

WALL NOTES:

16. ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADE, RELATIONS, FLOOR 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 START OF CONSTRUCTION. CITY RIGHT OF WAY.
18. CONTRACTOR SHALL ADJUST ALL 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 THE SPECIFICATIONS OF THE CALIFORNIA 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 MANHOLES, INLETS, VALVE BOXES, ETC., CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF 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 BY THE CITY ENGINEER PRIOR TO CONSTRUCTION. THE MAP(S) SHALL INCLUDE THE HORIZONTAL AND VERTICAL (INVERT) LOCATION OF PUBLIC SEWER MANHOLES, STORM DRAIN MANHOLES AND TRANSITION STRUCTURES, STORM DRAIN LATERALS AT THE CONNECTION TO THE STORM DRAIN MAIN AND AT THE CONNECTION TO A DROP INLET, THE CONNECTION OF SEWER SERVICE LATERALS TO THE MAIN, AND ALL SEWER LATERALS TO BUILDINGS.
22. THE LOCATION OF ALL SEWER LATERALS TO THE MAIN, INCLUDING DEFLECTION POINTS, THE LOCATION SHALL BE DESCRIBED BY COORDINATES WHICH SHALL BE BASED ON THE OFFICIAL HORIZONTAL AND VERTICAL CONTROL NETWORKS OF THE COUNTY OF CLACK. THE LOCATION SHALL BE VERIFIED BY A LICENSED SURVEYOR OR A 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).
23. 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 AND FOR THE CITY OF CLACK.
24. A SEPARATE BORING PERMIT IS REQUIRED FOR ALL BORING ACTIVITIES.

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 ON-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 PUBLIC/ELECTRICAL FIELD OPERATIONS DIVISION AND THE CITY ENGINEER. ANY DEVIATION FROM THE PLAN LOCATION WILL REQUIRE COMPLIANCE WITH SECTION 623.0.0.03 (E) OF THE SPECIFICATIONS.
3. ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION.
4. ALL EMPTY EXISTING STREET LIGHTING SHALL BE REMOVED.
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 LEAVES, STREET LIGHTING SHALL BE INSTALLED BEHIND SIDEWALK, AND SHALL AT NO TIME COMPLETELY ENVELOPE THE STREET LIGHTING. ALL STREET LIGHTING SHALL BE INSPECTED BY THE CITY ENGINEER. FOR SERVICE SECTION PRIOR TO ANY PRE-FINAL INSPECTION, THE AS-BUILT DRAWING NEEDS TO BE STAMPED AS-BUILT AND SIGNED BY THE PREPARED.
6. ALL EXISTING STREET LIGHTING BELONGING TO THE LAS VEGAS POWER COMPANY, AND WHEREVER POSSIBLE, BE LOCATED NEAR THE CENTER OF THE CURB. SERVICE POINTS SHALL BE SHOWN ON THE PLANS.
7. IT SHALL BE ASSUMED THAT IN THE ABSENCE OF AN EXISTING, WORKABLE CIRCUIT TO ATTACH TO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A NEW CIRCUIT.
8. WHEREVER THERE IS AN OVERHEAD UTILITY THAT MAY CONFLICT WITH THE INSTALLATION OF STREET LIGHTING CIRCUITS AND/OR POLES, THESE CONFLICTS MUST BE RESOLVED BEFORE THE DEVELOPER COMMENCES ANY WORK INVOLVED BEFORE STREETLIGHT BASES ARE INSTALLED AT NO EXPENSE TO THE CITY OF LAS VEGAS.
9. THE CONTRACTOR SHALL FURNISH COMPLETE SERVICE TO TRANSFORMERS AND CONTROL SYSTEMS IF ANY.
10. THE DEVELOPER/OWNER WILL BE REQUIRED TO SUPPLY POWER TO ALL NEW PUBLIC STREET LIGHTS INSTALLED UNDER THIS DESIGN PRIOR TO BOND RELEASE OR PROJECT COMPLETION, THE DEVELOPER/OWNER WILL BE RESPONSIBLE FOR ALL ITEMS ASSOCIATED WITH THE INSTALLATION, INCLUDING THE SUPPLY OF POWER AND THE INSTALLATION OF THE STREET LIGHTS.
11. AFTER PROJECT COMPLETION, REFER TO THE PLAN FOR ANY NEW SERVICE REQUIREMENTS. THE TRANSFER OF OWNERSHIP FROM THE DEVELOPER/OWNER TO THE CITY OF LAS VEGAS FOR ALL NEW PUBLIC STREET LIGHTS AND/OR SERVICE/S INSTALLED UNDER THIS PLAN DESIGN WILL BE IN CONJUNCTION WITH THE TRANSFER OF THE PROJECT TO THE CITY OF LAS VEGAS TRAFFIC ENGINEERING DEPARTMENT (TEFO) AT (702) 623-6331.

NONE

1. CONTRACTOR IS REQUIRED TO NOTIFY THE ARCHITECT, ENGINEER AND OWNER IN WRITING BY RFI OF ANY TYPED, HANDWRITTEN, STAMPED OR LABELLED PLAN CHECK COMMENTS ON THE PLANS. PLANS SHALL BE REVIEWED AND CORRECTED WITHIN 10 BUSINESS DAYS. PROVIDE WITHIN 7 DAYS INDICATES CONTRACTOR HAS INCLUDED ALL COSTS WITHIN HIS BASE BID TO COMPLY WITH FEDERAL, STATE AND LOCAL CODES AND SHALL PERFORM THE WORK AT NO ADDITIONAL COST.

2. GENERAL CONTRACTOR SHALL INCLUDE CONTACTING, COORDINATING PERMITS, SCHEDULING AND SUPERVISING ALL WORK TO BE PERFORMED BY INVE, SOUTHWEST GAS, CENTURYLINK, COX CABLE AND ALL OTHER UTILITY COMPANIES. CONTRACTOR SHALL INCLUDE ALL COSTS INCLUDING BARRICADING PLANS, BARRICADE DESIGNS, PERMITS AND BARRICADE WORK.

3. GENERAL CONTRACTOR SHALL CONTACT AND MEET ONSITE WITH ALL UTILITY PURVEYORS FOR SCHEDULING AND COORDINATION PURPOSES AT LEAST 30 DAYS PRIOR TO INSTALLATION OF UTILITY WORK.

4. GENERAL CONTRACTOR SHALL PROVIDE AND PAY FOR ALL BARRICADING PLANS, APPROVALS AND PERMITS AND WITHIN THE RIGHT OF WAY AS WELL AS ANY CHANGES REQUIRED BY THE GOVERNING AUTHORITY IN THE PERFORMANCE OF THE CONTRACTOR'S OBLIGATIONS.

5. THE OWNER AND/OR HIS CONSULTANTS ARE NOT RESPONSIBLE FOR DELAYS CAUSED BY CONTRACTOR'S FAILURE TO PROVIDE NOTIFICATIONS IN A TIMELY MANNER.

6. PROJECT CONSULTANTS SHALL RESPOND TO RFIs OR OTHER CONTRACTOR QUERIES WITHIN 5 BUSINESS DAYS.

ANY DECORATIVE PAVING SURFACE WITHIN THE STREET IS THE RESPONSIBILITY OF THE OWNER'S ASSOCIATION, OR THE INDIVIDUAL PROPERTY OWNERS IF NO OWNER'S ASSOCIATION IS IN EXISTENCE, OR THE AGENCY HAVING JURISDICTION. DECORATIVE SURFACE MATERIALS PLACED WITHIN THE TEP 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 PATCH. THE LVVMD WILL NOT RESTORE, AND 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.

1. CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVED ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAYS OF THE CITY OF LAS VEGAS AND CLARK COUNTY AND TO THE ADJACENT WATERSHEDS OF THE LAS VEGAS VALLEY 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 CONTRACTOR TO PREVENT FORESEEN EROSION PROBLEMS OR IF THE SUBMITTED EROSION CONTROL PLAN DOES NOT MEET THE PERFORMANCE STANDARDS OF THE LAS VEGAS AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BEST MANAGEMENT PRACTICES MANUAL.

3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS POSSIBLE AFTER CONSTRUCTION OF THE PROJECT COMPLETION. ANY PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NR1000000, 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 MOBILE RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE EROSION CONTROL PLAN AS REQUIRED. IF THE EROSION CONTROL PLAN IS NOT UPDATED, THE INSPECTION MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES, REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NR1000000, SECTION III.A.12.

5. EROSION CONTROL MEASURES IN THE SITES SHALL BE REMOVED WITHIN SEVEN DAYS AFTER THE STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT EVENT. EROSION CONTROL MEASURES SHALL BE REMOVED, SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REACHED BY 50 PERCENT OR MORE.

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 CONDITIONS OF CONTRACT FOR CONSTRUCTION OF SEWERAGE AND WASTEWATER TREATMENT PLANTS, COUNTY AREA, NEVADA, AS AMENDED. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATIONS.
2. ALL CONTRACTORS INSTALLING SEWER MAINS SHALL BE REQUIRED TO PERFORM CONSTRUCTION AS PER PLANS, ANY ADDITIONS, DELETIONS, OR CHANGES SHALL BE MADE 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 2" MIN. BEDDING.
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. ALL 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 LVWD STANDARDS WHENEVER A SEWER MAIN CROSSES OVER A WATER MAIN THE SEWER IS LESS THAN EIGHTEEN INCH (18") UNDER WATER MAIN.
8. ALL CONTRACTORS INSTALLING SEWER MAINS THAT WILL BE UNDER THE JURISDICTION OF THE CITY OF LAS VEGAS MUST OBTAIN A PERMIT FROM THE CITY OF LAS VEGAS.
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. 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 CURB SEWER REQUIRES THE USE OF C-900 PIPE WHICH ALLOWS FOR PIPE JUNCTIONS AT THE JOINT.

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LAS VEGAS FIRE AND RESCUE ADOPTED FIRE CODE ORDINANCE #6325 FOR HYDRANT SPECIFICATIONS AND HYDRANT INSTALLATION SPECIFICATIONS.
2. ONLY FIRE HYDRANTS ON FIRE 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 FIRE HYDRANTS AND FIRE APPARATUS ACCESS ROADS. CONTRACTORS MATERIAL TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER BEFORE COMMENCEMENT OF WORK. [FC 105.7.1.2]
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 330.0 & 331.2]
5. IDENTIFY FIRE HYDRANTS WITH A CONE OF WHITE PAINT. 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. GENTER LOADING IS PROHIBITED FOR ALL FIRE LINES WITH APPROVED 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 4]
8. PAINTING 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 HYDRANTS SHALL BE PAINTED RED. [FC 507.5.1]
10. PRIOR TO FINAL ACCEPTANCE, FIRE FLOW SHALL BE WITNESSED BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION TO VERIFY AVOIDANCE OF THE REQUIRED FIRE FLOW. [FC 507]
11. FIRE HYDRANT SPACING SHALL BE AS FOLLOWS: [FC C102]
 - 1. RESIDENTIAL-500 FEET UNSPRINKLERED; 600 FEET SPRINKLERED
 - 2. COMMERCIAL-300 FEET UNSPRINKLERED; 400 FEET SPRINKLERED
12. WHERE THE WATER MAINS ARE EXTENDED ALONG STREETS OR NEW STREETS ARE INSTALLED, FIRE HYDRANT SPACING SHALL BE MAINTAINED TO THE STRUCTURES. FIRE HYDRANTS SHALL BE INSTALLED AT A MAXIMUM OF 1000 FEET SPACING, TO PROVIDE FOR TRANSPORTATION HAZARDS, WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS OR HAVE FOUR (4) OR MORE LANES. WHERE THERE IS A TRUCK CATCHMENT OF MORE THAN 30,000 PER DAY, HYDRANTS ARE REQUIRED ON EACH SIDE OF THE STREET SPACED AT 500 FEET ON AN ALTERNATING BASIS. [FC C102.8]
13. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN THE RADIUS OF A CURB-DE-SAC OR WITHIN 20 FEET OF A DEAD-END STREET. [FC 507.2.1]
14. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN 6 FEET OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREETLIGHT OR ANY OTHER OBSTRUCTION. [FC C102.12]
15. A MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A ONE-TWO-FAMILY DWELLING SHALL NOT EXCEED 250 FEET. [FC 507.2.1]
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 250 FEET. [FC 507.2.1]
18. TWO (2) SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE ARE FOUR (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 TWO (2) FIRE HYDRANTS CAN BE OUT OF SERVICE. [FC 507.2.1]
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. [FC 503.2.3]
20. THE GRADIENT OF 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%. [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 FEET. [FC 503.2.5]
23. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 40 FEET FLOW LINE TO FLOW LINE WITH PARALLEL PARKING PERMITTED ON BOTH SIDES. NOT LESS THAN 32 FEET WIDE, FLOW-LINE TO FLOW-LINE, WHERE PARKING IS PERMITTED ONLY ON ONE SIDE OR ONE FLOW LINE TO FLOW LINE WITH PARALLEL PARKING PERMITTED ON ONE FLOW-LINE, WHERE NO PARKING IS PERMITTED ON EITHER SIDE. FIRE LANES THROUGH PARKING LOTS SHALL BE NOT LESS THAN 24 FEET. [FC 503.2.1.1]
24. FIRE DEPARTMENT ACCESS ROADS SHALL BE LOCATED 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 IS SPRINKLERED. [FC 503.1.1.1]
25. APPROVED SECONDARY FIRE APPARATUS 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. [FC 503.1.2.1]
26. APPROVED SECONDARY FIRE APPARATUS SHALL BE PROVIDED FOR HIGHWAYS OR PRIVATE, IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND HAVING A MINIMUM DIAMETER OF 81 FEET. [FC 503.2.5]
27. ALL FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START AND END OF THE ROAD. ONE SIGN AT THE END OF THE FIRE LINE AND WITH SIGNS AT INTERVALS OF 100 FEET ALONG THE DESIGNATED FIRE LANES. SIGNS TO BE PLACED ON BOTH SIDES OF AN ACCESS ROADWAY IF NEEDED TO PREVENT PARKING ON EITHER SIDE, SIGNS TO BE PLACED ALTERNATELY ON EITHER SIDE OF THE ROADWAY AT 100 FEET INTERVALS. 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 DETECTION SYSTEM. THE SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE IFC 503.6 AND IFC APPENDIX M.

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.

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.

THE CONTRACTOR SHALL BE RESPONSIBLE 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, AND ANY ADDITIONAL OR LEFT-OVER 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 EROSION CONTROL PLAN.

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 SOIL REPORT	
B. EMBANKMENT FILL	0.5'±	+0.1' TO -0.1' SEE SOIL REPORT	

COMPACTION TESTS WILL BE PERFORMED BY THE CONTRACTOR TO HIS OWNERS SATISFACTION.

7. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.

8. IN THE EVENT 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 RIGHTS-OF-WAY CLEAR OF OBSTRUCTIONS, INCLUDING THE REMOVAL 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 PROTECTED FROM DAMAGE.

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.

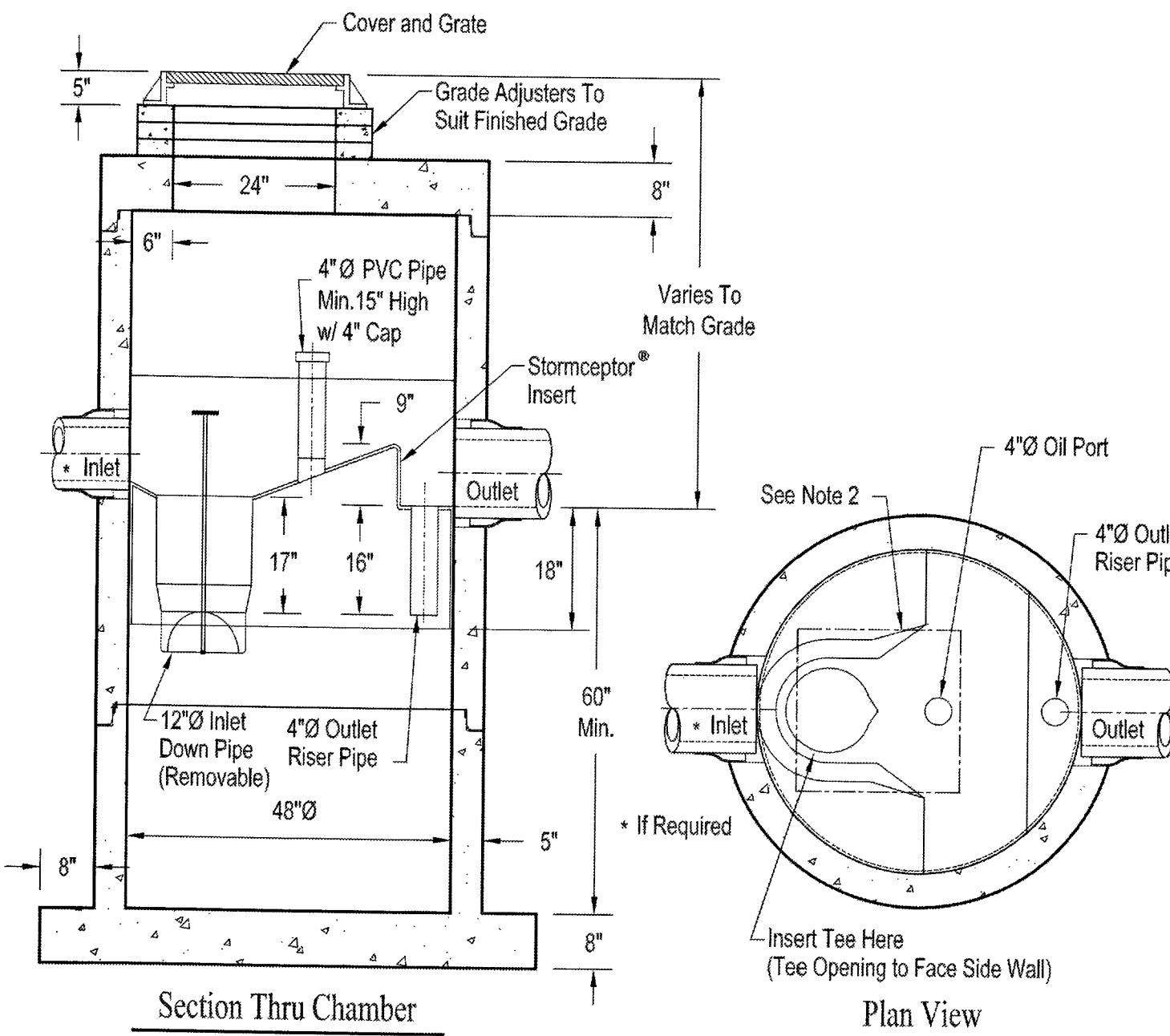
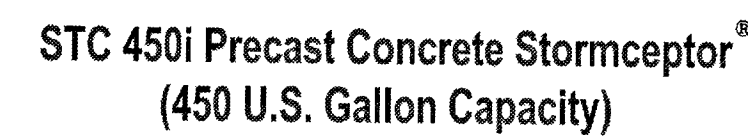
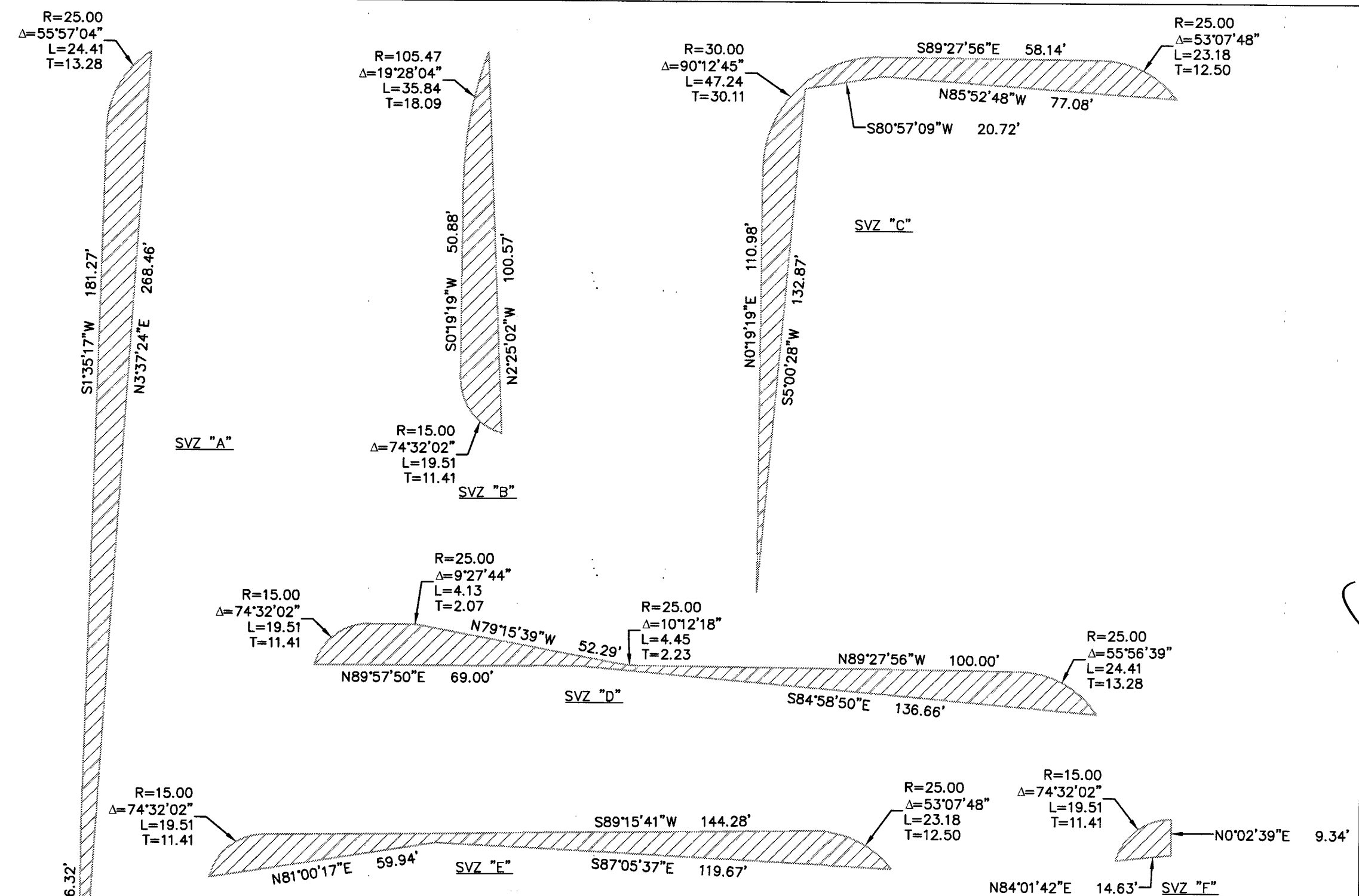
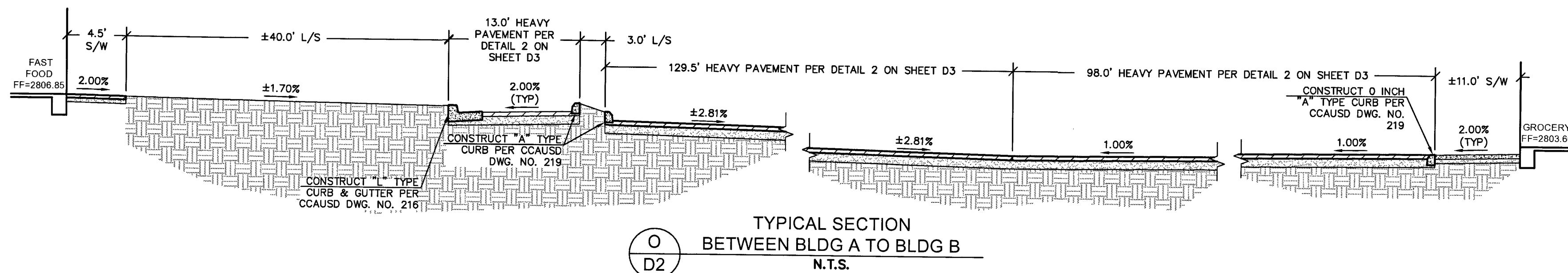
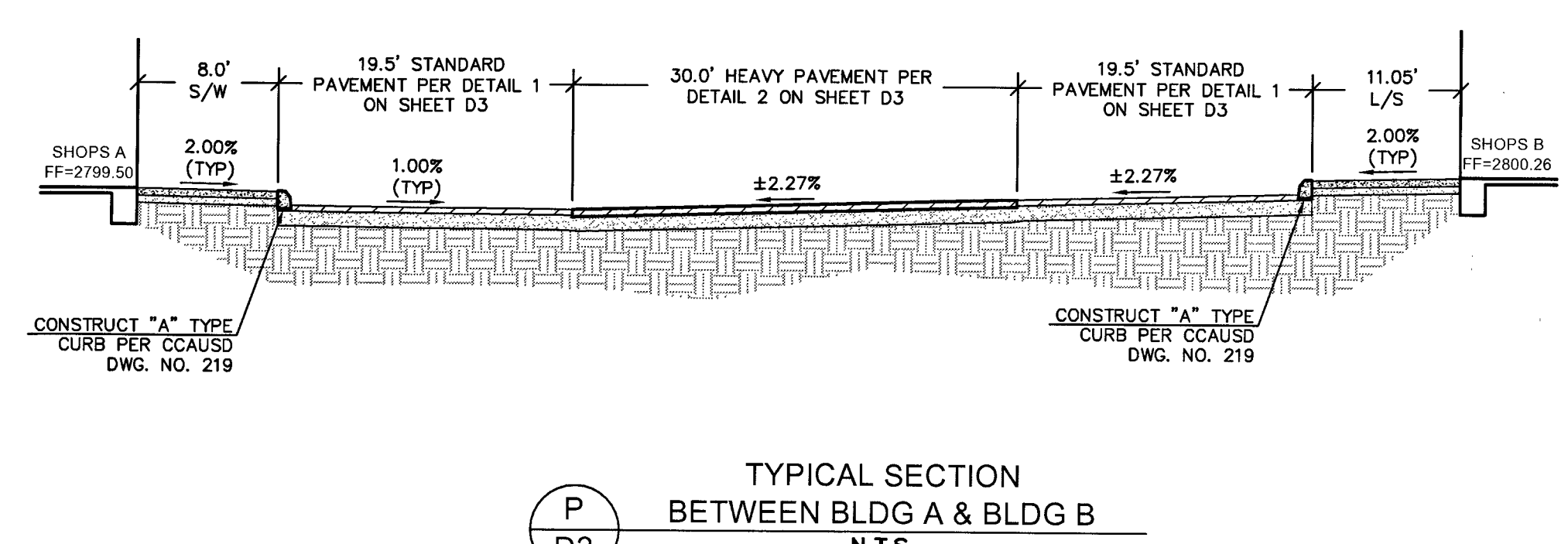
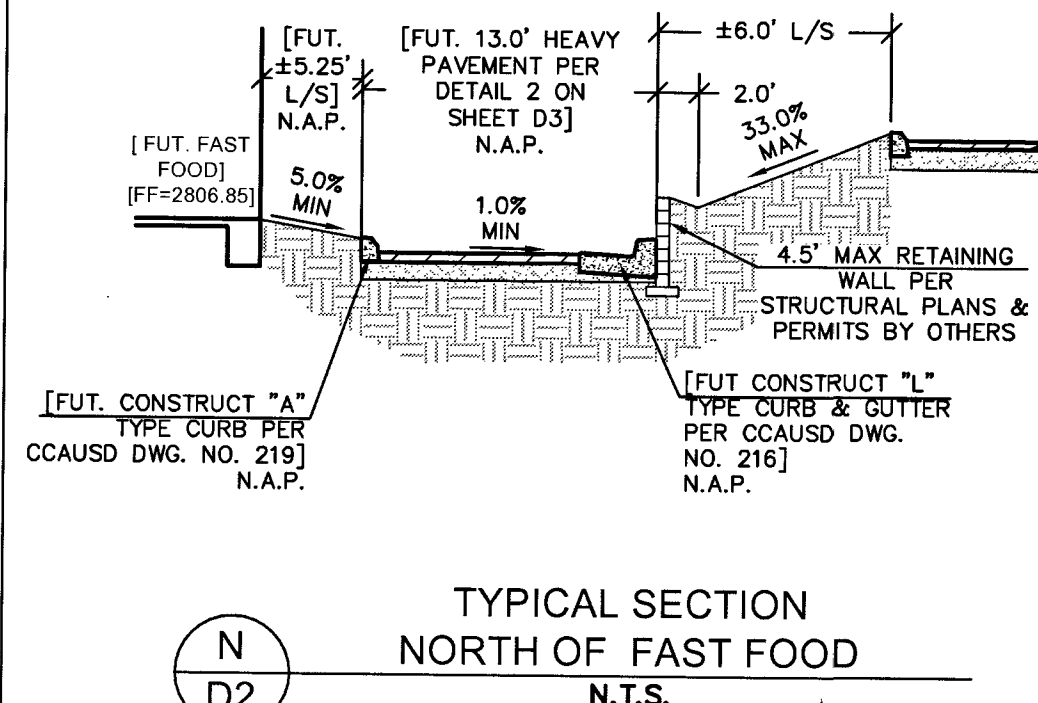
11. THE CONTRACTOR SHALL EMPLOY AN ENGINEER, TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERM, ROAD SIGNS AND BARRICADES, ETC.

1. ALL CONSTRUCTION SAVING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
2. THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
3. BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE, THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING CITY STREETS WHERE WARRANTED IMMEDIATELY AFTER FIRST GRADING WORK IS ACCOMPLISHED, AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.
4. WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENCLOSED UPON BY A CONSTRUCTION WORK ZONE AND PUBLIC WORKS STAFF IDENTIFIES A NEED FOR STUDENTS TO BE ASSISTED IN THE SAFE CROSSING THROUGH THE CONSTRUCTION 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 AND STOP SIGNS. ALL ADVANCE SIGNS SHALL CONFORM TO THEIR ENTIRETY TO CURRENT CITY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS.
7. WHEN A PROPOSED STREET LIGHT STANDARD IS LOCATED WITHIN FIVE (5') FEET OF ANY PROPOSED SIGN SHOWN ON THE PLANS TO BE MOUNTED ON A SIGNPOST, THE SIGN SHALL BE MOUNTED ON THE STREET LIGHT STANDARD AND THE SIGNPOST SHALL BE ELIMINATED.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HERE UNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. STREET SIGNS AND STOPS SIGNS SHALL BE INSTALLED PER CITY STANDARD SPECIFICATIONS FOR PLACEMENT OF STREET NAME SIGNS.
10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL DEVICES AND FLAGGERS TO INSURE THE SAFETY OF THE PUBLIC OR AROUND THE WORK AREA. THE CONTRACTOR SHALL HAVE A PERSON ON THE TRAFFIC CONTROL TECHNICIAN OR ISMA WORK ZONE SAFETY SPECIAIST 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, THE CONTRACTOR'S WORK OR 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 # 229-3442) WHO WILL PROVIDE OFFICERS PROPERLY TRAINED IN TRAFFIC CONTROL. FEES FOR THE USE OF THESE OFFICERS SHALL BE SET BY METRO AND WILL BE PAID BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL ARRANGEMENTS WITH METRO.
14. ANY WORK WITHIN 300' OF A SIGNALIZED INTERSECTION WILL BE NIGHT WORK, UNLESS DIRECTED BY THE CITY OF LAS VEGAS TRAFFIC ENGINEER.
15. 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. 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 MODIFYING, ADDING OR MODIFYING PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS SUCH AS CHANGING TRANSITIONS AND LANE TERMINATIONS BETWEEN ADJACENT ROADWAY SEGMENTS AND CONSTRUCTED.

1. IN THE EVENT OF NATURAL GAS EMERGENCIES CALL 911 AND 1-877-960-6020.
2. THERE SHALL BE A MINIMUM HORIZONTAL AND VERTICAL CLEARANCE OF 12-INCHES BETWEEN NATURAL GAS FACILITIES AND ANY UNDERGROUND FACILITIES AND/OR STRUCTURES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, STORM DRAIN, COMMUNICATIONS, AND ELECTRIC.
3. FOR VALVE ADJUSTMENT CONTACT 702-668-6107 48 HOURS PRIOR TO CONSTRUCTION.
4. IN THE EVENT OF A NATURAL GAS CONFLICT WITH PROPOSED UTILITIES AND/OR STRUCTURES, CONTACT 702-668-2094.

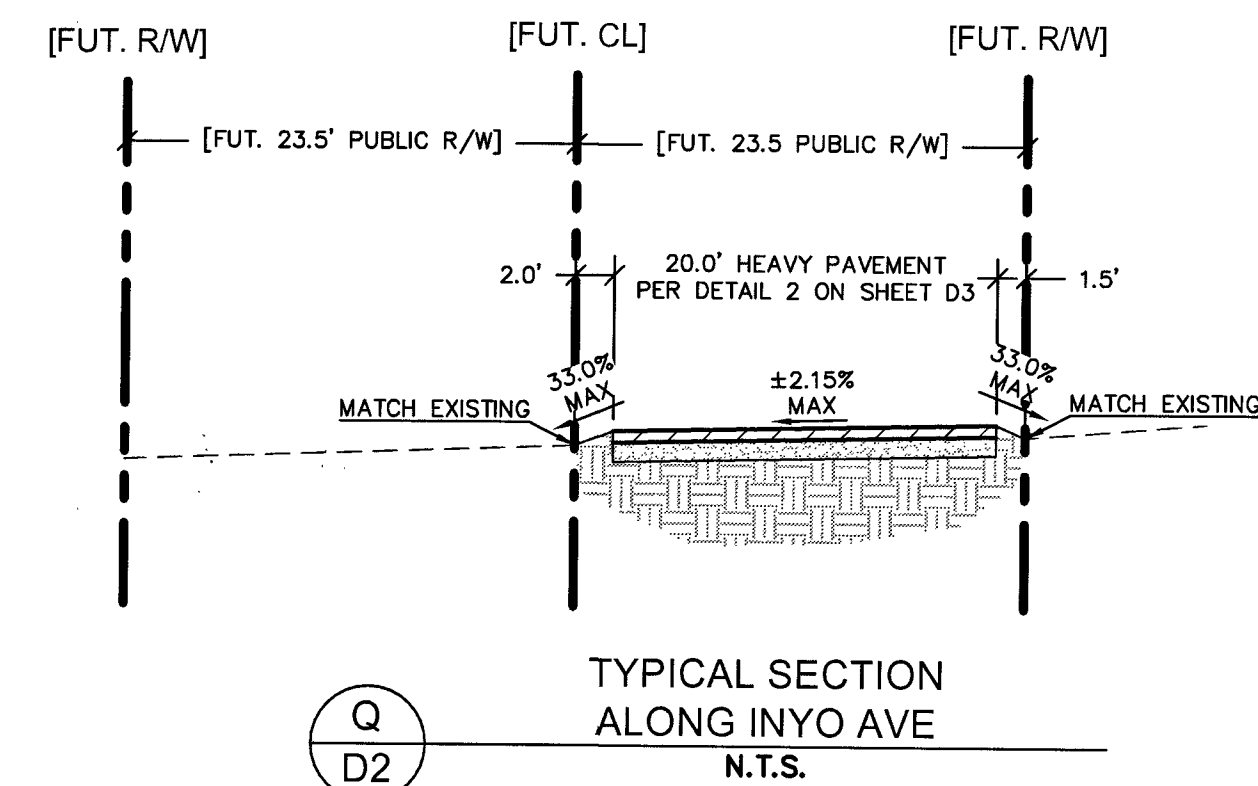
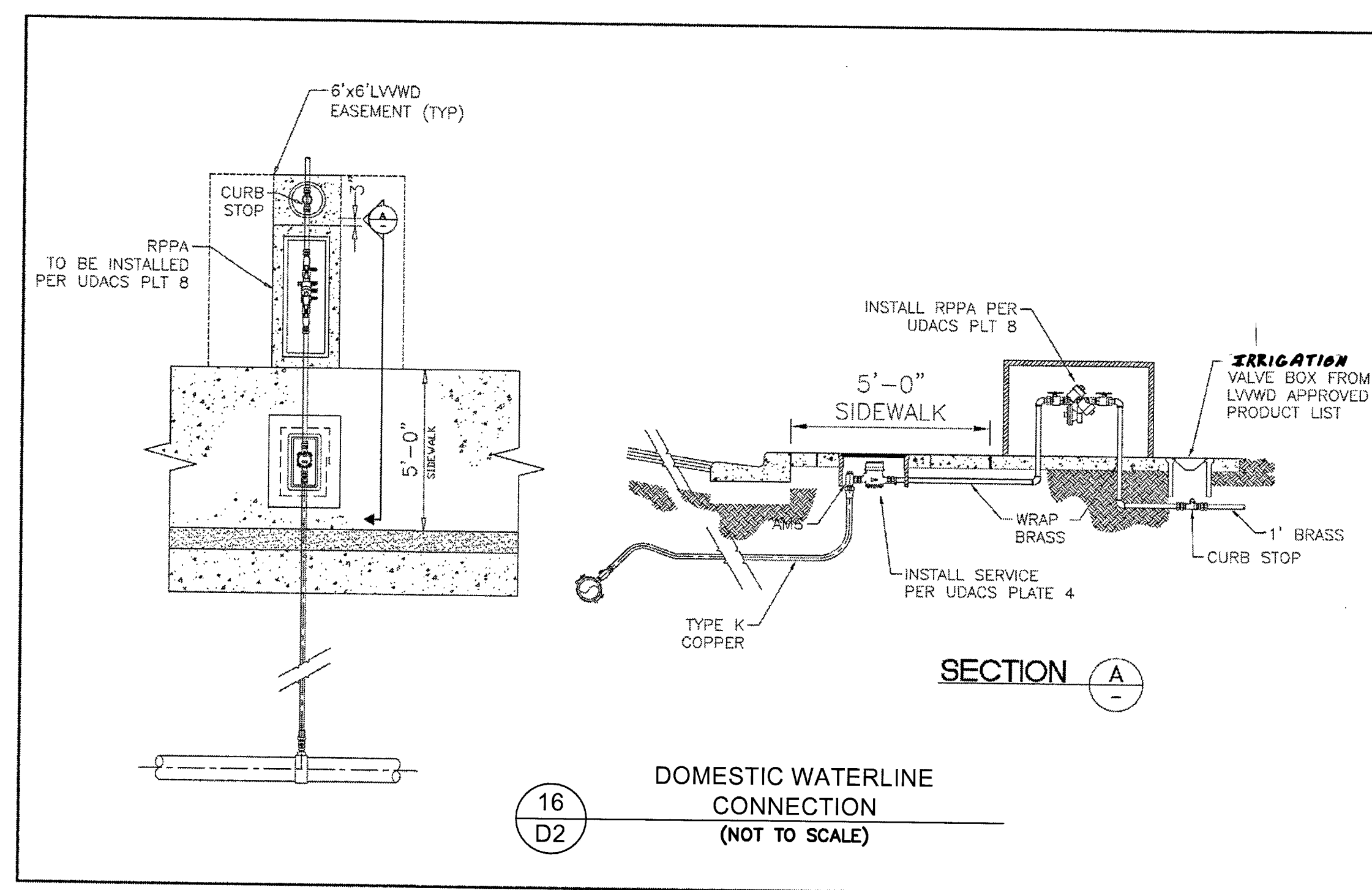
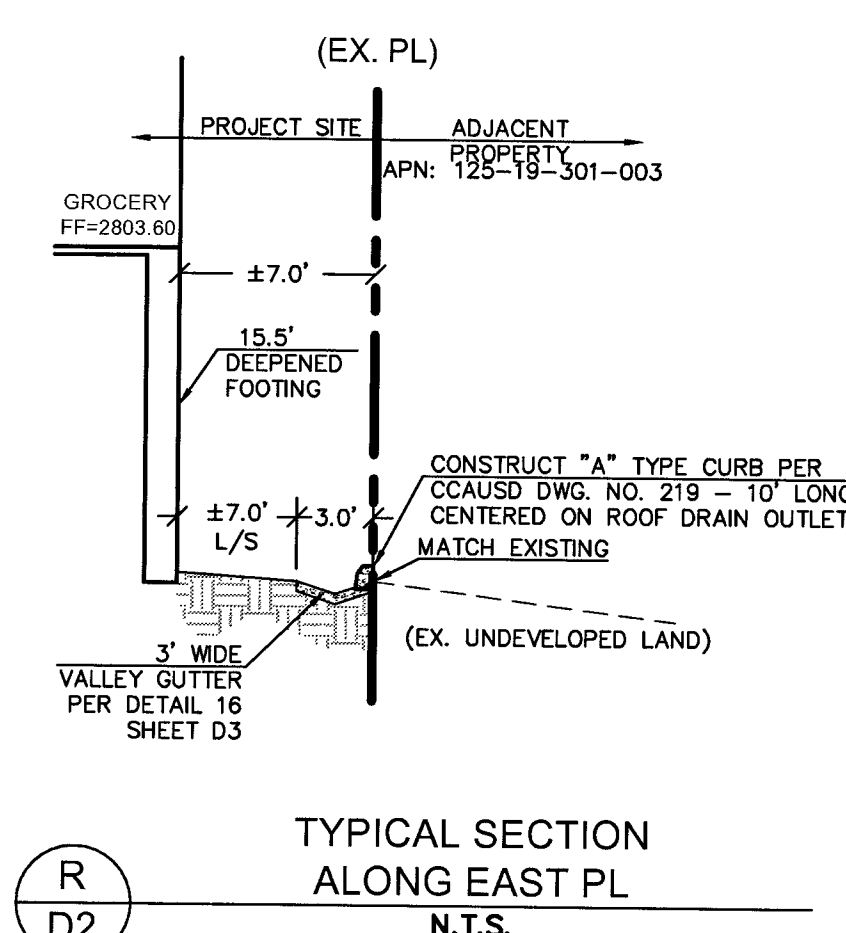
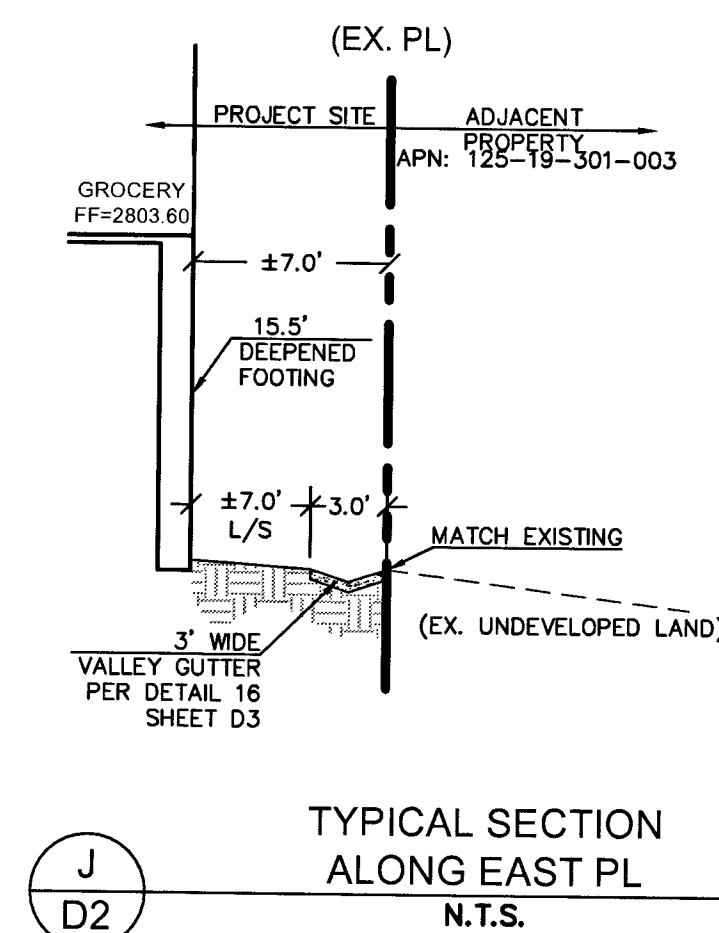
2 OF 19 SHEETS	DEER SPRINGS VILLAGE @ SEC DEER SPRINGS & HUALAPAI	NOTES
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- Notes:
1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
 2. The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.
 3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5493311, #5725760, #5753115, #5849181, #6068765, #6371690.
 4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

Rinker 027



APPROVED FOR CONSTRUCTION

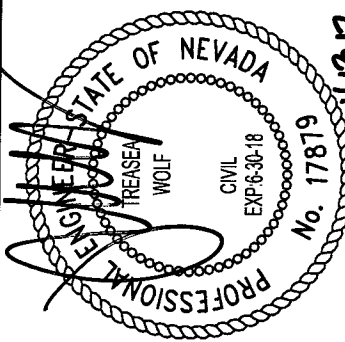
1. DISMAY

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES

PROJECT NO. 125896 FIRST APPROVED DATE: 12/21/17

CLV#: 10745072 L17-00759

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6671 LAS VEGAS BLVD S., SUITE 320, LAS VEGAS, NV 89119
PHONE: 702-862-3600
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KHA PROJECT
61153.52
DATE
NOV. 9, 2017
SCALE AS SHOWN
DESIGNED BY JZ
DRAWN BY CT
CHECKED BY

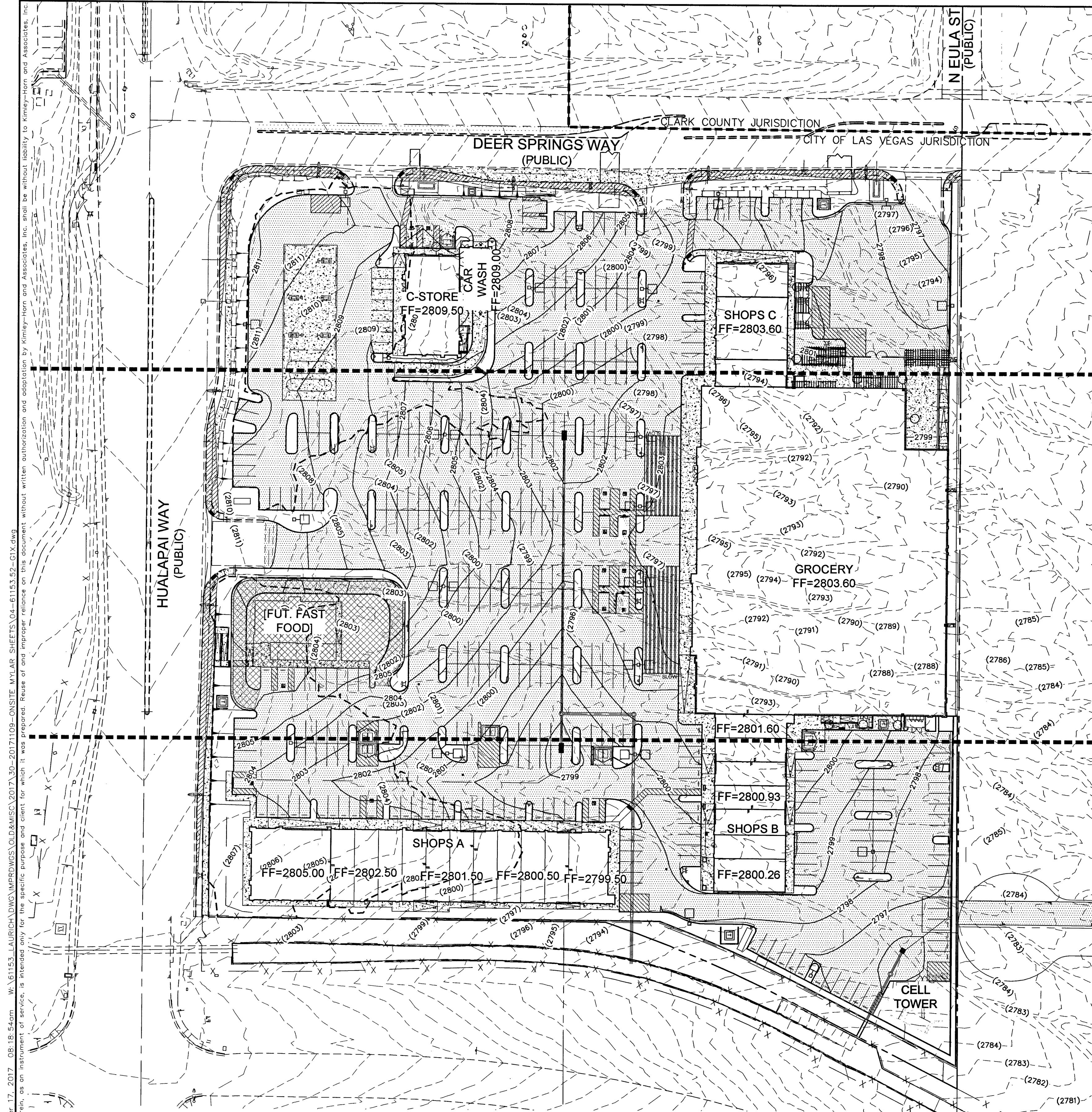
TYPICAL SECTIONS

DEER SPRINGS VILLAGE
@ SEC DEER SPRINGS & HUALAPAI

5 OF 19 SHEETS

D2

PROJ#:125896 AGR:116521 QS:125-19-SW



STORM DRAIN NOTE

ALL ON-SITE STORM DRAINS AND THE ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED BY THE PROPERTY OWNERS.

EARTHWORK QUANTITIES

NOTE: THESE QUANTITIES ARE APPROXIMATE AND ARE RAW VOLUMES ONLY. OVEREXCAVATION SUBSIDENCE, SHRINKAGE, & BULKING FACTORS ARE NOT TAKEN INTO ACCOUNT.

CUT = 5,751 C.Y.
FILL = 66,425 C.Y.

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 THE 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 THE 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 EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.12.
5. ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

ENGINEER'S NOTES:

1. ALL WORK SHALL CONFORM TO THE SOILS REPORT PREPARED BY WESTERN TECHNOLOGIES, DATED FEBRUARY 9, 2017 PROJECT NO. 4126JD030.
2. ALL OFF-SITE IMPROVEMENT CONSTRUCTION SHALL CONFORM TO THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST EDITION.
3. FINAL ASPHALTIC CONCRETE (AC) PAVEMENT SURFACES SHALL BE ONE-HALF INCH ABOVE THE TOP OF THE GUTTER (INCLUDING OPEN GRADE).
4. CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
5. THIS PLAN SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY ALL APPLICABLE GOVERNMENT AGENCIES.
6. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
7. MATCH ELEVATIONS SHOWN TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
8. THIS PROJECT IS NOT PART OF AN EXISTING COMMERCIAL SUBDIVISION.
9. PROPERTY OWNER IS RESPONSIBLE TO MAINTAIN THE BEST MANAGEMENT PRACTICES SUCH AS BUT NOT LIMITED TO THE REMOVAL OF ACCUMULATED SEDIMENT AND DEBRIS AND CARE OF THE VEGETATION.

NOTES

ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED, OR OBTUSCURED DURING CONSTRUCTION.

SIGHT VISIBILITY ZONES NOTE

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

FLOODZONE

THE PARCEL DESCRIBED HEREON LIES WITHIN THE FLOOD HAZARD ZONE HAVING A ZONE DESIGNATION OF "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN PER FEMA MAPS, NO. 32003C1750 E AND NO. 32003C1745 E BOTH DATED SEPTEMBER 27, 2002.

LEGEND & ABBREVIATIONS

SEE COVER SHEET FOR MASTER LEGEND AND ABBREVIATIONS.

LEGAL DESCRIPTION

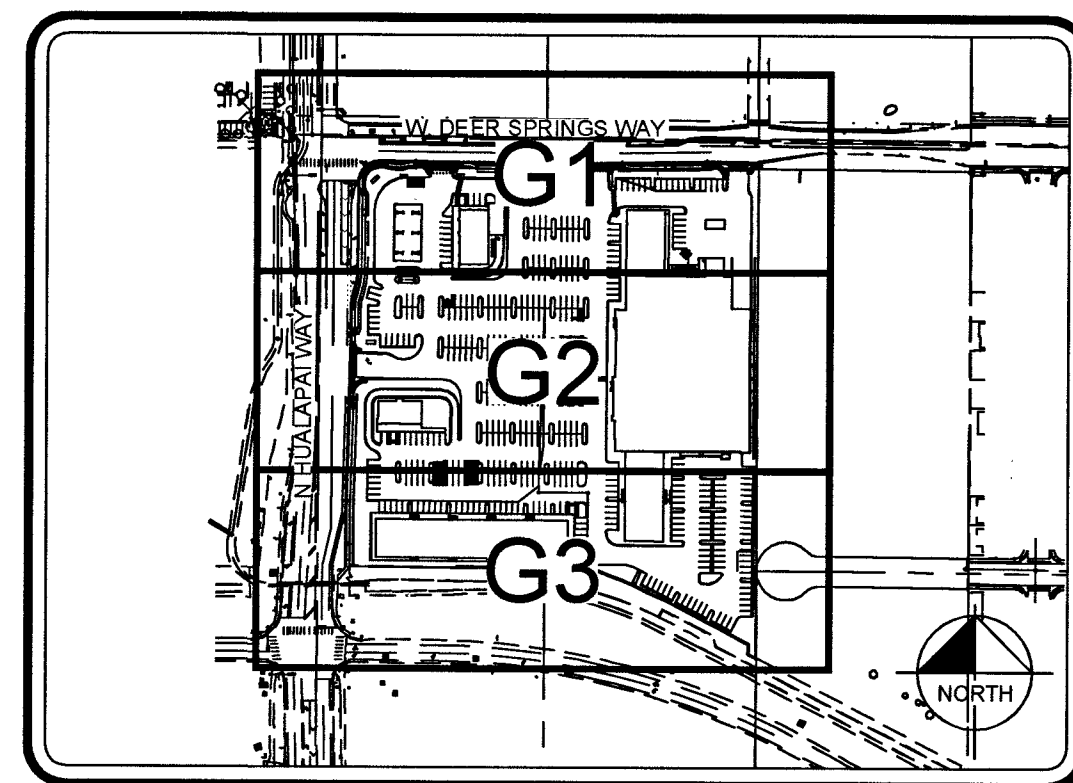
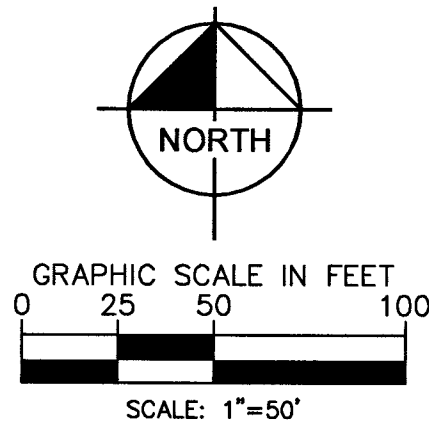
SEE COVER SHEET FOR FULL LEGAL DESCRIPTION

BENCHMARK

BENCHMARK: 12LV99 24E4: A RIVET AND ROUND ALUMINUM PLATE IN THE TOP OF CURB AT THE NORTHWEST CORNER OF HUALAPAI WAY AND DEER SPRINGS WAY = 858.066m = 2815.17ft. (NAVD 88)

BASIS OF BEARINGS

NORTH 89°47'00" WEST, BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., COUNTY OF CLARK, STATE OF NEVADA



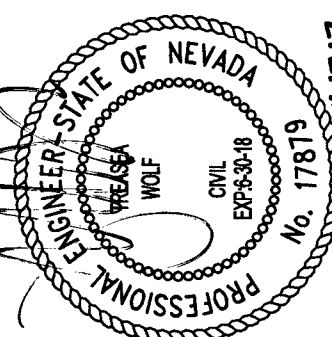
KEY MAP
N.T.S.

LEGEND

- PROPERTY LINE
- STREET CENTERLINE
- RETAINING WALL
- BUILDING
- EXISTING CONTOUR (2323)
- CONTOUR (2327)
- CURB & GUTTER
- CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB & GUTTER
- EXISTING CURB
- EXISTING BUILDING
- CONSTRUCTION NOTE (1)
- CUT FILL TRANSITION
- SAWCUT LIMITS
- SCARP
- SLOPE (0.40%)
- FLOW LINE
- EASEMENT LINE
- HANDICAP PARKING
- FINISHED SURFACE
- CURB FACE
- CURB BACK
- EDGE OF PAVEMENT
- TOP OF GRATE
- GRADE (99.56)
- EXISTING GRADE (52.0)
- EXPOSED FOOTING
- BLDG WALL TO RETAIN

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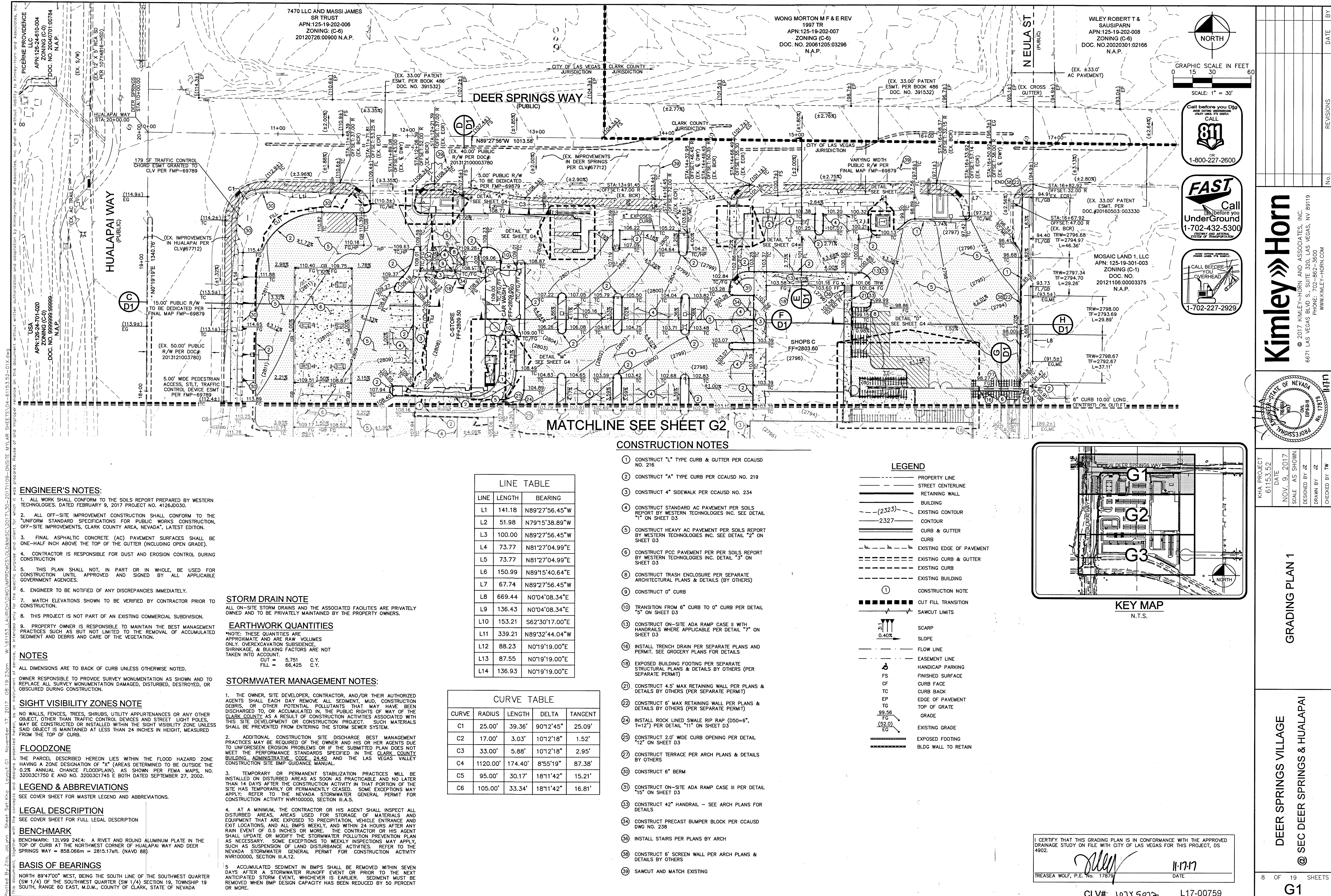
KHA PROJECT	61153.52
DATE	NOV. 9, 2017
SCALE	AS SHOWN
DESIGNED BY	JZ
DRAWN BY	JZ
CHECKED BY	TW

GRADING PLAN
OVERALL

DEER SPRINGS VILLAGE
@ SEC DEER SPRINGS & HUALAPAI

CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT, DS 4902.
[Signature]
TREASEA WOLF, P.E. No. 17879
DATE 11-17-17

CLV#: 1075012 L17-00759



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PROFESSIONAL
STATE OF NEVADA
NO. 7815

KHA PROJECT
61153.52
DATE
NOV. 9, 2017
SCALE
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DESIGNED BY
JZ
DRAWN BY
JZ
CHECKED BY
TW

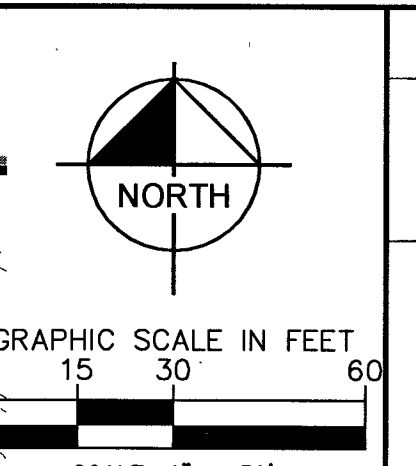
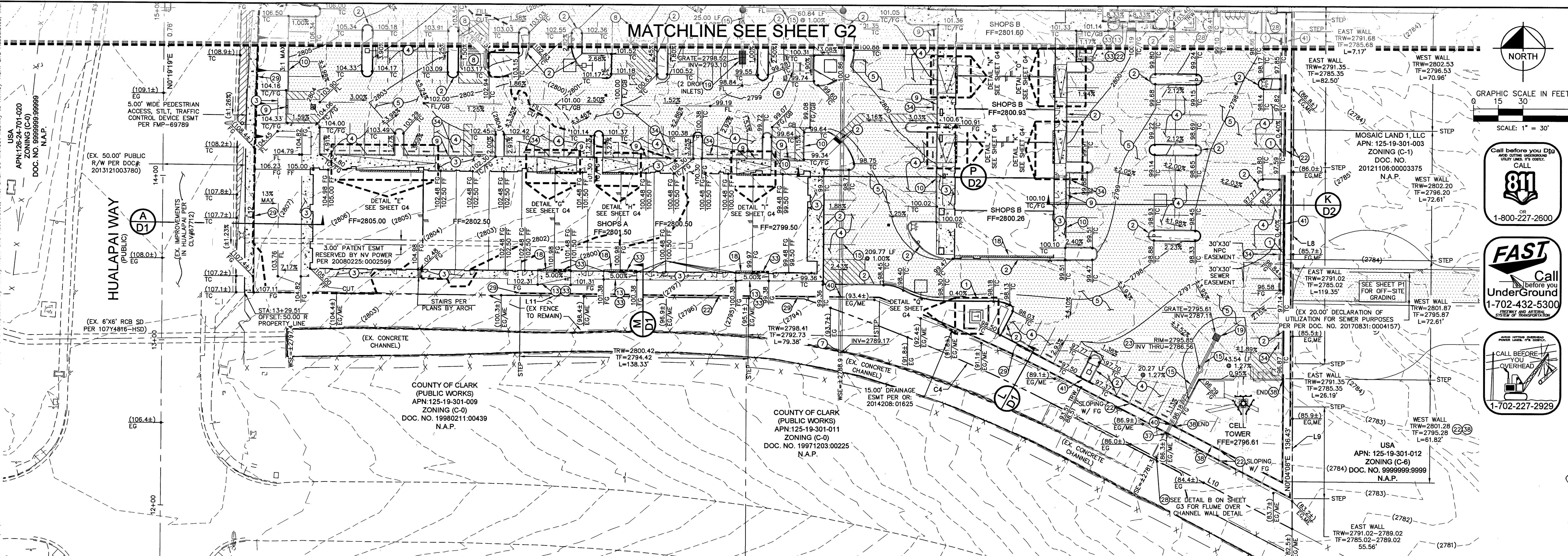
DEER SPRINGS VILLAGE
@ SEC DEER SPRINGS & HUALAPAI

GRADING PLAN 1

8 OF 19 SHEETS

G1

Noted By: Zlp, Jsl, ylm Sheet Set: Khs Layout: G3 November 17, 2017 08:20:02m W:\6153-LAURICH-DWG-IMPROVING-GLDAMISC-2017-30-2017109-ONSITE-MYLAR SHEETS\04-6153-52-G1X.dwg



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1-702-227-2929

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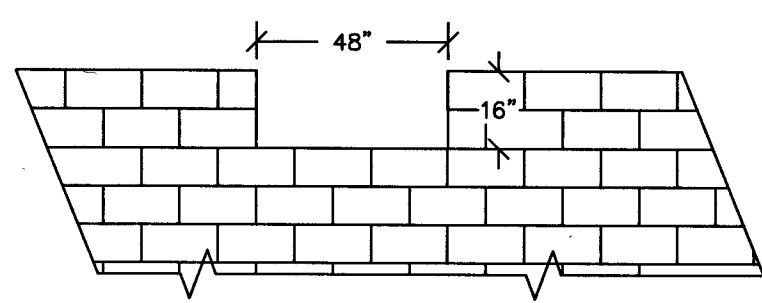
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STORM DRAIN NOTE

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EARTHWORK QUANTITIES

NOTE: THESE QUANTITIES ARE APPROXIMATE AND ARE RAW VOLUMES ONLY. OVEREXCAVATION SUBSIDENCE, SHRINKAGE, & BULKING FACTORS ARE NOT TAKEN INTO ACCOUNT.
CUT = 5,751 C.Y.
FILL = 66,425 C.Y.

STORMWATER MANAGEMENT NOTES:

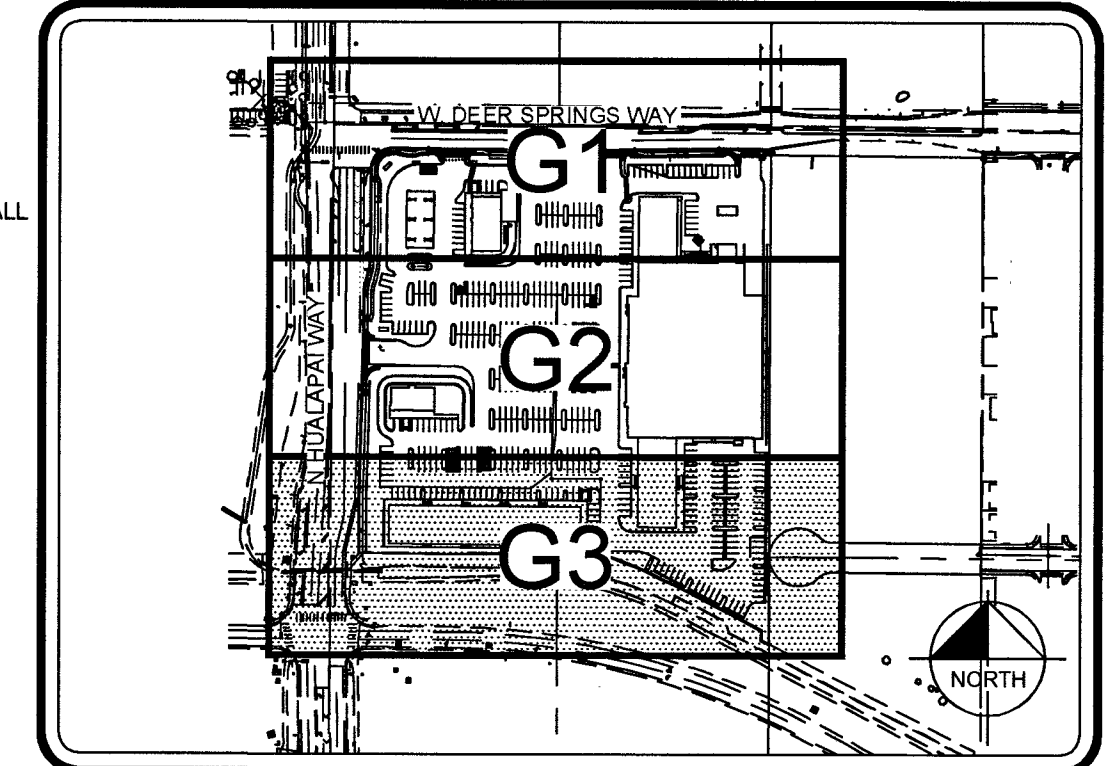
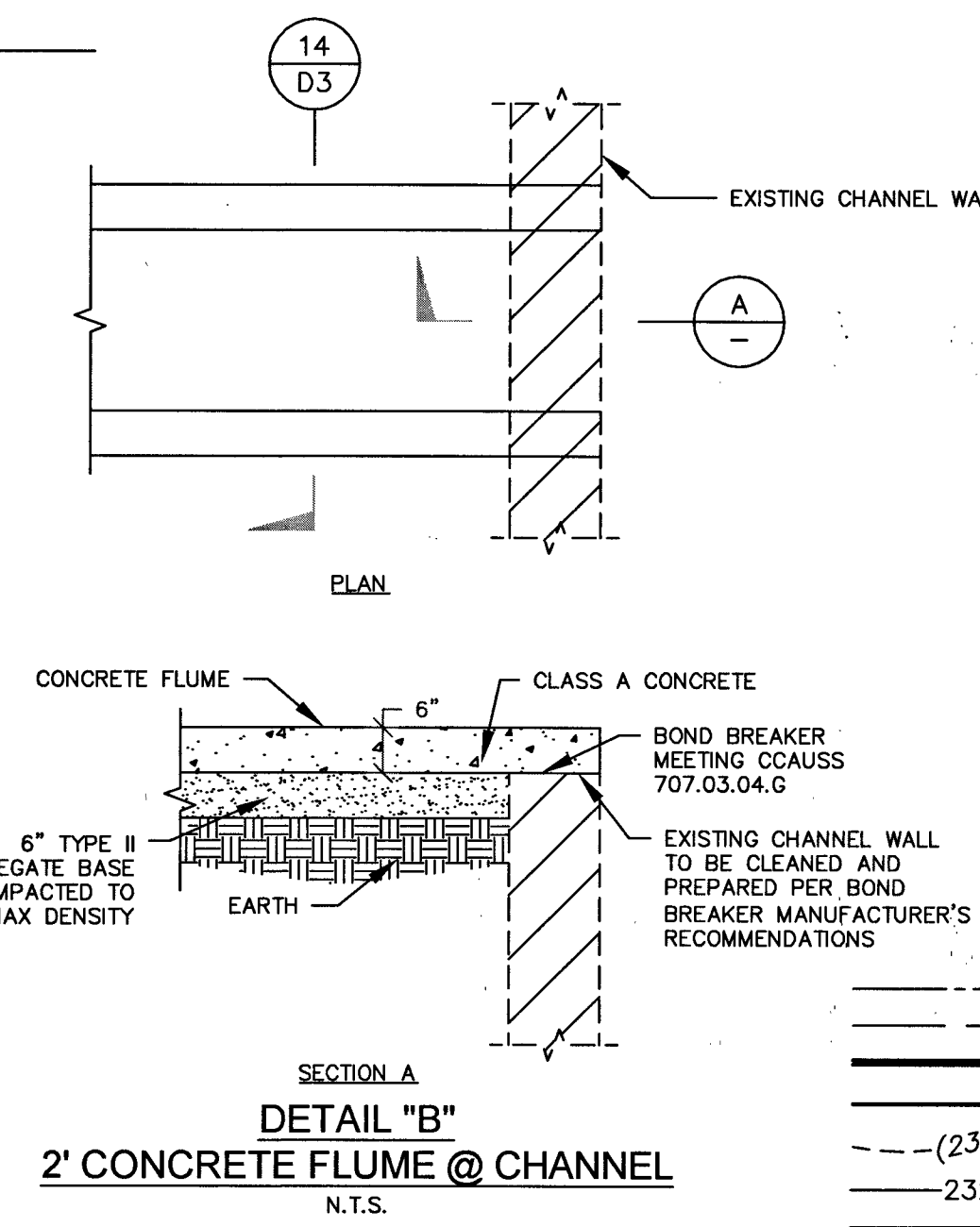
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4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER 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 EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.12.
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LINE TABLE			
LINE	LENGTH	BEARING	
L1	141.18	N89°27'56.45"W	
L2	51.98	N79°15'38.89"W	
L3	100.00	N89°27'56.45"W	
L4	73.77	N81°27'04.99"E	
L5	73.77	N81°27'04.99"E	
L6	150.99	N89°15'40.64"E	
L7	67.74	N89°27'56.45"W	
L8	669.44	N0°04'08.34"E	
L9	136.43	N0°04'08.34"E	
L10	153.21	S62°30'17.00"E	
L11	339.21	N89°32'44.04"W	
L12	88.23	N0°19'19.00"E	
L13	87.55	N0°19'19.00"E	
L14	136.93	N0°19'19.00"E	

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	25.00'	39.36'	90°12'45"	25.09'
C2	17.00'	3.03'	10°12'18"	1.52'
C3	33.00'	5.88'	10°12'18"	2.95'
C4	1120.00'	174.40'	8°55'19"	87.38'
C5	95.00'	30.17'	18°11'42"	15.21'
C6	105.00'	33.34'	18°11'42"	16.81'

CONSTRUCTION NOTES

1. CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD NO. 216
2. CONSTRUCT "A" TYPE CURB PER CCAUSD NO. 219
3. CONSTRUCT 4" SIDEWALK PER CCAUSD NO. 234
4. CONSTRUCT STANDARD AC PAVEMENT PER SOILS REPORT BY WESTERN TECHNOLOGIES INC. SEE DETAIL "1" ON SHEET D3
5. CONSTRUCT HEAVY AC PAVEMENT PER SOILS REPORT BY WESTERN TECHNOLOGIES INC. SEE DETAIL "2" ON SHEET D3
6. CONSTRUCT PIPE PENETRATION PER DETAIL "4" ON SHEET D3
7. CONSTRUCT TRASH ENCLOSURE PER SEPARATE ARCHITECTURAL PLANS & DETAILS (BY OTHERS)
8. CONSTRUCT 0" CURB
9. TRANSITION FROM 6" CURB TO 0" CURB PER DETAIL "5" ON SHEET D3
10. CONSTRUCT ON-SITE ADA RAMP CASE II WITH HANDRAILS WHERE APPLICABLE PER DETAIL "7" ON SHEET D3
11. INSTALL 18" RCP CLASS III STORM DRAIN PIPE
12. EXPOSED BUILDING FOOTING PER SEPARATE STRUCTURAL PLANS & DETAILS (BY OTHERS) (PER SEPARATE PERMIT)
13. INSTALL 48"x48" DROP INLET PER JENSEN PRECAST NO. D14848 OR APPROVED EQUIVALENT, SEE DETAIL 9 ON SHEET D3
14. CONSTRUCT 6' MAX RETAINING WALL PER PLANS & DETAILS BY OTHERS (PER SEPARATE PERMIT)
15. INSTALL RINKER STORMCEPTOR (STC 4500) PER DETAIL "10" ON SHEET D2 AND MANUFACTURERS SPECIFICATIONS
16. INSTALL 2.0' CONCRETE FLUME PER DETAIL "14" ON SHEET D3
17. CONSTRUCT 2.0' (8" CMU OR EQUIVALENT) HIGH SOLID GROUTED SCREEN WALL PER SBNORS B-100-1 OR SEPARATE STRUCTURAL PLANS BY OTHERS
18. CONSTRUCT 42" HANDRAIL - SEE ARCH PLANS FOR DETAILS
19. CONSTRUCT PRECAST BUMPER BLOCK PER CCAUSD DWG NO. 238
20. INSTALL ROOF DRAINS TO SPILL TO GRADE WITH SPLASHBLOCK PER GROCERY ARCH PLANS
21. INSTALL 18" RCP THROUGH RETAINING WALL PER DETAILS BY OTHERS
22. CONSTRUCT 6' SCREEN WALL PER ARCH PLANS & DETAILS BY OTHERS
23. PROVIDE 48" X 16" BLOCK WALL NOTCH OUT FOR EMERGENCY OVERFLOW - SEE DETAIL "A" ON SHEET G3
24. CONSTRUCT 4.0' (8" CMU OR EQUIVALENT) HIGH SCREEN WALL PER SBNORS B-100-1 OR SEPARATE STRUCTURAL PLANS BY OTHERS



LEGEND

- PROPERTY LINE
- STREET CENTERLINE
- RETAINING WALL
- BUILDING
- EXISTING CONTOUR
- CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB & GUTTER
- EXISTING CURB
- EXISTING BUILDING
- CONSTRUCTION NOTE
- CUT FILL TRANSITION
- SAWCUT LIMITS
- SCARP
- SLOPE
- FLOW LINE
- EASEMENT LINE
- HANDICAP PARKING
- FINISHED SURFACE
- CURB FACE
- CURB BACK
- EDGE OF PAVEMENT
- TOP OF GRATE
- GRADE
- EXISTING GRADE
- EXPOSED FOOTING
- BLDG WALL TO RETAIN

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT, DS 4902.
Trease Wolf
TREASE WOLF, P.E. No. 17879 DATE 11.17.17

CLV#: 1075072 L17-00759

REVISIONS

No.	DATE	BY

Kimley»Horn

© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
6671 LAS VEGAS BLVD. S., SUITE 320, LAS VEGAS, NV 89119
PHONE: 702-862-3600
WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEER STATE OF NEVADA
TREASE WOLF
No. 17879

KHA PROJECT
61153.52

DATE
NOV. 9, 2017

SCALE
AS SHOWN

DESIGNED BY
JZ

DRAWN BY
JZ

CHECKED BY
TW

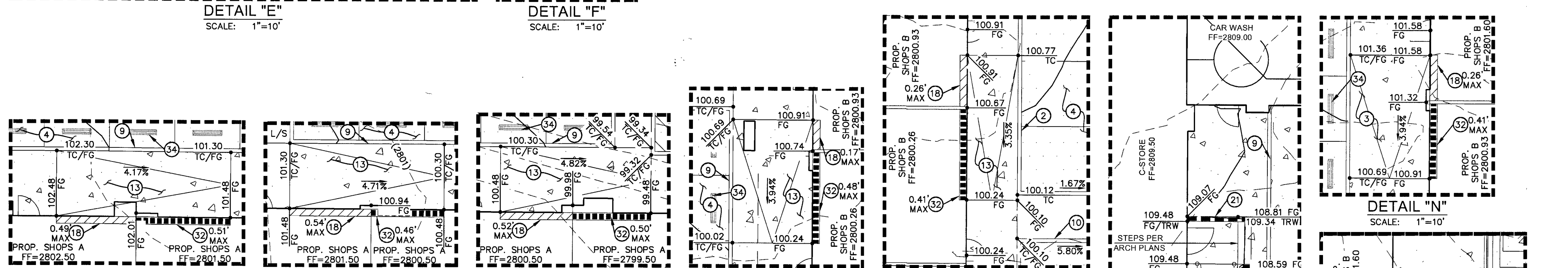
DEER SPRINGS VILLAGE

SEC DEER SPRINGS & HUALAPAI

GRADING PLAN 3

10 OF 19 SHEETS

G3



OWNED AND TO BE PRIVATELY MAINTAINED BY THE PROPERTY OWNERS.

OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF CURB.

HAVING A ZONE DESIGNATION OF "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, AS SHOWN PER FEMA MAPS, NO. 32003C1750 E AND NO. 32003C1745 E BOTH DATED SEPTEMBER 27, 2002.

LEGAL DESCRIPTION

CORNER (SEC 19), T.19S, R.80 E., MDB&M, CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

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

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 STREAMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVRI00000, 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

5 ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT

2. ALL OFF-SITE IMPROVEMENT CONSTRUCTION SHALL CONFORM TO THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION"

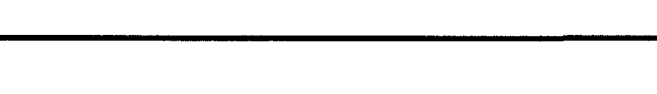
4. CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION

5. THIS PLAN SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY ALL APPLICABLE

8. THIS PROJECT IS NOT PART OF AN EXISTING COMMERCIAL SUBDIVISION.

9. PROPERTY OWNER IS RESPONSIBLE TO MAINTAIN THE BEST MANAGEMENT PRACTICES SUCH AS BUT NOT LIMITED TO THE REMOVAL OF ACCUMULATED

ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

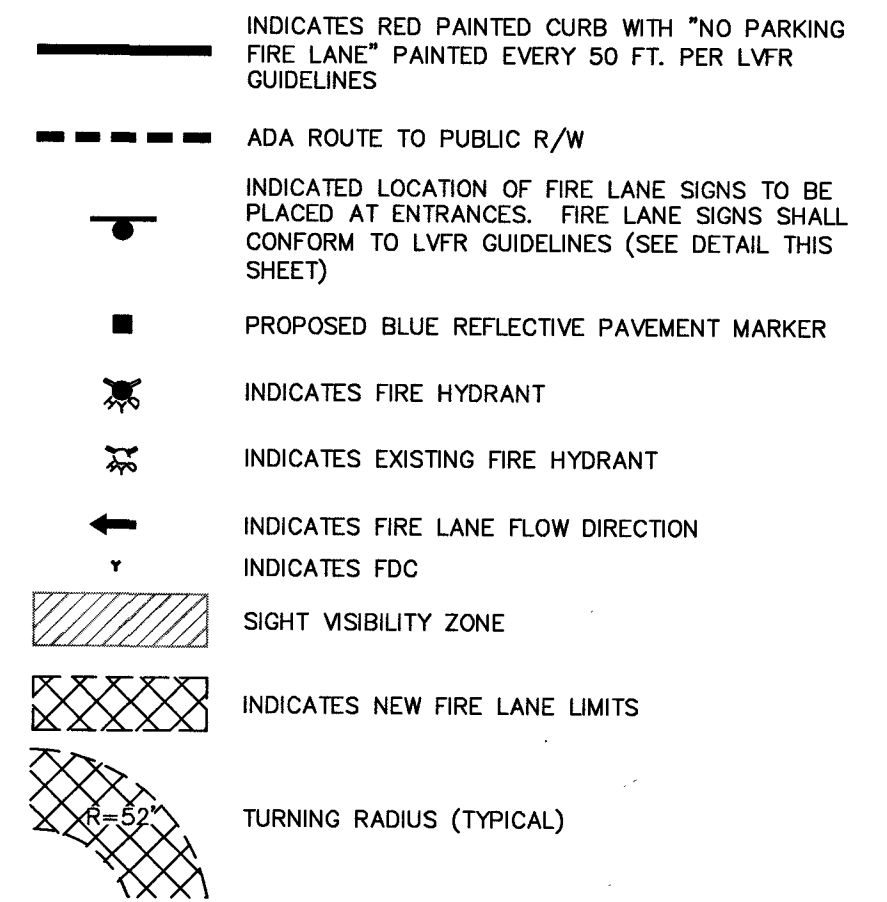


- ① CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD NO. 216
- ② CONSTRUCT "A" TYPE CURB PER CCAUSD NO. 219
- ③ CONSTRUCT 4" SIDEWALK PER CCAUSD NO. 234
- ④ CONSTRUCT STANDARD AC PAVEMENT PER SOILS REPORT BY WESTERN TECHNOLOGIES INC. SEE DETAIL "1" ON SHEET D3
- ⑤ CONSTRUCT HEAVY AC PAVEMENT PER SOILS REPORT BY WESTERN TECHNOLOGIES INC. SEE DETAIL "2" ON SHEET D3
- ⑧ CONSTRUCT TRASH ENCLOSURE PER SEPARATE ARCHITECTURAL PLANS & DETAILS (BY OTHERS)
- ⑨ CONSTRUCT 0" CURB
- ⑩ TRANSITION FROM 6" CURB TO 0" CURB PER DETAIL "5" ON SHEET D3
- ⑪ CONSTRUCT ON-SITE ADA RAMP CASE I PER DETAIL "6" ON SHEET D3
- ⑬ CONSTRUCT ON-SITE ADA RAMP CASE II WITH HANDRAILS WHERE APPLICABLE PER DETAIL "7" ON SHEET D3
- ⑮ EXPOSED BUILDING FOOTING PER SEPARATE STRUCTURAL PLANS & DETAILS BY OTHERS (PER SEPARATE PERMIT)
- ⑰ CONSTRUCT 4.5' MAX RETAINING WALL PER PLANS & DETAILS BY OTHERS (PER SEPARATE PERMIT)
- ⑳ CONSTRUCT TERRACE PER ARCH PLANS & DETAILS BY OTHERS
- ㉓ BUILDING WALL TO RETAIN PER SEPARATE STRUCTURAL PLANS & DETAILS BY OTHERS (PER SEPARATE PERMIT)
- ㉔ CONSTRUCT 42" HANDRAIL - SEE ARCH PLANS FOR DETAILS
- ㉕ CONSTRUCT PRECAST BUMPER BLOCK PER CCAUSD DWG NO. 238
- ㉖ INSTALL ROOF DRAINS TO SPILL TO GRADE WITH SPLASHBLOCK PER GROCERY ARCH PLANS

CLV#: 10745072 L17-00759



11	OF	19	SHEETS								
DEER SPRINGS VILLAGE @ SEC DEER SPRINGS & HUALAPAI GRADING PLAN DETAILS											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">KHA PROJECT 61153.52</td> <td style="width: 20%;">DATE NOV. 9, 2017</td> <td style="width: 30%;">SCALE AS SHOWN DESIGNED BY JZ</td> <td style="width: 20%;">DRAWN BY JZ</td> </tr> <tr> <td colspan="3"></td> <td>CHECKED BY TW</td> </tr> </table>				KHA PROJECT 61153.52	DATE NOV. 9, 2017	SCALE AS SHOWN DESIGNED BY JZ	DRAWN BY JZ				CHECKED BY TW
KHA PROJECT 61153.52	DATE NOV. 9, 2017	SCALE AS SHOWN DESIGNED BY JZ	DRAWN BY JZ								
			CHECKED BY TW								
 Kimley»Horn © 2017 KIMLEY-HORN AND ASSOCIATES, INC. 6671 LAS VEGAS BLVD S., SUITE 320, LAS VEGAS, NV 89119 PHONE: 702-862-3600 WWW.KIMLEY-HORN.COM											
			No. _____ REVISIONS _____ DATE _____								



CITY OF LAS VEGAS FIRE DEPARTMENT						
FIRE FLOW REQUIREMENT IS 2,500 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH RESIDUAL BASED ON:						
	SHOPS A	SHOPS B	SHOPS C	C-STORE	FAST FOOD	GROCERY STORE
REQ'D FIRE FLOW	1,875	1,500	1,500	2,000	1,500	2,500
SQUARE FOOTAGE	18,000	900	6,280	<u>3,900</u>	2,400	56,660
LARGEST AREA BETWEEN AREA SEPARATION WALLS	N/A	N/A	N/A	N/A	N/A	N/A
HEIGHT	38	32	32	31	28	—
TYPE OF CONSTRUCTION	V-B	V-B	V-B	V-B	V-B	IIIB
SPRINKLER SYSTEM	YES	YES	YES	NO	NO	YES
OCCUPANCY	A2/M	A2/M	A2/M	M	A2	—
NO. OF STORIES	1	1	1	1	1	1
HIGH PILED STORAGE	NO	NO	NO	NO	NO	YES
CHEMICAL ADDITIVES	NO	NO	NO	N/A	N/A	NO

INSTALL BLUE COLORED REFLECTIVE RAISED PAVEMENT MARKERS ADJACENT TO THE FIRE HYDRANT ON ALL IMPROVED FIRE APPARATUS ACCESS ROADWAYS WITH HARD SURFACES, INCLUDING BOTH PUBLIC AND PRIVATE ROADS, STREETS OR FIRE LANE.

- ON ROADWAYS WITH NO PARKING PERMITTED ON THE HYDRANT SIDE, EIGHT (8) FEET FROM THE FACE OF THE CURB ON THE HYDRANT SIDE.
- ON ROADWAYS WITH PARKING PERMITTED ON THE HYDRANT SIDE, SIXTEEN (16) FEET FROM THE FACES OF THE CURB ON THE HYDRANT SIDE.

1. MAXIMUM SLOPE ON THE ACCESSIBLE ROUTE IS 5.0% IN THE DIRECTION OF TRAVEL, 2.0% CROSS SLOPE.
2. MAXIMUM SLOPE IN ACCESSIBLE PARKING STALL LOADING AISLES IN 2.0% IN ANY DIRECTION.
3. PROVIDE ACCESSIBLE PARKING STALL SIGNAGE FOR STANDARD AND VAN ACCESSIBLE STALLS PER NRS 484.408.
4. ACCESSIBLE STALLS SHALL BE 9'-0" WIDE X 20'-0" LONG (18'-0" WITH PERMITTED OVERHANG). ACCESSIBLE STALL LOADING AISLES ARE 5'-0" WIDE X THE ENTIRE LENGTH OF THE PARKING STALL (8'-0" WIDE FOR VAN ACCESSIBLE SPACES).

ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

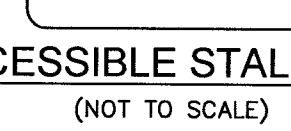
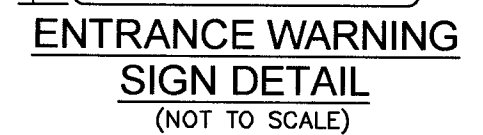
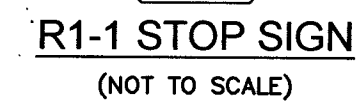
NO WALLS, FENCES, TREES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF CURB.

SEE COVER SHEET FOR MASTER LEGEND AND ABBREVIATIONS.

SEE COVER SHEET FOR FULL LEGAL DESCRIPTION.

BENCHMARK: 12LV99 24E4: A RIVET AND ROUND ALUMINUM PLATE IN THE TOP OF CURB AT THE NORTHWEST CORNER OF HUALAPAI WAY AND DEER SPRINGS WAY = 858.066m = 2815.17sft. (NAVD 88)

NORTH 89°47'00" WEST, BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., COUNTY OF CLARK, STATE OF NEVADA



70 SQUARE
INCH MIN.
PAINTED METAL
SIGN AT
PARKING SPACE
WITH WHITE
INTERNATIONAL
SYMBOL OF
ACCESSIBILITY
ON BLUE
BACKGROUND

POLE MOUNTED
VAN
ACCESSIBLE
SIGN TO
DESIGNATE
THOSE SPACES
THAT ARE
USE- ABLE
BY VANS WITH
WHEELCHAIR
LIFTS

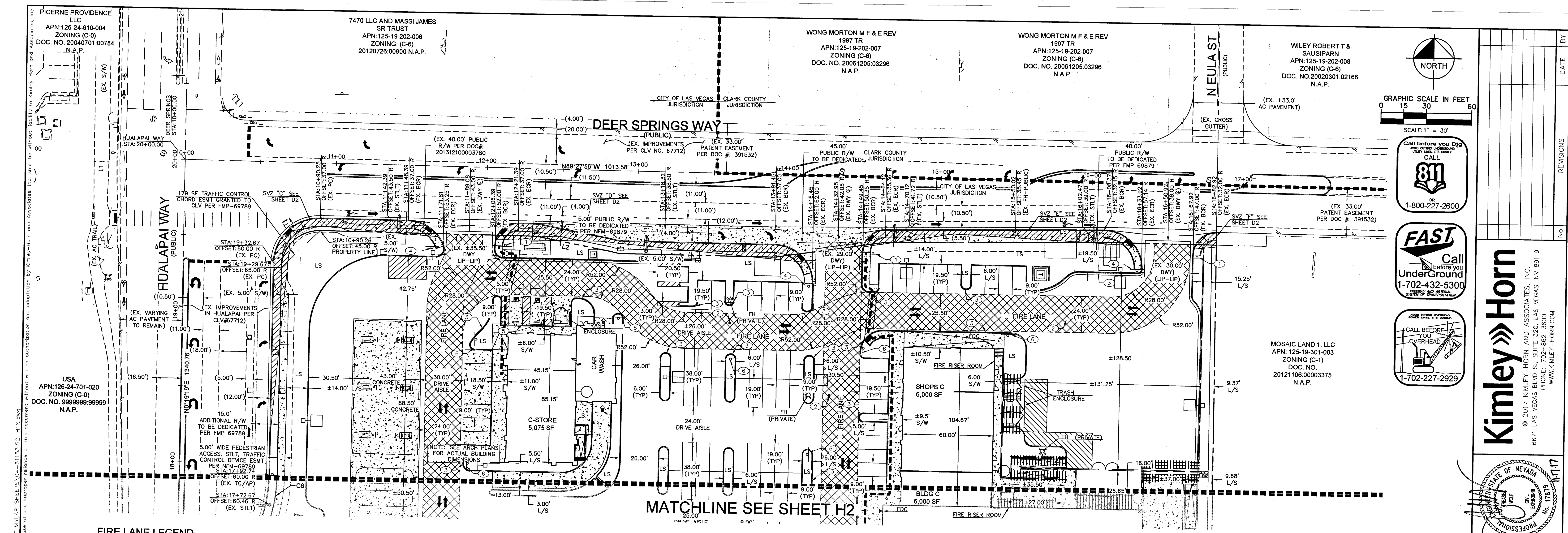
ACCESSIBLE STALL SIGN
(NOT TO SCALE)

CITY OF LAS VEGAS
FIRE DEPARTMENT APPROVAL

BY: RL Smith DATE: 11/20/17

APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF ANY OF THE PROVISIONS OF THE STATE OR COUNTY LAWS.

FIRE FLOW 2,500 GPM AT 20 PSI RESIDUAL.

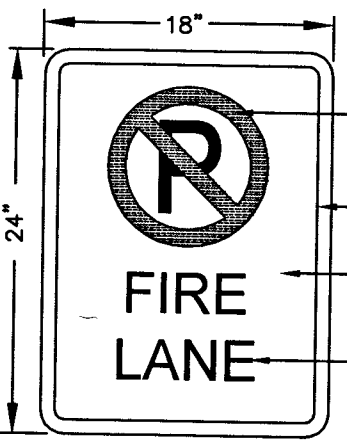


FIRE LANE LEGEND

- SEE SHEET C1 FOR FULL ABBREVIATIONS AND MASTER LEGEND.
- INDICATES RED PAINTED CURB WITH "NO PARKING FIRE LANE" PAINTED EVERY 50 FT. PER LVFR GUIDELINES
 - ADA ROUTE TO PUBLIC R/W
 - INDICATED LOCATION OF FIRE LANE SIGNS TO BE PLACED AT ENTRANCES. FIRE LANE SIGNS SHALL CONFORM TO LVFR GUIDELINES (SEE DETAIL THIS SHEET)
 - PROPOSED BLUE REFLECTIVE PAVEMENT MARKER
 - INDICATES FIRE HYDRANT
 - INDICATES EXISTING FIRE HYDRANT
 - INDICATES FIRE LANE FLOW DIRECTION
 - INDICATES FDC
 - SIGHT VISIBILITY ZONE
 - INDICATES NEW FIRE LANE LIMITS
 - TURNING RADIUS (TYPICAL)



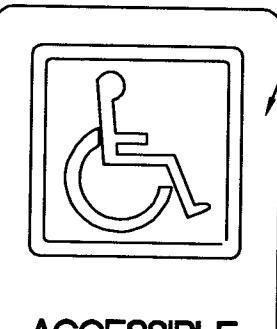
R1-1 STOP SIGN
(NOT TO SCALE)



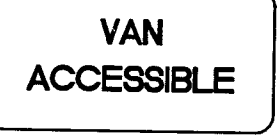
ON-SITE FIRE SIGN DETAIL
(NOT TO SCALE)



ENTRANCE WARNING SIGN DETAIL
(NOT TO SCALE)



ACCESSIBLE PARKING



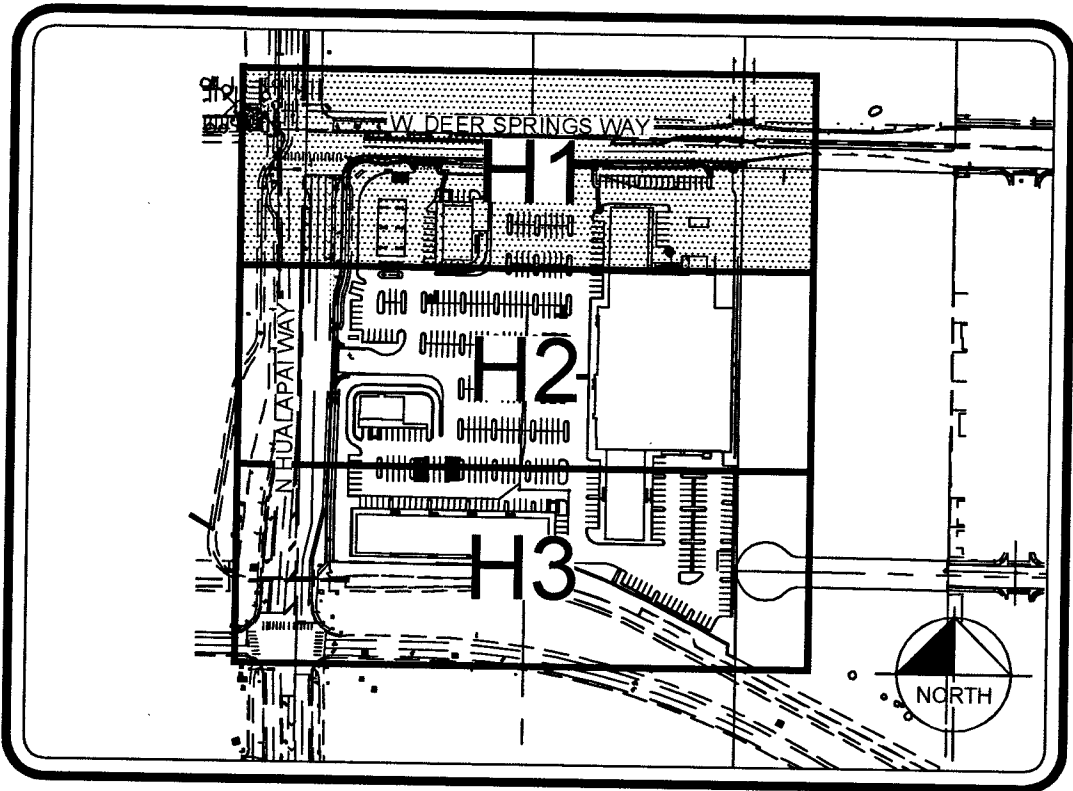
VAN ACCESSIBLE

70 SQUARE INCH MIN. PAINTED METAL SIGN AT PARKING SPACE WITH WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON BLUE BACKGROUND

POLE MOUNTED VAN ACCESSIBLE SIGN TO DESIGNATE THOSE SPACES THAT ARE USE-ABLE BY VANS WITH WHEELCHAIR LIFTS

ON-SITE SIGNAGE NOTES

1. INSTALL "STOP SIGN" R-1
2. INSTALL BLUE REFLECTIVE PAVEMENT MARKER IN THE FIRE LANE ADJACENT TO FIRE HYDRANT
3. PAINT CURB RED & STENCIL IN WHITE PAINT "FIRE LANE - NO PARKING"
4. INSTALL ENTRANCE WARNING SIGN PER DETAIL ON H SHEETS (OR EQUIVALENT)
5. INSTALL ADA SIGN PER DETAIL THIS SHEET (OR EQUIVALENT)
6. INSTALL FIRE LANE SIGNS PER CLV STANDARDS, DETAIL ON H SHEETS



KEY MAP
N.T.S.

LINE TABLE		
LINE	LENGTH	BEARING
L1	141.18	N89°27'56.45"W
L2	51.98	N79°15'38.89"W
L3	100.00	N89°27'56.45"W
L4	73.77	N81°27'04.99"E
L5	150.99	N89°15'40.64"E
L8	136.43	N0°04'08.34"E
L9	153.21	S62°30'17.00"E
L10	339.21	N89°32'44.04"W
L11	88.23	N0°19'19.00"E
L13	87.55	N0°19'19.00"E
L14	136.93	N0°19'19.00"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	25.00'	39.36'	90°12'45"	25.09'
C2	17.00'	3.03'	10°12'18"	1.52'
C3	33.00'	5.88'	10°12'18"	2.95'
C4	1120.00'	174.40'	8°55'19"	87.38'
C5	95.00'	30.17'	18°11'42"	15.21'
C6	105.00'	33.34'	18°11'42"	16.81'

CITY OF LAS VEGAS FIRE DEPARTMENT						
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LARGEST AREA BETWEEN AREA SEPARATION WALLS	N/A	N/A	N/A	N/A	N/A	N/A
HEIGHT	38	32	32	31	28	-
TYPE OF CONSTRUCTION	V-B	V-B	V-B	V-B	V-B	III-B
SPRINKLER SYSTEM	YES	YES	YES	NO	NO	YES
OCCUPANCY	A2/M	A2/M	A2/M	M	A2	-
NO. OF STORIES	1	1	1	1	1	1
HIGH PILED STORAGE	NO	NO	NO	NO	NO	YES
CHEMICAL ADDITIVES	NO	NO	NO	N/A	N/A	NO

- PAVEMENT MARKERS**
INSTALL BLUE COLORED REFLECTIVE RAISED PAVEMENT MARKERS ADJACENT TO THE FIRE HYDRANT ON ALL IMPROVED FIRE APPARATUS ACCESS ROADWAYS WITH HARD SURFACES, INCLUDING BOTH PUBLIC AND PRIVATE ROADS, STREETS OR FIRE LANE.
- ON ROADWAYS WITH NO PARKING PERMITTED ON THE HYDRANT SIDE EIGHT (8) FEET FROM THE FACE OF THE CURB ON THE HYDRANT SIDE.
 - ON ROADWAYS WITH PARKING PERMITTED ON THE HYDRANT SIDE SIXTEEN (16) FEET FROM THE FACES OF THE CURB ON THE HYDRANT SIDE.
- ACCESSIBILITY NOTES:**
1. MAXIMUM SLOPE ON THE ACCESSIBLE ROUTE IS 5.0% IN THE DIRECTION OF TRAVEL, 2.0% CROSS SLOPE.
 2. MAXIMUM SLOPE IN ACCESSIBLE PARKING STALL LOADING AISLES IN 2.0% IN ANY DIRECTION.
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NOTES
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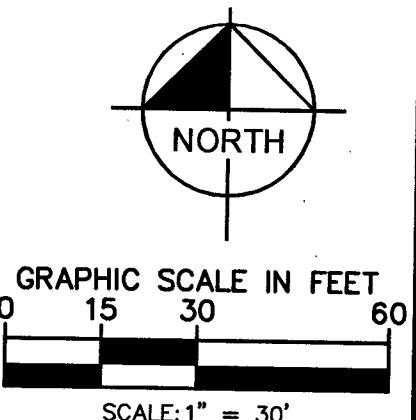
SIGHT VISIBILITY ZONES NOTE
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LEGEND & ABBREVIATIONS
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LEGAL DESCRIPTION
SEE COVER SHEET FOR FULL LEGAL DESCRIPTION.

BENCHMARK
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Call before you Dig
AND OTHER UNDERGROUND
UTILITIES, IT'S CRITICAL
CALL
811
OR
1-800-227-2600

FAST
Call before you
Underground
1-702-432-5300

CALL BEFORE
YOU
OVERHEAD
1-702-227-2929

PICERNE PROVIDENCE LLC
APN:128-24-610-004
ZONING (C-0)
DOC. NO. 20040701-00784
N.A.P.

2470 LLC AND MASSI JAMES SR TRUST
APN:125-19-202-006
ZONING (C-0)
20120726-00900 N.A.P.

WONG MORTON M F & E REV
1997 TR
APN:125-19-202-007
ZONING (C-0)
DOC. NO. 20061205-03296
N.A.P.

WONG MORTON M F & E REV
1997 TR
APN:125-19-202-007
ZONING (C-0)
DOC. NO. 20061205-03296
N.A.P.

WILEY ROBERT T & SAUSIPARN
APN:125-19-202-008
ZONING (C-0)
DOC. NO. 20020301-02166
N.A.P.

MOSAIC LAND 1, LLC
APN: 125-19-301-003
ZONING (C-1)
DOC. NO. 20121106-00003375
N.A.P.

GRAPHIC SCALE IN FEET
0 15 30 60
SCALE: 1" = 30'

Call before you Dig
AND OTHER UNDERGROUND
UTILITIES, IT'S CRITICAL
CALL
811
OR
1-800-227-2600

FAST
Call before you
Underground
1-702-432-5300

CALL BEFORE
YOU
OVERHEAD
1-702-227-2929

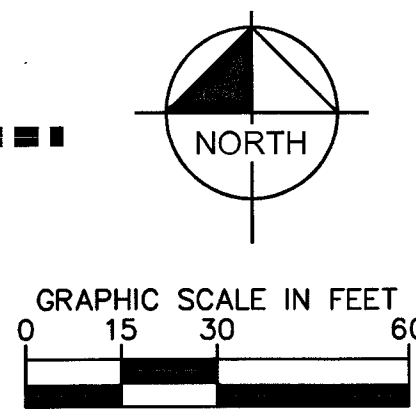
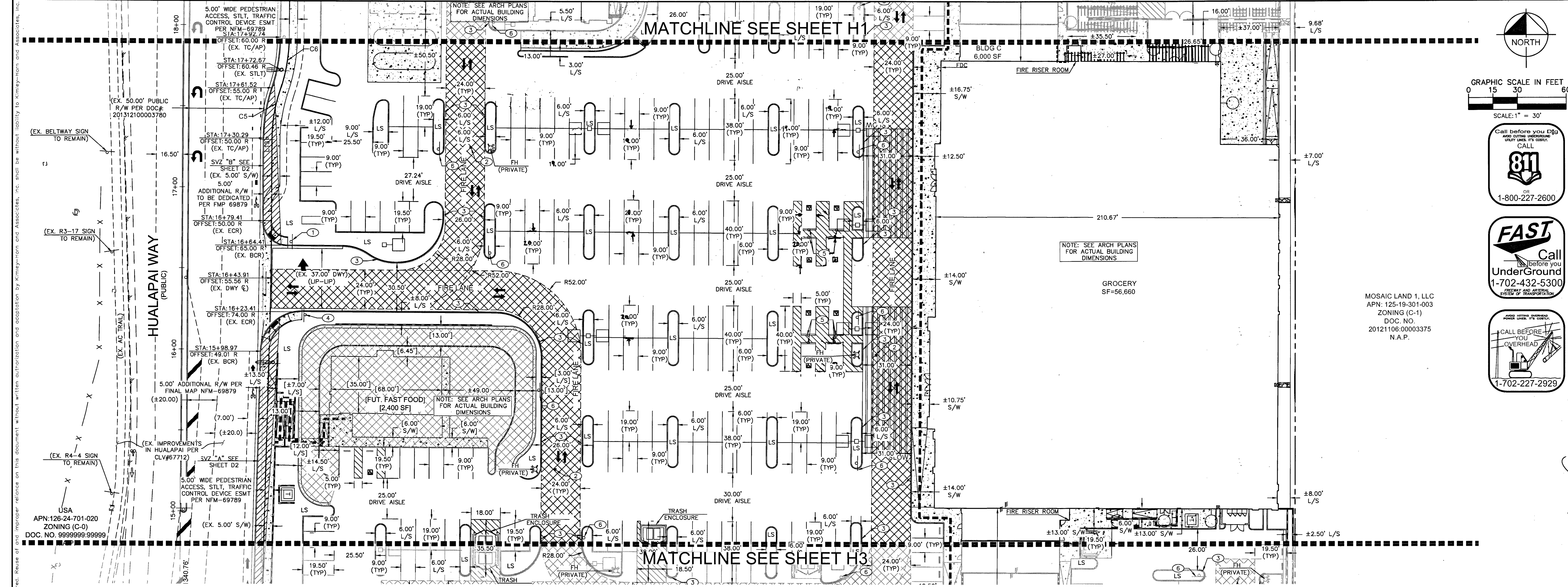
PROFESSIONAL SEAL
STATE OF NEVADA
KIMLEY HORN
NOV 9 2017
SCALE AS SHOWN
DESIGNED BY JZ
DRAWN BY JZ
CHECKED BY TW

Kimley»Horn
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6671 LAS VEGAS BLVD S., SUITE 320, LAS VEGAS, NV 89119
PHONE: 702-862-1600
WWW.KIMLEY-HORN.COM

HORIZONTAL CONTROL & FIRE PLAN 1

DEER SPRINGS VILLAGE
@ SEC DEER SPRINGS & HUALAPAI

13 OF 19 SHEETS
H1



MOSAIC LAND 1, LLC
APN: 125-19-301-003
ZONING (C-1)
DOC. NO.
20121106.00003375
N.A.P.

PAVEMENT MARKERS
INSTALL BLUE COLORED REFLECTIVE RAISED PAVEMENT MARKERS ADJACENT TO THE FIRE HYDRANT ON ALL IMPROVED FIRE APPARATUS ACCESS ROADWAYS WITH HARD SURFACES, INCLUDING BOTH PUBLIC AND PRIVATE ROADS, STREETS OR FIRE LANE.

- ON ROADWAYS WITH NO PARKING PERMITTED ON THE HYDRANT SIDE EIGHT (8) FEET FROM THE FACE OF THE CURB ON THE HYDRANT SIDE.
- ON ROADWAYS WITH PARKING PERMITTED ON THE HYDRANT SIDE SIXTEEN (16) FEET FROM THE FACES OF THE CURB ON THE HYDRANT SIDE.

ACCESSIBILITY NOTES:

- MAXIMUM SLOPE ON THE ACCESSIBLE ROUTE IS 5.0% IN THE DIRECTION OF TRAVEL, 2.0% CROSS SLOPE.
- MAXIMUM SLOPE IN ACCESSIBLE PARKING STALL LOADING AISLES IN 2.0% IN ANY DIRECTION.
- PROVIDE ACCESSIBLE PARKING STALL SIGNAGE FOR STANDARD AND VAN ACCESSIBLE STALLS PER NRS 484.408.
- ACCESSIBLE STALLS SHALL BE 9'-0" WIDE X 20'-0" LONG (18'-0" WITH PERMITTED OVERHANG). ACCESSIBLE STALL LOADING AISLES ARE 5'-0" WIDE X THE ENTIRE LENGTH OF THE PARKING STALL (8'-0" WIDE FOR VAN ACCESSIBLE SPACES).

NOTES
ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

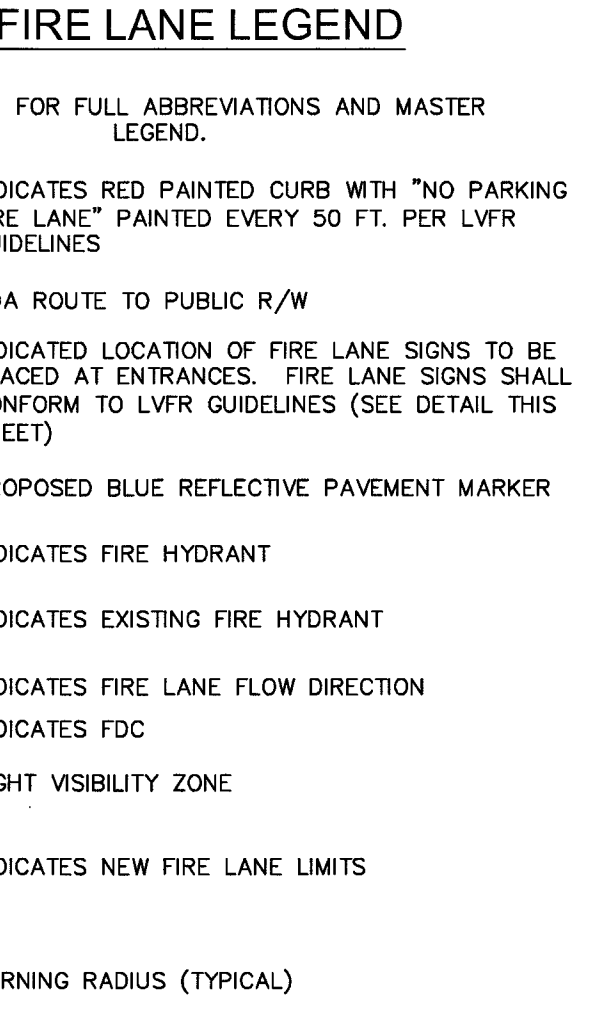
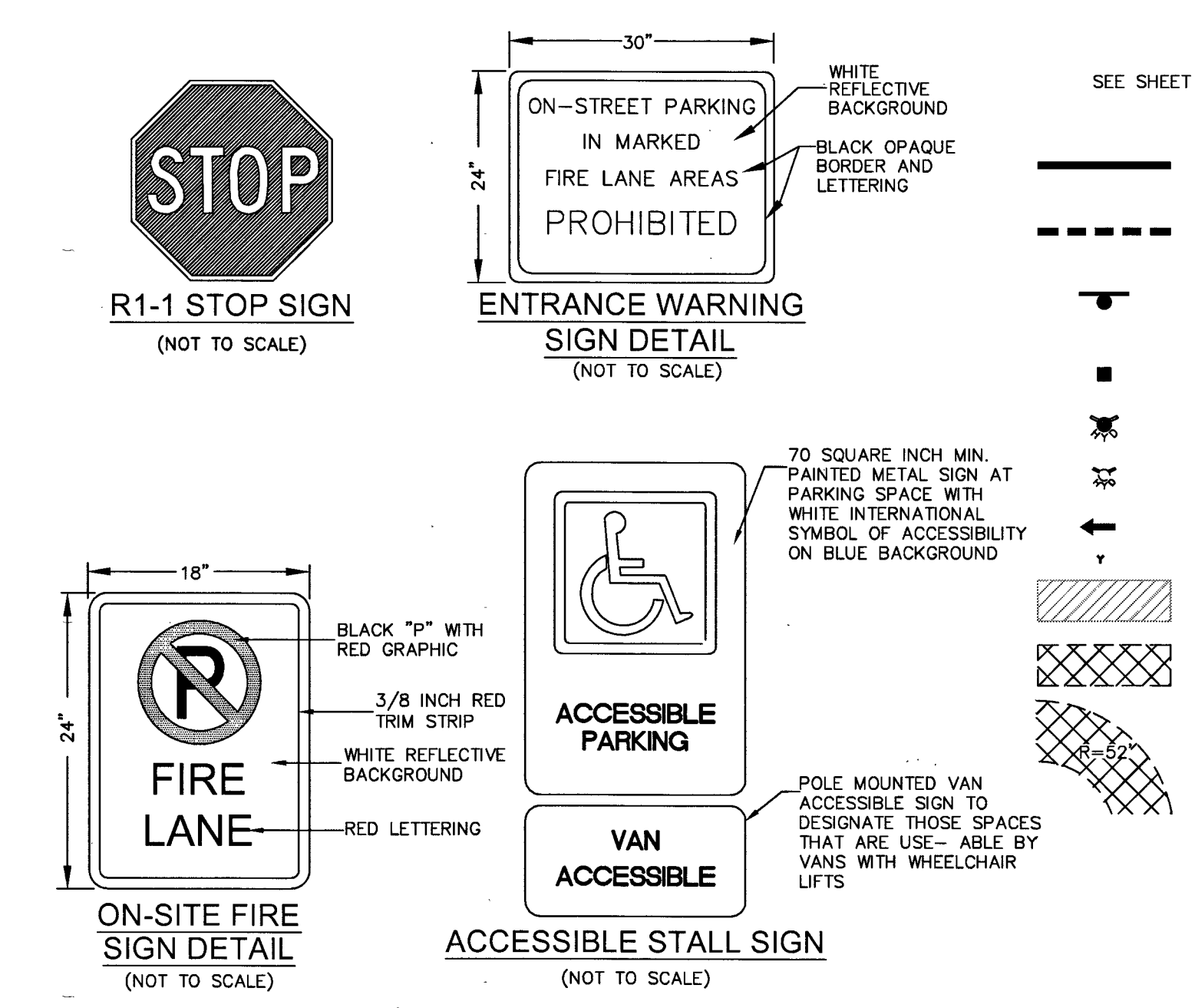
SIGHT VISIBILITY ZONES NOTE
NO WALLS, FENCES, TREES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED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

LEGEND & ABBREVIATIONS
SEE COVER SHEET FOR MASTER LEGEND AND ABBREVIATIONS.

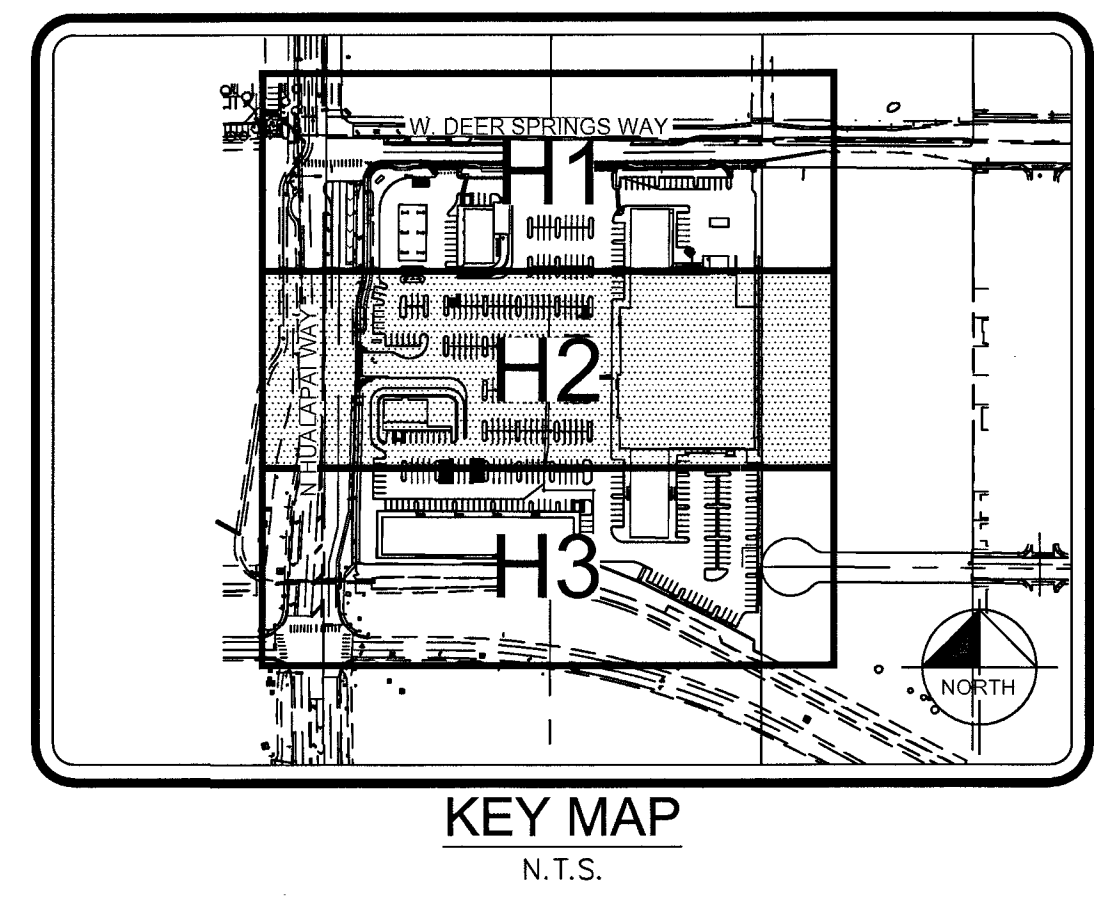
LEGAL DESCRIPTION
SEE COVER SHEET FOR FULL LEGAL DESCRIPTION.

BENCHMARK
BENCHMARK: 12LV99 24E4: A RIVET AND ROUND ALUMINUM PLATE IN THE TOP OF CURB AT THE NORTHWEST CORNER OF HUALAPAI WAY AND DEER SPRINGS WAY = 858.066m = 2815.17ft. (NAVD 88)

BASIS OF BEARINGS
NORTH 89°47'00" WEST, BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., COUNTY OF CLARK, STATE OF NEVADA



- ON-SITE SIGNAGE NOTES**
- INSTALL "STOP SIGN" R-1
 - INSTALL BLUE REFLECTIVE PAVEMENT MARKER IN THE FIRE LANE ADJACENT TO FIRE HYDRANT
 - PAINT CURB RED & STENCIL IN WHITE PAINT "FIRE LANE - NO PARKING"
 - INSTALL ENTRANCE WARNING SIGN PER DETAIL ON H SHEETS (OR EQUIVALENT)
 - INSTALL ADA SIGN PER DETAIL THIS SHEET (OR EQUIVALENT)
 - INSTALL FIRE LANE SIGNS PER CLV STANDARDS, DETAIL ON H SHEETS



LINE TABLE		
LINE	LENGTH	BEARING
L1	141.18	N89°27'56.45"W
L2	51.98	N79°15'38.89"W
L3	100.00	N89°27'56.45"W
L4	73.77	N81°27'04.99"E
L5	150.99	N89°15'40.64"E
L6	136.43	N0°04'08.34"E
L9	153.21	S62°30'17.00"E
L10	339.21	N89°32'44.04"W
L11	88.23	N0°19'19.00"E
L13	87.55	N0°19'19.00"E
L14	136.93	N0°19'19.00"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	25.00'	39.36'	90°12'45"	25.09'
C2	17.00'	3.03'	10°12'18"	1.52'
C3	33.00'	5.88'	10°12'18"	2.95'
C4	1120.00'	174.40'	8°55'19"	87.38'
C5	95.00'	30.17'	18°11'42"	15.21'
C6	105.00'	33.34'	18°11'42"	16.81'

CITY OF LAS VEGAS
FIRE DEPARTMENT APPROVAL

BY: *[Signature]* DATE: 11/28/17

APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF ANY OF THE PROVISIONS OF THE STATE OR COUNTY LAWS.

FIRE FLOW 2,500 GPM AT 20 PSI RESIDUAL.

CITY OF LAS VEGAS FIRE DEPARTMENT						
FIRE FLOW REQUIREMENT IS 2,500 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH RESIDUAL BASED ON:						
REQ'D FIRE FLOW	SHOPS A	SHOPS B	SHOPS C	C-STORE	FAST FOOD	GROCERY STORE
1,875	1,500	1,500	2,000	1,500	2,500	
SQUARE FOOTAGE	18,000	900	6,280	3,900	2,400	56,660
LARGEST AREA BETWEEN AREA SEPARATION WALLS	N/A	N/A	N/A	N/A	N/A	N/A
HEIGHT	38	32	32	31	28	-
TYPE OF CONSTRUCTION	V-B	V-B	V-B	V-B	V-B	IIIB
SPRINKLER SYSTEM	YES	YES	YES	NO	NO	YES
OCCUPANCY	A2/M	A2/M	A2/M	M	A2	-
NO. OF STORIES	1	1	1	1	1	1
HIGH PILED STORAGE	NO	NO	NO	NO	NO	YES
CHEMICAL ADDITIVES	NO	NO	NO	N/A	N/A	NO

Kimley»Horn

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6671 LAS VEGAS BLVD S., SUITE 320, LAS VEGAS, NV 89119
PHONE: 702-862-3600
WWW.KIMLEY-HORN.COM

STATE OF NEVADA
KIMLEY-HORN AND ASSOCIATES, INC.
CIVIL ENGINEER
No. 17818

KHA PROJECT 61153.52
DATE NOV. 9, 2017
SCALE AS SHOWN
DESIGNED BY JZ
DRAWN BY JZ
CHECKED BY TW

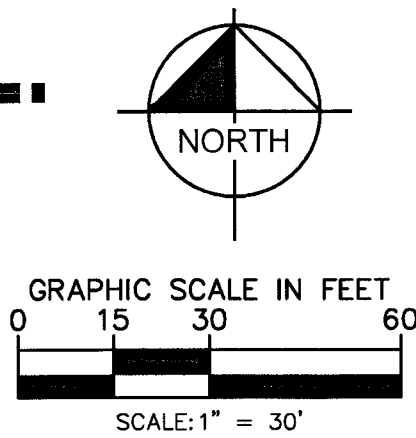
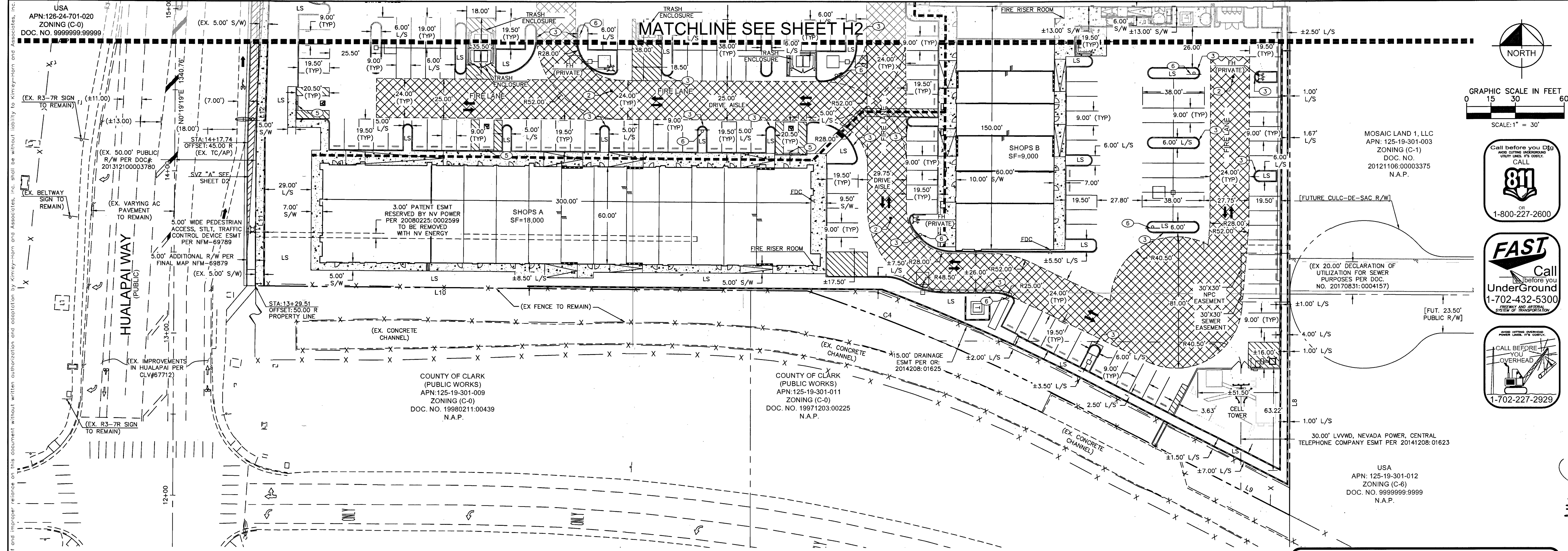
HORIZONTAL CONTROL & FIRE PLAN 2

DEER SPRINGS VILLAGE
© SEC DEER SPRINGS & HUALAPAI

14 OF 19 SHEETS
H2

REVISIONS

No.	DATE	BY



Call before you Dig
811
1-800-227-2600

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

Call before you Overhead
1-702-227-2929

MOSAIC LAND 1, LLC
APN: 125-19-301-003
ZONING (C-1)
DOC. NO. 20121106.00003375
N.A.P.

(EX. 20.00' DECLARATION OF
UTILIZATION FOR SEWER
PURPOSES PER DOC.
NO. 20170831.0004157)

30.00' LVVMD, NEVADA POWER, CENTRAL
TELEPHONE COMPANY ESMT PER 20141208.01623

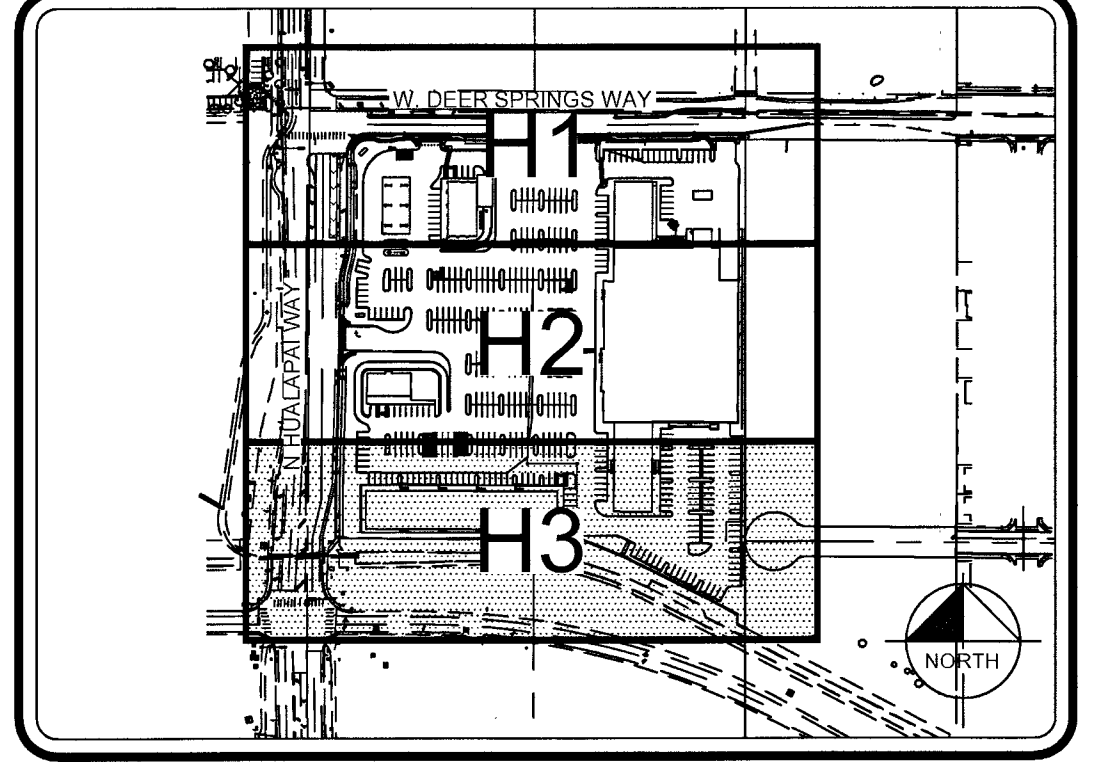
USA
APN: 125-19-301-012
ZONING (C-6)
DOC. NO. 9999999-9999
N.A.P.

FIRE LANE LEGEND

- SEE SHEET C1 FOR FULL ABBREVIATIONS AND MASTER LEGEND.
- INDICATES RED PAINTED CURB WITH "NO PARKING FIRE LANE" PAINTED EVERY 50 FT. PER LVFR GUIDELINES
 - ADA ROUTE TO PUBLIC R/W
 - INDICATED LOCATION OF FIRE LANE SIGNS TO BE PLACED AT ENTRANCES. FIRE LANE SIGNS SHALL CONFORM TO LVFR GUIDELINES (SEE DETAIL THIS SHEET)
 - PROPOSED BLUE REFLECTIVE PAVEMENT MARKER
 - INDICATES FIRE HYDRANT
 - INDICATES EXISTING FIRE HYDRANT
 - INDICATES FIRE LANE FLOW DIRECTION
 - INDICATES FDC
 - SIGHT VISIBILITY ZONE
 - INDICATES NEW FIRE LANE LIMITS
 - TURNING RADIUS (TYPICAL)

ON-SITE SIGNAGE NOTES

- INSTALL BLUE REFLECTIVE PAVEMENT MARKER IN THE FIRE LANE ADJACENT TO FIRE HYDRANT
- PAINT CURB RED & STENCIL IN WHITE PAINT "FIRE LANE - NO PARKING"
- INSTALL ADA SIGN PER DETAIL THIS SHEET (OR EQUIVALENT)
- INSTALL FIRE LANE SIGNS PER CLV STANDARDS, DETAIL ON H SHEETS



KEY MAP
N.T.S.

PAVEMENT MARKERS

- INSTALL BLUE COLORED REFLECTIVE RAISED PAVEMENT MARKERS ADJACENT TO THE FIRE HYDRANT ON ALL IMPROVED FIRE APPARATUS ACCESS ROADWAYS WITH HARD SURFACES, INCLUDING BOTH PUBLIC AND PRIVATE ROADS, STREETS OR FIRE LANE.
- ON ROADWAYS WITH NO PARKING PERMITTED ON THE HYDRANT SIDE EIGHT (8) FEET FROM THE FACE OF THE CURB ON THE HYDRANT SIDE.
 - ON ROADWAYS WITH PARKING PERMITTED ON THE HYDRANT SIDE SIXTEEN (16) FEET FROM THE FACES OF THE CURB ON THE HYDRANT SIDE.

ACCESSIBILITY NOTES:

- MAXIMUM SLOPE ON THE ACCESSIBLE ROUTE IS 5.0% IN THE DIRECTION OF TRAVEL, 2.0% CROSS SLOPE.
- MAXIMUM SLOPE IN ACCESSIBLE PARKING STALL LOADING AISLES IN 2.0% IN ANY DIRECTION.
- PROVIDE ACCESSIBLE PARKING STALL SIGNAGE FOR STANDARD AND VAN ACCESSIBLE STALLS PER NRS 484.408.
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NOTES

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LEGEND & ABBREVIATIONS

SEE COVER SHEET FOR MASTER LEGEND AND ABBREVIATIONS.

LEGAL DESCRIPTION

SEE COVER SHEET FOR FULL LEGAL DESCRIPTION.

BENCHMARK

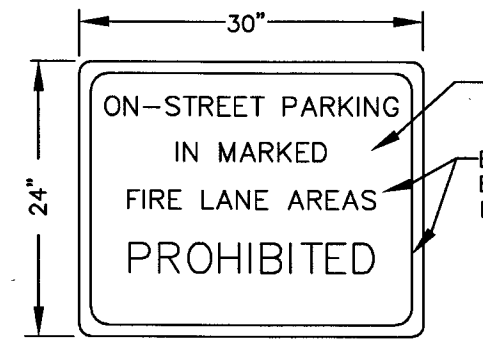
BENCHMARK: 12LV99 24E4: A RIVET AND ROUND ALUMINUM PLATE IN THE TOP OF CURB AT THE NORTHWEST CORNER OF HUALAPAI WAY AND DEER SPRINGS WAY = 858.066m = 2815.17ft. (NAVD 88)

BASIS OF BEARINGS

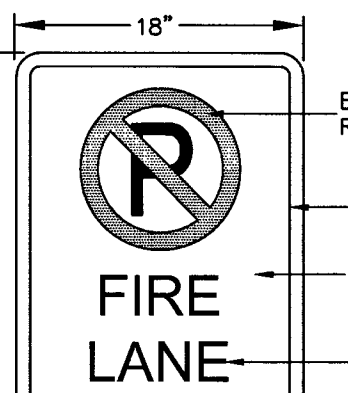
NORTH 89°47'00" WEST, BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., COUNTY OF CLARK, STATE OF NEVADA



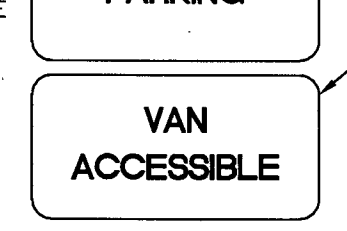
R1-1 STOP SIGN
(NOT TO SCALE)



ENTRANCE WARNING
SIGN DETAIL
(NOT TO SCALE)



ON-SITE FIRE
LANE SIGN DETAIL
(NOT TO SCALE)



ACCESSIBLE STALL SIGN
(NOT TO SCALE)

CITY OF LAS VEGAS FIRE DEPARTMENT

FIRE FLOW REQUIREMENT IS 2,500 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH RESIDUAL BASED ON:

	SHOPS A	SHOPS B	SHOPS C	C-STORE	FAST FOOD	GROCERY STORE
REQ'D FIRE FLOW	1,875	1,500	1,500	2,000	1,500	2,500
SQUARE FOOTAGE	18,000	900	6,280	3,900	2,400	56,660
LARGEST AREA BETWEEN AREA SEPARATION WALLS	N/A	N/A	N/A	N/A	N/A	N/A
HEIGHT	38	32	32	31	28	-
TYPE OF CONSTRUCTION	V-B	V-B	V-B	V-B	V-B	IIIB
SPRINKLER SYSTEM	YES	YES	YES	NO	NO	YES
OCCUPANCY	A2/M	A2/M	A2/M	M	A2	-
NO. OF STORIES	1	1	1	1	1	1
HIGH PILED STORAGE	NO	NO	NO	NO	NO	YES
CHEMICAL ADDITIVES	NO	NO	NO	N/A	N/A	NO

LINE TABLE		
LINE	LENGTH	BEARING
L1	141.18	N89°27'56.45"W
L2	51.98	N79°15'38.89"W
L3	100.00	N89°27'56.45"W
L4	73.77	N81°27'04.99"E
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L8	136.43	N0°04'08.34"E
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L14	136.93	N0°19'19.00"E

CURVE TABLE				
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C6	105.00'	33.34'	18°11'42"	16.81'

CITY OF LAS VEGAS
FIRE DEPARTMENT APPROVAL
BY: *[Signature]* DATE: 11/20/12
APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF ANY OF THE PROVISIONS OF THE STATE OR COUNTY LAWS.
FIRE FLOW 2,500 GPM AT 20 PSI RESIDUAL.

CLV#: 10115072 L17-00759

USA
APN: 126-24-701-020
ZONING (C-0)
DOC. NO. 9999999-99999

NOV. 9, 2017
SCALE: AS SHOWN
DESIGNED BY: JZ
DRAWN BY: JZ
CHECKED BY: TW

DEER SPRINGS VILLAGE
@ SEC DEER SPRINGS & HUALAPAI

Kimley»Horn

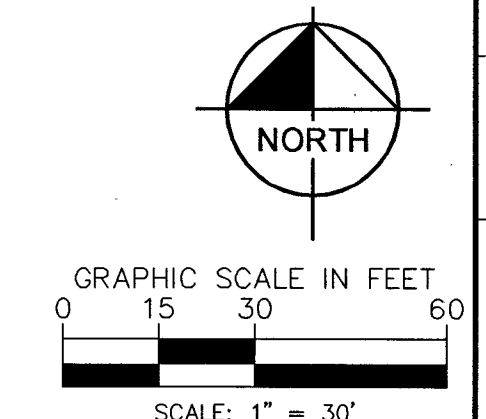
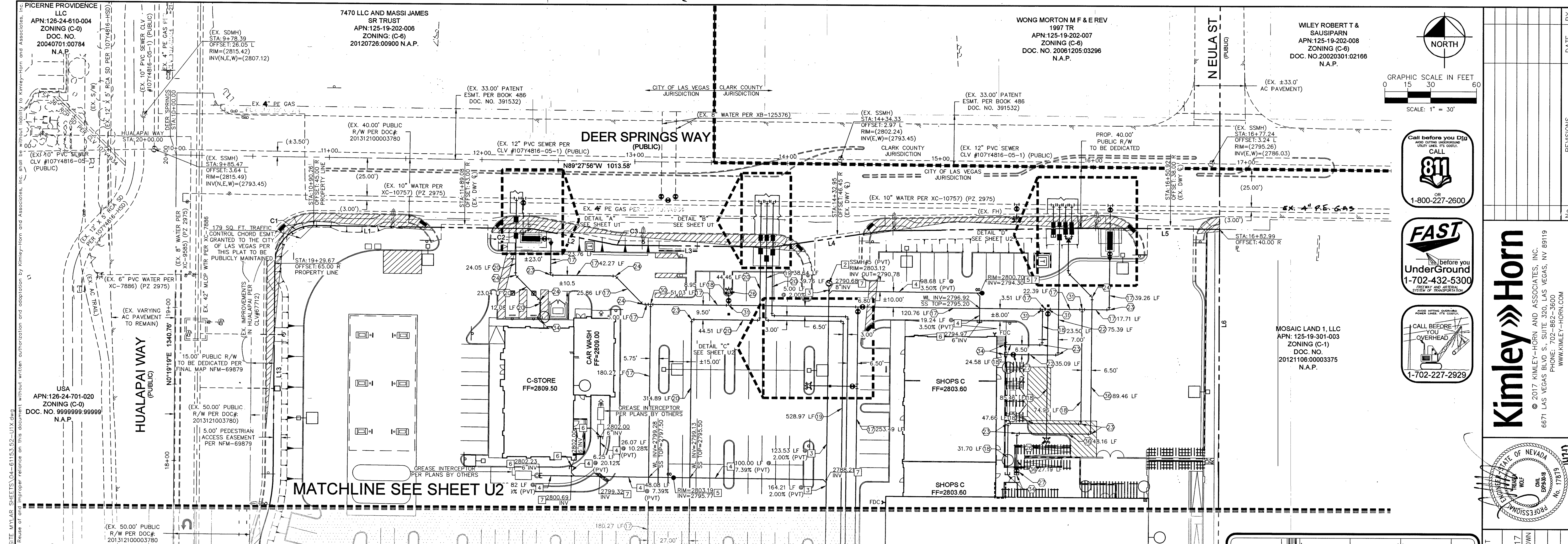
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6671 LAS VEGAS BLVD S., SUITE 120, LAS VEGAS, NV 89119
PHONE: 702-862-7600
WWW.KIMLEY-HORN.COM

15 OF 19 SHEETS
H3

REVISIONS

DATE

BY



Call before you Dig
811
OR
1-800-227-2600

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

CALL BEFORE
YOU
OVERHEAD
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NO.	REVISIONS	DATE	BY

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6671 LAS VEGAS BLVD S., SUITE 320, LAS VEGAS, NV 89119
PHONE: 702-862-3600
WWW.KIMLEY-HORN.COM

STATE OF NEVADA
Professional Engineer
No. 78191
Exp. 12/31/21

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
61153.52	NOV. 9, 2017	AS SHOWN	JZ	JZ	TW

UTILITY PLAN 1

DEER SPRINGS VILLAGE

@ SEC DEER SPRINGS & HUALAPAI

16 OF 19 SHEETS

U1

PROJ#: 12586 AGR:16521 OS:125-19-SW

NOTES

- EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND 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. ALL DISCREPANCIES MUST BE IMMEDIATELY REPORTED TO THE ENGINEER.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL ALIGNMENT OF EXISTING UTILITIES AND TO NOTIFY THE DESIGN ENGINEER IMMEDIATELY ON ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS TO UTILITIES ARE TO CENTERLINE OF PIPE UNLESS INDICATED OTHERWISE.
- ALL SEWER LENGTHS SHOWN ARE FROM CENTER OF MANHOLE TO CENTER OF MANHOLE.
- ALL SEWER/STORM DRAINS CROSSING WATER LINES MUST CONFORM TO SECTION 2.22 OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS) FOR WATER AND STORM MAIN CROSSINGS AND CLEARANCES.
- SEE ARCHITECTURAL PLANS FOR ALL CONNECTION DETAILS AT THE BUILDING.
- SEE LANDSCAPE PLANS BY OTHERS FOR ALL IRRIGATION AND LANDSCAPING INFORMATION.
- SEE PLANS BY ELECTRICAL ENGINEER, NV ENERGY, COX, CENTURY LINK & SW GAS FOR ALL DRY UTILITY INFORMATION.

LEGAL DESCRIPTION

SEE COVER SHEET FOR FULL LEGAL DESCRIPTION

BENCHMARK

BENCHMARK: 12LV99 24E4: A RIVET AND ROUND ALUMINUM PLATE IN THE TOP OF CURB AT THE NORTHWEST CORNER OF HUALAPAI WAY AND DEER SPRINGS WAY = 858.066m = 2815.175ft. (NAVD 88)

BASIS OF BEARINGS

NORTH 89°47'00" WEST, BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., COUNTY OF CLARK, STATE OF NEVADA

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LINE TABLE

LINE	LENGTH	BEARING
L1	141.18	N89°27'56.45"W
L2	51.98	N79°15'38.89"W
L3	100.00	N89°27'56.45"W
L4	73.77	N81°27'04.99"E
L5	67.74	N89°27'56.45"W
L6	669.44	N0°04'08.34"E
L7	136.43	N0°04'08.34"E
L8	153.21	S62°30'17.00"E
L9	339.21	N89°32'44.04"W
L10	88.23	N0°19'19.00"E
L11	225.06	S1°35'41.91"W
L12	87.55	N0°19'19.00"E
L13	136.93	N0°19'19.00"E

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT
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C3	33.00'	5.88'	10°12'18"	2.95'
C4	1120.00'	174.40'	8°55'19"	87.38'
C5	95.00'	30.17'	18°11'42"	15.21'

WATER CONSTRUCTION NOTES

- INSTALL 2" SERVICE SADDLE & CORPORATION STOP PER UDACS PLATE NO. 4, SEE DETAIL 16 ON SHEET D2
- INSTALL 2" BADGER RECORDALL DISC METER PER UDACS PLATE NO. 4
- INSTALL 2" RPPA PER UDACS PLATE NO. 8
- INSTALL 2" COPPER WATER LINE (PUBLIC)
- INSTALL 2" BRASS WATER LINE (PUBLIC)
- INSTALL 1.5" SERVICE SADDLE & CORPORATION STOP PER UDACS PLATE NO. 4, SEE DETAIL 16 ON SHEET D2
- INSTALL 1.5" BADGER RECORDALL DISC METER PER UDACS PLATE NO. 4
- INSTALL 1.5" RPPA PER UDACS PLATE NO. 8
- INSTALL 1.5" COPPER WATER LINE (PUBLIC)
- INSTALL 1.5" BRASS WATER LINE (PUBLIC)
- INSTALL 10" RPDA PER UDACS PLATE NO. 59
- INSTALL 8" PVC FIRE WATER LINE (PRIVATE)
- INSTALL 6" PVC FIRE WATER LINE (PRIVATE)
- INSTALL 2" PVC DOMESTIC WATER LINE (PRIVATE)
- INSTALL 1.5" PVC DOMESTIC WATER LINE (PRIVATE)
- INSTALL 1" PVC DOMESTIC WATER LINE (PRIVATE)
- INSTALL 90° BEND SAME SIZE AS LINE PER UDACS PLATE 31
- INSTALL 45° BEND SAME SIZE AS LINE PER UDACS PLATE 31
- INSTALL GATE VALVE SAME SIZE AS LINE PER UDACS PLATES NO. 30 & 39
- INSTALL 10" 8" REDUCER WITH THRUST BLOCK PER UDACS PLATE NO. 30
- INSTALL 8"x8" TEE PER UDACS PLATE NO. 31
- INSTALL 8"x6" TEE PER UDACS PLATE NO. 31
- STUB & CAP - SEE PLUMBING PLANS FOR CONTINUATION
- INSTALL 10" PVC FIRE WATER LINE (PUBLIC)

- INSTALL 3" PVC DOMESTIC WATER LINE (PRIVATE)
- REMOVE CAP & CONNECT PROPOSED 10" WATER LINE (PUBLIC)

SEWER CONSTRUCTION NOTES

- INSTALL 48" DIA. SANITARY SEWER MANHOLE PER DDCSWCS SD-1A, SD-5 & SD-4
- INSTALL 8" PVC (SDR-35 SEWER MAIN PER DDCSWCS SD-16 & SD-17
- INSTALL 6" PVC SDR-35 SEWER LATERAL PER SD-22
- INSTALL 6" CLEAN OUT PER SD-28 (TRAFFIC RATED LID)
- STUP & CAP - SEE PLUMBING PLANS FOR CONTINUATION
- INSTALL WYE & 45° BEND PER SD-22

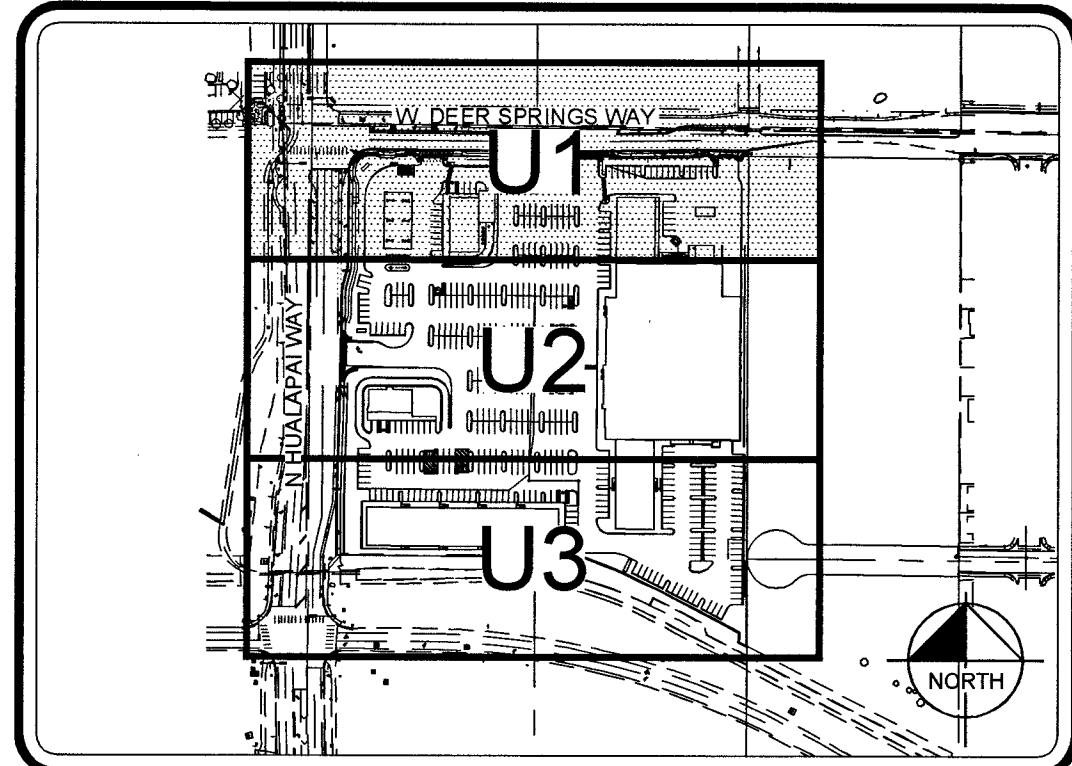
SOUTHWEST GAS APPROVAL
Chris Anden 1/15/18
SOUTHWEST GAS CORPORATION DATE:

REDUCED PRESSURE DETECTOR ASSEMBLY- (2) 10"

THE REDUCED PRESSURE DETECTOR ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE UDACS PLATE NO. 59. NO WATER SHALL BE TAKEN FROM A SERVICE REQUIRING BACKFLOW PREVENTION UNTIL THE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED BY LVWD. ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S) SO AS TO ALLOW LVWD DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY. EASEMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION.

REDUCED PRESSURE PRINCIPLE ASSEMBLY (3) 2" DOM., (2) 1.5" DOM., (1) 1" DOM., & (1) 1.5" IRRIG.

APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY(S) SHALL BE INSTALLED PER UDACS PLATE NO. 8. NO WATER SHALL BE TAKEN FROM A SERVICE REQUIRING BACKFLOW PREVENTION UNTIL THE REDUCED PRESSURE PRINCIPLE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED BY LVWD. ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S) TO ALLOW THE DISTRICT DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY. EASEMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION.



KEY MAP

N.T.S.

LEGEND

EXISTING	PROPOSED
WATER LINE	---
SEWER LINE	---
GAS LINE	---
STORM DRAIN LINE	---
POWER LINE	---
(OVERHEAD)	---
FIRE HYDRANT	●
WATER VALVES	●
REDUCER	●
SEWER MANHOLE	●
STORM DRAIN MANHOLE	●
CLEANOUT	●

APPROVED FOR CONSTRUCTION

Disa
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT NO. 12586 FIRST APPROVED DATE: 12/21/17
LVWD-APPROVED FIRE FLOW 2,500 GPM AT 20 PSI RESIDUAL

CITY OF LAS VEGAS FIRE DEPARTMENT APPROVAL

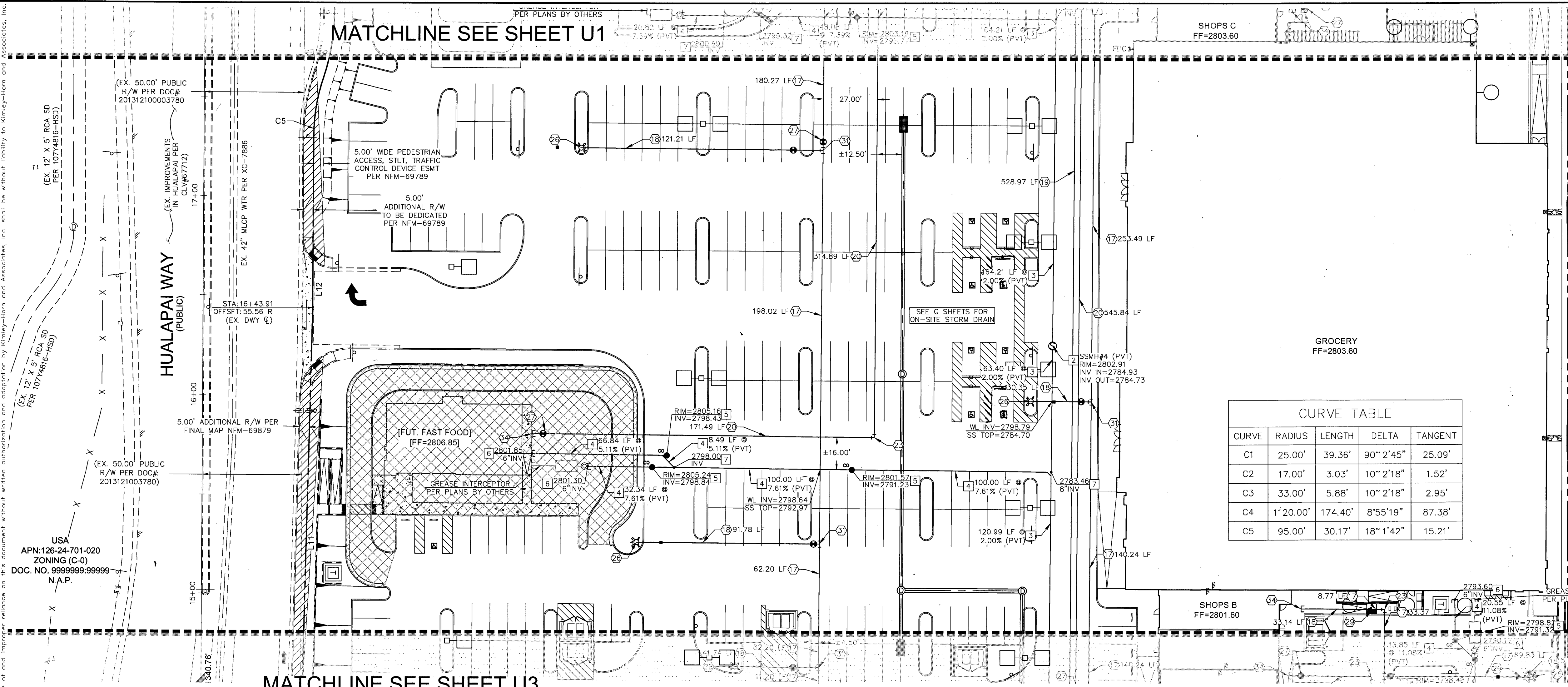
BY: *K. Wick* DATE: 1/28/18

APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF ANY OF THE PROVISIONS OF THE STATE OR COUNTY LAWS.

FIRE FLOW 2,500 GPM AT 20 PSI RESIDUAL

CLV#: 101V5018 L17-00759

Plotted By: Zita, Jalyan, Sheet: Sat-King, Layout: U2, November 09, 2017, 09:27:10am, W:\61153\LAURICH\DWG\IMPRDMS\ONST\U2-615352-15-UG.dwg, This document, together with the designs and designs presented herein, is an instrument of service, and its use is limited to the specific project and client for which it was prepared. Reuse of any part of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LINE TABLE

LINE	LENGTH	BEARING
L1	141.18	N89°27'56.45"W
L2	51.98	N79°15'38.89"W
L3	100.00	N89°27'56.45"W
L4	73.77	N81°27'04.99"E
L5	67.74	N89°27'56.45"W
L6	669.44	N0°04'08.34"E
L7	136.43	N0°04'08.34"E
L8	153.21	S62°30'17.00"E
L9	339.21	N89°32'44.04"W
L10	88.23	N0°19'19.00"E
L11	225.06	S1°35'41.91"W
L12	87.55	N0°19'19.00"E
L13	136.93	N0°19'19.00"E

GRAPHIC SCALE IN FEET

0 15 30 60

SCALE: 1" = 30'

Call before you Dig
811
OR
1-800-227-2600

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

Call before you Overhead
1-702-227-2929

MOSAIC LAND 1, LLC
APN: 125-19-301-003
ZONING (C-1)
DOC. NO. 20121106.0003375
N.A.P.

NOTES

- EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND 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. ALL DISCREPANCIES MUST BE IMMEDIATELY REPORTED TO THE ENGINEER.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL ALIGNMENT OF EXISTING UTILITIES AND TO NOTIFY THE DESIGN ENGINEER IMMEDIATELY ON ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS TO UTILITIES ARE TO CENTERLINE OF PIPE UNLESS INDICATED OTHERWISE.
- ALL SEWER LENGTHS SHOWN ARE FROM CENTER OF MANHOLE TO CENTER OF MANHOLE.
- ALL SEWER/STORM DRAINS CROSSING WATER LINES MUST CONFORM TO SECTION 2.22 OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS) FOR WATER AND STORM MAIN CROSSINGS AND CLEARANCES.
- SEE ARCHITECTURAL PLANS FOR ALL CONNECTION DETAILS AT THE BUILDING.
- SEE LANDSCAPE PLANS BY OTHERS FOR ALL IRRIGATION AND LANDSCAPING INFORMATION.
- SEE PLANS BY ELECTRICAL ENGINEER, NV ENERGY, COX, CENTURY LINK & SW GAS FOR ALL DRY UTILITY INFORMATION.

LEGAL DESCRIPTION

SEE COVER SHEET FOR FULL LEGAL DESCRIPTION

BENCHMARK

BENCHMARK: 12LV99 24E4: A RIVET AND ROUND ALUMINUM PLATE IN THE TOP OF CURB AT THE NORTHWEST CORNER OF HUALAPAI WAY AND DEER SPRINGS WAY = 858.06m = 2815.17ft. (NAVD 88)

BASIS OF BEARINGS

NORTH 89°47'00" WEST, BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., COUNTY OF CLARK, STATE OF NEVADA

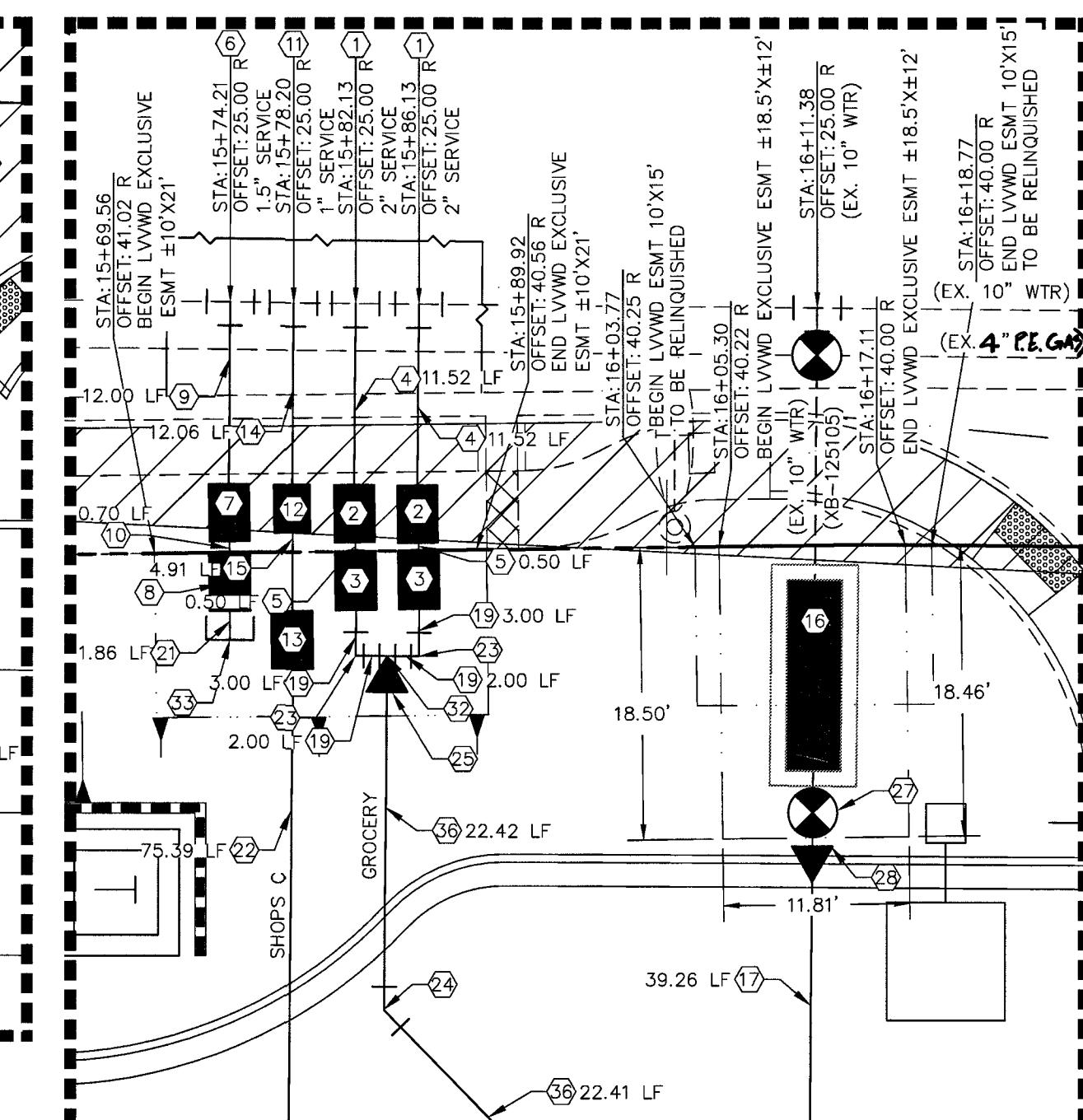
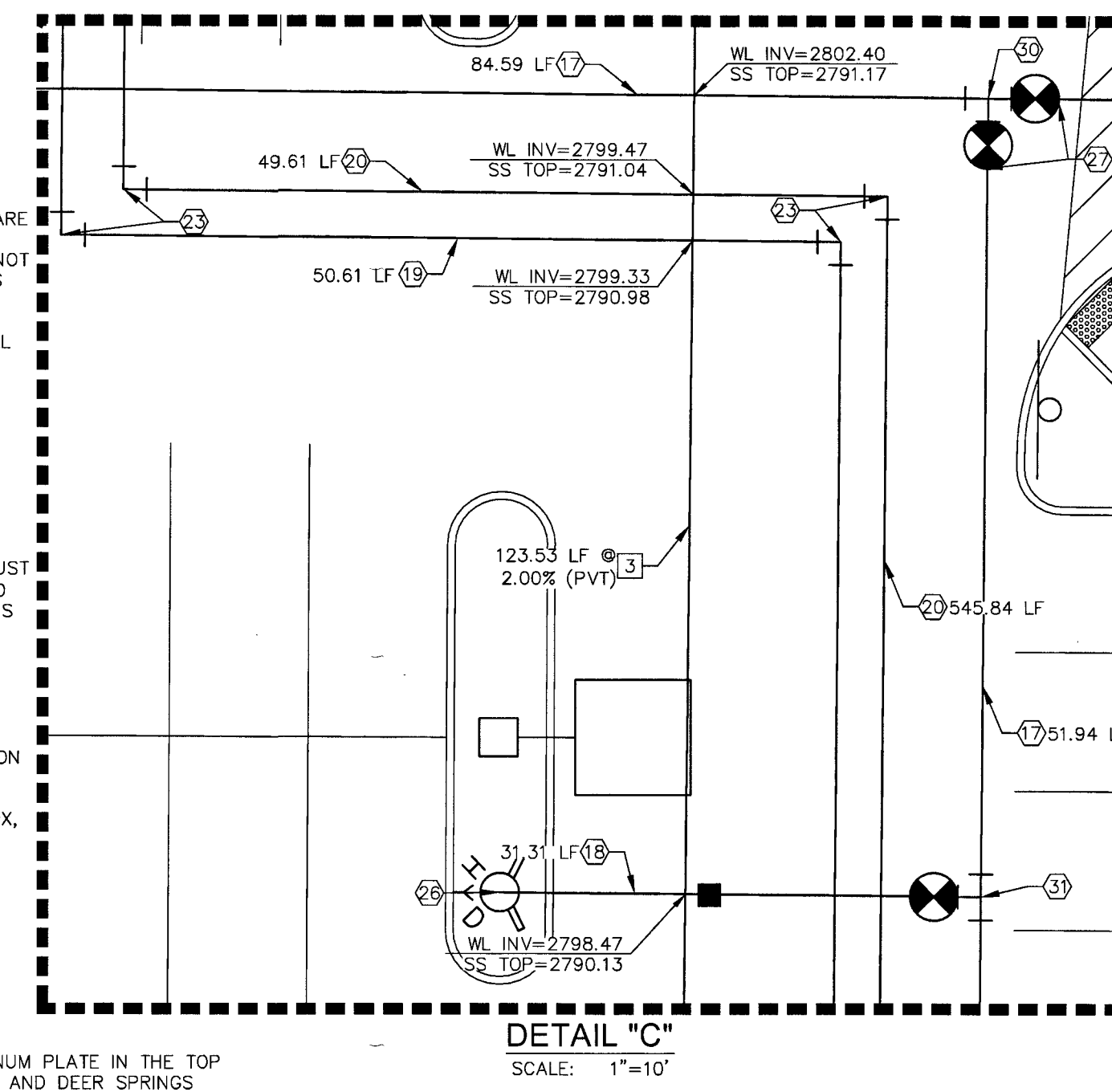
SIGHT VISIBILITY ZONES NOTE

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

NOTES

ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.



CITY OF LAS VEGAS FIRE DEPARTMENT						
FIRE FLOW REQUIREMENT IS 2,500 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH RESIDUAL BASED ON:						
REQ'D FIRE FLOW	1,875	1,500	1,500	2,000	1,500	2,500
SQUARE FOOTAGE	18,000	900	6,280	3,900	2,400	56,660
LARGEST AREA BETWEEN AREA SEPARATION WALLS	N/A	N/A	N/A	N/A	N/A	N/A
HEIGHT	38	32	32	31	28	-
TYPE OF CONSTRUCTION	V-B	V-B	V-B	V-B	V-B	III-B
SPRINKLER SYSTEM	YES	YES	YES	NO	NO	YES
OCCUPANCY	A2/M	A2/M	A2/M	M	A2	-
NO. OF STORIES	1	1	1	1	1	1
HIGH PILED STORAGE	NO	NO	NO	NO	NO	YES
CHEMICAL ADDITIVES	NO	NO	NO	N/A	N/A	NO

WATER CONSTRUCTION NOTES

- INSTALL 2" SERVICE SADDLE & CORPORATION STOP PER UDACS PLATE NO. 4, SEE DETAIL 16 ON SHEET D2
- INSTALL 2" BADGER RECORDALL DISC METER PER UDACS PLATE NO. 4
- INSTALL 2" RPPA PER UDACS PLATE NO. 8
- INSTALL 2" COPPER WATER LINE (PUBLIC)
- INSTALL 2" BRASS WATER LINE (PUBLIC)
- INSTALL 1.5" SERVICE SADDLE & CORPORATION STOP PER UDACS PLATE NO. 4, SEE DETAIL 16 ON SHEET D2
- INSTALL 1.5" BADGER RECORDALL DISC METER PER UDACS PLATE NO. 4
- INSTALL 1.5" RPPA PER UDACS PLATE NO. 8
- INSTALL 1.5" COPPER WATER LINE (PUBLIC)
- INSTALL 1.5" BRASS WATER LINE (PUBLIC)
- INSTALL 1" SERVICE SADDLE & CORPORATION STOP PER UDACS PLATE NO. 4, SEE DETAIL 16 ON SHEET D2
- INSTALL 1" BADGER RECORDALL DISC METER PER UDACS PLATE NO. 4
- INSTALL 1" RPPA PER UDACS PLATE NO. 8
- INSTALL 1" COPPER WATER LINE (PUBLIC)
- INSTALL 1" BRASS WATER LINE (PUBLIC)
- INSTALL 10" RPDA PER UDACS PLATE NO. 59
- INSTALL 8" PVC FIRE WATER LINE (PRIVATE)
- INSTALL 6" PVC FIRE WATER LINE (PRIVATE)
- INSTALL 2" PVC DOMESTIC WATER LINE (PRIVATE)
- INSTALL 1.5" PVC DOMESTIC WATER LINE (PRIVATE)
- INSTALL 1.5" PVC IRRIGATION WATER LINE
- INSTALL 1" PVC DOMESTIC WATER LINE (PRIVATE)
- INSTALL 90° BEND SAME SIZE AS LINE PER UDACS PLATE 31
- INSTALL 45° BEND SAME SIZE AS LINE PER UDACS PLATE 31
- 3"x2" REDUCER PER UDACS PLATE NO. 30

SOUTHWEST GAS APPROVAL

Chris Anden 1/15/18

SOUTHWEST GAS CORPORATION DATE:

LEGEND

	EXISTING	PROPOSED
WATER LINE	---	---
SEWER LINE	---	---
GAS LINE	---	---
STORM DRAIN LINE	---	---
POWER LINE (OVERHEAD)	---	---
FIRE HYDRANT	---	---
WATER VALVES	---	---
REDUCER	---	---
SEWER MANHOLE	---	---
STORM DRAIN MANHOLE	---	---
CLEANOUT	---	---

KEY MAP

N.T.S.

REDUCED PRESSURE PRINCIPLE ASSEMBLY (3) 2" DOM., (3) 1.5" DOM & (1) 1" DOM, (1) 1.5" IRRIG.

APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY(S) SHALL BE INSTALLED PER UDACS PLATE NO. 8. NO WATER SHALL BE TAKEN FROM A SERVICE REQUIRING BACKFLOW PREVENTION UNTIL THE REDUCED PRESSURE PRINCIPLE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED BY LVWDO. ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S) TO ALLOW THE DISTRICT DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY. EASEMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION.

APPROVED FOR CONSTRUCTION

Y. Disyadi

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES

PROJECT NO. 126896 FIRST APPROVED DATE: 12/21/17

LVWDO APPROVED FIRE FLOW 2,500 GPM AT 20 PSI RESIDUAL

CITY OF LAS VEGAS FIRE DEPARTMENT APPROVAL

BY: *R. Glick* DATE: 1/15/18

APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF ANY OF THE PROVISIONS OF THE STATE OR COUNTY LAWS.

FIRE FLOW 2,500 GPM AT 20 PSI RESIDUAL.

CLV#: 10175012 L17-00759

Kimley»Horn

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6671 LAS VEGAS BLVD. S., SUITE 320, LAS VEGAS, NV 89119
PHONE: 702-862-3600
WWW.KIMLEY-HORN.COM

UTILITY PLAN 2

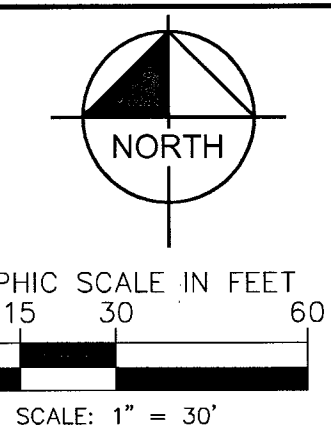
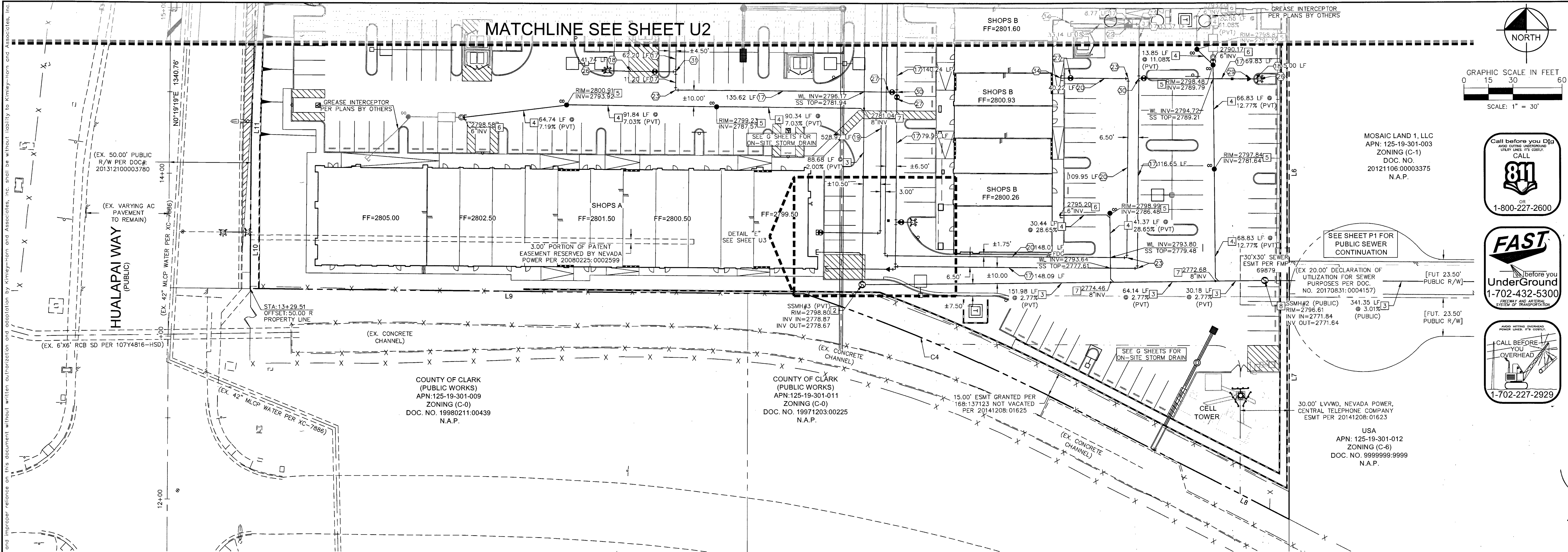
DEER SPRINGS VILLAGE
@ SEC DEER SPRINGS & HUALAPAI

17 OF 19 SHEETS
U2

REVISIONS

No.	DATE	BY

PROJ#:126896 AGR:116521 QS:125-19-SW



Call before you Dig
811
1-800-227-2600

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

Call before you Dig
CALL BEFORE YOU OVERHEAD
1-702-227-2929

USA
APN: 125-19-301-012
ZONING (C-6)
DOC. NO. 99999999.9999
N.A.P.

Kimley»Horn

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6671 LAS VEGAS BLVD S., SUITE 320, LAS VEGAS, NV 89119
PHONE: 702-862-3600
WWW.KIMLEY-HORN.COM

STATE OF NEVADA
Professional Engineer
No. 17873

KHA PROJECT
61153.52
DATE
NOV. 9, 2017
SCALE AS SHOWN
DESIGNED BY JZ
DRAWN BY JZ
CHECKED BY TW

UTILITY PLAN 3

DEER SPRINGS VILLAGE
© SEC DEER SPRINGS & HUALAPAI
U3

18 OF 19 SHEETS

PROJ.#: 125596 AGR-116521 QS-125-19-SW

LINE TABLE		
LINE	LENGTH	BEARING
L1	141.18	N89°27'56.45"W
L2	51.98	N79°15'38.89"W
L3	100.00	N89°27'56.45"W
L4	73.77	N81°27'04.99"E
L5	67.74	N89°27'56.45"W
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L10	88.23	N0°19'19.00"E
L11	225.06	S1°35'41.91"W
L12	87.55	N0°19'19.00"E
L13	136.93	N0°19'19.00"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	25.00'	39.36'	90°12'45"	25.09'
C2	17.00'	3.03'	10°12'18"	1.52'
C3	33.00'	5.88'	10°12'18"	2.95'
C4	1120.00'	174.40'	8°55'19"	87.38'
C5	95.00'	30.17'	18°11'42"	15.21'

SEWER EASEMENT NOTE
NO STRUCTURES, AND NO TREES OR VEGETATION TALLER THAN 3 FEET ALLOWED WITHIN CLV SEWER EASEMENT.

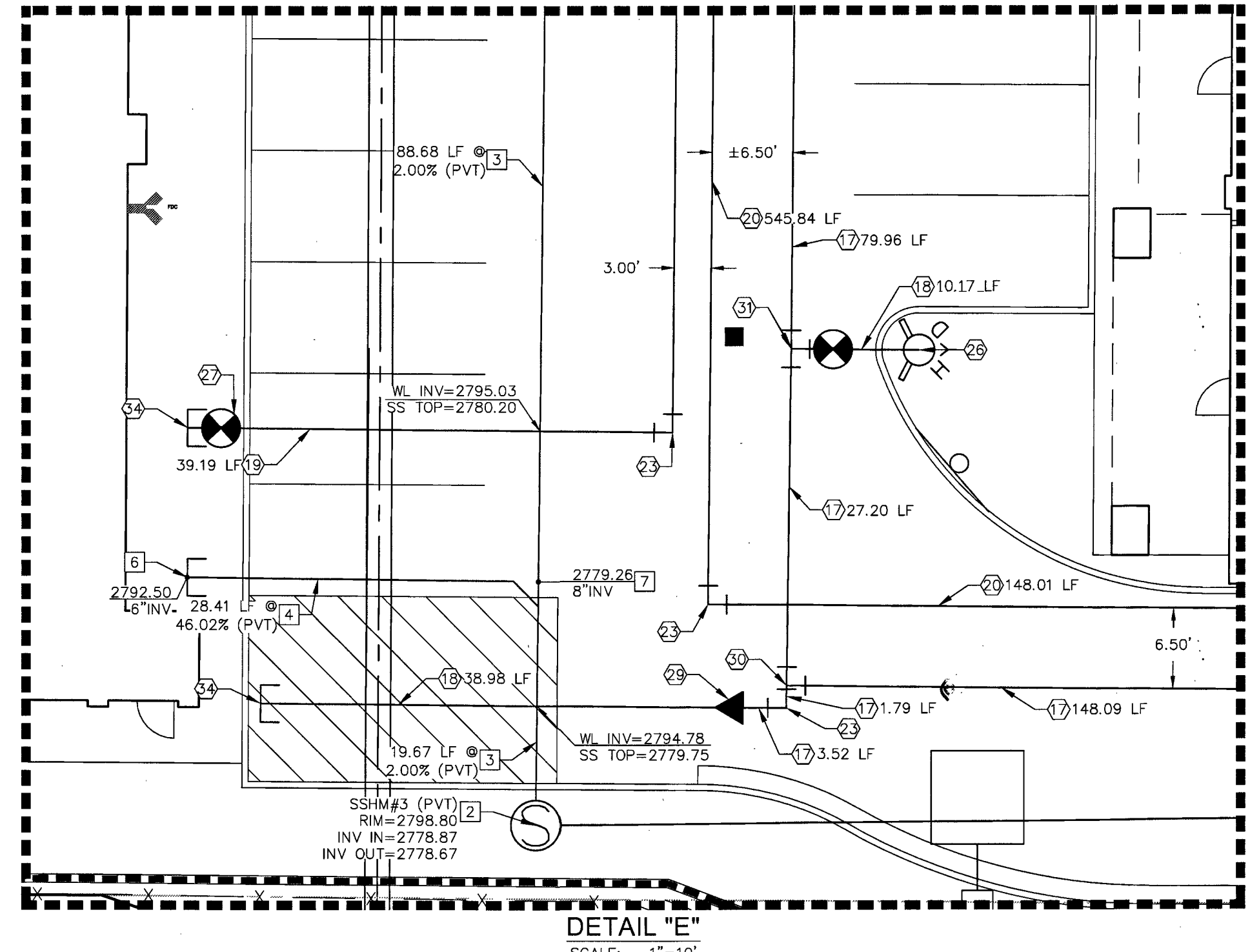
NOTES
1. EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. ALL DISCREPANCIES MUST BE IMMEDIATELY REPORTED TO THE ENGINEER.
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4. ALL SEWER LENGTHS SHOWN ARE FROM CENTER OF MANHOLE TO CENTER OF MANHOLE.
5. ALL SEWER/STORM DRAINS CROSSING WATER LINES MUST CONFORM TO SECTION 2.22 OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS) FOR WATER AND STORM MAIN CROSSINGS AND CLEARANCES.
6. SEE ARCHITECTURAL PLANS FOR ALL CONNECTION DETAILS AT THE BUILDING.
7. SEE LANDSCAPE PLANS BY OTHERS FOR ALL IRRIGATION AND LANDSCAPING INFORMATION.
8. SEE PLANS BY ELECTRICAL ENGINEER, NV ENERGY, COX, CENTURY LINK & SW GAS FOR ALL DRY UTILITY INFORMATION.

REDUCED PRESSURE PRINCIPLE (1) 1.5" IRRI6. ASSEMBLY (3) 2" DOM., (3) 1.5" DOM & (1) 1" DOM

APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY(S) SHALL BE INSTALLED PER UDACS PLATE NO. 8. NO WATER SHALL BE TAKEN FROM A SERVICE REQUIRING BACKFLOW PREVENTION UNTIL THE REDUCED PRESSURE PRINCIPLE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED BY LVWD. ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S) TO ALLOW THE DISTRICT DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY. EASEMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION.

WATER CONSTRUCTION NOTES

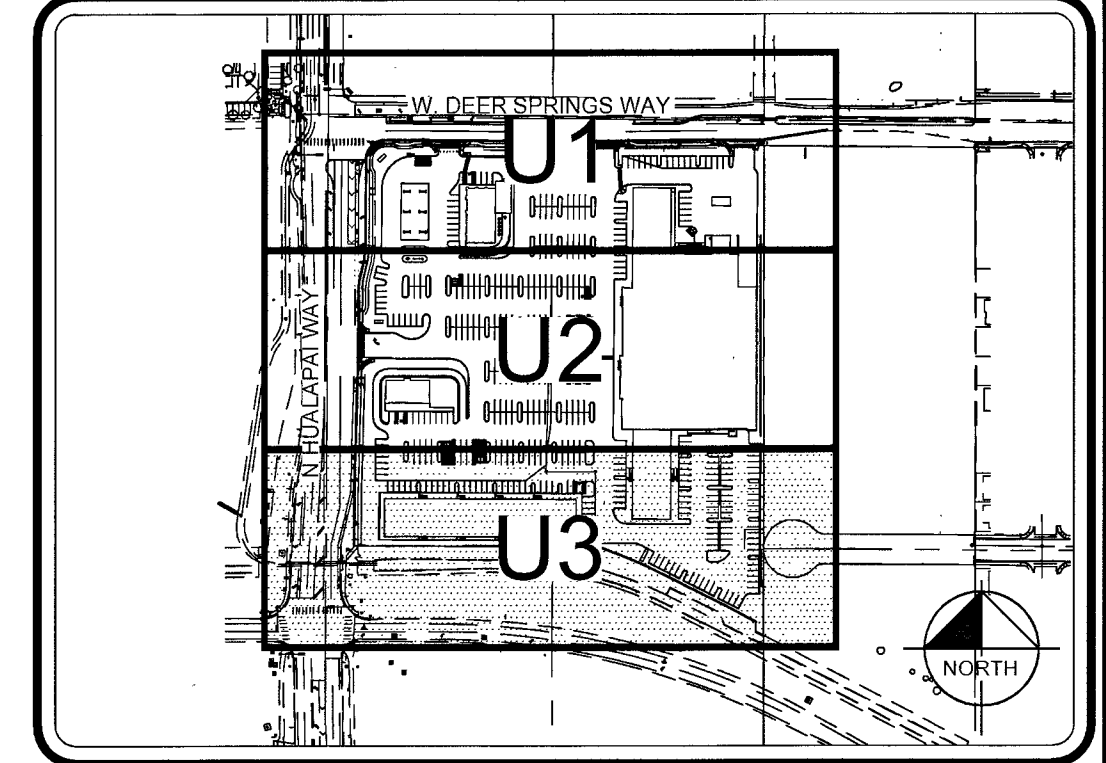
- INSTALL 8" PVC FIRE WATER LINE (PRIVATE)
- INSTALL 6" PVC FIRE WATER LINE (PRIVATE)
- INSTALL 2" PVC DOMESTIC WATER LINE (PRIVATE)
- INSTALL 1.5" PVC DOMESTIC WATER LINE (PRIVATE)
- INSTALL 90° BEND SAME SIZE AS LINE PER UDACS PLATE 31
- INSTALL FIRE HYDRANT PER UDACS PLATE NO. 40
- INSTALL GATE VALVE SAME SIZE AS LINE PER UDACS PLATES NO. 30 & 39
- INSTALL 8"x8" REDUCER WITH THRUST BLOCK PER UDACS PLATE NO. 30
- INSTALL 8"x8" TEE PER UDACS PLATE NO. 31
- INSTALL 8"x6" TEE PER UDACS PLATE NO. 31
- STUB & CAP - SEE PLUMBING PLANS FOR CONTINUATION



SEWER CONSTRUCTION NOTES

- INSTALL 48" DIA. SANITARY SEWER MANHOLE PER DCSWS SD-1A, SD-5 & SD-4
- INSTALL 8" PVC (SDR-35 SEWER MAIN PER DCSWS SD-16 & SD-17
- INSTALL 6" PVC SDR-35 SEWER LATERAL PER SD-22
- INSTALL 6" CLEAN OUT PER SD-26 (TRAFFIC RATED LID)
- STUP & CAP - SEE PLUMBING PLANS FOR CONTINUATION
- INSTALL WYE & 45° BEND PER SD-22
- INSTALL 72" DIA. SANITARY SEWER MANHOLE PER DCSWS SD-1A, SD-5 & SD-4 WITH 24" SINGLE LID

CITY OF LAS VEGAS FIRE DEPARTMENT						
FIRE FLOW REQUIREMENT IS 2,500 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH RESIDUAL BASED ON:						
REQ'D FIRE FLOW	SHOPS A	SHOPS B	SHOPS C	C-STORE	FAST FOOD	GROCERY STORE
1,875	1,500	1,500	2,000	1,500	2,500	
SQUARE FOOTAGE	18,000	900	6,280	3,900	2,400	56,660
LARGEST AREA BETWEEN AREA SEPARATION WALLS	N/A	N/A	N/A	N/A	N/A	N/A
HEIGHT	38	32	32	31	28	-
TYPE OF CONSTRUCTION	V-B	V-B	V-B	V-B	V-B	IIIB
SPRINKLER SYSTEM	YES	YES	YES	NO	NO	YES
OCCUPANCY	A2/M	A2/M	A2/M	M	A2	-
NO. OF STORIES	1	1	1	1	1	1
HIGH PILED STORAGE	NO	NO	NO	NO	NO	YES
CHEMICAL ADDITIVES	NO	NO	NO	N/A	N/A	NO



KEY MAP
N.T.S.

LEGEND	
EXISTING	PROPOSED
WATER LINE	---
SEWER LINE	---
GAS LINE	---
STORM DRAIN LINE	---
POWER LINE (OVERHEAD)	---
FIRE HYDRANT	●
WATER VALVES	●
REDUCER	●
SEWER MANHOLE	●
STORM DRAIN MANHOLE	●
CLEANOUT	●

APPROVED FOR CONSTRUCTION

D. Shadi
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT NO. 125596 FIRST APPROVED DATE: 12/24/17
LVWD APPROVED FIRE FLOW 2,500 GPM AT 20 PSI RESIDUAL

**CITY OF LAS VEGAS
FIRE DEPARTMENT APPROVAL**

BY: *K. M. H.* DATE: 11/26/19

APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF ANY OF THE PROVISIONS OF THE STATE OR COUNTY LAWS.

FIRE FLOW 2,500 GPM AT 20 PSI RESIDUAL.

CLV#: 1075012 L17-00759

LEGAL DESCRIPTION
SEE COVER SHEET FOR FULL LEGAL DESCRIPTION

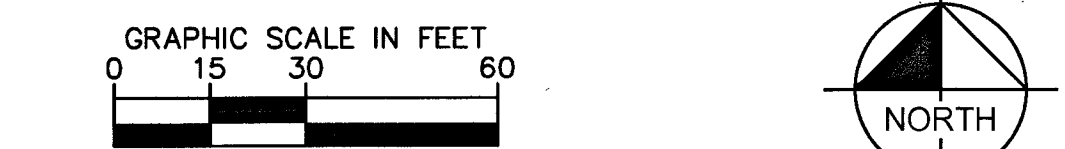
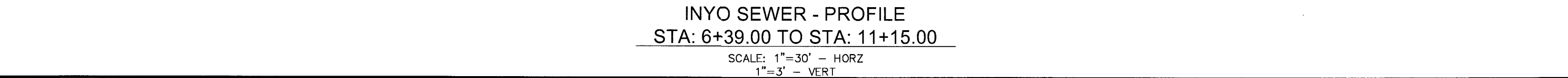
BENCHMARK
BENCHMARK: 12LV99 24E4: A RIVET AND ROUND ALUMINUM PLATE IN THE TOP OF CURB AT THE NORTHWEST CORNER OF HUALAPAI WAY AND DEER SPRINGS WAY = 658.06m = 2815.17ft. (NAVD 88)

BASIS OF BEARINGS
NORTH 89°47'00" WEST, BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., COUNTY OF CLARK, STATE OF NEVADA

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

NOTES
ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

INYO SEWER - PROFILE
 STA: 6+39.00 TO STA: 11+15.00
 SCALE: 1"=30' - HORZ
 1"=3' - VERT



- 1 CONTRACTOR TO VERIFY INVERT OF EXISTING SEWER MAIN PRIOR TO COMMENCING CONSTRUCTION
- 2 INSTALL 48" DIA. SANITARY SEWER MANHOLE PER DCSWCS SD-1A, SD-5 & SD-4
- 3 INSTALL 8" PVC (SDR-35 SEWER MAIN PER DCSWCS SD-16 & SD-17
- 4
- 5
- 6
- 7
- 8 INSTALL 72" DIA. SANITARY SEWER MANHOLE PER DCSWCS SD-1A, SD-5 & SD-4 WITH 24" SINGLE UD

(5) CONSTRUCT HEAVY AC PAVEMENT PER SOILS REPORT BY WESTERN TECHNOLOGIES INC. SEE DETAIL "2" ON SHEET D3

(39) SAWCUT AND MATCH EXISTING

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

1. ALL WORK SHALL CONFORM TO THE SOILS REPORT PREPARED BY TERRACON, DATED 12/09/2016, NO. 64165132.
2. ALL OFF-SITE IMPROVEMENT CONSTRUCTION SHALL CONFORM TO THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA" LATEST EDITION.
3. FINAL ASPHALTIC CONCRETE (AC PAVEMENT SURFACES SHALL BE FLUSH WITH THE LIP OF GUTTER (INCLUDING OPEN GRADE).
4. CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
5. THIS PLAN SHALL NOT IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY ALL APPLICABLE GOVERNMENT AGENCIES.
6. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
7. MATCH ELEVATIONS SHOWN TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
8. THIS PROJECT IS PART OF AN EXISTING COMMERCIAL SUBDIVISION.
9. ALL ON-SITE STORM DRAINS AND THE ASSOCIATED STORM WATER FACILITIES ARE PRIVATELY OWNED AND PRIVATELY MAINTAINED.

BENCHMARK: 12LV99 24E4: A RIVET AND ROUND ALUMINUM PLATE IN THE TOP OF CURB AT THE NORTHWEST CORNER OF HUALAPAI WAY AND DEER SPRINGS WAY = 858.066m = 2815.17sft. (NAVD 88)

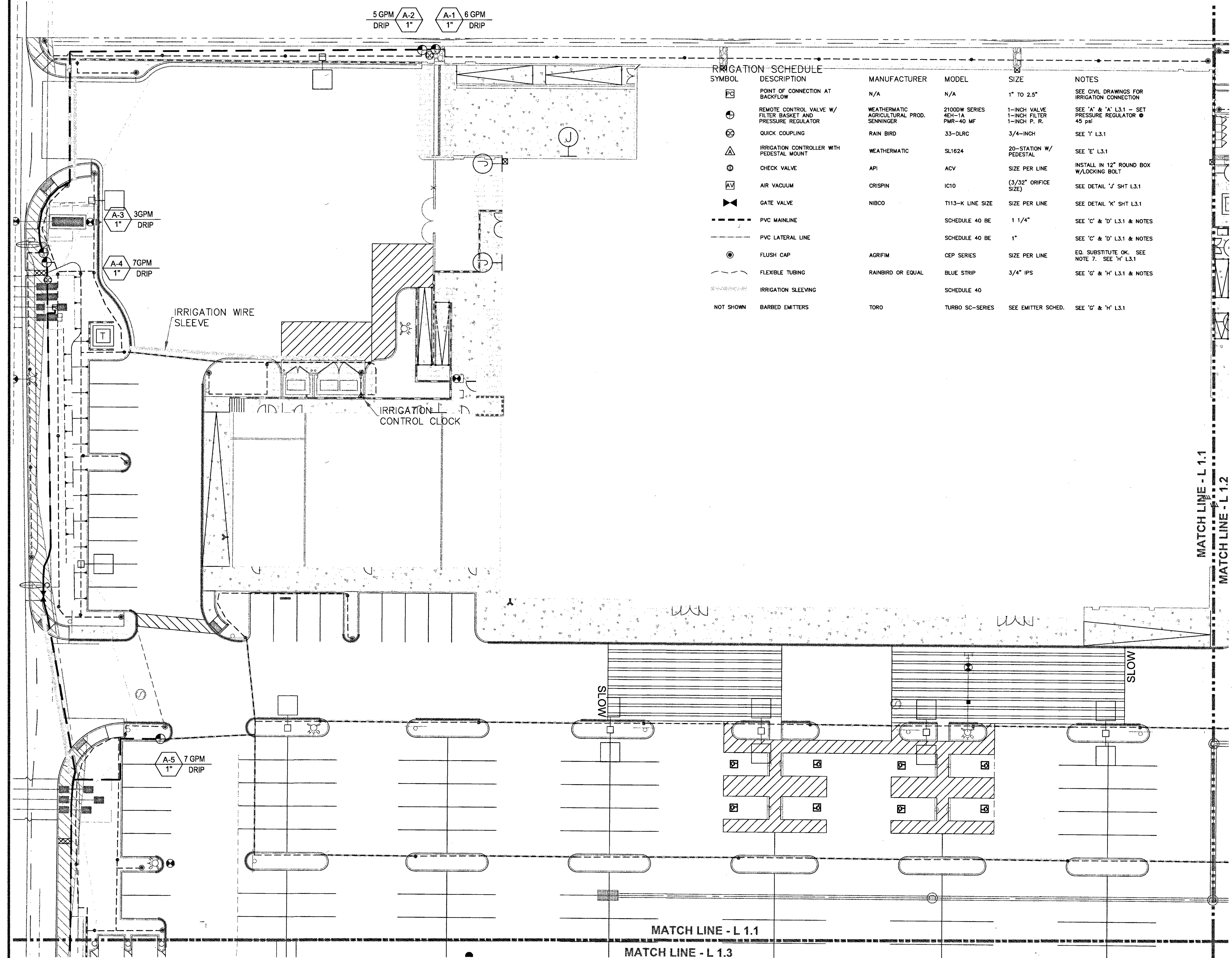
NORTH 89°47'00" WEST, BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., COUNTY OF CLARK, STATE OF NEVADA

THIS PROJECT IS LOCATED IN SHADED ZONE X PER FEMA FLOOD INSURANCE MAP NUMBERS 32003C2553F & 32003C2554F, DATED NOVEMBER 16, 2011. SHADED FLOOD ZONE X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREA LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

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

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT NUMBER 125896 FIRST APPROVED DATE: 12/21/17
CLV#: 10745072 L17-00759

DEER SPRINGS VILLAGE										INYO SEWER										KHA PROJECT 61153.52									
@ SEC DEER SPRINGS & HUALAPAI										PLAN & PROFILE										DATE NOV. 9, 2017									
																				SCALE AS SHOWN									
																				DESIGNED BY JZ									
																				DRAWN BY JZ									
																				CHECKED BY TW									
																													
																				Kimley»Horn									
																				© 2017 KIMLEY-HORN AND ASSOCIATES, INC.									
																				6671 LAS VEGAS BLVD S., SUITE 320 LAS VEGAS, NV 89119									
																				PHONE: 702-862-3600									
																				WWW.KIMLEY-HORN.COM									
																				No.									
																				REVISIONS									
																				DATE									
																				BY									



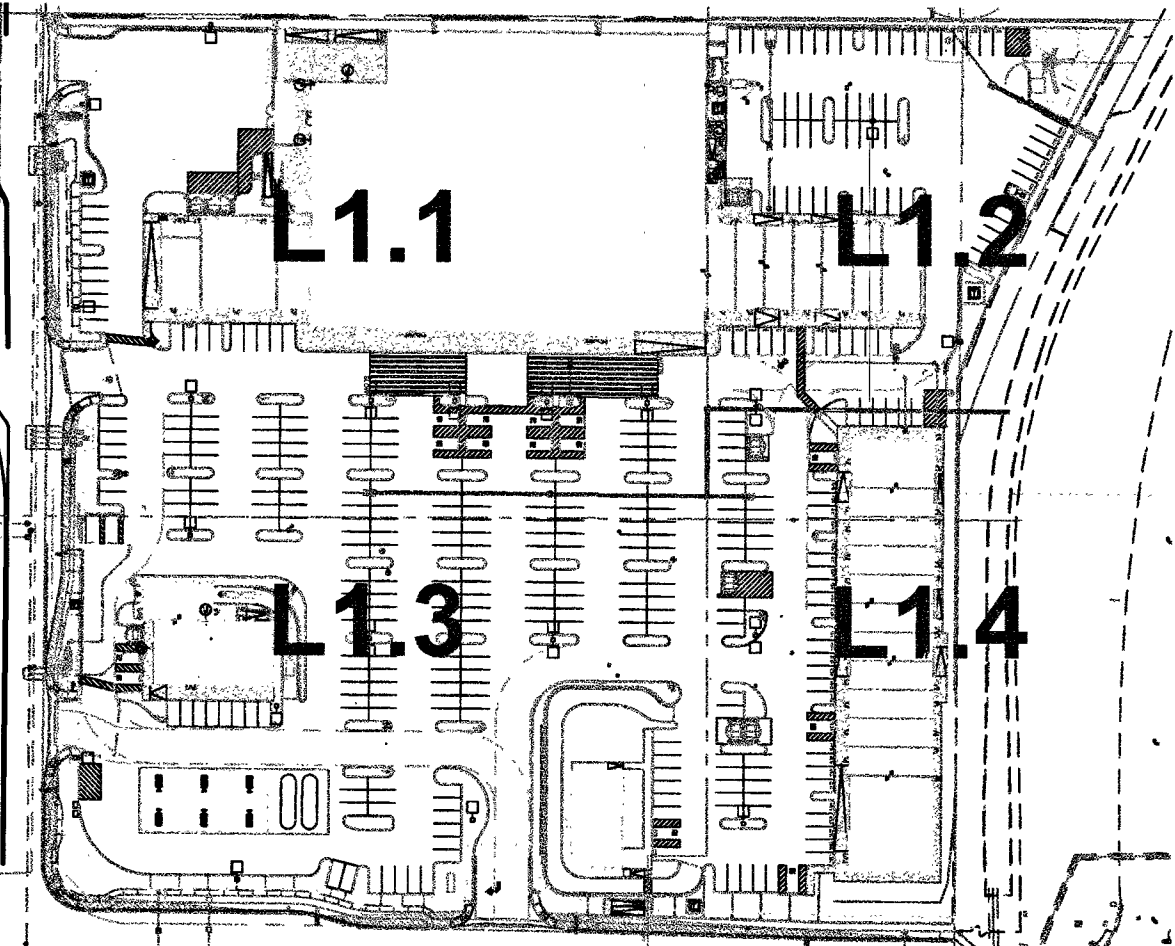
SYMBOL	DESCRIPTION	MANUFACTURER	MODEL	SIZE	NOTES
PG	POINT OF CONNECTION AT BACKFLOW	N/A	N/A	1" TO 2.5"	SEE CIVIL DRAWINGS FOR IRRIGATION CONNECTION
⊕	REMOTE CONTROL VALVE W/ FILTER BASKET AND PRESSURE REGULATOR	WEATHERMATIC AGRICULTURAL PROD. SENNINGER	2100W SERIES 4EH-1A PMR-40 MF	1-INCH VALVE 1-INCH FILTER 1-INCH P. R.	SEE 'A' & 'A' L3.1 - SET PRESSURE REGULATOR @ 45 PSI
⊗	QUICK COUPLING	RAIN BIRD	33-DLRC	3/4-INCH	SEE 'I' L3.1
⚠	IRRIGATION CONTROLLER WITH PEDESTAL MOUNT	WEATHERMATIC	SL1624	20-STATION W/ PEDESTAL	SEE 'E' L3.1
⊕	CHECK VALVE	API	ACV	SIZE PER LINE	INSTALL IN 12" ROUND BOX W/LOCKING BOLT
⊕	AIR VACUUM	CRISPIN	IC10	(3/32" ORIFICE SIZE)	SEE DETAIL 'J' SHT L3.1
⊕	GATE VALVE	NIBCO	T113-K LINE SIZE	SIZE PER LINE	SEE DETAIL 'K' SHT L3.1
---	PVC MAINLINE		SCHEDULE 40 BE	1 1/4"	SEE 'C' & 'D' L3.1 & NOTES
---	PVC LATERAL LINE		SCHEDULE 40 BE	1"	SEE 'C' & 'D' L3.1 & NOTES
⊕	FLUSH CAP	AGRIFIM	CEP SERIES	SIZE PER LINE	E.O. SUBSTITUTE OK. SEE NOTE 7. SEE 'H' L3.1
---	FLEXIBLE TUBING	RAINBIRD OR EQUAL	BLUE STRIP	3/4" IPS	SEE 'G' & 'H' L3.1 & NOTES
---	IRRIGATION SLEEVING		SCHEDULE 40		
---	NOT SHOWN BARBED EMITTERS	TORO	TURBO SC-SERIES	SEE EMITTER SCHED.	SEE 'G' & 'H' L3.1

EMITTER SCHEDULE

PLANT	MFR.	MODEL	QTY.	G.P.H.
EXISTING TREES	TORO	TURBO SC PLUS-RED	VARIES	
FAN PALM	TORO	TURBO SC PLUS-RED	8-12	2.0
36" BOX	TORO	TURBO SC PLUS-RED	16-20	2.0
24" BOX	TORO	TURBO SC PLUS-RED	12-14	2.0
15 GAL SHRUB	TORO	TURBO SC PLUS-BLACK	5-7	1.0
5 GAL	TORO	TURBO SC PLUS-BLACK	3-4	1.0
1 GAL	TORO	TURBO SC PLUS-BLACK	3	1.0
BLACK FOOT DAISY	TORO	TURBO SC PLUS-BLACK	3	1.0

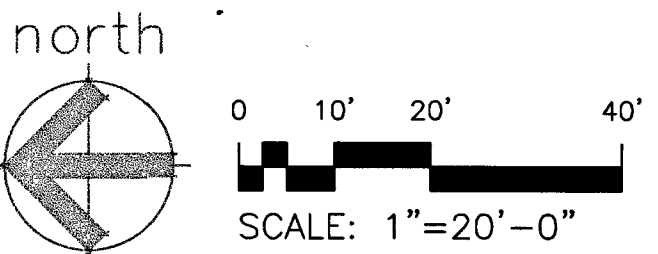
- NOTES:
- THE IRRIGATION PLAN IS DRAWN FOR GRAPHIC CLARITY. WHERE PIPING AND VALVES ARE SHOWN IN CONCRETE OR PAVED AREAS, THE INTENT IS FOR THE PIPING AND VALVES TO BE PLACED IN THE ADJACENT PLANTING AREAS.
 - IRRIGATION CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR TO PROVIDE POWER SOURCE FOR IRRIGATION CONTROLLER.
 - IRRIGATION CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO STARTING WORK. PROVIDE AN ALTERNATE BID COST FOR BACKFLOW DEVICE AND ENCLOSURE, AS THE UNIT MAY ALREADY BE EXISTING OR PROVIDED BY CIVIL.
 - COORDINATE IRRIGATION PLAN WITH PLANTING PLAN AND UTILITY PLANS. PLACE IRRIGATION LINES AWAY FROM OTHER UTILITIES AND TREES WHEN POSSIBLE.
 - DISCREPANCIES BETWEEN THE DRAWINGS AND SITE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE STARTING WORK.
 - ANY AND ALL MATERIAL OR EQUIPMENT SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
 - EMITTERS TO THE BLACK FOOT DAISY SHALL BE (3) THREE @ 0.5 GPH SEE EMITTER SCHEDULE ABOVE.
 - EMITTER QUANTITIES ARE SET FOR WHAT IS BEST FOR THE PLANTS. PRIOR TO INSTALLING THE CRUSHED ROCK TURN THE VALVES ON INDIVIDUALLY TO VERIFY THE WET PATTERN AROUND THE PLANTS. THE SOIL SHOULD BE WET 360-DEGREES AROUND THE PLANTS. IF DRY SPOTS OCCUR ADJUST THE EMITTER LOCATIONS OR ADD ADDITIONAL EMITTERS. THE LANDSCAPE ARCHITECT IS TO REVIEW THE WET PATTERNS PRIOR TO THE CRUSHED ROCK INSTALLATION (702) 358-8700. PROVIDE A 48 TO 72-HOUR NOTICE FOR ALL SITE VISITS.
 - INSTALL FLUSH CAPS AT ALL TERMINATIONS OF BLUE STRIPE TUBING.
 - INSTALL SLEEVING BASED ON THE SIZING GUIDE BELOW:

PIPE SIZE	REQUIRED SLEEVING
1" TO 2.5" PVC MAINLINE	1 - 4" SCH 40 PVC SLEEVE
1" TO 1 1/2" PVC LATERAL	1 - 4" SCH 40 PVC SLEEVE
WIRE QUANTITY	
1 - 20 CONTROL WIRES	1 - 4" SCH 40 PVC SLEEVE



KEY MAP NTS

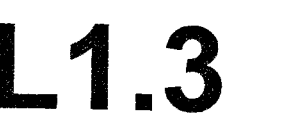
IRRIGATION PLAN



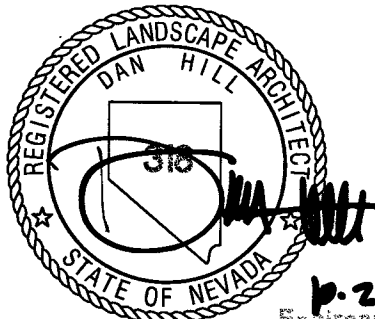


EMITTER SCHEDULE				
PLANT	MFR.	MODEL	QTY.	G.P.H.
EXTING TREES	TORO	TURBO SC PLUS-RED	VARIABLE	
FAN PALM	TORO	TURBO SC PLUS-RED	8-12	2.0
36" BOX	TORO	TURBO SC PLUS-RED	10-20	2.0
24" BOX	TORO	TURBO SC PLUS-RED	12-14	2.0
15 GAL SHRUB	TORO	TURBO SC PLUS-BLACK	5-7	1.0
5 GAL	TORO	TURBO SC PLUS-BLACK	3-4	1.0
1 GAL	TORO	TURBO SC PLUS-BLACK	3	1.0
BLACK FOOT	TORO	TURBO SC PLUS-BLACK	3	1.0
DAISY	TORO	TURBO SC PLUS-BLACK	3	1.0

- | <u>PIPE SIZE</u> | <u>REQUIRED SLEEVING</u> |
|--------------------------|--------------------------|
| 1" to 2.5" PVC MAINLINE | 1 - 4" SCH 40 PVC SLEEVE |
| 1" TO 1 1/2" PVC LATERAL | 1 - 4" SCH 40 PVC SLEEVE |
| <u>WIRE QUANTITY</u> | |
| 1 - 20 CONTROL WIRES | 1 - 4" SCH 40 PVC SLEEVE |



BD SUBMITTAL SET



DEER SPRINGS
VILLAGE, LLC

10655 PARK RUN DRIVE #160
LAS VEGAS, NV 89144

CLIENT PROJECT No: 07-05-2016

DEER SPRINGS
VILLAGE

6750 N HUALAPAI WAY
LAS VEGAS, NV 89149

PUBLIC AGENCY SUBMITTAL: N/A
ISSUED FOR BIDDING: N/A
ISSUED FOR CONSTRUCTION: N/A

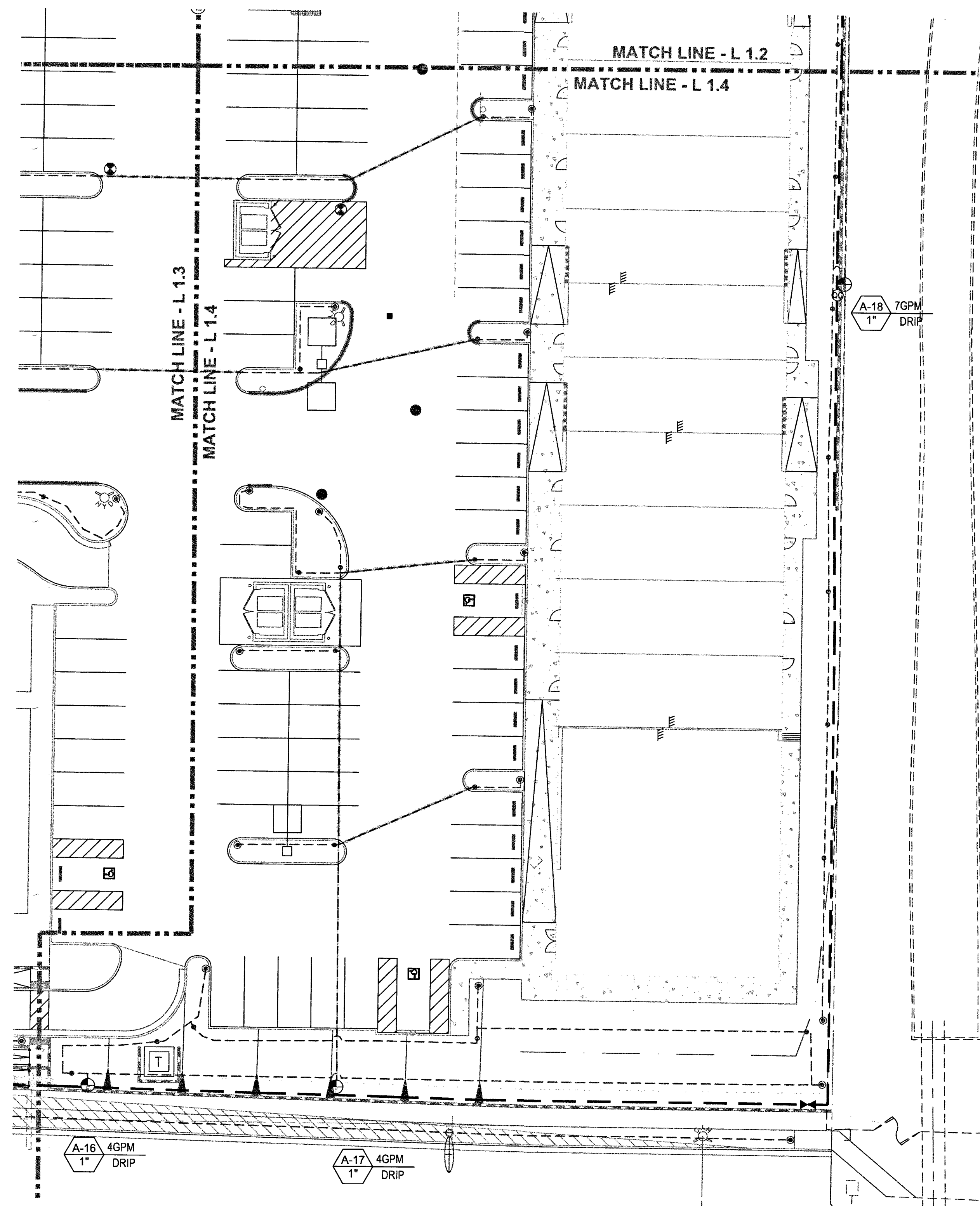
REVISIONS:
ISSUE DESCRIPTION: ISSUE DATE:

NADEL PROJECT No: 18061
PROJECT DATE: 07-05-2017

IRRIGATION
PLAN

L11-00759
107X5072

L1.4



IRRIGATION PLAN



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL	SIZE	NOTES
PC	POINT OF CONNECTION AT BACKFLOW	N/A	N/A	1" TO 2.5"	SEE CIVIL DRAWINGS FOR IRRIGATION CONNECTION
⊕	REMOTE CONTROL VALVE W/ FILTER BASKET AND PRESSURE REGULATOR	WEATHERMATIC AGRICULTURAL PROD. SENNINGER	21000W SERIES 421-1A PMR-40 MF	1-INCH VALVE 1-INCH FILTER 1-INCH P. R.	SEE 'A' & 'A' L3.1 - SET PRESSURE REGULATOR @ 45 psi
⊕	QUICK COUPLING	RAIN BIRD	33-DLRC	3/4-INCH	SEE 'Y' L3.1
⊕	IRRIGATION CONTROLLER WITH PEDESTAL MOUNT	WEATHERMATIC	SL1624	20-STATION W/ PEDESTAL	SEE 'E' L3.1
⊕	CHECK VALVE	API	ACV	SIZE PER LINE	INSTALL IN 12" ROUND BOX W/LOCKING BOLT
AV	AIR VACUUM	CRISPIN	IC10	(3/32" ORIFICE SIZE)	SEE DETAIL 'J' SHT L3.1
⊕	GATE VALVE	NIBCO	T113-K LINE SIZE	SIZE PER LINE	SEE DETAIL 'K' SHT L3.1
---	PVC MAINLINE		SCHEDULE 40 BE	1 1/4"	SEE 'C' & 'D' L3.1 & NOTES
---	PVC LATERAL LINE		SCHEDULE 40 BE	1"	SEE 'C' & 'D' L3.1 & NOTES
⊕	FLUSH CAP	AGRIFIM	CEP SERIES	SIZE PER LINE	EQ. SUBSTITUTE OK. SEE NOTE 7. SEE 'H' L3.1
---	FLEXIBLE TUBING	RAINBIRD OR EQUAL	BLUE STRIP	3/4" IPS	SEE 'G' & 'H' L3.1 & NOTES
---	IRRIGATION SLEEVING		SCHEDULE 40		
NOT SHOWN	BARBED EMITTERS	TORO	TURBO SC-SERIES	SEE EMITTER SCHED.	SEE 'G' & 'H' L3.1

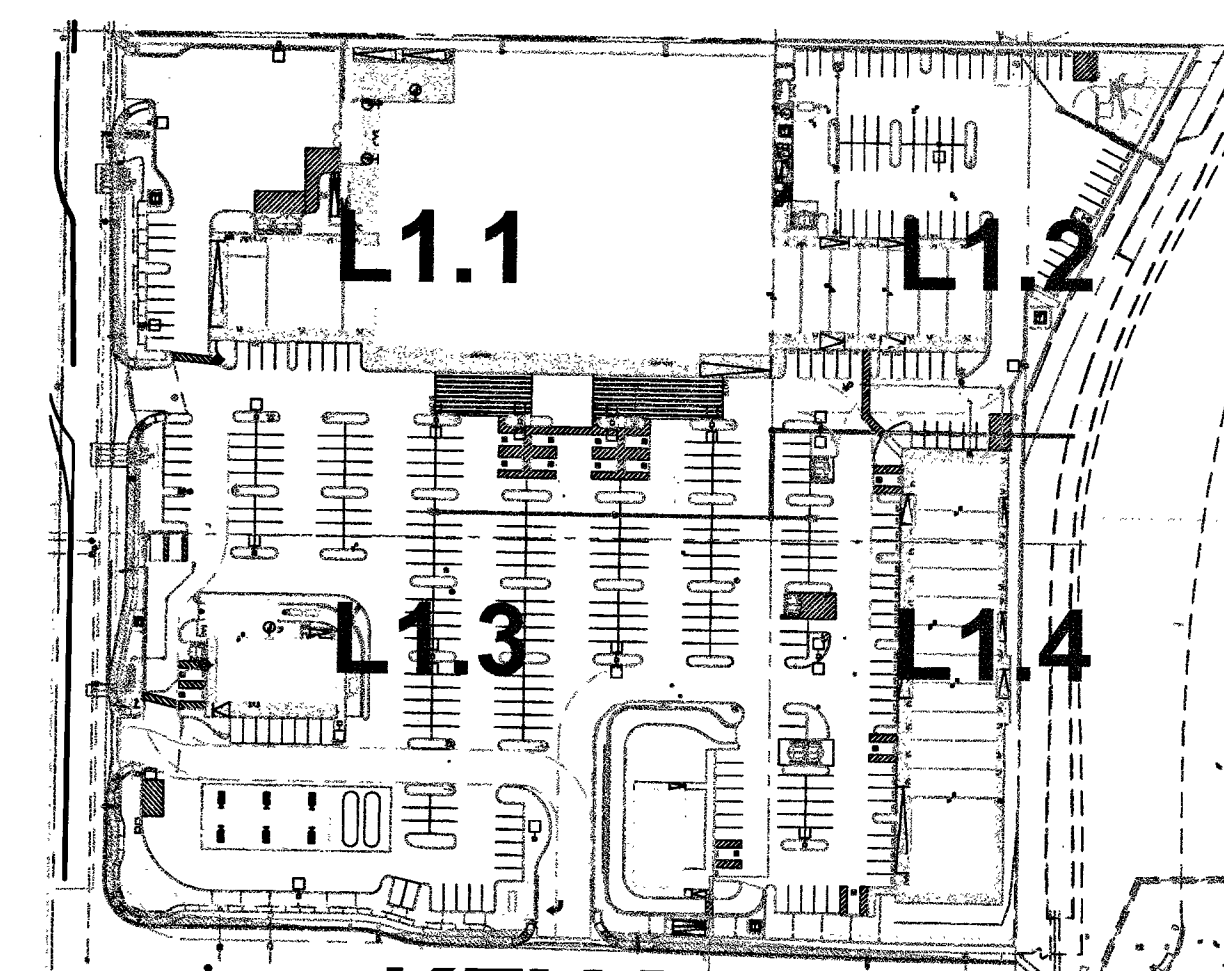
EMITTER SCHEDULE

PLANT	MFR.	MODEL	QTY.	G.P.H.
EXISTING TREES	TORO	TURBO SC PLUS-RED	VARIES	
FAN PALM	TORO	TURBO SC PLUS-RED	8-12	2.0
36" BOX	TORO	TURBO SC PLUS-RED	16-20	2.0
24" BOX	TORO	TURBO SC PLUS-RED	12-14	2.0
15 GAL SHRUB	TORO	TURBO SC PLUS-BLACK	5-7	1.0
5 GAL	TORO	TURBO SC PLUS-BLACK	3-4	1.0
1 GAL	TORO	TURBO SC PLUS-BLACK	3	1.0
BLACK FOOT DAISY	TORO	TURBO SC PLUS-BLACK	3	1.0

NOTES

- THE IRRIGATION PLAN IS DRAWN FOR GRAPHIC CLARITY. WHERE PIPING AND VALVES ARE SHOWN IN CONCRETE OR PAVED AREAS, THE INTENT IS FOR THE PIPING AND VALVES TO BE PLACED IN THE ADJACENT PLANTING AREAS.
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- EMITTER QUANTITIES ARE SET FOR WHAT IS BEST FOR THE PLANTS. PRIOR TO INSTALLING THE CRUSHED ROCK TURN THE VALVES ON INDIVIDUALLY TO VERIFY THE WET PATTERN AROUND THE PLANTS. THE SOIL SHOULD BE WET 360-DEGREES AROUND THE PLANTS. IF DRY SPOTS OCCUR ADJUST THE EMITTER LOCATIONS OR ADD ADDITIONAL EMITTERS. THE LANDSCAPE ARCHITECT IS TO REVIEW THE WET PATTERNS PRIOR TO THE CRUSHED ROCK INSTALLATION (702) 358-8700. PROVIDE A 48 TO 72-HOUR NOTICE FOR ALL SITE VISITS.
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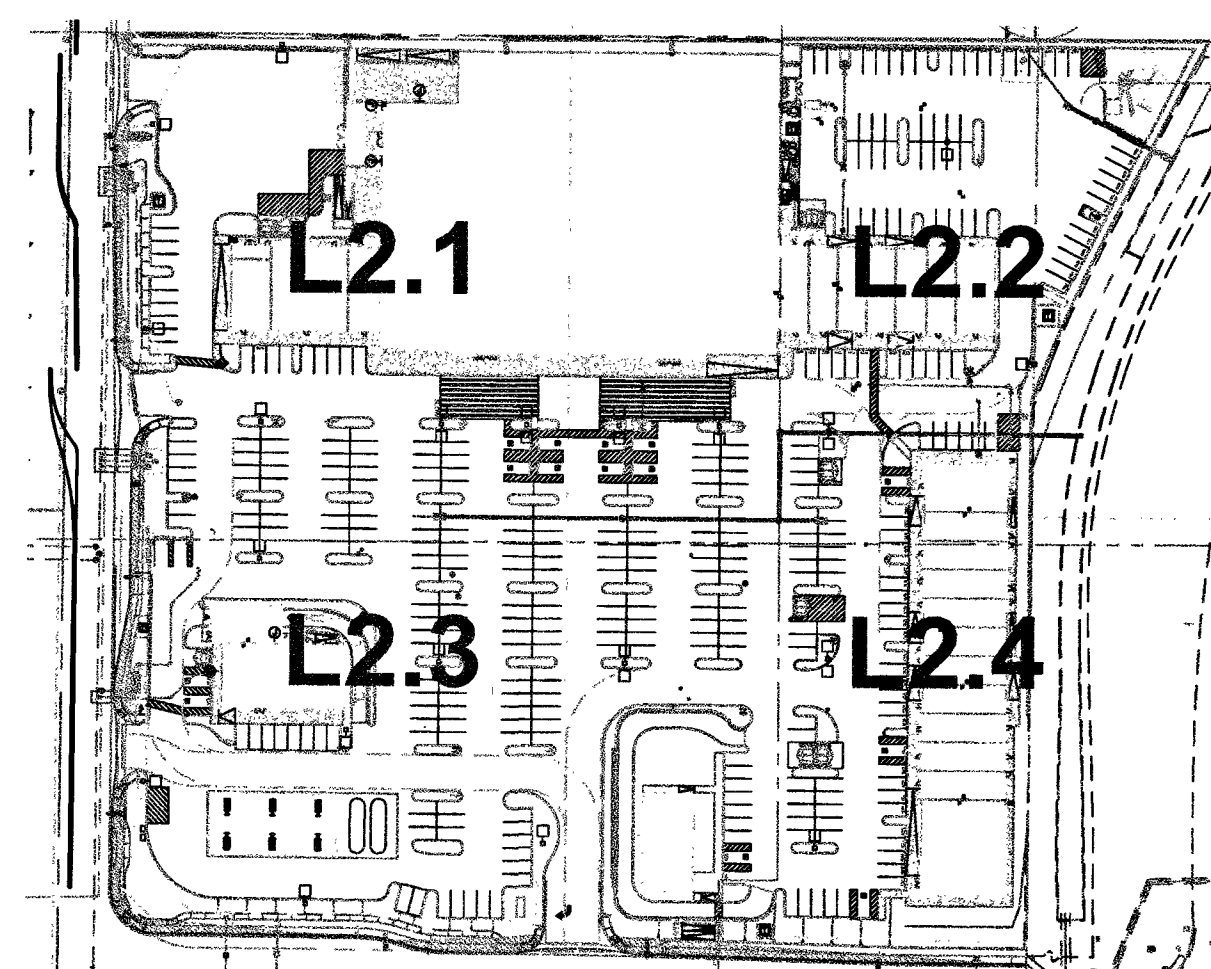
PIPE SIZE	REQUIRED SLEEVING
1" TO 2.5" PVC MAINLINE	1 - 4" SCH 40 PVC SLEEVE
1" TO 1 1/2" PVC LATERAL	1 - 4" SCH 40 PVC SLEEVE
WIRE QUANTITY	
1 - 20 CONTROL WIRES	1 - 4" SCH 40 PVC SLEEVE



KEY MAP

NTS

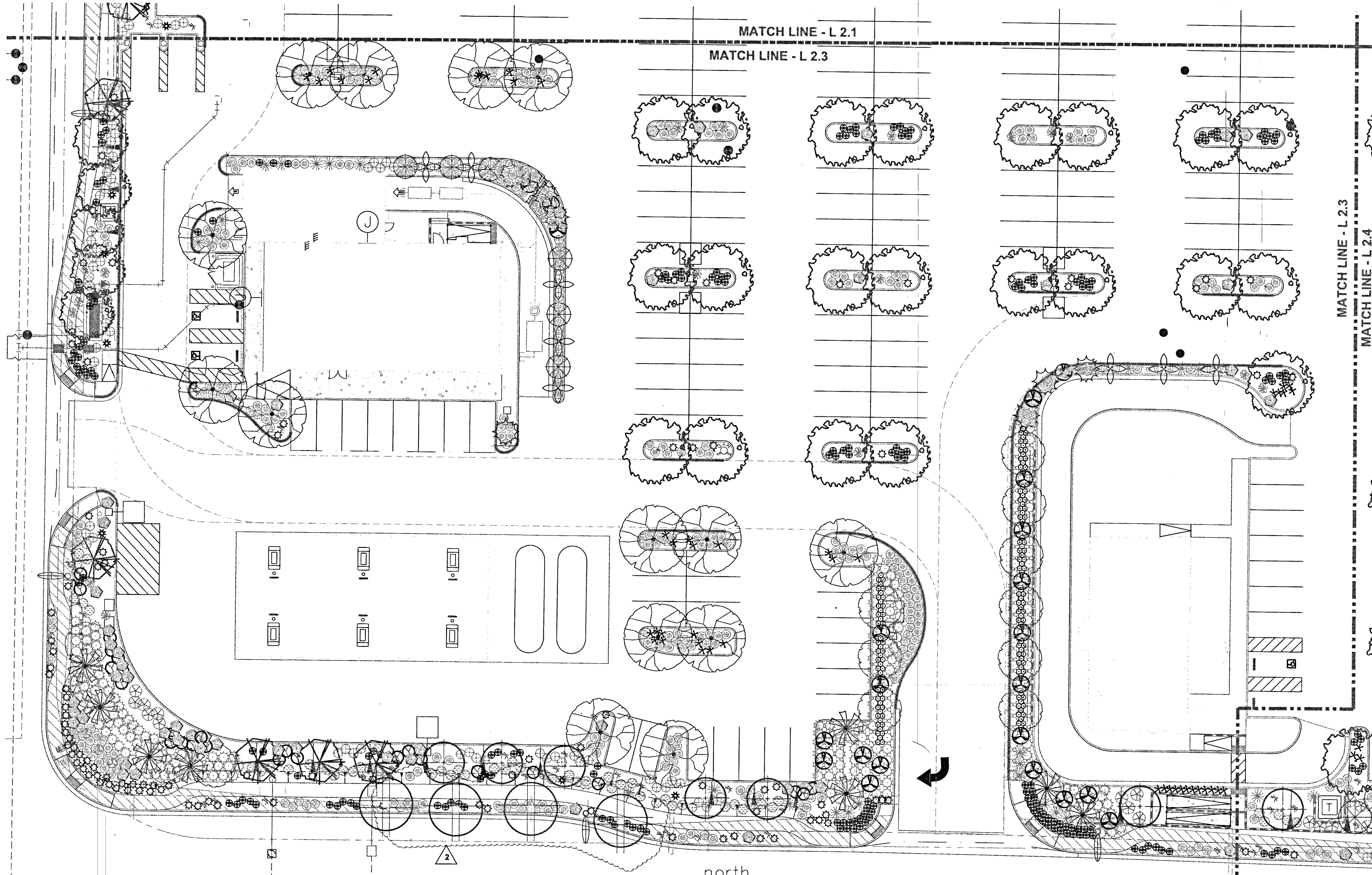
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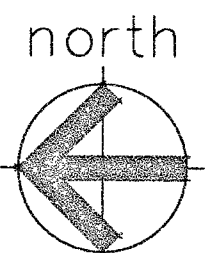
KEY MAP
NTS

PLANT SCHEDULE					
BOTANICAL NAME		COMMON NAME	QTY.	SIZE	REMARKS
TREES					
	ELAEODENDRUM DECIPENS	JAPANESE BLUEBERRY	15	36" BOX	STANDARD TRUNK, SUBMIT PHOTOS OF TREES PRIOR TO PURCHASE FOR APPROVAL
	BUTIA CAPITATA	PINDO PALM	7	15 GAL.	
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	57	36" BOX	SEMI-MULTI TRUNK, SUBMIT PHOTOS OF TREES PRIOR TO PURCHASE FOR APPROVAL
	EBENOPSIS EBANO	TEXAS EBONY	45	24" BOX	STANDARD TRUNK, SUBMIT PHOTOS OF TREES PRIOR TO PURCHASE FOR APPROVAL
	PISTACIA CHINENSIS	CHINESE PISTACHE	7	24" BOX	STANDARD TRUNK 5" CLEAR OF BRANCHES, SUBMIT PHOTOS OF TREES PRIOR TO PURCHASE FOR APPROVAL
	QUERCUS ILEX	HOLLY OAK	56	24" BOX	STANDARD TRUNK 5" CLEAR OF BRANCHES, SUBMIT PHOTOS OF TREES PRIOR TO PURCHASE FOR APPROVAL
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	36	24" BOX	MULTI-TRUNK (3 TO 4 TRUNKS)
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	8	12" BROWN TRUNK	ALL TRUNKS ARE TO BE SKINNED STRAIGHT AND EVEN
	WASHINGTONIA ROBUSTA HYBRID	HYBRID MEXICAN FAN PALM	18	18" BROWN TRUNK	ALL TRUNKS ARE TO BE SKINNED STRAIGHT AND EVEN
	XYLOSMA CONGESTUM	SHINY XYLOSMA	6	24" BOX	STANDARD TRUNK 4" CLEAR
SHRUBS					
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	54	5 GAL.	2
	CYTISUS REVOLUTA	SEGO PALM	27	7 GAL.	
	LONGICERA X AMERICANA 'PAM'S PINK'	PAM'S PINK HONEYSUCKLE	88	5 GAL.	
	LEUCOPHYLLUM CANBERRUM	THUNDER CLOUD TM	93	5 GAL.	
	RHAPHIOPHOLIS INDICA 'PINK LADY'	INDIAN HAWTHORN	55	5 GAL.	
	SIMMONDISA CHINENSIS VISTA	COMPACT JOJOBA	426	5 GAL.	
GROUNDCOVERS					
	MELAMPYRUM LEUCANTHUM	BLACK FOOT DAISY	317	1 GAL.	
	LANTANA SPECIES 'NEW GOLD'	NEW GOLD LANTANA	105	1 GAL.	
	TEUCORIUM CHAMAEDRYS	BUSH GERMANDER	771	5 GAL.	

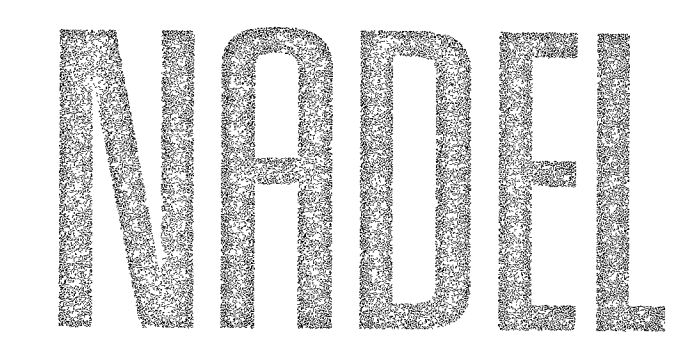
PLANT SCHEDULE SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
ACCENTS					
	AGAVE GEMINIFLORA	TWIN-FLOWERED AGAVE	53	5 GAL	SUBMIT PHOTOS OF AGAVE PRIOR TO PURCHASE FOR APPROVAL
	AGAVE OVATIFOLIA	WHALE'S TONGUE AGAVE	15	5 GAL	SUBMIT PHOTOS OF AGAVE PRIOR TO PURCHASE FOR APPROVAL
	DASYLIRION QUADRANGULATUM	TOOTHLESS SOTOL	37	5 GAL	SUBMIT PHOTOS OF AGAVE PRIOR TO PURCHASE FOR APPROVAL
	DIETES BICOLOR	FORTNIGHT LILY	136	5 GAL	SUBMIT PHOTOS OF AGAVE PRIOR TO PURCHASE FOR APPROVAL
	HEPERALOE PARVIFLORA	RED YUCCA	241	5 GAL	SUBMIT PHOTOS OF AGAVE PRIOR TO PURCHASE FOR APPROVAL
	YUCCA RUPECOLA	TWISTED LEAF YUCCA	128	5 GAL	SUBMIT PHOTOS OF AGAVE PRIOR TO PURCHASE FOR APPROVAL
MATERIALS					
	GRANITE BOULDERS: MEDIUM TO DARK BROWN COLORING	BOULDER SIZES NOTED BELOW IN NOTE #2	77		SEE DETAIL "B" FOR INSTALLATION APPLICATION
	RIP RAP: APACHE BROWN	MAX: 75% 4"-10" & 25% 1"-4"			SEE DETAIL "C" FOR INSTALLATION APPLICATION
	CRUSHED ROCK: APACHE BROWN	ROCK SIZE 1 1/2" SCREEN, ROCK DEPTH 2 1/2"			SEE DETAIL "D" FOR INSTALLATION APPLICATION
NOTES:					
1. DECORATIVE 3/4"-1 1/2" MINUS 'MOHAVE GOLD' CRUSHED ROCK TO 2-INCH DEPTH IN ALL PLANTING BEDS.					
2. GRANITE BOULDERS: MEDIUM TO DARK BROWN COLORING, SIZES 20-24" DIA. 25%, 24-30" DIA. 50%, 30-36" DIA. 25%, SET 1/4 OF THE BOULDERS INTO THE FINISH GRADE.					
3. PRUNING OF TREES SHALL BE DIRECTED ON SITE WITH THE LANDSCAPE ARCHITECT TO THIN OUT AND ADJUST THE SHAPE OF TREES.					
4. FOLLOW TREE AND SHRUB PLANTING GUIDELINES FOR TREE HOLE DEPTH AND SPAN WITH DETAILS "K, L, & M"					
5. THE LANDSCAPE ARCHITECT IS TO APPROVE ALL TREES PRIOR TO PLANTING, PROVIDE 72 NOTICE.					
6. THE LANDSCAPE ARCHITECT IS TO APPROVE ALL TREE HOLES PRIOR TO PLANTING ANY TREES, PROVIDE 72 NOTICE.					



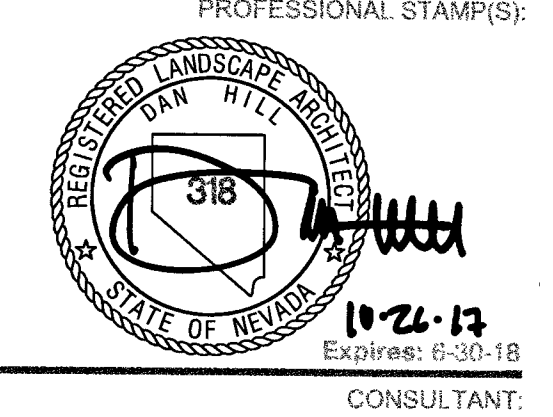
PLANTING PLAN



0 10' 20' 40'
SCALE: 1"=20'-0"



NADEL NEVADA INC
175 E. WARM SPRINGS ROAD
SUITE 100
LAS VEGAS, NV 89115
T. 702.896.2000
F. 702.896.7170
WWW.NADELARC.COM



HILL CLARK & ASSOCIATES
LANDSCAPE ARCHITECTURE
94 Megan Drive
Henderson, NV 89074
P: (702) 358-8700

CLIENT:
DEER SPRINGS VILLAGE, LLC

10655 PARK RUN DRIVE #160
LAS VEGAS, NV 89144
CLIENT PROJECT No: 07-05-2016

PROJECT:
DEER SPRINGS VILLAGE

6750 N HUALAPAI WAY
LAS VEGAS, NV 89149

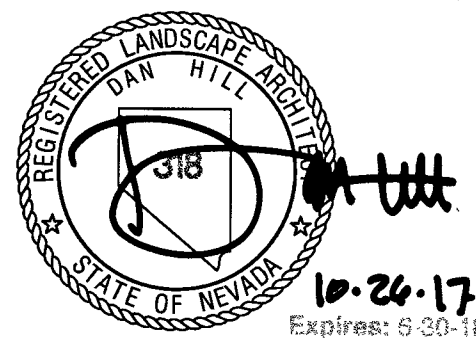
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ISSUED FOR BIDDING: N/A
ISSUED FOR CONSTRUCTION: N/A

REVISIONS:	ISSUE DATE:
1. Plan Check Comments 08-18-2017	
2. Plan Check Comments 10-24-2017	

NADEL PROJECT No: 16061
PROJECT DATE: 07-05-2017
ISSUE: 07-05-2017
DRAWING TITLE:

PLANTING PLAN

L17-00759
107X5072
L2.3



94 Megan Drive
Henderson, NV 89074
P: (702) 358-8700

CLIENT:

DEER SPRINGS
VILLAGE, LLC

10655 PARK RUN DRIVE #160
LAS VEGAS, NV 89144

CLIENT PROJECT No: 07-05-2016

PROJECT:

DEER SPRINGS
VILLAGE

6750 N HUALAPAI WAY
LAS VEGAS, NV 89149

PUBLIC AGENCY SUBMITTAL: N/A

ISSUED FOR BIDDING: N/A

ISSUED FOR CONSTRUCTION: N/A

REVISIONS:
ISSUE DESCRIPTION: ISSUE
NO.: DATE:

1 Plan Check Comments 08-18-2017

2 Plan Check Comments 10-24-2017

NADEL PROJECT No: 16061

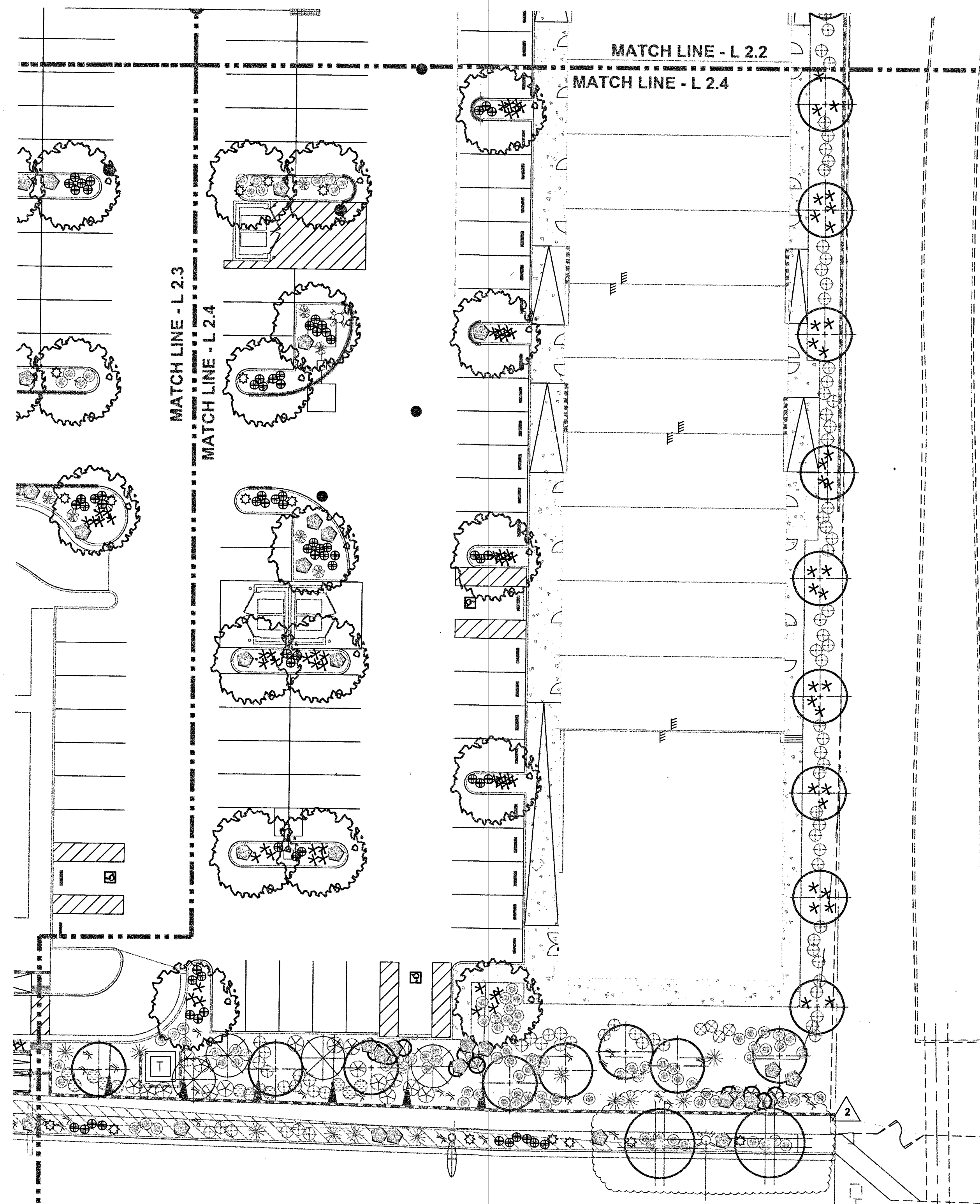
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DRAWING TITLE:

PLANTING
PLAN

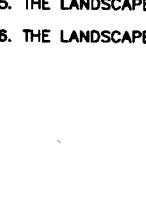
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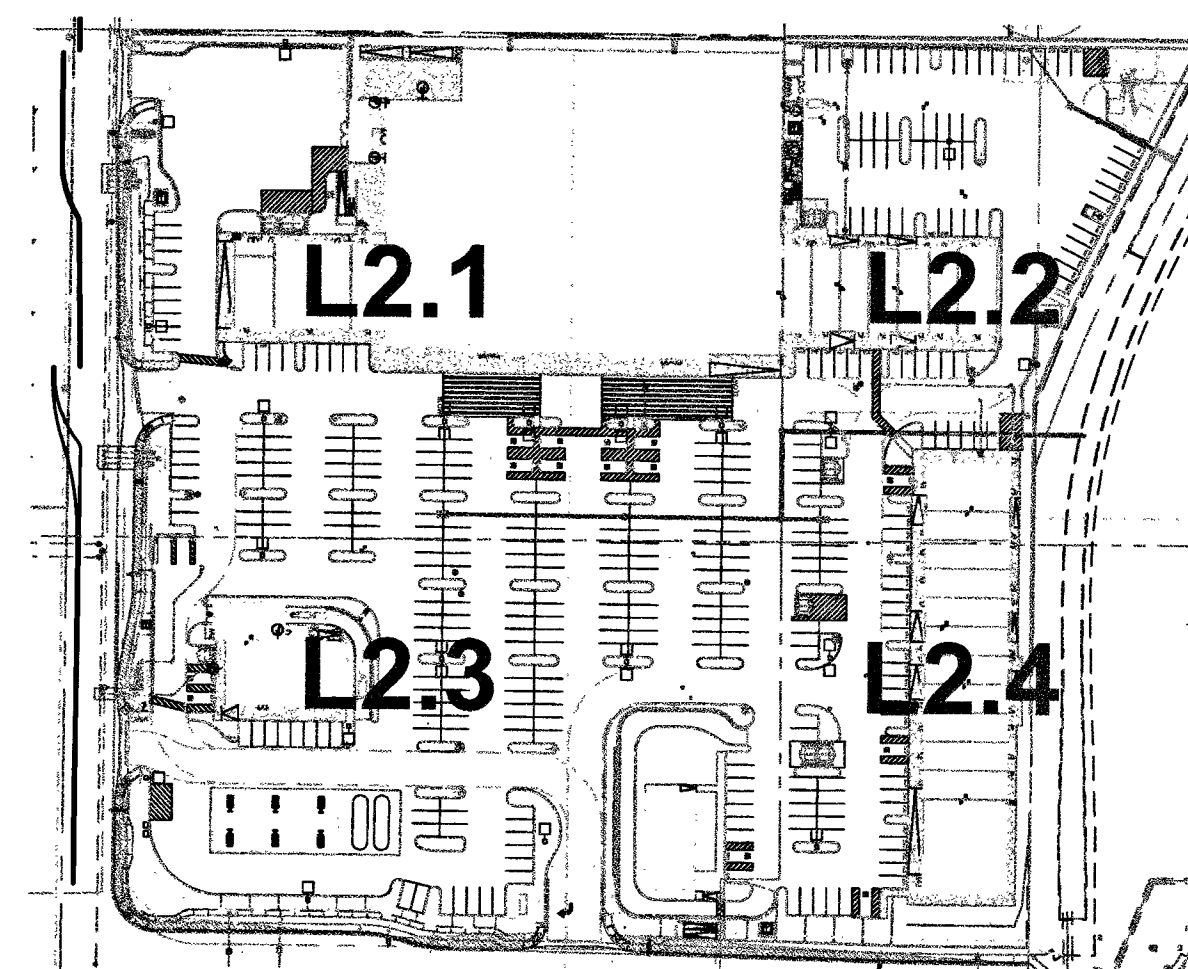
PLANTING PLAN



PLANT SCHEDULE SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
	ELAEAGNUS DECIPENS	JAPANESE BLUEBERRY	15	36" BOX	STANDARD TRUNK, SUBMIT PHOTOS OF TREES PRIOR TO PURCHASE FOR APPROVAL
	BUTIA CAPITATA	PINN PALM	7	15 GAL	
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	57 6	36" BOX 48" BOX SCREEN	SEMI-MULTI TRUNK, SUBMIT PHOTOS OF TREES PRIOR TO PURCHASE FOR APPROVAL
	EBENOPSIS EBANO	TEXAS EBONY	45	24" BOX	STANDARD TRUNK, SUBMIT PHOTOS OF TREES PRIOR TO PURCHASE FOR APPROVAL
	PISTACIA CHINENSIS	CHINESE PISTACHE	7 3	24" BOX 48" BOX SCREEN	STANDARD TRUNK 4" CLEAR OF BRANCHES, SUBMIT PHOTOS OF TREES PRIOR TO PURCHASE FOR APPROVAL
	QUERCUS ILEX	HOLLY OAK	56 1	24" BOX 48" BOX SCREEN	STANDARD TRUNK 4" CLEAR OF BRANCHES, SUBMIT PHOTOS OF TREES PRIOR TO PURCHASE FOR APPROVAL
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	36	24" BOX	MULTI-TRUNK (3 TO 4 TRUNKS)
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	8	12" BROWN TRUNK	ALL TRUNKS ARE TO BE SKINNED STRAIGHT AND EVEN
	WASHINGTONIA ROBUSTA HYBRID	HYBRID MEXICAN FAN PALM	18	18" BROWN TRUNK	ALL TRUNKS ARE TO BE SKINNED STRAIGHT AND EVEN
	XYLOSMA CONGESTUM	SHINY XYLOSMA	6	24" BOX	STANDARD TRUNK 4" CLEAR
SHRUBS					
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	54	5 GAL	
	CYCAS REVOLUTA	SEGO PALM	27	7 GAL	
	LONICERA X AMERICANA 'PINK PINK'	PINK PINK HONEYSUCKLE	88	5 GAL	
	LEUCOPHYLLUM CANDIDUM	THUNDER CLOUD	83	5 GAL	
	RHAPHIOLEPS INDICA 'PINK LADY'	INDIAN HAWTHORN	55	5 GAL	
	SHIMONDISIA CHINENSIS 'VISTA'	COMPACT JUJUBA	426	5 GAL	
GROUNDCOVERS					
	MELAMPODIUM LEUCANTHEMUM	BLACK FOOT DAISY	317	1 GAL	
	LANTANA SPECIES 'NEW GOLD'	NEW GOLD LANTANA	105	1 GAL	
	TEUCORIUM CHAMAEDRYFIS	BUSH GERMANDER	771	5 GAL	
	TRACHELOSPERMUM JASMINODES	STAR JASMINE	280	5 GAL	
ACCENTS					
	AGAVE GEOMIFLORA	TWIN-FLOWERED AGAVE	53	5 GAL	SUBMIT PHOTOS OF AGAVE PRIOR TO PURCHASE FOR APPROVAL
	AGAVE OVATIFOLIA	WHALE'S TONGUE AGAVE	15	5 GAL	SUBMIT PHOTOS OF AGAVE PRIOR TO PURCHASE FOR APPROVAL
	DASYLIRION QUADRANGULATUM	TOOTHLESS SOTOL	37	5 GAL	SUBMIT PHOTOS OF AGAVE PRIOR TO PURCHASE FOR APPROVAL
	DIETES BICOLOR	FORTNIGHT LILY	136	5 GAL	
	HESPERALOE PARVIFLORA	RED YUCCA	241	5 GAL	SUBMIT PHOTOS OF AGAVE PRIOR TO PURCHASE FOR APPROVAL
	YUCCA RUPEOLA	TWISTED LEAF YUCCA	128	5 GAL	SUBMIT PHOTOS OF AGAVE PRIOR TO PURCHASE FOR APPROVAL
MATERIALS					
	GRANITE BOULDERS: MEDIUM TO DARK BROWN COLORING	BOULDER SIZES NOTED BELOW IN NOTE #2	77		SEE DETAIL 'H' FOR INSTALLATION APPLICATION
	RIP RAP: APACHE BROWN	MIX: 75% 4"-10" & 25% 1"-4"			SEE DETAIL 'I' FOR INSTALLATION APPLICATION
	CRUSHED ROCK	CRUSHED ROCK: APACHE BROWN			SEE DETAIL 'W' FOR INSTALLATION APPLICATION

NOTES:

1. DECORATIVE 3/4"-1" MINUS 'MOHAVE GOLD' CRUSHED ROCK TO 2"-3" DEPTH IN ALL PLANTING BEDS.
2. GRANITE BOULDERS: MEDIUM TO DARK BROWN COLORING, SIZES 20"-24" DIA. 25%, 24"-30" DIA. 50%, 30"-36" DIA. 25%, SET 1/4" OF THE BOULDERS INTO THE FINISH GRADE.
3. PRUNING OF TREES SHALL BE DIRECTED ON SITE WITH THE LANDSCAPE ARCHITECT TO THIN OUT AND ADJUST THE SHAPE OF TREES.
4. FOLLOW TREE AND SHRUB PLANTING GUIDELINES FOR TREE HOLE DEPTH AND SPAN WITH DETAILS 'K, L, & M'
5. THE LANDSCAPE ARCHITECT IS TO APPROVE ALL TREES PRIOR TO PLANTING, PROVIDE 72 NOTICE.
6. THE LANDSCAPE ARCHITECT IS TO APPROVE ALL TREE HOLES PRIOR TO PLANTING ANY TREES, PROVIDE 72 NOTICE.



KEY MAP
NTS

BD SUBMITTAL SET