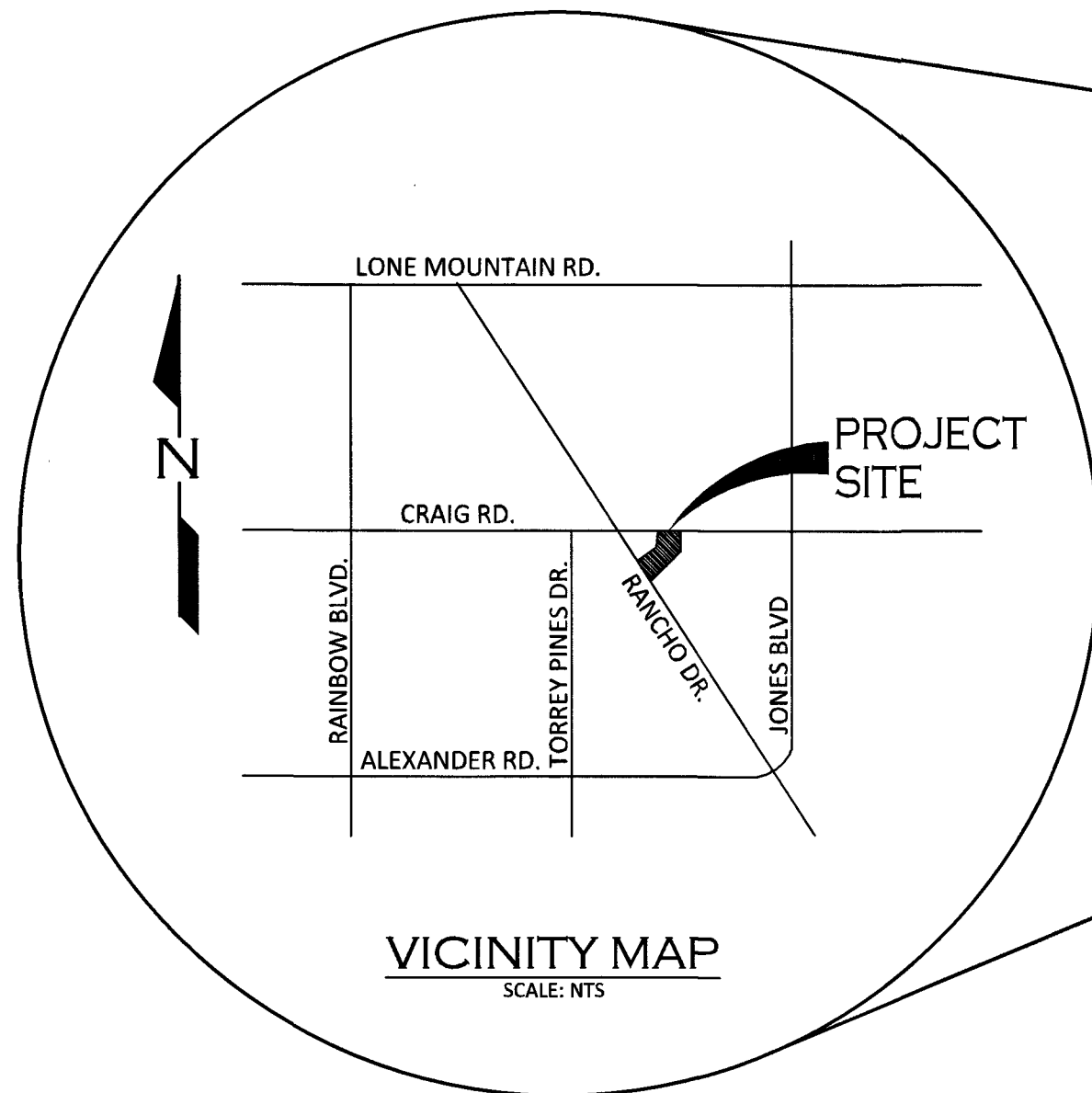
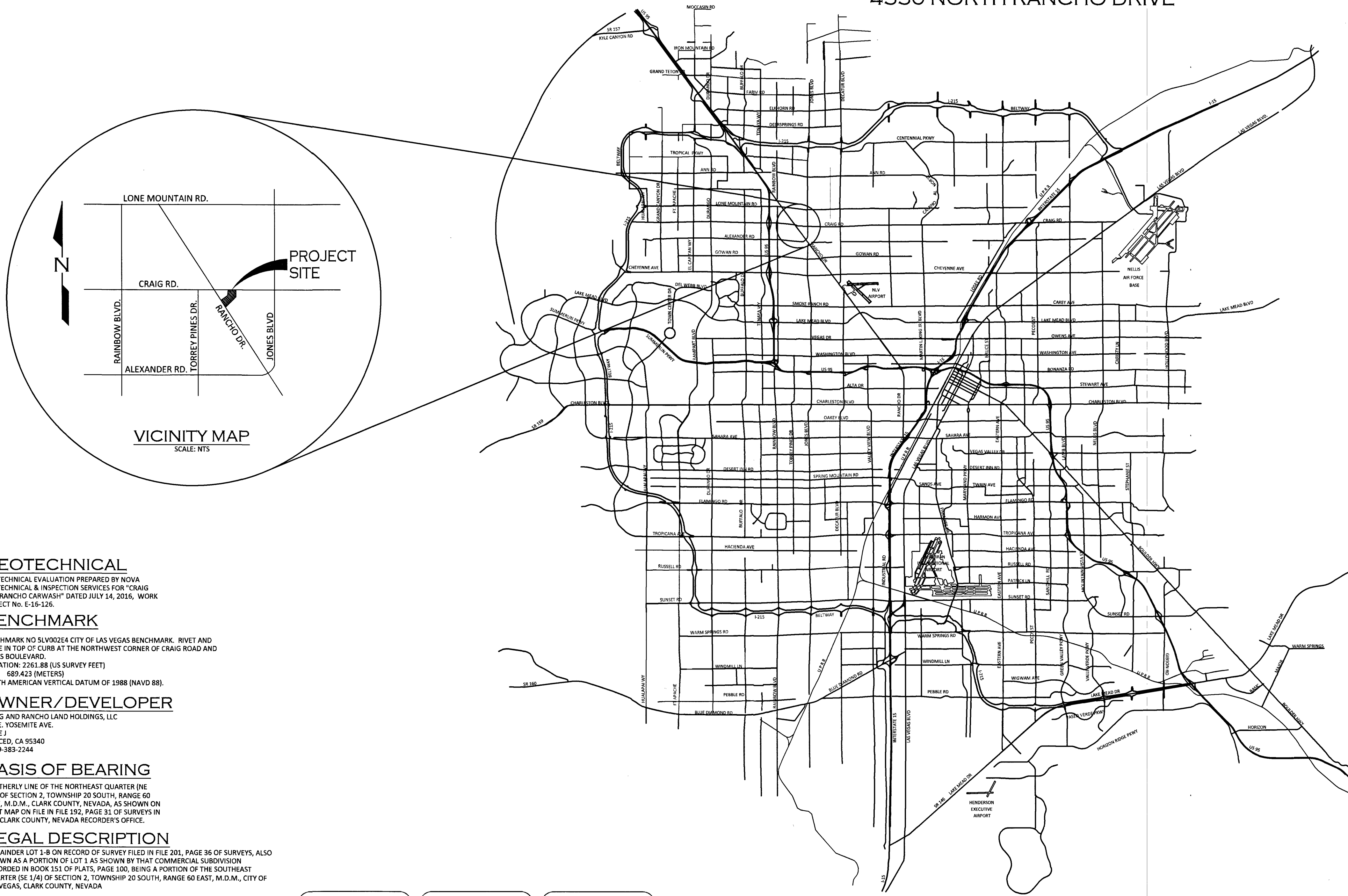


IMPROVEMENT PLANS FOR CAR WASH @ CRAIG & RANCHO BY CRAIG AND RANCHO LAND HOLDINGS, LLC

CITY OF LAS VEGAS
COUNTY OF CLARK
STATE OF NEVADA
APN 138-02-713-005
CRAIG AND JONES
4330 NORTH RANCHO DRIVE



LOCATION MAP

SHEET LIST TABLE		
SHEET NAME	SHEET #	SHEET TITLE
C1.01	1	COVER SHEET
C1.02	2	GENERAL NOTES
C2.01	3	GRADING PLAN, CROSS SECTIONS & DETAILS
C3.01	4	HORIZONTAL CONTROL, FIRE ACCESS & UTILITY PLAN

GEOTECHNICAL

GEOTECHNICAL EVALUATION PREPARED BY NOVA GEOTECHNICAL & INSPECTION SERVICES FOR "CRAIG AND RANCHO CARWASH" DATED JULY 14, 2016, WORK PROJECT No. E-16-126.

BENCHMARK

BENCHMARK NO 5LV002E4 CITY OF LAS VEGAS BENCHMARK. RIVET AND PLATE IN TOP OF CURB AT THE NORTHWEST CORNER OF CRAIG ROAD AND JONES BOULEVARD.
ELEVATION: 2261.88 (US SURVEY FEET)
689.423 (METERS)
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

OWNER/DEVELOPER

CRAIG AND RANCHO LAND HOLDINGS, LLC
755 E. YOSEMITE AVE.
SUITE J
MERCED, CA 95340
P 209-383-2244

BASIS OF BEARING

SOUTHERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THAT MAP ON FILE IN FILE 192, PAGE 31 OF SURVEYS IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

LEGAL DESCRIPTION

REMAINDER LOT 3-B ON RECORD OF SURVEY FILED IN FILE 201, PAGE 36 OF SURVEYS, ALSO KNOWN AS A PORTION OF LOT 1 AS SHOWN BY THAT COMMERCIAL SUBDIVISION RECORDED IN BOOK 151 OF PLATS, PAGE 100, BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

FLOOD ZONE NOTE:

THE PROPERTY LIES WITHIN THE ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOOD PER FEMA FLOOD INSURANCE RATE MAP NO. 32003C2155F, DATED NOVEMBER 16, 2011 FOR COMMUNITY NO. 320003 (CLARK COUNTY)

DISCLAIMER NOTE

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDER-GROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. ALL DISCREPANCIES MUST BE IMMEDIATELY REPORTED TO THE ENGINEER.
CALL BEFORE YOU DIG: 1-800-227-2600.

Call before you Dig
Call
811
OR
1-800-227-2600

FAST
Call
before you
Underground
1-702-432-5300
FREEMAN AND AUSTIN
SYSTEM OF TRANSPORTATION

AVOID HITTING OVERHEAD
POWER LINES. (70) 000171
CALL BEFORE
YOU DIG
OVERHEAD
1-702-227-2929

APPROVALS

NA
SOUTHWEST GAS CORPORATION _____ DATE _____

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

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

NA
COX COMMUNICATIONS LAS VEGAS INC. _____ DATE _____
R. K. Min 4/19/17
LAS VEGAS FIRE & RESCUE
APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR TO OBTAINING THE FINAL APPROVAL FROM THE LVWWD.

Chris Knight 5-24-17
CHRIS KNIGHT, DIRECTOR, BUILDING AND SAFETY DEPARTMENT
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT
Allen Pavelka 5-24-17
CITY ENGINEER - ALLEN PAVELKA PE, #9029

APPROVAL OF THESE PLANS IS LIMITED TO:
THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHTS-OF-WAY AND/OR AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS EXCEPT THOSE SPECIFICALLY LISTED UNDER "DEVIATIONS FROM STANDARDS". THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN "DEVIATIONS FROM STANDARDS" IN FAVOR OF THE UNIFORM STANDARDS DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA, NEVADA.

Y. Dishari
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
DATE 5/15/17 PROJECT #125367
LVWWD APPROVED FIRE FLOW: 1,750 GPM AT 20 PSI RESIDUAL

REV	DATE	BY	REVISION

MCCAY ENGINEERING
11700 W. CHARLESTON BLVD.
SUITE #170-2980
LAS VEGAS, NV 89135
P 702-860-3897

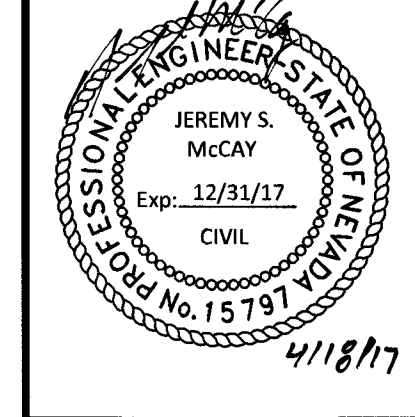
CIVIL ENGINEERING

CRAIG AND RANCHO LAND HOLDINGS, LLC
755 YOSEMITE AVE.
SUITE J
MERCED, CA 95340
F 209-383-2244

COVER SHEET

CAR WASH @ CRAIG & RANCHO

DATE: 4/18/2017
DRAWN BY: JSM
PROJECT MGR: JSM
PROJECT NO: 16199
SCALE: NONE



SHEET
C1.01
1 OF 4 SHEETS
DRAWING NO.
H#69021 107V6861

PROJ.#: 125367 AGR:116289 QS:138-02-95E

CITY OF LAS VEGAS GENERAL NOTES

- 1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST 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...
23. A SEPARATE BORING PERMIT IS REQUIRED FOR ALL BORING ACTIVITIES.

STORMWATER MANAGEMENT NOTES

- 1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAYS OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFOUNDED EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CLARK COUNTY TITLE 24.40 AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
23. A SEPARATE BORING PERMIT IS REQUIRED FOR ALL BORING ACTIVITIES.

DEVIATIONS FROM STANDARDS

NONE

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.
10. INSTALLATION OF CURVED SEWER REQUIRES THE USE OF C-900 PIPE WHICH ALLOWS FOR PIPE DEFLECTION AT THE JOINTS.

REVISED 04/15/10

CITY OF LAS VEGAS GRADING NOTES

- 1. IN THE EVENT THAT ANY UNFOUNDED 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.
10. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

REVISED 04/15/10

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.
10. STREET SIGNS AND STOPS SIGNS SHALL BE INSTALLED PER CITY STANDARD SPECIFICATIONS FOR PLACEMENT OF STREET NAME SIGNS.
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.

REVISED 04/15/10

CITY OF LAS VEGAS FIRE DEPARTMENT NOTES

- EFFECTIVE DATE: MARCH 1, 2016 CLV ORDINANCE #6325
THE ITEMS LISTED ARE BASIC INFORMATION ONLY. CODES ARE SUBJECT TO CHANGE. ADDITIONAL REQUIREMENTS MAY APPLY.
1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LAS VEGAS FIRE AND RESCUE ADOPTED FIRE CODE ORDINANCE # 6325 FOR HYDRANT SPECIFICATIONS AND HYDRANT INSTALLATION SPECIFICATIONS.
2. ONLY FIRE HYDRANTS THAT ARE ON THE LAS VEGAS VALLEY WATER DISTRICTS - APPROVED PRODUCTS LIST ARE ALLOWED TO BE INSTALLED.
3. A PERMIT IS REQUIRED FROM LAS VEGAS FIRE AND RESCUE FOR THE INSTALLATION OF ON-SITE WATER LINES AND FIRE HYDRANTS. THE PERMIT AND CONTRACTORS MATERIAL TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER BEFORE COMMENCEMENT OF WORK. IFC 105.7.12
10. PRIOR TO THE FINAL OCCUPANCY, A FIRE FLOW TEST SHALL BE WITNESSED BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION TO VERIFY AVAILABILITY OF THE REQUIRED FIRE FLOW. IFC 507

REVISED 04/15/10

LAS VEGAS VALLEY WATER DISTRICT (LVVWD) STANDARD NOTES

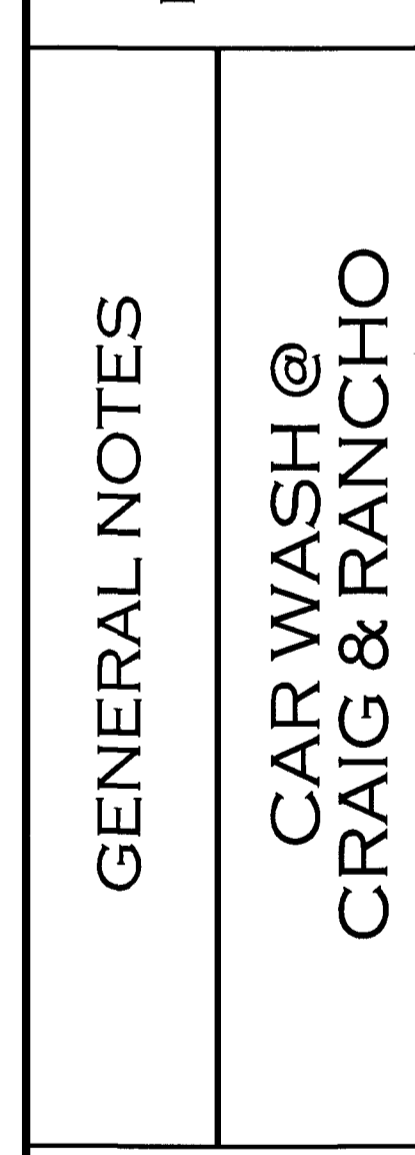
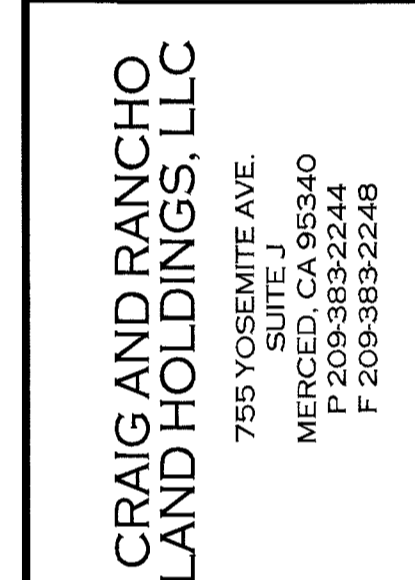
- LVVWD PROJECT NO: 125367
1. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE LVVWD. FOLLOWING WATER PLAN APPROVAL, NOTICE SHALL BE GIVEN TO THE LVVWD COMMUNICATION SUPPORT CENTER (258-7171) TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. FOR FUTURE INSPECTIONS, 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 SUPERCEDE 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 IMPROVEMENTS, 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 INCHES (2") 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 SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED AND AN ACCEPTABLE WATER SAMPLE OBTAINED, PRIOR TO CONNECTION TO THE LVVWD'S DISTRIBUTION SYSTEM.
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 PRE-APPROVED MATERIALS AND MANUFACTURERS LISTING FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS.
13. TELEPHONE "CALL BEFORE YOU DIG" AT 811 OR 1-800-227-2600.
14. THE INSTALLATION OF LAS VEGAS VALLEY WATER DISTRICT (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 TAN 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 PLANE 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.

REVISED 04/15/10

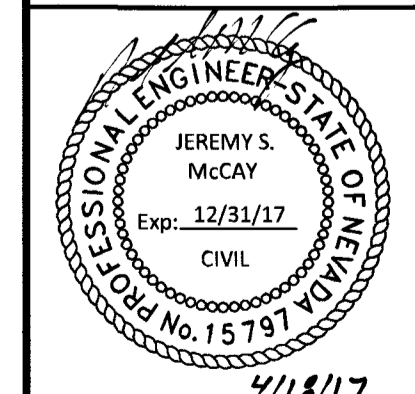
ABBREVIATIONS

Table with 2 columns: Abbreviation and Full Name. Includes entries like & AND, @ AT, # DIAMETER OR ROUND NUMBER, AC ASPHALTIC CONCRETE, ACP ASBESTOS CEMENT PIPE, ADJ ADJUST, AGG AGGREGATE, ALT ALTERNATE, AVE AVENUE, BC BACK OF CURB, BCR BEGINNING OF CURB RETURN BOUNDARY, BENCH BENCHMARK, BSW BACK OF SIDEWALK, BVC BEGINNING OF VERTICAL CURVE, C & G CURB AND GUTTER, CIP CAST IRON PIPE, CENTERLINE CENTERLINE, CMP CORRUGATED METAL PIPE, CMU CONCRETE MASONRY UNIT, CO CLEAN OUT, CONC CONCRETE, CONSTRUCT CONSTRUCT, CBC CITY OF BOLDER CITY, CLV CITY OF LAS VEGAS, CNLV CITY OF NORTH LAS VEGAS, COH CITY OF HENDERSON, CLK CLARK COUNTY, CLKS CLARK COUNTY SANITATION DISTRICT, CCRCD CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT, DI DROP INLET, DIA DIAMETER, DIP DUCTILE IRON PIPE, DOM DOMESTIC, DRWY DRIVEWAY, E ELECTRIC, EAC EDGE OF AC, END OF CURB RETURN ELEVATION, END OF VERTICAL CURVE, EXISTING EXISTING, FC FACE OF CURB, FINISH FINISH FLOOR, FGS FINISH GRADE, FH FIRE HYDRANT, FL FLOW LINE, FS FINISHED SURFACE, GAS GAS, GALV GALVANIZED, GRB GRAB BAR, HDPE HIGH DENSITY POLYETHYLENE, HP HIGH PRESSURE SODIUM INSIDE DIAMETER, INV INVERT, IRR IRRIGATION, LAT LATERAL, LFL LINE FEET, LNS LANDSCAPE, LT LEFT, LVVWD LAS VEGAS VALLEY WATER DISTRICT, MAX MAXIMUM, MH MANHOLE, MIN MINIMUM, NG NATURAL GRADE, NO NUMBER, NOT NEVADA DEPARTMENT OF TRANSPORTATION ON CENTER, OC OUTSIDE DIAMETER, OHP OVERHEAD POWER, P POWERLINE, PB PULL BOX, PC POINT OF CURVATURE, PI POINT OF INTERSECTION, PL PROPERTY LINE, PP POWER POLE, PRC POINT OF REVERSE CURVE, PROP PROPOSED, PT POINT OF TANGENT, PVC POLY VINYL CHLORIDE PIPE, PVI POINT OF VERTICAL INTERSECTION, PVMT PAVEMENT, R RATE OF FLOW, RADIUS RADIUS, RCB REINFORCED CONCRETE BOX, RCP REINFORCED CONCRETE PIPE, RT RIGHT, ROW RIGHT-OF-WAY, SS SANITARY SEWER, SD STORM DRAIN, SHIT SHEET, STA STATION, ST STREET, STD STANDARD, SW SIDEWALK, TC TOP OF CURB, TOF TOP OF FOOTING, TMH TOP OF MANHOLE, TRANS TRANSITION, TS TRAFFIC SIGNAL, TOW TOP OF WALL, TYP TYPICAL, UG UNDER GROUND, VC VERTICAL CURVE, VCP VITRIFIED CLAY PIPE, VERT VERTICAL, VG VALLEY GUTTER, WL WATER LINE, WM WATER METER, W/ WITH, W/O WITHOUT.

Table with 3 columns: REV, DATE, BY. Includes revision history for the drawing.

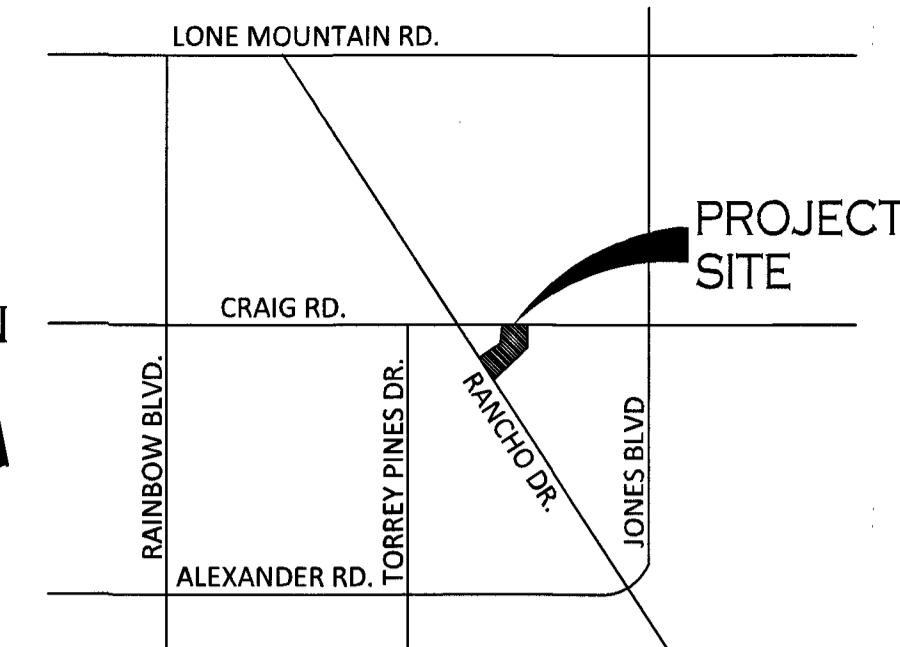
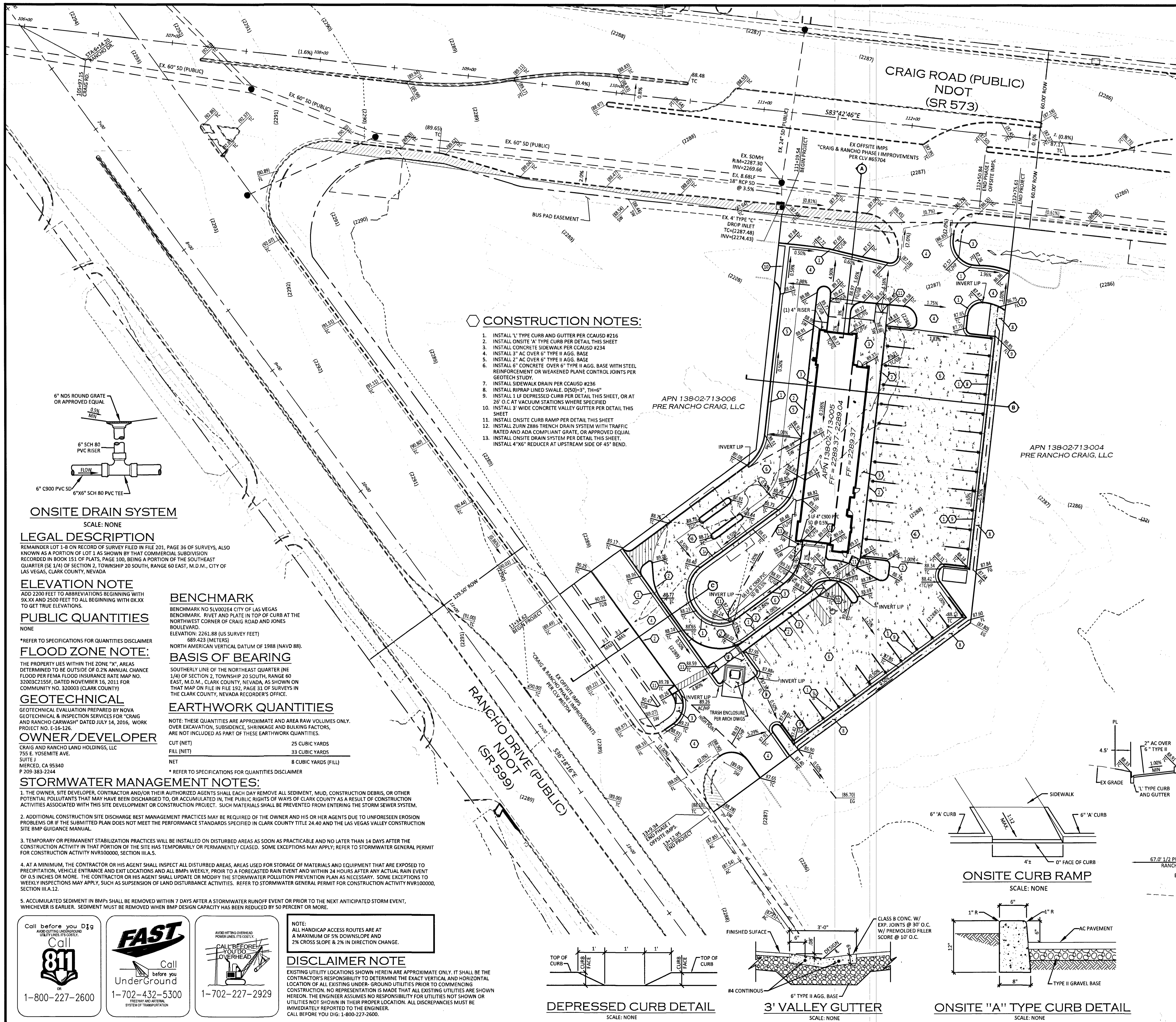


DATE: 4/18/2017
DRAWN BY: JSM
PROJECT MGR: JSM
PROJECT NO: 16199
SCALE: NONE

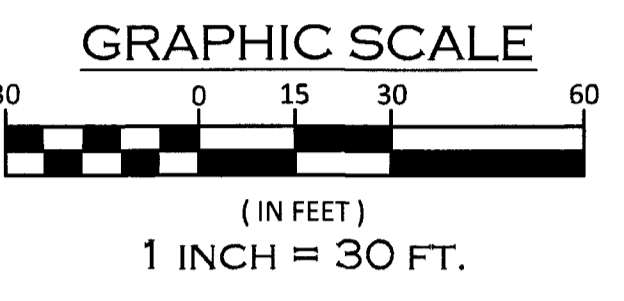


DATE: 4/18/17
SHEET: C1.02
OF 4 SHEETS
DRAWING NO.
H#69021 107V6861

PROJ.#:125367 AGR:116269 QS:138-02-9E



VICINITY MAP
SCALE: NTS



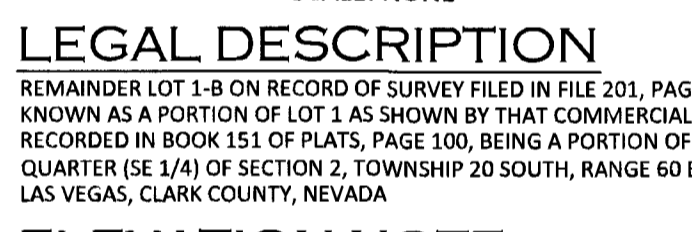
LEGEND

	RIGHT-OF-WAY
	PROPERTY LINE
	STREET CENTER LINE
	EXISTING BUILDING
	PROPOSED BUILDING
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	EXISTING EDGE OF AC
	PROPOSED ELEVATION
	SLOPE & DIRECTION OF SLOPE
	GRADE BREAK
	PROPOSED CMU WALL
	EXISTING CMU WALL
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	CROSS SECTION
	SIGHT VISIBILITY ZONE

CONSTRUCTION NOTES:

1. INSTALL 'L' TYPE CURB AND GUTTER PER CCAUSD #216
2. INSTALL ONSITE 'A' TYPE CURB PER DETAIL THIS SHEET
3. INSTALL CONCRETE SIDEWALK PER CCAUSD #234
4. INSTALL 3" AC OVER 6" TYPE II AGG. BASE
5. INSTALL 2" AC OVER 6" TYPE II AGG. BASE
6. INSTALL 6" CONCRETE OVER 6" TYPE II AGG. BASE WITH STEEL REINFORCEMENT OR WEAKENED PLANE CONTROL JOINTS PER GEOTECH STUDY.
7. INSTALL SIDEWALK DRAIN PER CCAUSD #236
8. INSTALL RIPRAP LINED SWALE, D(50)=3", TH=6"
9. INSTALL 1 LF DEPRESSED CURB PER DETAIL THIS SHEET, OR AT 25' O.C. AT VACUUM STATIONS WHERE SPECIFIED
10. INSTALL 3" WIDE CONCRETE VALLEY GUTTER PER DETAIL THIS SHEET
11. INSTALL ONSITE CURB RAMP PER DETAIL THIS SHEET
12. INSTALL ZURN 2886 TRENCH DRAIN SYSTEM WITH TRAFFIC RATED AND ADA COMPLIANT GRATE, OR APPROVED EQUAL
13. INSTALL ONSITE DRAIN SYSTEM PER DETAIL THIS SHEET. INSTALL 4"x6" REDUCER AT UPSTREAM SIDE OF 45" BEND.

ONSITE DRAIN SYSTEM
SCALE: NONE



LEGAL DESCRIPTION

REMAINDER LOT 1-B ON RECORD OF SURVEY FILED IN FILE 201, PAGE 36 OF SURVEYS, ALSO KNOWN AS A PORTION OF LOT 1 AS SHOWN BY THAT COMMERCIAL SUBDIVISION RECORDED IN BOOK 151 OF PLATS, PAGE 100, BEING A PORTION OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

ELEVATION NOTE

ADD 2200 FEET TO ABBREVIATIONS BEGINNING WITH 9X.XX AND 2500 FEET TO ALL BEGINNING WITH 0X.XX TO GET TRUE ELEVATIONS.

PUBLIC QUANTITIES

NONE

FLOOD ZONE NOTE:

THE PROPERTY LIES WITHIN THE ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOOD PER FEMA FLOOD INSURANCE RATE MAP NO. 32003C2155F, DATED NOVEMBER 16, 2011 FOR COMMUNITY NO. 320003 (CLARK COUNTY) IN THE CLARK COUNTY, NEVADA RECORDERS' OFFICE.

GEOTECHNICAL

GEOTECHNICAL EVALUATION PREPARED BY NOVA GEOTECHNICAL & INSPECTION SERVICES FOR "CRAIG AND RANCHO CARWASH" DATED JULY 14, 2016, WORK PROJECT NO. E-16-126

OWNER/DEVELOPER

CRAIG AND RANCHO LAND HOLDINGS, LLC
755 E. YOSEMITE AVE.
SUITE J
MERCED, CA 95340
P 209-383-2244

BENCHMARK

BENCHMARK NO SLV0024 CITY OF LAS VEGAS BENCHMARK. RIVET AND PLATE IN TOP OF CURB AT THE NORTHWEST CORNER OF CRAIG ROAD AND JONES BOULEVARD
ELEVATION: 2261.88 (US SURVEY FEET)
689.423 (METERS)

BASIS OF BEARING

SOUTHERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THAT MAP ON FILE IN FILE 192, PAGE 31 OF SURVEYS IN THE CLARK COUNTY, NEVADA RECORDERS' OFFICE.

EARTHWORK QUANTITIES

NOTE: THESE QUANTITIES ARE APPROXIMATE AND AREA RAW VOLUMES ONLY. OVER EXCAVATION, SUBSIDENCE, SHRINKAGE AND BUILDING FACTORS, ARE NOT INCLUDED AS PART OF THESE EARTHWORK QUANTITIES.

CUT (NET)	25 CUBIC YARDS
FILL (NET)	33 CUBIC YARDS
NET	8 CUBIC YARDS (FILL)

* REFER TO SPECIFICATIONS FOR QUANTITIES DISCLAIMER

STORMWATER MANAGEMENT NOTES:

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAYS OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CLARK COUNTY TITLE 24.40 AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVRI10000, SECTION III.A.5.
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMPs WEEKLY, PRIOR TO A FORECASTED RAIN EVENT AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVRI10000, SECTION III.A.12.
5. ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN 7 DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

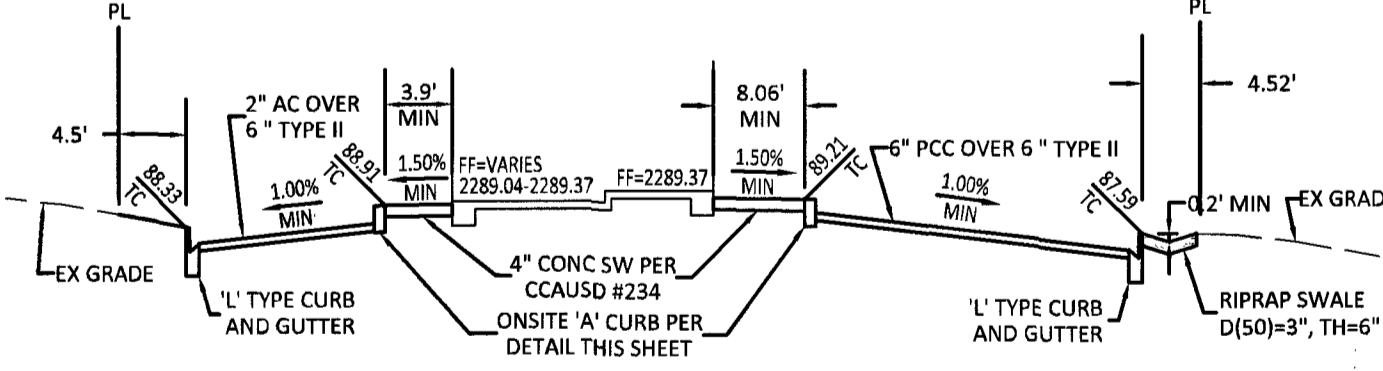
NOTE: ALL HANDICAP ACCESS ROUTES ARE AT A MAXIMUM OF 5% DOWNSLOPE AND 2% CROSS SLOPE & 2% IN DIRECTION CHANGE.

DISCLAIMER NOTE

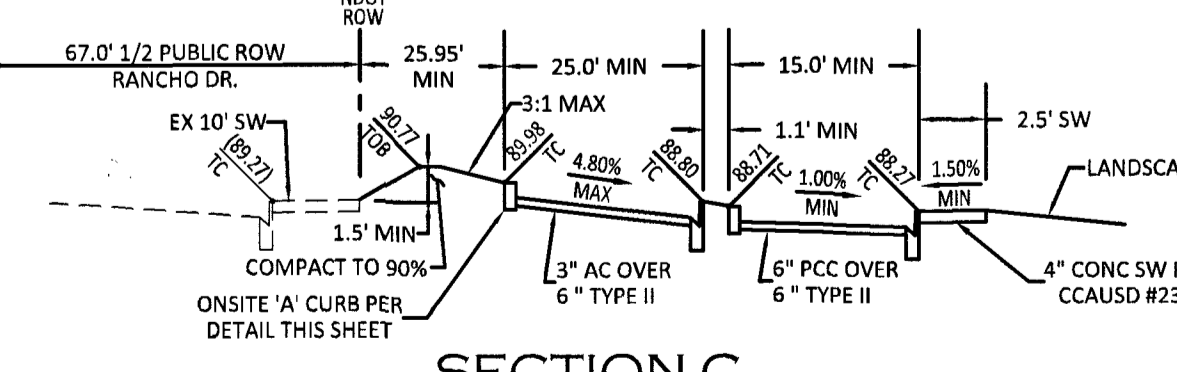
EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDER-GROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. ALL DISCREPANCIES MUST BE IMMEDIATELY REPORTED TO THE ENGINEER.
CALL BEFORE YOU DIG: 1-800-227-2600.



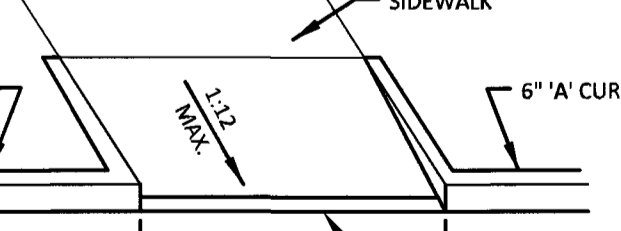
SECTION A
SCALE: NONE



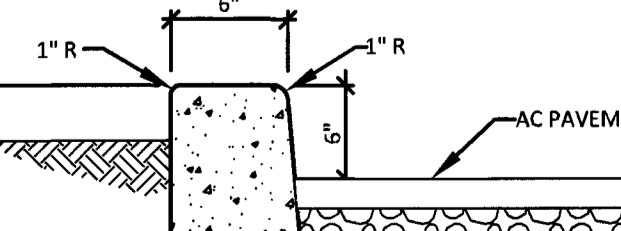
SECTION B
SCALE: NONE



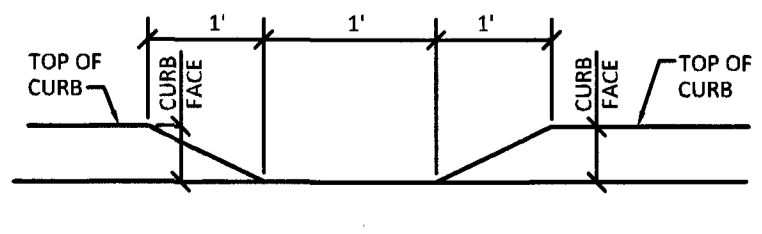
SECTION C
SCALE: NONE



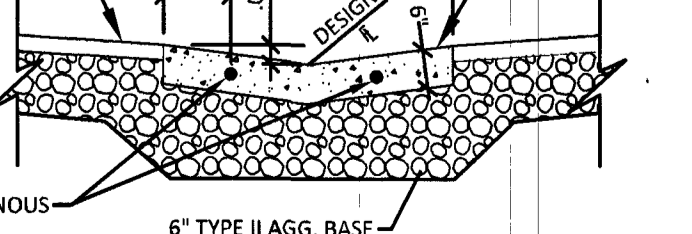
ONSITE CURB RAMP
SCALE: NONE



ONSITE "A" TYPE CURB DETAIL
SCALE: NONE



DEPRESSED CURB DETAIL
SCALE: NONE



3' VALLEY GUTTER
SCALE: NONE

REVISION
DATE
BY

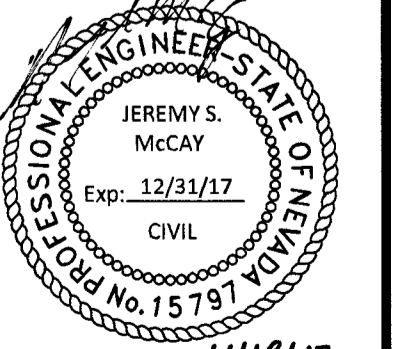
MCCAY ENGINEERING
CIVIL ENGINEERING
11700 W. CHARLESTON BLVD.
SUITE #170298
LAS VEGAS, NEVADA 89135
P 702-860-3897

CRAIG AND RANCHO LAND HOLDINGS, LLC
755 YOSEMITE AVE.
SUITE J
MERCED, CA 95340
P 209-383-2244
F 209-383-2248

GRADING PLAN, SECTIONS & DETAILS

CAR WASH @ CRAIG & RANCHO

DATE: 4/18/2017
DRAWN BY: JSM
PROJECT MGR: JSM
PROJECT NO: 16199
SCALE: 1"=30'

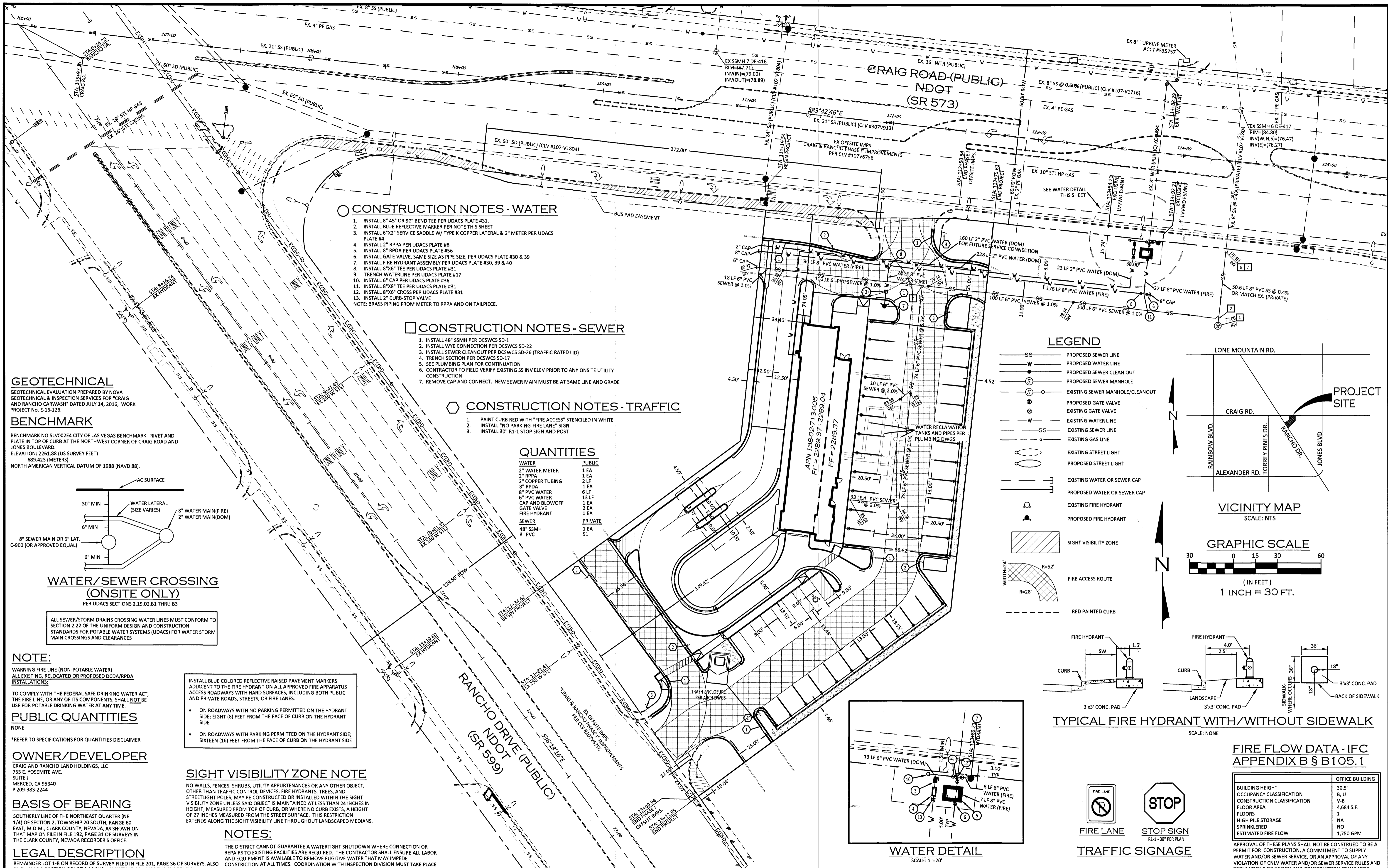


SHEET
C2.01
3 OF 4 SHEETS
DRAWING NO.
H# 69021 107V6861

Call before you Dig
811
1-800-227-2600

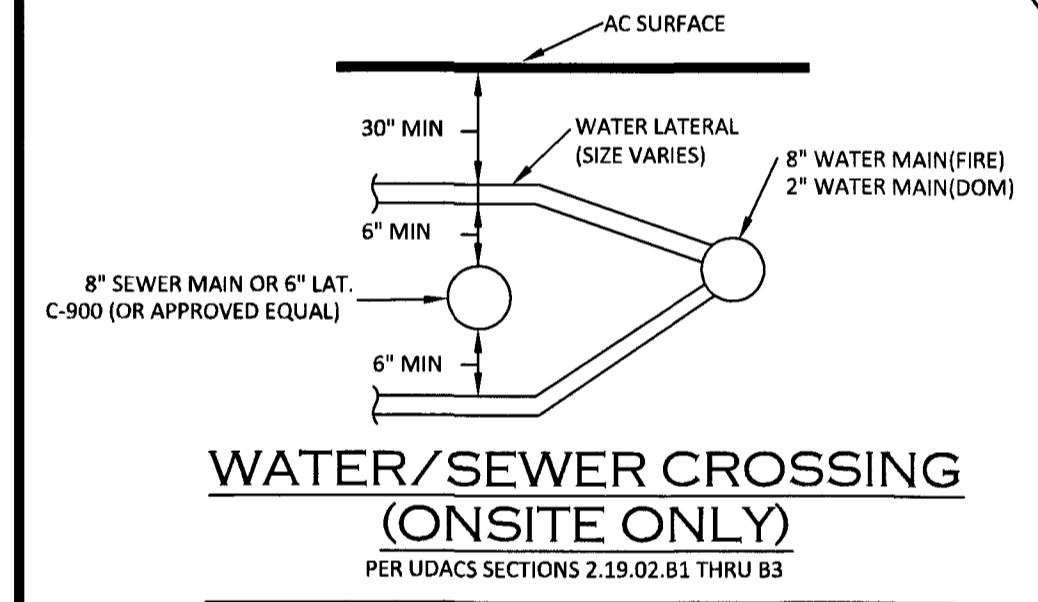
FAST
Call before you Dig
Underground
1-702-432-5300

CALL BEFORE YOU DIG
OVERHEAD
1-702-227-2929



GEOTECHNICAL
 GEOTECHNICAL EVALUATION PREPARED BY NOVA GEOTECHNICAL & INSPECTION SERVICES FOR "CRAIG AND RANCHO CARWASH" DATED JULY 14, 2016, WORK PROJECT NO. E-16-126

BENCHMARK
 BENCHMARK NO. S100264 CITY OF LAS VEGAS BENCHMARK. NINET AND PLATE IN TOP OF CURB AT THE NORTHWEST CORNER OF CRAIG ROAD AND JONES BOULEVARD.
 ELEVATION: 2261.88 (US SURVEY FEET)
 689.423 (METERS)
 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).



NOTE:
 WARNING FIRE LINE (NON-POTABLE WATER)
 ALL EXISTING, RELOCATED OR PROPOSED DCD/AR/PA INSTALLATIONS:
 TO COMPLY WITH THE FEDERAL SAFE DRINKING WATER ACT, THE FIRE LINE, OR ANY OF ITS COMPONENTS, SHALL NOT BE USED FOR POTABLE DRINKING WATER AT ANY TIME.

PUBLIC QUANTITIES
 NONE
 *REFER TO SPECIFICATIONS FOR QUANTITIES DISCLAIMER

OWNER/DEVELOPER
 CRAIG AND RANCHO LAND HOLDINGS, LLC
 755 E. YOSEMITE AVE.
 SUITE 1
 MERCED, CA 95340
 P 209-383-2244

BASIS OF BEARING
 SOUTHERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THAT MAP ON FILE IN FILE 192, PAGE 31 OF SURVEYS IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

LEGAL DESCRIPTION
 REMAINDER LOT 1-8 ON RECORD OF SURVEY FILED IN FILE 201, PAGE 36 OF SURVEYS, ALSO KNOWN AS A PORTION OF LOT 1 AS SHOWN BY THAT COMMERCIAL SUBDIVISION RECORDED IN BOOK 151 OF PLATS, PAGE 100, BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

INSTALL BLUE COLORED REFLECTIVE RAISED PAVEMENT MARKERS ADJACENT TO THE FIRE HYDRANT ON ALL APPROVED FIRE APPARATUS ACCESS ROADWAYS WITH HARD SURFACES, INCLUDING BOTH PUBLIC AND PRIVATE ROADS, STREETS, OR FIRE LANES.

- ON ROADWAYS WITH NO PARKING PERMITTED ON THE HYDRANT SIDE; EIGHT (8) FEET FROM THE FACE OF CURB ON THE HYDRANT SIDE
- ON ROADWAYS WITH PARKING PERMITTED ON THE HYDRANT SIDE; SIXTEEN (16) FEET FROM THE FACE OF CURB ON THE HYDRANT SIDE

SIGHT VISIBILITY ZONE NOTE
 NO WALLS, FENCES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES, FIRE HYDRANTS, TREES, AND STREETLIGHT 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 STREET SURFACE. THIS RESTRICTION EXTENDS ALONG THE SIGHT VISIBILITY LINE THROUGHOUT LANDSCAPED MEDIANS.

NOTES:
 THE DISTRICT CANNOT GUARANTEE A WATER/TIGHT SHUTDOWN WHERE CONNECTION OR REPAIRS TO EXISTING FACILITIES ARE REQUIRED. THE CONTRACTOR SHALL ENSURE ALL LABOR AND EQUIPMENT IS AVAILABLE TO REMOVE FUGITIVE WATER THAT MAY IMPEDE CONSTRUCTION AT ALL TIMES. COORDINATION WITH INSPECTION DIVISION MUST TAKE PLACE PRIOR TO ANY TRIAL SHUTDOWN.
 CONTRACTOR TO INSTALL TEMPORARY SERVICE TO ENSURE PROPER SHUTDOWN IN THE EVENT NO OTHER APPURTENANCES ARE AVAILABLE.

NOTE:
 ALL HANDICAP ACCESS ROUTES ARE AT A MAXIMUM OF 5% DOWNSLOPE AND 2% CROSS SLOPE & 2% IN DIRECTION CHANGE.

DISCLAIMER NOTE
 EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDER-GROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. ALL DISCREPANCIES MUST BE IMMEDIATELY REPORTED TO THE ENGINEER.
 CALL BEFORE YOU DIG: 1-800-227-2600.

INSTALLATION OF REDUCED PRESSURE DETECTOR ASSEMBLY (RPDA) (1) 8"
 THE REDUCED PRESSURE DETECTOR ASSEMBLY SHALL BE INSTALLED IN ACCORDANCE WITH THE UDACS PLATE NO. 56. NO WATER SHALL BE TAKEN FROM A SERVICE REQUIRING BACKFLOW PREVENTION UNTIL THE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED BY LVVWD. ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S) SO AS TO ALLOW LVVWD DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY. EASEMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION.

REDUCED PRESSURE PRINCIPLE ASSEMBLY (1) 2"
 APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY(S) SHALL BE INSTALLED PER THE U.D.A.C.S. PLATE NO. 8. NO WATER SHALL BE TAKEN FROM A SERVICE REQUIRING BACK FLOW PREVENTION UNTIL THE REDUCED PRESSURE PRINCIPLE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED BY LAS VEGAS VALLEY WATER DISTRICT.

ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S) TO ALLOW THE DISTRICT DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY.
EASEMENT WITH TREES, SHRUBS, DECORATIVE ROCKS, BLOCK WALL, OR FENCE
 TREES, SHRUBS, OR DECORATIVE ROCKS, AND ANY BLOCK WALL OR OTHER FENCE MATERIAL, SHALL BE DESIGNED AND CONSTRUCTED AROUND THE EASEMENT(S) TO ALLOW THE DISTRICT DIRECT ACCESS TO THE VAULT(S), BACKFLOW ASSEMBLIES, AND PIPING FROM THE ADJACENT RIGHT-OF-WAY.

Call before you Dig
 Call before you UnderGround
 1-800-227-2600

FAST
 Call before you UnderGround
 1-702-432-5300

Call before you Overhead
 1-702-227-2929



FIRE FLOW DATA - IFC APPENDIX B § B105.1

	OFFICE BUILDING
BUILDING HEIGHT	30.5'
OCCUPANCY CLASSIFICATION	B, U
CONSTRUCTION CLASSIFICATION	V-B
FLOOR AREA	4,684 S.F.
FLOORS	1
HIGH PILE STORAGE	NA
SPRINKLERED	NO
ESTIMATED FIRE FLOW	1,750 GPM

CITY OF LAS VEGAS FIRE DEPARTMENT APPROVED
 APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR CONSTRUCTION, A COMMITMENT TO SUPPLY WATER AND/OR SEWER SERVICE, OR AN APPROVAL OF ANY VIOLATION OF ONLY WATER AND/OR SEWER SERVICE RULES AND REGULATIONS OR DESIGN AND CONSTRUCTION STANDARDS.

MCCAY ENGINEERING
 CIVIL ENGINEERING
 11700 W. CHARLESTON BLVD.
 SUITE #170298
 LAS VEGAS, NEVADA 89135
 P 702.860.3897

CRAIG AND RANCHO LAND HOLDINGS, LLC
 755 YOSEMITE AVE.
 SUITE 1
 MERCED, CA 95340
 P 209-383-2244
 F 209-383-2248

HORIZONTAL CONTROL UTILITY & FIRE ACCESS PLAN
CAR WASH @ CRAIG & RANCHO

DATE: 4/18/2017
 DRAWN BY: JSM
 PROJECT MGR: JSM
 PROJECT NO: 16199
 SCALE: 1"=30'

APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR CONSTRUCTION, A COMMITMENT TO SUPPLY WATER AND/OR SEWER SERVICE, OR AN APPROVAL OF ANY VIOLATION OF ONLY WATER AND/OR SEWER SERVICE RULES AND REGULATIONS OR DESIGN AND CONSTRUCTION STANDARDS.

JEREMY S. MCCAY
 CIVIL ENGINEER
 No. 15791
 4/18/17

SHEET C301
 4 OF 4 SHEETS
 DRAWING NO. H# 69021 107V6861