

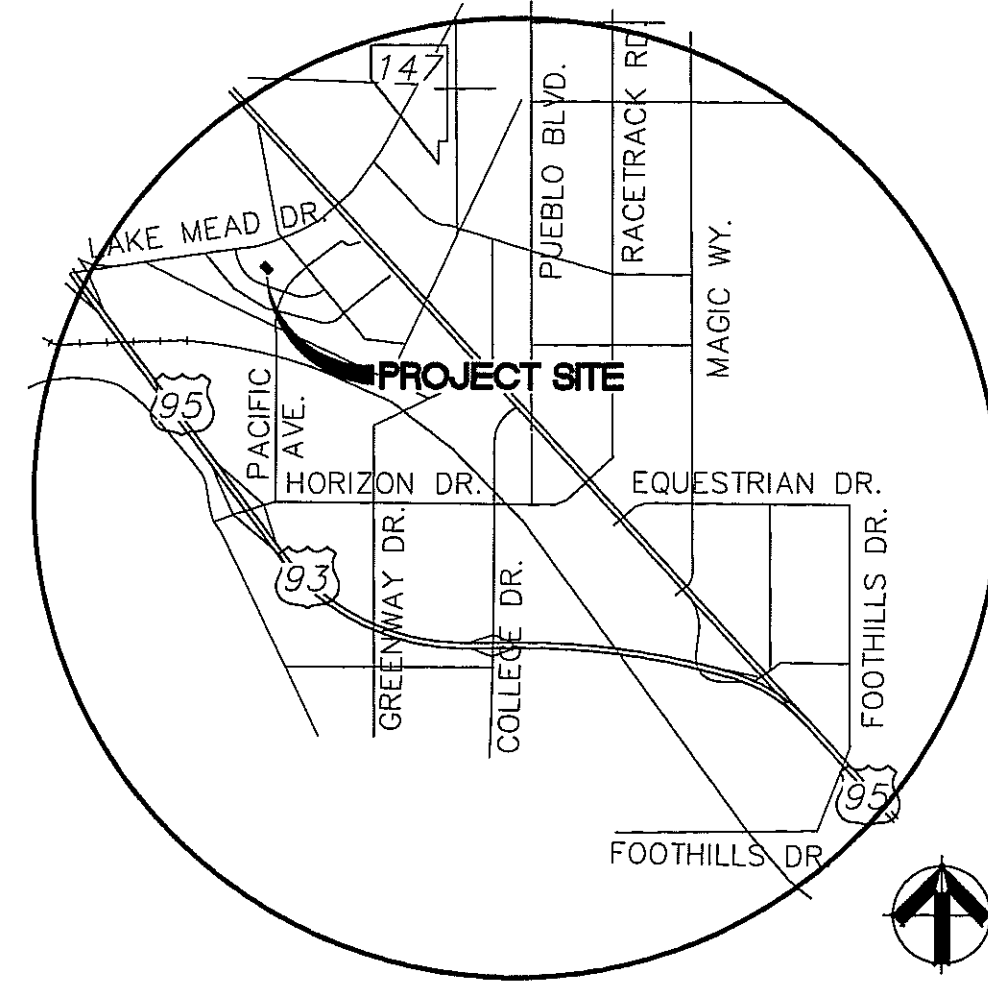
# MOTUS LLC III 150 COPPER STREET CITY OF HENDERSON, NEVADA APN: 179-18-310-062

### LEGEND

	ROADWAY CENTERLINE
	PROPERTY LINE / ROW LINE
	SETBACK LINE
	EXISTING BUILDING FOOTPRINT
	PROPOSED BUILDING FOOTPRINT
	EXISTING CMU WALL
	PROPOSED CMU WALL
	EXISTING FENCE
	PROPOSED FENCE/RAILING
	PROPOSED STRIPING
	EXISTING 'L' TYPE CURB
	'L' TYPE CURB & GUTTER
	EXISTING 'A' TYPE CURB
	'A' TYPE CURB
	EXISTING EDGE OF PAVEMENT
	PROPOSED EDGE OF PAVEMENT
	PROPOSED SAWCUT LINE
	EXISTING 1' CONTOURS
	EXISTING 5' CONTOURS
	EXISTING SEWER LINE
	EXISTING GAS LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	PROPOSED FLOWLINE
	EXISTING FLOWLINE
	PROPOSED GRADE BREAK LINE
	CUT/FILL GRADING LINE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE DEPT CONNECTION (FDC)
	EXISTING WATER METER
	PROPOSED WATER METER
	PROPOSED WATER RPPA
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
	PROPOSED WATER REDUCER
	PROPOSED WATER RPDA
	EXISTING SEWER MANHOLE
	PROPOSED SEWER MANHOLE
	PROPOSED SEWER CLEANOUT
	EXISTING POWER POLE
	EXISTING STREETLIGHT
	PROPOSED SIGN
	CONCRETE
	EXISTING CONCRETE
	EXISTING AC PAVEMENT
	PROPOSED AC PAVEMENT
	PROPOSED AC PATCH
	EXISTING GRADE
	PROPOSED GRADE
	PROPOSED SLOPE
	EXISTING BOLLARD

### ABBREVIATIONS

AC	ASPHALTIC CONCRETE
AB	AGGREGATE BASE
ACP	ASBESTOS CEMENT PIPE
B	BOOK
BCR	BEGIN CURB RETURN
CCAUSD	CLARK COUNTY AREA
CMU	CONCRETE MASONRY UNIT
CL	CENTERLINE
CO	CLEAN OUT
CO	CLEAN OUT
COH	CITY OF HENDERSON
CONC	CONCRETE
CPR	COPPER
DDA	DOUBLE-CHECK DETECTOR ASSEMBLY
DOM	DOMESTIC
D/W	DRIVEWAY
ECR	END CURB RETURN
EG	EXISTING GROUND
EL	ELECTRIC
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EVG	EDGE VALLEY GUTTER
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FS	FINISHED SURFACE
G	GAS
GB	GRADE BREAK
GV	GATE VALVE
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
LT	LEFT
L/S	LANDSCAPE AREA
L/VVWD	LAS VEGAS VALLEY WATER DISTRICT
MH	MAN HOLE
MJ	MECHANICAL JOINT
NAP	NOT A PART
NTS	NOT TO SCALE
OFF	OFFSET
P	PAGE
PB	PLAT BOOK
POC	POINT OF CONNECTION
POLY.	POLYWRAPPED
PL	PROPERTY LINE
PP	POWER POLE
PUB	PUBLIC
PVT	PRIVATE
ROW	RIGHT OF WAY
RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY
RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY
R/W	RIGHT OF WAY
RT	RIGHT
S	SLOPE
S/B	SETBACK
SSMH	SANITARY SEWER MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
STA	STATION
SW S/W	SIDEWALK
TO	TOP OF CURB
TE	TRASH ENCLOSURE
TF	TOP FOOTER
TRW	TOP OF RETAINING WALL
TYP	TYPICAL
UDACS	UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER CONSTRUCTION
VCV	VITRIFIED CLAY PIPE
VG	VALLEY GUTTER
W	WATER



**VICINITY MAP**  
T22S/ R63E/ SEC 18  
SCALE: NTS

### LEGAL DESCRIPTION:

APN: 179-18-310-062  
LOT FOURTEEN (14) IN BLOCK THIRTY-EIGHT (38), HENDERSON TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 3 OF PLATS, PAGE 42, AND AMENDED IN BOOK 16 OF PLATS, PAGE 32, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

SAID LOT CONTAINS APPROXIMATELY 0.13 ACRES.

### BASIS OF BEARINGS:

SOUTH 66°55'35" WEST BEING THE BEARING OF THE CENTERLINE OF COPPER AVENUE BETWEEN MAGNESIUM AVENUE AND THE PC OF COPPER STREET, BEGINNING AT LOTS 8 & 30 OF COPPER STREET, LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 18 TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 3, PAGE 42 OF PLATS, OF CLARK COUNTY, NEVADA OFFICIAL RECORDS.

### BENCHMARK:

CITY OF HENDERSON VERTICAL CONTROL v.2004 BENCHMARK NO. 60.

2" BRASS CAP IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF BASIC ROAD AND HARRIS STREET.

### FLOOD ZONE NOTE:

THE SITE IS LOCATED ON FEMA ZONE "X" - PANEL NUMBER 32003C2615F, MAP REVISED NOV. 16, 2011. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD.

"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." (CURRENT EDITIONS).

"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

**PROJECT INFORMATION**  
APN: 179-18-310-062  
ACREAGE: 0.13 GROSS AC  
                  0.13 NET AC  
NUMBER OF BUILDINGS: \_\_\_\_\_  
BLDG. #1: 3830 SQ. FT  
ZONING: DR

THIS SET OF IMPROVEMENT PLANS IS CERTIFIED TO CONFORM TO THE REQUIREMENTS OF TRAFFIC IMPACT STUDY APPROVAL LETTER ON FILE WITH THE CITY OF HENDERSON  
ENERGOV No. 2018-00-1193  
TRAFFIC IMPACT ANALYSIS KIVA NUMBER  
DAVID A. DWYER  
PRINTED NAME  
1-7-19  
DATE  
  
SIGNATURE  
7785  
P.E. NUMBER

THIS SET OF IMPROVEMENT PLANS IS CERTIFIED TO CONFORM TO THE REQUIREMENTS OF THE CITY OF HENDERSON WATER NETWORK ANALYSIS APPROVAL LETTER.  
UNET No. 2018001488  
WATER NETWORK ANALYSIS  
DAVID A. DWYER  
PRINT NAME  
1-7-19  
DATE  
  
SIGNATURE  
7785  
P.E. NUMBER

### OWNER/DEVELOPER

MOTUS LLC  
1525 E. ONTARIO AVE, SUITE 101  
CORONA, CA, 92881  
CONTACT: JOHN A. RUSSO  
PH: 1-951-856-0530  
EMAIL: JRUSSO@E-EQUITIES.COM

### APPROVALS:

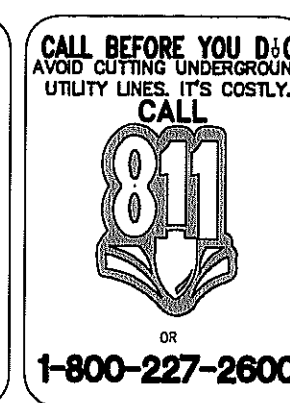
CITY APPROVAL OF THE IMPROVEMENT PLANS IS GRANTED FOR ONE (1) YEAR ONLY. PLANS MUST BE RESUBMITTED FOR REVIEW AND APPROVAL TO THE CITY OF HENDERSON DEPARTMENT OF PUBLIC WORKS, PARKS AND RECREATION IF WORK IS NOT COMPLETED WITHIN ONE (1) YEAR OF THE APPROVAL DATE.

	3-18-19
CITY ENGINEER	DATE
	1-22-19
FIRE DEPARTMENT	DATE
	1-24-19
BUILDING OFFICIAL	DATE
	2/21/19
UTILITY SERVICES	DATE
	1-24-19
CITY TRAFFIC ENGINEER	DATE
	1-10-19
COX COMMUNICATION OF LPS VECTOR, INC.	DATE
	1/10/19
SOUTHWEST GAS CORPORATION	DATE
	1/10/19
CENTRAL TELEPHONE CO. d/b/a CENTURY LINK	DATE
	1-10-19
NV ENERGY	DATE

NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. 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.

### SHEET INDEX

- COVER SHEET
- GENERAL NOTES SHEET
- SECTIONS & DETAILS SHEET
- GEOMETRIC CONTROL PLAN
- UTILITY PLAN
- GRADING PLAN
- HORIZONTAL CONTROL PLAN

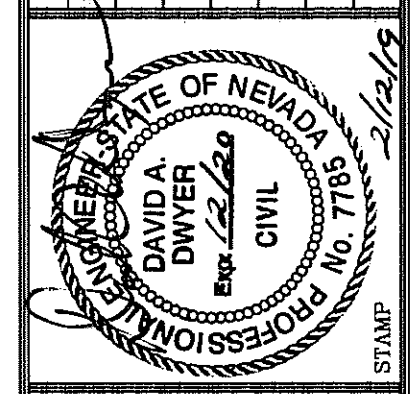


Job No.	
FILE No.	
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APPROVED	
REVISIONS	
NO.	DATE
STATE OF NEVADA	
CIVIL ENGINEER	
DAVID A. DWYER	
Exp. 12/28	
01/07/19	
STAMP	
COVER SHEET	
MOTUS LLC III	
150 COPPER STREET	
CITY OF HENDERSON, NEVADA	
A.P.N. 179-18-310-062	
JOB No.	18318
DATE	01/07/19
VERT. SCALE	N/A
HORIZ. SCALE	N/A
DRAWN BY:	JGR
CHECKED BY:	DAD
SHEET	1 of 7
PCVL2018027712	

08452



NO.	DATE	REVISIONS DESCRIPTION

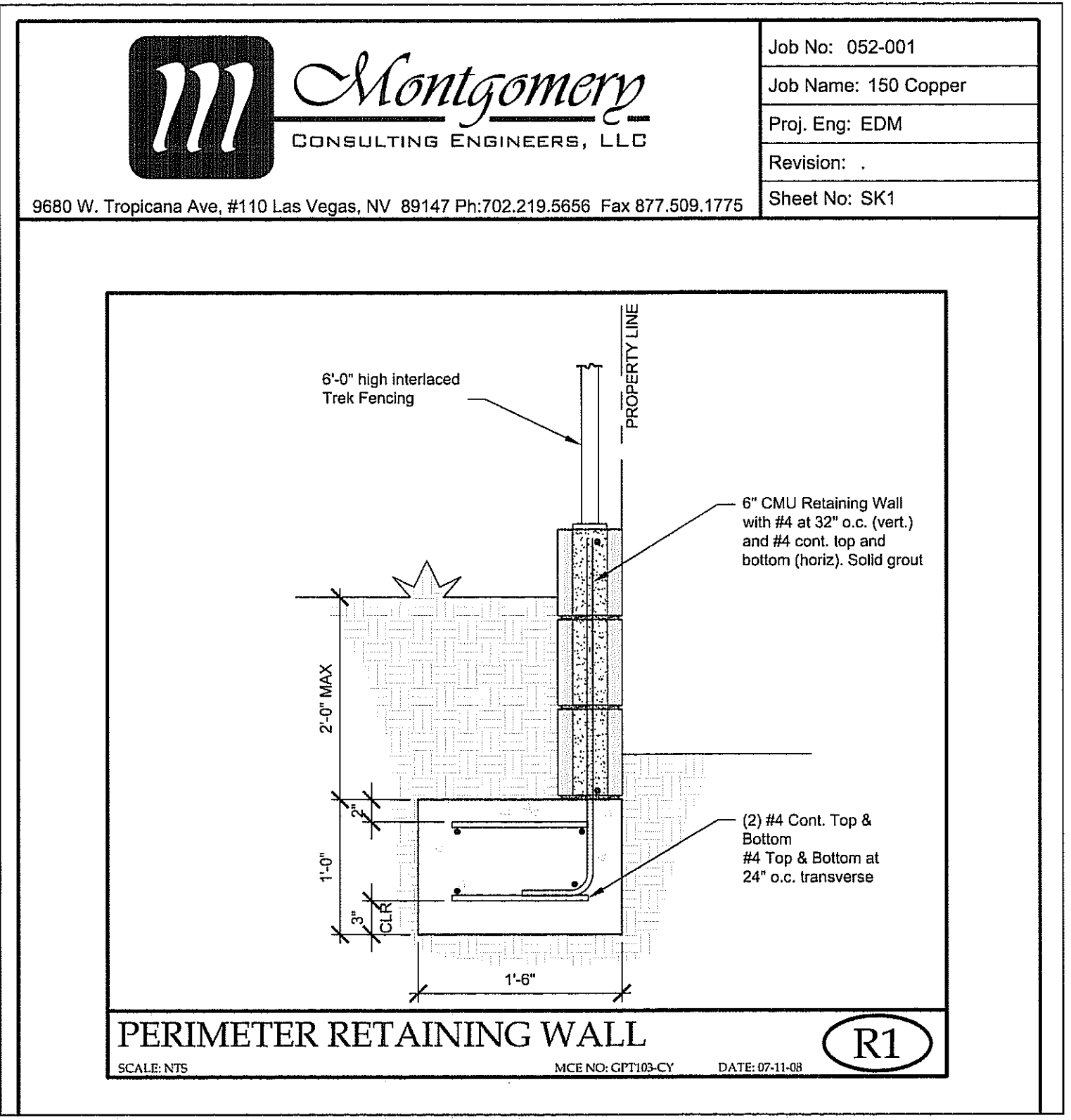
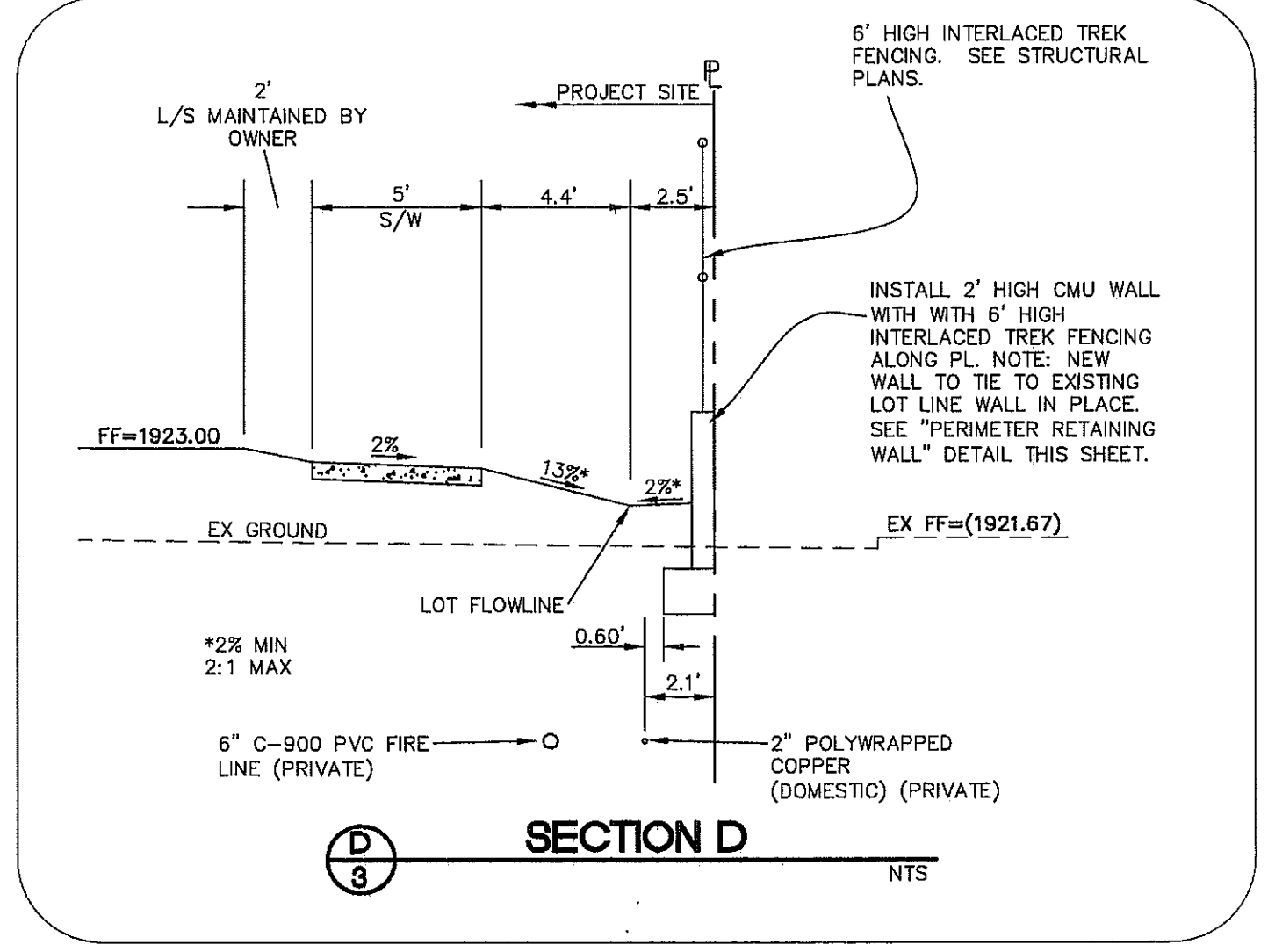
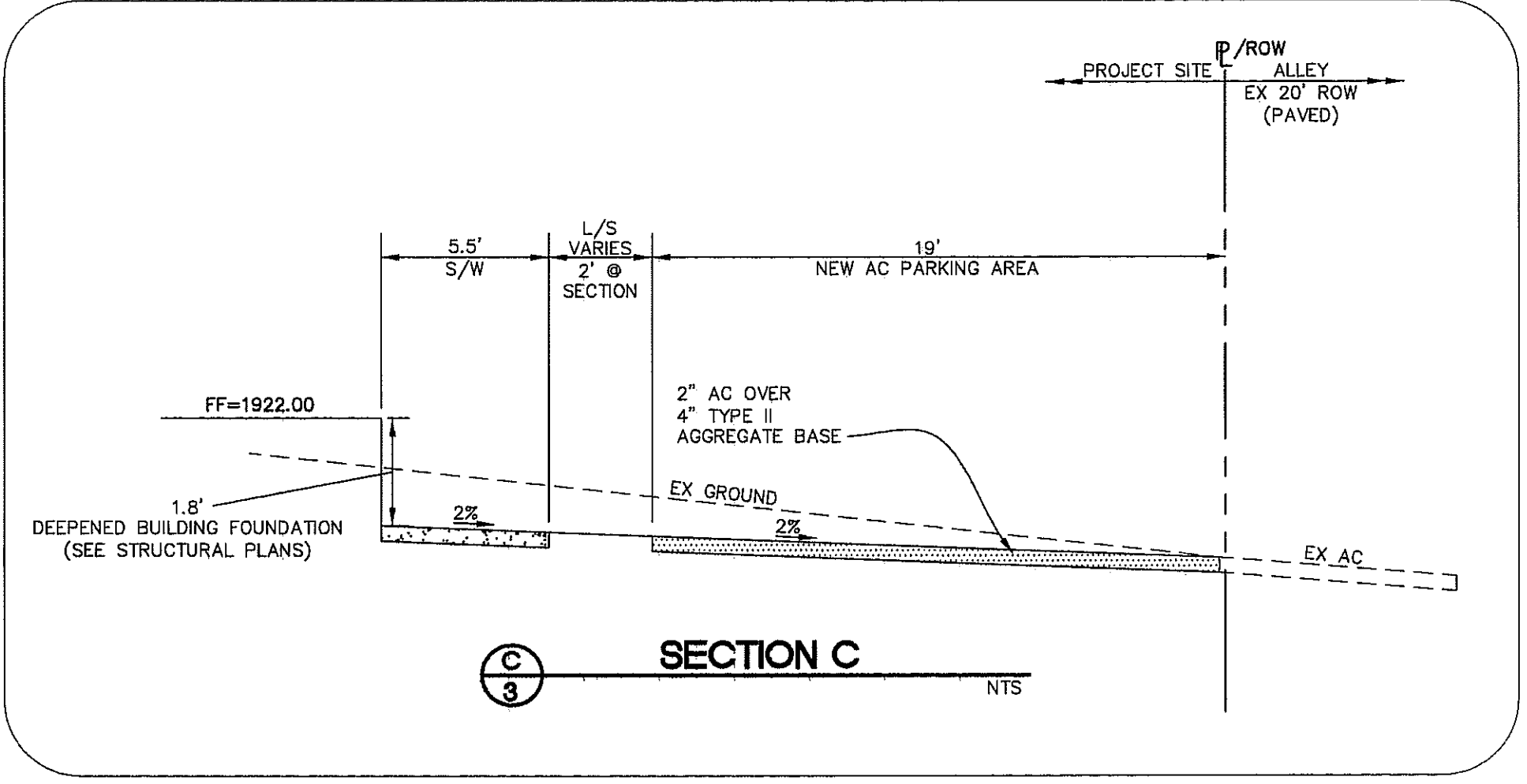
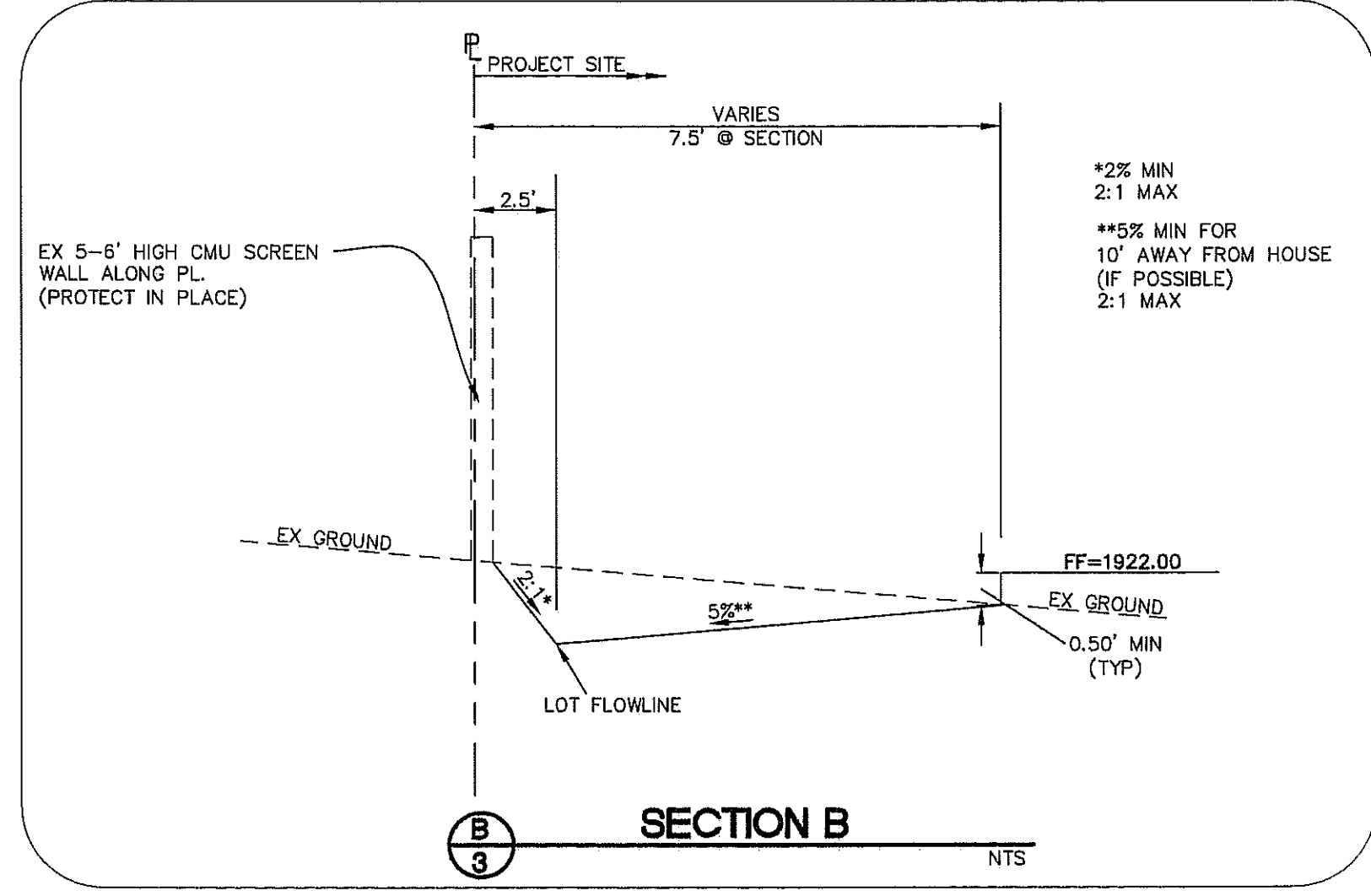
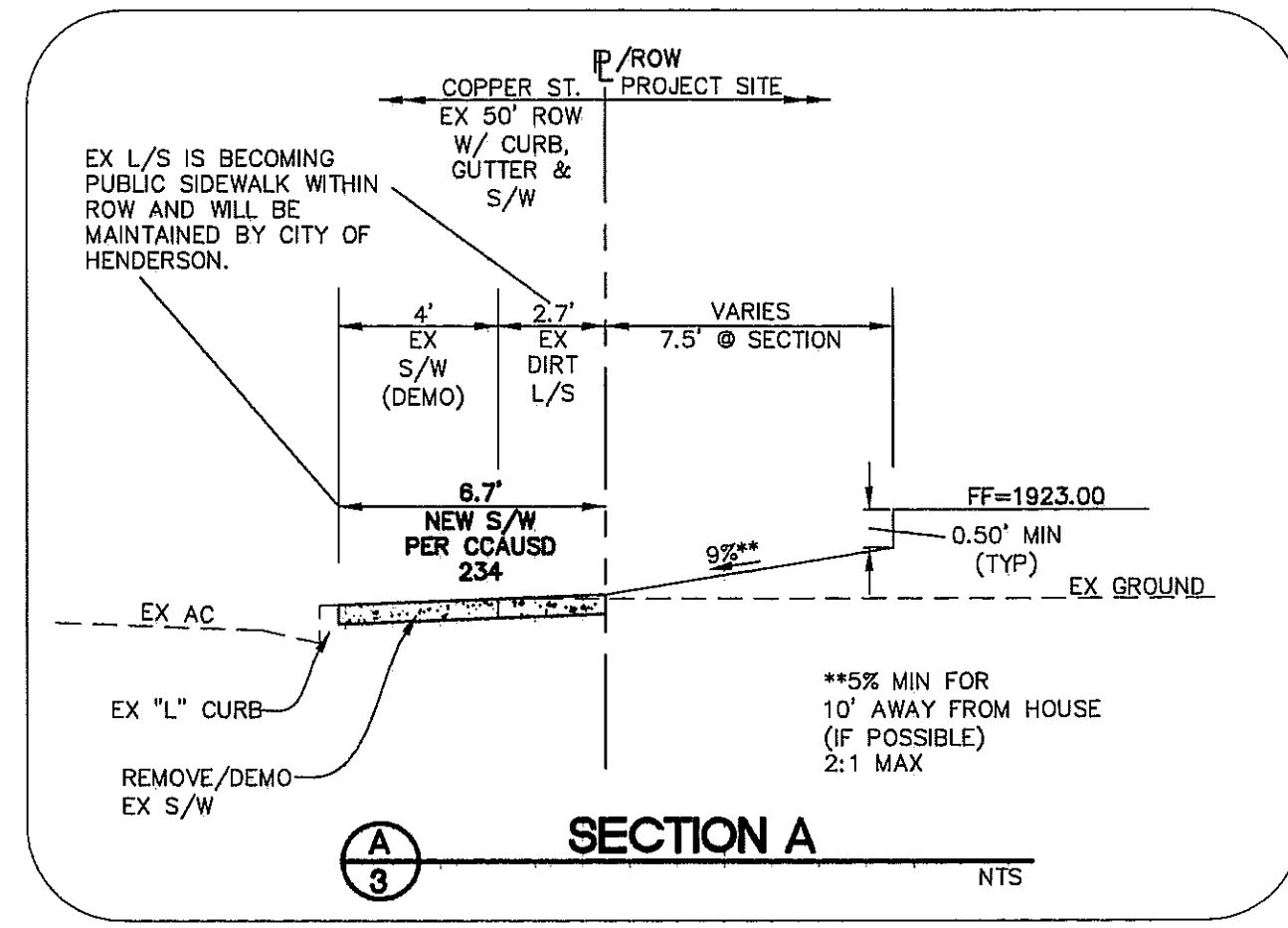


**Dwyer Engineering, Inc.**  
 1500 S. GARDNER BLVD., SUITE 8  
 LAS VEGAS, NEVADA 89118  
 (702) 254-2800  
 FAX: (702) 254-2808

**MOTUS LLC III**  
 150 COPPER STREET  
 CITY OF HENDERSON, NEVADA A.P.N. 179-18-310-062

JOB No.	18318
DATE	02/12/19
VERT. SCALE	N/A
HORIZ. SCALE	N/A
DRAWN BY:	JGR
CHECKED BY:	DAD
SHEET	3 of 7
PCVL2018027712	

08452



**GEOTECHNICAL NOTE:**  
 ALL GRADING SHALL CONFORM TO THE SOIL REPORT.  
 ENGINEER: NOVA GEOTECHNICAL  
 ORIGINAL DATE: JUNE 15, 2018  
 JOB NUMBER: G-18-104

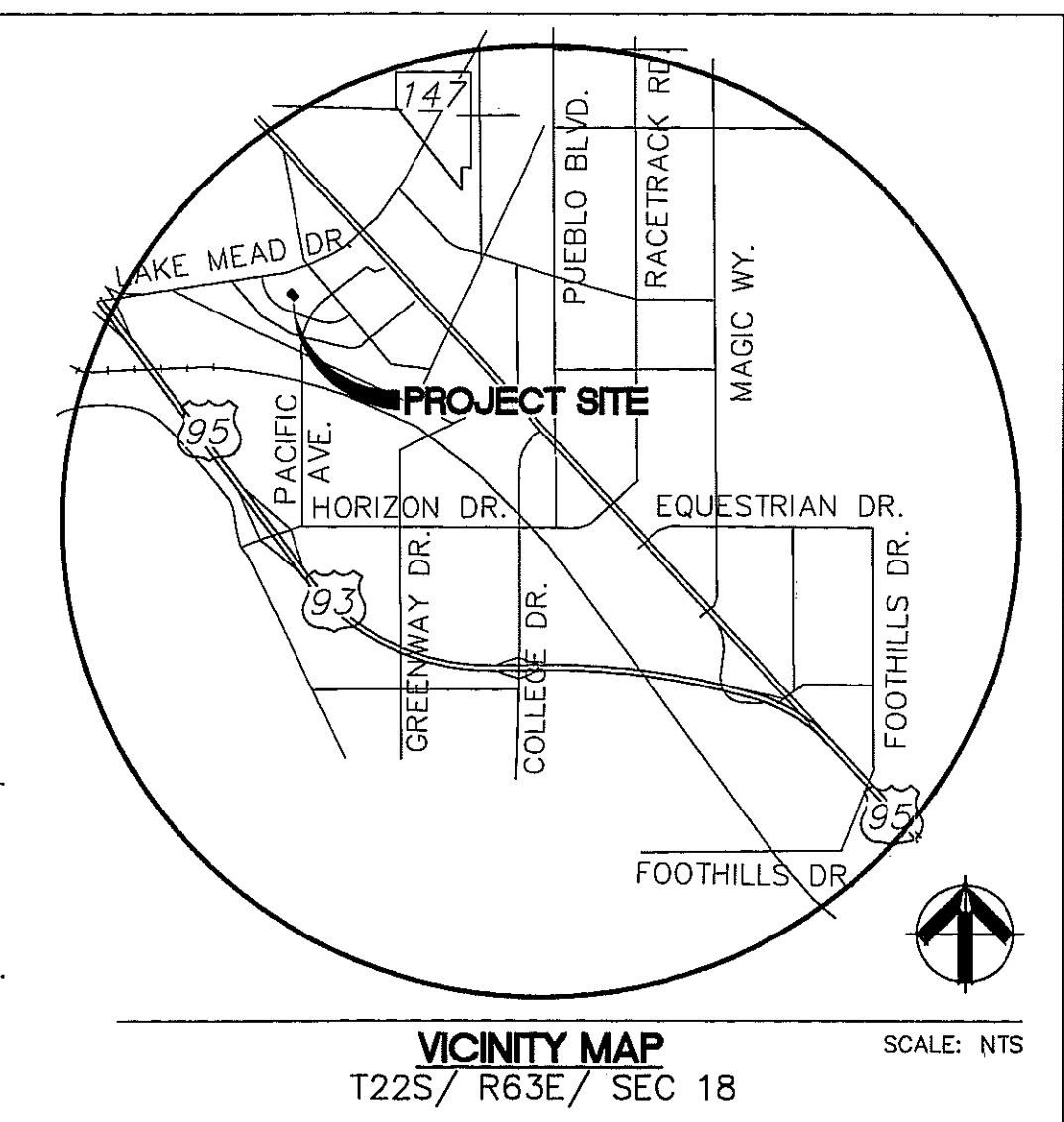
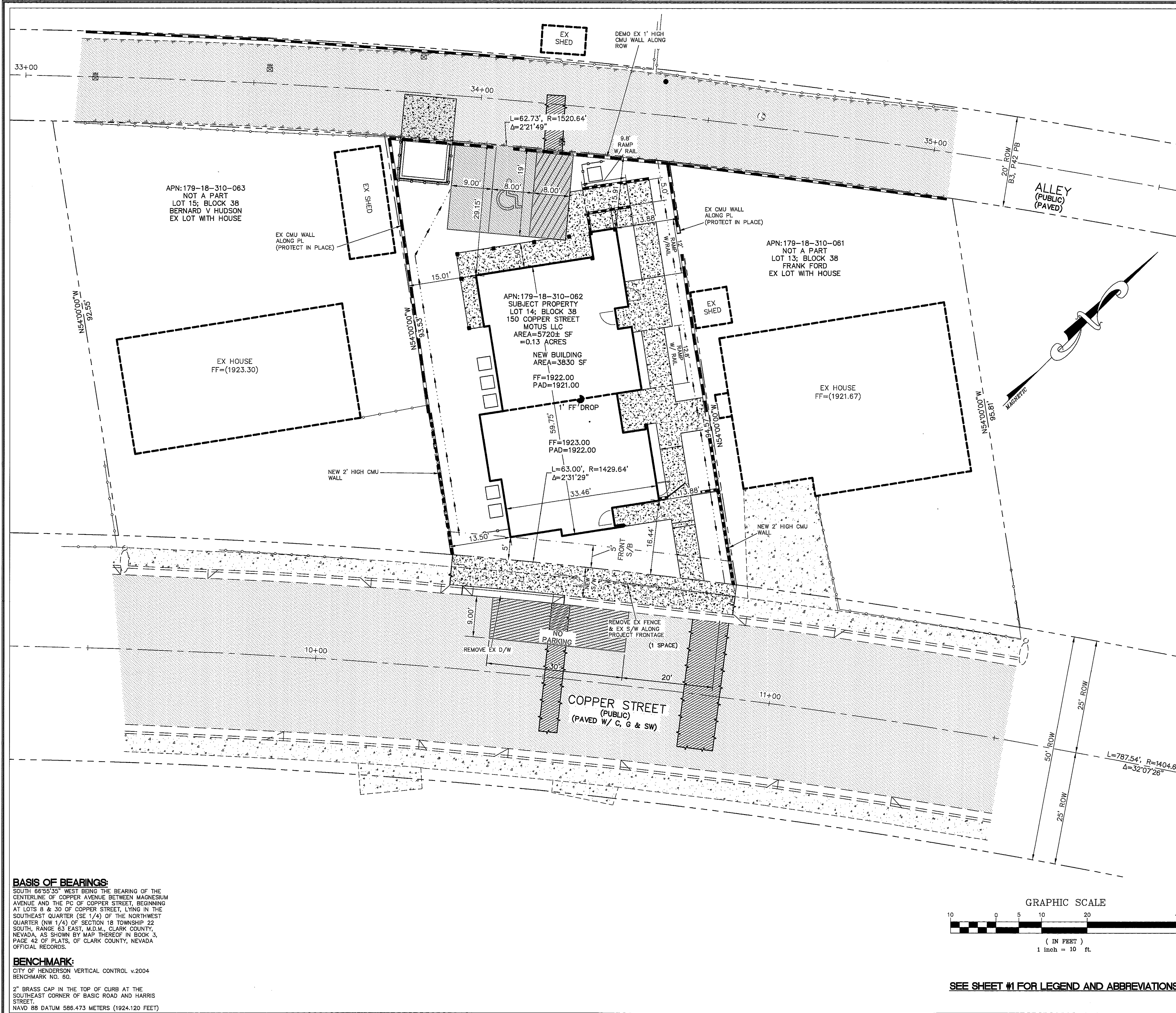
- WALL CONSTRUCTION NOTES:**
- SEE GEOTECHNICAL REPORT AND STRUCTURAL PLANS FOR WALL AND FOOTING DESIGN.
  - SEE GEOTECHNICAL REPORT FOR TOP OF FOOTING COVER. THESE PLANS ASSUME A MINIMUM 0.67% OF COVER OVER TOP OF FOOTER.
  - SEE STRUCTURAL PLANS FOR SOLID GROUTING AND WATERPROOFING DESIGN.
  - TOP OF RETAINING WALL (TRW) AND TOP OF FOOTER (TF) ELEVATIONS SHOWN ON THE GRADING PLAN ARE APPROXIMATE AND NEED TO BE VERIFIED BY MASON BEFORE CONSTRUCTION.
  - ALL WALLS SHALL CONFORM TO COH STANDARDS.

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 [Signature] 3-18-19  
 CITY ENGINEER - CITY OF HENDERSON APPROVAL DATE

**FAST UnderGround**  
 1-702-492-5300  
 SYSTEM OF TRANSPORTATION

**CALL BEFORE YOU DIG**  
 AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.  
 811

**CALL BEFORE YOU DO OVERHEAD**  
 AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.  
 1-800-227-2600  
 1-702-227-2929



Job No. \_\_\_\_\_  
 FILE No. \_\_\_\_\_

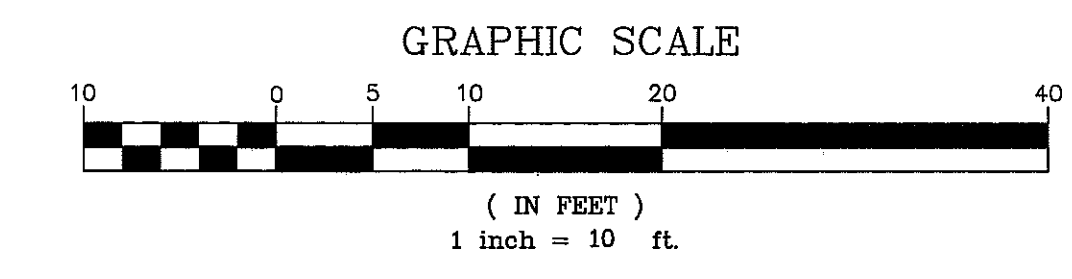
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APPROVED	REVISIONS	NO.	DATE	DESCRIPTION

STAMP: STATE OF NEVADA, CIVIL ENGINEER, Dwyer, Exp. 12/22, 01/12/19

**BASIS OF BEARINGS:**  
 SOUTH 66°55'35" WEST BEING THE BEARING OF THE CENTERLINE OF COPPER AVENUE BETWEEN MAGNESIUM AVENUE AND THE P.C. OF COPPER STREET, BEGINNING AT LOTS 8 & 30 OF COPPER STREET, LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 18 TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 3, PAGE 42 OF PLATS, OF CLARK COUNTY, NEVADA OFFICIAL RECORDS.

**BENCHMARK:**  
 CITY OF HENDERSON VERTICAL CONTROL v.2004 BENCHMARK NO. 60.  
 2" BRASS CAP IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF BASIC ROAD AND HARRIS STREET.  
 NAVD 88 DATUM 566.473 METERS (1924.120 FEET)



SEE SHEET #1 FOR LEGEND AND ABBREVIATIONS

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*[Signature]* 3.10.19  
 CITY ENGINEER - CITY OF HENDERSON APPROVAL DATE

**FAST** Call before you dig. Call 811. Call before you dig. Call 811. Call before you dig. Call 811.

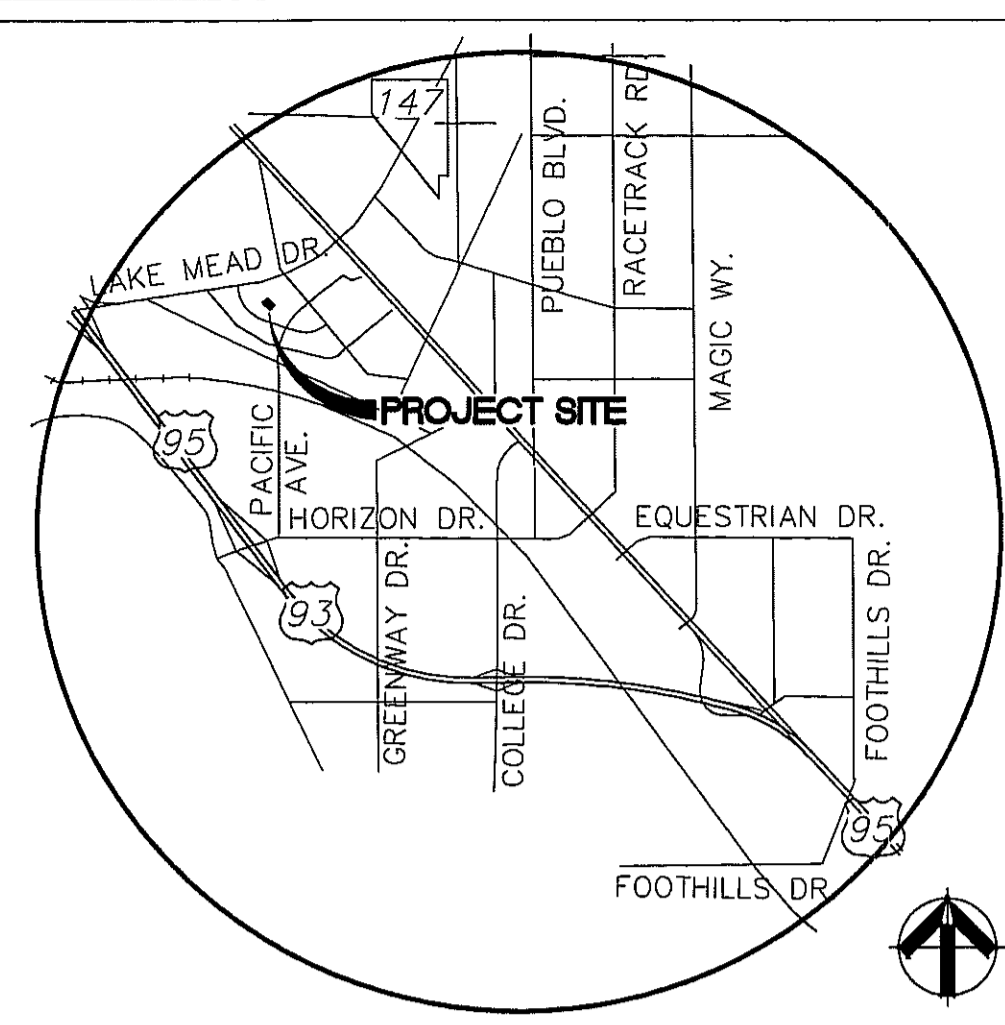
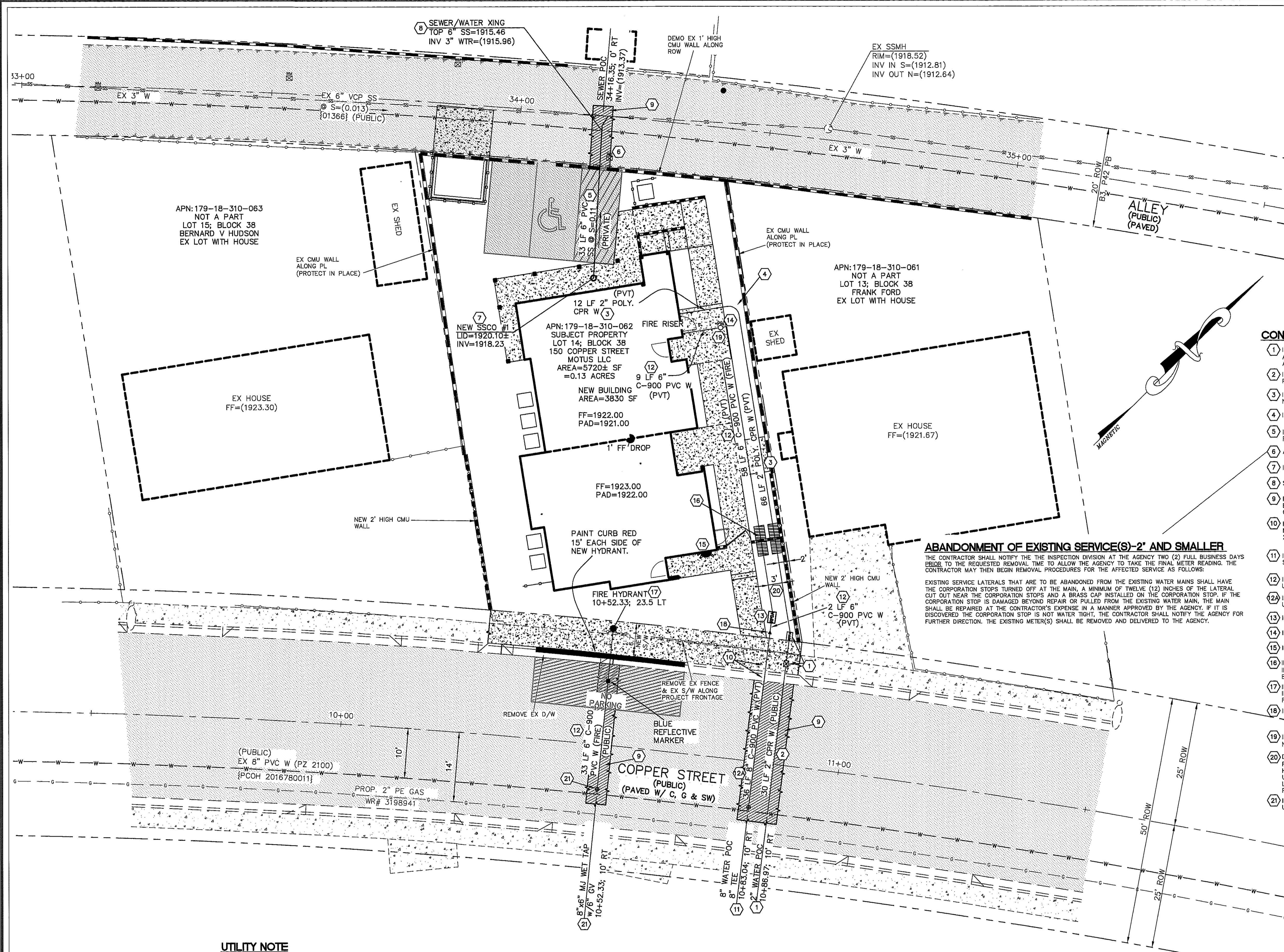
**UnderGround** 1-702-432-5300  
**811** 1-800-227-2600  
**UnderGround** 1-702-227-2929

**DWYER ENGINEERING INC.**  
 WATER, LAND & CIVIL ENGINEERS  
 7410 SMOKE RANCH RD. SUITE 8  
 LAS VEGAS, NEVADA 89128  
 (702) 254-2828  
 (702) 254-2828  
 Fax: (702) 254-2828

GEOMETRIC CONTROL PLAN  
 MOTUS LLC III  
 150 COPPER STREET  
 CITY OF HENDERSON, NEVADA A.P.N. 179-18-310-062

JOB No.	18318
DATE	01/07/19
VERT. SCALE	N/A
HORIZ. SCALE	1"=10'
DRAWN BY	JGR
CHECKED BY	DAD
SHEET	4 of 7
PCVL2018027712	

08452



VICINITY MAP  
T22S/ R63E/ SEC 18  
SCALE: NTS

APN: 179-18-310-063  
NOT A PART  
LOT 15; BLOCK 38  
BERNARD V HUDSON  
EX LOT WITH HOUSE

APN: 179-18-310-061  
NOT A PART  
LOT 13; BLOCK 38  
FRANK FORD  
EX LOT WITH HOUSE

APN: 179-18-310-062  
SUBJECT PROPERTY  
LOT 14; BLOCK 38  
150 COPPER STREET  
MOTUS LLC  
AREA=5720± SF  
=0.13 ACRES  
NEW BUILDING  
AREA=3830 SF (PVT)  
FF=1922.00  
PAD=1921.00

EX HOUSE  
FF=(1923.30)

EX HOUSE  
FF=(1921.67)

FF=1923.00  
PAD=1922.00

**ABANDONMENT OF EXISTING SERVICE(S)-2' AND SMALLER**

THE CONTRACTOR SHALL NOTIFY THE INSPECTION DIVISION AT THE AGENCY TWO (2) FULL BUSINESS DAYS PRIOR TO THE REQUESTED REMOVAL TIME TO ALLOW THE AGENCY TO TAKE THE FINAL METER READING. THE CONTRACTOR MAY THEN BEGIN REMOVAL PROCEDURES FOR THE AFFECTED SERVICE AS FOLLOWS:  
EXISTING SERVICE LATERALS THAT ARE TO BE ABANDONED FROM THE EXISTING WATER MAINS SHALL HAVE THE CORPORATION STOPS TURNED OFF AT THE MAIN, A MINIMUM OF TWELVE (12) INCHES OF THE LATERAL CUT OUT NEAR THE CORPORATION STOPS AND A BRASS CAP INSTALLED ON THE CORPORATION STOP. IF THE CORPORATION STOP IS DAMAGED BEYOND REPAIR OR PULLED FROM THE EXISTING WATER MAIN, THE MAIN SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE IN A MANNER APPROVED BY THE AGENCY. IF IT IS DISCOVERED THE CORPORATION STOP IS NOT WATER TIGHT, THE CONTRACTOR SHALL NOTIFY THE AGENCY FOR FURTHER DIRECTION. THE EXISTING METER(S) SHALL BE REMOVED AND DELIVERED TO THE AGENCY.

**CONSTRUCTION NOTES**

- INSTALL 8"x2" SERVICE LATERAL WITH 2" METER (PUBLIC) AND 2" RPPA (ONSITE PRIVATE) PER UDACS PLATE NO. 3 AND B. SEE RPPA NOTE THIS SHEET.
- INSTALL 2" POLYWRAPPED TYPE "K" COPPER WATER LATERAL PER UDACS PLATE NO. 3.
- INSTALL 2" POLYWRAPPED TYPE K COPPER WATER LINE FROM NEW METER TO HOUSE PER UDACS PLATE NO. 3.
- INSTALL 2' RADIUS 90° SWEEP IN COPPER LINE.
- INSTALL 6" C-900 WATER QUALITY PVC SEWER LATERAL PER DCSWCS SD-17.
- ABANDON EXISTING WATER SERVICE PER UDACS SECTION 2.17.04.A
- INSTALL STANDARD 6" SEWER CLEANOUT PER DCSWCS SD-26.
- SEWER/WATER CROSSING. SEE CROSSING NOTE THIS SHEET.
- PAVEMENT PATCH. MATCH EXISTING AC AND TYPE II THICKNESS. EXACT LIMITS OF PAVEMENT RESTORATION TO BE DETERMINED BY COH FIELD INSPECTOR.
- REPAIR/REPLACE "L" TYPE CURB AND SIDEWALK DISTURBED BY NEW TRENCHING AND NEW WATER METER PER CAUSD NO.S 216 & 234 RESPECTIVELY.
- INSTALL 8"x8" TAPPING SLEEVE W/ 8" GATE VALVE PER UDACS SECTION 2.24.01 A, SECTION 3.14 AND UDACS PLATE NO. 34.
- INSTALL 6" C-900 CLASS 235 PVC WATER FIRE LINE PER UDACS PLATE NO. 16.
- INSTALL 8" C-900 CLASS 235 PVC WATER FIRE LINE PER UDACS PLATE NO. 17.
- INSTALL 6" RPPA PER UDACS PLATE NO. 56.
- INSTALL 6"-90° ELBOW PER UDACS PLATE NO. 31.
- INSTALL BUILDING MOUNTED FIRE DEPARTMENT CONNECTION (FDC).
- INSTALL 8" PVC SLEEVE AROUND 6" FIRE WATER LINE AND INSTALL 4" PVC SLEEVE AROUND 2" DOM. WATER LINE 5' PAST EACH SIDE OF WALL CROSSING.
- INSTALL FIRE HYDRANT ASSEMBLY PER UDACS PLATE NO. 40. INSTALL BLUE REFLECTIVE MARKER AND PAINT CURB RED IN FRONT OF HYDRANT.
- INSTALL 8"x6" REDUCER PER UDACS PLATE NO. 31.
- INSTALL 6" POST INDICATOR VALVE (PIV) W/ TAMPER SWITCH. NOTE: PIV MUST BE 5' MINIMUM FROM BUILDING.
- DUE TO LIMITED SPACE IN THE LANDSCAPE BETWEEN THE PL AND THE PROPOSED BUILDING, A MINIMUM POTABLE/NON-POTABLE WATER HORIZONTAL SPACING CAN NOT BE ACCOMPLISHED. PLEASE SEE UDACS SECTION 2.23-01.B FOR COMPLIANCE. NON-POTABLE WATER LINE SHALL BE CONSTRUCTED OF AWWA QUALITY MATERIAL AND PER PROVISIONS OF UDACS SECTION MENTIONED ABOVE.
- INSTALL 8"x6" MECHANICAL JOINT WET TAP W/ 8" GATE VALVE PER UDACS SECTION 2.24.01.B, SECTION 3.14 & UDACS PLATE NO. 34.

**ESTIMATED QUANTITIES**

QUANTITY	DESCRIPTION
1 EA	[PUBLIC]
30 LF	[PUBLIC]
78 LF	[PRIVATE]
33 LF	[PRIVATE]
1 EA	[PRIVATE]
1 EA	[PRIVATE]
340 SF	[PUBLIC]
8 LF	[PUBLIC]
1 EA	[PUBLIC]
1 EA	[PUBLIC]
70 LF	[PRIVATE]
33 LF	[PUBLIC]
36 LF	[PRIVATE]
1 EA	[PRIVATE]
1 EA	[PRIVATE]
1 EA	[PRIVATE]
1 EA	[PUBLIC]
1 EA	[PRIVATE]
1 EA	[PUBLIC]
1 EA	[PUBLIC]

**PRESSURE ZONE: 2100**

**APPROVAL:**

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*Tom E. [Signature]* 3-18-19  
CITY ENGINEER - CITY OF HENDERSON APPROVAL DATE

**UTILITY NOTE**

THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAS BEEN DETERMINED FROM SURFACE EVIDENCE OF THEIR EXISTENCE OR FROM INFORMATION OBTAINED FROM THE UTILITY COMPANIES. THE ENGINEER ACCEPTS NO LIABILITY FOR THE EXISTENCE OR NONEXISTENCE OF UTILITY LINES. CONTRACTORS AND OTHERS USING THIS MAP MUST CONFIRM THE LOCATION OF UNDERGROUND LINES OR STRUCTURES WITH THE UTILITY COMPANIES PRIOR TO COMMENCING ANY EXCAVATION.

NOTE: REPLACE ALL TRAFFIC CONTROL DEVICES (SIGNS OR PAVEMENT MARKINGS), UNDER CITY OF HENDERSON JURISDICTION, THAT ARE DISTURBED, DESTROYED, MOVED OR MODIFIED BY TRENCHING ACTIVITY TO CITY OF HENDERSON SATISFACTION. ALL MATERIAL USED SHALL MEET CITY OF HENDERSON SPECIFICATIONS OR WILL BE AN APPROVED EQUAL.

**REDUCED PRESSURE PRINCIPLE ASSEMBLY- RPPA (1-2')**

APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY(S) SHALL BE INSTALLED PER THE UDACS PLATE NO. 8. NO WATER SHALL BE TAKEN FROM A SERVICE REQUIRING BACKFLOW PREVENTION UNTIL THE REDUCED PRESSURE PRINCIPLE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED. ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED TO ALLOW ACCESS FROM THE ADJACENT RIGHT-OF-WAY.

**REDUCED PRESSURE DETECTOR ASSEMBLY- RPPDA (1-6')**

APPROVED REDUCED PRESSURE DETECTOR ASSEMBLY(S) SHALL BE INSTALLED PER THE UDACS PLATE NO. 56. NO WATER SHALL BE TAKEN FROM A SERVICE REQUIRING BACKFLOW PREVENTION UNTIL THE REDUCED PRESSURE DETECTOR ASSEMBLY HAS BEEN SUCCESSFULLY TESTED. ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED TO ALLOW ACCESS FROM THE ADJACENT RIGHT-OF-WAY.

**WATER PIPE NOTE:**

ALL UNDERGROUND PIPING SUBJECT TO PRESSURIZATION BY THE FDC'S SHALL BE MINIMUM CLASS 200 PVC C-900 TO WITHSTAND WORKING PRESSURES UP TO 175 PSI.

**SEWER/WATER CROSSING NOTE**

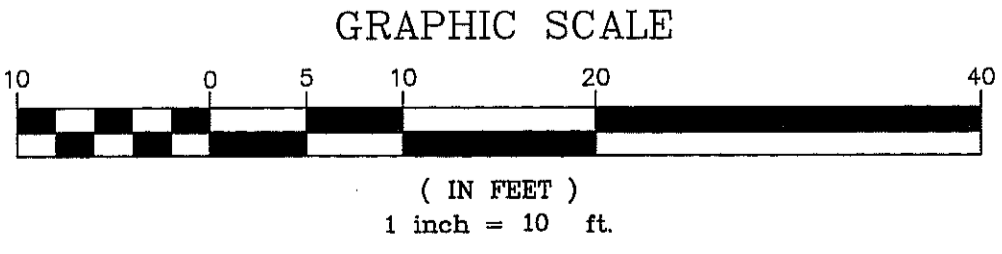
SEWER/STORM DRAINS CROSSING WATER LINES MUST CONFORM TO SECTION 2.22 OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS) FOR WATER AND SEWER STORM MAIN/LATERAL CROSSINGS AND CLEARANCES.

Call Southwest Gas at 702-400-1789 for Standby when excavating over or near High Pressure Gas Lines

**FIRE FLOW DATA**

FIRE REQUIREMENT IS 1500 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH RESIDUAL WORKING PRESSURES UP TO 175 PSI.

BASED ON:  
TOTAL SQUARE FOOTAGE 4321 SQ. FT.  
LARGEST AREA BETWEEN 4 HOUR SEPARATION WALLS: 4321 SQ. FT.  
BUILDING HEIGHT: 29'-10"  
NUMBER OF STORES: 2 V-B  
TYPE OF CONSTRUCTION: EXPOSED:  
SPRINKLER SYSTEM: YES (13R)  
OCCUPANCY: R2 (APARTMENTS)  
HIGH PILE STORAGE: NO  
ROOF CONSTRUCTION: WOOD



SEE SHEET #1 FOR LEGEND AND ABBREVIATIONS

**BASIS OF BEARINGS:**

SOUTH 66°55'35" WEST BEING THE BEARING OF THE CENTERLINE OF COPPER AVENUE BETWEEN MAGNESIUM AVENUE AND THE PC OF COPPER STREET, BEGINNING AT LOTS 8 & 30 OF COPPER STREET, LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 18 TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 3, PAGE 42 OF PLATS, OF CLARK COUNTY, NEVADA OFFICIAL RECORDS.

**BENCHMARK:**

CITY OF HENDERSON VERTICAL CONTROL v.2004 BENCHMARK NO. 60.  
2" BRASS CAP IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF BASIC ROAD AND HARRIS STREET.  
NAVD 88 DATUM 586.473 METERS (1924.120 FEET)

Job No. 18318  
FILE No. 01/07/19  
REUSE OF DOCUMENTS  
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APPROVED: [Signature]  
DATE: 3-18-19

REVISIONS: [Table with columns for NO., DATE, and DESCRIPTION]

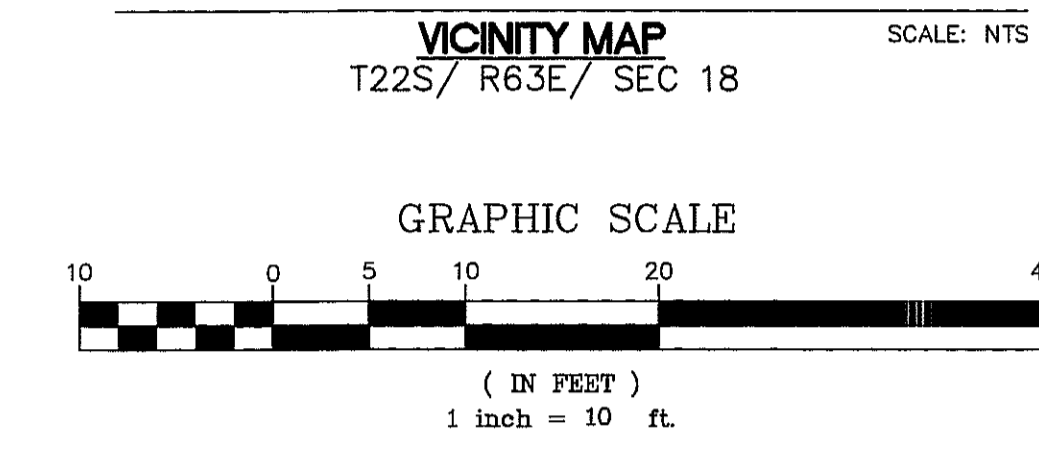
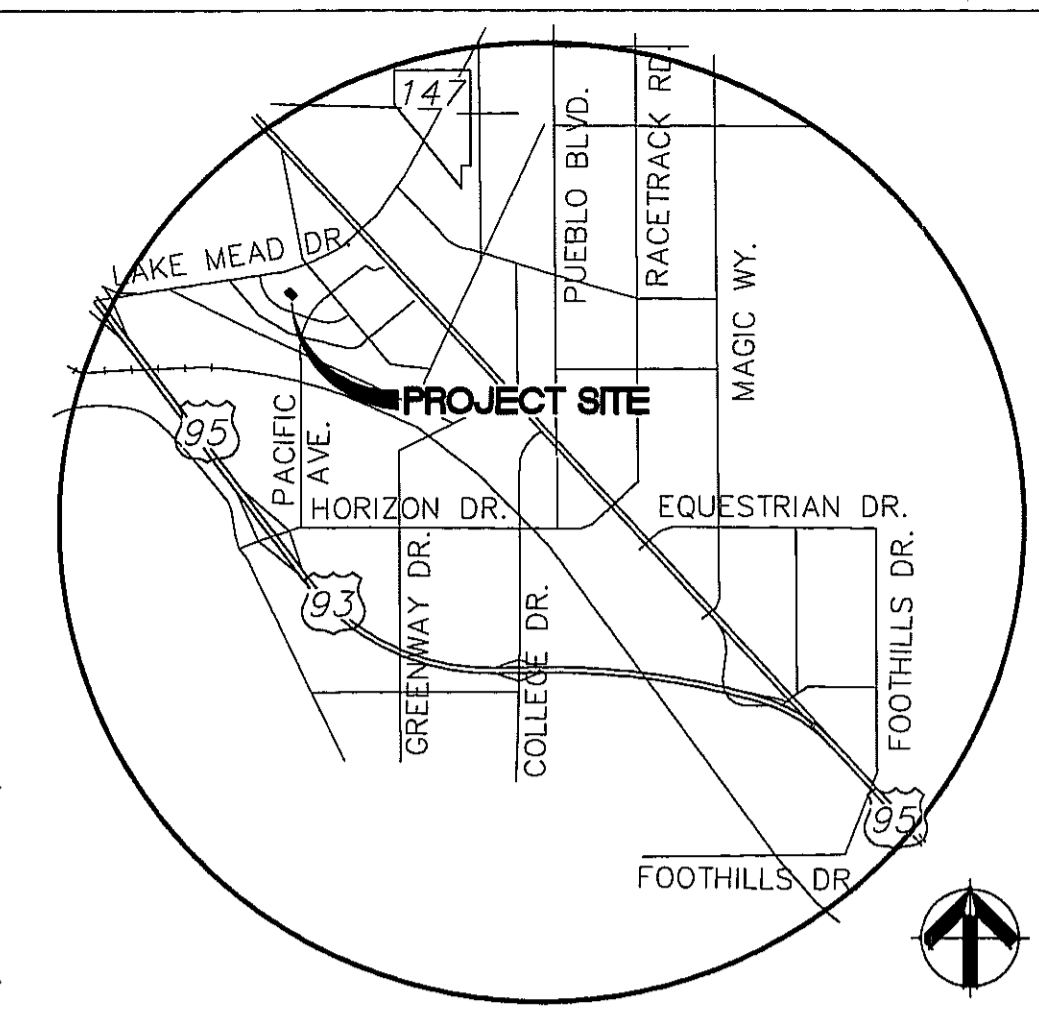
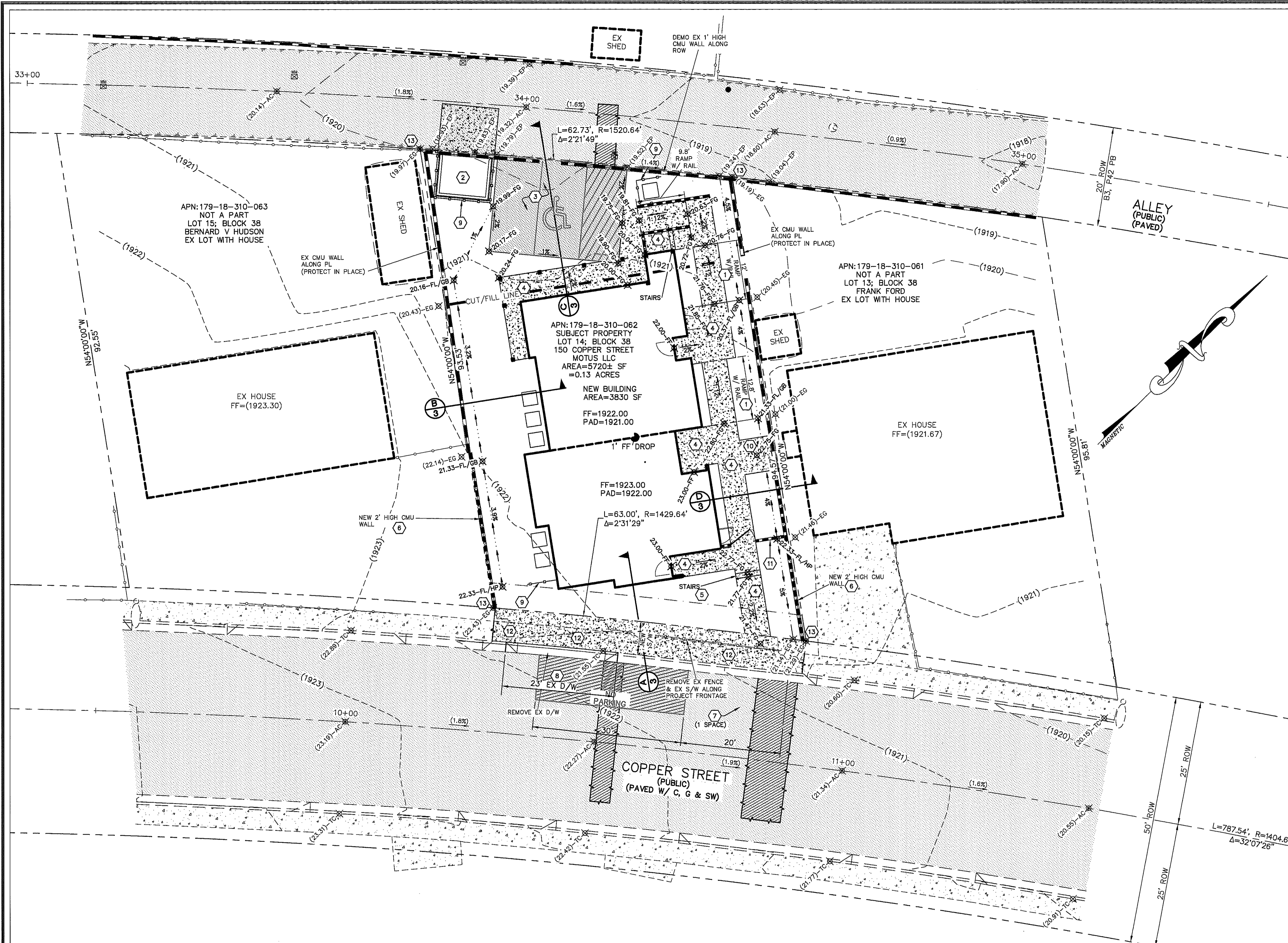
STAMP: CIVIL ENGINEER, STATE OF NEVADA, No. 71748, Exp. 12/24/2024

UTILITY PLAN  
MOTUS LLC III  
150 COPPER STREET  
CITY OF HENDERSON, NEVADA  
A.P.N. 179-18-310-062

FAST UnderGround 1-702-432-5300  
CALL BEFORE YOU DIG 811  
CALL BEFORE YOU DIG 811  
CALL BEFORE YOU DIG 811  
CALL BEFORE YOU DIG 811

JOB No. 18318  
DATE: 01/07/19  
VERT. SCALE: N/A  
HORIZ. SCALE: 1"=10'  
DRAWN BY: JGR  
CHECKED BY: DAD  
SHEET 5 of 7  
PCVL2018027712

08452



SEE SHEET #1 FOR LEGEND AND ABBREVIATIONS

**CONSTRUCTION NOTES**

1. INSTALL ADA RAMP WITH AND RAILING 1:12 MAX SLOPE. 30 LF [PRIVATE]
2. INSTALL TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION. 1 EA [PRIVATE]
3. INSTALL 2" AC PAVEMENT PER THIS PAVEMENT SECTION: TYPICAL ON-SITE PAVEMENT SECTION  
ENGINEER: NOVA GEOTECHNICAL N.T.S.  
DATE: JUNE 15, 2018  
JOB NUMBER: G-18-104
4. INSTALL SIDEWALK PER CCAUSD 234. 100 SY [PRIVATE]
5. INSTALL 1" RUN, 0.50" RISE STAIRS WITH ADJACENT CMU WALL AND RAILING.
6. INSTALL 2" HIGH CMU WALL WITH 6" HIGH INTERLACED TREK FENCING ALONG PL. NOTE: NEW WALL TO TIE TO EXISTING LOT LINE WALL IN PLACE. SEE STRUCTURAL PLANS. 70 LF [PRIVATE]
7. STRIPE EXISTING AC TO ACCOMMODATE 1 PARKING SPACE PER MUTCD FIGURE 3B-21.
8. SAWCUT AND REMOVE EXISTING DRIVEWAY. INSTALL NEW "L" CURB PER CCAUSD 216. 23 LF [PUBLIC]
9. INSTALL 6" TALL INTERLACED TREK FENCING. SEE ARCHITECTURAL PLANS AND LANDSCAPE PLANS FOR MORE INFORMATION.
10. INSTALL 6'x7' CONCRETE PAD FOR BICYCLE PARKING.
11. INSTALL 8.5' HIGH STUCCO SCREEN WALL AND GATE.
12. DEMO EXISTING 4' WIDE SIDEWALK ALONG PROPERTY FRONTAGE AND INSTALL NEW 6.7' WIDE SIDEWALK ALONG PROPERTY FRONTAGE PER CCAUSD 234. 420 SF [PUBLIC]
13. SET 5/8" REBAR AND 1.5" ALUMINUM CAP. PLS # 9450 4 EA [PUBLIC]
14. INSTALL 6" PVC DRAIN PIPE UNDER BIKE PAD TO ALLOW DRAINAGE ALONG LOT FLOWLINE. 7 LF [PRIVATE]

**EARTHWORK QUANTITIES**

IMPORT	15 CY
EXPORT	40 CY
EXPORT (CUT)	25 CY

**APPROVAL:**

CITY APPROVAL OF THE IMPROVEMENT PLANS IS GRANTED FOR ONE (1) YEAR ONLY. PLANS MUST BE RESUBMITTED FOR REVIEW AND APPROVAL TO THE CITY OF HENDERSON DEPARTMENT OF PUBLIC WORKS, PARKS AND RECREATION IF WORK IS NOT COMPLETED WITHIN ONE (1) YEAR OF THE APPROVAL DATE.

PHD NUMBER: 2018001196  
DATE: 1-7-19  
DAVID A. DWYER PE#7785

**FAST** CALL BEFORE YOU DIG AND CUTTING UNDERGROUND UTILITY LINES, IT'S COSTLY.

**811** CALL BEFORE YOU DO OVERHEAD

**UnderGround** Call before you dig 1-702-492-5300

**811** CALL BEFORE YOU DO OVERHEAD 1-800-227-2800

**FAST** CALL BEFORE YOU DO OVERHEAD 1-702-227-2929

**BASIS OF BEARINGS:**  
SOUTH 66°55'35" WEST BEING THE BEARING OF THE CENTERLINE OF COPPER AVENUE BETWEEN MAGNESIUM AVENUE AND THE PC OF COPPER STREET, BEGINNING AT LOTS 8 & 30 OF COPPER STREET, LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 18 TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 3, PAGE 42 OF PLATS, OF CLARK COUNTY, NEVADA OFFICIAL RECORDS.

**BENCHMARK:**  
CITY OF HENDERSON VERTICAL CONTROL v.2004 BENCHMARK NO. 60.  
2" BRASS CAP IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF BASIC ROAD AND HARRIS STREET.  
NAVD 88 DATUM 586.473 METERS (1924.120 FEET)

**FLOOD ZONE NOTE:**  
THE SITE IS LOCATED ON FEMA ZONE "X" - PANEL NUMBER 32003C2615F, MAP REVISED NOV. 16, 2011. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD.

**GEOTECHNICAL NOTE:**  
ALL GRADING SHALL CONFORM TO THE SOIL REPORT.  
ENGINEER: NOVA GEOTECHNICAL  
DATE: JUNE 15, 2018  
JOB NUMBER: G-18-104

**WALL CONSTRUCTION NOTES:**  
1.) SEE GEOTECHNICAL REPORT AND STRUCTURAL PLANS FOR WALL AND FOOTING DESIGN.  
2.) SEE GEOTECHNICAL REPORT FOR TOP OF FOOTING COVER. THESE PLANS ASSUME A MINIMUM 0.67% OF COVER OVER TOP OF FOOTER.  
3.) SEE STRUCTURAL PLANS FOR SOLID GROUTING AND WATERPROOFING DESIGN.  
4.) TOP OF RETAINING WALL (TRW) AND TOP OF FOOTER (TF) ELEVATIONS SHOWN ON THE GRADING PLAN ARE APPROXIMATE AND NEED TO BE VERIFIED BY MASON BEFORE CONSTRUCTION.  
5.) ALL WALLS SHALL CONFORM TO CITY OF HENDERSON STANDARDS.

**DEMOLITION NOTE:**  
DEMOLISH EXISTING 1" HIGH CMU WALL ADJACENT TO ALLEY RIGHT-OF-WAY. DEMOLISH ALL EXISTING CONCRETE FLATWORK ON SITE. PROTECT ADJACENT WEST AND EAST CMU LOT WALLS IN PLACE.

**ENGINEERS CERTIFICATION:**  
I CERTIFY THAT THIS GRADING PLAN CONFORMS TO THE APPROVED DRAINAGE STUDY FOR THIS SITE ON FILE AT THE CITY OF HENDERSON.

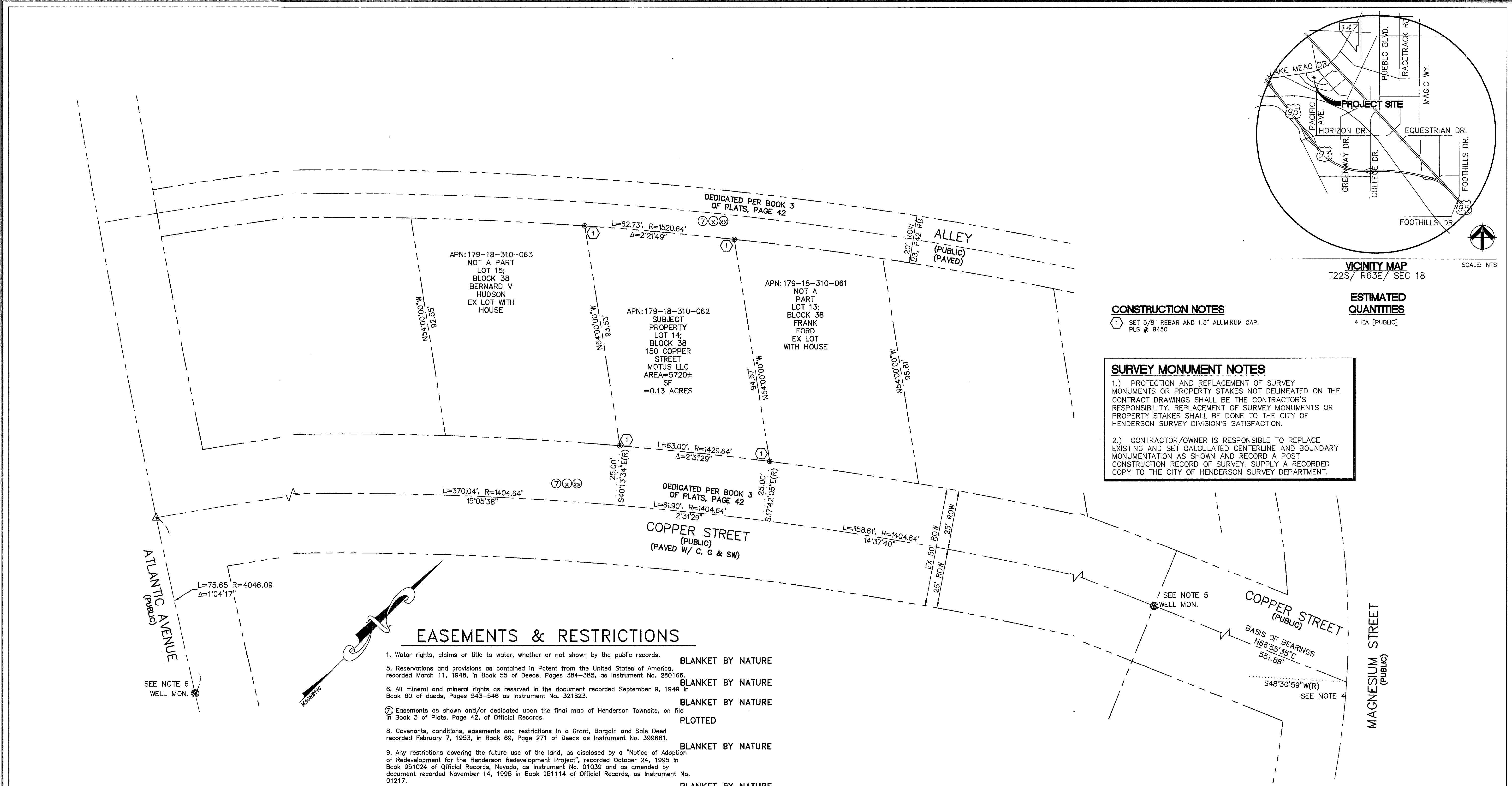
Job No. 18318  
FILE No. 01/07/19  
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APPROVED: [Signature]  
DATE: 01/07/19  
VERT. SCALE: N/A  
HORIZ. SCALE: 1"=10'  
DRAWN BY: JGR  
CHECKED BY: DAD  
SHEET: 6 of 7  
PCVL2018027712

STATE OF NEVADA  
DAVID A. DWYER  
CIVIL ENGINEER  
Exp. 12/24  
1983 264-2800  
7450 SMOKEY RANCH RD, SUITE 8  
LAS VEGAS, NEVADA 89128  
Fax: (702) 264-2828

GRADING PLAN  
MOTUS LLC III  
150 COPPER STREET  
CITY OF HENDERSON, NEVADA  
A.P.N. 179-18-310-062

08452



Job No. \_\_\_\_\_  
 FILE No. \_\_\_\_\_

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APPROVED	REVISIONS	DATE	DESCRIPTION

DATE: \_\_\_\_\_

NO. \_\_\_\_\_

DATE OF NEVADA SURVEYOR EXAMINATION: \_\_\_\_\_

THOMAS HELMUS, P.E. No. 9450

STAMP

**CONSTRUCTION NOTES**

- ① SET 5/8" REBAR AND 1.5" ALUMINUM CAP. PLS # 9450

**SURVEY MONUMENT NOTES**

- PROTECTION AND REPLACEMENT OF SURVEY MONUMENTS OR PROPERTY STAKES NOT DELINEATED ON THE CONTRACT DRAWINGS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. REPLACEMENT OF SURVEY MONUMENTS OR PROPERTY STAKES SHALL BE DONE TO THE CITY OF HENDERSON SURVEY DIVISION'S SATISFACTION.
- CONTRACTOR/OWNER IS RESPONSIBLE TO REPLACE EXISTING AND SET CALCULATED CENTERLINE AND BOUNDARY MONUMENTATION AS SHOWN AND RECORD A POST CONSTRUCTION RECORD OF SURVEY. SUPPLY A RECORDED COPY TO THE CITY OF HENDERSON SURVEY DEPARTMENT.

**EASEMENTS & RESTRICTIONS**

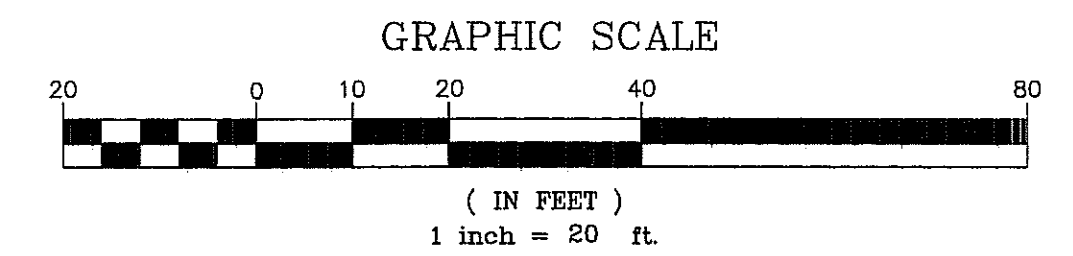
- Water rights, claims or title to water, whether or not shown by the public records. **BLANKET BY NATURE**
- Reservations and provisions as contained in Patent from the United States of America, recorded March 11, 1948, in Book 55 of Deeds, Pages 384-385, as Instrument No. 280166. **BLANKET BY NATURE**
- All mineral and mineral rights as reserved in the document recorded September 9, 1949 in Book 60 of deeds, Pages 543-546 as Instrument No. 321823. **BLANKET BY NATURE**
- Easements as shown and/or dedicated upon the final map of Henderson Townsite, on file in Book 3 of Plats, Page 42, of Official Records. **BLANKET BY NATURE**
- Covenants, conditions, easements and restrictions in a Grant, Bargain and Sale Deed recorded February 7, 1953, in Book 69, Page 271 of Deeds as Instrument No. 399661. **BLANKET BY NATURE**
- Any restrictions covering the future use of the land, as disclosed by a "Notice of Adoption of Redevelopment for the Henderson Redevelopment Project", recorded October 24, 1995 in Book 951024 of Official Records, Nevada, as Instrument No. 01039 and as amended by document recorded November 14, 1995 in Book 951114 of Official Records, as Instrument No. 01217. **BLANKET BY NATURE**
- A document entitled "Eastside Amendment" recorded December 5, 2012 in Book 20121205 as Instrument No. 00976 of Official Records. **BLANKET BY NATURE**
- An easement for public utilities and incidental purposes in the document recorded May 8, 1952 in Book 66 of Deeds, Page 394 as Instrument No. 384434. **BLANKET BY NATURE**
- An easement for public utilities and incidental purposes in the document recorded February 7, 1953 in Book 69 of Deeds, Pages 272-273 as Instrument No. 399667. **BLANKET BY NATURE**

**SURVEYOR'S NOTES:**

- ITEMS #x and #xx WERE FOUND FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. AFFECT THE SUBJECT PROPERTY. DO NCS-803188-HHLV AND
- ITEM #7 OF EASEMENTS/RESTRICTIONS DID NOT DEDICATE THE STREETS/ALLEYS AS PUBLIC UTILITY EASEMENTS. ITEMS #x & #xx CORRECT FOR THIS ERROR.
- ITEM #9 INVALIDATES/SUPERCEDES THE SPECIAL USAGE RESTRICTIONS OF ITEM #8.
- THE CENTERLINE INTERSECTION OF MAGNESIUM STREET & COPPER STREET IS SHOWN ON THAT CERTAIN MAP AS BOOK 143 OF PLATS, PAGE 70 AND WAS A CALCULATED POINT. NOTHING WAS SET OR FOUND. THIS CENTERLINE INTERSECTION POSITION WAS RETRACTED BY THE FOUND WELL MONUMENTS IN COPPER STREET AND ATLANTIC AVENUE.
- THE WELL MONUMENT FOUND AT THE CENTERLINE POINT OF CURVE OF COPPER STREET WEST OF THE CENTERLINE INTERSECTION OF COPPER STREET AND MAGNESIUM STREET WAS FOUND PER BOOK 143 OF PLATS, PAGE 70.
- THE WELL MONUMENT FOUND ON CENTERLINE OF ATLANTIC AVENUE 75.65 FEET SOUTHEAST OF THE CENTERLINE INTERSECTION OF COPPER STREET AND ATLANTIC AVENUE WAS FOUND PER BOOK 03 OF PLATS, PAGE 42.

**SURVEY LEGEND**

- ROADWAY CENTERLINE
- PROPERTY LINE / ROW LINE
- CENTERLINE TIE TO PL, ROW DEDICATION/RADIAL LINE
- EX SURVEY WELL MONUMENT PER BOOK 03 OF PLATS, PAGE 42 FOUND CONC. MONUMENT WITH 5/8" COPPER ROD AND TAG #428
- POINT CALCULATED - NOTHING FOUND OR SET
- SET PROPERTY CORNER MONUMENT & PROJECTED PROPERTY CORNER MONUMENT - POST CONSTRUCTION
- "RADIAL" BEARING
- OFFICIAL RECORDS



**BASIS OF BEARINGS:**  
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 2" BRASS CAP IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF BASIC ROAD AND HARRIS STREET.  
 NAVD 88 DATUM 586.473 METERS (1924.120 FEET)

**REFERENCES**

- PLAT MAP BOOK 3, PAGE 42 1952
- PLAT MAP BOOK 16, PAGE 32 1973

**HORIZONTAL CONTROL PLAN**

MOTUS LIC III  
 150 COPPER STREET

CITY OF HENDERSON, NEVADA A.P.N. 179-18-310-062

Job No. 18318  
 DATE: 02/12/19  
 VERT. SCALE: N/A  
 HORIZ. SCALE: 1"=20'  
 DRAWN BY: JGR  
 CHECKED BY: DAD  
 SHEET 7 of 7  
 FCVL2018027712

**FAST**  
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 UnderGround  
 1-702-432-5300

**CALL BEFORE YOU DIG**  
 AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.  
 CALL 811

**CALL BEFORE YOU DO OVERHEAD**  
 AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.  
 1-800-227-2600

**1-702-227-2929**

08452