21, AND SD-23
5. INSTALL SANITARY SEWER CLEANOUT WITH TRAFFIC RATED LID IN DRIVEWAY PER DCSWCS SD-24
6. CONNECT SS LATERAL TO IRON MOUNTAIN UNIT 1 WYE FITTING

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7	3.01 TO 4	12.0	4.5
8	4.01 TO 5	15.0	4.5
9	5.01 TO 6	21.5	4.5

GRADING NOTES
1. MATCH EXISTING IMPROVEMENTS PER CCAUSD NO. 503, 500.4 & 500.5
2. INSTALL ASPHALT PAVEMENT WITH TYPE II AGGREGATE BASE PER STREET DETAILS ON SHEET D-1
3. INSTALL 8" "A" TYPE CURB PER CCAUSD NO. 219
4. INSTALL 24" "L" TYPE CURB PER CCAUSD NO. 216
5. INSTALL 24" "R" TYPE CURB PER CCAUSD NO. 217.3.S1
6. CONSTRUCT 10' L-CURB TO R-CURB TRANSITION PER DETAIL ON SHEET D-2
7. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (5" THICK W/ 5" TYPE II AGGREGATE BASE)
8. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234 (4" THICK W/ 5" TYPE II AGGREGATE BASE)
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BENCHMARK
CITY OF LAS VEGAS BENCHMARK 0C991S6

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

tri pointe HOMES

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

S1
T 19 S
R 59 E

DATE: 08/22/2022
DRAFTER: LVM
DESIGNER: ND
CHECKED: DSP
PROJECT NO. TRI2101-002

PROFESSIONAL ENGINEER - STATE OF NEVADA
DANIEL S. POLL
Exp. 12/31/2023
CIVIL
No. 28719
09/12/22

PP-4
SHEET 18 OF 49
L22-01857

J:\tri2101-000 iron mountain\dwg\improv\unit 2\tri2101-002 prop.dwg 9/12/2022 11:03 AM Kenneth Lee