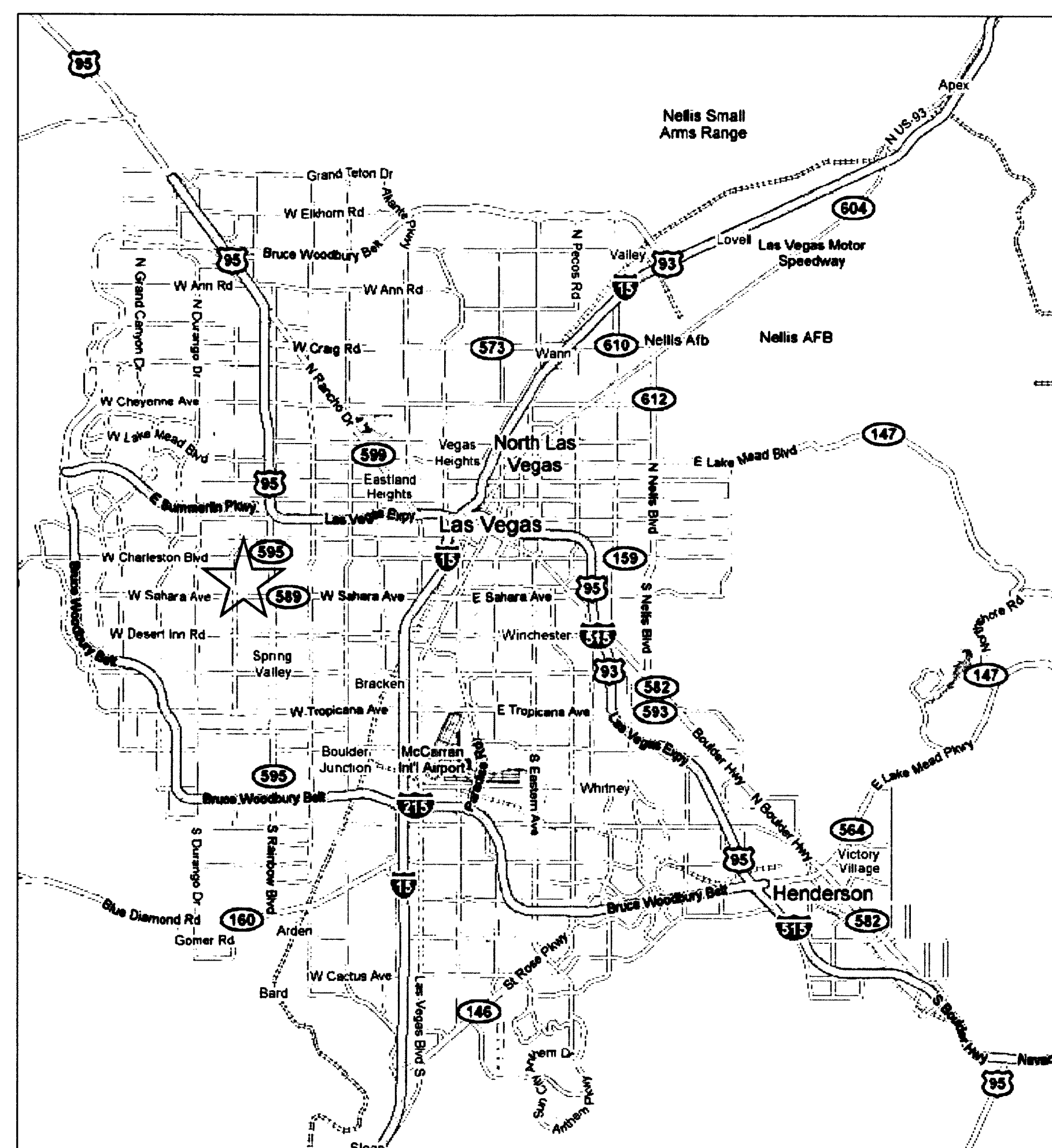


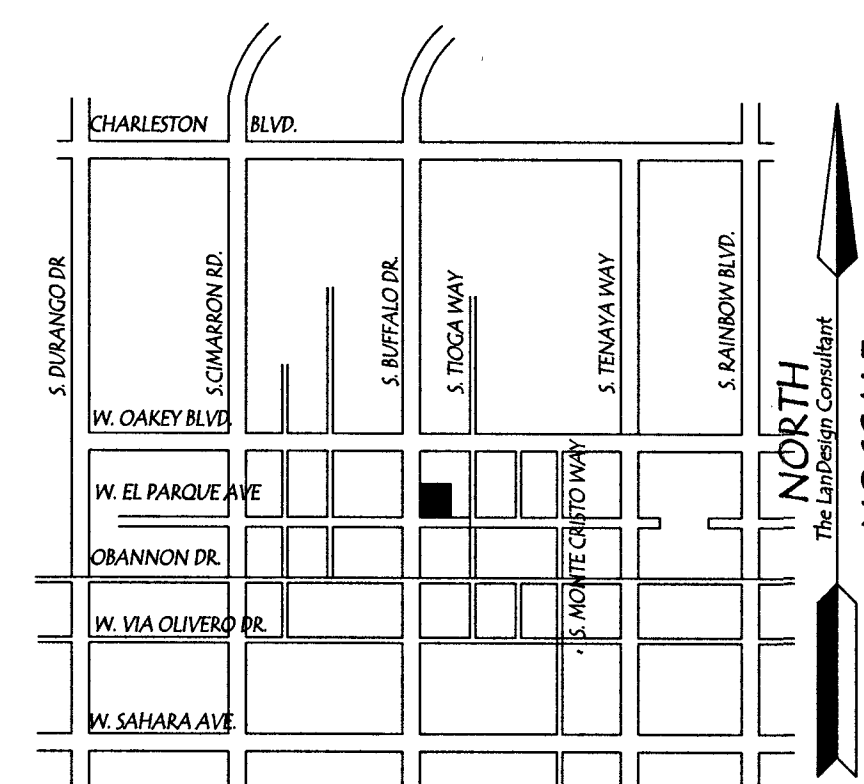
CITY OF LAS VEGAS, NEVADA
APN NO 163-03-301-002
7792 EL PARQUE AVENUE

CITY OF LAS VEGAS, NEVADA
APN NO 163-03-301-002
7792 EL PARQUE AVENUE



NORTH
The LanDesign Consultant

NOT TO SCALE



AREA MAP
NO SCALE

APPROVED NV ENERGY

BY: Mary Martin DATE: 10-3-2014

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 UTILITY COMMISSION'S RULES AND REGULATIONS.

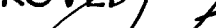
APPROVED
BY: Rosendo Sartin
DATE: 6-3-14

APPROVED
BY: Sarah Washington-Hawes DATE: 10.3.14
Sarah Washington-Hawes

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.

APPROVED SOUTHWEST GAS
BY: *Deak Pendagraft* DATE: 6/5/14
Deak Pendagraft
PRINTED NAME

APPROVED  CITY ENGINEER

BY:  DATE: 8/3/14

City Engineer David Powers PE, P.E. #16736

APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS
CONSTRUCTED IN THE DEDICATED RIGHT 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 LISTED UNDER
DEVIATIONS FROM STANDARD. THE ENGINEER SHALL RESOLVE ANY
DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARDS
FOR THE PROJECT. THE STANDARD DRAWINGS AND SPECIFICATIONS
(1.68K COUNTY & 6.64K CITY)

APPROVED *K. J.* LAND USE
BY: *Chris* DATE: *8-12-14*
CHRIS KNIGHT, DIRECTOR
BUILDING & SAFETY DEPARTMENT CITY OF LAS VEGAS
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING
DEPARTMENT

APPROVED BY: K Miller DATE: 6/5/14 LAS VEGAS FIRE & RESCUE

APPROVED FOR CONSTRUCTION
M. Disharfer, DM
 LAS VEGAS WATER DISTRICT ENGINEERING SERVICES MANAGER
 PROJECT NO. 122540 DATE: 7/1/14
 SHEETS: 1 OF 3

NOTE:
The LanDesign Consultant
ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS, SHOWN OR
NOT SHOWN. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN
PLOTTED FROM RECORD INFORMATION AND ARE ONLY INTENDED FOR THE
CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE
TO FIELD VERIFY THE DEPTHS AND LOCATIONS OF ANY AND ALL RELEVANT
UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION. THE
CONTRACTOR IS RESPONSIBLE TO NOTIFY THE ENGINEER OF RECORD, IN
WRITING, OF ANY CONFLICTS OR DISCREPANCIES IMMEDIATELY.

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEMS CONDUITS, IT'S COSTLY CALL BEFORE YOU UNDERGROUND 702-432-5500 LAS VEGAS COMPUTIZED TRAFFIC SIGNS	AVOID HITTING OVERHEAD POWER LINES, IT'S COSTLY CALL BEFORE YOU OVERHEAD 1-702-227-2929 OR 1-702-432-5544	CALL BEFORE YOU DIG AVOID CUTTING UNDERGROUND UTILITIES, IT'S COSTLY CALL 811 OR 1-800-227-2600 OR CLARK COUNTY TRAFFIC OPERATIONS 1-702-432-5544
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VICINITY MAP

SHEET INDEX

SHEET INDEX
SHEET 1 - COVER SHEET
SHEET 2 - UTILITY NOTES
SHEET 3 - UTILITY AND HORIZONTAL CONTROL
SHEET 4 - GRADING PLAN
SHEET 5 - DETAILS

BENCHMARK

CITY OF LAS VEGAS BENCHMARK No. 0LV10-4E4
RIVET AND PLATE IN TOP OF CURB @ NW CORNER OF BUFFALO
& OAKLEY.
ELEVATION = 771.593 METERS (NAVD 88) V.2008
ELEVATION = 2531.48 US FEET (NAVD 88) V.2008

CONVERSION:
1 METER * (3937/1200) = 1 US SURVEY FOOT

BASIS OF BEARING

NORTH 04°03'40" WEST BEING THE BEARING OF THE WEST LINE OF GOVERNMENT LOT 84 OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 76 OF PLATS, AT PAGE 01.

LEGAL DESCRIPTION

A PORTION OF THE NORTH HALF (N $\frac{1}{2}$) OF THE SOUTHWEST
QUARTER (SW $\frac{1}{4}$) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE
60 EAST, MDM.

OWNER / DEVELOPER

LAKE CONGREGATION JEHOVAH'S NV
7184 ADOBE HILLS AVE
LAS VEGAS NV 89113-3036

DEVIATION FROM STANDARDS

1) NONE

NOTE:

A PRE-DEVELOPMENT MEETING WITH DEPARTMENT OF PUBLIC WORKS DEVELOPMENT REVIEW DIVISION, OFF-SITE INSPECTOR IS REQUIRED. PLEASE CONTACT THE INSPECTOR AT 455-4610

REVISION/REVISION		REVISION		APPROVED	
	DATE	DESCRIPTION	BY	DA	
1	8-9-05	REVISE NTR CONNECTION	S.B.	10/2	
2	11-13-17	REVISE PUT W/ TRAP T/S IN R/ONSITE, REVISE BLDG LAYOUT & GRADING SURROUNDING, ADDED BMP SWALES SHEET 23/24/25	LM	7/18	
3					
4					
5					

COVER SHEET

ENGINEERS SEAR FINAL

Professional Engineer Seal of Nevada for Brian D. Rindinger, No. 12309, Exp. 12-31-17.

LAKE KINGDOM HALL
OF
JEHOVAH'S WITNESSES

SHEET 1
OF 5
The
Land Design
Consultant

JOB NUMBER: KH_104
DATE: JAN 13 2 17 DELTA 2
FILENAME: CIVIL_CD
XREF FILES:
XREF FILES:
XREF FILES:

LVVWD 122540 ins
CLV 52215 107V6250

insightful solutions for land development
1134 Castle Point Ave
Henderson, NV 89074
TEL: 702-547-0047

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 EDITION, THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA", LATEST EDITION, THE "SUMMERLIN IMPROVEMENT STANDARDS" FOR WORK IN THE SUMMERLIN AREA AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY, THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, AND ALL LOCAL ORDINANCES, ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".

2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES AS SHOWN FROM PLANS ARE APPROXIMATE AND NOT FOR RECORD PURPOSES. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL EXISTING UNDERGROUND AND OVERHEAD INTERFERENCES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.

3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE. FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER, AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.

4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.

5. TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGNS TO BE APPROVED BY THE CITY, PRIOR TO THE USE ON THE PROJECT.

6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.

7. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED-TYPE CURB.

8. AC PAVEMENT TO BE ONE-HALF INCH (1/2") ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.

9. CURB AND GUTTER FLOW TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 216.

10. SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.

11. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF THE TRANSITIONS TO BE AS SHOWN ON PLANS.

12. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE (COMPANY, REPORT # DATE) APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.

13. EXACT LOCATION OF ALL SAWCUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS ENGINEER IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATION.

14. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE NO. 625-380 & CITY OF LAS VEGAS TITLE 18, APPENDIX D.

15. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC., SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS OTHERWISE APPROVED. LAYOUT IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.

16. ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS; FLOOD CONTROL AND SIGHT DISTANCE AT INTERSECTIONS. NEW WALLS REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.

17. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.

18. CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEAN OUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.

19. MATERIALS, HANDLING AND PLACEMENT OF PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH APPLICABLE SPECIFICATIONS OF MOOT OR THE CLARK COUNTY AREA SPECIFICATIONS (AS APPLICABLE) AND THE PLANS AND DETAILS SHOWN HEREON.

20. WHEN INSTALLING UNDERGROUND FACILITIES THAT REQUIRE UNDERGROUND LOCATING DEVICES SUCH AS LOCATING RIBBON, ETC., THE CONTRACTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO OFFSITE INSPECTION AND TESTING CERTIFYING THAT ALL DEVICES HAVE BEEN PLACED AND VERIFIED TO BE IN GOOD WORKING CONDITION PRIOR TO THE CONSTRUCTION OF ANY ROAD BASE.

21. SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S) SHALL BE PROVIDED TO THE OFFSITE INSPECTION AND TESTING SECTION PRIOR TO PROJECT ACCEPTANCE. THE MAP(S) SHALL INCLUDE THE HORIZONTAL AND VERTICAL (INVERT) LOCATION OF PUBLIC SEWER MANHOLES, STORM DRAIN MANHOLES, STORM DRAIN LATERALS AT THE CONNECTION TO THE STORM DRAIN MAIN AND AT THE CONNECTION TO A DROP INLET, AND THE CONNECTION OF SEWER SERVICE LATERALS TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERAL ENTERS THE PUBLIC RIGHT-OF-WAY. THE LOCATION SHALL BE DESCRIBED BY STATE PLANE COORDINATES WHICH SHALL BE BASED ON THE "NEVADA COORDINATE SYSTEM OF 1983, EAST ZONE" AS DEFINED BY THE NEVADA REVISED STATUTES CHAPTER 327, AND TIED TO THE CITY OF LAS VEGAS VERTICAL CONTROL BENCHMARK NETWORK. COORDINATES MUST BE CERTIFIED BY A NEVADA PROFESSIONAL LAND SURVEYOR TO HAVE POSITIONAL CERTainties OF ± 0.1 METER (4.3 FEET). A SEPARATE ELECTRONIC COMMA DELIMITED FILE FOR THE SANITARY SEWER AND STORM DRAIN COORDINATES SHALL ALSO ACCOMPANY THE SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S).

22. SANITARY SEWER SERVICE LATERALS REQUIRE THE INSTALLATION OF A MARKER BALL AT THE CONNECTION OF THE SEWER SERVICE LATERAL TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERAL ENTERS THE PUBLIC RIGHT-OF-WAY. STORM DRAIN LATERALS REQUIRE THE INSTALLATION OF A MARKER BALL AT THE CONNECTION OF THE STORM DRAIN LATERAL TO THE STORM DRAIN MAIN AND WHERE THE STORM DRAIN LATERAL ENTERS THE PUBLIC RIGHT-OF-WAY OR THE PAVEMENT OR CEMENT (IF NO CURB IS PROVIDED) SHALL BE PAINTED WITH A RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS. IFC § 503.3

23. CCTV VIDEO INSPECTION IS CONTROLLED FOR ALL SEWER AND STORM DRAINS. THE CCTV VIDEO INSPECTIONS NEED TO BE PERFORMED PER THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS LATEST ADDITION.

24. A SEPARATE BORING PERMIT IS REQUIRED FOR ALL BORING ACTIVITIES. UPDATE 04/15/10

LAS VEGAS FIRE & RESCUE GENERAL NOTES

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LAS VEGAS FIRE AND RESCUE ADOPTED FIRE CODE ORDINANCE # 0134 FOR HYDRANT SPECIFICATIONS AND HYDRANT INSTALLATION SPECIFICATIONS.

2. AUTHORIZED FIRE HYDRANTS ARE AS FOLLOWS: KENNEDY - GUARDIAN MODELS K81A AND K81D CUELLER - SUPER CENTURION 250, MODEL A-423 CLOW - MEDALLION MODEL F-254BLD U.S.P.I.E. - RETROFLOW40M3

3. A PERMIT IS REQUIRED FOR LAS VEGAS FIRE AND RESCUE FOR THE INSTALLATION OF ON-SITE WATER LINES AND FIRE HYDRANTS. THE PERMIT AND CONTRACTOR'S MATERIAL TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER BEFORE COMMENCEMENT OF WORK. IFC § 507.1.1

4. ON ANY RESIDENTIAL OR COMMERCIAL INSTALLATIONS, FIRE HYDRANTS SHALL BE INSTALLED AND FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED BEFORE COMMENCEMENT OF ANY COMBUSTIBLE CONSTRUCTION. ALL FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER AND SHALL BE CAPABLE OF DELIVERING THE REQUIRED FIRE FLOW. IFC § 1412.

5. TO IDENTIFY THE FIRE HYDRANT LOCATIONS, THE CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT THE CENTERLINE OF THE STREET ADJACENT TO THE FIRE HYDRANTS. IFC § 507.5.3

6. ALL UNDERGROUND INSPECTIONS, PRESSURE AND FLUSH VERIFICATIONS OF ALL FIRE HYDRANTS AND FIRE LINES, SHALL BE CONDUCTED BEFORE COVERING THE LINES. CENTER LOADING IS ACCEPTABLE FOR THE HYDRO TESTS WITH PRIOR FIRE PREVENTION APPROVAL.

7. ALL ON-SITE UNDERGROUND WATER MAINS AND MATERIALS SHALL BE U.L. LISTED 1/1W/1A APPROVED AND SHALL BE RATED FOR THE APPROPRIATE WORKING PRESSURE. IFC § 507.2.1, NFPA 24

8. PAINTING OF CURBS, FIRE HYDRANTS, PADS, PROTECTION OF FIRE HYDRANTS FROM PHYSICAL DAMAGE, AND ALL OTHER WORK NECESSARY PER PLANS SHALL BE COMPLETED BEFORE APPROVAL BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION. IFC § 507.5.7

9. PRIVATE HYDRANTS SHALL BE PAINTED RED. IFC § 507.5.1

10. PREVENTION DIVISION TO VERIFY AVAILABILITY OF THE REQUIRED FIRE FLOW. IFC § 507.5.1

11. FIRE HYDRANT SPACING SHALL BE AS FOLLOWS: IFC § C102 RESIDENTIAL - 500 FT UNSPRINKLERED, 300 FT SPRINKLERED. COMMERCIAL - 300 FT RIMS/SPRINKLERED, 400 FT SPRINKLERED

12. WHERE THE WATER MAINS ARE EXTENDED ALONG STREETS OR NEW STREETS ARE INSTALLED WHERE FIRE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF THE STRUCTURES, FIRE HYDRANTS SHALL BE INSTALLED AT A MAXIMUM OF 1000 FT SPACING, TO PROVIDE FOR TRANSPORTATION HAZARDS. WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS OR HAVE FOUR (4) OR MORE TRAFFIC LANES AND HAVE A TRAFFIC CUTOFF OF MORE THAN 30,000 PER DAY, HYDRANTS ARE REQUIRED ON EACH SIDE OF THE STREET SPACED AT 500 FT ON AN ALTERNATING BASIS. IFC § C102.14

13. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN THE RADIUS OF A CUL-DE-SAC OR WITHIN 20 FT OF THE PERIMETER OF THE RADIUS OF THE CUL-DE-SAC.

14. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN 8 FT OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREETLIGHT OR ANY OTHER OBSTRUCTION. IFC § C102.12

15. A MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A ONE-TWO FAMILY DWELLING SHALL NOT EXCEED 300 FT, AS MEASURED BY AN APPROVED ROUTE. IFC § 102.4

16. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A FIRE DEPARTMENT CONNECTION (FDC) SHALL NOT EXCEED 100 FT, AS MEASURED BY AN APPROVED ROUTE. IFC § C102.7

17. THE MAXIMUM DISTANCE FROM A HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200 FT. IFC § 102.6

18. TWO (2) SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE IS 4 OR MORE FIRE HYDRANTS SPRINKLERED ARE INSTALLED ON A SINGLE SYSTEM. SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 2 FIRE HYDRANTS CAN BE OUT OF SERVICE DUE TO A BREAK IN A WATER MAIN. IFC § C104.1

19. ALL FIRE APPARATUS ACCESS ROADS SHALL BE PAVED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES, AND SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF THE FIRE APPARATUS. IFC § 503.2.3

20. THE GRADIENT FOR THE FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 12% ANGLES OF APPROACH AND ANGLES OF DEPARTURE SHALL NOT EXCEED 6% FOR 25 FT PRIOR TO AND AFTER THE GRADE CHANGE. ADJACENT TO THE STRUCTURES GRADIENT SHALL NOT EXCEED 6%. IFC § 503.2.7, 503.2.8

21. THE TURNING RADIUS OF THE FIRE APPARATUS ACCESS ROADS SHALL BE NO LESS THAN 52 FT OUTSIDE AND 28 FT INSIDE TURNING RADIUS. IFC § 503.2.4

22. VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL NOT BE LESS THAN 13 FT 6 INS. IFC § 503.2.1.1

23. FIRE DEPARTMENT ACCESS ROADS IN ALL RESIDENTIAL DEVELOPMENTS (EXCEPT APARTMENT BUILDINGS) SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 36 FT FLOW LINE TO FLOW LINE. THIS WIDTH MAY BE REDUCED TO 24 FT IF ALL BUILDINGS FRONTING THE STREET ARE SPRINKLERED FOR MAIN RESIDENTIAL STREETS, WITH PARKING PERMITTED ON BOTH SIDES OF THE STREET. THIS REDUCTION SHALL BE LIMITED TO 24 FT FLOW LINE TO FLOW LINE SERVING NO MORE THAN 8 RESIDENTS, AND WHEN ON STREET PARKING IS DISALLOWED. IFC § 503.2.1.1

24. ALL FIRE APPARATUS ACCESS ROADS IN COMMERCIAL DEVELOPMENTS AND APARTMENT COMPLEXES SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 24 FT FLOW LINE TO FLOW LINE. PROVIDED NO PARKING IS ALLOWED ON EITHER SIDE, 32 FT (FLOW LINE TO FLOW LINE), WITH PARALLEL PARKING ON ONE SIDE AND 36 FT (FLOW LINE TO FLOW LINE), IF PARALLEL PARKING IS ALLOWED ON BOTH SIDES. THESE WIDTHS MAY BE REDUCED TO 24 FT IF SPRINKLERED. IFC § 503.2.1.1

25. A FIRE APPARATUS ACCESS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FT FROM A FIRE DEPARTMENT VEHICLE ACCESS. THIS DISTANCE COULD BE INCREASED TO 250 FT IF THE BUILDING IS SPRINKLERED. IFC § 503.1.1, 503.1.1

26. APPROVED SECONDARY FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR 100 OR MORE DWELLING UNITS, ROADS WITH DEAD-ENDS OR WITH A SINGLE POINT OF ACCESS IN EXCESS OF 600 FT, AND FOR ALL COMMERCIAL, INDUSTRIAL, AND MULTI-FAMILY RESIDENTIAL DEVELOPMENTS IFC § 503.1.2

27. ALL DEAD-END FIRE APPARATUS ROADS AND/OR FIRE LANES, PUBLIC OR PRIVATE, IN EXCESS OF 150 FT IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND HAVING A MINIMUM DIAMETER OF 81 FT. IFC § 503.2.5

28. ALL FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LANE, ONE SIGN AT THE END OF THE FIRE LANE AND ONE SIGN AT THE END OF THE 100 FT ALONG THE DESIGNATED FIRE LANE. SIGNS TO BE PLACED ON BOTH SIDES OF AN ACCESS ROADWAY IF NEEDED TO PREVENT PARKING ON EITHER SIDE. SIGNS TO BE INSTALLED NO HIGHER THAN 10 FT OR LESS THAN 6 FT FROM THE ROADWAY LEVEL. THE CURB ALONG OR ON THE PAVEMENT OR CEMENT (IF NO CURB IS PROVIDED) SHALL BE PAINTED WITH A RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS. IFC § 503.3

29. ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS GUIDELINES FOR AUTOMATIC EMERGENCY VEHICLE ACCESS GATES. IFC § 503.6

UPDATE 20/11/11

LAS VEGAS VALLEY WATER DISTRICT (LVVWD) STANDARD NOTES

LVVWD PROJECT # 122540

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. SO AS TO GENERATE THE DESIRED 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 STANDARD SPECIFICATIONS FOR POTABLE WATER (UNIFORM STANDARD SPECIFICATIONS FOR POTABLE WATER LATEST EDITION).

3. ALL WORK, EXCEPT AS MODIFIED BY THE PLANS OR BY NOTE 2 ABOVE, SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT DRAFT OR EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENT, CLARK COUNTY AREA.

4. A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LVVWD.

5. ALL SERVICE LATERALS TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING WITH LVVWD APPROVED SERVICE SADDLES.

6. ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.

7. ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, VALLEY AND CURB GUTTERS.

8. ALL WATER AND STORM DRAIN OR SANITARY SEWER CROSSINGS SHALL CONFORM TO SECTION 2.22 OF THE 2010 EDITION OF THE UOACS.

9. ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED, AND AN ACCEPTABLE WATER SAMPLE OBTAINED, PRIOR TO CONNECTION TO THE LVVWD 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 UOACS SECTION 3.13.1, 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 LIST AND/OR NEW FACILITIES, LATEST REVISION, OR SPECIALLY APPROVED ON THESE PLANS.

13. TELEPHONE "CALL BEFORE YOU DIG" AT 1-800-227-2600 OR 811

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 AN APPROPRIATELY SIZED ASPHALT REPAIR PATCH TO MATCH THE EXISTING 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 FOOT FENCEMENT ABUTTING A PUBLIC OR PRIVATE STREET, IF DISTURBED BY THE LVVWD DURING THE REPAIR OR OPERATION OF ITS FACILITIES, WILL BE REPAIRED BY THE LVVWD. 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.

JULY 2012

CITY OF LAS VEGAS SEWER NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS AND THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA, AS AMENDED. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATIONS.

2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM CONSTRUCTION AS PER PLANS, ANY ADDITIONS, DELETIONS, OR CHANGES SHALL FIRST MEET WITH THE APPROVAL OF THE CITY ENGINEER.

3. CHISEL "30" OR "36" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.

4. POLYVINYL (PVC) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35 SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE I AGGREGATE BASE.

5. ALL MANHOLES PAVED IN STREETS EIGHTY (80) FOOT ROW AND LARGER SHALL HAVE CONCRETE COLLARS. STREETS LESS THAN EIGHTY (80) FOOT ROW WILL REQUIRE RETROFIT IF PAVING DOES NOT CONFORM TO CITY STANDARDS AT THE MANHOLE.

6. TEE SADDLES SHALL BE USED TO CONNECT SEWER LATERALS TO EXISTING MAIN LINES UP TO TWELVE INCH (12") DIAMETER. CONNECTIONS TO FIFTEEN INCH (15") OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES. IN LINE "Y" S SHALL BE USED ON LINES TWELVE INCHES (12") OR ABOVE.

7. WATER MAINS SHALL BE PROTECTED IN ACCORDANCE WITH LVVWD STANDARDS WHENEVER A SEWER MAIN CROSSES OVER A WATER MAIN OR THE SEWER IS LESS THAN EIGHTEEN INCH (18") UNDER A WATER MAIN.

8. ALL CONTRACTORS INSTALLING SEWER MAINS THAT WILL BE UNDER THE JURISDICTION OF THE CITY OF LAS VEGAS MUST BE STATE OF NEVADA CLASS "A" CONTRACTORS.

9. THE CITY OF LAS VEGAS WILL NOT ACCEPT ANY SEWER MAINS WHICH HAVE A VERTICAL DEFLECTION OF MORE THAN ONE TENTH (0.1) OF A FOOT FROM THE APPROVED CONSTRUCTION PLANS AT ANY LOCATION. SEWER MAINS FOUND TO EXCEED THIS TOLERANCE WILL HAVE TO BE REPAIRED OR REMOVED OR REPLACED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO ACCEPTANCE BY THE CITY OF LAS VEGAS.

10. INSTALLATION OF CURVED SEWER REQUIRES THE USE OF C-900 PIPE WHICH ALLOWS FOR PIPE DEFLECTION AT THE JOINTS. UPDATE 04/15/10

NOTE: The LandDesign Consultant ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS SHOWN OR NOT SHOWN. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM RECORD INFORMATION AND ARE ONLY INTENDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THE DEPTHS AND LOCATIONS OF ANY AND ALL RELEVANT UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY CONFLICTS OR DISCREPANCIES, IMMEDIATELY.

"USE OF THE TERM 'CERTIFY', 'CERTIFIED' OR 'CERTIFICATION' ON ANY PART OR PORTION OF THE PLAN OR PLAN SET CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AS DEFINED IN NRS 625.405

CITY OF LAS VEGAS GRADING NOTES

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.

2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.

3. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.

4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.

5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.

6. CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION, IN THE AREAS INDICATED:

HORIZONTAL VERTICAL COMPACTION
A. PAVEMENT AREA SUBGRADE 0.1% +0.0 TO -0.1 SEE SOILS REPORT B. ENGINEERED FILL 0.8% +0.1 TO -0.1 SEE SOILS REPORT
C. COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE.

7. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.

8. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.

9. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED RIGHT-OF-WAY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

10. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE THE NECESSARY MATERIALS, INCLUDING THE COST OF THE ITEM AND THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

UPDATE 04/15/10

CITY OF LAS VEGAS STREETLIGHT NOTES

1. ALL STREET LIGHTING INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE STREET LIGHTING PLANS, THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST REVISION, AND THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST REVISION, AND ANY ADOPTED SPECIAL AREA STANDARDS.

2. NO DEVIATION OF STREET LIGHT, PULL BOX, CONDUITS (ETC.) LOCATIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF TRAFFIC ENGINEERING AND THE CITY ENGINEER.

3. ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION.

4. ALL STREET LIGHTING CONDUITS SHALL HAVE AT LEAST ONE GREEN #8 THW WIRE INSTALLED, AS TRACER WIRE. WHEN "EMPTY" CONDUIT IS COMPLETELY INSTALLED FROM PB TO PB, IT SHALL HAVE MINIMUM OF 24 AND 140 THW WIRE WITH THE ENDS TAPED OR "SAFE OFF" PRIOR TO FINAL INSPECTION.

5. ANY STRUCTURE SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, ETC. SHALL LEAVE A MINIMUM CLEARANCE IN ACCORDANCE WITH THE USD NO. 320A.

6. AS-BUILT DRAWINGS SHALL BE SUPPLIED TO THE TEFNO PRIOR TO ANY PRE-FINAL INSPECTION. THE AS-BUILT DRAWING NEEDS TO BE STAMPED AS-BUILT AND SIGNED BY THE PREPARER.

7. SERVICE POINT SHALL BE COORDINATED WITH NV ENERGY COMPANY, AND WHEREVER POSSIBLE, BE LOCATED NEAR THE CENTER OF THE CIRCUIT. SERVICE POINTS SHALL BE SHOWN ON THE CIVIL PLANS.

8. IT SHALL BE ASSUMED THAT IN THE ABSENCE OF AN EXISTING, WORKABLE CIRCUIT TO ATTACH TO, ALL INSTALLATIONS SHALL REQUIRE A NEW SERVICE FOR OPERATION OF THE CIRCUIT.

9. WHEREVER THERE IS AN OVERHEAD UTILITY THAT MAY CONFLICT WITH THE INSTALLATION OF STREET LIGHTING CIRCUITS AND/OR POLES, THESE CONFLICTS MUST BE RESOLVED BETWEEN THE DEVELOPER AND THE UTILITIES INVOLVED, AT NO EXPENSE TO THE CITY OF LAS VEGAS, BEFORE STREETLIGHT BASES ARE INSTALLED.

10. THE CONTRACTOR SHALL FURNISH COMPLETE SERVICE TO TRANSFORMERS AND CONTROL SYSTEMS IF REQUIRED ON PLANS.

11. THE DEVELOPER/OWNER WILL BE REQUIRED TO SUPPLY POWER TO ALL NEW PUBLIC STREET LIGHTS INSTALLED UNDER THIS DESIGN PRIOR TO BOND RELEASE OR PROJECT COMPLETION. THE DEVELOPER/OWNER WILL BE RESPONSIBLE FOR ALL ITEMS ASSOCIATED WITH THE INSTALLATION, CONSTRUCTION, ENERGIZING, MAINTENANCE AND OPERATIONAL COST OF SAID STREET LIGHTS PRIOR TO PROJECT COMPLETION. REFER TO THE PLAN FOR ANY NEW SERVICE REQUIREMENTS. THE TRANSFER OF OWNERSHIP FROM THE DEVELOPER/OWNER TO THE CITY OF LAS VEGAS FOR ALL NEW PUBLIC STREET LIGHTS AND/OR SERVICE IS INSTALLED UNDER THIS PLAN DESIGN WILL BE IN CONJUNCTION WITH THIS PROJECT COMPLETION. COORDINATE ALL MAINTENANCE AND OPERATIONAL TRANSFERS WITH THE CITY OF LAS VEGAS TRAFFIC ENGINEERING DEPARTMENT (TEFO) AT (702) 229-6331.

REVISED 04/15/10

CITY OF LAS VEGAS TRAFFIC NOTES

1. ALL CONSTRUCTION SIGNING, BARRICADES, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.

2. THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.

3. BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING CITY STREETS WHERE WARRANTED IMMEDIATELY AFTER FIRST GRADING WORK IS ACCOMPLISHED, AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.

4. WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENCLOSED BY A CONSTRUCTION WORK ZONE AND PUBLIC WORKS STAFF IDENTIFIES A NEED FOR STUDENTS TO BE ASSISTED IN THE SAFE CROSSING THROUGH THAT WORK ZONE, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A QUALIFIED "CROSSING GUARD". THE GUARD SHALL BE PRESENT FOR THE FULL DURATION OF TIME THAT CHILDREN ARE LIKELY TO BE PRESENT.

5. IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION TEMPORARY CONSTRUCTION, TEMPORARY REMOVAL, OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKINGS, SUCH PAVEMENT MARKINGS SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. ALL NEW TRAFFIC SIGNS SHALL BE FABRICATED WITH DIAMOND GRADE VIP CLASS 6 REFLECTIVE SHEETING OR APPROVED EQUAL. ALL NEW TRAFFIC SIGNS, EXCEPT STREET NAME AND SCHOOL SPEED LIMIT SIGNS, SHALL HAVE 3M SERIES 1180 OR APPROVED EQUIVALENT ANTI-GRAFFITI PROTECTIVE OVERLAY FILM. SCHOOL ZONE SIGNS SHALL HAVE 3M SERIES 1150 ANTI-GRAFFITI PROTECTIVE OVERLAY FILM. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CURRENT CITY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS.

APN 163-03-301-012
BARTS MARY 13 LLC
N88°51'34"E 20031209-01571 287.09'

APN 163-03-301-002
LAKES CONGREGATION OF
JEHOVAH'S WITNESSES
FF 2530.60

APN 163-03-301-007
MAHONEY FAMILY TRUST
20070510-00928
(P&G ELEV=3523.23)

APN 163-03-301-008
WILSON FAMILY TRUST
20100603-03239
(P&G ELEV=3523.71)

APN 163-03-301-009
LEE DEANNA M
20081001-01185
(VAL ELEV=3524.4)

SEWER PIPE SCHEDULE

PIPE LABEL	MANHOLE LABEL	DIST	SIZE (IN)	PIPE MATERIAL	LENGTH (FT)	DS IE	US IE	COMMENTS
1	STUB	20.00	8.00	PVC	2.00%	18.25	15.90	14.27
2	CO1	80.00	8.00	PVC	9.00%	80.00	14.36	22.16
3	CO2	46.19	6.00	PVC	7.00%	46.19	22.16	25.39

SEWER MANHOLE SCHEDULE

SMH #	RIM ELEV	IE OUT	IE IN	DROP IN SMH	PIPE LABEL	NORTH AZIMUTH	COMMENTS	PUBLIC (PUB)
1	28.89	15.82	15.90	0.00	1"	0.00	EXIST SMH - PUB	PRIVATE (PVT)
2	N/A	14.27	14.27	0.00	4"	N/A	CONNECT TO EXISTING STUB	PRIVATE (PVT)
3	29.05	14.96	14.96	0.00	4"	N/A	CONNECT TO EXISTING STUB	PRIVATE (PVT)
4	29.90	22.16	22.16	0.00	4"	N/A	CONNECT TO EXISTING STUB	PRIVATE (PVT)
5	30.35	25.39	25.39	0.00	4"	N/A	CONNECT TO EXISTING STUB	PRIVATE (PVT)

WATER PIPE SCHEDULE

PIPE LABEL	PIPE LENGTH	PIPE LABEL	PIPE LENGTH	PIPE LABEL	PIPE LENGTH
1	26.5 LF	3	3 LF	8	21 LF
2	3.5 LF	4	2 LF	9	15 LF
3	8 LF	5	15 LF	10	25 LF
4	2 LF	6	25 LF	11	25 LF
5	2 LF	7	25 LF	12	25 LF

FIRE FLOW DATA CALCULATIONS

BUILDING HEIGHT: 18'-6" FT
NUMBER OF STORIES: 1 FLOOR(S)
TYPE OF CONSTRUCTION: A-3
LARGEST BUILDING AREA: 5,875 SQ FT
LARGEST AREA BETWEEN 4-HR AREA SEPARATION WALLS: N/A FT
HIGH PILED STORAGE: NO
FULL AUTOMATIC FIRE SPRINKLER SYSTEM: NO
MINIMUM FIRE FLOW REQUIRED: 2,000 GPM
CALC: 2,000 - 0 = 2,000

FIRE LANE TURNING RADIUS DETAIL

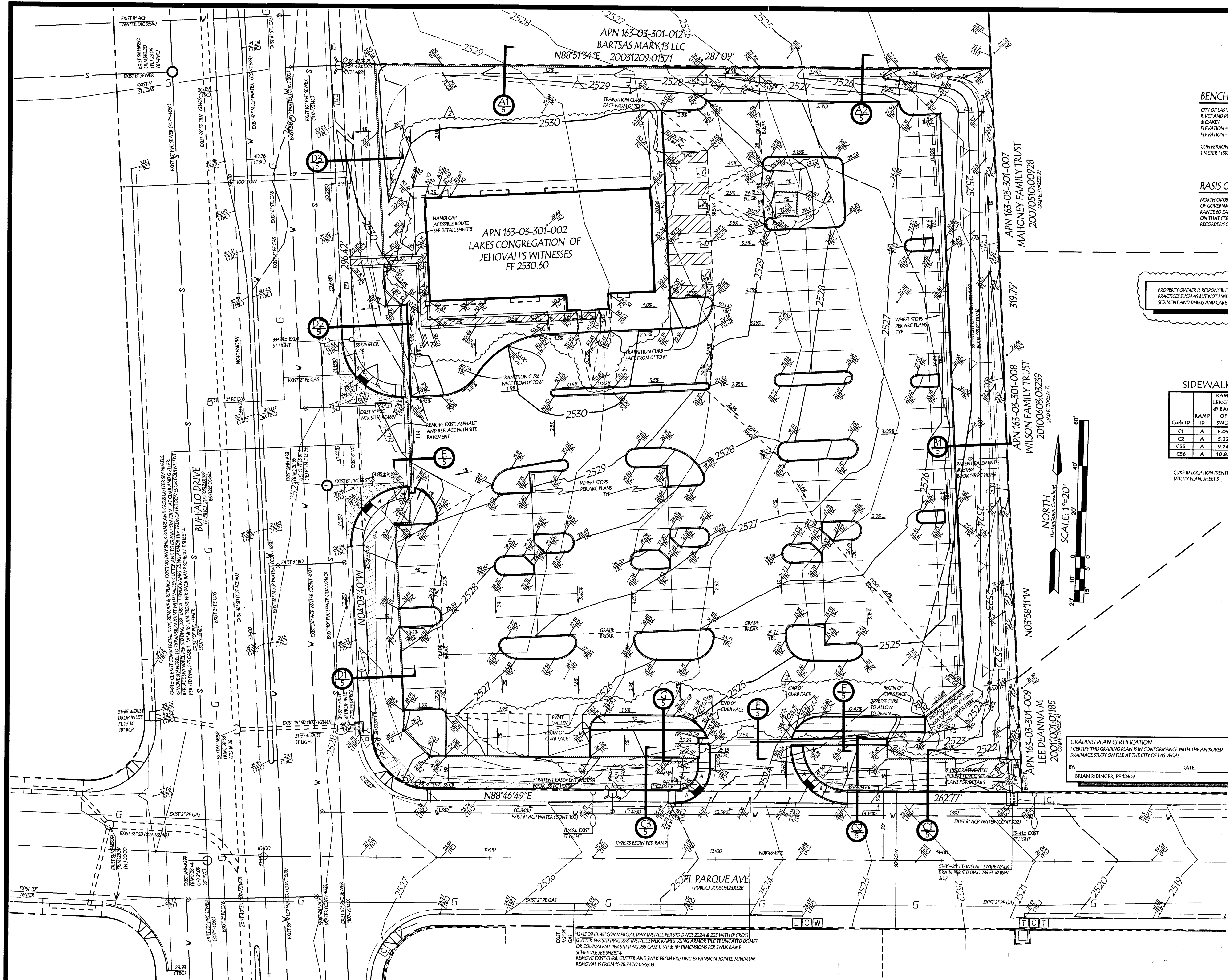
REVISION	DATE	DESCRIPTION
1	8/15/15	ADD 10' WET TAP OFF 24" MAIN STUB FOR FUTURE 8" RPA, 6" HEADER PROVIDED FOR 1" DOM SERVICE BEHIND SIDEWALK, EXIST 8" STUB & VALVE, CUT & ABANDONED
2	11/17/15	REVISE ON SITE PVT DOMESTIC WATER AND SCHEDULES, REVISE FIRE FLOW AREA, REVISED BUILDING LAYOUT AND DIMENSIONS, ADD BMP SHALE

HORIZONTAL CONTROL AND UTILITY PLAN

ENGINEERS SEAL
FINAL
BRIAN D. RIDINGER
Exp. 12-31-17
CIVIL
No. 12309

LAKES KINGDOM HALL OF
JEHOVAH'S WITNESSES
SHEET OF
The LanDesign Consultant
JOB NUMBER: 104-KH
DATE: JAN 13, 2017 R2
FILENAME: CIVIL_CD
XREF FILES: CIVIL_SITE
XREF FILES:
LWWD 122540
H#52215 1076250

insightful solutions for land development
1154 Castle Point Ave
Henderson, NV 89074
TEL: 702-547-0047



BENCHMARK

CITY OF LAS VEGAS BENCHMARK NO. 0190-454
RIVER AND PLATE IN TOP OF CURB @ NW CORNER OF BUFFALO
& OAKY.
ELEVATION = 771.995 METERS (NAVD 83) V.2008
ELEVATION = 2531.48 US FEET (NAVD 83) V.2008

CONVERSION:
1 METER = (3937/1200) = 1 US SURVEY FOOT

BASIS OF BEARING

NORTH 04°03'40" WEST BEING THE BEARING OF THE WEST LINE
OF GOVERNMENT LOT 84 OF SECTION 3, TOWNSHIP 21 SOUTH,
RANGE 30 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN
ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY
RECORDS' OFFICE IN BOOK 76 OF PLATS, AT PAGE 01.

AVOID HITTING
UNDERGROUND TRAFFIC
SIGNAL SYSTEMS & STREET
LIGHT SYSTEMS CONDUITS,
IT'S COSTLY
CALL BEFORE YOU DO
UNDERGROUND

AVOID HITTING
OVERHEAD POWER
LINES, IT'S COSTLY
CALL BEFORE YOU
OVERHEAD

CALL BEFORE YOU DIG
AVOID CUTTING
UNDERGROUND
UTILITIES, IT'S COSTLY
CALL
811
1-800-227-2600

NOTE:

The LanDesign Consultant

ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS, SHOWN OR
NOT SHOWN. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN
PLOTTED FROM RECORD INFORMATION AND ARE ONLY INTENDED FOR THE
CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE
TO FIELD VERIFY THE DEPTHS AND LOCATIONS OF ANY AND ALL RELEVANT
UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION. THE
CONTRACTOR IS RESPONSIBLE TO NOTIFY THE ENGINEER OF RECORD, IN
WRITING, OF ANY CONFLICTS OR DISCREPANCIES, IMMEDIATELY.

FLOOD ZONE

THE PROJECT IS LOCATED WITHIN AN FLOOD ZONE X
PER FIRM MAP NO. 25052-258 E, EFFECTIVE AUGUST 13, 2005.

GEOTECHNICAL REPORT

ALL GRADING OPERATIONS SHALL CONFORM WITH THE SOILS REPORT AS
PREPARED FOR THIS PROJECT BY:
GEO TEX DATED: MARCH 6, 2005
REPORT NO.: 11092-LV6

WALL NOTE:

ALL RETAINING AND FENCE WALLS SHOWN ON THESE PLANS ARE
SHOWN FOR THE BENEFIT OF THE STRUCTURAL ENGINEER'S DESIGN.
THE STRUCTURAL DESIGN AND DETAILS ARE NOT A PART OF THESE
PLANS. ALL WALLS ARE REQUIRED TO BE REVIEWED SEPARATELY AND
PERMITTED SEPARATELY THROUGH THE BUILDING DEPARTMENT.

SIDEWALK RAMP SCHEDULE

Curb ID	RAMP ID	RAMP LENGTH @ BACK OF SWLK	RAMP LENGTH @ FACE OF SWLK	RAMP LENGTH @ BACK OF SWLK	RAMP LENGTH @ FACE OF SWLK
C1	A	8.09	11.00	8.77	5.50
C2	A	5.22	9.50	8.66	15.00
C5	A	9.24	12.50	8.61	8.50
C56	A	10.82	14.50	8.08	11.00

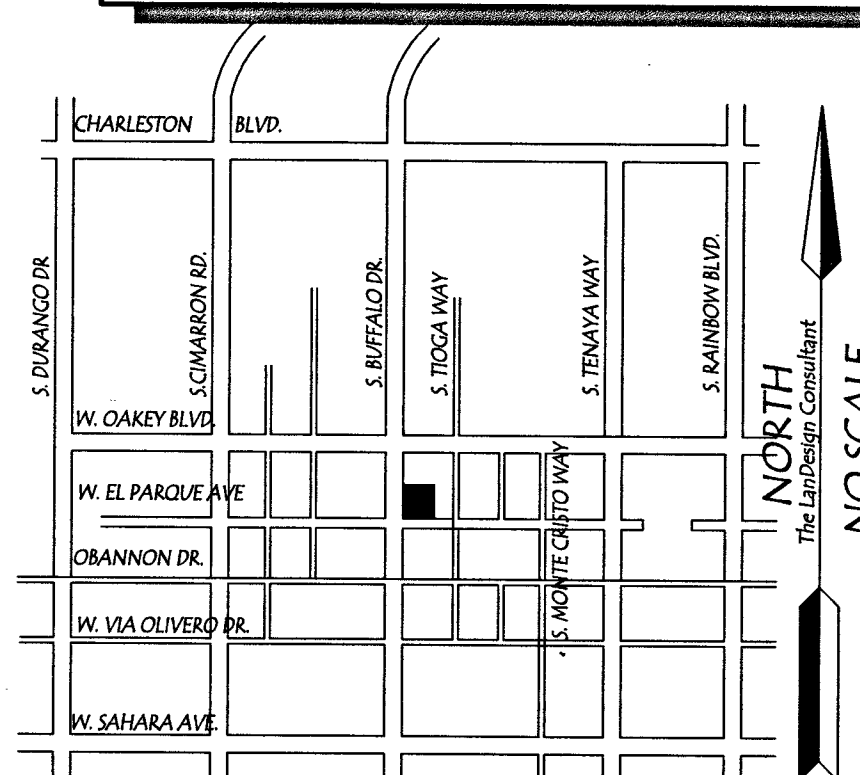
GRADING QUANTITIES

CUT: 1.731 CY, FILL: 1.370 CY, RESULT: EXPORT 361 CY
THIS QUANTITY IS ADJUSTED FOR
PAVEMENT SECTION OF 2" OF ASPHALT WITH 4" OF BASE AND
BUILDING SECTION OF 12".
CORRECTION FOR SHRINKAGE AND/OR SUBSIDENCE IS NOT INCLUDED.

CONTRACTOR
IS RESPONSIBLE TO VERIFY THESE QUANTITIES FOR THE PURPOSES OF BIDDING.
QUANTITIES SHOWN ARE AN OPINION AND ARE FOR BIDDING PURPOSES
ONLY.

CURB ID LOCATION IDENTIFIED ON HORIZONTAL CONTROL AND
UTILITY PLAN, SHEET 3.

NORTH
SCALE: 1"=20'
0' 10' 20' 30' 40'

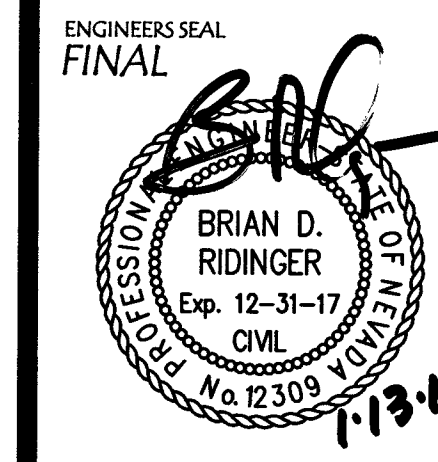


AREA MAP

REVISION	REVISION	DATE	DESCRIPTION	APPROVED
1	1/15/17	1/15/17	REVISED BUILDING LAYOUT AND GRADES SURROUNDING, ADDED BMP SWALES	BY: DATE: 7/13/17

GRADING PLAN CERTIFICATION
I CERTIFY THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED
DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS
BY: BRIAN RIDINGER, PE 12309 DATE:

GRADING PLAN

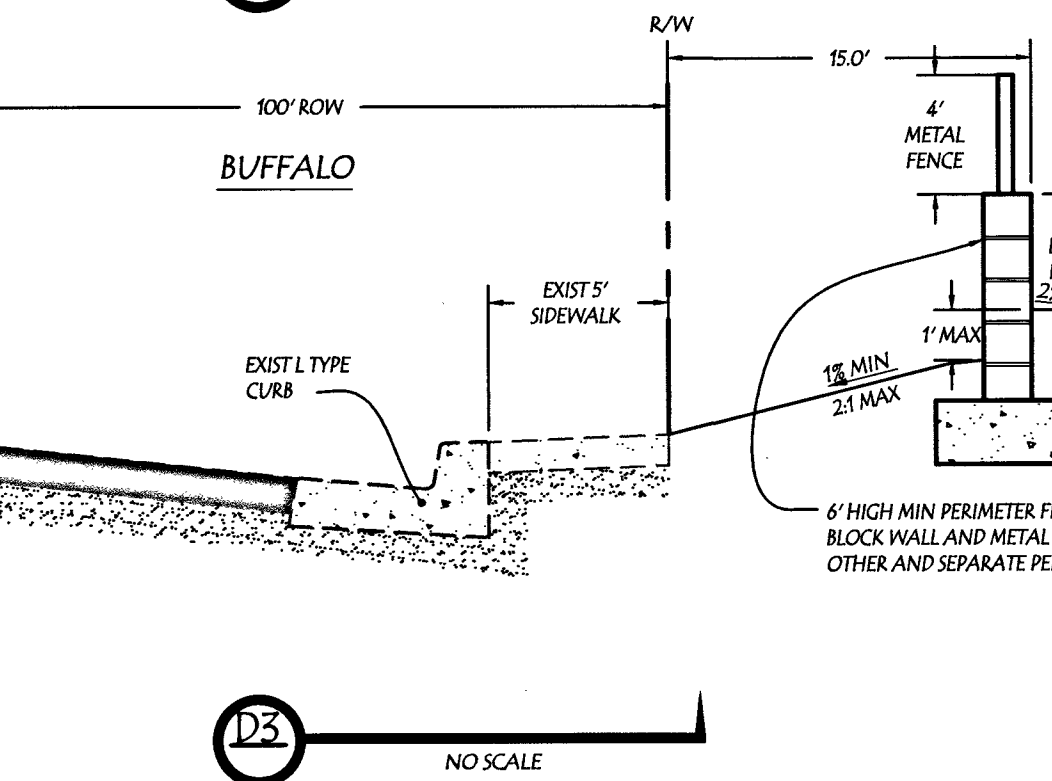
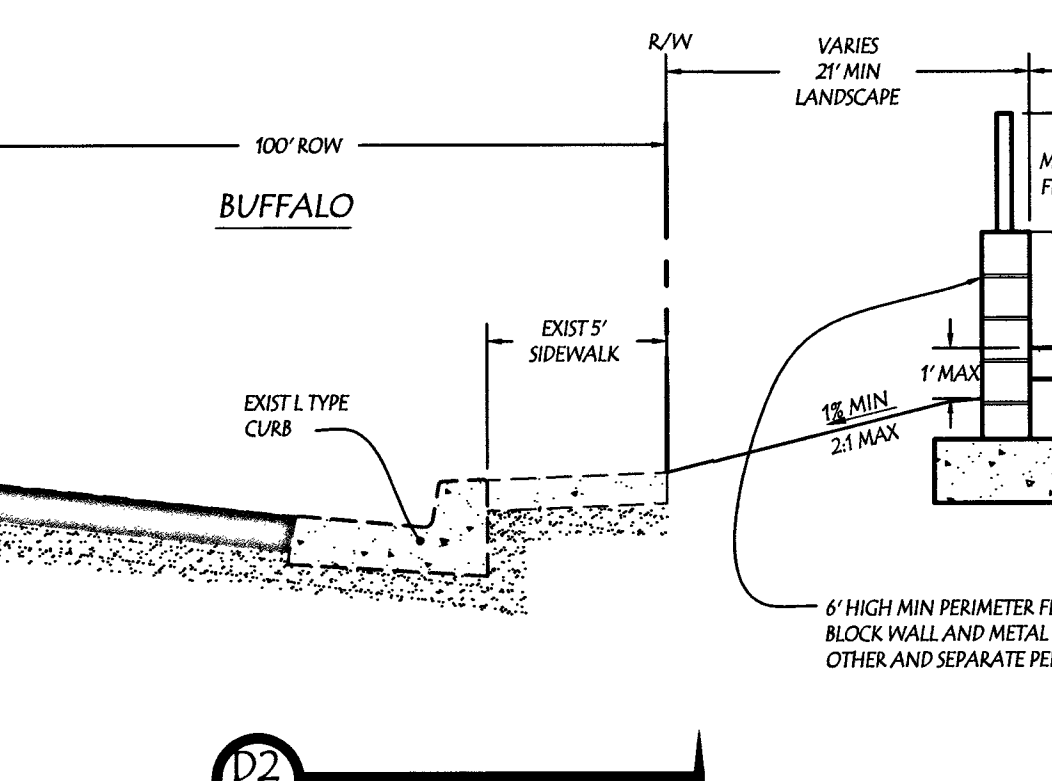
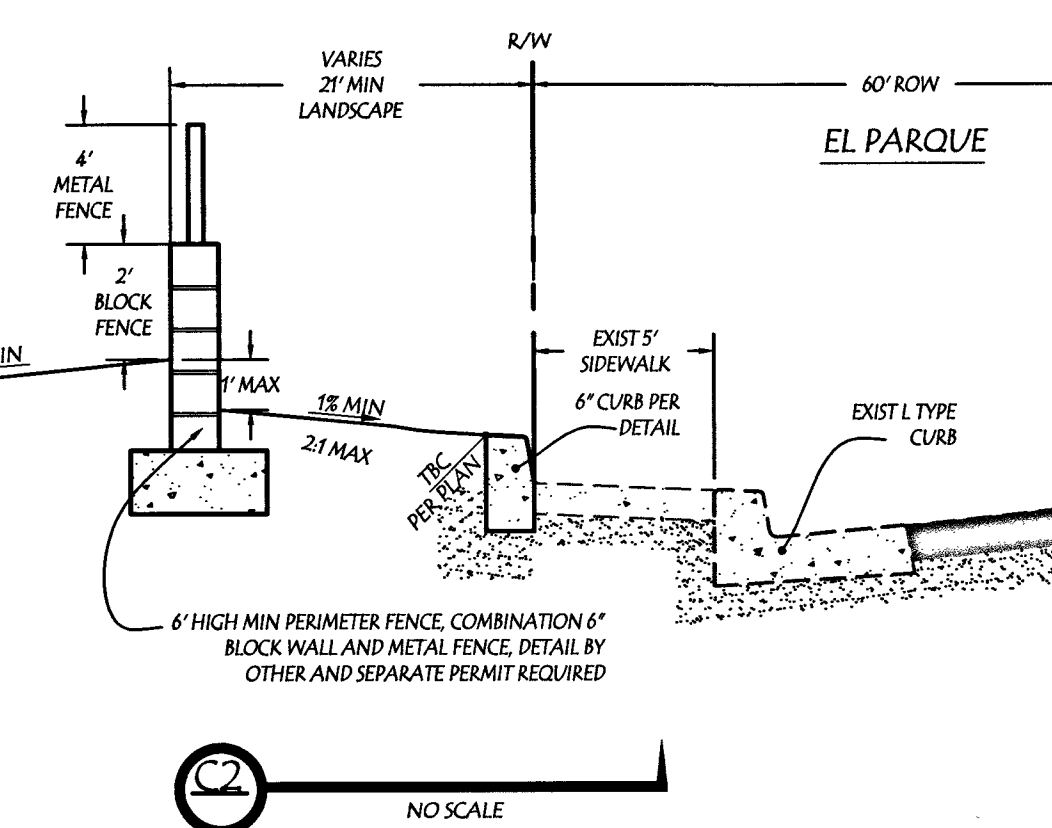
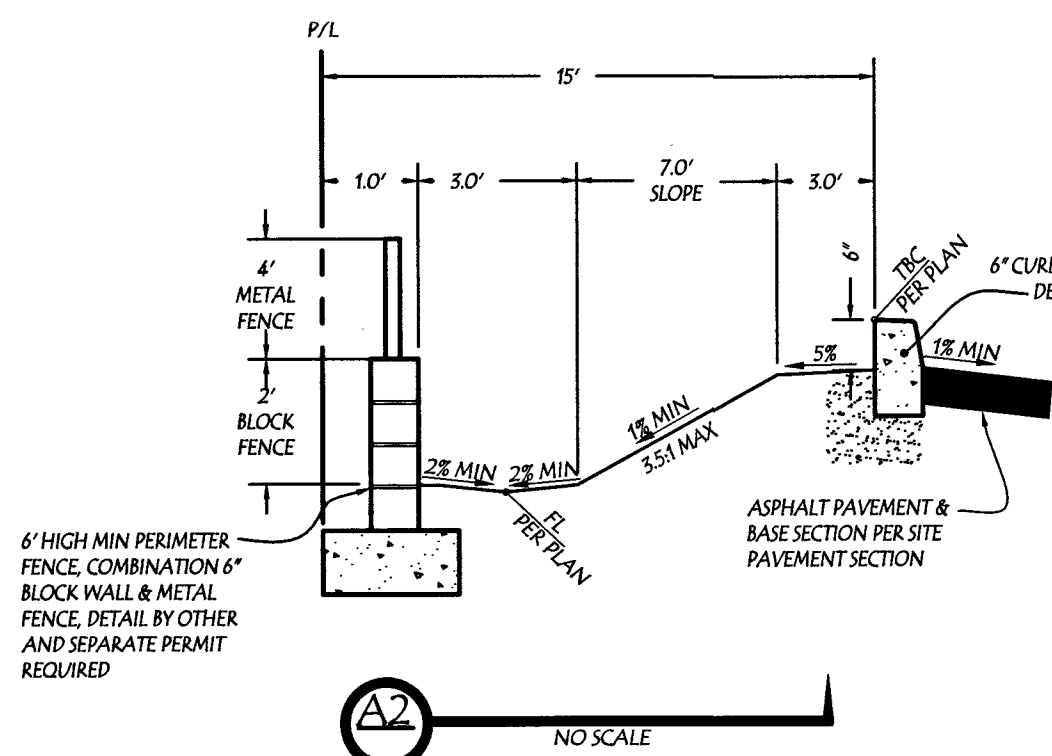
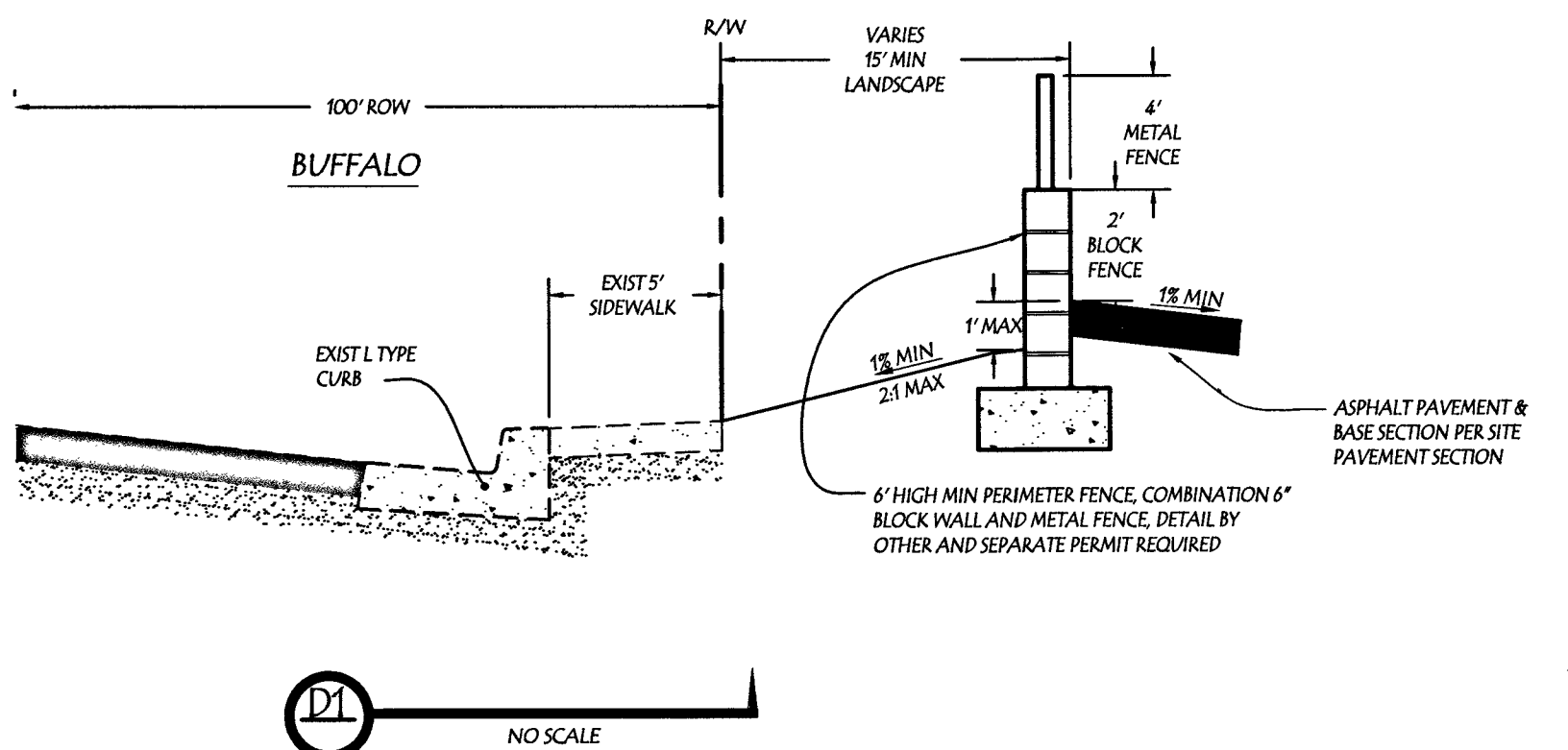
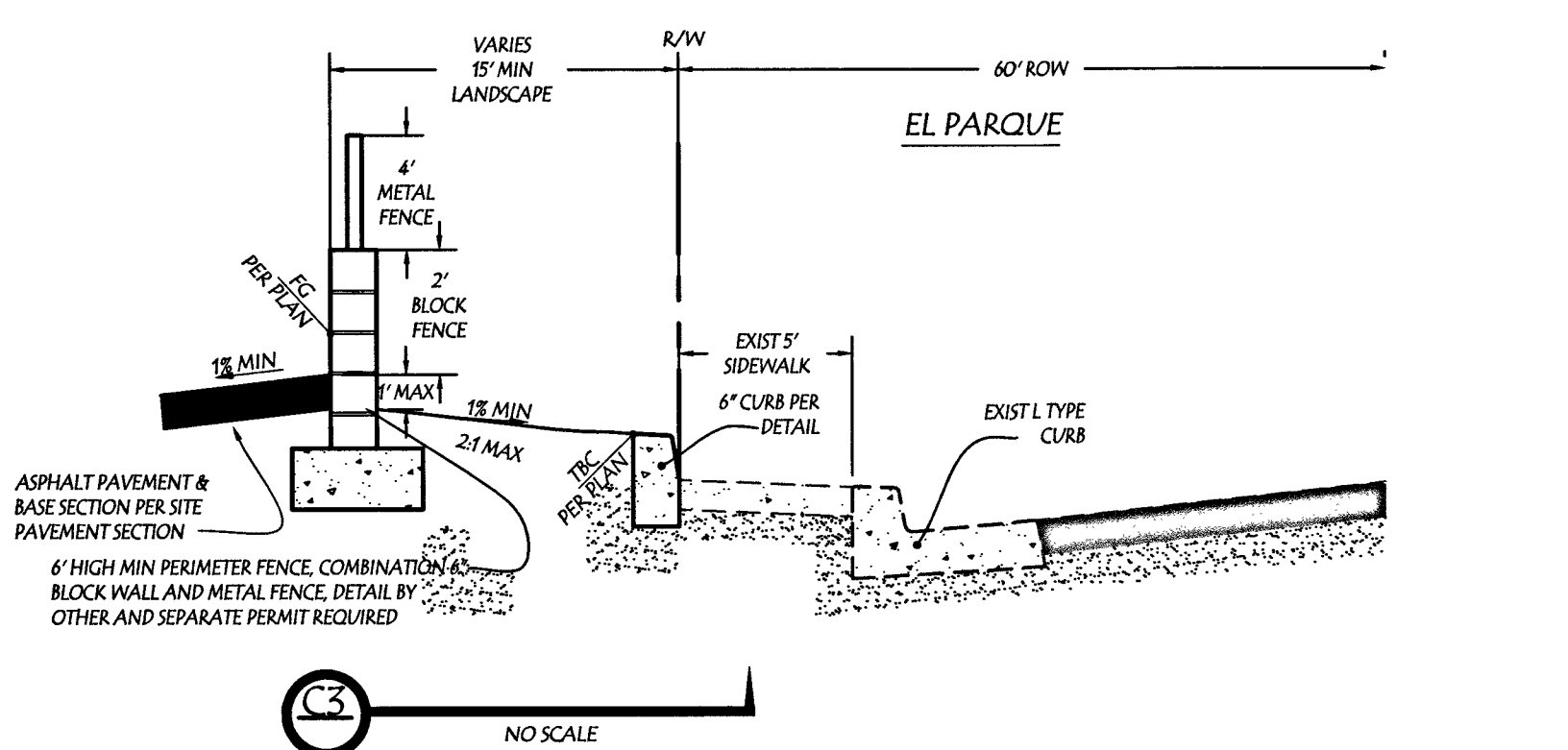
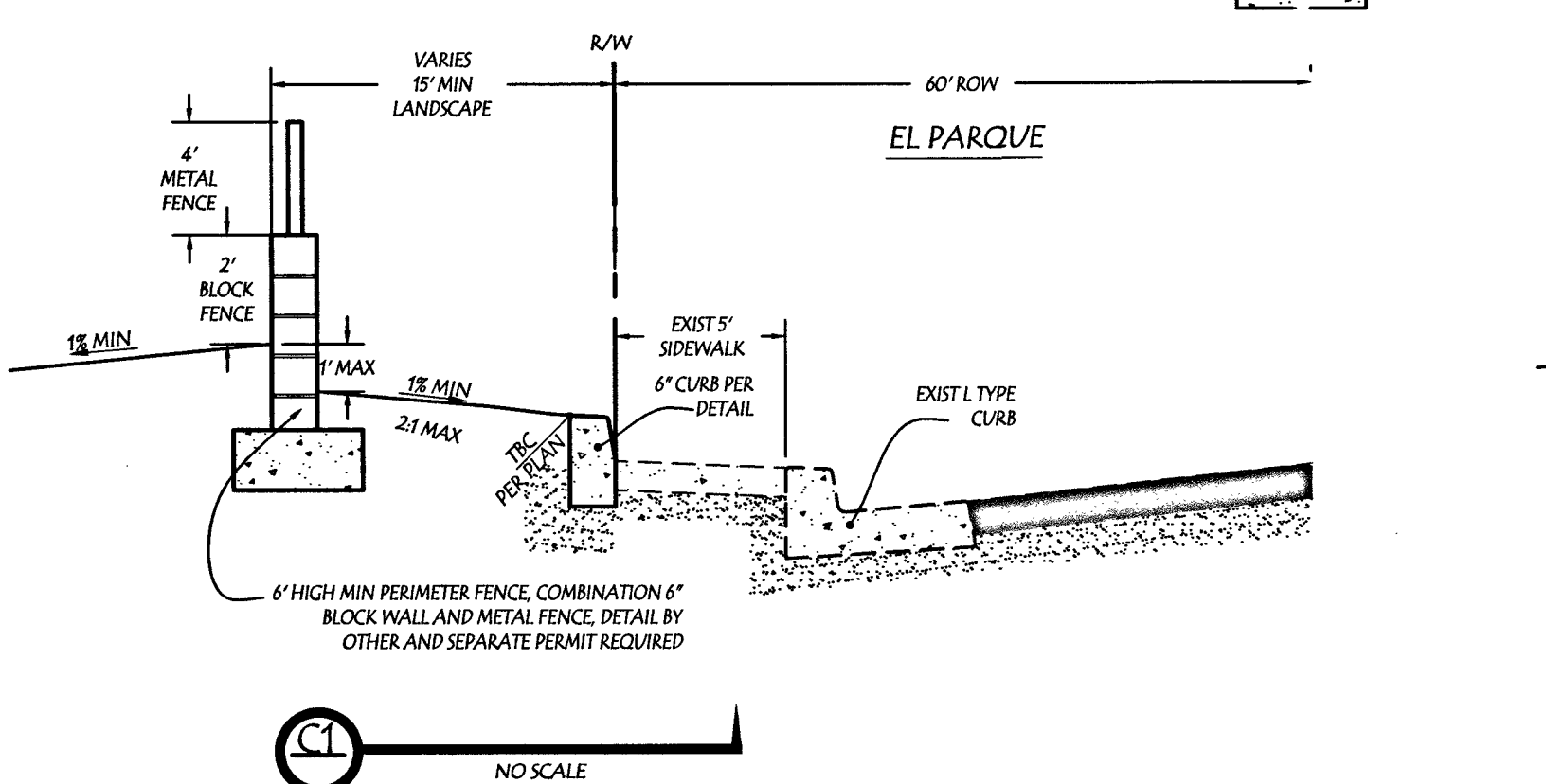
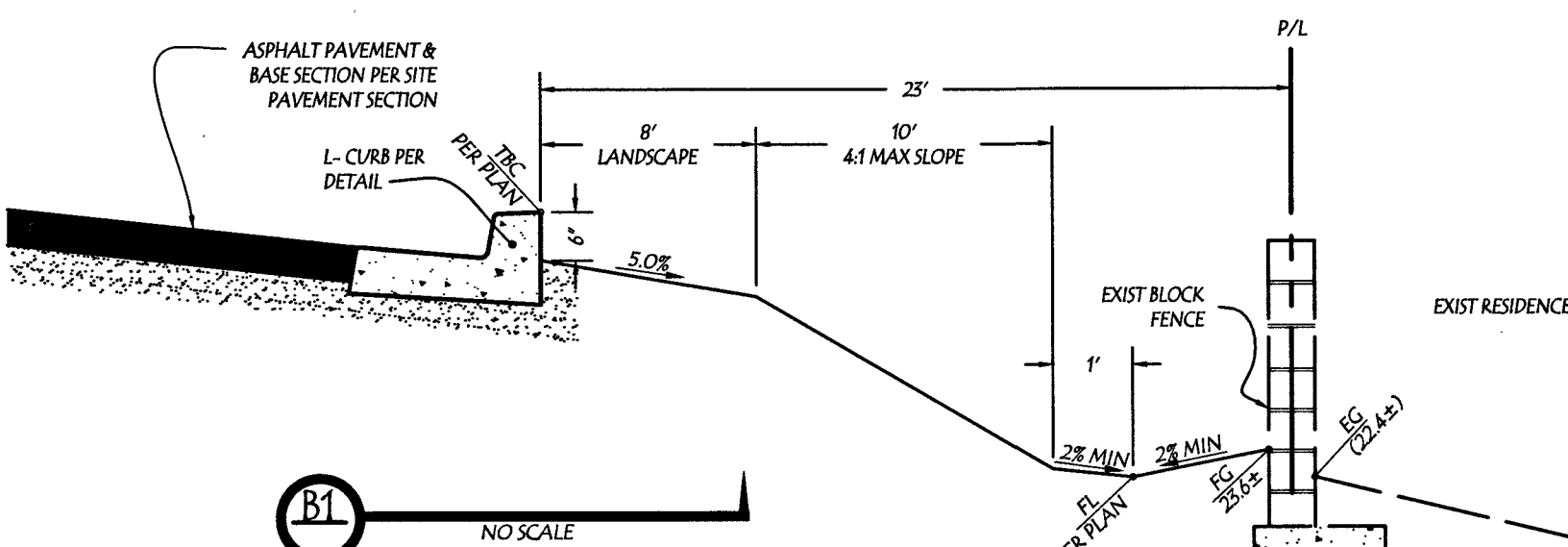
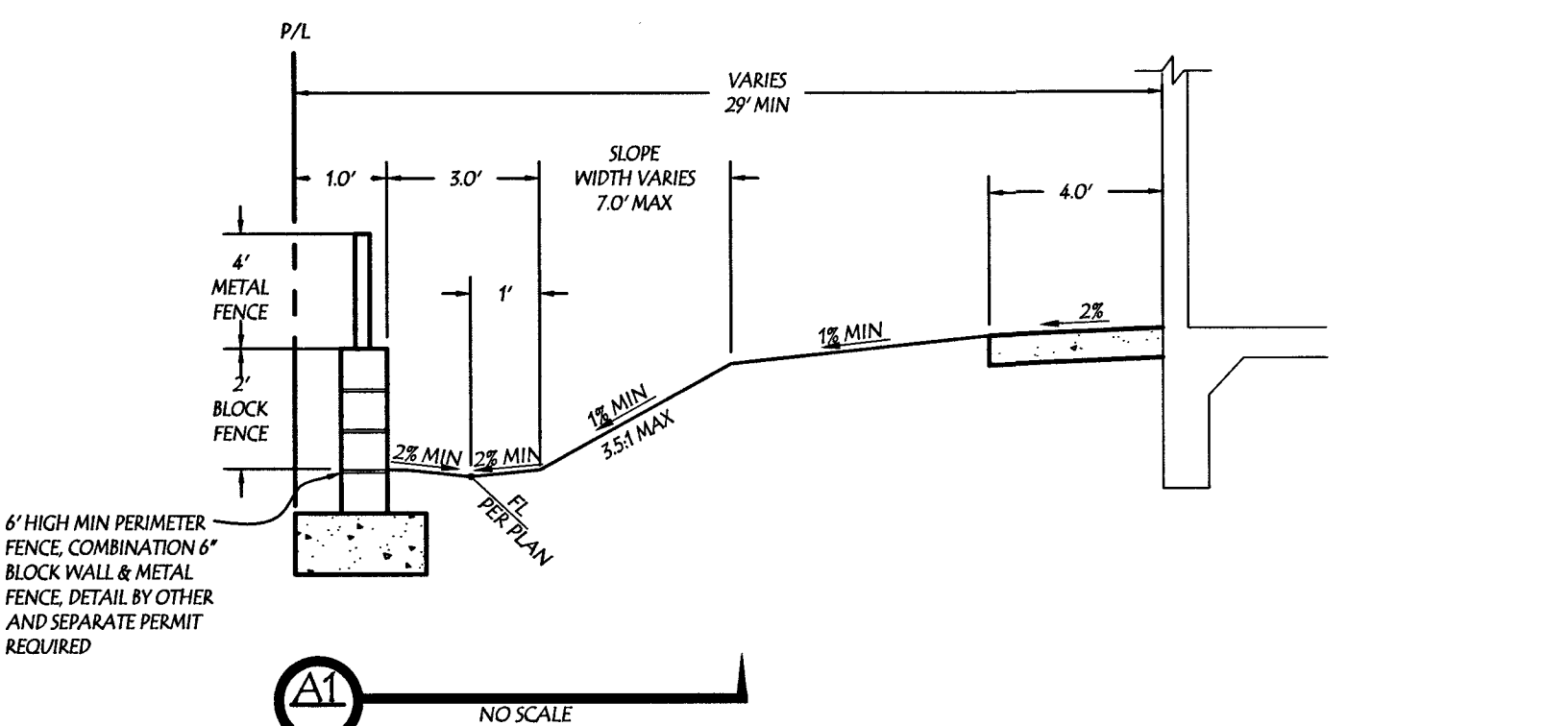


LAKE KINGDOM HALL
OF
JEHOVAH'S WITNESSES

SHEET 4
OF 5
The
LanDesign
Consultant
insightful solutions for land development
Henderson, NV 89074
TEL: 702-547-0047

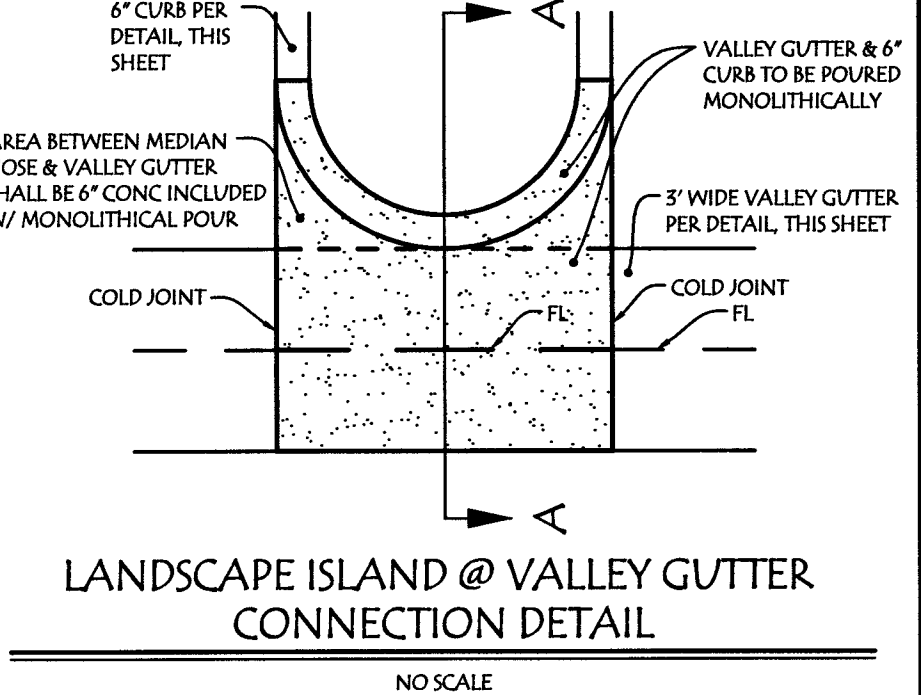
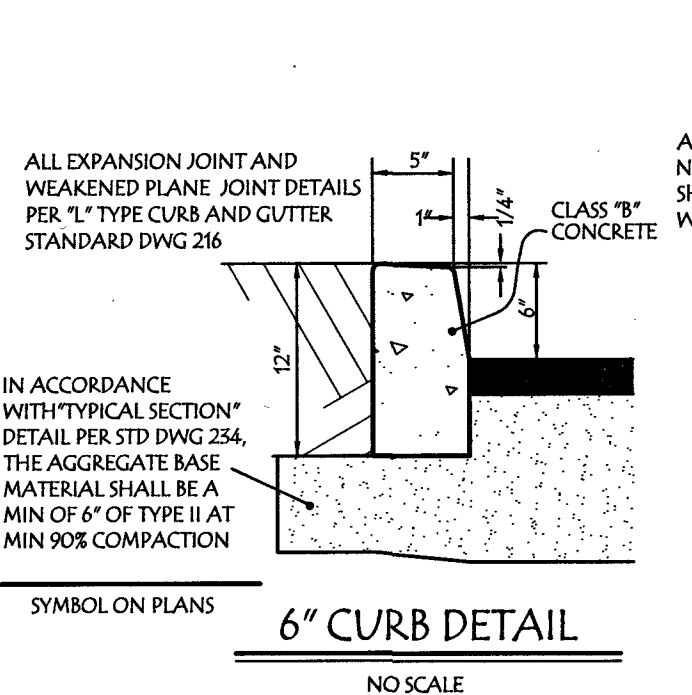
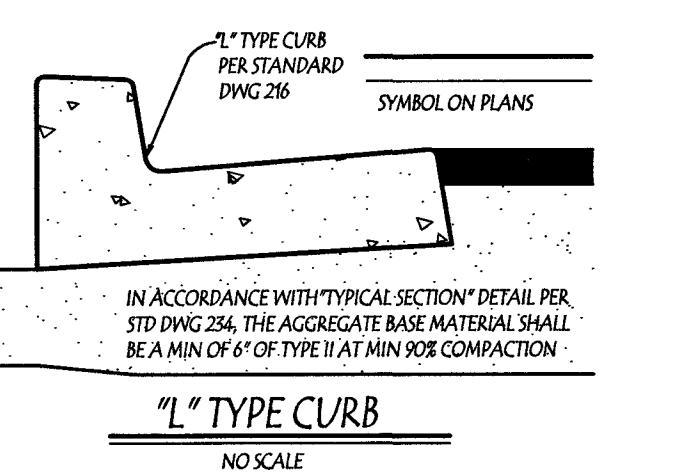
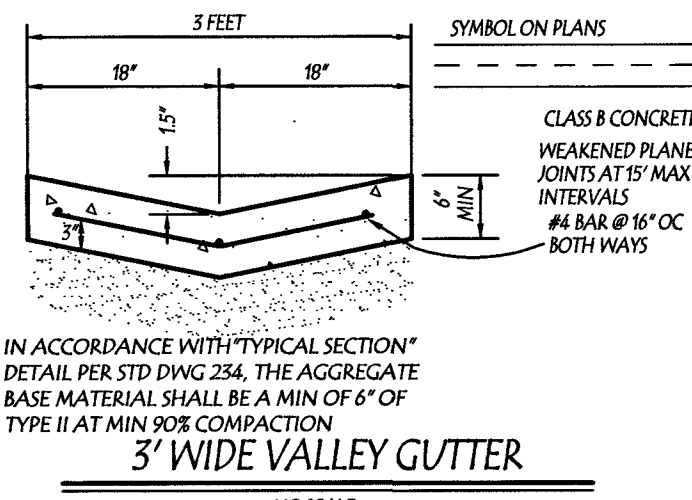
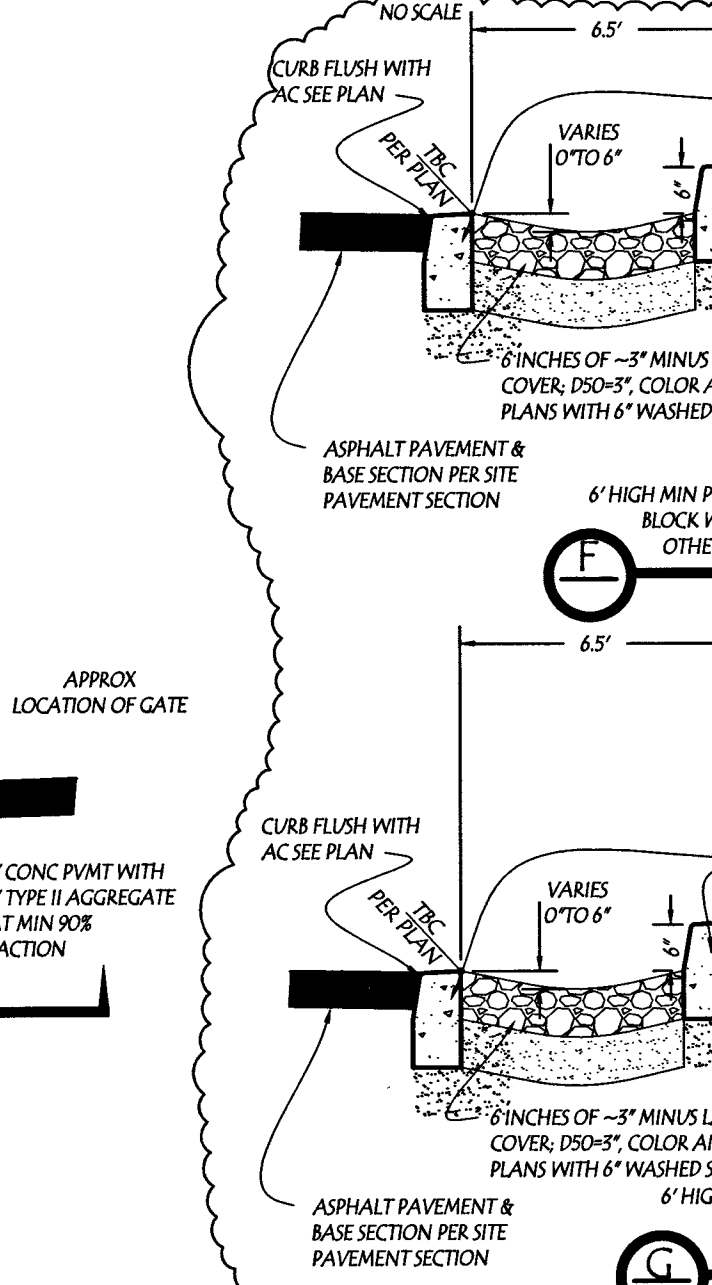
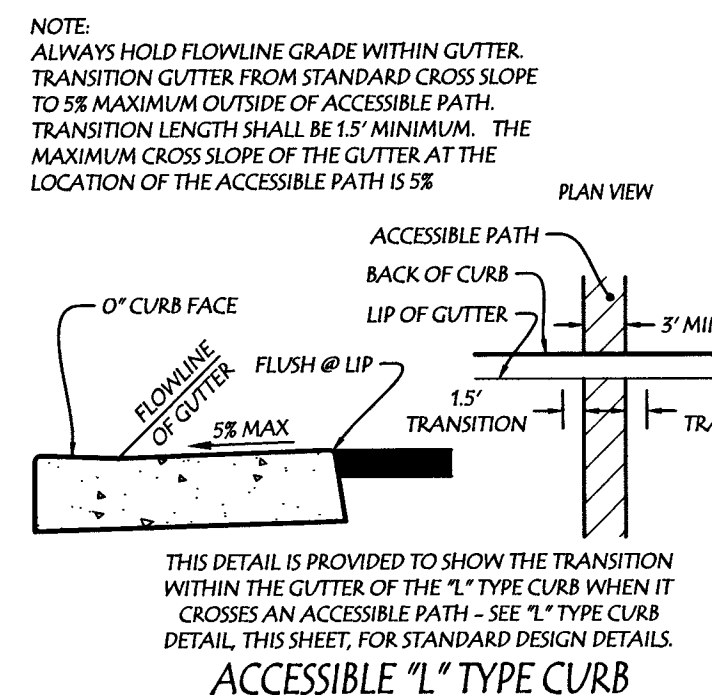
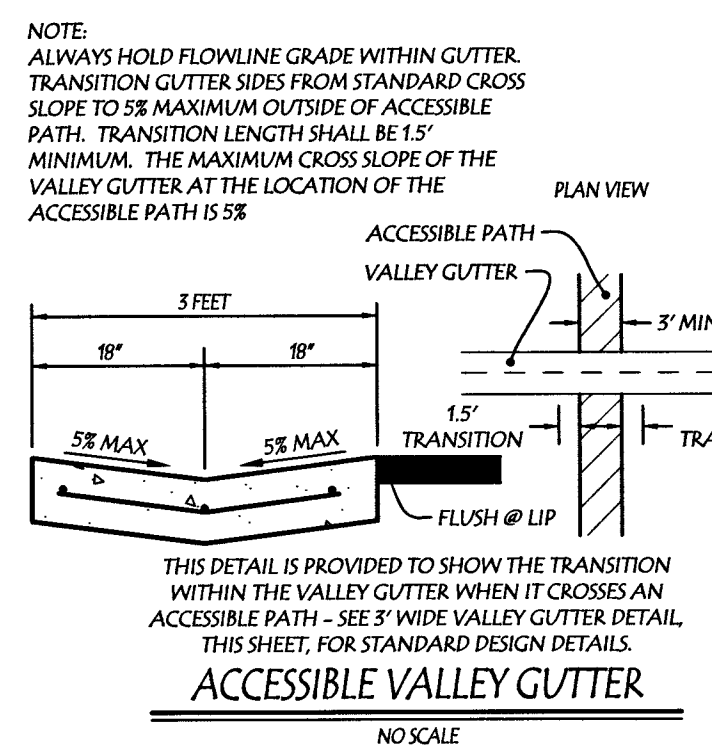
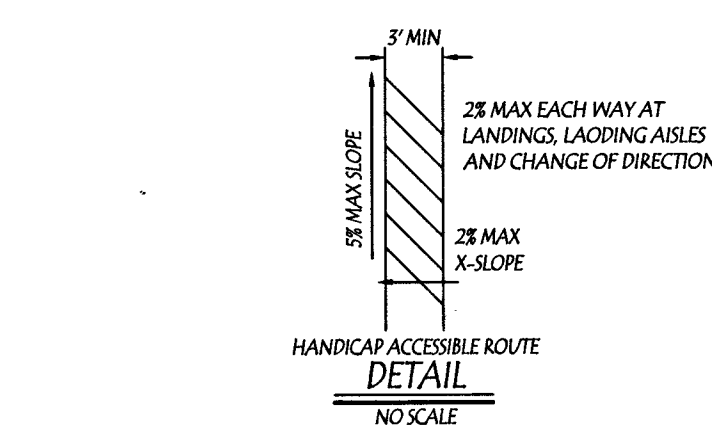
JOB NUMBER: 104_KH
DATE: JAN 13, 2017 R2
FILENAME: CIVIL_CD
XREF FILES: CIVIL_SITE
XREF FILES: CIVIL_SITE_TOP
XREF FILES:

LEGEND	DESCRIPTION	CURB		WALL	WALL	FENCE	VALLEY	P/MT	CONDUIT	ST	TRAFFIC	CONTOUR	ELEV	SLOPE	SLOPE	SWALE	FIN/VALVE	SWR/MT/SP	VALVE/PP	METER	RCPA	DCA/RCPA	ABBREVIATIONS		CO	CLEANOUT	ELEC	ELECTRICAL	FDC	FIRE	GB	GRADE	NC	NATURAL	PL	PROPERTY	R/W	RIGHT	SIZE	TOP	VISIBLE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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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 WAY OF THE CITY OF LAS VEGAS 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 THE CLARK COUNTY BUILDING ADMINISTRATIVE CODE 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 THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR 100000, 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, AND WITHIN 24 HOURS AFTER ANY 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 INSPECTION MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR 100000, SECTION III.A.12.
5. ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN 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.



AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS & STREET LIGHT SYSTEMS CONDUITS. IT'S COSTLY. CALL BEFORE YOU DO UNDERGROUND.

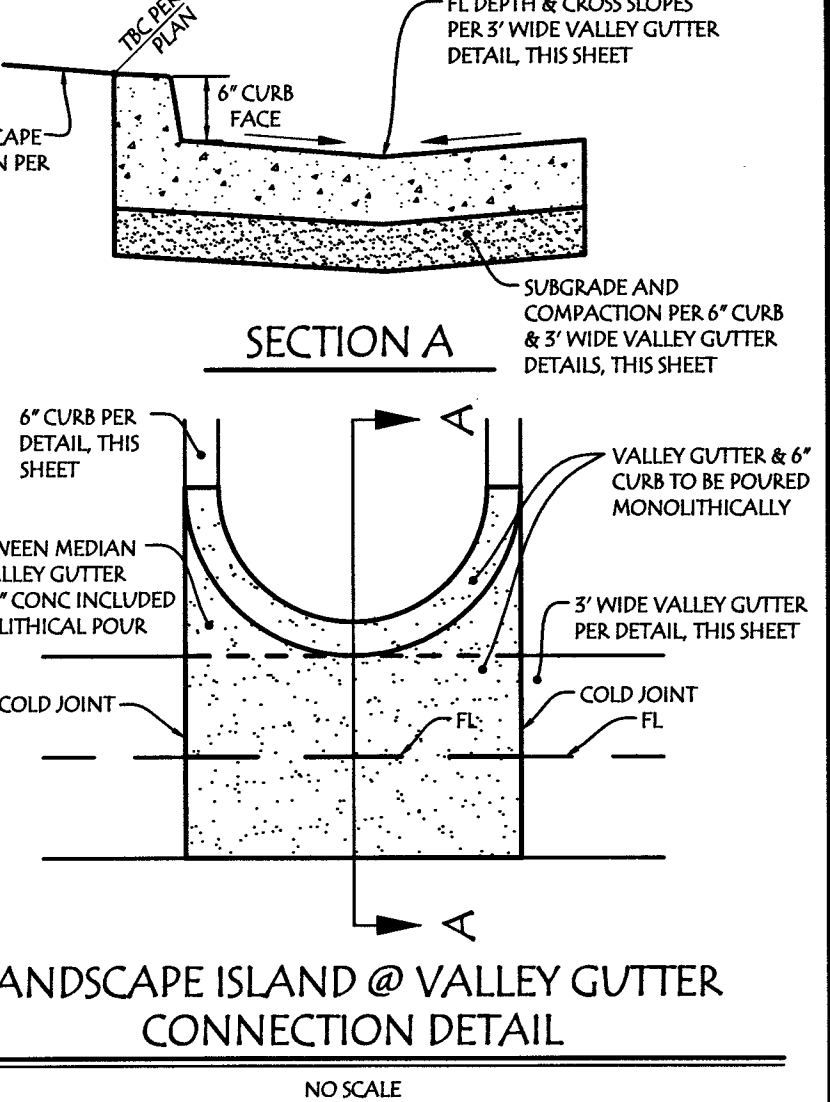
AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY. CALL BEFORE YOU OVERHEAD.

CALL BEFORE YOU DIG. AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY. CALL 811. 1-800-227-2800.

NOTE:
The LanDesign Consultant ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS, SHOWN OR NOT SHOWN. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM RECORD INFORMATION AND ARE ONLY INTENDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THE DEPTHS AND LOCATIONS OF ANY AND ALL RELEVANT UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY CONFLICTS OR DISCREPANCIES, IMMEDIATELY.

WALL NOTE:
ALL RETAINING AND FENCE WALLS SHOWN ON THESE PLANS ARE SHOWN FOR THE BENEFIT OF THE STRUCTURAL ENGINEER'S DESIGN. THE STRUCTURAL DESIGN AND DETAILS ARE NOT A PART OF THESE PLANS. ALL WALLS ARE REQUIRED TO BE REVIEWED SEPARATELY AND PERMITTED SEPARATELY THROUGH THE BUILDING DEPARTMENT.

SITE PAVEMENT SECTION
THE FOLLOWING MINIMUM PAVEMENT SECTIONS ARE A PRELIMINARY RECOMMENDATION FROM GEOTECH. GEOTECHNICAL EVALUATION EL PARQUE AVENUE KINGDOM HALL
DATED: MARCH 6, 2015 PROJECT NO. 11092-L16
THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A FINAL PAVEMENT DESIGN FROM THE GEOTECHNICAL ENGINEER. THE PRELIMINARY SECTIONS PROVIDED ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE LAND DESIGN CONSULTANT BEARS NO RESPONSIBILITY FOR THE PAVEMENT SECTIONS DESIGN.
TRAFFIC AREA ASPHALT TYPE II BASE 4"
AUTOMOBILE PARKING 2" 4"
COLLECTOR LANES 3" 4"
THE CONTRACTOR SHALL COORDINATE THE DELINEATION OF THE TRAFFIC AREAS WITH THE OWNER PRIOR TO BIDDING.



REVISION	DATE	REVISION DESCRIPTION	APPROVED BY	DATE
1	1/15/17	ADD SECTION DETAILS F & G	JM	7/13/15

DETAILS
LAKES KINGDOM HALL OF JEHOVAH'S WITNESSES
SHEET 5 OF 5
The LanDesign Consultant
insightful solutions for land development
154 Cattle Point Ave Henderson, NV 89014 TEL: 702-547-0047

LEGEND	DESCRIPTION	RIGHT OF WAY CENTERLINE	PROPOSED	EXISTING	1' CURB	6 7/8" CURB	WALL RETAINING	WALL PERIMETER	FENCE	VALLEY GUTTER	POINT EDGE SAWCUT	CONDUIT	ST LITE CONDUIT	ST LIGHT	TRAFFIC SIGN	CONTOUR	ELEV TAG	SLOPE TAG	SLOPE	SWALE	PH/VALVE/REDUCER	SHR/INT/20"	VALUT/PP	METER 889A DCDA/BD2A	ABBREVIATIONS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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