PARK PLACE
1141 S. LAS VEGAS BLVD.
CITY OF LAS VEGAS, NEVADA
APN: 162-03-112-021

LEGEND

- ROADWAY CENTERLINE
- PROPERTY LINE / ROW LINE
- PROPOSED PROPERTY LINE/BOUNDARY
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- PROPOSED CMU WALL
- PROPOSED STRIPING
- EASEMENT
- EXISTING 'L' TYPE CURB
- 'L' TYPE CURB & GUTTER
- EXISTING 'A' TYPE CURB
- 'A' TYPE CURB
- EXISTING SEWER LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- X"W — PROPOSED WATER LINE
- X"S — PROPOSED SEWER LINE
- OHP — EXISTING OVERHEAD POWER LINE
- PROPOSED FLOWLINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPT CONNECTION (FDC)
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING WATER RPPA
- PROPOSED WATER RPPA
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING IRRIGATION VALVE
- EXISTING WATER RPDA
- PROPOSED WATER RPDA
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- EXISTING SEWER CLEANOUT
- PROPOSED SEWER CLEANOUT
- EXISTING POWER POLE
- EXISTING TRANSFORMER
- EXISTING SIGN
- PROPOSED SIGN
- CONCRETE
- EXISTING CONCRETE
- NEW AC PAVEMENT
- PROPOSED RIP-RAP
- PROPOSED BOLLARD
- (14.30) EXISTING GRADE
- 14.30 PROPOSED GRADE
- 0.4% PROPOSED SLOPE

VICINITY MAP

T21S/ R61E/ SEC 3

SCALE: NONE

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
AB	AGGREGATE BASE
BCR	BEGIN CURB RETURN
CCAUSD	CLARK COUNTY AREA UNIFORM STANDARD DRAWING
CL	CENTERLINE
CO	CLEAN OUT
CONC	CONCRETE
CY	CUBIC YARDS
EA	EACH
ECR	END CURB RETURN
EG	EXISTING GROUND
EL	ELECTRIC
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FS	FINISHED SURFACE
G	GAS
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
LP	LOW POINT
LT	LEFT
LVVWD	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
PVT.	PRIVATE
ROW OR R/W	RIGHT OF WAY
RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY
RT	RIGHT
S	SLOPE
SF	SQUARE FEET
SMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
STA	STATION
SW	SIDEWALK
TC	TOP OF CURB
TE	TRASH ENCLOSURE
TYP	TYPICAL
USD	UNIFORM STANDARD DRAWING
W	WATER

APPROVALS

For Allen Pavelka 12/14/17
ALLEN PAVELKA, PE, PE#: 9029 CITY ENGINEER — DATE

APPROVAL OF THESE PLANS 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 LISTED UNDER "DEVIATIONS FROM STANDARDS" THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN "DEVIATIONS FROM STANDARDS" IN FAVOR OF THE UNIFORM STANDARDS DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA.

12/2/17
PLANNING DEPARTMENT STEVE GEBEKE — DATE
THIS PLAN CONFORMS TO THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT

11/13/17
CLV FIRE & RESCUE — DATE

Ryan Stemmerik 10/30/17
SOUTHWEST GAS CORPORATION — DATE

Barbara Garrison 10-31-17
NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a 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.

10/31/17
CENTRAL TELEPHONE CO. d/b/a CENTURY LINK — DATE

"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."

10-31-17
COX COMMUNICATIONS, LAS VEGAS, INC. — DATE

LEGAL DESCRIPTION

THAT PORTION OF LOT "H" OF PARK PLACE ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 48, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT "H" AND RUNNING THENCE NORTH 27°45'00" EAST 218.57 FEET TO A POINT ON THE WEST LINE OF SAID LOT; THENCE NORTH 89°57'00" EAST 201.50 FEET TO A POINT ON THE EAST LINE OF SAID LOT; THENCE SOUTH 02°20'00" WEST 191.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTH 89°57'00" WEST 295.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.09 ACRES, MORE OR LESS.

NOTE: LEGAL DESCRIPTION DOCUMENT #20120829:0001882, BEING THE CURRENT LEGAL DESCRIPTION OF RECORD, DOES NOT CLOSE. THIS LEGAL DESCRIPTION APPEARS TO HAVE BEEN CREATED FROM THE ORIGINAL PLATTED LOT, BEING LOT "H".

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL V2003 (NAVD 88)
BENCHMARK NO. 418203H NDOT BRASS CAP MONUMENT TOP CURB @ SE CORNER OF LAS VEGAS BLVD. & CHARLESTON BLVD. (STAMPED 418203H 1998 GIS CONTROL MONUMENT).
NAVD 88 DATUM 615.624 METERS (2019.76 FEET)

BASIS OF BEARING

NORTH 27°54'36" EAST BEING THE CENTERLINE OF LAS VEGAS BOULEVARD SOUTH BETWEEN PARK PASEO AND CHARLESTON BOULEVARD AS SHOWN ON RECORD OF SURVEY MAPS, FILE 82, PAGE 84 OF CLARK COUNTY, NEVADA OFFICIAL RECORDS.

OWNER/DEVELOPER

3250 SPRING MOUNTAIN TRUST & LOVE LANNY D TRUSTEE
3850 TROPICANA
SUITE D
N LAS VEGAS, NV
TEL: (702)-383-1100

GENERAL CONTRACTOR

AJB GENERAL CONTACTOR
102 E. MAYFLOWER AVE.
N LAS VEGAS, NV 89030
TEL: (702)-876-6544
FAX: (702)-876-6234

INDEX OF DRAWINGS

1. COVER SHEET
2. GENERAL NOTES
3. DEMOLITION PLAN
4. SECTIONS AND DETAIL SHEET
5. HORIZONTAL CONTROL PLAN
6. UTILITY PLAN
7. GRADING PLAN
8. LANDSCAPE PLAN I
9. LANDSCAPE PLAN II

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
DATE: 11/20/17 PROJECT No. 124710
LVVWD APPROVED FIRE FLOW 1500 GPM AT 20 PSI RESIDUAL
SHEET #'S 1, 2, 3 & 6

FAST — Call before you UnderGround 1-702-432-5300 FEDERAL AID URBAN SYSTEM OF TRANSPORTATION

CALL BEFORE YOU DIG — AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY. CALL 811 OR 1-800-227-2600

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

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 USED, IN THE WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF DWYER ENGINEERING, INC.

APPROVED

REVISIONS

NO.	DATE	DESCRIPTION

STATE OF NEVADA — DAVID A. DWYER — Exp. 12/31/17 — CIVIL — No. 7786 — PROFESSIONAL ENGINEER — STAMP

DWYER ENGINEERING INC.
CIVIL ENGINEERS
LAND SURVEYORS
WATER RIGHTS
LAND USE PLANNING
7251W. SAHARA AVE., SUITE E
LAS VEGAS, NEVADA 89146
(702) 254-2290
fax: (702) 254-0285

COVER SHEET
PARK PLACE
1141 S. LAS VEGAS BLVD.
CITY OF LAS VEGAS, NEVADA
A.P.N.: 162-03-112-021

JOB No.	15464
DATE:	10/30/17
VERT. SCALE:	N/A
HORIZ. SCALE:	N/A
DRAWN BY:	JGR
CHECKED BY:	DAD
SHEET	1 of 9

107V7142

CLV# 70003

PROJ#:124710 AGR:115969 QS:162-03-NW

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CITY OF LAS VEGAS VERTICAL CONTROL V2003 (NAVD 88)
BENCHMARK NO. 418203H NDOT BRASS CAP
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DEVIATIONS FROM STANDARDS

NONE

LVVWD STANDARD NOTES

LAS VEGAS VALLEY WATER DISTRICT STANDARD NOTES
LVVWD PROJECT No. 124710

1. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE LVVWD. FOLLOWING WATER PLAN APPROVAL, NOTICE SHALL BE GIVEN TO THE LVVWD COMMUNICATION SUPPORT CENTER (258-7171) TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. FOR FUTURE INSPECTIONS, NOTICE MUST BE GIVEN BY 2:00 P.M. THE BUSINESS DAY PRIOR TO THE REQUESTED LVVWD INSPECTION. WHEN REQUESTING INSPECTIONS, PLEASE REFER TO THE PROJECT # IDENTIFIED ABOVE.
2. ALL WORK SHALL CONFORM TO LVVWD STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS, AND TO THE 2010 EDITION OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS). THE LATEST EDITION OF UDACS SHALL SUPERSEDE ANY CONFLICTS CONTAINED IN THE APPROVED DRAWINGS AND/OR SPECIFICATIONS.
3. ALL WORK, EXCEPT AS MODIFIED BY THESE PLANS OR BY NOTE 2 ABOVE, SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT DRAFT OR EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE 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 UDACS.
9. ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED, AND AN ACCEPTABLE WATER SAMPLE OBTAINED, PRIOR TO CONNECTION TO THE LVVWD DISTRIBUTION SYSTEM.
10. THE CONTRACTOR MUST OBTAIN ALL METERS TWO (2) INCHES AND SMALLER FROM LVVWD CENTRAL STORES. TELEPHONE 258-3152 OR 258-3802, TWO (2) WORKING DAYS PRIOR TO METER PICKUP.
11. ANY INTERRUPTION OF SERVICE MUST BE PERFORMED IN ACCORDANCE WITH UDACS SECTION 3.14.01, AND APPROVED BY THE LVVWD INSPECTION DIVISION PRIOR TO SHUTDOWN. PROPER WRITTEN NOTIFICATION MUST BE GIVEN TO ALL AFFECTED CUSTOMERS.
12. ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE LVVWD PRE-APPROVED MATERIALS AND MANUFACTURER'S LISTING FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS.
13. TELEPHONE "CALL BEFORE YOU DIG" AT "811" OR 1-800-227-2600.
14. THE INSTALLATION OF LAS VEGAS VALLEY WATER DISTRICT (LVVWD) MUNICIPAL WATER FACILITIES WITHIN ALL STREETS IS ASSUMED TO BE IN COMPLIANCE WITH THE UNIFORM STANDARDS, INCLUDING THE PLACEMENT OF ASPHALT PAVING STREET SURFACES. ANY REPAIR WORK DONE BY THE LVVWD TO THE MUNICIPAL WATER FACILITIES WILL INCLUDE THE PLACEMENT OF AN APPROPRIATELY SIZED ASPHALT REPAIR PATCH ON THE STREET SURFACE.

ANY DECORATIVE PAVING SURFACE WITHIN THE STREET IS THE RESPONSIBILITY OF THE OWNER'S ASSOCIATION, OR THE INDIVIDUAL PROPERTY OWNERS IF NO OWNER'S ASSOCIATION IS IN EXISTENCE, OR THE AGENCY HAVING JURISDICTION. DECORATIVE SURFACE MATERIALS PLACED WITHIN THE TEN FOOT EASEMENT ABUTTING A PUBLIC OR PRIVATE STREET, IF DISTURBED BY THE LVVWD DURING THE REPAIR OR OPERATION OF ITS FACILITIES, WILL BE REPLACED BY LVVWD WITH AN APPROPRIATELY SIZED PLAIN FINISH CONCRETE PATCH. THE LVVWD WILL NOT RESTORE, AND WILL NOT BE RESPONSIBLE FOR THE RESTORATION OF, ANY DECORATIVE PAVING SURFACE WITHIN THE STREET. THE LVVWD WILL NOT ATTEMPT TO MATCH COLOR OR FINISH OF ANY ADJACENT MATERIALS.

15. NO LEAD COMPLIANCE NOTE:
TO COMPLY WITH THE FEDERAL SAFE DRINKING WATER ACT, ALL WATER WORKS BRASS PRODUCTS PROPOSED TO BE RELOCATED, OR INSTALLED AS NEW MUST BE INSTALLED WITH THE LEAD FREE APPROVED PRODUCT. THE OLD LEADER PRODUCT MAY NOT BE REUSED.

REVISED 01/09/17

APPROVED FOR CONSTRUCTION

(signature) SHARI FOR
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
DATE: 11/20/17 PROJECT No. 124710
LVVWD APPROVED FIRE FLOW 1500 GPM AT 20 PSI RESIDUAL

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 ISSUE; THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA", LATEST REVISED EDITION; THE "SUMMERLIN IMPROVEMENT STANDARDS" FOR WORK IN THE SUMMERLIN AREA; AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".
2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES AS SHOWN FROM CLV PLANS LIBRARY ARE APPROXIMATE AND 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 UNDERGROUND AND OVERHEAD INTERFERENCE'S 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 (½") ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.
9. CURB AND GUTTER FOUND 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 TRANSITIONS TO BE AS SHOWN ON PLANS.
12. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE
JOB NUMBER: NOVA GEOTECHNICAL
ENGINEER: FEBRUARY 29, 2016
DATE: E-16-020

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 RELOCATIONS.
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 WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.

WALL NOTES:

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 SECTIONS OF NDOT 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 MARKER BALLS, 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 CITY AND APPROVED PRIOR TO ACCEPTANCE OF FACILITY VIDEO INSPECTION. THE MAP(S) SHALL INCLUDE THE HORIZONTAL AND VERTICAL (INVERT) LOCATION OF PUBLIC SEWER MANHOLES, STORM DRAIN MANHOLES AND TRANSITION STRUCTURES, STORM DRAIN LATERALS AT THE CONNECTION TO THE STORM DRAIN MAIN AND AT THE CONNECTION TO A DROP INLET, THE CONNECTION OF SEWER SERVICE LATERALS TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERALS EXIT THE PUBLIC RIGHT-OF-WAY, AND STORM DRAIN MAIN ALIGNMENT, INCLUDING DEFLECTION POINTS. THE LOCATION SHALL BE DESCRIBED BY COORDINATES WHICH SHALL BE BASED ON THE OFFICIAL HORIZONTAL AND VERTICAL CONTROL NETWORKS OF THE CITY OF LAS VEGAS. FINAL LOCATION MAPS MUST BE SEALED AND CERTIFIED BY A NEVADA PROFESSIONAL LAND SURVEYOR TO HAVE POSITIONAL CERTAINTIES OF ±0.09 METERS (±0.3 FEET) HORIZONTALLY AND VERTICALLY. 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).

OR

SANITARY SEWER AND STORM DRAIN FACILITIES SHOWN ON THESE PLANS SHALL BE USED TO MEET THE REQUIREMENTS OF NRS 455 AND SHALL SHOW AT A MINIMUM 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 LATERALS EXIT THE PUBLIC RIGHT-OF-WAY. ANY DEVIATIONS FROM THE INFORMATION SHOWN SHALL BE NOTED AND SUBMITTED AS A REVISION TO THE PLANS AND APPROVED PRIOR TO ACCEPTANCE OF FACILITY VIDEO INSPECTION.

22. CCTV VIDEO INSPECTION IS REQUIRED 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.
23. A SEPARATE BORING PERMIT IS REQUIRED FOR ALL BORING ACTIVITIES

REVISED 02/02/15

GENERAL NOTES FOR HYDRANTS AND ACCESS

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LAS VEGAS FIRE AND RESCUE ADOPTED FIRE CODE ORDINANCE #6325 FOR HYDRANT SPECIFICATIONS AND HYDRANT INSTALLATION SPECIFICATIONS.
2. ONLY FIRE HYDRANTS THAT ARE ON THE LAS VEGAS VALLEY WATER DISTRICT'S – APPROVED PRODUCTS LIST ARE ALLOWED TO BE INSTALLED.
3. A PERMIT IS REQUIRED FROM LAS VEGAS FIRE AND RESCUE FOR THE INSTALLATION OF ON-SITE WATER LINES AND FIRE HYDRANTS. THE PERMIT AND CONTRACTORS MATERIAL TEST CERTIFICATE FOR UNDERGORUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER BEFORE COMMENCEMENT OF WORK. [IFC 105.7.12]
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 3310, 3312]
5. TO IDENTIFY THE FIRE HYDRANT LOCATIONS, THE CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT THE CENTER LINE OF THE STREET ADJACENT TO THE FIRE HYDRANTS. [IFC 507.5.7.3]
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. [IFC 106.3]
7. ALL ON-SITE UNDERGROUND WATER MAINS AND MATERIALS SHALL BE U.L. LISTED, A.W.W.A. 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]
9. PRIVATE FIRE HYDRANTS SHALL BE PAINTED RED. [IFC 507.5.7.1]
10. PRIOR TO THE FINAL OCCUPANCY, A FIRE FLOW TEST SHALL BE WITNESSED BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION TO VERIFY AVAILABILITY OF THE REQUIRED FIRE FLOW. [IFC 507]
11. FIRE HYDRANTS SPACING SHALL BE AS FOLLOWS: [IFC C102]
RESIDENTIAL – 500 FEET UNSPRINKLERED; 600 FEET SPRINKLERED.
COMMERCIAL – 300 FEET UNSPRINKLERED; 400 FEET 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 1,000 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 COUNT 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 C102.8]
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 6 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 FEET, AS MEASURED BY AN APPROVED ROUTE. [IFC C102.4]
16. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A FIRE DEPARTMENT CONNECTION (FDC) SHALL NOT EXCEED 100 FEET, 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 C102.6]
18. TWO (2) SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE IS 4 OR MORE FIRE HYDRANTS/SPRINKLER LEAD-INS 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]
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 OR 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 FEET OUTSIDE AND 28 FEET INSIDE TURNING RADIUS. [IFC 503.2.4]
22. VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL BE NOT BE LESS THAN 13 FT 6 INS. [IFC 503.2.1]
23. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 40 FT FLOW LINE TO FLOW LINE WITH PARALLEL PARKING PERMITTED ON BOTH SIDES. NOT LESS THAN 32 FT WIDE, FLOW LINE TO FLOW LINE, WHERE PARKING IS PERMITTED ONLY ON ONE SIDE OF THE FIRE APPARATUS ROAD. NOT LESS THAN 24 FT WIDE, FLOW LINE TO FLOW LINE, WHERE NO PARKING IS PERMITTED ON EITHER SIDE. FIRE LANES THROUGH PARKING LOTS SHALL BE NOT LESS THAN 24 FT. [IFC 503.2.1.1]
24. 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]
25. APPROVED SECONDARY FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR 100 OR MORE DWELLING UNITS, ROAD(S) WITH DEAD-ENDS OR WITH A SINGLE POINT OF ACCESS IN EXCESS OF 600 FT. COMMERCIAL AND INDUSTRIAL DEVELOPMENTS WHERE BUILDINGS EXCEED 2 STORIES OF 30 FEET IN HEIGHT, OR EXCEEDING 62,000 SQUARE FEET IN AREA. [IFC 503.1.2]
26. ALL DEAD-END FIRE APPARATUS ROADS AND/OR FIRE LANES, PUBLIC OR PRIVATE, IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND HAVING A MINIMUM DIAMETER OF 81 FT. [IFC 503.2.5]
27. 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 WITH SIGNS AT INTERVALS OF 100 FT ALONG THE DESIGNATED FIRE LANES. 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]
28. ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE IFC 503.6 AND IFC APPENDIX M.

SOUTHWEST GAS CONSTRUCTION NOTES

1. IN THE EVENT OF NATURAL GAS EMERGENCIES CALL 911 OR 1-877-860-6020.
2. THERE SHALL BE A MINIMUM HORIZONTAL AND VERTICAL CLEARANCE OF 12-INCHES BETWEEN NATURAL GAS FACILITIES AND ANY UNDERGROUND FACILITIES AND/OR STRUCTURES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, STORM DRAIN, COMMUNICATIONS AND ELECTRIC.
3. FOR VALVE ADJUSTMENT CONTACT 702-668-6107 FORTY EIGHT (48) HOURS PRIOR TO CONSTRUCTION.
4. IN THE EVENT OF A NATURAL GAS CONFLICT WITH PROPOSED UTILITIES AND/OR STRUCTURES CONTACT 702-365-2099.
5. SOUTHWEST GAS STAND BY CONTACT IS 702-400-1789.

APPROVAL

SOUTHWEST GAS CORPORATION DATE

CLV TRAFFIC NOTES

1. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
2. THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
3. BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING CITY STREETS WHERE WARRANTED IMMEDIATELY AFTER FIRST GRADING WORK IS ACCOMPLISHED, AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.
4. WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENCROACHED UPON 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 OBSTRUCTION, TEMPORARY REMOVAL OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING 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 STREETNAME AND SCHOOL SPEED LIMIT SIGNS, SHALL HAVE 3M SERIES 1160 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.
7. WHEN A PROPOSED STREET LIGHT STANDARD IS LOCATED WITHIN FIVE (5') FEET OF ANY PROPOSED SIGN SHOWN ON THE PLANS TO BE MOUNTED ON A SIGNPOST, THE SIGN SHALL BE MOUNTED ON THE STREET LIGHT STANDARD AND THE SIGNPOST SHALL BE ELIMINATED.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HERE UNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. STREET SIGNS AND STOPS SIGNS SHALL BE INSTALLED PER CITY STANDARD SPECIFICATIONS FOR PLACEMENT OF STREET NAME SIGNS.
10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL DEVICES AND FLAGGERS TO INSURE THE SAFETY OF THE PUBLIC IN OR AROUND THE WORK AREA. THE CONTRACTOR SHALL HAVE A CERTIFIED ATSSA TRAFFIC CONTROL TECHNICIAN OR IMSA WORK ZONE SAFETY SPECIALIST SET UP, MAINTAIN AND/OR REMOVE ALL TRAFFIC CONTROL DEVICES IN THE CITY OF LAS VEGAS RIGHT OF WAY.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE EXPEDITED TO COMPLETION SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING CITIZENS AREA TRANSIT (C.A.T.) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.
13. GUARDS SHALL BE OBTAINED BY CONTACTING THE METROPOLITAN POLICE DEPARTMENT SPECIAL EVENTS UNIT (PHONE # 828-3442) WHO WILL PROVIDE OFFICERS PROPERLY TRAINED IN TRAFFIC CONTROL. FEES FOR THE USE OF THESE OFFICERS SHALL BE SET BY METRO AND WILL BE PAID BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL ARRANGEMENTS WITH METRO.
14. ANY WORK WITHIN 300' OF A SIGNALIZED INTERSECTION WILL BE NIGHT WORK, UNLESS DIRECTED BY THE CITY OF LAS VEGAS TRAFFIC ENGINEER.
15. THE CONTRACTOR SHALL CONTACT THE TRAFFIC ENGINEERING DIVISION (TRANSPORTATION SECTION) THROUGH THE PROJECT'S OFFSITE INSPECTOR PRIOR TO INITIATING PAVING TO RECEIVE DIRECTION FOR ANY PERMANENT OR TEMPORARY MODIFICATIONS TO THE APPROVED DRAWINGS REGARDING FINAL PAVEMENT TRANSITIONS, MARKINGS AND SIGNING THAT ARE REQUIRED TO MATCH ADJACENT ROADWAY SEGMENTS. THE CONTRACTOR SHALL PROVIDE A DRAWING FOR APPROVAL BY THE TRAFFIC ENGINEERING DIVISION DEPICTING ANY ADJUSTMENTS TO THE FINAL PAVEMENT MARKINGS AND SIGNAGE, WHICH MAY INCLUDE OMITTING, ADDING OR MODIFYING PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS SUCH THAT ADEQUATE TRANSITIONS AND LANE TERMINATIONS BETWEEN ADJACENT ROADWAY SEGMENTS ARE CONSTRUCTED.

CLV 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 TOLERANCE 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	0.5'+	+0.1' TO −0.1'	SEE SOILS REPORT

- 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 PROPERTY 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 AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

CLV 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 "S" OR "G" 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 II AGGREGATE BASE.
5. ALL MANHOLES PAVED IN STREETS EIGHTY (80') FOOT R/W AND LARGER SHALL HAVE CONCRETE COLLARS. STREETS LESS THAN EIGHTY (80') FOOT R/W 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.

SWPPP GENERAL NOTE

STORMWATER RUNOFF MANAGEMENT
(REQUIRED FOR ALL SITES GREATER THAN 1 ACRE (43,560 SQ. FT.)

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 BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAYS 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 CITY OF LAS VEGAS AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BEST MANAGEMENT PRACTICES MANUAL (MOST CURRENT EDITION).
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 NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, 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 ACTUAL RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORM WATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, 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.

CLV 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 DRAWINGS 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 THE TRAFFIC ENGINEERING AND THE CITY ENGINEER.
3. ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION.
4. ALL STREET LIGHTING CONDUITS STUB 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 2 #4 AND 1 #8 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 USD NO. 320A.
6. AS-BUILT DRAWINGS SHALL BE SUPPLIED TO THE TEFO 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 LIGHT/S AND/OR SERVICE/S 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.

Job No.
FILE No.

REUSE OF DOCUMENTS
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APPROVED

REVISIONS
NO.	DATE	DESCRIPTION

STATE OF NEVADA · PROFESSIONAL ENGINEER · DAVID A. DWYER · Exp. 12/1/X · CIVIL · No. 7785
STAMP
10-30-17

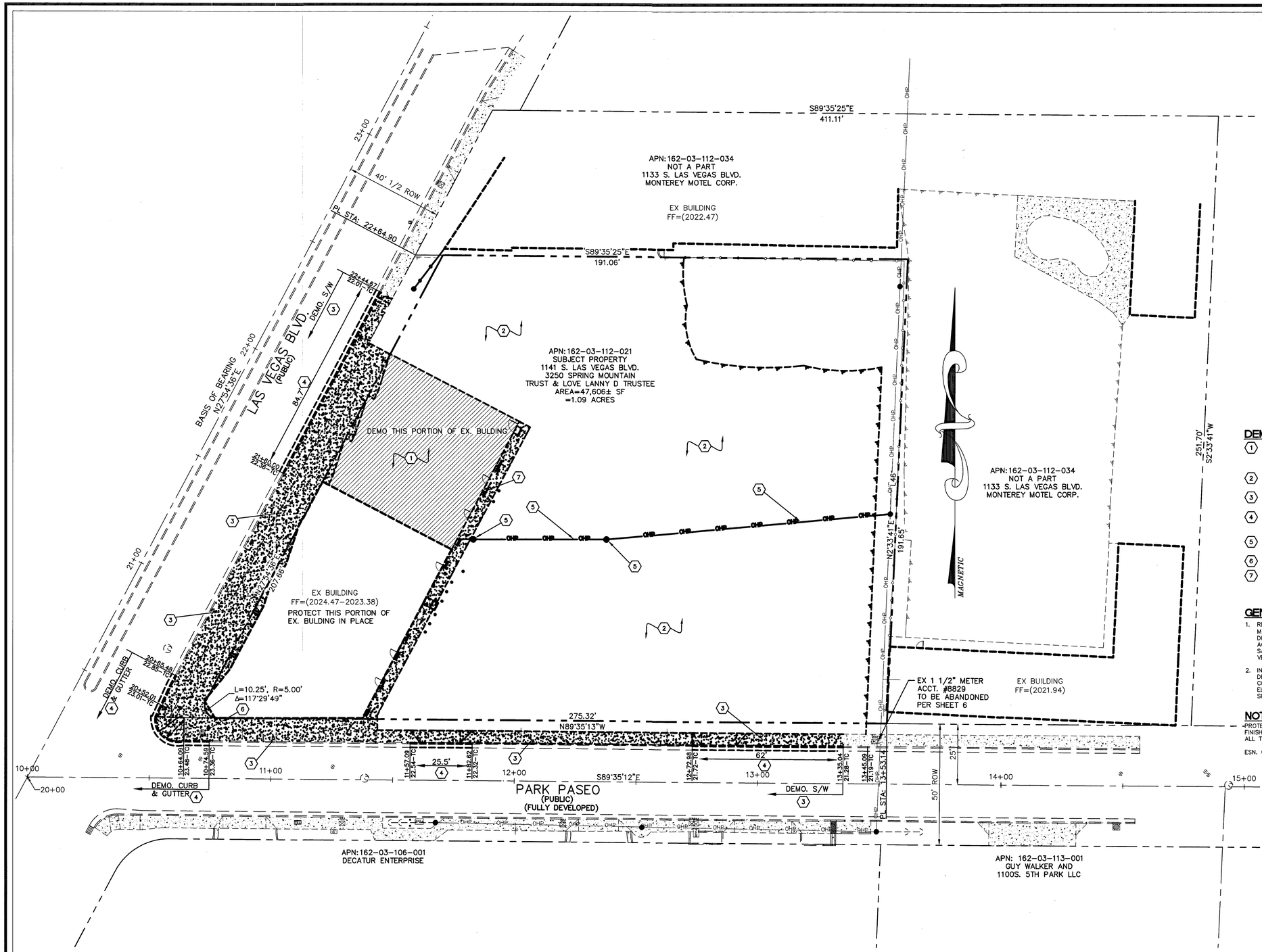
DWYER ENGINEERING INC.
CIVIL ENGINEERS · LAND SURVEYORS · WATER RIGHTS · LAND USE PLANNING
7310 SMOKE RANCH RD., SUITE E · LAS VEGAS, NEVADA 89128
(702) 254-2200 · fax: (702) 254-2238

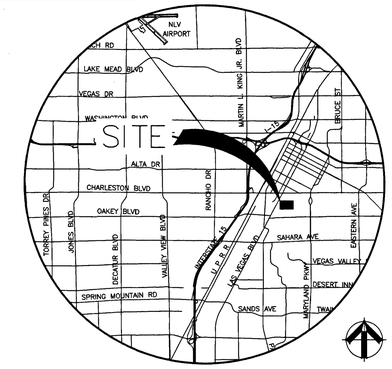
GENERAL NOTES
PARK PLACE
1141 S. LAS VEGAS BLVD.
CITY OF LAS VEGAS, NEVADA · A.P.N.: 162-03-112-021

JOB No. 15464
DATE: 10/30/17
VERT. SCALE: N/A
HORIZ. SCALE: N/A
DRAWN BY: JGR
CHECKED BY: DAD

107V7142
CLV# 70003

PROJ#:124710 AGR:115969 QS:162-03-NW





VICINITY MAP
T21S/ R61E/ SEC 3

SCALE: NONE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SEE SHEET #1 FOR LEGEND AND ABBREVIATIONS

DEMOLITION NOTES

		ESTIMATED QUANTITIES
1	DEMOLISH AND REMOVE PORTION OF EXISTING BUILDING AND FOUNDATION AS SHOWN. ▨ –PORTION OF EX BUILDING TO BE DEMO'D	1 EA (PRIVATE)
2	COMPLETELY DEMOLISH AND REMOVE EXISTING AC PAVING.	3525 SY (PRIVATE)
3	COMPLETELY DEMOLISH AND REMOVE EXISTING PUBLIC SIDEWALK ON LAS VEGAS BLVD. & PARK PASEO AS SHOWN.	4630 SF (PUBLIC)
4	COMPLETELY DEMOLISH AND REMOVE EXISTING PUBLIC CURB AND GUTTER ON LAS VEGAS BLVD. & PARK PASEO AS SHOWN.	230 LF (PUBLIC)
5	EXISTING POWER LINES AND POLE TO BE REMOVED/RELOCATED PER NV ENERGY AND ELECTRICAL PLANS.	
6	PROTECT EXISTING FIRE HYDRANT IN PLACE.	
7	CONTACT SWG CONSTRUCTION AT 702-668-6107 TO ADJUST VALVE CAN TO GRADE.	

GENERAL DEMOLITION NOTES:

1. REPLACE ALL TRAFFIC CONTROL DEVICES (SIGNS OR PAVEMENT MARKINGS), UNDER CITY OF LAS VEGAS JURISDICTION, THAT ARE DISTURBED, DESTROYED, MOVED OR MODIFIED BY TRENCHING ACTIVITY OR DEMOLITION ACTIVITY, TO CITY OF LAS VEGAS SATISFACTION. ALL MATERIAL USED SHALL MEET CITY OF LAS VEGAS SPECIFICATIONS OR WILL BE AN APPROVED EQUIVALENT.
2. IN THE EVENT THAT THE TRAFFIC SIGNAL CONDUITS, LOOP DETECTORS OR ASSOCIATED EQUIPMENT ARE DAMAGED BY THE CONTRACTOR, THE CONTRACTOR WILL HIRE AN IMSA LEVEL II ELECTRICAL CONTRACTOR TO MAKE REPAIRS PER UNIFORM SPECIFICATION NO. 623 G.01.02.

NOTE

-PROTECT IN PLACE AND ADJUST LVVWD EXISTING FACILITIES TO FINISH GRADE. ALL LVVWD FACILITIES SHALL BE ACCESSIBLE AT ALL TIMES.

ESN. 078 01/05/15

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL V2003 (NAVD 88)
BENCHMARK NO. 418203H NDOT BRASS CAP MONUMENT TOP CURB @ SE CORNER OF LAS VEGAS BLVD. & CHARLESTON BLVD. (STAMPED 418203H 1998 GIS CONTROL MONUMENT).
NAVD 88 DATUM 615.624 METERS (2019.76 FEET)

BASIS OF BEARING

NORTH 27°54'36" EAST BEING THE CENTERLINE OF LAS VEGAS BOULEVARD SOUTH BETWEEN PARK PASEO AND CHARLESTON BOULEVARD AS SHOWN ON RECORD OF SURVEY MAPS, FILE 82, PAGE 84 OF CLARK COUNTY, NEVADA OFFICIAL RECORDS.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
DATE: 11/20/17 PROJECT No. 124710
LVVWD APPROVED FIRE FLOW 1500 GPM AT 20 PSI RESIDUAL

FAST — Call before you UnderGround 1-702-432-5300 FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION
CALL BEFORE YOU DIG! AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY. CALL 811 OR 1-800-227-2600
AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY. CALL BEFORE YOU DO OVERHEAD 1-702-227-2929

Job No.
FILE No.

REUSE OF DOCUMENTS
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APPROVED

REVISIONS

NO.	DATE	DESCRIPTION

STATE OF NEVADA PROFESSIONAL ENGINEER DAVID A. DWYER Exp. 12/31 CIVIL No. 7712 STAMP

DWYER ENGINEERING INC.
CIVIL ENGINEERS
WATER RIGHTS
LAND DEVELOPERS
7510 SMOKE RANCH RD., SUITE B
LAS VEGAS, NEVADA 89128
(702) 254-8200
Fax: (702) 254-8298

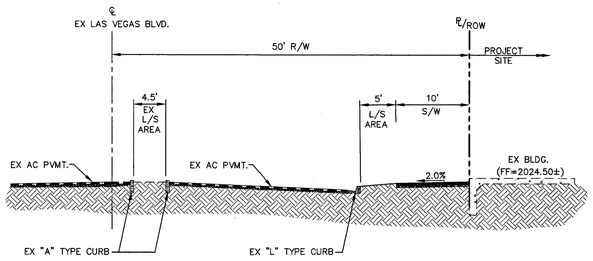
DEMOLITION PLAN
PARK PLACE
1141 S. LAS VEGAS BLVD.
CITY OF LAS VEGAS, NEVADA
A.P.N.: 162-03-112-021

JOB No.	15464
DATE:	10/30/17
VERT. SCALE:	N/A
HORIZ. SCALE:	1"=20'
DRAWN BY:	JGR
CHECKED BY:	DAD
SHEET	3 of 9

107V7142

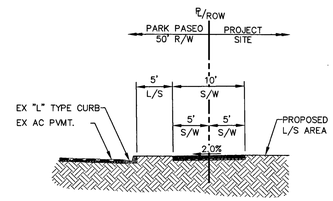
CLV# 70003

PROJ.#:124710 AGR:115969 QS:162-03-NW



GEOTECHNICAL NOTE:
ALL GRADING SHALL CONFORM TO THE SOIL REPORT.
ENGINEER: NOVA GEOTECHNICAL
DATE: FEBRUARY 29, 2016
JOB NUMBER: E-16-020

A/7 **SECTION A - WEST P/L**
NTS



GEOTECHNICAL NOTE:
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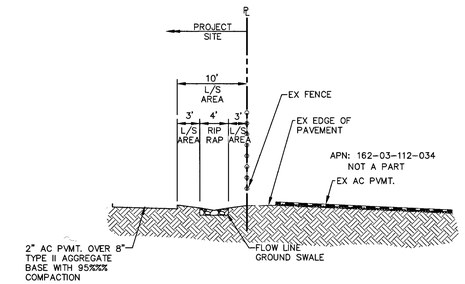
ENGINEER: NOVA GEOTECHNICAL
DATE: FEBRUARY 29, 2016
JOB NUMBER: E-16-020

B/7 **SECTION B - SOUTH P/L**
NTS



GEOTECHNICAL NOTE:
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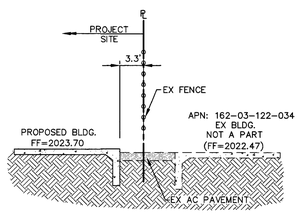
ENGINEER: NOVA GEOTECHNICAL
DATE: FEBRUARY 29, 2016
JOB NUMBER: E-16-020

C/7 **SECTION C - EAST P/L**
NTS



GEOTECHNICAL NOTE:
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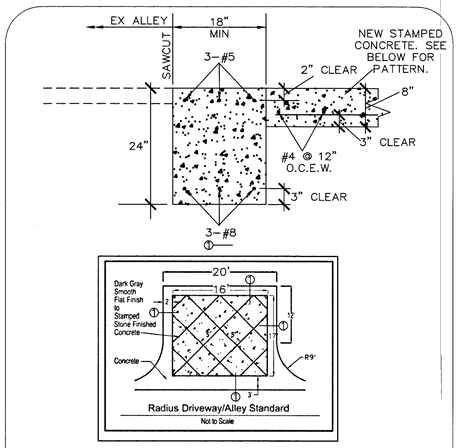
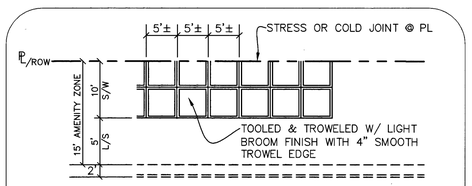
ENGINEER: NOVA GEOTECHNICAL
DATE: FEBRUARY 29, 2016
JOB NUMBER: E-16-020

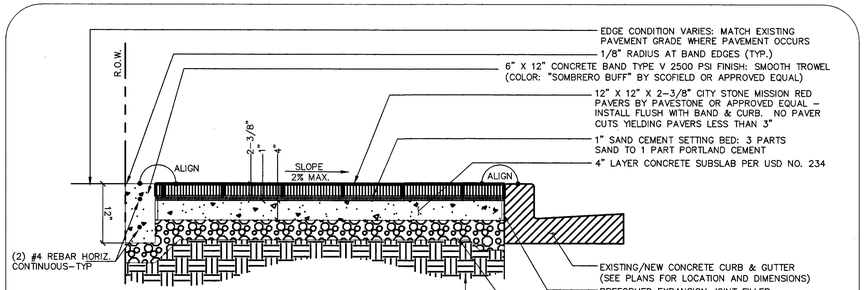
D/7 **SECTION C - NORTH P/L**
NTS



NTS **DETAIL #1**
COMMERCIAL DRIVEWAY ENTRANCE 1/-

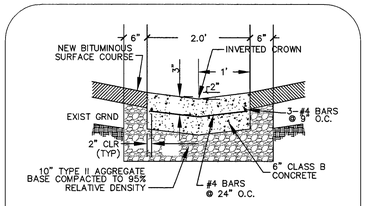


DETAIL #2- SIDEWALK FINISH DETAIL 2/-
NTS

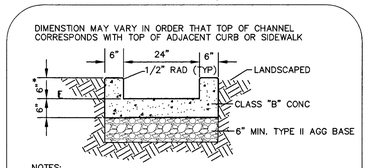


NOTES:
1. ON ALL CURB RETURNS A 1/2" RADIUS EXPANSION JOINT SHALL BE CONSTRUCTED BETWEEN THE BACK OF CURB AND THE SIDEWALK FOR THE ENTIRE LENGTH OF THE RETURN. THE EXPANSION JOINT SHALL BE SEALED WITH SILICONE SEALANT AT THE SURFACE.
2. LONGITUDINAL WEAKENED PLANE JOINT (CONTROL JOINT) REQUIRED AT MIDPOINT OF SIDEWALK 10' OR WIDER.
3. SAND SWEEP ALL JOINTS – JOINTS BETWEEN PAVERS NOT TO EXCEED 1/8".

DETAIL #3- TYPICAL SIDEWALK PAVERS W/6' BAND 3/-
NTS

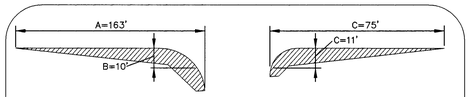


DETAIL #4- 2' VALLEY GUTTER 4/-
NTS



NOTES:
1. EXPANSION JOINTS REQUIRED AT ALL LOCATIONS WHERE CHANNEL MEETS CURB OR SIDEWALK
2. WEAKENED PLANE JOINTS REQUIRED AT 10' MAX SPACING

DETAIL #5- 2' VALLEY GUTTER 5/-
NTS



DETAIL #6 - SIGHT VISIBILITY ZONE
NTS

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Job No.
FILE No.

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APPROVED

REVISIONS

NO.	DATE	DESCRIPTION

STATE OF NEVADA PROFESSIONAL ENGINEER DAVID A. DWYER No. 7185 CIVIL
STAMP

10/30/17

DWYER ENGINEERING INC.
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
7210 SMOKE RANCH RD., SUITE B
LAS VEGAS, NEVADA 89128
(702) 254-2200
(702) 254-2236
fax: (702) 254-2237

SECTIONS AND DETAIL SHEET
PARK PLACE
1141 S. LAS VEGAS BLVD.
CITY OF LAS VEGAS, NEVADA
A.P.N.: 162-03-112-021

JOB No.	15464
DATE:	10/30/17
VERT. SCALE:	N/A
HORIZ. SCALE:	N/A
DRAWN BY:	JGR
CHECKED BY:	DAD
SHEET	4 of 9

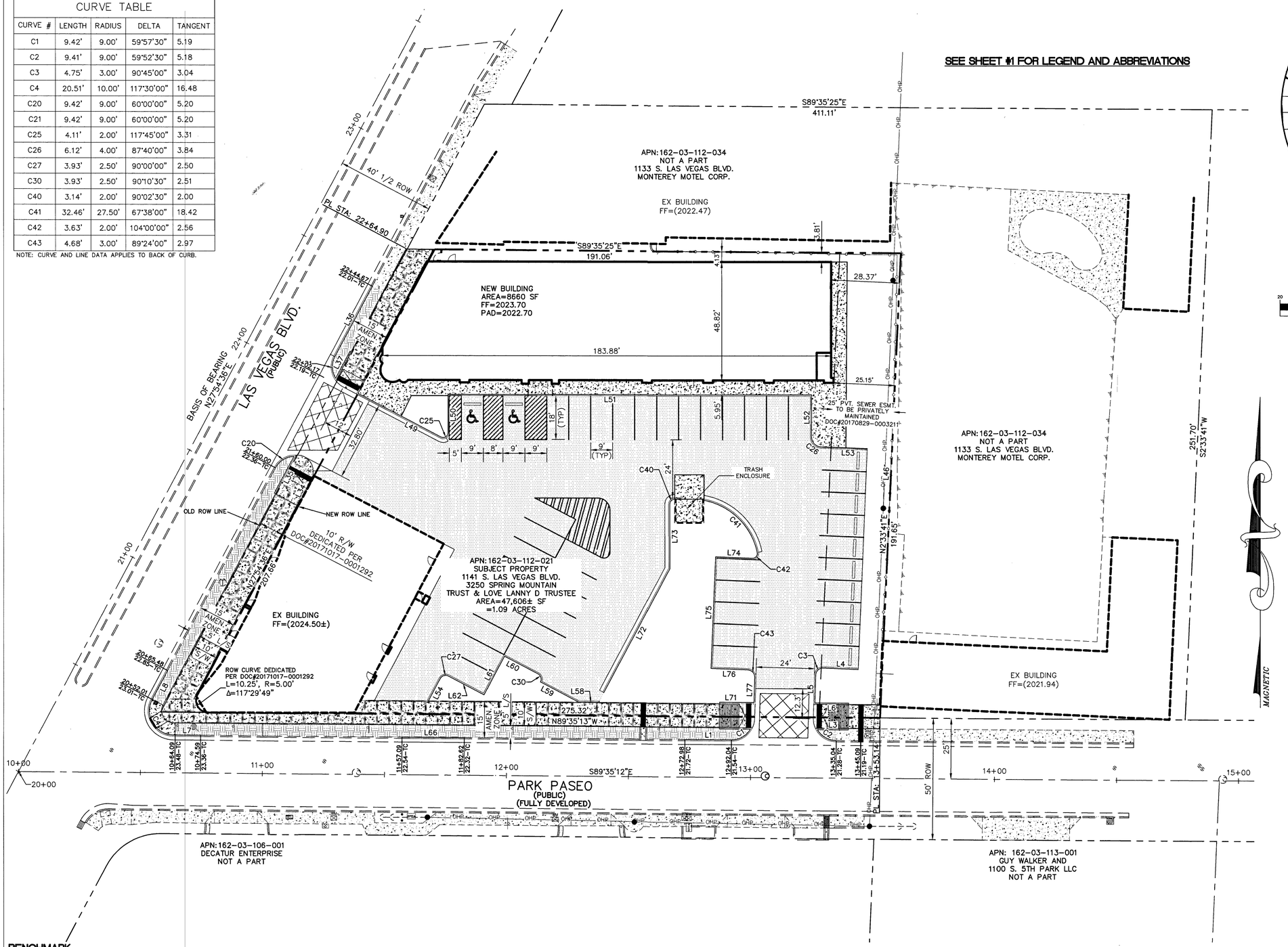
107V7142

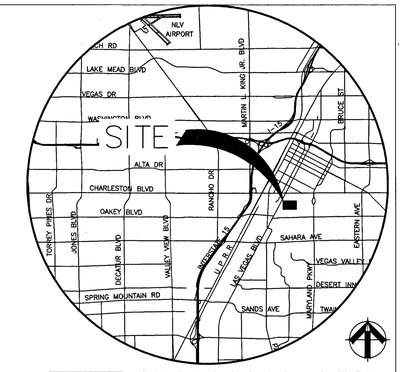
CLV# 70003

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	9.42'	9.00'	59°57'30"	5.19
C2	9.41'	9.00'	59°52'30"	5.18
C3	4.75'	3.00'	90°45'00"	3.04
C4	20.51'	10.00'	117°30'00"	16.48
C20	9.42'	9.00'	60°00'00"	5.20
C21	9.42'	9.00'	60°00'00"	5.20
C25	4.11'	2.00'	117°45'00"	3.31
C26	6.12'	4.00'	87°40'00"	3.84
C27	3.93'	2.50'	90°00'00"	2.50
C30	3.93'	2.50'	90°10'30"	2.51
C40	3.14'	2.00'	90°02'30"	2.00
C41	32.46'	27.50'	67°38'00"	18.42
C42	3.63'	2.00'	104°00'00"	2.56
C43	4.68'	3.00'	89°24'00"	2.97

NOTE: CURVE AND LINE DATA APPLIES TO BACK OF CURB.

SEE SHEET #1 FOR LEGEND AND ABBREVIATIONS





VICINITY MAP
T21S/ R61E/ SEC 3

SCALE: NONE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	19.05'	S89° 34' 55.39"E
L3	12.73'	S89° 33' 32.15"E
L4	14.34'	S87° 40' 00.00"E
L5	11.46'	N1° 34' 48.34"E
L6	13.82'	N89° 33' 32.15"W
L7	11.09'	S89° 35' 13.00"E
L8	13.47'	S27° 54' 36.00"W
L34	12.06'	N27° 54' 18.00"E
L35	17.27'	S27° 54' 18.00"W
L36	32.79'	N27° 54' 12.68"E
L37	12.73'	N27° 54' 18.00"E
L46	191.65'	S2° 33' 41.00"W
L49	38.40'	N62° 15' 00.00"W
L50	15.76'	S0° 00' 00.00"E
L51	149.00'	N90° 00' 00.00"W
L52	17.46'	N0° 00' 00.00"E
L53	18.96'	N87° 40' 00.00"W
L54	10.32'	S27° 48' 47.51"W
L58	8.24'	S89° 33' 32.15"E
L59	17.68'	N62° 11' 12.49"W
L60	15.50'	N62° 11' 12.49"W
L61	18.00'	N27° 48' 47.51"E
L62	16.50'	N62° 11' 12.49"W
L66	25.53'	S89° 34' 55.39"E
L71	14.15'	S89° 33' 32.15"E
L72	57.84'	S27° 48' 47.51"W
L73	26.61'	S0° 02' 22.80"E
L74	15.03'	S87° 40' 00.00"E
L75	46.00'	N2° 20' 00.00"E
L76	15.03'	N87° 40' 00.00"W
L77	10.35'	N1° 44' 08.55"E

NOTE: CURVE AND LINE DATA APPLIES TO BACK OF CURB.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL V2003 (NAVD 88)
BENCHMARK NO. 418203H NDOT BRASS CAP MONUMENT TOP CURB @ SE CORNER OF LAS VEGAS BLVD. & CHARLESTON BLVD. (STAMPED 418203H 1998 GIS CONTROL MONUMENT).
NAVD 88 DATUM 615.624 METERS (2019.76 FEET)

BASIS OF BEARING

NORTH 27°54'36" EAST BEING THE CENTERLINE OF LAS VEGAS BOULEVARD SOUTH BETWEEN PARK PASEO AND CHARLESTON BOULEVARD AS SHOWN ON RECORD OF SURVEY MAPS, FILE 82, PAGE 84 OF CLARK COUNTY, NEVADA OFFICIAL RECORDS.

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Job No.
FILE No.

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APPROVED

REVISIONS

NO.	DATE	DESCRIPTION

STATE OF NEVADA PROFESSIONAL ENGINEER No. 11985 DWYER Exp. 12/17 CIVIL
STAMP

11-6-17

DWYER ENGINEERING INC.
CIVIL ENGINEERS WATER RIGHTS
LAND SURVEYORS LAND USE PLANNING
7210 SMOKE RANCH RD., SUITE E (702) 254-2200
LAS VEGAS, NEVADA 89128 Fax: (702) 254-2236

HORIZONTAL CONTROL PLAN
PARK PLACE
1141 S. LAS VEGAS BLVD.
CITY OF LAS VEGAS, NEVADA
A.P.N.: 162-03-112-021

JOB No.	15464
DATE:	11/06/17
VERT. SCALE:	N/A
HORIZ. SCALE:	1"=20
DRAWN BY:	JGR
CHECKED BY:	DAD
SHEET	5 of 9

107V7142

CLV# 70003

UTILITY NOTE

THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAS BEEN DETERMINED FROM SURFACE EVIDENCE OF THEIR EXISTENCE OR FROM VERY LIMITED 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 LAS VEGAS JURISDICTION, THAT ARE DISTURBED, DESTROYED, MOVED OR MODIFIED BY TRENCHING ACTIVITY TO CITY OF LAS VEGAS' SATISFACTION. ALL MATERIAL USED SHALL MEET CITY OF LAS VEGAS SPECIFICATIONS OR WILL BE AN APPROVED EQUAL.

SOUTHWEST GAS CONSTRUCTION NOTES

1. IN THE EVENT OF NATURAL GAS EMERGENCIES CALL 911 OR 1-877-860-6020.
2. THERE SHALL BE A MINIMUM HORIZONTAL AND VERTICAL CLEARANCE OF 12-INCHES BETWEEN NATURAL GAS FACILITIES AND ANY UNDERGROUND FACILITIES AND/OR STRUCTURES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, STORM DRAIN, COMMUNICATIONS AND ELECTRIC.
3. FOR VALVE ADJUSTMENT CONTACT 702-668-6107 FORTY EIGHT (48) HOURS PRIOR TO CONSTRUCTION.
4. IN THE EVENT OF A NATURAL GAS CONFLICT WITH PROPOSED UTILITIES AND/OR STRUCTURES CONTACT 702-365-2099.
5. SOUTHWEST GAS STAND BY CONTACT IS 702-400-1789.

EASEMENT WITH TREES, SHRUBS, DECORATIVE ROCKS, BLOCK WALL OR FENCE

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

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 CROSSINGS AND CLEARANCES.

NOTE:

NO SANITARY SEWER CLEANOUTS ALLOWED IN PUBLIC RIGHT-OF-WAY.

SEWER CLEANOUT NOTE

NO SEWER CLEANOUTS ARE ALLOWED IN PUBLIC RIGHT-OF-WAY.

SEWER CONTRIBUTION

AVERAGE DAILY CONTRIBUTION:	3375 GPD
PEAK FLOW:	11,475 GPD

SOUTHWEST GAS CONSTRUCTION NOTES

1. IN THE EVENT OF NATURAL GAS EMERGENCIES CALL 911 OR 1-877-860-6020.
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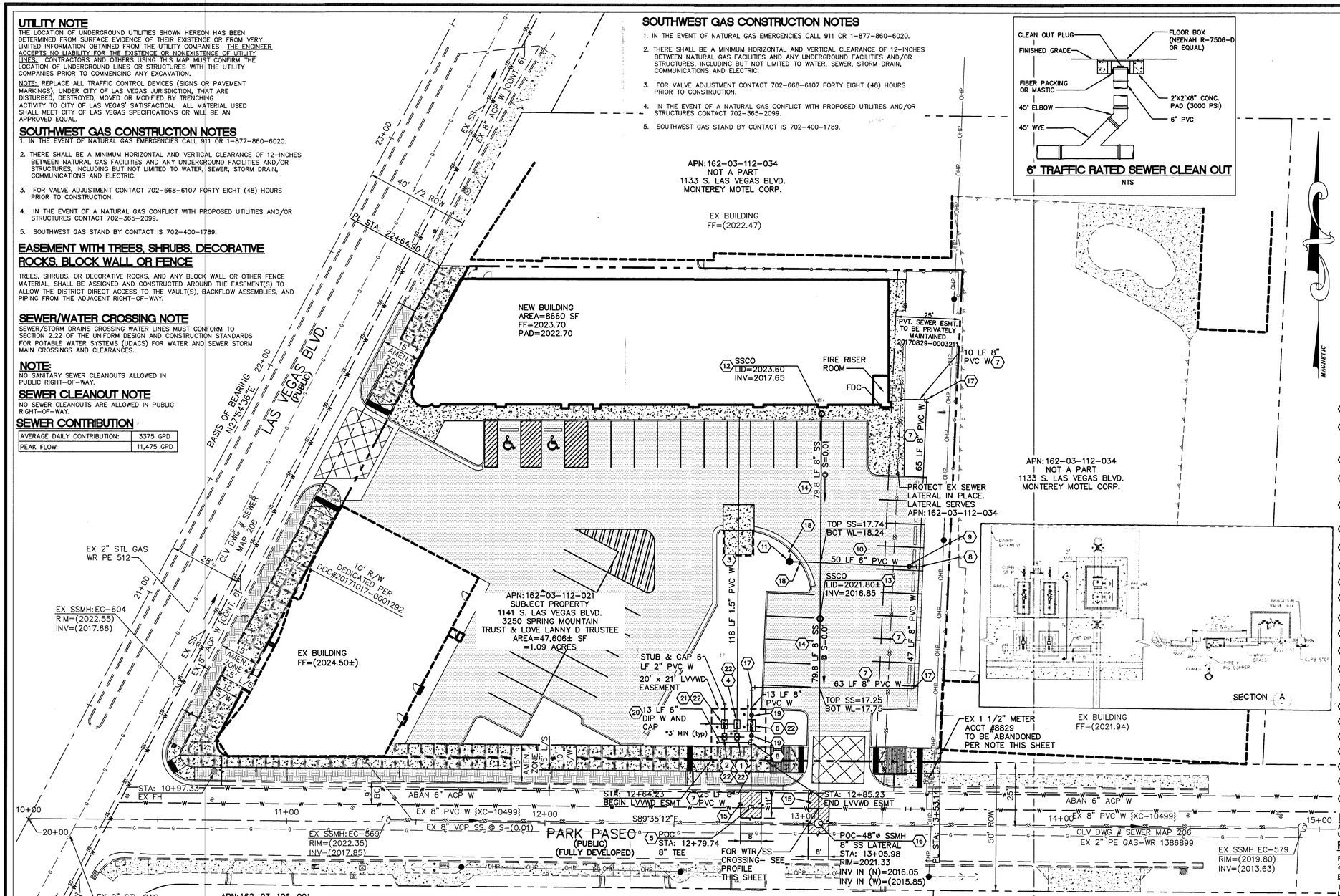
5. SOUTHWEST GAS STAND BY CONTACT IS 702-400-1789.

6" TRAFFIC RATED SEWER CLEAN OUT
NTS

VICINITY MAP
T21S/ R61E/ SEC 3
SCALE: NONE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SEE SHEET #1 FOR LEGEND AND ABBREVIATIONS



CONSTRUCTION NOTES / QUANTITIES

1	INSTALL 1.5" DOMESTIC WATER SERVICE W/ 1.5" WATER METER PER UDACS PLATE NO. 4.	[1 EA (PUBLIC)]
2	INSTALL 2" DOMESTIC WATER SERVICE W/ 2" WATER METER PER UDACS PLATE NO. 4. NOTE: THIS METER TO SERVICE EXISTING BUILDING UNTIL IT IS DEMO'D. THEN METER WILL SERVICE A POTENTIAL NEW BUILDING.	[1 EA (PUBLIC)]
3	INSTALL 1.5" PVC WATER LINE (DOMESTIC) AND TRENCH BACKFILL PER UDACS PLATE NO. 16 & 17.	[139 LF (PRIVATE)]
4	INSTALL 1.5" RPPA PER UDACS PLATE NO. 8. INSTALL BRASS LINE BETWEEN METER AND RPPA. SEE NOTE THIS SHEET.	[1 EA (PRIVATE)]
5	INSTALL 8" x 8" TAPPING SLEEVE AND 8" TAPPING VALVE PER UDACS PLATE NO. 34 & 39 AND PER SECTION 2.24.01A OF UDACS.	[1 EA LF (PUBLIC)]
6	INSTALL 8" RPDA PER UDACS PLATE NO. 56. SEE NOTE THIS SHEET.	[1 EA (PUBLIC)]
7	INSTALL 8" PVC WATER LINE (FIRE) AND TRENCH BACKFILL PER UDACS PLATE NO. 16 & 17.	[25 LF (PUBLIC)] [141 LF (PRIVATE)]
8	INSTALL 8" x 8" TEE PER UDACS PLATE NO. 31.	[1 EA (PRIVATE)]
9	INSTALL 6" GATE VALVE PER UDACS PLATE NO. 30 & 39.	[1 EA (PRIVATE)]
10	INSTALL 6" PVC WATER LINE (FIRE) AND TRENCH BACKFILL PER UDACS PLATE NO. 16 & 17.	[46 LF (PRIVATE)]
11	INSTALL FIRE HYDRANT ASSEMBLY PER UDACS PLATE NO. 40.	[1 EA (PRIVATE)]
12	INSTALL STANDARD 6" SEWER CLEANOUT AT BUILDING. SEE PLUMBING PLANS.	[1 EA (PRIVATE)]
13	INSTALL TRAFFIC RATED 6" SEWER CLEANOUT PER DETAIL THIS SHEET.	[1 EA (PRIVATE)]
14	INSTALL 8" C-900 WATER QUALITY PVC SEWER SERVICE LATERAL PER DCSWCS SD-17.	[160 LF (PRIVATE)]
15	UTILITY PATCH PER STD DWG No. 503 & 500.5. FINAL LIMITS OF RESTORATION SHALL BE DETERMINED BY FIELD INSPECTOR.	[25 SY (PUBLIC)]
16	INSTALL 48"ø SEWER MANHOLE PER DCSWCS SD-1A & SD-1B.	[1 EA (PUBLIC)]
17	INSTALL 90° BEND	[1 EA (PRIVATE)]
18	INSTALL BOLLARDS PER UDACS PLATE No. 75.	[2 EA (PRIVATE)]
19	INSTALL 8" GATE VALVE PER UDACS PLATE No. 30.	[2 EA (PUBLIC)]
20	INSTALL 6" DUCTILE IRON PIPE (DIP)	[13 LF (PUBLIC)]
21	INSTALL 2" RPPA PER UDACS PLATE NO. 8. INSTALL BRASS LINE BETWEEN METER AND RPPA. SEE NOTE THIS SHEET.	[1 EA (PRIVATE)]
22	INSTALL 8" RPDA, 1 1/2" AND 2" RPPA'S WITH METERS PER SECTION A THIS SHEET.	

NOTE:

ALL ABOVE GROUND UTILITY APPURTENANCES SHALL CONFORM TO THE REQUIREMENTS OF TITLE 19.06 & .08

FIRE DEPARTMENT DATA

FIRE REQUIREMENT IS 1500 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH RESIDUAL

BASED ON:

TOTAL SQUARE FOOTAGE 8660 SQ. FT.
LARGEST AREA BETWEEN 4 HOUR SEPARATION WALLS: 8660 SQ. FT.
BUILDING HEIGHT: 28 FEET
NUMBER OF STORIES: 1
TYPE OF CONSTRUCTION: V-B
EXPOSURES:
SPRINKLER SYSTEM: YES (1500 GPM)
OCCUPANCY: M
HIGH PILE STORAGE: NO
ROOF CONSTRUCTION: WOOD

FIRE DEPARTMENT APPROVAL

APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR TO OBTAINING FINAL APPROVAL FROM THE LVVWD.

APPROVALS

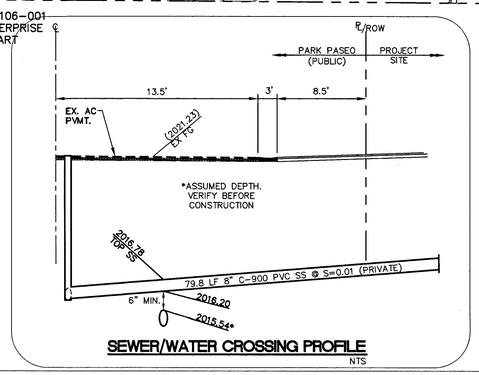
CLV FIRE DEPARTMENT — DATE 11/13/17

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL V2003 (NAVD 88) BENCHMARK NO. 418203H NDOT BRASS CAP MONUMENT TOP CURB @ SE CORNER OF LAS VEGAS BLVD. & CHARLESTON BLVD. (STAMPED 418203H 1998 GIS CONTROL MONUMENT). NAVD 88 DATUM 615.624 METERS (2019.76 FEET)

BASIS OF BEARING

NORTH 27°54'36" EAST BEING THE CENTERLINE OF LAS VEGAS BOULEVARD SOUTH BETWEEN PARK PASEO AND CHARLESTON BOULEVARD AS SHOWN ON RECORD OF SURVEY MAPS, FILE 82, PAGE 84 OF CLARK COUNTY, NEVADA OFFICIAL RECORDS.



SEWER/WATER CROSSING PROFILE
NTS

REDUCED PRESSURE DETECTOR ASSEMBLY-RPDA (1-8")

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

REDUCED PRESSURE PRINCIPLE ASSEMBLY (1-2") (1-1.5")

APPROVED 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 BY THE CONTRACTOR. ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(s), SO AS TO ALLOW BOULDER CITY DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY. EASEMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION.

ABANDONMENT OF EXISTING SERVICE(S) - 2" AND SMALLER

THE CONTRACTOR SHALL NOTIFY THE INSPECTION DIVISION AT THE LVVWD (702-258-3227) 48 HOURS PRIOR TO THE REQUESTED REMOVAL TIME TO ALLOW THE DISTRICT TO TAKE THE FINAL METER READING. AFTER THE FINAL 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 CONTRACTORS EXPENSE, IN A MANNER APPROVED BY THE DISTRICT. IF THE CORPORATION STOP IS NOT WATER TIGHT, THE CONTRACTOR SHALL NOTIFY LVVWD COMMUNICATION SUPPORT CENTER AT (702-258-7171) FOR FURTHER DIRECTION. THE EXISTING METER(S) SHALL BE REMOVED AND DELIVERED TO THE DISTRICT. THE CONTRACTOR SHALL REMOVE THE EXISTING SERVICE METER BOX AND APPURTENANCES, FILL AND GRADE ANY AND ALL RESULTING VOIDS, AND REPLACE OR RESTORE TO ORIGINAL CONDITIONS OR BETTER, ALL LANDSCAPING, IRRIGATION SYSTEMS, CONCRETE, SIDEWALKS, ASPHALT, OR ANY OTHER ITEMS DAMAGED OR REMOVED DURING THE REMOVAL OF THE EXISTING SERVICE METER BOX.

APPROVAL

SOUTHWEST GAS CORPORATION — DATE

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
DATE: 11/20/17 PROJECT No. 124710
LVVWD APPROVED FIRE FLOW 1500 GPM AT 20 PSI RESIDUAL
SHEET #'S 1, 2, 3 & 6

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 USED, IN THE WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF DWYER ENGINEERING, INC.

APPROVED

REVISIONS

NO.	DATE	DESCRIPTION

PROFESSIONAL ENGINEER — STATE OF NEVADA — DAVID A. DWYER — Exp. 6/30/18 — CIVIL — No. 7769 — STAMP

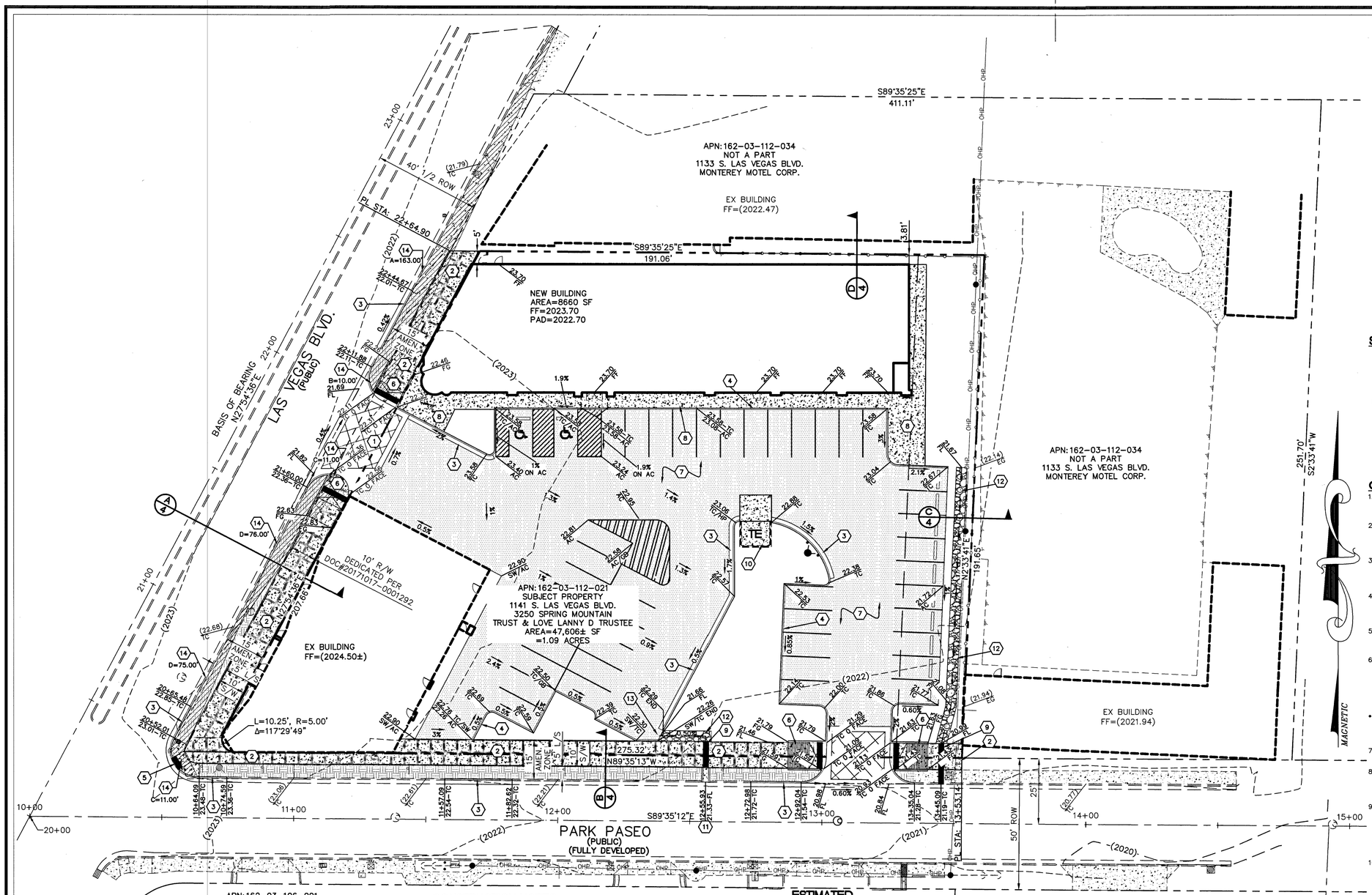
DWYER ENGINEERING INC.
CIVIL ENGINEERS
LAND SURVEYORS
7510 SMOKY RANCH RD., SUITE B
LAS VEGAS, NEVADA 89128
LAND PLANNING
(702) 254-2200
fax: (702) 254-2236

UTILITY PLAN
PARK PLACE
1141 S. LAS VEGAS BLVD.
CITY OF LAS VEGAS, NEVADA
A.P.N.: 162-03-112-021

JOB No.	15464
DATE:	11/06/17
VERT. SCALE:	N/A
HORIZ. SCALE:	1"=20'
DRAWN BY:	JGR
CHECKED BY:	DAD
SHEET	6 of 9
	107V7142
CLV# 70003	

PROJ#:124710 AGR:115969 QS:162-03-NW

11-9-17



VICINITY MAP
T21S/ R61E/ SEC 3

SCALE: NONE

SEE SHEET #1 FOR LEGEND AND ABBREVIATIONS

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

CLV 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 TOLERANCE 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	0.5'+	+0.1' TO −0.1'	SEE SOILS REPORT

- COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE AND COPIES OF TEST RESULTS WILL BE PROVIDED TO THE CITY.
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 PROPERTY 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 AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

GEOTECHNICAL NOTE:

ALL GRADING SHALL CONFORM TO THE SOIL REPORT.
ENGINEER: NOVA GEOTECHNICAL
DATE: FEBRUARY 29, 2016
JOB NUMBER: E-16-020

SVZ NOTE

NOTE: NO WALLS, FENCES, TREES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES AND STREET LIGHT POLES MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL OR PAVEMENT STREET SURFACE.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL V2003 (NAVD 88)
BENCHMARK NO. 418203H NDOT BRASS CAP MONUMENT TOP CURB @ SE CORNER OF LAS VEGAS BLVD. & CHARLESTON BLVD. (STAMPED 418203H 1998 GIS CONTROL MONUMENT).
NAVD 88 DATUM 615.624 METERS (2019.76 FEET)

BASIS OF BEARING

NORTH 27°54'36" EAST BEING THE CENTERLINE OF LAS VEGAS BOULEVARD SOUTH BETWEEN PARK PASEO AND CHARLESTON BOULEVARD AS SHOWN ON RECORD OF SURVEY MAPS, FILE 82, PAGE 84 OF CLARK COUNTY, NEVADA OFFICIAL RECORDS.

CONSTRUCTION NOTES

		ESTIMATED QUANTITIES
1	INSTALL GRAY STAMPED CONCRETE COMMERCIAL DRIVEWAY (9.0' BACK OF CURB RADIUS). FOR FINISH AND APPEARANCE SEE DETAIL #1 ON SHEET #4.	1470 SF (PUBLIC)
2	INSTALL NEW CONCRETE SIDEWALK PER STD. DWG. NO. 234 MODIFIED (10' WIDE DETACHED PER LV DOWNTOWN CENTENNIAL PLAN). FOR FINISH AND APPEARANCE SEE DETAIL #2 & #3 SHEET #4.	4370 SF (PUBLIC)
3	INSTALL NEW "L" TYPE CURB PER STD. DWG. NO. 216.	165 LF (PUBLIC) 21 LF (PRIVATE)
4	INSTALL NEW "A" TYPE CURB PER STD. DWG. NO. 219.	470 LF (PRIVATE)
5	INSTALL NEW CASE II ADA RAMP PER STD. DWG. NO. 235. A=B=8'.	1 EA (PUBLIC)
6	INSTALL NEW ADA RAMP WITH 1:12 MAX SLOPE, 5' LANDING AND TRUNCATED DOMES.	4 EA (PUBLIC)
7	INSTALL ON-SITE 2" AC PAVEMENT PER THIS SECTION: TYPICAL OFF-SITE PAVEMENT SECTION ENGINEER: NOVA GEOTECHNICAL DATE: FEBRUARY 29, 2016 N.T.S. JOB NUMBER: E-16-020 2" ASPHALT CONCRETE 8" TYPE II A.B. AT 95% MAX. DENSITY	2153 SY (PRIVATE) 957 CY (PRIVATE)
8	INSTALL CONCRETE SIDEWALK PER STD. DWG. NO. 234.	2106 SF (PRIVATE)
9	INSTALL MODIFIED SIDEWALK UNDERDRAIN PER STD. DWG. NO. 236.	25 LF (PUBLIC)
10	CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS.	N/A
11	INSTALL 2' U-CHANNEL PER DETAIL #5 ON SHEET #4.	5 LF (PUBLIC)
12	INSTALL D(50) 3" RIP-RAP 6" DEEP IN SWALE.	11 CY (PRIVATE)
13	PROVIDE 4' WIDE OPENING BETWEEN "L" AND "A" TYPE CURBS.	1 EA (PRIVATE)
14	SIGHT VISIBILITY ZONE PER STD. DWG. NO. 201.2. SEE NOTE THIS SHEET AND SVZ DETAIL 6 – SHEET #4. SVZ AREA	

FAST — Call before you UnderGround 1-702-432-5300 FIELDWAY AND NATIONAL SYSTEM OF TRANSPORTATION

CALL BEFORE YOU DIG! AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY. CALL 811 OR 1-800-227-2600

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

Job No.
FILE No.

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APPROVED

REVISIONS

NO.	DATE	DESCRIPTION

STAMP: STATE OF NEVADA PROFESSIONAL ENGINEER DAVID A. DWYER Exp. 12/31 CIVIL No. 7769

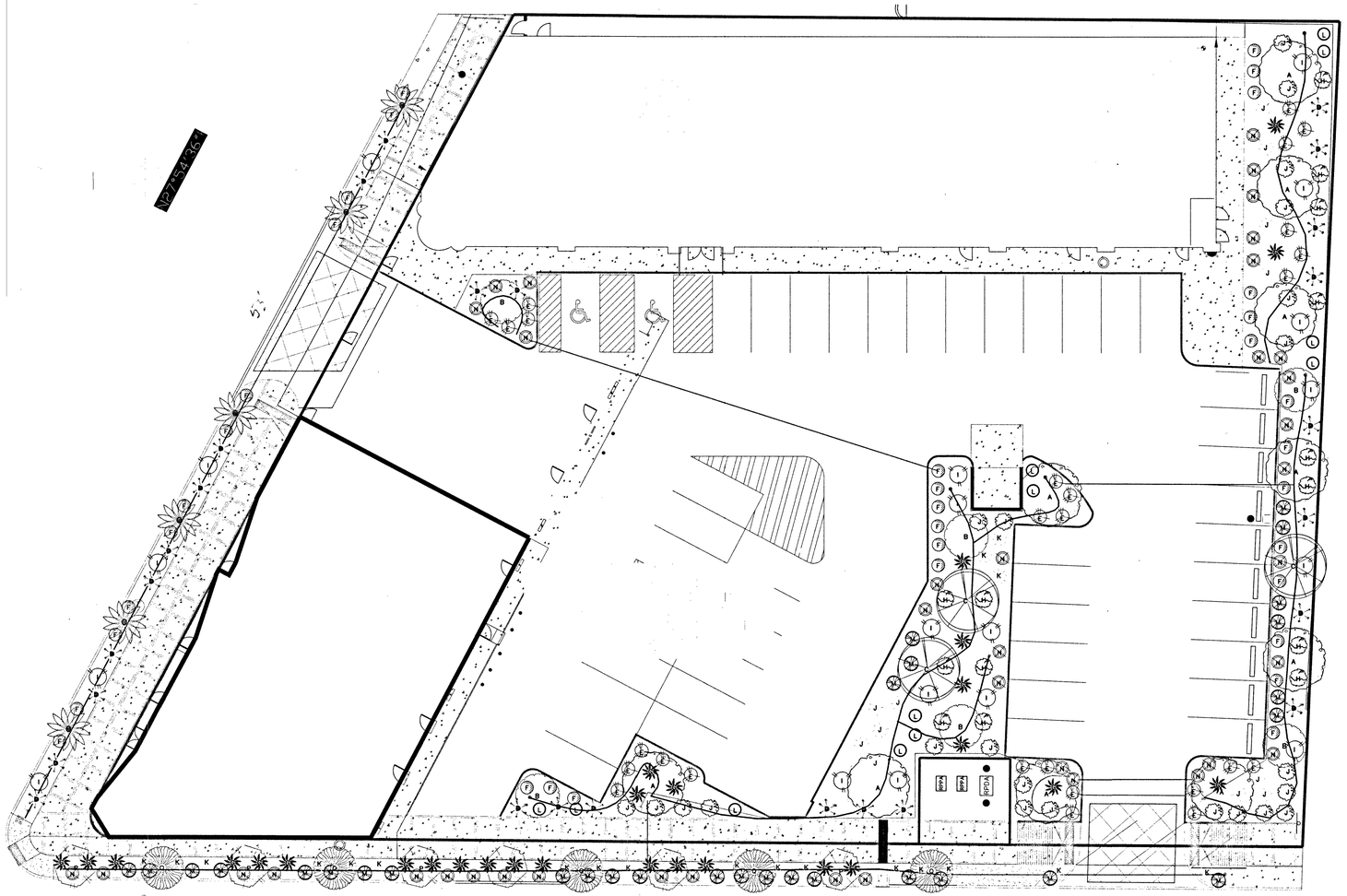
11-6-17

DWYER ENGINEERING INC.
CIVIL ENGINEERS
LAND SURVEYORS
WATER RIGHTS
LAND PLANNERS
7250 SMOKE RANCH RD., SUITE B
LAS VEGAS, NEVADA 89128
LAND (702) 254-0055
fax: (702) 254-2336

GRADING PLAN
PARK PLACE
1141 S. LAS VEGAS BLVD.
CITY OF LAS VEGAS, NEVADA
A.P.N.: 162-03-112-021

JOB No.	15464
DATE:	11/06/17
VERT. SCALE:	N/A
HORIZ. SCALE:	1"=20
DRAWN BY:	JGR
CHECKED BY:	DAD
SHEET	7 of 9
	107V7143

CLV# 70003



Plant Legend

	COMMON NAME	QUANTITY	SIZE
A	AFRICAN SUMAC STD	10	24"
B	VITEX TREE	6	24"
C	CHILEAN MESQUITE	3	24"
D	WEEPING YUCCA	26	5G
E	PYRACANTHA	27	5G
F	DWARF BOTTLEBRUSH	35	5G
G	DESERT SPOON	28	5G
H	PINK OLEANDER	12	5G
I	ORANGE JUBILEE	19	5G
J	TEXAS RANGER	23	5G
K	RED YUCCA	32	5G
L	YELLOW BELLS	10	5G
M	CREEPING ROSEMARY	30	5G
N	YELLOW LANTANA	40	5G
O	DEGLET-NOOR DATE PALMS	6	25'
P	AFRICAN SUMAC STD	6	36"
Q	CHINESE PISTACH	5	36"
R	–	–	–
S	–	–	–
T	–	–	–
U	–	–	–
V	–	–	–
W	–	–	–
X	–	–	–
Y	–	–	–
Z	–	–	–

Material Legend

BOULDERS	–
FLAGSTONE	–
ROCK WALLS W/CAPS	–
DRY RIVER BED	
BEDDING	–
–	–
–	–
–	
	–
	–

Chicago Landscape LLC
#0079905
Cameron Lafe 10/5/17

THESE PLANS ARE CONCEPTUAL DESIGNS ONLY, EXACT LOCATION OF PLANTS, HARDSCAPING, BOULDERS, ETC. TO BE DETERMINED BY CHICAGO UPON INSTALLATION.

1077142
L-70003

LANDSCAPE PLAN I

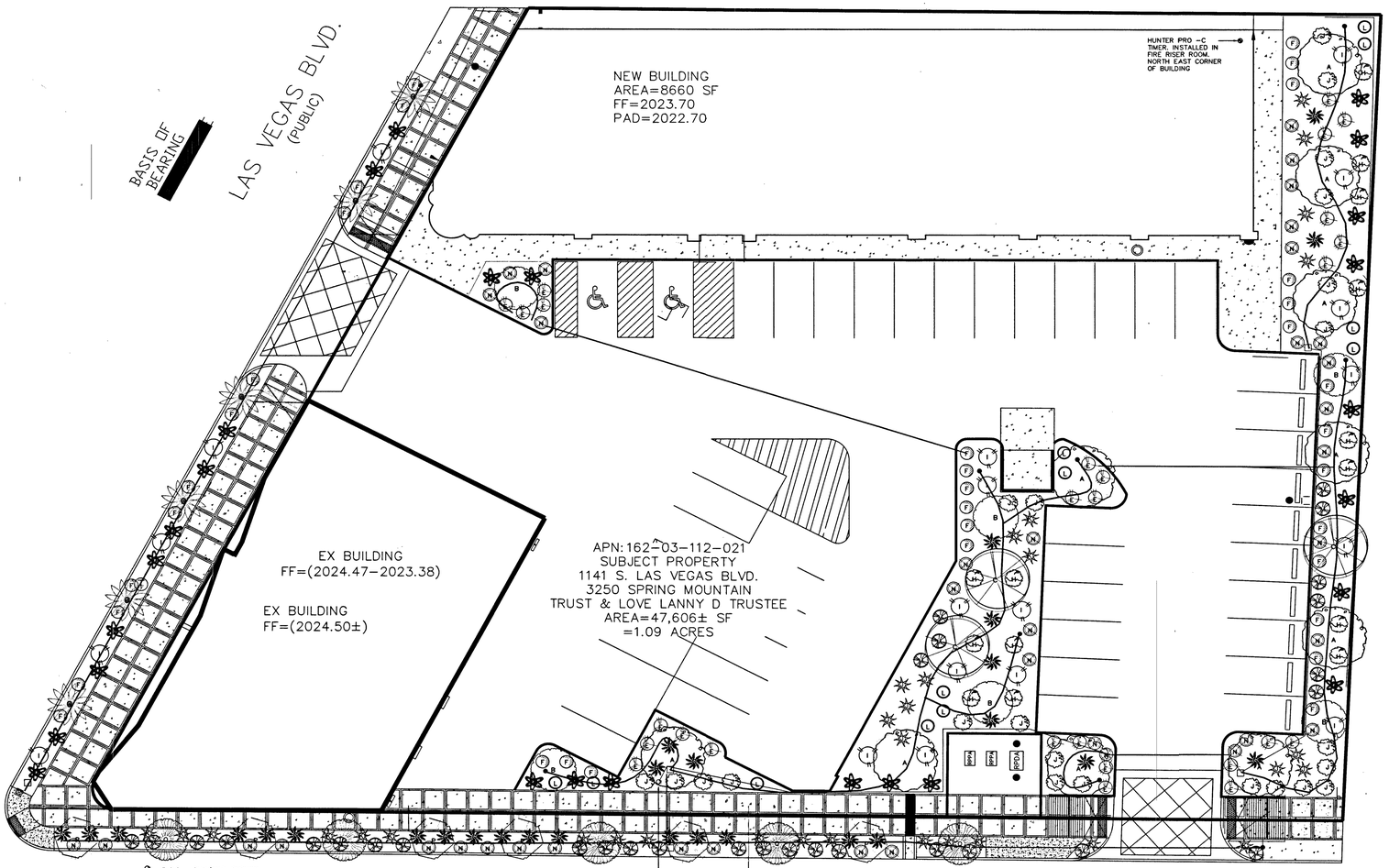
8

Customer Name: AJ BUILDERS – PASEO PLAZA CT
Address: PARK PASEO AND LAS VEGAS BLVD
City: LAS VEGAS
Nevada / Zip: –
Job # –
Sub-Division: –
H. Phone# –
C. Phone# –

Project: AJ BUILDERS
Drawn By: CML
Scale: 3/32" =1'
Date of Plans: 9-25-17

36x40

These plans are the sole property of : CHICAGO Landscaping



P.O.C. PVB/ANTI-SYPHON

18"X18" TAN VALVE BOXES INSTALLED. TOTAL (3)

8" ROUND VALVE BOX WITH FLUSH CAP. (7) INSTALLED

RAINBIRD 1" ELECTRICAL VALVES. (3) INSTALLED

(1) HUNTER PRO-C 6 STATION.

2" PVC SLEEVE UNDER ASPHALT. 180 LNFT 2" PVC

1" PVC SCHEDULE 40 MAINLINE. 240 LNFT 1" SCHEDULE 40 PVC

3/4" SCHEDULE 40 POLY LINE. 600 LNFT APPROX INOSTALLED

ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS LIVING CONDITION. DEAD VEGETATION SHALL BE PROMPTLY REPLACED, IN ACCORDANCE WITH STANDARD SEASONAL PLANTING PRACTICES, WITH HEALTHY LIVING PLANTS.

CHICAGO LANDSCAPE INC.
CAMERON LOVE
LIC 079905
10/30/17

Plant Legend

	COMMON NAME	QUANTITY	SIZE
A	AFRICAN SUMAC STD	10	24"
B	VITEX TREE	6	24"
C	CHILEAN MESQUITE	3	24"
D	WEEPING YUCCA	26	5G
E	PYRACANTHA	27	5G
F	DWARF BOTTLEBRUSH	35	5G
G	DESERT SPOON	28	5G
H	PINK OLEANDER	12	5G
I	ORANGE JUBILEE	19	5G
J	TEXAS RANGER	23	5G
K	RED YUCCA	32	5G
L	YELLOW BELLS	10	5G
M	CREEPING ROSEMARY	30	5G
N	YELLOW LANTANA	40	5G
O	DEGLET-NOOR DATE PALMS	6	25'
P	AFRICAN SUMAC STD	6	36"
Q	CHINESE PISTACH	5	36"
R	–	–	–
S	–	–	–
T	–	–	–
U	–	–	–
V	–	–	–
W	–	–	–
X	–	–	–
Y	–	–	–
Z	–	–	–

Material Legend

BOULDERS	–
FLAGSTONE	–
ROCK WALLS W/CAPS	–
DRY RIVER BED	–
BEDDING	–
–	–
–	–
–	–
–	–

THESE PLANS ARE CONCEPTUAL DESIGNS ONLY, EXACT LOCATION OF PLANTS, HARDSCAPING, BOULDERS, ETC. TO BE DETERMINED BY CHICAGO UPON INSTALLATION.

107V7142
L-70003

LANDSCAPE PLAN II 9

Customer Name: AJ BUILDERS – PASEO PLAZA CT
Address: PARK PASEO AND LAS VEGAS BLVD
City: LAS VEGAS
Nevada / Zip: –
Sub-Division: –
Job # –
H. Phone: –
C. Phone: –

Project: AJ BUILDERS
Drawn By: CML
Scale: 3/32" =1'
Date of Plans: 9-25-17

36x40

These plans are the sole property of : CHICAGO Landscaping