

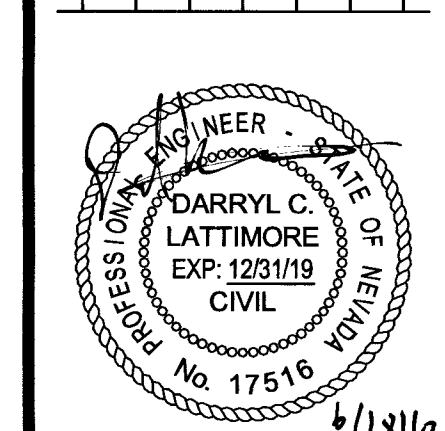
PREPARED FOR:
BEAZER HOMES
APN: 125-24-602-001
CITY OF LAS VEGAS, NEVADA



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Engineering - Surveying - Consulting - Planning

COVER
DECATUR & DONALD III
BEAZER HOMES
CITY OF LAS VEGAS, NEVADA

[illegible]

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PROJECT #	BZR011801

SHEET TITLE
COVER

SHEET NUMBER 10745088
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L18-00852 SHEET 1 OF 10

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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 EDITION, AND THE 'UNIFORM STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS IN NEVADA', LATEST REVISED EDITION, THE 'SUMMERLIN IMPROVEMENT STANDARDS' FOR WORK IN THE SUMMERLIN AREA, AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY, THE UNIFORM BUILDING CODE, AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS REVISED EDITIONS.

2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITIES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS, EXISTING UTILITIES AS SHOWN ON THESE PLANS, AND FIELD SURVEY. THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING UTILITIES LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCE'S WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS 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. THE CONTRACTOR SHALL BE RESPONSIBLE 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 TO BE OBTAINED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CITY SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
7. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTENDED-TYPE CURB.
8. C/P PAYMENTS TO BE ONE-FIFTH (1/5) ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.
9. CURB AND GUTTER FLOW TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 216.
10. SIDEWALKS AND CURB SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 216.
11. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING CONSTRUCTION TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF THE TRANSITION TO BE AS SHOWN ON THE PLANS.
13. ALL GRADING WORK SHALL CONFORM TO THE SOLS REPORT AS PREPARED BY THE () COMPANY, "REPORT #, DATE" APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
14. EXISTING CURB AND GUTTERS SHALL BE REMOVED AND REPLACED AS DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS ENGINEER IF LOCATION ON PLANS IS NOT PREVIOUSLY SHOWN, OR EXISTING PAVEMENT CONDITION DATA REQUIRES RELOCATION.
15. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMITS SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND RECORDED IN AVAILABLE RECORDS IN ACCORDANCE WITH N.M.'S. STATUTE NO. 625.380 & CITY OF LAS VEGAS TITLE 18, APPENDIX D.
15. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC., SHALL BE LOCATED OUT OF DRIVEWAYS AND SIDEWALKS. CURB AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.
16. WALL NOTES:
- 16.1. ALL WALLS, NEW OR EXISTING, SHALL BE CONSTRUCTED ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING PLANS AND ELEVATIONS. ALL WALLS SHALL BE CONSTRUCTED 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 IN CITY RIGHT OF WAY.
18. CONTRACTOR SHALL MAINTAIN ALL NEW AND EXISTING LIDS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEAN OUTS, TO WITHIN 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 AASHTO OR THE CLARK COUNTY AREA SPECIFICATIONS (AS APPLICABLE) AND THE PLANS AND DETAILS SHOWN HEREON.
20. WHEN INSTALLING UNDERGROUND FACILITIES THAT REQUIRE UNDERGROUND LOCATING DEVICES SUCH AS MARKER BARS, LOCATING RIBBON, ETC., THE CONTRACTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO OFFSITE INSPECTION AND RECORDING DIVISION. ALL DEVICES SHALL BE LOCATED AND VERIFIED TO BE IN GOOD WORKING CONDITION PRIOR TO THE CONSTRUCTION OF ANY ROAD BASE.
21. SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAPS SHALL BE PROVIDED TO THE CITY AND PROVIDED FOR THE ACCEPTANCE OF FACILITY VIDEO INSPECTION. THE MAP(S) SHALL INCLUDE THE HORIZONTAL AND VERTICAL LOCATION OF ALL SEWER AND STORM DRAIN MANHOLES AND TRANSITION STRUCTURES.
22. 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 EXCEED 10' IN LENGTH, SHALL BE DESCRIBED BY COORDINATES WHICH SHALL BE BASED ON THE OFFICIAL HORIZONTAL AND VERTICAL CONTROL NETWORKS OF THE CITY OF LAS VEGAS. FINAL LOCATION MAPS MUST BE SEALED AND CERTIFIED BY A NEVADA PROFESSIONAL LAND SURVEYOR TO HAVE POSITIVE CERTAINITIES OF ± 0.09 METERS (± 0.3 FEET).
23. THE CITY ENGINEER SHALL REVIEW THE SANITARY SEWER AND STORM DRAIN COORDINATES FOR THE SEWER AND STORM DRAIN COORDINATES SHALL ALSO ACCOMPANY THE SANITARY SEWER AND STORM DRAIN LOCATION MAP(S).
24. CCTV VIDEO INSPECTION IS REQUIRED FOR ALL SEWER AND STORM DRAINS. THE CCTV VIDEO INSPECTIONS SHALL BE PERFORMED PER THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS LATEST EDITION.
25. A SEPARATE BORING PERMIT IS REQUIRED FOR ALL BORING ACTIVITIES.

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 THE EXISTING GRADE AND RELATED OFF-LEVEE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION, ADEQUATE SHORING SHALL BE PROVIDED TO PREVENT COLLAPSE OF EXISTING STRUCTURES, AND 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 SPECIFICATION. ANY MATERIAL TO BE LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY EROSION CONTROL MEASURES TO PREVENT ANY UNDESIRABLE HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTON, IN THE AREAS INDICATED: HORIZONTAL VERTICAL COMPACTON A. PAVEMENT AREA SUBGRADE 0.1+/- +0.0 TO -0.1" SEE SOILS REPORT B. ENGINEERED FILL 0.1+/- +0.0 TO -0.1" SEE SOILS REPORT C. COMPACTON TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE.
6. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED TO PREVENT EROSION OF EXPOSED WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION AND EROSION CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
7. THE CONTRACTOR SHALL MAINTAIN THE STREET'S, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE MANNER. ALL EXCESS MATERIAL SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE MANNER.
8. 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.

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 REVISED. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATIONS.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM CONSTRUCTION AS PER PLANS, ANY ADDITIONS, DELETIONS, OR CHANGES SHALL FIRST MEET WITH THE APPROVAL OF THE CITY ENGINEER
3. CHISEL "S" OR "V" IN BRBS WHERE SEWER OR GAS IS 304.35 PASSES UNDER THE CURB
4. POLYVINY (PVC) SEWER MAINS SHALL ASTM D 3034 SDR 35 SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE II AGGREGATE BASE.
5. ALL MANHOLES PAVED IN STREETS EIGHTY (80) FOOT R/W AND LARGER SHALL HAVE CONCRETE COLLARS. STREETS LESS THAN EIGHTY (80) FOOT R/W WILL REQUIRE RETROFIT IF PAVING DOES NOT CONFORM TO CITY STANDARDS FOR THE MANHOLE.
6. TEE SADDLES SHALL BE USED TO CONNECT SEWER LATERALS TO EXISTING MAIN LINES UP TO TWELVE INCH (12) DIAMETER, CONNECTIONS TO FIFTEEN INCH (15") OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES. IN LINE "T" SHALL BE USED ON LINES TWELVE INCHES (12") OR ABOVE.
7. WATER MAINS SHALL BE INSTALLED TO A MINIMUM OF TWELVE INCH (12") DIAMETER AND ALL L/VVWD STANDARDS WHENEVER A SEWER MAIN CROSSES OVER A WATER MAIN OR THE SEWER IS LESS THAN EIGHTEEN INCH (18") UNDER A WATER MAIN.
8. ALL CONTRACTORS INSTALLING SEWER MAINS THAT WILL BE UNDER THE JURISDICTION OF THE CITY OF LAS VEGAS MUST BE STATE OF NEVADA CLASS "A" CONTRACTORS
9. ALL SEWER MAINS IN THE CITY OF LAS VEGAS SHALL BE 15' MINIMUM DEPTH. ALL MAINS WHICH HAVE A VERTICAL DEFLECTION OF MORE THAN ONE TENTH (0.1) OF A FOOT FROM THE APPROVED CONSTRUCTION PLANS AT ANY LOCATION. SEWER MAINS FOUND TO EXCEED THIS TOLERANCE WILL HAVE TO BE REPAIRED OR REMOVED OR REPLACED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO ACCEPTANCE BY THE CITY OF LAS VEGAS.
10. INSTALLATION OF CURVED SEWER REQUIRES THE USE OF C-900 PIPE WHICH ALLOWS FOR PIPE DEFLECTION AT THE JOINTS.

THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: PLANS PROVIDED BY THE CLIENT; UTILITY COMPANIES, AND RECORD DRAWINGS. THE SURVEYOR HAS CONDUCTED A REASONABLE CAREFUL SEARCH OF THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE LOCATION OF UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

 FAST  Call before you Underground 1-702-432-5300 1-800-432-5300 (TOLL-FREE 24 HOURS A DAY)	Call before you Dig AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY. CALL  OR 1-800-227-2600	AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY  CALL BEFORE YOU DO OVERHEAD 1-702-227-2929
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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.

2. DESIGN PROFESSIONAL AND CONTRACTORS SHALL VERIFY CITY'S LATEST LED FIXTURE SPECIFICATIONS AND APPROVED FIXTURES PER CLV WEBSITE, UNDER BUILDING AND SAFETY FORMS, PRIOR TO ORDERING MATERIALS. CONTRACTORS SHALL VERIFY THE CITY'S LATEST SPECIFICATIONS FOR STREET LIGHTING FIXTURES WITHOUT WRITTEN APPROVAL OF FACILITY ENGINEERING AND THE CITY ENGINEER. ANY DEVIATIONS FROM THE PLAN LOCATION WILL REQUIRE COMPLIANCE WITH SECTION 823 OF THE U.S.

3. ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION IN ACCORDANCE WITH SECTION 823 G 03 01 OF THE U.S.

4. ALL EMPTY COUNTRY SHALL HAVE AT LEAST ONE GREEN #6 THW WIRE INSTALLED, AS TRACER WIRE IN ACCORDANCE WITH SECTION 823 G 02 01 OF THE U.S. PRIOR TO BACKFILLING AND FINAL INSPECTION.

5. ALL EXISTING STREET LIGHTS SHALL BE CHAIN LINK OR CONCRETE WALLS, ETC. SHALL LEAVE A MINIMUM CLEARANCE IN COMPLIANCE WITH THE US D NO. 320A WHEN POLE IS INSTALLED BEHIND SIDEWALK, AND SHALL AT NO TIME COMPLETELY ENCLOSE THE STREET LIGHTING POLE.

6. ALL EXISTING STREET LIGHTS SHALL BE REVIEWED BY THE FACILITY ENGINEERING DIVISION PRIOR TO ANY PRE-FINAL INSPECTION. THE AS-BUILT DRAWING NEEDS TO BE STAMPED AS-BUILT AND SIGNED BY THE PREPARER.

7. SERVICE POINTS SHALL BE COORDINATED WITH NV ENERGY, AND WHEREVER POSSIBLE, BE LOCATED NEAR THE CENTER OF THE STREET. SERVICE POINTS SHALL BE SHOWN ON THE AS-BUILT DRAWING.

8. WHEREVER THERE IS AN OVERHEAD UTILITY THAT MAY CONFLICT WITH THE INSTALLATION OF STREET LIGHTING COLUMNS AND/OR POLES, THESE CONFLICTS MUST BE RESOLVED BETWEEN THE DEVELOPER AND THE UTILITIES INVOLVED BEFORE STREETLIGHT BASES ARE INSTALLED, AT NO EXPENSE TO THE CITY OF LAS VEGAS.

9. ALL ELECTRICAL CONFLICTS SHALL BE RESOLVED PRIOR TO THE INSTALLATION OF STREET LIGHTING AND ALL CONTROL SYSTEMS IF REQUIRED ON THE PLANS.

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 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 NEW STREET ENCRoACHMENTS INTO EXISTING CITY STREETS. MAINTAIN ADVANCE SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.

4. WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENCRoACHED UPON BY A CONSTRUCTION WORK ZONE AND PUBLIC WORKS STAFF IDENTIFIES A NEED FOR STUDENTS TO BE ASSISTED IN THE SAFE CROSSING THROUGH THAT WORK ZONE, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A PROTECTIVE OVERLAY FLUM. THE GUARD SHALL BE PLACED IN THE CROSSING AREA OF THE STREET WHERE 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. ALL NEW TRAFFIC SIGNS SHALL BE FABRICATED WITH DIAMOND GRADE VPI CLASS 8 REFLECTIVE SHEETING OR APPROVED EQUIV. ALL NEW TRAFFIC SIGNS, EXCEPT STREETNAME AND SCHOOL SPEED LIMIT SIGNS, SHALL HAVE 3M SERIES 1160 OR APPROVED EQUIV. TYPE II GRAFFITI PROTECTIVE OVERLAY FLUM. SCHOOL ZONE SIGNS SHALL HAVE 3M SERIES 1160 OR APPROVED EQUIV. TYPE II GRAFFITI PROTECTIVE OVERLAY FLUM. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CURRENT CITY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS.

6. 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.

7. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY TRAFFIC ON 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.

8. STREET SIGNS AND STOP SIGNS SHALL BE INSTALLED PER CITY STANDARD SPECIFICATIONS FOR PLACEMENT OF STREET NAME SIGNS.

9. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL DEVICES AND FLAGGERS TO INSURE THE SAFETY OF THE PUBLIC IN OR AROUND THE WORK AREA. THE CONTRACTOR SHALL HAVE A CERTIFIED ATSSA TRAFFIC CONTROL TECHNICIAN ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND REMOVING ALL TRAFFIC CONTROL DEVICES IN THE CITY OF LAS VEGAS RIGHT OF WAY.

10. 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.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A TRAFFIC CONTROL PERMIT (C.A.T.) IF THE CONTRACTOR IS REQUIRED TO STOP OR CLOSE ANY STOP OR IS HAS AN ADJACENT STOP ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

12. GUARDS SHALL BE OBTAINED BY CONTACTING THE METROPOLITAN POLICE DEPARTMENT SPECIAL EVENTS UNIT. PHONE # 828-3442) WHO WILL PROVIDE OFFICERS TO ACT AS TRAFFIC CONTROL. FEES FOR THE USE OF OFFICERS WILL BE PAID BY THE CONTRACTOR, AND WILL BE PAID BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL ARRANGEMENTS WITH METRO.

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 DISTRICTS' - APPROVED PRODUCTS LIST ARE ALLOWED.
3. A PERMIT IS REQUIRED FROM LAS VEGAS FIRE AND RESCUE FOR THE INSTALLATION OF ON-SITE WATER LINES AND FIRE HYDRANTS. THE PERMIT AND THE CONTRACTORS MATERIAL TEST CERTIFICATE FOR THE UNDERGROUND HYDRANT OR SPRINKLER SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER BEFORE COMMENCEMENT OF WORK.
4. ON A RESIDENTIAL OR COMMERCIAL INSTALLATIONS FIRE HYDRANTS SHALL BE INSTALLED AND FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED BEFORE COMMENCEMENT OF ANY COMBUSTIBLE CONSTRUCTION.
5. FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER AND SHALL BE CAPABLE OF DELIVERING THE REQUIRED FLOW.
6. TO IDENTIFY THE FIRE HYDRANT LOCATIONS, CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT THE CENTER LINE OF STREET ADJACENT TO THE FIRE HYDRANTS.
7. ALL HYDRANT LOCATIONS SHALL BE VERIFIED BY THE FIRE DEPARTMENT. VERIFICATIONS OF ALL FIRE HYDRANTS AND FIRE LINES, SHALL BE CONDUCTED BEFORE COVERING THE LINES. CENTER LOADING IS ACCEPTABLE FOR THE HYDRO TESTS WITH THE PRIOR FIRE PREVENTION APPROVAL.
8. ALL ON LOT HYDRANT AND FIRE LINE MATERIALS SHALL BE U.L. LISTED, A.W.W.A. APPROVED AND SHALL BE RATED FOR THE APPROPRIATE WORKING PRESSURE.
9. PAINTING OF THE CURBS, FIRE HYDRANTS, PADS, PROTECTION OF FIRE HYDRANTS FROM PHYSICAL DAMAGE, AND ALL OTHER WORK NECESSARY PER PLANS SHALL BE COMPLETED BEFORE APPROVAL BY LAS VEGAS FIRE AND RESCUE. FIRE HYDRANT AND FIRE LINE MATERIALS SHALL BE INSTALLED BEFORE APPROVAL.
10. PRIOR TO THE FINAL OCCUPANCY, A FIRE FLOW TEST MUST BE WITNESSED BY LAS VEGAS FIRE AND RESCUE, AND THE RESULTS MUST BE VERIFIED BY THE FIRE DEPARTMENT. THE REQUIRED FIRE FLOW.
11. FIRE HYDRANT SPACING SHALL BE AS FOLLOWS:
 - RESIDENTIAL - 500 FT UNSPRINKLERED; 600 FT SPRINKLERED
 - COMMERCIAL - 300 FT UNSPRINKLERED; 400 FT SPRINKLERED
12. WHERE NEW WATER MAINS ARE EXTENDED ALONG STREETS OR NEW STREETS ARE INSTALLED WHERE FIRE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF THE STRUCTURES, FIRE HYDRANTS SHALL BE INSTALLED AT MAXIMUM 1,000 FOOT SPACING, TO PROVIDE FOR TRANSPORTATION HAZARDS, WHERE STREETS ARE ADJACENT TO A HIGHWAY OR TO A HIGHWAY RAMP, FIRE HYDRANTS SHALL BE INSTALLED AT A MINIMUM 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.
13. THE MAXIMUM DISTANCE SHALL BE LOCATED WITHIN THE REQUIRED RADIUS OF A CUL-DE-SAC OR WITHIN 20 FEET OF THE PERIMETER OF THE RADIUS OF THE CUL-DE-SAC.
14. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN 6 FEET OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREETLIGHT OR ANY OTHER OBSTRUCTION.
15. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A ONE-TWO FAMILY DWELLING SHALL NOT EXCEED 300 FEET AS MEASURED BY AN APPROVED ROUTE.
16. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A FIRE DEPARTMENT CONNECTION (FDC) SHALL NOT EXCEED 200 FEET.
17. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO THE END OF A DEAD-END STREET SHALL EXCEED 200 FEET.
18. TWO (2) SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE ARE 4 OR MORE FIRE HYDRANTS/SPRINKLER LEADS 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.
19. ALL FIRE APPARATUS ACCESS ROADS SHALL BE PAVED TO PROVIDE ALL WEATHER DRIVING CAPABILITIES, AND SHALL BE DESIGNED TO WITHSTAND THE MAXIMUM WEIGHT OF A FIRE ENGINE AND TRUCK.
20. THE GRADIENT FOR THE FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 12%.
21. ANGLES OF APPROACH AND ANGLES OF DEPARTURE SHALL NOT EXCEED 90° FOR 25 FEET PRIOR TO OR AFTER THE GRADE CHANGE. ADJACENT TO THE STREET, THE TURNING RADIUS OF THE FIRE APPARATUS ACCESS ROADS SHALL BE NO LESS THAN 52 FEET OUTSIDE AND 28 FEET INSIDE TURNING RADIUS.
22. VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL NOT BE LESS THAN 13 FEET 6 INCHES.
23. THE MAXIMUM DEPARTURE OF FIRE APPARATUS ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 4 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 OF THE FIRE APPARATUS ACCESS ROAD, SHALL BE 32 FEET WIDE. FLOW-LINE TO FLOW-LINE, WHERE PARKING IS PERMITTED ON BOTH SIDES OF THE FIRE APPARATUS ACCESS ROAD, SHALL BE 40 FEET WIDE.
24. A FIRE DEPARTMENT ACCESS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE BUILDING IS MORE THAN 250 FEET FROM THE FIRE DEPARTMENT VEHICLE ACCESS. THIS DISTANCE SHOULD BE INCREASED TO 250 FEET IF THE BUILDING IS UNSPRINKLERED.
25. APPROVED SECONDARY FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR 100 OR MORE DWELLING UNITS, ROADS(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.
26. ALL DEAD-END FIRE APPARATUS ACCESS ROADS AND/OR FIRE LINES, PUBLIC OR PRIVATE, IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND AREA HAVING A MINIMUM DIAMETER OF 81 FEET.
27. ALL FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LANE, ONE SIGN AT THE END OF THE FIRE LANE AND WITH SIGNS AT INTERVALS 100 FEET ALONG THE DESIGNATED FIRE LANE. SIGNS SHALL BE INSTALLED NO HIGHER THAN 10 FEET OR LESS THAN 6 FEET FROM PARKING ON EITHER SIDE. SIGNS TO BE INSTALLED NO HIGHER THAN 10 FEET OR LESS THAN 6 FEET FROM ROADWAY LEVEL, THE CURB ALONG OR ON THE PAVEMENT OR CEMENT (IF NO CURB IS NOT PROVIDED) SHALL BE PAINTED WITH WHITE PAVEMENT MARKING.
28. ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE IFC § 503.6 AND IFC APPENDIX M.

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 (268-7171) TWO WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. FOR FUTURE INSPECTIONS, NOTICE OF REVISIONS SHALL BE GIVEN TO THE LVVWD COMMUNICATION SUPPORT CENTER REQUESTED LVVWD INSPECTION. WHEN REQUESTING INSPECTIONS, PLEASE REFER TO THE PROJECT # IDENTIFIED ABOVE.
2. ALL WORK SHALL CONFORM TO LVVWD STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS, AND TO THE 2010 EDITION OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS). THE LATEST EDITION OF UDACS SHALL SUPERSEDE ANY CONFLICTS CONTAINED IN THE APPROVED DRAWINGS AND/OR SPECIFICATIONS.
3. ALL WORK, EXCEPT AS MODIFIED BY THESE PLANS OR BY NOTE 2 ABOVE, SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE LVVWD STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFICE 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 MAIN 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 MAINS AND APPURTENANCES SHALL BE DISINFECTED, PRESSURE TESTED, AND HAVE AN ACCEPTABLE PASSING HEALTH WATER SAMPLE OBTAINED, PRIOR TO OPERATION AND USE.
10. THE CONTRACTOR MUST OBTAIN ALL METERS TWO (2) INCHES AND SMALLER FROM LVVWD CREDIT STORES. TELEPHONE CALL BEFORE YOU DIG AT 811 OR 1-800-227-2600.
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 APPROVED PRODUCT LIST FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS BY SUBMITTING SHOP DRAWINGS.
13. TELEPHONE "CALL BEFORE YOU DIG" AT 811 OR 1-800-227-2600.
14. THE INSTALLATION OF LVVWD MUNICIPAL WATER FACILITIES WITHIN ALL STREETS IS ASSUMED TO BE IN COMPLIANCE WITH THE UNIFORM STANDARDS, INCLUDING THE PLACEMENT OF ASPHALT PAVING STREET SURFACES. WHEN THE LVVWD TO THE MUNICIPAL WATER FACILITIES WILL INCLUDE THE PLACEMENT OF AN APPROPRIATELY SIZED ASPHALT REPAIR PATCH ON THE STREET SURFACE.
15. ANY DECORATIVE PAVING SURFACE WITHIN THE STREET IS THE RESPONSIBILITY OF THE OWNERS ASSOCIATION, OR THE INDIVIDUAL PROPERTY OWNERS IF NO OWNERS ASSOCIATION IS IN EXISTENCE, OR THE AGENCY HAVING JURISDICTION. DECORATIVE SURFACE MATERIALS PLACED WITHIN THE TEN FOOT EASEMENT ADJACENT A PUBLIC OR PRIVATE STREET, IF DISTURBED BY THE LVVWD DURING THE REPAIR OR OPERATION OF THE FACILITIES, WILL NOT BE RESTORED BY THE LVVWD TO THE MUNICIPAL WATER FACILITIES. THE LVVWD WILL NOT RESTORE, 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.
16. NO LEAD COMPLIANCE NOTE:
TO COMPLY WITH THE FEDERAL SAFE DRINKING WATER ACT, ALL WATER WORKS BRASS PRODUCTS PROPOSED TO BE RELOCATED OR INSTALLED AS NEW MUST BE INSTALLED WITH THE LEAD FREE APPROVED PRODUCT. THE OLD LEADED PRODUCT MAY NOT BE REUSED.

1. IN THE EVENT OF NATURAL GAS EMERGENCIES CALL 911 AND 1-877-860-6020
2. THERE SHALL BE A MINIMUM HORIZONTAL AND VERTICAL CLEARANCE OF 12-INCHES BETWEEN NATURAL GAS LINES AND ANY UNDERGROUND FACILITIES AND/OR STRUCTURES, INCLUDING BUT NOT LIMITED TO WATER MAINS, 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 702-395-0598

BENCHMARK

CITY OF LAS VEGAS BENCHMARK STATION: SLV90 24N6E6

RIVET AND PLATE IN THE TOP OF CURB AT THE SOUTHWEST CORNER OF DECATUR BOULEVARD AND DORRELL LANE

ELEVATION = 702.412 METERS (NAV98 2008 ADJUSTMENT)

ELEVATION = 2304.51 US SURVEY FEET (NAV88 2006 ADJUSTMENT)

NOTICE OF BEARING

NORTH 10°47'07" WEST, BEING THE BEARING OF EAST LINE OF THE NORTHEAST QUARTER (NE-1/4) OF THE NORTHEAST QUARTER (NE-1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS RECORDED IN FILE 106 OF SURVEYS AT PAGE 81, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

	EXISTING	PROPOSED
DESCRIPTION		
PROPERTY LINE	-----	-----
RIGHT OF WAY	-----	-----
LOT LINE	-----	-----
CENTERLINE	-----	-----
EASEMENT LINE	-----	-----
SAWCUT LINE	-----	-----
FLOW LINE	-----	-----
GRADE BREAK	-----	-----
TYPE "A" CURB	=====	=====
TYPE "L" CURB & GUTTER	=====	=====
EDGE OF PAVEMENT	=====	=====
MAJOR 5' CONTOUR	----- (2500)	----- 2500
MINOR 1' CONTOUR	----- (2501)	----- 2501
SCARP (3:1 MAX)	----- ▲	----- ▲
PROPOSED ASPHALT		=====
REMOVE AND REPLACE EX. A.C.		=====
MATCH LINE		
PHASE LINE		=====
GRADE TAG	(98.72) XX	98.72 XX
SLOPE TAG	1.00%	1.00%
WATER LINE	EX. WATER LINE	-----
SANITARY SEWER LINE	EX. SEWER LINE	-----
STORM DRAIN LINE	EX. SD	-----
OVERHEAD UTILITY LINES	----- OH	-----
NATURAL GAS LINE	----- G	----- 4" G
WATER VALVE	⊕	⊕
WATER METER	⊕	⊕
WATER REDUCER		⊕
FIRE STRIPING		=====
TYPE II CENTERLINE STRIPING		=====
LANE STRIPING		=====
STREETLIGHT CONDUIT		=====
FIRE DEPARTMENT CONNECTION	⊕	⊕
FIRE HYDRANT	⊕	⊕
AIR-RELEASE VALVE	[A]	[A]
UNDERGROUND POWER VAULT	[P]	[P]
UNDERGROUND TELEPHONE VAULT	[T]	[T]
UNDERGROUND WATER VAULT	[W]	[W]
UNDERGROUND WATER VAULT	[TV]	[TV]
TRAFFIC SIGNAL BOX	[S]	[S]
GAS METER	[G]	[G]
STREET LIGHT	⊕	⊕
UTILITY POLE	⊕	⊕
STORM DRAIN MANHOLE	D	D
POWER MANHOLE	P	P
SANITARY MANHOLE	S	S
SIGN	⊕	⊕

ABAN	ABANDON
ACP	ASPHALTIC CONCRETE PAVEMENT
ACP	ASBESTOS CEMENT PIPE
AGG	AGGREGATE
ALP	ABANDON IN PLACE
AIT	ALTERNATE
AP	ANGLE POINT
BC	BACK OF CURB
BGR	BACK OF CURB RETURN
BL	BOUNDARY LINE
BM	BENCHMARK
BVC	BEGINNING VERTICAL CURVE
CIP	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CONST	CONSTRUCT
CULV	CULVERT
CY	CUBIC YARD
C&G	CURB AND GUTTER
℄	CENTERLINE
DI	DROP INLET
DIA	DIAMETER
DWY	DRIVEWAY
E	ELECTRIC
EC	END OF CURVE
ECR	END OF CURB RETURN
EG	EXISTING GROUND
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EVSC	END VERTICAL CURVE
EXIST	EXISTING
E/O	EAST OF
FA	FIRE ALARM
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE GRADE
FS	FINISH SURFACE
FT	FEET/FOOT
F.A.S.T.	FREeway AND ARTERIAL SYSTEM OF TRANSPORTATION
GALV	GALVANIZED
GB	GRADE BREAK
GM	GAS METER
GUT	GUTTER
HDWL	HEADWALL
IN	INCH
INT	INTERSECTION
INV	INVERT
ISL	ISLAND
JB	JUNCTION BOX
LF	LINEAR FEET
LOC	LENGTH OF CURB
LT	LEFT
LVVWD	LAS VEGAS VALLEY WATER DISTRICT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
NAPTS	NOT A PART OF THIS SUBDIVISION
NVD	NORTH AMERICAN VERTICAL DATUM
NTS	NOT TO SCALE
NO	NORTH OF
OC	ON CENTER

III & DONALD III

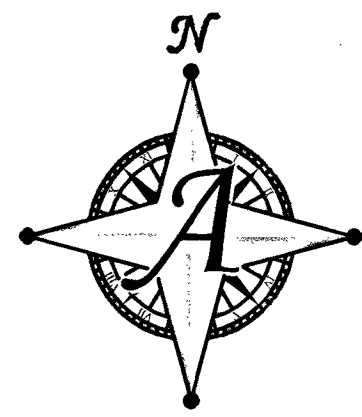
S, NEVADA

Actus

3203 E. Warm Springs Rd., Suite
Las Vegas, NV 89120
www.Actus-NV.com
(702) 388-9296

Engineering - Surveying - Consulting - Planning

[illegible]



SCALE: 1"=30'

NOTE:
CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL BY THE BUILDING DEPARTMENT.

GRADING NOTE

1. ACTUS SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES IN THE PLANS OR CONDITIONS IN THE FIELD.
2. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL BY THE BUILDING DEPARTMENT.
3. FOR ROADWAY WIDENING AND HALF STREET IMPROVEMENTS THE CONTRACTOR SHALL VERIFY CROSS SLOPES FROM EXISTING PAVEMENT SAWCUT LINE TO PROPOSED EDGE OF PAVEMENT OR PROJECTED LIP OF CURB PRIOR TO SUBGRADE PREPARATION AND CONSTRUCTION OF PROPOSED CURB LINE. IF MINIMUM OR MAXIMUM CROSS SLOPES DO NOT MEET AGENCY STANDARDS THE CONTRACTOR SHALL NOTIFY THE ENGINEER.

CONSTRUCTION NOTES

1. CONSTRUCT "L" CURB AND GUTTER PER CCAUSD #216
2. CONSTRUCT "R" CURB AND GUTTER PER CCAUSD 217.3.5.1
3. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #234.
4. CONSTRUCT 8" CROSS GUTTER PER CCAUSD #228.
5. CONSTRUCT RESIDENTIAL DRIVEWAY PER CCAUSD #223, #223.1, AND DETAIL "5" ON SHEET C4
6. REMOVE AND REPLACE EXISTING AC PAVEMENT. MATCH EXISTING SECTION
7. SIDEWALK RAMP PER CCAUSD #235 CASE 1. "A" & "B" = 8" UNLESS OTHERWISE NOTED.
8. CONSTRUCT PAD PER TYPICAL PAD SECTION DETAIL "1" ON SHEET C4
9. SAWCUT EXISTING A.C. PAVEMENT PER PLAN
10. INSTALL 3.5" AC OVER 5" TYPE II AGGREGATE BASE
11. 5' TRANSITION "L" CURB TO "R" CURB PER DETAIL "3" ON SHEET C4
12. INSTALL 2.5" AC OVER 4.5" TYPE II AGGREGATE BASE
13. CONSTRUCT HALF STREET CROSS GUTTER PER CCAUSD #229
14. ADJUST EXISTING UTILITY TO GRADE
15. EXISTING POWER POLE TO BE REMOVED. SEE NV ENERGY PLANS

Curve Table			
Curve #	Length	Radius	Delta
C12	8.98'	15.00'	34.31°
C13	9.65'	15.00'	36.87°
C14	28.72'	123.50'	13.32°
C15	21.20'	76.50'	15.88°
C16	19.42'	15.00'	74.17°
C17	58.90'	45.50'	74.17°
C18	71.47'	45.50'	90.00°
C19	71.33'	45.50'	89.82°
C20	34.23'	123.50'	15.88°
C21	17.78'	76.50'	13.32°
C22	23.56'	15.00'	90.00°
C23	23.26'	100.00'	13.32°
C24	27.72'	100.00'	15.88°
C25	63.60'	88.00'	41.41°

SOILS NOTE

ALL GRADING SHALL CONFORM TO GEOTECHNICAL REPORT BY: WRIGHT ENGINEERS
ORIGINAL PROJECT NUMBER: 171053
DATED: MAY 19, 2017

FLOOD ZONE DESCRIPTION:

THIS SITE IS LOCATED IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C 1765F AND 32003C 2855F CLARK COUNTY, NEVADA DATED NOVEMBER 16, 2011.

FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

BENCHMARK

CITY OF LAS VEGAS BENCHMARK STATION: SLV90 24NE66
RIVET AND PLATE IN THE TOP OF CURB AT THE SOUTHWEST CORNER OF DECATUR BOULEVARD AND DORRELL LANE.

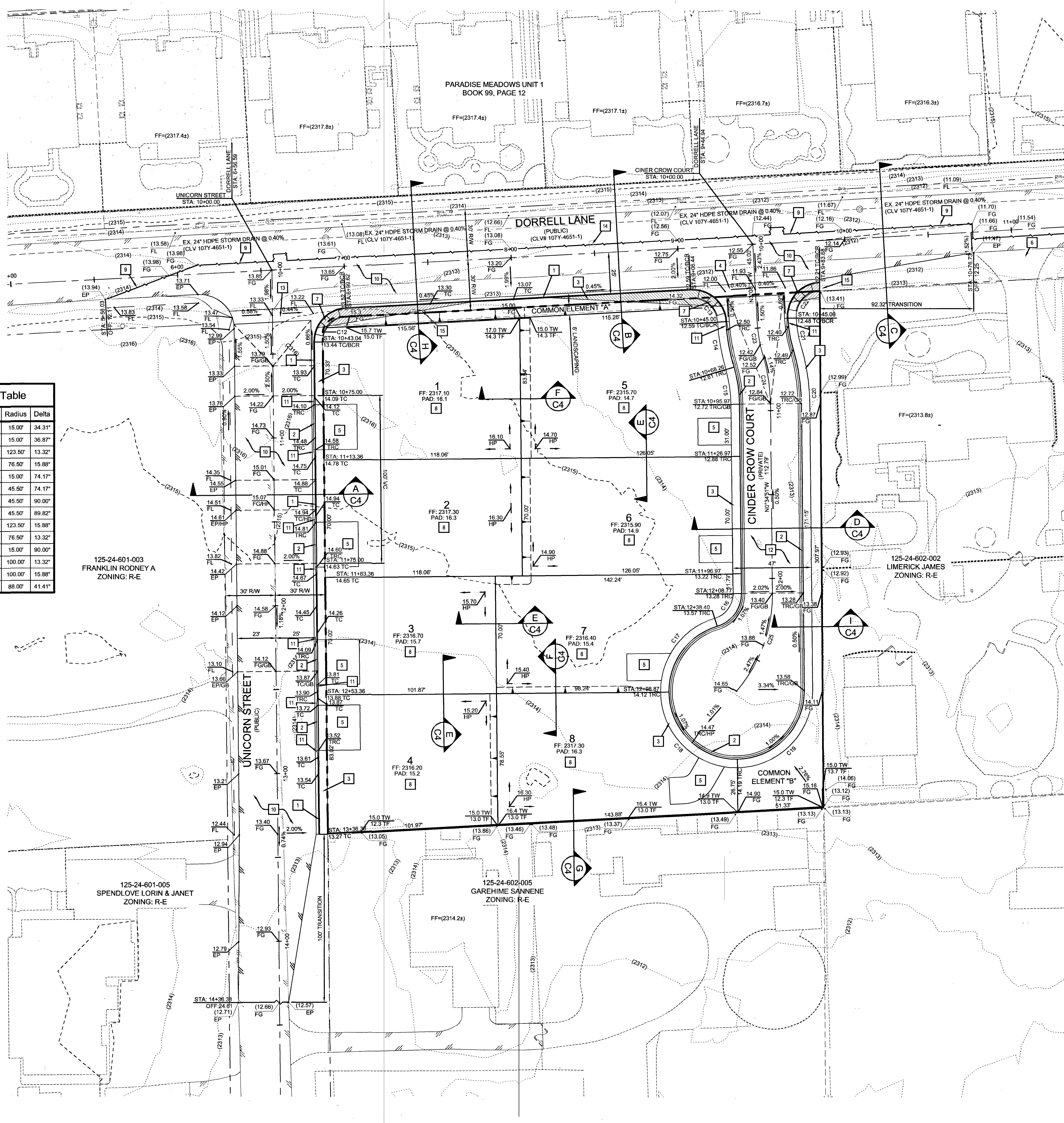
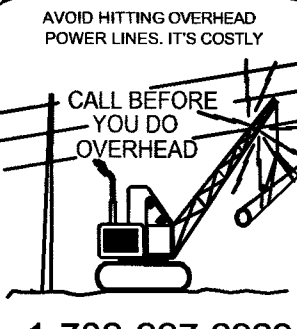
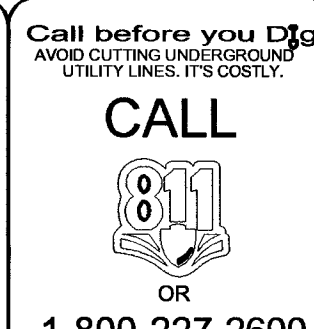
ELEVATION = 702.412 METERS (NAV'D'88 2008 ADJUSTMENT)
ELEVATION = 2304.51 US SURVEY FEET (NAV'88 2008 ADJUSTMENT)

BASIS OF BEARING

NORTH 00°47'07" WEST, BEING THE BEARING OF EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS RECORDED IN FILE 106 OF SURVEYS AT PAGE 81, RECORDS OF CLARK COUNTY, NEVADA.

DISCLAIMER NOTE

THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



LEGEND

PROPOSED	EXISTING	
---	---	EXISTING RIGHT-OF-WAY
---	---	PROPOSED LOT LINE
---	---	PROPOSED PROPERTY BOUNDARY LINE
---	---	PROPOSED RIGHT-OF-WAY
---	---	EASEMENT LINE
---	---	CENTER LINE
---	---	EDGE OF ASPHALT
---	---	CURB & GUTTER
---	---	RETAINING WALL
---	---	SAWCUT LINE
---	---	FLOW LINE
---	---	GRADE BREAK
---	---	MAJOR 5' CONTOUR
---	---	MINOR 1' CONTOUR
---	---	SCARP (3:1 MAX)
---	---	CONCRETE SIDEWALK/ VALLEY GUTTER
---	---	PROPOSED ASPHALT
---	---	REMOVE AND REPLACE ASPHALT
---	---	PHASE LINE
---	---	CUT / FILL LINE
---	---	FUTURE GRADE TAG
---	---	EXISTING GRADE TAG
---	---	PROPOSED GRADE TAG
---	---	FINISHED FLOOR
---	---	TOP OF "L" CURB
---	---	TOP OF "R" CURB
---	---	TOP OF PAVEMENT
---	---	FLOW LINE GRADE
---	---	EDGE OF PAVEMENT
---	---	TOP OF BERM
---	---	TOP OF RETAINING WALL
---	---	TOP OF WALL FOOTING
---	---	GRADE SLOPE
---	---	SECTION MARKER-DETAIL NUMBER ABOVE SHEET NUMBER

ESTIMATED QUANTITIES

NOTE: QUANTITIES SHOWN ARE RAW QUANTITIES AND APPROXIMATE. CONTRACTOR TO DETERMINE HIS OWN QUANTITIES FOR GRADING PURPOSES.

WORK UNDER THIS PLAN CONSTITUTES GRADING IN ACCORDANCE WITH 2008 IBC, ENGINEERING REPORTS AND CERTIFICATIONS IN CONFORMANCE WITH IBC SHALL BE FILED WITH THE COUNTY PRIOR TO COUNTY APPROVAL AT FINAL INSPECTION.

CUT: 1,777 CY
FILL: 2,166 CY
NET: 389 CY (FILL)

SIGHT VISIBILITY RESTRICTION ZONES

SIGHT VISIBILITY ZONE NOTE

NO WALLS, FENCES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES, FIRE HYDRANTS, TREES, 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 TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL OR PAVEMENT STREET SURFACE. THIS RESTRICTION EXTENDS ALONG THE SIGHT VISIBILITY LINE THROUGH LANDSCAPED MEDIANS.

REFER TO TRAFFIC SHEET C10 FOR SIGHT VISIBILITY ZONE DIMENSIONS.

PRIVATE STREET NOTE:

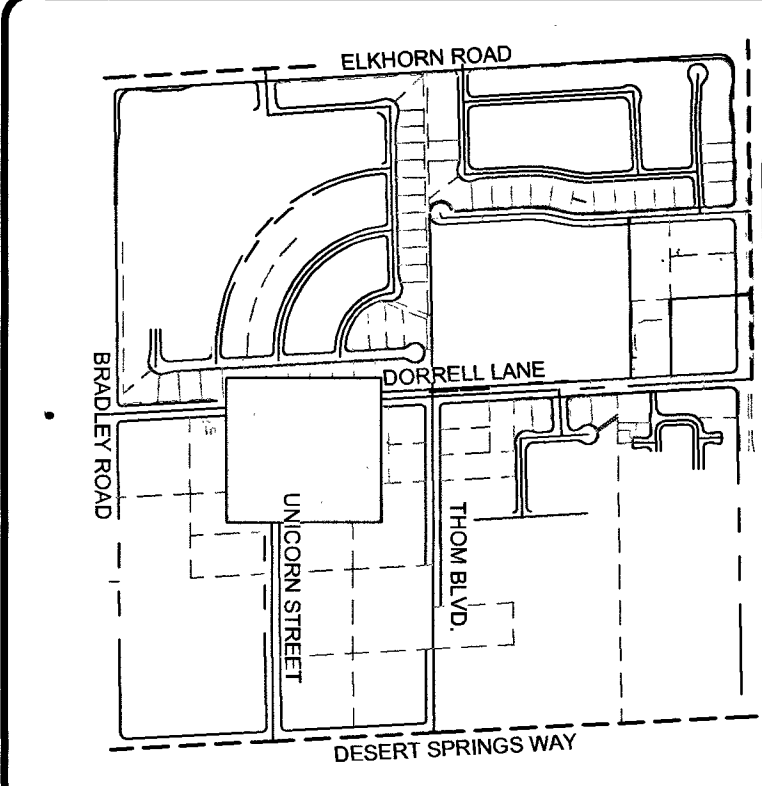
ALL PRIVATE STREETS ARE P.U.E. PUBLIC SEWER EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.

ENGINEER'S CERTIFICATION

CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED UPDATED DRAINAGE STUDY ON FILE WITH THE CITY OF LAS VEGAS FOR CLV# DS4961C

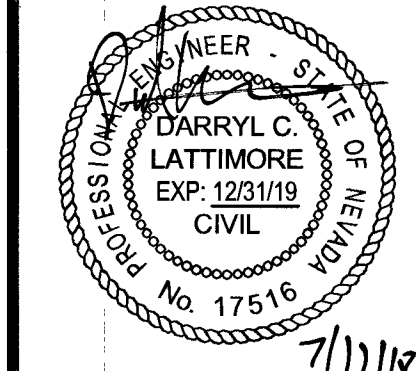
DARRYL LATTIMORE, P.E.
DATE: 7/11/18

115-00 852 SHEET 3 OF 10



KEY MAP
SCALE: NTS

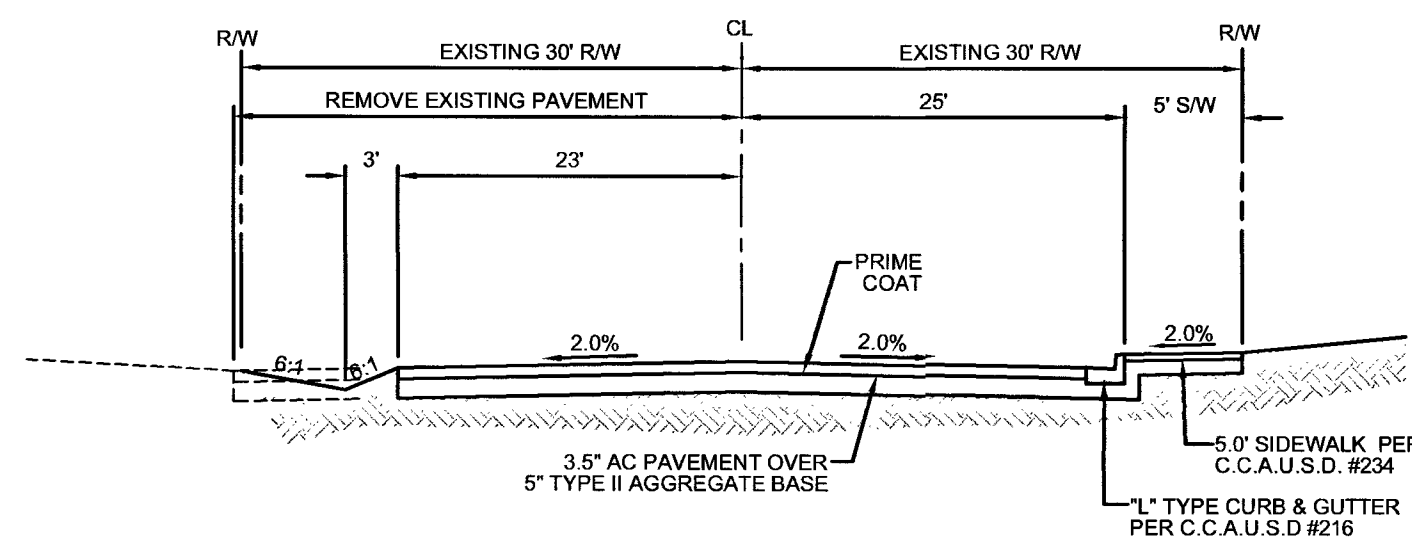
GRADING PLAN
BY
DATE
DESCRIPTION
DECATUR & DONALD III
BEAZER HOMES
CITY OF LAS VEGAS, NEVADA



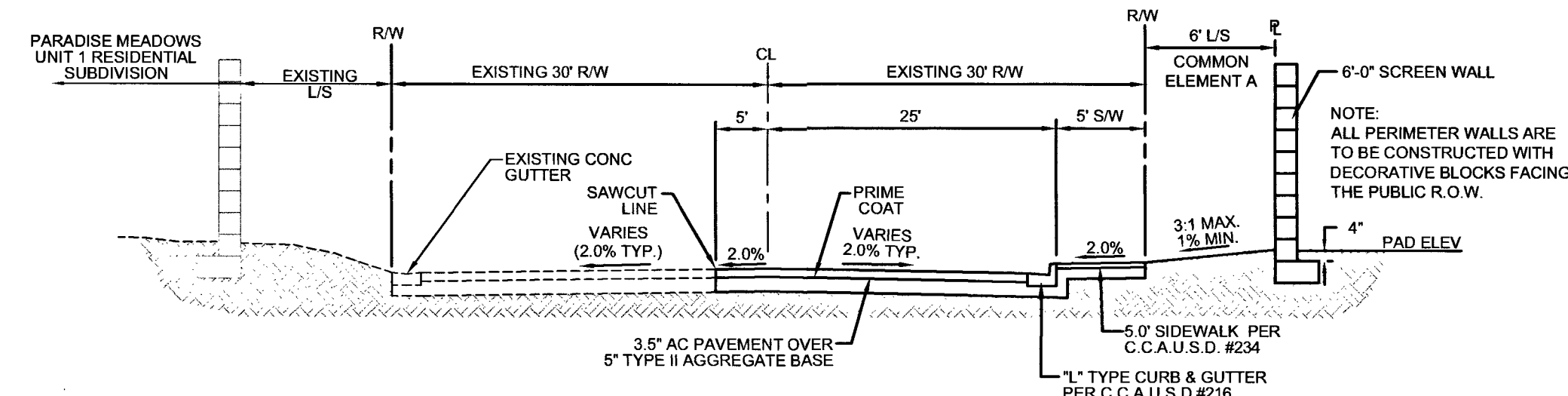
DATE: 07-12-2018
DRAWN: BPRP
DESIGNED: BP
CHECKED: DCL
PROJECT #: BZR011801

SHEET TITLE
GRADING PLAN
SHEET NUMBER: 1075088

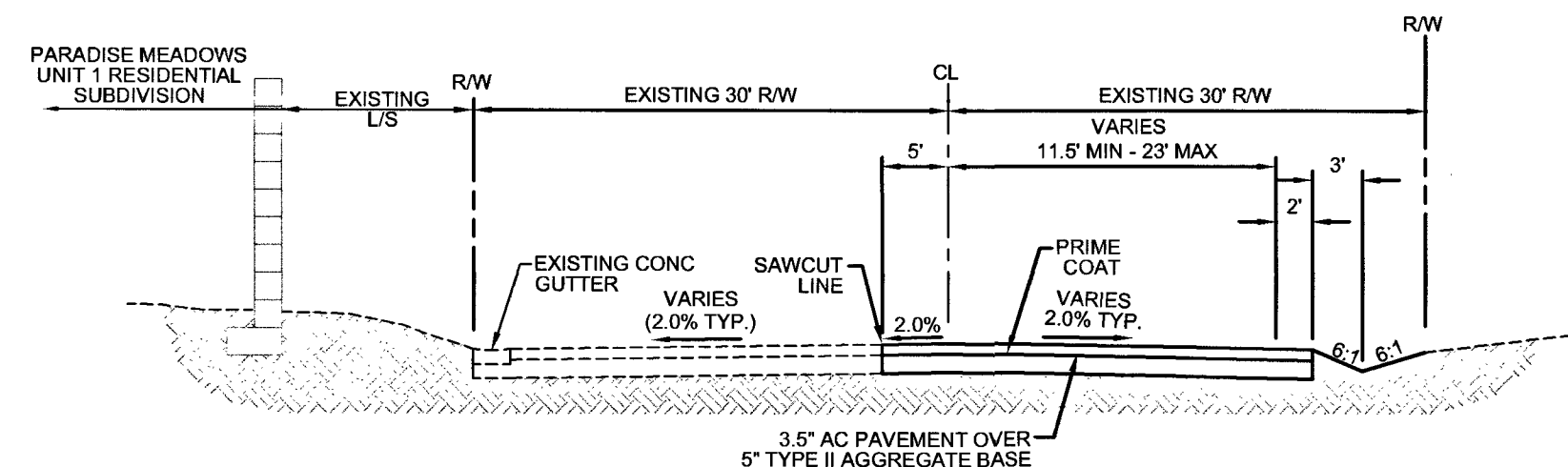
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115-00 852 SHEET 3 OF 10



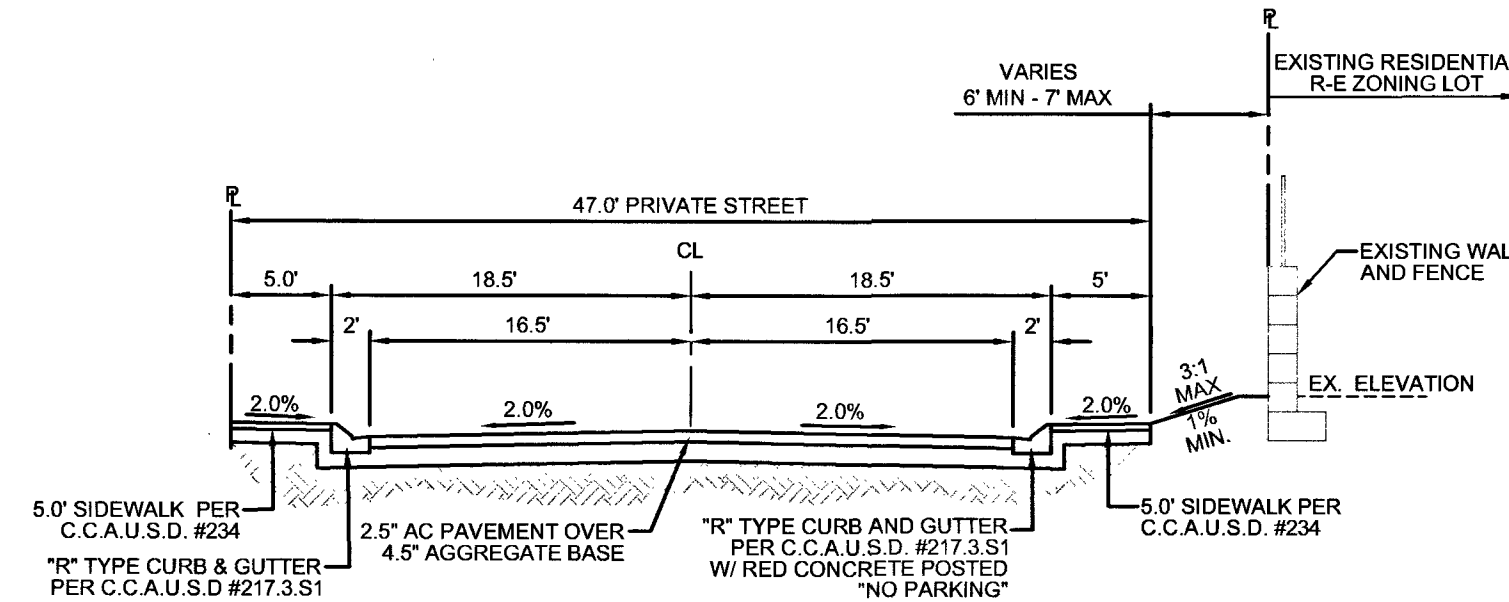
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NOT TO SCALE



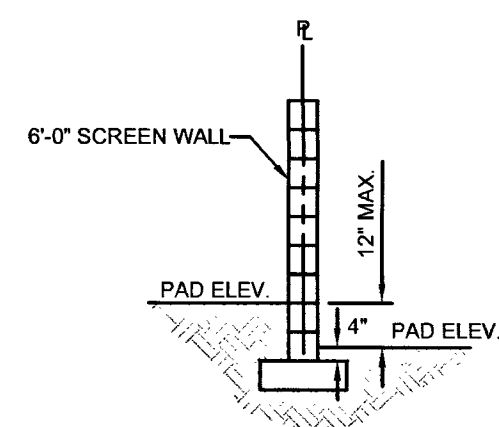
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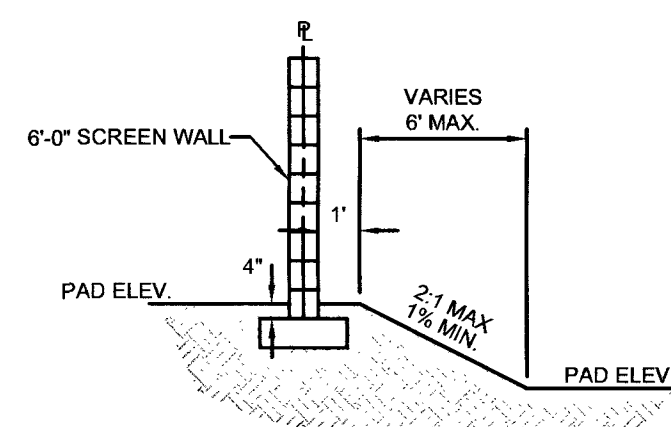
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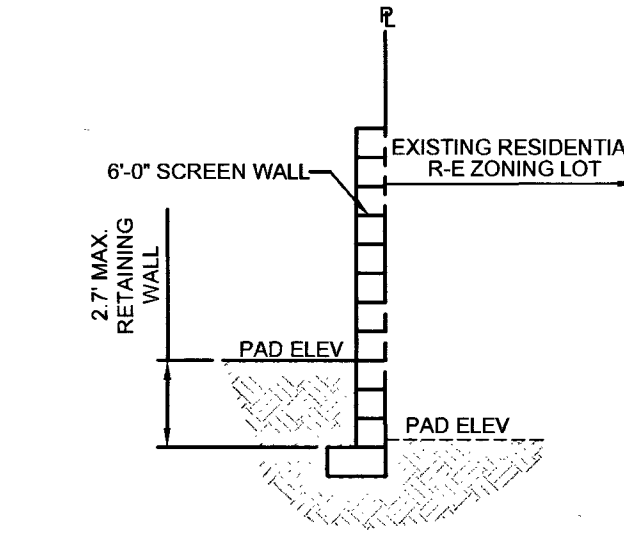
D 47' (PRIVATE) STREET SECTION
NOT TO SCALE



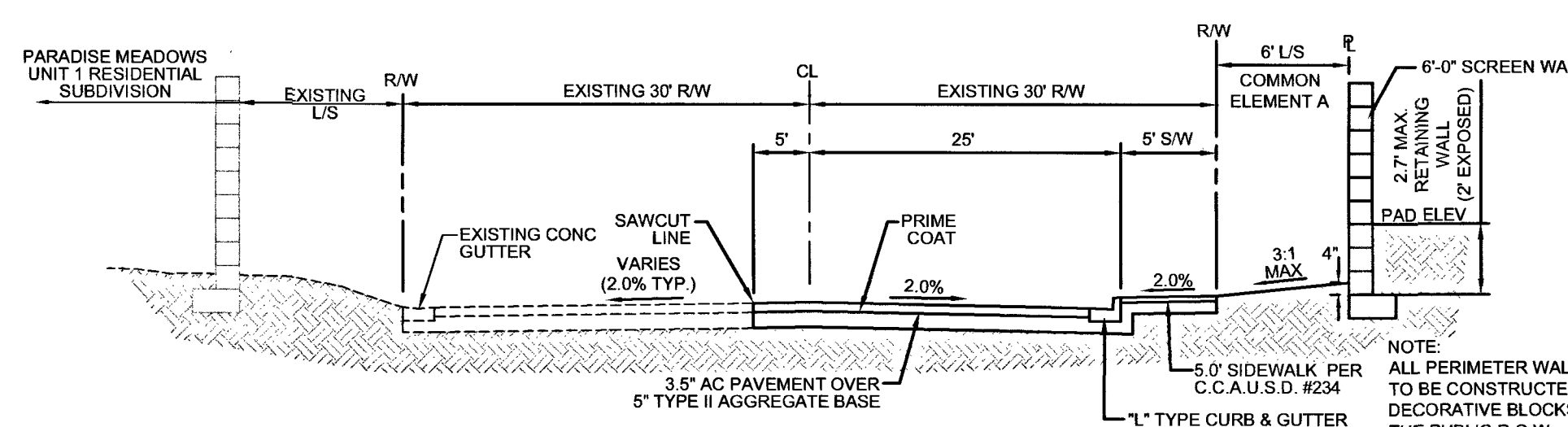
E LOT LINE SECTION
NOT TO SCALE



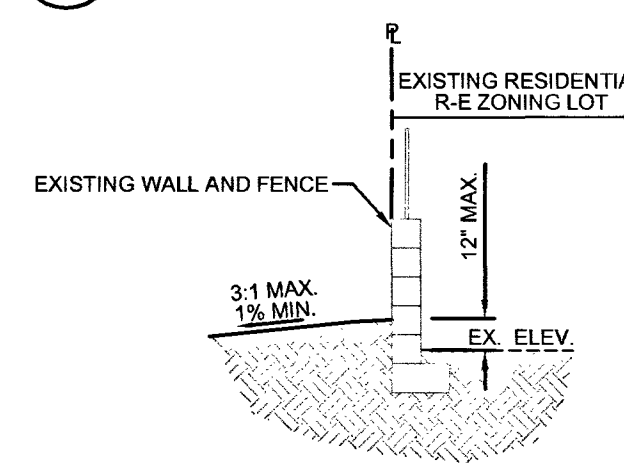
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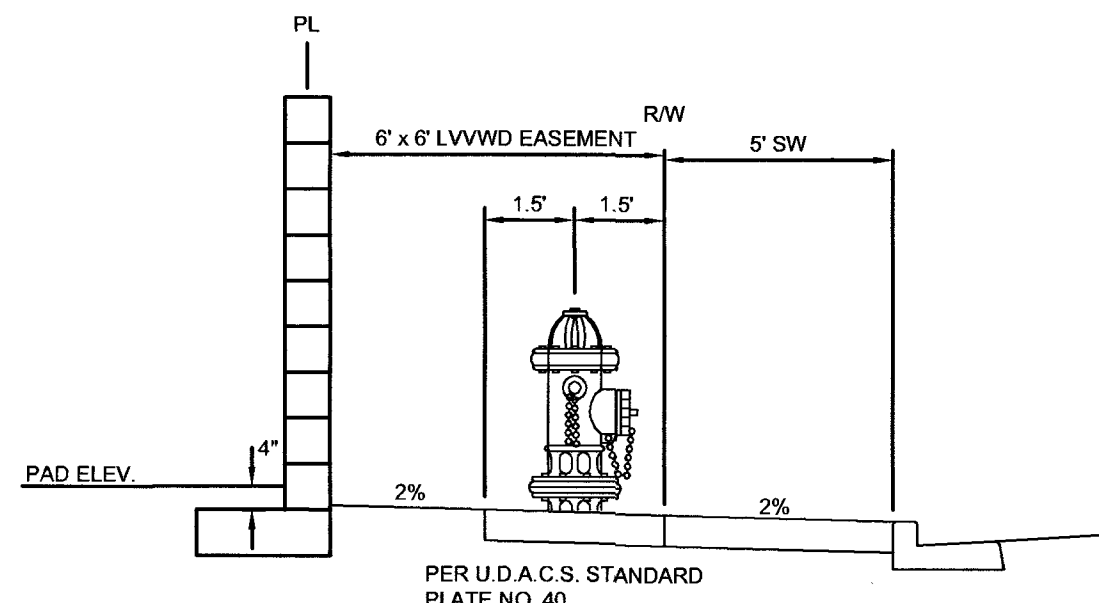
G SOUTH PROPERTY LINE SECTION
NOT TO SCALE



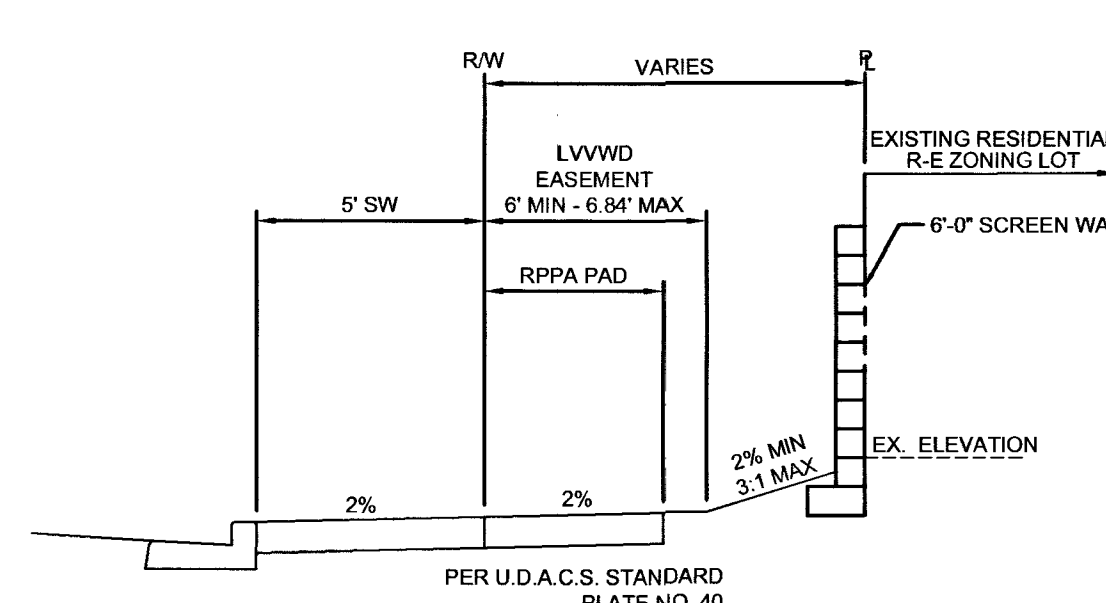
H DORRELL LANE SECTION
NOT TO SCALE



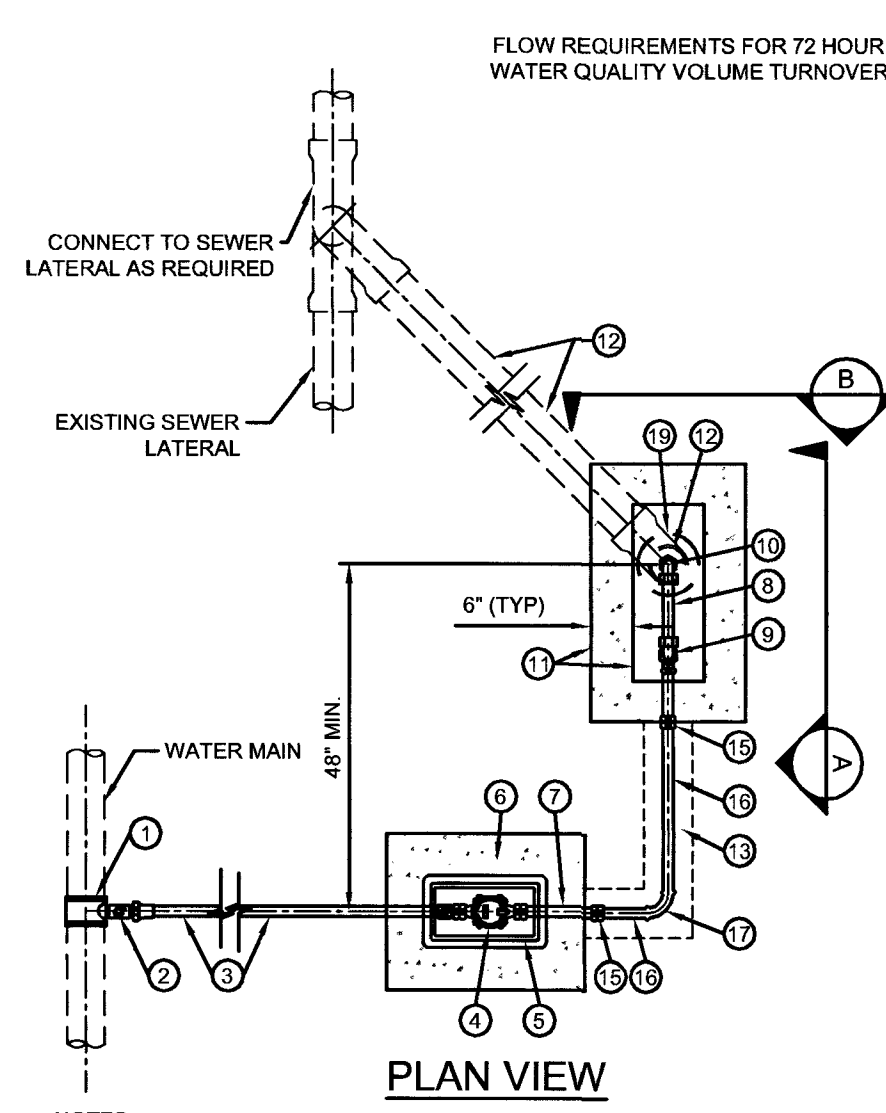
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NOT TO SCALE



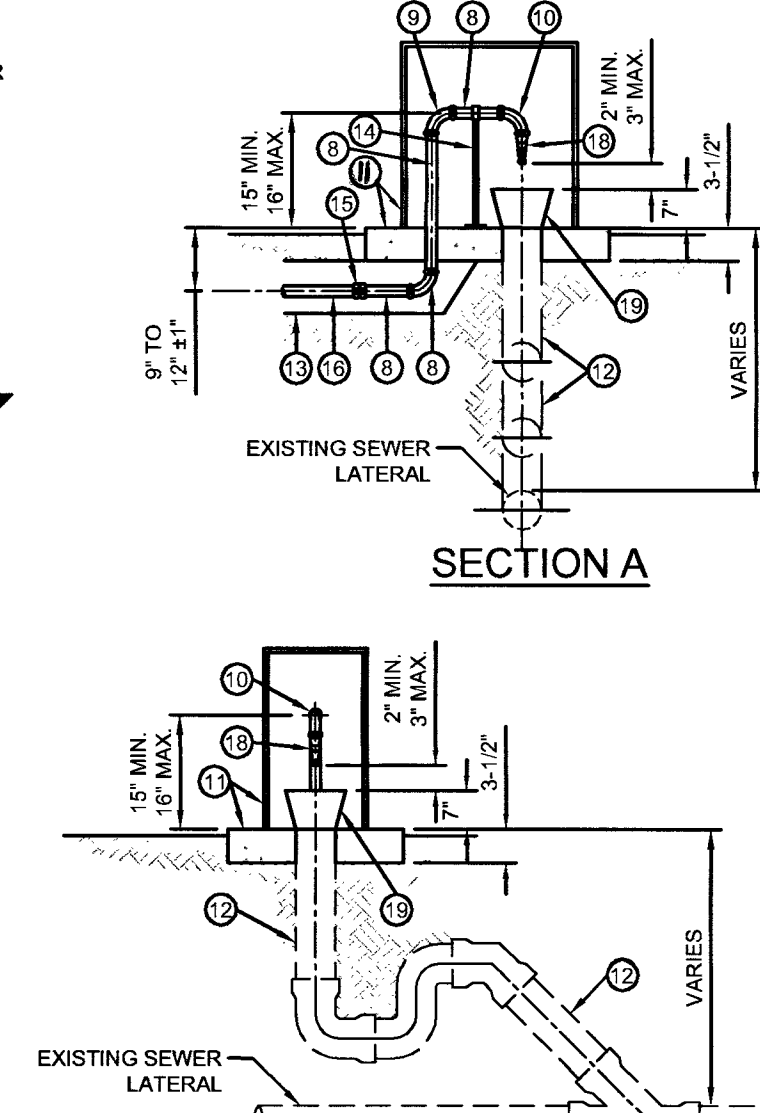
6 FIRE HYDRANT DETAIL WITH 6' X 6' LVVWD EASEMENT
NOT TO SCALE



7 6' X 6' LVVWD EASEMENT FOR IRR. RPPA
NOT TO SCALE



NOTES:
1. AN EASEMENT MAY BE REQUIRED FOR ASSEMBLIES LOCATED BEHIND EXISTING RIGHT-OF-WAY.
2. EXISTING SIDEWALK PANELS REMOVED FOR INSTALLATION ARE TO BE REPLACED TO NEAREST WEAKENED PLANE JOINT AS REQUIRED (TYP).



SECTION B

FLUSHING VALVE ASSEMBLY
NOT TO SCALE

FLUSHING VALVE TO BE REMOVED UPON DEVELOPMENT OF LOT

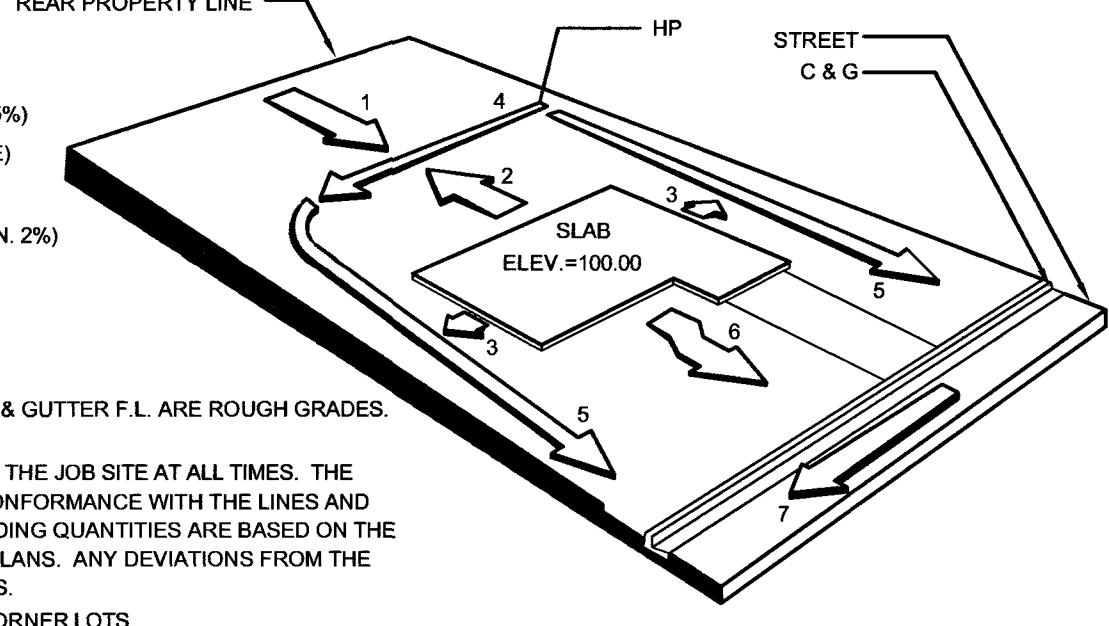
LEGEND

- SERVICE SADDLE
- CORPORATION STOP
- SERVICE LATERAL
- 3/4" WATER METER
- METER BOX
- CONCRETE COLLAR OR SIDEWALK PANEL
- TAILPIECE
- 3/4" BRASS 90° BEND (FEMALE THREAD X FEMALE THREAD)
- 3/4" BRASS 90° BEND (FEMALE THREAD X MALE THREAD), FOR FLUSHING VALVE CONNECTION
- APPROVED FIBERGLASS ENCLOSURE AND CONCRETE PAD (ANCHOR TO CONCRETE PAD PER MANUFACTURERS REQUIREMENTS)
- 4" PVC SEWER LATERAL
- SAND BACKFILL FULL WIDTH OF TRENCH
- PIPE SUPPORT AS REQUIRED
- 3/4" COUPLING
- 3/4" PVC PIPE (SCH 40), LENGTH AS REQUIRED
- 3/4" PVC (SCH 40) 90° BEND
- 3/4" BALL VALVE (APOLLO MODEL 77CLF-100)
- 6"x4" PVC REDUCER

WALL NOTES

- WALL DETAILS ARE FOR REFERENCE ONLY AND DO NOT CONSTITUTE A STRUCTURAL DESIGN.
- CONSTRUCTION OF BLOCK WALLS REQUIRE A SEPARATE BUILDING PERMIT AND APPROVAL BY THE BUILDING DEPARTMENT.
- ALL PERIMETER WALLS TO BE CONSTRUCTED WITH DECORATIVE BLOCK FACING THE PUBLIC R.O.W.

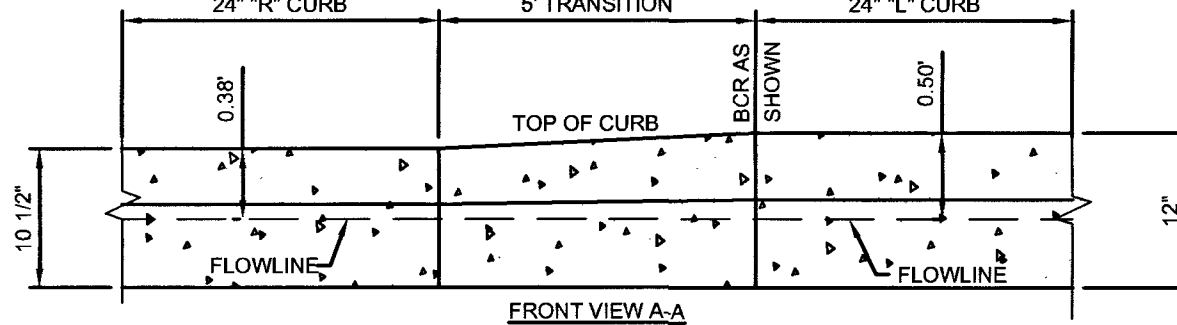
- SLOPE FROM REAR TO SWALE
- SLOPE FROM HOUSE TO SWALE (MIN. 5%)
- SLOPE FROM HOUSE TO SIDE SWALE (MIN. 5%)
- REAR SWALE (5' MIN. FROM REAR OF HOUSE)
- SIDE SWALE
- SLOPE FROM HOUSE TO BACK OF CURB (MIN. 2%)
- SLOPE OF STREET



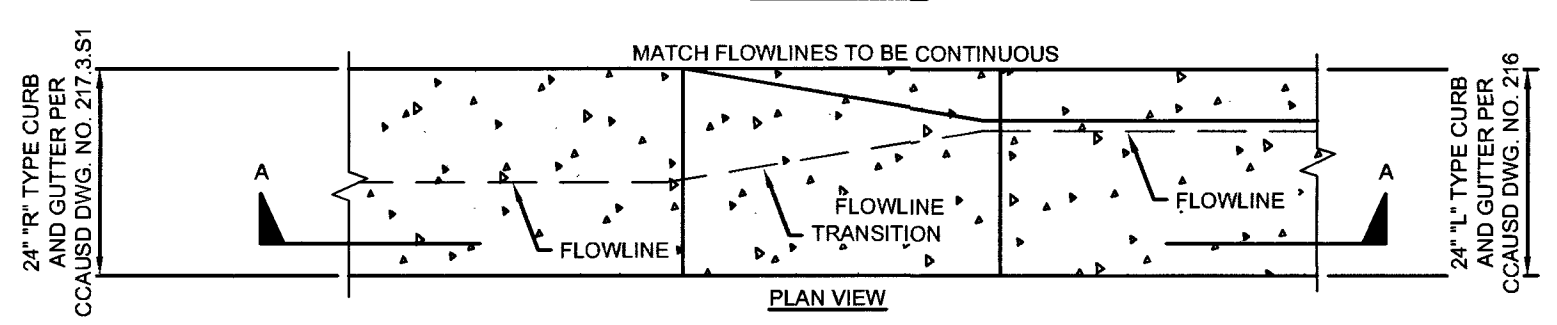
PERSPECTIVE VIEW

- A. INDICATED GRADES OTHER THAN T.C., F.G. & GUTTER F.L. ARE ROUGH GRADES. (0.3' LOWER THAN FINISHED GRADE).
- B. THE ROUGH GRADING PLANS SHALL BE ON THE JOB SITE AT ALL TIMES. THE ROUGH GRADING SHALL BE FINISHED IN CONFORMANCE WITH THE LINES AND GRADES SHOWN ON THE PLANS. ANY DEVIATIONS FROM THE PLANS WILL RESULT IN QUANTITY CHANGES.
- C. CARE SHALL BE EXERCISED IN GRADING CORNER LOTS.
- D. ROUGH PAD ELEVATIONS SHALL BE GRADED TO WITHIN 0.3' OF THE PAD ELEVATIONS SHOWN ON THE PLANS.

1 TYPE "A" PAD GRADING DETAIL TYP.
NOT TO SCALE

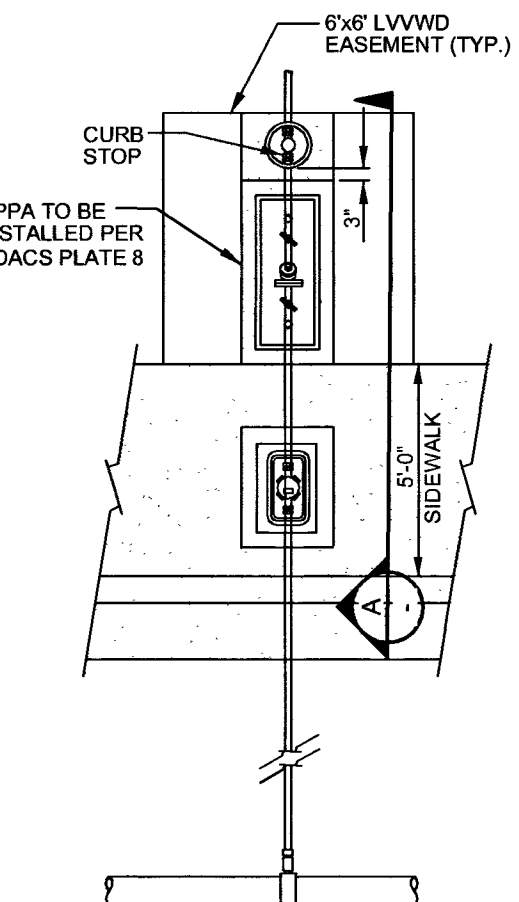


FRONT VIEW A-A

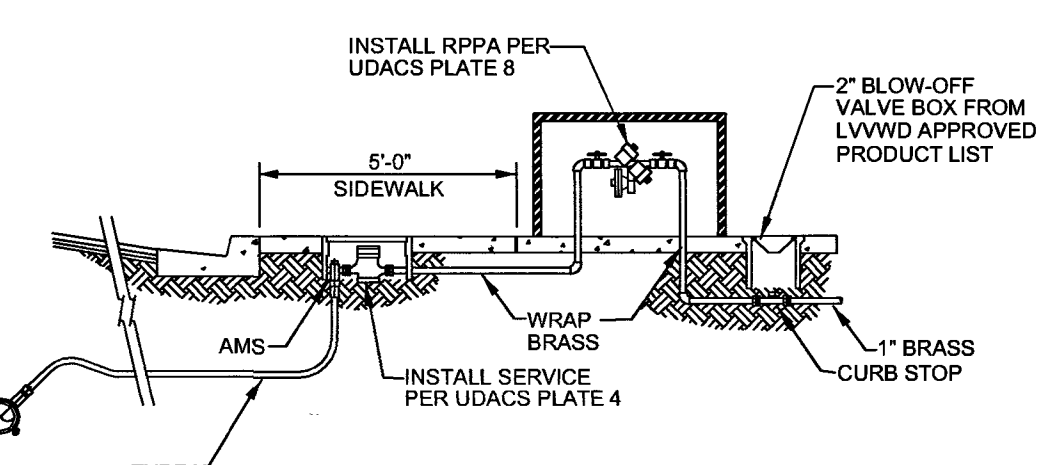


PLAN VIEW

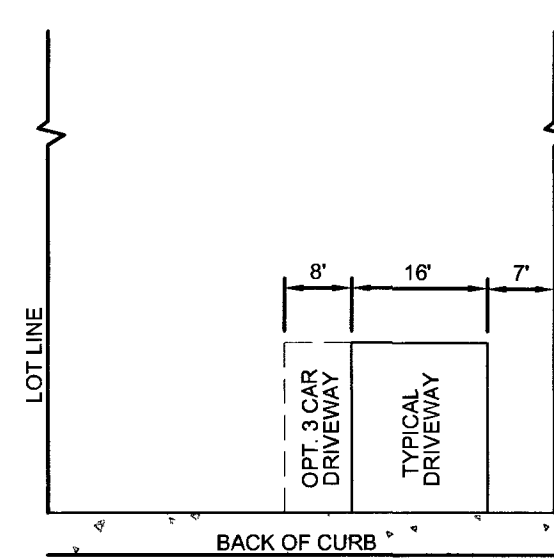
3 5' "L" CURB TO "R" CURB TRANSITION
NOT TO SCALE



4 METER WITH RPPA PER UDACS PLATE #4 AND #8 AND CURB STOP
NOT TO SCALE



A SECTION
NOT TO SCALE



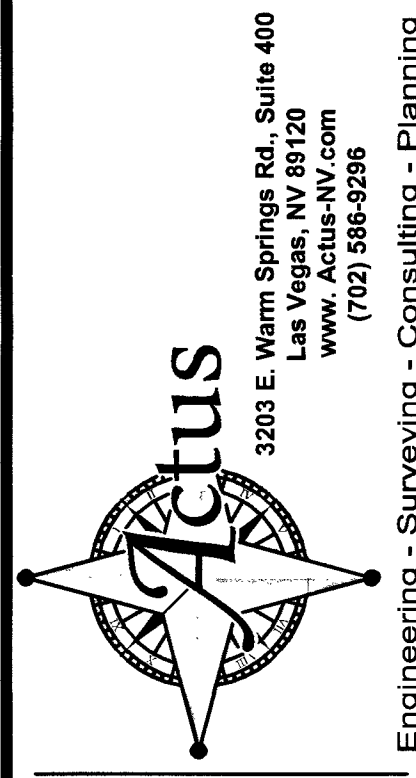
5 TYP. DRIVEWAY DETAIL
NOT TO SCALE

APPROVED FOR CONSTRUCTION

Samie Dean

Las Vegas Valley Water District Engineering Services

Project No. 126407 First Approved Date: 10-10-18



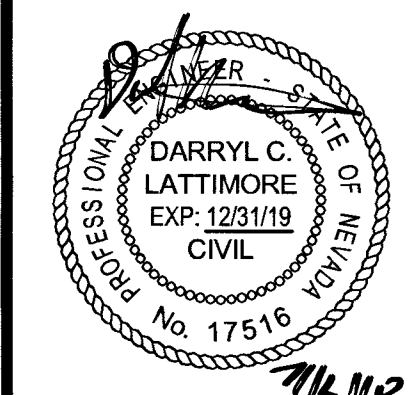
DETAILS AND SECTIONS

DECATUR & DONALD III

BEAZER HOMES

CITY OF LAS VEGAS, NEVADA

BY	DATE	DESCRIPTION

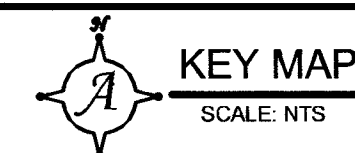


DATE: 09-17-2018
DRAWN: BPRP
DESIGNED: BP
CHECKED: DCL
PROJECT #: B27011801
SHEET TITLE: DETAILS AND SECTIONS
SHEET NUMBER: 107Y5088
C4
SHEET 4 OF 10



UNICORN STREET PLAN (PUBLIC)

SCALE: 1"=30'



LEGEND

CONSTRUCTION NOTES

- PLAN AND PROFILE - UNICORN STREET
DECATUR & DONALD III
BEEZER HOMES
CITY OF LAS VEGAS, NEVADA

DEPTH OF COVER DURING CONSTRUCTION

DEPTH OF COVER DURING CONSTRUCTION
MAINTAIN MINIMUM TWENTY-FOUR (24) INCH COVER PER UDACS SECTION 2.008.04. GRADING
MUST BE COMPLETED PRIOR TO WATER LINE INSTALLATION.

NOTE:

INSTALL PIPELINE MARKER BALLS, PER UDACS PLATE NO. 15

LVWD CANNOT GUARANTEE A WATERTIGHT SHUTDOWN WHERE CONNECTIONS OR REPAIRS TO EXISTING FACILITIES ARE REQUIRED. THE CONTRACTOR SHALL ENSURE ALL LABOR AND EQUIPMENT IS AVAILABLE TO REMOVE REMAINING WATER. COORDINATION WITH INSPECTION DIVISION MUST TAKE PLACE PRIOR TO ANY TRIAL SHUTDOWN.

CONTRACTOR TO INSTALL TEMPORARY SERVICE TO ENSURE PROPER SHUTDOWN IN THE EVENT
NO OTHER APPURTENANCES ARE AVAILABLE.

PROTECT IN PLACE AND ADJUST LVVWD EXISTING FACILITIES TO FINISHED GRADE PER UDACS
ALL LVVWD FACILITIES SHALL BE ACCESSIBLE AT ALL TIMES.

ALL SEWER / STORM DRAIN CROSSING WATER LINES MUST COMPLY WITH UDACS SECTION 2.22

ALL SEWER / STORM DRAIN CROSSING WATER LINES MUST COMPLY WITH UDACS SECTION 2.22

ALL SEWER / STORM DRAIN CROSSING WATER LINES MUST COMPLY WITH UDACS SECTION 2.22

WATER MAIN JOINT DEFLECTION, PER UDACS 2.07.01 AND 2.07.03

WATER MAIN JOINT DEFLECTION, PER UDACS 2.07.01 AND 2.07.03

GRADING NOTE

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2. CONSTRUCTION OF BLOCK WALLS SHALL REQUIRE A SEPARATE BUILDING PERMIT AND APPROVAL BY THE BUILDING DEPARTMENT.
3. FOR ROADWAY WIDENING AND HALF STREET IMPROVEMENTS THE CONTRACTOR SHALL VERIFY CROSS SLOPES FROM EXISTING PROJECTED SAWCUT LINE TO PROPOSED EDGE OF PAVEMENT OR PAVED LIFT OF CURB PRIOR TO SUBGRADE PREPARATION AND CONSTRUCTION OF PROPOSED CURB LINE. IF MINIMUM OR MAXIMUM CROSS SLOPES DO NOT MEET ENGINEER STANDARDS THE CONTRACTOR SHALL NOTIFY THE ENGINEER.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK STATION: 5LV90 24NEE6

RIVET AND PLATE IN THE TOP OF CURB AT THE SOUTHWEST CORNER OF DECATUR BOULEVARD AND DORRELL LANE.

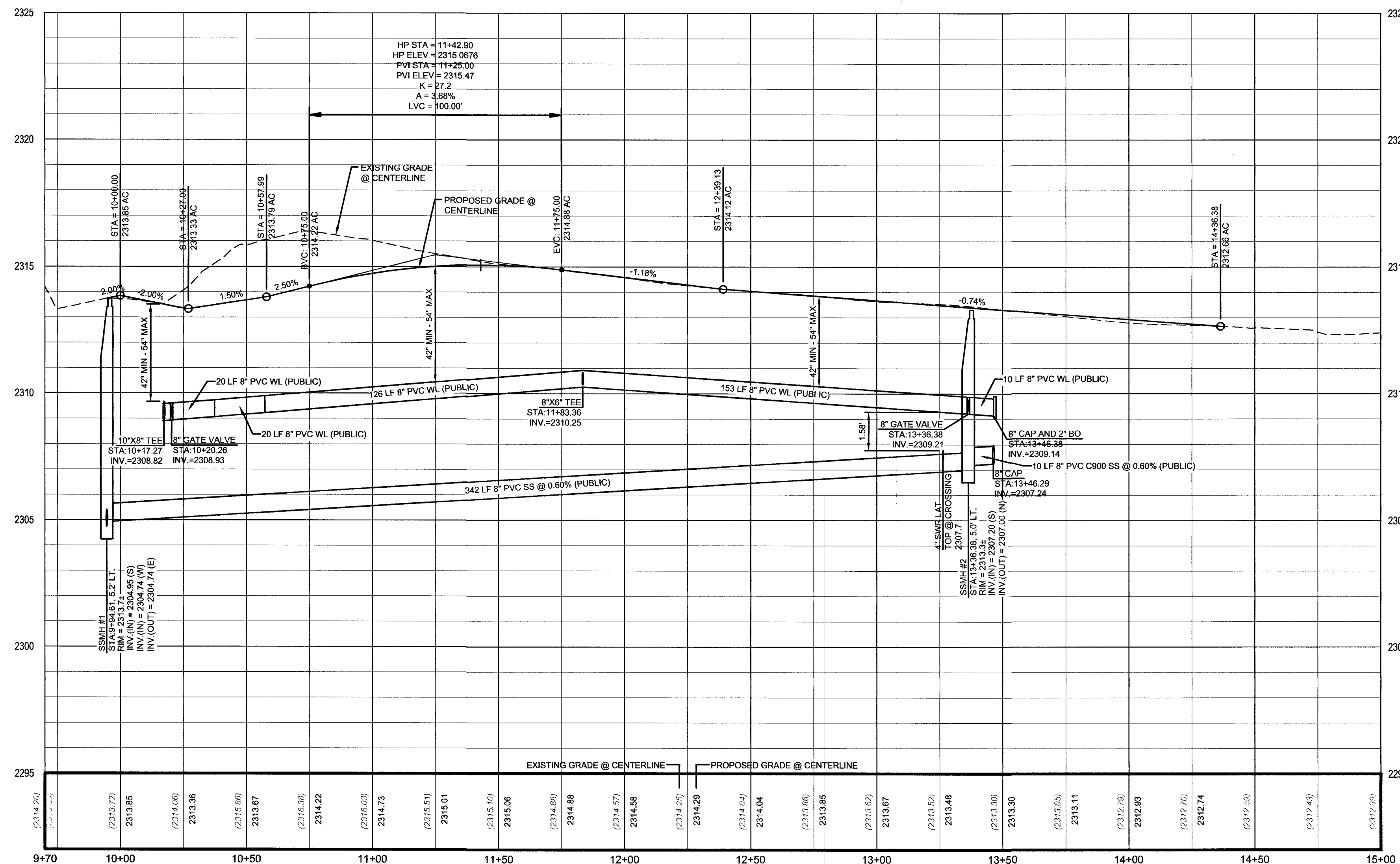
ELEVATION = 702.412 METERS (NAVD'88 2008 ADJUSTMENT)
ELEVATION = 2304.51 US SURVEY FEET (NAV'88 2008 ADJUSTMENT)

BASIS OF BEARING

NORTH 00°47'07" WEST, BEING THE BEARING OF EAST LINE OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS RECORDED IN FILE 106 OF SURVEYS AT PAGE 81, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

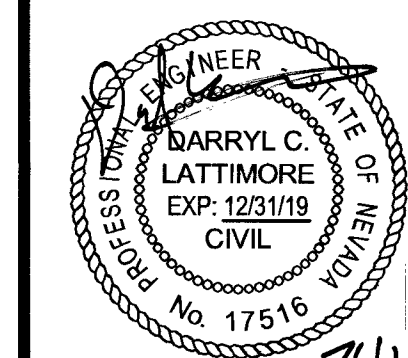
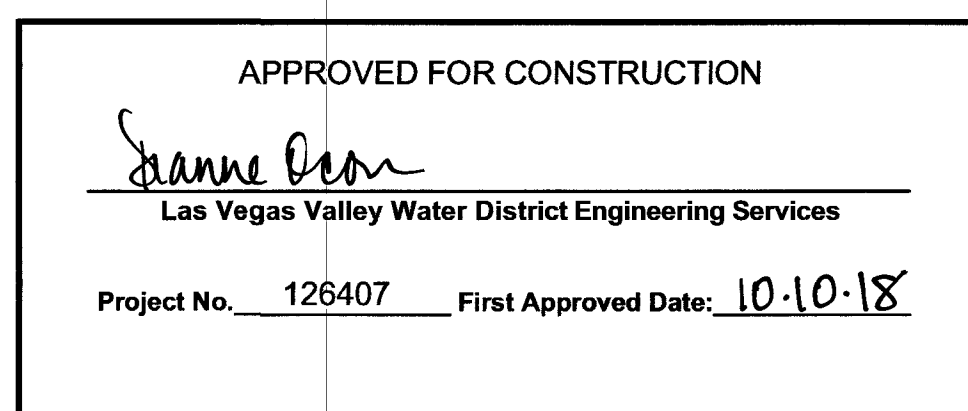
DISCLAIMER NOTE

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UNICORN STREET PROFILE (PUBLIC)

SCALE: 1"=30' - HORZ
1"=3' - VERT

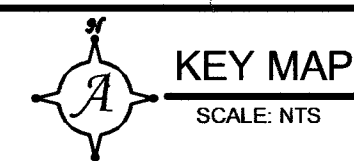
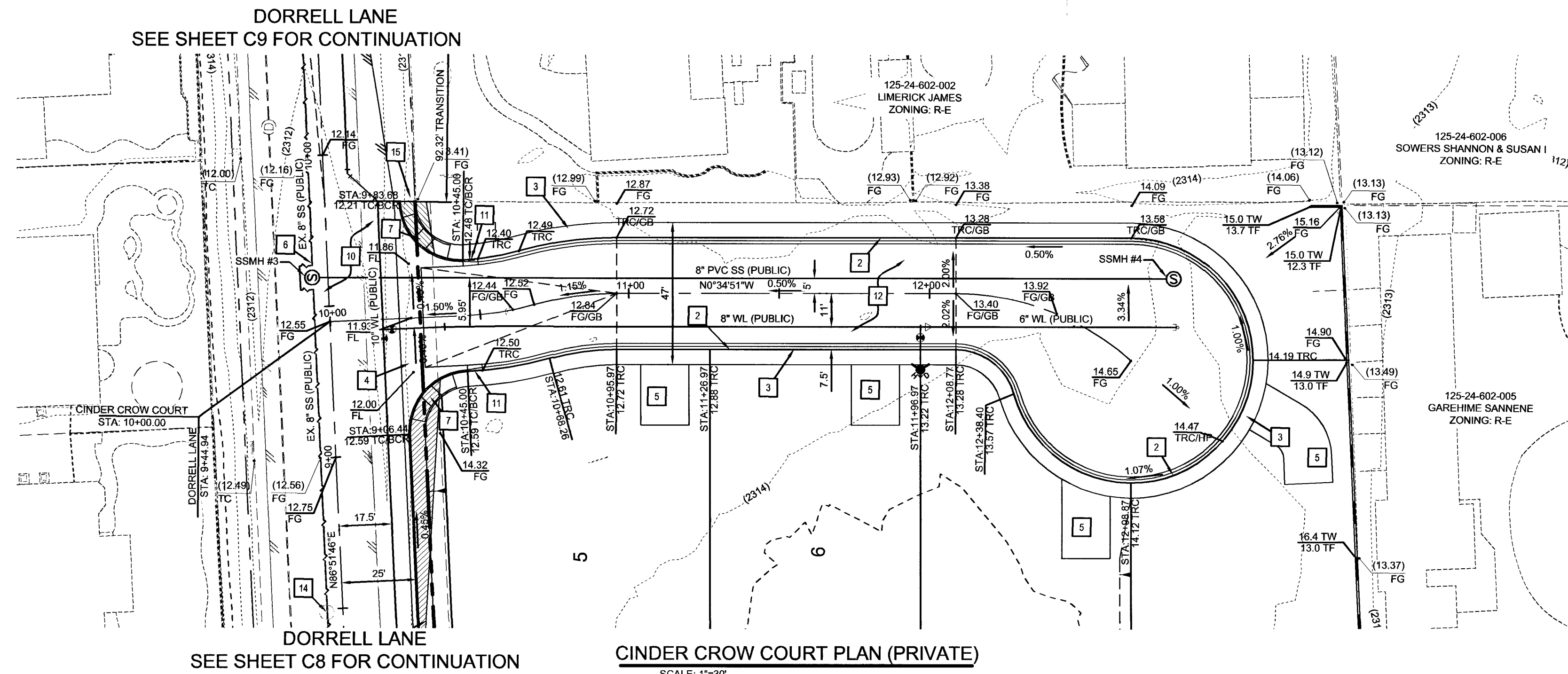


DATE	07-12-2018
DRAWN	BP/RP
DESIGNED	BP
CHECKED	DCL
PROJECT #	BZR011801
SHEET TITLE	
PLAN AND PROFILE	
SHEET NUMBER	107508

C6

418-00852 SHEET 6 OF 10

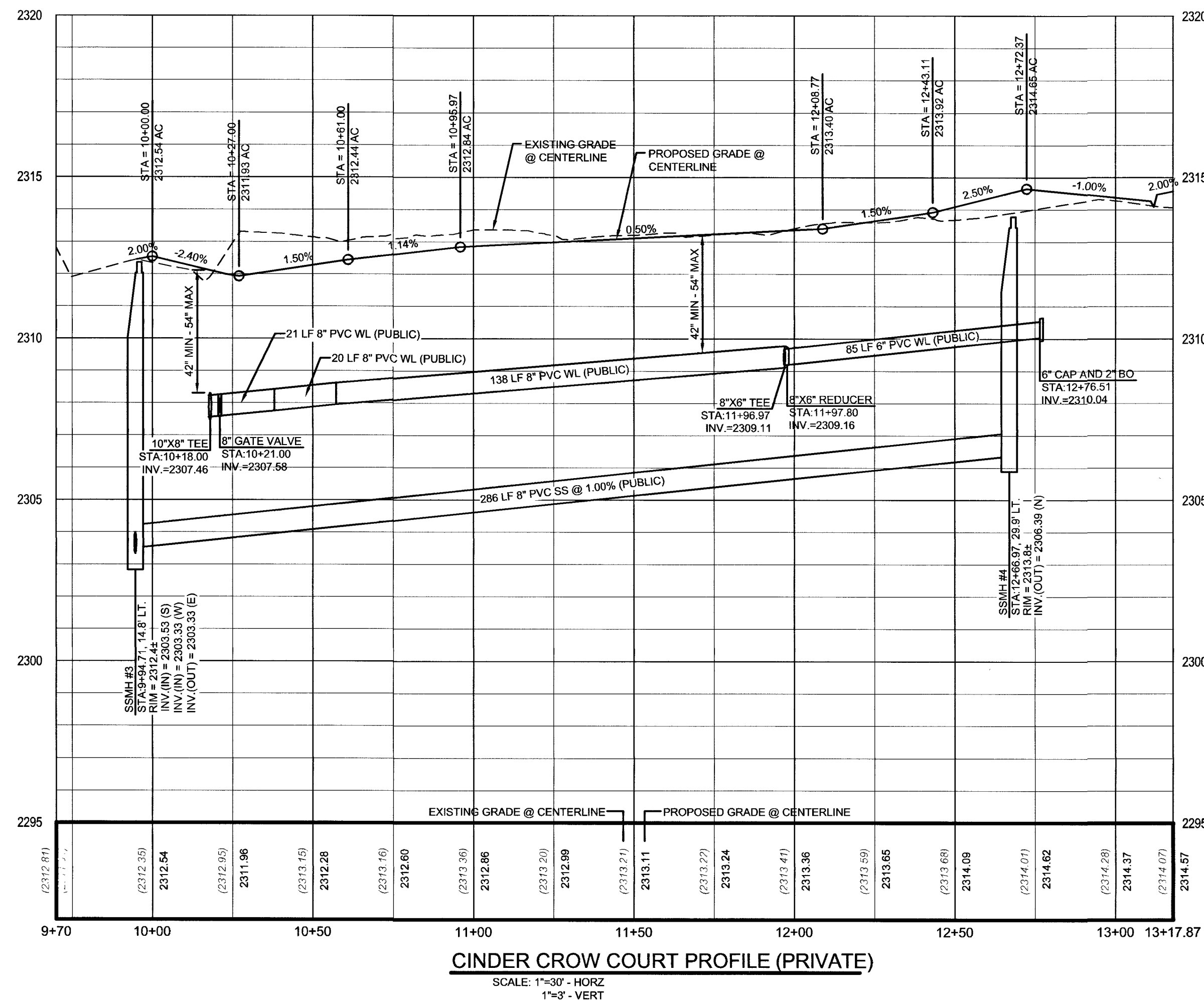
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PROPOSED	EXISTING	
		PROPERTY LINE / ROW LINE
		EASEMENT LINE
		CENTER LINE
		EDGE OF ASPHALT
		CURB & GUTTER
		RETAINING WALL
		SAWCUT LINE
		FLOW LINE
		GRADE BREAK
		MAJOR 5' CONTOUR
		MINOR 1' CONTOUR
		SCARP (3:1 MAX)
		PHASE LINE
		CUT / FILL LINE
		FUTURE GRADE TAG
		EXISTING GRADE TAG
		PROPOSED GRADE TAG
		FINISHED FLOOR
		TOP OF "L" CURB
		TOP OF "R" CURB
		TOP OF PAVEMENT
		FLOW LINE GRADE
		EDGE OF PAVEMENT
		TOP OF BERM
		TOP OF RETAINING WALL
		TOP OF WALL FOOTING
		GRADE SLOPE

- 1 CONSTRUCT "L" CURB AND GUTTER PER CCAUSD #216
- 2 CONSTRUCT "R" CURB AND GUTTER PER CCAUSD 217.3.S1
- 3 CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #234.
- 4 CONSTRUCT 6' CROSS GUTTER PER CCAUSD #228.
- 5 CONSTRUCT RESIDENTIAL DRIVEWAY PER CCAUSD #223.
#223.1, AND DETAIL "5" ON SHEET C4
- 6 MATCH EX. ASPHALT, CURB, SIDEWALK, GUTTER, OR VALLI
GUTTER.
- 7 SIDEWALK RAMP PER CCAUSD #235 CASE 1. "A" & "B" = 8'
UNLESS OTHERWISE NOTED.
- 8 CONSTRUCT PAD PER TYPICAL PAD SECTION DETAIL "1" O
SHEET C4
- 9 SAWCUT EXISTING A.C. PAVEMENT PER PLAN
- 10 INSTALL 3.5" AC OVER 5" TYPE II AGGREGATE BASE
- 11 5" TRANSITION "L" CURB TO "R" CURB PER DETAIL "3" ON
SHEET C4
- 12 INSTALL 2.5" AC OVER 4.5" TYPE II AGGREGATE BASE
- 13 CONSTRUCT HALF STREET CROSS GUTTER PER CCAUSD
#229
- 14 ADJUST EXISTING UTILITY TO GRADE
- 15 EXISTING POWER POLE TO BE REMOVED. SEE NV ENERGY
PLANS

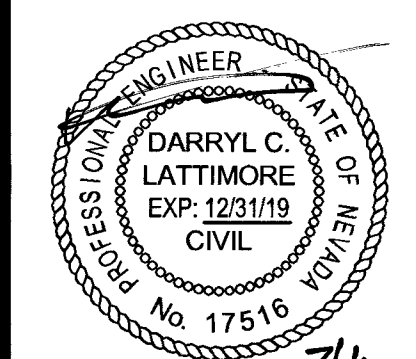
Call before you dig AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY. CALL Call before you dig Underground 1-702-432-5300 FREEWAY A NATIONAL SERVICE TRANSPORTATION TRUST	Call before you dig AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY. CALL OR 1-800-227-2600	AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY CALL BEFORE YOU DO OVERHEAD 1-702-227-2929
---	--	--



1"=3' - VERT


Las Vegas Valley Water District Engineering Services

Project No. 126407 First Approved Date: 10-10-18

[illegible]

DATE	07-12-2018
DRAWN	BP/RP
DESIGNED	BP
CHECKED	DCL
PROJECT #	BZR011801

PLAN AND PROFILE

SHEET NUMBER 107Y5088

C7

LI 8-00852 SHEET 7 OF 10

GRADING NOTE

1. ACTUS SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES IN THE PLANS OR CONDITIONS IN THE FIELD.
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DISCLAIMER NOTE

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FAST
Underground
1-702-432-5300
PREPARED BY ACTUS ENGINEERING

Call before you Dig
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.

CALL
811
OR
1-800-227-2600

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.

CALL BEFORE YOU DO OVERHEAD
1-702-227-2929

BENCHMARK

CITY OF LAS VEGAS BENCHMARK STATION: 5LV30 24NE68

RIVET AND PLATE IN THE TOP OF CURB AT THE SOUTHWEST CORNER OF DECATUR BOULEVARD AND DORRELL LANE.

ELEVATION = 702.412 METERS (NAV88 2008 ADJUSTMENT)
 ELEVATION = 2304.51 US SURVEY FEET (NAV88 2008 ADJUSTMENT)

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NORTH 00°47'07" WEST, BEING THE BEARING OF EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS RECORDED IN FILE 106 OF SURVEYS AT PAGE 81, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

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NOTE:

INSTALL PIPELINE MARKER BALLS, PER UDACS PLATE NO. 15

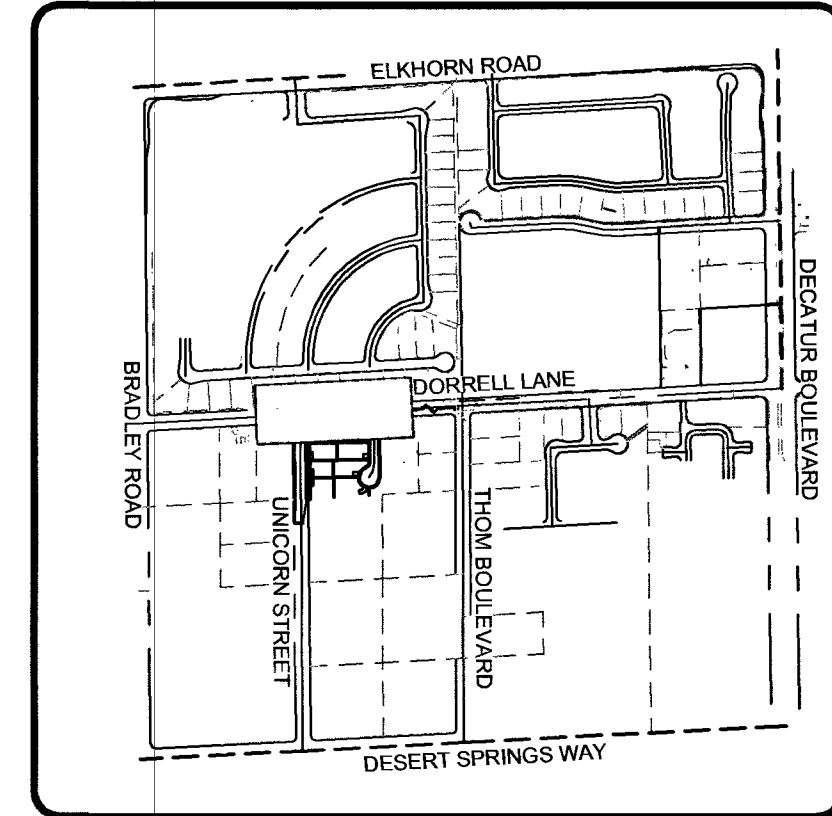
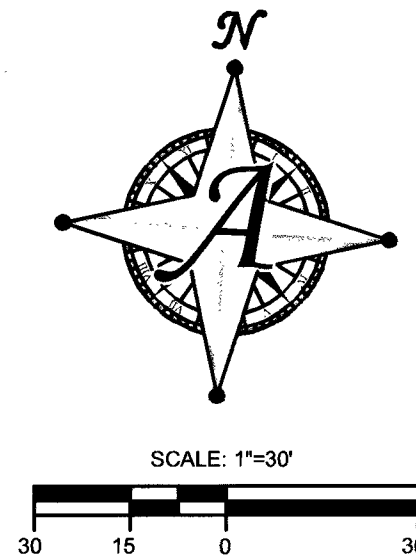
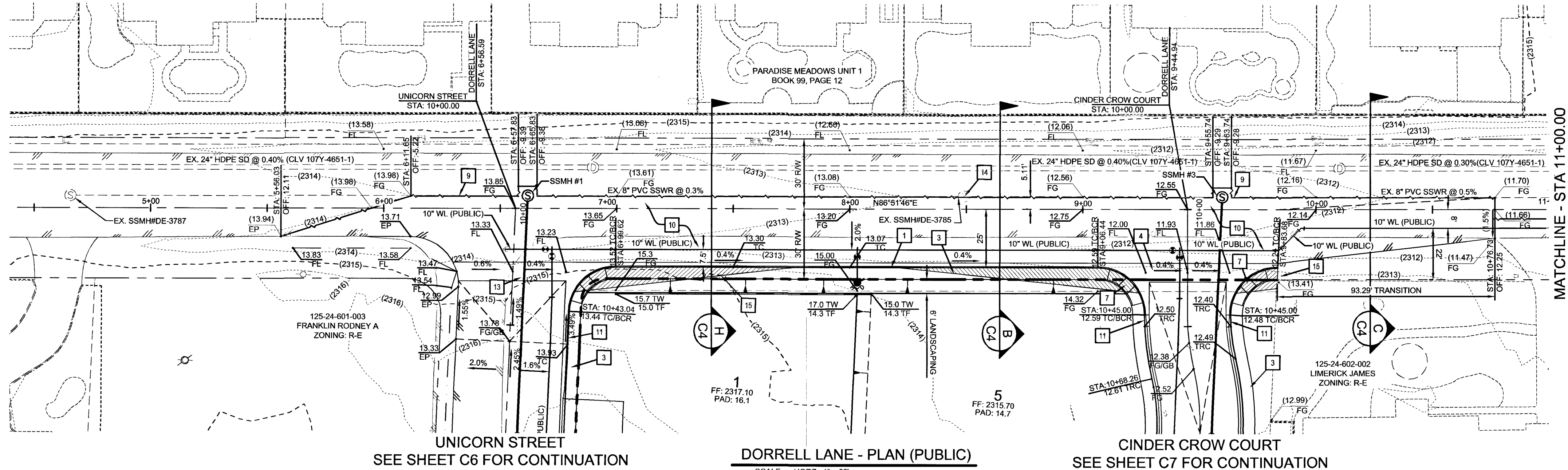
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ALL SEWER / STORM DRAIN CROSSING WATER LINES MUST COMPLY WITH UDACS SECTION 2.22

WATER MAIN JOINT DEFLECTION, PER UDACS 2.07.01 AND 2.07.03



KEY MAP
SCALE: NTS

LEGEND

PROPOSED	EXISTING	DESCRIPTION
---	---	PROPERTY LINE / ROW LINE
---	---	EASEMENT LINE
---	---	CENTER LINE
---	---	EDGE OF ASPHALT
---	---	CURB & GUTTER
---	---	RETAINING WALL
---	---	SAWCUT LINE
---	---	FLOW LINE
---	---	GRADE BREAK
---	---	MAJOR 5' CONTOUR
---	---	MINOR 1' CONTOUR
---	---	SCARP (3:1 MAX)
---	---	CONCRETE SIDEWALK / VALLEY GUTTER
---	---	CUT / FILL LINE
---	---	MATCHLINE
---	---	FUTURE GRADE TAG
---	---	EXISTING GRADE TAG
---	---	PROPOSED GRADE TAG
FF	---	FINISHED FLOOR
TC	---	TOP OF "L" CURB
TRC	---	TOP OF "R" CURB
AC	---	TOP OF PAVEMENT
FL	---	FLOW LINE
EP	---	EDGE OF PAVEMENT
TB	---	TOP OF BERM
TW	---	TOP OF RETAINING WALL
TF	---	TOP OF WALL FOOTING
1.00%	---	GRADE SLOPE

- CONSTRUCTION NOTES**
1. CONSTRUCT "L" CURB AND GUTTER PER CCAUSD #216
 2. CONSTRUCT "R" CURB AND GUTTER PER CCAUSD 217.3.51
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 15. EXISTING POWER POLE TO BE REMOVED. SEE NV ENGINEER PLANS

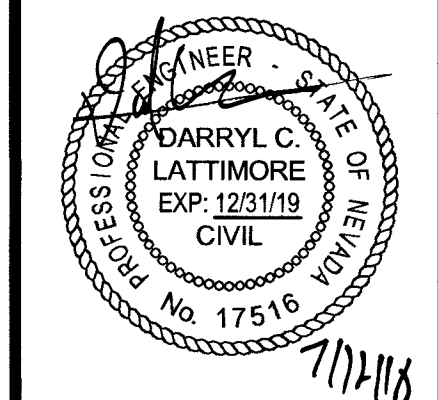
APPROVED FOR CONSTRUCTION

Samuel
 Las Vegas Valley Water District Engineering Services

Project No. 126407 First Approved Date: 10-10-18

**PLAN AND PROFILE - DORRELL LANE 1
 DECATUR & DONALD III
 BEAZER HOMES
 CITY OF LAS VEGAS, NEVADA**

DATE	DESCRIPTION



DATE: 07-12-2018
 DRAWN: BPRP
 CHECKED: DCL
 PROJECT #: BZR011801
 SHEET TITLE: **PLAN AND PROFILE**
 SHEET NUMBER: **10755088**
C8
 11-00 852 SHEET 8 OF 10

DEPTH OF COVER DURING CONSTRUCTION
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CITY OF LAS VEGAS BENCHMARK STATION: 5LV90 24NEE6

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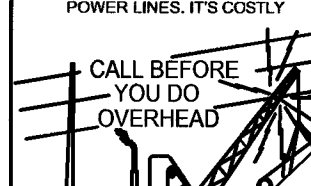
BASIS OF BEARING

NORTH 00°47'07" WEST, BEING THE BEARING OF EAST LINE OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS RECORDED IN FILE 106 OF SURVEYS AT PAGE 81, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

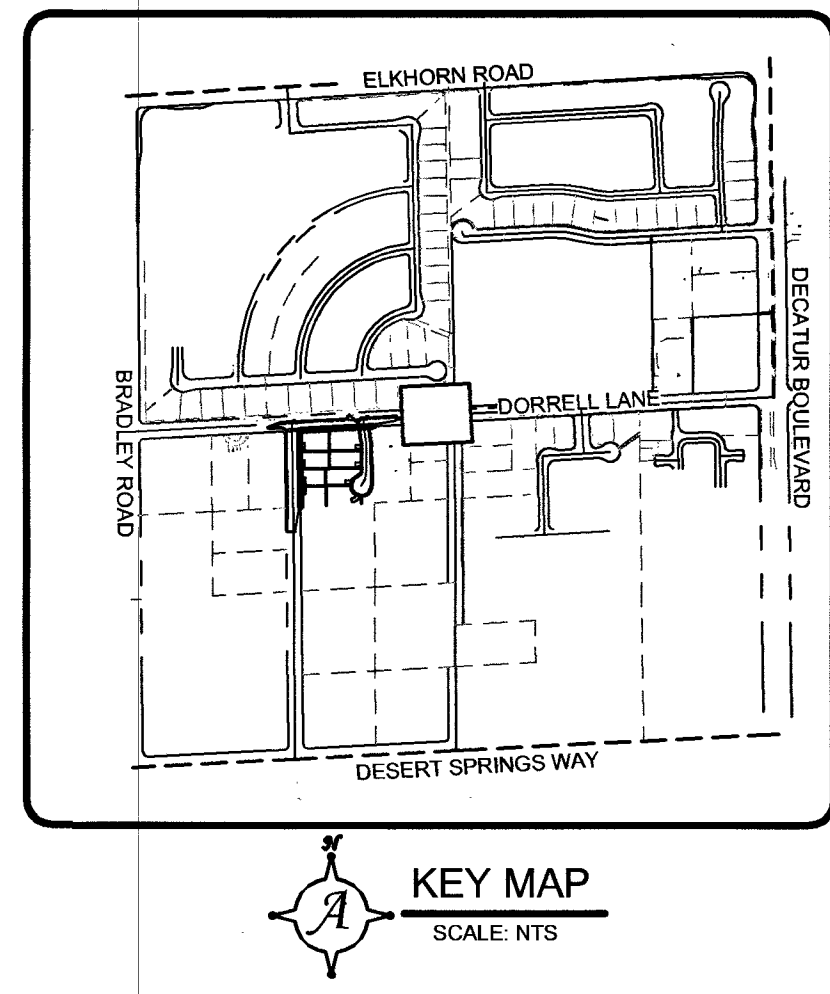
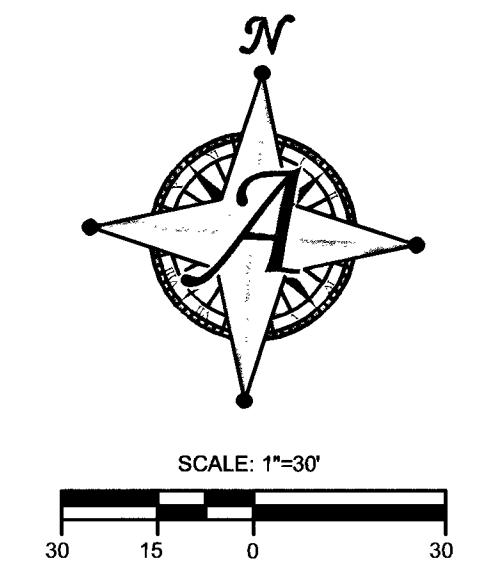
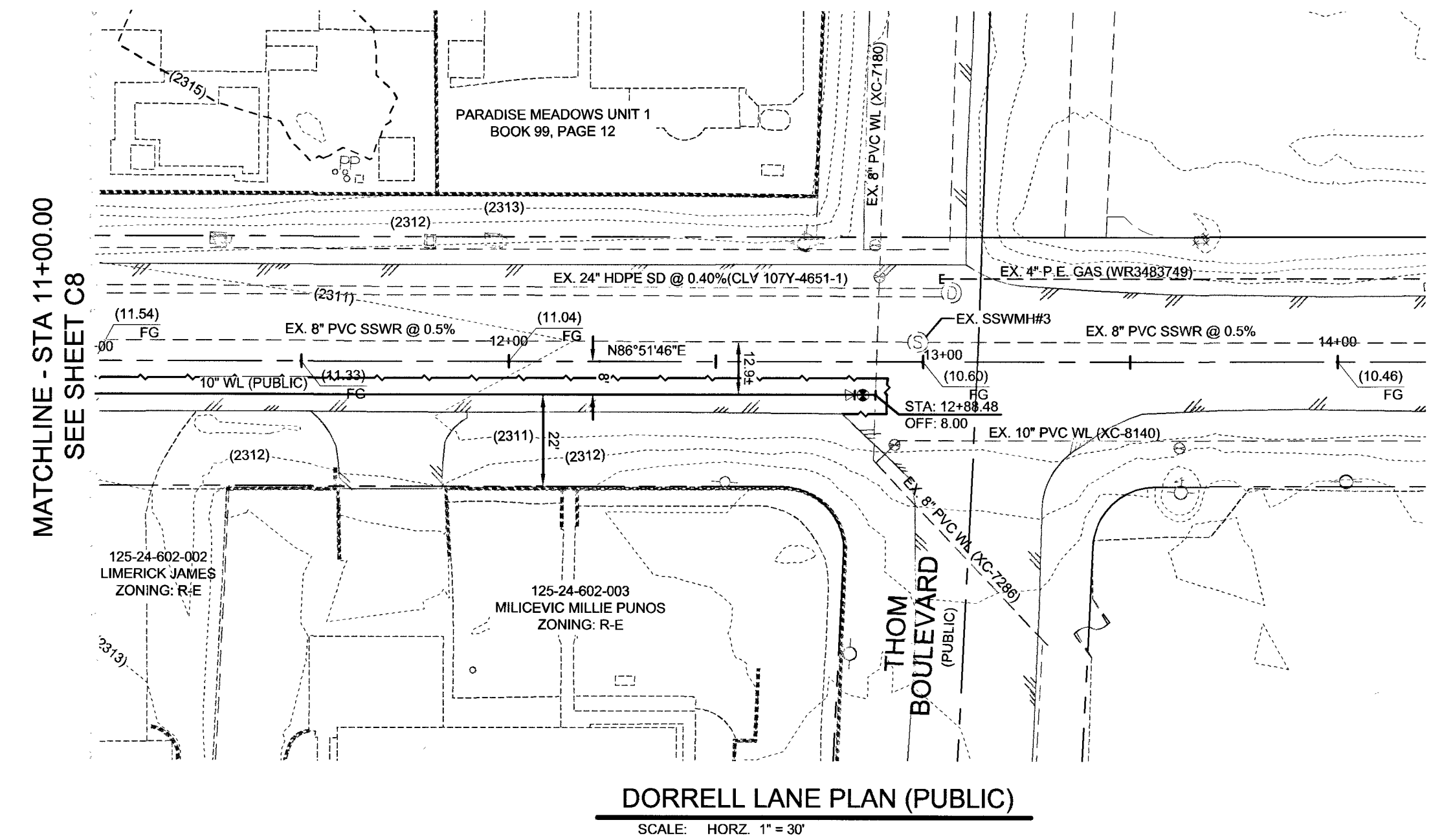


Call before you dig
Underground
1-702-432-5300

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

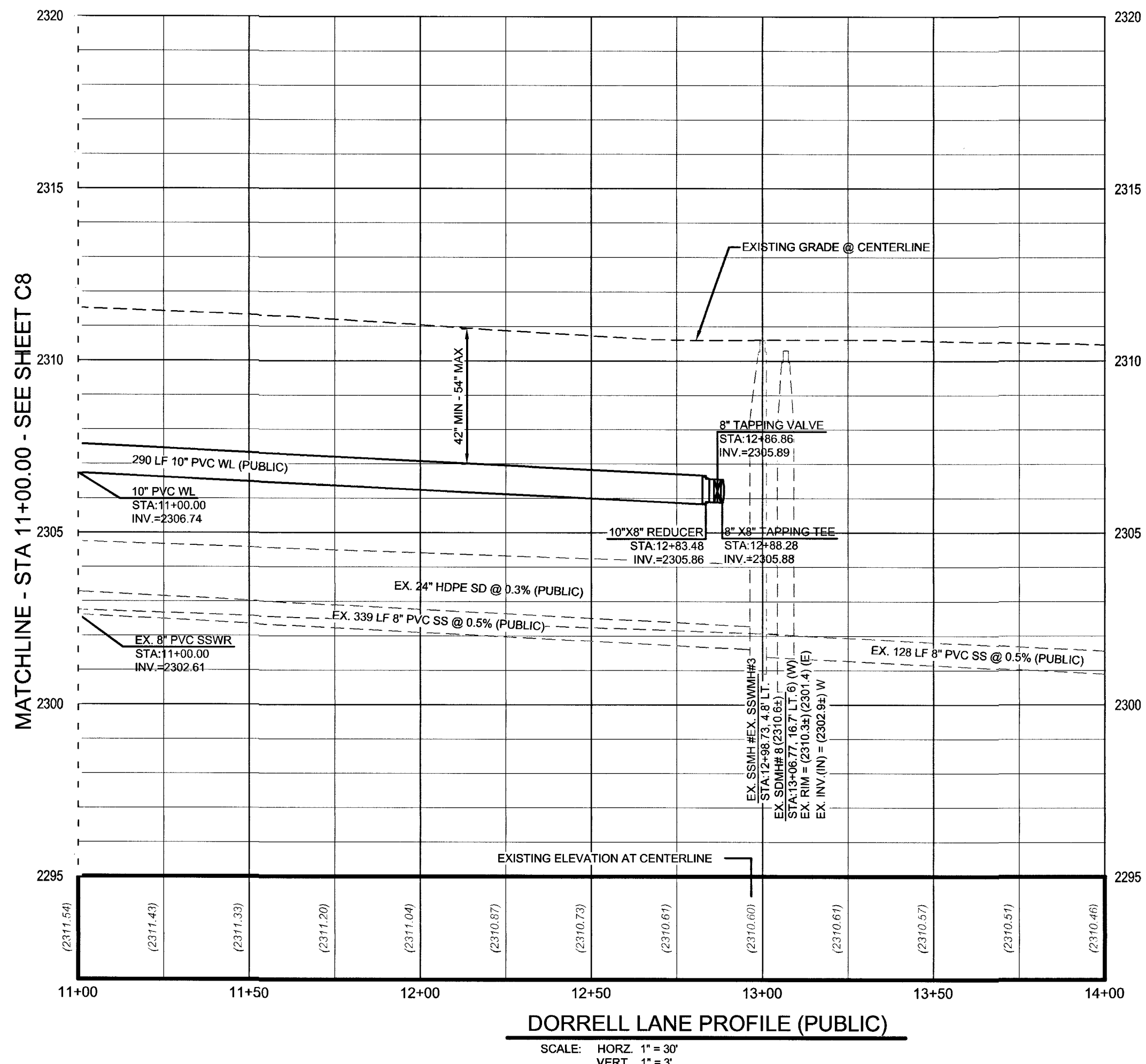


AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DO OVERHEAD
1-702-227-2929



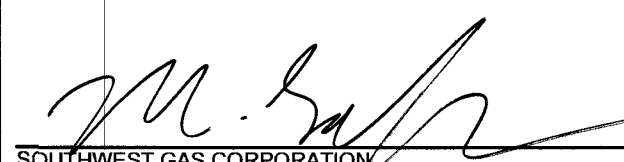
LEGEND

PROPOSED	EXISTING	
---	---	PROPERTY LINE / ROW LINE
---	---	EASEMENT LINE
---	---	CENTER LINE
---	---	EDGE OF ASPHALT
---	---	CURB & GUTTER
---	---	RETAINING WALL
---	---	SAWCUT LINE
---	---	FLOW LINE
---	---	GRADE BREAK
---	---	MAJOR 5' CONTOUR
---	---	MINOR 1' CONTOUR
---	---	SCARP (3:1 MAX)
---	---	CONCRETE SIDEWALK / VALLEY GUTTER
---	---	CUT / FILL LINE
---	---	MATCHLINE
XX	XX	FUTURE GRADE TAG
XX	XX	EXISTING GRADE TAG
XX	XX	PROPOSED GRADE TAG
FF		FINISHED FLOOR
TC		TOP OF CURB
AC		TOP OF PAVEMENT
FL		FLOW LINE GRADE
EP		EDGE OF PAVEMENT
TB		TOP OF BERM
TW		TOP OF RETAINING WALL
TF		TOP OF WALL FOOTING
1.00%		GRADE SLOPE

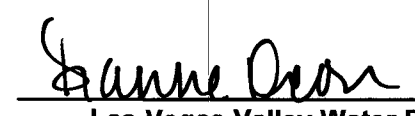


- CONSTRUCTION NOTES
- CONSTRUCT "L" CURB AND GUTTER PER CCAUSD #216
 - CONSTRUCT "R" CURB AND GUTTER PER CCAUSD 217.3.51
 - CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #234.
 - CONSTRUCT 8" CROSS GUTTER PER CCAUSD #228.
 - CONSTRUCT RESIDENTIAL DRIVEWAY PER CCAUSD #223, #223.1, AND DETAIL "B" ON SHEET C4
 - MATCH EX. ASPHALT, CURB, SIDEWALK, GUTTER, OR VALLEY GUTTER.
 - SIDEWALK RAMP PER CCAUSD #235 CASE I. "A" & "B" = 8" UNLESS OTHERWISE NOTED.
 - CONSTRUCT PAD PER TYPICAL PAD SECTION DETAIL "1" ON SHEET C4
 - SAWCUT EXISTING A.C. PAVEMENT PER PLAN
 - INSTALL 3.5" AC OVER 5" TYPE II AGGREGATE BASE
 - 5' TRANSITION "L" CURB TO "R" CURB PER DETAIL "3" ON SHEET C4
 - INSTALL 2.5" AC OVER 4.5" TYPE II AGGREGATE BASE
 - CONSTRUCT HALF STREET CROSS GUTTER PER CCAUSD #229
 - ADJUST EXISTING UTILITY TO GRADE
 - EXISTING POWER POLE TO BE REMOVED. SEE NV ENERGY PLANS

APPROVAL:


SOUTHWEST GAS CORPORATION DATE

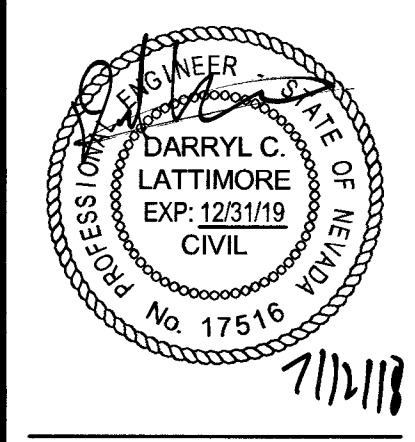
APPROVED FOR CONSTRUCTION


Las Vegas Valley Water District Engineering Services

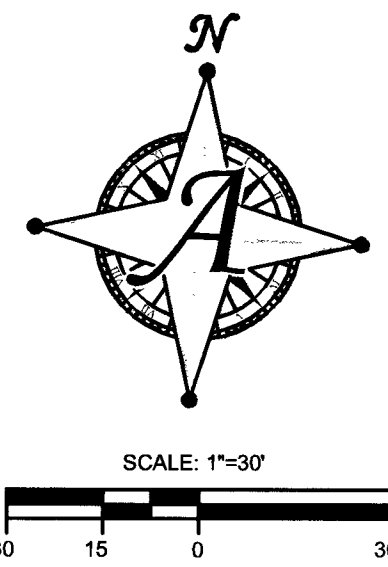
Project No. 126407 First Approved Date: 10.10.18

PLAN AND PROFILE - DORRELL LANE 2
DECATUR & DONALD III
BEAZER HOMES
CITY OF LAS VEGAS, NEVADA

BY	DATE	DESCRIPTION



DATE 07-12-2018
DRAWN BPRP
DESIGNED BP
CHECKED DCL
PROJECT # BZP011801
SHEET TITLE PLAN AND PROFILE
SHEET NUMBER 1075082
C9
L18-00822 SHEET 9 OF 10



PARADISE MEADOWS UNIT 1
BOOK 99, PAGE 12

DORRELL LANE
(PUBLIC)
(CLV# 307Y-4651-1)

CINDER CROW COURT
(PRIVATE)
STA: 10+00.00

PRIVATE STREETLIGHT CIRCUIT CAPACITY VERIFICATION FOR CIRCUIT "SP-1"

IS THERE AN EXISTING SERVICE PEDESTAL IN THE FIELD (NOT PROPOSED) ADJACENT TO THIS PROPERTY THAT MIGHT BE ABLE TO BE USED TO POWER THIS PROJECT'S STREETLIGHTS? (CIRCLE)	YES NO	CONTACT CITY OF LAS VEGAS TRAFFIC OPERATIONS AT 229-6272 TO PERFORM CIRCUIT CAPACITY VERIFICATION. INSTALL A NEW PEDESTAL.
--	-----------	---

SERVICE PEDESTAL LOCATION: DORRELL LANE @ STA: 7+16.11

CITY OF LAS VEGAS (COMPLETE IF EXISTING SERVICE)

DATE OF CAPACITY VERIFICATION

ENGINEER OF THE OFFSITE PLANS

PERSON WHO DID THE CALCULATIONS: BP

CONSULTING ENGINEERING FIRM: ACTUS

CAPACITY CALCULATIONS

1	CIRCUIT CAPACITY:	60	AMPS
2	MAXIMUM CONTINUOUS CURRENT DRAW (80%)	48	AMPS
3	EXISTING CIRCUIT LOAD (ENTER 0 IF NEW)	0	AMPS
4	AVAILABLE (2 MINUS 3)	48	AMPS
PROPOSED LUMINAIRE LOAD TO CIRCUIT:			
5	4 NUMBER OF 150 WATT STLT'S @ 1 AMPS/EA	4	AMPS
6	TOTAL PROPOSED ADDITIONAL LOAD	4	AMPS
	REMAINING AVAILABLE LOAD (4 MINUS 6)	44	AMPS

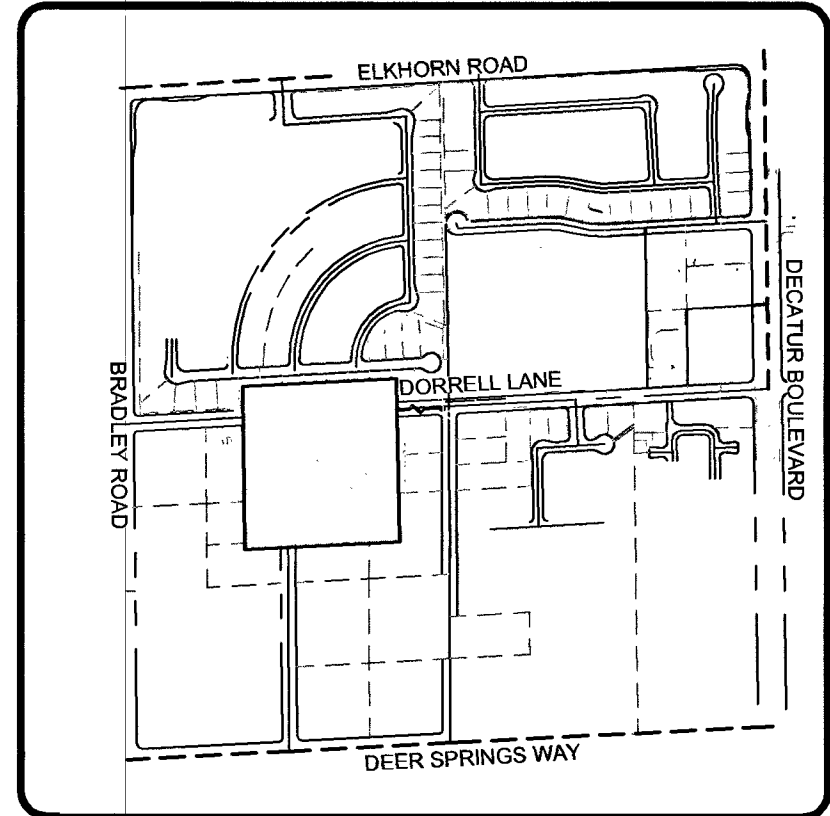
125-24-601-003
FRANKLIN RODNEY A
ZONING: R-E

125-24-601-005
SPENDLOVE LORIN & JANET
ZONING: R-E

125-24-602-005
GAREHIME SANNENE
ZONING: R-E

125-24-602-006
SOWERS SHANNON J & SUSAN I
ZONING: R-E

125-24-602-002
LIMERICK JAMES
ZONING: R-E



KEY MAP
SCALE: NTS

LEGEND

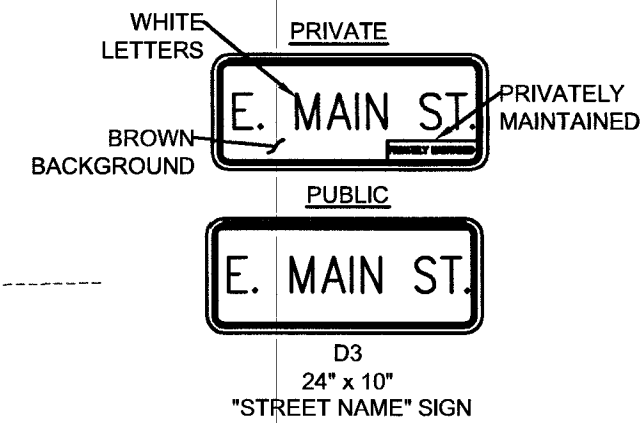
---	EXISTING RIGHT-OF-WAY/PROPERTY LINE
---	PROPOSED RIGHT-OF-WAY/PROPERTY LINE
---	EXISTING CENTERLINE
---	PROPOSED/EXISTING PROPERTY LINE
---	PROPOSED "L" TYPE CURB
---	EXISTING "L" TYPE CURB
---	EXISTING STRIPING
---	PROPOSED STREETLIGHT CONDUIT
---	EXISTING STREETLIGHT
---	PROPOSED STREET SIGN
---	EXISTING STREET SIGN
---	PROPOSED BLUE REFLECTIVE MARKER

CONSTRUCTION NOTES:

- INSTALL R1-1 STOP SIGN (30") AND 2-D3 (9") STREET SIGNS PER CCAUSD #249.1
- REMOVE AND RE-USE EXISTING R1-1 STOP SIGN (30") AND 2-D3 (9") STREET SIGNS PER CCAUSD #249.1
- INSTALL 8" WHITE EDGE LINE
- INSTALL 0M-3R SIGNS AT 25' ON CENTER
- INSTALL TYPE 1 CENTERLINE
- INSTALL NEW 200 AMP SERVICE PEDESTAL FOR STREET LIGHTING PER CCAUSD #330, 331, 332.1, & 335.1
- INSTALL 150W (LED EQUIVALENT) STREETLIGHT AND FOUNDATION PER CCAUSD #314, #320, AND #321.
- INSTALL #3 1/2 PULLBOX
- INSTALL 1-1/4" PVC STREET LIGHT CONDUIT WITH (2) #4 AND (1) #8 THW COPPER CONDUCTORS AND PULL STRING

FIRE CONSTRUCTION NOTES:

- INSTALL BLUE REFLECTIVE RAISED PAVEMENT MARKER ADJACENT TO THE FIRE HYDRANT (16) FEET FROM FACE OF CURB ON THE HYDRANT SIDE PER SECTION 507.5.7.3 OF THE SOUTHERN NEVADA FIRE CODE.
- PROPOSED FIRE HYDRANT LOCATION.
- PAINT CURB ADJACENT TO FIRE HYDRANT PER SECTION 507.5.7.2 OF THE SOUTHERN NEVADA FIRE CODE.
- PAINT ENTIRE STREET SIDE CURB RED WITH TYPE "C" "NO PARKING FIRE LANE" STENCILED OVER FACE OF CURB AT A MAXIMUM SPACING OF 50' PER SECTION 507.5.7.2 OF THE INTERNATIONAL FIRE CODE.

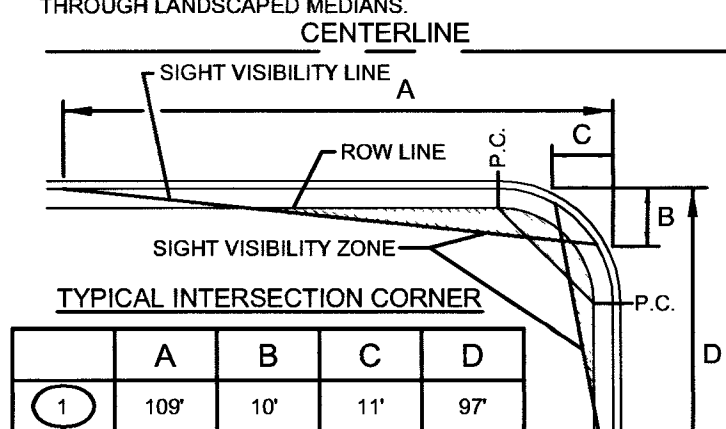


TYPE "B"
"PROHIBITED" SIGN

SIGHT VISIBILITY RESTRICTION ZONES

SIGHT VISIBILITY ZONE NOTE

NO WALLS, FENCES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES, FIRE HYDRANTS, 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 TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL OR PAVEMENT STREET SURFACE. THIS RESTRICTION EXTENDS ALONG THE SIGHT VISIBILITY LINE THROUGH LANDSCAPED MEDIANS.



DISCLAIMER NOTE

THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



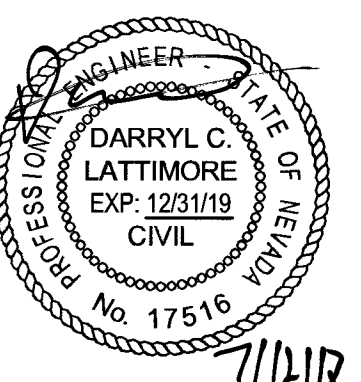
TRAFFIC AND FIRE PLAN

DECATUR & DONALD III

BEAZER HOMES

CITY OF LAS VEGAS, NEVADA

DATE	DESCRIPTION



DATE	07-12-2018
DRAWN	BP/PR
DESIGNED	BP
CHECKED	DCL
PROJECT #	BZR011801

SHEET TITLE
TRAFFIC

SHEET NUMBER
10745088

C10

107-00882 SHEET 10 OF 10