

**Call before you Dig.**  
1-800-642-2444  
UNDERGROUND SERVICE ALERT (USA)

**Call before you OVERHEAD.**  
1-702-227-2929  
NEVADA POWER ENVIRONMENT AND SAFETY SERVICE (NPESS)

**Call before you UnderGround.**  
1-702-267-32801  
CITY OF HENDERSON, CLARK COUNTY, NEVADA  
1-702-472-53001  
NEVADA POWER ENVIRONMENT AND SAFETY SERVICE (NPESS)

# 37 SOUTH WATER STREET IMPROVEMENT PLANS

BEING A PORTION OF SECTION 18  
TOWNSHIP 22 SOUTH, RANGE 63 EAST,  
M.D.M., CLARK COUNTY, NEVADA.  
APN # 179-18-611-056



SHEET INDEX	
1.	COVER SHEET
2.	NOTES & QUANTITIES
3.	HORIZONTAL CONTROL
4.	GRADING PLAN
5.	UTILITY PLAN

#	DATE / DESCRIPTION

### APPROVALS

City approval of the improvement plans is granted for two (2) years. A one (1) year extension may be granted by submitting an Improvement Agreement Extension Amendment to the City of Henderson Department of Public Works if work is not completed within two (2) years of the original approval date.

*The E. King* 2-6-20  
CITY ENGINEER, CITY OF HENDERSON APPROVAL DATE

*BLW* 12/4/19  
UTILITY SERVICES CITY OF HENDERSON DATE

*M. P. Smith* 11/19/19  
BUILDING OFFICIAL CITY OF HENDERSON DATE

*W. Smith* 11-19-19  
FIRE DEPARTMENT CITY OF HENDERSON DATE

*Eric S. Hamilton* 12/5/19  
CITY TRAFFIC ENGINEER CITY OF HENDERSON DATE

*Amy Courtney* 11/6/19  
NV ENERGY DATE

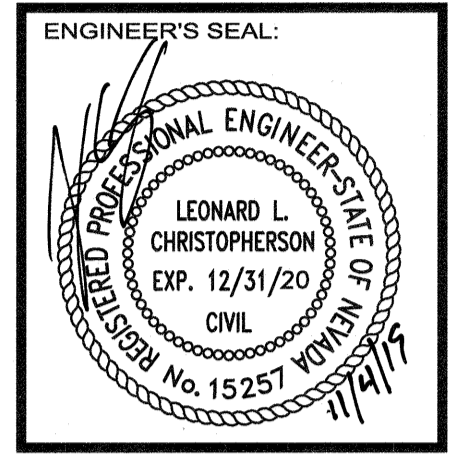
NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NEVADA POWER COMPANY RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE FINAL DESIGN IS COMPLETED. THE NEW SERVICE AND THE RESOLUTION OF ANY CONFLICTS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

*Southwest Gas* 11/14/19  
SOUTHWEST GAS CORPORATION DATE

*gnw* 11-5-19  
COX COMMUNICATIONS - LAS VEGAS INC DATE

*Mari-Kay Jones* 11/5/19  
CENTURYLINK DATE

NOTE:  
THE AFFIXED CENTURY LINK 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.



**DLC CONSULTING**  
DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION  
2885 EAST QUAIL AVENUE  
LAS VEGAS, NV 89015  
PHONE: 702-521-7021

CLIENT:

IMPROVEMENT PLANS  
37 S. WATER STREET  
HENDERSON, NV 89015  
APN: 179-18-611-056

COVER SHEET

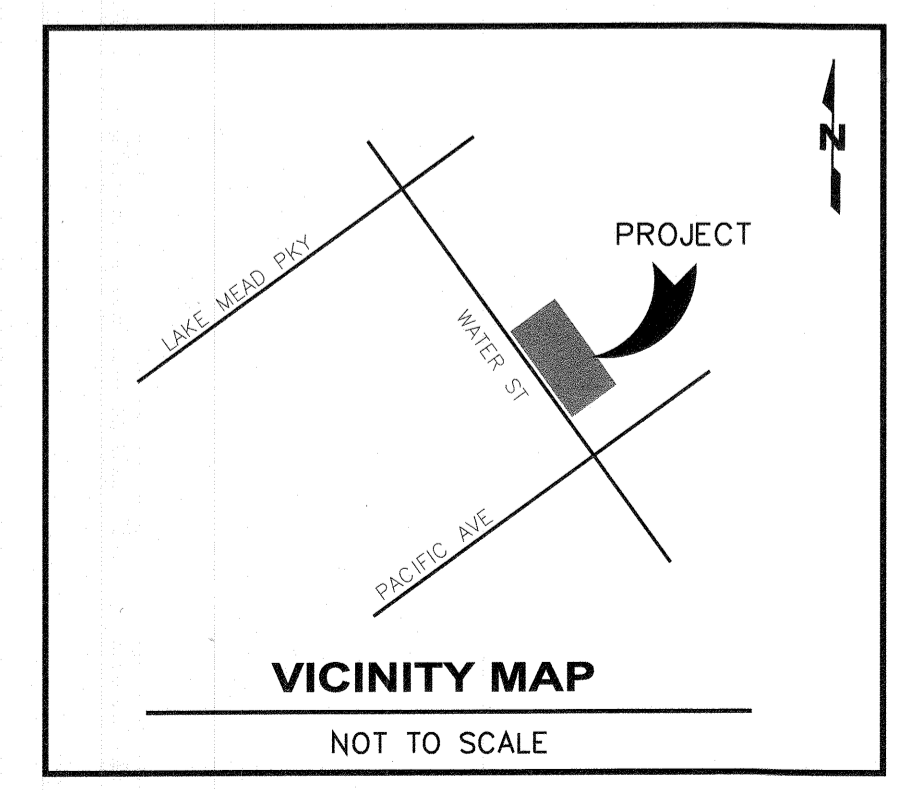
DATE: OCT. 08, 2019  
SCALE: NA  
SHEET NUMBER: 1 OF 5  
PCVL 2019055389

**BENCHMARK**  
CITY OF HENDERSON BENCHMARK  
BM NO 212  
1 1/2" BRASS CAP IN THE TOP OF CURB AT THE NORTHWEST CORNER OF VAN WAGENEN STREET AND VICTORY ROAD.  
ELEVATION 586.230 METERS (NAVDS8) 1923.33 FEET

**BASIS OF BEARING**  
SOUTH 39°39'37" EAST, BEING THE BEARING OF THE CENTERLINE OF WATER STREET AS SHOWN ON THE PLAT OF HENDERSON TOWNSITE, RECORDED IN BOOK 3, PAGE 42 OF PLATS IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER.

**ENGINEER**  
DLC CONSULTING  
2885 E. QUAIL AVE.  
LAS VEGAS, NV 89015  
(702) 702-521-7021  
CONTACT: LONDON CHRISTOPHERSON

**OWNER/DEVELOPER**  
37 S. WATER STREET LLC  
1 IDAHO WAY  
HENDERSON, NV 89015  
CONTACT: JOE YAKUBIK  
PHONE: 702-241-4040



THIS SET OF IMPROVEMENT PLANS IS CERTIFIED TO CONFORM TO THE REQUIREMENTS OF THE TRAFFIC IMPACT ANALYSIS APPROVAL LETTER ON FILE WITH THE CITY OF HENDERSON.

PTRF 2019003372  
TRAFFIC IMPACT ANALYSIS KIVA #  
LEONARD CHRISTOPHERSON  
PRINTED NAME  
11/4/19  
DATE

*[Signature]*  
SIGNATURE  
15257  
P.E. NUMBER

THIS SET OF IMPROVEMENT PLANS IS CERTIFIED TO CONFORM TO THE REQUIREMENTS OF THE WATER NETWORK ANALYSIS APPROVAL LETTER ON FILE WITH THE CITY OF HENDERSON.

UNET 2018001642  
WATER NETWORK ANALYSIS KIVA #  
LEONARD CHRISTOPHERSON  
PRINTED NAME  
11/4/19  
DATE

*[Signature]*  
SIGNATURE  
15257  
P.E. NUMBER

**PROJECT INFORMATION**

COMMERCIAL  
NUMBER OF LOTS = 1  
ACREAGE = 0.34 AC.

**NOTE:**  
\*APPROVAL OF THESE PLANS BY THE CITY OF HENDERSON IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHTS-OF-WAY 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 IDENTIFIED AS "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.\*

**NOTE:**  
\*The engineer should contact the Nevada Division of Environmental Protection (NDEP) to obtain a National Pollutant Discharge Elimination System (NPDES) permit prior to construction. All construction projects one acre or larger must apply for the permit through the NDEP. All questions regarding the NPDES permit requirements should be directed to the NDEP (775) 687-9429"

DRAWING:

08589

CITY OF HENDERSON GENERAL NOTES

- 1. All construction shall conform to the Uniform Standard Specifications for Public Works Construction, Offsite Improvements, Clark County Area, Nevada (Current Edition), and the Uniform Standard Drawings for Public Works Construction, Offsite Improvements, Clark County Area, Nevada (Current Edition).

ENGINEER: DUPONT ENGINEERING
DATE: SEPTEMBER 11, 2018
JOB NUMBER: 18-0379

- 2. Requests for inspection by the City of Henderson Department of Public Works shall be made by the contractor at least 24 hours before the inspection services will be required. 702-267-3144.
3. Work in public right-of-way, once begun, shall be completed without delay so as to provide minimum inconvenience to adjacent property owners and citizens.

UTILITY NOTE

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

CALL BEFORE YOU DIG: 1-800-227-2600

THIS PROPERTY MAY HAVE STATIC WATER PRESSURE IN EXCESS OF 80 PSI. THE UNIFORM PLUMBING CODE REQUIRES THAT INDIVIDUAL, ON-SITE (PRIVATE) PRESSURE REDUCING VALVES BE INSTALLED WHENEVER THE PRESSURE EXCEEDS 80 PSI. PRIVATE AREAS ARE THE DEVELOPER'S RESPONSIBILITY AND WILL NOT BE INSPECTED OR INCLUDED IN THE ACCEPTANCE OF THE CITY OF HENDERSON FACILITIES.

Call before you Dig. Call before you OVERHEAD. Includes logos for Nevada Power and City of Henderson.

CITY OF HENDERSON WATER NOTES

- 1. No work shall begin until the plans have been released for construction by the City. Following plan approval, a minimum 48-hour notice shall be given to the City's Quality Control Division prior to the start of construction.
2. All work shall conform to the most current Uniform Design and Construction Standards For Potable Water Systems, including the City of Henderson Addendum. All materials utilized shall conform to the latest edition of the City's Approved Materials List.

CITY OF HENDERSON TRAFFIC NOTES

- 1. ANY EXISTING TRAFFIC CONTROL DEVICES AND/OR SIGNS SHALL BE MAINTAINED DURING THE PERIOD OF CONSTRUCTION AND SHALL BE REPOSITIONED, AS REQUIRED, PER M.U.T.C.D. AND CITY STANDARDS, UPON COMPLETION OF THE PROJECT.
2. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE FOR OBTAINING A TRAFFIC CONTROL/BARRICADING PERMIT NOT LESS THAN THREE (3) WORKING DAYS BEFORE OBSTRUCTING AND/OR BEGINNING CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING SIDEWALKS, BEFORE ANY WORK BEGINS ON THE RIGHT-OF-WAY.

CITY OF HENDERSON FIRE DEPARTMENT GENERAL NOTES

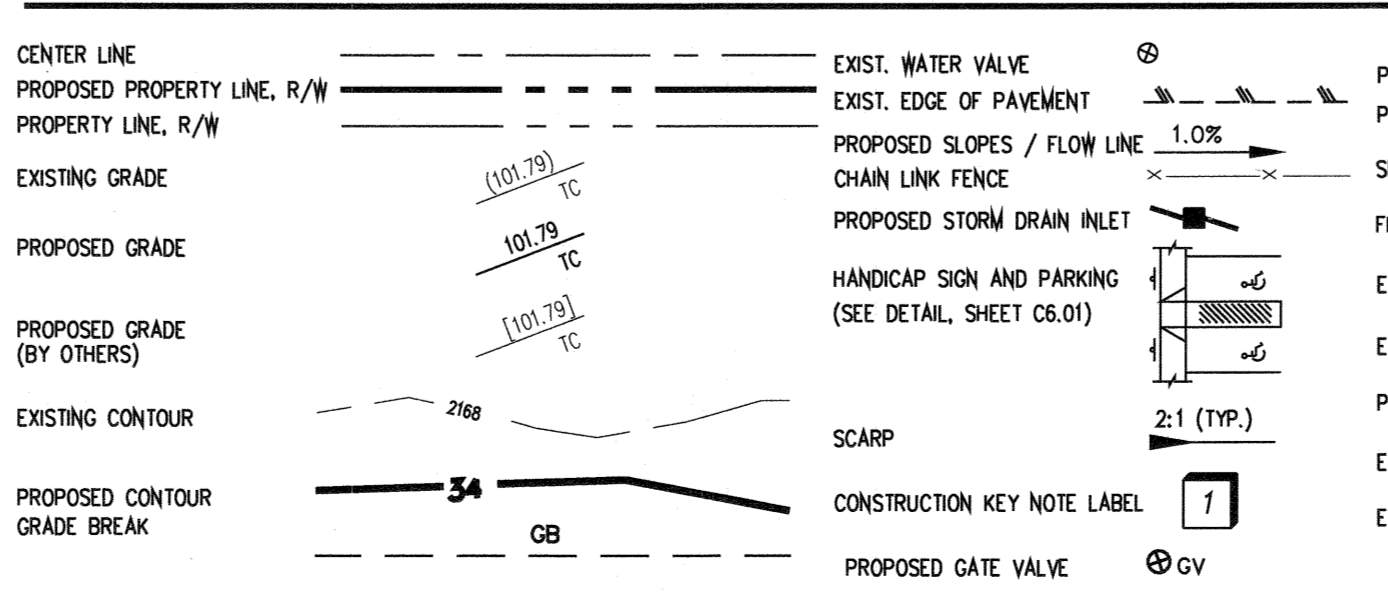
- GENERAL:
1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE INTERNATIONAL FIRE CODE AS AMENDED AND THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS (UDACS) AS ADOPTED BY THE CITY OF HENDERSON.
2. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED TO ALL CONSTRUCTION SITES PRIOR TO THE PERMANENT FIRE APPARATUS ACCESS ROADS BEING COMPLETE. THE APPROVED VEHICLE ACCESS, ACCESS TO BUILDINGS, HYDRANTS AND OTHER FIRE APPLIANCES SHALL NOT BE BLOCKED BY CONSTRUCTION MATERIALS, EQUIPMENT OR OPEN UTILITY TRENCHING.

- UNDERGROUND PIPING & VALVES:
15. UNDERGROUND PIPING SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI. UNDERGROUND PIPING CONNECTED TO A FIRE PUMP OR A FIRE DEPARTMENT CONNECTION (FDC) SHALL HAVE A MINIMUM WORKING PRESSURE OF 200 PSI (CLASS 305).
16. TWO SOURCES OF WATER SUPPLY ARE REQUIRED WHENEVER 4 OR MORE FIRE HYDRANTS AND/OR FIRE SPRINKLER LEAD-INS ARE INSTALLED ON A SINGLE SYSTEM.

STORM WATER 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 way of the City of Henderson 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 unforeseen erosion problems or if the submitted plan does not meet the performance standards specified in the City of Henderson and the Las Vegas Valley Construction Site BMP Guidance Manual.

LEGEND



CITY OF HENDERSON STREET LIGHT NOTES

- STREETLIGHTS SHALL GENERALLY CONFORM TO CLARK COUNTY STANDARD DRAWINGS (1988), UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS CLARK COUNTY AREA (1986), THE NATIONAL ELECTRIC CODE INCLUDING ALL ADDENDA AND REVISIONS, AND THE FOLLOWING:
FOR GREEN VALLEY RANCH, GREEN VALLEY NORTH AND GREEN VALLEY SOUTH ONLY
1. STREETLIGHT POLES SHALL BE NOMINAL 26 FEET SIX INCHES TALL, PRESTRESSED CONCRETE WITH EXPOSED BLACK AND WHITE AGGREGATE, SMOOTH FINISH AND PROTECTIVE GRAFTITI RESISTANT CLEAR COATING (AMERON SPEC. 3.1.7 OR EQUIVALENT). ARMS SHALL BE SIX FEET LONG, TWO-INCH ALUMINUM PIPE WITH RISE FOR A LUMINAIRE MOUNTING HEIGHT OF 28 FEET NINE INCHES. POLES SHALL BE AMERON NO. 222-2548 OR EQUIVALENT. FOUNDATIONS WILL BE NO LESS THAN 60 INCHES DEEP, CRASH CAP (TOP FOUR INCHES OF THE FOUNDATION) WILL COVER ANCHOR BOLTS. ANCHOR BOLTS PER MANUFACTURER SPECIFICATIONS (ONE INCH BY 36 INCHES BY FOUR INCHES).

CITY OF HENDERSON SEWER NOTES

- 1. All construction and materials shall be in accordance with the latest edition of the Design & Construction Standards for Wastewater Utilities (DCSWCS), including the City of Henderson Addendum, and the Uniform Standard Specifications for Public Works Construction Off-Site Improvements, Clark County Area, Nevada, as amended. In all cases, the DCSWCS shall supersede the Uniform Standard Specifications. It will be the responsibility of the contractor to be aware of the contents of the above specification books. All materials utilized shall conform to the latest edition of the City's Approved Materials List.
2. Sewer mains only shall be laid in sewer trenches.
3. It shall be the contractor's responsibility to perform construction per plans.
4. Any additions, deletions, or changes shall first meet with the approval of the City of Henderson.
5. Soil testing shall be in accordance with Section 3.15 of the DCSWCS.
6. All infiltration, infiltration, air testing and televising of lines shall be in accordance with the DCSWCS.
7. Cut Sheets must be submitted to the Agency before construction will be permitted to start.
8. All contractors installing sewer mains that will be under the jurisdiction of the City of Henderson must be Class "A" contractors.
9. All house sewer laterals shall be laid to a minimum 2 percent slope and shall conform to all standards for construction of offsite improvements in the Clark County area, unless receiving specific project approval.
10. All sanitary sewer manholes shall be constructed with 24-hour, seven day a week, all-weather drivable access to accommodate sewer maintenance vehicles. This includes a 12-foot wide access road with a minimum 50-foot inside turning radius.
11. During the construction of new facilities, a debris trap shall be provided in accordance with Standard Drawing SD-27 in the first manhole upstream from the existing sewer to which the new sewer will be connected and a trap is installed in the outlet pipe of that manhole to prevent debris from entering the existing sanitary sewer. This trap shall remain in place until the new sewer is constructed, and is ready for transfer to the Agency.
12. All manholes under construction shall have plywood placed in the base to stop debris from getting into the sewer main. All plywood shall be removed before cleaning and acceptance.
13. Any manhole being modified that has an existing lining system requires the repair of the lining system after all modifications are complete.
14. Any sewer manhole lining system shall only be installed after all final grade adjustments are complete for that manhole.
15. All sewer mains under construction at less than one (1) percent shall be staked for construction at a maximum of 20 feet on center.
16. Sewer laterals shall make connection to sewer mains only. Sewer laterals shall not be connected directly to any sewer manhole.
17. A single type of pipe material shall be used from manhole to manhole. A change in sewer main pipe material or pipe size shall only occur at a manhole.
18. All sewer mains for "future" developable areas will be constructed using C-900 pipe material.

ABBREVIATIONS

Table with columns for Abbreviation, Detail Identifier, Section or Detail, and Description. Includes items like ASPHALTIC CONCRETE, BACK OF CURB, BUILDING, BLOW OFF, CLARK COUNTY AREA, CONCRETE, CONTINUED, DESIGN AND CONSTRUCTION STANDARDS FOR WASTE, DIAMETER, DROP INLET, DIAMETER, DUCTILE IRON PIPE, EACH, EDGE OF PAVEMENT, ELEVATION, EDGE OF ASPHALT, EXISTING, FACE OF CURB, FINISHED GRADE, FIRE HYDRANT, FLOW LINE, FINISH SURFACE, GAS LINE, GRADE BREAK, GAS METER, DRAIN GRATE, GATE VALVE, HEIGHT, HIGH POINT, INVERT, IRRIGATION, LENGTH, LINEAR FEET, LOW POINT, MAXIMUM, MINOR, MODIFIED, NOT TO SCALE, NUMBER, ON CENTER, POINT OF CURVATURE, POINT OF COMPOUND CURVATURE, PROPERTY LINE, POINT OF TANGENCY, POLYVINYL CHLORIDE PIPE, REINFORCED CONCRETE PIPE, RIGHT-OF-WAY, SIDEWALK, SLOPE, SIGHT VISIBILITY ZONE, TELEPHONE LINE, TOP OF BOX, TOP BACK OF CURB, TRASH ENCLOSURE, TOP OF PIPE, TOP OF CURB, TOP OF SIDEWALK, TOP OF WALL, TYPICAL, VALLEY CUTTER, UNIFORM DESIGN & CONSTRUCTION STD. FOR WATER DISTRIBUTION SYSTEMS, WITH, WATER LINE, WATER METER, WATER VALVE, INVERT.

ESTIMATED QUANTITIES

Table with columns for Water/Sewer Item, Private, and Public. Includes items like 6" C-225 PVC WL, 6" RPPA, 6" SDR-35 PVC SS, 12000 GAL. GREASE INTERCEPT, 2" POLY WRAPPED COPPER, 1-1/2" METER, 7 1/2" RPPA.

STREET ITEM

Table with columns for Street Item and Public. Includes items like SURVEY MONUMENTS, CURB, SIDEWALK.

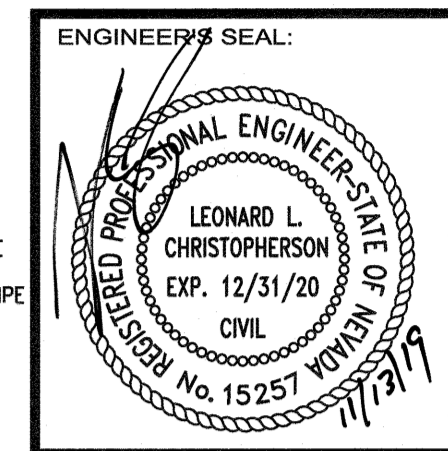
NOTE: QUANTITIES SHOWN ARE APPROXIMATIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING THE CONSTRUCTION QUANTITIES.

APPROVAL

City approval of the Improvement plans is granted for two (2) years. A one (1) year extension may be granted by submitting an Improvement Agreement Extension Amendment to the City of Henderson Department of Public Works. If work is not completed within two (2) years of the original approval date.

Signature of City Engineer, City of Henderson, dated 2-6-20.

Table with columns for # and DATE / DESCRIPTION.



Logo for RLC CONSULTING, Development / Land Analysis / Construction, 2886 East Quail Avenue, Las Vegas, Nevada 89120, Phone: 702-521-7021.

CLIENT: IMPROVEMENT PLANS 37 S. WATER STREET HENDERSON, NV 89015 APN: 179-18-611-056

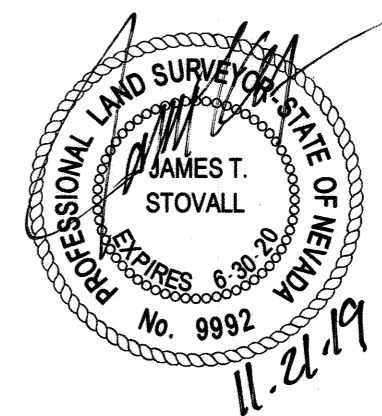
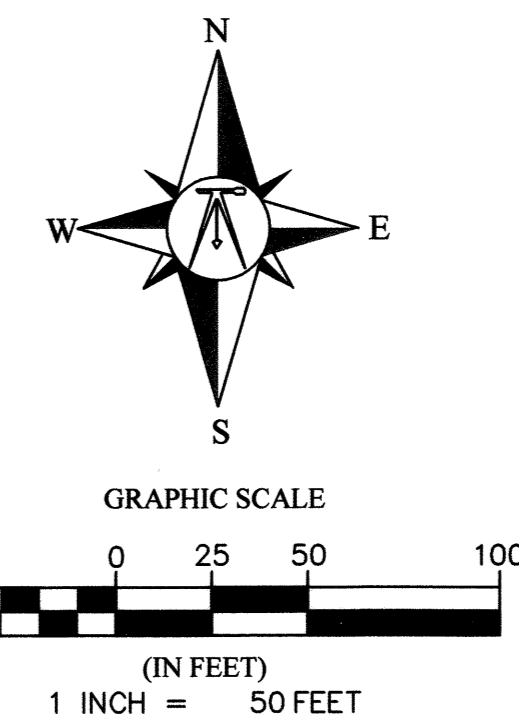
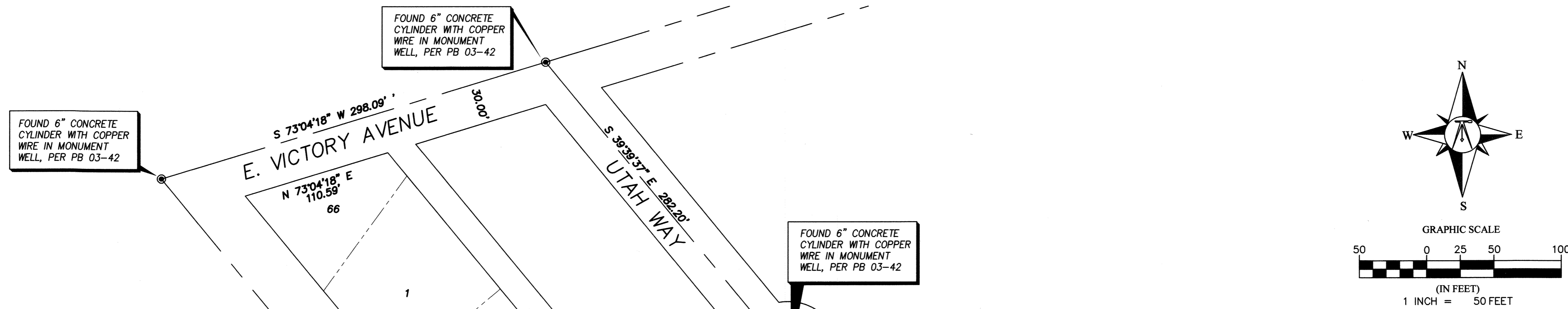
NOTES & QUANTITIES

DATE: OCT. 08, 2019

SCALE: NA SHEET NUMBER: 2 OF 5 PROJECT: PCVL 201905389

08589

**BEING A MERGER AND RE-SUBDIVISION OF HENDERSON TOWNSITE, LOTS 67, 68, 69, 70 AND 71 IN BLOCK 1,  
RECORDED IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 3, PAGE 42 OF PLATS,  
LYING WITHIN THE NORTH HALF (N 1/2) OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M., CITY  
OF HENDERSON, CLARK COUNTY, NEVADA**

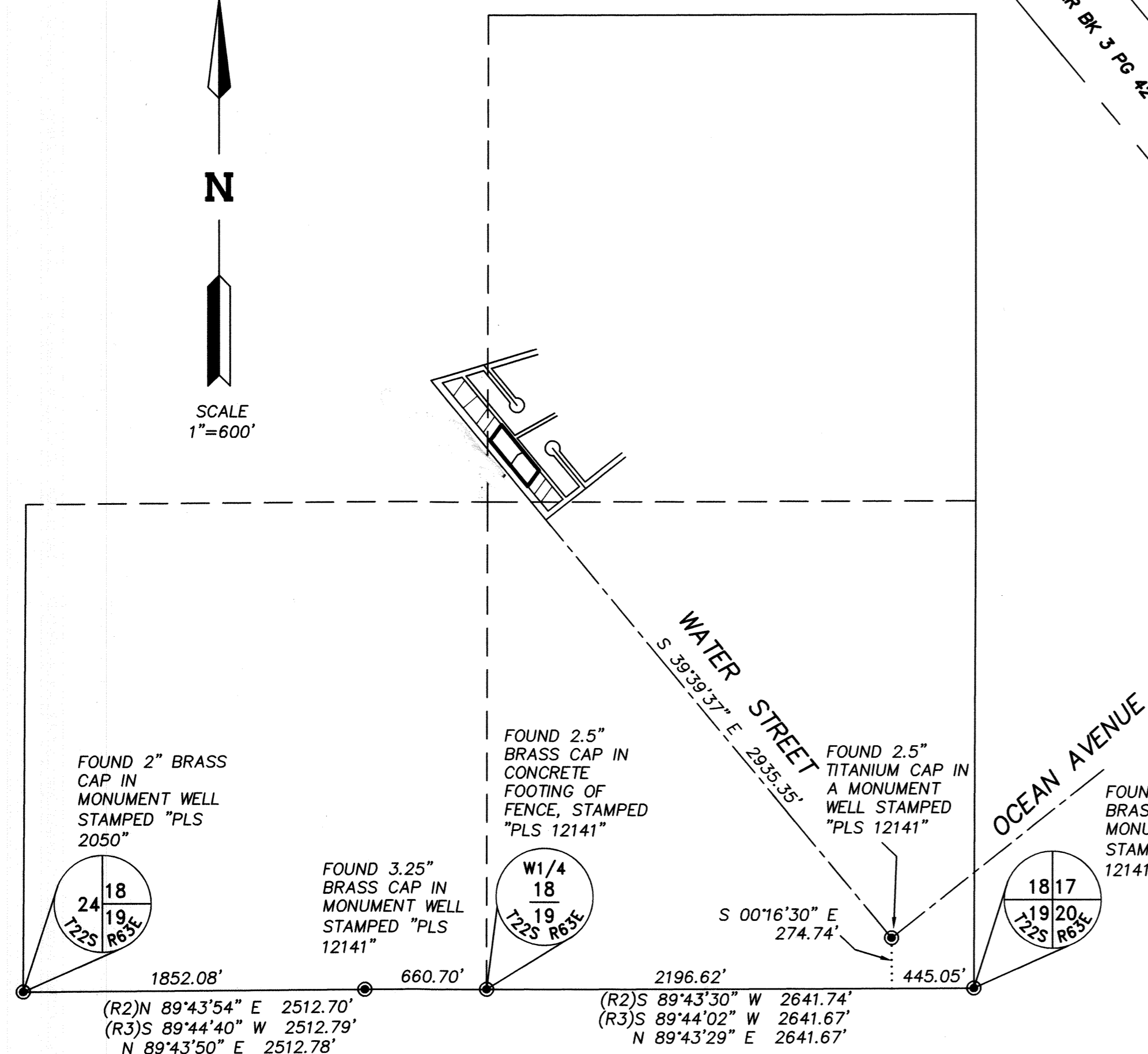


**EASEMENT NOTE**

U1 EASEMENTS SHOWN ON THIS HORIZONTAL CONTROL MAP ARE GRAPHIC ONLY AND REPRESENT A POTENTIAL EASEMENT RIGHT. U1 EASEMENT ARE REFERENCED FROM THE HENDERSON TOWNSITE AS RECORDED IN BOOK 03 OF PLATS, PAGE 42. THE DEDICATION STATEMENT ON SAID PLAT SPECIALLY STATES THAT "THE STRIPS INDICATED BY DOTTED LINES AND MARK UTILITY EASEMENTS" ARE NOT HERBY DEDICATED." SUBSEQUENT MAPPING REFERENCE THESE UTILITY EASEMENTS AS EXISTING.

**LEGEND**

	BOUNDARY LINE
	STREET CENTERLINE
	ADJOINING LOT LINE
	TIE LINES
<b>LOT A</b>	
	LOT NUMBER - 1 LOTS
	FOUND MONUMENTS AS DESCRIBED
	SET 5/8" REBAR AND 1-1/2" ALUMINUM CAP - PLS 9992 PER CMAP 2019003248
	SET NAIL AND TAG IN CONCRETE - PLS 9992 PER CMAP 2019003248
	10' UTILITY EASEMENT PER BOOK 3 PAGE 42 O.R., SEE EASMENT NOTE
SF	SQUARE FEET
O.R.	OFFICIAL RECORDS OF CLARK COUNTY NEVADA



**SURVEY ANALYSIS**

**RECORDED REFERENCES**

- R1 PLAT BOOK 3 PAGE 42 RECORDED FEBRUARY 21, 1952
- R2 RECORD OF SURVEY FILE 186 PAGE 15 RECORDED MARCH 14, 2012
- R3 RECORD OF SURVEY FILE 200 PAGE 90 RECORDED OCTOBER 5, 2016

**NOTE:**

TYPICAL SETBACKS SHALL CONFORM TO THE CITY OF HENDERSON DEVELOPMENT CODE TITLE 19, AND DISIGN REVIEW CPLN2018002051

FOUND P-K NAIL, INTERSECTION IS UNDER CONSTRUCTION. ACCEPTED POSITION OF NAIL AS BEING THE SAME AS PB 3-42

Protection and replacement of survey monuments or property stakes not delineated on the approved drawings shall be the contractor's responsibility. Replacement of survey monuments or property stakes shall be done to the City of Henderson Survey/Right-of-Way Division's satisfaction at no cost to the City of Henderson.

#	DATE / DESCRIPTION

ENGINEER'S SEAL:

**DLC CONSULTING**  
DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION  
2885 EAST QUAIL AVENUE  
LAS VEGAS, NEVADA 89120  
PHONE: 702-521-7021

ENGINEER:

CLIENT:

PROJECT: IMPROVEMENT PLANS  
37 S. WATER STREET  
HENDERSON, NV 89015  
APN: 179-18-611-056

SHEET TITLE: HORIZONTAL CONTROL

DATE: OCT. 08, 2019  
SCALE: 1" = 50'  
SHEET NUMBER: 3 OF 5  
PCVL 2019055389

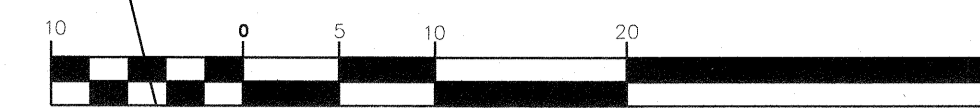
**NOTE:**  
ALL BUILDING LANDINGS SHALL BE NO MORE THAN 1/2 INCH BELOW TOP OF THRESHOLD AND SHALL SLOPE NOT MORE THAN 2% IN ANY DIRECTION

**NOTE:**  
ALL WORK PERFORMED UNDER THIS GRADING PERMIT REQUIRES SPECIAL INSPECTION PER SECTION 1704 (APPENDIX SECTION J105.2)

**GEOTECHNICAL REPORT**

DUPONT ENGINEERING INC.  
PROJECT NO. 18-0379  
DATED: SEPTEMBER 11, 2018  
UPDATED: OCTOBER 11, 2018

**GRAPHIC SCALE**

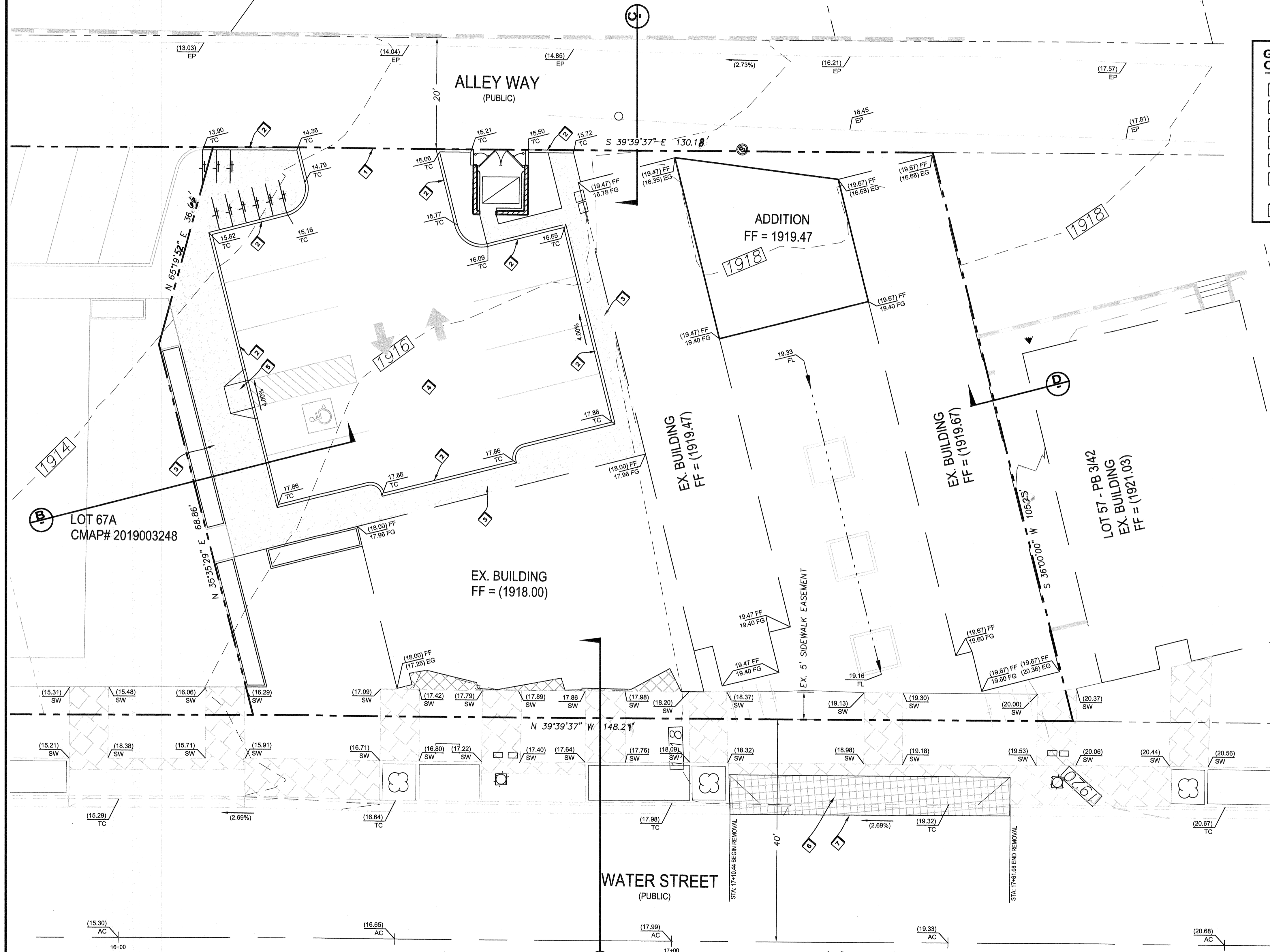
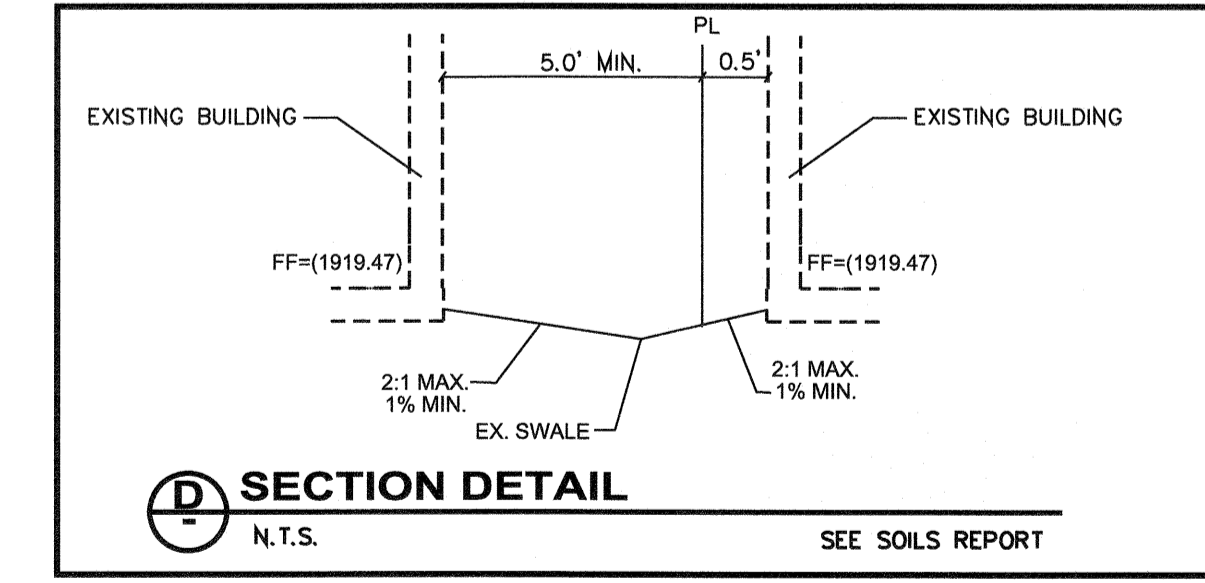
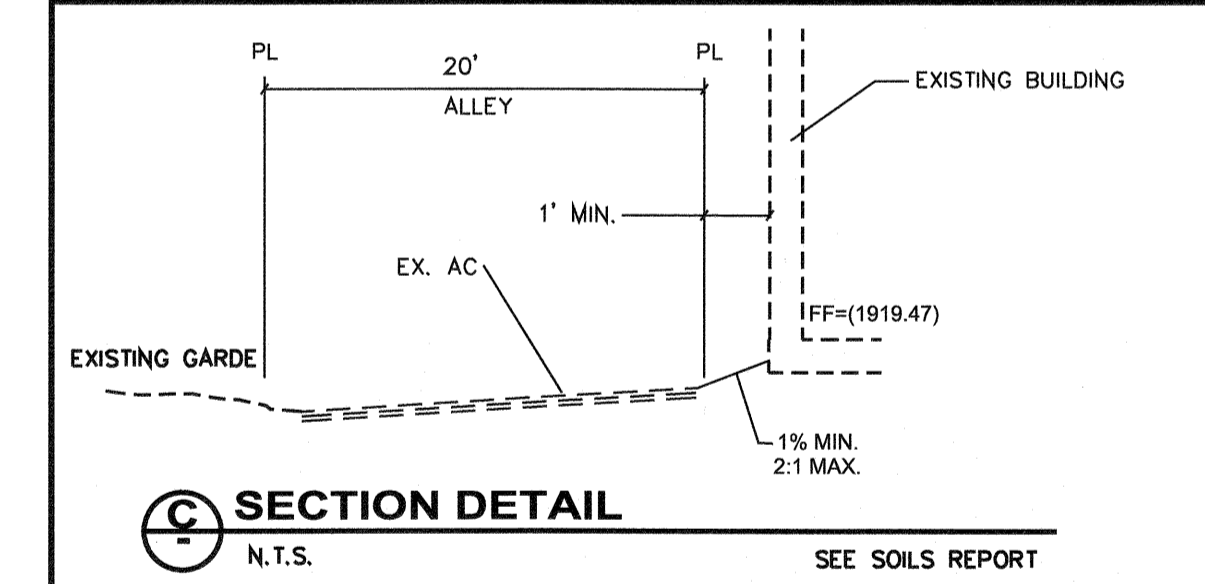
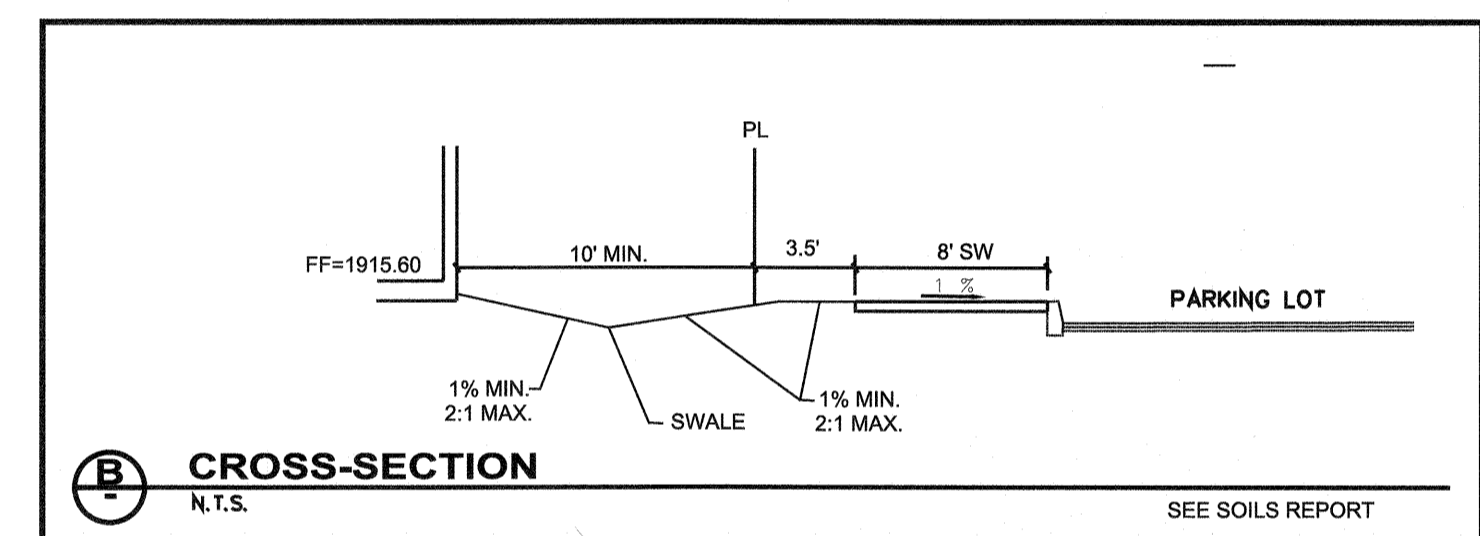
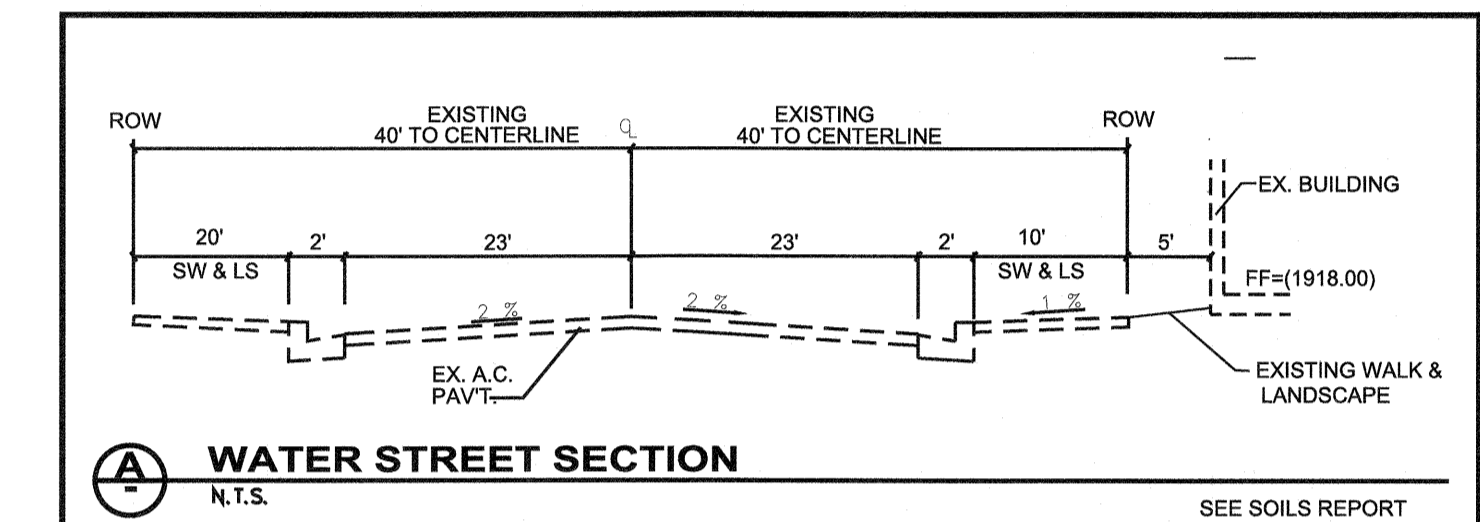


**LEGEND**

- EXISTING / ADJACENT RIGHT-OF-WAY LINE
  - EXISTING EDGE OF PAVEMENT
  - - - 1915 --- 5' EXISTING GROUND CONTOUR
  - - - 1' EXISTING GROUND CONTOUR
  - EXISTING WALL
  - PROPERTY LINE
  - CENTER LINE
  - SAWCUT LINE
- 
- ⓐ --- DETAIL NUMBER / SHEET NUMBER
  - EXISTING ELEVATION DESCRIPTION
  - PROPOSED ELEVATION DESCRIPTION
  - FUTURE ELEVATION DESCRIPTION
  - 0.42% --- EXISTING RATE OF GRADE / DIRECTION OF FLOW
  - Ⓢ --- EXISTING MANHOLE
  - Ⓢ --- EXISTING FIRE HYDRANT
  - Ⓢ --- PROPOSED FIRE HYDRANT

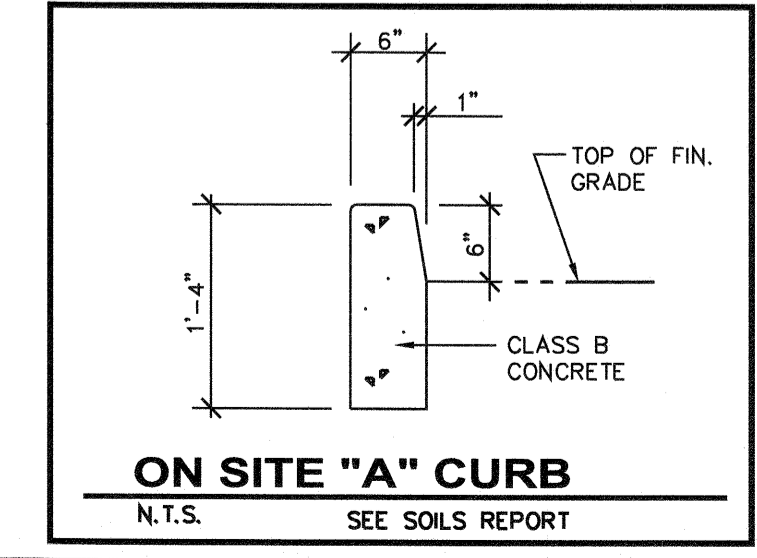
**GRADING CONSTRUCTION NOTES**

- 1 SAWCUT EXISTING AC AS NEED TO CONSTRUCT COMMERCIAL DRIVE
- 2 CONSTRUCT ONSITE "A" CURB PER C.C.A.U.S.D. STD. DWG. NO. 219
- 3 CONSTRUCT SIDEWALK PER C.C.A.U.S.D. STD. DWG. NO. 234
- 4 CONSTRUCT 2' AC. MIN. IN PARKING AREA REFER TO SOILS REPORT
- 5 INSTALL HANDICAP RAMP
- 6 REMOVE EXISTING DRIVE WAY AND REPLACE WITH 1" CURB PER C.C.A.U.S.D. STD. DWG. NO. 216. ADD SIDEWALK AND/OR LANDSCAPING PER ZONING REQUIREMENTS
- 7 SAWCUT CLEAN LINE TO INSTALL NEW "L" CURB



**BASIS OF BEARING**  
SOUTH 39°39'37" EAST, BEING THE BEARING OF THE CENTERLINE OF WATER STREET AS SHOWN ON THE PLAT OF HENDERSON TOWNSITE, RECORDED IN BOOK 3, PAGE 42 OF PLATS IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER.

**BENCHMARK**  
CITY OF HENDERSON BENCHMARK  
BM NO 212  
1 1/2" BRASS CAP IN THE TOP OF CURB AT THE NORTHWEST CORNER OF VAN WAGENEN STREET AND VICTORY ROAD.  
ELEVATION 586.230 METERS (NAVDB8) 1923.33 FEET



**ENGINEER**  
LONDON CHRISTOPHERSON  
2885 E. QUAIL AVENUE  
LAS VEGAS, NEVADA 89129  
PHONE: 702-521-7021

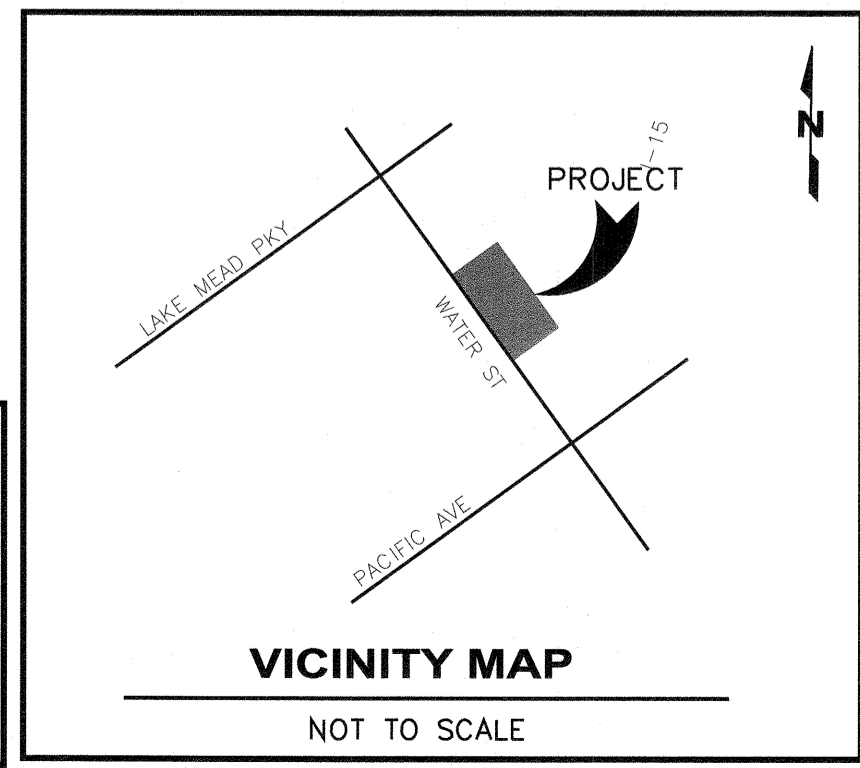
**OWNER / DEVELOPER**  
37 S WATER STREET L L C  
P O BOX 530778  
HENDERSON, NV 89053

- GENERAL NOTES**
1. ADD 1900 TO ALL PLAN ELEVATIONS.
  2. CONTRACTOR TO FIELD VERIFY ALL EXISTING PLAN ELEVATIONS AND NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
  3. THIS SITE IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN PER F.I.R.M. MAP No 32003C2615E REVISED SEPTEMBER 27, 2002
  4. ESTIMATED EARTHWORK QUANTITIES: 0 C.Y.=CUT, 45 C.Y.=FILL

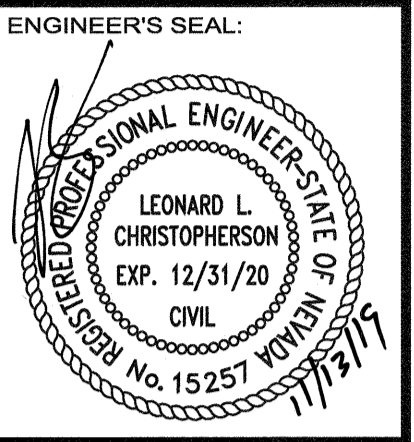
I CERTIFY THAT THIS GRADING PLAN CONFORMS TO THE APPROVED DRAINAGE STUDY FOR THIS SITE ON FILE AT THE CITY OF HENDERSON PERMIT NUMBER: PHVD 2019003246

*[Signature]* 11/3/19  
LONDON CHRISTOPHERSON P.E. No.15257 DATE

*[Signature]* 2-6-20  
CITY ENGINEER, CITY OF HENDERSON APPROVAL DATE



#	DATE / DESCRIPTION



**DLC CONSULTING**  
DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION  
2885 EAST QUAIL AVENUE  
LAS VEGAS, NEVADA 89120  
PHONE: 702-521-7021

**CLIENT:**

**IMPROVEMENT PLANS**  
37 S WATER STREET  
HENDERSON, NV 89015  
APN: 179-18-611-056

**PROJECT:**

DATE: OCT. 08, 2019

SCALE: 1" = 10'

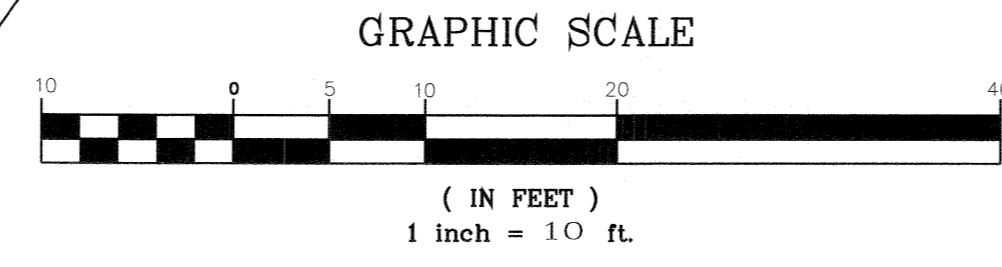
SHEET NUMBER: 4 OF 5

PCVL 2019055389

08589

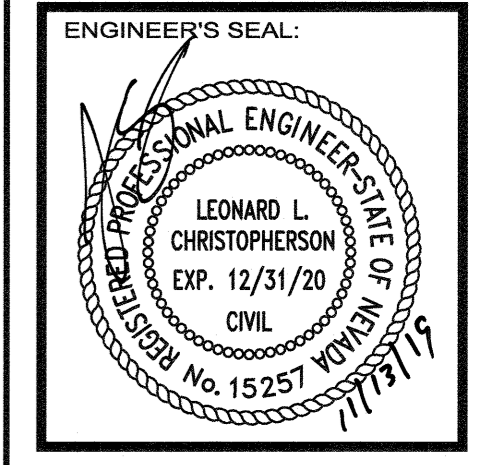
**NOTE:**  
ALL BUILDING LANDINGS SHALL BE NO MORE THAN 1/2 INCH BELOW TOP OF THRESHOLD AND SHALL SLOPE NOT MORE THAN 2% IN ANY DIRECTION

**NOTE:**  
ALL WORK PERFORMED UNDER THIS GRADING PERMIT REQUIRES SPECIAL INSPECTION PER SECTION 1704 (APPENDIX SECTION J105.2)



LEGEND	
	EXISTING/ ADJACENT RIGHT-OF-WAY LINE
	EXISTING EDGE OF PAVEMENT
	PROPERTY LINE
	CENTER LINE
	SAWCUT LIN
	EX. S.S.
	SS
	EX. W.L.
	WL
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING BUILDING
	PROPOSED BUILDING
	PROPOSED SIGN
	PROPOSED FDC

#	DATE / DESCRIPTION



**DLC CONSULTING**  
DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION  
2885 EAST QUAIL AVENUE  
LAS VEGAS, NEVADA 89120  
PHONE: 702-521-7021

**SEWER CONSTRUCTION NOTES**

- INSTALL 6" CLEAN-OUT PER DCSWCS SD-24.
- CONNECT TO EXISTING 8" SEWER WITH 8"x6" WYE FITTING PER DCSWCS SD-20.

**WATER CONSTRUCTION NOTES**

- INSTALL 2" RPPA PER U.D.A.C.S. PLATE NO. 3.8
- 8"x6" TAPPING TEE & GATE VALVE PER U.D.A.C.S. STD PLATE 31.34 & SECTION 2.24
- INSTALL COMPACT 6" RPPA PER U.D.A.C.S. PLATE 56 WITH TAMPER SWITCHES ON BOTH CONTROL VALVES IN LIEU OF PIV FIRE DEPARTMENT CONNECTION (BY OTHERS)
- 6" FIRE RISER LEAD-IN SEE FIRE SPRINKLER PLAN FOR CONTINUATION
- INSTALL 6" 90° ELBOW PER U.D.A.C.S. PLATE 31
- INSTALL 6" 90° ELBOW PLUS 11-1/4" ELBOW PER U.D.A.C.S. PLATE 31
- INSTALL 2" POLY WRAPPED COPPER WATER SERVICE LINE AND 1-1/2" METER (DOM) PER U.D.A.C.S. PLATE NO. 3.

**NOTE:**  
FIRE SPRINKLER PIPE SHALL NOT PASS THROUGH UNSPRINKLERED SPACE.

**NOTE:**  
NO REDUCTION IN FIRE FLOW SINCE THE BUILDING IS ONLY PARTIALLY SPRINKLERED

**NOTE:**  
THIS IS A PARTIALLY SPRINKLERED BUILDING WITH FIRE AREAS TO BE SEPARATED BY EITHER FIRE WALLS OR FIRE BARRIERS. VERIFY LOCATIONS OF THESE WALL/BARRIERS WITH ARCHITECTURAL.

**APPROVAL**

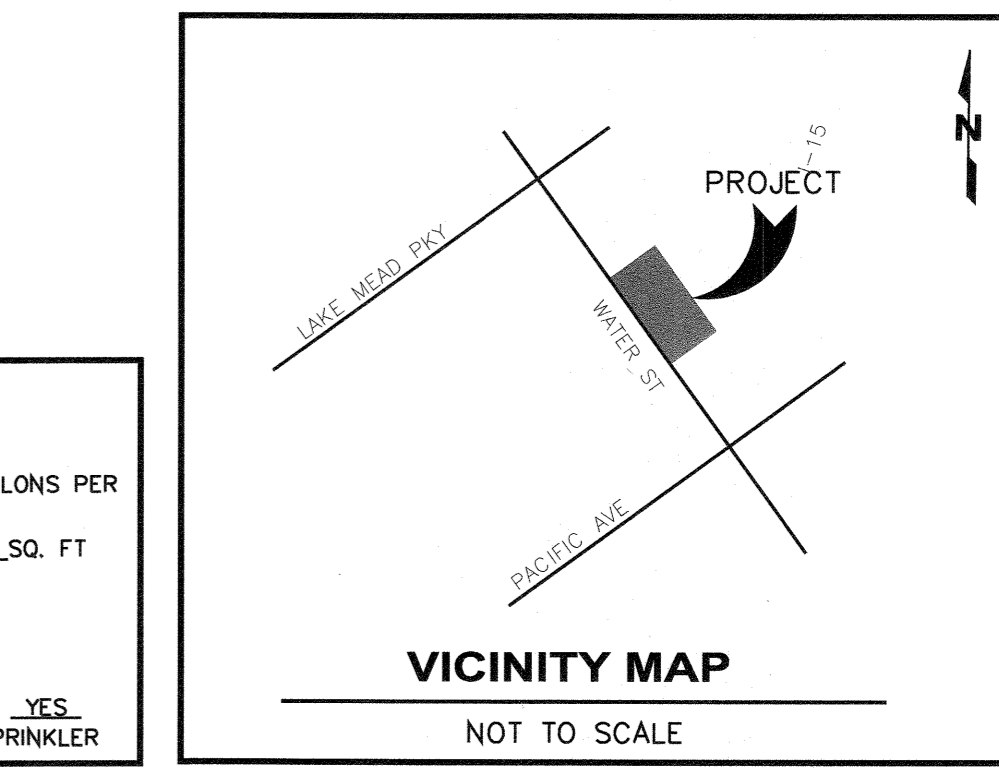
City approval of the improvement plans is granted for two (2) years. A one (1) year extension may be granted by submitting an Improvement Agreement Extension Amendment to the City of Henderson Department of Public Works if work is not completed within two (2) years of the original approval date.

*[Signature]* 2-6-20  
CITY ENGINEER, CITY OF HENDERSON APPROVAL DATE

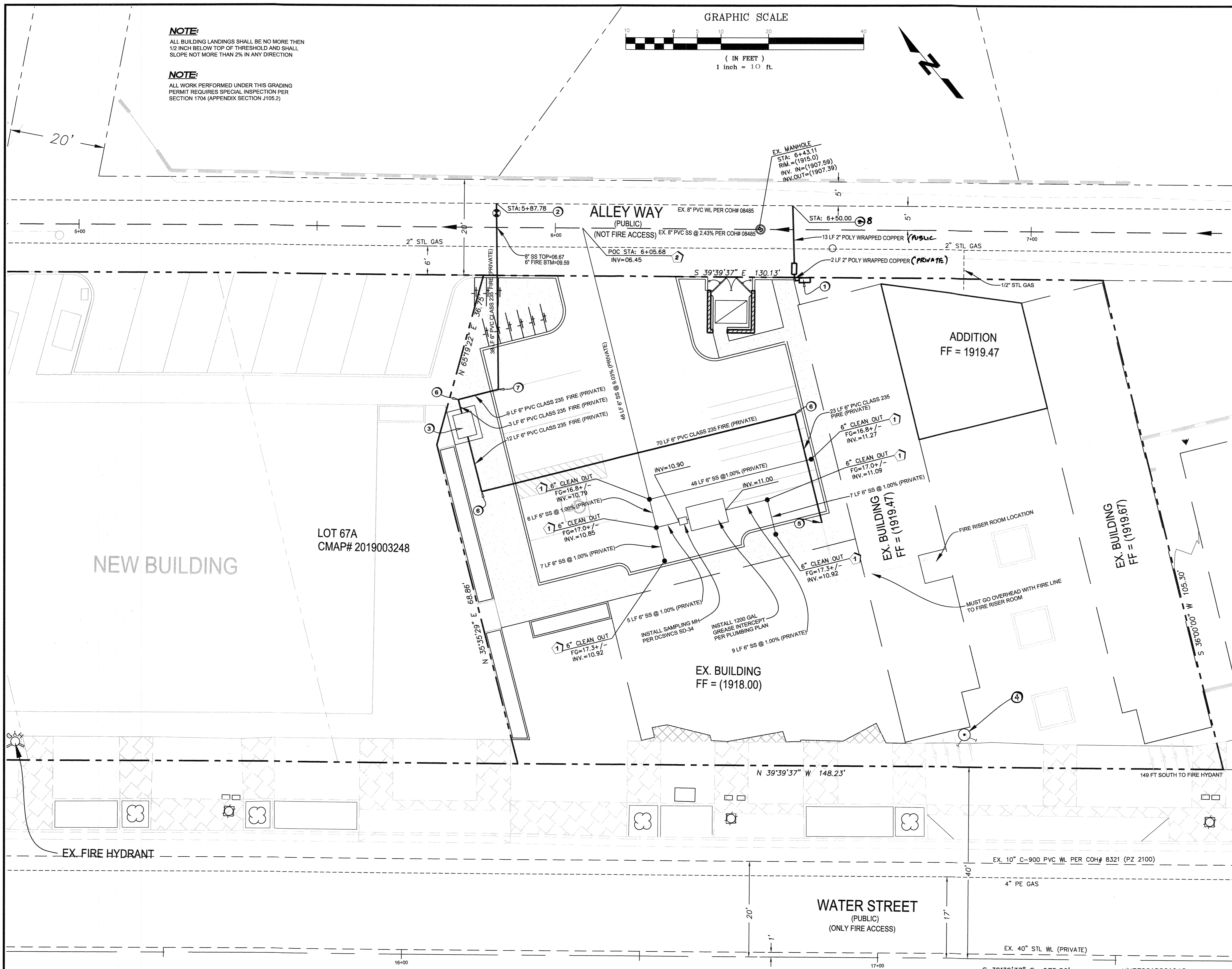
ENGINEER:  
CLIENT:

IMPROVEMENT PLANS  
37 WATER STREET  
HENDERSON, NV 89015  
APN: 179-18-611-056

UTILITY PLAN



PROJECT:	DATE:
OCT. 23, 2019	SCALE:
1" = 10'	SHEET NUMBER:
5 OF 5	PCVL 2019055389



**Call before you Dig.**  
1-800-642-2444  
UNDERGROUND SERVICE ALERT (USA)

**Call before you OVERHEAD.**  
1-702-267-3281  
1-702-472-53001  
NEVADA POWER OVERHEAD AND SAFETY SERVICES DEPARTMENT

*[Signature]* 11/14/19  
SOUTHWEST GAS CORPORATION DATE

**BENCHMARK**  
CITY OF HENDERSON BENCHMARK  
BM NO 212  
1 1/2" BRASS CAP IN THE TOP OF CURB AT THE NORTHWEST CORNER OF VAN WAGENEN STREET AND VICTORY ROAD.  
ELEVATION 586.230 METERS (NAV88) 1923.33 FEET

**BASIS OF BEARING**  
SOUTH 39°39'37" EAST, BEING THE BEARING OF THE CENTERLINE OF WATER STREET AS SHOWN ON THE PLAT OF HENDERSON TOWNSITE, RECORDED IN BOOK 3, PAGE 42 OF PLATS IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER.

**FIRE FLOW DATA**  
FIRE FLOW CALCULATIONS:  
FIRE FLOW REQUIREMENTS IS 3,000 GALLONS PER MINUTE AT 20 PSI RESIDUAL PRESSURE.  
BASED ON SQUARE FOOTAGE: 11,578 SQ. FT  
BUILDING HEIGHT: 37 FT.  
NUMBER OF STORIES: 2  
TYPE OF CONSTRUCTION: TYPE VB  
OCCUPANCY: A-2/B/M  
PARTIAL AUTOMATIC SPRINKLER SYSTEM: YES  
50% REDUCTION: NO DUE TO PARTIAL SPRINKLER

08589