

1. ALL STREET LIGHTING INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE STREET LIGHTING PLANS, THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST REVISION, AND THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST REVISION, AND ANY ADOPTED SPECIAL AREA STANDARDS.

2. NO DEVIATION OF STREET LIGHT, PULL BOX, CONDUITS (E.T.C.) LOCATIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF TRAFFIC ENGINEERING AND THE CITY ENGINEER.
3. ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION,
4. ALL STREET LIGHTING CONDUITS STUB SHALL HAVE AT LEAST ONE GREEN #6 THW WIRE INSTALLED, AS TRACER WIRE, WHEN "EMPTY" CONDUITS COMPLETELY INSTALLED FROM PB TO PB. IT SHALL HAVE MINIMUM OF 2 #4 AND 1 #6 THW WIRE WITH THE ENDS TAPED OR "SAFE-OFF" PRIOR TO FINAL INSPECTION.
5. ANY STRUCTURE SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, ETC., SHALL LEAVE A MINIMUM CLEARANCE IN ACCORDANCE WITH THE USD NO. 320A.
6. AS-BUILT DRAWINGS SHALL BE SUPPLIED TO THE TEFO PRIOR TO ANY PRE-FINAL INSPECTION. THE AS-BUILT DRAWINGS NEEDS TO BE STAMPED AS-BUILT AND SIGNED BY THE PREPARER.
7. SERVICE POINT SHALL BE COORDINATED WITH NV ENERGY COMPANY, AND WHEREVER POSSIBLE, BE LOCATED NEAR THE CENTER OF THE CIRCUIT. SERVICE POINTS SHALL BE SHOWN ON THE CIVIL PLANS.
8. IT SHALL BE ASSUMED THAT IN THE ABSENCE OF AN EXISTING, WORKABLE CIRCUIT TO ATTACH TO, ALL INSTALLATIONS SHALL REQUIRE A NEW SERVICE FOR OPERATION OF THE CIRCUIT.
9. WHEREVER THERE IS AN OVERHEARD UTILITY THAT MAY CONFLICT WITH THE INSTALLATION OF STREET LIGHTING CIRCUITS AND/OR POLES, THESE CONFLICTS MUST BE IDENTIFIED BETWEEN THE DEVELOPER AND THE UTILITY INVOLVED, AT NO EXPENSE TO THE CITY OF LAS VEGAS, BEFORE STREETLIGHT BASES ARE INSTALLED.
10. THE CONTRACTOR SHALL FURNISH COMPLETE SERVICE TO TRANSFORMERS AND CONTROL SYSTEMS IF REQUIRED ON PLANS.
11. THE DEVELOPER/OWNER WILL BE REQUIRED TO SUPPLY POWER TO ALL NEW PUBLIC STREET LIGHTS INSTALL UNDER THIS DESIGN PRIOR TO BOND RELEASE OR PROJECT COMPLETION. THE DEVELOPER/OWNER WILL BE RESPONSIBLE FOR ALL ITEMS ASSOCIATED WITH THE INSTALLATION, CONSTRUCTION, ENERGIZING, MAINTENANCE AND OPERATIONAL COST OF SAID STREET LIGHTS PRIOR TO PROJECT COMPLETION. REFER TO THE PLAN FOR ANY NEW SERVICE REQUIREMENTS. THE TRANSFER OF OWNER-SHIP FROM THE DEVELOPER/OWNER TO THE CITY OF LAS VEGAS FOR ALL NEW PUBLIC STREET LIGHT/S AND/OR SERVICE/S INSTALLED UNDER THIS PLAN WILL BE IN CONJUNCTION WITH PROJECT COMPLETION. COORDINATE ALL MAINTENANCE AND OPERATIONAL TRANSFER WITH THE CITY OF LAS VEGAS TRAFFIC ENGINEER DEPARTMENT (TEFO) AT (702) 229-6331.

LVVWD PROJECT #126366

1. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE LVVWD. FOLLOWING WATER PLAN APPROVAL, NOTICE SHALL BE GIVEN TO THE LVVWD COMMUNICATION SUPPORT CENTER (258-7171) TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. FOR FUTURE INSPECTIONS, NOTICE MUST BE GIVEN BY 2:00 P.M. THE BUSINESS DAY PRIOR TO THE REQUESTED LVVWD INSPECTION. WHEN REQUESTING INSPECTIONS, PLEASE REFER TO THE PROJECT # IDENTIFIED ABOVE.
2. ALL WORK SHALL CONFORM TO THE LVVWD STANDARD PLANS, DRAWINGS, AND SPECIFICATIONS, EDITION TO THE 2010 EDITION OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS). THE LATEST EDITION OF THE U.D.A.C.S. SHALL SUPERCEDE ANY CONFLICTS CONTAINED IN THE APPROVED DRAWINGS AND/OR SPECIFICATIONS.
3. ALL WORK, EXCEPT AS MODIFIED BY THESE PLANS OR BY NOTE 2 ABOVE, SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT DRAFT OR EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENT, CLARK COUNTY AREA.
4. A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LVVWD.
5. ALL SERVICE LATERALS TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING WITH LVVWD APPROVED SERVICE SADDLES.
6. ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.
7. ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, VALLEY AND CURB GUTTERS.
8. ALL WATER AND STORM DRAIN OR SANITARY SEWER CROSSINGS SHALL CONFORM TO SECTION 2.22 OF THE 2010 EDITION OF THE UDACS.
9. ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED AND AN ACCEPTABLE WATER SAMPLE OBTAINED, PRIOR TO CONNECTION TO THE LVVWD DISTRIBUTION SYSTEM.
10. THE CONTRACTOR MUST OBTAIN ALL METERS TWO (2) INCHES AND SMALLER FROM LVVWD CENTRAL STORE. TELEPHONE 258-3152 OR 258-3802, TWO (2) WORKING DAYS PRIOR TO METER PICKUP.
11. ANY INTERRUPTION OF SERVICE MUST BE PERFORMED IN ACCORDANCE WITH UDACS SECTION 3.14.01, AND APPROVED BY THE LVVWD INSPECTION DIVISION PRIOR TO SHUTDOWN. PROPER WRITTEN NOTIFICATION MUST BE GIVEN TO ALL AFFECTED CUSTOMERS.
12. ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE LVVWD PRE-APPROVED MATERIALS AND MANUFACTURER'S LISTING FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS.
13. TELEPHONE "CALL BEFORE YOU DIG" AT "811" OR 1-800-227-2600.
14. THE INSTALLATION OF LAS VEGAS VALLEY WATER DISTRICT (LVVWD) MUNICIPAL WATER FACILITIES WITHIN ALL STREETS IS ASSUMED TO BE IN COMPLIANCE WITH THE UNIFORM STANDARDS, INCLUDING THE PLACEMENT OF ASPHALT PAVING SURFACE. ANY REPAIR WORK DONE BY THE LVVWD TO THE MUNICIPAL WATER FACILITIES WILL INCLUDE THE PLACEMENT OF AN APPROPRIATELY SIZED ASPHALT REPAIR PATCH ON THE STREET SURFACE.

ANY DECORATIVE PAVING SURFACE WITHIN THE STREET IS THE RESPONSIBILITY OF THE OWNER'S ASSOCIATION, OR THE INDIVIDUAL PROPERTY OWNERS IF NO OWNER'S ASSOCIATION IS IN EXISTENCE, OR THE AGENCY HAVING JURISDICTION. DECORATIVE SURFACE MATERIALS SHALL BE REPLACED BY THE LVVWD DURING THE REPAIR OR OPERATION OF ITS FACILITIES, WILL BE REPLACED BY LVVWD WITH AN APPROPRIATELY SIZED PLAIN FINISH CONCRETE PATCH. THE LVVWD WILL NOT REPAIR AND WILL NOT BE RESPONSIBLE FOR THE RESTORATION OF, ANY DECORATIVE PAVING SURFACE WITHIN THE STREET. THE LVVWD WILL NOT ATTEMPT TO MATCH COLOR OR FINISH OF ANY ADJACENT MATERIALS.
15. **NO LEAD COMPLIANCE NOTE**
TO COMPLY WITH THE FEDERAL SAFE DRINKING WATER ACT, ALL WATER WORKS AND PRODUCTS PROPOSED TO BE RELOCATED, OR INSTALLED AS NEW MUST BE INSTALLED WITH THE LEAD FREE APPROVED PRODUCT. THE OLD LEAD PRODUCT MAY NOT BE REUSED.

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE 'UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA', LATEST ISSUE; THE 'UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA', LATEST REVISED EDITION; THE 'SUMMERLIN IMPROVEMENT STANDARDS' FOR WORK IN THE SUMMERLIN AREA; AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES.

- THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS AND EXISTING UTILITIES SHOWN ON CIVIL PLANS LIBRARY ARE APPROXIMATE AND FOR RECORD PURPOSES. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES AS WELL AS TAKE ALL PRECAUTIONS TO PROTECT THE EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
5. TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGNS TO BE APPROVED BY THE CITY, PRIOR TO THE USE ON THE PROJECT.
6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
7. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 30' UP IN EXTRUDED-TYPE CURB.
8. AC PAVEMENT TO BE ONE-HALF INCH (½") ABOVE TOP OF ALL CUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAILS AND CROSS GUTTERS.
9. CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 216.
10. SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF THE TRANSITIONS TO BE AS SHOWN ON PLANS.
12. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE GEOTECH, INC. - NEVADA, PROJECT NO. 9831-LV6, DATE: MAY 05, 2010, APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
13. EXACT LOCATION OF ALL SAWCUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS ENGINEER IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATIONS.
14. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED TO THE ORIGINAL PROPOSITION. IN ACCORDANCE WITH N.R.S. STATUTE NO. 625.380 & CITY OF LAS VEGAS TITLE 18, APPENDIX D.
15. UTILITY COMPANY METER BOXES, MANHOLE UDS, VALVE COVERS, ETC., SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAYS, DRIVEWAYS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.
- WALL NOTES:
16. ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS: FLOOD CONTROL AND SIGHT DISTANCE AT INTERSECTIONS. NEW WALLS REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.
17. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.
18. CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS AND SEWER CLEAN OUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.
19. MATERIALS, HANDLING AND PLACEMENT OF PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE UDC AND THE CLARK COUNTY AREA SPECIFICATIONS (AS APPLICABLE) AND THE PLANS AND DETAILS SHOWN HEREON.
20. WHEN INSTALLING UNDERGROUND FACILITIES THAT REQUIRE UNDERGROUND LOCATING DEVICES (E.G. MARKERS, REFLECTORIS, ETC.) THE CONTRACTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO OFFSITE INSPECTION AND TESTING CERTIFYING THAT ALL DEVICES HAVE BEEN PLACED AND VERIFIED TO BE IN GOOD WORKING CONDITION PRIOR TO THE CONSTRUCTION OF ANY ROAD BASE.
21. SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S) SHALL BE PROVIDED TO THE CITY AND APPROVED PRIOR TO ACCEPTANCE OF FACILITY VIDEO INSPECTION. THE MAP(S) SHALL INCLUDE THE HORIZONTAL AND VERTICAL (INVERT) LOCATION OF PUBLIC SEWER MAINS, STORM DRAIN MAINS AND TRANSITION STRUCTURES, STORM DRAIN LATERALS AT THE CONNECTION TO THE STORM DRAIN MAIN AND AT THE CONNECTION TO A DROP INLET, THE CONNECTION OF SEWER SERVICE LATERALS TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERALS CROSS OVER OR UNDER THE STORM DRAIN. THE LOCATION SHALL BE COORDINATED, INCLUDING DEFLECTION POINTS. THE LOCATION SHALL BE DESCRIBED BY ALIGNMENTS WHICH SHALL BE BASED ON THE OFFICIAL HORIZONTAL AND VERTICAL CONTROL NETWORKS OF THE CITY OF LAS VEGAS. FINAL LOCATION MAPS MUST BE SEALED AND SIGNED BY A PROFESSIONAL ENGINEER. THE SURVEYOR TO HAVE POSITIONAL CERTainties OF ± 0.09 METERS (± 0.3 FEET) HORIZONTALLY AND VERTICALLY. A SEPARATE ELECTRONIC COMMA DELIMITED FILE FOR THE SANITARY SEWER AND STORM DRAIN COORDINATES SHALL ALSO ACCOMPANY THE SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S).
22. CCTV VIDEO INSPECTION IS REQUIRED FOR ALL SEWER AND STORM DRAINS. THE CCTV VIDEO INSPECTION MUST BE PERFORMED PER THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS LATEST EDITION.
23. A SEPARATE BORING PERMIT IS REQUIRED FOR ALL BORING ACTIVITIES.

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 THAT ARE ON THE LAS VEGAS VALLEY WATER DISTRICT'S - APPROVED PRODUCTS LIST ARE ALLOWED TO BE INSTALLED.

- INSTALLATION OF ON-SITE WATER LINES AND FIRE HYDRANTS, THE PERMIT AND CONSTRUCTION CONTRACTORS SHALL BE CAPABLE OF DELIVERING THE REQUIRED FIRE FLOW. [FC § 3310, § 3312]
3. TO OBTAIN WATER FROM THE FIRE PROTECTION ENGINEER BEFORE COMMENCEMENT OF WORK. [FC § 105.7.12]
4. ON ANY RESIDENTIAL OR COMMERCIAL INSTALLATIONS, FIRE HYDRANTS SHALL BE INSTALLED AND FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED BEFORE COMMENCEMENT OF ANY COMBUSTIBLE CONSTRUCTION. ALL FIRE HYDRANTS SHALL BE CAPABLE OF DELIVERING THE REQUIRED FIRE FLOW. [FC § 3310, § 3312]
5. TO IDENTIFY THE FIRE HYDRANT LOCATIONS, THE CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT THE CENTER LINE OF THE STREET ADJACENT TO THE FIRE HYDRANTS. [FC § 507.5.7.3]
6. ALL UNDERGROUND INSPECTIONS, PRESSURE AND FLUSH VERIFICATIONS OF ALL FIRE HYDRANTS AND FIRE LINES, SHALL BE CONDUCTED BEFORE COVERING THE LINES. CENTER LOADING IS ACCEPTABLE FOR THE HYDRO TESTS WITH PRIOR FIRE PREVENTION APPROVAL. [FC 106.3]
7. ALL ON-SITE UNDERGROUND WATER MAINS AND MATERIALS SHALL BE U.L. LISTED, A.S.W.A APPROVED AND SHALL BE RATED FOR THE APPROPRIATE WORKING PRESSURE. [FC § 507.2.1, NPDA 24]
8. PAINTING OF CURES, 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.
9. PRIVATE HYDRANTS SHALL BE PAINTED RED. [FC § 507.5.7.1]
10. PRIOR TO THE FINAL OCCUPANCY, A FIRE FLOW TEST SHALL BE WITNESSED BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION TO VERIFY AVAILABILITY OF THE REQUIRED FIRE FLOW. [FC § 507]
11. FIRE HYDRANT SPACING SHALL BE AS FOLLOWS: [FC § C102]
 - RESIDENTIAL – 500 FT UNSPRINKLERED; 600 FT SPRINKLERED.
 - COMMERCIAL – 300 FT UNSPRINKLERED; 400 FT SPRINKLERED.
12. WHERE THE WATER MAINS ARE EXTENDED ALONG STREETS OR NEW STREETS ARE INSTALLED WHERE FIRE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF THE STRUCTURES, FIRE HYDRANTS SHALL BE INSTALLED AT A MAXIMUM OF 1000 FT APART TO PROVIDE FOR TRANSPORTATION HAZARDS, WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS OR HAVE FOUR (4) OR MORE TRAFFIC LANES AND HAVE A TRAFFIC COUNT OF MORE THAN 30,000 PER DAY, HYDRANTS ARE REQUIRED ON EACH SIDE OF THE STREET SPACED AT 500 FT ON AN ALTERNATING BASIS. [FC § C102.6]
13. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN THE RADIUS OF A CUL-DE-SAC OR WITHIN 20 FT OF THE PERIMETER OF THE RADIUS OF THE CUL-DE-SAC.
14. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN 6 FT OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREETLIGHT OR ANY OTHER OBSTRUCTION. [FC § C102.12]
15. A MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A ONE-TWO FAMILY DWELLING SHALL NOT EXCEED 300 FT, AS MEASURED BY AN APPROVED ROUTE. [FC § C102.4]
16. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A FIRE DEPARTMENT CONNECTION (FDC) SHALL NOT EXCEED 100 FT, AS MEASURED BY AN APPROVED ROUTE. [FC § C102.7]
17. THE MAXIMUM DISTANCE FROM A HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200 FT. [FC § C102.6]
18. TWO (2) SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE IS 4 OR MORE FIRE HYDRANTS/SPRINKLER LEAD-INS ARE INSTALLED ON A SINGLE SYSTEM. SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 2 FIRE HYDRANTS CAN BE OUT OF SERVICE DUE TO A BREAK IN A WATER MAIN. [FC § C104]
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 FOR THE FIRE APPARATUS ACCESS ROAD SHALL NOT EXCEED 6% FROM 25 FT PRIOR TO OR AFTER THE GRADE CHANGE, ADJACENT TO THE STRUCTURES GRADIENT SHALL NOT EXCEED 6% [FC § 503.2.7, § 503.2.8]
21. THE TURNING RADIUS OF THE FIRE APPARATUS ACCESS ROADS SHALL BE NO LESS THAN 52 FT OUTSIDE AND 28 FT INSIDE TURNING RADIUS. [FC § 503.2.4]
22. VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL NOT BE LESS THAN 13FT 6 INS. [FC § 503.2.1]
23. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 10 FT FLOW LINE TO FLOW LINE WITH PARALLEL PARKING PERMITTED ON BOTH SIDES, NOT LESS THAN 32 FT WIDE, FLOW-LINE TO FLOW-LINE, WHERE PARKING IS PERMITTED ONLY ON ONE SIDE OF THE FIRE APPARATUS ACCESS ROAD, NOT LESS THAN 24 FT WIDE, FLOW-LINE TO FLOW-LINE, WHERE NO PARKING IS PERMITTED ON EITHER SIDE, FIRE LINES THROUGH PARKING LOTS SHALL BE NOT LESS THAN 24 FT. [FC § 503.2.1.1]
24. A FIRE APPARATUS ACCESS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF A BUILDING OR INTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FT FROM A FIRE DEPARTMENT VEHICLE ACCESS. THIS DISTANCE COULD BE INCREASED TO 250 FT IF THE BUILDING IS SPRINKLERED. [FC § 503.1.1]
25. APPROVED SECONDARY FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR 100 OR MORE DWELLING UNITS, ROAD(S) WITH DEAD-ENDS OR WITH A SINGLE POINT OF ACCESS IN EXCESS OF 600 FT, COMMERCIAL AND INDUSTRIAL DEVELOPMENTS WITH BUILDINGS EXCEED 40 FEET TO 60 FEET IN HEIGHT, OR EXCEEDING 82,000 SQUARE FEET IN AREA. [FC § 503.1.2]
26. ALL DEAD-END FIRE APPARATUS ROADS AND/OR FIRE LINES, PUBLIC OR PRIVATE IN EXCESS OF 150 FT LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND HAVING A MINIMUM DIAMETER OF 81 FT. [FC § 503.2.5]
27. ALL FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LANE, ONE SIGN AT THE END OF THE FIRE LANE AND WITH SIGNS AT INTERVALS OF 100 FT ALONG THE DESIGNATED FIRE LANES. SIGNS TO BE PLACED ON BOTH SIDES OF AN ACCESS ROAD ARE NEEDED TO PREVENT PARKING ON EITHER SIDE. SIGNS TO BE INSTALLED NO HIGHER THAN 10 FT OR LESS THAN 6 FT FROM THE ROADWAY LEVEL, THE CURB ALONG OR ON THE PAVEMENT OR CEMENT (IF NO CURB IS PROVIDED) SHALL BE PAINTED WITH A RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS. [FC § 503.3]
28. ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE IFC § 503.6 AND IFC APPENDIX M.

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.

- CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SIGNING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PREPARE FOR THE REQUIREMENTS OF THE PROJECT FORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
6. THE CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION, IN THE AREAS INDICATED:
- | | HORIZONTAL | VERTICAL | COMPACTION |
|---------------------------|------------|----------------|------------------|
| A. PAVEMENT AREA SUBGRADE | 0.1" | +0.0' TO -0.1' | SEE SOILS REPORT |
| B. ENGINEERING FILL | 0.5" | +0.1' TO -0.1' | SEE SOILS REPORT |
- CONSTRUCTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE.
7. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
8. THE USE OF PORTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR PUMP CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
9. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR OTHER MATERIALS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PRIVATE, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
10. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.
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- ## CLV PAVEMENT NOTES
1. CONFORM TO THE CONTRACT SIGNING, BARRICADEING, 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 WORK BEGINS. THE GUARD SHALL BE DITCHED, AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.
4. WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENCLOSED UPON BY A CONSTRUCTION WORK ZONE AND PUBLIC WORKS STAFF IDENTIFIES A NEED FOR STUDENTS TO BE ASSISTED IN THE SAFE CROSSING THROUGH THAT WORK ZONE, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A QUALIFIED "CROSSING GUARD". THE GUARD SHALL BE PRESENT FOR THE FULL DURATION OF THE TIME THAT THE 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.

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS AND THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA, AS AMENDED. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATIONS.

3. CHISEL "S" OR "O" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.
4. POLYVINYL (PVC) SEWER PIPE MUST MEET ASTM D-3034 SDR 35 SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE II AGGREGATE BASE.
5. ALL MANHOLES PAVED IN STREETS EIGHTY (80') FOOT R/W AND LARGER SHALL HAVE CONCRETE COLLARS. STREETS LESS THAN EIGHTY (80') FOOT R/W WILL REQUIRE RETROFIT IF PAVED BUT NOT CONFORM TO CITY STANDARDS AT THE MANHOLE.
6. THE SADDLES SHALL BE USED TO CONNECT SEWER LATERALS TO EXISTING MAIN LINES UP TO TWELVE INCH (12") DIAMETER. CONNECTIONS TO FIFTEEN INCH (15") OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES. IN LINE "Y" S SHALL BE USED ON LINES TWELVE INCHES (12") OR ABOVE.
7. WATER MAINS SHALL BE PROTECTED IN ACCORDANCE WITH LVWD STANDARDS WHENEVER A WATER MAIN CROSSES OVER A WATER MAIN OR THE SEWER IS LESS THAN EIGHTEEN INCH (18") UNDER A WATER MAIN.
8. ALL CONTRACTORS INSTALLING SEWER MAINS THAT WILL BE UNDER THE JURISDICTION OF THE CITY OF LAS VEGAS MUST BE STATE OF NEVADA CLASS "A" CONTRACTORS.
9. THE CITY OF LAS VEGAS WILL NOT ACCEPT ANY SEWER MAINS WHICH HAVE A VERTICAL DEFLECTION OF MORE THAN ONE TENTH (0.1") OF A FOOT FROM THE APPROVED CONSTRUCTION PLANS AT ANY LOCATION. SEWER MAINS FOUND TO EXCEED THIS DEFLECTION SHALL BE REPAIRED OR REMOVED OR REPLACED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO ACCEPTANCE BY THE CITY OF LAS VEGAS.
10. INSTALLATION OF CURVED SEWER PIPE REQUIRES THE USE OF C-900 PIPE WHICH ALLOWS FOR PIPE DEFLECTION AT THE JOINTS.

1. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
2. THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
3. BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL

QUANTITIES
STREET IMPROVEMENTS

1.	2" A.C. PAVEMENT W/6" TYPE II AGGREGATE BASE	
2.	STANDARD 24" TYPE "L" CURB & GUTTER W/6" TYPE I AGGREGATE BASE	
3.	6" TYPE "A" CURB W/6" TYPE I AGGREGATE BASE	
4.	SIDEWALK RAMPS	
5.	CONCRETE SIDEWALK W/6" TYPE II AGGREGATE BASE	
6.	2" CONCRETE VALLEY GUTTER	
7.	COMMERCIAL DRIVEWAY APRON	
8.	EARTHWORK CALCULATION (CUT)	
WATER SYSTEM		
1.	6"x1.5" SERVICE SADDLE CONNECTION	
2.	FIRE HYDRANT ASSEMBLY W/6" GATE VALVE	
3.	1.5" COPPER WATER PIPE	
4.	1.5" BRASS WATER PIPE	
5.	1" PVC WATER PIPE	
6.	1.5" PVC WATER PIPE	
7.	6" PVC WATER PIPE	
8.	6" x 6" x6" TEE	
9.	6" X 4" REDUCER	
10.	1-1/2" METER	
11.	1 1/2" RPPA	
12.	1" RPPA	
DRAINAGE		
1.	8" HDPE STORM DRAIN PIPE	
2.	12" HDPE STORM DRAIN PIPE	
3.	12" NYLOPLAST-ADS DRAIN BASIN W/10" LIGHT DUTY DROP IN OR EQUAL	
4.	8" NYLOPLAST-ADS DRAIN BASIN W/8" LIGHT DUTY DROP IN SOLID GRATE	
5.	HDPE 12" x 8" REDUCING TEE ADS #1062N OR EQUAL	
6.	HDPE 8" x 8" TEE ADS #0862N OR EQUAL	
7.	8" NYLOPLAST-ADS CLEAN-OUT W/8" LIGHT DUTY DROP IN SOLID GRATE	
SANITARY SEWER		
1.	48" MANHOLE W/SINGLE 24" LID	
2.	8" PVC SANITARY SEWER	

BENCHMARK:

BENCHMARK:

CITY OF LAS VEGAS BENCHMARK NUMBER 7LV0125W4. RIVET AND
PLATE IN THE TOP OF CURB NORTHEAST CORNER OF EASTERN
AVENUE AND WASHINGTON AVENUE.

BASIS OF BEARING:

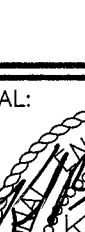
SOUTH 89°06'02" EAST, BEING THE BEARING OF THE NORTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THE PLAT OF WASHINGTON ADDITION NO.2 IN THE OFFICE OF THE CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA IN BOOK 7, PAGE 48 OF PLATS.

800-878-0000 24 HOURS A DAY 7 DAYS A WEEK 1-702-432-5300	Avoid overhead power line contact. It's costly. Call before you OVERHEAD 1-702-227-2929	Call before you Dig Avoid cutting underground utility lines. It's costly. Call 811 1-800-227-2600
PREVENT AND MITIGATE SYSTEM OF TRANSPORTATION		

	Nevada By Design	ENGINEERING CONSULTANTS 5795 So. Saddlehill Rd., Ste. C Las Vegas, NV 89120 Phone: 702-735-8600 Fax: 702-735-8601 Email: info@nbdbydesign.com	REV:	DESCRIPTION:	DATE:	BY:
DRAWN BY:	DMS	SCALE:	AS NOTED			
DESIGNED BY:	KBA	JOB NUMBER:	17148			
CHECK BY:	KBA	DATE:	06/20/2018			

ONZALEZ ATTORNEY AT LAW OFFICE BUILDING
APN:139-25-301-008

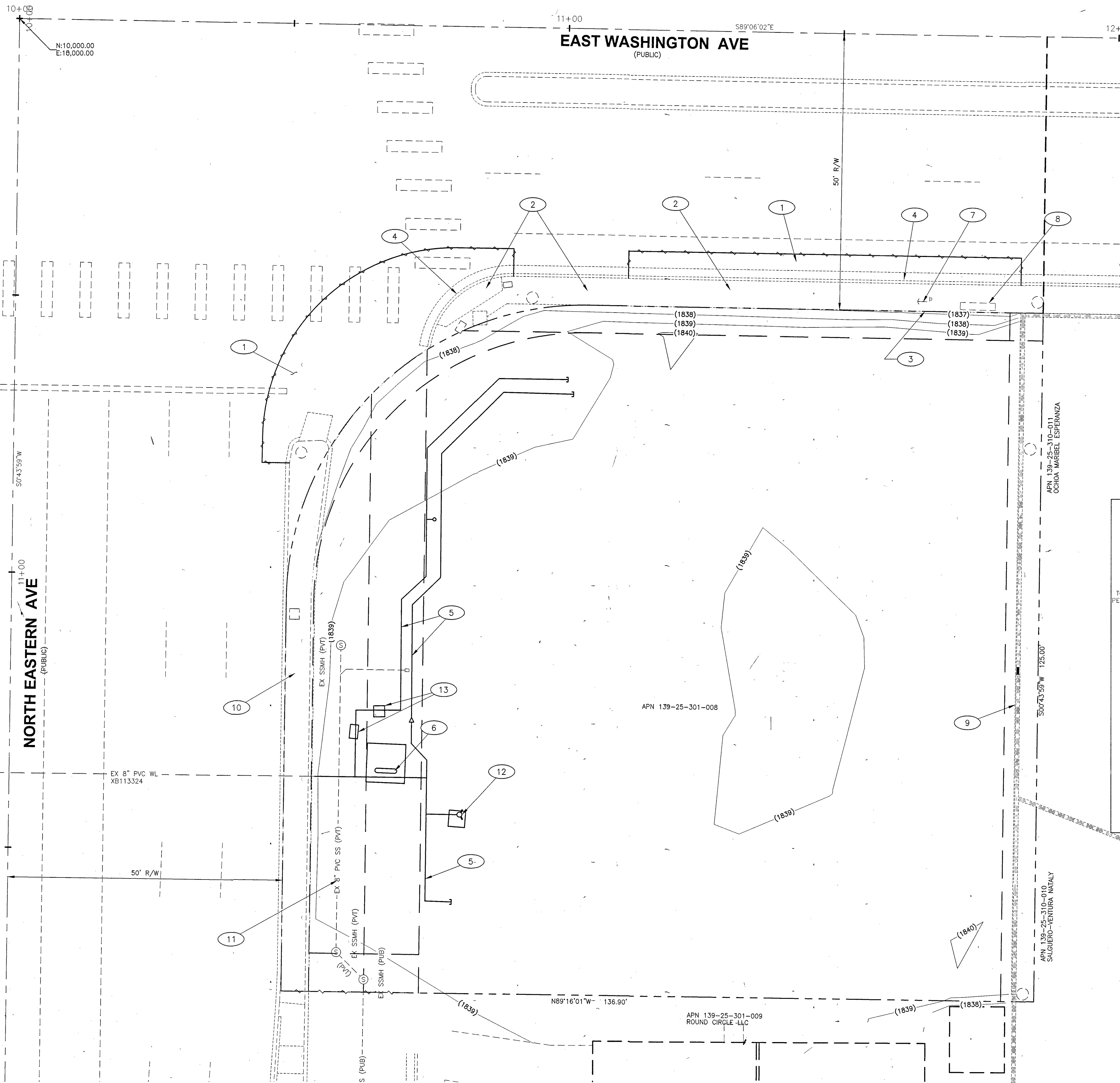
877 NORTH EASTERN AVENUE, LAS VEGAS, NV
GENERAL NOTES

PROJECT: RODOLFO G	
DRAWING TITLE:	
SEAL:	
	
SHEET NO.:	
G1.01	
SHEET 2 OF 7	
10727422	
DWG. NO.	L17-01186

P:\Michael Crowe\04\17148 Washington-Eastern Law\Bldg\04\17148-0100-01.dwg Jun 30, 2018 - 10:24am

LEGEND

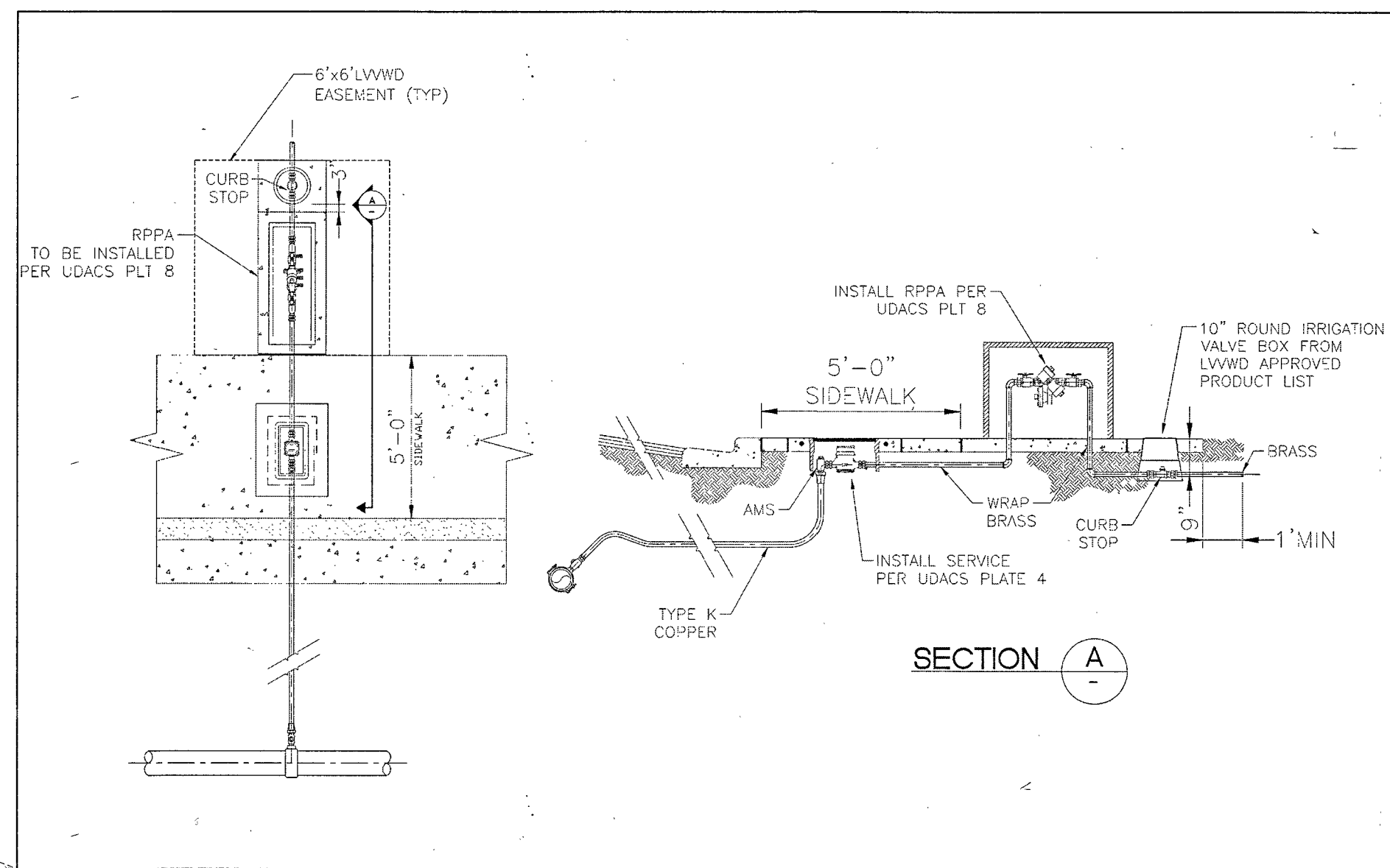
CL OR SURVEY LINE	EASEMENT LINE	CONC. P.W.M.	MANHOLES & DESCRIPTIONS		CAP	DESCRIPTION:	BO VALVE	CLEAN OUT	FDC	FIRE HYDRANT	GATE VALVE	REDUCER	100W HPS STREETLIGHT	150W HPS STREETLIGHT	200W HPS STREETLIGHT	250W HPS STREETLIGHT	400W HPS STREETLIGHT	5' CONTOUR LINE	1' CONTOUR LINE	EDGE OF P.W.M.	"A" TYPE CURBS	"L" TYPE CURBS	WALLS	FENCES	SPOT ELEVATIONS	SIGNS
PROPERTY LINE	SAWCUT LINE	LIGHT AC P.W.M.	⑥ = SANITARY SEWER	⑦ = ELECTRICAL	[	EXISTING:	⌋	•	⦿	⦿	⦿	▶	⦿	⦿	⦿	⦿	⦿	---	---	---	---	---	---	---	---	
ROW LINE	SCARP LINE	HEAVY AC P.W.M.	⑧ = STORM DRAIN	⑨ = TELEPHONE	]	PROPOSED:	⌋	•	⦿	⦿	⦿	▶	⦿	⦿	⦿	⦿	⦿	---	---	---	---	---	---	---	---	



(IN FEET)
1 inch = 10 ft.

DEMOLITION NOTES:

- 1 REMOVE EXIST. AC PAVEMENT.
- 2 REMOVE EXIST. SIDEWALKS.
- 3 REMOVE EXIST. TEMPORARY FENCE.
- 4 REMOVE EXIST. CURBS AND GUTTER.
- 5 REMOVE EXIST. WATERLINES.
- 6 REMOVE EXIST. DCOA AND RETURN TO LWWD.
- 7 RELOCATE GUY WIRES BY OTHERS.
- 8 RELOCATE BUS STOP BY OTHERS.
- 9 EXISTING WALL TO REMAIN (PROTECT IN PLACE).
- 10 EXISTING SIDEWALK TO REMAIN (PROTECT IN PLACE).
- 11 EXISTING SANITARY SEWER TO REMAIN (PROTECT IN PLACE).
- 12 REMOVE EX. FH
- 13 REMOVE EXISTING 1-1/2" METER AND R.P.P.A. ACCT# 800784



APPROVED FOR CONSTRUCTION

Project No. 126366 First Approved Date: 7/30/18
SHEETS: G1.00, G1.01 & C1.00

BENCHMARK:

CITY OF LAS VEGAS BENCHMARK NUMBER 7LV0125W4. RIVET AND PLATE IN THE TOP OF CURB NORTHEAST CORNER OF EASTERN AVENUE AND WASHINGTON AVENUE.

ELEVATION= 559.894 METERS 1836.92 FEET

BASIS OF BEARING:

SOUTH 89°06'02" EAST, BEING THE BEARING OF THE NORTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THE PLAT OF WASHINGTON ADDITION UNIT NO.2 IN THE OFFICE OF THE CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA IN BOOK 7, PAGE 48 OF PLATS.



PROJECT: RODOLFO GONZALEZ ATTORNEY AT LAW OFFICE BUILDING

APN:139-25-301-008

877 NORTH EASTERN AVENUE, LAS VEGAS, NV
DEMOLITION PLAN

DRAWING TITLE:

SEAL:

DATE:

BY:

DATE:

DESCRIPTION:

REV:

DATE:

BY:

DATE:

DESCRIPTION:

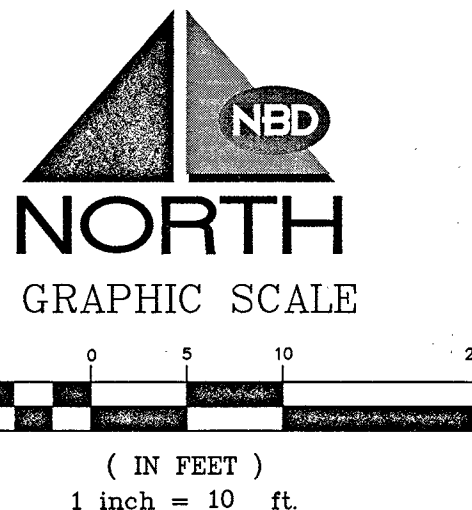
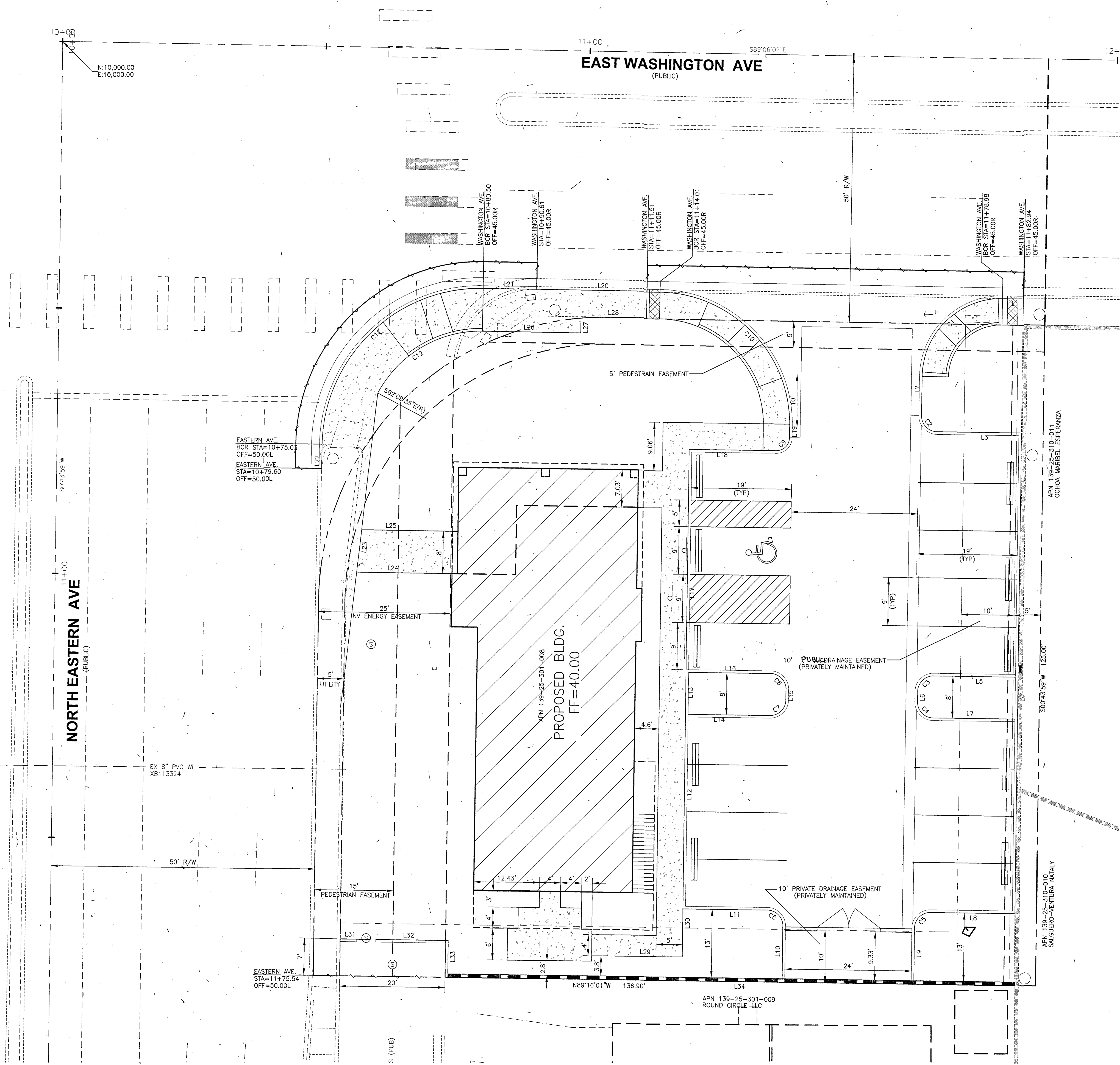
REV:

DATE:

BY:

DATE:

\\nas01\proj\17118-Washington-Eastern.dwg User: BJS Date: 12/20/2018 10:35am



LINE TABLE

LINE	LENGTH	BEARING
L1	3.97'	N89°18'38\"W
L2	7.38'	N00°53'58\"E
L3	16.02'	N89°17'26\"W
L4	91.00'	S00°42'34\"W
L5	15.50'	N89°17'26\"W
L6	2.00'	S00°42'34\"W
L7	15.50'	S89°17'26\"E
L8	16.02'	N89°17'26\"W
L9	10.16'	S00°42'34\"W
L10	10.15'	N00°42'34\"E
L11	16.00'	N89°17'26\"W
L12	36.50'	S00°42'34\"W
L13	9.00'	S00°42'34\"W
L14	15.50'	N89°17'26\"W
L15	2.00'	S00°42'34\"W
L16	15.50'	S89°17'26\"E
L17	41.50'	S00°42'34\"W
L18	16.49'	N89°17'26\"W
L19	2.01'	S00°53'58\"W
L20	23.40'	S89°06'02\"E

LINE TABLE

LINE	LENGTH	BEARING
L21	10.11'	S89°06'02\"E
L22	4.57'	N01°07'56\"E
L23	59.51'	S06°43'39\"W
L24	18.09'	S89°13'59\"E
L25	17.26'	S89°13'59\"E
L26	18.61'	S89°06'02\"E
L27	3.00'	S00°53'58\"W
L28	14.91'	S89°06'02\"E
L29	17.17'	S89°23'31\"E
L30	9.12'	S00°42'34\"W
L31	3.02'	N89°16'01\"W
L32	13.73'	N89°16'01\"W
L33	7.00'	N00°43'59\"E
L34	107.51'	S89°16'01\"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	23.56'	15.00'	90.00'	15.00'
C2	4.72'	3.00'	90.19'	3.01'
C3	4.71'	3.00'	90.00'	3.00'
C4	4.71'	3.00'	90.00'	3.00'
C5	4.71'	3.00'	90.00'	3.00'
C6	4.71'	3.00'	90.00'	3.00'
C7	4.71'	3.00'	90.00'	3.00'
C8	4.71'	3.00'	90.00'	3.00'
C9	3.92'	2.50'	89.81'	2.49'
C10	39.27'	25.00'	90.00'	25.00'
C11	47.00'	30.00'	89.77'	29.88'
C12	24.21'	22.00'	63.06'	13.50'

SURVEY NOTE:

THIS LAND IS A SEPARATE PARCEL CREATED BY COURT ORDER AND RECORDED AS 20131010:00650

BENCHMARK:

CITY OF LAS VEGAS BENCHMARK NUMBER 7LV0125W4. RIVET AND PLATE IN THE TOP OF CURB NORTHEAST CORNER OF EASTERN AVENUE AND WASHINGTON AVENUE.

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KENT B. ANDERSON
Professional Engineer
State of Nevada
License No. 6991
Civil
Exp. 12/31/18

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Call before you dig
OVERHEAD
1-702-227-2929

Call before you dig
UNDERGROUND
1-800-227-2600

CL OR SURVEY LINE	EASEMENT LINE	CONC. P.V.M.T.	MANHOLES & DESCRIPTIONS	CAP	DESCRIPTION:	BO VALVE	CLEAN OUT	FDC	FIRE HYDRANT	GATE VALVE	REDUCER	100w HPS STREETLIGHT	150w HPS STREETLIGHT	200w HPS STREETLIGHT	250w HPS STREETLIGHT	400w HPS STREETLIGHT	5' CONTOUR LINE	1' CONTOUR LINE	EDGE OF P.V.M.T.	*A* TYPE CURBS	*L* TYPE CURBS	WALLS	FENCES	SPOT ELEVATIONS	SIGNS
PROPERTY LINE	SAWCUT LINE	LIGHT AC P.V.M.T.	③ = SANITARY SEWER ④ = STORM DRAIN	⌈	EXISTING: PROPOSED:	⌈	•	⌈	⌈	⌈	⌈	⌈	⌈	⌈	⌈	⌈	---(2210)---	---2211---	---(2210)---	---2211---	---	---	---	---	---
ROW LINE	SCARP LINE	HEAVY AC P.V.M.T.	⑤ = TELEPHONE	⌋																					

Nevada By Design
ENGINEERING CONSULTANTS
5795 So. Sandhill Rd., Ste. C
Las Vegas, NV 89120
Phone: (702) 839-1325
Email: info@nevadabydesign.com

Drawn By: KBA
Designed By: KBA
Check By: KBA

AS NOTED
Scale: 1"=40'
Job Number: 17118
Date: 06/20/2018

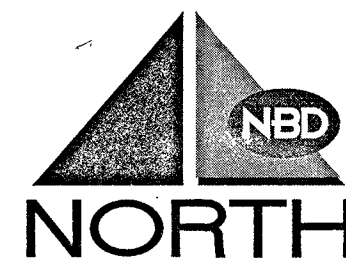
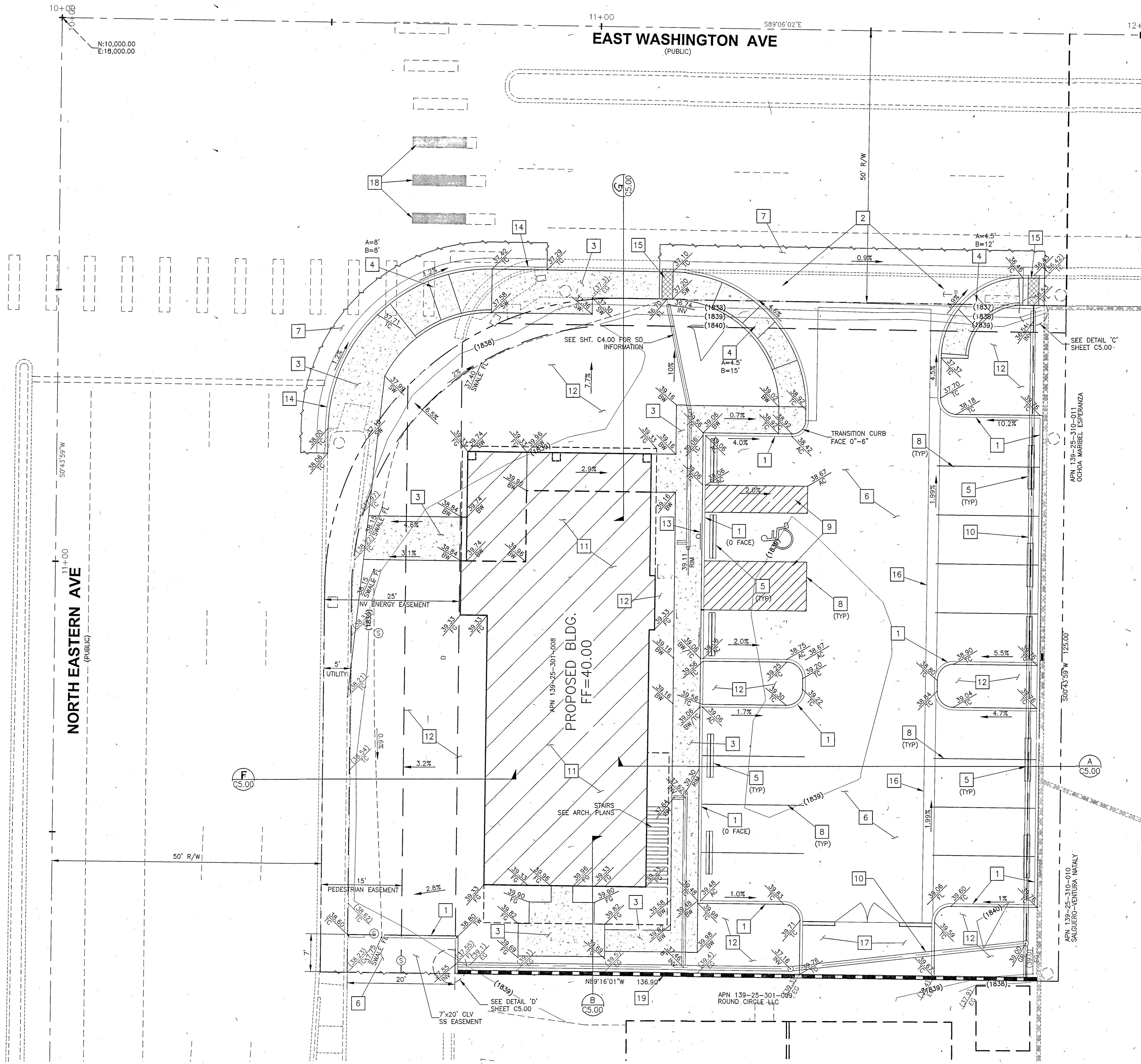
RODOLFO GONZALEZ ATTORNEY AT LAW OFFICE BUILDING
APN:139-25-301-008

877 NORTH EASTERN AVENUE, LAS VEGAS, NV
HORIZONTAL CONTROL PLAN

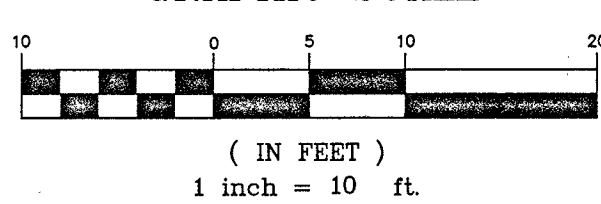
PROJECT: RODOLFO GONZALEZ ATTORNEY AT LAW OFFICE BUILDING
DRAWING TITLE: HORIZONTAL CONTROL PLAN

SHEET NO.: 4 OF 7
SHEET: 1077422
DWG. NO.: L17-01186

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GRAPHIC SCALE

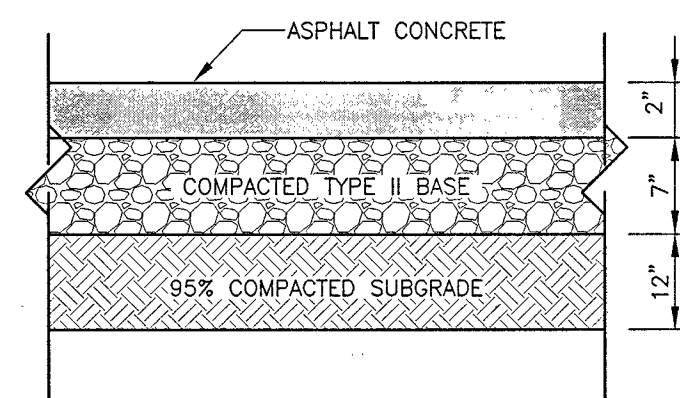


CONSTRUCTION NOTES:

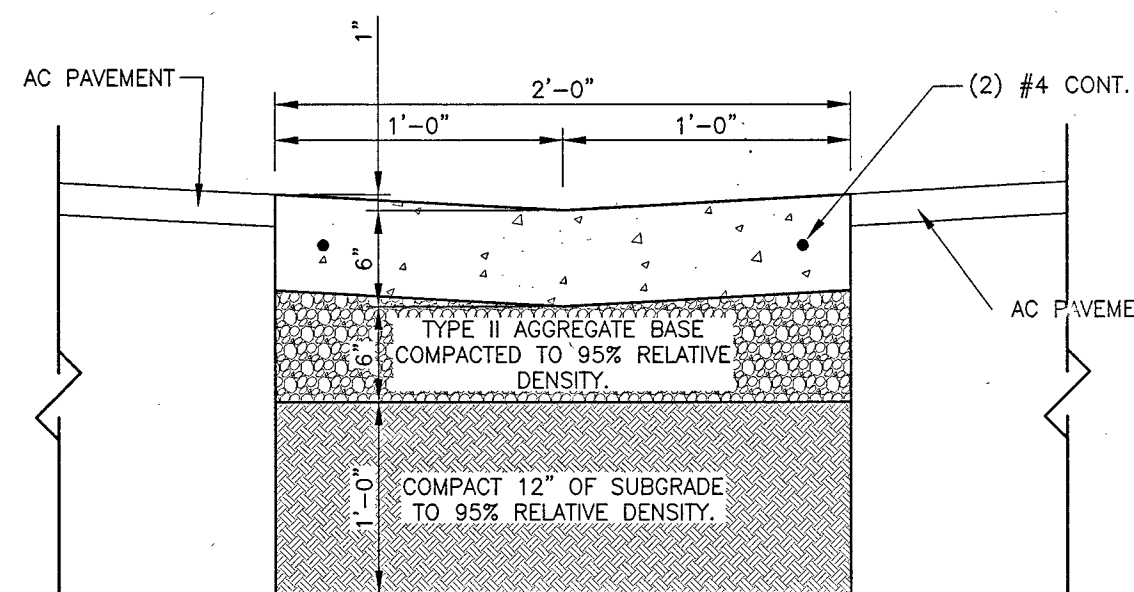
1. CONSTRUCT "A" TYPE CURB PER C.C.A.U.S.D. #219.
2. CONSTRUCT COMMERCIAL/INDUSTRIAL DRIVEWAY PER C.C.A.U.S.D. #225 WITH GEOMETRIC PER C.C.A.U.S.D. #222.1. CONSTRUCT 8" CROSS GUTTER PER C.C.A.U.S.D. #228.
3. CONSTRUCT CONCRETE SIDEWALK PER C.C.A.U.S.D. #234.
4. CONSTRUCT SIDEWALK RAMP CASE I PER C.C.A.U.S.D. #235 (DETECTABLE WARNINGS SHALL BE THE FULL DEPTH OF THE RAMP - YELLOW IN COLOR).
5. INSTALL PRECAST BUMPER BLOCK PER C.C.A.U.S.D. #238.
6. CONSTRUCT AC PAVEMENT PER DETAIL THIS SHEET.
7. CONSTRUCT ASPHALT PATCH TO PER C.C.A.U.S.D. #500.5.
8. 4" WIDE YELLOW PARKING STRIPE (BLUE FOR H.C. STALLS)
9. 6" YELLOW STRIPE @ 24" O.C.
10. SEE UTILITY PLAN, C4.00 FOR STORM DRAIN INFORMATION.
11. REFER TO ARCHITECTURAL PLANS FOR BUILDING AND SITE DETAILS.
12. LANDSCAPE AREA, SEE LANDSCAPE ARCHITECT PLANS.
13. INTERNATIONAL ACCESSIBLE SYMBOLS PER DETAIL 4 SHT. C5.00.
14. CONSTRUCT "L" TYPE CURB AND GUTTER PER C.C.A.U.S.D. #216.
15. CONSTRUCT 24" SIDEWALK DRAIN PER C.C.A.U.S.D. #236.
16. CONSTRUCT 2" CONCRETE VALLEY GUTTER PER DETAIL THIS SHEET.
17. SEE ARCHITECTURAL PLANS FOR TRASH ENCLOSURE.
18. CONSTRUCT 3 CROSSWALK MARKINGS TYPE I PER C.C.A.U.S.D. #254.
19. CONSTRUCT 6" CLV STD. CMU BLOCK WALL.

GENERAL NOTES

1. ADD 1800 TO ALL PLAN ELEVATIONS.
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING PLAN ELEVATIONS AND NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
3. THIS SITE IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN PER F.I.R.M. MAP No 32003C2186F REVISED NOVEMBER 16, 2011
4. SURVEY PROVIDED BY SUNDANCE SURVEYING INC.



ASPHALT PAVING
N.T.S.



2' CONCRETE VALLEY GUTTER

GRADING NOTE:

THE SITE SHALL BE GRADED IN ACCORDANCE WITH THE APPROVED GEOTECHNICAL REPORT TITLED, "GEOTECHNICAL EXPLORATION REPORT, PROPOSED RODOLFO GONZALEZ OFFICE BUILDING 877 NORTH EASTERN AVENUE, LAS VEGAS, NEVADA." PREPARED BY KLEINFELDER, DATED JULY 5, 2017, (KLEINFELDER PROJECT # 20180963.001A)

BENCHMARK:

CITY OF LAS VEGAS BENCHMARK NUMBER 7LV0125W4, RIVET AND PLATE IN THE TOP OF CURB NORTHEAST CORNER OF EASTERN AVENUE AND WASHINGTON AVENUE.

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Call before you Dig
Call before you Overhead
1-702-432-5300
1-702-227-2020
1-800-227-2800

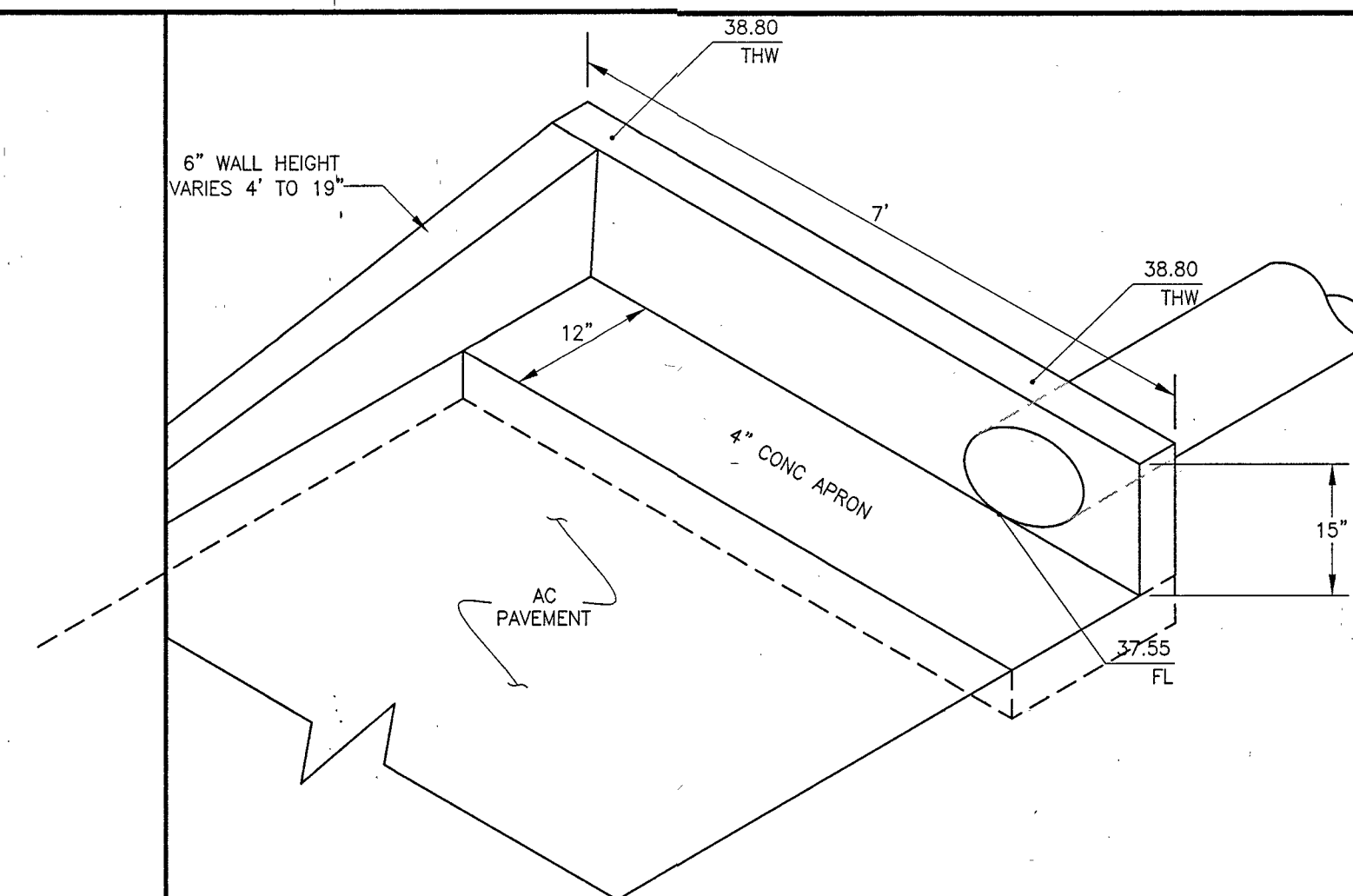
CL OR SURVEY LINE	EASEMENT LINE	CONC. P.V.M.T.	MANHOLES & DESCRIPTIONS	CAP	DESCRIPTION:	BO VALVE	CLEAN OUT	FDC	FIRE HYDRANT	GATE VALVE	REDUCER	100w HPS STREETLIGHT	150w HPS STREETLIGHT	200w HPS STREETLIGHT	250w HPS STREETLIGHT	400w HPS STREETLIGHT	5' CONTOUR LINE	1' CONTOUR LINE	EDGE OF P.V.M.T.	"A" TYPE CURBS	"L" TYPE CURBS	WALLS	FENCES	ELEVATIONS	SIGNS
PROPERTY LINE	SAWCUT LINE	LIGHT AC P.V.M.T.	③ = SANITARY SEWER ④ = ELECTRICAL	[	EXISTING:	4	•	•	•	•	▶	•	•	•	•	•	---(2210)---	---2211---	---th---th---th---	---	---	---	---	---	---
ROW LINE	SCARP LINE	HEAVY AC P.V.M.T.	⑤ = STORM DRAIN ⑥ = TELEPHONE	]	PROPOSED:	4	•	•	•	•	▶	•	•	•	•	•	---	---	---	---	---	---	---	---	

PROJECT: RODOLFO GONZALEZ ATTORNEY AT LAW OFFICE BUILDING
APN:139-25-301-008
DRAWING TITLE: 877 NORTH EASTERN AVENUE, LAS VEGAS, NV
GRADING PLAN

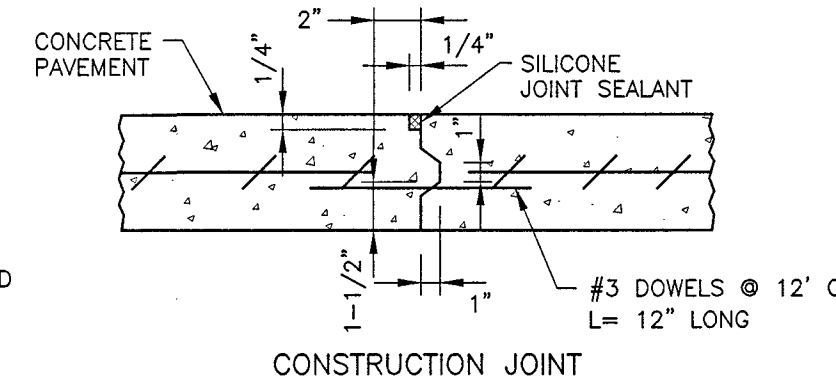
DESIGNED BY: KBA
CHECK BY: KBA
DATE: 06/20/2018

SEAL: KENT B. ANDERSON
CIVIL
Exp: 12/31/18
No. 6991

SHEET NO.: C3.00
SHEET 5 OF 7
DWS. NO. 107V7242
L17-01186

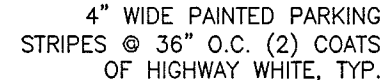


D	INLET SW CORNER
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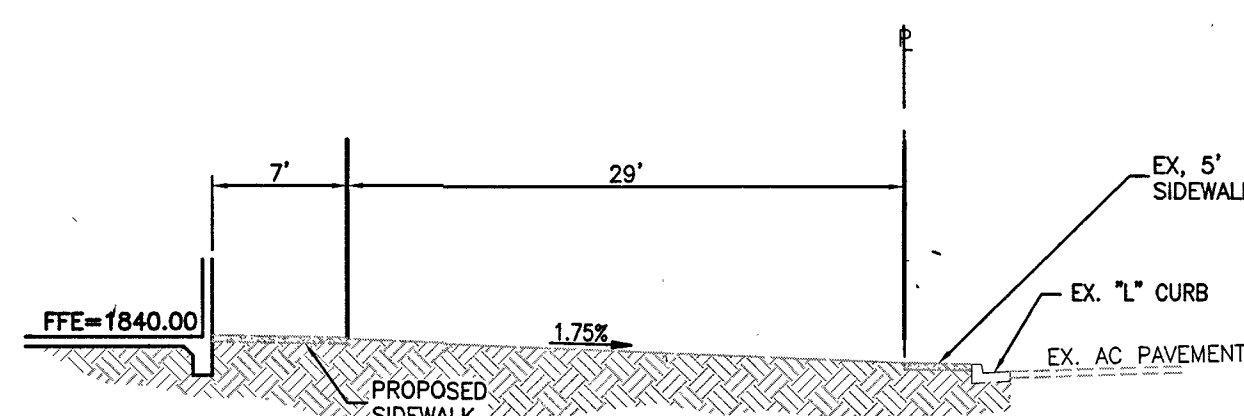


- ① PROVIDE EXPANSION JOINTS AT 30' INTERVALS.
- ② WEAKENED PLANE JOINTS SHALL BE EQUALLY SPACED AT 5' MAX. INTERVALS. LONGITUDINAL WEAKENED PLANE JOINTS REQUIRED AT MIDPOINT OF CONCRETE PAVEMENT 10' OR WIDER.
- ③ CONSTRUCTION JOINTS SHALL BE PROVIDED WHEN SLAB IS POURED IN MORE THAN ONE STRIP PATTERN AND AT THE CENTERLINE OF COLUMNS WHERE THEY OCCUR.

N.T.



NT





**Call
before you
UnderGround**

Avoid overhead power line contact. It's costly.

Call before you D

Avoid cutting underground utility lines. It's costly.

**Call
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SHEET 7 OF 7
- 107V7422
DWG. NO. L17-01186