

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 REVISED EDITION; THE "SUMMERLIN IMPROVEMENT STANDARDS" FOR WORK IN THE SUMMERLIN AREA; AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY, THE UNIFORM BUILDING CODE, AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS DEVIATIONS FROM STANDARDS.
2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES AS SHOWN FROM CLV PLANS LIBRARY ARE APPROXIMATE AND FOR RECORD PURPOSES. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
5. TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGNS TO BE APPROVED BY THE CITY, PRIOR TO THE USE ON THE PROJECT.
6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
7. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED-TYPE CURB.
8. AC PAVEMENT TO BE ONE-HALF INCH (1/2") ABOVE UP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.
9. CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 216.
10. SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF THE TRANSITIONS TO BE AS SHOWN ON PLANS.
12. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY AMERICAN SOILS ENGINEERS LLC REPORT #1725-Geo DATE FEBRUARY 6, 2015 APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
13. EXACT LOCATION OF ALL SAWCUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS ENGINEER IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATIONS.
14. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE NO. 625.380 & CITY OF LAS VEGAS TITLE 18, APPENDIX D.
15. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC., SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.
- WALL NOTES:
16. ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS. FLOOD CONTROL AND SIGHT DISTANCE AT INTERSECTIONS. NEW WALLS REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.
17. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.
18. CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEAN OUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.
19. MATERIALS, HANDLING AND PLACEMENT OF PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF MDT OR THE CLARK COUNTY AREA SPECIFICATIONS (AS APPLICABLE) AND THE PLANS AND DETAILS SHOWN HEREON.
20. WHEN INSTALLING UNDERGROUND FACILITIES THAT REQUIRE UNDERGROUND LOCATING DEVICES SUCH AS MARKER BALLS, LOCATING RIBBON, ETC. THE CONTRACTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO OFFSITE INSPECTION AND TESTING CERTIFYING THAT ALL DEVICES HAVE BEEN PLACED AND VERIFIED TO BE IN GOOD WORKING CONDITION PRIOR TO THE CONSTRUCTION OF ANY ROAD BASE.
21. SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S) SHALL BE PROVIDED TO THE CITY AND APPROVED PRIOR TO ACCEPTANCE OF FACILITY VIDEO INSPECTION. THE MAP(S) SHALL INCLUDE THE HORIZONTAL AND VERTICAL (INVERT) LOCATION OF PUBLIC SEWER MANHOLES, STORM DRAIN MANHOLES AND TRANSITION STRUCTURES, STORM DRAIN LATERALS AT THE CONNECTION TO THE STORM DRAIN MAIN AND AT THE CONNECTION TO A DROP INLET, THE CONNECTION OF THE SEWER SERVICE LATERALS TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERALS EXIT THE PUBLIC RIGHT-OF-WAY, AND STORM DRAIN MAIN ALIGNMENT, INCLUDING DEFLECTION POINTS. THE LOCATION SHALL BE DESCRIBED BY COORDINATES WHICH SHALL BE BASED ON THE OFFICIAL HORIZONTAL AND VERTICAL CONTROL NETWORKS OF THE CITY OF LAS VEGAS. FINAL LOCATION MAPS MUST BE SEALED AND CERTIFIED BY A NEVADA PROFESSIONAL LAND SURVEYOR TO HAVE POSITIONAL CERTAINITIES OF ±0.09 METERS (± 0.3 FEET) HORIZONTALLY AND VERTICALLY. A SEPARATE ELECTRONIC COMMA DELIMITED FILE FOR THE SANITARY SEWER AND STORM DRAIN COORDINATES SHALL ALSO ACCOMPANY THE SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S).
22. CCTV VIDEO INSPECTION IS REQUIRED FOR ALL SEWER AND STORM DRAINS. THE CCTV VIDEO INSPECTIONS NEED TO BE PERFORMED PER THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS LATEST EDITION.
23. A SEPARATE BORING PERMIT IS REQUIRED FOR ALL BORING ACTIVITIES.

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CITY OF LAS VEGAS SEWER NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS AND THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA, AS AMENDED. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATIONS.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM CONSTRUCTION AS PER PLANS. ANY ADDITIONS, DELETIONS, OR CHANGES SHALL FIRST MEET WITH THE APPROVAL OF THE CITY ENGINEER.
3. CHISEL "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 ALLOW FOR THE COLLAR TO BE INSTALLED 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" SHALL BE USED ON LINES TWELVE INCHES (12") OR ABOVE.
7. WATER MAINS SHALL BE PROTECTED IN ACCORDANCE WITH LVVMD STANDARDS WHENEVER A SEWER MAIN CROSSES OVER A WATER MAIN OR THE SEWER IS LESS THAN EIGHTEEN INCH (18") 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 REPLACED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO ACCEPTANCE BY THE CITY OF LAS VEGAS.
10. INSTALLATION OF CURVED SEWER REQUIRES THE USE OF C-900 PVC PIPE WHICH ALLOWS FOR PIPE DEFLECTION AT THE JOINTS.

CITY OF LAS VEGAS TRAFFIC NOTES

1. ALL CONSTRUCTION SIGNING, BARRICADE, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
2. THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
3. BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO CITY STREETS WHERE WARRANTED IMMEDIATELY AFTER FIRST GRADING WORK IS ACCOMPLISHED, AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.
4. WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENCLOSED 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 OBSTRUCTION, 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 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 ALL NECESSARY TRAFFIC CONTROL DEVICES AND FLAGGERS TO ENSURE THE SAFETY OF THE PUBLIC IN OR AROUND THE WORK AREA. THE CONTRACTOR SHALL HAVE A CERTAIN TRAFFIC CONTROL TECHNICIAN OR IMSA WORK ZONE SAFETY SPECIALIST SET-UP, MAINTAIN AND/OR REMOVE ALL TRAFFIC CONTROL DEVICES IN THE CITY OF LAS VEGAS RIGHTS 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 NO: 229-3442) WHO WILL PROVIDE OFFICERS PROPERLY TRAINED FOR THE USE OF THE GUARDS. THE GUARDS SHALL BE SET UP 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. CONTRACTOR SHALL CONTACT THE TRAFFIC ENGINEERING DIVISION (TRANSPORTATION SECTION) THROUGH THE PROJECT'S OFFSITE INSPECTOR PRIOR TO INITIATING PAVING TO RECEIVE DIRECTION FOR ANY PERMANENT OR TEMPORARY MODIFICATIONS TO THE APPROVED DRAWINGS REGARDING FINAL PAVEMENT TRANSITIONS, MARKINGS AND SIGNING THAT ARE REQUIRED TO MATCH ADJACENT ROADWAY SEGMENTS. THE CONTRACTOR SHALL PROVIDE A DRAWING FOR APPROVAL BY THE TRAFFIC ENGINEERING DIVISION DEPICTING ANY ADJUSTMENTS TO THE FINAL PAVEMENT MARKINGS AND SIGNAGE WHICH MAY INCLUDE OR MODIFYING PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS SUCH THAT ADEQUATE TRANSITIONS AND LANE TERMINATION BETWEEN ADJACENT ROADWAY SEGMENTS ARE CONSTRUCTED.

CITY OF LAS VEGAS STREETLIGHT NOTES

1. ALL STREET LIGHTING INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE STREET LIGHTING PLANS, THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST REVISION, AND THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST EDITION.
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 623.10.03 (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 LIGHTING POLE ON ALL SIDES WHEN STREETLIGHT IS INSTALLED BEHIND SIDEWALK, AND SHALL AT NO TIME COMPLETELY ENCLOSE THE STREET LIGHTING POLE.
6. AS-BUILT DRAWINGS SHALL BE SUPPLIED TO THE ELECTRICAL SERVICES SECTION 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 NEVADA POWER COMPANY, AND WHEREVER POSSIBLE, BE LOCATED NEAR THE CENTER OF THE CIRCUIT. SERVICE POINTS SHALL BE SHOWN ON THE PLANS.
8. IT SHALL BE ASSUMED THAT IN THE ABSENCE OF AN EXISTING, WORKABLE CIRCUIT TO ATTACH TO, ALL INSTALLATIONS SHALL REQUIRE A NEW SERVICE FOR OPERATION OF THE CIRCUIT.
9. WHEREVER THERE IS AN OVERHEAD UTILITY THAT MAY CONFLICT WITH THE INSTALLATION OF STREET LIGHTING CIRCUITS AND/OR POLES, THESE CONFLICTS MUST BE RESOLVED BETWEEN THE DEVELOPER AND THE UTILITIES INVOLVED 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.

CITY OF LAS VEGAS FIRE DEPARTMENT NOTES

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY OF LAS VEGAS FIRE AND RESCUE ADOPTED FIRE CODE ORDINANCE # 6325, FOR HYDRANT SPECIFICATIONS AND HYDRANT INSTALLATION SPECIFICATIONS.
2. ONLY FIRE HYDRANTS THAT ARE IN 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. (1FC:507.5.7.12)
4. ON ANY RESIDENTIAL OR COMMERCIAL INSTALLATIONS, FIRE HYDRANTS SHALL BE INSTALLED AND FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED BEFORE COMMENCEMENT OF ANY COMBUSTIBLE CONSTRUCTION. ALL FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER AND SHALL BE CAPABLE OF DELIVERING THE REQUIRED FIRE FLOW. (1FC:503.10, 503.12)
5. TO IDENTIFY THE FIRE HYDRANT LOCATIONS, CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT THE CENTER LINE OF STREET ADJACENT TO THE FIRE HYDRANTS. (1FC:507.5.7.3)
6. ALL UNDERGROUND INSPECTIONS, PRESSURE AND FLUSH VERIFICATIONS OF ALL FIRE HYDRANTS AND FIRE LINES, SHALL BE CONDUCTED BEFORE COVERING THE LINES. CENTER LOADING IS ACCEPTABLE FOR THE HYDRO TEST WITH PRIOR FIRE PREVENTION APPROVAL. (1FC: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. (1FC:507.2.1, NFPA 24)
8. PAINTING OF THE 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. (1FC:507)
9. PRIVATE FIRE HYDRANTS SHALL BE PAINTED RED. (1FC:507.5.7.11)
10. PRIOR TO 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. (1FC:507)
11. FIRE HYDRANT SPACING SHALL BE AS FOLLOWS: (1FC:503.2)
- RESIDENTIAL-500 FEET UNSPRINKLERED; 600 FEET SPRINKLERED.
- COMMERCIAL-300 FEET UNSPRINKLERED; 400 FEET SPRINKLERED.
12. WHERE NEW WATER MAINS ARE EXTENDED ALONG STREETS OR NEW STREETS ARE INSTALLED WHERE FIRE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF THE STRUCTURES, FIRE HYDRANTS SHALL BE INSTALLED AT MAXIMUM 1,000 FOOT SPACING, TO PROVIDE FOR TRANSPORTATION HAZARDS. WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS OR HAVE FOUR OR MORE TRAFFIC LANES AND HAVE A TRAFFIC COUNT OF MORE THAN 30,000 PER DAY, HYDRANTS ARE REQUIRED ON EACH SIDE OF THE STREET SPACED AT 500 FEET ON AN ALTERNATING BASIS. (1FC:503.2.6)
13. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN THE REQUIRED RADIUS OF A CUL-DE-SAC OR WITHIN 20 FEET OF THE PERIMETER OF THE RADIUS OF THE CUL-DE-SAC.
14. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN 6 FEET OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREETLIGHT OR ANY OTHER OBSTRUCTION. (1FC:503.1.2)
15. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A ONE-TWO FAMILY DWELLING SHALL NOT EXCEED 300 FEET, AS MEASURED BY AN APPROVED ROUTE. (1FC:503.2.4)
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. (1FC:503.2.7)
17. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200 FEET. (1FC:503.2.6)
18. TWO (2) SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE ARE 4 OR MORE FIRE HYDRANTS/SPRINKLER LEAD-INS ARE INSTALLED ON A SINGLE SYSTEM. SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 2 FIRE HYDRANTS CAN BE OUT OF SERVICE DUE TO A BREAK IN A WATER MAIN. (1FC:503.4)
19. ALL FIRE APPARATUS ACCESS ROADS SHALL BE PAVED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES AND SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF THE FIRE APPARATUS. (1FC:503.2.3)
20. THE GRADIENT FOR THE FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 12% ANGLES OF APPROACH AND ANGLES OF DEPARTURE SHALL NOT EXCEED 6% FOR 25 FEET PRIOR TO OR AFTER THE GRADE CHANGE. ADJACENT TO THE STRUCTURES GRADIENT SHALL NOT EXCEED 6%. (1FC:503.2.7; 503.2.8)
21. THE TURNING RADIUS OF THE FIRE APPARATUS ROADS SHALL BE NO LESS THAN 52 FEET OUTSIDE AND 28 FEET INSIDE TURNING RADIUS. (1FC:503.2.4)
22. VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL BE NOT LESS THAN 13 FEET 6 INCHES. (1FC:503.2.1)
23. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 40 FEET FLOW LINE TO THE FLOW LINE WITH PARALLEL PARKING PERMITTED ON BOTH SIDES. NOT LESS THAN 32 FEET WIDE, FLOW LINE TO THE FLOW LINE, WHERE PARKING IS PERMITTED ONLY ON ONE SIDE OF THE FIRE APPARATUS ACCESS ROAD. NOT LESS THAN 24 FEET WIDE FLOW LINE TO THE FLOW LINE, WHERE NO PARKING IS PERMITTED ON EITHER SIDE. FIRE LANES THROUGH PARKING LOTS SHALL BE NOT LESS THAN 24 FEET. (1FC:503.2.1.1)
24. A FIRE APPARATUS ACCESS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FEET FROM A FIRE DEPARTMENT VEHICLE ACCESS. THIS DISTANCE COULD BE INCREASED TO 250 FEET IF THE BUILDING SPRINKLERED. (1FC:503.1.1)
25. APPROVED SECONDARY FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR 100 OR MORE DWELLING UNITS, ROAD(S) WITH DEAD-ENDS OR WITH A SINGLE POINT OF ACCESS IN EXCESS OF 600 FEET, COMMERCIAL, AND INDUSTRIAL DEVELOPMENTS WHERE BUILDINGS EXCEED 2 STORIES OR 30 FEET IN HEIGHT, OR EXCEEDING 62,000 SQUARE FEET IN AREA. (1FC:503.1.2)
26. ALL DEAD-END FIRE APPARATUS ACCESS ROADS AND/OR FIRE LANES, PUBLIC OR PRIVATE, IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND HAVING A MINIMUM DIAMETER OF 81 FEET. (1FC:503.2.5)
27. ALL FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LANE. ONE SIGN AT THE END OF THE FIRE LANE AND WITH SIGNS AT INTERVALS 100 FEET 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 10 FEET OR LESS THAN 6 FEET FROM 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. (1FC:503.3)
28. ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE 1FC:503.6 AND 1FC:APPENDIX M.

L.V.V.W.D. STANDARD NOTES

L.V.V.W.D. PROJECT # 125100

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 PROJECT # IDENTIFIED ABOVE.
2. ALL WORK SHALL CONFORM TO THE LVVMD STANDARD PLATES, DRAWINGS AND SPECIFICATIONS, AND TO THE 2010 EDITION OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS) (258-EDITION). 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 SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED, AND AN ACCEPTABLE WATER SAMPLE OBTAINED, PRIOR TO CONNECTION TO THE LVVMD DISTRIBUTION SYSTEM.
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 SHUTDOWN. PROPER WRITTEN NOTIFICATION MUST BE GIVEN TO ALL AFFECTED CUSTOMERS.
12. ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE LVVMD PRE-APPROVED MATERIALS AND MANUFACTURERS LISTING FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS.
13. TELEPHONE "CALL BEFORE YOU DIG" AT "811" OR 1-800-227-2600.
14. THE INSTALLATION OF LAS VEGAS VALLEY WATER DISTRICT (LVVMD) MUNICIPAL WATER FACILITIES WITHIN ALL STREETS IS ASSUMED TO BE IN COMPLIANCE WITH THE UNIFORM STANDARDS, INCLUDING THE PLACEMENT OF ASPHALT PAVING STREET SURFACES. ANY REPAIR WORK DONE BY THE LVVMD TO THE MUNICIPAL WATER FACILITIES WILL INCLUDE THE PLACEMENT OF AN APPROPRIATELY SIZED ASPHALT REPAIR PATCH ON THE STREET SURFACE.
15. ANY DECORATIVE PAVING SURFACE WITHIN THE STREET IS THE RESPONSIBILITY OF THE OWNER'S ASSOCIATION, OR THE PROPERTY OWNER IF THE OWNER HAS JURISDICTION IN EXISTENCE, OF THE AGENCY HAVING JURISDICTION. DECORATIVE SURFACE MATERIALS PLACED WITHIN THE TEN FOOT EASEMENT ABUTTING A PUBLIC OR PRIVATE STREET, IF DISTURBED BY THE LVVMD DURING THE REPAIR OR OPERATION OF ITS FACILITIES, WILL BE REPLACED BY LVVMD WITH AN APPROPRIATELY SIZED PLAIN FINISH CONCRETE REPAIR PATCH. THE LVVMD WILL NOT BE RESPONSIBLE FOR THE RESTORATION OF, ANY DECORATIVE PAVING SURFACE WITHIN THE STREET. THE LVVMD WILL NOT ATTEMPT TO MATCH COLOR OR FINISH OF ANY ADJACENT MATERIALS.

Dina Meade 2/6/17 DATE
LAS VEGAS VALLEY WATER DISTRICT
PROJECT # 125100
LVVMD APPROVED FIRE FLOW 1,500 GPM AT 20 PSI RESIDUAL
NO NEW FACILITIES

CITY OF LAS VEGAS GRADING NOTES

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION, ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
6. CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION, IN THE AREAS INDICATED:
- | | HORIZONTAL | VERTICAL | COMPACTION |
|---------------------------|------------|----------------|------------------|
| A. PAVEMENT AREA SUBGRADE | 0.1"± | +0.0" TO -0.1" | SEE SOILS REPORT |
| B. ENGINEERED FILL | 0.5"± | +0.1" TO -0.1" | SEE SOILS REPORT |
- COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE.
7. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
8. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING BACKFILL AND EROSION 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.

DISCLAIMER NOTE

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OR
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CALL-BEFORE YOU DO OVER-HEAD
Call
1-702-227-2929

FAST
Call before you UnderGround
1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

PROFESSIONAL ENGINEER
JAMES M. BARNES
No. 13140
1/23/17

DEVIATIONS FROM STANDARDS

NONE.

ABBREVIATIONS

A	ABANDONED
AC	ASPHALTIC CONCRETE
BC	BACK OF CURB
BVC	BEGINNING OF VERTICAL CURVE
CL	CENTERLINE
CLV	CITY OF LAS VEGAS
CONC	CONCRETE
C	CURVE
CCFR	CENTRICALLY CAST FIBERGLASS REINF. PIPE
CCSD	CLARK COUNTY SANITATION DISTRICT
DWG	DRAWING
E	EDGE OF PAVEMENT
ELEV	ELEVATION
ELLIP	ELLIPICAL
EV	END OF VERTICAL CURVE
EXIST	EXISTING
FC	FACE OF CURB
FG	FINISH GRADE
FL	FLOWLINE
FO	FIBER OPTICS
G	GAS
GB	GRADE BREAK
HDPE	HIGH DENSITY POLYETHYLENE PIPE
INV	INVERT
LVVMD	LAS VEGAS VALLEY WATER DISTRICT
LT	LEFT
L	LINE
LF	LINEAR FEET
MVC	MIDDLE OF VERTICAL CURVE
MO	MIDDLE ORDNAMENT
MLO	MORTAR LINE COATED STEEL PIPE
NDOT	NEVADA DEPARTMENT OF TRANSPORTATION
NPCo	NEVADA POWER COMPANY
OHP/OHT	OVERHEAD POWER/TELEPHONE LINE
PC	POINT OF CURVE
PT	POINT OF TRANSITION
PVC	POLYVINYL CHLORIDE PIPE
PP	POWER POLE
PLS	PROFESSIONAL LAND SURVEYOR
PL	PROPERTY LINE
RCB	RADIAL
(R)	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SG	SUBGRADE
SS	SANITARY SEWER
SHT	SHEET
STD	STANDARD
SCOP	STEEL CYLINDER CONCRETE PIPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TCS	TOP OF CONCRETE SURFACE
TG	TOP OF GRAVEL
TMH	TOP OF MANHOLE
(TYP)	TYPICAL
VG	VALLEY GUTTER (CROSS GUTTER)
W	WATER
WV	WATER VALVE

LEGEND

---	PROPERTY LINE
---	STREET CENTERLINE
---	LOT LINE
---	BUILDING SETBACK LINE
---	PROPOSED ROLL CURB
---	EXISTING "L" CURB & GUTTER
---	EXISTING CONTOUR LINES
---	PROPOSED FLOW LINE
---	SAW CUT LINE
---	PROPOSED EDGE OF PAVEMENT
---	EXIST. EDGE OF PAVEMENT
---	PROPOSED BLOCK WALL
---	PROPOSED SCARP
---	EXIST. BLOCK WALL
---	PROPOSED ELEVATION & LOCATION
---	EXISTING ELEVATION & LOCATION
---	PROPOSED GRADE
---	CONSTRUCTION NOTE
---	PROPOSED HYDRANT
---	SIGHT VISIBILITY ZONE*

CL	CENTERLINE
TC	TOP OF CURB
EP	EDGE OF PAVEMENT
FG	FINISHED GRADE
TF	TOP OF FOOTING
TRW	TOP OF RETAINING WALL
TPW	TOP OF FLOOD WALL
TPW	TOP OF PARSON'S WALL
BSW	BACK OF SIDEWALK
GB	GRADE BREAK
BVC	BEGIN VERTICAL CURVE
END	END VERTICAL CURVE
FF	FINISHED FLOOR
HP	HIGHPOINT
AC	ASPHALTIC CONCRETE
SW	SOUTHWEST GAS
P.U.E.	PUBLIC UTILITY EASEMENT
P.D.E.	PRIVATE DRAINAGE EASEMENT
P.S.E.	PRIVATE SEWER EASEMENT
P.L.E.	PRIVATE LANDSCAPE EASEMENT

*NOTE: NOTHING OVER 24" IN HEIGHT ALLOWED IN SIGHT VISIBILITY ZONE EXCEPT TRAFFIC CONTROL DEVICES.

107Y5057 CLV #68526

PREPARED FOR :
DECATUR 215 LLC

DATE: 11/10/2016
DESIGN: AC
DRAWN: JER
CHECK: JRG
SCALE: NA

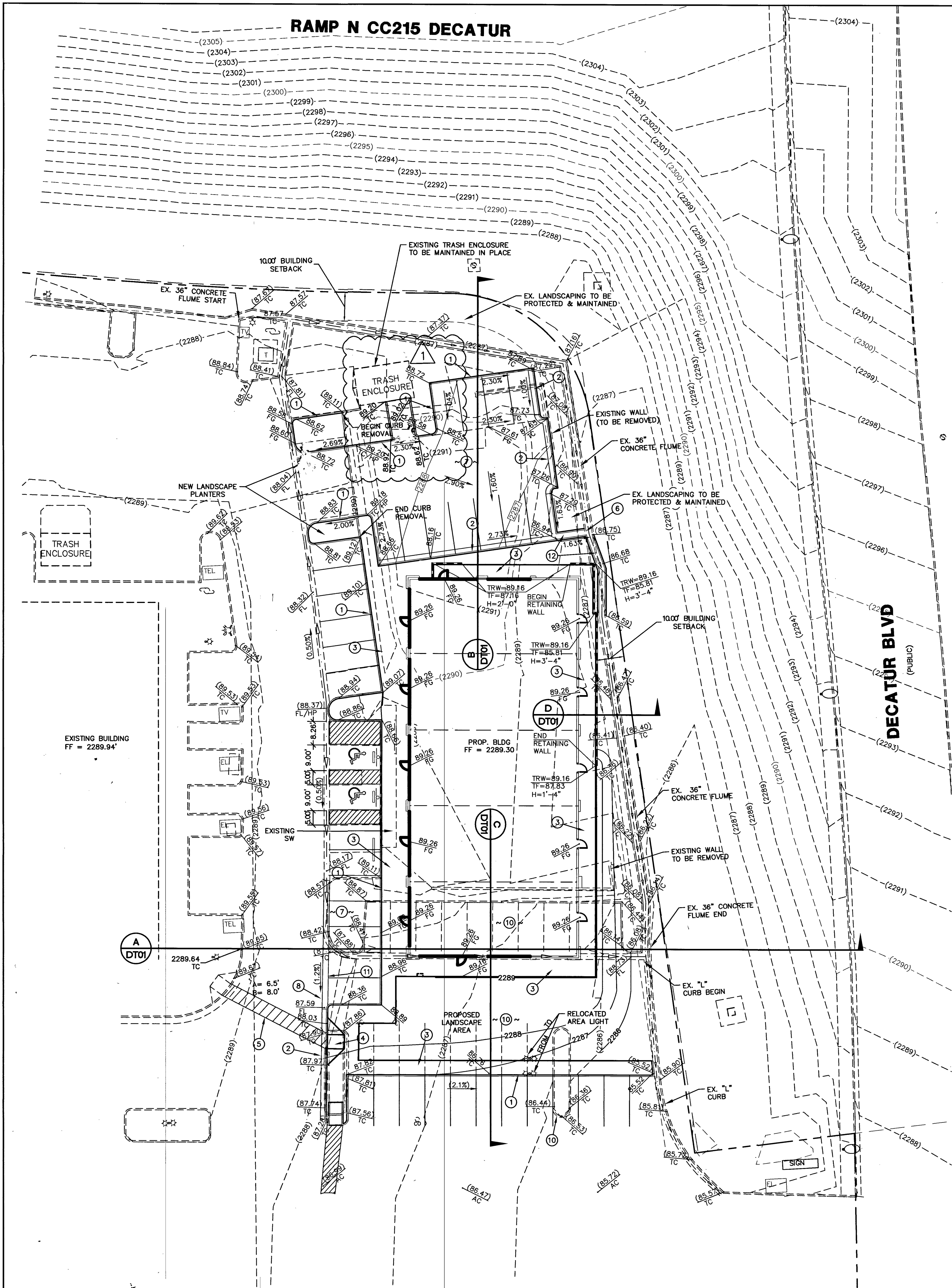
BAUGHMAN & TURNER, INC.
CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
1210 HINSON STREET
LAS VEGAS, NEVADA 89102
PHONE: (702) 870-8771 FAX: (702) 878-2695

DECATUR 215 RETAIL SHOP 'A'
GENERAL NOTES
SECTION 25, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.
CITY OF LAS VEGAS
A PORTION OF APN: 125-25-614-004

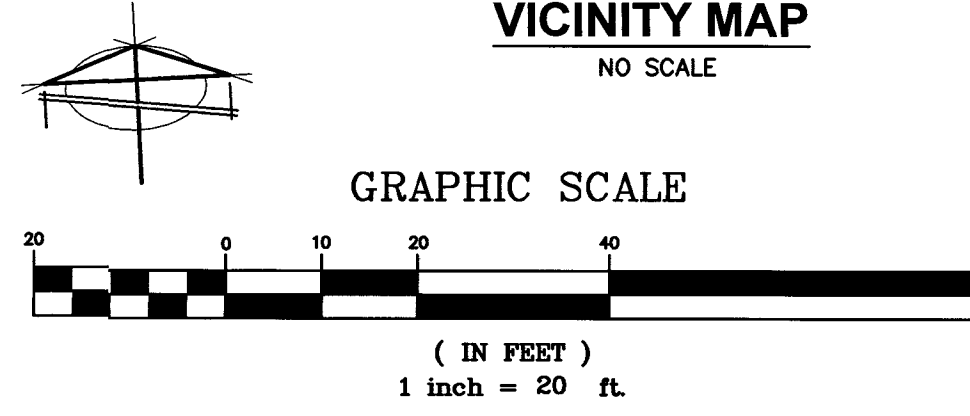
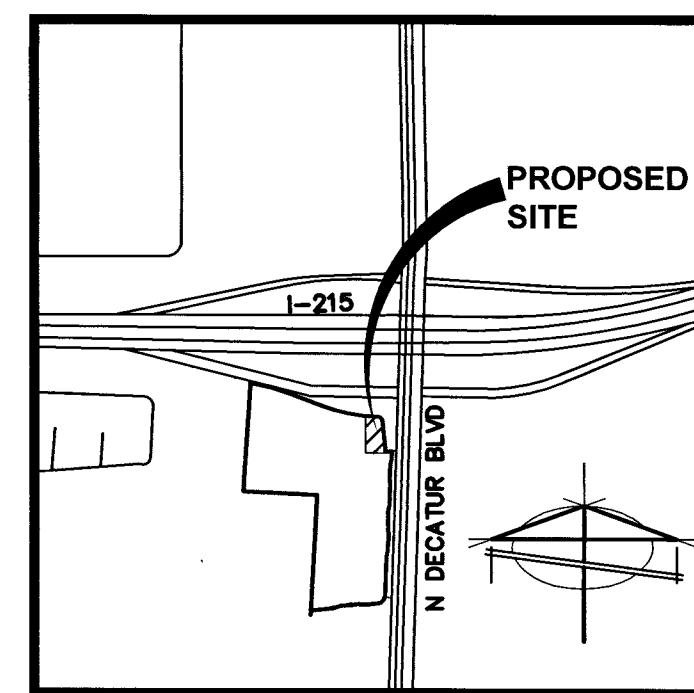
SHEET
GN01
2 OF 5
PROJ. NO. VERTICAL

REVISIONS
No.
DATE

APPD.



CONSTRUCTION NOTES		QUANTITY	
#	ITEM	UNIT	PUBLIC PRIVATE
1	INSTALL "A" TYPE CURB PER CCAUSD #219	LF	- 458
2	INSTALL "L" TYPE CURB & GUTTER PER CCAUSD #216	LF	- 181
3	INSTALL SIDEWALK PER CCAUSD #234	SF	- 454
4	INSTALL HANDICAP RAMP WITH TRUNCATED DOMES DETECTABLE WARNINGS PER CCAUSD #235 CASE I	EA	- 1
5	INSTALL 4" WIDE PAINT HANDICAP DESIGNATED ROUTE	EA	- 1
6	INSTALL 2' CURB OPENING PER DETAIL "1" SHEET DT01	EA	- 1
7	INSTALL 3" AC OVER 4.5" TYPE II	SY	- 430
8	SAWCUT NEAT AND MATCH EX. AC	SY	- 10
9	INSTALL RETAINING WALL, HEIGHT PER GRADING PLAN	LF	- 80
10	REMOVE EXISTING PAVEMENT, CURB AND GUTTER	SY	- 344
11	INSTALL 3" VALLEY GUTTER PER DETAIL "2", SEE SHEET DT01	LF	- 45
12	INSTALL 3" CONCRETE FLUME PER DETAIL "3", SEE SHEET DT01	LF	- 43



LEGEND	
	PROPERTY LINE
	STREET CENTERLINE
	LOT LINE
	BUILDING SETBACK LINE
	PROPOSED ROLL CURB
	EXISTING "L" CURB & GUTTER
	EXISTING CONTOUR LINES
	PROPOSED FLOW LINE
	SAW CUT LINE
	PROPOSED EDGE OF PAVEMENT
	EXIST. EDGE OF PAVEMENT
	PROPOSED BLOCK WALL
	EXIST. BLOCK WALL
	PROPOSED ELEVATION & LOCATION
	EXISTING ELEVATION & LOCATION
	PROPOSED GRADE
	CONSTRUCTION NOTE
	PROPOSED HYDRANT
	SIGHT VISIBILITY ZONE*
	CENTERLINE
	TOP OF CURB
	EDGE OF PAVEMENT
	FINISHED GRADE
	TOP OF FOOTING
	TOP OF RETAINING WALL
	TOP OF FLOOD WALL
	TOP OF PARSON'S WALL
	BACK OF SIDEWALK
	GRADE BREAK
	BEGIN VERTICAL CURVE
	END VERTICAL CURVE
	FINISHED FLOOR
	HIGHPOINT
	ASPHALTIC CONCRETE
	SOUTHWEST GAS
	PUBLIC UTILITY EASEMENT
	PRIVATE DRAINAGE EASEMENT
	PRIVATE SEWER EASEMENT
	PRIVATE LANDSCAPE EASEMENT

STORMWATER MANAGEMENT NOTES

1. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CLARK COUNTY BUILDING ADMINISTRATIVE CODE 24.40 AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.5
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER ANY RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTION TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO NEVADA GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.12.
5. ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

OWNER / DEVELOPER
DECATUR 215 LLC
P.O. BOX 924133
HOUSTON, TX 77292

LEGAL DESCRIPTION
BEING A PORTION LOT 1 AS SHOWN IN BOOK 140 OF PLATS, PAGE 42, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY NEVADA

BASIS OF BEARING
NORTH 02°01'35" EAST - BEING THE CENTER LINE OF DECATUR BOULEVARD AS SHOWN ON A PARCEL MAP, FILE 92, PAGE ON FILE IN THE CLARK COUNTY NEVADA, RECORDER'S OFFICE.

FLOOD ZONE DATA
THIS SITE LIES IN A FLOOD ZONE "X" AS SHOWN ON FEMA MAP NO. 32003C1765F DATED NOVEMBER 16, 2011

BENCHMARK
CITY OF NORTH LAS VEGAS BENCHMARK NLV9025E4
RIVET AND 2" ROUND ALUMINUM DISK, STAMPED NORTH LAS VEGAS BM No. NLV9025E4, SET IN THE TOP OF CURB, LOCATED APPROX. 18 FEET SOUTH OF THE SOUTHWEST SOUTH BCR AT THE INTERSECTION OF TROPICAL PKWY. AND DECATUR BLVD.
ELEV=693.661 METERS = 2275.79 FEET (NAVD 88)

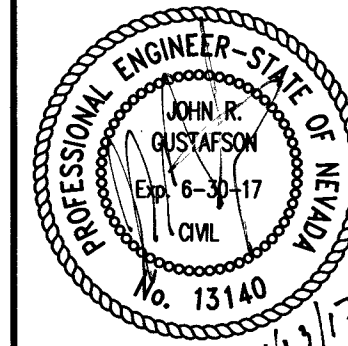
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FAST
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1-702-432-5300
FREIGHTWAY AND ARTERIAL SYSTEM OF TRANSPORTATION



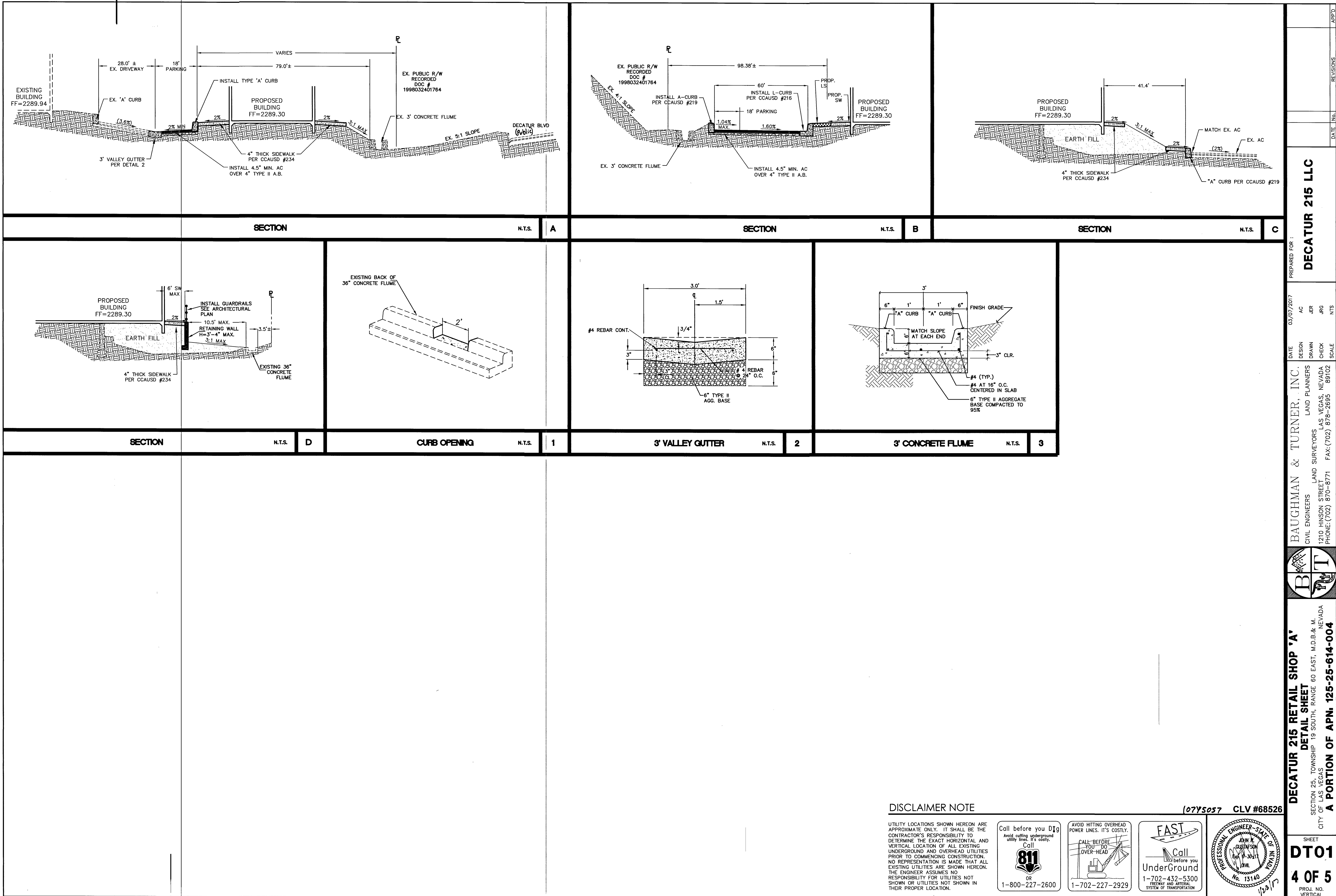
PREPARED FOR: **DECATUR 215 LLC**

DATE: 03/07/2017
DESIGN: AC
DRAWN: JER
CHECK: JRG
SCALE: 1"=20'

BAUGHMAN & TURNER, INC.
CIVIL ENGINEERS
1210 HINSON STREET
LAS VEGAS, NEVADA 89102
PHONE: (702) 870-8771 FAX: (702) 878-2895

DECATUR 215 RETAIL SHOP 'A'
GRADING PLAN
SECTION 25, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M. NEVADA
CITY OF LAS VEGAS
A PORTION OF APN. 125-25-614-004

SHEET
GP01
3 OF 5
PROJ. NO. VERTICAL



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FREWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

PROFESSIONAL ENGINEER-STATE OF NEVADA
JOHN K. CUSTINSON
No. 13140
12/21/12

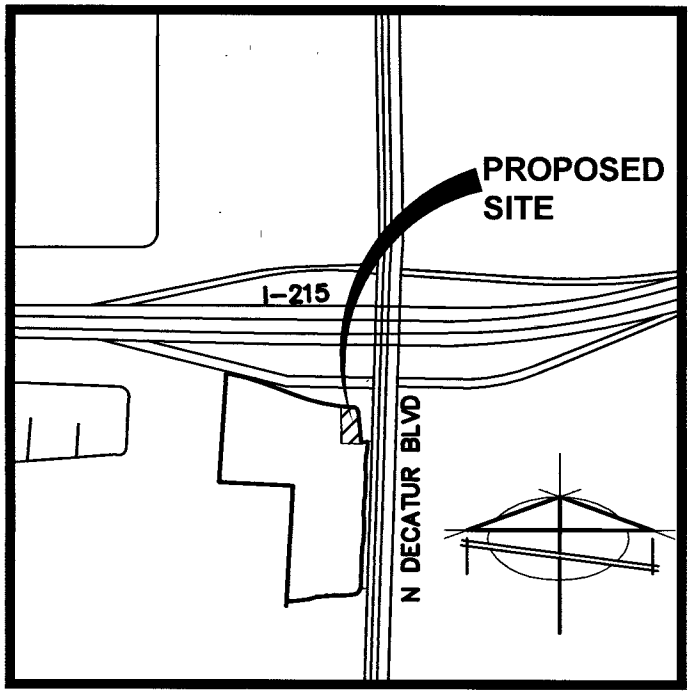
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DECATUR 215 RETAIL SHOP 'A'
DETAIL SHEET
SECTION 25, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M. NEVADA
CITY OF LAS VEGAS
A PORTION OF APN: 125-25-614-004
SHEET
DT01
4 OF 5
PROJ. NO. VERTICAL

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LAND SURVEYORS
LAS VEGAS, NEVADA 89102
FAX: (702) 878-2695
PREPARED FOR :
DECATUR 215 LLC
DATE: 03/07/2017
DESIGN: AC
DRAWN: JER
CHECK: JRG
SCALE: NTS
REVISIONS
APPROVED

RAMP N CC215 DECATUR

DECATUR BLVD
(PUBLIC)



VICINITY MAP

NO SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LEGEND

---	PROPERTY LINE
---	STREET CENTERLINE
---	LOT LINE
---	BUILDING SETBACK LINE
---	PROPOSED ROLL CURB
---	EXISTING "L" CURB & GUTTER
---	EXISTING CONTOUR LINES
---	PROPOSED FLOW LINE
---	SAW CUT LINE
---	PROPOSED EDGE OF PAVEMENT
---	EXIST. EDGE OF PAVEMENT
---	PROPOSED BLOCK WALL
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---	PROPOSED ELEVATION & LOCATION
---	EXISTING ELEVATION & LOCATION
---	PROPOSED GRADE
---	CONSTRUCTION NOTE
---	PROPOSED HYDRANT
---	SIGHT VISIBILITY ZONE*
---	CL
---	TC
---	EP
---	FG
---	TF
---	TRW
---	TFW
---	TPW
---	BSW
---	GB
---	BVC
---	EVC
---	FF
---	HP
---	AC
---	SWG
---	P.U.E.
---	P.D.E.
---	P.S.E.
---	P.L.E.
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---	BEGIN VERTICAL CURVE
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---	SOUTHWEST GAS
---	PUBLIC UTILITY EASEMENT
---	PRIVATE DRAINAGE EASEMENT
---	PRIVATE SEWER EASEMENT
---	PRIVATE LANDSCAPE EASEMENT

*NOTE: NOTHING OVER 24" IN HEIGHT ALLOWED IN
SIGHT VISIBILITY ZONE EXCEPT TRAFFIC CONTROL
DEVICES.

APPROVALS

APPROVED FOR CONSTRUCTION

[Signature]
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
DATE: 2/6/17 PROJECT NO. 125100
LVWD APPROVED FIRE FLOW 1500 GPM AT 20 PSI RESIDUAL
SHEETS CVD, GND1 & UP01
NO NEW FACILITIES
[Signature] 1/30/17
LAS VEGAS FIRE AND RESCUE DATE

WATER CONSTRUCTION NOTES		QUANTITIES		
#	ITEM	UNIT	PUBLIC	PRIVATE
1	REMOVED EXISTING CAP AND CONNECTS TO EXISTING 6" FIRELINE.	N/A	-	-
2	INSTALL 6" PVC WATER LINE.	LF	-	119
3	INSTALL 6" 90° BEND PER UDACS PLATE #31.	EA	-	1
4	REFER TO PLUMBING PLAN FOR CONTINUATION.	N/A	-	-
5	ABANDON EXISTING WATER MAIN PER UDACS SECTION 2.12.	LF	-	33.5

SEWER CONSTRUCTION NOTES		QUANTITY		
#	ITEM	UNIT	PUBLIC	PRIVATE
1	ABANDON EXISTING SEWER MAIN PER DCSWCS SECTION 3.18.1.A	LF	-	33.5
2	REFER TO PLUMBING PLAN FOR CONTINUATION.	N/A	-	-

METER SIZE	SERVICED	METER NUMBER	HANSEN NUMBER
1-INCH	IRRIGATION	0954311	H# 803-471
1.5-INCH	RET. "E"	0805545	H# 817-814
2-INCH	MAJ. "D"	0619517	H# 826-609
1.5-INCH	MAJ. "E"	0619312	H# 803-460
2-INCH	SHOPS "A"	0619308	H# 803-458

FIRE FLOW DATA TABLE

1. SQUARE FOOTAGE:	8,000
2. HEIGHT:	35 FT
3. TYPE OF CONSTRUCTION:	V-B
4. SPRINKLER SYSTEM:	YES
5. CALCULATED FIRE FLOW @ 20psi (50% REDUCTION)	1500
6. OCCUPANCY	MB
7. # OF STORES (INCLUDING BASEMENT)	1
8. SPRINKLER SYSTEM TYPE	13

WATER CONSTRUCTION NOTES (CONT...)

WATER CONSTRUCTION NOTES (CONT...)		QUANTITIES		
#	ITEM	UNIT	PUBLIC	PRIVATE
6	INSTALL 3" 45° BEND PER UDACS PLATE #31.	EA	-	1
7	INSTALL 3" PVC WATER LINE	LF	-	19
8	INSTALL 3" SHUT OFF VALVE	EA	-	1

SEWER CONSTRUCTION NOTES (CONT...)

SEWER CONSTRUCTION NOTES (CONT...)		QUANTITY		
#	ITEM	UNIT	PUBLIC	PRIVATE
3	INSTALL 4" SS	LF	-	54
4	INSTALL 6" SS	LF	-	60
5	INSTALL TWO-WAY CLEANOUT, TRAFFIC RATED LID PER DCSWCS SD-26	EA	-	2
6	INSTALL CLEANOUT, TRAFFIC RATED LID PER DCSWCS SD-26	EA	-	3
7	INSTALL GREASE INTERCEPTOR (MAX 172 OFU) PER ARCHITECTURAL PLANS	EA	-	1
8	INSTALL 2" SANITARY VENT LINE	LF	-	26

OWNER / DEVELOPER

DECATUR 215 LLC
P.O. BOX 924133
HOUSTON, TX 77292

LEGAL DESCRIPTION

BEING A PORTION LOT 1 AS SHOWN IN BOOK 140
OF PLATS, PAGE 42, CLARK COUNTY RECORDER'S
OFFICE, CLARK COUNTY NEVADA

BASIS OF BEARING

NORTH 02°01'35" EAST - BEING THE
CENTER LINE OF DECATUR BOULEVARD AS
SHOWN ON A PARCEL MAP, FILE 92, PAGE
ON FILE IN THE CLARK COUNTY NEVADA,
RECORDER'S OFFICE.

FLOOD ZONE DATA

THIS SITE LIES IN A FLOOD ZONE "X" AS SHOWN
ON FEMA MAP NO. 32003C17956F REVISED
NOVEMBER 16, 2011

BENCHMARK

CITY OF NORTH LAS VEGAS BENCHMARK NLY9025E4
RIVET AND 2" ROUND ALUMINUM DISK, STAMPED
NORTH LAS VEGAS BM No. NLY9025E4, SET IN THE
TOP OF CURB, LOCATED APPROX. 18 FEET SOUTH OF
THE SOUTHWEST SOUTH BOK AT THE INTERSECTION OF
TROPICAL PKWY. AND DECATUR BLVD.
ELEV=693.661 METERS = 2275.79 FEET (NAVD 88)

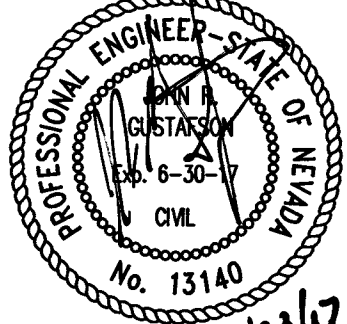
DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE
APPROXIMATE ONLY. IT SHALL BE THE
CONTRACTOR'S RESPONSIBILITY TO
DETERMINE THE EXACT HORIZONTAL AND
VERTICAL LOCATION OF ALL EXISTING
UNDERGROUND AND OVERHEAD UTILITIES
PRIOR TO COMMENCING CONSTRUCTION.
NO REPRESENTATION IS MADE THAT ALL
EXISTING UTILITIES ARE SHOWN HEREON.
THE ENGINEER ASSUMES NO
RESPONSIBILITY FOR UTILITIES NOT
SHOWN OR UTILITIES NOT SHOWN IN
THEIR PROPER LOCATION.

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Avoid cutting underground
utility lines. It's costly.
Call
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OR
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AVOID HITTING OVERHEAD
POWER LINES. IT'S COSTLY.
CALL BEFORE
YOU DO
OVER-HEAD
1-702-227-2929

FAST
Call
before you
UnderGround
1-702-432-5300
FREEWAY AND ARTERIAL
SYSTEM OF TRANSPORTATION



DECATUR 215 LLC

BAUGHMAN & TURNER, INC.
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
1210 HINSON STREET
LAS VEGAS, NEVADA
PHONE: (702) 870-8771 FAX: (702) 878-2693

DECATUR 215 RETAIL SHOP 'A'
UTILITY PLAN
SECTION 25, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.
CITY OF LAS VEGAS
A PORTION OF APN: 125-25-614-00

SHEET
UP01
5 OF 5
PROJ. NO.
VERTICAL