

IMPROVEMENT PLANS FOR EGGWORKS

7591 TULE SPRINGS RD. AND FARM RD CLARK COUNTY, NEVADA APN: 125-17-718-008

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OWNER/DEVELOPER

EGGWORKS HOLDING COMPANY LLC
2520 ST. ROSE PKWY, SUITE 220
HENDERSON, NV 89074

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 5LV90 17E4 - BEING A RIVET & PLATE IN TOP OF CURB AT THE NW CORNER OF FARM ROAD AND TULE SPRINGS ROAD.

775.021 METERS NAVD 88 DATUM 2542.71 FEET

EARTHWORK QUANTITIES

QUANTITIES SHOWN WERE CALCULATED PRIOR TO ANY GRADING ON THE PROPOSED SITE LOCATION
CUT 124.62 CY
FILL 750.42 CY
NET 625.81 CY

BASIS OF BEARING

SOUTH 00°13'00" WEST - BEING THE CENTERLINE OF TULE SPRINGS ROAD AS SHOWN IN FILE 189 OF SURVEYS, PAGE 14, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION

A PORTION OF LOT 1 OF THE FINAL MAP OF LOS VILLAGE CENTENNIAL SPRINGS-COMMERCIAL, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 139 OF PLATS, PAGE 47, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, EXCEPTING THEREFROM THAT PORTION CONVEYED BY GRANT, BARGAIN, SALE DEED RECORDED AUGUST 01, 2013 IN BOOK 20130801 AS INSTRUMENT NO. 00151 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY NEVADA

FLOOD ZONE INFORMATION

THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X", BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 32003C1745E DATED SEPTEMBER 27, 2002, IN CLARK COUNTY, STATE OF NEVADA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

GEOTECHNICAL REPORT INFORMATION

PREPARED BY: MCGEHEE CONSULTING LLC
1551 DESERT CROSSING COURT, SUITE 150
LAS VEGAS, NV 89144

PHONE: 702-415-6530

PROJECT NO. 1802001
DATED: AUGUST 24, 2018

APPROVALS:

Armando R. 03/27/19
NEVADA POWER COMPANY DATE
NEVADA POWER COMPANY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NEVADA POWER COMPANY RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE FINAL DESIGN IS COMPLETED. THE NEW SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULE AND REGULATIONS.

Allen Pavelka 4-1-19
ALLEN PAVELKA P.E. 09029 DATE
CITY OF LAS VEGAS CITY ENGINEER
APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHT-OF-WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS, EXCEPT THOSE SPECIFICALLY LISTED UNDER DEVIATIONS FROM STANDARD. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA.

[Signature] 3-25-19
CITY OF LAS VEGAS FIRE DEPARTMENT DATE
APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF ANY OF THE PROVISIONS OF THE STATE OR COUNTY LAWS. FIRE FLOW = 1,500 GPM AT 20 P.S.I. RESIDUAL.

APPROVED FOR CONSTRUCTION
[Signature]
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT NO: 136320 FIRST APPROVED DATE: 3-26-19
LVWD APPROVED FIRE FLOW: TOTAL 1,500 GPM/ONSITE 1,500 GPM
SHEETS CV01, GN01, UP01, UP02

[Signature] 03/28/19
CITY OF LAS VEGAS PLANNING DEPARTMENT DATE
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT

CLV # L18-02639

107V7674

DISCLAIMER NOTE

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

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811 before you dig
OR
1-800-227-2600

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

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

REGISTERED PROFESSIONAL ENGINEER - STATE OF NEVADA
DON E. JORDAN
Exp. 6-30-19
CIVIL
No. 13816
6/20/19

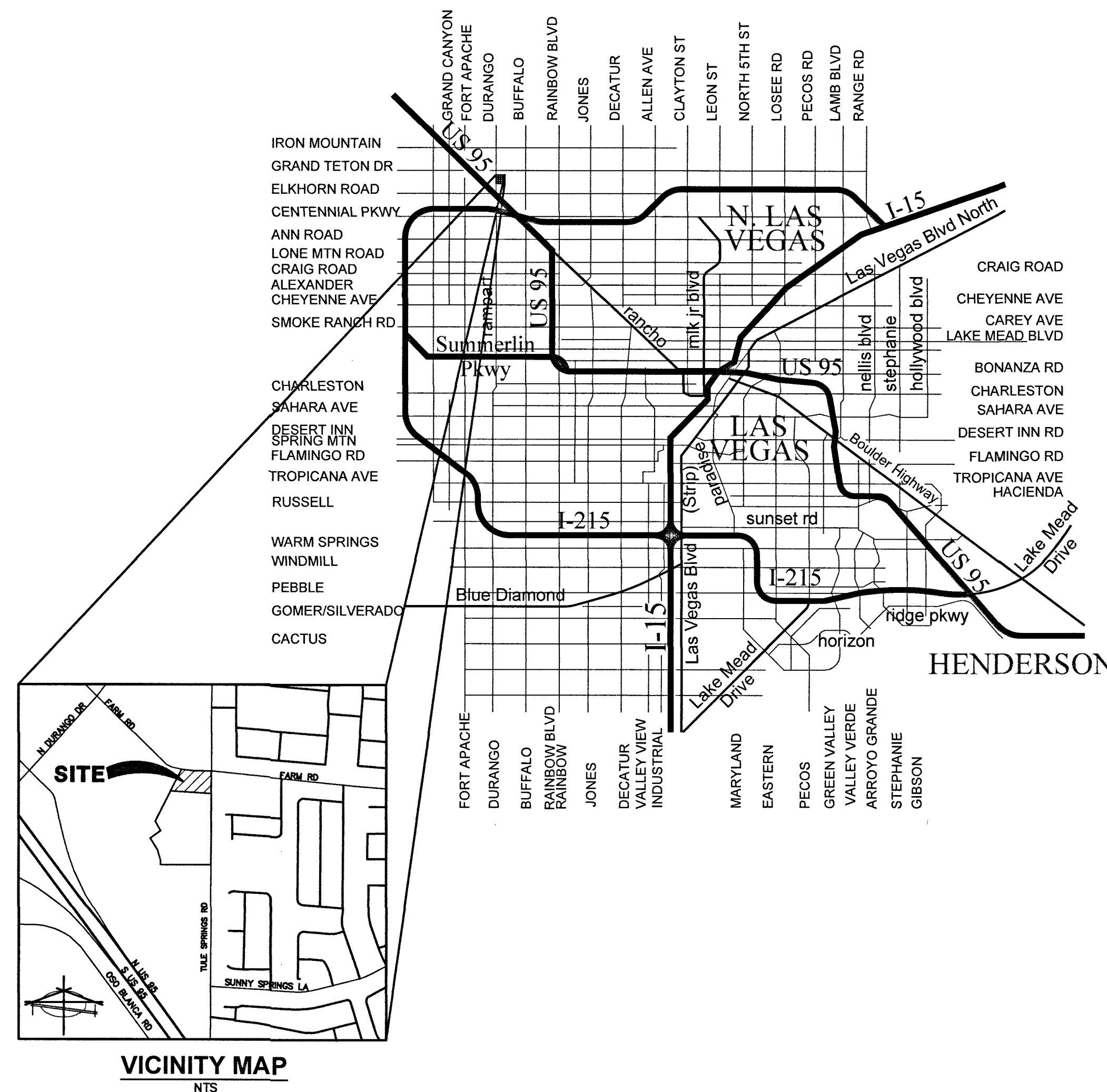
#	ITEM	UNIT	QUANTITY	
			PUBLIC	PRIVATE
1	INSTALL 3" VALLEY GUTTER PER DETAIL ON SHEET DT01	SF	-	30
2	INSTALL 2" SIDEWALK UNDERDRAIN PER CCAUSD #236	EA	-	1
3	INSTALL "L" CURB & GUTTER PER CCAUSD# 216	LF	-	50
4	INSTALL "A" TYPE CURB PER CCAUSD #219	LF	-	160
5	CONSTRUCT 2' CURB OPENING PER DETAIL 2 ON SHEET DT01	EA	-	1
6	INSTALL SIDEWALK PER CCAUSD # 234	SF	-	1715
7	INSTALL TYPE II PARKING STRIPING	SF	-	8

#	ITEM	UNIT	QUANTITY	
			PUBLIC	PRIVATE
1	REMOVE AND DISPOSE OF EXISTING CONCRETE VALLEY GUTTER	LF	-	32
2	REMOVE AND DISPOSE OF EXISTING "A" TYPE CURB	LF	-	67
3	REMOVE AND DISPOSE OF EXISTING "L" TYPE CURB AND GUTTER	EA	2	73

#	ITEM	UNIT	QUANTITY	
			PUBLIC	PRIVATE
1	CUT CAP AND ABANDON 8" LINE	EA	-	1
2	CUT CAP AND ABANDON 2" LINE	EA	-	1
3	INSTALL 90° BEND PER UDACS PLATE #31	EA	-	1
4	NOT USED	EA	-	1
5	REFER TO PLUMBING PLAN FOR CONTINUATION	EA	-	-
6	INSTALL 6" CHECK VALVE PER UDACS PLATE #39 & 30	EA	-	1
7	INSTALL 8"x8"x6" TEE W/THRUST BLOCK PER UDACS PLT. #31	EA	-	1
8	INSTALL REMOTE FIRE DEPARTMENT CONNECTION (FDC) AND SIGNAGE PER THE INTERNATIONAL FIRE CODE AND AMENDMENTS.	EA	-	1
9	REMOVE EX. 8" DCDA AND REPLACE WITH 8" RPDA	EA	-	1

#	ITEM	UNIT	QUANTITY	
			PUBLIC	PRIVATE
1	INSTALL 6" PVC SDR-35	LF	-	40
2	INSTALL SAMPLE BOX PER PLUMBING PLANS	EA	-	1
3	INSTALL 6" CLEANOUT PER SD-26 WITH TRAFFIC RATED LID	EA	-	3
4	INSTALL GREASE INTERCEPTOR PER PLUMBING PLANS	EA	-	1
5	REFER TO PLUMBING PLAN FOR CONTINUATION	EA	-	X
6	TIE INTO EXISTING 6" PVC SS @ INVERT SHOWN	EA	-	1

DCSWCS - DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS (2009 EDITION)



APP'D: _____
 REVISIONS: _____
 DATE: _____
 SHEET: CV01
 1 OF 7
 PROJ. NO. EGGWORKS
 EGGWORKS HOLDING COMPANY LLC
 2520 ST. ROSE PKWY, SUITE 220
 HENDERSON, NEVADA 89074
 (702) _____
 PREPARED FOR: _____
 DATE: 10/26/18
 DESIGN: JEJ
 DRAWN: JEJ
 CHECK: JEJ
 SCALE: NTS
 BAUGHMAN & TURNER, INC.
 LAND PLANNERS
 LAND SURVEYORS
 1210 HINSON STREET
 LAS VEGAS, NEVADA 89102
 PHONE: (702) 878-2695
 FAX: (702) 870-8771
 APN: 125-17-718-008
 SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M. NEVADA
 CITY OF LAS VEGAS

CITY OF LAS VEGAS GENERAL NOTES

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

- 2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES AS SHOWN FROM CLV PLANS LIBRARY ARE APPROXIMATE AND FOR RECORD PURPOSES. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL AT HIS OWN EXPENSE LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.

- 3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.

- 4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.

- 5. TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGNS TO BE APPROVED BY THE CITY, PRIOR TO THE USE ON THE PROJECT.

- 6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.

- 7. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED-TYPE CURB.

CITY OF LAS VEGAS SEWER NOTES

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

- 2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM CONSTRUCTION AS PERMITS, ANY ADDITIONS, DELETIONS, OR CHANGES SHALL FIRST MEET WITH THE APPROVAL OF THE CITY ENGINEER.

- 3. CHISEL 'S' OR 'G' IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.

- 4. POLYVINYL (PVC) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35 SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE II AGGREGATE BASE.

- 5. ALL MANHOLES PAVED IN STREETS EIGHTY (80) FOOT R/W AND LARGER SHALL HAVE CONCRETE COLLARS. STREETS LESS THAN EIGHTY (80) FOOT R/W WILL REQUIRE RETROFIT IF PAVING DOES NOT CONFORM TO CITY STANDARDS AT THE MANHOLE.

- 6. TEE SADDLES SHALL BE USED TO CONNECT SEWER LATERALS TO EXISTING MAIN LINES UP TO TWELVE INCH (12) DIAMETER. CONNECTIONS TO FIFTEEN INCH (15) OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES. IN LINE 'Y' S SHALL BE USED ON LINES TWELVE INCHES (12) OR ABOVE.

- 7. WATER MAINS SHALL BE PROTECTED IN ACCORDANCE WITH LVVWD 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. THE CITY OF LAS VEGAS WILL NOT ACCEPT ANY SEWER MAINS WHICH HAVE A VERTICAL DEFLECTION OF MORE THAN ONE TENTH (0.1) OF A FOOT FROM THE APPROVED CONSTRUCTION PLANS AT ANY LOCATION. SEWER MAINS FOUND TO EXCEED THIS TOLERANCE WILL HAVE TO BE REPAIRED OR REMOVED 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.

CITY OF LAS VEGAS FIRE DEPARTMENT NOTES

- 1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY OF LAS VEGAS FIRE AND RESCUE ADOPTED FIRE CODE ORDINANCE # 6325, FOR HYDRANT SPECIFICATIONS AND HYDRANT INSTALLATION SPECIFICATIONS.

- 2. ONLY FIRE HYDRANTS THAT ARE IN THE LAS VEGAS VALLEY WATER DISTRICTS-APPROVED PRODUCTS LIST ARE ALLOWED TO BE INSTALLED.

- 3. A PERMIT IS REQUIRED FROM LAS VEGAS FIRE AND RESCUE FOR THE INSTALLATION OF ON-SITE WATER LINES AND FIRE HYDRANTS. THE PERMIT AND CONTRACTORS MATERIAL TEST CERTIFICATE FOR UNDERGROUND PIPING SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER BEFORE COMMENCEMENT OF WORK. (I.F.C.: 507.1.2)

- 4. ON ANY RESIDENTIAL OR COMMERCIAL INSTALLATIONS, FIRE HYDRANTS SHALL BE INSTALLED AND FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED BEFORE COMMENCEMENT OF ANY COMBUSTIBLE CONSTRUCTION. ALL FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER AND SHALL BE CAPABLE OF DELIVERING THE REQUIRED FIRE FLOW. (I.F.C.: 331.0, 331.2)

- 5. TO IDENTIFY THE FIRE HYDRANT LOCATIONS, CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT THE CENTER LINE OF STREET ADJACENT TO THE FIRE HYDRANTS. (I.F.C.: 507.5.7.3)

- 6. ALL UNDERGROUND INSPECTIONS, PRESSURE AND FLUSH VERIFICATIONS OF ALL FIRE HYDRANTS AND FIRE LINES, SHALL BE CONDUCTED BEFORE COVERING THE LINES. CENTER LOADING IS ACCEPTABLE FOR THE HYDRO TEST WITH PRIOR FIRE PREVENTION APPROVAL. (I.F.C.: 106.3)

- 7. ALL ON-SITE UNDERGROUND WATER MAINS AND MATERIALS SHALL BE U.L. LISTED, A.W.W.A. APPROVED, AND SHALL BE RATED FOR THE APPROPRIATE WORKING PRESSURE. (I.F.C.: 507.2.1, NFPA 24)

- 8. PAINTING OF THE CURBS, FIRE HYDRANTS, PADS, PROTECTION OF FIRE HYDRANTS FROM PHYSICAL DAMAGE AND ALL OTHER WORK NECESSARY PER PLANS SHALL BE COMPLETED BEFORE APPROVAL BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION. (I.F.C.: 507)

- 9. PRIVATE FIRE HYDRANTS SHALL BE PAINTED RED. (I.F.C.: 507.5.7.1)

- 10. PRIOR TO FINAL OCCUPANCY, A FIRE FLOW TEST SHALL BE WITNESSED BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION TO VERIFY AVAILABILITY OF THE REQUIRED FIRE FLOW. (I.F.C.: 507)

CITY OF LAS VEGAS GRADING NOTES

- 1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.

- 2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.

- 3. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.

- 4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.

- 5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.

- 6. CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION, IN THE AREAS INDICATED:

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

- 8. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.

- 9. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

- 10. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC. REVISED 04/15/10

CITY OF LAS VEGAS TRAFFIC NOTES

- 1. ALL CONSTRUCTION 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 FIRST GRADING WORK IS ACCOMPLISHED, AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.

- 4. WHEN A DESIGNATED "SUGGESTED ROUTE TO SCHOOL" IS ENCLOSED UPON BY A CONSTRUCTION WORK ZONE AND PUBLIC WORKS STAFF IDENTIFIES A NEED FOR STUDENTS TO BE ASSISTED IN THE SAFE CROSSING THROUGH THAT WORK ZONE, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A QUALIFIED "CROSSING GUARD". THE GUARD SHALL BE PRESENT FOR THE FULL DURATION OF TIME THAT CHILDREN ARE LIKELY TO BE PRESENT.

- 5. IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.

- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. ALL NEW TRAFFIC SIGNS SHALL UTILIZE TYPE XI RETROREFLECTIVE SHEETING IN ACCORDANCE WITH C0A55 27 AND 716 AND SHALL HAVE AN ANTI-GRAFFITI PROTECTIVE OVERLAY FILM THAT IS A MATCHING COMPONENT TO, AND OF THE SAME MANUFACTURER AS THE RETROREFLECTIVE SHEETING TO WHICH IT IS APPLIED. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CURRENT CITY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS.

- 7. WHEN A PROPOSED STREET LIGHT STANDARD IS LOCATED WITHIN FIVE (5) FEET OF ANY PROPOSED SIGN SHOWN ON THE PLANS TO BE MOUNTED ON A SIGNPOST, THE SIGN SHALL BE MOUNTED ON THE STREET LIGHT STANDARD AND THE SIGNPOST SHALL BE ELIMINATED.

- 8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HERE UNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.

- 9. STREET SIGNS AND STOP SIGNS SHALL BE INSTALLED PER CITY STANDARD SPECIFICATIONS FOR PLACEMENT OF STREET NAME SIGNS. 10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL DEVICES TO GUARANTEER TO INSURE THE SAFETY OF THE PUBLIC IN OR AROUND THE WORK AREA. THE CONTRACTOR SHALL HAVE A CERTIFIED ATSSA TRAFFIC CONTROL TECHNICIAN OR IMSA WORK ZONE SAFETY SPECIALIST SET UP, MAINTAIN AND/OR REMOVE ALL TRAFFIC CONTROL DEVICES IN THE CITY OF LAS VEGAS RIGHT OF WAY.

- 11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE EXPEDITED TO COMPLETION SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.

CITY OF LAS VEGAS STREETLIGHT NOTES

- 1. ALL STREET LIGHTING INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE STREET LIGHTING PLANS, THE "UNIFORM STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST REVISION (USS), AND THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA" (USD), LATEST REVISION.

- 2. DESIGN PROFESSIONAL AND CONTRACTOR SHALL VERIFY QTY'S LATEST LED FIXTURE SPECIFICATIONS AND APPROVED FIXTURES PER CLV WEBSITE, UNDER BUILDING AND SAFETY FORMS, PRIOR TO ORDERING MATERIALS.

- 3. NO DEVIATION OF STREET LIGHT, PULL BOX, CONDUITS, ETC., LOCATIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF THE TRAFFIC AND CITY ENGINEER. ANY DEVIATION FROM THE PLAN LOCATION WILL REQUIRE COMPLIANCE WITH SECTION 623 OF THE USS.

- 4. ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION IN ACCORDANCE WITH SECTION 623.6.03.01 OF THE USS.

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

- 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 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 DRAFT OR EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE 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.

ABBREVIATION LEGEND

Table with 2 columns: Abbreviation and Description. Includes entries for AB (AGGREGATE BASE), AC (ASPHALTIC CONCRETE), BC (BEGIN CURVE), BCR (BEGIN CURVE RETURN), BFE (BASE FLOOD ELEVATION), BVC (BEGIN VERTICAL CURVE), BSW (BACK OF SIDEWALK), CL (CENTERLINE), CO (CLEAN OUT), CONC (CONCRETE), DRAIN (DRAINAGE EASEMENT), EP (EDGE OF ASPHALTIC CONCRETE), ELEV. (ELEVATION), EVC (END OF CURVE), END (END OF VERTICAL CURVE), EXIST (EXISTING GRADE), EG (EXISTING GRADE), FF (FINISH FLOOR), FH (FIRE HYDRANT), FPL (FLOORLINE), FS (FINISH SURFACE), G (GAS), GB (GRADE BREAK), HORIZ (HORIZONTAL), HP (HIGH POINT), INT (INTERSECTION), L (LENGTH), LF (LINEAL FEET), MH (MANHOLE), NTS (NOT TO SCALE), PI (POINT OF INTERSECTION), PRC (POINT OF REVERSE CURVATURE), POT (POINT OF TANGENT), PVC (POLYVINYL CHLORIDE PIPE), R (PROPERTY LINE), REF (REFERENCE), RCP (REINFORCED CONCRETE PIPE), R/W (RIGHT OF WAY), SS (SANITARY SEWER), SW (SIDEWALK), S (SHEET), STA (STATION), TANG (TANGENT), TC (TOP OF CURB), TW (TOP OF WALL), TF (TOP OF FOOTING), TYP (TYPICAL), VERT (VERTICAL CURVE), W (WATER).

LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for PROPERTY LINE, STREET CENTERLINE, LOT LINE, BUILDING SETBACK LINE, PROPOSED ROLL CURB, EXISTING 'L' CURB & GUTTER, EXISTING CONTOUR LINES, PROPOSED FLOW LINE, SAW CUT LINE, PROPOSED EDGE OF PAVEMENT, EXIST. EDGE OF PAVEMENT, PROPOSED BLOCK WALL, PROPOSED SCARP, EXIST. BLOCK WALL, SAW CUT AREA, MATCHLINE, PROPOSED ELEVATION & LOCATION, EXISTING ELEVATION & LOCATION, PROPOSED GRADE, CONSTRUCTION NOTE, PROPOSED HYDRANT, SIGHT VISIBILITY ZONE.

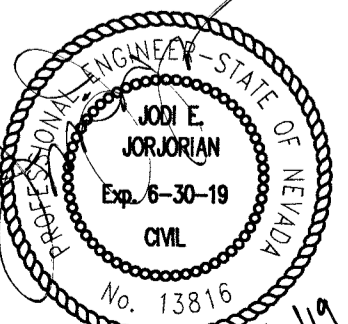
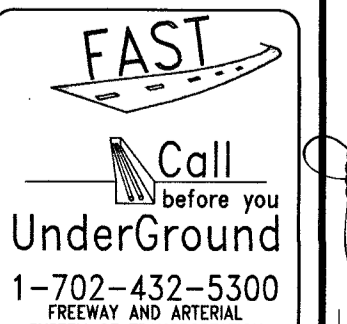
SOUTHERN NEVADA-SOUTHWEST GAS CORPORATION

- GENERAL NOTES
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 FACILITIES AND ANY UNDERGROUND FACILITIES AND/OR STRUCTURES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, STORM DRAIN, COMMUNICATIONS, AND ELECTRIC.
3. FOR VALVE ADJUSTMENT CONTACT 702-668-6107 48 HOURS PRIOR TO CONSTRUCTION.
4. IN THE EVENT OF A NATURAL GAS CONFLICT WITH PROPOSED UTILITIES AND/OR STRUCTURES CONTACT 702-365-2099.

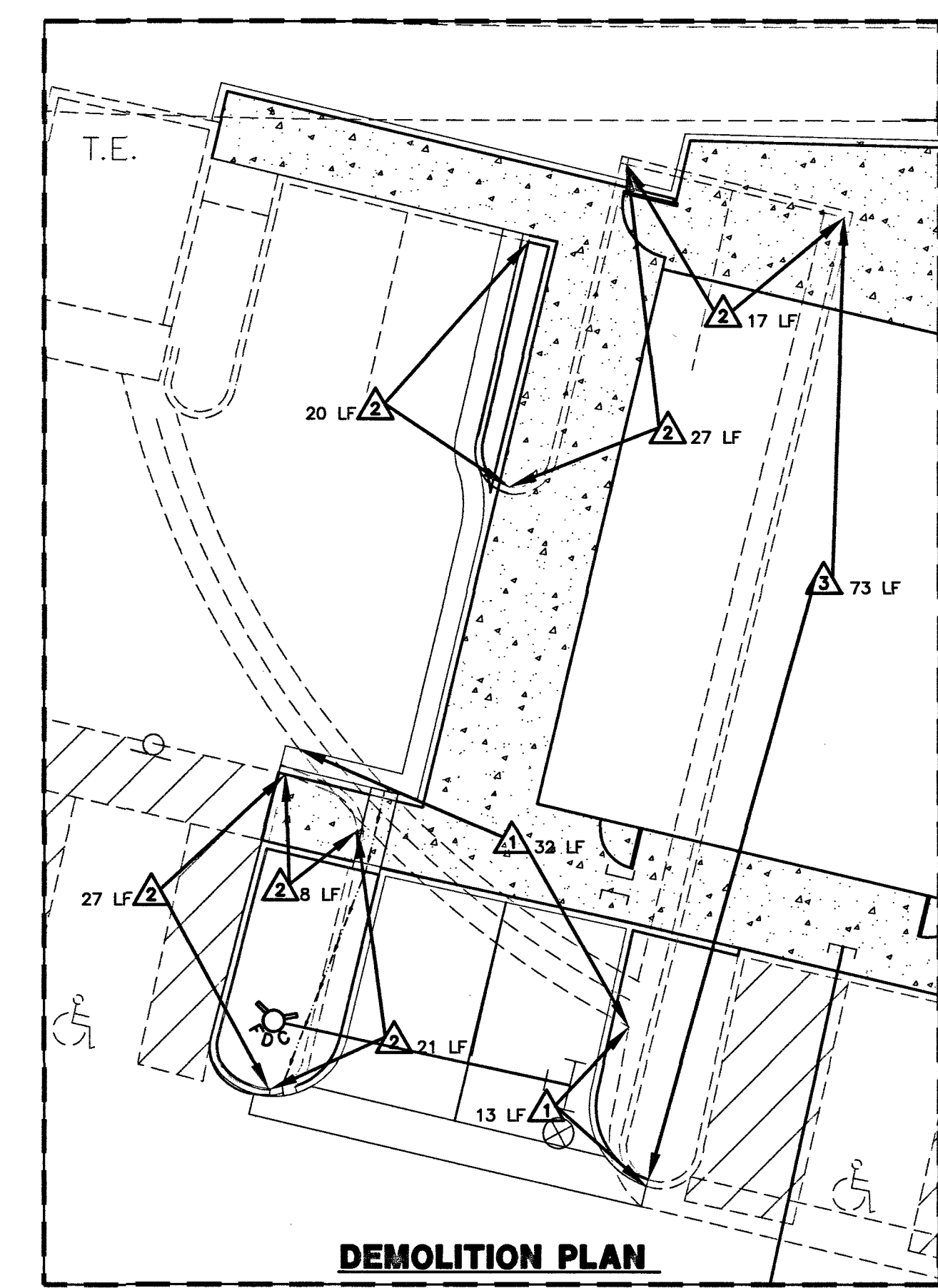
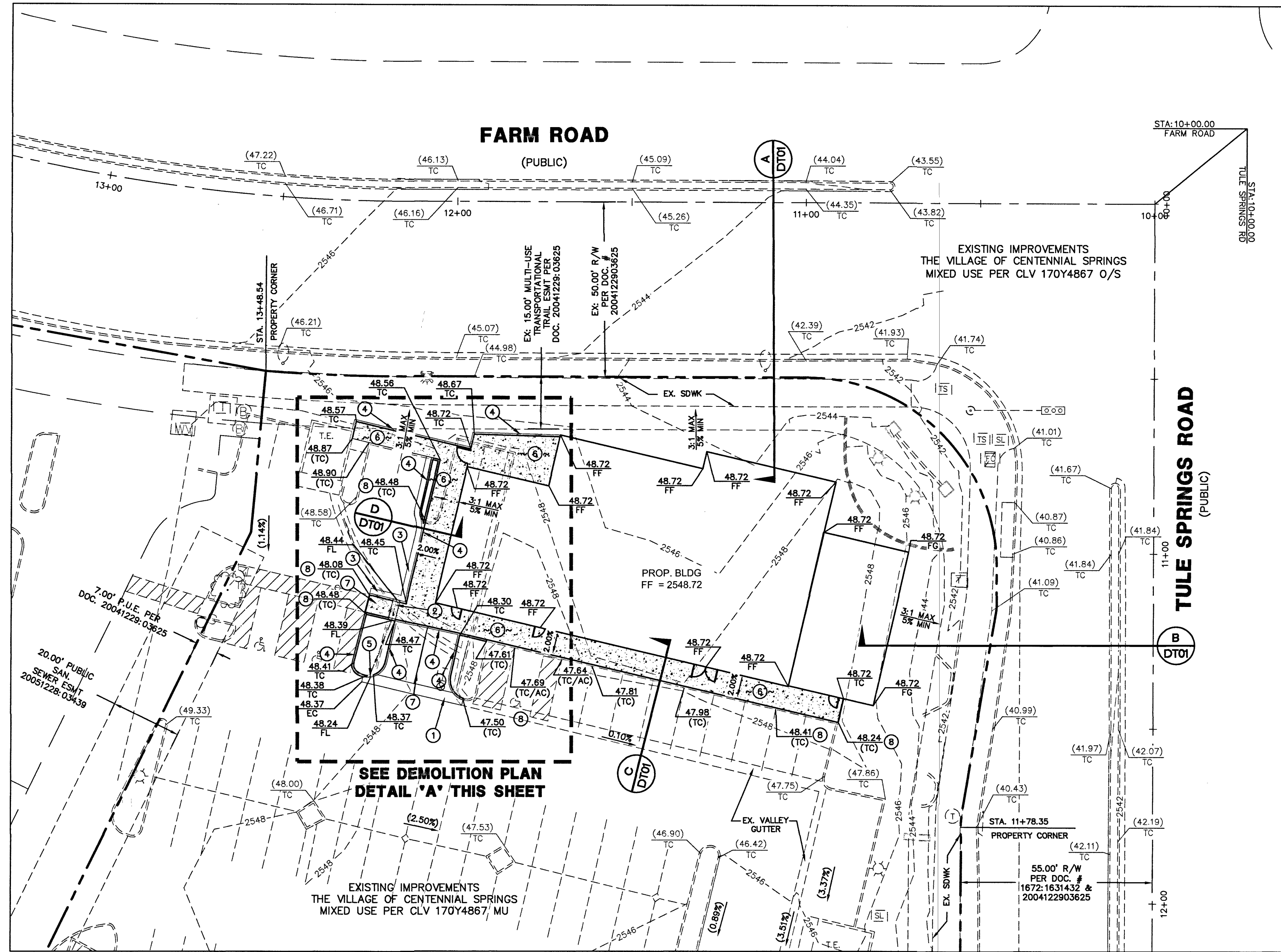
I CERTIFY THAT THE ONLY DEVIATIONS FROM THE DESIGN AND CONSTRUCTION STANDARDS THAT ARE APPROVED BY THE CLV ARE LISTED BELOW:
NONE
JUDI E. JORJORIAN, P.E. LICENSE 13816 DATE:

DISCLAIMER NOTE

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



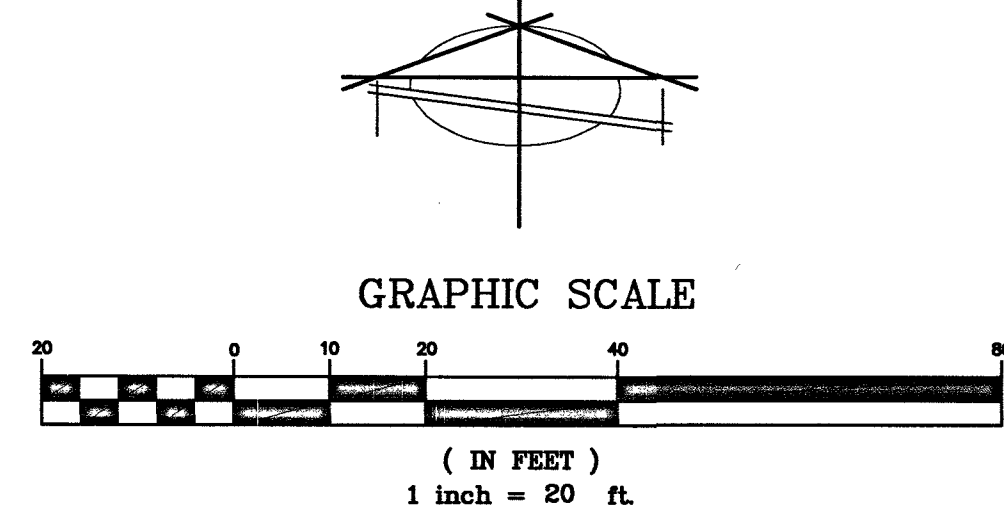
Vertical sidebar containing project information: EGGWORKS HOLDING COMPANY LLC, 2620 ST. ROSE PARKWAY, SUITE 200, HENDERSON, NEVADA 89074. Includes revision table, date 10/26/16, and drawing title 'GENERAL NOTES'. At the bottom, it says 'EGGWORKS TULE SPRINGS RD & FARM RD', 'SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M. NEVADA', 'CITY OF LAS VEGAS', 'APN. 125-32-802-013', 'MSM 0036-17', 'SHEET GN01 2 OF 7', 'PROJ. NO. EGGWORKS', and 'DATE 10/26/16'.



LEGEND

	PROPERTY LINE
	LOT LINE
	STREET CENTERLINE
	PROPOSED "L" CURB & GUTTER
	PROPOSED SCREEN WALL
	PROPOSED RETAINING WALL
	EXISTING "L" CURB & GUTTER
	EXISTING CONTOUR LINES
	PROPOSED CONTOUR LINES
	EXISTING EDGE OF PAVEMENT
	PROPOSED EDGE OF PAVEMENT
	SAWCUT AND REMOVE EXISTING ASPHALT
	PROPOSED SCARP @ 3:1 MAX
	PROPOSED ELEVATION & LOCATION
	EXISTING ELEVATION & LOCATION
	PROPOSED GRADE
	DEPTH OF FLOW
	CONSTRUCTION NOTE
	DEMOLITION NOTE
	PROPOSED HYDRANT
	CENTERLINE
	CL
	TC
	SW
	EP
	FG
	GB
	FL
	INV
	AC
	TSW
	TCS
	LS
	F.F.
	HP

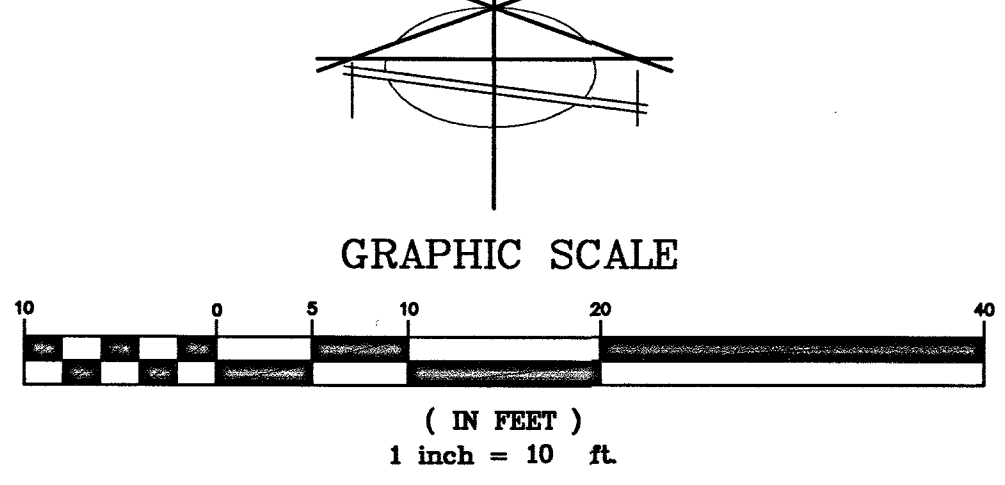
GRADING PLAN



CONSTRUCTION NOTES

#	ITEM	UNIT	PUBLIC	PRIVATE
1	INSTALL 3" VALLEY GUTTER PER DETAIL ON SHEET DT01	SF	-	30
2	INSTALL 2" SIDEWALK UNDERDRAIN PER CCAUSD #236	EA	-	1
3	INSTALL "L" CURB & GUTTER PER CCAUSD # 216	LF	-	50
4	INSTALL "A" TYPE CURB PER CCAUSD #219	LF	-	160
5	CONSTRUCT 2" CURB OPENING PER DETAIL 2 ON SHEET DT01	EA	-	1
6	INSTALL SIDEWALK PER CCAUSD # 234	SF	-	1715
7	INSTALL TYPE II PARKING STRIPING	SF	-	8

DEMOLITION PLAN



DEMOLITION NOTES

#	ITEM	UNIT	PUBLIC	PRIVATE
1	REMOVE AND DISPOSE OF EXISTING CONCRETE VALLEY GUTTER	LF	-	32
2	REMOVE AND DISPOSE OF EXISTING "A" TYPE CURB	LF	-	67
3	REMOVE AND DISPOSE OF EXISTING "L" TYPE CURB AND GUTTER	EA	2	73

ENGINEERS CERTIFICATE

I CERTIFY THAT THIS GRADING PLAN IS IN ACCORDANCE WITH APPROVED DRAINAGE STUDY ON FILE AT CITY OF LAS VEGAS FOR THIS PROJECT. DS# 5045

JODI E. JORJORIAN, P.E. 13816
DATE: 03/21/19

GEOTECHNICAL REPORT INFORMATION

PREPARED BY: McGETTIGAN CONSULTING LLC
1551 DESERT CROSSING COURT, SUITE 150
LAS VEGAS, NV 89144

PHONE: 702-415-6530

PROJECT NO. 1802001
DATED: AUGUST 24, 2018

NOTES

ADD 2500 FEET TO ALL ELEVATION TAGS/GRADES.

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

STORM WATER MANAGEMENT NOTES

SEE GENERAL NOTES SHEET GN01

FLOOD ZONE INFORMATION

THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 32003C1745E DATED SEPTEMBER 27, 2002, IN CLARK COUNTY, STATE OF NEVADA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

LEGAL DESCRIPTION

A PORTION OF LOT 1 OF THE FINAL MAP OF LOS VILLAGE CENTENNIAL SPRINGS-COMMERCIAL, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 139 OF PLATS, PAGE 47, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, EXCEPTING THERE FROM THAT PORTION CONVEYED BY GRANT, BARGAIN, SALE DEED RECORDED AUGUST 01, 2013 IN BOOK 20130801 AS INSTRUMENT NO. 00151 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY NEVADA.

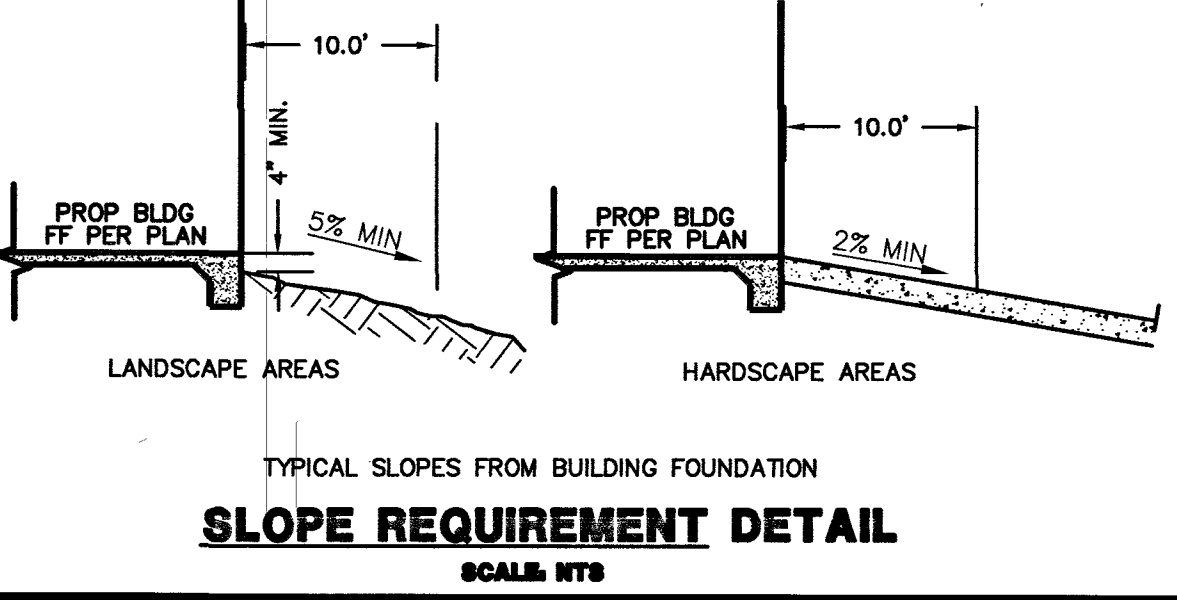
BASIS OF BEARING

SOUTH 07°13'00" WEST - BEING THE CENTERLINE OF TULE SPRINGS ROAD AS SHOWN IN FILE 189 OF SURVEYS, PAGE 14, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK SLV90 17E4 - BEING A RIVET & PLATE IN TOP OF CURB AT THE NW CORNER OF FARM ROAD AND TULE SPRINGS ROAD.

775.021 METERS
2542.71 FEET
NAVD 88 DATUM



DISCLAIMER NOTE

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

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 DIG OVER-HEAD
Call before you Dig
FAST UnderGround
1-702-432-5300
FREEMAN AND ARTHUR SYSTEM OF TRANSPORTATION

CLV # L18-02639 107V7674

FAST
Call before you Dig
FAST UnderGround
1-702-432-5300
FREEMAN AND ARTHUR SYSTEM OF TRANSPORTATION

STATE OF NEVADA
JODI E. JORJORIAN
Exp. 6-30-19
CIVIL
No. 13816

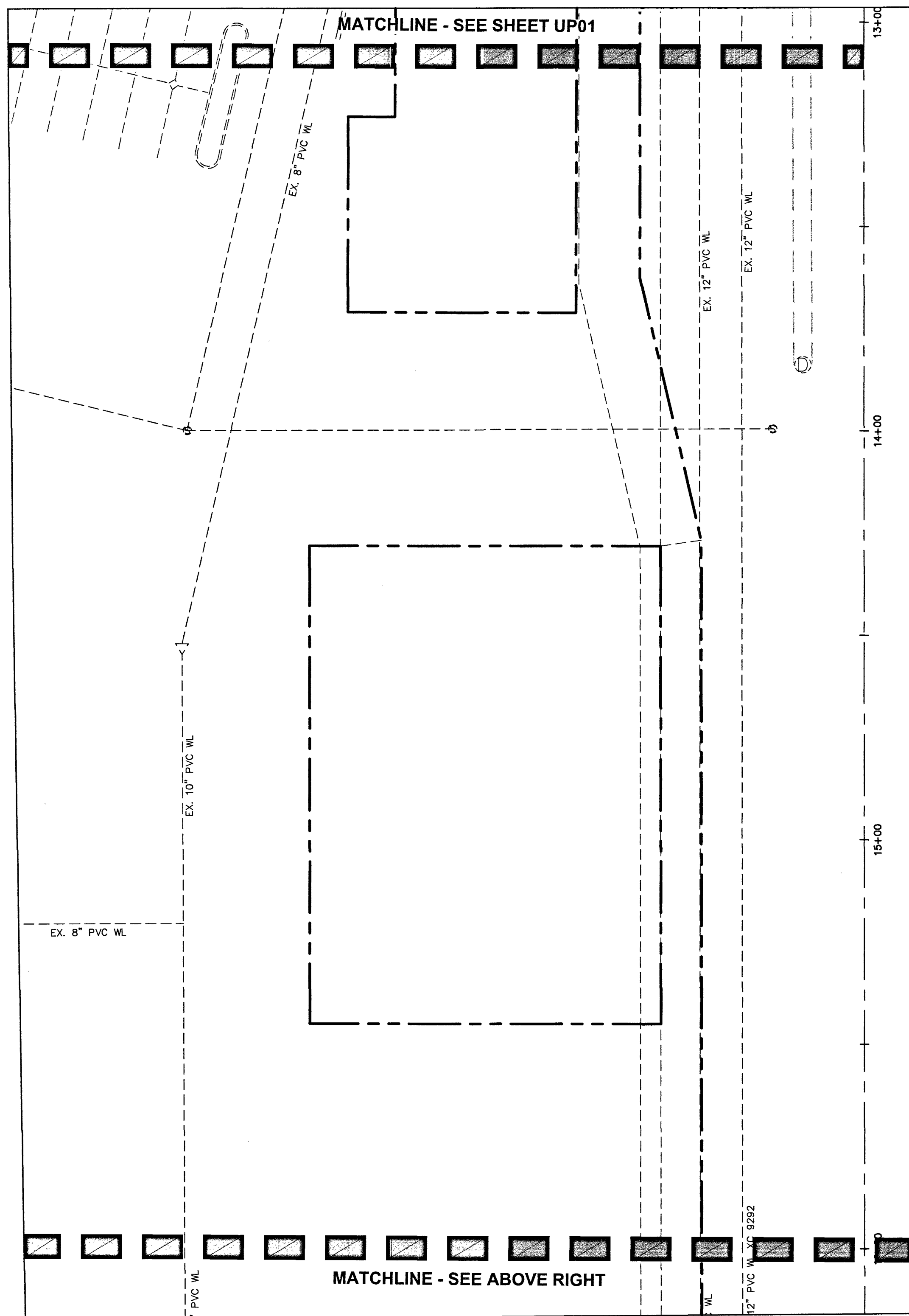
EGGWORKS HOLDING COMPANY LLC
2520 ST. ROSE PARKWAY, SUITE 200
HENDERSON, NV 89074

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

EGGWORKS TULE SPRINGS RD & FARM RD
GRADING PLAN
SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.
CITY OF LAS VEGAS
APR. 125-17-718-008

DATE: 3/19/2019
DESIGN: J.E.J.
DRAWN: R.P.
LAND PLANNERS: J.E.J.
CHECK: J.E.J.
SCALE: 1"=20'

SHEET
GP01
OF
3 OF 7
PROJ. NO.
EggWorks-GP01



SEWER CONSTRUCTION NOTES			
#	ITEM	UNIT	QUANTITY
1	INSTALL 6" PVC SDR-35	LF	40
2	INSTALL SAMPLE BOX PER PLUMBING PLANS	EA	1
3	INSTALL 6" CLEANOUT PER SD-26 WITH TRAFFIC RATED LID	EA	3
4	INSTALL GREASE INTERCEPTOR PER PLUMBING PLANS	EA	1
5	REFER TO PLUMBING PLAN FOR CONTINUATION	EA	X
6	TIE INTO EXISTING 6" PVC SS @ INVERT SHOWN	EA	1

WATER CONSTRUCTION NOTES			
#	ITEM	UNIT	QUANTITY
1	CUT CAP AND ABANDON 8" LINE	EA	1
2	CUT CAP AND ABANDON 2" LINE	EA	1
3	INSTALL 90° BEND PER UDACS PLATE #31	EA	1
4	NOT USED	EA	1
5	REFER TO PLUMBING PLAN FOR CONTINUATION	EA	-
6	INSTALL 6" CHECK VALVE PER UDACS PLATE #39 & 30	EA	1
7	INSTALL 6"x8"x6" TEE W/THRUST BLOCK PER UDACS PLT. #31	EA	1
8	INSTALL REMOTE FIRE DEPARTMENT CONNECTION (FDC) AND SIGNAGE PER THE INTERNATIONAL FIRE CODE AND AMENDMENTS.	EA	1
9	REMOVE EX. 8" DCDA AND REPLACE WITH 8" RPDA - AMES COLT 500. (NO SUBSTITUTIONS)	EA	1
10	REMOVE EX. 10" DCDA AND REPLACE WITH 10" RPDA - AMES COLT 500. (NO SUBSTITUTIONS)	EA	1

LEGAL DESCRIPTION

A PORTION OF LOT 1 OF THE FINAL MAP OF LOS VILAGE CENTENNIAL SPRINGS-COMMERCIAL, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 139 OF PLATS, PAGE 47, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

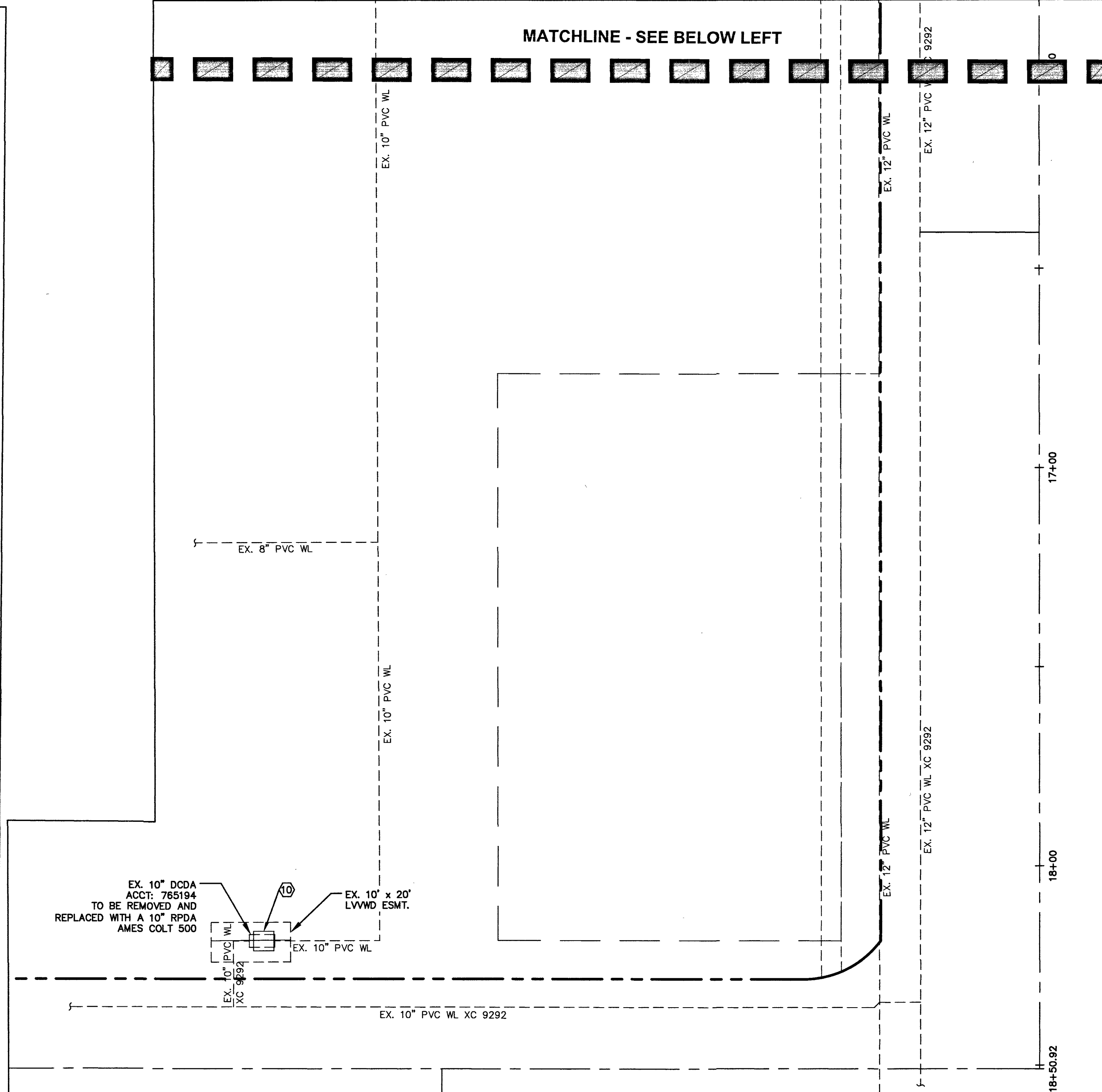
EXCEPTING THERE FROM THAT PORTION CONVEYED BY GRANT, BARGAIN, SALE DEED RECORDED AUGUST 01, 2013 IN BOOK 20130801 AS INSTRUMENT NO. 00151 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY NEVADA.

WARNING: FIRE LINE (NON-POTABLE WATER) ALL EXISTING, RELOCATED OR PROPOSED DCDA/RPDA INSTALLATIONS:

TO COMPLY WITH THE FEDERAL SAFE DRINKING WATER ACT, THE FIRE LINE OR ANY OF ITS COMPONENTS, SHALL NOT BE USED FOR POTABLE DRINKING WATER AT ANY TIME.

UTILITY CROSSING NOTES

- ALL SEWER/STORM DRAINS CROSSING WATER LINES MUST CONFORM TO SECTION 2.22 OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS) FOR WATER AND STORM MAIN CROSSINGS AND CLEARANCES.
- DRY UTILITY CROSSING NOTES**
- MAINTAIN A MINIMUM 12" VERTICAL SEPARATION AT ALL POINTS OF CROSSING
- MAINTAIN A MINIMUM 3" PARALLEL SEPARATION
- ANY EXCAVATION AT BACK OF CURB MUST REMAIN OPEN FOR INSPECTION OF COPPER SERVICE LATERALS. ANY COPPER SERVICE LATERAL KINKED, BENT OR OTHERWISE DAMAGED MUST BE REPLACED FROM THE MAIN TO THE ANGLE METER STOP.



WATER MAIN JOINT DEFLECTION (PVC, 4"-24")

PVC PIPE SHALL BE DEFLECTED AT THE JOINT ONLY. THE MAXIMUM ALLOWABLE DEFLECTION SHALL BE ONE (1) DEGREE PER JOINT WITH A MINIMUM RADIUS OF CURVATURE OF 1,150 FEET, PER UDACS 2.07.01 AND 2.07.02 FOR CHANGES IN DIRECTION EXCEEDING THE MAXIMUM ALLOWABLE JOINT DEFLECTION. FITTINGS SHALL BE USED.

ABANDONED VALVES CUT AND CAP

ALL VALVES TO BE ABANDONED SHALL BE ABANDONED IN THE CLOSED POSITION, UNLESS SHOWN OTHERWISE, BY REMOVING A MINIMUM OF THE TOP TWENTY-FOUR (24) INCHES OF THE VALVE BOX, AND THEN FILLING THE BOTTOM OF THE BOX WITH A MINIMUM OF EIGHT (8) INCHES OF SAND OR TYPE II AGGREGATE BASE. THE REMAINING PORTION OF THE VALVE BOX SHALL BE FILLED WITH CONCRETE HAVING A COMPRESSIVE STRENGTH OF AT LEAST TWO THOUSAND (2000) PSI. THE LATERAL MUST BE CUT WITHIN ONE (1) FOOT OF THE ABANDONED VALVE, OR AS SHOWN ON PLANS, AND CAPPED. THE CONTRACTOR SHALL CUT THE EXISTING PIPE WHERE SHOWN ON THE DRAWING AND INSTALL A CAP COMPLETE WITH THRUST BLOCK. WHERE A JOINT OR COUPLING IN THE EXISTING PIPE IS UNCOVERED AT THE CUT AND CAP LOCATIONS, THE INSTALLATION OF A PLUG MAY BE PERMITTED WITH THE DISTRICT APPROVAL. A CONCRETE THRUST BLOCK SHALL BE INSTALLED AT ALL CAP OR PLUG LOCATIONS IN ACCORDANCE WITH THE PROVISIONS OF UDACS PLATE 31.

SEPARATION NOTE

A MINIMUM OF 4.0' SEPARATION IS REQUIRED BETWEEN WATER SERVICE AND SEWER LATERALS PER UDACS 2.22.03.A.1

NOTE:

ANY INTERRUPTION OF SERVICE MUST BE PERFORMED IN ACCORDANCE WITH UDACS SECTION 3.14.01, AND APPROVED BY THE LVWD INSPECTION DIVISION PRIOR TO SHUTDOWN. PROPER WRITTEN NOTIFICATION MUST BE GIVEN TO ALL AFFECTED CUSTOMERS.

OWNER/DEVELOPER

EGG WORKS HOLDING COMPANY LLC
2520 ST. ROSE PKWY, SUITE 220
HENDERSON, NV 89074

BASIS OF BEARING

SOUTH 001°3'00" WEST - BEING THE CENTERLINE OF TULE SPRINGS ROAD AS SHOWN IN FILE 189 OF SURVEYS, PAGE 14, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 5LV90 17E4 - BEING A RIVET & PLATE IN TOP OF CURB AT THE NW CORNER OF FARM ROAD AND TULE SPRINGS ROAD.

775.021 METERS NAVD 88 DATUM 2542.71 FEET

ABANDONMENT OF MAIN

ALL PIPELINES TO BE ABANDONED SHALL BE CUT AND SECURELY CAPPED (ALL ENDS). THE CUT AND CAP LOCATION ON THE MAIN TO BE ABANDONED SHALL BE A MAXIMUM OF ONE (1) FOOT FROM THE VALVE OR POINT OF TERMINATION. ANY ABANDONED PIPELINE LARGER THAN TWELVE (12) INCHES MUST BE FILLED WITH CLSM I MATERIAL.

NOTES

- ALL LOTS: THIS PROPERTY MAY HAVE STATIC WATER PRESSURE IN EXCESS OF 80 PSI. THE UNIFORM PLUMBING CODE REQUIRES THAT INDIVIDUAL, ON-SITE (PRIVATE), PRESSURE-REDUCING VALVES BE INSTALLED WHENEVER THE PRESSURE EXCEEDS 80 PSI. PRV'S ARE THE DEVELOPER'S RESPONSIBILITY, AND WILL NOT BE INSPECTED OR INCLUDED IN THE ACCEPTANCE OF LVWD FACILITIES.
- INSTALL PIPELINE MARKER BALLS IN TRENCH ABOVE EACH HORIZONTAL ELBOW FITTING, PER UDACS PLATE No. 15.

EASEMENT WITH TREES, SHRUBS, DECORATIVE ROCKS, BLOCK WALL, OR FENCE

TREES, SHRUBS, DECORATIVE ROCKS, AND ANY BLOCK WALL OR OTHER FENCE MATERIAL, SHALL BE DESIGNED AND CONSTRUCTED AROUND THE EASEMENT(S) TO ALLOW THE DISTRICT DIRECT ACCESS TO THE VAULT(S), BACKFLOW ASSEMBLIES, AND PIPING FROM THE ADJACENT RIGHT-OF-WAY.

WARNING: FIRE LINE (NON-POTABLE WATER) ALL EXISTING, RELOCATED OR PROPOSED DCDA/RPDA INSTALLATIONS:

*TO COMPLY WITH THE FEDERAL SAFE DRINKING WATER ACT, THE FIRE LINE OR ANY OF ITS COMPONENTS, SHALL NOT BE USED FOR POTABLE DRINKING WATER AT ANY TIME

FIRE FLOW CALCULATIONS

FIRE FLOW REQUIREMENT IS 1500 GPM @ 20 PSI RESIDUAL.

BASED ON:

SQUARE FOOTAGE: 6,630 SQUARE FEET

LARGEST AREA BETWEEN 4 HOUR AREA SEPARATION FIRE WALLS: N/A SQUARE FEET

BUILDING HEIGHT: 12'-0" FEET

NUMBER OF STORIES: 1 FLOORS

TYPE OF CONSTRUCTION: V-B

OCCUPANCY: A-2

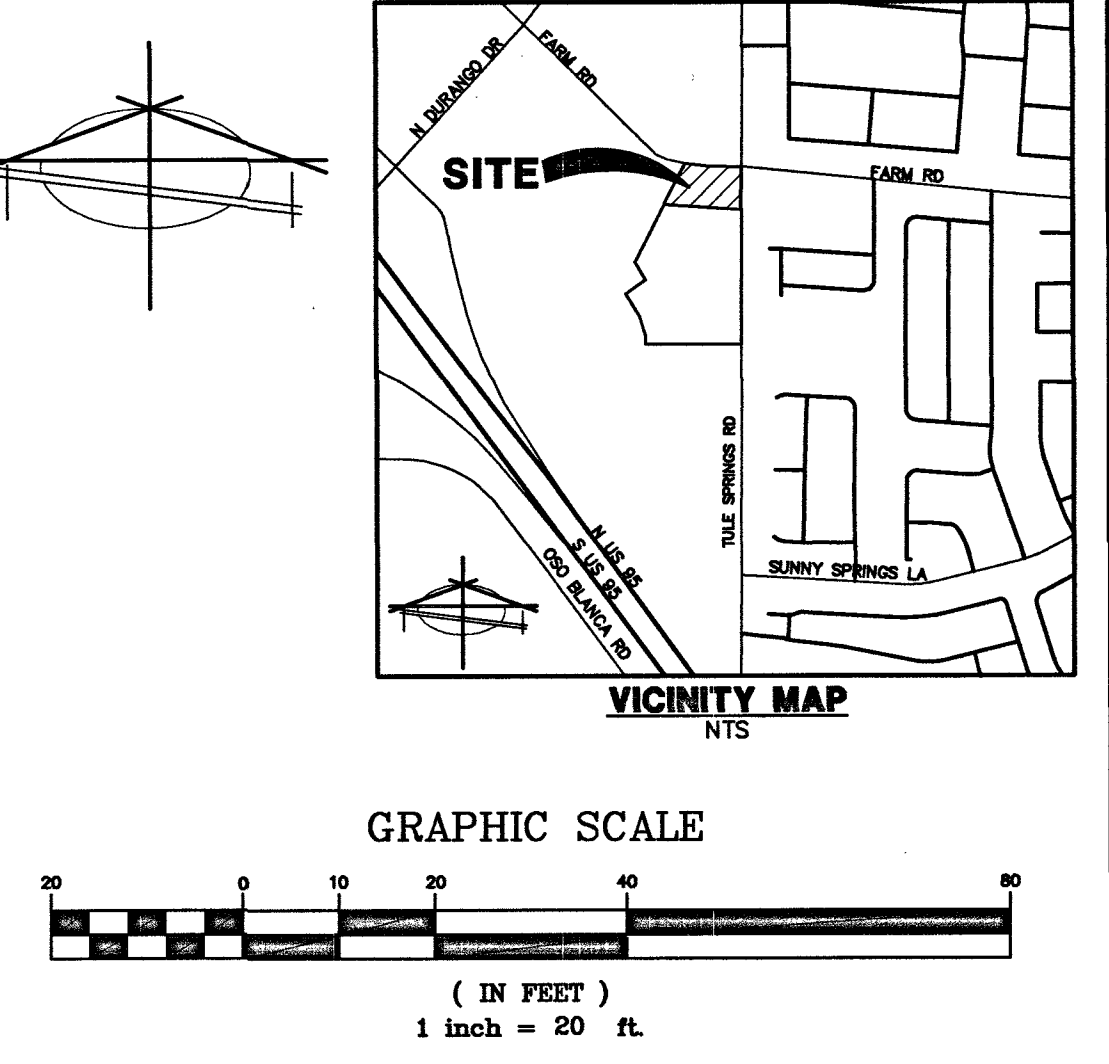
FULL AUTOMATIC FIRE SPRINKLER SYSTEM: YES YES/NO

ANTICIPATED FIRE SPRINKLER FLOW DEMAND: 500 GPM

[Signature] 52519
LAS VEGAS FIRE & RESCUE DATE

DISCLAIMER NOTE

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LEGEND

	PROPERTY LINE
	PROPOSED "L" CURB & GUTTER
	EXISTING "L" CURB & GUTTER
	LIMITS OF SAWCUT, AC TRENCH AND BACKFILL
	PROPOSED WTR
	EXISTING WTR
	PROPOSED SS
	EXISTING SS
	WATER CONSTRUCTION NOTE
	SEWER CONSTRUCTION NOTE
	PROP. HYDRANT
	EX. HYDRANT
	EX. FIRE DEPARTMENT CONNECTION
	PROPOSED SSMH
	EXISTING SSMH
	PROPOSED SDMH
	EXISTING SDMH
	PROPOSED GATE VALVE
	EXISTING GATE VALVE
	BLOWOFF VALVE
	BACK WATER VALVE
	PRESSURE REDUCING VALVE
	UDACS DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS
	WATER LINE
	SANITARY SEWER
	STORM DRAIN
	FINISHED FLOOR ELEVATION
	LINEAR FEET
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	INVERT
	POLYVINYL CHLORIDE PIPE
	PVC
	DUCTILE IRON PIPE
	REINFORCED CONCRETE PIPE
	PRESSURE REDUCING VALVE

WASTEWATER FLOW CALCULATIONS

COMMERCIAL

ACREAGE: 0.34

AVERAGE FLOW: 0.001 MGD

PEAK SANITARY FLOW: 0.003 MGD

PEAK WET FLOW: 0.004 MGD

CALCULATIONS

AVERAGE = 0.34 ACRES X 10 ERU X 250 GPD / AC ERU X 1 MGD / 1000000 GPD = 0.001 MGD

PEAK SANITARY FLOW = 3.50 X 0.001 = 0.003 MGD

PEAK WET FLOW = 1.25 X 0.003 = 0.004 MGD

APPROVED FOR CONSTRUCTION

[Signature]
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT NO.: 138320 FIRST APPROVED DATE: 3-26-19
LVWD APPROVED FIRE FLOW: TOTAL 1,500 GPM/ONSITE 1,500 GPM

107V7874
CLV # L18-02639

FAST UnderGround
Call before you dig
1-702-432-5300
SYSTEM OF TRANSPORTATION

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

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

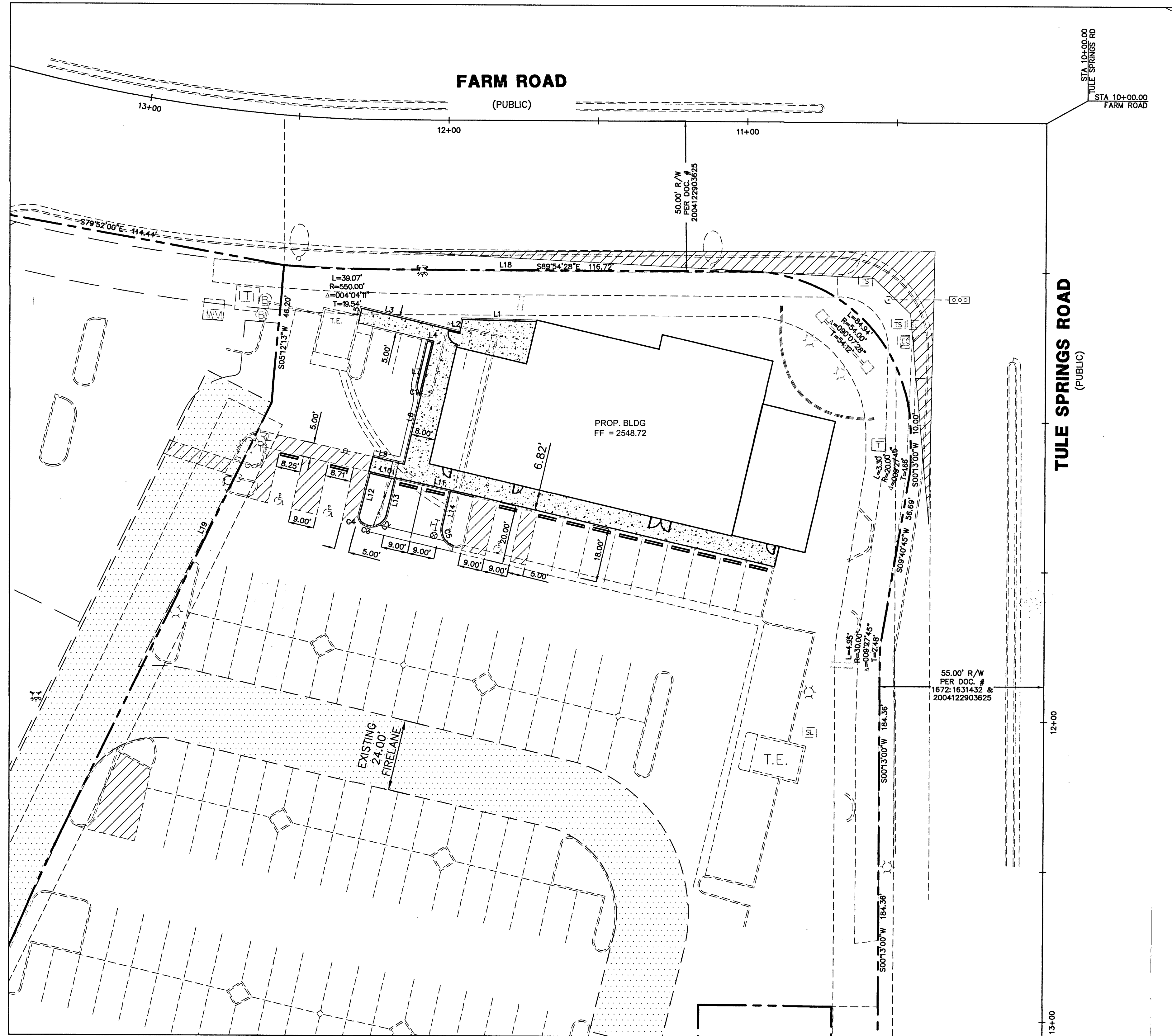
PROFESSIONAL ENGINEER - STATE OF NEVADA
JUDITH E. JORDANIAN
Exp. 6-30-19
CIVIL
No. 13816

EGG WORKS HOLDING COMPANY LLC
2520 ST. ROSE PKWY, SUITE 220
HENDERSON, NV 89074

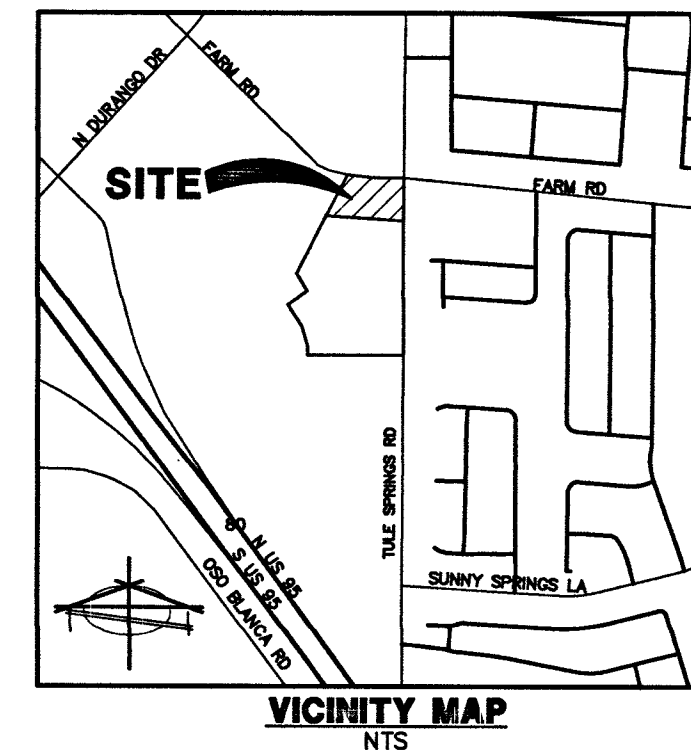
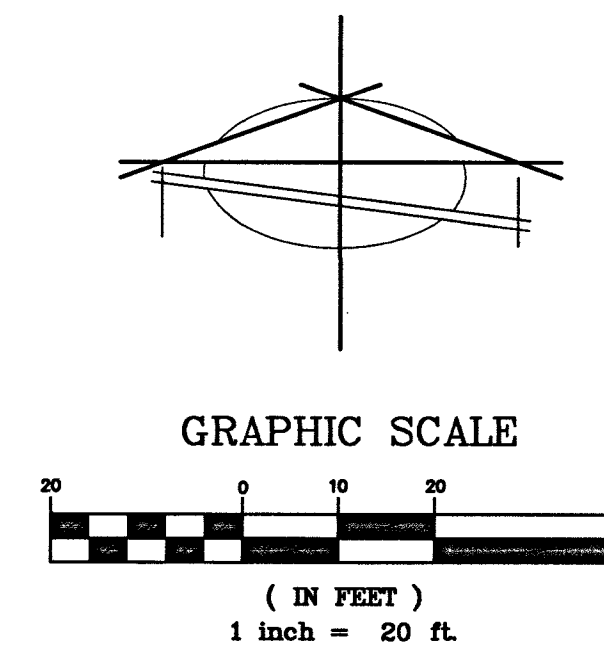
PREPARED FOR: BAUGHMAN & TURNER, INC.
DATE: 3/20/2019
DESIGN: JEJ
DRAWN: KLP
CHECK: JEJ
SCALE: 1"=20'

EGG WORKS TULE SPRINGS RD & FARM RD
UTILITY PLAN 2
SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M. NEVADA
CITY OF LAS VEGAS
APR. 125-17-718-008

SHEET
UP02
OF
5 OF 7
PROJ. NO.
EggWorks-GP01



TULE SPRINGS ROAD (PUBLIC)



Line #	LENGTH	BEARING
L1	24.64	N88°26'40"W
L2	4.37	S13°00'32"W
L3	33.71	S76°37'12"E
L4	2.04	N76°35'07"W
L5	4.99	N13°22'13"E
L7	14.73	S12°51'57"W
L8	42.31	N13°23'02"E
L9	6.83	S76°28'13"E
L10	6.41	S76°54'24"E

Line #	LENGTH	BEARING
L11	18.01	S77°48'21"E
L12	14.33	S14°24'36"W
L13	11.97	S13°25'12"W
L14	12.31	S12°29'36"W
L18	116.72	S89°54'28"E
L19	98.80	N26°40'51"E

CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	2.11	7.37	016°24'22"	1.06
C2	5.28	4.99	060°32'19"	2.92
C3	3.16	5.06	035°44'22"	1.63
C4	2.81	2.58	082°24'17"	1.56
C5	7.79	5.60	079°37'50"	4.67

FIRE FLOW CALCULATIONS

FIRE FLOW REQUIREMENT IS 1500 GPM @ 20 PSI RESIDUAL.

BASED ON:

SQUARE FOOTAGE: 6,830 SQUARE FEET

LARGEST AREA BETWEEN 4 HOUR AREA SEPARATION FIRE WALLS: N/A SQUARE FEET

BUILDING HEIGHT: 12'-0" FEET

NUMBER OF STORIES: 1 FLOORS

TYPE OF CONSTRUCTION: V-B

OCCUPANCY: A-2

FULL AUTOMATIC FIRE SPRINKLER SYSTEM: YES YES/NO

ANTICIPATED FIRE SPRINKLER FLOW DEMAND: 500 GPM

LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- STREET CENTERLINE
- LOT LINE
- BUILDING SETBACK LINE
- PROPOSED ROLL CURB
- EXISTING "L" CURB & GUTTER
- EXISTING CONTOUR LINES
- PROPOSED FLOW LINE
- SAW CUT LINE
- PROPOSED EDGE OF PAVEMENT
- EXIST. EDGE OF PAVEMENT
- PROPOSED BLOCK WALL
- PROPOSED SCARP
- EXIST. BLOCK WALL
- FIRE LANE
- PROPOSED STREET SIGN
- CONSTRUCTION NOTE (SEE TRAFFIC CONSTRUCTION NOTES)
- CONSTRUCTION NOTE (SEE FIRE ACCESS NOTES)
- BOLD CURB WITH RED PAINT & WHITE LETTERING "NO PARKING FIRE LANE" EVERY 50 LF
- PROPOSED ELEVATION & LOCATION
- EXISTING ELEVATION & LOCATION
- PROPOSED GRADE
- CONSTRUCTION NOTE
- PROPOSED HYDRANT
- SIGHT VISIBILITY ZONE*
- CENTERLINE
- TOP OF CURB
- EDGE OF PAVEMENT
- FINISHED GRADE
- TOP OF FOOTING
- TOP OF RETAINING WALL
- TOP OF FLOOD WALL
- TOP OF PARSON'S WALL
- BACK OF SIDEWALK
- GRADE BREAK
- BEGIN VERTICAL CURVE
- END VERTICAL CURVE
- FINISHED FLOOR
- HIGHPOINT
- ASPHALTIC CONCRETE
- SOUTHWEST GAS
- MAJOR/MINOR SUBDIVISION MAP
- PUBLIC UTILITY EASEMENT
- PRIVATE DRAINAGE EASEMENT
- PRIVATE SEWER EASEMENT
- PRIVATE LANDSCAPE EASEMENT

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

OWNER/DEVELOPER
EGG WORKS HOLDING COMPANY LLC
2520 ST. ROSE PKWY, SUITE 220
HENDERSON, NV 89074

FLOOD ZONE INFORMATION
THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X", BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 32003C1745E DATED SEPTEMBER 27, 2002, IN CLARK COUNTY, STATE OF NEVADA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

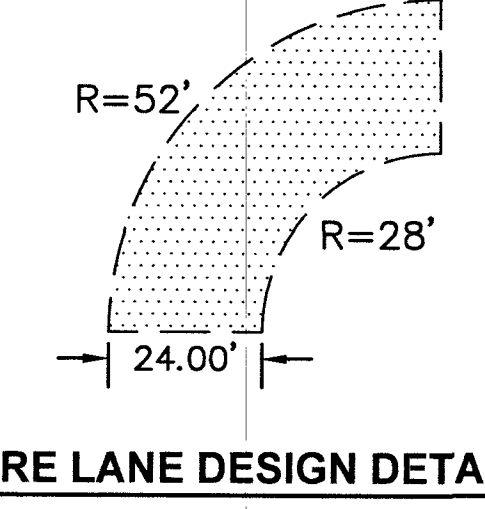
LEGAL DESCRIPTION
A PORTION OF LOT 1 OF THE FINAL MAP OF LOS VILLAGE CENTENNIAL SPRINGS-COMMERCIAL, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 139 OF PLATS, PAGE 47, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, EXCEPTING THERE FROM THAT PORTION CONVEYED BY GRANT, BARGAIN, SALE, DEED RECORDED AUGUST 01, 2013 IN BOOK 20130801 AS INSTRUMENT NO. 00151 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY NEVADA

BASIS OF BEARING
SOUTH 00°13'00" WEST - BEING THE CENTERLINE OF TULE SPRINGS ROAD AS SHOWN IN FILE 189 OF SURVEYS, PAGE 14, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK
CITY OF LAS VEGAS BENCHMARK 5LV90 17E4 - BEING A RIVET & PLATE IN TOP OF CURB AT THE NW CORNER OF FARM ROAD AND TULE SPRINGS ROAD.

775.021 METERS
NAVD 88 DATUM

2542.71 FEET



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

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-DIG OVER-HEAD

1-702-227-2929

FAST

Call before you UnderGround

1-702-432-5300

TRUNK AND BRANCH SYSTEM OF TRANSPORTATION

PROFESSIONAL ENGINEER-STATE OF NEVADA

JUD E. JORDAN
Exp. 6-30-19
CIVIL
No. 13816

3/19/19

CLV # L18-02639 107V7674

EGG WORKS HOLDING COMPANY LLC
2520 ST. ROSE PKWY, SUITE 220
HENDERSON, NV 89074

EGG WORKS TULE SPRINGS RD & FARM RD
HORIZONTAL CONTROL, TRAFFIC AND FIRE PLAN

SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M. NEVADA
CITY OF LAS VEGAS

125-17-718-008

DATE: 3/19/2019
DESIGN: RP
DRAWN: JEU
CHECK: JEU
SCALE: 1" = 30'

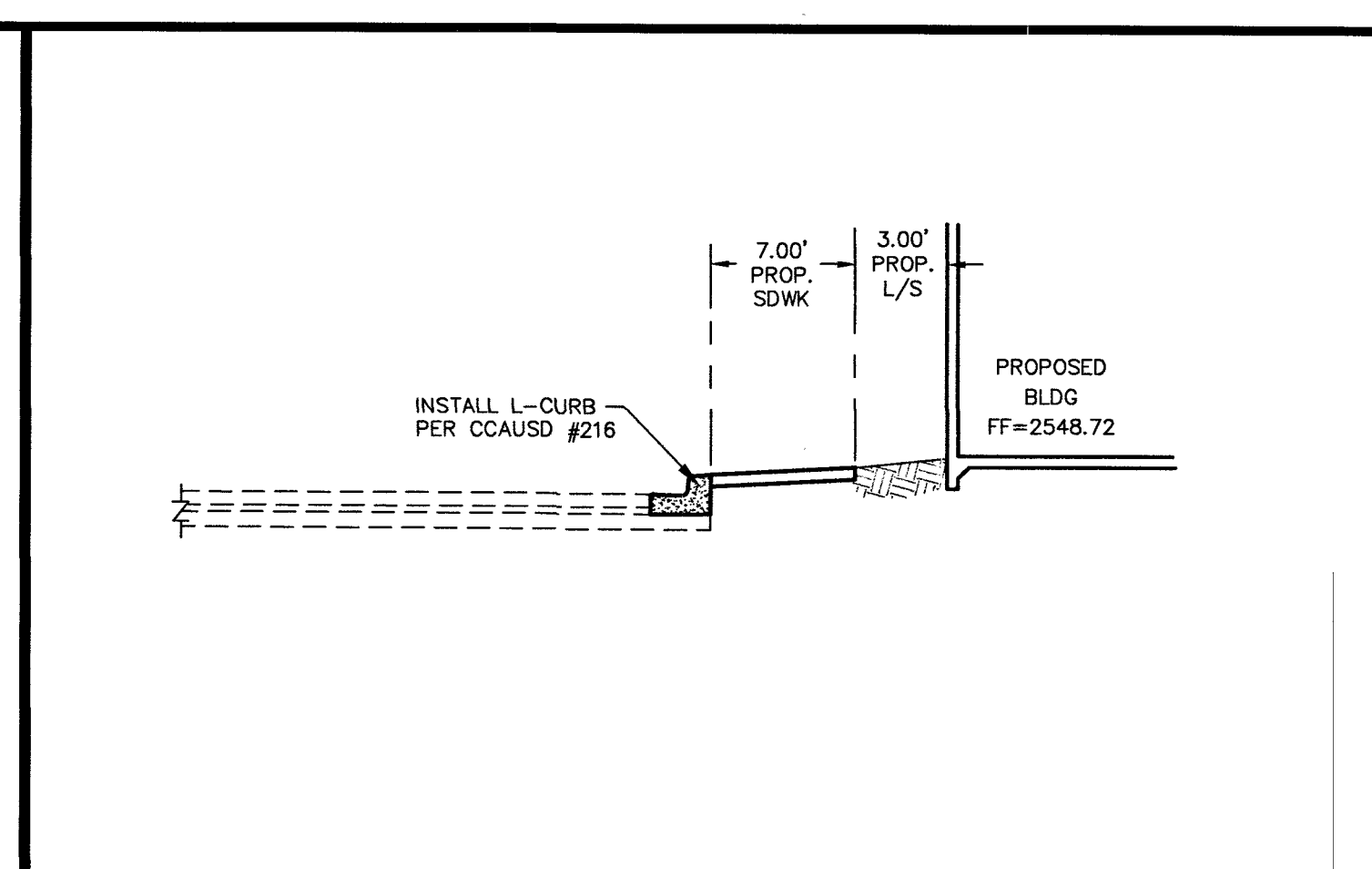
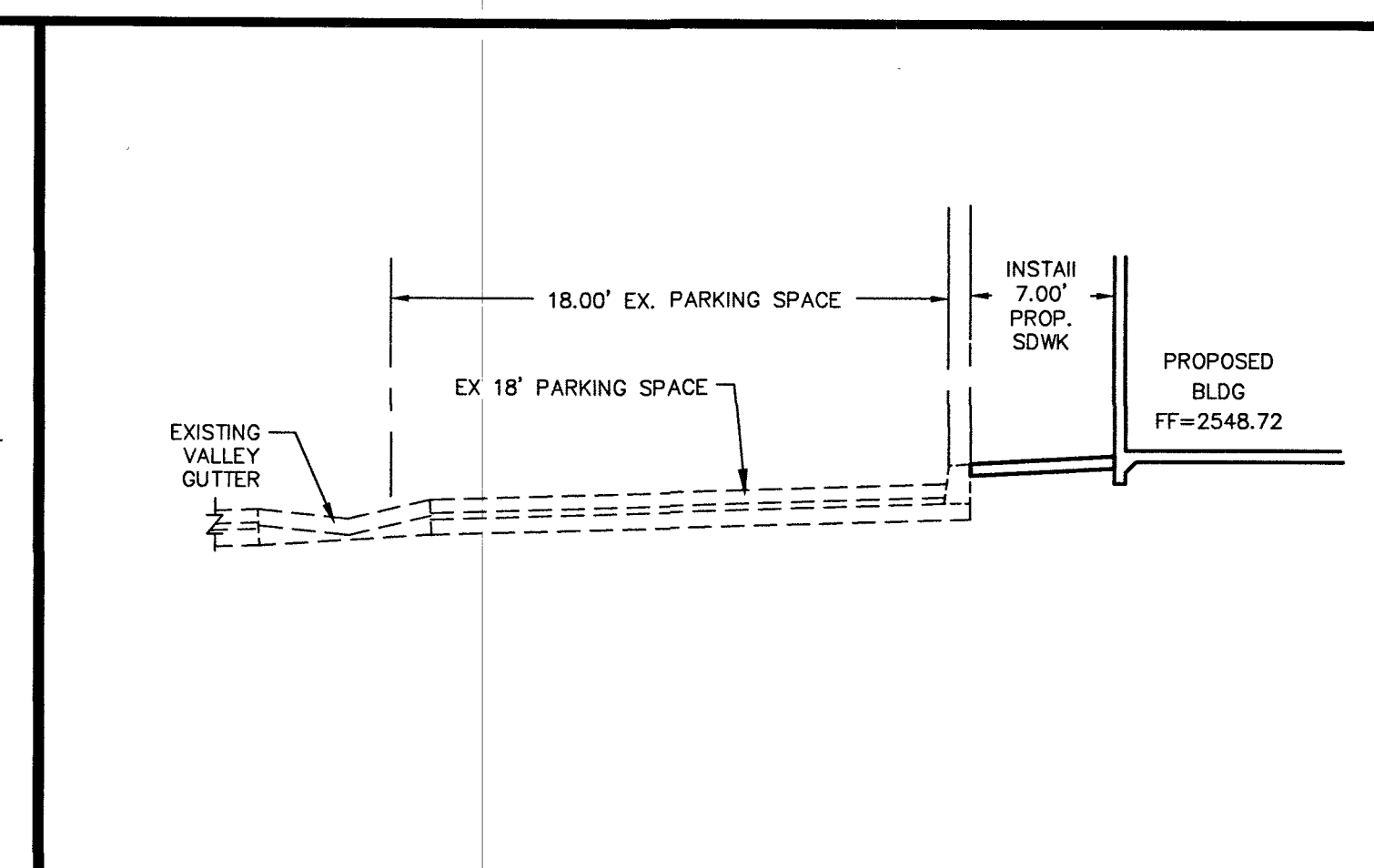
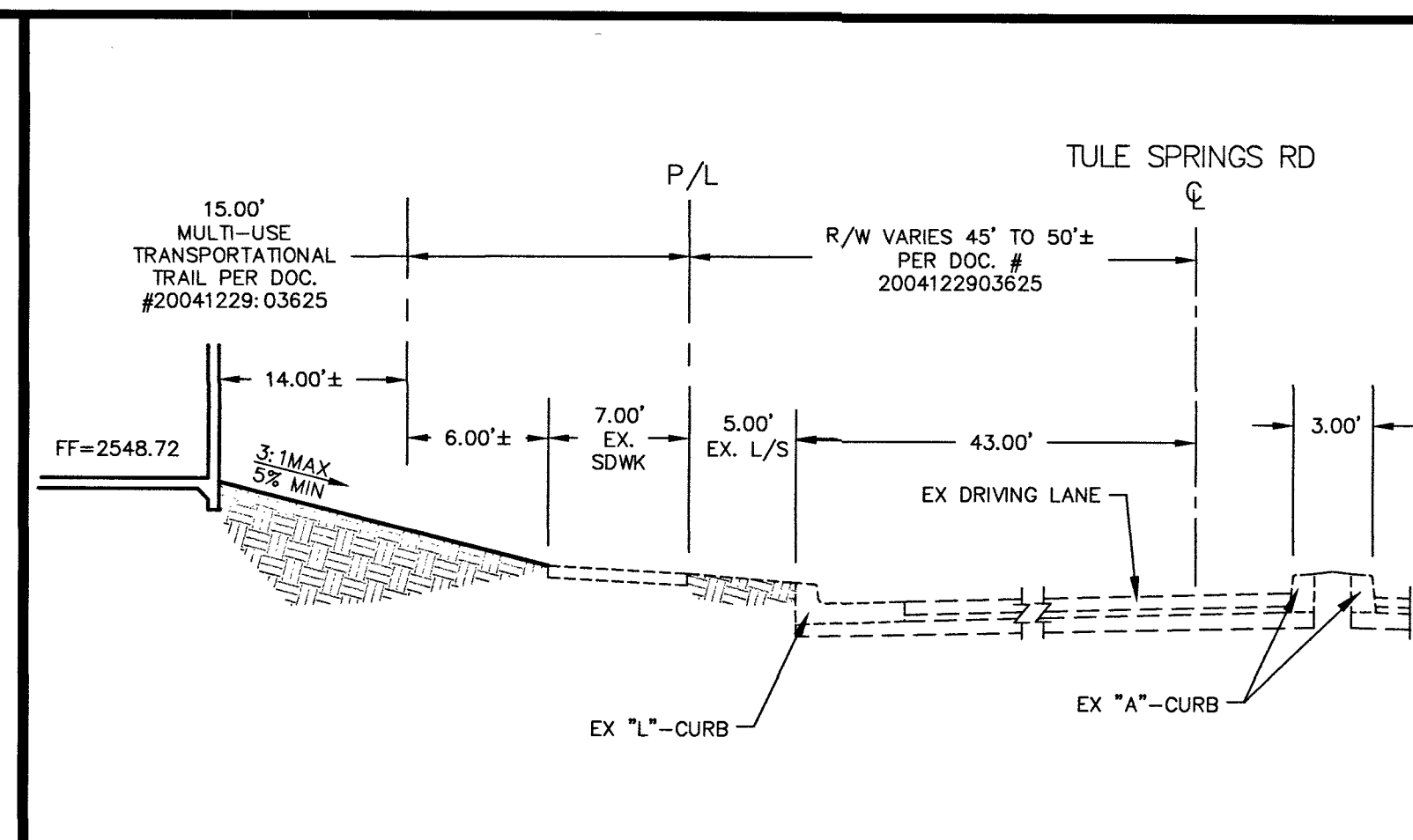
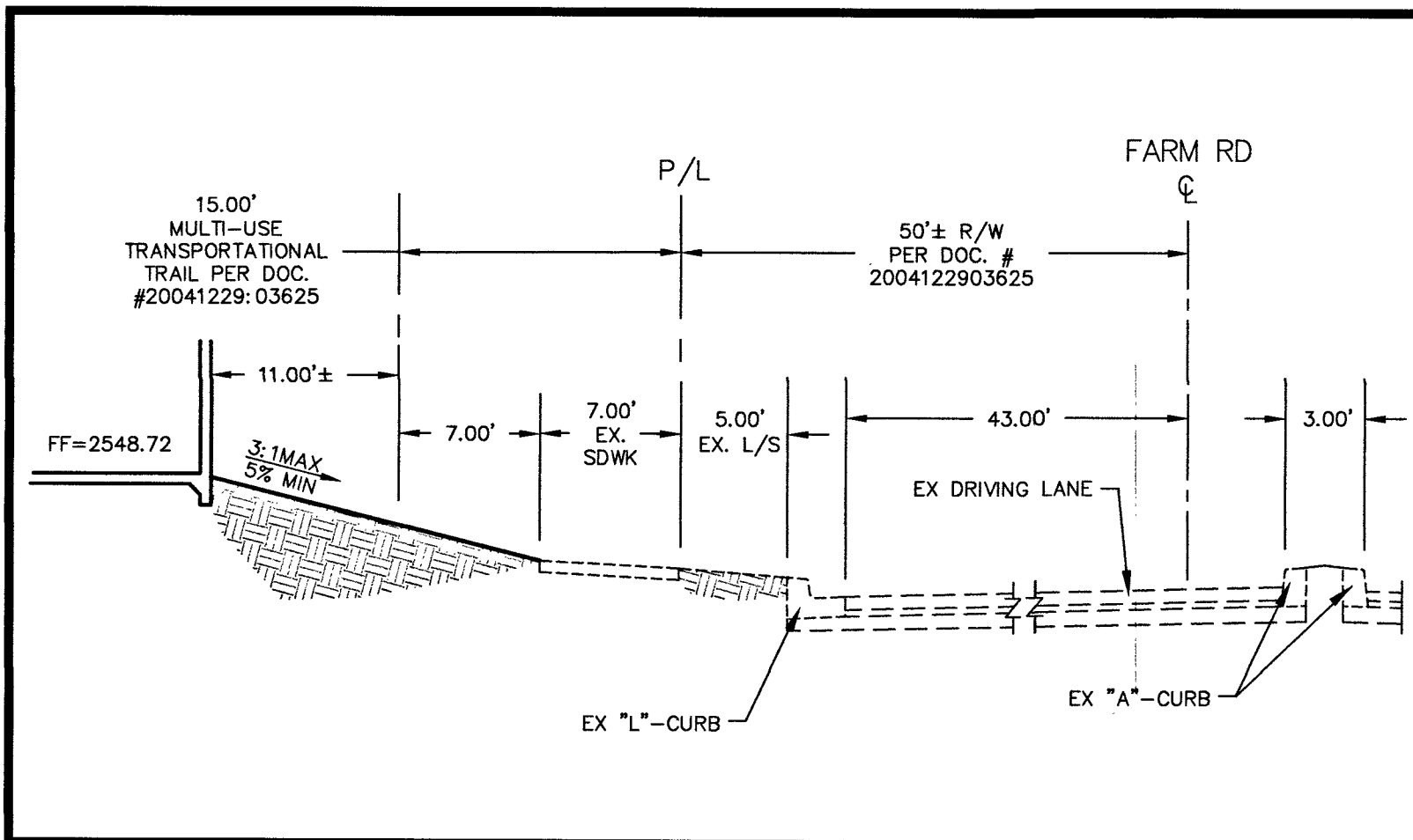
BAUGHMAN & TURNER, INC.
CIVIL ENGINEERS
1210 HINSON STREET
LAS VEGAS, NEVADA 89102
PHONE: (702) 870-8771 FAX: (702) 878-2695

PREPARED FOR:
EGG WORKS HOLDING COMPANY LLC
2520 ST. ROSE PKWY, SUITE 220
HENDERSON, NV 89074

DATE: 3/19/2019
DESIGN: RP
DRAWN: JEU
CHECK: JEU
SCALE: 1" = 30'

SHEET
HC01
6 OF 7

PROJ. NO.
EGGWORKS



SECTION - FARM RD NORTH PROPERTY LINE

N.T.S.

A

SECTION - TULE SPRINGS RD EAST PROPERTY LINE

N.T.S.

B

SECTION

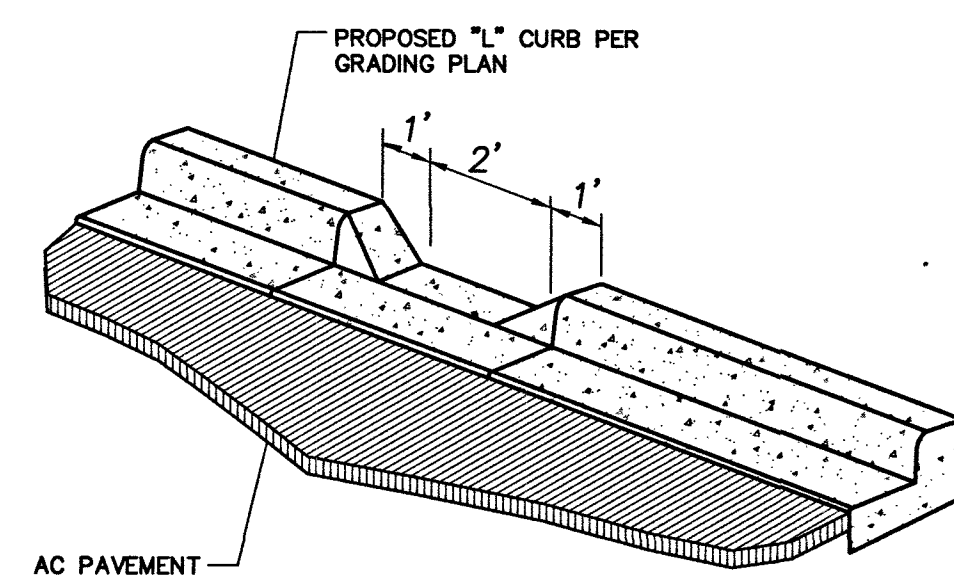
N.T.S.

C

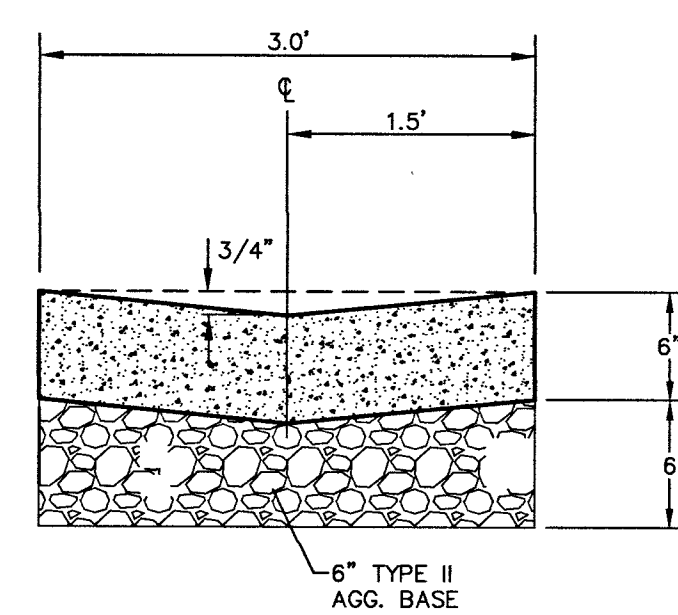
SECTION

N.T.S.

D



DETAIL - 2' CURB OPENING



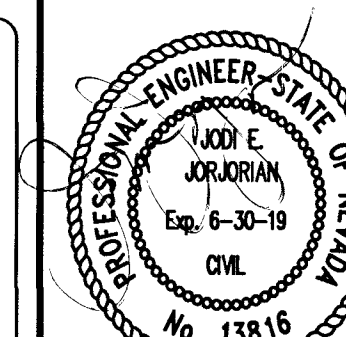
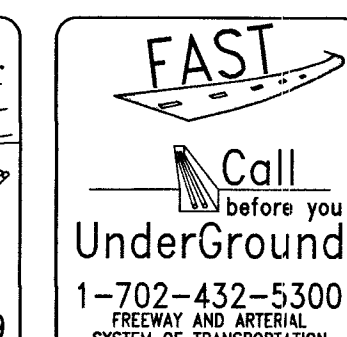
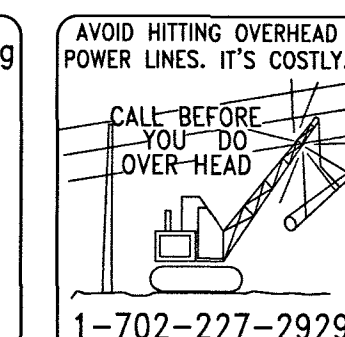
3' VALLEY GUTTER

N.T.S.

1

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CLV # L18-02639 107V7874

EGG WORKS TULE SPRINGS & FARM DETAIL SHEET
SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M. NEVADA
A PORTION OF APN:125-17-718-004

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

DATE: 3/4/2019
DESIGN: JEJ
DRAWN: KJP
CHECK: JEJ
SCALE: NTS

PREPARED FOR:
RH CENTENNIAL LLC.
BEVERLY HILLS, CA 90209

DATE CREATED: []
DATE REV: []
REVISIONS: []
APP'D. INITIALS: []
DATE APPROVED: []

PROJ. NO. E092
SHEET **DT01**
7 OF 7