

MOTUS LLC I

51 E. TEXAS AVENUE

CITY OF HENDERSON, NEVADA

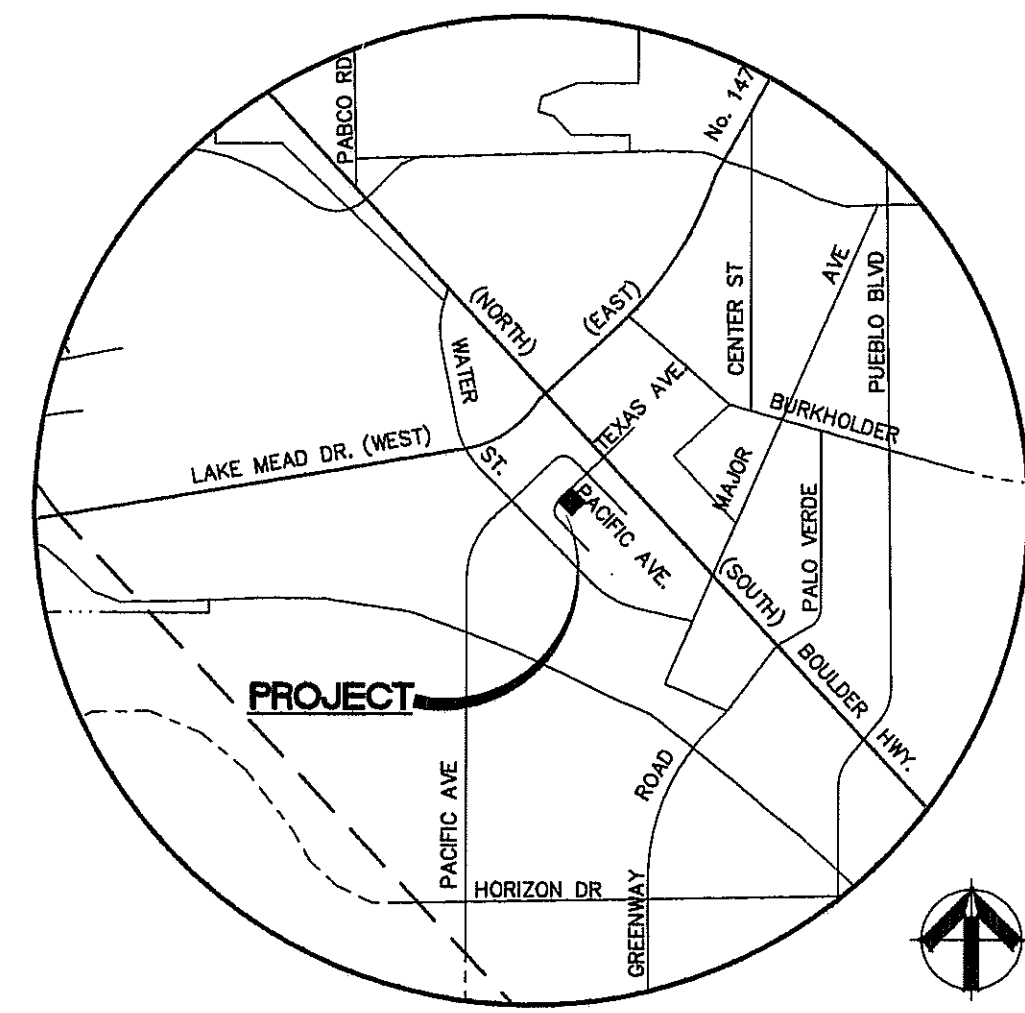
APN: 179-18-710-070

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
	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
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE DEPT CONNECTION
	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
	EXISTING SIGN
	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
BCR	BEGIN CURB RETURN
CCAUSD	CLARK COUNTY AREA UNIFORM STANDARD DRAWING
CL	CENTERLINE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COH	CITY OF HENDERSON
CONC	CONCRETE
OPR	COPPER
DDDA	DOUBLE-CHECK DETECTOR ASSEMBLY
DOM	DOMESTIC DRIVEWAY
D/W	END CURB RETURN
ECR	EXISTING GROUND
EG	ELECTRIC
EL	EDGE OF PAVEMENT
EP	EASEMENT
ESMT	EDGE VALLEY GUTTER
EVG	EXISTING
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FS	FINISHED SURFACE
G	GAS
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
LT	LEFT
L/S	LANDSCAPE AREA
L/VVWD	LAS VEGAS VALLEY WATER DISTRICT
MH	MAN HOLE
NAP	NOT A PART
NTS	NOT TO SCALE
OFF	OFFSET
POC	POINT OF CONNECTION
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
TC	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
VCP	VITRIFIED CLAY PIPE
VG	VALLEY GUTTER
W	WATER



VICINITY MAP
T22S / R63E / SEC 18
SCALE: NTS

LEGAL DESCRIPTION:

APN: 179-18-710-070
LOT TWENTY (20) IN BLOCK FOUR (4), HENDERSON TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 3 OF PLATS, PAGE 42, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND LYING IN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA.

SAID AREA CONTAINS APPROXIMATELY 0.15 ACRES.

BASIS OF BEARINGS:

SOUTH 42°23'40" EAST BEING THE BEARING OF THE CENTERLINE OF PACIFIC AVENUE BETWEEN TEXAS AVENUE AND WYOMING AVENUE, LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NE 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.

"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

THIS SET OF IMPROVEMENT PLANS IS CERTIFIED TO CONFORM TO THE REQUIREMENTS OF THE CITY OF HENDERSON TRAFFIC IMPACT ANALYSIS APPROVAL LETTER.
ENERGOV No. 2018-00-1192
TRAFFIC IMPACT ANALYSIS KIVA NUMBER
DAVID A. DWYER
PRINTED NAME
3-5-19
DATE
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.: 2018001486
WATER NETWORK ANALYSIS
DAVID A. DWYER
PRINT NAME
3-5-19
DATE
7785
P.E. NUMBER

PROJECT INFORMATION
APN: 179-18-710-070
ACREAGE: 0.15 GROSS AC
0.15 NET AC
NUMBER OF BUILDINGS: 1
BLDG. #: 4493 SQ. FT
ZONING: DR

OWNER/DEVELOPER

MOTUS LLC
1525 E. ONTARIO AVE; SUITE 101
CORONA, CA 92881
CONTACT: JOHN A. RUSSO
PH: 1-951-836-0530
EMAIL: JRUSSO@EQUITIES.COM

APPROVALS:

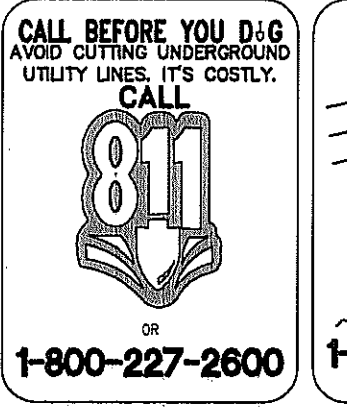
	APPROVAL DATE
CITY ENGINEER, CITY OF HENDERSON	5-20-19
	APPROVAL DATE
FIRE DEPARTMENT, CITY OF HENDERSON	3-21-19
	APPROVAL DATE
BUILDING OFFICIAL, CITY OF HENDERSON	3-20-19
	APPROVAL DATE
UTILITY SERVICES, CITY OF HENDERSON	5/16/19
	APPROVAL DATE
CITY TRAFFIC ENGINEER, CITY OF HENDERSON	3/21/19
	APPROVAL DATE
COX COMMUNICATIONS LAS VEGAS, INC	3-7-19
	APPROVAL DATE
SOUTHWEST GAS CORPORATION	07/Mar/2019
	APPROVAL DATE
CENTRAL TELEPHONE CO. d/b/o CENTURY LINK	3-5-19

"THE AFFIXED CENTURY LINK APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS 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."

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.

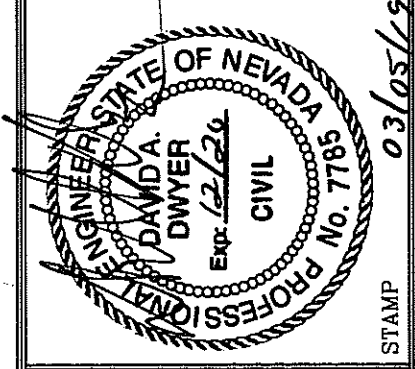
SHEET INDEX

1. COVER SHEET
2. GENERAL NOTES SHEET
3. SECTIONS & DETAILS SHEET
4. GEOMETRIC CONTROL PLAN
5. UTILITY PLAN
6. GRADING PLAN
7. HORIZONTAL CONTROL PLAN



Job No. 18317	
DATE: 03/05/19	
VERT. SCALE: N/A	HORIZ. SCALE: N/A
DRAWN BY: JGR	
CHECKED BY: DAD	
SHEET 1 of 7	
PCVL2018027714	

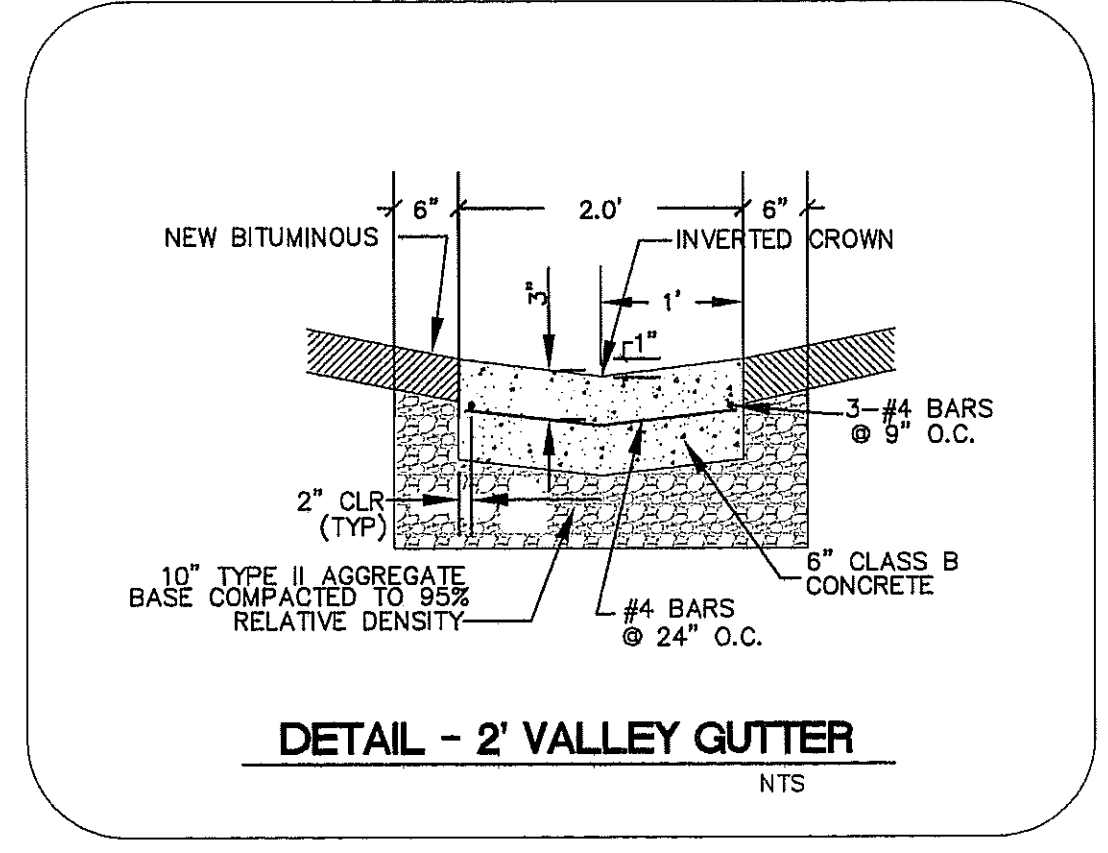
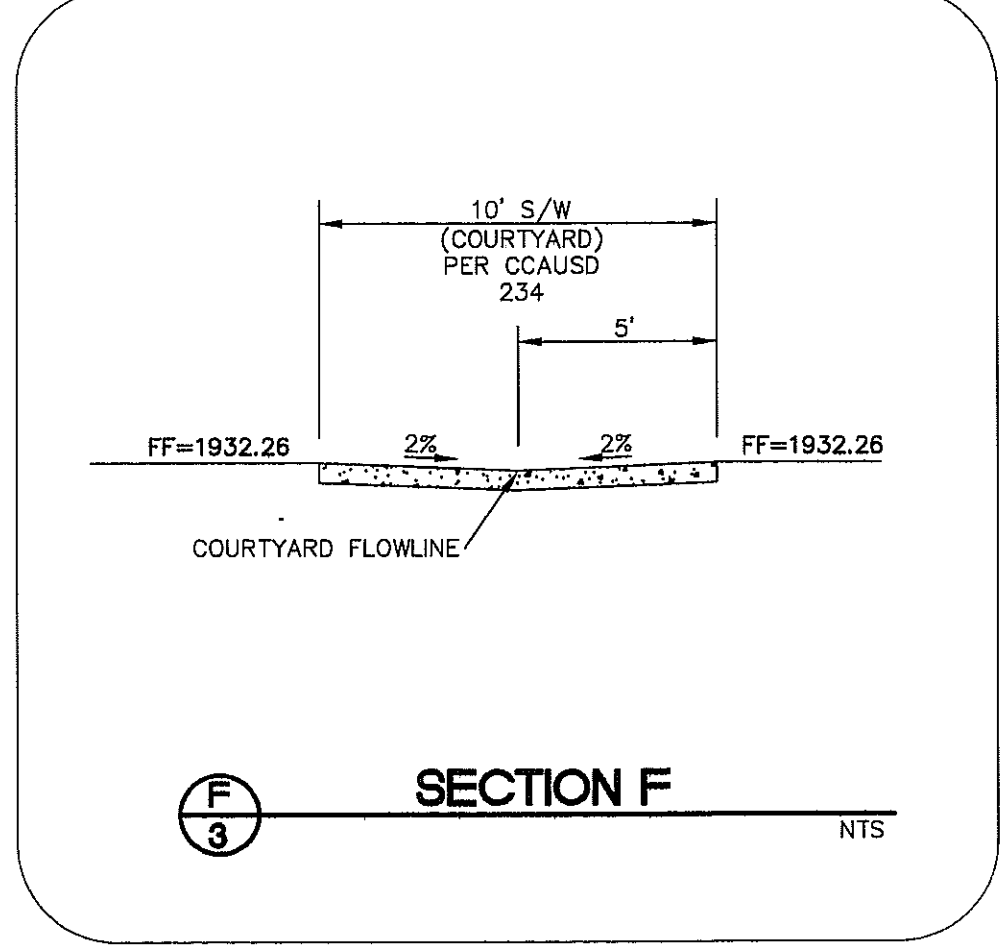
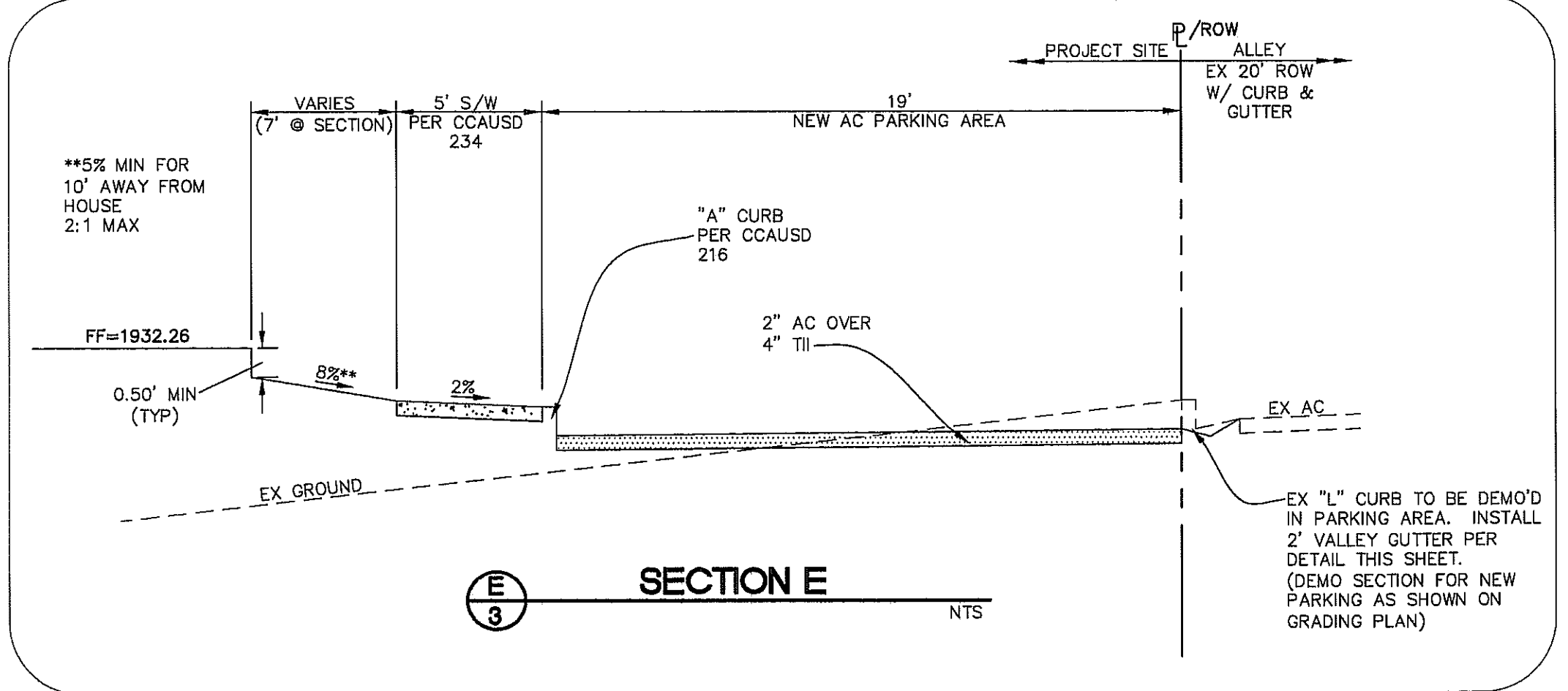
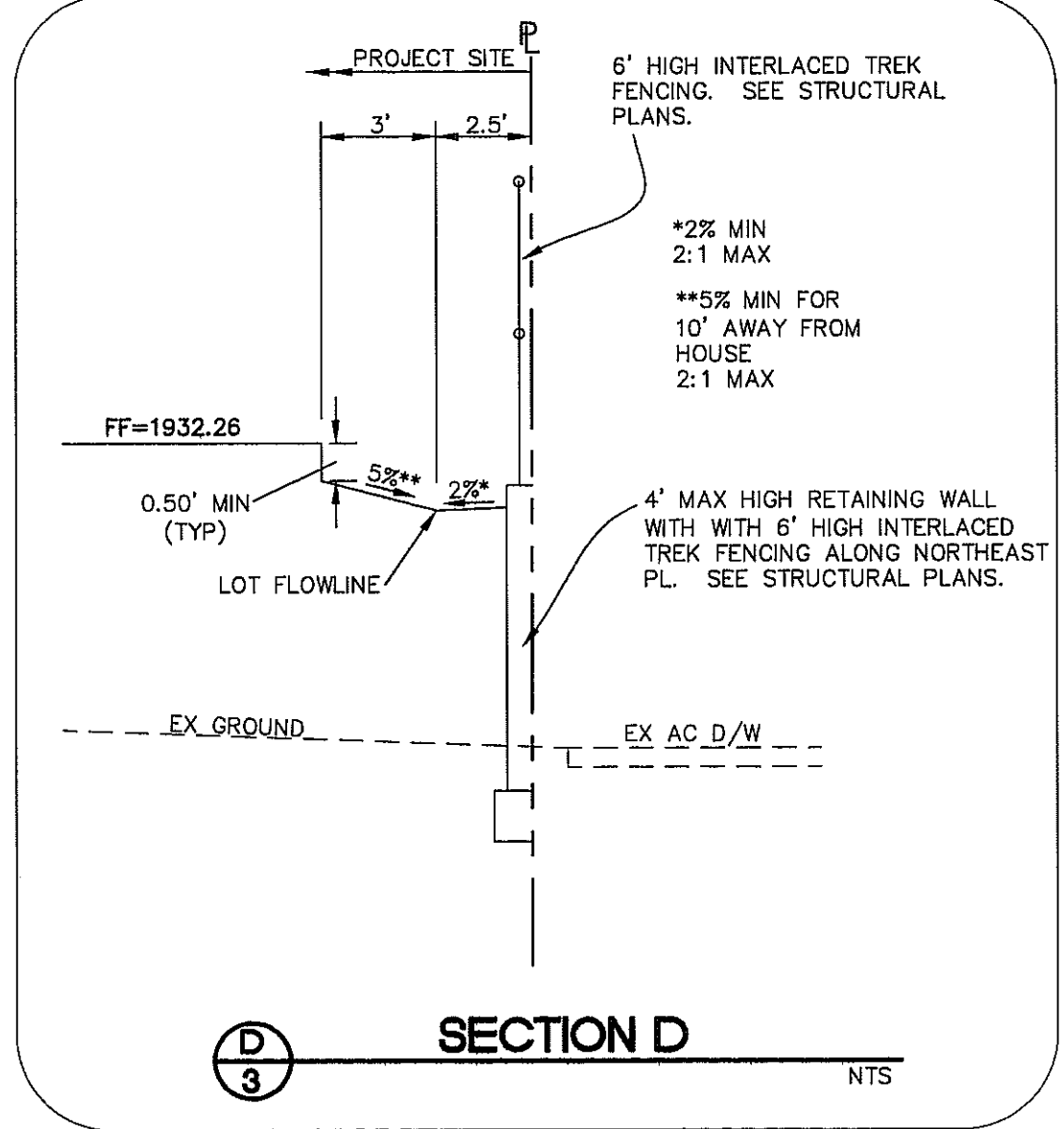
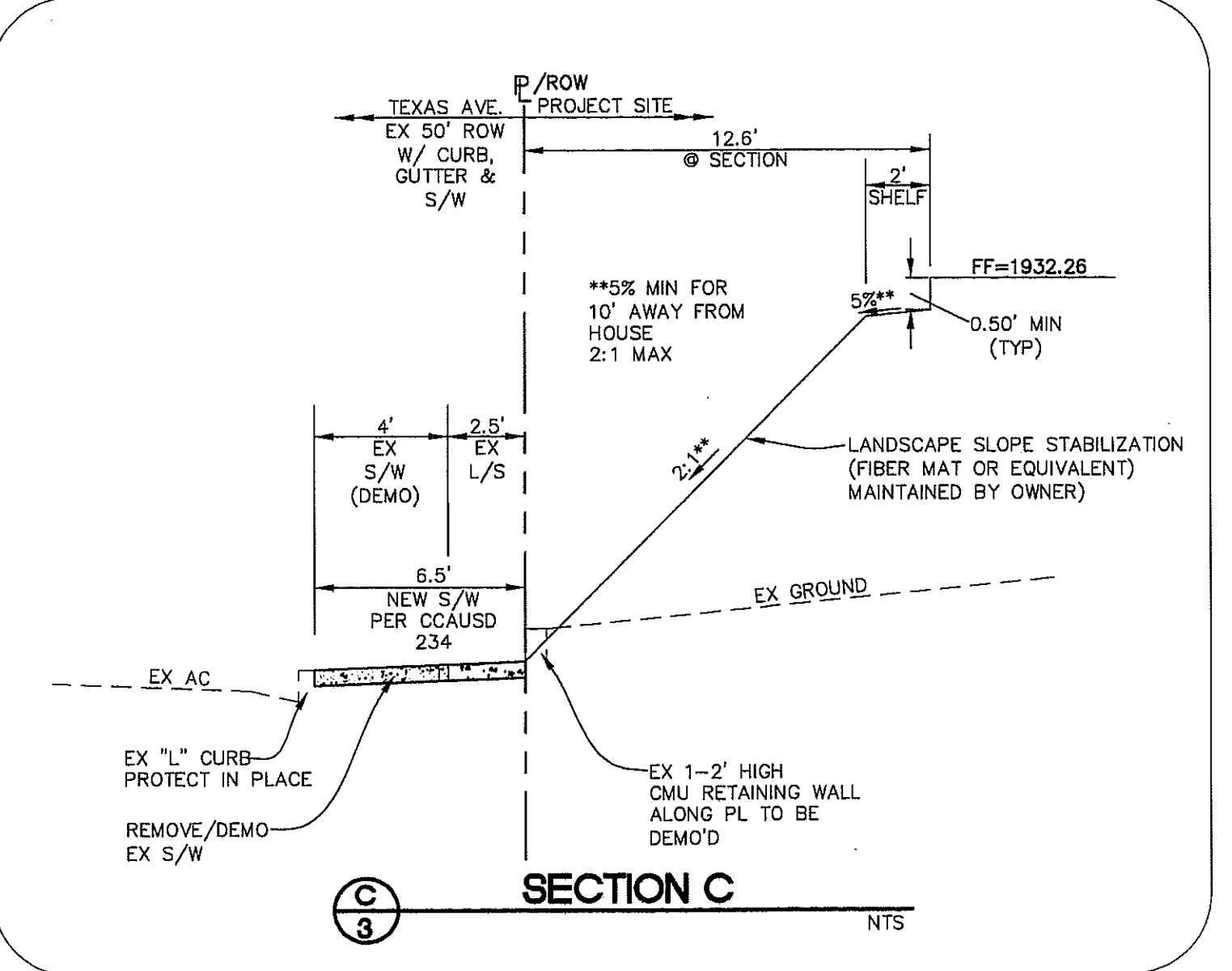
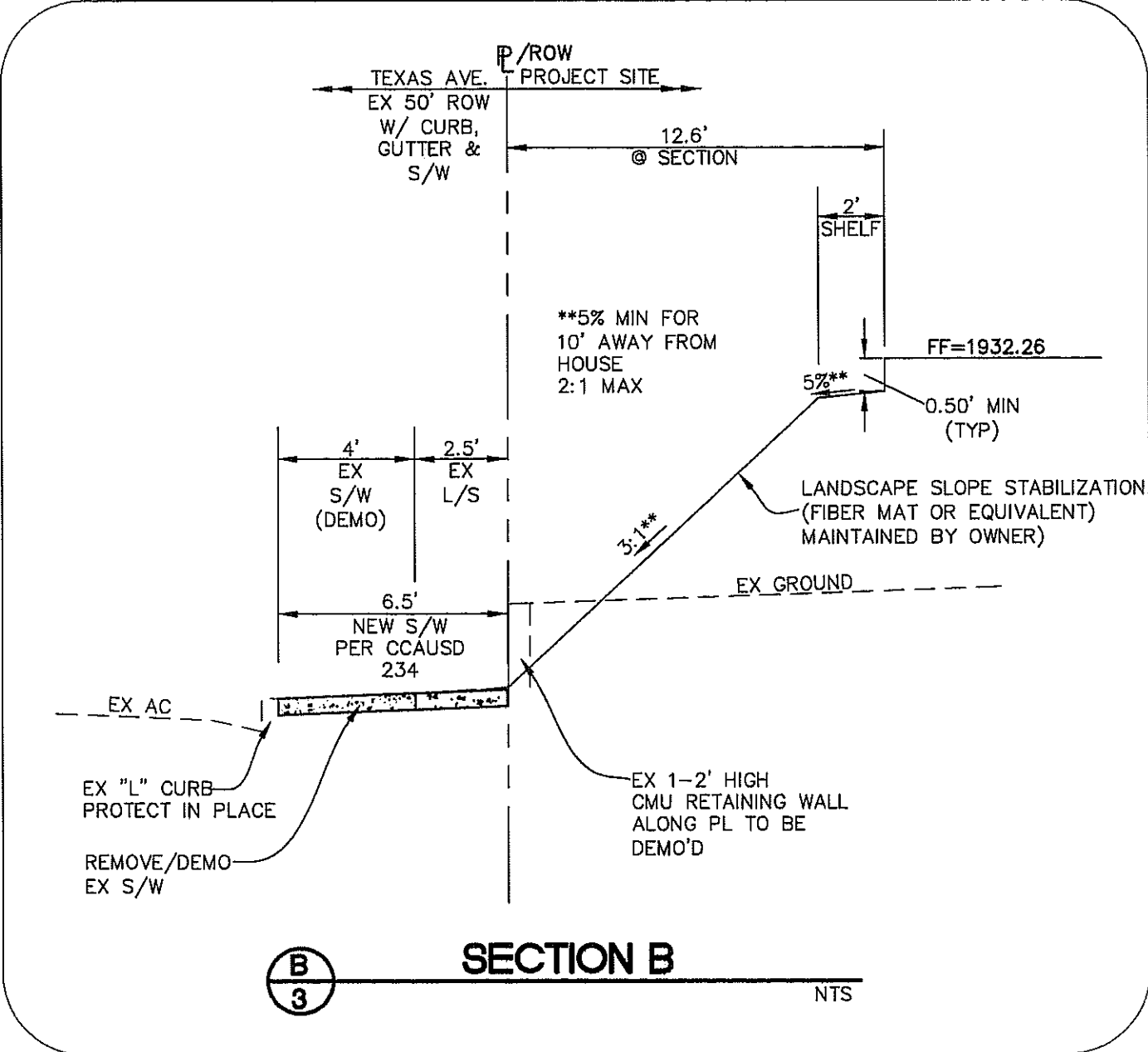
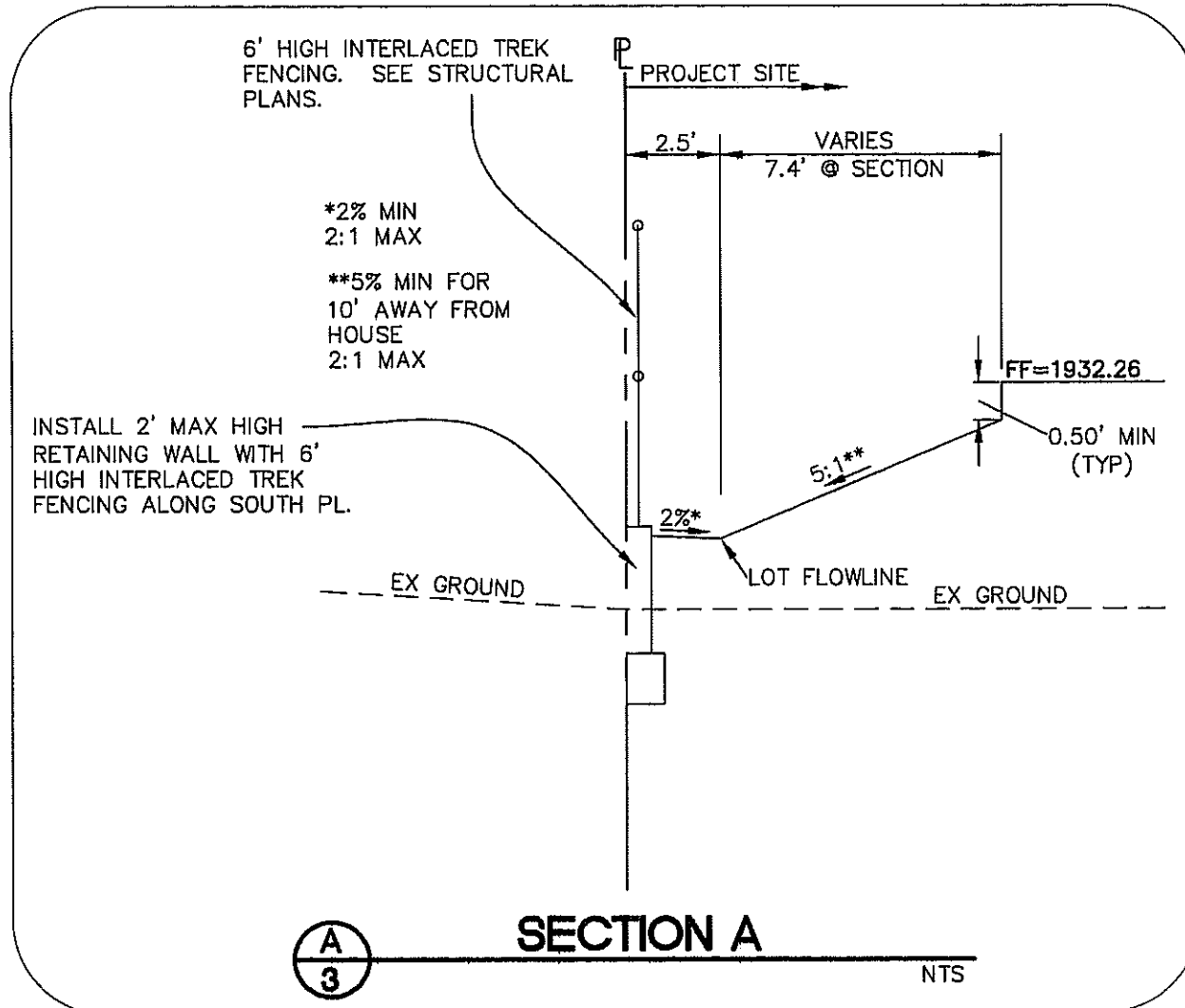
Job No.	
FILE No.	
REUSE OF DOCUMENTS	
THIS DOCUMENT AND THE DATA AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF CIVIL ENGINEERING, INC. AND IS NOT TO BE USED IN THE DESIGN OF ANY PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN APPROVAL OF CIVIL ENGINEERING, INC.	
APPROVED	
REVISIONS	DESCRIPTION
NO.	DATE



CIVIL ENGINEERING, INC.
 CIVIL ENGINEERING
 LAND SURVEYING
 5110 S. TEXAS AVE., SUITE B
 LAS VEGAS, NEVADA 89118
 TEL: (702) 254-2500
 FAX: (702) 254-2508

SECTIONS & DETAILS SHEET
MOTUS LLC I
 51 E. TEXAS AVENUE
 CITY OF HENDERSON, NEVADA A.P.N. 179-18-710-070

JOB No.	18317
DATE	03/05/19
VERT. SCALE	N/A
HORIZ. SCALE	N/A
DRAWN BY:	JGR
CHECKED BY:	DAD
SHEET	3 of 7
PCVL2018027714	



GEOTECHNICAL NOTE:
 ALL GRADING SHALL CONFORM TO THE SOIL REPORT.
 ENGINEER: NOVA GEOTECHNICAL
 ORIGINAL DATE: JUNE 15, 2018
 JOB NUMBER: G-18-101

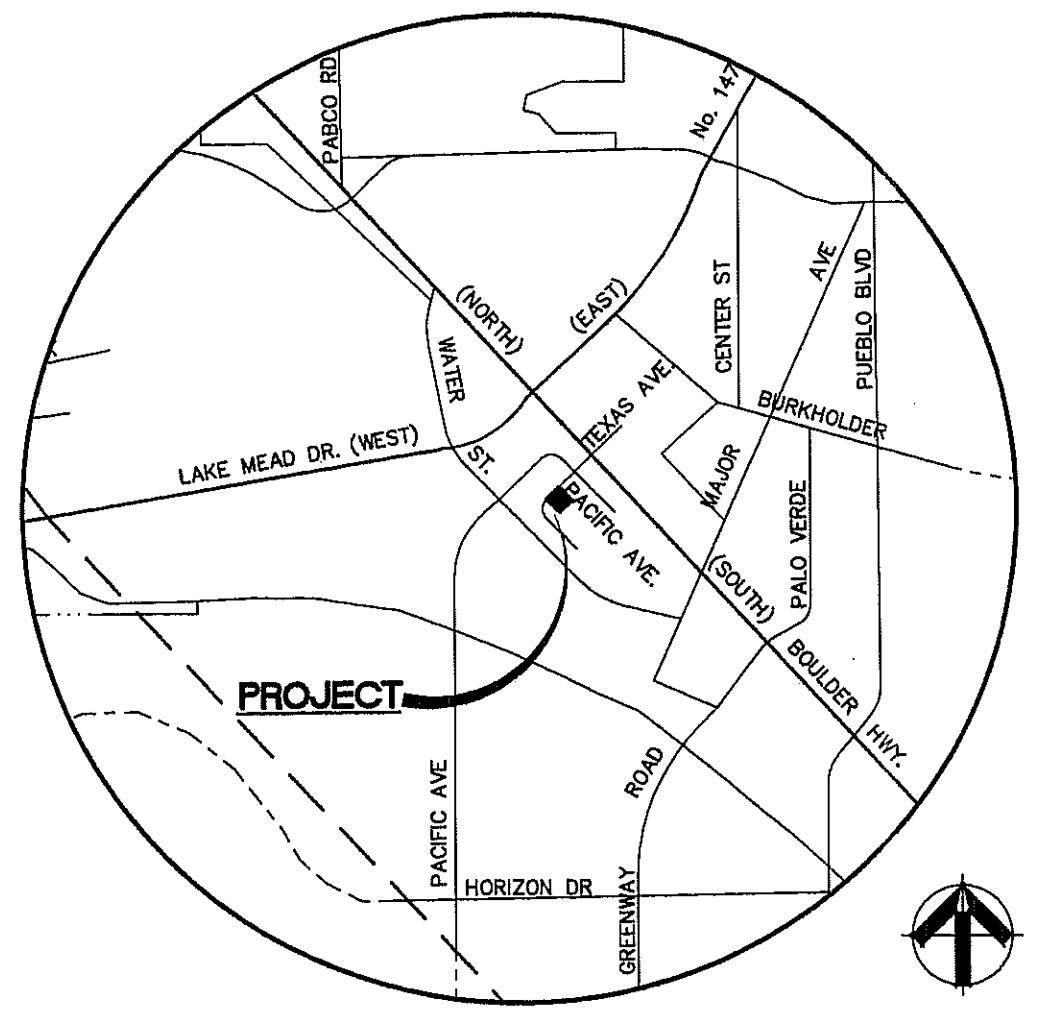
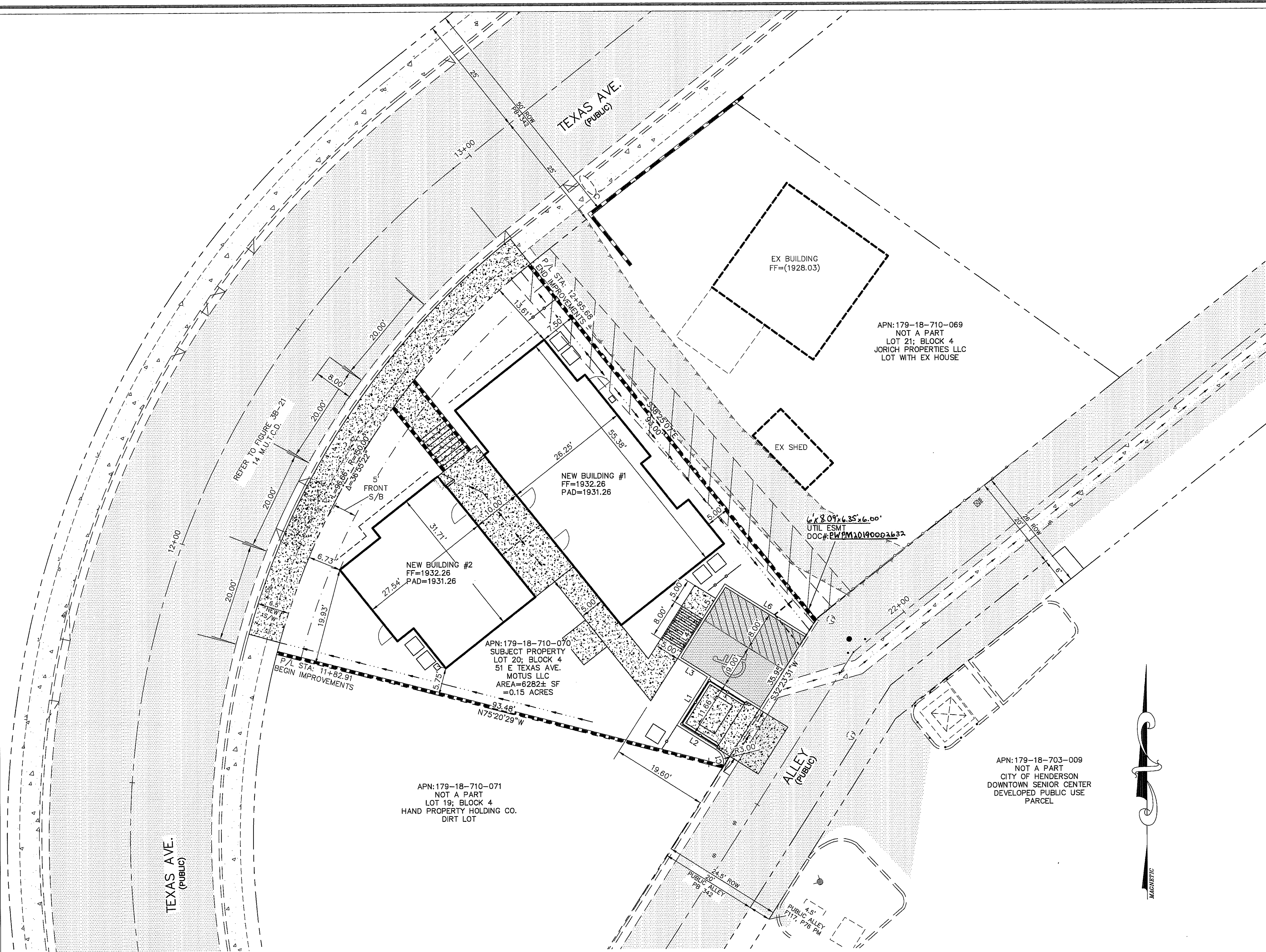
WALL CONSTRUCTION NOTES:
 1.) SEE GEOTECHNICAL REPORT AND STRUCTURAL PLANS FOR WALL AND FOOTING DESIGN.
 2.) SEE GEOTECHNICAL REPORT FOR TOP OF FOOTING COVER. THESE PLANS ASSUME A MINIMUM 0.67± OF COVER OVER TOP OF FOOTER.
 3.) SEE STRUCTURAL PLANS FOR SOLID GROUTING AND WATERPROOFING DESIGN.
 4.) TOP 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 COH STANDARDS.

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.

[Signature]
 CITY ENGINEER - CITY OF HENDERSON
 APPROVAL DATE: 5.20.19



02480



VICINITY MAP
T22S/ R63E/ SEC 18



LINE TABLE

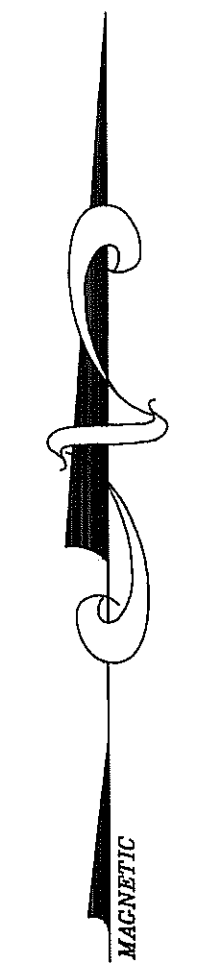
LINE #	LENGTH	DIRECTION
L1	11.66'	N32° 23' 31.01"E
L2	9.54'	N57° 36' 29.00"W
L3	7.16'	N57° 36' 28.99"W
L4	9.50'	N32° 23' 31.17"E
L5	8.50'	N32° 23' 31.27"E
L6	19.63'	S57° 36' 28.83"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	4.71'	3.00'	89°52'00"	2.99

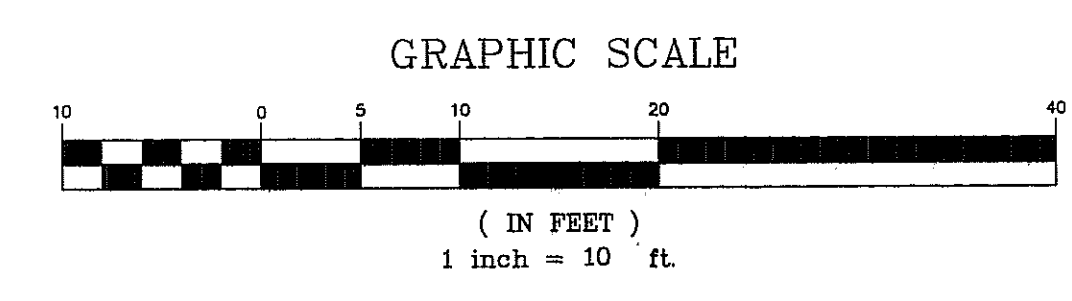
10' WIDE U.E. EASEMENT PER BOOK 03 OF PLATS, PAGE 42

APN: 179-18-703-009
NOT A PART
CITY OF HENDERSON
DOWNTOWN SENIOR CENTER
DEVELOPED PUBLIC USE
PARCEL



BASIS OF BEARINGS:
SOUTH 42°23'40" EAST BEING THE BEARING OF THE CENTERLINE OF PACIFIC AVENUE BETWEEN TEXAS AVENUE AND WYOMING AVENUE, LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 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)



SEE SHEET #1 FOR LEGEND AND ABBREVIATIONS

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.

John S. [Signature] 5-20-19
CITY ENGINEER - CITY OF HENDERSON APPROVAL DATE

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

UnderGround 1-702-432-5300

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

1-702-227-2929

Job No. 18317
FILE No. 03/05/19
DATE: 03/05/19
VERT. SCALE: N/A
HORIZ. SCALE: 1"=10'
DRAWN BY: JGR
CHECKED BY: DAD
SHEET: 4 of 7

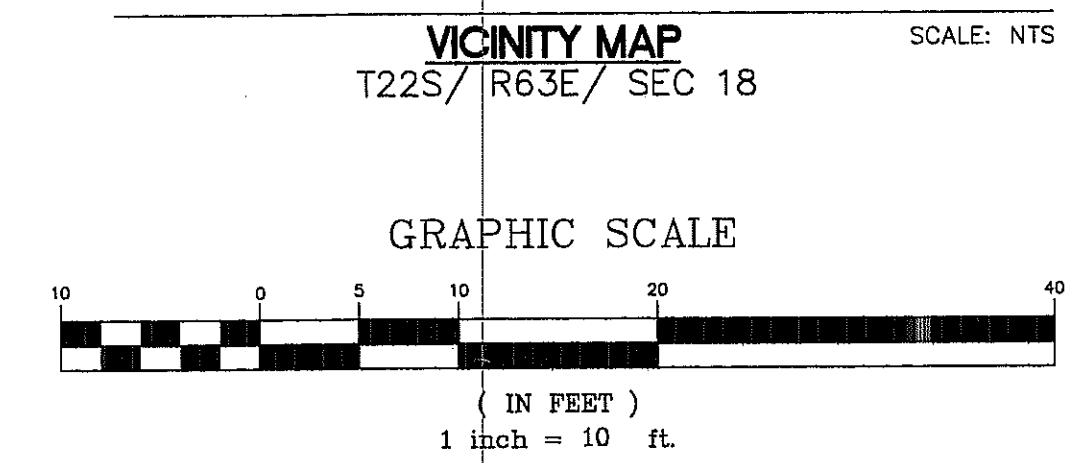
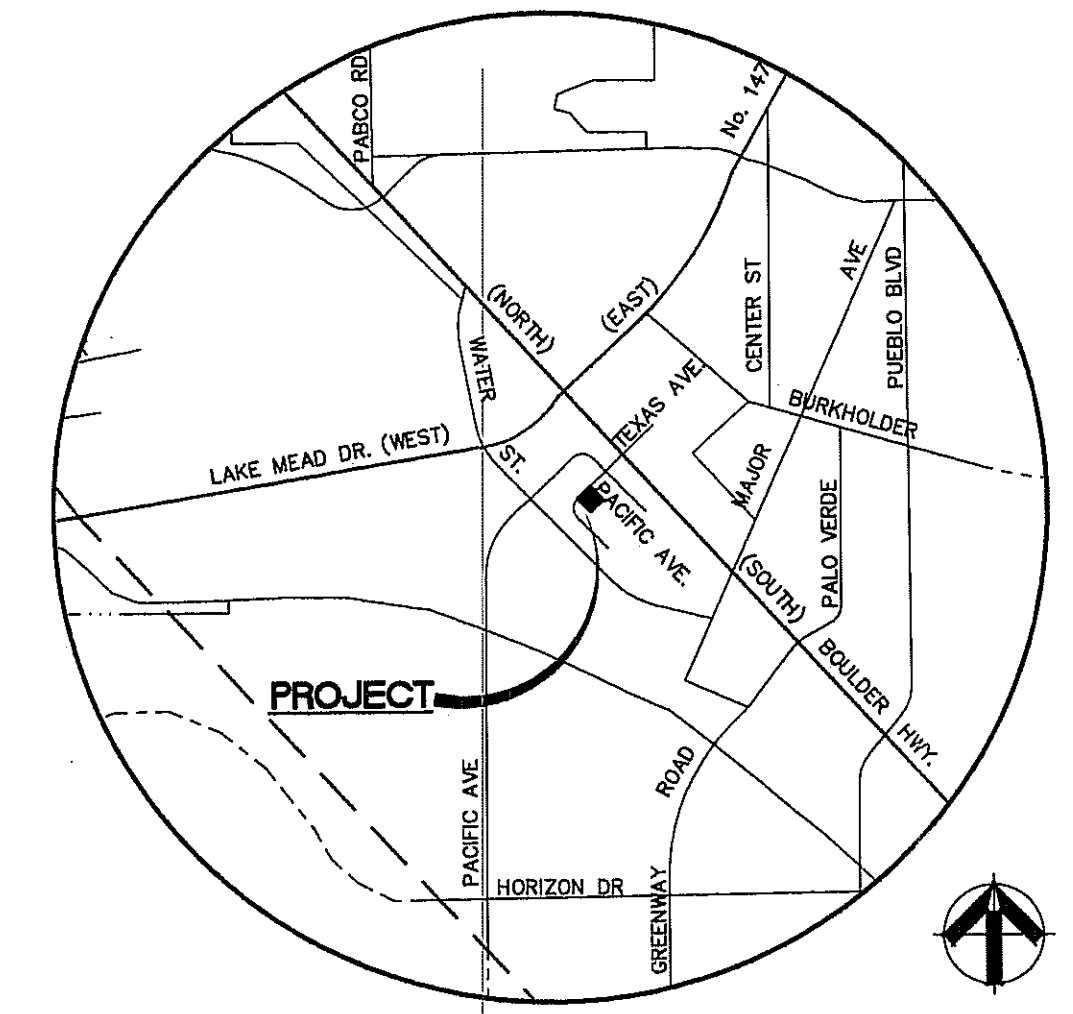
APPROVED: [Signature]
REVISIONS: [Table]
NO. DATE DESCRIPTION

STATE OF NEVADA
DAVID A. DWYER
CIVIL ENGINEER
No. 77424
Exp. 12/31/23
PCVL2018027714
08490

GEOMETRIC CONTROL PLAN
MOTUS LLC I
51 E. TEXAS AVENUE
CITY OF HENDERSON, NEVADA
A.P.N. 179-18-710-070

DWYER ENGINEERING INC.
CIVIL ENGINEERS
LAND SURVEYORS
245 W. WASHINGTON AVENUE
LAS VEGAS, NEVADA 89101
TEL: (702) 884-2800
FAX: (702) 884-2800

Job No.		
FILE No.		
REUSE OF DOCUMENTS		
APPROVED		
REVISIONS		
NO.	DATE	DESCRIPTION



SEE SHEET #1 FOR LEGEND AND ABBREVIATIONS

PRESSURE ZONE: 2100

ESTIMATED QUANTITIES

1 EA [PUBLIC]
15 LF [PUBLIC]
150 LF [PRIVATE]
2 EA [PRIVATE]
113 LF [PRIVATE]
1 EA [PRIVATE]
2 EA [PRIVATE]
270 SF [PUBLIC]
8 LF [PUBLIC]
16 SF [PUBLIC]
1 EA [PUBLIC]
163 LF [PRIVATE]
1 EA [PRIVATE]
3 EA [PRIVATE]
2 EA [PRIVATE]
1 EA [PRIVATE]
1 EA [PRIVATE]
2 EA [PRIVATE]
2 EA [PRIVATE]

CONSTRUCTION NOTES

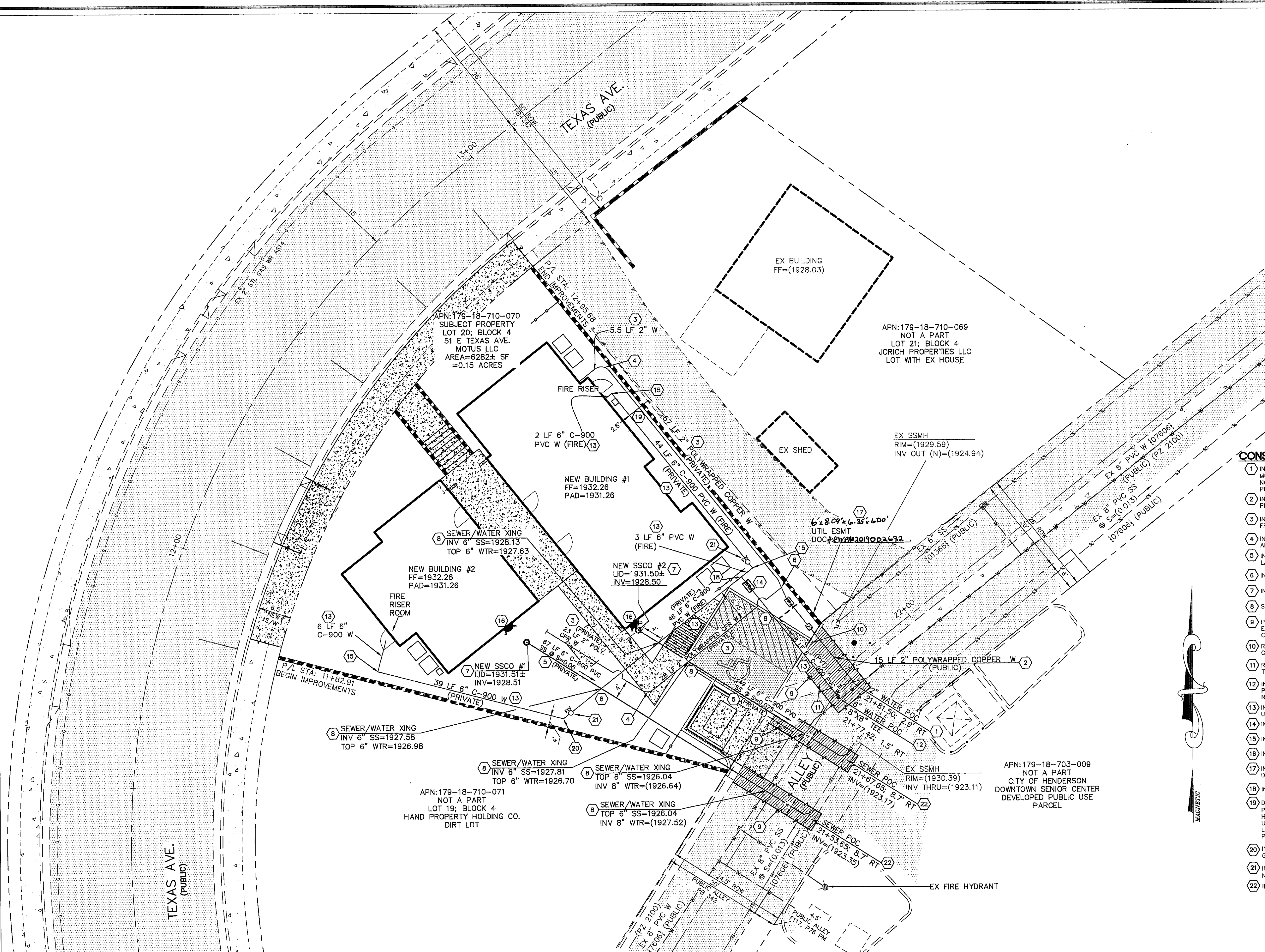
- INSTALL 2" POLYWRAPPED COPPER SERVICE LATERAL WITH 2" METER (PUBLIC) AND 2" RPPA (PRIVATE) PER UDACS PLATE NO. 3 AND B. SEE RPPA NOTE THIS SHEET. SEE PLUMBING PLANS FOR DOMESTIC LINE BETWEEN THE TWO BUILDINGS.
- INSTALL 2" POLYWRAPPED TYPE "K" COPPER WATER LATERAL PER UDACS PLATE NO. 3.
- INSTALL 2" POLYWRAPPED TYPE "K" COPPER WATER LINE FROM NEW METER TO HOUSE PER UDACS PLATE NO. 3.
- INSTALL 2" (MINIMUM) RADIUS SWEEP IN COPPER LINE.
- INSTALL NEW 6" C-900 WATER QUALITY PVC SEWER LATERAL PER DCSWCS SD-17 & SD-16.
- INSTALL 2" COPPER TEE PER UDACS PLATE No. 31.
- 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 "A" TYPE CURB DISTURBED BY NEW TRENCHING. CURB PER CCAUSD NO. 219.
- REPAIR/REPLACE EXISTING VALLEY GUTTER DISTURBED BY NEW TRENCHING.
- INSTALL 8"x8" MECHANICAL JOINT WET-TAP w/ 6" GATE VALVE PER UDACS SECTION 2.24-01 B, SECTION 3.14 AND UDACS PLATE No. 34.
- INSTALL 6" C-900 CLASS 235 PVC WATER FIRE LINE PER UDACS PLATE No. 16.
- INSTALL 6" RPDA PER UDACS PLATE No. 56.
- INSTALL 6"-90° ELBOW PER UDACS PLATE No. 31.
- INSTALL BUILDING MOUNTED FIRE DEPARTMENT CONNECTION (FDC).
- INSTALL 6"x6"x8.09"x8.35" UTILITY EASEMENT AROUND WATER METER. DOC#
- INSTALL 6"x6" TEE PER UDACS PLATE No. 31.
- 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 6"-45° AND 22 1/4° BENDS. ROTATE AS NEEDED TO GET ANGLE TO HOUSE.
- INSTALL 6" POST INDICATOR VALVE (PIV) W/ TAMPER SWITCH. NOTE: PIV MUST BE 5' MINIMUM FROM BUILDING.
- INSTALL NEW 6" SEWER LATERAL CONNECTION PER DCSWCS SD-22.

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.

APPROVAL DATE: 5.20.19
 APPROVAL DATE: 3.7.19

FAST UnderGround SYSTEM OF TRANSPORTATION
 CALL BEFORE YOU DIG AVOID CUTTING UNDERGROUND UTILITY LINES IT'S COSTLY.
 CALL BEFORE YOU DO OVERHEAD
 1-702-432-5300
 1-800-227-2600
 1-702-227-2929



BASIS OF BEARINGS:
 SOUTH 42°23'40" EAST BEING THE BEARING OF THE CENTERLINE OF PACIFIC AVENUE BETWEEN TEXAS AVENUE AND WYOMING AVENUE, LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 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)

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 AROUND TO ALLOW DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY. RPPA'S ARE PRIVATE AND DO NOT REQUIRE AN EASEMENT.

REDUCED PRESSURE DETECTOR ASSEMBLY- RPDA (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.

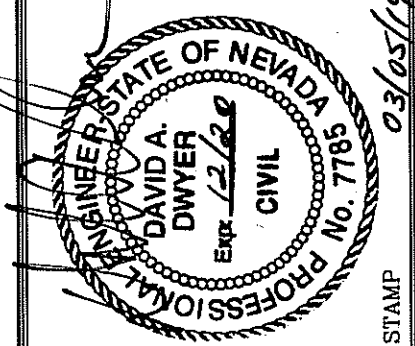
WATER PIPE NOTE:
 ALL UNDERGROUND PIPING SUBJECT TO PRESSURIZATION BY THE FDC'S SHALL BE MINIMUM CLASS 235 PVC C-900 WITH STANDSTAND WORKING PRESSURES UP TO 200 PSI.

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-BLDG. #1
 FIRE REQUIREMENT IS 1500 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH RESIDUAL.
 BASED ON:
 TOTAL SQUARE FOOTAGE 2996 SQ. FT.
 LARGEST AREA BETWEEN 4 HOUR SEPARATION WALLS: 2996 SQ. FT.
 BUILDING HEIGHT: 30'-0"
 NUMBER OF STORIES: 2
 TYPE OF CONSTRUCTION: V-B
 EXPOSURES:
 SPRINKLER SYSTEM: YES (13R)
 OCCUPANCY: R2
 HIGH PILE STORAGE: NO
 ROOF CONSTRUCTION: WOOD

FIRE FLOW DATA-BLDG. #2
 FIRE REQUIREMENT IS 1500 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH RESIDUAL.
 BASED ON:
 TOTAL SQUARE FOOTAGE 1600 SQ. FT.
 LARGEST AREA BETWEEN 4 HOUR SEPARATION WALLS: 1600 SQ. FT.
 BUILDING HEIGHT: 30'-0"
 NUMBER OF STORIES: 2
 TYPE OF CONSTRUCTION: V-B
 EXPOSURES:
 SPRINKLER SYSTEM: YES (13R)
 OCCUPANCY: R2
 HIGH PILE STORAGE: NO
 ROOF CONSTRUCTION: WOOD

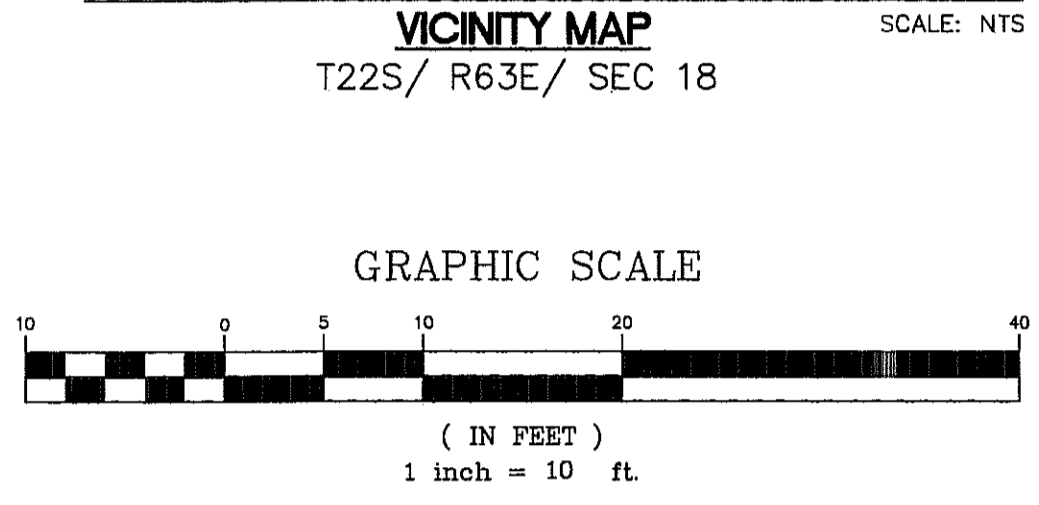
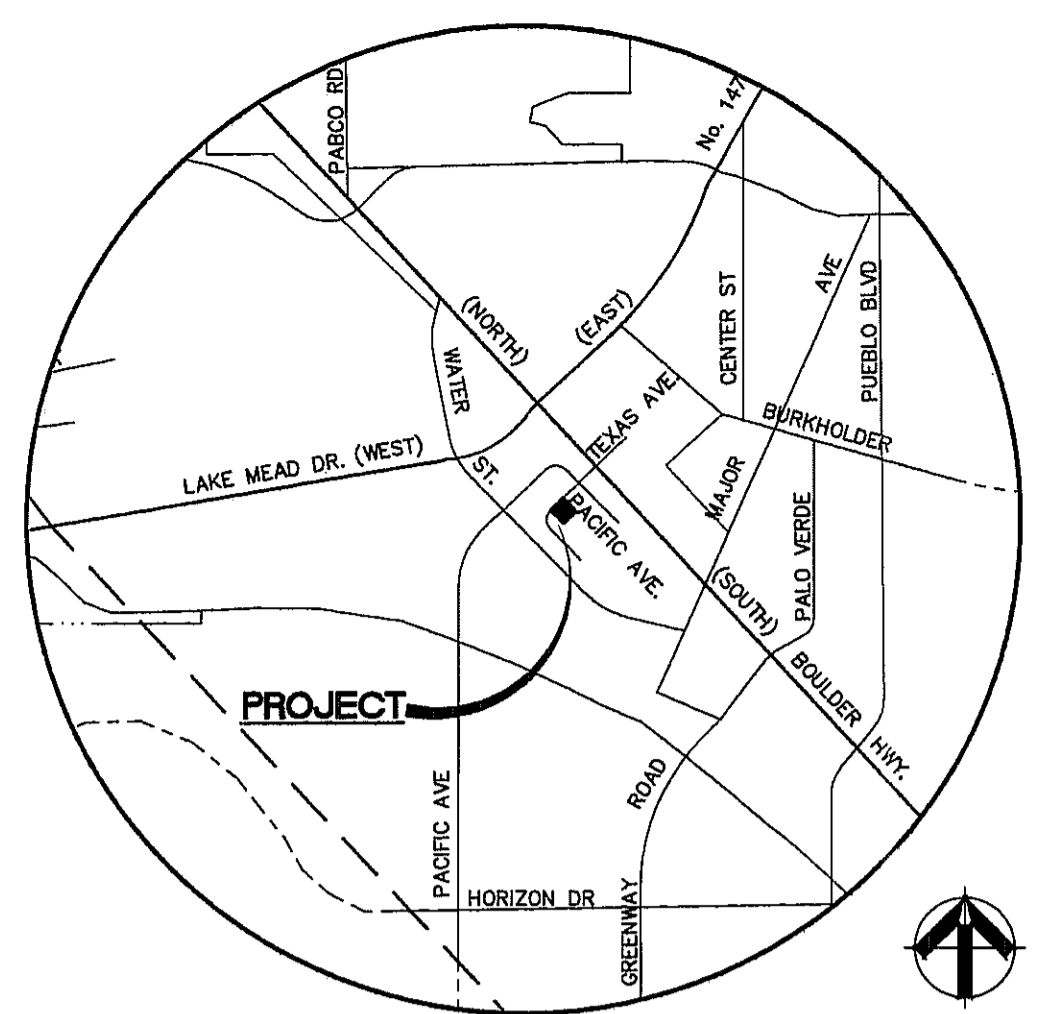
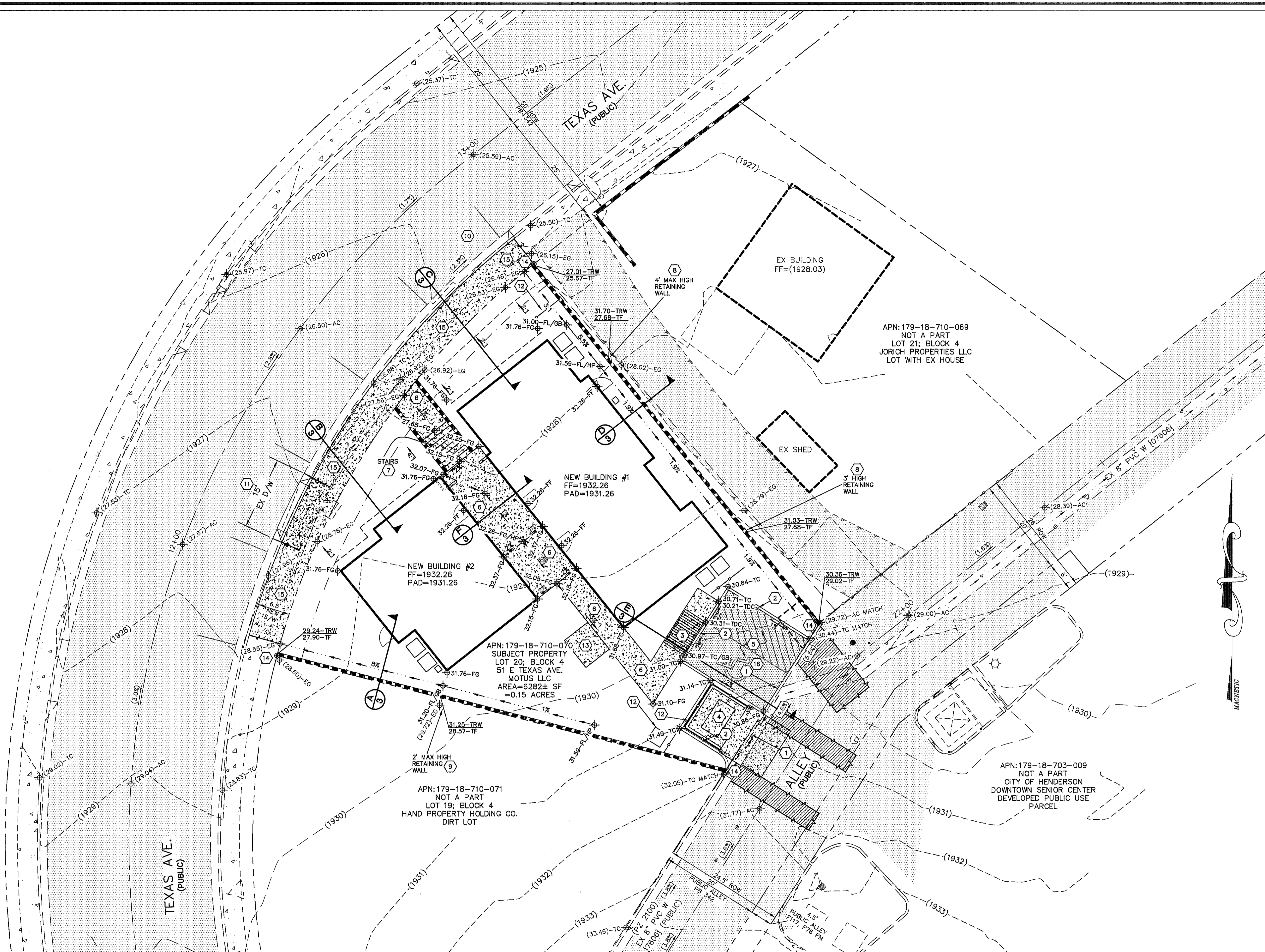


DWYTER ENGINEERING INC.
 WATER RIGHTS LAND SURVEYING CIVIL ENGINEERING
 255 W. HARRIS STREET SUITE # 200 HENDERSON, NEVADA 89015
 PHONE: (702) 254-2800 FAX: (702) 254-2805

UTILITY PLAN
 MOTUS LLC I
 51 E. TEXAS AVENUE
 CITY OF HENDERSON, NEVADA
 A.P.N. 179-18-710-070

JOB No. 18317
 DATE: 03/05/19
 VERT. SCALE: N/A
 HORIZ. SCALE: 1"=10'
 DRAWN BY: JGR
 CHECKED BY: DAD
 SHEET: 5 of 7
 PCVL2018027714

00480



Job No. _____
FILE No. _____

REUSE OF DOCUMENTS
THIS DOCUMENT AND THE IDEAS AND DESIGN INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF DWYER ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DWYER ENGINEERING, INC.

APPROVED _____
DATE _____

REVISIONS
DISCREPTION
DATE

STATE OF NEVADA
NOVEMBER 12, 2018
DWYER
CIVIL
NO. 7176
03/05/19

SEE SHEET #1 FOR LEGEND AND ABBREVIATIONS

CONSTRUCTION NOTES

- SAWCUT AND REMOVE EXISTING "L" CURB TO ACCOMMODATE NEW PARKING AREA. REPLACE "L" CURB WITH 2" WIDE VALLEY GUTTER PER DETAIL ON SHEET #3.
- INSTALL "A" TYPE CURB PER CCAUSD 216.
- INSTALL ADA RAMP AND RAILING WITH 1:12 MAX SLOPE.
- INSTALL RESIDENTIAL TRASH ENCLOSURE WITH CONCRETE APRON TO THE ALLEY. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.
- INSTALL 2" AC PAVEMENT PER THIS SECTION:
TYPICAL ON-SITE PAVEMENT SECTION
ENGINEER: NOVA GEOTECHNICAL N.T.S.
DATE: JUNE 15, 2018
JOB NUMBER: G-18-101
- INSTALL SIDEWALK PER CCAUSD 234.
- INSTALL 1' RUN, 0.50' RISE STAIRS WITH ADJACENT CMU WALL AND RAILING.
- INSTALL 4' MAX HIGH RETAINING WALL WITH WITH 6' HIGH INTERLACED TREK FENCING ALONG NORTHEAST PL. SEE STRUCTURAL PLANS.
- INSTALL 2' MAX HIGH RETAINING WALL WITH 6' HIGH INTERLACED TREK FENCING ALONG SOUTH PL.
- STRIP EXISTING AC TO ACCOMMODATE 5 PARKING SPACES PER M.U.T.C.D. FIGURE 3B-21.
- SAWCUT AND REMOVE EXISTING DRIVEWAY. INSTALL NEW "L" CURB PER CCAUSD 216. INSTALL NEW SIDEWALK PER CCAUSD 234 - 5' WIDE MINIMUM.
- INSTALL 6' TALL INTERLACED TREK FENCING. SEE ARCHITECTURAL PLANS AND LANDSCAPE PLANS FOR MORE INFORMATION.
- INSTALL 6'x7' CONCRETE PAD FOR BICYCLE PARKING.
- SET 5/8" REBAR AND 1.5" ALUMINUM CAP. PLS # 9450
- INSTALL NEW 6.5" WIDE SIDEWALK PER CCAUSD 234.
- ADA PARKING PLACE WAS GRADED TO BE AS COMPLIANT AS POSSIBLE. DUE TO EXISTING 5% GRADE IN THE ALLEY IT IS IMPOSSIBLE TO MAKE SPACE ENTIRELY COMPLIANT.
- SURVEY MONUMENTS.

EARTHWORK QUANTITIES

IMPORT	212 CY
EXPORT	0 CY
IMPORT (FILL)	212 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.

CITY ENGINEER - CITY OF HENDERSON
APPROVAL DATE: 5-20-19

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

811
CALL BEFORE YOU DIG
1-800-227-2600

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

BASIS OF BEARINGS:
SOUTH 42°23'40" EAST BEING THE BEARING OF THE CENTERLINE OF PACIFIC AVENUE BETWEEN TEXAS AVENUE AND WYOMING AVENUE, LYING IN THE SOUTHWEST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 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 SOUTHWEST 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-18-101

WALL/FENCE 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/SCREEN FENCES SHALL CONFORM TO CITY OF HENDERSON STANDARDS.

DEMOLITION NOTE:
DEMOLISH AND REMOVE EXISTING 1-2' HIGH CMU WALL ALONG TEXAS AVE.
DEMOLISH AND REMOVE EXISTING FENCING ALONG PLS.

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

PHYD NUMBER: 2018001195
DATE: 3-5-19
DAVID A. DWYER

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

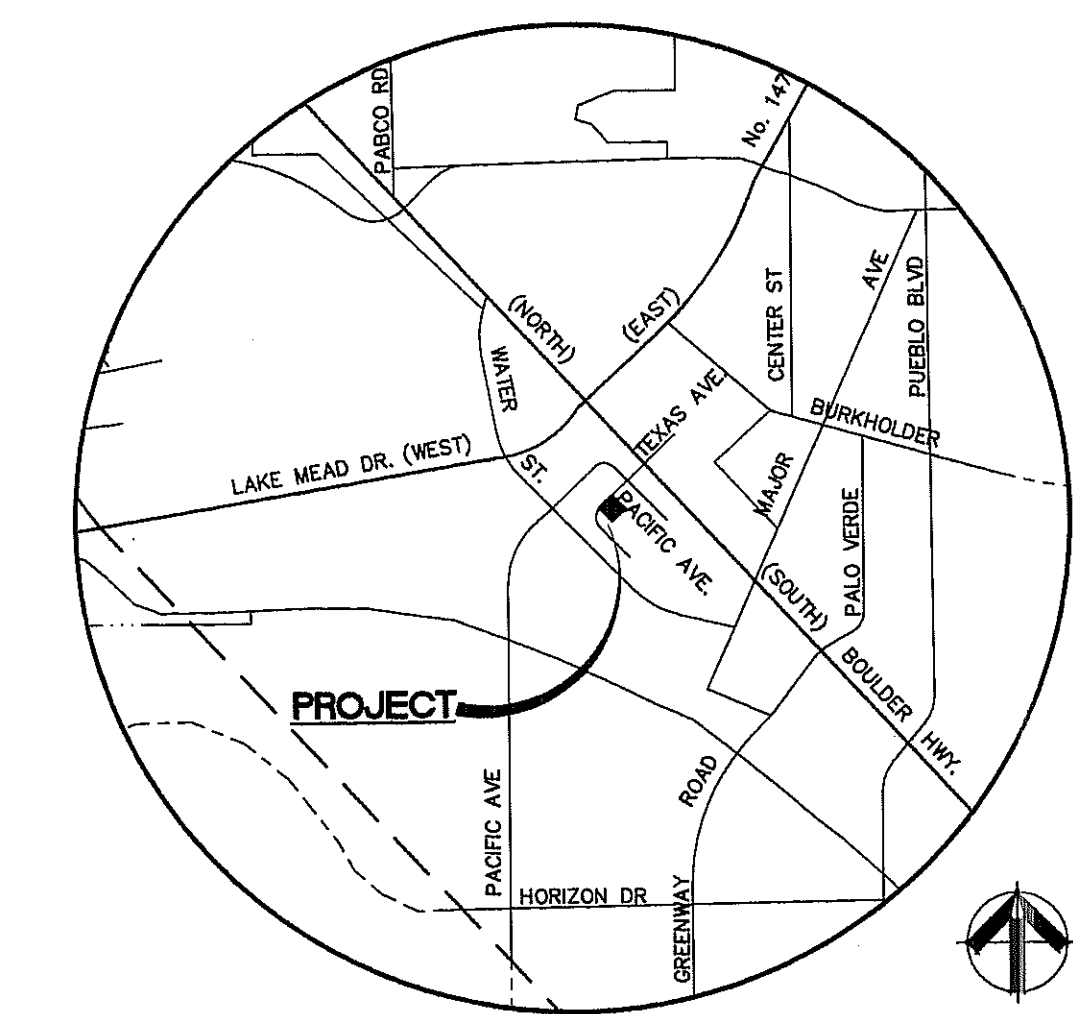
DWYER ENGINEERING, INC.
CIVIL ENGINEERING
1700 S. HARRIS STREET, SUITE 2
LAS VEGAS, NEVADA 89102
PHONE: (702) 254-2000
FAX: (702) 254-2000

GRADING PLAN
MOTUS LLC I
51 E. TEXAS AVENUE
CITY OF HENDERSON, NEVADA
A.P.N. 179-18-710-070

JOB No. 18317
DATE: 03/05/19
VERT. SCALE: N/A
HORIZ. SCALE: 1"=10'
DRAWN BY: JGR
CHECKED BY: DAD
SHEET 6 of 7
PCVL2018027714

08480

Job No.	FILE No.
REUSE OF DOCUMENTS	
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF DWYER ENGINEERING, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE WRITTEN AUTHORIZATION OF DWYER ENGINEERING, INC.	
APPROVED	
REVISIONS	
NO.	DATE



VICINITY MAP
T22S / R63E / SEC 18

CONSTRUCTION NOTES

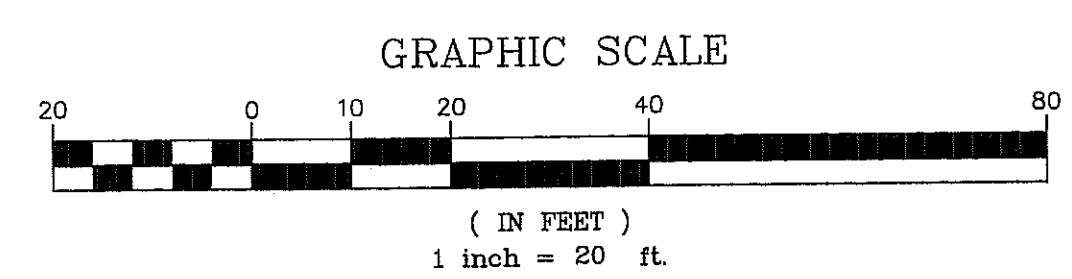
- 1. SET 5/8" REBAR AND 1.5" ALUMINUM CAP. PLS # 9450

SURVEY MONUMENT NOTES

- 1.) 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.
- 2.) 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.

LEGEND

- TIE TO CENTERLINE/REFERENCE MONUMENT
- EXISTING BUILDING FOOTPRINT
- PROPERTY LINE / ROW LINE
- BUILDING ROOF OVERHANG
- ROADWAY CENTERLINE
- PROPERTY LINE (NOT A PART)
- EXISTING CMU WALL
- EXISTING FENCE
- EXISTING 'L' TYPE CURB
- EXISTING 1' CONTOURS
- EXISTING 5' CONTOURS
- EXISTING SEWER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING STREETLIGHT
- EXISTING POWER POLE W/GUY WIRE
- EXISTING CONCRETE
- EXISTING AC PAVEMENT
- APN ASSESSOR PARCEL NUMBER
- ROW RIGHT-OF-WAY
- SF SQUARE FEET
- FF FINISH FLOOR
- PL PROPERTY LINE
- U.E. UTILITY EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- COH CITY OF HENDERSON
- (R) RADIAL BEARING
- FOUND NAIL & TAG AS NOTED
- POINT NOT FOUND OR SET
- FOUND REF. MONUMENT IN CURB AS NOTED
- LOT NUMBER
- 10' WIDE U.E. EASEMENT PER BOOK 03 OF PLATS, PAGE 42



SEE SHEET #1 FOR LEGEND AND ABBREVIATIONS

REFERENCES

1. PLAT MAP	BOOK 3, PAGE 42	1952
2. PLAT MAP	BOOK 16, PAGE 32	1973
3. PARCEL MAP	FILE 105, PAGE 15	2003
4. PARCEL MAP	FILE 117, PAGE 30	2010
	FILE 117, PAGE 76	2011

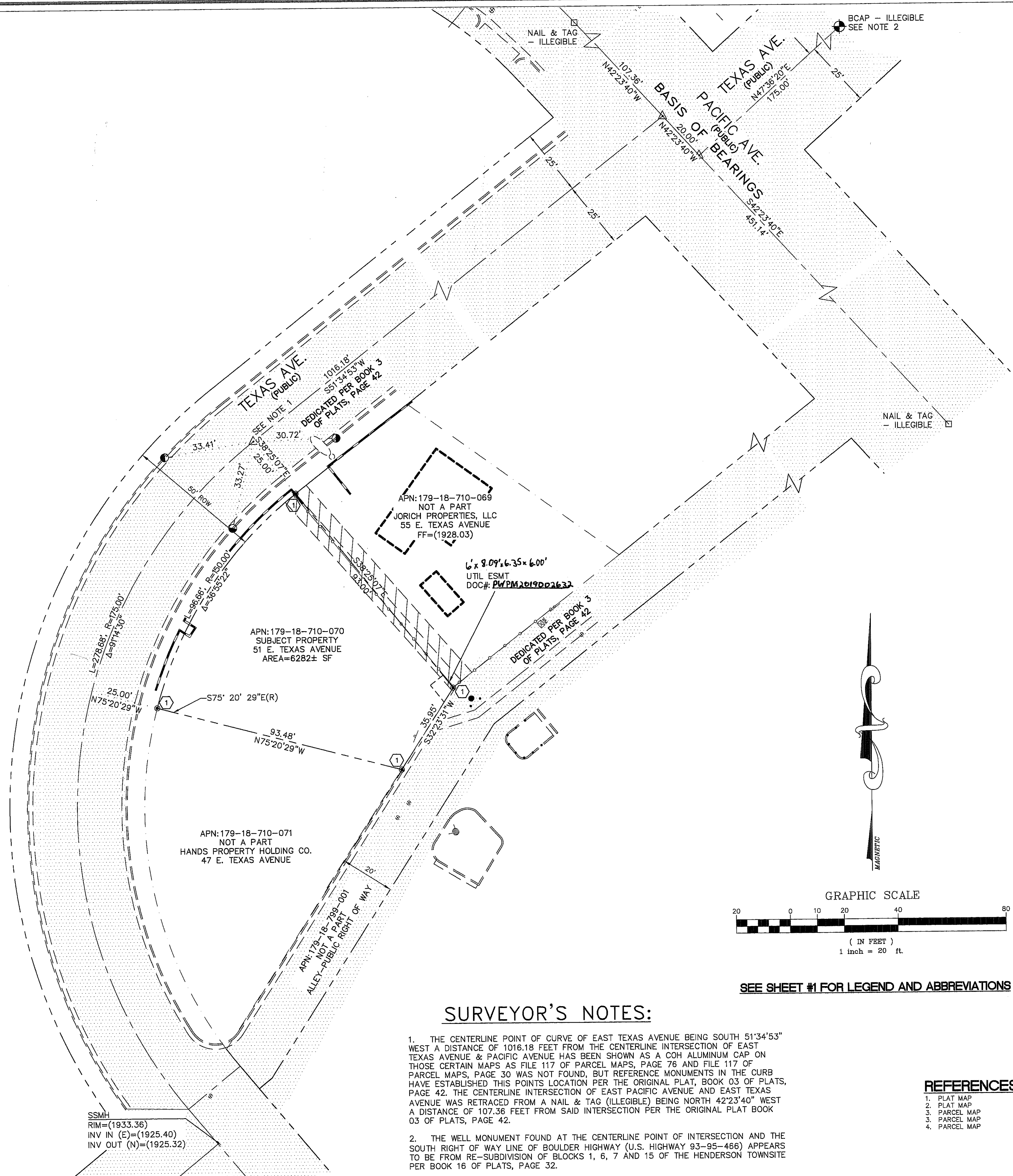
Call before you dig
UnderGround
1-702-432-5300

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

1-800-227-2600

CALL BEFORE YOU DIG
OVERHEAD

1-702-227-2929



SURVEYOR'S NOTES:

1. THE CENTERLINE POINT OF CURVE OF EAST TEXAS AVENUE BEING SOUTH 51°34'53" WEST A DISTANCE OF 1016.18 FEET FROM THE CENTERLINE INTERSECTION OF EAST TEXAS AVENUE & PACIFIC AVENUE HAS BEEN SHOWN AS A COH ALUMINUM CAP ON THOSE CERTAIN MAPS AS FILE 117 OF PARCEL MAPS, PAGE 76 AND FILE 117 OF PARCEL MAPS, PAGE 30 WAS NOT FOUND, BUT REFERENCE MONUMENTS IN THE CURB HAVE ESTABLISHED THIS POINTS LOCATION PER THE ORIGINAL PLAT, BOOK 03 OF PLATS, PAGE 42. THE CENTERLINE INTERSECTION OF EAST PACIFIC AVENUE AND EAST TEXAS AVENUE WAS RETRACED FROM A NAIL & TAG (ILLEGIBLE) BEING NORTH 42°23'40" WEST A DISTANCE OF 107.36 FEET FROM SAID INTERSECTION PER THE ORIGINAL PLAT BOOK 03 OF PLATS, PAGE 42.
2. THE WELL MONUMENT FOUND AT THE CENTERLINE POINT OF INTERSECTION AND THE SOUTH RIGHT OF WAY LINE OF BOULDER HIGHWAY (U.S. HIGHWAY 93-95-466) APPEARS TO BE FROM RE-SUBDIVISION OF BLOCKS 1, 6, 7 AND 15 OF THE HENDERSON TOWNSITE PER BOOK 16 OF PLATS, PAGE 32.

LEGAL DESCRIPTION

APN: 179-18-710-070
LOT TWENTY (20) IN BLOCK FOUR (4), HENDERSON TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 3 OF PLATS, PAGE 42, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND LYING IN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA.

BASIS OF BEARINGS:

SOUTH 42°23'40" EAST BEING THE BEARING OF THE CENTERLINE OF PACIFIC AVENUE BETWEEN TEXAS AVENUE AND WYOMING AVENUE, LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 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)

SSMH
RIM=(1933.36)
INV IN (E)=(1925.40)
INV OUT (N)=(1925.32)

HORIZONTAL CONTROL PLAN
MOTUS TLC I
51 E. TEXAS AVENUE
A.P.N. 179-18-710-070
CITY OF HENDERSON, NEVADA

JOB No.	18317
DATE:	03/05/19
VERT. SCALE:	N/A
HORIZ. SCALE:	1"=20'
DRAWN BY:	CJL
CHECKED BY:	DAD
SHEET	7 of 7
PCVL201802774	

02480