HYDROLOGIC CRITERIA AND DRAINAGE MANUAL

DRAINAGE STUDY INFORMATION FORM

Name of Development: Rancho Holly (Addendum#1) Date: 05/16/2022

Location of Development: a) Descriptive (Cross Streets) North/South: Allen Lane

East/West: Coran Lane

b) Section: 19 Township: 20S Range: 61E

c) APN : 139-19-705-002

Name of Owner: Beazer Homes

Telephone No.: 702-802-4428 Fax No.: N/A E-Mail Address: jeff.lesnick@beazerhomes.com

Address: 2490 Paseo Verde Parkway Suite 120, Henderson, NV 89074

Contact Person-Name: Roshan Poudel / Darryl Lattimore **Telephone No.:** (702) 586-9296 ext. 101

* **E-Mail Address:** roshan.poudel@actus-nv.com / darryl.lattimore@actus-nv.com **Fax No.:** N/A

Firm: Actus

Address: 3283 E. Warm Springs Road Suite 300, Las Vegas, NV 89120

Type of Land Development/Land Disturbance Process:

	Rezoning	X	Subdivision Map		Clearing and Grading Only
	Parcel Map		Planned Unit Development		Other (Please specify below)
	Large Parcel Map		Building Permit		Completion of ROW

1. Total Owned Land Area: At Site: 13.35 +/- Being Developed/Disturbed: 13.35 +/-
2. Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area? ☐ **Yes**** ■ **No**
3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? ☐ **Yes**** ■ **No**
4. Proposed type of development (Residential, Commercial, Etc.): Residential
5. Approximate upstream land area which drains to the subject site: --
6. Has the site drainage been evaluated in the past? ■ **YES** ☐ **NO** If yes, please identify documentation: TDS for PMP 25456
7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: East onto Allen Lane
8. Briefly describe your proposed schedule for the subject project: ASAP

PROFESSIONAL ENGINEER · STATE OF NEVADA
ROSHAN POUDEL
EXP: 12/31/23
CIVIL
No. 28428
5/16/2022

Engineer's Seal

Submit this form as part of the required drainage study to the local entity which has jurisdiction over the subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

***New Required Field**

****Review and concurrence of the Clark County Regional Flood Control District is required.**

Roshan Poudel

Local Entity File No.

Revision	Date

REFERENCE:

STANDARD FORM 1

Updated 05/01/2008

May 16, 2022

3283 Warm Springs Road Suite 300
Las Vegas, NV 89120
(702) 586-9296

City of Las Vegas,
Department of Public Works, Engg. Divison,
Land Devlopment and Flood Control

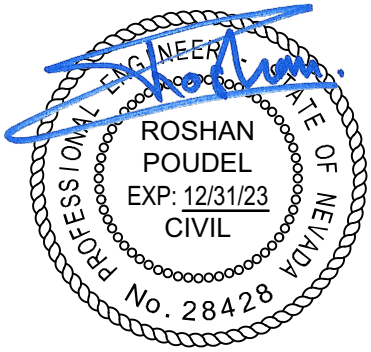
Re.: CD Certification for the Addendum#1 to the TDS for Rancho Holly

Dear Staff,

The pdfs on the submittal package CD matches the original submittal package.

We hope the above responses satisfy any concerns. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,



Roshan Poudel, PE

5/16/2022

ADDENDUM#1 TO THE TECHNICAL DRAINAGE STUDY

For

Rancho Holly

(APN: 139-19-705-002)

Rancho Drive and Holly Lane

City of Las Vegas

Date: May 13, 2022

Prepared for:

Beazer Homes, Las Vegas
c/o Jeff Lesnick
2470 Paseo Verde Parkway, Suite 120
Henderson, Nevada 89074

Prepared By: Roshan Poudel, PE

ACTUS
3283 E. Warm Springs Rd, Suite 300
NV 89120

May 16, 2022

3283 E. Warm Springs Road, Suite 300
Las Vegas, NV 89120
(702) 586-9296

Albert Sung, P.E.
Flood Control Project Engineer
Department of Public Works
City of Las Vegas

Re: Addendum #1 to the Technical Drainage Study for Rancho Holly (DS#5559)

Mr. Sung,

This letter addresses the comments issued in response to the initial submittal of the above referenced Technical Drainage Study.

Comments issued by the City of Las Vegas are retyped below and are followed by Actus response(s) in bold type.

City of Las Vegas– Flood Control Review Comments:

Comment 1: *Provide a copy of the zoning/planning conditions associated with this site (21-0813-TMP1) with the next submittal to verify compliance with conditions. Flood Control will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the City Council). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.*

Response 1: **Please see response to Comment#1 in the Appendix.**

Comment 2: *Sites with a grade difference of 2 feet above or below existing grades are required to have approval from the City of Las Vegas Planning and Development Department. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the City Planning Department (229-6301). The engineer must provide City Planning approval with the next submittal.*

Response 2: **We are in the process of obtaining the approval letter from the City Planning Department.**

Comment 3: *The site is adjacent to the jurisdiction of Clark County to the south. The engineer must coordinate with Clark County Public Works Department (CCPW) and incorporate any concerns for boundary conditions along the south border. CCPW concurrence is required prior to final acceptance of the study.*

Response 3: **Noted.**

Comment 4: *The site is also adjacent to the jurisdiction of the City of North Las Vegas (CNLV) to the north. The engineer must obtain concurrence of the subject drainage study from City of North Las Vegas Public Works Department prior to the final approval of the drainage study.*

Response 4: **Noted.**

Comment 5: *The reviewer believes that the stockpile activities will be constructed prior to the onsite developments in two distinctive time frames. The stockpile permit issued by the City of Las Vegas should be applied and obtained prior to the drainage study and improvement plans approval. Submit a separate Stockpile Permit Drainage Study separately. The package of the Stockpile Permit Drainage Study shall include a Standard Form 1, a Clark County Dust Control Operating Permit with the BMP's, a Stockpile Plan, and a letter explaining the stockpile work, drainage flow patterns and the time limit etc.*

Response 5: **As was discussed in our phone conversation on 5/12/2022, the permit letters (dust permit, water-pollution control permit etc.) were provided along with the previous submittal, and so, the requirement for a separate drainage study was to be waived if we provided a time-frame on stockpiling activities. A break-down of the timeline for the stockpile activities is as follows: stockpiling on the site will likely begin on 7/16/2022. We anticipate the mass-grading for the site to be completed by 1/1/2023. Please note the stockpile won't cut through any existing washes. Any minor amount of runoff tributary to the piles, will be diverted around the piles and returned to their historic route.**

Comment 6: *It appears that there is no "Figure 1 (Vicinity Map)" included in the last submittal. Provide as such in the next submittal.*

Response 6: **Figure 1 has been provided in Response to Comment#6 section in the Appendix.**

Comment 7: *Report Table 1 and Figure 7 (Existing Condition Basin Map): Basin ID E2 drainage area (7.83 acres) does not match Standard Form 4 drainage area (13.35 acres). Revise discrepancy.*

Response 7: **The Standard Form 4 drainage area for E2 is correct. Area of E2 in Figure 7 – Existing Condition Basins Map has been revised.**

Comment 8: *Report Table 1: Basin ID CP2E Q100 lists 31 cfs however E2+ALN3 (29+3= 32 cfs). Revise discrepancy.*

Response 8: **Table 1 has been revised.**

TABLE 1 Flow Summary (Existing Condition)				
BASIN ID/CONCENTRATION POINT	DRAINAGE AREA (acres)	Reference	Q_{10} cfs	Q_{100} cfs
E1	8.73	*HEC-1*	8	19
E2	7.83	*HEC-1*	12	29
COR	1.81	*HEC-1*	3	6
ALN1	0.36	*HEC-1*	1	1
ALN2	0.28	*HEC-1*	0	1
ALN3	1.06	*HEC-1*	2	3
CP1E	--	*HEC-1 (E1 + ALN1)*	8	20
CP2E	--	*HEC-1 (E2 + ALN3)*	13	32
NH-COR	--	*CLV Central Neighborhood FCMPU*	0	147
CP-COR-E	--	*NH-COR + COR*	3	153
TOT-1X	--	*CP-COR-E + CP1E*	11	173
NH-HOL	--	*CLV Central Neighborhood FCMPU*	0	285
TOT-2X	--	*NH-HOL + CP2E*	13	316
NH-RAN1	--	*CLV Central Neighborhood FCMPU*	80	347
NH-RAN	--	*CLV Central Neighborhood FCMPU*	81	223

Comment 9: *Report Table 1: Basin ID ALN3 Q10 lists 1 cfs however the HEC-1 reports Q10 as 2 cfs. Revise discrepancy.*

Response 9: **Table 1 has been revised. Please see response to Comment #8.**

Comment 10: *Figures 8, 9 and 10 Basin Maps: Combination Point CP-COR-I per the flow summary table includes NH-COR & COR. However, per the exhibit this combination point should also include sub basin DON3 flows. Address and resolve in the next submittal.*

Response 10: **The flow values for combination point CP-COR-I provided in Figures 8 and 9, and combination point CP-COR-D in Figure 10 are all correct and do take into account runoff from DON3. The description in table (just the description, not the value) was however missing 'addition of DON3' with NH-COR and COR. The tables in the attached figures have been updated.**

Comment 11: *14'-overpaving is normally required for half-street improvements. Provide as such or contact City Land Development Section for direction of whether overpaving will be required in Coran Lane and Allen Lane. Revise all pertinent detail sections accordingly*

Response 11: **We are doing 7' over pavement. We will coordinate with City Land Development section.**

The following comments pertain to Unit 1 Developments:

Comment 12: *Grading Plan Sheet C3:*

a) At the center line of Allen Lane, between Station 10+85 (30.42 AC/HP) and Station 12+43 (28.46 AC/GB), there appears to have a local low point at Station 12+00 (27.67 AC). Review and revise accordingly.
b) Label the finished floor elevation of existing houses adjacent to the east of Allen Lane.
c) Dedicate the area at the east end of Coleus Avenue as Public Drainage Easement (privately maintained by the HOA) and record as such in the Final Map.
d) Is there any curb cut for the discharge of the 100-year flow at the end of Coleus Avenue? Q100=6cfs, the proposed 2'-wide channel and sidewalk underdrain appear to be inadequate. Review and revise accordingly

Response 12:

a) The plan has been revised.
b) The finished floor elevation of the existing houses adjacent to the east of Allen Lane has been added in the plans. Please note the said finish floor elevations shown in the plans was obtained by our surveyors, by carrying out actual survey measurements in the field. The FFE of the said existing lots to the east of Allen Avenue are all above 'at least twice the depth of ultimate condition 100-yr runoff in Allen Avenue'.
c) The area at the east end of Coleus Avenue has been dedicated as a Public Drainage Easement (to be privately maintained by the HOA) and we will record it as such in the Final Map.
d) A callout for depressed curb has been added in the grading construction notes.

Comment 13: *Grading Plan Sheet C5:*

a) The west end of the cross-valley gutter in Allen Lane appears to be a low point and cause a small pond there.
b) Label the finished floor elevation of existing houses adjacent to the east of Allen Lane in the next submittal.

Response 13:

a) The elevation tag for the cross-gutter flowline was slightly off in the previous submittal. The tag have been revised and the cross-gutter now has positive drainage towards east at 1%. So, no ponding should occur on the west side.
b) The finished floor elevation of the existing houses adjacent to the east of Allen Lane have been labelled.

Comment 14: *Grading Plan Sheet C6:*

a) The south end of the site, adjacent to Lot 23, provide zero curb so that the Q100=23cfs will be conveyed smoothly from the street to the proposed drainage easement. The current design will have a turbulent flow at the proposed flow point (26.80 FL/LP) which is too close to the driveway of Lot 23 and can cause damage to the front yard. Address and resolve in the next submittal.

b) Provide wrought iron gate or bollards at the entrance of the drainage easement to prevent vehicles parking in the easement.

c) Per City of Las Vegas policy, 20'-wide drainage easement is required if the 100-year flow is greater than 20cfs. The proposed 15' Private Drainage Easement must be expanded to be 20'-wide Public Drainage Easement (Privately Maintained by HOA).

d) The proposed concrete valley gutter in the drainage easement will not contain the 100-year flow. Use U-concrete channel to contain the flow.

Response 14:

a) 'Depressed curb' callout has been added to the plans.

b) 'Install bollards' callout has been added to the plans.

c) The easement has been updated to be 20' wide, and the description has been added as suggested.

d) Please see hydraulic calculations for the 20' drainage easement in the Appendix. Since the drainage easement is 20' wide now, the 100-yr runoff within the easement will NOT run against the wall. 3-courses of solid-grouting will be provided above the finished grade along the adjacent walls for free-board protection. A concrete flood wall at the very end

Comment 15: *Sheet C10 Detail 2 shows that Allen Lane has curb and gutter on the east side of the roadway when it does not. Additionally, provide a cross section for the north half of Allen Lane that shows the proposed swale on the east side.*

Response 15: **Sheet C10 Detail 2 has been updated.**

Comment 16: *Interim Phase 1 Grading Plans need to provide riprap at locations where the rough graded interim grading meets the proposed roadway.*

Response 16: **Noted. Riprap has been added at the locations (where the rough graded interim grading meets the proposed roadway) in the relevant grading plans sheets.**

The following comments pertain to Unit 2 Developments:

Comment 17: *Grading Plan Sheet C4: Label the slope at the bulb of the cul-de-sac in Pascali Place. The minimum slope in curvature is 1%.*

Response 17: **Noted. Slope tag has been added.**

The following are general comments:

Comment 18: *Provide preliminary plan and profile sheets for all proposed perimeter streets. Plan and profile sheets must show existing and proposed grade at centerline, but may be preliminary in all other respects. These plans are necessary to determine the effect of the proposed development on the adjacent properties.*

Response 18: **Preliminary plan and profile sheets for all proposed perimeter streets has been provided.**

Comment 19: *All proposed wrought iron fence/gate must utilize CCAUSD standard drawing 425.S1 including the placement of bollards.*

Response 19: **Noted.**

Comment 20: *The engineer must provide a table on the grading plans that shows a quantity estimate of all drainage improvements within Public Drainage Easements. All drainage improvements within Public Drainage Easements must be bonded and inspected.*

Response 20: **The table has been provided in Sheet C2. Noted.**

Comment 21: *All drainage easements must be public drainage easements to be privately maintained and common lots to be labeled on the grading plans and to be dedicated as such in the final map.*

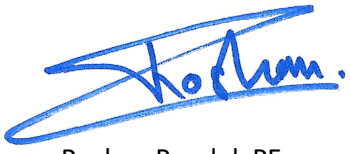
Response 21: **Noted.**

Comment 22: *Private streets must be public drainage easements. Provide a note on the grading plans: "Note: All private streets are P.U.E., Public Sewer Easements and Public Drainage Easements to be privately maintained by the HOA".*

Response 22: **The note has been added.**

We hope the above responses satisfy any concerns. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,



Roshan Poudel, PE

APPENDIX

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM				DATE: April 26, 2022
TO: **Land Development Services** Department of Building & Safety				**FROM:** Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for:			**COPIES TO:**
Rancho Holly				Actus
Cross Streets:	SEC of Rancho Drive & Coran Lane			Beazer Homes
File Number:	F:\Depot\DSMemos\DS5559A.doc			Bart Anderson, P.E., DevCo
Parcel Number:	139-19-705-002			CCPW
Zoning Action:	21-0813-TMP1			CNLV
FEMA Flood Zone	YES	NO **X**		
Proposed Storm Drain	YES **X**	NO		

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1st Submittal	3/31/2022	4/26/2022	See Comments Below	$400.00	4714128: $400
			TOTAL FEES (LDDRS):	**$400.00**	**----**

REMARKS:

The Drainage Study for the subject project has been reviewed and:

	is approved subject to conformance to all City standards and the following conditions:
X	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
	is conditionally approved subject to Clark County Public Works Department concurrence.

1. Provide a copy of the zoning/planning conditions associated with this site (**21-0813-TMP1**) with the next submittal to verify compliance with conditions. *Flood Control* will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the *City Council*). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.

2. Sites with a grade difference of 2 feet above or below existing grades are required to have approval from the *City of Las Vegas Planning and Development Department.* The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the *City Planning Department* (229-6301). The engineer must provide *City Planning* approval with the next submittal.

3. The site is adjacent to the jurisdiction of *Clark County* to the south. The engineer must coordinate with *Clark County Public Works Department* (CCPW) and incorporate any concerns for boundary conditions along the south border. CCPW concurrence is required prior to final acceptance of the study.

4. The site is also adjacent to the jurisdiction of the *City of North Las Vegas* (CNLV) to the north. The engineer must obtain concurrence of the subject drainage study from *City of North Las Vegas Public Works Department* prior to the final approval of the drainage study.

5. The reviewer believes that the stockpile activities will be constructed prior to the onsite developments in two distinctive time frames. The stockpile permit issued by the *City of Las Vegas* should be applied and obtained prior to the drainage study and improvement plans approval. Submit a separate Stockpile Permit Drainage Study separately. The package of the Stockpile Permit Drainage Study shall include a Standard Form 1, a Clark County Dust Control Operating Permit with the BMP's, a Stockpile Plan and a letter explaining the stockpile work, drainage flow patterns and the time limit etc.
6. It appears that there is no "*Figure 1 (Vicinity Map)*" included in the last submittal. Provide as such in the next submittal.
7. **Report Table 1 and Figure 7 (Existing Condition Basin Map):** Basin ID E2 drainage area (7.83 acres) does not match Standard Form 4 drainage area (13.35 acres). Revise discrepancy.
8. **Report Table 1:** Basin ID CP2E Q_{100} lists 31 cfs however E2+ALN3 (29+3= 32 cfs). Revise discrepancy.
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11. 14'-overpaving is normally required for half-street improvements. Provide as such or contact *City Land Development Section* for direction of whether overpaving will be required in *Coran Lane* and *Allen Lane*. Revise all pertinent detail sections accordingly.

<u>The following comments pertain to Unit 1 Developments:</u>

12. **Grading Plan Sheet C3**:
    - At the center line of *Allen Lane*, between Station 10+85 (30.42 AC/HP) and Station 12+43 (28.46 AC/GB), there appears to have a local low point at Station 12+00 (27.67 AC). Review and revise accordingly.
    - Label the finished floor elevation of existing houses adjacent to the east of *Allen Lane*.
    - Dedicate the area at the east end of *Coleus Avenue* as Public Drainage Easement (privately maintained by the HOA) and record as such in the Final Map.
    - Is there any curb cut for the discharge of the 100-year flow at the end of *Coleus Avenue*? Q_{100}=6cfs, the proposed 2'-wide channel and sidewalk underdrain appear to be inadequate. Review and revise accordingly.
13. **Grading Plan Sheet C5:**
    - The west end of the cross valley gutter in *Allen Lane* appears to be a low point and cause a small pond there.
    - Label the finished floor elevation of existing houses adjacent to the east of *Allen Lane* in the next submittal.
14. **Grading Plan Sheet C6:**
    - The south end of the site, adjacent to Lot 23, provide zero curb so that the Q_{100}=23cfs will be conveyed smoothly from the street to the proposed drainage easement. The current design will have a turbulent flow at the proposed flow point (26.80 FL/LP) which is too close to the driveway of Lot 23 and can cause damage to the front yard. Address and resolve in the next submittal.

- Provide wrought iron gate or bollards at the entrance of the drainage easement to prevent vehicles parking in the easement.
- Per *City of Las Vegas* policy, 20'-wide drainage easement is required if the 100-year flow is greater than 20cfs. The proposed *15' Private Drainage Easement* must be expanded to be *20'-wide Public Drainage Easement (Privately Maintained by HOA)*.
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17. **Grading Plan Sheet C4**: Label the slope at the bulb of the cul-de-sac in *Pascali Place*. The minimum slope in curvature is 1%.

The following are general comments:

18. Provide preliminary plan and profile sheets for all proposed perimeter streets. Plan and profile sheets must show existing and proposed grade at centerline, but may be preliminary in all other respects. These plans are necessary to determine the effect of the proposed development on the adjacent properties.
19. All proposed wrought iron fence/gate must utilize CCAUSD standard drawing 425.S1 including the placement of bollards.
20. The engineer must provide a table on the grading plans that shows a quantity estimate of all drainage improvements within Public Drainage Easements. All drainage improvements within Public Drainage Easements must be bonded and inspected.
21. All drainage easements must be public drainage easements to be privately maintained and common lots to be labeled on the grading plans and to be dedicated as such in the final map.
22. Private streets must be public drainage easements. Provide a note on the grading plans: "Note: All private streets are P.U.E., Public Sewer Easements and Public Drainage Easements to be privately maintained by the HOA".

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the Nevada Division of Environmental Protection a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see http://ndep.nv.gov/bwpc/storm01.htm or call (775) 687-9429.

END OF REMARKS
HDR/AYS

T/R/S: T20S/R61E/19
AREA M-19

RESPONSE

RESPONSE
TO
COMMENT #1

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL
495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101

702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY

cityoflasvegas
lasvegasnevada.gov

March 16, 2022

Verlaine LLC
PO Box 371537
Las Vegas, Nevada 89137

RE: 21-0813-ZON1, 21-0813-VAR1, AND 21-0813-SDR1
CITY COUNCIL MEETING OF MARCH 16, 2022

Dear Applicant:

The City Council at a regular meeting held on March 16, 2022 voted to ***APPROVE*** the following Land Use Entitlement project requests on 13.53 acres on the southwest corner of Coran Lane and Allen Lane (Parcel 1 File 127 Page 86), Ward 5 (Crear).

21-0813-ZON1, - REZONING - FROM: C-2 (GENERAL COMMERCIAL) TO: R-CL (SINGLE FAMILY COMPACT-LOT)

21-0813-VAR1 - VARIANCE - TO ALLOW PRIVATE STREETS THAT DO NOT MEET PRIVATE GATED COMMUNITY STREET DEVELOPMENT STANDARDS, STUB STREET TERMINATIONS WHERE CUL-DE-SACS ARE REQUIRED

21-0813-TMP1 - TENTATIVE MAP - RANCHO HOLLY - FOR A 97-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

21-0813-VAR1 approval is subject to the following conditions:

Planning

1. Approval of a Rezoning (21-0813-ZON1) and approval of and conformance to the Conditions of Approval for Tentative Map (21-0813-TMP1) shall be required, if approved.

2. This approval shall be void four years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0813-TMP1 approval is subject to the following conditions:

Planning

1. The proposed subdivision shall be gated.

2. The eastern perimeter wall of the subdivision shall have a minimum overall height of eight (8) feet, inclusive of any combination of retaining and screen. The perimeter wall shall be decorative with a minimum of 20 percent contrasting material per Title 19.

3. Perimeter landscape buffer areas shall use 4-6 inch decorative rock in addition to required plant materials.

4. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

5. Approval of Rezoning (21-0813-ZON1) and Tentative Map (21-0813-TMP1) shall be required, if approved.

6. Street names must be provided in accordance with the City's Street Naming Regulations.

7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

8. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations. The CC&R documents shall include a disclosure that the surrounding zoning districts, which includes R-E (Residence Estate) zoning, may include existing or future agricultural and livestock uses.

9. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

10. Dedicate a 25' radius on the southwest corner of Coran Lane and Allen Lane if not already in place.

11. Construct half-street improvements on Coran lane and Allen Lane, including appropriate pavement transitions, meeting current City Standards adjacent to this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Allen Lane improvements shall extend to Holly Lane and include the northwest corner spandrel and valley gutter unless otherwise allowed by the City Engineer.

12. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association. Additionally, grant a 5-foot public utility easement behind the back of curbs if needed to provide adequate separation between the various utilities. No trees or other landscaping material with a matured height of 36" is allowed within a public sewer easement.

13. Grant a minimum 20' wide Public Sewer and Public Drainage Easement to be Privately Maintained" across Common Lot "E" on the Final Map for this site.

14. Prior to the submittal of construction drawings for this site, submit a Gated Queueing Analysis and Pedestrian Circulation and Safety Plan for approval by the Traffic Engineering Division of the Department of Public Works. The Pedestrian Circulation and Safety Plan shall identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendation of the approved pedestrian circulation plan.

15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

16. Per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.C and 19.02.130.E.

17. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No additional deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a

Final Map or the approval of subdivision related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

The Notice of Final Action was filed with the Las Vegas City Clerk on March 16, 2022.

Sincerely,

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:ew

cc:
Jeff Lesnick
Beazer Homes
2490 Paseo Verde Parkway Suite 120
Henderson, Nevada 89074

Darryl Lattimore
Actus
3283 East Warm Springs Road Suite 300
Las Vegas, Nevada 89120

RESPONSE

RESPONSE
TO
COMMENT #2

RESPONSE

RESPONSE
TO
COMMENT #6

VICINITY MAP

SCALE: NTS

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RANCHO HOLLY

VICINITY MAP

DATE	4/28/2022
DRAWN	Ro.Po.
DESIGNED	DCL
CHECKED	DCL
PROJECT #	BZR012105
SHEET NUMBER	FIGURE 1

RESPONSE

RESPONSE
TO
COMMENT #7

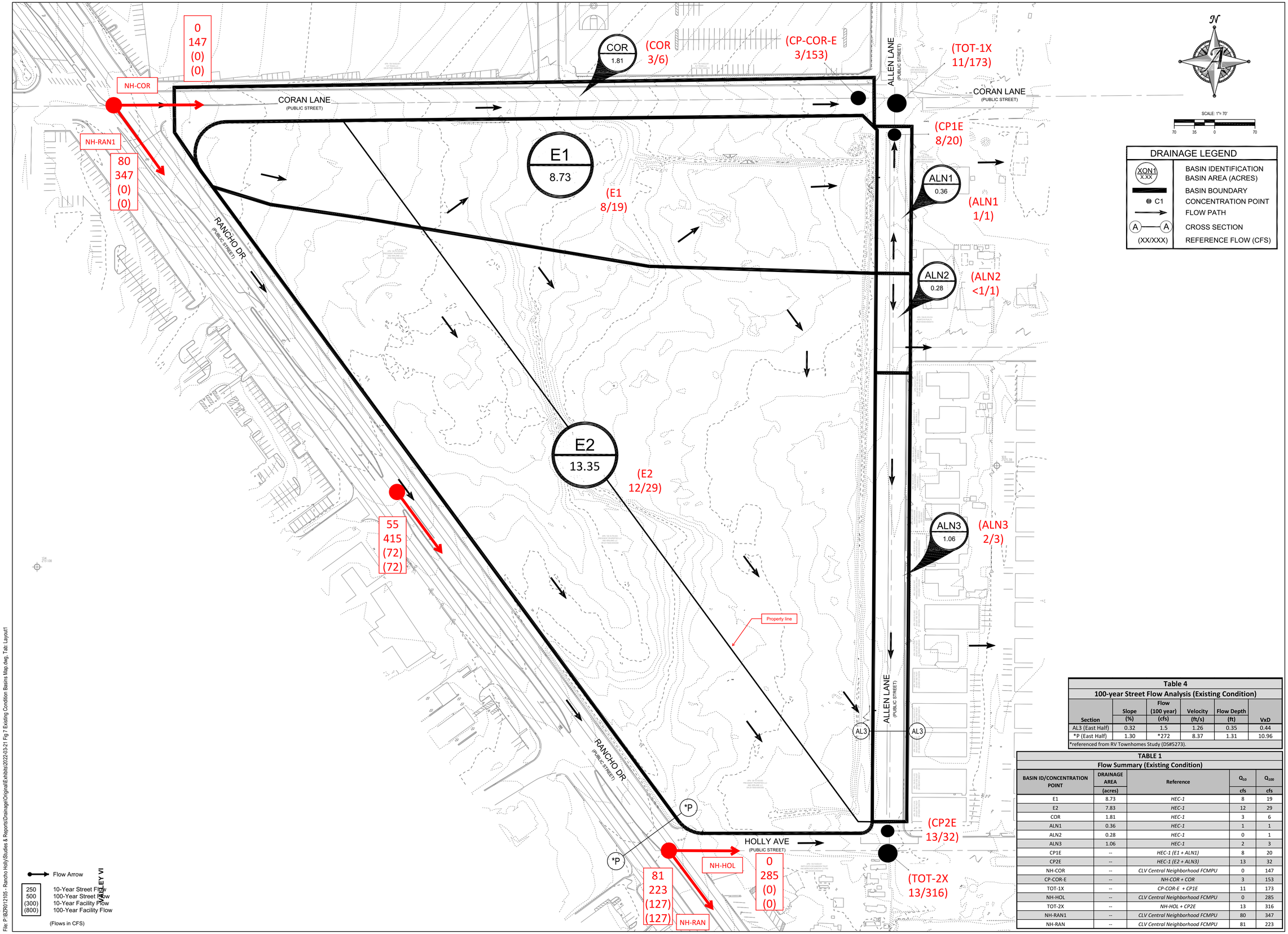

Table 4
100-year Street Flow Analysis (Existing Condition)

Section	Slope (%)	Flow (100 year) (cfs)	Velocity (ft/s)	Flow Depth (ft)	VxD
AL3 (East Half)	0.32	1.5	1.26	0.35	0.44
*P (East Half)	1.30	*272	8.37	1.31	10.96

*referenced from RV Townhomes Study (DS#5273).

TABLE 1
Flow Summary (Existing Condition)

BASIN ID/CONCENTRATION POINT	DRAINAGE AREA (acres)	Reference	Q_{10} cfs	Q_{100} cfs
E1	8.73	*HEC-1*	8	19
E2	7.83	*HEC-1*	12	29
COR	1.81	*HEC-1*	3	6
ALN1	0.36	*HEC-1*	1	1
ALN2	0.28	*HEC-1*	0	1
ALN3	1.06	*HEC-1*	2	3
CP1E	--	*HEC-1 (E1 + ALN1)*	8	20
CP2E	--	*HEC-1 (E2 + ALN3)*	13	32
NH-COR	--	*CLV Central Neighborhood FCMPU*	0	147
CP-COR-E	--	*NH-COR + COR*	3	153
TOT-1X	--	*CP-COR-E + CP1E*	11	173
NH-HOL	--	*CLV Central Neighborhood FCMPU*	0	285
TOT-2X	--	*NH-HOL + CP2E*	13	316
NH-RAN1	--	*CLV Central Neighborhood FCMPU*	80	347
NH-RAN	--	*CLV Central Neighborhood FCMPU*	81	223

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FIGURE 7: EXISTING CONDITION BASINS MAP
RANCHO HOLLY
BEAZER HOMES
CITY OF LAS VEGAS

BY	DESCRIPTION	DATE
A		

DATE APR-28-2022
DRAWN RO.PO.
DESIGNED DCL
CHECKED RO.PO.
PROJECT # BZR012105

SHEET GROUP
FIG 7

SHEET NUMBER
1

SHEET 1 OF 1

Plot Stamp: 3/16/2022 4:47:22 PM - Roshan Poudel
File: P:\BZR012105 - Rancho Holly\Studies & Reports\Drainage\Original\Exhibits\2022-03-21 Fig 7 Existing Condition Basins Map.dwg, Tab: Layout1

RESPONSE

RESPONSE
TO
COMMENT #7

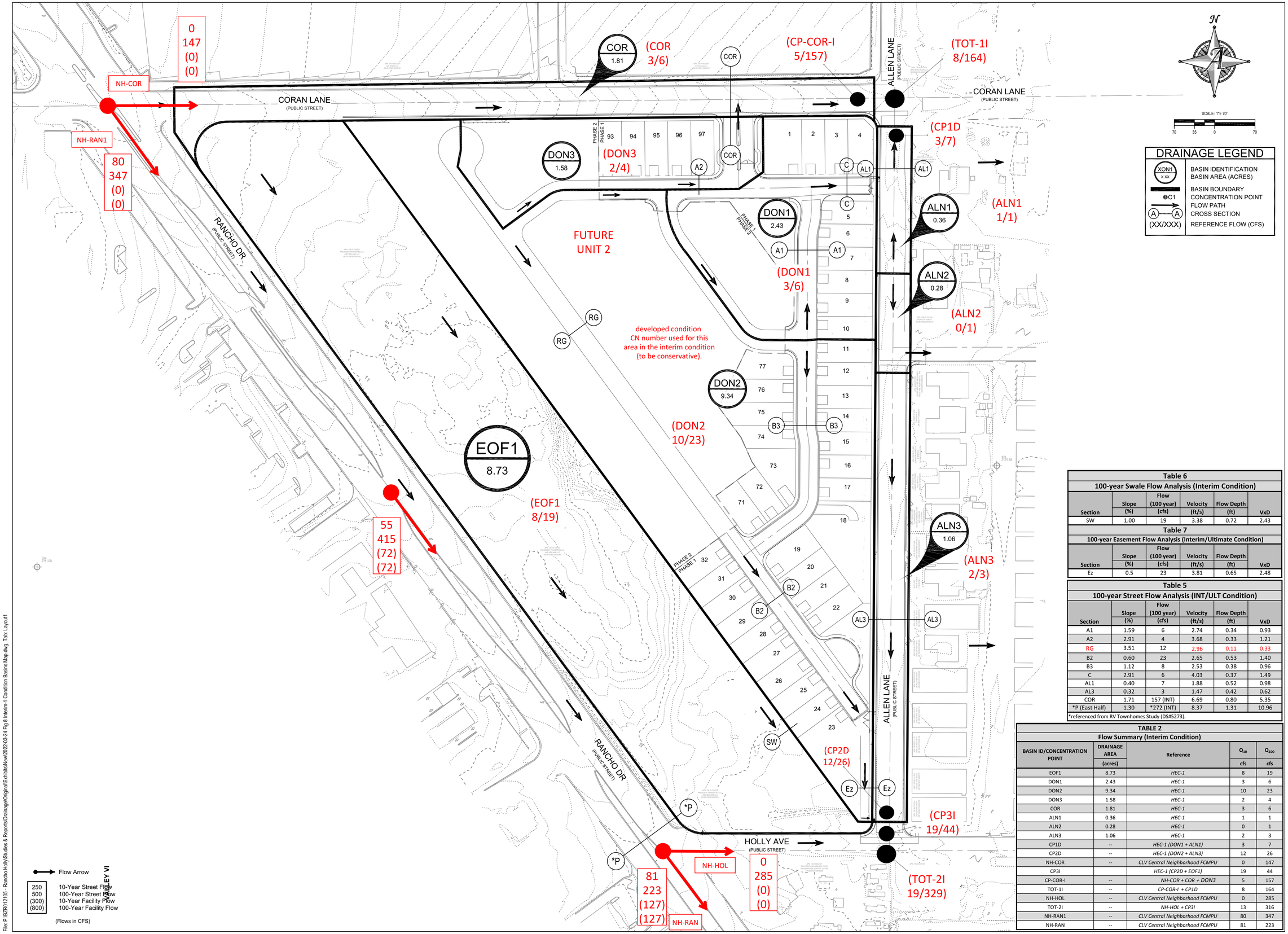

Table 6
100-year Swale Flow Analysis (Interim Condition)

Section	Slope (%)	Flow (100 year) (cfs)	Velocity (ft/s)	Flow Depth (ft)	VxD
SW	1.00	19	3.38	0.72	2.43

Table 7
100-year Easement Flow Analysis (Interim/Ultimate Condition)

Section	Slope (%)	Flow (100 year) (cfs)	Velocity (ft/s)	Flow Depth (ft)	VxD
Ez	0.5	23	3.81	0.65	2.48

Table 5
100-year Street Flow Analysis (INT/ULT Condition)

Section	Slope (%)	Flow (100 year) (cfs)	Velocity (ft/s)	Flow Depth (ft)	VxD
A1	1.59	6	2.74	0.34	0.93
A2	2.91	4	3.68	0.33	1.21
RG	3.51	12	2.96	0.11	0.33
B2	0.60	23	2.65	0.53	1.40
B3	1.12	8	2.53	0.38	0.96
C	2.91	6	4.03	0.37	1.49
AL1	0.40	7	1.88	0.52	0.98
AL3	0.32	3	1.47	0.42	0.62
COR	1.71	157 (INT)	6.69	0.80	5.35
*P (East Half)	1.30	*272 (INT)	8.37	1.31	10.96

*referenced from RV Townhomes Study (DS#5273).

TABLE 2
Flow Summary (Interim Condition)

BASIN ID/CONCENTRATION POINT	DRAINAGE AREA (acres)	Reference	Q_{10} cfs	Q_{100} cfs
EOF1	8.73	*HEC-1*	8	19
DON1	2.43	*HEC-1*	3	6
DON2	9.34	*HEC-1*	10	23
DON3	1.58	*HEC-1*	2	4
COR	1.81	*HEC-1*	3	6
ALN1	0.36	*HEC-1*	1	1
ALN2	0.28	*HEC-1*	0	1
ALN3	1.06	*HEC-1*	2	3
CP1D	--	*HEC-1 (DON1 + ALN1)*	3	7
CP2D	--	*HEC-1 (DON2 + ALN3)*	12	26
NH-COR	--	*CLV Central Neighborhood FCMPU*	0	147
CP3I		*HEC-1 (CP2D + EOF1)*	19	44
CP-COR-I	--	*NH-COR + COR + DON3*	5	157
TOT-1I	--	*CP-COR-I + CP1D*	8	164
NH-HOL	--	*CLV Central Neighborhood FCMPU*	0	285
TOT-2I	--	*NH-HOL + CP3I*	13	316
NH-RAN1	--	*CLV Central Neighborhood FCMPU*	80	347
NH-RAN	--	*CLV Central Neighborhood FCMPU*	81	223

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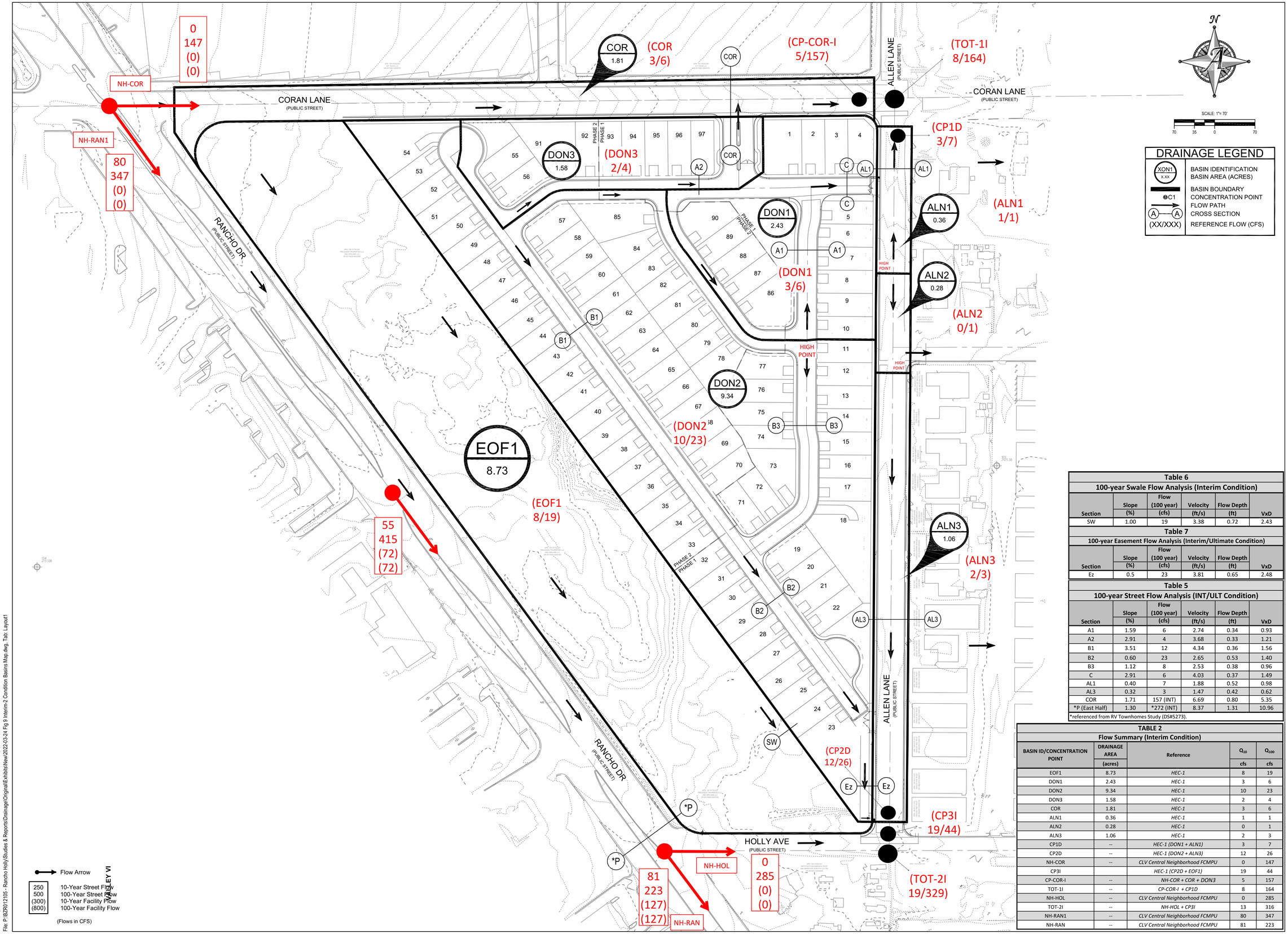
FIGURE 8: INTERIM-1 CONDITION BASINS MAP
RANCHO HOLLY
BEAZER HOMES
CITY OF LAS VEGAS
UNIT1

BY	DATE	DESCRIPTION
A		

DATE APR-28-2022
DRAWN RO.PO.
DESIGNED DCL
CHECKED RO.PO.
PROJECT # BZR012105
SHEET GROUP FIG 8
SHEET NUMBER 1
SHEET 1 OF 1

Plot Stamp: 3/24/2022 7:38:18 PM - Roshan Poudel
File: P:\BZR012105 - Rancho Holly\Studies & Reports\Drainage\Original\Exhibits\New\2022-03-24 Fig 8 Interim-1 Condition Basins Map.dwg, Tab: Layout1



DRAINAGE LEGEND

XON1 / x.xx	BASIN IDENTIFICATION BASIN AREA (ACRES)
	BASIN BOUNDARY
C1	CONCENTRATION POINT
	FLOW PATH
A — A	CROSS SECTION
(XX/XXX)	REFERENCE FLOW (CFS)

Table 6
100-year Swale Flow Analysis (Interim Condition)

Section	Slope (%)	Flow (100 year) (cfs)	Velocity (ft/s)	Flow Depth (ft)	VxD
SW	1.00	19	3.38	0.72	2.43

Table 7
100-year Easement Flow Analysis (Interim/Ultimate Condition)

Section	Slope (%)	Flow (100 year) (cfs)	Velocity (ft/s)	Flow Depth (ft)	VxD
Ez	0.5	23	3.81	0.65	2.48

Table 5
100-year Street Flow Analysis (INT/ULT Condition)

Section	Slope (%)	Flow (100 year) (cfs)	Velocity (ft/s)	Flow Depth (ft)	VxD
A1	1.59	6	2.74	0.34	0.93
A2	2.91	4	3.68	0.33	1.21
B1	3.51	12	4.34	0.36	1.56
B2	0.60	23	2.65	0.53	1.40
B3	1.12	8	2.53	0.38	0.96
C	2.91	6	4.03	0.37	1.49
AL1	0.40	7	1.88	0.52	0.98
AL3	0.32	3	1.47	0.42	0.62
COR	1.71	157 (INT)	6.69	0.80	5.35
*P (East Half)	1.30	*272 (INT)	8.37	1.31	10.96

*referenced from RV Townhomes Study (DS#5273).

TABLE 2
Flow Summary (Interim Condition)

BASIN ID/CONCENTRATION POINT	DRAINAGE AREA (acres)	Reference	Q_{10} cfs	Q_{100} cfs
EOF1	8.73	*HEC-1*	8	19
DON1	2.43	*HEC-1*	3	6
DON2	9.34	*HEC-1*	10	23
DON3	1.58	*HEC-1*	2	4
COR	1.81	*HEC-1*	3	6
ALN1	0.36	*HEC-1*	1	1
ALN2	0.28	*HEC-1*	0	1
ALN3	1.06	*HEC-1*	2	3
CP1D	--	*HEC-1 (DON1 + ALN1)*	3	7
CP2D	--	*HEC-1 (DON2 + ALN3)*	12	26
NH-COR	--	*CLV Central Neighborhood FCMPU*	0	147
CP3I		*HEC-1 (CP2D + EOF1)*	19	44
CP-COR-I	--	*NH-COR + COR + DON3*	5	157
TOT-1I	--	*CP-COR-I + CP1D*	8	164
NH-HOL	--	*CLV Central Neighborhood FCMPU*	0	285
TOT-2I	--	*NH-HOL + CP3I*	13	316
NH-RAN1	--	*CLV Central Neighborhood FCMPU*	80	347
NH-RAN	--	*CLV Central Neighborhood FCMPU*	81	223

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FIGURE 9: INTERIM-2 CONDITION BASINS MAP

RANCHO HOLLY

BEAZER HOMES

CITY OF LAS VEGAS

OVERALL

#	DATE	DESCRIPTION	BY

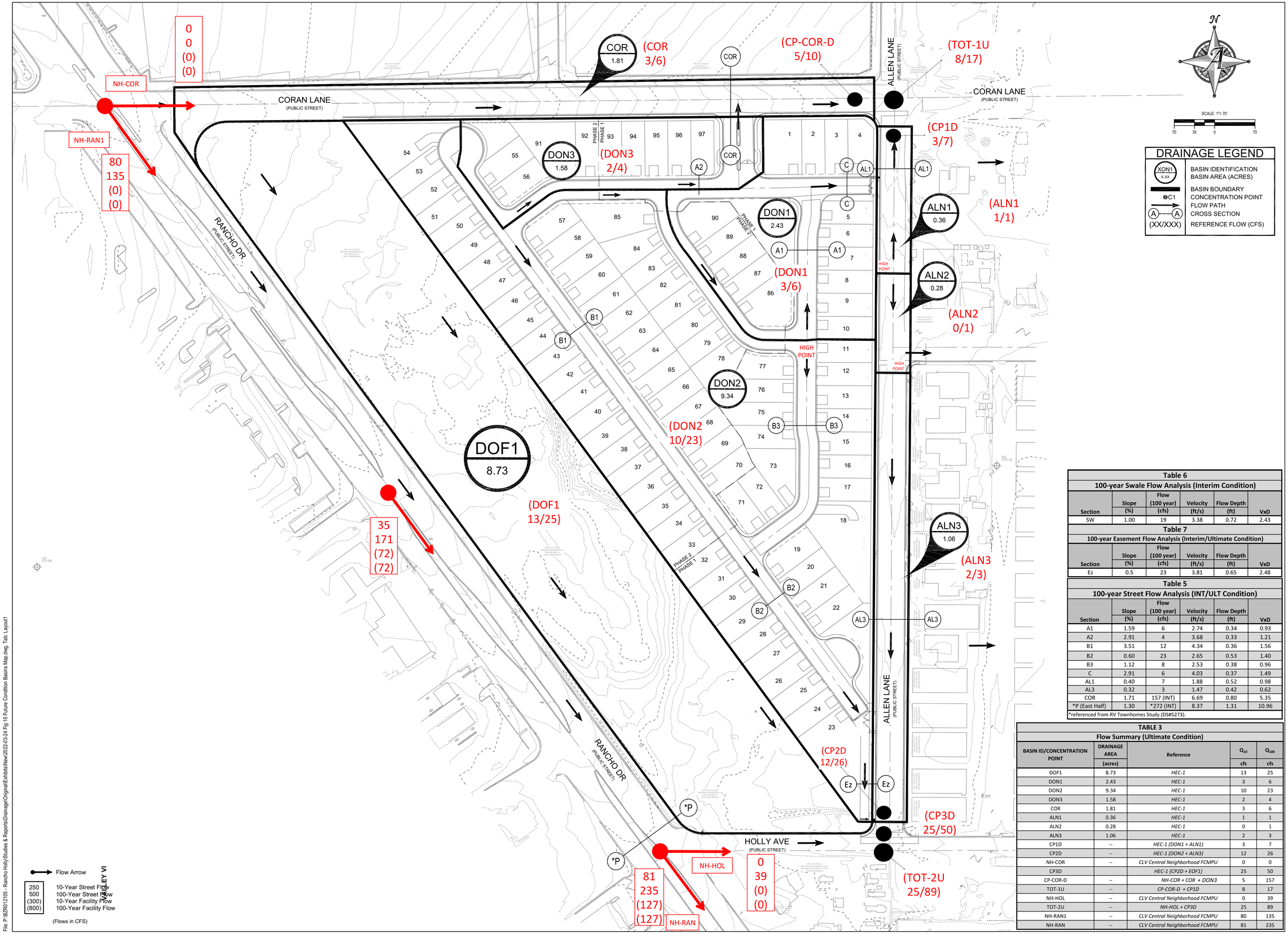
DATE	APR-28-2022
DRAWN	RO.PO.
DESIGNED	DCL
CHECKED	RO.PO.
PROJECT #	BZR012105

SHEET GROUP
FIG 9

SHEET NUMBER
1

SHEET 1 OF 1

Plot Stamp: 3/24/2022 7:25:10 PM - Roshan Poudel
File: P:\BZR012105 - Rancho Holly\Studies & Reports\Drainage\Original\Exhibits\New\2022-03-24 Fig 9 Interim-2 Condition Basins Map.dwg, Tab: Layout1



DRAINAGE LEGEND

XON1 / x.xx	BASIN IDENTIFICATION BASIN AREA (ACRES)
	BASIN BOUNDARY
C1	CONCENTRATION POINT
	FLOW PATH
A — A	CROSS SECTION
(XX/XXX)	REFERENCE FLOW (CFS)

Flow Arrow

250	10-Year Street Flow
500	100-Year Street Flow
(300)	10-Year Facility Flow
(800)	100-Year Facility Flow

(Flows in CFS)

KEY VI

Table 6
100-year Swale Flow Analysis (Interim Condition)

Section	Slope (%)	Flow (100 year) (cfs)	Velocity (ft/s)	Flow Depth (ft)	VxD
SW	1.00	19	3.38	0.72	2.43

Table 7
100-year Easement Flow Analysis (Interim/Ultimate Condition)

Section	Slope (%)	Flow (100 year) (cfs)	Velocity (ft/s)	Flow Depth (ft)	VxD
Ez	0.5	23	3.81	0.65	2.48

Table 5
100-year Street Flow Analysis (INT/ULT Condition)

Section	Slope (%)	Flow (100 year) (cfs)	Velocity (ft/s)	Flow Depth (ft)	VxD
A1	1.59	6	2.74	0.34	0.93
A2	2.91	4	3.68	0.33	1.21
B1	3.51	12	4.34	0.36	1.56
B2	0.60	23	2.65	0.53	1.40
B3	1.12	8	2.53	0.38	0.96
C	2.91	6	4.03	0.37	1.49
AL1	0.40	7	1.88	0.52	0.98
AL3	0.32	3	1.47	0.42	0.62
COR	1.71	157 (INT)	6.69	0.80	5.35
*P (East Half)	1.30	*272 (INT)	8.37	1.31	10.96

*referenced from RV Townhomes Study (DS#5273).

TABLE 3
Flow Summary (Ultimate Condition)

BASIN ID/CONCENTRATION POINT	DRAINAGE AREA (acres)	Reference	Q_{10} cfs	Q_{100} cfs
DOF1	8.73	*HEC-1*	13	25
DON1	2.43	*HEC-1*	3	6
DON2	9.34	*HEC-1*	10	23
DON3	1.58	*HEC-1*	2	4
COR	1.81	*HEC-1*	3	6
ALN1	0.36	*HEC-1*	1	1
ALN2	0.28	*HEC-1*	0	1
ALN3	1.06	*HEC-1*	2	3
CP1D	--	*HEC-1 (DON1 + ALN1)*	3	7
CP2D	--	*HEC-1 (DON2 + ALN3)*	12	26
NH-COR	--	*CLV Central Neighborhood FCMPU*	0	0
CP3D		*HEC-1 (CP2D + EOF1)*	25	50
CP-COR-D	--	*NH-COR + COR + DON3*	5	157
TOT-1U	--	*CP-COR-D + CP1D*	8	17
NH-HOL	--	*CLV Central Neighborhood FCMPU*	0	39
TOT-2U	--	*NH-HOL + CP3D*	25	89
NH-RAN1	--	*CLV Central Neighborhood FCMPU*	80	135
NH-RAN	--	*CLV Central Neighborhood FCMPU*	81	235

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FIGURE 10: ULTIMATE CONDITION BASINS MAP

RANCHO HOLLY

BEAZER HOMES

CITY OF LAS VEGAS

BY	DESCRIPTION	DATE	#

DATE	APR-28-2022
DRAWN	RO.PO.
DESIGNED	DCL
CHECKED	RO.PO.
PROJECT #	BZR012105

SHEET GROUP
FIG 10

SHEET NUMBER
1

SHEET 1 OF 1

Plot Stamp: 3/24/2022 7:15:48 PM - Roshan Poudel
File: P:\BZR012105 - Rancho Holly\Studies & Reports\Drainage\Original\Exhibits\New\2022-03-24 Fig 10 Future Condition Basins Map.dwg, Tab: Layout1

RESPONSE

RESPONSE
TO
COMMENT #14 (d)

Worksheet for Section Ez - 20' Easement - Ult

Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.50	%
Discharge	23.00	ft³/s

Section Definitions

Station (ft)	Elevation (ft)
0+00.00	2.15
0+00.00	0.70
0+10.00	0.00
0+20.00	0.70
0+20.00	2.15

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+00.00, 2.15)	(0+20.00, 2.15)	0.013

Options

Current Roughness Weighted Method	Pavlovskii's Method
Open Channel Weighting Method	Pavlovskii's Method
Closed Channel Weighting Method	Pavlovskii's Method

Results

Normal Depth	0.65	ft
Elevation Range	0.00 to 2.15 ft	
Flow Area	6.04	ft²
Wetted Perimeter	18.62	ft
Hydraulic Radius	0.32	ft
Top Width	18.57	ft
Normal Depth	0.65	ft
Critical Depth	0.69	ft

Worksheet for Section Ez - 20' Easement - Ult

Results

Critical Slope		0.00352	ft/ft
Velocity		3.81	ft/s
Velocity Head		0.23	ft
Specific Energy		0.88	ft
Froude Number		1.18	
Flow Type	Supercritical		

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	0.65	ft
Critical Depth	0.69	ft
Channel Slope	0.50	%
Critical Slope	0.00352	ft/ft

Cross Section for Section Ez - 20' Easement - Ult

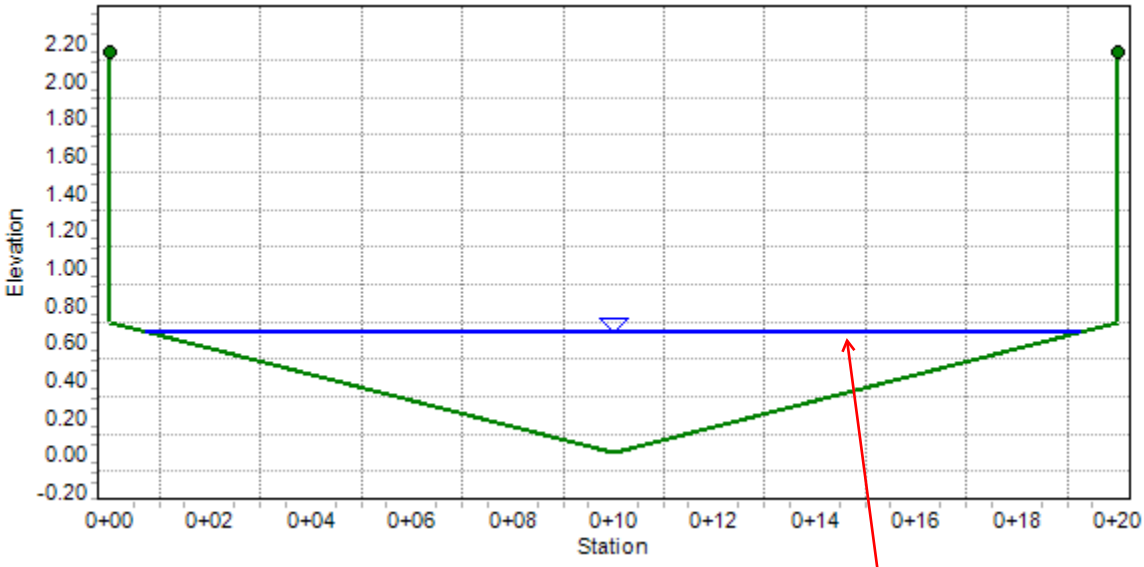
Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.50	%
Normal Depth	0.65	ft
Discharge	23.00	ft³/s

Cross Section Image



100-yr runoff contained within the V.

GRADING PLANS AND DETAILS

RANCHO HOLLY - UNIT 1

SINGLE FAMILY RESIDENTIAL SUBDIVISION
PREPARED FOR:

BEAZER HOMES

APN: 139-19-705-002 / 003
CITY OF LAS VEGAS, NEVADA
22.08± ACRES / 44 UNITS

PROJECT TEAM

DEVELOPER

BEAZER HOMES
ATTN: JEFF LESNICK
2490 PASEO VERDE PARKWAY, STE 120
HENDERSON, NV 89074
PH: 702-802-4428

CIVIL ENGINEER

ACTUS
ATTN: DARRYL LATTIMORE, P.E.
3283 E. WARM SPRINGS RD., SUITE 300
LAS VEGAS, NV 89120
PH: 702-586-9296
E-MAIL: DARRYL.LATTIMORE@ACTUS-NV.COM

OWNER

JEN NEVADA 3, LLC
139-19-705-002
2222 W. PINNACLE PEAK RD, SUITE 140
PHOENIX, AZ 85027
ATTN.: MICHAEL JESBERGER

PRECEDENT PROPERTIES LLC
139-19-705-003
4470 N. GRAND CANYON
LAS VEGAS, NV 89129
ATTN.: LEVI PARKER

UTILITY CONTACTS

POWER

NV ENERGY
ATTN: NEW DEVELOPMENT
7155 LINDELL ROAD
LAS VEGAS, NEVADA 89118

WATER

LAS VEGAS VALLEY WATER DISTRICT
ATTN: ENGINEERING SERVICES
1001 S VALLEY VIEW BLVD
LAS VEGAS, NV 89107
T: 702-870-2011

SEWER

CITY OF LAS VEGAS PUBLIC WORKS
ATTN: ENGINEERING PLANNING
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101
PHONE: 702-229-6541

GAS

SOUTHWEST GAS CORPORATION
ATTN: ENGINEERING SERVICES
6355 SHATZ STREET
NORTH LAS VEGAS, NV 89115

TELEPHONE

CENTRAL TELEPHONE D/B/A CENTURY LINK
6700 VIA AUSTI PARKWAY
LAS VEGAS, NEVADA 89119

DISPOSAL

REPUBLIC SERVICES, INC.
770 E. SAHARA AVE. - P.O. BOX 98508
LAS VEGAS, NEVADA 89193-8508

CABLE

COX COMMUNICATIONS LAS VEGAS, INC.
1700 VEGAS DRIVE
LAS VEGAS, NEVADA 89106

MOU PER ORDINANCE 6630 § 26

1. MINIMUM STREET WIDTHS WITHIN GATED PRIVATE COMMUNITY INTERIOR STREETS:
   - 41' WIDTH WITH 5' SIDEWALK ON ONE SIDE, MINIMUM 33' WIDTH FLOW LINE TO FLOW LINE OF CURB. PARKING ALLOWED BOTH SIDES OF STREET.
   - 36' WIDTH WITH 5' SIDEWALK ONE SIDE, MINIMUM 28' WIDTH FLOW LINE TO FLOW LINE OF CURB. PARKING ALLOWED ONE SIDE OF STREET.
3. SIDEWALK REQUIRED ON ONE SIDE OF INTERIOR PRIVATE GATED STREETS IN COMPLIANCE WITH ONE OF THE ABOVE STREET SECTIONS.

VICINITY MAP
SCALE: NTS

SHEET INDEX

SHT NO.	SHEET TITLE
C1	COVER SHEET
C2	GENERAL NOTES
C3	GRADING PLAN 1
C4	GRADING PLAN 2
C5	GRADING PLAN 3
C6	GRADING PLAN 4
C7	GRADING PLAN 5
C8	GRADING PLAN 6
C9	GRADING PLAN 7
C10	DETAILS & SECTIONS 1
C11	DETAILS & SECTIONS 2
C12	PLAN & PROFILE - COLEUS AVE. STA 2+50 TO STA 8+50
C13	PLAN & PROFILE - CORAN LANE STA 4+00 TO STA 8+50
C14	PLAN & PROFILE - CORAN LANE STA 8+00 TO STA 12+00
C15	PLAN & PROFILE - CORAN LANE STA 11+00 TO STA 15+00
C16	PLAN & PROFILE - HOLLEY AVENUE STA 4+00 TO STA 7+00
C17	PLAN & PROFILE - RUBRA PLACE STA 0+50 TO STA 6+00
C18	PLAN & PROFILE - LUTEA STREET STA 0+50 TO STA 3+00
C19	PLAN & PROFILE - NITIDIA STREET STA 0+50 TO 4+50
C20	PLAN & PROFILE - NITIDIA STREET STA 4+50 TO 8+50
C21	PLAN & PROFILE - PASCALI PLACE STA 9+00 TO 13+50
C22	PLAN & PROFILE - ALLEN LANE STA 0+50 TO 5+50
C23	PLAN & PROFILE - ALLEN LANE STA 5+00 TO 10+00
C24	PLAN & PROFILE - ALLEN LANE STA 9+50 TO 14+00
C25	MASTER UTILITY PLAN
C26	UTILITY PLAN 1
C27	UTILITY PLAN 2
C28	UTILITY PLAN 3
C29	TRAFFIC PLAN 1
C30	TRAFFIC PLAN 2
C31	TRAFFIC PLAN 3
C32	TRAFFIC PLAN 4

APPROVALS

CITY OF LAS VEGAS ENGINEERING — DATE

CITY OF LAS VEGAS PLANNING DEPARTMENT — DATE
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT

LAS VEGAS FIRE & RESCUE — DATE
FIRE DEPARTMENT APPROVAL
APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR TO OBTAINING FINAL APPROVAL FROM THE LVVWD.

NV ENERGY — DATE
NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDED 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 — UID# — DATE

CENTRAL TELEPHONE DBA CENTURY LINK — DATE
"THE AFFIXED CENTURY LINK APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS."

COX COMMUNICATIONS LAS VEGAS, INC — DATE

BASIS OF BEARING

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS AND LAS VEGAS HIGH ELEVATION ZONES, NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

COORDINATE SYSTEM DEFINITION

DATUM REFERENCE NAME: NAD83 (2011) EPOCH 2010.0

MAPPING PROJECTION PARAMETERS:
SYSTEM: NEVADA COORDINATE SYSTEM (NCRS)
ZONE: LAS VEGAS ZONE
PROJECTION TYPE: TRANSVERSE MERVATOR
STANDARD PARALLEL AND GRID LATITUDE ORIGIN: 36°15'00" N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00" W
FALSE NORTHING: 200,000 METERS (656,166.66667 US FT)
FALSE EASTING: 100,000 METERS (328,083.3333 US FT)
STANDARD PARALLEL SCALE: 1.0001 (EXACT)
LINEAR UNIT: US SURVEY FOOT (US FT)

LEGAL DESCRIPTION

BEING PARCEL 1 OF THAT CERTAIN PARCEL MAP RECORDED IN FILE 127, PAGE 88 OF PARCEL MAPS IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER'S, SITUATED WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK: 7C0119SEE6
RIVET AND PLATE IN TOP OF CURB, NORTHEAST CORNER OF RANCHO AND HOLLY LANE

ELEVATION: 2134.79 (FEET)
650.68 (METERS)

CITY OF LAS VEGAS VERTICAL CONTROL BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). DATE RE-OBSERVED: 2008

DEDICATION NOTE

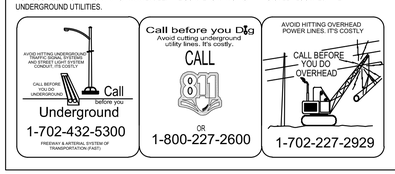
ALL EASEMENTS, RIGHT-OF-WAY, AND OTHER DEDICATIONS WITHIN THIS PLAN SET ARE GRANTED PER FMP# ___-_____ UNLESS OTHERWISE NOTED

FIRE SPRINKLER NOTE

FIRE SPRINKLER SYSTEM SHALL BE PLUMBED TO THE MASTER TOILET.
NO EXCEPTIONS ALLOWED

DISCLAIMER NOTE

THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING; PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES

PROJECT NO. N/A FIRST APPROVED DATE : _____

LVVWD APPROVED FIRE FLOW 1500 GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 26 GPM

SHEETS: C1,C2,C12-C28

CLV# ___-_____

Actus
3283 E. Warm Springs Rd., Suite 300
Las Vegas, NV 89120
www.Actus-NV.com
(702) 586-9296
Engineering - Surveying - Consulting - Planning

RANCHO HOLLY - UNIT 1
BEAZER HOMES
CITY OF LAS VEGAS, NEVADA

BY	DESCRIPTION	DATE
A		

PROFESSIONAL ENGINEER — STATE OF NEVADA — DARRYL C. LATTIMORE — EXP: 12/31/23 — CIVIL — No. 17516

05/13/2022

DATE	03/29/2022
DRAWN	EMG
DESIGNED	JTC
CHECKED	DCL
PROJECT #	BZR012105

SHEET GROUP: COVER
SHEET NUMBER: C1
SHEET 1 OF 32

COVER SHEET

Plot Stamp: 5/12/2022 4:28:31 PM - Josh Cowart
File: P:\BZR012105 - Rancho Holly\Civil_CD\Unit 1\BZR012105.1-CD-COVR.dwg, Tab: C1 - COVER

CITY OF LAS VEGAS GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST ISSUE; THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA", LATEST REVISED EDITION; THE "SUMMERLIN IMPROVEMENT STANDARDS" FOR WORK IN THE SUMMERLIN AREA; AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".
2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES AS SHOWN FROM CLV PLANS LIBRARY ARE APPROXIMATE AND FOR RECORD PURPOSES. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCE'S WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
5. TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGNS TO BE APPROVED BY THE CITY, PRIOR TO THE USE ON THE PROJECT.
6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
7. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED-TYPE CURB.
8. AC PAVEMENT TO BE ONE-HALF INCH (½") ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS
9. CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 216.
10. SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF THE TRANSITIONS TO BE AS SHOWN ON PLANS.
12. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY SOUTHWEST GEOTECHNICAL- PROJECT #197203, DATED FEBRUARY 11, 2020) APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
13. EXACT LOCATION OF ALL SAWCUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS ENGINEER IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATIONS.
14. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE NO. 625.380 & CITY OF LAS VEGAS TITLE 18, APPENDIX D.
15. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC., SHALL BE LOCATED OUT OF DRIVEWAYS. DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.

WALL NOTES:

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

CITY OF LAS VEGAS GRADING NOTES

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

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

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

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

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 "S" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.
4. POLYVINYL (PVC) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35 SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE II AGGREGATE BASE.
5. ALL MANHOLES PAVED IN STREETS EIGHTY (80') FOOT R/W AND LARGER SHALL HAVE CONCRETE COLLARS. STREETS LESS THAN EIGHTY (80') FOOT R/W WILL REQUIRE RETROFIT IF PAVING DOES NOT CONFORM TO CITY STANDARDS AT THE MANHOLE.
6. TEE SADDLES SHALL BE USED TO CONNECT SEWER LATERALS TO EXISTING MAIN LINES UP TO TWELVE INCH (12") DIAMETER. CONNECTIONS TO FIFTEEN INCH (15") OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES. IN LINE "Y" 'S SHALL BE USED ON LINES TWELVE INCHES (12") OR ABOVE.
7. WATER MAINS SHALL BE PROTECTED IN ACCORDANCE WITH LVVWD STANDARDS WHENEVER A SEWER MAIN CROSSES OVER A WATER MAIN OR THE SEWER IS LESS THAN EIGHTEEN INCH (18") UNDER A WATER MAIN.
8. ALL CONTRACTORS INSTALLING SEWER MAINS THAT WILL BE UNDER THE JURISDICTION OF THE CITY OF LAS VEGAS MUST BE STATE OF NEVADA CLASS "A" CONTRACTORS.
9. THE CITY OF LAS VEGAS WILL NOT ACCEPT ANY SEWER MAINS WHICH HAVE A VERTICAL DEFLECTION OF MORE THAN ONE TENTH (0.1) OF A FOOT FROM THE APPROVED CONSTRUCTION PLANS AT ANY LOCATION. SEWER MAINS FOUND TO EXCEED THIS TOLERANCE WILL HAVE TO BE REPAIRED OR REMOVED OR REPLACED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO ACCEPTANCE BY THE CITY OF LAS VEGAS.
10. INSTALLATION OF CURVED SEWER REQUIRES THE USE OF C-900 PIPE WHICH ALLOWS FOR PIPE DEFLECTION AT THE JOINTS.
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 FURTHER DIVIDED TO CREATE ADDITIONAL PARCELS OR LOTS, THE OWNER IS REQUIRE TO PROVIDE SEPARATE SEWER SERVICES TO EACH.

DISCLAIMER NOTE

THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CITY OF LAS VEGAS TRAFFIC NOTES

1. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
2. THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
3. BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING CITY STREETS WHERE WARRANTED IMMEDIATELY AFTER FIRST GRADING WORK IS ACCOMPLISHED, AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.
4. WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENCROACHED UPON BY A CONSTRUCTION WORK ZONE AND PUBLIC WORKS STAFF IDENTIFIES A NEED FOR STUDENTS TO BE ASSISTED IN THE SAFE CROSSING THROUGH THAT WORK ZONE, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A QUALIFIED "CROSSING GUARD". THE GUARD SHALL BE PRESENT FOR THE FULL DURATION OF TIME THAT CHILDREN ARE LIKELY TO BE PRESENT.
5. IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. ALL NEW TRAFFIC SIGNS SHALL BE FABRICATED WITH DIAMOND GRADE VIP CLASS 6 REFLECTIVE SHEETING OR APPROVED EQUAL. ALL NEW TRAFFIC SIGNS, EXCEPT STREETNAME AND SCHOOL SPEED LIMIT SIGNS, SHALL HAVE 3M SERIES 1150 OR APPROVED EQUIVALENT ANTI-GRAFFITI PROTECTIVE OVERLAY FILM; SCHOOL ZONE SIGNS SHALL HAVE 3M SERIES 1150 ANTI-GRAFFITI PROTECTIVE OVERLAY FILM. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CURRENT CITY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS.
7. WHEN A PROPOSED STREET LIGHT STANDARD IS LOCATED WITHIN FIVE (5') FEET OF ANY PROPOSED SIGN SHOWN ON THE PLANS TO BE MOUNTED ON A SIGNPOST, THE SIGN SHALL BE MOUNTED ON THE STREET LIGHT STANDARD AND THE SIGNPOST SHALL BE ELIMINATED.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HERE UNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. STREET SIGNS AND STOPS SIGNS SHALL BE INSTALLED PER CITY STANDARD SPECIFICATIONS FOR PLACEMENT OF STREET NAME SIGNS.
10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL DEVICES AND FLAGGERS TO INSURE THE SAFETY OF THE PUBLIC IN OR AROUND THE WORK AREA. THE CONTRACTOR SHALL HAVE A CERTIFIED ATSSA TRAFFIC CONTROL TECHNICIAN OR IMSA WORK ZONE SAFETY SPECIALIST SET UP, MAINTAIN AND/OR REMOVE ALL TRAFFIC CONTROL DEVICES IN THE CITY OF LAS VEGAS RIGHT OF WAY.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE EXPEDITED TO COMPLETION SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING CITIZENS AREA TRANSIT (C.A.T.) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.
13. GUARDS SHALL BE OBTAINED BY CONTACTING THE METROPOLITAN POLICE DEPARTMENT SPECIAL EVENTS UNIT (PHONE # 828-3442) WHO WILL PROVIDE OFFICERS PROPERLY TRAINED IN TRAFFIC CONTROL. FEES FOR THE USE OF THESE OFFICERS SHALL BE SET BY METRO AND WILL BE PAID BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL ARRANGEMENTS WITH METRO.
14. ANY WORK WITHIN 300' OF A SIGNALIZED INTERSECTION WILL BE NIGHT WORK, UNLESS OTHERWISE DIRECTED BY THE CITY OF LAS VEGAS TRAFFIC ENGINEER.
15. THE CONTRACTOR SHALL CONTACT THE TRAFFIC ENGINEERING DIVISION (TRANSPORTATION SECTION) THROUGH THE PROJECT'S OFFSITE INSPECTOR PRIOR TO INITIATING PAVING TO RECEIVE DIRECTION FOR ANY PERMANENT OR TEMPORARY MODIFICATIONS TO THE APPROVED DRAWINGS REGARDING FINAL PAVEMENT TRANSITIONS, MARKINGS AND SIGNING THAT ARE REQUIRED TO MATCH ADJACENT ROADWAY SEGMENTS. THE CONTRACTOR SHALL PROVIDE A DRAWING FOR APPROVAL BY THE TRAFFIC ENGINEERING DIVISION DEPICTING ANY ADJUSTMENTS TO THE FINAL PAVEMENT MARKINGS AND SIGNAGE, WHICH MAY INCLUDE OMITTING, ADDING OR MODIFYING PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS SUCH THAT ADEQUATE TRANSITIONS AND LANE TERMINATIONS BETWEEN ADJACENT ROADWAY SEGMENTS ARE CONSTRUCTED.

CITY OF LAS VEGAS STREETLIGHT NOTES

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

LAS VEGAS VALLEY WATER DISTRICT NOTES

LVVWD PROJECT No.: N/A

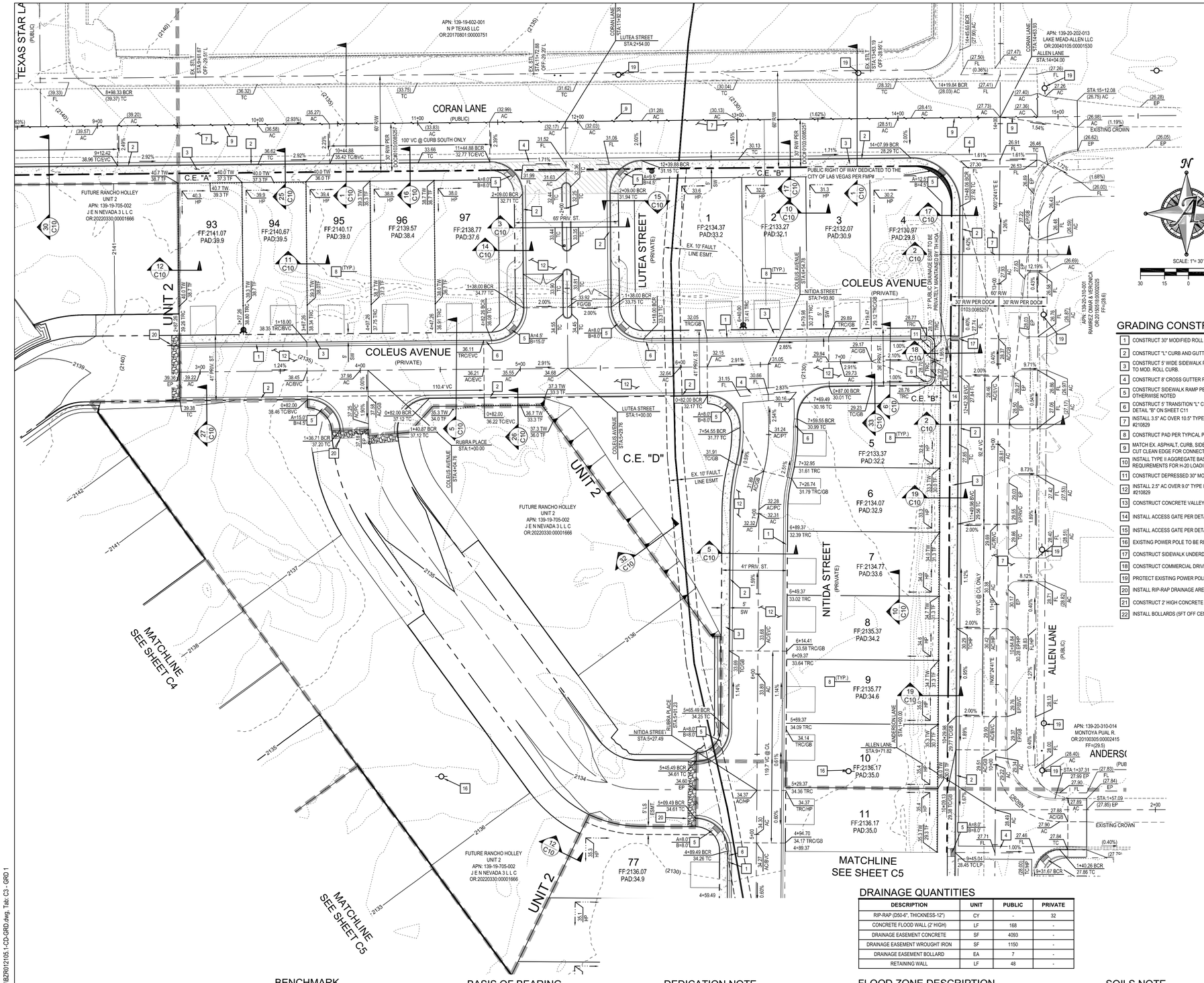
1. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE LVVWD. FOLLOWING WATER PLAN APPROVAL, NOTICE SHALL BE GIVEN TO THE LVVWD COMMUNICATION SUPPORT CENTER (258-7171) TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. FOR FUTURE INSPECTIONS, NOTICE MUST BE GIVEN 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 "CALL BEFORE YOU DIG" AT "811" OR 1-800-227-2600.
14. THE INSTALLATION OF LVVWD MUNICIPAL WATER FACILITIES WITHIN ALL STREETS IS ASSUMED TO BE IN COMPLIANCE WITH THE UNIFORM STANDARDS, INCLUDING THE PLACEMENT OF ASPHALT PAVING STREET SURFACES. ANY REPAIR WORK DONE BY THE LVVWD TO THE MUNICIPAL WATER FACILITIES WILL INCLUDE THE PLACEMENT OF AN APPROPRIATELY SIZED ASPHALT REPAIR PATCH ON THE STREET SURFACE.

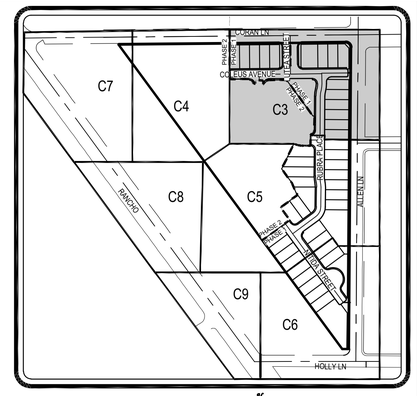
ANY DECORATIVE PAVING SURFACE WITHIN THE STREET IS THE RESPONSIBILITY OF THE OWNER'S ASSOCIATION, OR THE INDIVIDUAL PROPERTY OWNERS IF NO OWNER'S ASSOCIATION IS IN EXISTENCE, OR THE AGENCY HAVING JURISDICTION. DECORATIVE SURFACE MATERIALS PLACED WITHIN THE TEN FOOT EASEMENT ABUTTING A PUBLIC OR PRIVATE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

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

SOUTHWEST GAS 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 CONST





KEY MAP
SCALE: NTS

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2. CONSTRUCT "L" CURB AND GUTTER PER CCAUSD #216
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4. CONSTRUCT 8" CROSS GUTTER PER CCAUSD #228
5. CONSTRUCT SIDEWALK RAMP PER CCAUSD #235 CASE I. "A" & "B" = 8' UNLESS OTHERWISE NOTED
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7. INSTALL 3.5" AC OVER 10.5" TYPE II AGGREGATE BASE PER SOIL REPORT #210829
8. CONSTRUCT PAD PER TYPICAL PAD SECTION DETAIL "A" ON SHEET C11
9. MATCH EX. ASPHALT, CURB, SIDEWALK, GUTTER, OR VALLEY GUTTER. SAW CUT CLEAN EDGE FOR CONNECTION.
10. INSTALL TYPE II AGGREGATE BASE 95% COMPACTION MEETING REQUIREMENTS FOR H-20 LOADING FOR UTILITY ACCESS
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18. CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD# 224
19. PROTECT EXISTING POWER POLE IN PLACE
20. INSTALL RIP-RAP DRAINAGE AREA (D_{50} = 6", THICKNESS = 12")
21. CONSTRUCT 2' HIGH CONCRETE FLOOD WALL
22. INSTALL BOLLARDS (5FT OFF CENTER) PER CCAUSD #425.S1

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		PUBLIC R/W LINE
		PRIVATE R/W LINE
		BOUNDARY LINE
		EASEMENT LINE
		MATCH LINE
CUT / FILL		CUT / FILL LINE
		CENTERLINE
		EDGE OF ASPHALT
		CURB & GUTTER
		RETAINING WALL
		SAWCUT LINE
		FLOWLINE
		GRADE BREAK
2500	(2500)	MAJOR CONTOUR - 5'
2503	(2503)	MINOR CONTOUR - 1'
		FENCE
		SCARP
		CONCRETE SURFACE
		PROPOSED ASPHALT PAVEMENT
		REMOVE AND REPLACE ASPHALT
		RIP-RAP
98.76 FG	(98.76) XX	ELEVATION GRADE TAG
1.00%	(1.00%)	GRADE SLOPE TAG
1 C5		SECTION MARKER - DETAIL NUMBER ABOVE SHEET NUMBER
		SIGHT VISIBILITY ZONE

COMMON ABBREVIATIONS

FF	- FINISHED FLOOR	TRC	- TOP OF 30" ROLL CURB
TC	- TOP OF CURB	AC	- TOP OF PAVEMENT
FL	- FLOWLINE GRADE	EP	- EDGE OF PAVEMENT
TB	- TOP OF BERM	TRW	- TOP OF RETAINING WALL
TF	- TOP OF WALL FOOTER	PRIV.	- PRIVATE
ST.	- STREET	TYP.	- TYPICAL
ESMT	- EASEMENT	R/W	- RIGHT-OF-WAY
TMH	- TOP OF MANHOLE (RIM ELEV.)	DG	- DESIGN GRADE

SIGHT VISIBILITY ZONE NOTE

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3. WALL DETAILS ARE FOR REFERENCE ONLY AND DO NOT CONSTITUTE A STRUCTURAL DESIGN.
4. CONSTRUCTION OF BLOCK WALLS REQUIRE A SEPARATE BUILDING PERMIT AND APPROVAL BY THE BUILDING DEPARTMENT.

ESTIMATED QUANTITIES

NOTE: QUANTITIES SHOWN ARE RAW QUANTITIES AND APPROXIMATE. CONTRACTOR TO DETERMINE HIS OWN QUANTITIES FOR GRADING PURPOSES.

WORK UNDER THIS PLAN CONSTITUTES GRADING IN ACCORDANCE WITH 2018 IBC; ENGINEERING REPORTS AND CERTIFICATIONS IN CONFORMANCE WITH IBC SHALL BE FILED WITH THE CITY OF LAS VEGAS PRIOR TO CITY OF LAS VEGAS APPROVAL AT FINAL INSPECTION.

CUT:	26,148 CY
FILL:	47,273 CY
BALANCE:	21,126 CY (FILL)

ENGINEER'S CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED UPDATED DRAINAGE STUDY CLV# DS5559A ON FILE WITH THE CITY OF LAS VEGAS.

05/13/2022

DARRYL LATTIMORE, P.E. — DATE

DRAINAGE QUANTITIES

DESCRIPTION	UNIT	PUBLIC	PRIVATE
RIP-RAP (D50-6", THICKNESS-12")	CY	-	32
CONCRETE FLOOD WALL (2' HIGH)	LF	168	-
DRAINAGE EASEMENT CONCRETE	SF	4093	-
DRAINAGE EASEMENT WROUGHT IRON	SF	1150	-
DRAINAGE EASEMENT BOLLARD	EA	7	-
RETAINING WALL	LF	48	-

BENCHMARK

CITY OF LAS VEGAS BENCHMARK: 7C0119SE66
RIVET AND PLATE IN TOP OF CURB, NORTHEAST CORNER OF RANCHO AND HOLLY LANE

ELEVATION: 2134.79 (FEET)
650.68 (METERS)

CITY OF LAS VEGAS VERTICAL CONTROL BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). DATE RE-OBSERVED: 2008

LINE & CURVE DATA NOTE

PLEASE REFER TO TRAFFIC SHEETS FOR LINE AND CURVE DATA.

BASIS OF BEARING

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS AND LAS VEGAS HIGH ELEVATION ZONES, NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

COORDINATE SYSTEM DEFINITION

DATUM REFERENCE NAME: NAD83 (2011) EPOCH 2010.0
MAPPING PROJECTION PARAMETERS:
SYSTEM: NEVADA COORDINATE SYSTEM (NCRS)
ZONE: LAS VEGAS ZONE
PROJECTION TYPE: TRANSVERSE MERVATOR
STANDARD PARALLEL AND GRID LATITUDE ORIGIN: 36°15'00" N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00" W
FALSE NORTHING: 200,000 METERS (656,166.66667 US FT)
FALSE EASTING: 100,000 METERS (328,083.3333 US FT)
STANDARD PARALLEL SCALE: 1.0001 (EXACT)
LINEAR UNIT: US SURVEY FOOT (US FT)

DEDICATION NOTE

ALL EASEMENTS, RIGHT-OF-WAY, AND OTHER DEDICATIONS WITHIN THIS PLAN SET ARE GRANTED PER FMP #___-_____ UNLESS OTHERWISE NOTED

PRIVATE STREET NOTE

ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.

COMMON LOT NOTE

ALL COMMON LOTS ARE TO BE PUBLIC DRAINAGE, PEDESTRIAN ACCESS, UTILITY, SEWER, AND PRIVATE LANDSCAPE EASEMENTS OVER THEIR ENTIRETY TO BE PRIVATELY MAINTAINED BY THE HOA PER THE APPROVED FINAL MAP FOR THE PROJECT.

FLOOD ZONE DESCRIPTION

THIS SITE IS LOCATED IN FEMA ZONE "ZONE X". ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THIS INFORMATION IS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C2155F CLARK COUNTY, NEVADA REVISED DATE OF NOVEMBER 16, 2011.

FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

DISCLAIMER NOTE

THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING; PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SOILS NOTE

ALL GRADING SHALL CONFORM TO GEOTECHNICAL REPORT
BY: SOUTHWEST GEOTECHNICAL
PROJECT NUMBER: 210829
DATED: 10/26/2021
UPDATED: N/A

CLV# ___-_____

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL
OR
1-800-227-2600

Call before you Dig
Underground
1-702-432-5300

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

actus
3285 E. Warm Springs Rd., Suite 300
Las Vegas, NV 89120
www.Actus-NV.com
(702) 586-9266
Engineering - Surveying - Consulting - Planning

GRADING PLAN 1
RANCHO HOLLY - UNIT 1
BEAZER HOMES
CITY OF LAS VEGAS, NEVADA

BY	DATE	DESCRIPTION

DARRYL C. LATTIMORE — No. 17516 — STATE OF NEVADA — PROFESSIONAL ENGINEER
EXP: 12/31/23
CIVIL

DATE	03/29/2022
DRAWN	EMG
DESIGNED	JTC
CHECKED	DCL
PROJECT #	BZR012105
SHEET GROUP	GRADING
SHEET NUMBER	C3

SHEET 3 OF 32

Plot Stamp: 5/12/2022 4:29:00 PM - Josh Cowart
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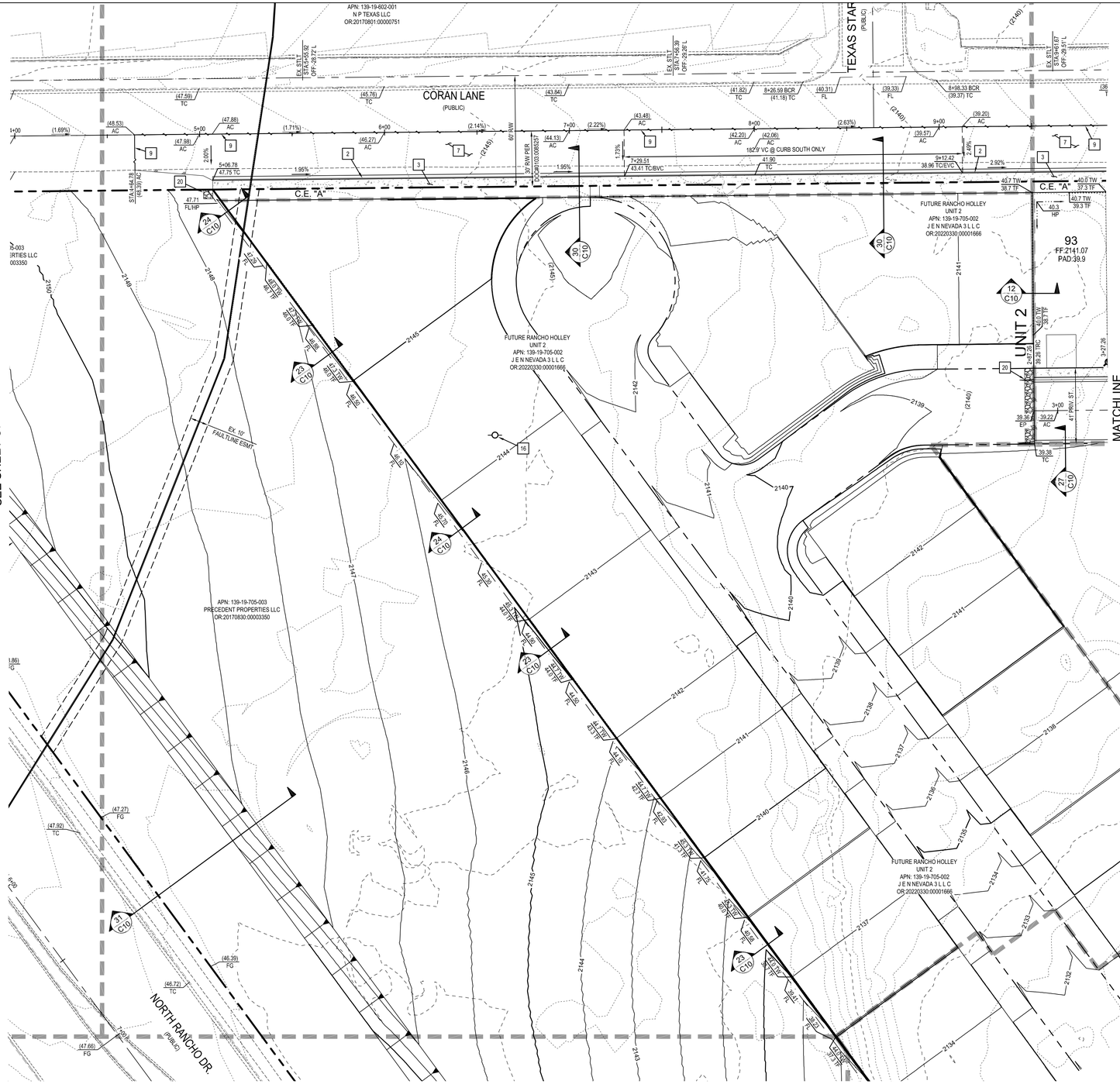

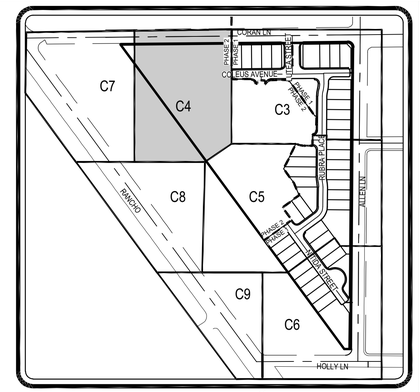

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DARRYL LATTIMORE, P.E. DATE

CLV# ___ - _____

BENCHMARK

CITY OF LAS VEGAS BENCHMARK: 7C0119SEE6
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COORDINATE SYSTEM DEFINITION

DATUM REFERENCE NAME: NAD83 (2011) EPOCH 2010.0
MAPPING PROJECTION PARAMETERS:
SYSTEM: NEVADA COORDINATE SYSTEM (NCRS)
ZONE: LAS VEGAS ZONE
PROJECTION TYPE: TRANSVERSE MERVATOR
STANDARD PARALLEL AND GRID LATITUDE ORIGIN: 36°1'500" N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00" W
FALSE NORTHING: 200,000 METERS (656,166.66667 US FT)
FALSE EASTING: 100,000 METERS (328,083.3333 US FT)
STANDARD PARALLEL SCALE: 1.0001 (EXACT)
LINEAR UNIT: US SURVEY FOOT (US FT)

DEDICATION NOTE

ALL EASEMENTS, RIGHT-OF-WAY, AND OTHER DEDICATIONS WITHIN THIS PLAN SET ARE GRANTED PER FMP # ___-_____ UNLESS OTHERWISE NOTED

PRIVATE STREET NOTE

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COMMON LOT NOTE

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FLOOD ZONE DESCRIPTION

THIS SITE IS LOCATED IN FEMA ZONE "ZONE X". ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THIS INFORMATION IS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C2155F CLARK COUNTY, NEVADA REVISED DATE OF NOVEMBER 16, 2011.

FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

DISCLAIMER NOTE

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SOILS NOTE

ALL GRADING SHALL CONFORM TO GEOTECHNICAL REPORT
BY: SOUTHWEST GEOTECHNICAL
PROJECT NUMBER: 210829
DATED: 10/26/2021
UPDATED: N/A

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OR
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Underground
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1-702-227-2929

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GRADING PLAN 2
RANCHO HOLLY - UNIT 1
BEAZER HOMES
CITY OF LAS VEGAS, NEVADA

BY	DESCRIPTION	DATE	#

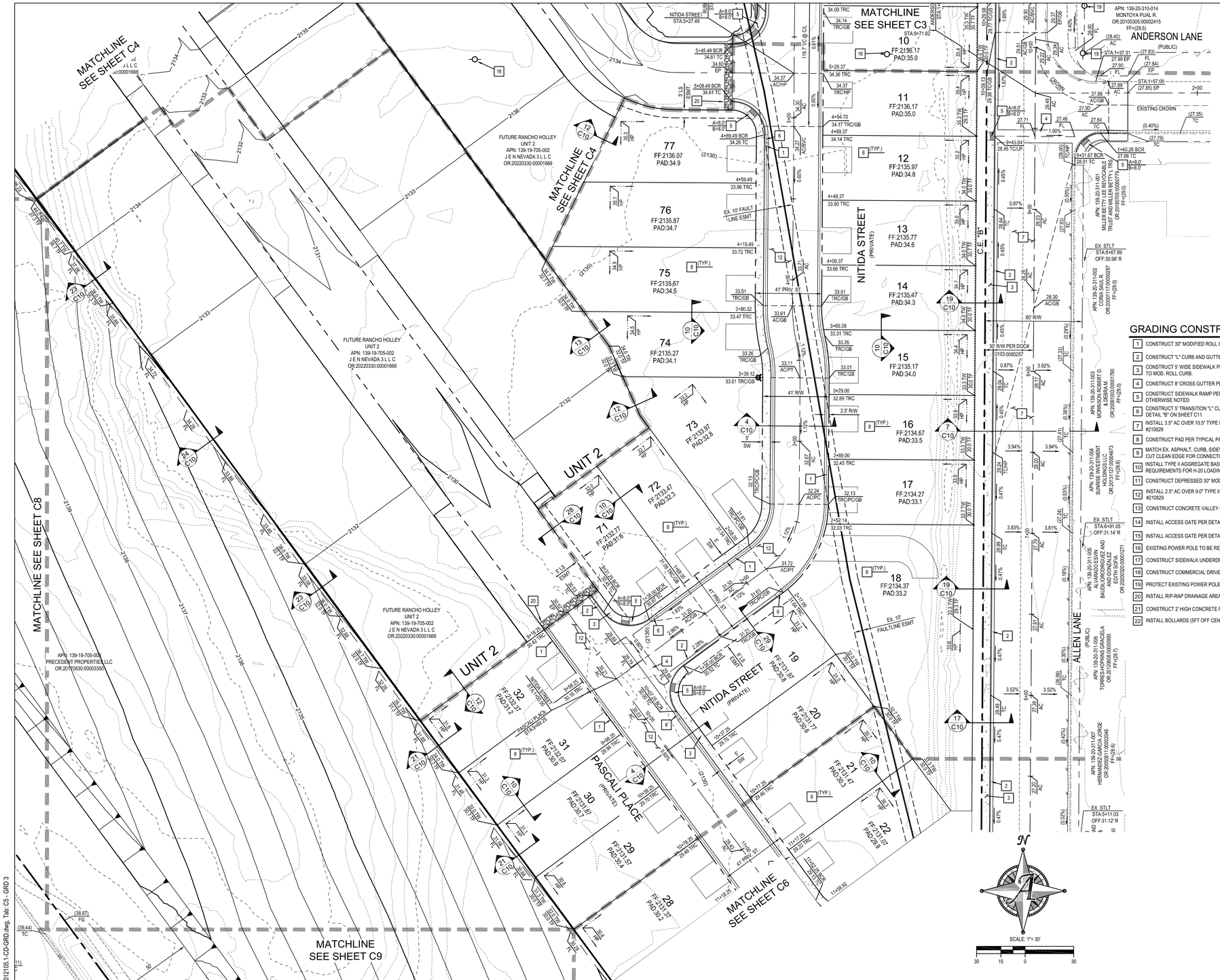
PROFESSIONAL ENGINEER
DARRYL C. LATTIMORE
EXP: 12/31/23
CIVIL
No. 17516
STATE OF NEVADA

05/13/2022

DATE	03/29/2022
DRAWN	EMG
DESIGNED	JTC
CHECKED	DCL
PROJECT #	BZR012105

SHEET GROUP: GRADING
SHEET NUMBER: C4
SHEET 4 OF 32

Plot Stamp: 5/12/2022 4:29:09 PM - Josh Cowart
File: P:\BZR012105 - Rancho Holly\Civil_CD\Unit 1\BZR012105.1-CD-GRD.dwg, Tab: C4 - GRD 2



GRADING CONSTRUCTION NOTES

1	CONSTRUCT 30" MODIFIED ROLL CURB AND GUTTER PER CCAUSD #217.1
2	CONSTRUCT "L" CURB AND GUTTER PER CCAUSD #216
3	CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #234. MIN. 5" THICK ADJACENT TO MOD. ROLL CURB.
4	CONSTRUCT 8' CROSS GUTTER PER CCAUSD #228
5	CONSTRUCT SIDEWALK RAMP PER CCAUSD #235 CASE I. "A" & "B" = 8' UNLESS OTHERWISE NOTED
6	CONSTRUCT 5' TRANSITION "L" CURB TO TYPE 30" MODIFIED ROLL CURB PER DETAIL "B" ON SHEET C11
7	INSTALL 3.5" AC OVER 10.5" TYPE II AGGREGATE BASE PER SOIL REPORT #210829
8	CONSTRUCT PAD PER TYPICAL PAD SECTION DETAIL "A" ON SHEET C11
9	MATCH EX. ASPHALT, CURB, SIDEWALK, GUTTER, OR VALLEY GUTTER. SAW CUT CLEAN EDGE FOR CONNECTION.
10	INSTALL TYPE II AGGREGATE BASE 95% COMPACTION MEETING REQUIREMENTS FOR H-20 LOADING FOR UTILITY ACCESS
11	CONSTRUCT DEPRESSED 30" MOD. ROLL CURB PER DETAIL "D" ON SHEET C11
12	INSTALL 2.5" AC OVER 9.0" TYPE II AGGREGATE BASE PER SOIL REPORT #210829
13	CONSTRUCT CONCRETE VALLEY GUTTER PER DETAIL "C" ON SHEET C11
14	INSTALL ACCESS GATE PER DETAIL "J" ON SHEET C11
15	INSTALL ACCESS GATE PER DETAIL "K" ON SHEET C11
16	EXISTING POWER POLE TO BE REMOVED BY OTHERS
17	CONSTRUCT SIDEWALK UNDERDRAIN PER CCAUSD #228
18	CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD# 224
19	PROTECT EXISTING POWER POLE IN PLACE
20	INSTALL RIP-RAP DRAINAGE AREA (D_{50} = 6", THICKNESS = 12")
21	CONSTRUCT 2' HIGH CONCRETE FLOOD WALL
22	INSTALL BOLLARDS (5FT OFF CENTER) PER CCAUSD #425.S1

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		PUBLIC R/W LINE
		PRIVATE R/W LINE
		BOUNDARY LINE
		EASEMENT LINE
		MATCH LINE
CUT / FILL		CUT / FILL LINE
		CENTERLINE
		EDGE OF ASPHALT
		CURB & GUTTER
		RETAINING WALL
		SAWCUT LINE
		FLOWLINE
		GRADE BREAK
2500	(2500)	MAJOR CONTOUR - 5'
2503	(2503)	MINOR CONTOUR - 1'
		FENCE
		SCARP
		CONCRETE SURFACE
		PROPOSED ASPHALT PAVEMENT
		REMOVE AND REPLACE ASPHALT
		RIP-RAP
98.76 FG	(98.76) XX	ELEVATION GRADE TAG
1.00%	(1.00%)	GRADE SLOPE TAG
1 / C6		SECTION MARKER - DETAIL NUMBER ABOVE SHEET NUMBER
		SIGHT VISIBILITY ZONE

COMMON ABBREVIATIONS

FF	- FINISHED FLOOR	TRC	- TOP OF 30" ROLL CURB
TC	- TOP OF CURB	AC	- TOP OF PAVEMENT
FL	- FLOWLINE GRADE	EP	- EDGE OF PAVEMENT
TB	- TOP OF BERM	TRW	- TOP OF RETAINING WALL
TF	- TOP OF WALL FOOTER	PRIV.	- PRIVATE
ST.	- STREET	TYP.	- TYPICAL
ESMT	- EASEMENT	R/W	- RIGHT-OF-WAY
TMH	- TOP OF MANHOLE (RIM ELEV.)	DG	- DESIGN GRADE

SIGHT VISIBILITY ZONE NOTE

NO WALLS, FENCES SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAT TRAFFIC CONTROL DEVICES, FIRE HYDRANTS, TREES, AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL OR PAVEMENT STREET SURFACE. THIS RESTRICTION EXTENDS ALONG THE SIGHT VISIBILITY LINE THROUGH LANDSCAPED MEDIANS.

PLEASE REFER TO TRAFFIC SHEET FOR SIGHT VISIBILITY ZONE DIMENSIONS.

GRADING NOTES

1. ACTUS SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES IN THE PLANS OR CONDITIONS IN THE FILED.
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.
3. WALL DETAILS ARE FOR REFERENCE ONLY AND DO NOT CONSTITUTE A STRUCTURAL DESIGN.
4. CONSTRUCTION OF BLOCK WALLS REQUIRE A SEPARATE BUILDING PERMIT AND APPROVAL BY THE BUILDING DEPARTMENT.

ESTIMATED QUANTITIES

NOTE: QUANTITIES SHOWN ARE RAW QUANTITIES AND APPROXIMATE. CONTRACTOR TO DETERMINE HIS OWN QUANTITIES FOR GRADING PURPOSES.

WORK UNDER THIS PLAN CONSTITUTES GRADING IN ACCORDANCE WITH 2018 IBC; ENGINEERING REPORTS AND CERTIFICATIONS IN CONFORMANCE WITH IBC SHALL BE FILED WITH THE CITY OF LAS VEGAS PRIOR TO CITY OF LAS VEGAS APPROVAL AT FINAL INSPECTION.

CUT:	26,148 CY
FILL:	47,273 CY
BALANCE:	21,126 CY (FILL)

ENGINEER'S CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED UPDATED DRAINAGE STUDY CLV# DS5559A ON FILE WITH THE CITY OF LAS VEGAS.

DARRYL LATTIMORE, P.E. — DATE

CLV# ___-_____

BENCHMARK

CITY OF LAS VEGAS BENCHMARK: 7C0119SEE6
RIVET AND PLATE IN TOP OF CURB, NORTHEAST CORNER OF RANCHO AND HOLLY LANE

ELEVATION: 2134.79 (FEET)
650.68 (METERS)

CITY OF LAS VEGAS VERTICAL CONTROL BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). DATE RE-OBSERVED: 2008

LINE & CURVE DATA NOTE

PLEASE REFER TO TRAFFIC SHEETS FOR LINE AND CURVE DATA.

BASIS OF BEARING

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS AND LAS VEGAS HIGH ELEVATION ZONES, NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

COORDINATE SYSTEM DEFINITION

DATUM REFERENCE NAME: NAD83 (2011) EPOCH 2010.0
MAPPING PROJECTION PARAMETERS:
SYSTEM: NEVADA COORDINATE SYSTEM (NCRS)
ZONE: LAS VEGAS ZONE
PROJECTION TYPE: TRANSVERSE MERVATOR
STANDARD PARALLEL AND GRID LATITUDE ORIGIN: 35°15'00" N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00" W
FALSE NORTHING: 200,000 METERS (656,166.66667 US FT)
FALSE EASTING: 100,000 METERS (328,083.3333 US FT)
STANDARD PARALLEL SCALE: 1.0001 (EXACT)
LINEAR UNIT: US SURVEY FOOT (US FT)

DEDICATION NOTE

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FLOOD ZONE DESCRIPTION

THIS SITE IS LOCATED IN FEMA ZONE "ZONE X". ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THIS INFORMATION IS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C2155F CLARK COUNTY, NEVADA REVISED DATE OF NOVEMBER 16, 2011.

FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

DISCLAIMER NOTE

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SOILS NOTE

ALL GRADING SHALL CONFORM TO GEOTECHNICAL REPORT
BY: SOUTHWEST GEOTECHNICAL
PROJECT NUMBER: 210829
DATED: 10/26/2021
UPDATED: N/A

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEM CONDUIT. IT'S COSTLY
CALL BEFORE YOU DIG UNDERGROUND
Call before you
Underground
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FREEWAY & ARTERIAL SYSTEM OF TRANSPORTATION (FAST)

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL
OR
1-800-227-2600

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY
CALL BEFORE YOU DIG OVERHEAD
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GRADING PLAN 3
RANCHO HOLLY - UNIT 1
BEAZER HOMES
CITY OF LAS VEGAS, NEVADA

NO.	DATE	DESCRIPTION	BY

PROFESSIONAL ENGINEER — DARRYL C. LATTIMORE — STATE OF NEVADA — No. 17516 — EXP: 12/31/23 CIVIL

05/13/2022

DATE	03/29/2022
DRAWN	EMG
DESIGNED	JTC
CHECKED	DCL
PROJECT #	BZR012105

SHEET GROUP
GRADING

SHEET NUMBER
C5

SHEET 5 OF 32

Plot Stamp: 5/12/2022 4:29:19 PM - Josh Cowart
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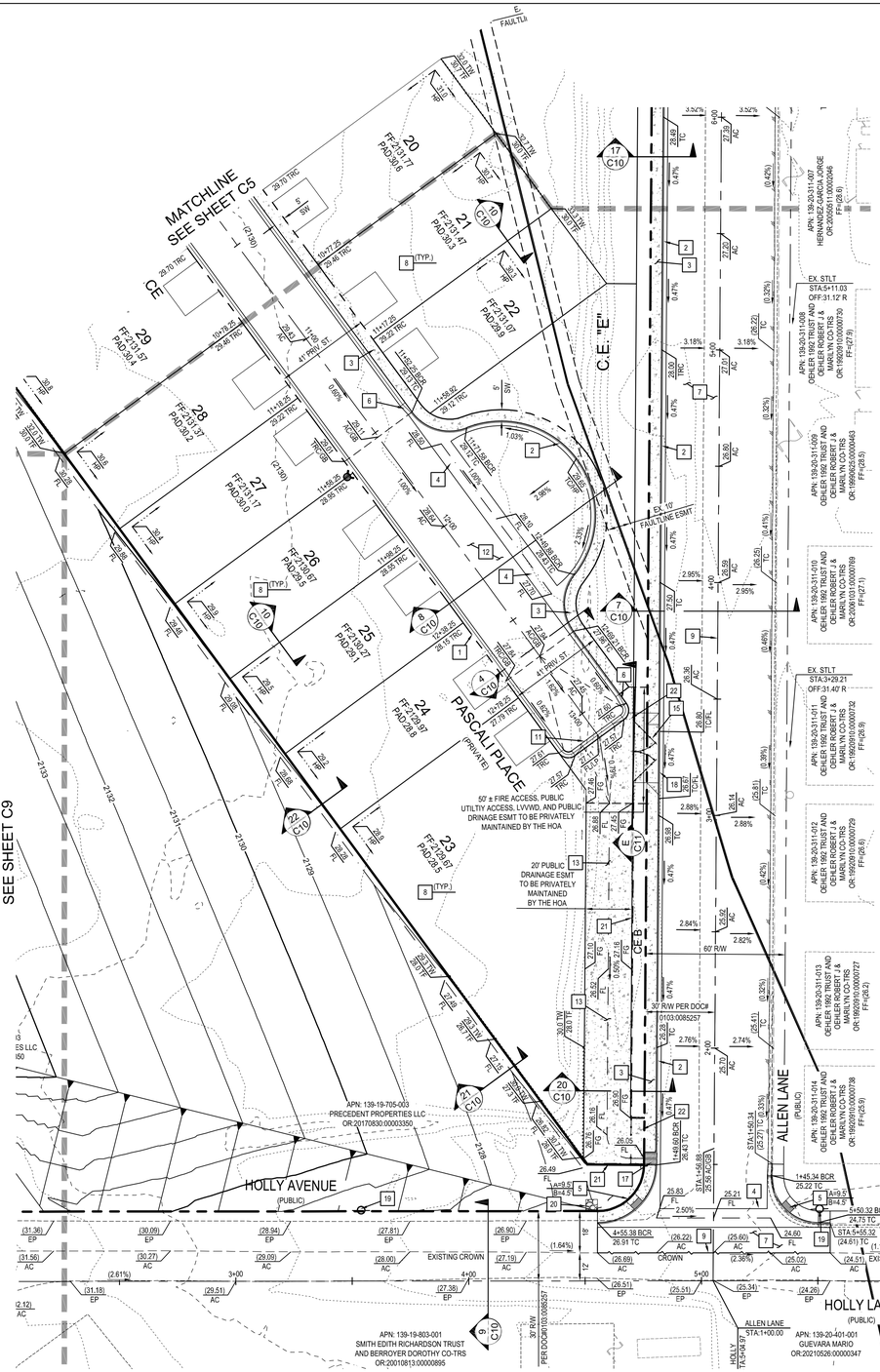

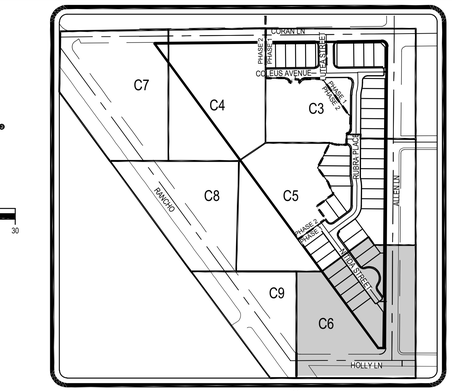

KEY MAP
SCALE: NTS

SCALE: 1"= 30'

GRADING CONSTRUCTION NOTES

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2. CONSTRUCT "L" CURB AND GUTTER PER CCAUSD #216
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LEGEND

DESCRIPTION	PROPOSED	EXISTING
PUBLIC R/W LINE		
PRIVATE R/W LINE		
BOUNDARY LINE		
EASEMENT LINE		
MATCH LINE		
CUT / FILL LINE	CUT / FILL	
CENTERLINE		
EDGE OF ASPHALT		
CURB & GUTTER		
RETAINING WALL		
SAWCUT LINE		
FLOWLINE		
GRADE BREAK		
MAJOR CONTOUR - 5'	2500	(2500)
MINOR CONTOUR - 1'	2503	(2503)
FENCE		
SCARP		
CONCRETE SURFACE		
PROPOSED ASPHALT PAVEMENT		
REMOVE AND REPLACE ASPHALT		
RIP-RAP		
ELEVATION GRADE TAG	98.76 FG	(98.76) XX
GRADE SLOPE TAG	1.00%	(1.00%)
SECTION MARKER - DETAIL NUMBER ABOVE SHEET NUMBER	C5	
SIGHT VISIBILITY ZONE		

COMMON ABBREVIATIONS

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DARRYL LATTIMORE, P.E. — DATE

BENCHMARK

CITY OF LAS VEGAS BENCHMARK: 7C0119SE66
RIVET AND PLATE IN TOP OF CURB, NORTHEAST CORNER OF RANCHO AND HOLLY LANE

ELEVATION: 2134.79 (FEET)
650.68 (METERS)

CITY OF LAS VEGAS VERTICAL CONTROL BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). DATE RE-OBSERVED: 2008

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THIS INFORMATION IS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C2155F CLARK COUNTY, NEVADA REVISED DATE OF NOVEMBER 16, 2011.

FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

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SOILS NOTE

ALL GRADING SHALL CONFORM TO GEOTECHNICAL REPORT
BY: SOUTHWEST GEOTECHNICAL
PROJECT NUMBER: 210829
DATED: 10/26/2021
UPDATED: N/A

CLV# ___-_____

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OR
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AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY
CALL BEFORE YOU DO OVERHEAD
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FREEWAY & ARTERIAL SYSTEM OF TRANSPORTATION (FAST)

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Engineering - Surveying - Consulting - Planning

GRADING PLAN 4
RANCHO HOLLY - UNIT 1
BEAZER HOMES
CITY OF LAS VEGAS, NEVADA

BY	DESCRIPTION	DATE
A		

DARRYL C. LATTIMORE
EXP: 12/31/23
CIVIL
No. 17516
STATE OF NEVADA
PROFESSIONAL ENGINEER

05/13/2022

DATE	03/29/2022
DRAWN	EMG
DESIGNED	JTC
CHECKED	DCL
PROJECT #	BZR012105

SHEET GROUP
GRADING

SHEET NUMBER
C6

SHEET 6 OF 32

Plot Stamp: 5/12/2022 4:29:29 PM - Josh Cowart
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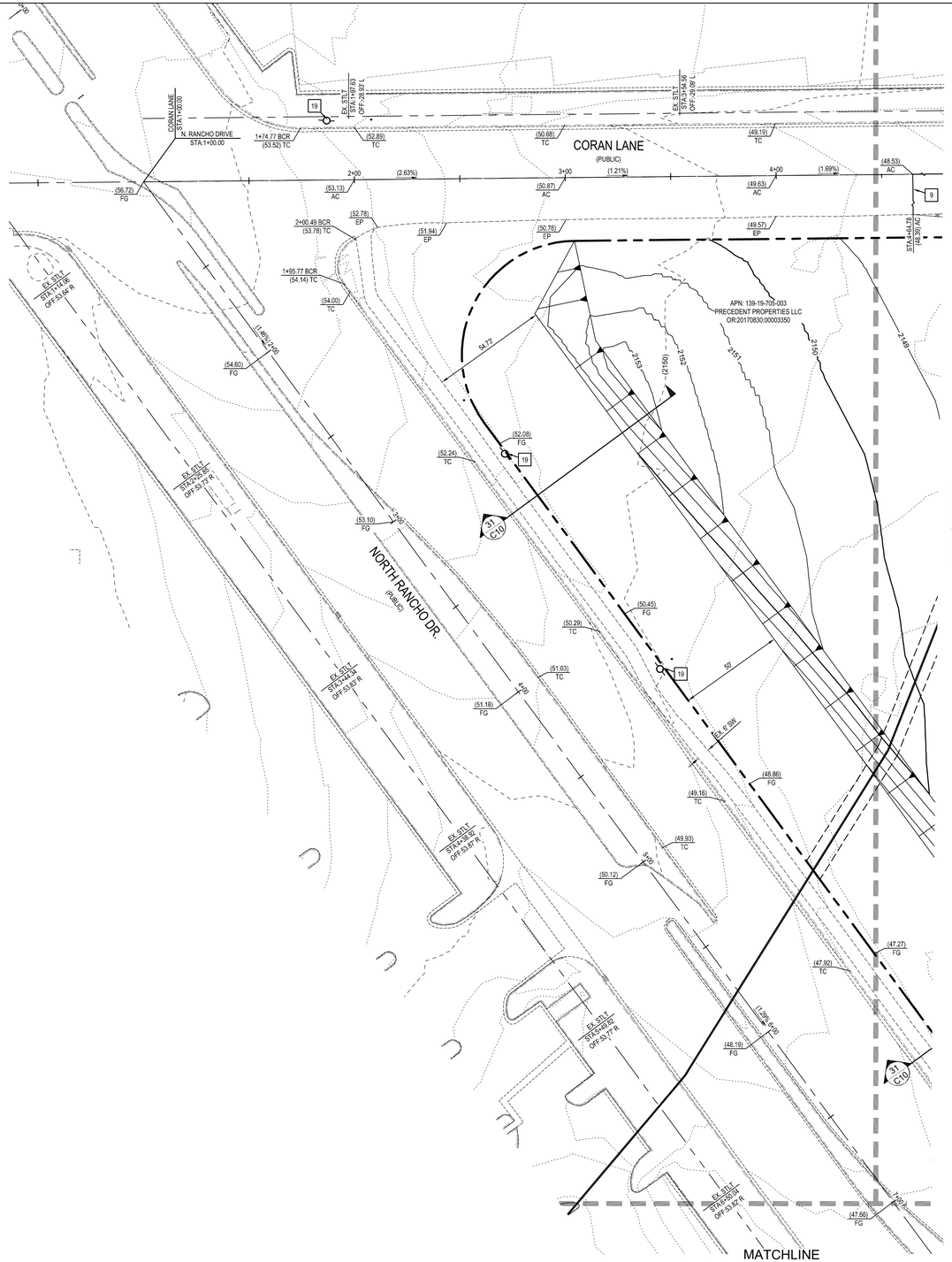
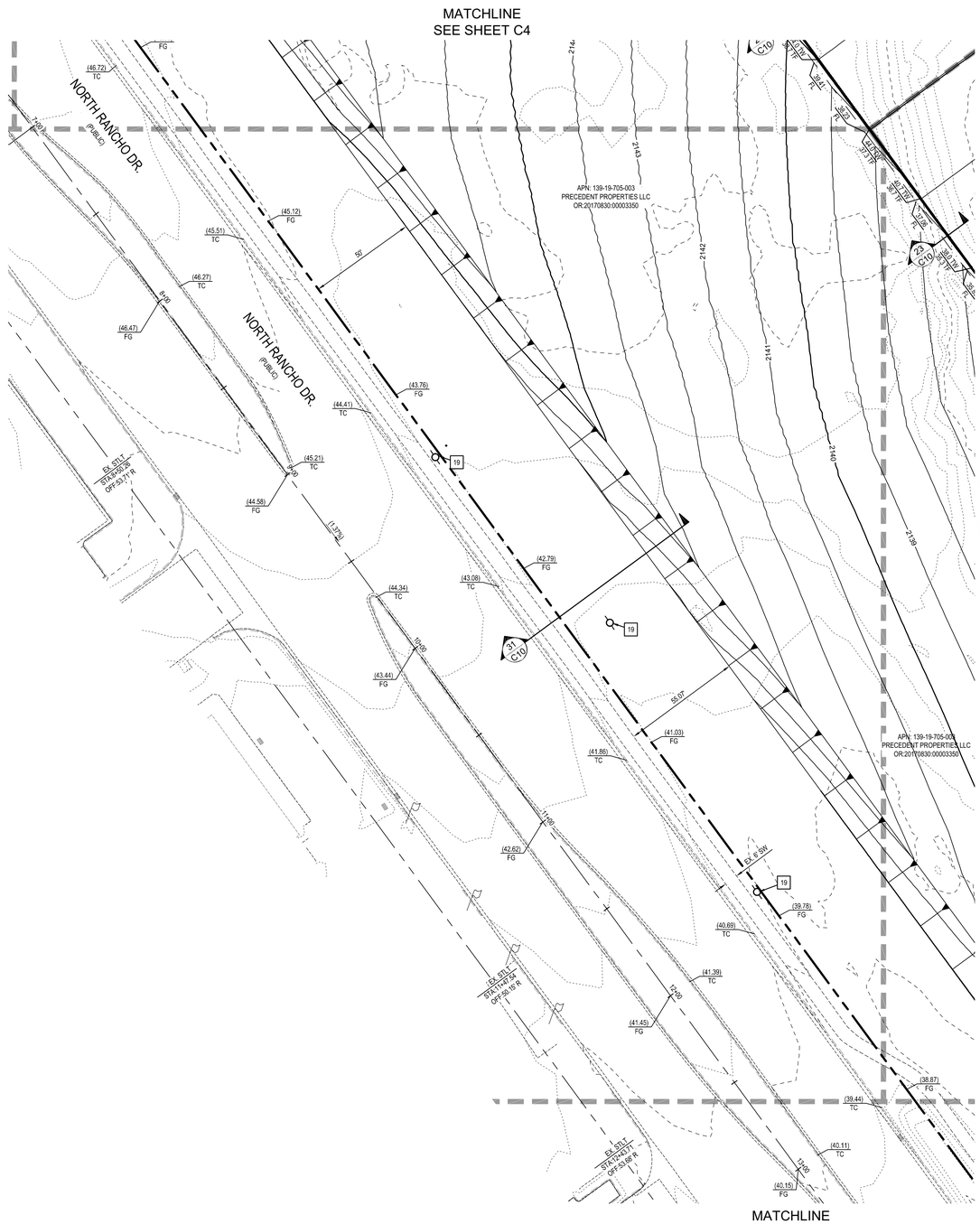
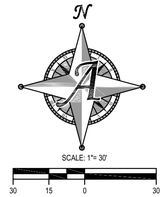
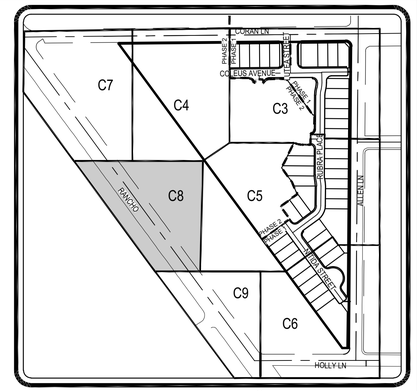

CORAN LANE
(PUBLIC)
N. RANCHO DRIVE
STA:1+00.00
NORTH RANCHO DR.
(PUBLIC)
MATCHLINE
SEE SHEET C4
MATCHLINE
SEE SHEET C8
APN: 139-19-705-003
PRECEDENT PROPERTIES LLC
OR:20170830:00003350
EX. ST.L
STA:1+74.77 BCR
OFF:29.97' L
EX. ST.L
STA:3+54.58
OFF:29.09' L
EX. ST.L
STA:2+00.49 BCR
OFF:53.78' R
EX. ST.L
STA:1+95.77 BCR
OFF:53.94' R
EX. ST.L
STA:2+52.58
OFF:53.73' R
EX. ST.L
STA:3+54.58
OFF:53.89' R
EX. ST.L
STA:4+66.78
OFF:53.87' R
EX. ST.L
STA:5+49.62
OFF:53.87' R
EX. ST.L
STA:5+49.62
OFF:53.77' R
EX. ST.L
STA:6+50.08
OFF:53.80' R
EX. 8" SW
EX. 8" SW
EX. 12" W
EX. 8" SS
EX. 8" SS
EX. 8" SS







KEY MAP
SCALE: NTS

GRADING CONSTRUCTION NOTES

1. CONSTRUCT 30" MODIFIED ROLL CURB AND GUTTER PER CCAUSD #217.1
2. CONSTRUCT "L" CURB AND GUTTER PER CCAUSD #216
3. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #234. MIN. 5" THICK ADJACENT TO MOD. ROLL CURB.
4. CONSTRUCT 8' CROSS GUTTER PER CCAUSD #228
5. CONSTRUCT SIDEWALK RAMP PER CCAUSD #235 CASE I. "A" & "B" = 8' UNLESS OTHERWISE NOTED
6. CONSTRUCT 5' TRANSITION "L" CURB TO TYPE 30" MODIFIED ROLL CURB PER DETAIL "B" ON SHEET C11
7. INSTALL 3.5" AC OVER 10.5" TYPE II AGGREGATE BASE PER SOIL REPORT #210829
8. CONSTRUCT PAD PER TYPICAL PAD SECTION DETAIL "A" ON SHEET C11
9. MATCH EX. ASPHALT, CURB, SIDEWALK, GUTTER, OR VALLEY GUTTER. SAW CUT CLEAN EDGE FOR CONNECTION.
10. INSTALL TYPE II AGGREGATE BASE 95% COMPACTION MEETING REQUIREMENTS FOR H-20 LOADING FOR UTILITY ACCESS
11. CONSTRUCT DEPRESSED 30" MOD. ROLL CURB PER DETAIL "D" ON SHEET C11
12. INSTALL 2.5" AC OVER 9.0" TYPE II AGGREGATE BASE PER SOIL REPORT #210829
13. CONSTRUCT CONCRETE VALLEY GUTTER PER DETAIL "C" ON SHEET C11
14. INSTALL ACCESS GATE PER DETAIL "J" ON SHEET C11
15. INSTALL ACCESS GATE PER DETAIL "K" ON SHEET C11
16. EXISTING POWER POLE TO BE REMOVED BY OTHERS
17. CONSTRUCT SIDEWALK UNDERDRAIN PER CCAUSD #228
18. CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD# 224
19. PROTECT EXISTING POWER POLE IN PLACE
20. INSTALL RIP-RAP DRAINAGE AREA (D_{50} = 6", THICKNESS = 12")
21. CONSTRUCT 2' HIGH CONCRETE FLOOD WALL
22. INSTALL BOLLARDS (5FT OFF CENTER) PER CCAUSD #425.S1

LEGEND

	PROPOSED	EXISTING
PUBLIC R/W LINE		
PRIVATE R/W LINE		
BOUNDARY LINE		
EASEMENT LINE		
MATCH LINE	CUT	
CUT / FILL LINE	FILL	
CENTERLINE		
EDGE OF ASPHALT		
CURB & GUTTER		
RETAINING WALL		
SAWCUT LINE		
FLOWLINE		
GRADE BREAK		
MAJOR CONTOUR - 5'	2500	(2500)
MINOR CONTOUR - 1'	2503	(2503)
FENCE		
SCARP		
CONCRETE SURFACE		
PROPOSED ASPHALT PAVEMENT		
REMOVE AND REPLACE ASPHALT		
RIP-RAP		
ELEVATION GRADE TAG	98.76 FG	(98.76) XX
GRADE SLOPE TAG	1.00%	(1.00%)
SECTION MARKER - DETAIL NUMBER ABOVE SHEET NUMBER	1 C5	
SIGHT VISIBILITY ZONE		

COMMON ABBREVIATIONS

FF	- FINISHED FLOOR	TRC	- TOP OF 30" ROLL CURB
TC	- TOP OF CURB	AC	- TOP OF PAVEMENT
FL	- FLOWLINE GRADE	EP	- EDGE OF PAVEMENT
TB	- TOP OF BERM	TRW	- TOP OF RETAINING WALL
TF	- TOP OF WALL FOOTER	PRIV.	- PRIVATE
ST.	- STREET	TYP.	- TYPICAL
ESMT	- EASEMENT	R/W	- RIGHT-OF-WAY
TMH	- TOP OF MANHOLE (RIM ELEV.)	DG	- DESIGN GRADE

SIGHT VISIBILITY ZONE NOTE

NO WALLS, FENCES SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAT TRAFFIC CONTROL DEVICES, FIRE HYDRANTS, TREES, AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL OR PAVEMENT STREET SURFACE. THIS RESTRICTION EXTENDS ALONG THE SIGHT VISIBILITY LINE THROUGH LANDSCAPED MEDIANS.

PLEASE REFER TO TRAFFIC SHEET FOR SIGHT VISIBILITY ZONE DIMENSIONS.

GRADING NOTES

1. ACTUS SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES IN THE PLANS OR CONDITIONS IN THE FILED.
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.
3. WALL DETAILS ARE FOR REFERENCE ONLY AND DO NOT CONSTITUTE A STRUCTURAL DESIGN.
4. CONSTRUCTION OF BLOCK WALLS REQUIRE A SEPARATE BUILDING PERMIT AND APPROVAL BY THE BUILDING DEPARTMENT.

ESTIMATED QUANTITIES

NOTE: QUANTITIES SHOWN ARE RAW QUANTITIES AND APPROXIMATE. CONTRACTOR TO DETERMINE HIS OWN QUANTITIES FOR GRADING PURPOSES.

WORK UNDER THIS PLAN CONSTITUTES GRADING IN ACCORDANCE WITH 2018 IBC; ENGINEERING REPORTS AND CERTIFICATIONS IN CONFORMANCE WITH IBC SHALL BE FILED WITH THE CITY OF LAS VEGAS PRIOR TO CITY OF LAS VEGAS APPROVAL AT FINAL INSPECTION.

CUT:	26,148 CY
FILL:	47,273 CY
BALANCE:	21,126 CY (FILL)

ENGINEER'S CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED UPDATED DRAINAGE STUDY CLV# DS5559A ON FILE WITH THE CITY OF LAS VEGAS.

DARRYL LATTIMORE, P.E. DATE

CLV# ___-_____

BENCHMARK

CITY OF LAS VEGAS BENCHMARK: 7C0119SEE6
RIVET AND PLATE IN TOP OF CURB, NORTHEAST CORNER OF RANCHO AND HOLLY LANE

ELEVATION: 2134.79 (FEET)
650.68 (METERS)

CITY OF LAS VEGAS VERTICAL CONTROL BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). DATE RE-OBSERVED: 2008

LINE & CURVE DATA NOTE

PLEASE REFER TO TRAFFIC SHEETS FOR LINE AND CURVE DATA.

BASIS OF BEARING

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS AND LAS VEGAS HIGH ELEVATION ZONES, NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

COORDINATE SYSTEM DEFINITION

DATUM REFERENCE NAME: NAD83 (2011) EPOCH 2010.0
MAPPING PROJECTION PARAMETERS:
SYSTEM: NEVADA COORDINATE SYSTEM (NCRS)
ZONE: LAS VEGAS ZONE
PROJECTION TYPE: TRANSVERSE MERVATOR
STANDARD PARALLEL AND GRID LATITUDE ORIGIN: 36°15'00" N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00" W
FALSE NORTHING: 200,000 METERS (656,166.66667 US FT)
FALSE EASTING: 100,000 METERS (328,083.3333 US FT)
STANDARD PARALLEL SCALE: 1.0001 (EXACT)
LINEAR UNIT: US SURVEY FOOT (US FT)

DEDICATION NOTE

ALL EASEMENTS, RIGHT-OF-WAY, AND OTHER DEDICATIONS WITHIN THIS PLAN SET ARE GRANTED PER FMP #___-_____ UNLESS OTHERWISE NOTED

PRIVATE STREET NOTE

ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.

COMMON LOT NOTE

ALL COMMON LOTS ARE TO BE PUBLIC DRAINAGE, PEDESTRIAN ACCESS; UTILITY, SEWER, AND PRIVATE LANDSCAPE EASEMENTS OVER THEIR ENTIRETY TO BE PRIVATELY MAINTAINED BY THE HOA PER THE APPROVED FINAL MAP FOR THE PROJECT.

FLOOD ZONE DESCRIPTION

THIS SITE IS LOCATED IN FEMA ZONE "ZONE X". ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THIS INFORMATION IS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C2155F CLARK COUNTY, NEVADA REVISED DATE OF NOVEMBER 16, 2011.

FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

DISCLAIMER NOTE

THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING; PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SOILS NOTE

ALL GRADING SHALL CONFORM TO GEOTECHNICAL REPORT
BY: SOUTHWEST GEOTECHNICAL
PROJECT NUMBER: 210829
DATED: 10/26/2021
UPDATED: N/A

ACTUS
3285 E. Warm Springs Rd., Suite 300
Las Vegas, NV 89120
www.Actus-NV.com
(702) 586-9266
Engineering - Surveying - Consulting - Planning

GRADING PLAN 6
RANCHO HOLLY - UNIT 1
BEAZER HOMES
CITY OF LAS VEGAS, NEVADA

NO.	DATE	DESCRIPTION	BY
A			

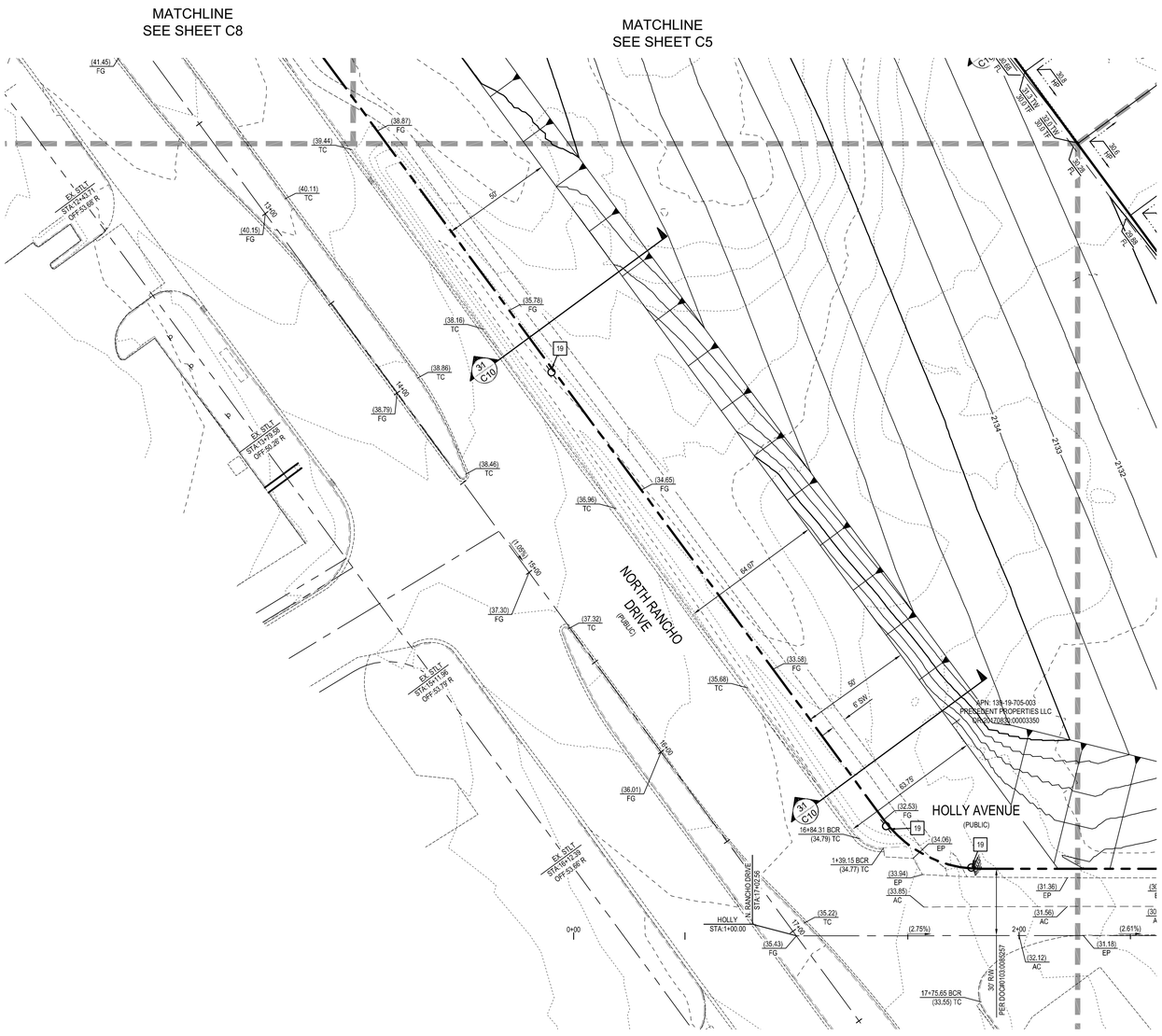
PROFESSIONAL ENGINEER
DARRYL C. LATTIMORE
EXP: 12/31/23
CIVIL
No. 17516
STATE OF NEVADA

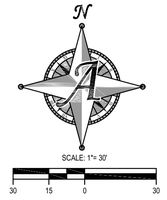
05/13/2022

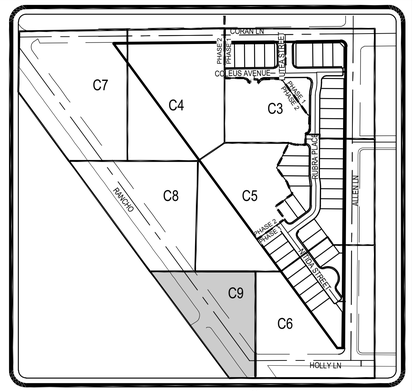
DATE	03/29/2022
DRAWN	EMG
DESIGNED	JTC
CHECKED	DCL
PROJECT #	BZR012105
SHEET GROUP	GRADING
SHEET NUMBER	C8

SHEET 8 OF 32

Plot Stamp: 5/12/2022 4:29:46 PM - Josh Cowart
File: P:\BZR012105 - Rancho Holly\Civil_CD\Unit 1\BZR012105-1-CD-GRD.dwg, Tab: C8 - GRD 6







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SCALE: NTS

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LEGEND

PROPOSED	EXISTING	DESCRIPTION
		PUBLIC R/W LINE
		PRIVATE R/W LINE
		BOUNDARY LINE
		EASEMENT LINE
CUT		MATCH LINE
FILL		CUT / FILL LINE
		CENTERLINE
		EDGE OF ASPHALT
		CURB & GUTTER
		RETAINING WALL
		SAWCUT LINE
		FLOWLINE
		GRADE BREAK
2500	(2500)	MAJOR CONTOUR - 5'
2503	(2503)	MINOR CONTOUR - 1'
		FENCE
		SCARP
		CONCRETE SURFACE
		PROPOSED ASPHALT PAVEMENT
		REMOVE and REPLACE ASPHALT
		RIP-RAP
98.76 FG	(98.76) XX	ELEVATION GRADE TAG
1.00%	(1.00%)	GRADE SLOPE TAG
1 C5		SECTION MARKER - DETAIL NUMBER ABOVE SHEET NUMBER
		SIGHT VISIBILITY ZONE

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DARRYL LATTIMORE, P.E. DATE

CLV# ___-_____

BENCHMARK

CITY OF LAS VEGAS BENCHMARK: 7C0119SE6
RIVET AND PLATE IN TOP OF CURB, NORTHEAST CORNER OF RANCHO AND HOLLY LANE

ELEVATION: 2134.79 (FEET)
650.68 (METERS)

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COORDINATE SYSTEM DEFINITION

DATUM REFERENCE NAME: NAD83 (2011) EPOCH 2010.0
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LONGITUDE OF CENTRAL MERIDIAN: 114°58'00" W
FALSE NORTHING: 200,000 METERS (656,166.66667 US FT)
FALSE EASTING: 100,000 METERS (328,083.3333 US FT)
STANDARD PARALLEL SCALE: 1.0001 (EXACT)
LINEAR UNIT: US SURVEY FOOT (US FT)

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FLOOD ZONE DESCRIPTION

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THIS INFORMATION IS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C2155F CLARK COUNTY, NEVADA REVISED DATE OF NOVEMBER 16, 2011.

FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

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SOILS NOTE

ALL GRADING SHALL CONFORM TO GEOTECHNICAL REPORT
BY: SOUTHWEST GEOTECHNICAL
PROJECT NUMBER: 210829
DATED: 10/26/2021
UPDATED: N/A

actus
3283 E. Warm Springs Rd., Suite 300
Las Vegas, NV 89120
www.Actus-NV.com
(702) 586-9286
Engineering - Surveying - Consulting - Planning

GRADING PLAN 7
RANCHO HOLLY - UNIT 1
BEAZER HOMES
CITY OF LAS VEGAS, NEVADA

NO.	DATE	DESCRIPTION	BY

05/13/2022

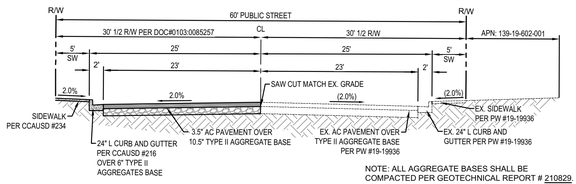
DATE	03/29/2022
DRAWN	EMG
DESIGNED	JTC
CHECKED	DCL
PROJECT #	BZR012105

SHEET GROUP
GRADING

SHEET NUMBER
C9

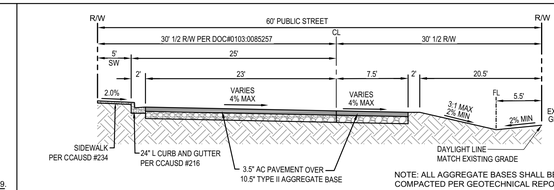
SHEET 9 OF 32

Plot Stamp: 5/12/2022 4:29:51 PM - Josh Cowart
File: P:\BZR012105 - Rancho Holly\Civil_CD\Unit 1\BZR012105-1-CD-GRD.dwg, Tab: C9 - GRD 7



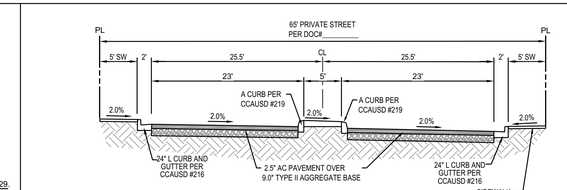
NOTE: ALL AGGREGATE BASES SHALL BE COMPACTED PER GEOTECHNICAL REPORT # 210829. PRELIMINARY PAVEMENT SECTIONS SHALL BE VERIFIED WITH THE FINAL PAVEMENT SECTION RECOMMENDATION REPORT (MPSR) SECTIONS ARE DIFFERENT. A REVISION TO THE IMPROVEMENT PLANS WILL BE REQUIRED.

1 CORAN LANE R/W (PUBLIC)
NOT TO SCALE

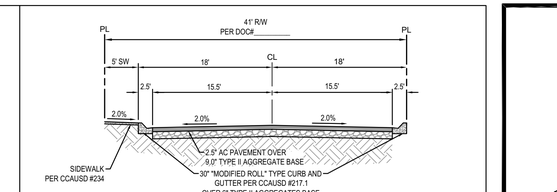


NOTE: ALL AGGREGATE BASES SHALL BE COMPACTED PER GEOTECHNICAL REPORT # 210829. PRELIMINARY PAVEMENT SECTIONS SHALL BE VERIFIED WITH THE FINAL PAVEMENT SECTION RECOMMENDATION REPORT (MPSR) SECTIONS ARE DIFFERENT. A REVISION TO THE IMPROVEMENT PLANS WILL BE REQUIRED.

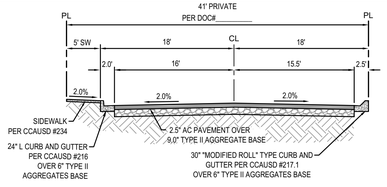
2 ALLEN LANE R/W (PUBLIC)
NOT TO SCALE



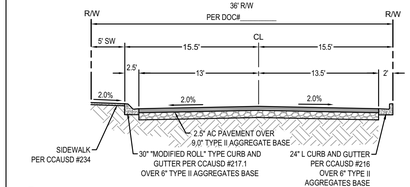
3 65' ENTRY (PRIVATE)
NOT TO SCALE



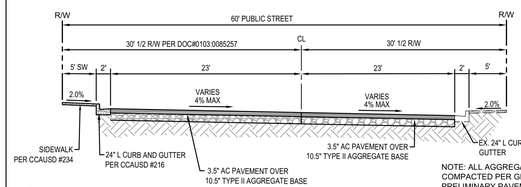
4 41.0' STREET SECTION (PRIVATE)
NOT TO SCALE



5 41.0' STREET SECTION (PRIVATE)
NOT TO SCALE



6 36.0' STREET SECTION (PRIVATE)
NOT TO SCALE



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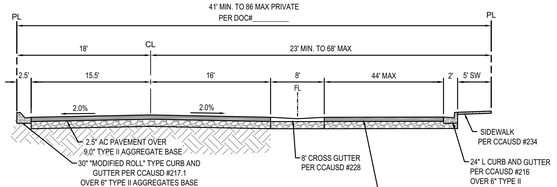
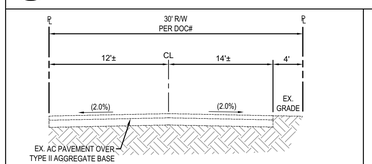
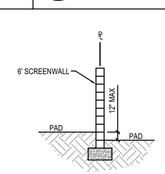
7 ALLEN LANE R/W (PUBLIC)
NOT TO SCALE



8 41.0' STREET SECTION (PRIVATE)
NOT TO SCALE



9 30.0' HOLLY LANE R/W (PUBLIC)
NOT TO SCALE



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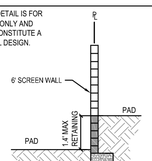

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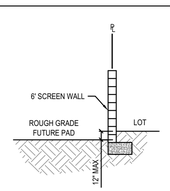

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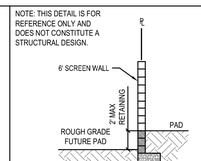

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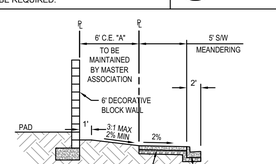

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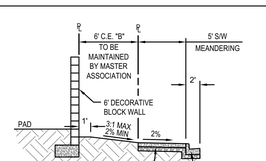
NOT TO SCALE



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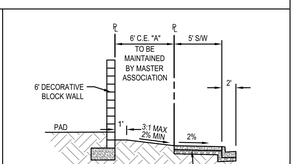
NOT TO SCALE



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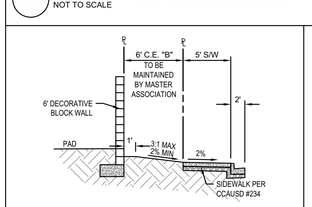

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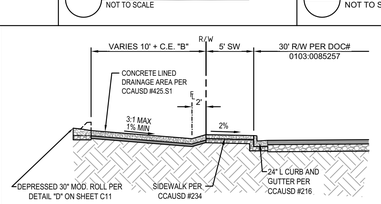

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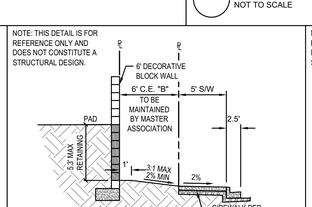

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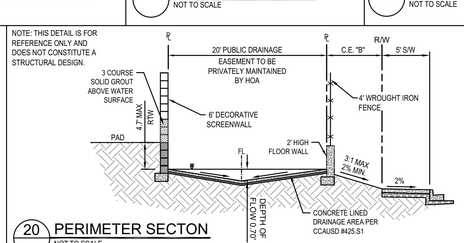

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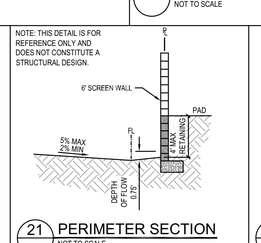
NOT TO SCALE



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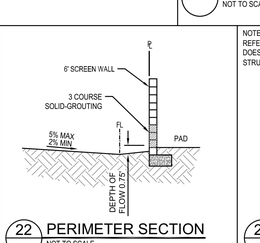
NOT TO SCALE



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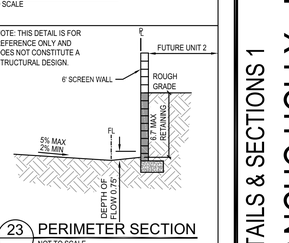

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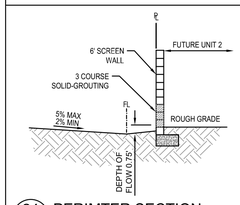

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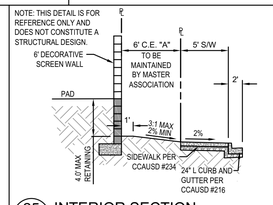

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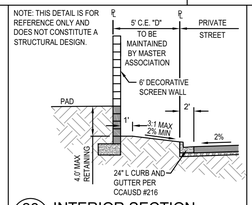

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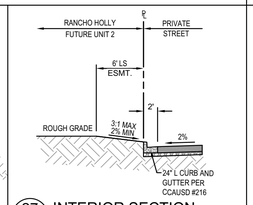

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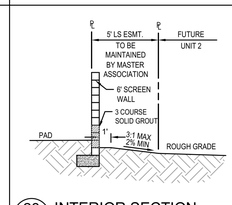

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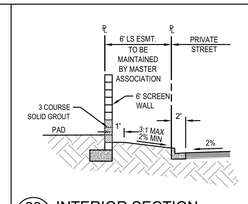

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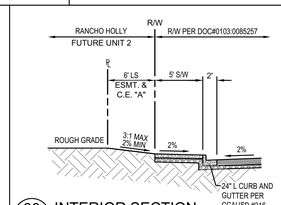

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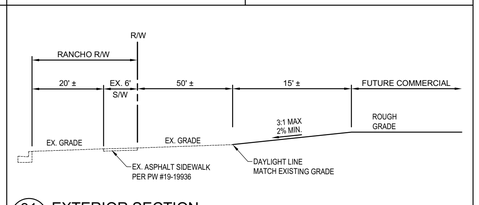

31 EXTERIOR SECTION
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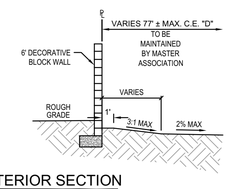

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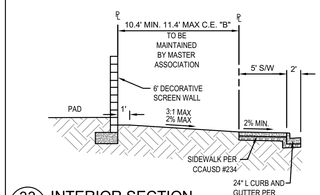

33 INTERIOR SECTION
NOT TO SCALE

WALL NOTES
1. WALL DETAILS ARE FOR REFERENCE ONLY AND DO NOT CONSTITUTE A STRUCTURAL DESIGN.
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4. WROUGHT IRON FENCE, GATE DETAILS, FOUNDATIONS AND PLANS BY OTHERS.

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEM AND STREET LIGHT SYSTEM CONDUIT. IT'S COSTLY
CALL BEFORE YOU DO UNDERGROUND
Call before you
Underground
1-702-432-5300
FREEWAY & ARTERIAL SYSTEM OF TRANSPORTATION (FAST)

Call before you D🔒G
Avoid cutting underground utility lines. It's costly.
CALL
811
OR
1-800-227-2600

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

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES

PROJECT NO. N/A FIRST APPROVED DATE: _____

LVVWD APPROVED FIRE FLOW 1500 GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 26 GPM

CLV# ___-_____

Actus
3283 E. Warm Springs Rd., Suite 300
Las Vegas, NV 89120
www.Actus-NV.com
(702) 586-9266
Engineering - Surveying - Consulting - Planning

DETAILS & SECTIONS 1
RANCHO HOLLY - UNIT 1
BEAZER HOMES
CITY OF LAS VEGAS, NEVADA

BY	DESCRIPTION	DATE	A.E.

PROFESSIONAL ENGINEER — DARRYL C. PATTIMORE — EXP: 12/31/23 — CIVIL — No. 17516 — STATE OF NEVADA

05/13/2022

DATE	03/29/2022
DRAWN	EMG
DESIGNED	JTC
CHECKED	DCL
PROJECT #	BZR012105

SHEET GROUP
DETAILS

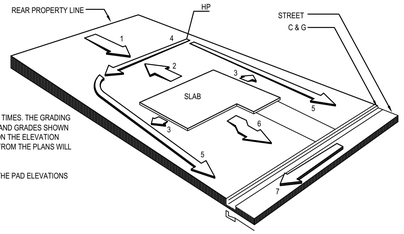
SHEET NUMBER
C10

SHEET 10 OF 32

Plot Stamp: 5/12/2022 4:29:58 PM - Josh Cowart
File: P:\BZR012105 - Rancho Holly\Civil_CD\Unit 1\BZR012105_1-CD-DTL.dwg, Tab: DTL 1

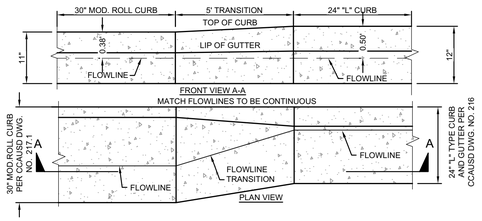
1. SLOPE FROM REAR TO SWALE (MIN. 2%)
2. SLOPE FROM HOUSE TO SWALE (MIN. 5%)
3. SLOPE FROM HOUSE TO SIDE SWALE (MIN. 5%)
4. REAR SWALE (10' MIN. FROM REAR OF HOUSE) (MIN. 1%)
5. SIDE SWALE (MIN. 1%)
6. SLOPE FROM HOUSE TO BACK OF CURB (MIN. 5% FOR 10 FEET, 2% BEYOND THAT)
7. SLOPE OF STREET

A. THE GRADING PLANS SHALL BE ON THE JOB SITE AT ALL TIMES. THE 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.
B. CARE SHALL BE EXERCISED IN GRADING CORNER LOTS.
C. PAD ELEVATIONS SHALL BE GRADED TO WITHIN 0.1' OF THE PAD ELEVATIONS SHOWN ON THE PLANS.

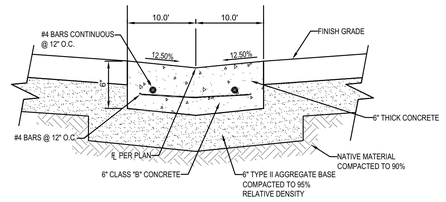


PERSPECTIVE VIEW

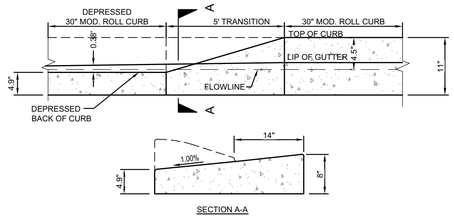
A TYPICAL TYPE "A" PAD GRADING
NOT TO SCALE (LOTS 7-30)



B 5' CURB TRANSITION - 'L' CURB TO 30" MOD. ROLL CURB
NOT TO SCALE

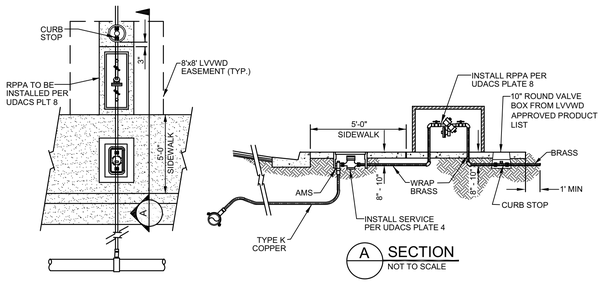


C CONCRETE VALLEY GUTTER
NOT TO SCALE



D DEPRESSED 30" MOD. ROLL CURB
NOT TO SCALE

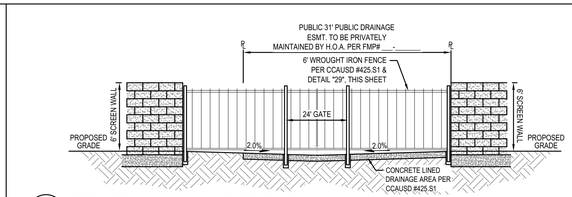
E NOT USED
NOT TO SCALE



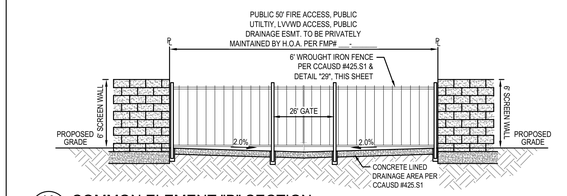
A SECTION
NOT TO SCALE

H METER WITH RPPA PER UDACS PLATE #4 AND #8 AND CURB STOP
NOT TO SCALE

LVVWD NOTE
MAINTENANCE WORK ON LVVWD FACILITIES LOCATED WITHIN THE AREA OF THE PROPOSED PAVERS MAY INCLUDE THE PLACEMENT OF AN ASPHALT OR CONCRETE PATCH AS APPLICABLE. NO EFFORT WILL BE MADE TO REPLACE OR MATCH ANY DECORATIVE SURFACE, LANDSCAPE FEATURE, OR ANY OTHER IMPROVEMENTS DISTURBED AS A RESULT OF THE MAINTENANCE ACTIVITIES OF THE LAS VEGAS VALLEY WATER DISTRICT OR THEIR AUTHORIZED REPRESENTATIVES.



J COMMON ELEMENT "B" SECTION
NOT TO SCALE



K COMMON ELEMENT "B" SECTION
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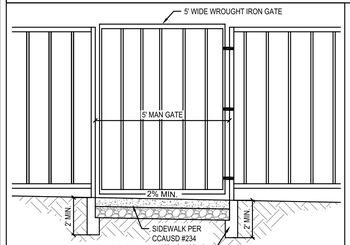
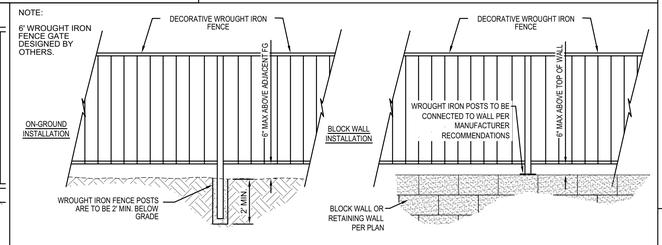


F PEDESTRIAN ACCESS GATE
NOT TO SCALE



G WROUGHT IRON FENCE
NOT TO SCALE

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LVVWD APPROVED FIRE FLOW 1500 GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 26 GPM

CLV# ___-_____

Actus
3285 E. Warm Springs Rd., Suite 300
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Engineering - Surveying - Consulting - Planning

DETAILS & SECTIONS 2
RANCHO HOLLY - UNIT 1
BEAZER HOMES
CITY OF LAS VEGAS, NEVADA

#	DATE	DESCRIPTION	BY
A.1			

PROFESSIONAL ENGINEER
DARRYL C. PATTIMORE
EXP: 12/31/23
CIVIL
No. 17516
STATE OF NEVADA

05/13/2022

DATE	03/29/2022
DRAWN	EMG
DESIGNED	JTC
CHECKED	DCL
PROJECT #	BZR012105
SHEET GROUP	DETAILS
SHEET NUMBER	C11

SHEET 11 OF 32

Plot Stamp: 5/12/2022 4:30:05 PM - Josh Cowart
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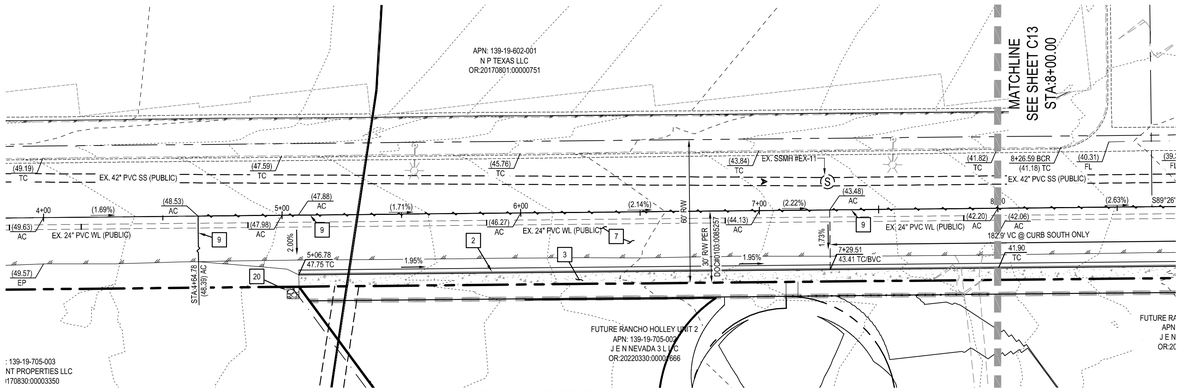
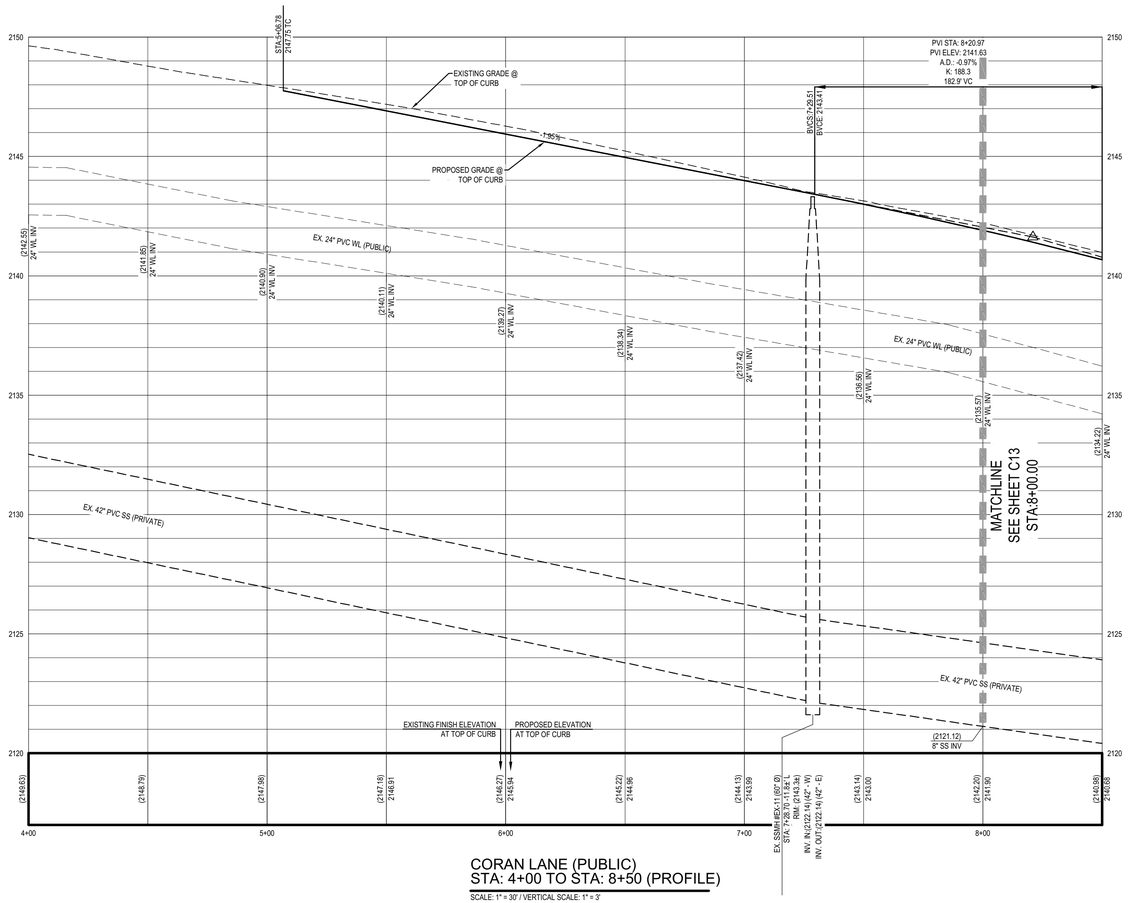


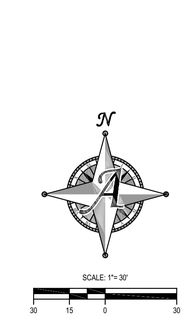
CORAN LANE (PUBLIC)
STA: 4+00 TO STA: 8+50 (PLAN)

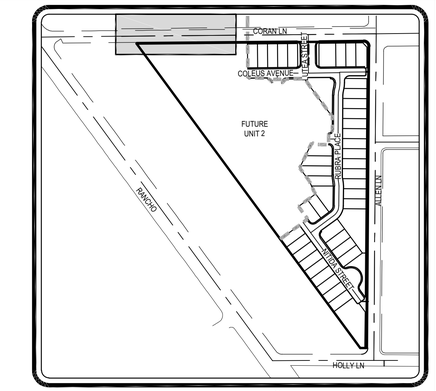
SCALE: 1" = 30'



CORAN LANE (PUBLIC)
STA: 4+00 TO STA: 8+50 (PROFILE)

SCALE: 1" = 30' / VERTICAL SCALE: 1" = 3'





KEY MAP
SCALE: NTS

GRADING CONSTRUCTION NOTES

1. CONSTRUCT 30" MODIFIED ROLL CURB AND GUTTER PER CCAUSD #217.1
2. CONSTRUCT "L" CURB AND GUTTER PER CCAUSD #216
3. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #234. MIN. 5" THICK ADJACENT TO MOD. ROLL CURB.
4. CONSTRUCT 8' CROSS GUTTER PER CCAUSD #228
5. CONSTRUCT SIDEWALK RAMP PER CCAUSD #235 CASE I. "A" & "B" = 8' UNLESS OTHERWISE NOTED
6. CONSTRUCT 5' TRANSITION "L" CURB TO TYPE 30" MODIFIED ROLL CURB PER DETAIL "B" ON SHEET C11
7. INSTALL 3.5" AC OVER 10.5" TYPE II AGGREGATE BASE PER SOIL REPORT #210829
8. CONSTRUCT PAD PER TYPICAL PAD SECTION DETAIL "A" ON SHEET C11
9. MATCH EX. ASPHALT, CURB, SIDEWALK, GUTTER, OR VALLEY GUTTER. SAW CUT CLEAN EDGE FOR CONNECTION.
10. INSTALL TYPE II AGGREGATE BASE 95% COMPACTION MEETING REQUIREMENTS FOR H-20 LOADING FOR UTILITY ACCESS
11. CONSTRUCT DEPRESSED 30" MOD. ROLL CURB PER DETAIL "D" ON SHEET C11
12. INSTALL 2.5" AC OVER 9.0" TYPE II AGGREGATE BASE PER SOIL REPORT #210829
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14. INSTALL ACCESS GATE PER DETAIL "J" ON SHEET C11
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17. CONSTRUCT SIDEWALK UNDERDRAIN PER CCAUSD #228
18. CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD# 224
19. PROTECT EXISTING POWER POLE IN PLACE
20. INSTALL RIP-RAP DRAINAGE AREA (D_{50} = 6", THICKNESS = 12")
21. CONSTRUCT 2' HIGH CONCRETE FLOOD WALL
22. INSTALL BOLLARDS (5FT OFF CENTER) PER CCAUSD #425.S1

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		PUBLIC R/W LINE
		PRIVATE R/W LINE
		BOUNDARY LINE
		EASEMENT LINE
CUT		MATCH LINE
FILL		CUT / FILL LINE
		CENTERLINE
		EDGE OF ASPHALT
		CURB & GUTTER
		RETAINING WALL
		SAWCUT LINE
		FLOWLINE
		GRADE BREAK
2500	(2500)	MAJOR CONTOUR - 5'
2503	(2503)	MINOR CONTOUR - 1'
		FENCE
		SCARP
		CONCRETE SURFACE
		PROPOSED ASPHALT PAVEMENT
		REMOVE AND REPLACE ASPHALT
		RIP-RAP
98.76 FG	(98.76) XX	ELEVATION GRADE TAG
1.00%	(1.00%)	GRADE SLOPE TAG
1 C5		SECTION MARKER - DETAIL NUMBER ABOVE SHEET NUMBER
		SIGHT VISIBILITY ZONE

COMMON ABBREVIATIONS

FF	- FINISHED FLOOR	TRC	- TOP OF 30" ROLL CURB
TC	- TOP OF CURB	AC	- TOP OF PAVEMENT
FL	- FLOWLINE GRADE	EP	- EDGE OF PAVEMENT
TB	- TOP OF BERM	TRW	- TOP OF RETAINING WALL
TF	- TOP OF WALL FOOTER	PRIV.	- PRIVATE
ST.	- STREET	TYP.	- TYPICAL
ESMT	- EASEMENT	R/W	- RIGHT-OF-WAY
TMH	- TOP OF MANHOLE (RIM ELEV.)	DG	- DESIGN GRADE

SIGHT VISIBILITY ZONE NOTE

NO WALLS, FENCES SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAT TRAFFIC CONTROL DEVICES, FIRE HYDRANTS, TREES, AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL OR PAVEMENT STREET SURFACE. THIS RESTRICTION EXTENDS ALONG THE SIGHT VISIBILITY LINE THROUGH LANDSCAPED MEDIANS.

PLEASE REFER TO TRAFFIC SHEET FOR SIGHT VISIBILITY ZONE DIMENSIONS.

GRADING NOTES

1. ACTUS SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES IN THE PLANS OR CONDITIONS IN THE FILED.
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.
3. WALL DETAILS ARE FOR REFERENCE ONLY AND DO NOT CONSTITUTE A STRUCTURAL DESIGN.
4. CONSTRUCTION OF BLOCK WALLS REQUIRE A SEPARATE BUILDING PERMIT AND APPROVAL BY THE BUILDING DEPARTMENT.

ESTIMATED QUANTITIES

NOTE: QUANTITIES SHOWN ARE RAW QUANTITIES AND APPROXIMATE. CONTRACTOR TO DETERMINE HIS OWN QUANTITIES FOR GRADING PURPOSES.

WORK UNDER THIS PLAN CONSTITUTES GRADING IN ACCORDANCE WITH 2018 IBC; ENGINEERING REPORTS AND CERTIFICATIONS IN CONFORMANCE WITH IBC SHALL BE FILED WITH THE CITY OF LAS VEGAS PRIOR TO CITY OF LAS VEGAS APPROVAL AT FINAL INSPECTION.

CUT:	26,148 CY
FILL:	47,273 CY
BALANCE:	21,126 CY (FILL)

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL
OR
1-800-227-2600

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

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS, STREET LIGHTING AND CONDUIT. IT'S COSTLY
CALL BEFORE YOU DO UNDERGROUND
Call before you
Underground
1-702-432-5300
FREEWAY & ARTERIAL SYSTEM OF TRANSPORTATION (FAST)

BENCHMARK

CITY OF LAS VEGAS BENCHMARK: 7C0119SEE6
RIVET AND PLATE IN TOP OF CURB, NORTHEAST CORNER OF RANCHO AND HOLLY LANE

ELEVATION: 2134.79 (FEET)
650.68 (METERS)

CITY OF LAS VEGAS VERTICAL CONTROL BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). DATE RE-OBSERVED: 2008

LINE & CURVE DATA NOTE

PLEASE REFER TO TRAFFIC SHEETS FOR LINE AND CURVE DATA.

BASIS OF BEARING

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS AND LAS VEGAS HIGH ELEVATION ZONES, NORTH AMERICAN DATUM OF 1983. SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

COORDINATE SYSTEM DEFINITION

DATUM REFERENCE NAME: NAD83 (2011) EPOCH 2010.0
MAPPING PROJECTION PARAMETERS:
SYSTEM: NEVADA COORDINATE SYSTEM (NCRS)
ZONE: LAS VEGAS ZONE
PROJECTION TYPE: TRANSVERSE MERVATOR
STANDARD PARALLEL AND GRID LATITUDE ORIGIN: 36°15'00" N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00" W
FALSE NORTHING: 200,000 METERS (656,166.66667 US FT)
FALSE EASTING: 100,000 METERS (328,083.3333 US FT)
STANDARD PARALLEL SCALE: 1.0001 (EXACT)

DEDICATION NOTE

ALL EASEMENTS, RIGHT-OF-WAY, AND OTHER DEDICATIONS WITHIN THIS PLAN SET ARE GRANTED PER FMP #___-_____ UNLESS OTHERWISE NOTED

PRIVATE STREET NOTE

ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.

COMMON LOT NOTE

ALL COMMON LOTS ARE TO BE PUBLIC DRAINAGE, PEDESTRIAN ACCESS, UTILITY, SEWER, AND PRIVATE LANDSCAPE EASEMENTS OVER THEIR ENTIRETY TO BE PRIVATELY MAINTAINED BY THE HOA PER THE APPROVED FINAL MAP FOR THE PROJECT.

FLOOD ZONE DESCRIPTION

THIS SITE IS LOCATED IN FEMA ZONE "ZONE X". ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THIS INFORMATION IS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C2155F CLARK COUNTY, NEVADA REVISED DATE OF NOVEMBER 16, 2011.

FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

DISCLAIMER NOTE

THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING; PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE THE

SOILS NOTE

ALL GRADING SHALL CONFORM TO GEOTECHNICAL REPORT
BY: SOUTHWEST GEOTECHNICAL
PROJECT NUMBER: 210829
DATED: 10/26/2021
UPDATED: N/A

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES

PROJECT NO. N/A FIRST APPROVED DATE : _____

LVVWD APPROVED FIRE FLOW 1500 GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 26 GPM

CLV#: ___-_____

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3285 E. Warm Springs Rd., Suite 300
Las Vegas, NV 89120
www.Actus-NV.com
(702) 586-9266
Engineering - Surveying - Consulting - Planning

PLAN & PROFILE - CORAN LANE STA 4+00 TO STA 8+00
RANCHO HOLLY - UNIT 1
BEAZER HOMES
CITY OF LAS VEGAS, NEVADA

NO.	DATE	DESCRIPTION	BY
A			

PROFESSIONAL ENGINEER
STATE OF NEVADA
MATTHEW C. MATTIMORE
EXP: 12/31/23
CIVIL
No. 17516

05/13/2022

DATE	05/3/2022
DRAWN	EMG
DESIGNED	JTC
CHECKED	DCL
PROJECT #	BZR012105

SHEET GROUP
PLAN & PROFILES

SHEET NUMBER
C12

SHEET 12 OF 32

Plot Stamp: 5/12/2022 4:30:51 PM - Josh Cowart
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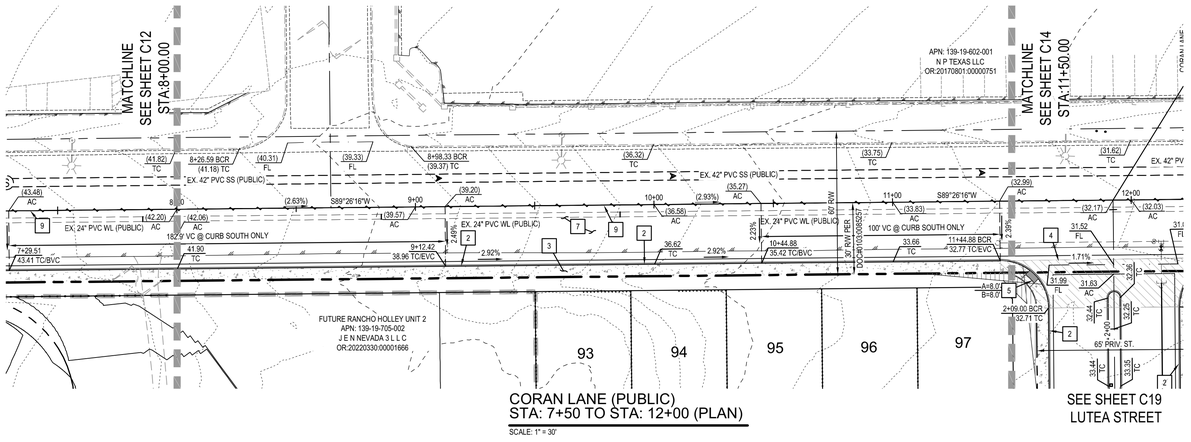
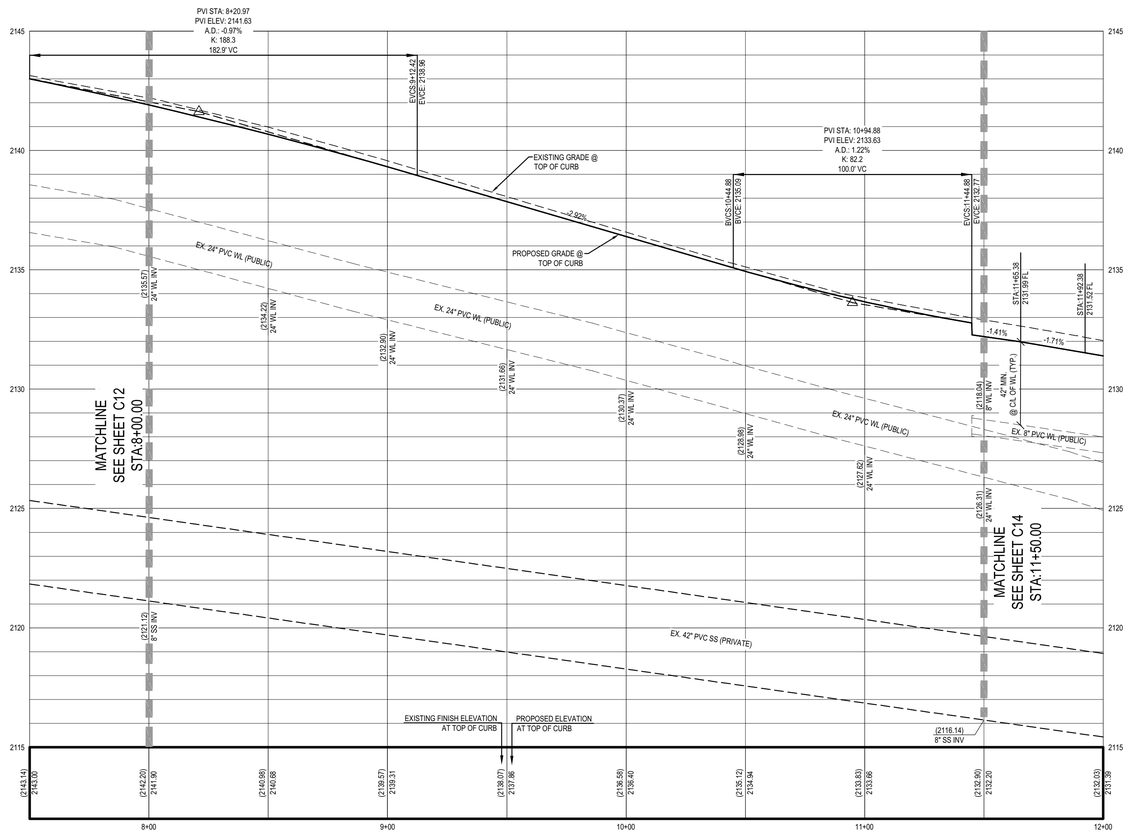


CORAN LANE (PUBLIC)
STA: 7+50 TO STA: 12+00 (PLAN)

SCALE: 1" = 30'



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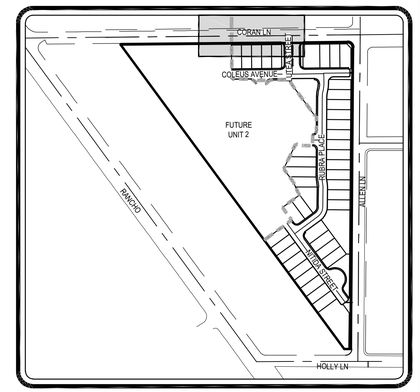

KEY MAP
SCALE: NTS

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LEGEND

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		CURB & GUTTER
		RETAINING WALL
		SAWCUT LINE
		FLOWLINE
		GRADE BREAK
2500	(2500)	MAJOR CONTOUR - 5'
2503	(2503)	MINOR CONTOUR - 1'
		FENCE
		SCARP
		CONCRETE SURFACE
		PROPOSED ASPHALT PAVEMENT
		REMOVE AND REPLACE ASPHALT
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98.76 FG	(98.76) XX	ELEVATION GRADE TAG
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FILL:	47,273 CY
BALANCE:	21,126 CY (FILL)

BENCHMARK

CITY OF LAS VEGAS BENCHMARK: 7C0119SEE6
RIVET AND PLATE IN TOP OF CURB, NORTHEAST CORNER OF RANCHO AND HOLLY LANE

ELEVATION: 2134.79 (FEET)
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COORDINATE SYSTEM DEFINITION

DATUM REFERENCE NAME: NAD83 (2011) EPOCH 2010.0
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STANDARD PARALLEL AND GRID LATITUDE ORIGIN: 36°15'00" N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00" W
FALSE NORTHING: 200,000 METERS (656,166.66667 US FT)
FALSE EASTING: 100,000 METERS (328,083.3333 US FT)
STANDARD PARALLEL SCALE: 1.0001 (EXACT)
LINEAR UNIT: US SURVEY FOOT (US FT)

DEDICATION NOTE

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PRIVATE STREET NOTE

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FLOOD ZONE DESCRIPTION

THIS SITE IS LOCATED IN FEMA ZONE "ZONE X". ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THIS INFORMATION IS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C2155F CLARK COUNTY, NEVADA REVISED DATE OF NOVEMBER 16, 2011.

FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

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SOILS NOTE

ALL GRADING SHALL CONFORM TO GEOTECHNICAL REPORT
BY: SOUTHWEST GEOTECHNICAL
PROJECT NUMBER: 210829
DATED: 10/26/2021
UPDATED: N/A

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES

PROJECT NO. N/A FIRST APPROVED DATE : _____

LVVWD APPROVED FIRE FLOW 1500 GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 26 GPM

CLV#: ___-_____

Actus
3285 E. Warm Springs Rd., Suite 300
Las Vegas, NV 89120
www.Actus-NV.com
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Engineering - Surveying - Consulting - Planning

PLAN & PROFILE

RANCHO HOLLY - UNIT 1

BEAZER HOMES

CITY OF LAS VEGAS, NEVADA

#	DATE	DESCRIPTION	BY
A			

05/13/2022

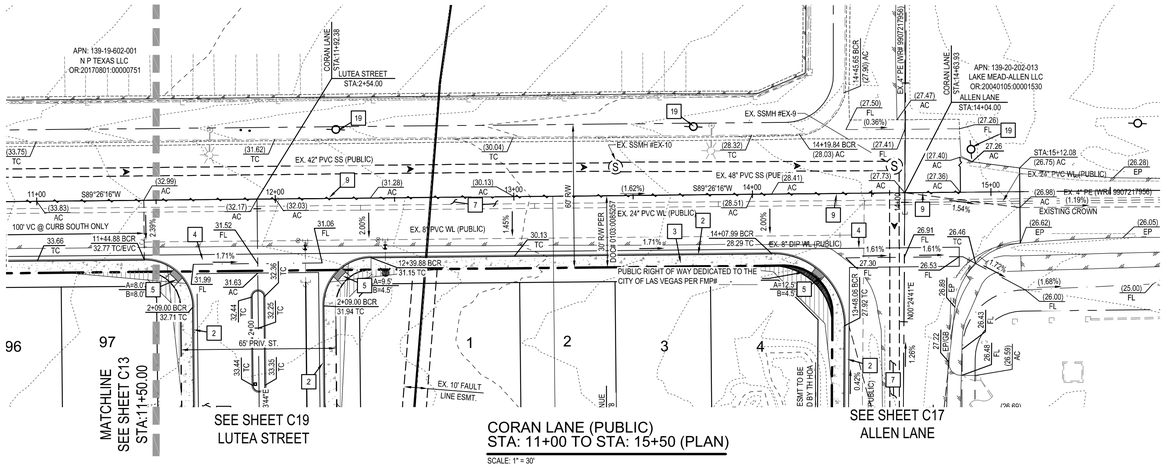
DATE	05/3/2022
DRAWN	EMG
DESIGNED	JTC
CHECKED	DCL
PROJECT #	BZR012105

SHEET GROUP
PLAN & PROFILES

SHEET NUMBER
C13

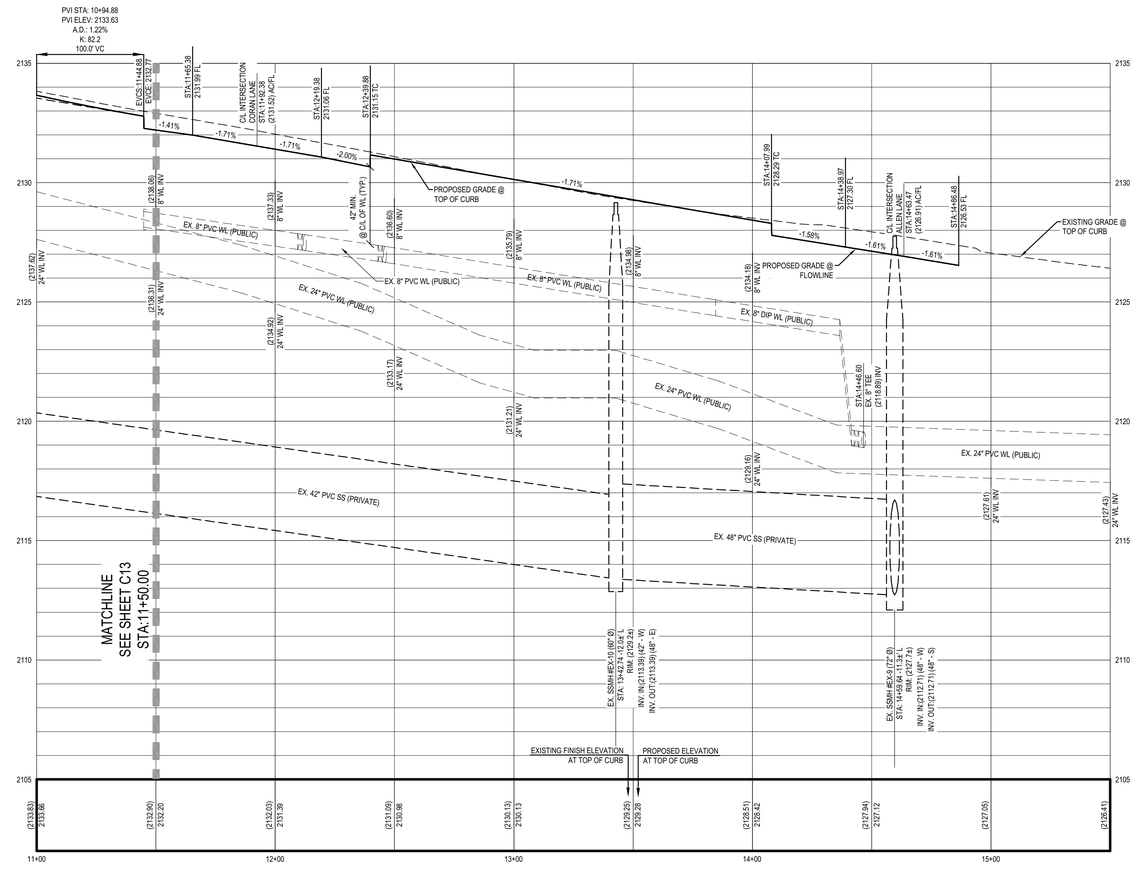
SHEET 13 OF 32

Plot Stamp: 5/12/2022 4:31:05 PM - Josh Cowart
File: P:\BZR\012105 - Rancho Holly\Civil_CD\Unit 1\BZR012105_1-CD-PROF-EW.dwg, Tab: C14 - (C13)



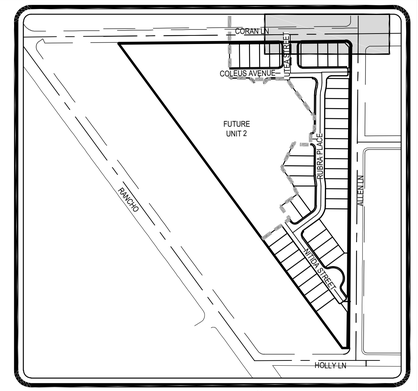
CORAN LANE (PUBLIC)
STA: 11+00 TO STA: 15+50 (PLAN)

SCALE: 1" = 30'



CORAN LANE (PUBLIC)
STA: 11+00 TO STA: 15+50 (PROFILE)

SCALE: 1" = 30' / VERTICAL SCALE: 1" = 3'



KEY MAP
SCALE: NTS

GRADING CONSTRUCTION NOTES

1. CONSTRUCT 30" MODIFIED ROLL CURB AND GUTTER PER CCAUSD #217.1
2. CONSTRUCT "L" CURB AND GUTTER PER CCAUSD #216
3. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #234. MIN. 5" THICK ADJACENT TO MOD. ROLL CURB.
4. CONSTRUCT 8' CROSS GUTTER PER CCAUSD #228
5. CONSTRUCT SIDEWALK RAMP PER CCAUSD #235 CASE I. "A" & "B" = 8' UNLESS OTHERWISE NOTED
6. CONSTRUCT 5' TRANSITION "L" CURB TO TYPE 30" MODIFIED ROLL CURB PER DETAIL "B" ON SHEET C11
7. INSTALL 3.5" AC OVER 10.5" TYPE II AGGREGATE BASE PER SOIL REPORT #210829
8. CONSTRUCT PAD PER TYPICAL PAD SECTION DETAIL "A" ON SHEET C11
9. MATCH EX. ASPHALT, CURB, SIDEWALK, GUTTER, OR VALLEY GUTTER. SAW CUT CLEAN EDGE FOR CONNECTION.
10. INSTALL TYPE II AGGREGATE BASE 95% COMPACTION MEETING REQUIREMENTS FOR H-20 LOADING FOR UTILITY ACCESS
11. CONSTRUCT DEPRESSED 30" MOD. ROLL CURB PER DETAIL "D" ON SHEET C11
12. INSTALL 2.5" AC OVER 9.0" TYPE II AGGREGATE BASE PER SOIL REPORT #210829
13. CONSTRUCT CONCRETE VALLEY GUTTER PER DETAIL "C" ON SHEET C11
14. INSTALL ACCESS GATE PER DETAIL "J" ON SHEET C11
15. INSTALL ACCESS GATE PER DETAIL "K" ON SHEET C11
16. EXISTING POWER POLE TO BE REMOVED BY OTHERS
17. CONSTRUCT SIDEWALK UNDERDRAIN PER CCAUSD #228
18. CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD# 224
19. PROTECT EXISTING POWER POLE IN PLACE
20. INSTALL RIP-RAP DRAINAGE AREA (D_{50} = 6", THICKNESS = 12")
21. CONSTRUCT 2' HIGH CONCRETE FLOOD WALL
22. INSTALL BOLLARDS (5FT OFF CENTER) PER CCAUSD #425.S1

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		PUBLIC R/W LINE
		PRIVATE R/W LINE
		BOUNDARY LINE
		EASEMENT LINE
		MATCH LINE
CUT		CUT / FILL LINE
FILL		
		CENTERLINE
		EDGE OF ASPHALT
		CURB & GUTTER
		RETAINING WALL
		SAWCUT LINE
		FLOWLINE
		GRADE BREAK
2500	(2500)	MAJOR CONTOUR - 5'
2503	(2503)	MINOR CONTOUR - 1'
		FENCE
		SCARP
		CONCRETE SURFACE
		PROPOSED ASPHALT PAVEMENT
		REMOVE AND REPLACE ASPHALT
		RIP-RAP
98.76 FG	(98.76) XX	ELEVATION GRADE TAG
1.00%	(1.00%)	GRADE SLOPE TAG
1 C5		SECTION MARKER - DETAIL NUMBER ABOVE SHEET NUMBER
		SIGHT VISIBILITY ZONE

COMMON ABBREVIATIONS

FF	- FINISHED FLOOR	TRC	- TOP OF 30" ROLL CURB
TC	- TOP OF CURB	AC	- TOP OF PAVEMENT
FL	- FLOWLINE GRADE	EP	- EDGE OF PAVEMENT
TB	- TOP OF BERM	TRW	- TOP OF RETAINING WALL
TF	- TOP OF WALL FOOTER	PRIV.	- PRIVATE
ST.	- STREET	TYP.	- TYPICAL
ESMT	- EASEMENT	R/W	- RIGHT-OF-WAY
TMH	- TOP OF MANHOLE (RIM ELEV.)	DG	- DESIGN GRADE

SIGHT VISIBILITY ZONE NOTE

NO WALLS, FENCES SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAT TRAFFIC CONTROL DEVICES, FIRE HYDRANTS, TREES, AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL OR PAVEMENT STREET SURFACE. THIS RESTRICTION EXTENDS ALONG THE SIGHT VISIBILITY LINE THROUGH LANDSCAPED MEDIANS.

PLEASE REFER TO TRAFFIC SHEET FOR SIGHT VISIBILITY ZONE DIMENSIONS.

GRADING NOTES

1. ACTUS SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES IN THE PLANS OR CONDITIONS IN THE FILED.
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.
3. WALL DETAILS ARE FOR REFERENCE ONLY AND DO NOT CONSTITUTE A STRUCTURAL DESIGN.
4. CONSTRUCTION OF BLOCK WALLS REQUIRE A SEPARATE BUILDING PERMIT AND APPROVAL BY THE BUILDING DEPARTMENT.

ESTIMATED QUANTITIES

NOTE: QUANTITIES SHOWN ARE RAW QUANTITIES AND APPROXIMATE. CONTRACTOR TO DETERMINE HIS OWN QUANTITIES FOR GRADING PURPOSES.

WORK UNDER THIS PLAN CONSTITUTES GRADING IN ACCORDANCE WITH 2018 IBC; ENGINEERING REPORTS AND CERTIFICATIONS IN CONFORMANCE WITH IBC SHALL BE FILED WITH THE CITY OF LAS VEGAS PRIOR TO CITY OF LAS VEGAS APPROVAL AT FINAL INSPECTION.

CUT:	26,148 CY
FILL:	47,273 CY
BALANCE:	21,126 CY (FILL)

BENCHMARK

CITY OF LAS VEGAS BENCHMARK: 7C0119EE6
RIVET AND PLATE IN TOP OF CURB, NORTHEAST CORNER OF RANCHO AND HOLLY LANE

ELEVATION: 2134.79 (FEET)
650.68 (METERS)

CITY OF LAS VEGAS VERTICAL CONTROL BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). DATE RE-OBSERVED: 2008

LINE & CURVE DATA NOTE

PLEASE REFER TO TRAFFIC SHEETS FOR LINE AND CURVE DATA.

BASIS OF BEARING

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS AND LAS VEGAS HIGH ELEVATION ZONES, NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

COORDINATE SYSTEM DEFINITION

DATUM REFERENCE NAME: NAD83 (2011) EPOCH 2010.0
MAPPING PROJECTION PARAMETERS:
SYSTEM: NEVADA COORDINATE SYSTEM (NCRS)
ZONE: LAS VEGAS ZONE
PROJECTION TYPE: TRANSVERSE MERVATOR
STANDARD PARALLEL AND GRID LATITUDE ORIGIN: 36°15'00" N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00" W
FALSE NORTHING: 200,000 METERS (656,166.66667 US FT)
FALSE EASTING: 100,000 METERS (328,083.3333 US FT)
STANDARD PARALLEL SCALE: 1.0001 (EXACT)
LINEAR UNIT: US SURVEY FOOT (US FT)

DEDICATION NOTE

ALL EASEMENTS, RIGHT-OF-WAY, AND OTHER DEDICATIONS WITHIN THIS PLAN SET ARE GRANTED PER FMP #___-_____ UNLESS OTHERWISE NOTED

PRIVATE STREET NOTE

ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.

COMMON LOT NOTE

ALL COMMON LOTS ARE TO BE PUBLIC DRAINAGE, PEDESTRIAN ACCESS, UTILITY, SEWER, AND PRIVATE LANDSCAPE EASEMENTS OVER THEIR ENTIRETY TO BE PRIVATELY MAINTAINED BY THE HOA PER THE APPROVED FINAL MAP FOR THE PROJECT.

FLOOD ZONE DESCRIPTION

THIS SITE IS LOCATED IN FEMA ZONE "ZONE X". ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THIS INFORMATION IS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C2155F CLARK COUNTY, NEVADA REVISED DATE OF NOVEMBER 16, 2011.

FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

DISCLAIMER NOTE

THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING; PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SOILS NOTE

ALL GRADING SHALL CONFORM TO GEOTECHNICAL REPORT
BY: SOUTHWEST GEOTECHNICAL
PROJECT NUMBER: 210829
DATED: 10/26/2021
UPDATED: N/A

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES

PROJECT NO. N/A FIRST APPROVED DATE : _____

LVVWD APPROVED FIRE FLOW 1500 GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 26 GPM

CLV#: ___-_____

Actus
3285 E. Warm Springs Rd., Suite 300
Las Vegas, NV 89120
www.Actus-NV.com
(702) 586-9266
Engineering - Surveying - Consulting - Planning

PLAN & PROFILE - CORAN LANE STA 11+50 TO STA 15+50

RANCHO HOLLY - UNIT 1

BEAZER HOMES

CITY OF LAS VEGAS, NEVADA

BY	DATE	DESCRIPTION
A		

PROFESSIONAL ENGINEER
STATE OF NEVADA
DARRYL C. LATTIMORE
EXP: 12/31/23
CIVIL
No. 17516

05/13/2022

DATE	05/3/2022
DRAWN	EMG
DESIGNED	JTC
CHECKED	DCL
PROJECT #	BZR012105

SHEET GROUP
PLAN & PROFILES

SHEET NUMBER
C14

SHEET 14 OF 32

Plot Stamp: 5/12/2022 4:31:20 PM - Josh Cowart
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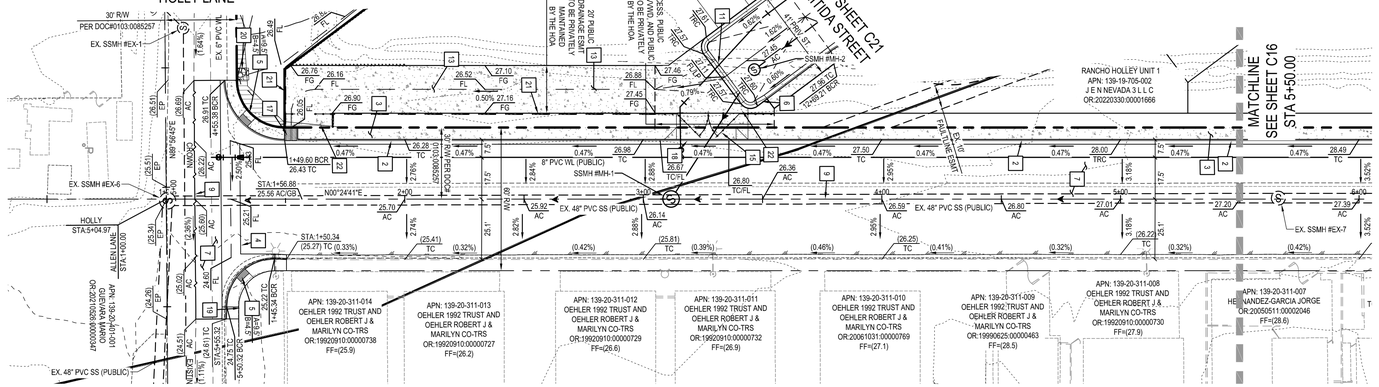
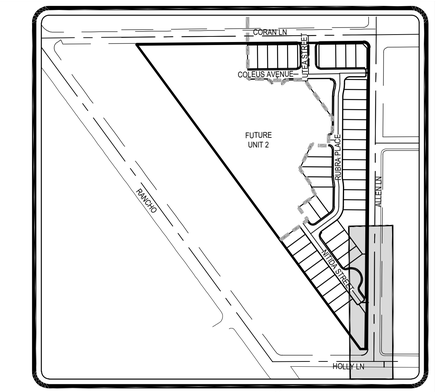
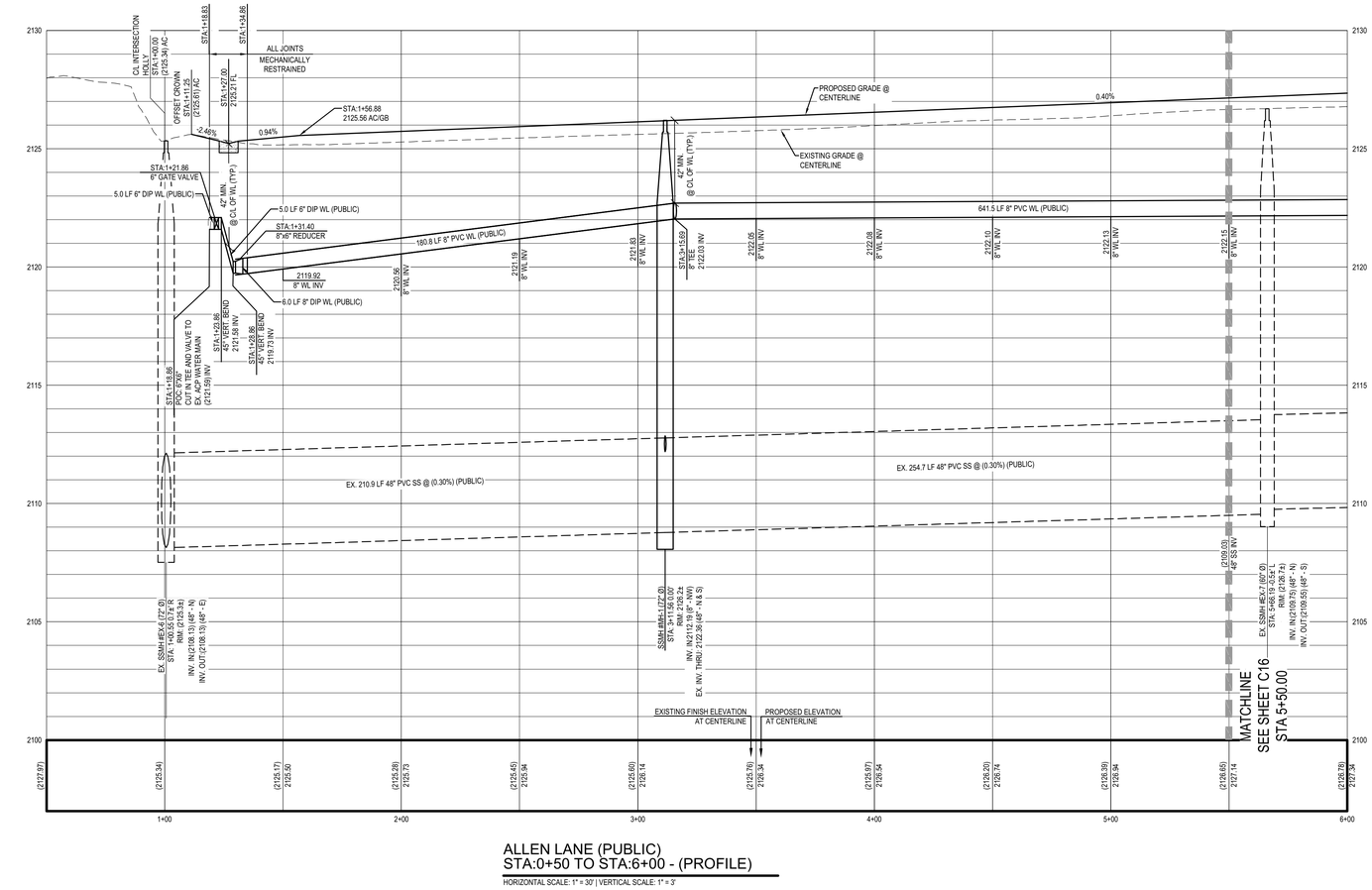


ALLEN LANE (PUBLIC)
STA:0+50 TO STA:6+00 - (PLAN)

SCALE: 1" = 30'



KEY MAP
SCALE: NTS



ALLEN LANE (PUBLIC)
STA:0+50 TO STA:6+00 - (PROFILE)

HORIZONTAL SCALE: 1" = 30' | VERTICAL SCALE: 1" = 3'

GRADING CONSTRUCTION NOTES

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19	PROTECT EXISTING POWER POLE IN PLACE
20	INSTALL RIP-RAP DRAINAGE AREA (D_{50} = 6", THICKNESS = 12")
21	CONSTRUCT 2' HIGH CONCRETE FLOOD WALL
22	INSTALL BOLLARDS (5FT OFF CENTER) PER CCAUSD #425.S1

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		PUBLIC R/W LINE
		PRIVATE R/W LINE
		BOUNDARY LINE
		EASEMENT LINE
		MATCH LINE
CUT / FILL		CUT / FILL LINE
		CENTERLINE
		EDGE OF ASPHALT
		CURB & GUTTER
		RETAINING WALL
		SAWCUT LINE
		FLOWLINE
		GRADE BREAK
2500	(2500)	MAJOR CONTOUR - 5'
2503	(2503)	MINOR CONTOUR - 1'
		FENCE
		SCARP
		CONCRETE SURFACE
		PROPOSED ASPHALT PAVEMENT
		REMOVE AND REPLACE ASPHALT
		RIP-RAP
98.76 FG	(98.76) XX	ELEVATION GRADE TAG
1.00%	(1.00%)	GRADE SLOPE TAG
C5		SECTION MARKER - DETAIL NUMBER ABOVE SHEET NUMBER
		SIGHT VISIBILITY ZONE

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ST.	- STREET	TYP.	- TYPICAL
ESMT	- EASEMENT	R/W	- RIGHT-OF-WAY
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ESTIMATED QUANTITIES

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CUT:	26,148 CY
FILL:	47,273 CY
BALANCE:	21,126 CY (FILL)

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL
OR
1-800-227-2600
AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS, STREET LIGHT SYSTEM CONDUIT. IT'S COSTLY
CALL BEFORE YOU DIG UNDERGROUND
Call
Underground
1-702-432-5300
PREPARED & APPROVED, SYSTEMS OF TRANSPORTATION (PASS)
AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY
CALL BEFORE YOU DO OVERHEAD
1-702-227-2929

BENCHMARK

CITY OF LAS VEGAS BENCHMARK: 7C0119SEE6
RIVET AND PLATE IN TOP OF CURB, NORTHEAST CORNER OF RANCHO AND HOLLY LANE

ELEVATION: 2134.79 (FEET)
650.68 (METERS)

CITY OF LAS VEGAS VERTICAL CONTROL BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). DATE RE-OBSERVED: 2008

LINE & CURVE DATA NOTE

PLEASE REFER TO TRAFFIC SHEETS FOR LINE AND CURVE DATA.

BASIS OF BEARING

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS AND LAS VEGAS HIGH ELEVATION ZONES, NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

COORDINATE SYSTEM DEFINITION

DATUM REFERENCE NAME: NAD83 (2011) EPOCH 2010.0
MAPPING PROJECTION PARAMETERS:
SYSTEM: NEVADA COORDINATE SYSTEM (NCRS)
ZONE: LAS VEGAS ZONE
PROJECTION TYPE: TRANSVERSE MERVATOR
STANDARD PARALLEL AND GRID LATITUDE ORIGIN: 36°15'00" N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00" W
FALSE NORTHING: 200,000 METERS (656,166.66667 US FT)
FALSE EASTING: 100,000 METERS (328,083.3333 US FT)
STANDARD PARALLEL SCALE: 1.0001 (EXACT)
LINEAR UNIT: US SURVEY FOOT (US FT)

DEDICATION NOTE

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FLOOD ZONE DESCRIPTION

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THIS INFORMATION IS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C2155F CLARK COUNTY, NEVADA REVISED DATE OF NOVEMBER 16, 2011.

FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

DISCLAIMER NOTE

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SOILS NOTE

ALL GRADING SHALL CONFORM TO GEOTECHNICAL REPORT
BY: SOUTHWEST GEOTECHNICAL
PROJECT NUMBER: 210829
DATED: 10/26/2021
UPDATED: N/A

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES

PROJECT NO. N/A FIRST APPROVED DATE : _____

LVVWD APPROVED FIRE FLOW 1500 GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 20 GPM

CLV#: ___-_____

actus
3283 E. Warm Springs Rd., Suite 300
Las Vegas, NV 89120
www.Actus-NV.com
(702) 586-9266
Engineering - Surveying - Consulting - Planning

PLAN & PROFILE - ALLEN LANE STA 0+50 TO 6+00

RANCHO HOLLY - UNIT 1

BEAZER HOMES

CITY OF LAS VEGAS, NEVADA

BY	DESCRIPTION	DATE

05/13/2022

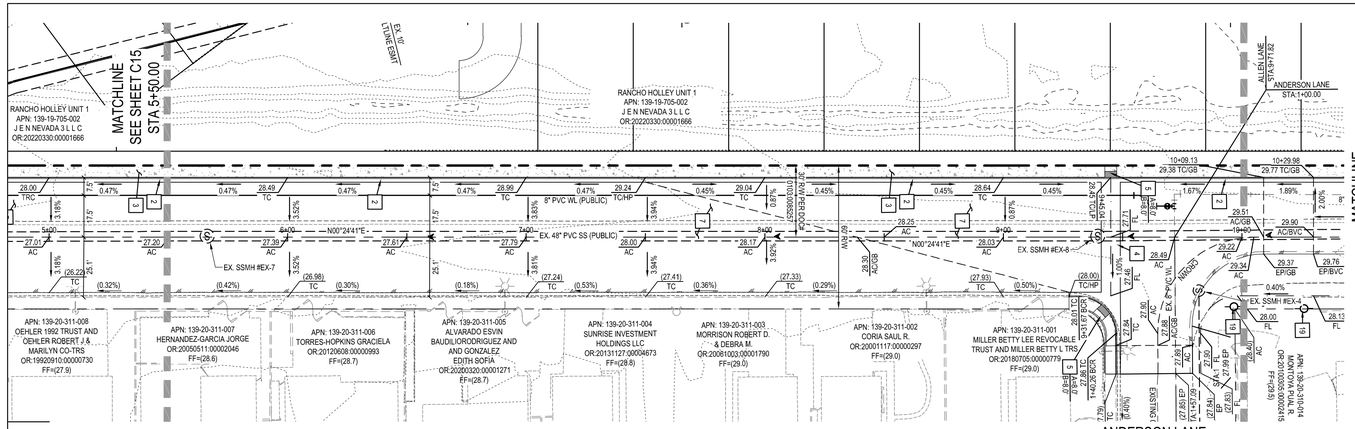
DATE	05/3/2022
DRAWN	EMG
DESIGNED	JTC
CHECKED	DCL
PROJECT #	BZR012105

SHEET GROUP
PLAN & PROFILES

SHEET NUMBER
C15

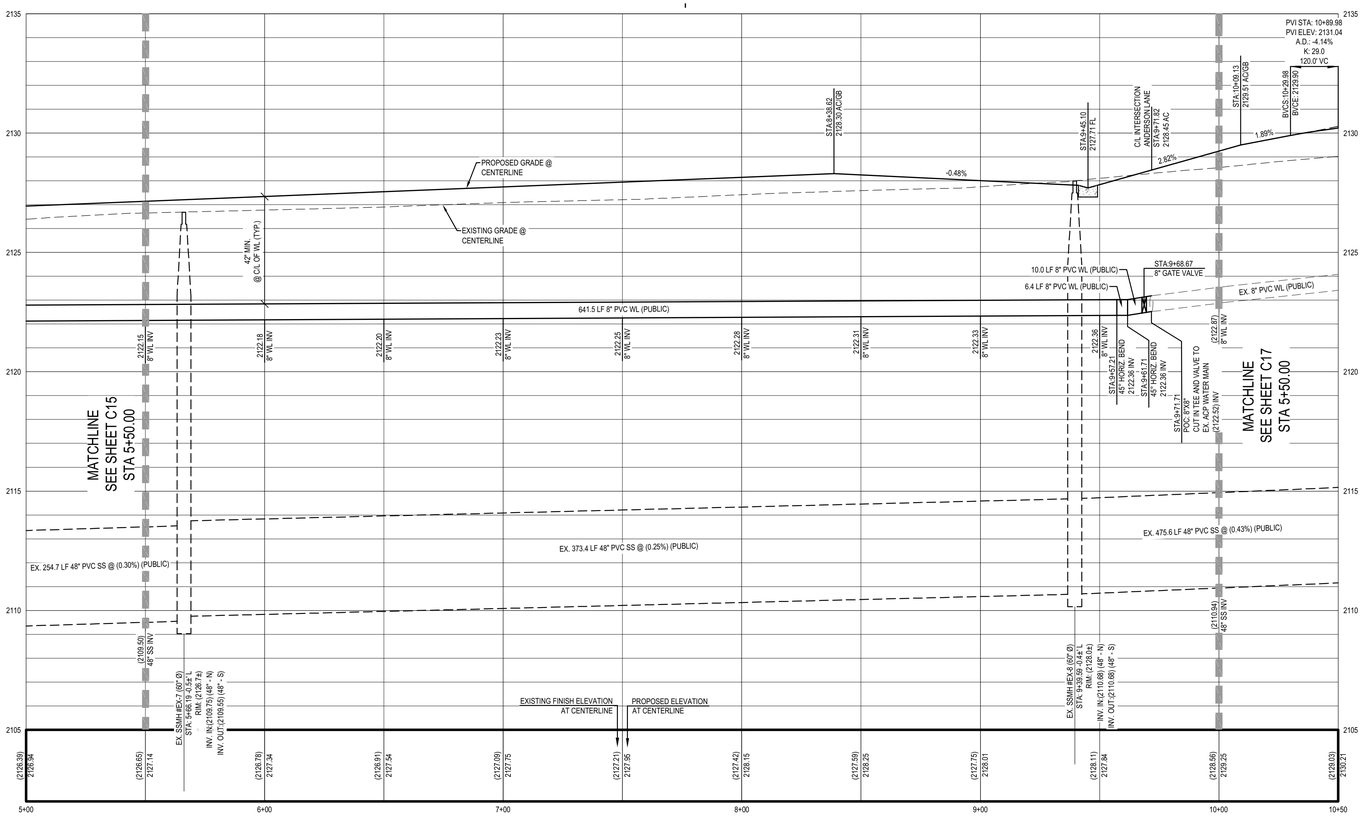
SHEET 15 OF 32

Plot Stamp: 5/12/2022 4:32:21 PM - Josh Cowart
File: P:\BZR\012105 - Rancho Holly\Civil_CD\Unit 1\BZR012105_1-CD-PROF-SN.dwg, Tab: C15



ALLEN LANE (PUBLIC)
STA:5+00 TO STA:10+50 - (PLAN)

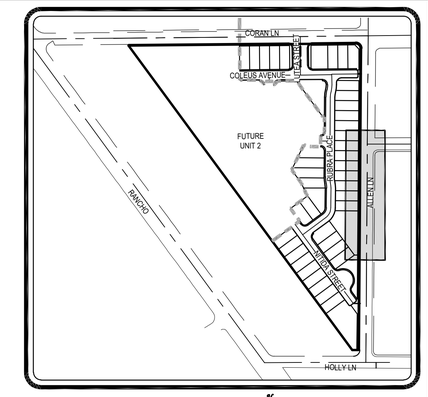
SCALE: 1" = 30'



ALLEN LANE (PRIVATE)
STA:5+00 TO STA:10+50 - (PROFILE)

HORIZONTAL SCALE: 1" = 30' | VERTICAL SCALE: 1" = 3'

SCALE: 1"= 30'



KEY MAP

SCALE: NTS

GRADING CONSTRUCTION NOTES

1. CONSTRUCT 30" MODIFIED ROLL CURB AND GUTTER PER CCAUSD #217.1
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3. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #234. MIN. 5" THICK ADJACENT TO MOD. ROLL CURB.
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7. INSTALL 3.5" AC OVER 10.5" TYPE II AGGREGATE BASE PER SOIL REPORT #210829
8. CONSTRUCT PAD PER TYPICAL PAD SECTION DETAIL "A" ON SHEET C11
9. MATCH EX. ASPHALT, CURB, SIDEWALK, GUTTER, OR VALLEY GUTTER. SAW CUT CLEAN EDGE FOR CONNECTION.
10. INSTALL TYPE II AGGREGATE BASE 95% COMPACTION MEETING REQUIREMENTS FOR H-20 LOADING FOR UTILITY ACCESS
11. CONSTRUCT DEPRESSED 30" MOD. ROLL CURB PER DETAIL "D" ON SHEET C11
12. INSTALL 2.5" AC OVER 9.0" TYPE II AGGREGATE BASE PER SOIL REPORT #210829
13. CONSTRUCT CONCRETE VALLEY GUTTER PER DETAIL "C" ON SHEET C11
14. INSTALL ACCESS GATE PER DETAIL "J" ON SHEET C11
15. INSTALL ACCESS GATE PER DETAIL "K" ON SHEET C11
16. EXISTING POWER POLE TO BE REMOVED BY OTHERS
17. CONSTRUCT SIDEWALK UNDERDRAIN PER CCAUSD #228
18. CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD# 224
19. PROTECT EXISTING POWER POLE IN PLACE
20. INSTALL RIP-RAP DRAINAGE AREA (D_{50} = 6", THICKNESS = 12")
21. CONSTRUCT 2' HIGH CONCRETE FLOOD WALL
22. INSTALL BOLLARDS (5FT OFF CENTER) PER CCAUSD #425.S1

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		PUBLIC R/W LINE
		PRIVATE R/W LINE
		BOUNDARY LINE
		EASEMENT LINE
		MATCH LINE
CUT		CUT / FILL LINE
FILL		
		CENTERLINE
		EDGE OF ASPHALT
		CURB & GUTTER
		RETAINING WALL
		SAWCUT LINE
		FLOWLINE
		GRADE BREAK
2500	(2500)	MAJOR CONTOUR - 5'
2503	(2503)	MINOR CONTOUR - 1'
		FENCE
		SCARP
		CONCRETE SURFACE
		PROPOSED ASPHALT PAVEMENT
		REMOVE AND REPLACE ASPHALT
		RIP-RAP
98.76 FG	(98.76) XX	ELEVATION GRADE TAG
1.00%	(1.00%)	GRADE SLOPE TAG
C5		SECTION MARKER - DETAIL NUMBER ABOVE SHEET NUMBER
		SIGHT VISIBILITY ZONE

COMMON ABBREVIATIONS

FF	- FINISHED FLOOR	TRC	- TOP OF 30" ROLL CURB
TC	- TOP OF CURB	AC	- TOP OF PAVEMENT
FL	- FLOWLINE GRADE	EP	- EDGE OF PAVEMENT
TB	- TOP OF BERM	TRW	- TOP OF RETAINING WALL
TF	- TOP OF WALL FOOTER	PRIV.	- PRIVATE
ST.	- STREET	TYP.	- TYPICAL
ESMT	- EASEMENT	R/W	- RIGHT-OF-WAY
TMH	- TOP OF MANHOLE (RIM ELEV.)	DG	- DESIGN GRADE

SIGHT VISIBILITY ZONE NOTE

NO WALLS, FENCES SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAT TRAFFIC CONTROL DEVICES, FIRE HYDRANTS, TREES, AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL OR PAVEMENT STREET SURFACE. THIS RESTRICTION EXTENDS ALONG THE SIGHT VISIBILITY LINE THROUGH LANDSCAPED MEDIANS.

PLEASE REFER TO TRAFFIC SHEET FOR SIGHT VISIBILITY ZONE DIMENSIONS.

GRADING NOTES

1. ACTUS SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES IN THE PLANS OR CONDITIONS IN THE FILED.
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.
3. WALL DETAILS ARE FOR REFERENCE ONLY AND DO NOT CONSTITUTE A STRUCTURAL DESIGN.
4. CONSTRUCTION OF BLOCK WALLS REQUIRE A SEPARATE BUILDING PERMIT AND APPROVAL BY THE BUILDING DEPARTMENT.

ESTIMATED QUANTITIES

NOTE: QUANTITIES SHOWN ARE RAW QUANTITIES AND APPROXIMATE. CONTRACTOR TO DETERMINE HIS OWN QUANTITIES FOR GRADING PURPOSES.

WORK UNDER THIS PLAN CONSTITUTES GRADING IN ACCORDANCE WITH 2018 IBC; ENGINEERING REPORTS AND CERTIFICATIONS IN CONFORMANCE WITH IBC SHALL BE FILED WITH THE CITY OF LAS VEGAS PRIOR TO CITY OF LAS VEGAS APPROVAL AT FINAL INSPECTION.

CUT:	26,148 CY
FILL:	47,273 CY
BALANCE:	21,126 CY (FILL)

BENCHMARK

CITY OF LAS VEGAS BENCHMARK: 7C0119SEE6
RIVET AND PLATE IN TOP OF CURB, NORTHEAST CORNER OF RANCHO AND HOLLY LANE

ELEVATION: 2134.79 (FEET)
650.68 (METERS)

CITY OF LAS VEGAS VERTICAL CONTROL BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). DATE RE-OBSERVED: 2008

LINE & CURVE DATA NOTE

PLEASE REFER TO TRAFFIC SHEETS FOR LINE AND CURVE DATA.

BASIS OF BEARING

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS AND LAS VEGAS HIGH ELEVATION ZONES, NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

COORDINATE SYSTEM DEFINITION

DATUM REFERENCE NAME: NAD83 (2011) EPOCH 2010.0
MAPPING PROJECTION PARAMETERS:
SYSTEM: NEVADA COORDINATE SYSTEM (NCRS)
ZONE: LAS VEGAS ZONE
PROJECTION TYPE: TRANSVERSE MERVATOR
STANDARD PARALLEL AND GRID LATITUDE ORIGIN: 36°15'00" N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00" W
FALSE NORTHING: 200,000 METERS (656,166.66667 US FT)
FALSE EASTING: 100,000 METERS (328,083.3333 US FT)
STANDARD PARALLEL SCALE: 1.0001 (EXACT)
LINEAR UNIT: US SURVEY FOOT (US FT)

DEDICATION NOTE

ALL EASEMENTS, RIGHT-OF-WAY, AND OTHER DEDICATIONS WITHIN THIS PLAN SET ARE GRANTED PER FMP #___-_____ UNLESS OTHERWISE NOTED

PRIVATE STREET NOTE

ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.

COMMON LOT NOTE

ALL COMMON LOTS ARE TO BE PUBLIC DRAINAGE, PEDESTRIAN ACCESS, UTILITY, SEWER, AND PRIVATE LANDSCAPE EASEMENTS OVER THEIR ENTIRETY TO BE PRIVATELY MAINTAINED BY THE HOA PER THE APPROVED FINAL MAP FOR THE PROJECT.

FLOOD ZONE DESCRIPTION

THIS SITE IS LOCATED IN FEMA ZONE "ZONE X". ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THIS INFORMATION IS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C2155F CLARK COUNTY, NEVADA REVISED DATE OF NOVEMBER 16, 2011.

FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

DISCLAIMER NOTE

THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING; PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SOILS NOTE

ALL GRADING SHALL CONFORM TO GEOTECHNICAL REPORT
BY: SOUTHWEST GEOTECHNICAL
PROJECT NUMBER: 210829
DATED: 10/26/2021
UPDATED: N/A

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES

PROJECT NO. N/A FIRST APPROVED DATE : _____

LVVWD APPROVED FIRE FLOW 1500 GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 28 GPM

CLV#: ___-_____

actus
3283 E. Warm Springs Rd., Suite 300
Las Vegas, NV 89120
www.Actus-NV.com
(702) 586-9266
Engineering - Surveying - Consulting - Planning

PLAN & PROFILE - ALLEN LANE STA 5+50 TO 10+00

RANCHO HOLLY - UNIT 1

BEAZER HOMES

CITY OF LAS VEGAS, NEVADA

#	DATE	DESCRIPTION	BY

PROFESSIONAL ENGINEER
DARRYL C. TATTIMORE
EXP: 12/31/23
CIVIL
No. 17516
STATE OF NEVADA

05/13/2022

DATE	05/3/2022
DRAWN	EMG
DESIGNED	JTC
CHECKED	DCL
PROJECT #	BZR012105

SHEET GROUP
PLAN & PROFILES

SHEET NUMBER
C16

SHEET 16 OF 32

Plot Stamp: 5/12/2022 4:32:37 PM - Josh Cowart
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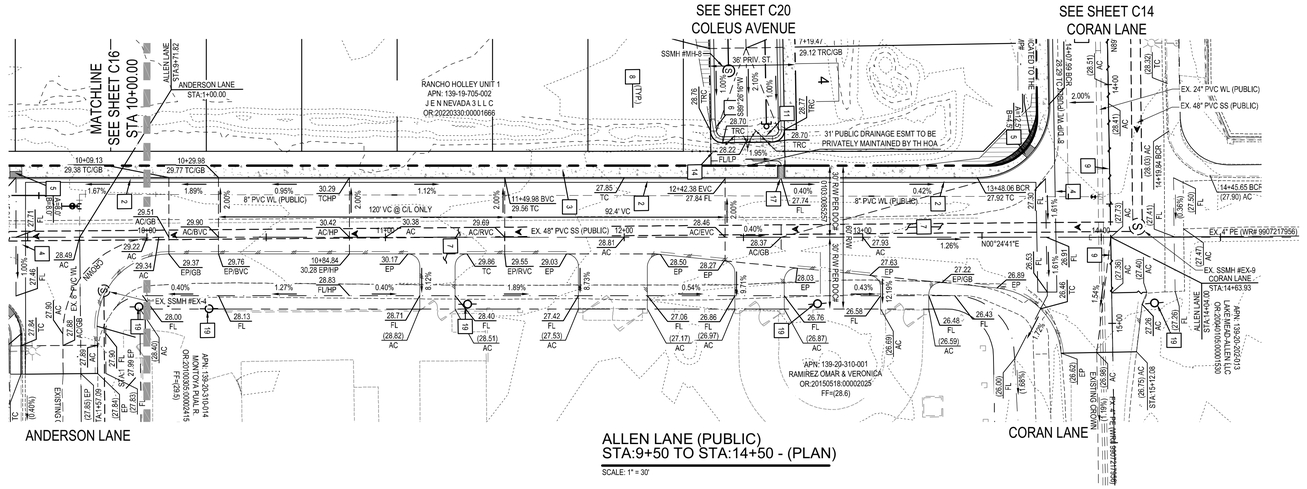
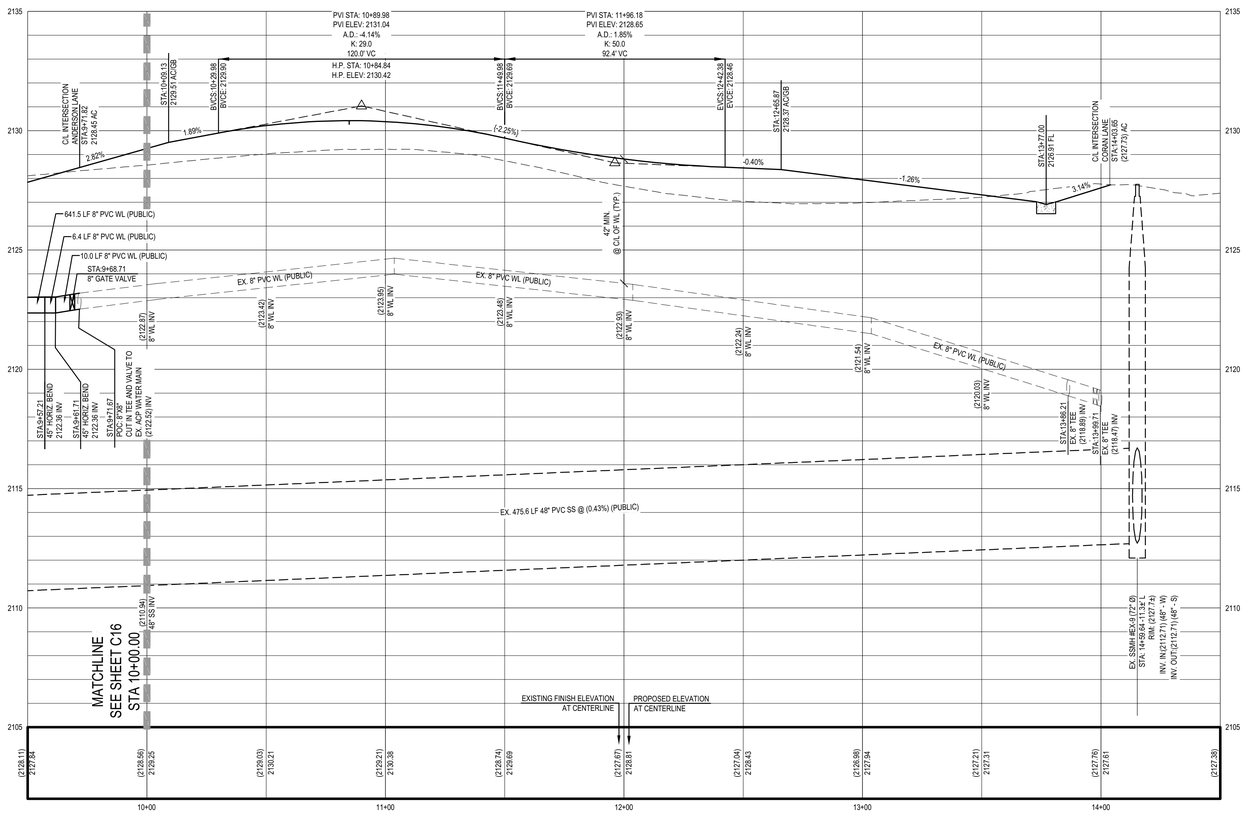


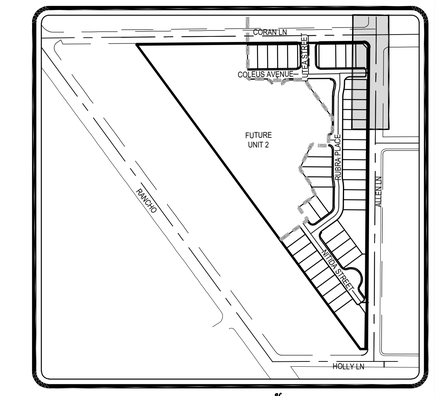
SCALE: 1" = 30'



ALLEN LANE (PUBLIC)
STA:9+50 TO STA:14+50 - (PROFILE)

HORIZONTAL SCALE: 1" = 30' | VERTICAL SCALE: 1" = 3'

SCALE: 1"= 30'



KEY MAP
SCALE: NTS

GRADING CONSTRUCTION NOTES

1. CONSTRUCT 30" MODIFIED ROLL CURB AND GUTTER PER CCAUSD #217.1
2. CONSTRUCT "L" CURB AND GUTTER PER CCAUSD #216
3. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #234. MIN. 5" THICK ADJACENT TO MOD. ROLL CURB.
4. CONSTRUCT 8' CROSS GUTTER PER CCAUSD #228
5. CONSTRUCT SIDEWALK RAMP PER CCAUSD #235 CASE I. "A" & "B" = 8' UNLESS OTHERWISE NOTED
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7. INSTALL 3.5" AC OVER 10.5" TYPE II AGGREGATE BASE PER SOIL REPORT #210829
8. CONSTRUCT PAD PER TYPICAL PAD SECTION DETAIL "A" ON SHEET C11
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10. INSTALL TYPE II AGGREGATE BASE 95% COMPACTION MEETING REQUIREMENTS FOR H-20 LOADING FOR UTILITY ACCESS
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19. PROTECT EXISTING POWER POLE IN PLACE
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LEGEND

	PROPOSED	EXISTING	DESCRIPTION
			PUBLIC R/W LINE
			PRIVATE R/W LINE
			BOUNDARY LINE
			EASEMENT LINE
			MATCH LINE
	CUT / FILL		CUT / FILL LINE
			CENTERLINE
			EDGE OF ASPHALT
			CURB & GUTTER
			RETAINING WALL
			SAWCUT LINE
			FLOWLINE
			GRADE BREAK
	2500	(2500)	MAJOR CONTOUR - 5'
	2503	(2503)	MINOR CONTOUR - 1'
			FENCE
			SCARP
			CONCRETE SURFACE
			PROPOSED ASPHALT PAVEMENT
			REMOVE AND REPLACE ASPHALT
			RIP-RAP
	98.76 FG	(98.76) XX	ELEVATION GRADE TAG
	1.00%	(1.00%)	GRADE SLOPE TAG
	C5 1		SECTION MARKER - DETAIL NUMBER ABOVE SHEET NUMBER
			SIGHT VISIBILITY ZONE

COMMON ABBREVIATIONS

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ST.	- STREET	TYP.	- TYPICAL
ESMT.	- EASEMENT	R/W	- RIGHT-OF-WAY
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CUT:	26,148 CY
FILL:	47,273 CY
BALANCE:	21,126 CY (FILL)

BENCHMARK

CITY OF LAS VEGAS BENCHMARK: 7C0119SEE6
RIVET AND PLATE IN TOP OF CURB, NORTHEAST CORNER OF RANCHO AND HOLLY LANE

ELEVATION: 2134.79 (FEET)
650.68 (METERS)

CITY OF LAS VEGAS VERTICAL CONTROL BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). DATE RE-OBSERVED: 2008

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BASIS OF BEARING

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS AND LAS VEGAS HIGH ELEVATION ZONES, NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

COORDINATE SYSTEM DEFINITION

DATUM REFERENCE NAME: NAD83 (2011) EPOCH 2010.0
MAPPING PROJECTION PARAMETERS:
SYSTEM: NEVADA COORDINATE SYSTEM (NCRS)
ZONE: LAS VEGAS ZONE
PROJECTION TYPE: TRANSVERSE MERVATOR
STANDARD PARALLEL AND GRID LATITUDE ORIGIN: 36°15'00" N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00" W
FALSE NORTHING: 200,000 METERS (656,166.66667 US FT)
FALSE EASTING: 100,000 METERS (328,083.3333 US FT)
STANDARD PARALLEL SCALE: 1.0001 (EXACT)
LINEAR UNIT: US SURVEY FOOT (US FT)

DEDICATION NOTE

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PRIVATE STREET NOTE

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FLOOD ZONE DESCRIPTION

THIS SITE IS LOCATED IN FEMA ZONE "ZONE X". ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THIS INFORMATION IS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C2155F CLARK COUNTY, NEVADA REVISED DATE OF NOVEMBER 16, 2011.

FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

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SOILS NOTE

ALL GRADING SHALL CONFORM TO GEOTECHNICAL REPORT
BY: SOUTHWEST GEOTECHNICAL
PROJECT NUMBER: 210829
DATED: 10/26/2021
UPDATED: N/A

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES

PROJECT NO. N/A FIRST APPROVED DATE : _____

LVVWD APPROVED FIRE FLOW 1500 GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 28 GPM

CLV#: ___-_____

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Engineering - Surveying - Consulting - Planning

PLAN & PROFILE - ALLEN LANE STA 10+00 TO 14+50

RANCHO HOLLY - UNIT 1

BEAZER HOMES

CITY OF LAS VEGAS, NEVADA

BY	DESCRIPTION	DATE

05/13/2022

DATE	05/3/2022
DRAWN	EMG
DESIGNED	JTC
CHECKED	DCL
PROJECT #	BZR012105

SHEET GROUP
PLAN & PROFILES

SHEET NUMBER
C17

SHEET 17 OF 32

Plot Stamp: 5/12/2022 4:32:49 PM - Josh Cowart
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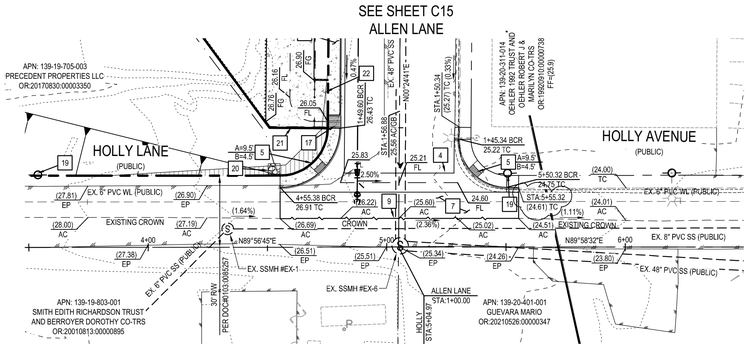
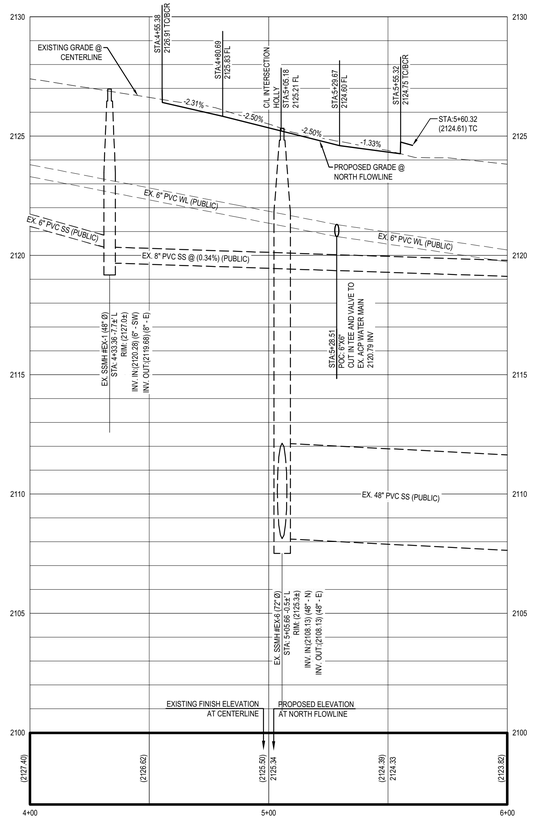


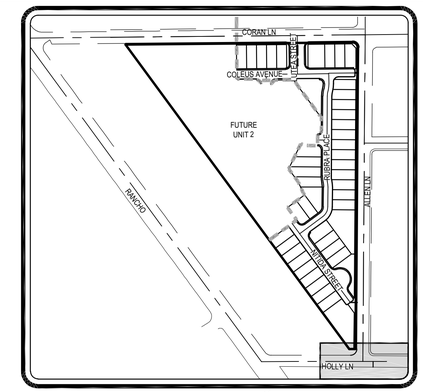
HOLLY AVENUE/LANE (PUBLIC)
STA: 4+00 TO STA: 6+00 (PLAN)

SCALE: 1" = 30'



HOLLY AVENUE/LANE (PUBLIC)
STA: 4+00 TO STA: 6+00 (PROFILE)

SCALE: 1" = 30' / VERTICAL SCALE: 1" = 3'



KEY MAP
SCALE: NTS

GRADING CONSTRUCTION NOTES

1. CONSTRUCT 30" MODIFIED ROLL CURB AND GUTTER PER CCAUSD #217.1
2. CONSTRUCT "L" CURB AND GUTTER PER CCAUSD #216
3. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #234. MIN. 5" THICK ADJACENT TO MOD. ROLL CURB.
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21. CONSTRUCT 2' HIGH CONCRETE FLOOD WALL
22. INSTALL BOLLARDS (5FT OFF CENTER) PER CCAUSD #425.S1

LEGEND

DESCRIPTION	PROPOSED	EXISTING
PUBLIC R/W LINE		
PRIVATE R/W LINE		
BOUNDARY LINE		
EASEMENT LINE		
MATCH LINE		
CUT / FILL LINE	CUT / FILL	
CENTERLINE		
EDGE OF ASPHALT		
CURB & GUTTER		
RETAINING WALL		
SAWCUT LINE		
FLOWLINE		
GRADE BREAK		
MAJOR CONTOUR - 5'	2500	(2500)
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FENCE		
SCARP		
CONCRETE SURFACE		
PROPOSED ASPHALT PAVEMENT		
REMOVE AND REPLACE ASPHALT		
RIP-RAP		
ELEVATION GRADE TAG	98.76 FG	(98.76) XX
GRADE SLOPE TAG	1.00%	(1.00%)
SECTION MARKER - DETAIL NUMBER ABOVE SHEET NUMBER	1 C5	
SIGHT VISIBILITY ZONE		

COMMON ABBREVIATIONS

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FL	- FLOWLINE GRADE	EP	- EDGE OF PAVEMENT
TB	- TOP OF BERM	TRW	- TOP OF RETAINING WALL
TF	- TOP OF WALL FOOTER	PRIV.	- PRIVATE
ST.	- STREET	TYP.	- TYPICAL
ESMT	- EASEMENT	R/W	- RIGHT-OF-WAY
TMH	- TOP OF MANHOLE (RIM ELEV.)	DG	- DESIGN GRADE

SIGHT VISIBILITY ZONE NOTE

NO WALLS, FENCES SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAT TRAFFIC CONTROL DEVICES, FIRE HYDRANTS, TREES, AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL OR PAVEMENT. STREET SURFACE. THIS RESTRICTION EXTENDS ALONG THE SIGHT VISIBILITY LINE THROUGH LANDSCAPED MEDIANS.

PLEASE REFER TO TRAFFIC SHEET FOR SIGHT VISIBILITY ZONE DIMENSIONS.

GRADING NOTES

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ESTIMATED QUANTITIES

NOTE: QUANTITIES SHOWN ARE RAW QUANTITIES AND APPROXIMATE. CONTRACTOR TO DETERMINE HIS OWN QUANTITIES FOR GRADING PURPOSES.

WORK UNDER THIS PLAN CONSTITUTES GRADING IN ACCORDANCE WITH 2018 IBC; ENGINEERING REPORTS AND CERTIFICATIONS IN CONFORMANCE WITH IBC SHALL BE FILED WITH THE CITY OF LAS VEGAS PRIOR TO CITY OF LAS VEGAS APPROVAL AT FINAL INSPECTION.

CUT:	26,148 CY
FILL:	47,273 CY
BALANCE:	21,126 CY (FILL)

BENCHMARK

CITY OF LAS VEGAS BENCHMARK: 7C0119EE6
RIVET AND PLATE IN TOP OF CURB, NORTHEAST CORNER OF RANCHO AND HOLLY LANE

ELEVATION: 2134.79 (FEET)
650.68 (METERS)

CITY OF LAS VEGAS VERTICAL CONTROL BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). DATE RE-OBSERVED: 2008

LINE & CURVE DATA NOTE

PLEASE REFER TO TRAFFIC SHEETS FOR LINE AND CURVE DATA.

BASIS OF BEARING

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS AND LAS VEGAS HIGH ELEVATION ZONES, NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

COORDINATE SYSTEM DEFINITION

DATUM REFERENCE NAME: NAD83 (2011) EPOCH 2010.0
MAPPING PROJECTION PARAMETERS:
SYSTEM: NEVADA COORDINATE SYSTEM (NCRS)
ZONE: LAS VEGAS ZONE
PROJECTION TYPE: TRANSVERSE MERVATOR
STANDARD PARALLEL AND GRID LATITUDE ORIGIN: 36°15'00" N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00" W
FALSE NORTHING: 200,000 METERS (656,166.66667 US FT)
FALSE EASTING: 100,000 METERS (328,083.3333 US FT)
STANDARD PARALLEL SCALE: 1.0001 (EXACT)
LINEAR UNIT: US SURVEY FOOT (US FT)

DEDICATION NOTE

ALL EASEMENTS, RIGHT-OF-WAY, AND OTHER DEDICATIONS WITHIN THIS PLAN SET ARE GRANTED PER FMP #___-_____ UNLESS OTHERWISE NOTED

PRIVATE STREET NOTE

ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.

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ALL COMMON LOTS ARE TO BE PUBLIC DRAINAGE, PEDESTRIAN ACCESS, UTILITY, SEWER, AND PRIVATE LANDSCAPE EASEMENTS OVER THEIR ENTIRETY TO BE PRIVATELY MAINTAINED BY THE HOA PER THE APPROVED FINAL MAP FOR THE PROJECT.

FLOOD ZONE DESCRIPTION

THIS SITE IS LOCATED IN FEMA ZONE "ZONE X". ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THIS INFORMATION IS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C2155F CLARK COUNTY, NEVADA REVISED DATE OF NOVEMBER 16, 2011.

FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

DISCLAIMER NOTE

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SOILS NOTE

ALL GRADING SHALL CONFORM TO GEOTECHNICAL REPORT
BY: SOUTHWEST GEOTECHNICAL
PROJECT NUMBER: 210829
DATED: 10/26/2021
UPDATED: N/A

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES

PROJECT NO. N/A FIRST APPROVED DATE : _____

LVVWD APPROVED FIRE FLOW 1500 GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 26 GPM

CLV#: ___-_____

actus
3283 E. Warm Springs Rd., Suite 300
Las Vegas, NV 89120
www.Actus-NV.com
(702) 586-9266
Engineering - Surveying - Consulting - Planning

PLAN & PROFILE - HOLLEY AVENUE STA 4+00 TO STA 6+00
RANCHO HOLLY - UNIT 1
BEAZER HOMES
CITY OF LAS VEGAS, NEVADA

BY	DESCRIPTION	DATE
A		

PROFESSIONAL ENGINEER
STATE OF NEVADA
No. 17516
DARRYL C. TATTMORE
EXP: 12/31/23
CIVIL

05/13/2022

DATE	05/3/2022
DRAWN	EMG
DESIGNED	JTC
CHECKED	DCL
PROJECT #	BZR012105

SHEET GROUP
PLAN & PROFILES

SHEET NUMBER
C18

SHEET 18 OF 32

Plot Stamp: 5/12/2022 4:33:40 PM - Josh Cowart
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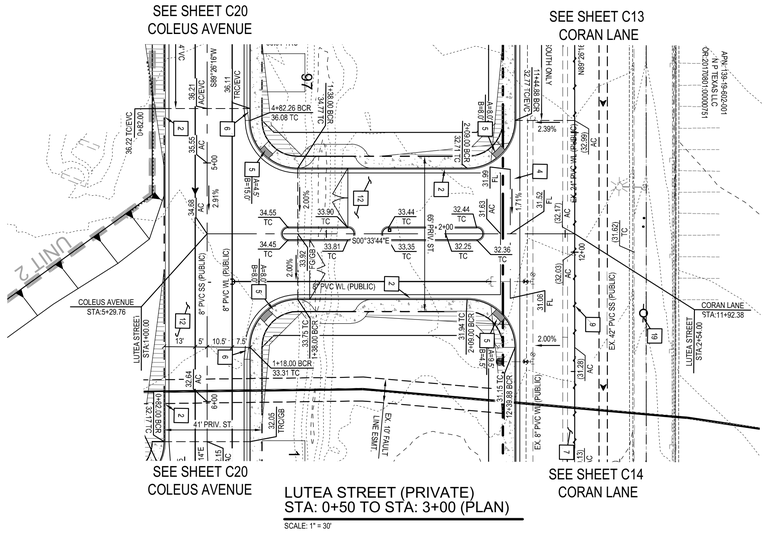
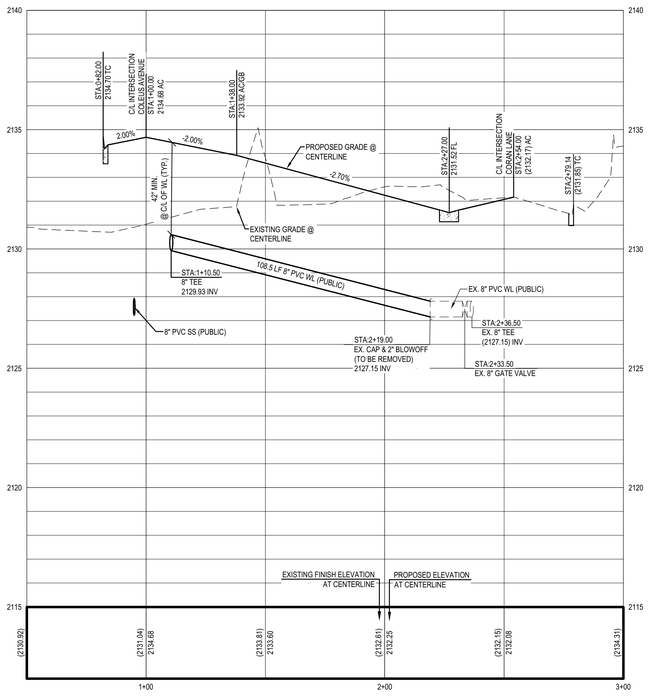


LUTEA STREET (PRIVATE)
STA: 0+50 TO STA: 3+00 (PLAN)

SCALE: 1" = 30'



LUTEA STREET (PRIVATE)
STA: 0+50 TO STA: 3+00 (PROFILE)

SCALE: 1" = 30' / VERTICAL SCALE: 1" = 3'

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PROJECT NO. N/A FIRST APPROVED DATE : _____

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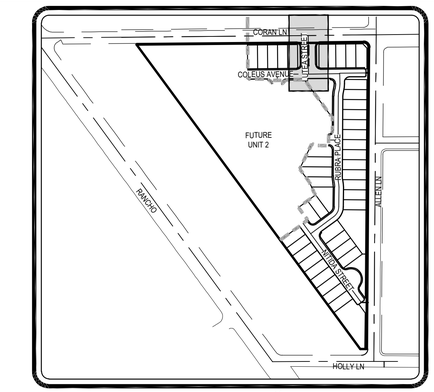
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 26 GPM

CLV#: ___-_____



KEY MAP
SCALE: NTS

GRADING CONSTRUCTION NOTES

1. CONSTRUCT 30" MODIFIED ROLL CURB AND GUTTER PER CCAUSD #217.1
2. CONSTRUCT "L" CURB AND GUTTER PER CCAUSD #216
3. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #234. MIN. 5" THICK ADJACENT TO MOD. ROLL CURB.
4. CONSTRUCT 8' CROSS GUTTER PER CCAUSD #228
5. CONSTRUCT SIDEWALK RAMP PER CCAUSD #235 CASE I. "A" & "B" = 8' UNLESS OTHERWISE NOTED
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7. INSTALL 3.5" AC OVER 10.5" TYPE II AGGREGATE BASE PER SOIL REPORT #210829
8. CONSTRUCT PAD PER TYPICAL PAD SECTION DETAIL "A" ON SHEET C11
9. MATCH EX. ASPHALT, CURB, SIDEWALK, GUTTER, OR VALLEY GUTTER. SAW CUT CLEAN EDGE FOR CONNECTION.
10. INSTALL TYPE II AGGREGATE BASE 95% COMPACTION MEETING REQUIREMENTS FOR H-20 LOADING FOR UTILITY ACCESS
11. CONSTRUCT DEPRESSED 30" MOD. ROLL CURB PER DETAIL "D" ON SHEET C11
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18. CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD# 224
19. PROTECT EXISTING POWER POLE IN PLACE
20. INSTALL RIP-RAP DRAINAGE AREA (D_{50} = 6", THICKNESS = 12")
21. CONSTRUCT 2' HIGH CONCRETE FLOOD WALL
22. INSTALL BOLLARDS (5FT OFF CENTER) PER CCAUSD #425.S1

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		PUBLIC R/W LINE
		PRIVATE R/W LINE
		BOUNDARY LINE
		EASEMENT LINE
CUT		MATCH LINE
FILL		CUT / FILL LINE
		CENTERLINE
		EDGE OF ASPHALT
		CURB & GUTTER
		RETAINING WALL
		SAWCUT LINE
		FLOWLINE
		GRADE BREAK
2500	(2500)	MAJOR CONTOUR - 5'
2503	(2503)	MINOR CONTOUR - 1'
		FENCE
		SCARP
		CONCRETE SURFACE
		PROPOSED ASPHALT PAVEMENT
		REMOVE AND REPLACE ASPHALT
		RIP-RAP
98.76 FG	(98.76) XX	ELEVATION GRADE TAG
1.00%	(1.00%)	GRADE SLOPE TAG
1 C5		SECTION MARKER - DETAIL NUMBER ABOVE SHEET NUMBER
		SIGHT VISIBILITY ZONE

COMMON ABBREVIATIONS

FF	- FINISHED FLOOR	TRC	- TOP OF 30" ROLL CURB
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Actus
3283 E. Warm Springs Rd., Suite 300
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Engineering - Surveying - Consulting - Planning

PLAN & PROFILE - LUTEA STREET STA 0+50 TO STA 3+00
RANCHO HOLLY - UNIT 1
BEAZER HOMES
CITY OF LAS VEGAS, NEVADA

BY	DESCRIPTION	DATE	#

PROFESSIONAL ENGINEER
STATE OF NEVADA
DARRYL C. TATTIMORE
EXP: 12/31/23
CIVIL
No. 17516

05/13/2022

DATE	05/3/2022
DRAWN	EMG
DESIGNED	JTC
CHECKED	DCL
PROJECT #	BZR012105

SHEET GROUP
PLAN & PROFILES

SHEET NUMBER
C19

SHEET 19 OF 32

Plot Stamp: 5/12/2022 4:34:38 PM - Josh Cowart
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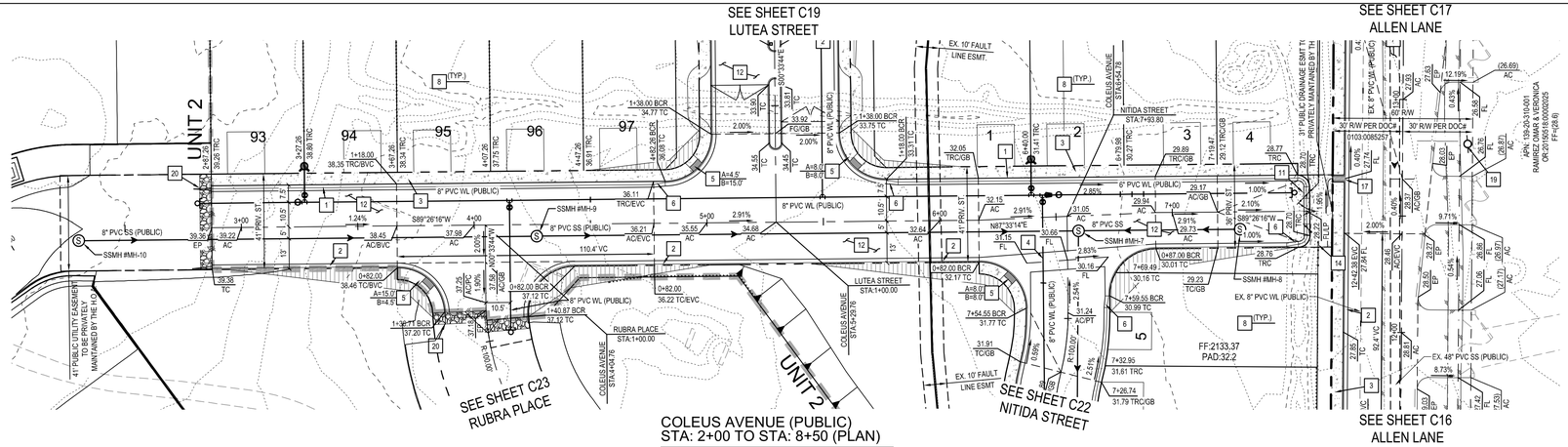
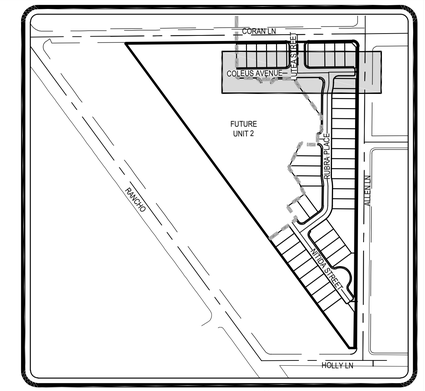
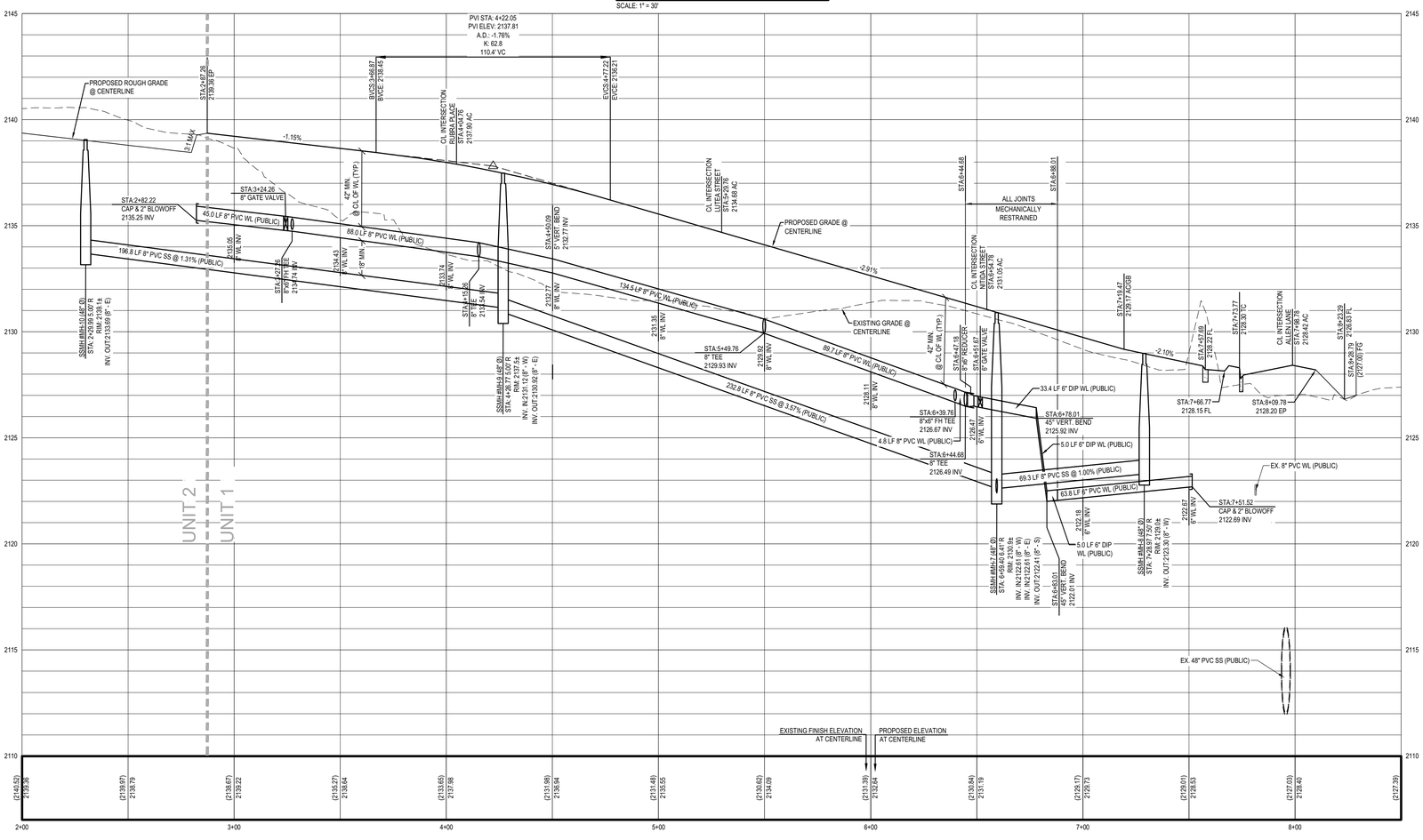




KEY MAP
SCALE: NTS

COLEUS AVENUE (PUBLIC)
STA: 2+00 TO STA: 8+50 (PLAN)

SCALE: 1" = 30'



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BALANCE:	21,126 CY (FILL)

BENCHMARK

CITY OF LAS VEGAS BENCHMARK: 7C0119SEE6
RIVET AND PLATE IN TOP OF CURB, NORTHEAST CORNER OF RANCHO AND HOLLY LANE

ELEVATION: 2134.79 (FEET)
650.68 (METERS)

CITY OF LAS VEGAS VERTICAL CONTROL BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). DATE RE-OBSERVED: 2008

LINE & CURVE DATA NOTE

PLEASE REFER TO TRAFFIC SHEETS FOR LINE AND CURVE DATA.

BASIS OF BEARING

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS AND LAS VEGAS HIGH ELEVATION ZONES, NORTH AMERICAN DATUM OF 1983, SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

COORDINATE SYSTEM DEFINITION

DATUM REFERENCE NAME: NAD83 (2011) EPOCH 2010.0
MAPPING PROJECTION PARAMETERS:
SYSTEM: NEVADA COORDINATE SYSTEM (NCRS)
ZONE: LAS VEGAS ZONE
PROJECTION TYPE: TRANSVERSE MERVATOR
STANDARD PARALLEL AND GRID LATITUDE ORIGIN: 36°15'00" N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00" W
FALSE NORTHING: 200,000 METERS (656,166.66667 US FT)
FALSE EASTING: 100,000 METERS (328,083.3333 US FT)
STANDARD PARALLEL SCALE: 1.0001 (EXACT)
LINEAR UNIT: US SURVEY FOOT (US FT)

DEDICATION NOTE

ALL EASEMENTS, RIGHT-OF-WAY, AND OTHER DEDICATIONS WITHIN THIS PLAN SET ARE GRANTED PER FMP #___-_____ UNLESS OTHERWISE NOTED

PRIVATE STREET NOTE

ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.

COMMON LOT NOTE

ALL COMMON LOTS ARE TO BE PUBLIC DRAINAGE, PEDESTRIAN ACCESS, UTILITY, SEWER, AND PRIVATE LANDSCAPE EASEMENTS OVER THEIR ENTIRETY TO BE PRIVATELY MAINTAINED BY THE HOA PER THE APPROVED FINAL MAP FOR THE PROJECT.

FLOOD ZONE DESCRIPTION

THIS SITE IS LOCATED IN FEMA ZONE "ZONE X". ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THIS INFORMATION IS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C2155F CLARK COUNTY, NEVADA REVISED DATE OF NOVEMBER 16, 2011.

FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

DISCLAIMER NOTE

THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SOILS NOTE

ALL GRADING SHALL CONFORM TO GEOTECHNICAL REPORT
BY: SOUTHWEST GEOTECHNICAL
PROJECT NUMBER: 210829
DATED: 10/26/2021
UPDATED: N/A

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES

PROJECT NO. N/A FIRST APPROVED DATE : _____

LVVWD APPROVED FIRE FLOW 1500 GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 26 GPM

CLV#: ___-_____

actus
3285 E. Warm Springs Rd., Suite 300
Las Vegas, NV 89120
www.Actus-NV.com
(702) 586-9266
Engineering - Surveying - Consulting - Planning

PLAN & PROFILE - COLEUS AVE. STA 2+50 TO STA 8+50
RANCHO HOLLY - UNIT 1
BEAZER HOMES
CITY OF LAS VEGAS, NEVADA

BY	DATE	DESCRIPTION
A		

PROFESSIONAL ENGINEER
DARRYL C. LATTIMORE
EXP: 12/31/23
CIVIL
No. 17516
STATE OF NEVADA

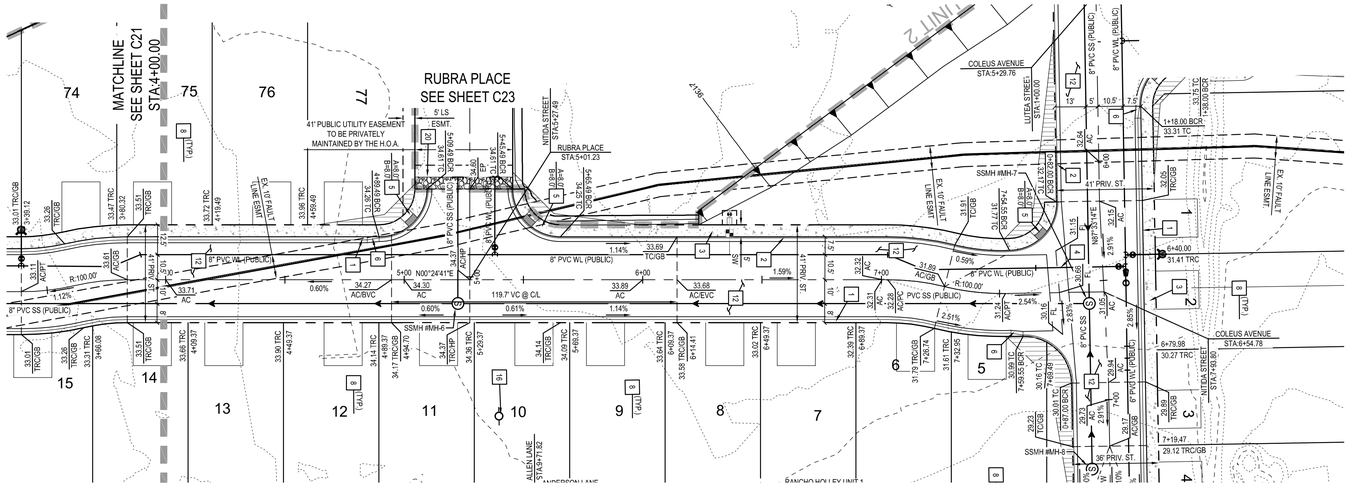
05/13/2022

DATE	05/3/2022
DRAWN	EMG
DESIGNED	JTC
CHECKED	DCL
PROJECT #	BZR012105

SHEET GROUP
PLAN & PROFILES

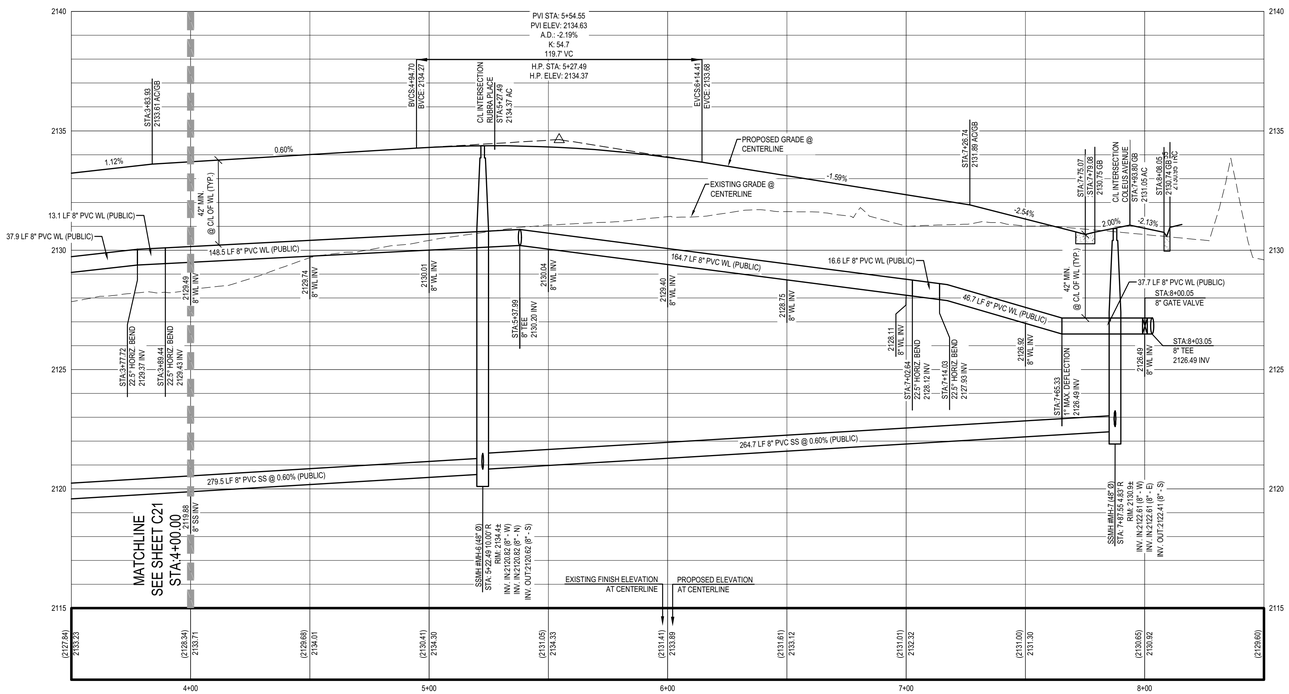
SHEET NUMBER
C20
SHEET 20 OF 32

Plot Stamp: 5/12/2022 4:35:30 PM - Josh Cowart
File: P:\BZR012105 - Rancho Holly\Civil_CD\Unit 1\BZR012105.1-CD-PROF-EW.dwg, Tab: C20



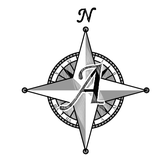
NITIDA STREET (PUBLIC)
STA:3+50 TO STA:8+50 - (PLAN)

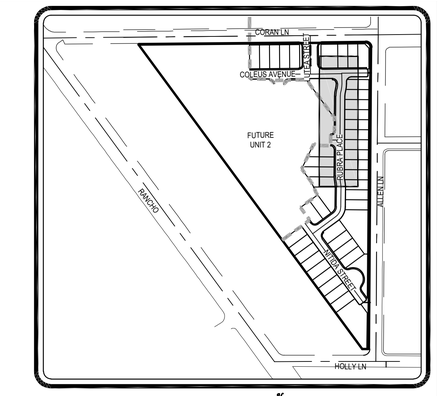
SCALE: 1" = 30'



NITIDA STREET (PRIVATE)
STA:3+50 TO STA:8+50 - (PROFILE)

HORIZONTAL SCALE: 1" = 30' | VERTICAL SCALE: 1" = 3'





KEY MAP
SCALE: NTS

GRADING CONSTRUCTION NOTES

1. CONSTRUCT 30" MODIFIED ROLL CURB AND GUTTER PER CCAUSD #217.1
2. CONSTRUCT "L" CURB AND GUTTER PER CCAUSD #216
3. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #234. MIN. 5" THICK ADJACENT TO MOD. ROLL CURB.
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5. CONSTRUCT SIDEWALK RAMP PER CCAUSD #235 CASE I. "A" & "B" = 8' UNLESS OTHERWISE NOTED
6. CONSTRUCT 5' TRANSITION "L" CURB TO TYPE 30" MODIFIED ROLL CURB PER DETAIL "B" ON SHEET C11
7. INSTALL 3.5" AC OVER 10.5" TYPE II AGGREGATE BASE PER SOIL REPORT #210829
8. CONSTRUCT PAD PER TYPICAL PAD SECTION DETAIL "A" ON SHEET C11
9. MATCH EX. ASPHALT, CURB, SIDEWALK, GUTTER, OR VALLEY GUTTER. SAW CUT CLEAN EDGE FOR CONNECTION.
10. INSTALL TYPE II AGGREGATE BASE 95% COMPACTION MEETING REQUIREMENTS FOR H-20 LOADING FOR UTILITY ACCESS
11. CONSTRUCT DEPRESSED 30" MOD. ROLL CURB PER DETAIL "D" ON SHEET C11
12. INSTALL 2.5" AC OVER 9.0" TYPE II AGGREGATE BASE PER SOIL REPORT #210829
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14. INSTALL ACCESS GATE PER DETAIL "J" ON SHEET C11
15. INSTALL ACCESS GATE PER DETAIL "K" ON SHEET C11
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17. CONSTRUCT SIDEWALK UNDERDRAIN PER CCAUSD #228
18. CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD# 224
19. PROTECT EXISTING POWER POLE IN PLACE
20. INSTALL RIP-RAP DRAINAGE AREA (D_{50} = 6", THICKNESS = 12")
21. CONSTRUCT 2' HIGH CONCRETE FLOOD WALL
22. INSTALL BOLLARDS (5FT OFF CENTER) PER CCAUSD #425.S1

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		PUBLIC R/W LINE
		PRIVATE R/W LINE
		BOUNDARY LINE
		EASEMENT LINE
		MATCH LINE
CUT / FILL		CUT / FILL LINE
		CENTERLINE
		EDGE OF ASPHALT
		CURB & GUTTER
		RETAINING WALL
		SAWCUT LINE
		FLOWLINE
		GRADE BREAK
2500	(2500)	MAJOR CONTOUR - 5'
2503	(2503)	MINOR CONTOUR - 1'
		FENCE
		SCARP
		CONCRETE SURFACE
		PROPOSED ASPHALT PAVEMENT
		REMOVE AND REPLACE ASPHALT
		RIP-RAP
98.76 FG	(98.76) XX	ELEVATION GRADE TAG
1.00%	(1.00%)	GRADE SLOPE TAG
C5		SECTION MARKER - DETAIL NUMBER ABOVE SHEET NUMBER
		SIGHT VISIBILITY ZONE

COMMON ABBREVIATIONS

FF	- FINISHED FLOOR	TRC	- TOP OF 30" ROLL CURB
TC	- TOP OF CURB	AC	- TOP OF PAVEMENT
FL	- FLOWLINE GRADE	EP	- EDGE OF PAVEMENT
TB	- TOP OF BERM	TRW	- TOP OF RETAINING WALL
TF	- TOP OF WALL FOOTER	PRIV.	- PRIVATE
ST.	- STREET	TYP.	- TYPICAL
ESMT	- EASEMENT	R/W	- RIGHT-OF-WAY
TMH	- TOP OF MANHOLE (RIM ELEV.)	DG	- DESIGN GRADE

SIGHT VISIBILITY ZONE NOTE

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GRADING NOTES

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3. WALL DETAILS ARE FOR REFERENCE ONLY AND DO NOT CONSTITUTE A STRUCTURAL DESIGN.
4. CONSTRUCTION OF BLOCK WALLS REQUIRE A SEPARATE BUILDING PERMIT AND APPROVAL BY THE BUILDING DEPARTMENT.

ESTIMATED QUANTITIES

NOTE: QUANTITIES SHOWN ARE RAW QUANTITIES AND APPROXIMATE. CONTRACTOR TO DETERMINE HIS OWN QUANTITIES FOR GRADING PURPOSES.

WORK UNDER THIS PLAN CONSTITUTES GRADING IN ACCORDANCE WITH 2018 IBC; ENGINEERING REPORTS AND CERTIFICATIONS IN CONFORMANCE WITH IBC SHALL BE FILED WITH THE CITY OF LAS VEGAS PRIOR TO CITY OF LAS VEGAS APPROVAL AT FINAL INSPECTION.

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BALANCE:	21,126 CY (FILL)

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CITY OF LAS VEGAS BENCHMARK: 7C0119SEE6
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DATUM REFERENCE NAME: NAD83 (2011) EPOCH 2010.0
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FALSE EASTING: 100,000 METERS (328,083.3333 US FT)
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LINEAR UNIT: US SURVEY FOOT (US FT)

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FLOOD ZONE DESCRIPTION

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THIS INFORMATION IS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C2155F CLARK COUNTY, NEVADA REVISED DATE OF NOVEMBER 16, 2011.

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SOILS NOTE

ALL GRADING SHALL CONFORM TO GEOTECHNICAL REPORT
BY: SOUTHWEST GEOTECHNICAL
PROJECT NUMBER: 210829
DATED: 10/26/2021
UPDATED: N/A

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES

PROJECT NO. N/A FIRST APPROVED DATE : _____

LVVWD APPROVED FIRE FLOW 1500 GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 20 GPM

CLV#: ___-_____

ACTUS
3285 E. Warm Springs Rd., Suite 300
Las Vegas, NV 89120
www.Actus-NV.com
(702) 586-9266
Engineering - Surveying - Consulting - Planning

PLAN & PROFILE - NITIDA STREET STA 4+00 TO 8+50

RANCHO HOLLY - UNIT 1

BEAZER HOMES
CITY OF LAS VEGAS, NEVADA

NO.	DATE	DESCRIPTION	BY
1	05/13/2022	PER CITY COMMENTS	EMG

PROFESSIONAL ENGINEER
MARVIL C. LATTIMORE
STATE OF NEVADA
EXP: 12/31/23
CIVIL
No. 17516
PROFESSIONAL ENGINEER

05/13/2022

DATE	05/3/2022
DRAWN	EMG
DESIGNED	JTC
CHECKED	DCL
PROJECT #	BZR012105
SHEET GROUP	PLAN & PROFILES
SHEET NUMBER	C22

SHEET 22 OF 32

Plot Stamp: 5/12/2022 4:38:32 PM - Josh Cowart
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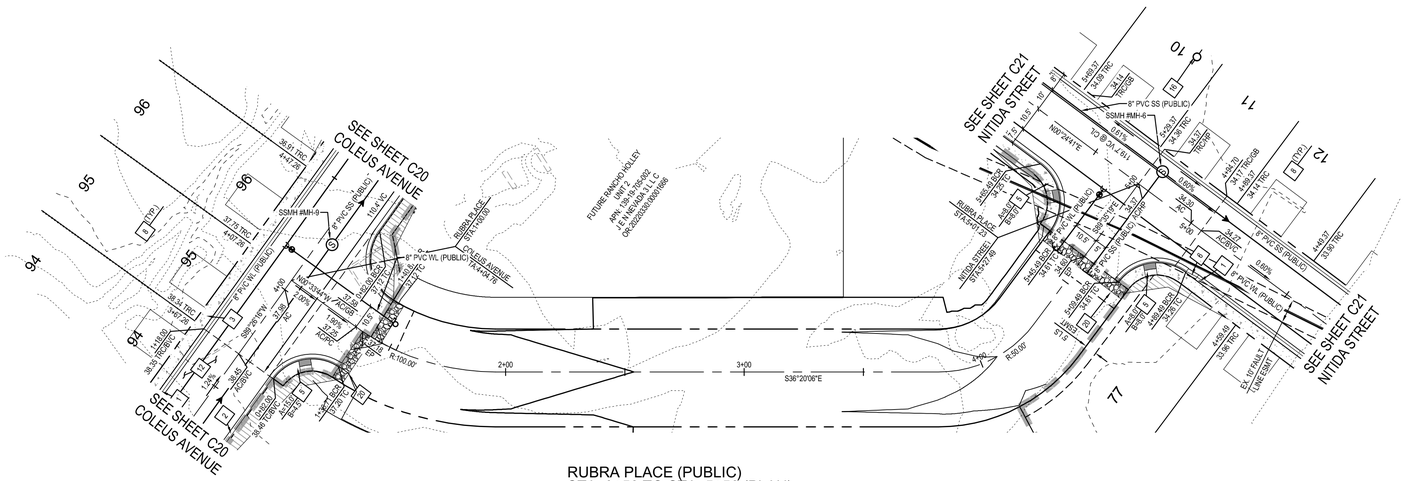
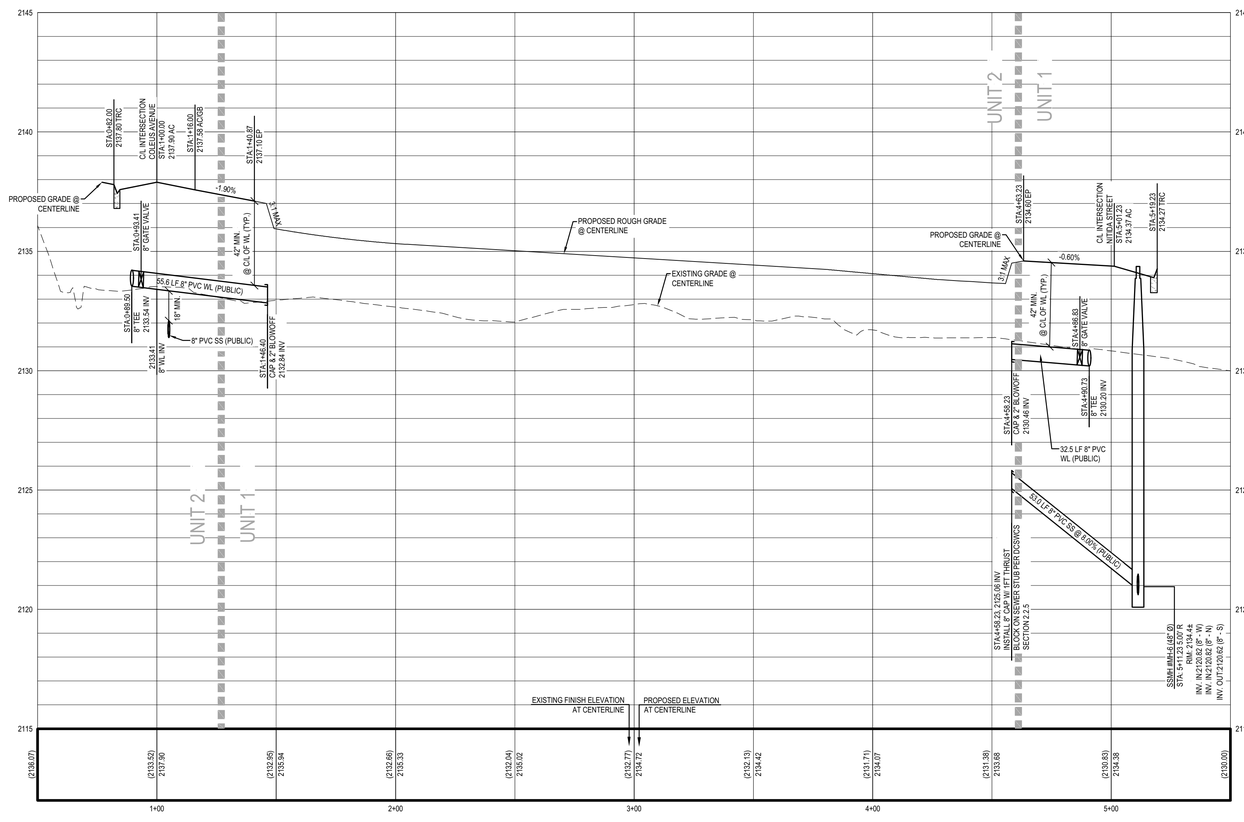


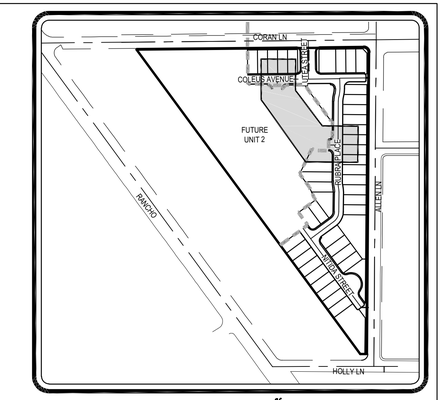
RUBRA PLACE (PUBLIC)
STA: 0+50 TO STA: 5+50 (PLAN)

SCALE: 1" = 30'



RUBRA PLACE (PUBLIC)
STA: 0+50 TO STA: 5+50 (PROFILE)

SCALE: 1" = 30' / VERTICAL SCALE: 1" = 3'



KEY MAP
SCALE: NTS

SCALE: 1"= 30'
30 15 0 30

GRADING CONSTRUCTION NOTES

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	2500	(2500)	MAJOR CONTOUR - 5'
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LINEAR UNIT: US SURVEY FOOT (US FT)

DEDICATION NOTE

ALL EASEMENTS, RIGHT-OF-WAY, AND OTHER DEDICATIONS WITHIN THIS PLAN SET ARE GRANTED PER FMP #___-_____ UNLESS OTHERWISE NOTED

PRIVATE STREET NOTE

ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.

COMMON LOT NOTE

ALL COMMON LOTS ARE TO BE PUBLIC DRAINAGE, PEDESTRIAN ACCESS, UTILITY, SEWER, AND PRIVATE LANDSCAPE EASEMENTS OVER THEIR ENTIRETY TO BE PRIVATELY MAINTAINED BY THE HOA PER THE APPROVED FINAL MAP FOR THE PROJECT.

FLOOD ZONE DESCRIPTION

THIS SITE IS LOCATED IN FEMA ZONE "ZONE X". ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THIS INFORMATION IS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C2155F CLARK COUNTY, NEVADA REVISED DATE OF NOVEMBER 16, 2011.

FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

DISCLAIMER NOTE

THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING; PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SOILS NOTE

ALL GRADING SHALL CONFORM TO GEOTECHNICAL REPORT
BY: SOUTHWEST GEOTECHNICAL
PROJECT NUMBER: 210829
DATED: 10/26/2021
UPDATED: N/A

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES

PROJECT NO: N/A FIRST APPROVED DATE : _____

LVVWD APPROVED FIRE FLOW 1500 GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 26 GPM

CLV#: ___-_____

actus
3283 E. Warm Springs Rd., Suite 300
Las Vegas, NV 89120
www.Actus-NV.com
(702) 586-9266
Engineering - Surveying - Consulting - Planning

PLAN & PROFILE - RUBRA PLACE STA 0+50 TO STA 5+50

RANCHO HOLLY - UNIT 1

BEAZER HOMES

CITY OF LAS VEGAS, NEVADA

BY	DATE	DESCRIPTION

PROFESSIONAL ENGINEER
DARRYL C. LATTIMORE
EXP: 12/31/23
CIVIL
No. 17516
STATE OF NEVADA

05/13/2022

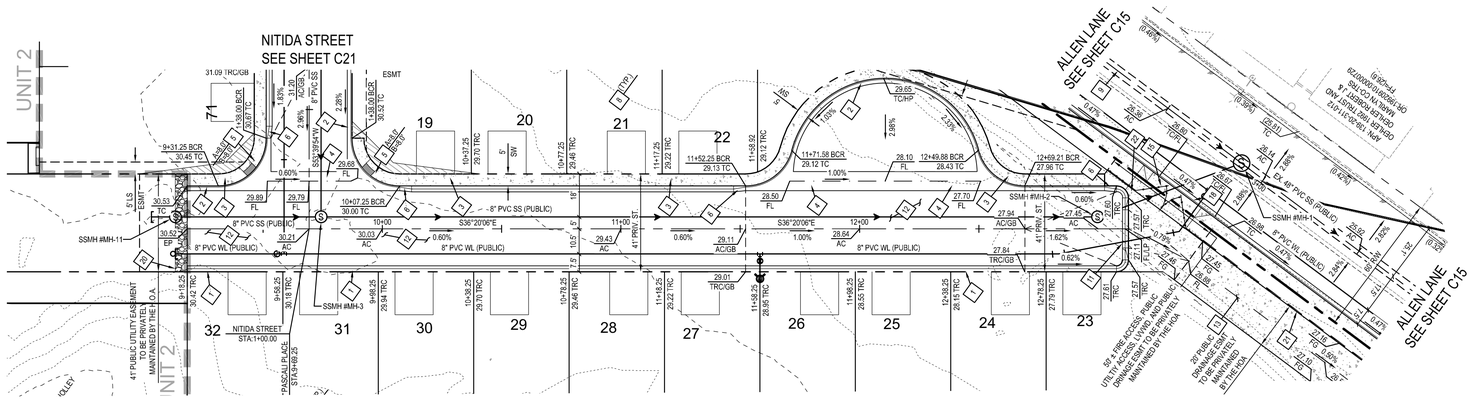
DATE	05/3/2022
DRAWN	EMG
DESIGNED	JTC
CHECKED	DCL
PROJECT #	BZR012105

SHEET GROUP
PLAN & PROFILES

SHEET NUMBER
C23

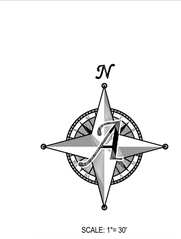
SHEET 23 OF 32

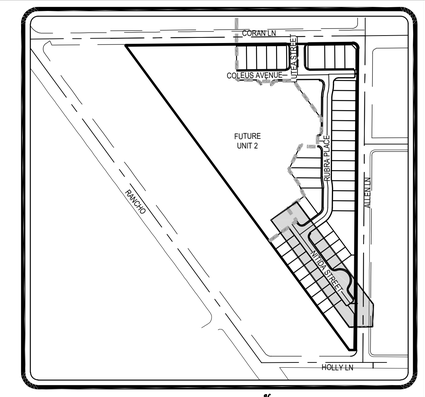
Plot Stamp: 5/12/2022 4:37:16 PM - Josh Coward
File: P:\BZR012105 - Rancho Holly\Civil_CD\Unit 1\BZR012105.1-CD-PROF-EW.dwg, Tab: C23



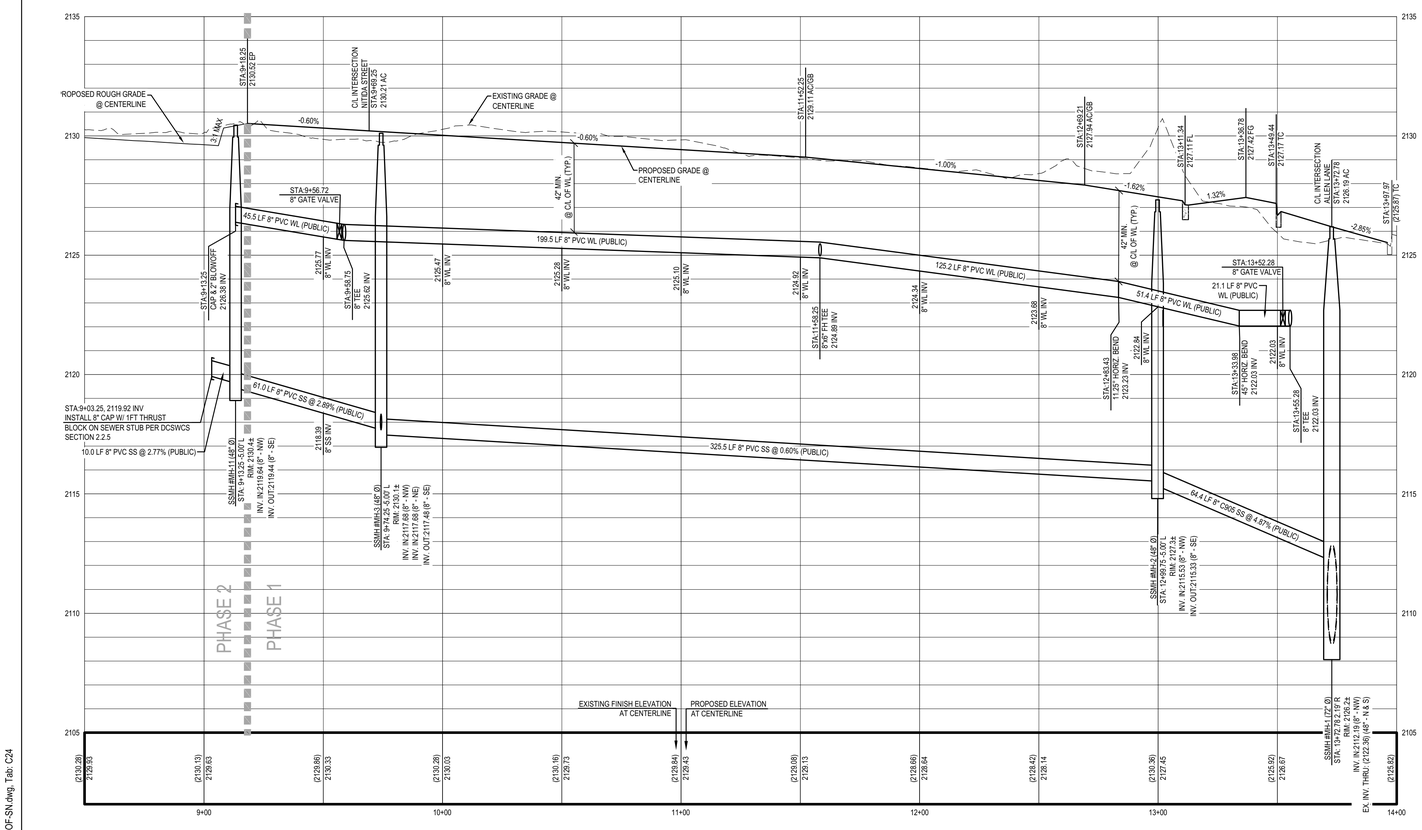
PASCALI PLACE (PUBLIC)
STA:9+00 TO STA:14+00 - (PLAN)

SCALE: 1" = 30'





KEY MAP
SCALE: NTS



PASCALI PLACE (PRIVATE)
STA:9+00 TO STA:14+00 - (PROFILE)

HORIZONTAL SCALE: 1" = 30' | VERTICAL SCALE: 1" = 3'

GRADING CONSTRUCTION NOTES

1	CONSTRUCT 30" MODIFIED ROLL CURB AND GUTTER PER CCAUSD #217.1
2	CONSTRUCT "L" CURB AND GUTTER PER CCAUSD #216
3	CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #234. MIN. 5" THICK ADJACENT TO MOD. ROLL CURB.
4	CONSTRUCT 8' CROSS GUTTER PER CCAUSD #228
5	CONSTRUCT SIDEWALK RAMP PER CCAUSD #235 CASE I. "A" & "B" = 8' UNLESS OTHERWISE NOTED
6	CONSTRUCT 5' TRANSITION "L" CURB TO TYPE 30" MODIFIED ROLL CURB PER DETAIL "B" ON SHEET C11
7	INSTALL 3.5" AC OVER 10.5" TYPE II AGGREGATE BASE PER SOIL REPORT #210829
8	CONSTRUCT PAD PER TYPICAL PAD SECTION DETAIL "A" ON SHEET C11
9	MATCH EX. ASPHALT, CURB, SIDEWALK, GUTTER, OR VALLEY GUTTER. SAW CUT CLEAN EDGE FOR CONNECTION.
10	INSTALL TYPE II AGGREGATE BASE 95% COMPACTION MEETING REQUIREMENTS FOR H-20 LOADING FOR UTILITY ACCESS
11	CONSTRUCT DEPRESSED 30" MOD. ROLL CURB PER DETAIL "D" ON SHEET C11
12	INSTALL 2.5" AC OVER 9.0" TYPE II AGGREGATE BASE PER SOIL REPORT #210829
13	CONSTRUCT CONCRETE VALLEY GUTTER PER DETAIL "C" ON SHEET C11
14	INSTALL ACCESS GATE PER DETAIL "J" ON SHEET C11
15	INSTALL ACCESS GATE PER DETAIL "K" ON SHEET C11
16	EXISTING POWER POLE TO BE REMOVED BY OTHERS
17	CONSTRUCT SIDEWALK UNDERDRAIN PER CCAUSD #228
18	CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD# 224
19	PROTECT EXISTING POWER POLE IN PLACE
20	INSTALL RIP-RAP DRAINAGE AREA (D_{50} = 6", THICKNESS = 12")
21	CONSTRUCT 2' HIGH CONCRETE FLOOD WALL
22	INSTALL BOLLARDS (5FT OFF CENTER) PER CCAUSD #425.S1

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		PUBLIC R/W LINE
		PRIVATE R/W LINE
		BOUNDARY LINE
		EASEMENT LINE
		MATCH LINE
CUT		CUT / FILL LINE
FILL		
		CENTERLINE
		EDGE OF ASPHALT
		CURB & GUTTER
		RETAINING WALL
		SAWCUT LINE
		FLOWLINE
		GRADE BREAK
2500	(2500)	MAJOR CONTOUR - 5'
2503	(2503)	MINOR CONTOUR - 1'
		FENCE
		SCARP
		CONCRETE SURFACE
		PROPOSED ASPHALT PAVEMENT
		REMOVE AND REPLACE ASPHALT
		RIP-RAP
98.76 FG	(98.76) XX	ELEVATION GRADE TAG
1.00%	(1.00%)	GRADE SLOPE TAG
1 C5		SECTION MARKER - DETAIL NUMBER ABOVE SHEET NUMBER
		SIGHT VISIBILITY ZONE

COMMON ABBREVIATIONS

FF	- FINISHED FLOOR	TRC	- TOP OF 30" ROLL CURB
TC	- TOP OF CURB	AC	- TOP OF PAVEMENT
FL	- FLOWLINE GRADE	EP	- EDGE OF PAVEMENT
TB	- TOP OF BERM	TRW	- TOP OF RETAINING WALL
TF	- TOP OF WALL FOOTER	PRIV.	- PRIVATE
ST.	- STREET	TYP.	- TYPICAL
ESMT	- EASEMENT	R/W	- RIGHT-OF-WAY
TMH	- TOP OF MANHOLE (RIM ELEV.)	DG	- DESIGN GRADE

SIGHT VISIBILITY ZONE NOTE

NO WALLS, FENCES SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAT TRAFFIC CONTROL DEVICES, FIRE HYDRANTS, TREES, AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL OR PAVEMENT STREET SURFACE. THIS RESTRICTION EXTENDS ALONG THE SIGHT VISIBILITY LINE THROUGH LANDSCAPED MEDIANS.

PLEASE REFER TO TRAFFIC SHEET FOR SIGHT VISIBILITY ZONE DIMENSIONS.

GRADING NOTES

1. ACTUS SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES IN THE PLANS OR CONDITIONS IN THE FILED.
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.
3. WALL DETAILS ARE FOR REFERENCE ONLY AND DO NOT CONSTITUTE A STRUCTURAL DESIGN.
4. CONSTRUCTION OF BLOCK WALLS REQUIRE A SEPARATE BUILDING PERMIT AND APPROVAL BY THE BUILDING DEPARTMENT.

ESTIMATED QUANTITIES

NOTE: QUANTITIES SHOWN ARE RAW QUANTITIES AND APPROXIMATE. CONTRACTOR TO DETERMINE HIS OWN QUANTITIES FOR GRADING PURPOSES.

WORK UNDER THIS PLAN CONSTITUTES GRADING IN ACCORDANCE WITH 2018 IBC; ENGINEERING REPORTS AND CERTIFICATIONS IN CONFORMANCE WITH IBC SHALL BE FILED WITH THE CITY OF LAS VEGAS PRIOR TO CITY OF LAS VEGAS APPROVAL AT FINAL INSPECTION.

CUT:	26,148 CY
FILL:	47,273 CY
BALANCE:	21,126 CY (FILL)

Call before you Dig
Underground
1-702-432-5300
FREEWAY & ARTERIAL SYSTEM OF TRANSPORTATION (FAST)

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL
811
OR
1-800-227-2600

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

BENCHMARK

CITY OF LAS VEGAS BENCHMARK: 7C0119EE6
RIVET AND PLATE IN TOP OF CURB, NORTHEAST CORNER OF RANCHO AND HOLLY LANE

ELEVATION: 2134.79 (FEET)
650.68 (METERS)

CITY OF LAS VEGAS VERTICAL CONTROL BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). DATE RE-OBSERVED: 2008

LINE & CURVE DATA NOTE

PLEASE REFER TO TRAFFIC SHEETS FOR LINE AND CURVE DATA.

BASIS OF BEARING

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS AND LAS VEGAS HIGH ELEVATION ZONES, NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

COORDINATE SYSTEM DEFINITION

DATUM REFERENCE NAME: NAD83 (2011) EPOCH 2010.0
MAPPING PROJECTION PARAMETERS:
SYSTEM: NEVADA COORDINATE SYSTEM (NCRS)
ZONE: LAS VEGAS ZONE
PROJECTION TYPE: TRANSVERSE MERVATOR
STANDARD PARALLEL AND GRID LATITUDE ORIGIN: 36°15'00" N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00" W
FALSE NORTHING: 200,000 METERS (656,166.66667 US FT)
FALSE EASTING: 100,000 METERS (328,083.3333 US FT)
STANDARD PARALLEL SCALE: 1.0001 (EXACT)
LINEAR UNIT: US SURVEY FOOT (US FT)

DEDICATION NOTE

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FLOOD ZONE DESCRIPTION

THIS SITE IS LOCATED IN FEMA ZONE "ZONE X". ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THIS INFORMATION IS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C2155F CLARK COUNTY, NEVADA REVISED DATE OF NOVEMBER 16, 2011.

FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

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SOILS NOTE

ALL GRADING SHALL CONFORM TO GEOTECHNICAL REPORT
BY: SOUTHWEST GEOTECHNICAL
PROJECT NUMBER: 210829
DATED: 10/26/2021
UPDATED: N/A

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES

PROJECT NO. N/A FIRST APPROVED DATE : _____

LVVWD APPROVED FIRE FLOW 1500 GPM AT 20 PSI/ RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 26 GPM

CLV#: ___-_____

actus
3285 E. Warm Springs Rd., Suite 300
Las Vegas, NV 89120
www.Actus-NV.com
(702) 586-9266
Engineering - Surveying - Consulting - Planning

PLAN & PROFILE - PASCALI PLACE STA 9+00 TO 14+00
RANCHO HOLLY - UNIT 1
BEAZER HOMES
CITY OF LAS VEGAS, NEVADA

BY	DATE	DESCRIPTION

PROFESSIONAL ENGINEER
STATE OF NEVADA
No. 17516
PAUL W. C. TATTIMORE
EXP: 12/31/23
CIVIL

05/13/2022

DATE	05/3/2022
DRAWN	EMG
DESIGNED	JTC
CHECKED	DCL
PROJECT #	BZR012105

SHEET GROUP
PLAN & PROFILES

SHEET NUMBER
C24

SHEET 24 OF 32

Plot Stamp: 5/12/2022 4:38:15 PM - Josh Cowart
File: P:\BZR012105 - Rancho Holly\Civil_CD\Unit 1\BZR012105.1-CD-PROF-SN.dwg, Tab: C24

RANCHO HOLLY - UNIT 2

SINGLE FAMILY RESIDENTIAL SUBDIVISION
PREPARED FOR:

BEAZER HOMES

APN: PORTION OF 139-19-705-002
CITY OF LAS VEGAS, NEVADA
6.51± ACRES / 52 UNITS

PROJECT TEAM

DEVELOPER

BEAZER HOMES
ATTN: JEFF LESNICK
2490 PASEO VERDE PARKWAY, STE 120
HENDERSON, NV 89074
PH: 702-802-4428

CIVIL ENGINEER

ACTUS
ATTN: DARRYL LATTIMORE, P.E.
3283 E. WARM SPRINGS RD., SUITE 300
LAS VEGAS, NV 89120
PH: 702-586-9296
E-MAIL: DARRYL.LATTIMORE@ACTUS-NV.COM

OWNER

VERLAINE, LLC
3425 CLIFF SHADOWS PKWY #110
LAS VEGAS, NV 89129

UTILITY CONTACTS

POWER

NV ENERGY
ATTN: NEW DEVELOPMENT
7155 LINDELL ROAD
LAS VEGAS, NEVADA 89118

WATER

LAS VEGAS VALLEY WATER DISTRICT
ATTN: ENGINEERING SERVICES
1001 S VALLEY VIEW BLVD
LAS VEGAS, NV 89107
T: 702-870-2011

SEWER

CITY OF LAS VEGAS PUBLIC WORKS
ATTN: ENGINEERING PLANNING
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101
PHONE: 702-229-6541

GAS

SOUTHWEST GAS CORPORATION
ATTN: ENGINEERING SERVICES
6355 SHATZ STREET
NORTH LAS VEGAS, NV 89115

TELEPHONE

CENTRAL TELEPHONE D/B/A CENTURY LINK
6700 VIA AUSTI PARKWAY
LAS VEGAS, NEVADA 89119

DISPOSAL

REPUBLIC SERVICES, INC.
770 E. SAHARA AVE. - P.O. BOX 98508
LAS VEGAS, NEVADA 89193-8508

CABLE

COX COMMUNICATIONS LAS VEGAS, INC.
1700 VEGAS DRIVE
LAS VEGAS, NEVADA 89106

MOU PER ORDINANCE 6630 § 26

1. MINIMUM STREET WIDTHS WITHIN GATED PRIVATE COMMUNITY INTERIOR STREETS:
   - 41' WIDTH WITH 5' SIDEWALK ON ONE SIDE, MINIMUM 33' WIDTH FLOW LINE TO FLOW LINE OF CURB. PARKING ALLOWED BOTH SIDES OF STREET.
   - 36' WIDTH WITH 5' SIDEWALK ONE SIDE, MINIMUM 28' WIDTH FLOW LINE TO FLOW LINE OF CURB. PARKING ALLOWED ONE SIDE OF STREET.
3. SIDEWALK REQUIRED ON ONE SIDE OF INTERIOR PRIVATE GATED STREETS IN COMPLIANCE WITH ONE OF THE ABOVE STREET SECTIONS.

VICINITY MAP
SCALE: NTS

SHEET INDEX

SHT. NO.	SHEET TITLE
C1	COVER SHEET
C2	GENERAL NOTES
C3	GRADING PLAN 1
C4	GRADING PLAN 2
C5	GRADING PLAN 3
C6	DETAILS & SECTIONS

APPROVALS

CITY OF LAS VEGAS ENGINEERING — DATE

CITY OF LAS VEGAS PLANNING DEPARTMENT — DATE
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT

LAS VEGAS FIRE & RESCUE — DATE
FIRE DEPARTMENT APPROVAL
APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR TO OBTAINING FINAL APPROVAL FROM THE LVVWD.

NV ENERGY — DATE
NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDED 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 COMMISSIONS RULES AND REGULATIONS

SOUTHWEST GAS CORPORATION — UID# — DATE

CENTRAL TELEPHONE DBA CENTURY LINK — DATE
"THE AFFIXED CENTURY LINK APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS."

COX COMMUNICATIONS LAS VEGAS, INC — DATE

BASIS OF BEARING

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS AND LAS VEGAS HIGH ELEVATION ZONES, NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

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FALSE EASTING: 100,000 METERS (328,083.3333 US FT)
STANDARD PARALLEL SCALE: 1.0001 (EXACT)
LINEAR UNIT: US SURVEY FOOT (US FT)

LEGAL DESCRIPTION

BEING PARCEL 1 OF THAT CERTAIN PARCEL MAP RECORDED IN FILE 127, PAGE 86 OF PARCEL MAPS IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDERS, SITUATED WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK: 7C0119SEE6
RIVET AND PLATE IN TOP OF CURB, NORTHEAST CORNER OF RANCHO AND HOLLY LANE

ELEVATION: 2134.79 (FEET)
650.68 (METERS)

CITY OF LAS VEGAS VERTICAL CONTROL BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). DATE RE-OBSERVED: 2008

DEDICATION NOTE

ALL EASEMENTS, RIGHT-OF-WAY, AND OTHER DEDICATIONS WITHIN THIS PLAN SET ARE GRANTED PER FMP# ___-_____ UNLESS OTHERWISE NOTED

FIRE SPRINKLER NOTE

FIRE SPRINKLER SYSTEM SHALL BE PLUMBED TO THE MASTER TOILET.
NO EXCEPTIONS ALLOWED

DISCLAIMER NOTE

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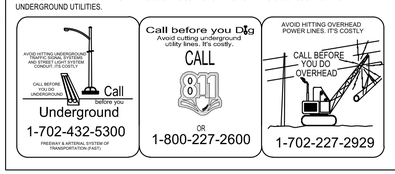


REV #	REVISION DESCRIPTION	SHEET(S)	APPD BY	DATE APPD

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES

PROJECT NO. N/A — FIRST APPROVED DATE: _____

LVVWD APPROVED FIRE FLOW N/A GPM AT 20 PSI RESIDUAL

SHEETS:
N/A

ACTUS
3283 E. Warm Springs Rd., Suite 300
Las Vegas, NV 89120
www.Actus-NV.com
(702) 586-9296
Engineering - Surveying - Consulting - Planning

RANCHO HOLLY - UNIT 2
BEAZER HOMES
CITY OF LAS VEGAS, NEVADA

BY	DESCRIPTION	DATE

PROFESSIONAL ENGINEER
DARRYL C. LATTIMORE
EXP: 12/31/23
CIVIL
No. 17516
STATE OF NEVADA

05/10/2022

DATE	03/29/2022
DRAWN	AG/JTC
DESIGNED	AG/JTC
CHECKED	DCL
PROJECT #	BZR012105

SHEET GROUP
COVER

SHEET NUMBER
C1

SHEET 1 OF 25

Plot Stamp: 5/10/2022 9:36:30 AM - Josh Cowart
File: P:\BZR012105 - Rancho Holly\Civil_CD\Unit 2\BZR012105-2-CD-COVR.dwg, Tab: C1 - COVER

CITY OF LAS VEGAS GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST ISSUE; THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA", LATEST REVISED EDITION; THE "SUMMERLIN IMPROVEMENT STANDARDS" FOR WORK IN THE SUMMERLIN AREA; AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".
2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES AS SHOWN FROM CLV PLANS LIBRARY ARE APPROXIMATE AND FOR RECORD PURPOSES. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCE'S WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
5. TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGNS TO BE APPROVED BY THE CITY, PRIOR TO THE USE ON THE PROJECT.
6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
7. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED-TYPE CURB.
8. AC PAVEMENT TO BE ONE-HALF INCH (½") ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS
9. CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 216.
10. SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF THE TRANSITIONS TO BE AS SHOWN ON PLANS.
12. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY SOUTHWEST GEOTECHNICAL- PROJECT #197203, DATED FEBRUARY 11, 2020) APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
13. EXACT LOCATION OF ALL SAWCUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS ENGINEER IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATIONS.
14. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE NO. 625.380 & CITY OF LAS VEGAS TITLE 18, APPENDIX D.
15. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC., SHALL BE LOCATED OUT OF DRIVEWAYS. DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.

WALL NOTES:

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

CITY OF LAS VEGAS GRADING NOTES

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

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

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

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

CITY OF LAS VEGAS SEWER NOTES

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

DISCLAIMER NOTE

THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING; PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CITY OF LAS VEGAS TRAFFIC NOTES

1. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
2. THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
3. BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING CITY STREETS WHERE WARRANTED IMMEDIATELY AFTER FIRST GRADING WORK IS ACCOMPLISHED, AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.
4. WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENCROACHED UPON BY A CONSTRUCTION WORK ZONE AND PUBLIC WORKS STAFF IDENTIFIES A NEED FOR STUDENTS TO BE ASSISTED IN THE SAFE CROSSING THROUGH THAT WORK ZONE, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A QUALIFIED "CROSSING GUARD". THE GUARD SHALL BE PRESENT FOR THE FULL DURATION OF TIME THAT CHILDREN ARE LIKELY TO BE PRESENT.
5. IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. ALL NEW TRAFFIC SIGNS SHALL BE FABRICATED WITH DIAMOND GRADE VIP CLASS 6 REFLECTIVE SHEETING OR APPROVED EQUAL. ALL NEW TRAFFIC SIGNS, EXCEPT STREETNAME AND SCHOOL SPEED LIMIT SIGNS, SHALL HAVE 3M SERIES 1150 OR APPROVED EQUIVALENT ANTI-GRAFFITI PROTECTIVE OVERLAY FILM; SCHOOL ZONE SIGNS SHALL HAVE 3M SERIES 1150 ANTI-GRAFFITI PROTECTIVE OVERLAY FILM. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CURRENT CITY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS.
7. WHEN A PROPOSED STREET LIGHT STANDARD IS LOCATED WITHIN FIVE (5') FEET OF ANY PROPOSED SIGN SHOWN ON THE PLANS TO BE MOUNTED ON A SIGNPOST, THE SIGN SHALL BE MOUNTED ON THE STREET LIGHT STANDARD AND THE SIGNPOST SHALL BE ELIMINATED.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HERE UNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. STREET SIGNS AND STOPS SIGNS SHALL BE INSTALLED PER CITY STANDARD SPECIFICATIONS FOR PLACEMENT OF STREET NAME SIGNS.
10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL DEVICES AND FLAGGERS TO INSURE THE SAFETY OF THE PUBLIC IN OR AROUND THE WORK AREA. THE CONTRACTOR SHALL HAVE A CERTIFIED ATSSA TRAFFIC CONTROL TECHNICIAN OR IMSA WORK ZONE SAFETY SPECIALIST SET UP, MAINTAIN AND/OR REMOVE ALL TRAFFIC CONTROL DEVICES IN THE CITY OF LAS VEGAS RIGHT OF WAY.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE EXPEDITED TO COMPLETION SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING CITIZENS AREA TRANSIT (C.A.T.) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.
13. GUARDS SHALL BE OBTAINED BY CONTACTING THE METROPOLITAN POLICE DEPARTMENT SPECIAL EVENTS UNIT (PHONE # 828-3442) WHO WILL PROVIDE OFFICERS PROPERLY TRAINED IN TRAFFIC CONTROL. FEES FOR THE USE OF THESE OFFICERS SHALL BE SET BY METRO AND WILL BE PAID BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL ARRANGEMENTS WITH METRO.
14. ANY WORK WITHIN 300' OF A SIGNALIZED INTERSECTION WILL BE NIGHT WORK, UNLESS OTHERWISE DIRECTED BY THE CITY OF LAS VEGAS TRAFFIC ENGINEER.
15. THE CONTRACTOR SHALL CONTACT THE TRAFFIC ENGINEERING DIVISION (TRANSPORTATION SECTION) THROUGH THE PROJECT'S OFFSITE INSPECTOR PRIOR TO INITIATING PAVING TO RECEIVE DIRECTION FOR ANY PERMANENT OR TEMPORARY MODIFICATIONS TO THE APPROVED DRAWINGS REGARDING FINAL PAVEMENT TRANSITIONS, MARKINGS AND SIGNING THAT ARE REQUIRED TO MATCH ADJACENT ROADWAY SEGMENTS. THE CONTRACTOR SHALL PROVIDE A DRAWING FOR APPROVAL BY THE TRAFFIC ENGINEERING DIVISION DEPICTING ANY ADJUSTMENTS TO THE FINAL PAVEMENT MARKINGS AND SIGNAGE, WHICH MAY INCLUDE OMITTING, ADDING OR MODIFYING PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS SUCH THAT ADEQUATE TRANSITIONS AND LANE TERMINATIONS BETWEEN ADJACENT ROADWAY SEGMENTS ARE CONSTRUCTED.

CITY OF LAS VEGAS STREETLIGHT NOTES

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

LAS VEGAS VALLEY WATER DISTRICT NOTES

LVVWD PROJECT No.: N/A

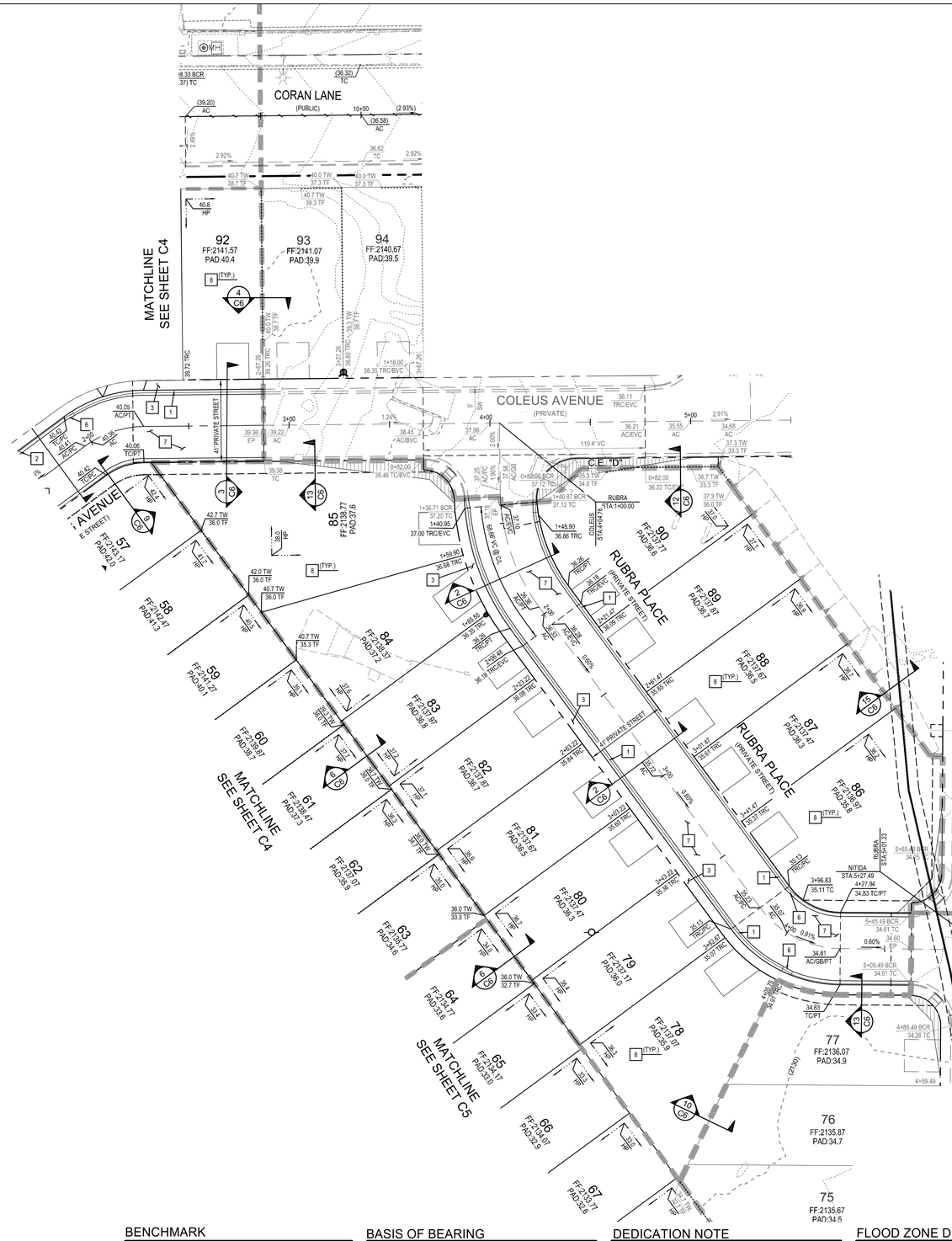
1. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE LVVWD. FOLLOWING WATER PLAN APPROVAL, NOTICE SHALL BE GIVEN TO THE LVVWD COMMUNICATION SUPPORT CENTER (258-7171) TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. FOR FUTURE INSPECTIONS, NOTICE MUST BE GIVEN 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 "CALL BEFORE YOU DIG" AT "811" OR 1-800-227-2600.
14. THE INSTALLATION OF LVVWD MUNICIPAL WATER FACILITIES WITHIN ALL STREETS IS ASSUMED TO BE IN COMPLIANCE WITH THE UNIFORM STANDARDS, INCLUDING THE PLACEMENT OF ASPHALT PAVING STREET SURFACES. ANY REPAIR WORK DONE BY THE LVVWD TO THE MUNICIPAL WATER FACILITIES WILL INCLUDE THE PLACEMENT OF AN APPROPRIATELY SIZED ASPHALT REPAIR PATCH ON THE STREET SURFACE.

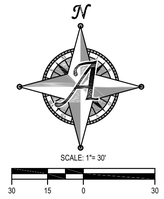
ANY DECORATIVE PAVING SURFACE WITHIN THE STREET IS THE RESPONSIBILITY OF THE OWNER'S ASSOCIATION, OR THE INDIVIDUAL PROPERTY OWNERS IF NO OWNER'S ASSOCIATION IS IN EXISTENCE, OR THE AGENCY HAVING JURISDICTION. DECORATIVE SURFACE MATERIALS PLACED WITHIN THE TEN FOOT EASEMENT ABUTTING A PUBLIC OR PRIVATE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

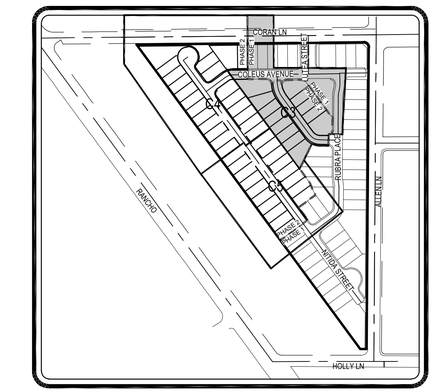
15. NO LEAD COMPLIANCE NOTE:
TO COMPLY WITH THE FEDERAL SAFE DRINKING WATER ACT, ALL WATER WORKS BRASS PRODUCTS PROPOSED TO BE RELOCATED, OR INSTALLED AS NEW MUST BE INSTALLED WITH THE LEAD FREE APPROVED PRODUCT. THE OLD LEADED PRODUCT MAY NOT BE REUSED.

SOUTHWEST GAS 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 EXCAVAT







GRADING CONSTRUCTION NOTES

1. CONSTRUCT 30" MODIFIED ROLL CURB AND GUTTER PER CCAUSD #217.1
2. CONSTRUCT "L" CURB AND GUTTER PER CCAUSD #216
3. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #234. MIN. 5" THICK ADJACENT TO MOD. ROLL CURB.
4. NOT USED
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7. INSTALL 2.5" AC OVER 9.0" TYPE II AGGREGATE BASE PER SOILS REPORT #210829
8. CONSTRUCT PAD PER TYPICAL PAD SECTION DETAIL "B" ON SHEET ##
9. NOT USED
10. NOT USED
11. CONSTRUCT SIDEWALK RAMP PER CCAUSD #235 CASE II. "A" & "B" = 8' UNLESS OTHERWISE NOTED

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		PUBLIC R/W LINE
		PRIVATE R/W LINE
		BOUNDARY LINE
		EASEMENT LINE
		MATCH LINE
CUT		CUT / FILL LINE
FILL		
		CENTERLINE
		EDGE OF ASPHALT
		CURB & GUTTER
		RETAINING WALL
		SAWCUT LINE
		FLOWLINE
		GRADE BREAK
2500	(2500)	MAJOR CONTOUR - 5'
2503	(2503)	MINOR CONTOUR - 1'
		FENCE
		SCARP
		CONCRETE SURFACE
		PROPOSED ASPHALT PAVEMENT
		REMOVE AND REPLACE ASPHALT
		RIP-RAP
98.76 FG	(98.76) XX	ELEVATION GRADE TAG
1.00%	(1.00%)	GRADE SLOPE TAG
1 C5		SECTION MARKER - DETAIL NUMBER ABOVE SHEET NUMBER
		SIGHT VISIBILITY ZONE

COMMON ABBREVIATIONS

FF	- FINISHED FLOOR	TRC	- TOP OF 30" ROLL CURB
TC	- TOP OF CURB	AC	- TOP OF PAVEMENT
FL	- FLOWLINE GRADE	EP	- EDGE OF PAVEMENT
TB	- TOP OF BERM	TRW	- TOP OF RETAINING WALL
TF	- TOP OF WALL FOOTER	PRIV.	- PRIVATE
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ESMT	- EASEMENT	R/W	- RIGHT-OF-WAY
TMH	- TOP OF MANHOLE (RIM ELEV.)	DG	- DESIGN GRADE

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GRADING NOTES

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

NOTE: QUANTITIES SHOWN ARE RAW QUANTITIES AND APPROXIMATE. CONTRACTOR TO DETERMINE HIS OWN QUANTITIES FOR GRADING PURPOSES.

WORK UNDER THIS PLAN CONSTITUTES GRADING IN ACCORDANCE WITH 2018 IBC; ENGINEERING REPORTS AND CERTIFICATIONS IN CONFORMANCE WITH IBC SHALL BE FILED WITH THE CITY OF LAS VEGAS PRIOR TO CITY OF LAS VEGAS APPROVAL AT FINAL INSPECTION.

CUT:
FILL:
BALANCE: *REFER TO UNIT 1 FOR QUANTITIES

ENGINEER'S CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED UPDATED DRAINAGE STUDY CL\# DS5559A ON FILE WITH THE CITY OF LAS VEGAS.

DARRYL LATTIMORE, P.E. DATE

BENCHMARK

CITY OF LAS VEGAS BENCHMARK: 7C0119SE66
RIVET AND PLATE IN TOP OF CURB, NORTHEAST CORNER OF RANCHO AND HOLLY LANE

ELEVATION: 2134.79 (FEET)
650.68 (METERS)

CITY OF LAS VEGAS VERTICAL CONTROL BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). DATE RE-OBSERVED: 2008

LINE & CURVE DATA NOTE

PLEASE REFER TO TRAFFIC SHEETS FOR LINE AND CURVE DATA.

BASIS OF BEARING

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS AND LAS VEGAS HIGH ELEVATION ZONES, NORTH AMERICAN DATUM OF 1983. SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

COORDINATE SYSTEM DEFINITION

DATUM REFERENCE NAME: NAD83 (2011) EPOCH 2010.0
MAPPING PROJECTION PARAMETERS:
SYSTEM: NEVADA COORDINATE SYSTEM (NCRS)
ZONE: LAS VEGAS ZONE
PROJECTION TYPE: TRANSVERSE MERVATOR
STANDARD PARALLEL AND GRID LATITUDE ORIGIN: 36° 1'0.00" N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00" W
FALSE NORTHING: 200,000 METERS (656,166.66667 US FT)
FALSE EASTING: 100,000 METERS (328,083.3333 US FT)
STANDARD PARALLEL SCALE: 1.0001 (EXACT)
LINEAR UNIT: US SURVEY FOOT (US FT)

DEDICATION NOTE

ALL EASEMENTS, RIGHT-OF-WAY, AND OTHER DEDICATIONS WITHIN THIS PLAN SET ARE GRANTED PER FMP #___-_____ UNLESS OTHERWISE NOTED

PRIVATE STREET NOTE

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COMMON LOT NOTE

ALL COMMON LOTS ARE TO BE PUBLIC DRAINAGE, PEDESTRIAN ACCESS, UTILITY, SEWER, AND PRIVATE LANDSCAPE EASEMENTS OVER THEIR ENTIRETY TO BE PRIVATELY MAINTAINED BY THE HOA PER THE APPROVED FINAL MAP FOR THE PROJECT.

FLOOD ZONE DESCRIPTION

THIS SITE IS LOCATED IN FEMA ZONE "ZONE X". ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THIS INFORMATION IS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL N/A CLARK COUNTY, NEVADA REVISED DATE OF NOVEMBER 16, 2011.

FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

DISCLAIMER NOTE

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SOILS NOTE

ALL GRADING SHALL CONFORM TO GEOTECHNICAL REPORT
BY: SOUTHWEST GEOTECHNICAL
PROJECT NUMBER: 210829
DATED: 10/26/2021
UPDATED: N/A

STORM DRAIN CONNECTION NOTE

WHEN CONNECTING TO EXISTING RCP, CONTRACTOR SHALL REMOVE THE EXISTING RCP TO THE NEAREST BELL CONNECTION, CONNECT NEW RCP TO EXISTING RCP AND MATCH EXISTING PIPE SLOPE.

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL
OR
1-800-227-2600

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

Call before you Dig
Underground
1-702-432-5300

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Engineering - Surveying - Consulting - Planning

RANCHO HOLLY - UNIT 2

GRADING PLAN 1

BEAZER HOMES

CITY OF LAS VEGAS, NEVADA

A	DATE	DESCRIPTION	BY

PROFESSIONAL ENGINEER
DARRYL C. LATTIMORE
EXP: 12/31/23
CIVIL
STATE OF NEVADA
No. 17516

05/10/2022

DATE	03/29/2022
DRAWN	AG/JTC
DESIGNED	AG/JTC
CHECKED	DCL
PROJECT #	BZR012105
SHEET GROUP	GRADING
SHEET NUMBER	C3

SHEET 3 OF 25

Plot Stamp: 5/10/2022 9:37:01 AM - Josh Cowart
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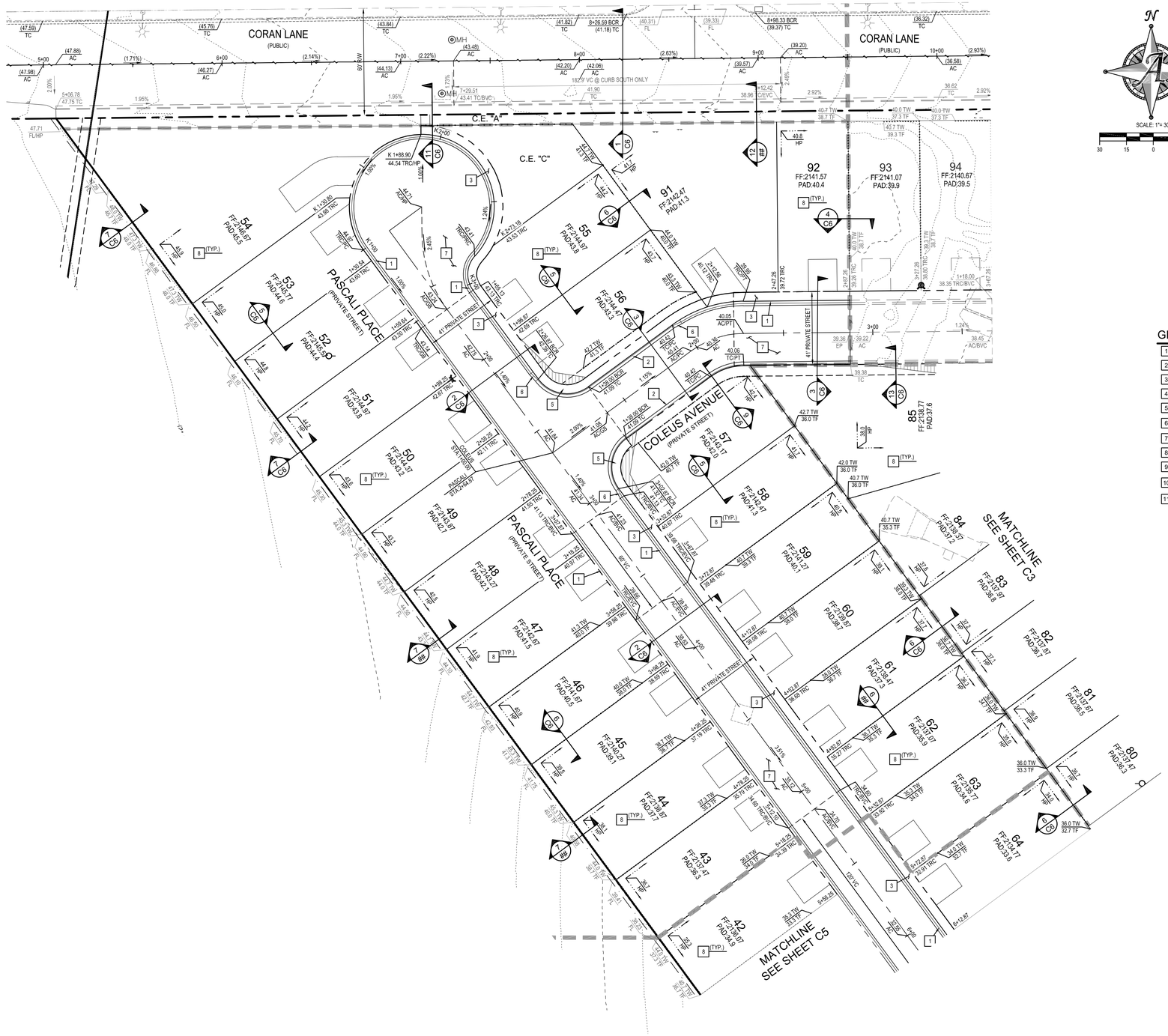

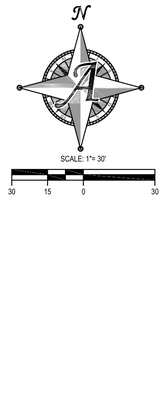

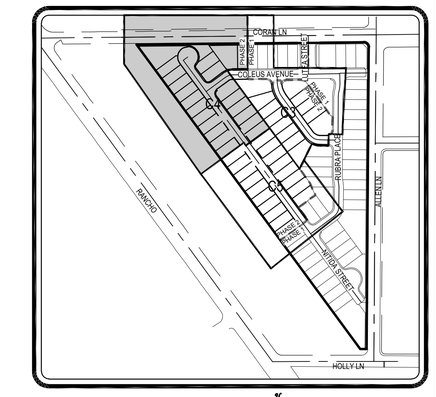

KEY MAP
SCALE: NTS

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		MATCH LINE
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FILL:
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DARRYL LATTIMORE, P.E. DATE

BENCHMARK

CITY OF LAS VEGAS BENCHMARK: 7C0119SE6
RIVET AND PLATE IN TOP OF CURB, NORTHEAST CORNER OF RANCHO AND HOLLY LANE

ELEVATION: 2134.79 (FEET)
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BY: SOUTHWEST GEOTECHNICAL
PROJECT NUMBER: 210829
DATED: 10/26/2021
UPDATED: N/A

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AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS, STREET LIGHTING, CONDUIT, FO CABLE(*)
CALL BEFORE YOU DIG UNDERGROUND
Call before you
Underground
1-702-432-5300
FREEWAY & ARTERIAL SYSTEM OF TRANSPORTATION (FAST)

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL
OR
1-800-227-2600

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

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GRADING PLAN 2
RANCHO HOLLY - UNIT 2
BEAZER HOMES
CITY OF LAS VEGAS, NEVADA

#	DATE	DESCRIPTION	BY

05/10/2022

DATE	03/29/2022
DRAWN	AG/JTC
DESIGNED	AG/JTC
CHECKED	DCL
PROJECT #	BZR012105

SHEET GROUP
GRADING

SHEET NUMBER
C4

SHEET 4 OF 25

Plot Stamp: 5/10/2022 9:37:11 AM - Josh Cowart
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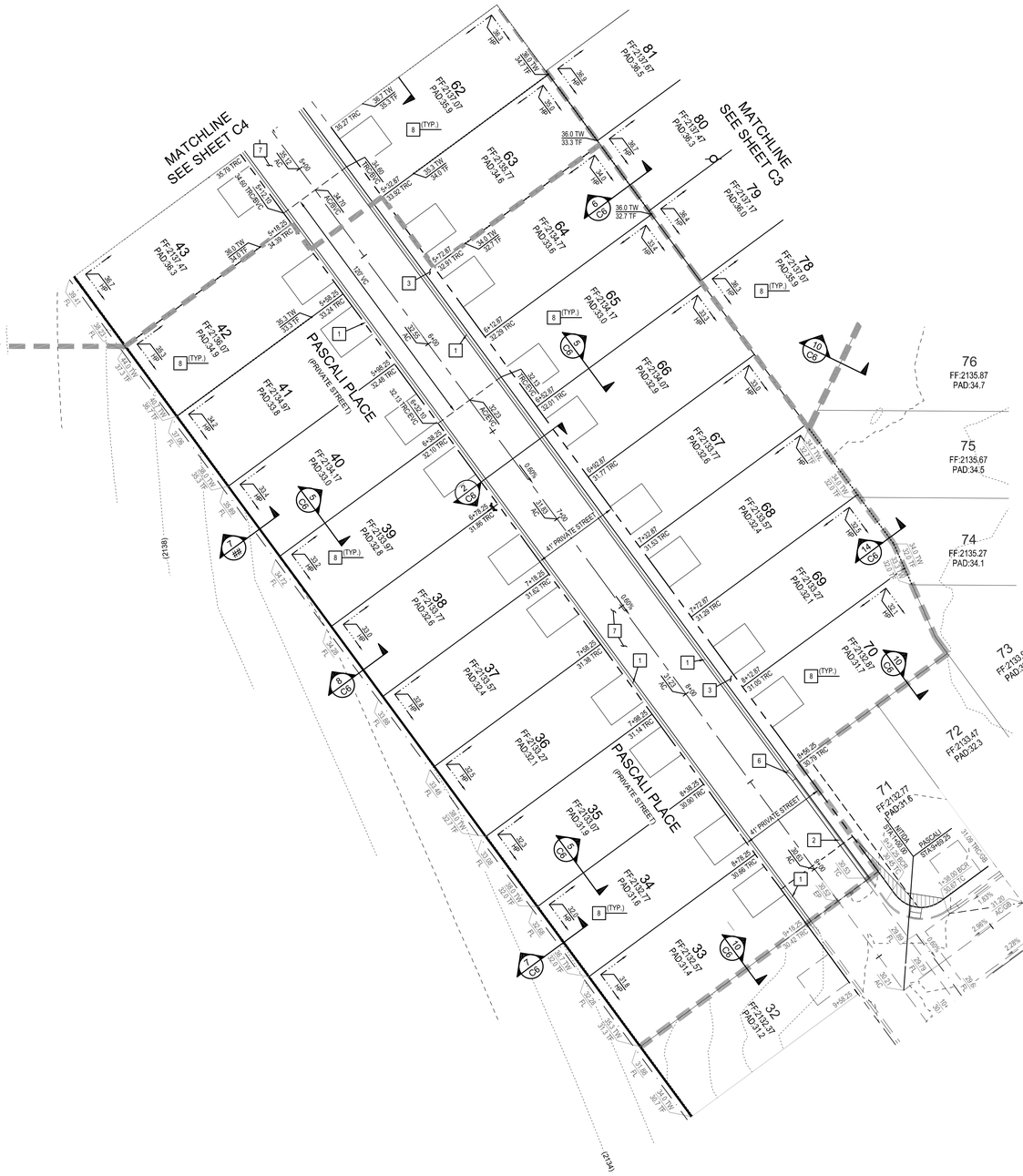

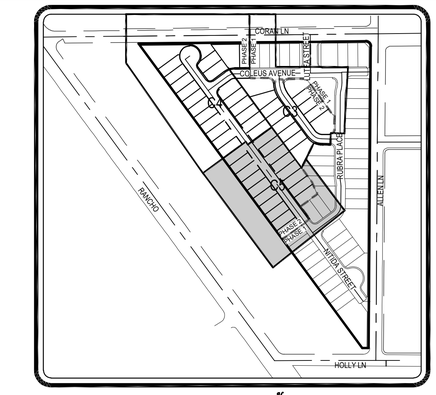

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NO WALLS, FENCES SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAT TRAFFIC CONTROL DEVICES, FIRE HYDRANTS, TREES, AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL OR PAVEMENT. STREET SURFACE. THIS RESTRICTION EXTENDS ALONG THE SIGHT VISIBILITY LINE THROUGH LANDSCAPED MEDIANS.

PLEASE REFER TO TRAFFIC SHEET FOR SIGHT VISIBILITY ZONE DIMENSIONS.

GRADING NOTES

1. ACTUS SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES IN THE PLANS OR CONDITIONS IN THE FILED.
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.
3. WALL DETAILS ARE FOR REFERENCE ONLY AND DO NOT CONSTITUTE A STRUCTURAL DESIGN.
4. CONSTRUCTION OF BLOCK WALLS REQUIRE A SEPARATE BUILDING PERMIT AND APPROVAL BY THE BUILDING DEPARTMENT.

ESTIMATED QUANTITIES

NOTE: QUANTITIES SHOWN ARE RAW QUANTITIES AND APPROXIMATE. CONTRACTOR TO DETERMINE HIS OWN QUANTITIES FOR GRADING PURPOSES.

WORK UNDER THIS PLAN CONSTITUTES GRADING IN ACCORDANCE WITH 2018 IBC; ENGINEERING REPORTS AND CERTIFICATIONS IN CONFORMANCE WITH IBC SHALL BE FILED WITH THE CITY OF LAS VEGAS PRIOR TO CITY OF LAS VEGAS APPROVAL AT FINAL INSPECTION.

CUT:
FILL:
BALANCE: *REFER TO UNIT 1 FOR QUANTITIES

ENGINEER'S CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED UPDATED DRAINAGE STUDY CL\# DS5559A ON FILE WITH THE CITY OF LAS VEGAS.

DARRYL LATTIMORE, P.E. DATE

BENCHMARK

CITY OF LAS VEGAS BENCHMARK: 7C0119SEE6
RIVET AND PLATE IN TOP OF CURB, NORTHEAST CORNER OF RANCHO AND HOLLY LANE

ELEVATION: 2134.79 (FEET)
650.68 (METERS)

CITY OF LAS VEGAS VERTICAL CONTROL BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). DATE RE-OBSERVED: 2008

LINE & CURVE DATA NOTE

PLEASE REFER TO TRAFFIC SHEETS FOR LINE AND CURVE DATA.

BASIS OF BEARING

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS). LAS VEGAS AND LAS VEGAS HIGH ELEVATION ZONES, NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

COORDINATE SYSTEM DEFINITION

DATUM REFERENCE NAME: NAD83 (2011) EPOCH 2010.0
MAPPING PROJECTION PARAMETERS:
SYSTEM: NEVADA COORDINATE SYSTEM (NCRS)
ZONE: LAS VEGAS ZONE
PROJECTION TYPE: TRANSVERSE MERVATOR
STANDARD PARALLEL AND GRID LATITUDE ORIGIN: 36°15'00" N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00" W
FALSE NORTHING: 200,000 METERS (656,166.66667 US FT)
FALSE EASTING: 100,000 METERS (328,083.3333 US FT)
STANDARD PARALLEL SCALE: 1.0001 (EXACT)
LINEAR UNIT: US SURVEY FOOT (US FT)

DEDICATION NOTE

ALL EASEMENTS, RIGHT-OF-WAY, AND OTHER DEDICATIONS WITHIN THIS PLAN SET ARE GRANTED PER FMP # ___-_____ UNLESS OTHERWISE NOTED

PRIVATE STREET NOTE

ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.

COMMON LOT NOTE

ALL COMMON LOTS ARE TO BE PUBLIC DRAINAGE, PEDESTRIAN ACCESS, UTILITY, SEWER, AND PRIVATE LANDSCAPE EASEMENTS OVER THEIR ENTIRETY TO BE PRIVATELY MAINTAINED BY THE HOA PER THE APPROVED FINAL MAP FOR THE PROJECT.

FLOOD ZONE DESCRIPTION

THIS SITE IS LOCATED IN FEMA ZONE "ZONE X". ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THIS INFORMATION IS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL N/A CLARK COUNTY, NEVADA REVISED DATE OF NOVEMBER 16, 2011.

FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

DISCLAIMER NOTE

THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING; PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SOILS NOTE

ALL GRADING SHALL CONFORM TO GEOTECHNICAL REPORT
BY: SOUTHWEST GEOTECHNICAL
PROJECT NUMBER: 210829
DATED: 10/26/2021
UPDATED: N/A

STORM DRAIN CONNECTION NOTE

WHEN CONNECTING TO EXISTING RCP, CONTRACTOR SHALL REMOVE THE EXISTING RCP TO THE NEAREST BELL CONNECTION, CONNECT NEW RCP TO EXISTING RCP AND MATCH EXISTING PIPE SLOPE.

Actus
3285 E. Warm Springs Rd., Suite 300
Las Vegas, NV 89120
www.Actus-NV.com
(702) 586-9266
Engineering - Surveying - Consulting - Planning

GRADING PLAN 3
RANCHO HOLLY - UNIT 2
BEAZER HOMES
CITY OF LAS VEGAS, NEVADA

#	DATE	DESCRIPTION	BY
1			

05/10/2022

DATE	03/29/2022
DRAWN	AG/JTC
DESIGNED	AG/JTC
CHECKED	DCL
PROJECT #	BZR012105

SHEET GROUP
GRADING

SHEET NUMBER
C5

SHEET 5 OF 25

Plot Stamp: 5/10/2022 9:37:21 AM - Josh Cowart
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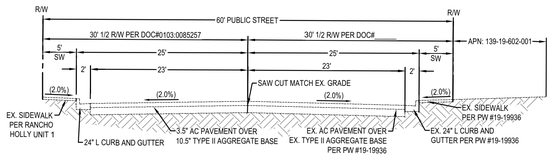
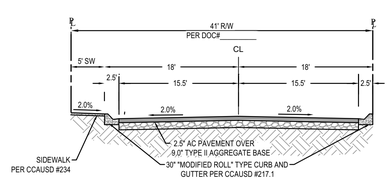


NOTE: ALL AGGREGATE BASES SHALL BE COMPACTED PER GEOTECHNICAL REPORT # 210829. PRELIMINARY PAVEMENT SECTIONS SHALL BE VERIFIED WITH THE FINAL PAVEMENT SECTION. RECOMMENDATION REPORT (MPSR) SECTIONS ARE DIFFERENT. A REVISION TO THE IMPROVEMENT PLANS WILL BE REQUIRED.

1 CORAN LANE R/W (PUBLIC)
NOT TO SCALE



2 41.0' STREET SECTION (PRIVATE)
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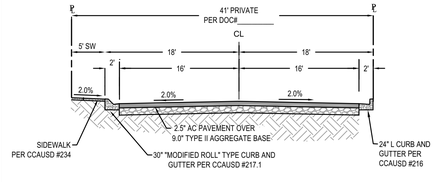
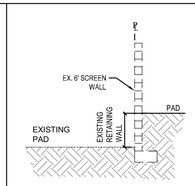


3 41.0' STREET SECTION (PRIVATE)
NOT TO SCALE



4 PERIMETER SECTION
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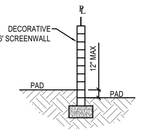
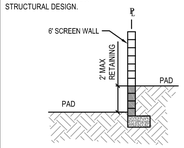


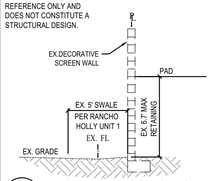
5 INTERIOR SECTON
NOT TO SCALE

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

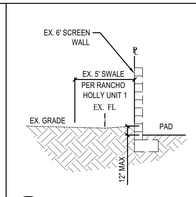


6 INTERIOR SECTION
NOT TO SCALE

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



7 PERIMETER SECTION
NOT TO SCALE



8 PERIMETER SECTION
NOT TO SCALE

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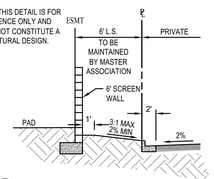
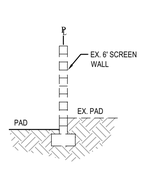
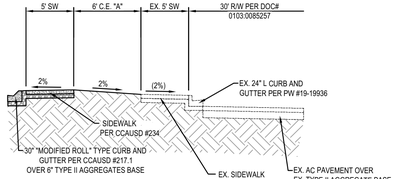


9 INTERIOR SECTION
NOT TO SCALE

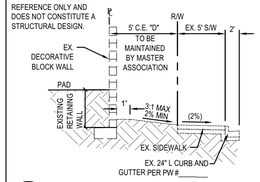


10 INTERIOR SECTON
NOT TO SCALE

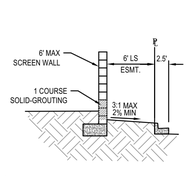


11 PERIMETER SECTON
NOT TO SCALE

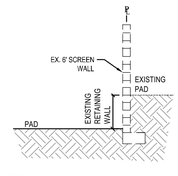
NOTE: THIS DETAIL IS FOR REFERENCE ONLY AND DOES NOT CONSTITUTE A STRUCTURAL DESIGN.



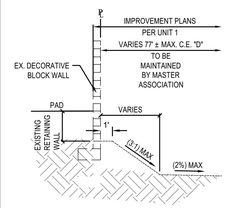
12 PERIMETER SECTION
NOT TO SCALE



13 INTERIOR SECTION
NOT TO SCALE



14 EXTERIOR SECTION
NOT TO SCALE



15 PERIMETER SECTION
NOT TO SCALE

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES

PROJECT NO. N/A FIRST APPROVED DATE: _____

WALL NOTES

1. WALL DETAILS ARE FOR REFERENCE ONLY AND DO NOT CONSTITUTE A STRUCTURAL DESIGN.
2. CONSTRUCTION OF BLOCK WALLS REQUIRE A SEPARATE BUILDING PERMIT AND APPROVAL BY THE BUILDING DEPARTMENT.
3. ALL RETAINING WALLS SHALL BE WATER-PROOFED AND PROVIDE DRAINAGE WEEP HOLES PER GEO RECOMMENDATIONS.
4. WROUGHT IRON FENCE, GATE DETAILS, FOUNDATIONS AND PLANS BY OTHERS.

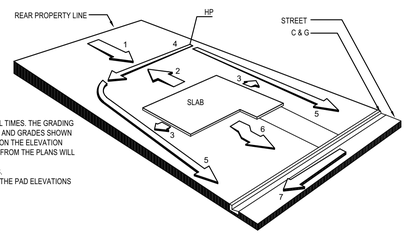
AVOID HITTING UNDERGROUND UTILITIES, SIGNAL SYSTEMS AND ETTC SIGNAL SYSTEMS' CONDUIT. IT'S COSTLY
CALL BEFORE YOU DO UNDERGROUND
Call before you
Underground
1-702-432-5300
FREEWAY & ARTERIAL SYSTEM OF TRANSPORTATION (FAST)

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL
811
OR
1-800-227-2600

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

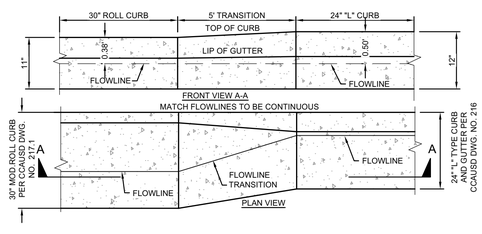
1. SLOPE FROM REAR TO SWALE (MIN. 2%)
2. SLOPE FROM HOUSE TO SWALE (MIN. 5%)
3. SLOPE FROM HOUSE TO SIDE SWALE (MIN. 5%)
4. REAR SWALE (10' MIN. FROM REAR OF HOUSE) (MIN. 1%)
5. SIDE SWALE (MIN. 1%)
6. SLOPE FROM HOUSE TO BACK OF CURB (MIN. 5% FOR 10 FEET, 2% BEYOND THAT)
7. SLOPE OF STREET

A. THE GRADING PLANS SHALL BE ON THE JOB SITE AT ALL TIMES. THE 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.
B. CARE SHALL BE EXERCISED IN GRADING CORNER LOTS.
C. PAD ELEVATIONS SHALL BE GRADED TO WITHIN 0.1' OF THE PAD ELEVATIONS SHOWN ON THE PLANS.

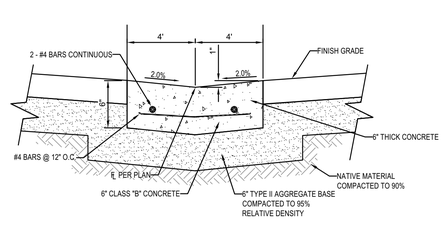


PERSPECTIVE VIEW

A TYPICAL TYPE "A" PAD GRADING
NOT TO SCALE (LOTS 7-30)



B 5' CURB TRANSITION - 'L' CURB TO 30" MOD. ROLL CURB
NOT TO SCALE



C 8' VALLEY GUTTER
NOT TO SCALE

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DETAILS & SECTIONS

RANCHO HOLLY - UNIT 2

BEAZER HOMES

CITY OF LAS VEGAS, NEVADA

#	DATE	DESCRIPTION	BY

PROFESSIONAL ENGINEER
DARRYL C. TATTMORE
STATE OF NEVADA
EXP: 12/31/23
CIVIL
No. 17516

05/10/2022

DATE	03/29/2022
DRAWN	AG/JTC
DESIGNED	AG/JTC
CHECKED	DCL
PROJECT #	BZR012105

SHEET GROUP
DETAILS & SECTIONS

SHEET NUMBER
C6

SHEET 6 OF 25

Plot Stamp: 5/10/2022 9:37:28 AM - Josh Cowart
File: P:\BZR\012105 - Rancho Holly\Civil_CD\Unit 2\BZR012105-2-CD-DTL.dwg, Tab: DTL 1