

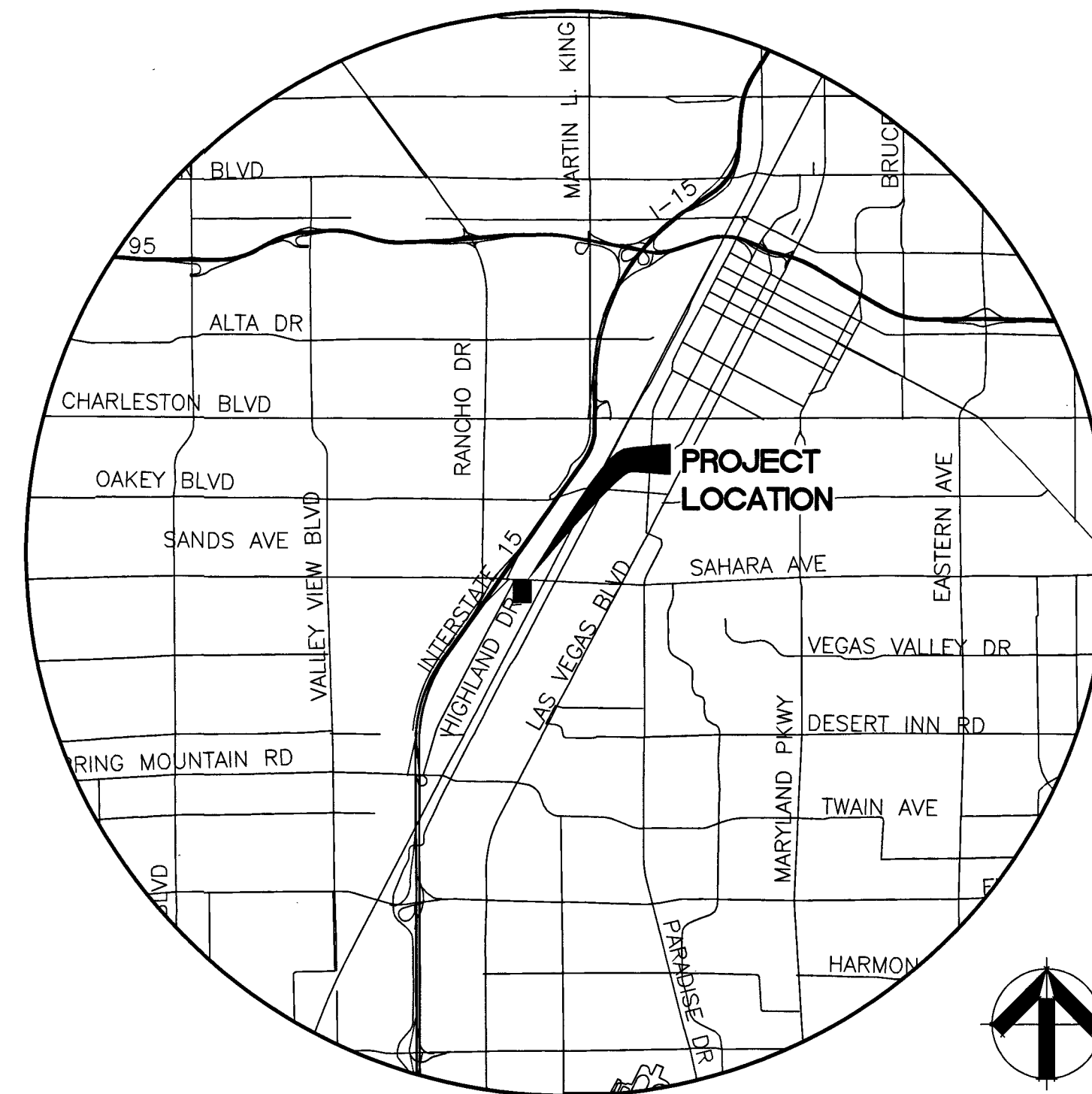
ARTEAGA'S CONCRETE
2550 & 2560 HIGHLAND DR.
CITY OF LAS VEGAS, NEVADA
APN: 162-09-102-012
AREA: 1.36 ACRES

LEGEND

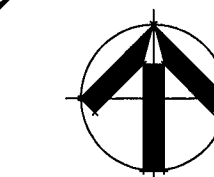
---	ROADWAY CENTERLINE
---	PROPERTY LINE / ROW LINE
---	EXISTING BUILDING FOOTPRINT
---	PROPOSED BUILDING FOOTPRINT
---	EXISTING WROUGHT IRON FENCE/GATE
---	EXISTING CMU WALL
---	EXISTING CROSSWALK STRIPING
---	EXISTING 'L' TYPE CURB
---	'L' TYPE CURB & GUTTER
---	EXISTING 'A' TYPE CURB
---	'A' TYPE CURB
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED SAWCUT LINE
---	EXISTING 1' CONTOURS
---	EXISTING 5' CONTOURS
---	EXISTING GAS LINE
---	EXISTING SEWER LINE
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	PROPOSED SEWER LINE
---	EXISTING OVERHEAD POWER LINE
---	EXISTING STORM DRAIN
---	EXISTING FIRE HYDRANT
---	EXISTING WATER METER
---	EXISTING WATER VALVE
---	EXISTING WATER RPPA
---	PROPOSED WATER REDUCER
---	EXISTING SEWER MANHOLE
---	PROPOSED SEWER CLEANOUT
---	EXISTING STORM DRAIN MANHOLE
---	EXISTING POWER POLE
---	EXISTING ELECT BOX
---	EXISTING ELEC. VAULT
---	EXISTING TELEPHONE PULLBOX
---	EXISTING CABLE PULLBOX
---	EXISTING ELEC. PULLBOX
---	EXISTING ELEC. UTILITY
---	EXISTING STORM DRAIN
---	EXISTING SIGN
---	CONCRETE
---	EXISTING CONCRETE
---	NATURAL GROUND

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
AB	AGGREGATE BASE
BCR	BEGIN CURB RETURN
CCAUSD	CLARK COUNTY AREA UNIFORM STANDARD DRAWING
CL	CENTERLINE
CONC	CONCRETE
DI	DROP INLET
DRNG.	DRAINAGE
EG	EXISTING GROUND
EL	ELECTRIC
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
FS	FINISHED SURFACE
IN	GAS
L/S	INVERT
LT	LANDSCAPE
LTVMD	LAS VEGAS VALLEY WATER DISTRICT
MH	MAN HOLE
NTS	NOT TO SCALE
OFF	OFFSET
POC	POINT OF CONNECTION
PL	PROPERTY LINE
PP	POWER POLE
RPPA	REDUCED PRESSURE DETECTOR ASSEMBLY
RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY
ROW	RIGHT OF WAY
RT	RIGHT
S	SLOPE
SD	STORM DRAIN
SSMH	SANITARY SEWER MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
STA	STATION
SW	SIDEWALK
TC	TOP OF CURB
TE	TRASH ENCLOSURE
TYP	TYPICAL
USD	UNIFORM STANDARD DRAWING
W	WATER



VICINITY MAP
T21S/ R61E/ SEC 9



SCALE: NTS

BASIS OF BEARING

NORTH 27°56'15" WEST BEING THE BEARING OF THE CENTERLINE OF HIGHLAND DRIVE BETWEEN PRESIDIO AVENUE AND SUTTER AVENUE, IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 9 TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 4 PAGE 84 OF PLATS, OF CLARK COUNTY, NEVADA OFFICIAL RECORDS.

BENCHMARK

CLARK COUNTY VERTICAL CONTROL v.2003 BENCHMARK NO. 59, BENCHMARK NAME: 7011 9NW6 1997 RIVET AND ROUND ALUMINUM PLATE IN TOP OF CURB, NORTHEAST CORNER OF INDUSTRIAL RD. AND CIRCUS-CIRCUS DR. NEAR THE PC OF INDUSTRIAL RD.
NAVD 88 DATUM 630.276 METERS (2067.93 FEET)

OWNER/DEVELOPER

NAME: C & J PRIME INVESTMENTS
2550 & 2560 HIGHLAND DR.
LAS VEGAS, NV 89109

INDEX OF DRAWINGS

1. COVER SHEET
2. GENERAL NOTES SHEET
3. UTILITY PLAN
4. GRADING PLAN

APPROVALS

Steven F. P. 2/19/2020
STEVEN F. P., PE#12175 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] 02/22/20
PLANNING DEPARTMENT, CITY OF LAS VEGAS DATE
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT

N/A
LAS VEGAS FIRE AND RESCUE DATE

[Signature] 1/2/20
SOUTHWEST GAS CORPORATION DATE

[Signature] 8/29/19
COX COMMUNICATIONS LAS VEGAS, INC. DATE

[Signature] 8/29/19
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] 8/29/19
CENTRAL TELEPHONE CO. 8/6/00 CENTURY LINK DATE

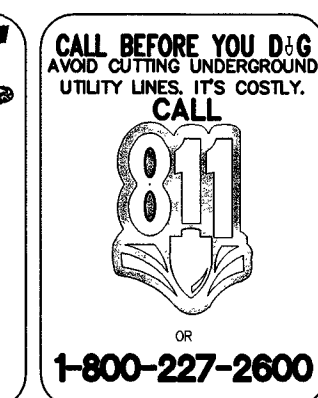
"THE AFFIXED CENTURY LINK APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS."

[Signature]

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES

PROJECT No. 136411 FIRST APPROVED DATE: 1/9/20
LVVWD APPROVED FIRE FLOW 1500 GPM/ONSITE 0 GPM
(SHEETS No. 1, 2, 13)

LVVWD APPROVAL IS VALID FOR ONE (1) YEAR FROM SIGNATURE DATE. IF CONSTRUCTION IS NOT STARTED, PLANS MUST BE RESUBMITTED FOR REVIEW AND APPROVAL



FIRE DEPARTMENT APPROVAL:

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

L19-00843

Job No.

FILE No.

REUSE OF DOCUMENTS

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, IS AN INSTRUMENT OF PROFESSIONAL SERVICE. IT IS THE PROPERTY OF C & J PRIME INVESTMENTS, INC. AND IS NOT TO BE USED IN THE WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF C & J PRIME INVESTMENTS, INC.

APPROVED

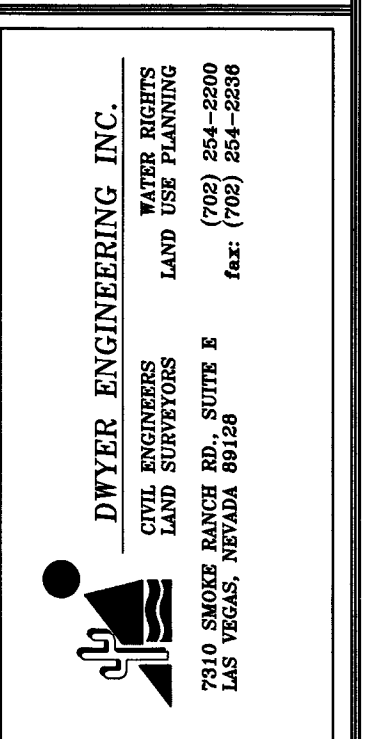
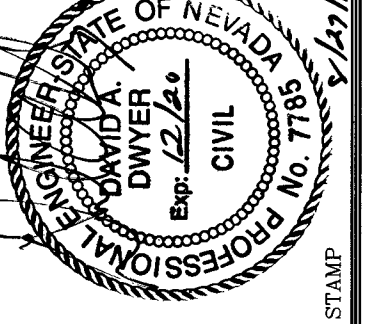
REVISIONS

DESCRIPTION

NO. DATE

DATE

DATE



COVER SHEET
ARTEAGA'S CONCRETE
2550 & 2560 HIGHLAND DR.
CITY OF LAS VEGAS, NEVADA
A.P.N.: 162-09-102-012

JOB No. 17221

DATE: 08-27-19

VERT. SCALE: N/A

HORIZ. SCALE: N/A

DRAWN BY: CJL

CHECKED BY: DAD

SHEET

1 of 4

PRC 18-00069

107V8154

Dups

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 OBTAIN A SAFE WORK ZONE PERMIT FROM THE CONSTRUCTION DIVISION. THE CONTRACTOR SHALL INSTALL STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING CITY STREETS WHERE WANTED IMMEDIATELY AFTER FIRST GRADING WORK IS ACCOMPLISHED, AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.
4. WHEN A CONSTRUCTION "SAFE ROUTE TO SCHOOL" IS ENCROACHED UPON BY A "CONSTRUCTION WORK ZONE", THE PUBLIC SHALL BE ADVISED BY SIGNAGE AND NEED FOR STUDENTS TO BE ASSISTED IN THE SAFE CROSSING THROUGH THAT WORK ZONE, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A SAFE CROSSING FOR STUDENTS TO CROSS THE ROAD DURING 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 AND SIGNS ON THE PLANS. ALL NEW TRAFFIC SIGNS SHALL BE FABRICATED WITH DIAMOND GRADE 300 MESH REFLECTIVE SHEETING OR APPROVED EQUIV. ALL NEW TRAFFIC SIGNS, EXCEPT STREETNAME AND SCHOOL SPEED LIMIT SIGNS, SHALL HAVE 3M SERIES 1150 OR 1160 APPROVED ALL-TRAFFIT PROTECTIVE OVERLAY FILM. SCHOOL ZONE SIGNS SHALL HAVE 3M SERIES 1150 ALL-TRAFFIT PROTECTIVE OVERLAY FILM. STREET NAME SIGNS SHALL CONFORM IN ACCORDANCE WITH THE STANDARD SIGN AND PLANS. 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 PROVIDED AND INSTALLED BY THE CONTRACTOR TO MAINTAIN PUBLIC TRAFFIC ON THE PORTIONS OF THE ROAD(S) BEING IMPROVED BEFORE OR AFTER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. STREET SIGNS AND STOP 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 TRAFFIC CONTROL TECHNICIAN, AS SHOWN ON THE PLANS, TO OPERATE A 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 THE NECESSARY GUARDS AND TRAFFIC CONTROL 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 TRAFFIC MARKING AND SIGNING CONTROL SHEET TO THE 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 SMOOTH TRANSITIONS BETWEEN ADJACENT ROADWAY SEGMENTS ARE CONSTRUCTED.

"INSERT BENCHMARK FROM TOPO MAP HERE"

"INSERT BASIS OF BEARING FROM TOPO MAP HERE"

"INSERT LEGAL DESCRIPTION FROM TOPO MAP HERE"



1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LAS VEGAS FIRE AND RESCUE ADOPTED FIRE CODE ORDINANCE #6631 FOR HYDRANT SPECIFICATIONS AND HYDRANT INSTALLATION SPECIFICATIONS.
2. ONLY FIRE HYDRANTS THAT ARE ON THE LAS VEGAS VALLEY WATER DISTRICTS - 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 UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER BEFORE COMMENCEMENT OF WORK. [FC 105.6.15]

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. [FC 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. [FC 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 TAPPING IS ACCEPTABLE FOR THE HYDRO TESTS WITH PRIOR FIRE PREVENTION APPROVAL. [FC 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. [FC 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. [FC 507]
9. PRIVATE FIRE HYDRANTS SHALL BE PAINTED RED. [FC 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. [FC 507]
11. FIRE HYDRANTS SPACING SHALL BE AS FOLLOWS: [FC 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 NECESSARY AND WHEN 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 SPACING AT 500 FT ON AN ALTERNATING BASIS. [FC 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. [FC C102.10]
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. [FC 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. [FC C102.7]
17. THE MAXIMUM DISTANCE FROM A HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200 FT. [FC 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. FOR SYSTEMS REQUIRED TO HAVE TWO (2) SOURCES OF WATER SUPPLY, SECTIONAL CONTROL VALVES SHALL BE INSTALLED SUCH THAT NO MORE THAN 2 FIRE HYDRANTS AND/OR FIRE SPRINKLER LEAD-INS CAN BE OUT OF SERVICE DUE TO A SERVICE INTERRUPTION. FOR SYSTEMS PERMITTED TO HAVE ONE SOURCE OF WATER SUPPLY, SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 3 FIRE HYDRANTS AND/OR FIRE SPRINKLER LEAD-INS CAN BE OUT OF SERVICE DUE TO A SERVICE INTERRUPTION. [FC C104]
19. ALL FIRE APPARATUS ACCESS ROADS SHALL BE PAVED TO PROVIDE ALL-WEATHER DRIVING. ANGLES OF APPROACH AND UNSHARP TURN DEPARTURE SHALL NOT EXCEED 6% FOR IMPOSED LOADS OF THE FIRE APPARATUS. [FC 503.2.3]
20. THE GRADIENT FOR THE FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 12% ANGLES OF APPROACH AND UNSHARP TURN DEPARTURE SHALL NOT EXCEED 6% FOR 25 FT PRIOR TO OR AFTER THE GRADE CHANGE, ADJACENT TO THE STRUCTURES GRADIENT SHALL NOT EXCEED 6%. [FC 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. [FC 503.2.4]
22. VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL BE NOT LESS THAN 13 FT 6 INS. [FC 503.2.1]
23. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 33 FT WITH PARKING ON BOTH SIDES MEASURED TO FACE OF CURB, NOT LESS THAN 28 FT WIDE WITH PARKING RESTRICTED TO ONE SIDE MEASURED TO FACE OF CURB, NOT LESS THAN 24 FT WIDE WITH NO PARKING ON EITHER SIDE MEASURED TO FACE OF CURB, FIRE LANES THROUGH PARKING LOTS SHALL BE NOT LESS THAN 24 FT. [FC 503.2.1.1]
24. A FIRE APPARATUS ACCESS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXISTING WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FT FROM A FIRE DEPARTMENT VEHICLE ACCESS. [FC 503.1.1]
25. APPROVED SECONDARY FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR 200 OR MORE DWELLING UNITS, ROADS WITH A DEAD-END OR A SINGLE POINT OF ACCESS IN EXCESS OF 600 FT. CLV REGULATION AND WOU.
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 TURNAROUND HAVING A MINIMUM DIAMETER OF 81 FT. CLV REGULATION
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 LANE. SIGNS TO BE PLACED ON BOTH SIDES OF AN ACCESS ROADWAY IF NEEDED TO PREVENT PARKING ON EITHER SIDE. SIGNS TO BE INSTALLED NO HIGHER THAN 10 FT OR LESS THAN 6 FT FROM THE ROADWAY LEVEL. THE CURB ALONG OR ON THE PAVEMENT OR CEMENT (IF NO CURB IS PROVIDED) SHALL BE PAINTED WITH A RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS. [FC 503.3]
28. ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. [FC 503.6]
29. WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS, OR HAVING FOUR OR MORE TRAVEL LANES AND A TRAFFIC COUNT OF MORE THAN 30,000 VEHICLES PER DAY, ALL HYDRANTS BEING UTILIZED TO DELIVER FIRE FLOW TO THE PROPOSED LOT SHALL BE LOCATED ON BOTH SIDES OF THE ROAD SIDE OF THE STREET AS THE PROPOSED DEVELOPMENT. CLV REGULATION.

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 5" OR 6" 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 CORKERS. 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") LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES. IN LINE 7" S SHALL BE USED ON LINES TWELVE INCHES (12") OR ABOVE.
7. WATER MAINS SHALL BE PROTECTED IN ACCORDANCE WITH LVWDG STANDARD WHEN 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 REFERRED TO AN 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.

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. A DRAINAGE AREA OF 100 ACRES OR LESS 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 PRACTICE MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT PROVIDE FOR PROPER EROSION CONTROL. THE CITY OF LAS VEGAS, LAS VEGAS VALLEY CONSTRUCTION SITE BEST MANAGEMENT PRACTICES MANUAL (MOST CURRENT EDITION).
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALL ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE IS COMPLETED. WHEN THE CONSTRUCTION ACTIVITY CEASES, THESE PRACTICES MAY APPLY, REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NW10R00000, 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 AREAS WITHIN 25 FEET OF ANY DISTURBED AREA. LOCATIONS ARE TO BE INSPECTED AND WITHIN 24 HOURS OF ANY EQUIPMENT MAIN EVENT OF 0.5 INCHES OR GREATER. THE CONTRACTOR HIS AGENT SHALL UPDATE OR MODIFY THE STORM WATER POLLUTION PREVENTION PLAN AS NECESSARY, SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY. FOR MORE INFORMATION, REFER TO DISTURBANCE ACTIVITIES, REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NW10R00000, SECTION III.A.12.
5. ACCUMULATED SEDIMENT IN BMP'S SHALL BE REMOVED WITHIN SEVEN (7) DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED TO THE POINT OF DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

[illegible]

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THE SPECIFICATIONS ARE ENCOUNTERED DURING CONSTRUCTING OPERATIONS, THE OWNER/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DECISION.
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
7. 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 EROSION CONTROL IS PROHIBITED. THE COST FOR ADJACENT PROPERTY NECESSARY PERMITS FOR CONSTRUCTION WATER.
9. 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 TEMPORARY CONJUNCT 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 DISCRETION OF THE CITY ENGINEER. IF TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFICE 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 CIVIL 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 RISK, 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.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES AND STREET IMPROVEMENTS. WORK IS TO BE REMOVED IN CASE OF 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.
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-FOURTH INCH (1/4") ABOVE LIP OF ALL GUTTERS AFTER GUTTER, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.
9. CURB AND PUTTER 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 PROPER DRAINAGE. ALL NEW DRAINAGE AND GUTTERS 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: N/A
ENGINEER: N/A
DATE: N/A
- APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
13. EXACT LOCATION OF ALL SAWCUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS ENGINEER IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATION.
14. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE NO. 625.380 & CITY OF LAS VEGAS TITLE 18, APPENDIX D.
15. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC., SHALL BE LOCATED AND IDENTIFIED BY DRIVE ARROWS, 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 CONFORM WITH APPLICABLE SECTIONS OF DOTD 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 ENGINEER AND THE CITY ENGINEER. ALL UNDERGROUND FACILITIES MUST BE PLACED AND VERIFIED TO BE IN GOOD WORKING CONDITION PRIOR TO THE CONSTRUCTION OF ANY ROAD BASE.
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 TO DETERMINE THE FINAL LOCATION MAIN AND AT THE CONNECTION TO BE LOCATED BY CLV SHALL INCLUDE AT A MINIMUM THE HORIZONTAL AND VERTICAL (INVERT) LOCATION OF STRUCTURE SEWER MANHOLES, STORM DRAIN MANHOLES AND TRANSITION STRUCTURES, STORM DRAIN LATERALS AT THE CONNECTION TO THE FINAL LOCATION 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.
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.

1. IN THE EVENT OF NATURAL GAS EMERGENCIES CALL 911 AND 1-877-860-6020.

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
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 STRUCTURES CONTACT 702-365-2099.
5. CALL SOUTHWEST GAS AT 702-400-1789 FOR STANDBY WHEN EXCAVATING OVER OR NEAR HIGH PRESSURE GAS LINES 48 HOURS PRIOR TO CONSTRUCTION.

SOUTHWEST GAS CORPORATION

DATE _____

LAS VEGAS VALLEY WATER DISTRICT STANDARD NOTES
LVVWD PROJECT No. 136911

1. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE LVVMD. FOLLOWING WATER PLAN APPROVAL, NOTICE SHALL BE GIVEN TO THE LVVMD 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 LVVMD INSPECTION. WHEN REQUESTING INSPECTIONS, PLEASE REFER TO THE PROJECT # IDENTIFIED ABOVE.
 2. ALL WORK SHALL CONFORM TO LVVMD 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 LVVMD.
 5. ALL SERVICE LATERALS TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING WITH LVVMD 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 AND APPURTENANCES SHALL BE DISINFECTED, PRESSURE TESTED AND HAVE AN ACCEPTABLE PASSING HEALTH WATER SAMPLE OBTAINED, PRIOR TO OPERATION AND USE.
 10. THE CONTRACTOR MUST OBTAIN ALL METERS TWO (2) INCHES AND SMALLER FROM LVVMD 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 LVVMD INSPECTION DIVISION PRIOR TO IMPLEMENTATION. PROPER WRITTEN NOTIFICATION MUST BE GIVEN TO ALL AFFECTED CUSTOMERS.
 12. ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE LVVMD APPROVED PRODUCTS LIST FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS BY SUBMITTING SHOP DRAWINGS.
 13. TELEPHONE "CALL BEFORE YOU DIG" AT 811 OR 1-800-227-2600.
 14. THE INSTALLATION OF LVVMD MUNICIPAL WATER FACILITIES WITHIN ALL STREETS IS ASSUMED TO BE IN COMPLIANCE WITH THE UNIFORM STANDARDS, INCLUDING THE EASEMENT OF ASPHALT PAVING STREET SURFACES. ANY REPAIR WORK DONE BY THE LVVMD 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 OWNERS ASSOCIATION, OR THE INDIVIDUAL PROPERTY OWNERS IF NO OWNERS ASSOCIATION EXISTS, OR THE AGENCY HAVING JURISDICTION. DECORATIVE SURFACE MATERIALS PLACED WITHIN THE TEN FOOT EASEMENT ADJUTING A PUBLIC OR PRIVATE STREET, IF DISTURBED BY THE LVVMD DURING THE CONSTRUCTION OF ANY WATER FACILITY, MUST BE REPAIRED BY THE LVVMD WITH AN APPROPRIATELY SIZED PLAIN FINISH CONCRETE PATCH. THE LVVMD WILL NOT RESTORE, AND WILL NOT BE RESPONSIBLE FOR THE RESTORATION OF, ANY DECORATIVE SURFACE MATERIALS PLACED WITHIN THE STREET. THE LVVMD WILL NOT ATTEMPT TO MATCH COLOR OR FINISH OF ANY ADJACENT MATERIALS.

15. NO LEAD COMPLIANCE NOTE

3. NO LEAD COMPLIANCE NOTICE
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.

REVISÉ 08/01/17

APPROVED FOR CONSTRUCTION

Nam Palle

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES

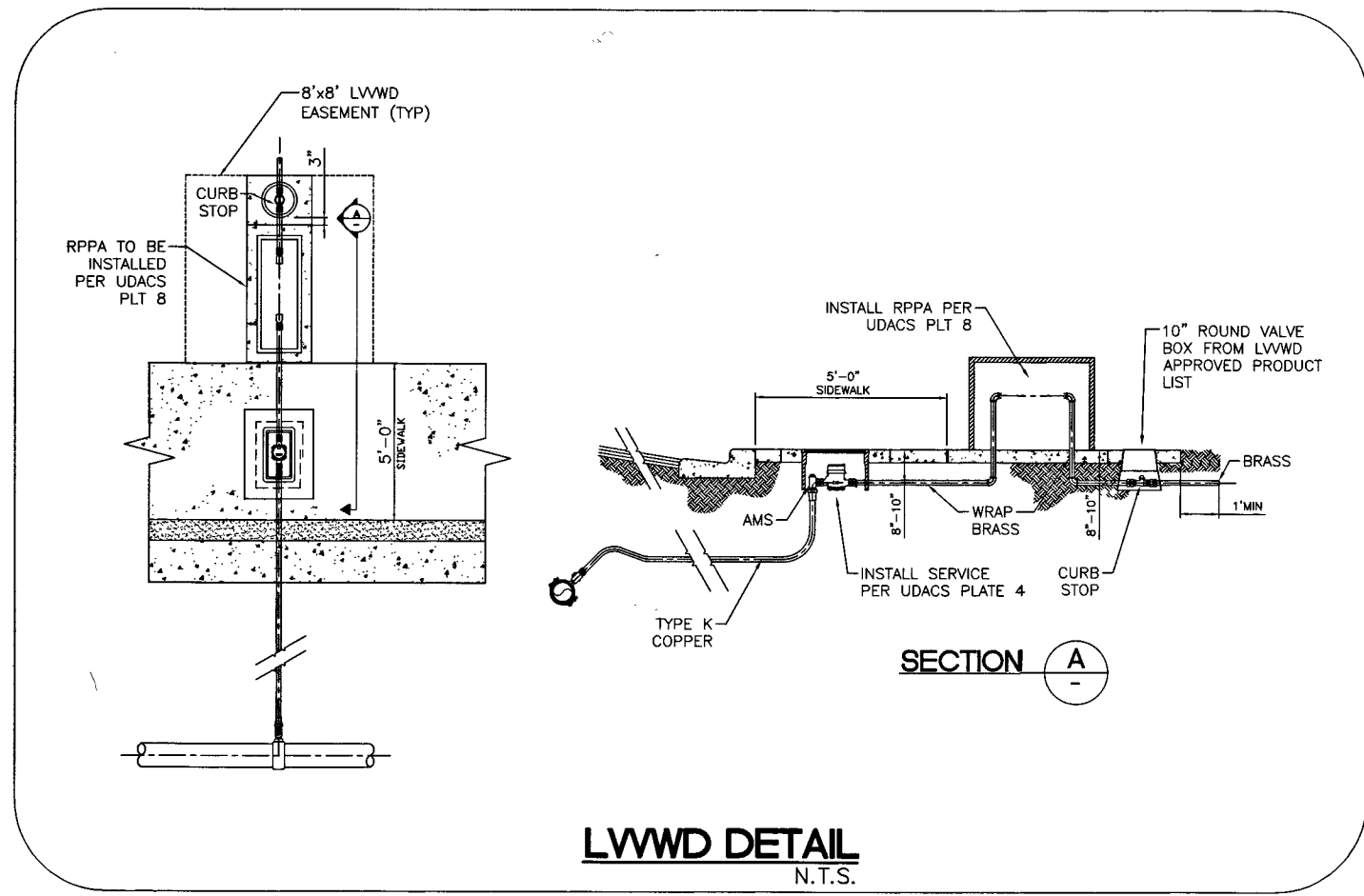
PROJECT No. 136911 FIRST APPROVED DATE: 1/9/20

1. ALL STREET LIGHTING INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA', LATEST REVISION, AND THE 'UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA', LATEST REVISION AND ANY ADOPTED SPECIAL AREA STANDARDS.
2. NO DEVIATION OF STREET LIGHT, PULL BOX, CONDUITS (ETC.) LOCATIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF THE TRAFFIC ENGINEERING AND THE CITY ENGINEER.
3. ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION.
4. ALL STREET LIGHTING CONDUITS STOP SHALL HAVE AT LEAST ONE GREEN #8 THW WIRE INSTALLED, AS TRACER WIRE. WHEN "EMPTY" CONDUIT IS COMPLETELY INSTALLED FROM PB TO TP, 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 UO. 320A.
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.
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 CIRCUITS SHALL 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 THE FORMATION OF AN ASSOCIATION FOR THE CONSTRUCTION, ENERGIZING, MAINTENANCE AND OPERATIONAL COST OF SAID STREET LIGHTS PRIOR TO PROJECT COMPLETION. REFER TO THE PLAN FOR ALL NEW SERVICE REQUIREMENTS. THE TRANSFER OF OWNERSHIP FROM THE CITY OF LAS VEGAS 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. CONTRACTOR SHALL BE RESPONSIBLE FOR THE TRANSFERS WITH THE CITY OF LAS VEGAS TRAFFIC ENGINEERING DEPARTMENT (TEFO) AT (702) 229-6331.

L19-00843

107V8154

[illegible]



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

PROTECT IN PLACE AND ADJUST LVWD EXISTING FACILITIES TO FINISHED GRADE PER UDCS. ALL LVWD FACILITIES SHALL BE ACCESSIBLE.

TO ENSURE LVWD ACCESS WITHIN EASEMENT

ALL ABOVE GROUND OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO, LANDSCAPE BOULDER, FENCES / WALLS (TO INCLUDE NO FOOTINGS), AND SIGNS ARE STRICTLY PROHIBITED WITHIN EASEMENT.

NOTE:
THIS PROPERTY MAY HAVE STATIC WATER PRESSURE IN EXCESS OF 80 PSI. THE UNIFORM PLUMBING CODE REQUIRES THAT INDIVIDUAL, ON-SITE (PRIVATE), PRESSURE REDUCING VALVES BE INSTALLED WHENEVER THE PRESSURE EXCEEDS 80 PSI. PRV'S ARE THE DEVELOPER'S RESPONSIBILITY, AND WILL NOT BE INSPECTED OR INCLUDED IN THE ACCEPTANCE OF LVWD FACILITIES.

SEWER CONTRIBUTION

AVERAGE DAILY CONTRIBUTION:	0.000225 MGD
PEAK FLOW:	0.000765 MGD
PEAK WET FLOW:	0.000956 MGD

CALCULATIONS:
FIXTURES = 2
1 ERU = 250 GALLONS
(2 FIXTURES)(0.45)=0.90 ERU
0.90 ERU's X 250 GPD/ERU=225 GPD
225 GPD X 1 / 1,000,000 MG/GAL=0.000225 MGD
0.000225 X 3.4 PEAKING FACTOR=0.000765 MGD
0.000765 + 25% WET WEATHER FLOW=0.000956 MGD (WET WEATHER)

UTILITY NOTE

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

NOTE: REPLACE ALL TRAFFIC CONTROL DEVICES (SIGNS OR PAVEMENT MARKINGS), UNDER CITY OF 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.

FLOOD ZONE NOTE:

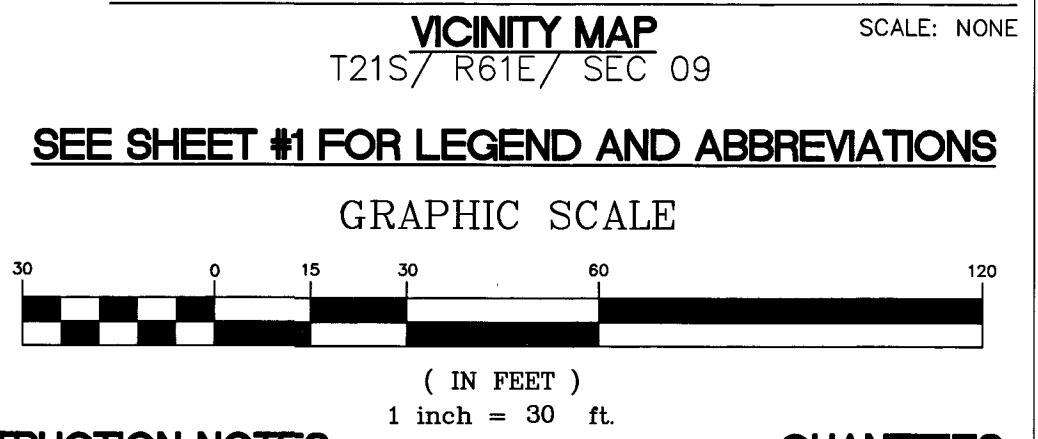
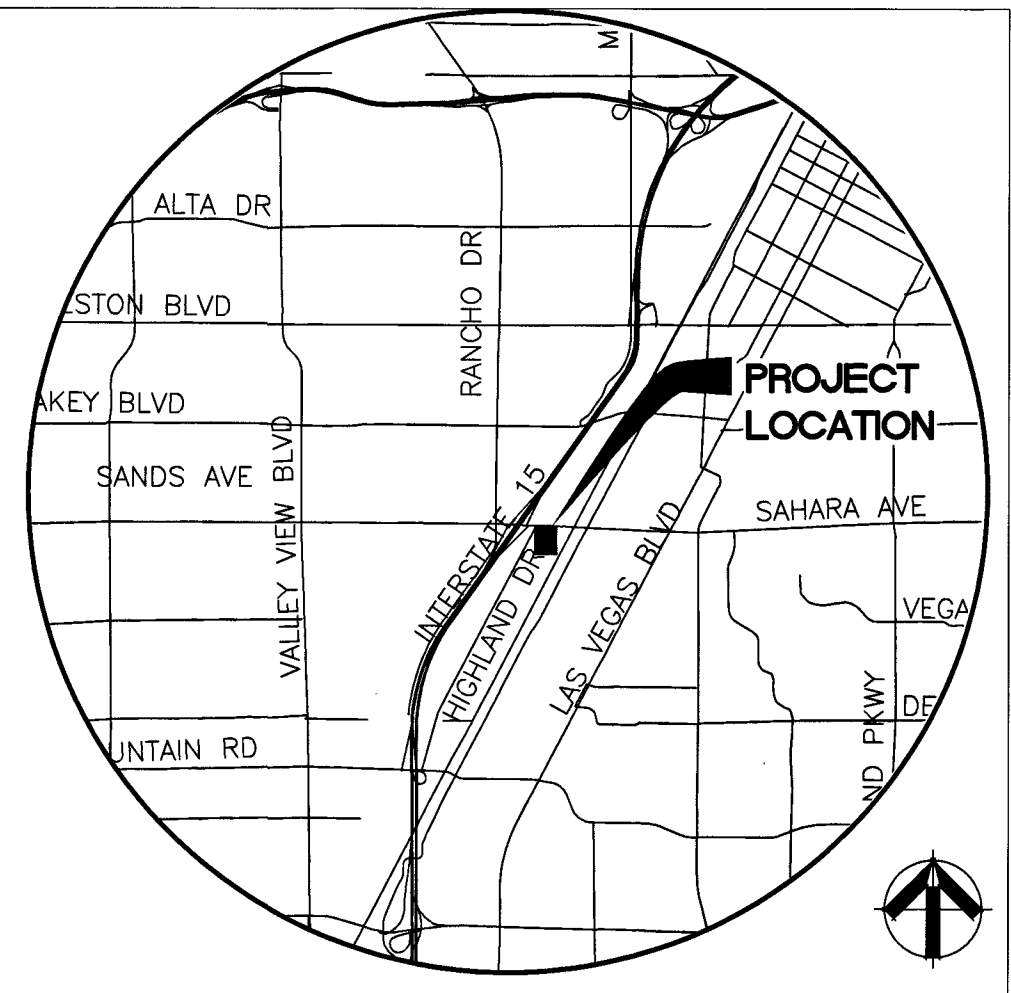
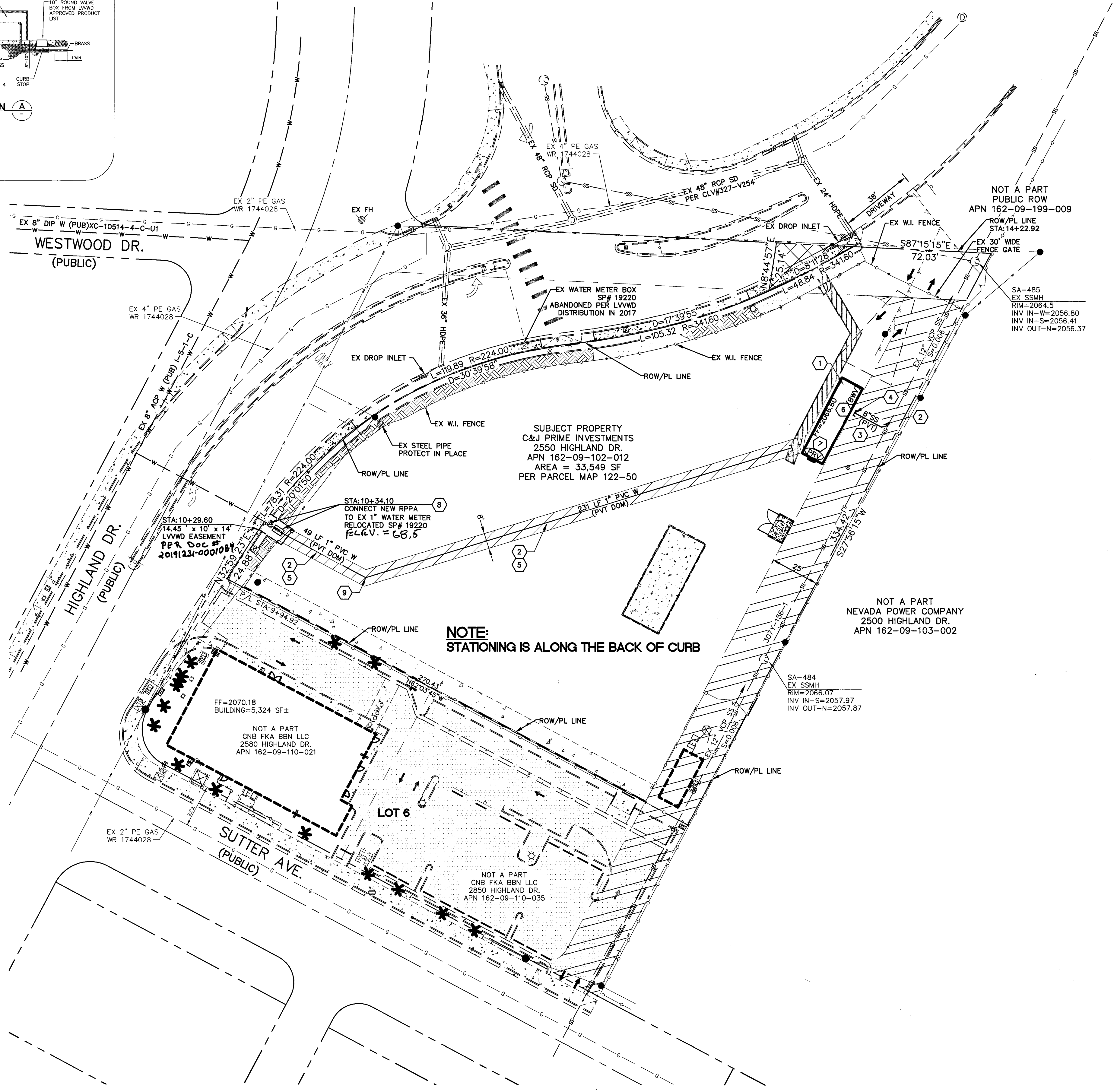
THE SITE IS LOCATED ON FEMA ZONE "X" - PANEL NUMBER 32003C2170F, MAP REVISED NOVEMBER 16, 2011. ZONE "X" IS AN AREA DETERMINED TO BE WITHIN THE AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FEET OR WITH DRAINAGE AREAS PROTECTED FROM 1% ANNUAL CHANCE FLOOD.

BASIS OF BEARING

NORTH 27°56'15" WEST BEING THE BEARING OF THE CENTERLINE OF HIGHLAND DRIVE BETWEEN PRESIDIO AVENUE AND SUTTER AVENUE, IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 9 TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 4 PAGE 84 OF PLATS, OF CLARK COUNTY, NEVADA OFFICIAL RECORDS.

BENCHMARK

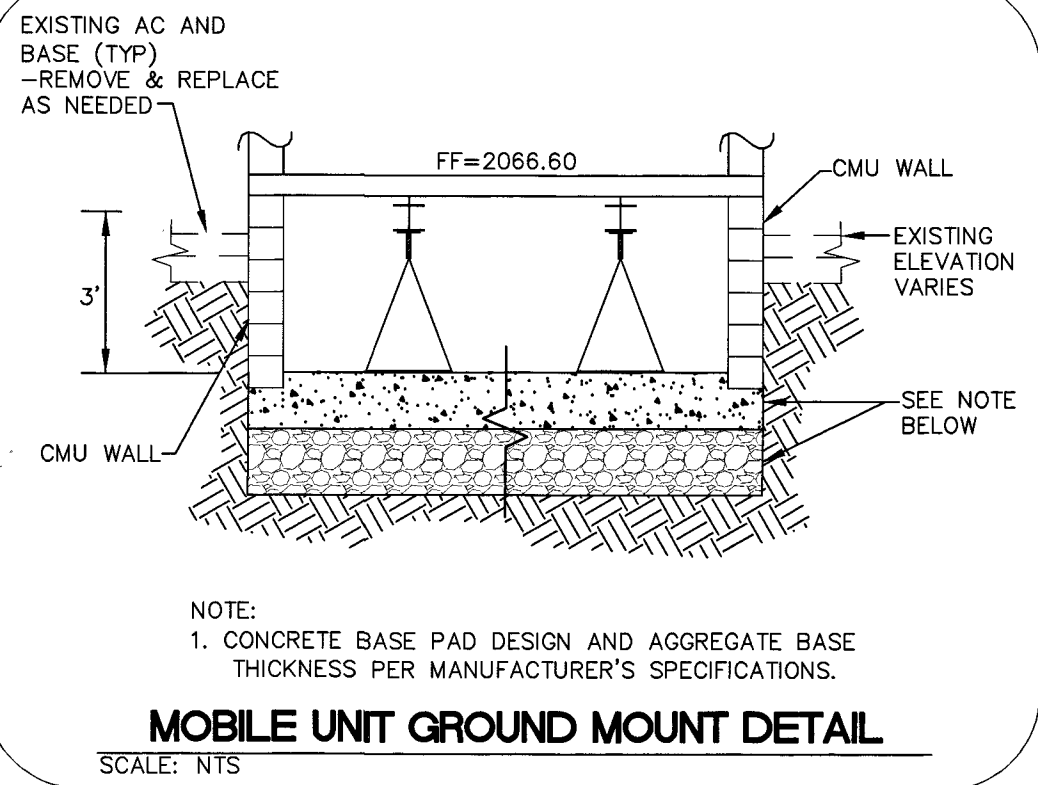
CLARK COUNTY VERTICAL CONTROL v2003 BENCHMARK NO. 59, BENCHMARK NAME: 7C11 9N16 1997 RIVET AND ROUND ALUMINUM PLATE IN TOP OF CURB, NORTHEAST CORNER OF INDUSTRIAL RD. AND CIRCUS-CIRCUS DR. NEAR THE PC OF INDUSTRIAL RD.
NAVD 88 DATUM 630.276 METERS (2067.83 FEET)



CONSTRUCTION NOTES

- INSTALL 12' X 44' MOBILE UNIT. 1 EA (PRIVATE)
- TRENCH, BACKFILL & PAVEMENT RESTORATION PER UDCS PLATE NO. 17 & COUSD NO. 503 & 500.5. EXACT LIMITS OF RESTORATION TO BE DETERMINED BY FIELD INSPECTOR. 73 SY (PRIVATE)
- INSTALL 6" PVC SEWER LATERAL PER DCSWCS SD-17 AND SD-22. 18 LF (PRIVATE)
- 6" SANITARY SEWER POINT OF CONNECTION (POC). 1 EA (PRIVATE)
- INSTALL 1" PVC WATER LINE (DOMESTIC). 280 LF (PRIVATE)
- INSTALL BACK WATER VALVE. 1 EA (PRIVATE)
- INSTALL PRESSURE REDUCING VALVE. 1 EA (PRIVATE)
- INSTALL 1" RPPA PER UDCS PLATE NO. 8. 1 EA (PUBLIC)
NOTE: INSTALL BRASS LINE BETWEEN METER AND RPPA. SEE LVWD DETAIL THIS SHEET.
- INSTALL 1" - 45° ELBOW PER UDCS PLATE NO. 31. 1 EA (PRIVATE)

- AREA (518 SF) TO BE DEDICATED TO THE CITY OF LAS VEGAS PER BOOK 122 PAGE 50.
- EXISTING CITY OF LAS VEGAS SEWER AND NEVADA POWER COMPANY EASEMENT PER INSTRUMENT NO. 00686, BOOK NO. 900302
- EXISTING 25' WIDE CITY OF LAS VEGAS SEWER, NEVADA POWER, AND SW GAS EASEMENT RESERVED PER INSTRUMENT NO. 00687, BOOK NO. 900302

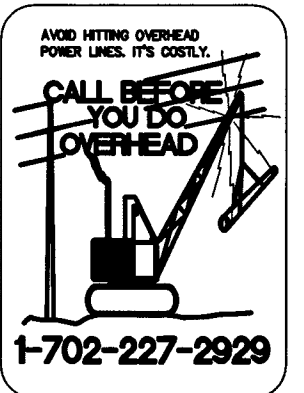


APPROVAL:

Na. Gialla

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT No. 136911 FIRST APPROVED DATE: 1/9/20
LVWD APPROVED FIRE FLOW 1500 GPM/ONSITE 0 GPM

SOUTHWEST GAS CORPORATION



L19-00843

Job No. 17221	
DATE: 10-22-19	
VERT SCALE: N/A	
HORIZ SCALE: 1"=30'	
DRAWN BY: RBS	
CHECKED BY: DAD	
SHEET 3 of 4	
PRC 18-00069	

REUSE OF DOCUMENTS
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF DWYER ENGINEERING, INC. AND ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF DWYER ENGINEERING, INC.

APPROVED

DATE: 10/22/19

BY: *Na. Gialla*

REVISIONS

NO.	DATE	DESCRIPTION

UTILITY PLAN

ARTAGA'S CONCRETE

2550 & 2560 HIGHLAND DR.

CITY OF LAS VEGAS, NEVADA

APN: 162-09-102-012

STAMP

DWYER ENGINEERING, INC.

LAND SURVEYING

CIVIL ENGINEERING

7310 SMOKE BARNCH RD., SUITE 200

LAS VEGAS, NEVADA 89128

(702) 254-2500

FAX: (702) 254-2506

CITY OF LAS VEGAS GENERAL NOTES

- 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".
- 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 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.
- 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.
- ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- 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.
- PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
- EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED-TYPE CURB.
- AC PAVEMENT TO BE ONE-HALF INCH (1/2") ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.
- CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 216.
- 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.
- 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.
- ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE
JOB NUMBER: N/A
ENGINEER: N/A
DATE: N/A

- APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
- EXACT LOCATION OF ALL SAWCUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY THE CITY OF LAS VEGAS ENGINEER IF LOCATED ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATIONS.
 - 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.
 - 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:
- 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.
 - ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.
 - 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.
 - MATERIALS, HANDLING AND PLACEMENT OF PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF MDT OR THE CLARK COUNTY AREA SPECIFICATIONS (AS APPLICABLE) AND THE PLANS AND DETAILS SHOWN HEREON.
 - 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.
 - 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.
 - 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.
 - A SEPARATE BORING PERMIT IS REQUIRED FOR ALL BORING ACTIVITIES.

FLOOD ZONE NOTE:

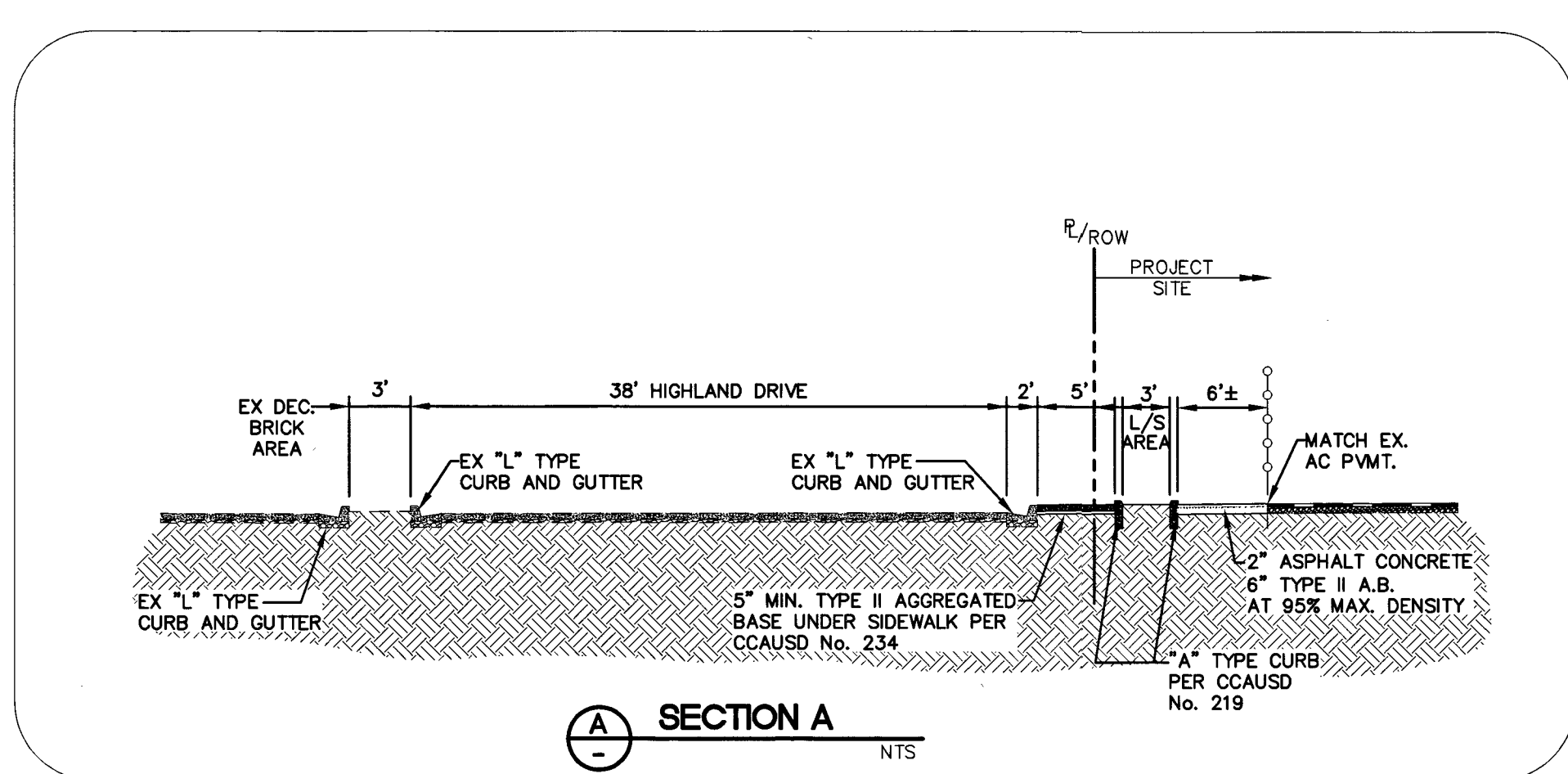
THE SITE IS LOCATED ON FEMA ZONE "X" - PANEL NUMBER 32003C2170F, MAP REVISED NOVEMBER 16, 2011. ZONE "X" IS AN AREA DETERMINED TO BE WITHIN THE AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FEET OR WITH DRAINAGE AREAS PROTECTED FROM 1% ANNUAL CHANCE FLOOD.

BASIS OF BEARING

NORTH 275°15' WEST BEING THE BEARING OF THE CENTERLINE OF HIGHLAND DRIVE BETWEEN PRESIDIO AVENUE AND SUTTER AVENUE, IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 9 TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 4 PAGE 84 OF PLATS, OF CLARK COUNTY, NEVADA OFFICIAL RECORDS.

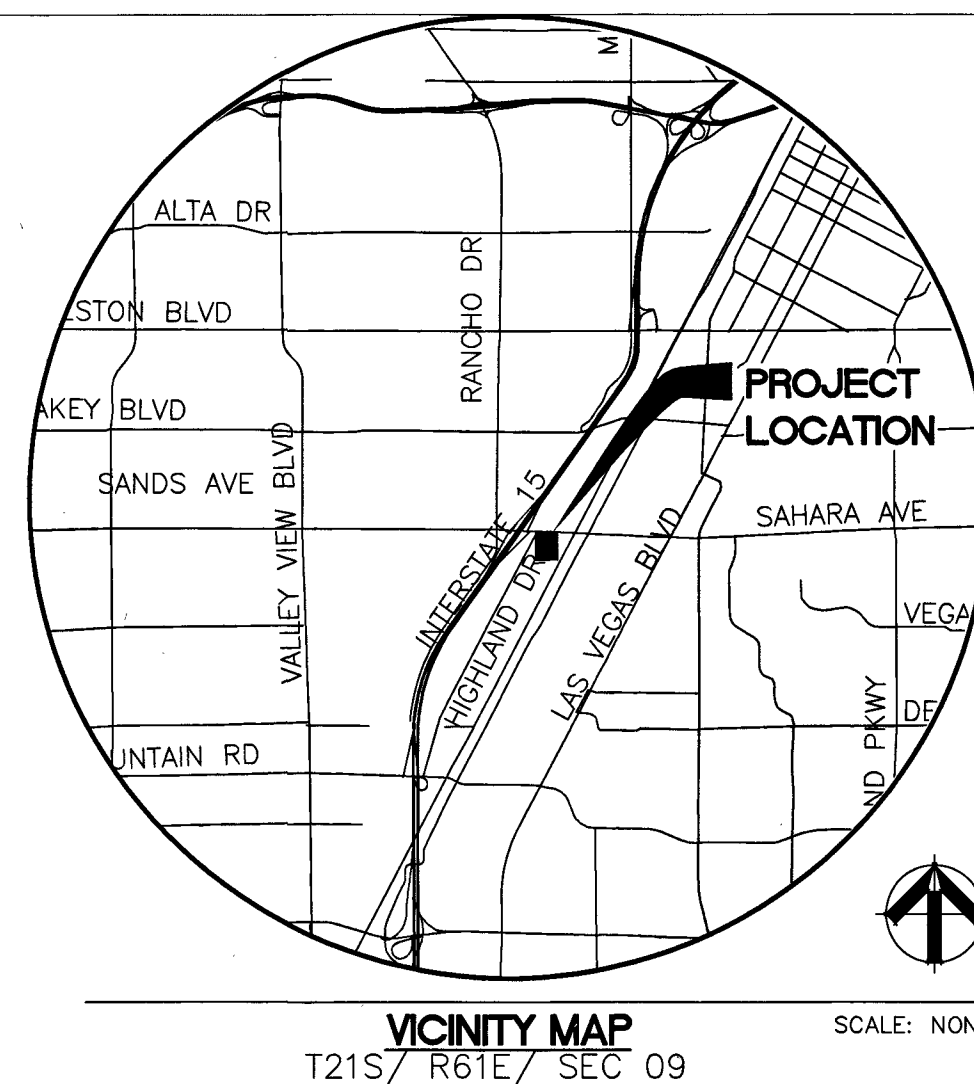
BENCHMARK

CLARK COUNTY VERTICAL CONTROL v.2003 BENCHMARK NO. 59, BENCHMARK NAME: 7C11 9NWS 1997, RIVET AND ROUND ALUMINUM PLATE IN TOP OF CURB, NORTHEAST CORNER OF INDUSTRIAL RD. AND CIRCUS-CIRCUS DR. NEAR THE PC OF INDUSTRIAL RD.
NAVD 88 DATUM 630.276 METERS (2067.83 FEET)

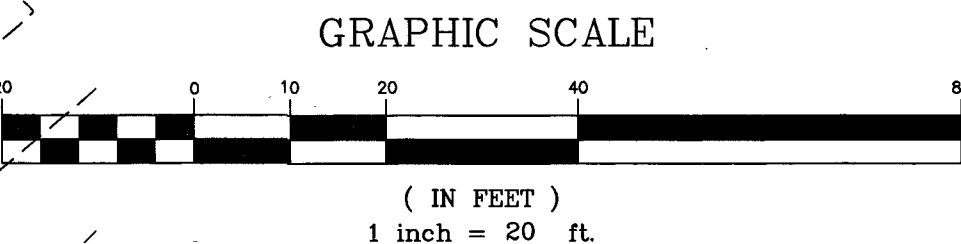


LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	2.31'	N21° 30' 22.16"W
L2	3.99'	S30° 32' 15.68"E
L3	3.99'	N30° 32' 15.68"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	2.86'	2.00'	81°58'42"	1.74
C2	21.32'	647.19'	1°53'15"	10.66
C3	23.69'	613.15'	2°12'51"	11.85
C4	45.81'	511.80'	5°07'43"	22.92
C5	35.33'	613.65'	3°17'54"	17.67
C6	35.10'	621.36'	3°14'13"	17.56
C7	45.87'	443.20'	5°55'47"	22.95
C8	46.43'	436.20'	6°05'53"	23.23
C9	47.36'	281.13'	9°39'05"	23.73
C10	42.25'	227.03'	10°39'43"	21.19
C11	39.12'	201.78'	11°06'30"	19.62
C12	45.45'	278.11'	9°21'51"	22.78
C13	62.78'	222.38'	16°10'34"	31.60
C14	61.61'	217.60'	16°13'16"	31.01
C15	45.81'	511.80'	5°07'43"	22.92



SEE SHEET #1 FOR LEGEND AND ABBREVIATIONS

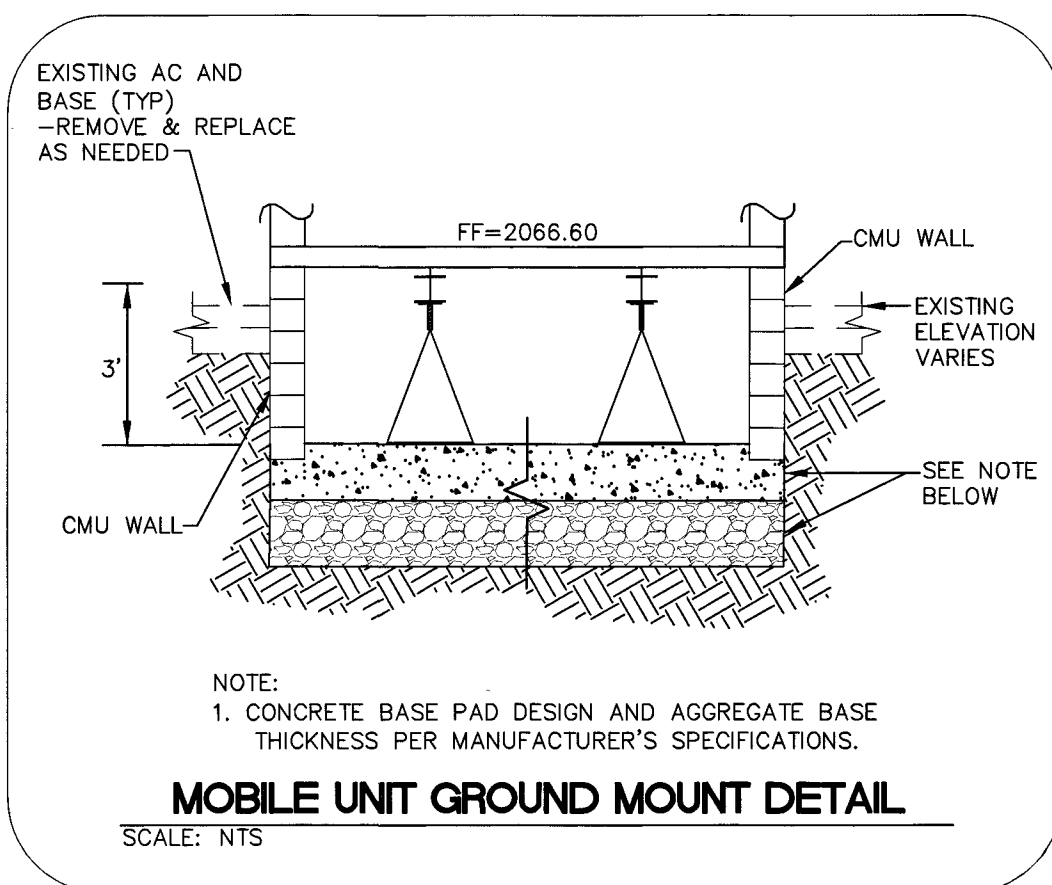


CONSTRUCTION NOTES

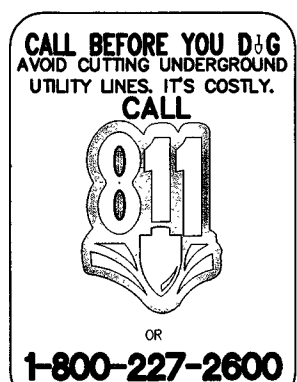
- INSTALL 5' ADA ACCESS STRIPING.
- INSTALL 5' WIDE WROUGHT IRON GATE.
- INSTALL TRASH ENCLOSURE. SEE ARCHITECTURAL SITE ACCESS PLANS.
- INSTALL HANDICAP PARKING SIGN.
- INSTALL CONCRETE BUMPER BLOCK PER CCAUSD No. 238.
- EXISTING TRUNCATED DOME ADA LANDING PROTECT IN PLACE.
- EXISTING SITE LITE - PROTECT IN PLACE.
- CONTRACTOR TO DETERMINE IN FIELD WHETHER TO REMOVE BOX OR REPLACE BOX.
- INSTALL SIDEWALK PER CCAUSD No. 234.
- INSTALL "A" CURB PER CCAUSD No. 219.
- INSTALL "L" TYPE CURB AND GUTTER PER CCAUSD No. 216.
- INSTALL ON-SITE PAVEMENT: 2" ASPHALT CONCRETE 6" TYPE II A.B. AT 95% MAX. DENSITY

QUANTITIES

- 120 LF (PRIVATE)
- 1 EA (PRIVATE)
- 1 EA (PRIVATE)
- 1 EA (PRIVATE)
- 9 EA (PRIVATE)
- 1 EA (PUBLIC)
- 1 EA (PRIVATE)
- 2 EA (PUBLIC)
- 1,005 SF (PUBLIC)
- 443 LF (PRIVATE)
- 112 LF (PUBLIC)
- 180 SY (PRIVATE)



NOT A PART
NEVADA POWER COMPANY
2500 HIGHLAND DR.
APN 162-09-103-002



Job No. 17221		DATE: 10-22-19		VERT. SCALE: N/A		HORIZ. SCALE: 1"=20'		DRAWN BY: RBS		CHECKED BY: DAD		SHEET 4 of 4	
PRC 18-00069													

L19-00843

107V8154