

THE COLORADO 1301 S. MAIN ST. CITY OF LAS VEGAS, NEVADA APN: 162-03-101-002 AREA: 0.32 ACRES

LEGEND

	ROADWAY CENTERLINE
	PROPERTY LINE / ROW LINE
	LOT LINE
	PROPOSED PARCEL LINE
	EXISTING BUILDING FOOTPRINT
	PROPOSED BUILDING FOOTPRINT
	PROPOSED CMU WALL
	EXISTING FENCE
	PROPOSED FENCE
	EXISTING STRIPING
	EXISTING 'L' TYPE CURB
	'L' TYPE CURB & GUTTER
	EXISTING 'A' TYPE CURB
	'A' TYPE CURB
	EXISTING EDGE OF PAVEMENT
	PROPOSED EDGE OF PAVEMENT
	PROPOSED SAWCUT LINE
	EXISTING 1' CONTOURS
	EXISTING 5' CONTOURS
	EXISTING SEWER LINE
	EXISTING GAS LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SEWER LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING FLOWLINE
	PROPOSED FLOWLINE
	PROPOSED GRADE BREAK LINE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE DEPT CONNECTION (FDC)
	EXISTING WATER METER
	PROPOSED WATER METER
	PROPOSED WATER RPPA
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
	PROPOSED WATER RPOA
	EXISTING SEWER MANHOLE
	PROPOSED SEWER CLEANOUT
	EXISTING POWER POLE
	EXISTING CABLE PULLBOX
	EXISTING ELEC. PULLBOX
	EXISTING STREETLIGHT
	EXISTING AREA LIGHT
	EXISTING SIGN
	PROPOSED SIGN
	CONCRETE
	EXISTING CONCRETE
	NEW AC PAVEMENT
	PROPOSED AC PATCH
	EXISTING GRADE
	PROPOSED GRADE
	PROPOSED SLOPE
	EXISTING BOLLARD
	EXISTING TRAFFIC SIGNAL

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	MH	MANHOLE
AB	AGGREGATE BASE	NAP	NOT A PART
BCR	BEGIN CURB RETURN	NTS	NOT TO SCALE
BW	BOTTOM OF WALL	OFF	OFFSET
CCAU	CLARK COUNTY AREA UNIFORM STANDARD DRAWING	POC	POINT OF CONNECTION
CL	CENTERLINE	PL	PROPERTY LINE
CO	CLEAN OUT	ROW	RIGHT OF WAY
CONC	CONCRETE	RT	RIGHT
DCDA	DOUBLE-CHECK DETECTOR ASSEMBLY	S	SLOPE
EG	EXISTING GROUND	SD	STORM DRAIN
EL	ELECTRIC	SSMH	SANITARY SEWER MANHOLE
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
ESMT	EASEMENT	SSCO	SANITARY SEWER CLEANOUT
EX	EXISTING	STA	STATION
FF	FINISH FLOOR	SW	SIDEWALK
FG	FINISH GRADE	TC	TOP OF CURB
FL	FLOW LINE	TYP	TYPICAL
G	GAS	USD	UNIFORM STANDARD DRAWING
GB	GRADE BREAK	UDACS	UNIFORM STANDARD DESIGN AND CONSTRUCTION STANDARDS
HP	HIGH POINT	W	WATER
INV	INVERT		
LT	LEFT		
LVWD	LAS VEGAS VALLEY WATER DISTRICT		

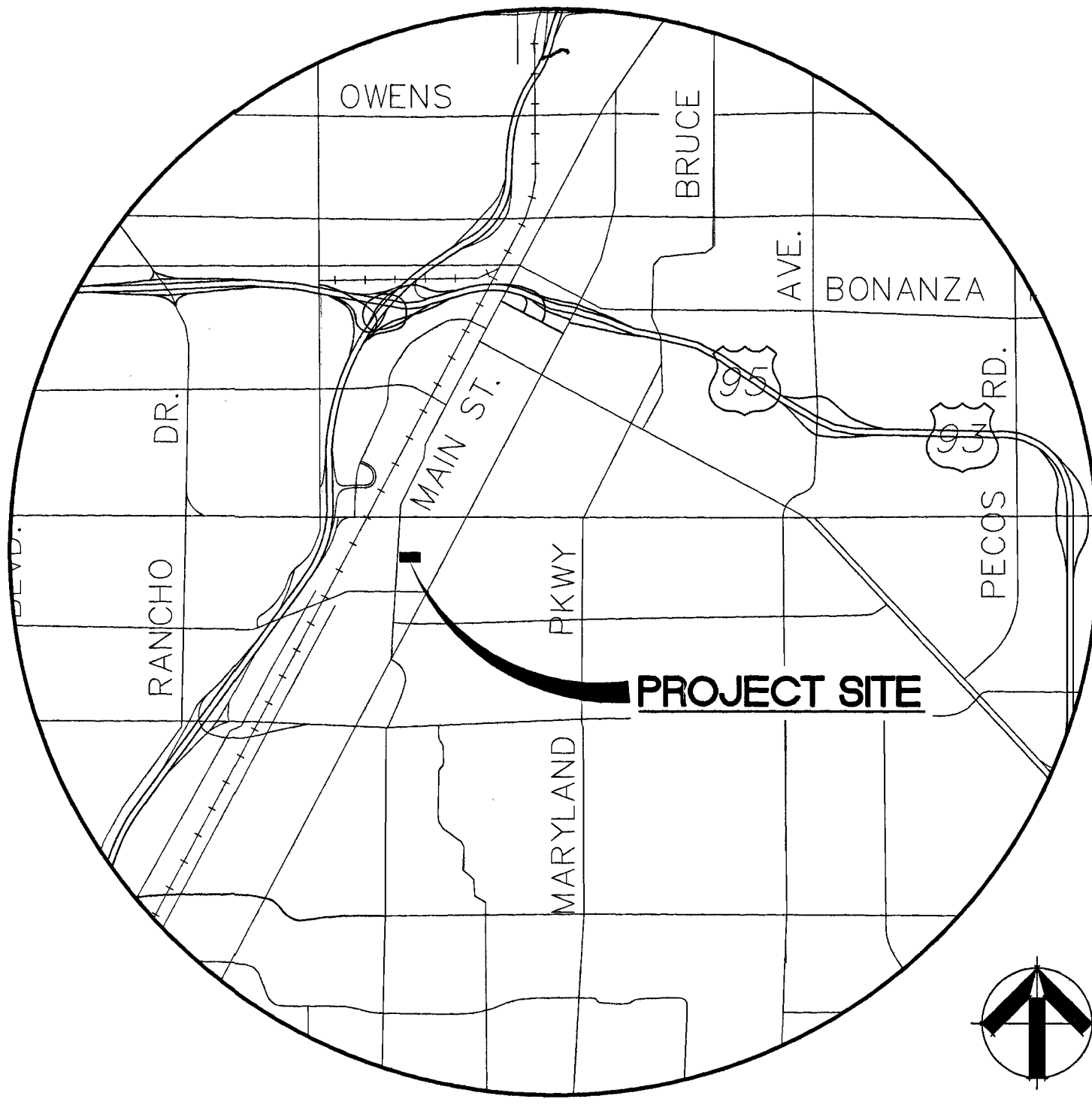
LEGAL DESCRIPTION
LOTS ONE (1), TWO (2) AND THREE (3) EXCEPT THE SOUTH FORTY-FIVE (45) FEET OF LOT THREE (3) IN BLOCK NINE (9) OF BOULDER ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 52, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA. 0.32 ACRES

BASIS OF BEARING
SOUTH 86°30'33" EAST BEING THE CENTERLINE OF COLORADO AVENUE BETWEEN MAIN STREET AND CASINO CENTER BOULEVARD, LOCATED WITHIN A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., AS PER FILE 82 OF SURVEYS, PAGE 84, CLARK COUNTY, NEVADA RECORDS.

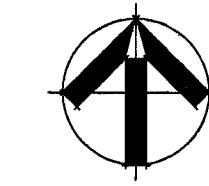
BENCHMARK
CITY OF LAS VEGAS BENCHMARK
BENCHMARK NAME: 11LV13NWWS
NE CORNER OF COLORADO AVENUE AND MAIN STREET
NAVD 88 DATUM 619.76 METERS (2033.34 FEET)
RIVET & PLATE IN TOP OF CURB AT THE NE.

EARTHWORK QUANTITIES

IMPORT	343 CY
EXPORT	13 CY
IMPORT	330 CY



VICINITY MAP
T21S/ R61E/ SEC 3



SCALE: NTS

GEOTECHNICAL NOTE:
ALL GRADING SHALL CONFORM TO THE SOIL REPORT.
ENGINEER: GES
DATE: MAY 29, 2018
JOB NUMBER: 14103-LV

DEVELOPER
STICKY II LLC
3726 LAS VEGAS BOULEVARD #1706
LAS VEGAS, NV, 89158
TEL: 215-852-1492
FAX: 609-482-8164

- INDEX OF DRAWINGS**
- COVER SHEET
 - GENERAL NOTES
 - DEMO PLAN
 - UTILITY PLAN
 - GRADING PLAN

APPROVALS

Allen Pavelka 4-2-19
ALLEN PAVELKA, PE, PE# 9029 CITY ENGINEER DATE

APPROVAL OF THESE PLANS BY THE CITY ENGINEER 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 SPECIALLY 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, NEVADA.

[Signature] 04/01/19
PLANNING DEPARTMENT, CITY OF LAS VEGAS DATE
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT

[Signature] 2/28/19
LAS VEGAS FIRE AND RESCUE DATE

[Signature] 02/28/19
SOUTHWEST GAS CORPORATION DATE

[Signature] 1-19-19
FOX COMMUNICATIONS, LAS VEGAS, INC. DATE

[Signature] 1-25-19
NV ENERGY DATE

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

[Signature] 1/25/19
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."

[Signature] 3-19-19
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT NO. 135558 FIRST APPROVED DATE: 3-19-19
LVWD APPROVED FIRE FLOW 1,500 GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 500 GPM
(SHEET #S: 1, 2, 4)

Call before you dig
UnderGround
1-702-432-5300
FREEMAN AND ASSOCIATES
SYSTEMS OF TRANSPORTATION

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

1-800-227-2600

AND WITH DEPENDS
ON HOW YOU DO IT.

CALL BEFORE YOU DO OVERHEAD

1-702-227-2929

Job No. 18314
DATE: 01-23-19
VERT. SCALE: N/A
HORIZ. SCALE: N/A
DRAWN BY: RBS
CHECKED BY: DAD
SHEET: 1 of 5
L-18-02202

REUSE OF DOCUMENTS
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APPROVED

REVISIONS

NO. DATE DESCRIPTION

STAMP 1-24-19

PROFESSIONAL SEAL OF NEVADA CIVIL ENGINEER
Exp. 6-20
No. 2417

DYER ENGINEERING, INC.
CIVIL ENGINEERS
1100 S. MAIN ST., SUITE 200
LAS VEGAS, NEVADA 89102
TEL: (702) 254-2500
FAX: (702) 254-2509

COVER SHEET
THE COLORADO
1301 S. MAIN ST.
CITY OF LAS VEGAS, NEVADA
A.P.N.: 162-03-101-002
PROJ.#: 135558A QS:162-03-101-002

107V 7675

LWVD STANDARD NOTES	CITY OF LAS VEGAS GENERAL NOTES	LV FIRE AND RESCUE GENERAL NOTES	CLV TRAFFIC NOTES	CLV SEWER NOTES												
<p>LAS VEGAS VALLEY WATER DISTRICT STANDARD NOTES LWVD PROJECT NO. 135558</p> <p>1. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE LWVD. FOLLOWING WATER PLAN APPROVAL, NOTICE SHALL BE GIVEN TO THE LWVD 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 LWVD INSPECTION. WHEN REQUESTING INSPECTIONS, PLEASE REFER TO THE PROJECT # IDENTIFIED ABOVE.</p> <p>2. ALL WORK SHALL CONFORM TO LWVD 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.</p> <p>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.</p> <p>4. A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LWVD.</p> <p>5. ALL SERVICE LATERALS TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING WITH LWVD APPROVED SERVICE SADDLES.</p> <p>6. ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.</p> <p>7. ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, VALLEY AND CURB GUTTERS.</p> <p>8. ALL WATER AND STORM DRAIN OR SANITARY SEWER CROSSINGS SHALL CONFORM TO SECTION 2.22 OF THE 2010 EDITION OF THE UDACS.</p> <p>9. ALL WATER FACILITIES SHALL AND APPURTENANCES SHALL BE DISINFECTED, PRESSURE TESTED, AND HAVE AN ACCEPTABLE PASSING HEALTH WATER SAMPLE OBTAINED, PRIOR TO OPERATION AND USE.</p> <p>10. THE CONTRACTOR MUST OBTAIN ALL METERS TWO (2) INCHES AND SMALLER FROM LWVD CENTRAL STORES. TELEPHONE 258-3152 OR 258-3802, TWO (2) WORKING DAYS PRIOR TO METER PICKUP.</p> <p>11. ANY INTERRUPTION OF SERVICE MUST BE PERFORMED IN ACCORDANCE WITH UDACS SECTION 3.14.01, AND APPROVED BY THE LWVD INSPECTION DIVISION PRIOR TO SHUTDOWN. PROPER WRITTEN NOTIFICATION MUST BE GIVEN TO ALL AFFECTED CUSTOMERS.</p> <p>12. ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE LWVD APPROVED PRODUCTS LIST FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS BY SUBMITTING SHOP DRAWINGS.</p> <p>13. TELEPHONE "CALL BEFORE YOU DIG" AT "811" OR 1-800-227-2600.</p> <p>14. THE INSTALLATION OF LWVD 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 LWVD TO THE MUNICIPAL WATER FACILITIES WILL INCLUDE THE PLACEMENT OF AN APPROPRIATELY SIZED ASPHALT REPAIR PATCH ON THE STREET SURFACE.</p> <p>ANY DECORATIVE PAVING SURFACE WITHIN THE STREET IS THE RESPONSIBILITY OF THE OWNERS ASSOCIATION, OR THE INDIVIDUAL PROPERTY OWNERS IF NO OWNERS 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 LWVD DURING THE REPAIR OR OPERATION OF ITS FACILITIES, WILL BE REPLACED BY LWVD WITH AN APPROPRIATELY SIZED PLAIN FINISH CONCRETE PATCH. THE LWVD WILL NOT RESTORE, AND WILL NOT BE RESPONSIBLE FOR THE RESTORATION OF, ANY DECORATIVE PAVING SURFACE WITHIN THE STREET. THE LWVD WILL NOT ATTEMPT TO MATCH COLOR OR FINISH OF ANY ADJACENT MATERIALS.</p> <p>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.</p> <p>REVISED 06/01/17</p>	<p>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 CODES AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".</p> <p>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 AND 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 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.</p> <p>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 SATISFACTORILY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.</p> <p>4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.</p> <p>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.</p> <p>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.</p> <p>7. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED-TYPE CURB.</p> <p>8. AC PAVEMENT TO BE ONE-HALF INCH (1/2") ABOVE UP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMP AND CROSS GUTTERS.</p> <p>9. CURB AND GUTTER FINDER TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 216.</p> <p>10. SIDEWALK RAMP SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN EXPANSION JOINT PER STANDARD DRAWING. CURB AND GUTTER RAMP MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.</p> <p>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.</p> <p>12. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE JOB NUMBER: 14103-LV ENGINEER: GES DATE: MAY 29, 2018 APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.</p> <p>13. EXACT LOCATION OF ALL SAWCUT LINES MAY BE ADJUSTED OR DETERMINED IN FIELD BY A CITY OF LAS VEGAS ENGINEER IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATIONS.</p> <p>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.E.S. STATUTE NO. 625.380 & CITY OF LAS VEGAS TITLE 18, APPENDIX D.</p> <p>15. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC., SHALL BE LOCATED OUT DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.</p> <p>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.</p> <p>17. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.</p> <p>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.</p> <p>19. MATERIALS, HANDLING AND PLACEMENT OF PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF MOOT OR THE CLARK COUNTY AREA SPECIFICATIONS (AS APPLICABLE) AND THE PLANS AND DETAILS SHOWN HEREON.</p> <p>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.</p> <p>21. AFTER HAUNCHING AND PRIOR TO BACKFILL OPERATIONS WHICH WOULD COVER SANITARY SEWER AND STORM DRAIN FACILITIES, CONTRACTOR IS REQUIRED TO SCHEDULE CLV OPEN-TRENCH UTILITY SURVEY INSPECTION FOR DETERMINATION OF FINAL LOCATION COORDINATES. FACILITIES TO BE LOCATED BY CLV SHALL INCLUDE AT A MINIMUM 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, SEWER AND STORM DRAIN ALIGNMENT, INCLUDING DEFLECTION POINTS.</p> <p>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 EDITION.</p> <p>23. A SEPARATE BORING PERMIT IS REQUIRED FOR ALL BORING ACTIVITIES.</p>	<p>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.</p> <p>2. ONLY FIRE HYDRANTS THAT ARE ON THE LAS VEGAS VALLEY WATER DISTRICT'S - APPROVED PRODUCTS LIST ARE ALLOWED TO BE INSTALLED.</p> <p>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 UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER BEFORE COMMENCEMENT OF WORK. [IFC 105.7.12]</p> <p>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]</p> <p>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]</p> <p>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]</p> <p>7. ALL ON-SITE UNDERGROUND WATER MAINS AND MATERIALS SHALL BE U.L. LISTED, CITY ENGINEER APPROVED AND SHALL BE RATED FOR THE APPROPRIATE WORKING PRESSURE. [IFC 507.2.1, NFPA 24]</p> <p>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]</p> <p>9. PRIVATE FIRE HYDRANTS SHALL BE PAINTED RED. [IFC 507.5.7.1]</p> <p>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]</p> <p>11. FIRE HYDRANTS SPACING SHALL BE AS FOLLOWS: [IFC C102] RESIDENTIAL - 500 FEET UNSPRINKLERED; 600 FEET SPRINKLERED. COMMERCIAL - 300 FEET UNSPRINKLERED; 400 FEET SPRINKLERED</p> <p>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]</p> <p>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.</p> <p>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]</p> <p>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]</p> <p>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]</p> <p>17. THE MAXIMUM DISTANCE FROM A HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200 FT. [IFC C102.6]</p> <p>18. TWO (2) SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE IS 4 OR MORE FIRE HYDRANTS/SPRINKLER LEADS ARE INSTALLED ON A SINGLE SYSTEM SECTIONAL CONNECTION. 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]</p> <p>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]</p> <p>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]</p> <p>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]</p> <p>22. VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL BE NOT BE LESS THAN 13 FT 6 INS. [IFC 503.2.1]</p> <p>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]</p> <p>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]</p> <p>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]</p> <p>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]</p> <p>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 SHALL BE PAINTED (IF NO CURB IS PROVIDED) SHALL BE PAINTED WITH A RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS. [IFC 503.3]</p> <p>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.</p>	<p>1. ALL CONSTRUCTION SIGNING, BARRICADES, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.</p> <p>2. THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.</p> <p>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.</p> <p>4. WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENROACHED UPON BY A CONSTRUCTION WORK ZONE AND PUBLIC WORKS STAFF IDENTIFIES 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.</p> <p>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.</p> <p>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 VPP CLASS 6 REFLECTIVE SHEETING OR APPROVED EQUAL. ALL NEW TRAFFIC SIGNS, EXCEPT STREETNAME AND SCHOOL SPEED LIMIT SIGNS, SHALL HAVE 3M SERIES 1100 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.</p> <p>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.</p> <p>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 OR UNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.</p> <p>9. STREET SIGNS AND STOP SIGNS SHALL BE INSTALLED PER CITY STANDARD SPECIFICATIONS FOR PLACEMENT OF STREET NAME SIGNS.</p> <p>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 TRAFFIC CONTROL TECHNICIAN (TCT) ON SITE AT ALL TIMES. THE TCT SPECIALIST SET UP, MAINTAIN AND/OR REMOVE ALL TRAFFIC CONTROL DEVICES IN THE CITY OF LAS VEGAS RIGHT OF WAY.</p> <p>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.</p> <p>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.</p> <p>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 DEVICES 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.</p> <p>14. ANY WORK WITHIN 300' OF A SIGNALIZED INTERSECTION WILL BE NIGHT WORK, UNLESS DIRECTED BY THE CITY OF LAS VEGAS TRAFFIC ENGINEER.</p> <p>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.</p>	<p>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.</p> <p>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.</p> <p>3. CHISEL "S" OR "O" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.</p> <p>4. POLYVINYL (PVC) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35 SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE II AGGREGATE BASE.</p> <p>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.</p> <p>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.</p> <p>7. WATER MAINS SHALL BE PROTECTED IN ACCORDANCE WITH LWVD STANDARD SPECIFICATIONS FOR WATER MAINS OVER WATER MAIN OR THE SEWER IS LESS THAN EIGHTEEN INCH (18") UNDER A WATER MAIN.</p> <p>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.</p> <p>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.</p> <p>10. INSTALLATION OF CURVED SEWER REQUIRES THE USE OF C-90 PIPE WHICH ALLOWS FOR PIPE DEFLECTION AT THE JOINTS.</p>												
<p>DEVIATIONS FROM STANDARDS</p> <p>NONE</p> <p>BENCHMARK</p> <p>CITY OF LAS VEGAS BENCHMARK BENCHMARK NAME: 1L1V133NW6 NE CORNER OF COLORADO AVENUE AND MAIN STREET NAVD 88 DATUM 619.76 METERS (2033.34 FEET) RIVET & PLATE IN TOP OF CURB AT THE NE.</p> <p>BASIS OF BEARING</p> <p>SOUTH 86°30'33" EAST BEING THE CENTERLINE OF COLORADO AVENUE BETWEEN MAIN STREET AND CASINO CENTER BOULEVARD, LOCATED WITHIN A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 81 EAST, M.D.M., AS PER FILE #2 OF SURVEYS, PAGE 84, CLARK COUNTY, NEVADA RECORDS.</p> <p>LEGAL DESCRIPTION</p> <p>LOTS ONE (1), TWO (2) AND THREE (3) EXCEPT THE SOUTH FORTY-FIVE (45) FEET OF LOT THREE (3) IN BLOCK NINE (9) OF BOULDER ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREON ON FILE IN BOOK 1 OF PLATS, PAGE 52, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, 0.32 ACRES</p>	<p>APPROVED FOR CONSTRUCTION</p> <p>LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES PROJECT NO. 135558 FIRST APPROVED DATE: 3/9/17 LWVD APPROVED FIRE FLOW 1,500 GPM AT 20 PSI RESIDUAL MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 500 GPM (SHEET #S: 1, 2, 4)</p>	<p>SOUTHERN NEVADA - SOUTHWEST GAS CORPORATION GENERAL NOTES:</p> <p>1. IN THE EVENT OF NATURAL GAS EMERGENCIES CALL 911 AND 1-877-860-6020.</p> <p>2. MINIMUM HORIZONTAL AND VERTICAL CLEARANCES BETWEEN NATURAL GAS FACILITIES AND ANY UNDERGROUND UTILITIES AND/OR STRUCTURES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, STORM DRAIN, COMMUNICATIONS, AND ELECTRIC SHALL BE AT LEAST 12-INCHES OR GREATER AS DICTATED BY LOCAL CODES AND STANDARDS A.) ANY DEVIATION FROM SPECIFIED MINIMUM CLEARANCES MUST BE APPROVED BY ALL AFFECTED UTILITIES AND/OR MUNICIPALITIES</p> <p>3. FOR VALVE ADJUSTMENT CONTACT 702-668-6107 FORTY EIGHT (48) HOURS PRIOR TO CONSTRUCTION.</p> <p>4. IN THE EVENT OF A NATURAL GAS CONFLICT WITH PROPOSED UTILITIES AND STRUCTURES CONTACT 702-365-2099.</p> <p>CALL SOUTHWEST GAS AT 702-400-1789 FOR STANDBY WHEN EXCAVATING OVER OR NEAR HIGH PRESSURE GAS LINES 48 HOURS PRIOR TO CONSTRUCTION.</p> <p><i>John Ayers</i> 02/28/17 SOUTHWEST GAS CORPORATION DATE</p>	<p>CLV GRADING NOTES</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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:</p> <table border="1"> <thead> <tr> <th></th> <th>HORIZONTAL</th> <th>VERTICAL</th> <th>COMPACTION</th> </tr> </thead> <tbody> <tr> <td>A. PAVEMENT AREA SUBGRADE</td> <td>0.1+ "</td> <td>+0.0' TO -0.1'</td> <td>SEE SOILS REPORT</td> </tr> <tr> <td>B. ENGINEERED FILL</td> <td>0.5+ "</td> <td>+0.1' TO -0.1'</td> <td>SEE SOILS REPORT</td> </tr> </tbody> </table> <p>7. COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE.</p> <p>7. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.</p> <p>8. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR EROSION OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR EROSION CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.</p> <p>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.</p> <p>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.</p>		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	<p>CLV STREETLIGHT NOTES</p> <p>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.</p> <p>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.</p> <p>3. ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION.</p> <p>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.</p> <p>5. ANY STRUCTURE SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, ETC., SHALL LEAVE A MINIMUM CLEARANCE IN ACCORDANCE WITH USD NO. 320A.</p> <p>6. AS-BUILT DRAWINGS SHALL BE SUPPLIED TO THE TEF0 PRIOR TO ANY PRE-FINAL INSPECTION. THE AS-BUILT DRAWING NEEDS TO BE STAMPED AS-BUILT AND SIGNED BY THE PREPARER.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>10. THE CONTRACTOR SHALL FURNISH COMPLETE SERVICE TO TRANSFORMERS AND CONTROL SYSTEMS IF REQUIRED ON PLANS.</p> <p>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/S AND/OR SERVICE/S INSTALLED UNDER THIS PLAN DESIGN WILL BE IN CONNECTION WITH THIS PROJECT'S COMPLETION. COORDINATE ALL MAINTENANCE AND OPERATIONAL TRANSFERS WITH THE CITY OF LAS VEGAS TRAFFIC ENGINEERING DEPARTMENT (TEF0) AT (702) 229-8331.</p>
	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													
<p>FAST Call before you dig Underground 1-702-432-5300 SYSTEM OF TRANSPORTATION</p> <p>CALL BEFORE YOU DIG AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY. CALL 811</p> <p>CALL BEFORE YOU DIG AVOID HITTING OVERHEAD UTILITIES. CALL 1-702-227-2929</p>	<p>APPROVED FOR CONSTRUCTION</p>	<p>02/28/17</p>	<p>107V7625</p>	<p>107V7625</p>												
<p>1-702-432-5300</p>	<p>1-800-227-2600</p>	<p>1-702-227-2929</p>	<p>107V7625</p>	<p>107V7625</p>												

Job No.	135558
DATE	01-23-19
VERT. SCALE	N/A
HORIZ. SCALE	N/A
DRAWN BY	RBS
CHECKED BY	DAD
SHEET	2 of 5
L-18-02202	

REVISIONS

NO.	DATE	DESCRIPTION

APPROVED

REUSE OF DOCUMENTS
THIS DOCUMENT AND 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, IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF LAS VEGAS.

STAMP 1-24-17

DYPER ENGINEERING INC.
CIVIL ENGINEERING
1301 S. MAIN ST.
LAS VEGAS, NEVADA 89102
PHONE: (702) 254-2500
FAX: (702) 254-2509

GENERAL NOTES
THE COLORADO
1301 S. MAIN ST.
A.P.N.: 162-03-101-002
CITY OF LAS VEGAS, NEVADA

"CAUTION HIGH PRESSURE GAS IN MAIN ST."

CALL SOUTHWEST GAS AT 702-400-1789 FOR STANDBY WHEN EXCAVATING OVER OR NEAR HIGH PRESSURE GAS LINES 48 HOURS PRIOR TO CONSTRUCTION.

BASIS OF BEARING
SOUTH 86°30'33" EAST BEING THE CENTERLINE OF COLORADO AVENUE BETWEEN MAIN STREET AND CASINO CENTER BOULEVARD, LOCATED WITHIN A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., AS PER FILE 82 OF SURVEYS, PAGE 84, CLARK COUNTY, NEVADA RECORDS.

BENCHMARK
CITY OF LAS VEGAS BENCHMARK
BENCHMARK NAME: 1LV113NW6
NE CORNER OF COLORADO AVENUE AND MAIN STREET
NAVD 88 DATUM 619.76 METERS (2033.34 FEET)
RIVET & PLATE IN TOP OF CURB AT THE NE.

COLORADO AVENUE
(PUBLIC)
21+00
BASIS OF BEARINGS

SUBJECT PROPERTY
APN: 162-03-101-002
1301 S MAIN ST.
AREA=0.32 ACRES

NEW BUILDING
AREA=17,721 SF
FF=2034.00
PAD=2033.00

MAIN ST.
INVESTMENTS LLC
APN: 162-03-110-131
FF=2034.56
NOT A PART

GIL UTAH LLC
APN: 162-03-110-135
NOT A PART

GIL UTAH LLC
APN: 162-03-110-136
NOT A PART

GIL UTAH LLC
APN: 162-03-110-061
NOT A PART

EC-539
SSMH-RM ELEV=2031.86
INV IN (S)=2025.49
INV OUT (N)=2025.46

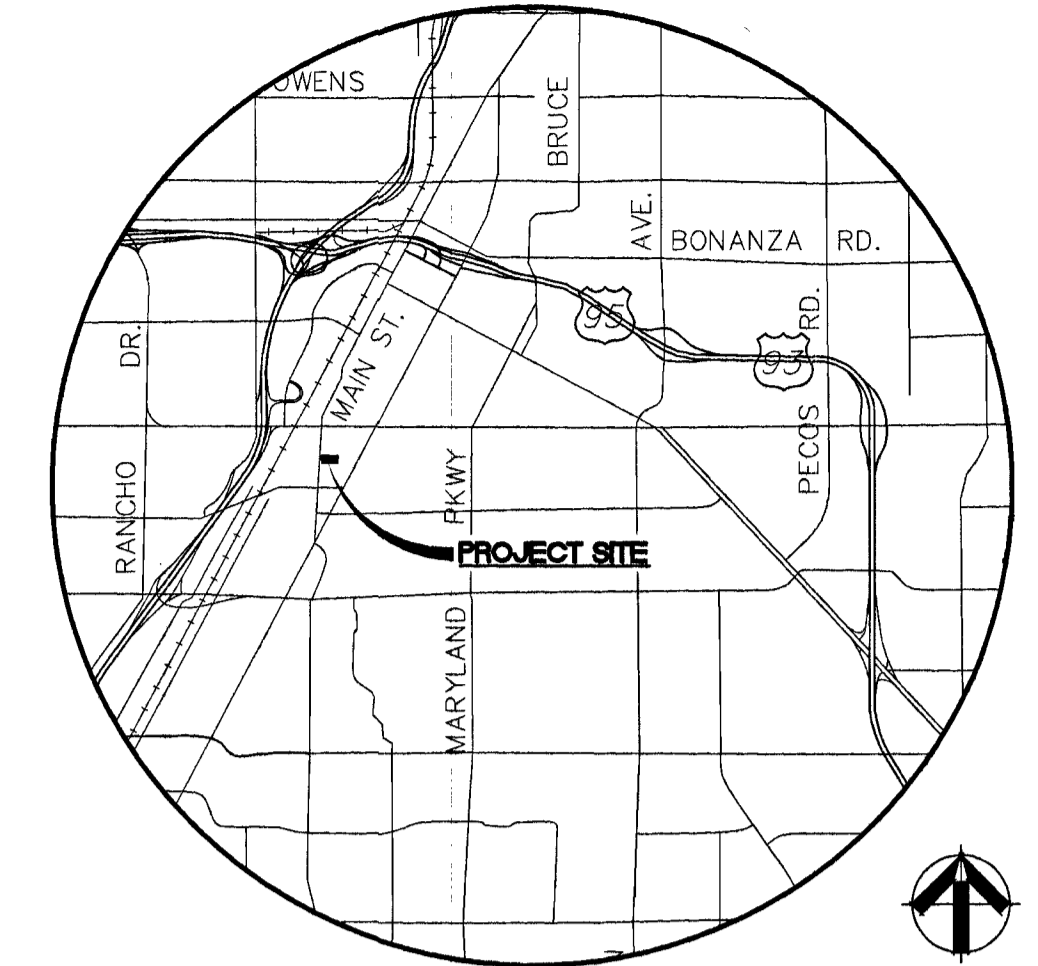
OAK TREE CAPITAL
SERIES LLC SER 5
APN: 162-03-110-060
NOT A PART

DEMOLITION NOTES:

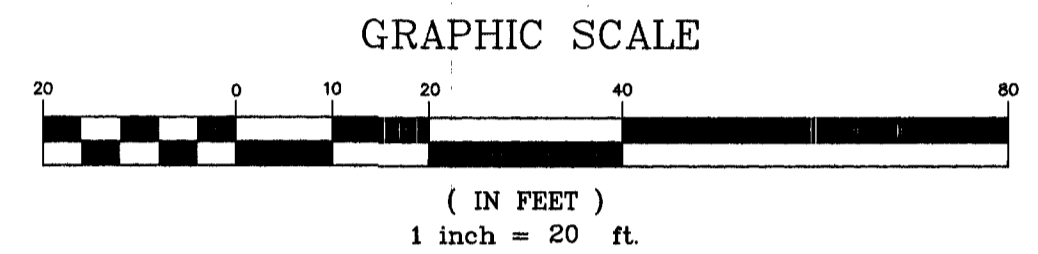
- 1 EXISTING AC PAVEMENT TO BE REMOVED (TYP).
- 2 EXISTING SIGN AND POSTS TO BE REMOVED.
- 3 EXISTING BOLLARDS AND BARRIER CHAIN TO BE REMOVED (TYP).
- 4 EXISTING DRIVEWAY AND GUTTER TO BE REMOVED (TYP).
- 5 EXISTING WATER METER AND AUXILIARY ITEMS TO BE REMOVED PER UDACS SECTION 2.17.04.
- 6 EXISTING STREET LIGHT BOX - PROTECT IN PLACE.
- 7 EXISTING POWER POLE - PROTECT IN PLACE.
- 8 EXISTING CHAIN LINK FENCE TO BE REMOVED.
- 9 EXISTING AREA LIGHT TO BE REMOVED.
- 10 EXISTING WATER METER AND AUXILIARY ITEMS - PROTECT IN PLACE.
- 11 EXISTING WROUGHT IRON FENCE - PROTECT IN PLACE.
- 12 EXISTING RAMP - TO BE REMOVED.
- 13 EXISTING CURB - TO BE REMOVED.
- 14 EXISTING SIDEWALK - PROTECT IN PLACE
- 15 EXISTING SIDEWALK TO BE REMOVED.
- 16 EXISTING 1" LATERAL TO BE ABANDONED PER UDACS SECTION 2.17.04.
- 17 EXISTING CLAY SEWER LATERALS TO BE REMOVED OR ABANDONED PER DSWCS 3.18.1 B OR C.

ABANDONMENT OF EXISTING SERVICE LATERALS

(TWO (2) INCH AND SMALLER)
THE CONTRACTOR SHALL NOTIFY THE AGENCY TWO (2) FULL BUSINESS DAYS PRIOR TO THE REQUESTED REMOVAL TIME TO ALLOW THE AGENCY TO TAKE THE FINAL METER READINGS. THE CONTRACTOR MAY THEN BEGIN REMOVAL PROCEDURES FOR THE AFFECTED SERVICE AS FOLLOWS:
EXISTING SERVICE LATERALS TO BE ABANDONED FROM EXISTING WATER MAINS SHALL HAVE THE CORPORATION STOPS TURNED OFF AT THE MAIN. A MINIMUM OF TWELVE (12) INCHES OF THE LATERAL CUT OUT NEAR THE CORPORATION STOPS AND A BRASS CAP INSTALLED ON THE CORPORATION STOP. IF THE CORPORATION STOP IS DAMAGED BEYOND REPAIR OR PULLED FROM THE EXISTING WATER MAIN, THE MAIN SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. IN A MANNER APPROVED BY THE AGENCY. IF IT IS DISCOVERED THE CORPORATION STOP IS NOT WATER TIGHT, THROUGH NO FAULT OF THE CONTRACTOR, THE CONTRACTOR SHALL NOTIFY THE AGENCY FOR FURTHER DIRECTION. THE EXISTING METER(S) SHALL BE REMOVED AND DELIVERED TO THE AGENCY.



VICINITY MAP
T21S/ R61E/ SEC 3



SEE SHEET #1 FOR LEGEND AND ABBREVIATIONS

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT No. 135558 FIRST APPROVED DATE: _____

John J. Jager 02/28/19
SOUTHWEST GAS CORPORATION DATE

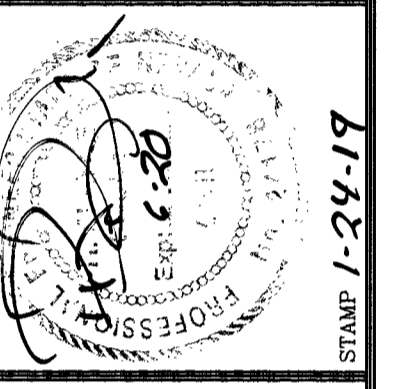
FAST
Call before you dig
UnderGround
1-702-432-5300

CALL BEFORE YOU DIG
AND CUTTING UNDERGROUND UTILITY LINES, IT'S COSTLY.
811

CALL BEFORE YOU DO OVERHEAD
ACID WITHE OPENING POWER LINES IT'S COSTLY.
1-800-227-2600

1-702-227-2929

Job No.	
FILE No.	
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APPROVED	
REVISIONS	
DESCRIPTION	
NO.	DATE



DYER ENGINEERING, INC.
STATE REGISTERED PROFESSIONAL ENGINEERS
CIVIL ENGINEERS
2710 SMOKE RANGE RD. SUITE 8
LAS VEGAS, NEVADA 89119
TEL: (702) 254-2500 FAX: (702) 254-2509

DEMOLITION PLAN
THE COLORADO
1301 S. MAIN ST.
CITY OF LAS VEGAS, NEVADA
A.P.N.: 162-03-101-002

JOB No. 18314
DATE: 01-23-19
VERT. SCALE: N/A
HORIZ. SCALE: 1"=20'
DRAWN BY: RBS
CHECKED BY: DAD
SHEET

3 of 5
L-18-02202

107V7675

