CLV GENERAL NOTES

2.1 City of Las Vegas General Notes

1. All construction and materials shall be in accordance with the "Uniform Standard Specifications for Public Works Construction Off–Site Improvements, Clark County Area Nevada", latest issue, the "Uniform Standard Drawings for Public Works Construction, Clark County Area Nevada", latest edition; and other applicable approved standards issued by the controlling agency; the Uniform Building Code; and all local city codes and ordinances applicable, except as noted on this sheet as "Deviations from Standards".

2. The existence and location of any overhead or underground utility lines, pipes, or structures shown on these plans are obtained by a research of the available records. Existing utilities as shown from CLV Plans Library are approximate and for record purposes. Existing utilities are located on plans only for the convenience of the Contractor. Existing utility service laterals may not be shown on the plans. The Contractor shall, at his own expense, locate all underground and overhead interference's which may affect his operation during construction and shall take all necessary precautions to avoid damage to same. The Contractor shall use extreme caution when working near overhead utilities so as to safely protect all personnel and equipment, and shall be responsible for all cost and liability in connection therewith.

3. The Contractor shall take all precautionary measures necessary to protect existing utility lines, structures and street improvements which are to remain in place, from damage, and all such improvements or structures damaged by the Contractor's operations shall be repaired or replaced satisfactory to the City Engineer and owning utility company at the expense of the Contractor.

4. All construction shall be as shown on these plans, any revisions shall have the prior written approval of the City Engineer.

5. Type V cement shall be used in all off–site concrete work. Concrete to be 3000 P.S.I. minimum @ 28 days. Mix design to be approved by the City Engineer, 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 on–half inch (1/2") above lip of all gutters after compaction, except at sidewalk ramps and cross gutters.

9. Curb and gutter found to unacceptable to the City of Las Vegas shall be removed and replaced per standard drawing 216.

10. Sidewalk ramps shall be constructed in each quadrant of an intersection per standard drawing 235. Exact location of ramps may be adjusted in the field by a City Inspector.

11. Contractor shall provide all necessary horizontal and vertical transitions between new construction and existing surfaces to provide for proper drainage and for ingress and egress to new construction. The extent of transitions to be as shown on plans.

12. All grading work shall conform to the soils report as prepared by the Soils Engineer approved by the City Engineer, and as shown on these plans.

13. Exact location of all sawcut lines may be adjusted or determined in the field by a City of Las Vegas Engineer if location on plans is not clearly shown, or existing pavement condition requires relocations.

14. The Contractor shall take all precautions necessary to protect existing permanent survey monuments. Any monuments disturbed shall be replaced and adjusted per available records in accordance with N.R.S. Stature No. 625.550.

15. Utility company meter boxes, manhole lids, valve covers, etc., shall be located out of driveways, driveway aprons, flowlines, and cross gutters unless written approval is granted by the utility company and the City Engineer.

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 Building Permit & Building Inspection.

17. Asphalt mix design must be submitted and approved by the City Engineer prior to the placement of Asphalt within city Right of Way.

18. Contractor shall adjust all new and existing inlets, valve boxes, manhole rims, and sewer clean outs, etc. to finish grade as applicable whether or not they are shown on the plans.

19. Materials, handling and placement of Portland Cement Concrete shall be in accordance with applicable sections of NDOT or the Clark County Area Specifications (as applicable) and the plans and details shown heron.

CLV STREETLIGHT NOTES

1. All street lighting installations shall be in accordance with the street lighting plans, the "Uniform Standard Specifications for Public Works Construction Off–Site Improvements, Clark County Area, Nevada", Latest Revision, and the "Uniform Standard Drawings for Public Works Construction Off–Site Improvements, Clark County Area, Nevada", Latest Revision.

2. No deviation of street light, pull box, conduits (etc.) locations shall be permitted without written approval of the Traffic/Electrical Field Operations Division and the City Engineer. Any deviation from the plan location will require compliance with section 623.L0.03 (e) of the specifications.

3. All existing street lighting shall remain operational during construction.

4. All empty conduit shall have pull strings installed prior to final inspection.

5. Any structure such as block walls, chain link fences, retaining walls, etc., shall leave a minimum clearance of eighteen inches (18") to the face of street lightning pole on all sides when streetlight is installed behind sidewalk, and shall at no time completely enclose the street lightning pole.

6. As–built drawings shall be supplied to the Electrical Services Section prior to any prefinal inspection. The as–built drawing needs to be stamped as–built and signed by the preparer.

7. Service point shall be coordinated with Nevada Power Company, and wherever possible, be located near the center of the circuit. This shall be the Contractors responsibility.

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 lightning circuits and/or poles, these conflicts must be resolved between the developer and the utilities involved before streetlight bases are installed at no expense to the City of Las Vegas.

10. The Contractor shall furnish complete service to transformers and control systems if required on plans.

CLV SEWER NOTES

1. All construction and materials shall be in accordance with the latest edition of the Design and Construction Standards for Wastewater Collection Systems and the Uniform Standard Specifications for Public Works' Construction Off–Site Improvements, Clark County Area, Nevada, as amended. It will be the responsibility of the Contractor to be aware of the contents of the above specifications.

2. It shall be the Contractor's responsibility to perform construction as per plans. Any additions, deletions, or changes shall first meet with the approval of the City Engineer.

3. Chisel "S" or "G" in curbs where sewer or gas laterals pass under the curb.

4. Polyvinyl (PVC) sewer pipe shall meet ASTM D–3034 SDR 35 specifications, installed with sand bedding and backfill of Type II aggregate base.

5. All manholes paved in streets eighty (80') foot R/W and larger shall have concrete collars. Streets less than eighty (80') foot R/W will require retrofit if paving does not conform to City standards at the manhole.

6. Tee saddles shall be used to connect sewer laterals to existing main lines up to twelve inch (12") diameter. Connections to fifteen inch (15") or larger mains shall require special procedures. In line "Y" 's shall be used on lines twelve inches (12") or above.

7. A sewer main crossing over a water main or less than eighteen inch (18") under a water main, must be reinforced concrete encased for a distance not less than ten feet (10') to each side of the centerline of the 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 and replaced to the satisfaction of the City Engineer prior to acceptance by the City of Las Vegas.

10. Installation of curved sewer requires special construction procedures and inspections. Contact City of Las Vegas Construction Services 24 hours prior to installation.

LAS VEGAS VALLEY WATER DISTRICT NOTES

1. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN RELEASED FOR CONSTRUCTION BY THE LVVWD. FOLLOWING WATER PLAN APPROVAL, FORY–EIGHT (48) HOUR NOTICE SHALL BE GIVEN TO THE LVVWC COMMUNICATION SUPPORT CENTER (258–7171) PRIOR TO THE START OF CONSTRUCTION. NOTICE MUST BE GIVEN BY 2:00 P.M. THE BUSINESS DAY PRIOR TO A LVVWD INSPECTION.
2. ALL WORK SHALL CONFORM TO LVVWD STANDARD PLATES, DRAWING, AND SPECIFICATIONS AND UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEM (UDACS), LATEST EDITION.
3. ALL WORK, EXCEPT AS MODIFIED BY THESE PLANS OR BY NOTE 2, SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT DRAFT OR EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF–SITE IMPROVEMENTS, CLARK COUNTY AREA.
4. A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT, UNLESS OTHERWISE APPROVED BY THE LVVWD.
5. ALL SERVICE LATERALS TWO INCHES (2") IN DIAMETER AND SMALLER SHALL BE COPPER TUBING WITH LVVWD APPROVED SERVICE SADDLES.
6. ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.
7. ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, GUTTERS, CURBS AND ALLEY GUTTERS
8. THE FOLLOWING REQUIREMENTS MUST BE MET IN THE EVENT A WATER LINE AND A SANITARY SEWER OR STORM SEWER LINE CROSS:

   A MINIMUM EIGHTEEN INCH (18") VERTICAL SEPARATION (OUTSIDE TO OUTSIDE) MUST BE MAINTAINED WHEN THE WATER LINE IS INSTALLED OVER THE SANITARY OR STORM SEWER LINE. IF THE VERTICAL SEPARATION CANNOT BE MAINTAINED OR THE WATER LINE MUST BE PLACED UNDER THE SANITARY OR STORM SEWER LINE, THE SANITARY OR STORM SEWER LINE MUST BE CONSTRUCTED WITH ONE OF THE FOLLOWING OR, AS SHOWN ON THESE PLANS:

   A. POTABLE WATER SUPPLY QUALITY MATERIAL
   B. ENCASEMENT, WITH FOUR INCH (4") CONCRETE (MINIMUM)
   C. SLEEVING WITH POTABLE WATER SUPPLY QUALITY PIPE

   EACH PROVISION MUST EXTEND ALONG THE SANITARY OR STORM SEWER, ON EITHER SIDE OF THE WATER MAIN, A MINIMUM TEN FOOT (10') DISTANCE PERPENDICULAR TO THE EXTERIOR OF MAIN.
9. WARNING TAPE SHALL BE REQUIRED OVER ALL MAINS, ALL SIX INCH (6") DIAMETER AND LARGER SERVICE LATERALS, AND ANY SERVICE LATERAL NOT INSTALLED PERPENDICULAR TO THE MAIN IN ACCORDANCE WITH STANDARD PLATE No. 27.
10. ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED AND ACCEPTABLE WATER SAMPLE OBTAINED PRIOR TO CONNECTION TO THE LVVWD'S DISTRIBUTION SYSTEM.
11. THE CONTRACTOR MUST OBTAIN ALL METERS TWO INCHES (2") AND SMALLER FROM LVVWD CENTRAL STORES. TELEPHONE 258–3152 FORTY–EIGHT (48) HOURS PRIOR TO PICK–UP.
12. CONSTRUCTION MAY INTERRUPT SERVICE, WITH LVVWD APPROVAL AND PROPER NOTIFICATION, BETWEEN THE HOURS OF 10:00 P.M. AND 6:00 A.M. SUNDAY THROUGH THURSDAY. CIRCUMSTANCES THAT MAY REQUIRE TEMPORARY SERVICE FEED MUST HAVE PRIOR LVVWD APPROVAL.
13. ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE LISTED ON THE LVVWD'S PRE–APPROVED MATERIALS AND MANUFACTURERS LISTING FOR NEW FACILITIES, LATEST REVISION OR SPECIFICALLY APPROVED ON THESE PLANS.

CLV FIRE NOTES

1. All work shall be done in strict accordance with the City of Las Vegas Fire Department "Hydrant Specifications"; "Hydrant Installation Specifications"; and Ordinance No.3994.

2. Authorized hydrants for this project are:

A. Kennedy Guardian
B. Mueller a–423 Centurion
C. Clow Model 2546 Medallion

3. On any new home or building installation, accessible fire hydrants shall be installed before combustible construction commences and said fire hydrants shall be in good working order with an adequate water supply.

4. Contractor shall place a blue reflective marker at centerline of street adjacent to fire hydrant as required in Ordinance No. 3944 to identify fire hydrant locations.

5. Contractor shall call the Las Vegas Building Department at 229–2071 for underground inspection, pressure and flush verification of all fire hydrants and fire lines before back filling.

6. Painting of the curbs and hydrant and any work necessary for protection of hydrants from physical damage, per Ordinance No. 3944, shall be completed before approval by the City of Las Vegas Fire Department.

7. A permit is required from the Fire Department for on–site water lines and fire hydrants. The permit and Contractor's material and test certificate for underground piping form shall be obtained from the Fire Protection Engineer prior to any work beginning.

8. Private fire hydrants shall be painted red.

9. A flow test must be witnessed by the Fire Department prior to occupancy for verification of required on–site water supply.

10. All on–site fire main materials must be U.L. listed and A.W.W.A. approved.

11. Fire Hydrant Spacing:

Residential – 500 feet unsprinklered; 1000 feet sprinklered.
Commercial, including multi–family – 300 feet unsprinklered; 600 fee sprinklered.

12. Where new water mains are extended along streets, where hydrants shall be spaced at maximum one–thousand (1,000') foot spacing to provide for transportation hazards.

13. No fire hydrant shall be located within the required radius of a cul–de–sac or within twenty (20') feet of the perimeter of the radius of the cul–de–sac.

14. No fire hydrant shall be located within six feet (6') of any curb return, driveway, power pole, street light or any other obstruction.

15. Two sources of supply are required whenever there are four (4) or more fire hydrants installed on a single system.

16. Not more than two (2) hydrants can be out of service due to a single main break.

17. Fire apparatus access roads shall have an unobstructed width of not less than twenty feet (20') provided no parking is allowed, not less than twenty–eight feet (28') if parallel parking is allowed on one side, and not less than thirty–six feet (36') if parallel parking is allowed on both sides. Vertical clearance shall not be less than thirteen–feet–six – inches (13'6").

18. The turning radius for any fire apparatus access road and/or fire lane, public or private, shall be not less than forty–five feet (45') outside radius and twenty–two feet (22') inside radius.

19. A fire apparatus road shall be required when any portion of an exterior wall of the first story is located more than one–hundred fifty feet (150') from a Fire Department vehicle access (See exceptions in UFC 94, section 902.2).

20. All dead end fire apparatus access roads and/or fire lanes, public or private, in excess of one–hundred fifty feet (150') in length shall be provided with an approved turn around area. See Ordinance No. 3944.

21. 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 one–hundred feet (100') along all 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 ten feet (10') or less than six feet (6') from roadway level. The curbs along or on the pavement or cement if curb is not present, shall be painted with a red weather resistant paint in addition to the signs.

22. Electrically controlled access gates shall be provided with an approved emergency vehicle detector/receiver system. Said system shall be installed in accordance with the City of Las Vegas Guidelines for Automatic Emergency Vehicle Access Gates.

DEVIATION FROM STD.

1. 0.34% FOR CROSS GUTTERS
2. 0.34% TROPICAL PARKWAY

ABBREVIATIONS / LEGEND

SEE CLV STD PLAN AND DESIGN LAYOUT

CONSTRUCTION NOTES

UTILITY

1. FIRE HYDRANT W/ASSEMBLY PER UDACS STANDARD PLATE No. 7
2. 8" GATE VALVE
3. 10"x 10"x 8" TAPPING TEE
4. 8" x 8" x 8" TEE
5. 8" 45° ELBOW
6. 8" 90° ELBOW
7. 1 1/4" CONDUIT
8. #3 1/2 PULLBOX
9. 1" COPPER WATER SERVICE
10. 3/4" WATER METER FROM L.V.V.W.D.
11. 4" PVC SEWER SERVICE LATERAL
12. 8"x8"x8" TEE WITH THRUST BLOCK
13. 8" GATE VALVE
14. 10"x10"x10" TEE WITH THRUST BLOCK
15. 12" x 10" REDUCER
16. NO PARKING SIGN (R7–1) 12"x18"
17. 12" VALVE
18. 2" PVC CONDUIT (WITH PULLSTRING)
19. #5 PULLBOX

GRADING

1. CONSTRUCT 8' CONCRETE VALLEY GUTTER PER CLARK COUNTY AREA STD. DWG NO. 228
2. CONSTRUCT "L" CURB AND GUTTER PER CLARK COUNTY AREA STD. DWG NO. 216
3. CONSTRUCT TACK ON ISLAND CURB PER CLARK COUNTY STD. DWG. NO. 220
4. CONSTRUCT SIDEWALK RAMP (CASE I) PER CLARK COUNTY AREA STD. DWG. NO. 235
5. CONSTRUCT 5.0' WIDE CONCRETE SIDEWALK PER CLARK COUNTY AREA STD. DWG. NO. 234
6. CONSTRUCT 4.0' WIDE CONCRETE SIDEWALK PER CLARK COUNTY AREA STD. DWG. NO. 234
7. CONSTRUCT SIDEWALK DRAIN PER CLARK COUNTY AREA STD. DWG. NO. 236
8. INSTALL TEMPORARY END OF ROAD BARRICADE
9. CONSTRUCT 10.0' ROLL TO "L" TYPE CURB SEE DETAIL SHEET 15
10. SAWCUT EXIST. A.C. PAVING AND REMOVE
11. NO PARKING ANYTIME (PAINT CURB RED)
12. CONSTRUCT ROLL TYPE CURB AND GUTTER PER CLARK COUNTY AREA STD. DWG. NO. 217A

CLV TRAFFIC NOTES

1. All construction signing, barricading, and traffic delineation shall conform to the "Nevada Work Zone Traffic Control Handbook", Latest Edition, and to the "Manual on Uniform Traffic Control Devices", Latest Edition.

2. The Street Sign Contractor shall obtain street names and block numbering from the Planning Department prior to construction.

3. Before any work is started in the right–of–way, the Contractor shall install all advance warning signs for the construction zone. The Contractor shall install temporary stop signs at all new street encroachments into existing City streets where warranted immediately after first grading work is accomplished, and shall maintain said signs until permanent signs are installed.

4. When a designated "Safe Route To School" is encroached upon by a construction work zone and Public Works Staff identifies a need for students to be assisted in the safe crossing through that work zone, the Contractor shall be required to provide a qualified "crossing guard". The guard shall be present for the full duration of time that children are likely to be present.

5. If the improvements necessitate the obliteration, temporary obstruction, temporary removal or relocation of any existing traffic pavement marking, such pavement marking shall be restored or replaced with like materials to the satisfaction of the City Traffic Engineer.

6. The Contractor shall be responsible for providing and installing all permanent signs shown on the plans. Street name signs shall conform in their entirety to current City Standards. All other signs shall be standard size unless otherwise specified on the plans. All sign posts shall be installed in accordance with the current City Standards.

7. When a proposed Street Light Standard is located within five (5') feet of any proposed sign shown on the plans to be mounted on a signpost, the sign shall be mounted on the Street Light Standard and the signpost shall be eliminated.

8. All permanent traffic control devices called for hereon shall be in place and in final position prior to allowing any public traffic onto the portions of the road(s) being improved hereunder, 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 barricades, signs, flashers, other equipment and flag persons necessary to insure the safety of workers and visitors.

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 No. is 229–3442) who will provide officers properly trained in traffic control. Fees for the use of these officers shall be set up by Metro and will be paid by the Contractor. The Contractor is responsible for all arrangements with Metro.

CLV GRADING NOTES

1. In the event that any unforeseen conditions not covered by these notes are encountered during grading operations, the Owner/Engineer shall be immediately notified for direction.

2. It shall be the responsibility of the Contractor to perform all necessary cuts and fills within the limits of this project and the related off–site work, so as to generate the desired subgrade, finish grades and slopes shown.

3. Contractor shall take full responsibility for all excavation. Adequate shoring shall be designed and provided by the Contractor to prevent undermining of any adjacent features or facilities and/or caving of the excavation.

4. The Contractor is warned that an earthwork balance was not necessarily the intent of this project. Any additional material required or leftover material following earthwork operations becomes the responsibility of the Contractor.

5. The Grading Contractor is responsible to coordinate with the owner to provide for the requirements of the project Storm Water Pollution Prevention Plan (SWPPP) and associated permit.

6. Contractor shall grade to the lines and elevations shown on the plans within the following horizontal and vertical tolerances and degrees of compaction, in the areas indicated:

Horizontal Vertical Compaction
A. Pavement Area Subgrade 0.1'+ +0.0' to –0.1' As indicated on plan
B. Engineered Fill 0.5'+ +0.1' to –0.1' Minimum of 90% or as shown on Plans

Compaction Testing will be performed by the owner or his representative and copies of test results will be provided to the City.

7. All cut and fill slopes shall be protected until effective erosion control has been established.

8. The use of potable water without a special permit for building or construction purposes including consolidation of backfill or dust control is prohibited. The Contractor shall obtain all necessary permits for construction water.

9. The Contractor shall maintain the streets, sidewalks and all other public right–of–way in a clean, safe and usable condition. All spills of soil, rock or construction debris shall be promptly removed from the publicly owned property during construction and upon completion of the project. All adjacent property, private or public shall be maintained in a clean, safe and usable condition.

10. In the event that any temporary construction item is required that is not shown on these drawings, the owner agrees to provide and install such item at his own expense and at the direction of the City Engineer. Temporary construction includes ditches, berms, road signs and barricades, etc.

BASIS OF BEARING

NORTH 88°46'05" EAST BEING THE CENTERLINE OF AZURE DRIVE AS SHOWN ON RECORDS OF SURVEY FILE 52 PAGE 70 AND FILE 90 PAGE 44 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK #23 1LV9025N4 BEING AN ALCAP ON REBAR AT THE CENTERLINE INTERSECTION OF CENTENNIAL PKWY. AND BRADLEY ROAD.
NAVD88 ELEVATION: 2302.77' = 701.8865 METERS

REV | DATE | BY | REVISION

Pulte Homes
An American Favorite

Carter :: Burgess 2955 East Sunset Road, Suite 105 Las Vegas, NV 89120 (702) 798-1007 Fax (702) 798-7056
Consultants in Planning, Engineering, Architecture, Construction Management, and Related Services

GENERAL NOTE SHEET

PULTE HOMES
EAGLE CREEK ESTATES NORTH
UNIT 1

DRAWN BY: DL
DESIGNED BY: CB
CHECKED BY: RT
PROJECT NO: [illegible]
SCALE: HORIZ. N/A VERT. N/A

PROFESSIONAL ENGINEER – STATE OF NEVADA
RANDALL J. MARR
CIVIL
No.9655

SHEET C3
3 OF 18 SHEETS
DRAWING NO. 1074-4571-1

10982

L:\98V052\DESIGN\PH1\8052note.dwg Mon Oct 05 15:52:33 1998 DL

L:\98V032\DESIGN\8052NOTE.DWG CITY OF LAS VEGAS

CLV GENERAL NOTES

1.1 City of Las Vegas General Notes

1. All construction and materials shall be in accordance with the "Uniform Standard Specifications for Public Works Construction and Site Improvements, Clark County, Nevada", latest revision, the "Uniform Standard Drawings for Public Works Construction, Clark County Area, Nevada", latest revision, and the "Standard Specifications for Public Works Construction Off-Site Improvements, Clark County Area, Nevada", Latest Edition.

2. The existence and location of any utilities or underground utility lines shown, or noted, on these plans are not guaranteed by a statement of this fact on these plans. Excavation will be required to verify and to determine the exact location of all utilities. Before commencing any work, the Contractor shall contact all utility companies, and/or their representatives, who may have facilities in the area of the work, and shall request that they locate and mark their utilities. The Contractor shall also contact the Nevada Underground Service Alert (NUSA) at 1-800-227-2600 at least two working days, but not more than ten working days, before commencing excavation. The Contractor shall support and protect all utilities encountered in the work and shall be responsible for all costs and liabilities incurred.

3. The Contractor shall take all precautionary measures necessary to protect existing utility lines, underground and above ground improvements within and in the vicinity of the work. Any damage, cut or work incompatible or otherwise 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 excavations, such as, but not limited to, trenches, pits, etc., shall be performed in accordance with all applicable safety laws, ordinances and street improvements within and in the vicinity of the work. All excavations shall be adequately protected with barricades and lights to prevent accidents. Any damage to adjacent property, improvements, and equipment, and shall be the responsibility of the work and liability of the Contractor.

5. Prior to beginning work in any street, the Contractor shall notify the Traffic Engineering Department at least 48 hours in advance of such work. All work in the street shall be performed in accordance with the approved traffic control plan.

6. Through out construction, the Contractor shall maintain adequate drainage for all streets and intersections affected by the construction.

7. Separation joints required, wherever every 200' in reinforced-type work.

8. All concrete to be of 3/4" inch (3/4") mesh by of all grades after completion, except as otherwise noted and shown.

9. Dirt and rubbish hauled is acceptable to the City of Las Vegas shall be removed and replaced per standard Detail 210.

10. Sidewalk ramps shall be constructed to such standard of an intersection per standard Detail 222. Street location of ramps may be adjusted in the field by a City Inspector.

11. Contractor shall provide all necessary barricades and warning lights for the protection of the public from hazardous conditions and shall maintain the same during the progress of the work and for such time after completion as may be ordered by the Engineer. The method of barricading to be as shown on plans.

12. All grading work shall conform to the soils report as prepared by the Soils Engineer approved by the City Engineer, and as shown on these plans.

13. Street repairs of all utility trench cuts to be effected or constructed in the lots by a City of Las Vegas approved contractor in accordance with City Standard Detail 107 and the City's pavement cut/trench repair requirements.

14. No Contractor shall take or manufacture ownership in private vehicles for hauling materials, equipment, or personnel to and from the project site, and no individual or corporation shall be permitted to do so in connection with these contracts.

15. All existing water lines, sewer lines, valves, etc., shall be located and all adjustments to the grade shall be made prior to paving operations unless otherwise approved by the City Engineer.

16. All utility vaults or manholes not in right of way shall be constructed in accordance with the City Standard Details.

17. Asphalt mix design shall be submitted and approved by the City Engineer prior to the placement of asphalt when any layer is over 3".

18. Contractor shall adjust all new and existing fabric, valve boxes, manhole rims, and sewer clean outs, etc. to take grade as applicable whether or not they are shown on the plans.

19. Materials, handling and placement of Portland Cement Concrete shall be in accordance with applicable provisions of SSPC or the Clark County Area Specifications (or applicable) and the plans and latest design details.

CLV STREETLIGHT NOTES

1. All street lighting installations shall be in accordance with the most recently adopted "Uniform Standard Specifications for Public Works Construction Off-Site Improvements, Clark County Area, Nevada", Latest Edition, and the "Uniform Standard Drawings for Public Works Construction Off-Site Improvements, Clark County Area, Nevada", Latest Edition.

2. No installation of street light, pull box, conduits (ducts) locations shall be permitted without written approval of the Traffic Engineer (TE) Operations Division and the City Engineer. The Contractor shall be responsible for all costs associated with such relocations and/or changes.

3. All existing street lighting shall remain operational during construction.

4. All supply conduit shall have pull strings installed prior to final inspection.

5. Any electrical work on block walls, slope bolt fencing, existing walls, etc., shall have a minimum clearance of conduit from the top of the wall of twelve inches (12") unless the street lighting pole.

6. All light standard shall be painted to the approved Painting Color(s) by the City Engineer. Paint shall be non-reflective and shall be applied in accordance with the manufacturer's recommendations.

7. Service pole shall be coordinated with Overall Power Company and utilities coordinator. Service pole shall be on the inside of the curve, not in an intersection corner(s).

8. If shall be required that in the absence of an existing operable shall, in which to be installed and require a new service or operable of the shall.

9. Service base is an overhead utility line may conflict with the installation of street lighting shall, and/or pole, these utilities shall be relocated between the contractor and the utilities involved before overnight, cause are installed at no expense to the City of Las Vegas.

10. The Contractor shall furnish complete names to transformers and varied systems if required on plans.

CLV SEWER NOTES

1. All construction and materials shall be in accordance with the latest edition of the "Public 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 to grid plans. Any deviations, deletions or changes shall not have been set or approved of by City Engineer.

3. Class "A" or "B" is valid when there or gas laterals pass under the main.

4. Trench zone shall meet 95% relative compaction per ASTM D1557.

5. All manholes shall be shown apply (MH) type SW1 per Detail 202 as further noted.

6. The main lines from apply (MH) shall SW1 of depth indicated if pump does not.

7. The manhole shall be used for cement mortar laterals to existing pipe does up to higher than 0.01 degree. Connections to other than 0.01 or larger radius shall require special procedures. In Class "A", it shall be used on lines that shall 0.01 or more.

8. A hole shall existing shall a cast iron or ASB, with approved from (CIP) shall a water shall, shall be reflected covered shall be a manhole and the flow on the (CIP) to that side of the centerline of the water shall.

9. All Contractors including sewer water shall, all be under the jurisdiction of the City of Las Vegas must be Water of Nevada Class "A" Contractor's.

10. The City of Las Vegas will not accept any sewer water which have a verified statement of every shall are made (SA) of a shall from the approved construction plans and specifications. Such statement shall be submitted and filed for the review of approval and approved by the authorization of the City Engineer prior to acceptance by the City of Las Vegas.

11. Installation of covered sewer requires special construction procedures and inspections. Contact City of Las Vegas Construction Section 24 hours prior to installation.

LAS VEGAS VALLEY WATER DISTRICT NOTES

1. NO WORK SHALL BEGIN UNTIL TO WORK PLANS HAVE BEEN APPROVED, THE CONSTRUCTION OF THE FACILITIES SHOWN ON THESE PLANS SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE LVVWD, AND THE SOUTHERN NEVADA CONSTRUCTION SPECIFICATIONS, DRAWINGS AND CONTRACT DOCUMENTS (SNCSCDCD), WHERE THERE IS ANY CONFLICT BETWEEN THE LVVWD AND SNCSCDCD, THE LVVWD SHALL BE GIVEN PRECEDENCE.

2. ALL WORK SHALL CONFORM TO RULES GOVERNING WATER, SEWERS, AND TRENCHWORK AND BACKFILL AND COMPACTION STANDARDS FOR WATER DISTRIBUTION SYSTEM (LVVWD CONSTRUCTION).

3. ALL SEWER PIPES AS SHOWN ON THESE PLANS SHALL BE PVC SDR 35 WITH A MINIMUM SLOPE OF 0.40% UNLESS OTHERWISE NOTED. ALL SEWER PIPES SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA.

4. A GATE VALVE WITH BOXING SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LVVWD.

5. ALL SEWER LATERALS TWO INCHES (2") IN DIAMETER AND SMALLER SHALL BE CAPPED WITH LVVWD APPROVED TEST MANDREL.

6. ALL SEWER MAINS SHALL BE LOCATED CLOSE OF CENTERLINE OF BROADWAY AREAS.

7. ALL PLUGS SHALL BE LOCATED CLOSE OF CENTERLINE, BATEMAN, CURBS AND ALLEY.

8. THE FOLLOWING REQUIREMENTS MUST BE MET IF THE EXIST A SEWER LINE AND A SANITARY SEWER OR STORM SEWER LINE CROSS:

A. SEWER LINES SHALL NOT LAY PARALLEL OVER OR UNDER ANY STORM SEWER OR WATER LINE. IF THE VERTICAL SEPARATION CANNOT BE ACHIEVED AND THE LINES CROSS OR PLACED UNDER THE SANITARY OR STORM SEWER LINE, THE SEWERS OR STORM SEWER LINE SHALL BE CONSTRUCTED WITH ONE OF THE FOLLOWING OR AS SHOWN ON THESE PLANS:

A. REINFORCED CONCRETE SEWER PIPE (RCP) CONFORMING TO ASTM C-76 (AMENDED)
B. REINFORCED WITH POTABLE WATER QUALITY PIPE

EACH PROVISIONS MUST EITHER ALIGN THE SANITARY OR STORM SEWER, OR EITHER END OF THE WATER MAIN, A MINIMUM TEN FEET (10') HORIZONTAL PERPENDICULAR TO THE EXTENSION OF MAIN.

9. BEARING TAPE SHALL BE INCLUDED OVER ARE SHALL ARE ARE SEEN DRY DIAMETER AND LARGER SERVICE LATERALS, AND ANY SERVICE LATERAL NOT ENCLOSED PERPENDICULAR TO THE MAIN IN ACCORDANCE WITH STANDARD PLATE No. 2A.

10. ALL SEWER FACILITIES SHALL BE FILLED, MAINTAINED, PRESSURE TESTED, FLUSHED, FLUSHED AND ACCEPTABLE BEFORE WATER SHALL BEGINNING PRIOR TO CONNECTION TO THE LVVWD DISTRIBUTION SYSTEM.

11. [illegible]

12. CONSTRUCTION MAY INTERRUPT SERVICE, WHEN LVVWD PERMITTED, AND PROPER NOTIFICATION ACCORDING THE SCHEDULE OF THESE PLANS THAT IS OF ALL ELEMENT THEREIN. TEMPORARY CONSTRUCTION TEMPORARY SHALL BE ONLY ENDURE TEMPORARY SERVICE FROM WHAT HAVE BEEN LVVWD APPROVAL.

13. ALL SEWER FACILITY CONSTRUCTION MATERIALS USED MUST BE LISTED ON THE LVVWD PRE-APPROVED MATERIALS AND MANUFACTURERS LISTING FOR WEB PUBLISHED, EXCEPT WHERE SPECIFICALLY APPROVED ON THESE PLANS.

CLV FIRE NOTES

1. All work shall be done in strict compliance with the City of Las Vegas Fire Department "Standard Specifications", "Uniform Installation Specifications" and Ordinance Booklet.

2. Authorized Systems for this project are:

A. Sprinkler System:
B. Fire Alarm System:
C. Standpipe System:

3. All fire and sprinkler systems or facilities installation, connection or hydrostatic shall be installed before occupancy/permit/inspection/final approvals and until the systems shall be in good working order and as directed under tests.

4. Contractor shall place a blue reflective marker at centerline of street adjacent to the hydrant as required in Ordinance No. 3044 to identify the hydrant location.

5. Contractor shall call the Las Vegas Building Department at 895-3000 for Underground Inspection, pressure and flush verification of all the hydrants and the fire sprinkler flush lines.

6. Painting of the valve and hydrant and any work necessary for installation of hydrants, fire related shall be per Ordinance No. 3044, shall be completed before approval by the City of Las Vegas Fire Department.

7. A permit is required before any fire department tap on-site water lines and fire hydrants. The permit shall be obtained from the Fire Prevention Bureau prior to any work beginning.

8. Private fire hydrants shall be painted red.

9. A fire lane sign is required by the Fire Department prior to occupancy or utilization of required on-site water supply.

10. All materials for work contained work in ALL listed and AASHTO approved.

11. Fire Hydrant Spacing:

Residential – 600 feet accessible with 1000 feet, unfinished.
Commercial, Industrial, Multi-Family – 300 feet unfinished 400 for sprinkered.

12. Where new water mains are extended along streets, where hydrants shall be spaced at maximum one-thousand (1,000') feet, apply to provide fire protection layouts.

13. No fire hydrant shall be located within five hundred radius of a warehouse or within twenty (20') feet of the perimeter of the radius of the cul-de-sac.

14. No fire hydrant shall be located within ten feet (10') of any curb return, driveway, power pole, street light or any other obstruction.

15. The minimum of supply are required whenever there are four (4) or more fire hydrants located on a single system.

16. Not more than ten (10) hydrants can be out of service due to a single main break.

17. The aggregate access roads shall have an unobstructed width of not less than twenty feet (20') provided no garage is offered, not less than twenty-eight feet (28') if parked parking is allowed on one side, and not less than thirty-six feet (36') if parked parking is allowed on both sides. Vertical clearance shall not be less than thirteen-six – inches (13'6").

18. The bearing radius for any fire apparatus access road and/or fire lane, public or private, shall be not less than forty-five feet (45') outside radius and twenty-six feet (26') inside radius.

19. A fire department road shall be required when any portion of an exterior wall of the first story is located more than one-hundred fifty feet (150') from a fire department access route (fire exemptions to UFC 10, section 902.2).

20. All dead end fire apparatus access roads and/or fire lanes, public or private, in excess of one-hundred fifty feet (150') in length shall be provided with an approved area turn around. See Detail No. 2002.

21. Access roads shall be marked by posting approved signs at the start of the designated fire lanes and at intervals as required by the Fire Department. Signs shall have a minimum dimension of twelve inches (12") wide by eighteen inches high. Signs to be placed on both sides of an access roadway if needed to prevent parking on either side. Signs to be located on fire lanes every one hundred feet (100') or less if so directed by fire department. The words shall be on the sign stating "NO PARKING – FIRE LANE" and painted with a red border material and 6" letters on the sign.

22. Restrictively controlled access gates shall be provided with an approved emergency vehicle [illegible] system. Said system shall be installed in accordance with the City of Las Vegas Guidelines for Automatic Emergency Vehicle Access Gates.

DEVIATION FROM SPD.

1. 4.3.2 FIR CHAIN WIDTH
2. 4.3.3 SERVICE PARKWAY

ABBREVIATIONS / LEGEND

SEE ALT STD PLAN AND SHEET LEGEND

CONSTRUCTION NOTES

VALVE

GRADES

CLV TRAFFIC NOTES

1. All construction, flashing, barricades, and traffic controlled shall conform to the "Nevada Work Zone Traffic Control Handbook", Latest Edition, and to the "Manual on Uniform Traffic Control Devices", Latest Edition.

2. The Street Sign Contractor shall obtain street names and block numbering from the Planning Department prior to construction.

3. Before any work is started in the right-of-way, the Contractor shall install all advance warning signs for the construction zone. The Contractor shall install temporary signs after all of the traffic control devices are in place. The Contractor shall install temporary signs and barricades and maintain them during the entire construction period. Temporary signs are required.

4. When a designated "Safe Route To School" is encountered, work by a construction work zone and Traffic Work Shift Inspector is used for pedestrian and for the safety of children crossing guards. Said work shall be performed by the Contractor at times that children are likely to be present.

5. All the improvements, regardless the obligations, temporary obstruction, temporary signs or relocation of any existing traffic control devices, shall be performed under the supervision or replaced with the contractor to the satisfaction of the City Traffic Engineer.

6. The Contractor shall be responsible for providing and installing all permanent signs shown on the plans. Street name signs shall conform to and comply to current City Standards. All other signs shall be installed and shall conform to the plans. All sign posts shall be located in accordance with the current City Standards.

7. When a pedestrian access route (sidewalk) is closed, under the 48 hour of any pedestrian shall be provided with a temporary pedestrian access route that is acceptable to the Street Light Department and the disabled user representative.

8. All permanent traffic control devices installed for permit shall be in place and in final position prior to allowing any traffic under the portions of the roadway being improved unless otherwise approved by the Traffic Engineer. Temporary or removal of traffic control devices shall be by Temporary signs.

9. Street signs and stop signs shall be installed per City Standard Specifications for placement of street name signs.

10. The Contractor shall provide barricades, signs, flashing, other equipment and flag persons necessary to insure the safety of workers and others.

11. Work in public streets, open lanes, shall be permitted to complete or up to provide adequate accommodations to adjacent property owners and to the traveling public.

12. The Contractor shall be responsible for notifying citizens when "Local (L.L.)" is the construction interrupts or schedules a lane shut or for an extended period of time that will be used for emergency vehicles of flags.

13. Access shall be obtained for emergency vehicles from the Metropolitan Police Department Special Assignment Unit No. 8 at 828-3111 and the Fire Department Battalion Chief at 384-7374, prior to the Contractor. The Contractor is responsible for all arrangements with them.

CLV GRADING NOTES

1. In the event that any unforeseen conditions are noticed by these notes are encountered during grading operations, the Owner/Engineer shall be immediately notified for direction.

2. It shall be the responsibility of the Contractor to perform all necessary acts and the public, the duty of the project and the related off-site work, as not to guarantee the shored subgrade, both prior and slope values.

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 footings or facilities and/or safety of the excavation.

4. The Contractor is warned that no earthwork balances was not necessarily the intent of the Engineer. The Contractor shall make adequate allowance for shrinkage and subsidence of fills and for the removal of unsuitable materials.

5. The Grading Contractor is responsible to coordinate with the owner to provide for the implementation of the project Storm Water Pollution Prevention Plan (SWPPP) and best control practices.

6. Contractor shall refer to the geotechnical report as to the site's soils for recommendations regarding the following:

Pavement Thickness
A. Pavement Area Subgrade 0.0% +0.2" to +0.7" As indicated on plan
B. Pavement Area Subgrade +0.7" to –0.2" thickness of 6000 or as shown on Plans

Compaction Testing will be performed by the owner or his representative and review of test results will be provided to the City.

7. All cut and fill slopes shall be protected until effective erosion control has been established.

8. The use of portable water without a special permit for building or construction purposes (except fire protection) of hydrant or fire control is prohibited. The Contractor shall make all necessary permits for construction water.

9. The Contractor shall maintain the streets, sidewalks and all other public improvements in a safe and clean condition at all times and shall make adequate provisions for the protection of life, limb and property during the period of construction. All damage, injury or delay caused by failure to provide adequate protection shall be satisfactorily repaired or compensated for by the Contractor at no cost to the City. Public streets shall be maintained in a clean, safe and usable condition.

10. It is the duty and responsibility of the Contractor and of each and every subcontractor working on the project to keep the streets free of dirt, mud, rock and debris resulting from their work. Temporary construction facilities, access, haul roads and parking, etc.

BASIS OF BEARING

BENCHMARK

CITY OF LAS VEGAS BENCHMARK (BM) ALUMINUM DISK AS SHOWN AT THE INTERSECTION OF [illegible]
ELEVATION = [illegible] (NAVD 88)

Public Works
Art, Architecture, Performance

Gordon Brothers
[illegible]

GENERAL NOTES SHEET

FULTON RANCH
MULTI-FAMILY DEVELOPMENT NORTH
UNIT 1

[illegible]

CITY OF LAS VEGAS