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5/28/19 W:\PROJECTS\DUCH-BROS COFFEE\755682-01 LAS VEGAS NV\BID-CIVIL\LANDING\755682_CV.DWG

LVMWD STANDARD NOTES - PROJECT #136190 (REVISED 08/01/2017)

- NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE LVMWD. FOLLOWING WATER PLAN APPROVAL, NOTICE SHALL BE GIVEN TO THE LVMWD COMMUNICATION SUPPORT CENTER (258-7171) TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. FOR FUTURE INSPECTIONS, NOTICE MUST BE GIVEN BY TWO (2) WORKING DAYS PRIOR TO THE REQUESTED LVMWD INSPECTION. WHEN REQUESTING INSPECTIONS, PLEASE REFER TO THE PROJECT # IDENTIFIED ABOVE.
- ALL WORK SHALL CONFORM TO LVMWD STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS, AND TO THE 2010 EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR POTABLE WATER SYSTEMS (UDACS). THE LATEST EDITION OF UDACS SHALL SUPERSEDE ANY CONFLICTS CONTAINED IN THE APPROVED DRAWINGS AND/OR SPECIFICATIONS.
- 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 ON SITE IMPROVEMENT, CLARK COUNTY AREA.
- A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LVMWD.
- ALL SERVICE LATERALS TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING WITH LVMWD APPROVED SERVICE SADDLE.
- ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS/AREAS.
- ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, VALLEY AND CURB GUTTERS.
- ALL WATER AND STORM DRAIN OR SANITARY SEWER CROSSINGS SHALL CONFORM TO SECTION 2.22 OF THE 2010 EDITION OF THE UDACS.
- ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED, AND AN ACCEPTABLE WATER SAMPLE OBTAINED, PRIOR TO CONNECTION TO THE LVMWD DISTRIBUTION SYSTEM.
- THE CONTRACTOR MUST OBTAIN ALL METERS TWO (2) INCHES AND SMALLER FROM LVMWD CENTRAL STORES. TELEPHONE 258-3152 OR 258-3802, TWO (2) WORKING DAYS PRIOR TO METER PICKUP.
- ANY INTERRUPTION OF SERVICE MUST BE PERFORMED IN ACCORDANCE WITH UDACS SECTION 3.14.01, AND APPROVED BY THE LVMWD INSPECTION DIVISION PRIOR TO SHUT-DOWN. PROPER WRITTEN NOTIFICATION MUST BE GIVEN TO ALL AFFECTED CUSTOMERS.
- ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE LVMWD PRE-APPROVED MATERIALS AND MANUFACTURERS LISTING FOR NEW FACILITIES, LATEST EDITION, OR SPECIFICALLY APPROVED ON THESE PLANS.
- TELEPHONE "CALL BEFORE YOU DIG" AT "811" OR 1-800-227-2600
- THE INSTALLATION OF LAS VEGAS VALLEY WATER DISTRICT (LVMWD) MUNICIPAL WATER FACILITIES WITHIN ALL STREETS IS ASSUMED TO BE IN COMPLIANCE WITH THE UNIFORM STANDARDS, INCLUDING THE PLACEMENT OF ASPHALT PAVING SURFACE PATCHES. ANY REPAIR WORK DONE BY THE LVMWD TO THE MUNICIPAL FACILITIES WILL INCLUDE THE PLACEMENT OF ANY APPROPRIATELY SIZED ASPHALT REPAIR PATCH ON THE STREET SURFACE.

ANY DECORATIVE PAVING SURFACE WITHIN THE STREET IS THE RESPONSIBILITY OF THE OWNERS ASSOCIATION, NOT 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, CUTTING A PUBLIC OR PRIVATE STREET, IF DISTURBED BY THE LVMWD DURING THE REPAIR OR OPERATION OF ITS FACILITIES, WILL BE REPLACED BY LVMWD WITH AN APPROPRIATELY SIZED PLAIN FINISH CONCRETE PATCH. THE LVMWD WILL NOT RESTORE, AND WILL NOT BE RESPONSIBLE FOR THE RESTORATION OF, ANY DECORATIVE PAVING SURFACE WITHIN THE STREET. THE LVMWD WILL NOT ATTEMPT TO MATCH COLOR OR FINISH OF ANY ADJACENT MATERIALS.
- IN 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.

SEE NOTES ON SHEET 16

CITY OF LAS VEGAS GRADING NOTES

- 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.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
- CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY 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.
- 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.
- 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.
- CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION, IN THE AREAS INDICATED:
HORIZONTAL VERTICAL COMPACTION
A. PAVEMENT AREA SUBGRADE 0.1" +0.0" TO -0.1" SEE SOILS REPORT
B. ENGINEERED FILL 0.5" +0.2" TO -0.2" SEE SOILS REPORT
COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- 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.
- 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.
- 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

NO DEVIATION FROM CITY OF LAS VEGAS GRADING NOTES

CALL BEFORE CONSTRUCTION

BEFORE YOU DIG	USA NORTH	811 OR 800-227-2600
	F.A.S.T.	702-432-5300
BEFORE YOU UNDERGROUND	CLARK COUNTY TRAFFIC OPERATIONS	702-455-7511
	CITY OF LAS VEGAS T.E.F.O.	702-229-6611
BEFORE YOU OVERHEAD	NV ENERGY	702-227-2929

CITY OF LAS VEGAS FIRE AND RESCUE NOTES

- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LAS VEGAS FIRE AND RESCUE ADOPTED FIRE CODE ORDINANCE #8325 FOR HYDRANT SPECIFICATIONS AND HYDRANT INSTALLATION SPECIFICATIONS.
- ONLY FIRE HYDRANTS THAT ARE ON THE LAS VEGAS VALLEY WATER DISTRICTS APPROVED PRODUCTS LIST ARE ALLOWED TO BE INSTALLED.
- A PERMIT IS REQUIRED FROM LAS VEGAS FIRE AND RESCUE FOR THE INSTALLATION OF ON-SITE WATER LINES AND FIRE HYDRANTS. THE PERMIT AND CONTRACTORS MATERIAL TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER BEFORE COMMENCEMENT OF WORK. IFC § 105.7.12
- 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. IFC § 3310, § 3312
- TO IDENTIFY THE FIRE HYDRANT LOCATIONS, THE CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT THE CENTER LINE OF THE STREET ADJACENT TO THE FIRE HYDRANTS. IFC § 507.5.7.3
- ALL UNDERGROUND INSPECTIONS, PRESSURE AND FLUSH VERIFICATIONS OF ALL FIRE HYDRANTS AND FIRE LINES, SHALL BE CONDUCTED BEFORE COVERING THE LINES. CENTER LOADING IS ACCEPTABLE FOR THE HYDRO TESTS WITH PRIOR FIRE PREVENTION APPROVAL. IFC § 105.3
- 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. IFC § 507.2.1, NFPA 24
- PAINING OF 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. IFC § 507
- PRIVATE HYDRANTS SHALL BE PAINTED RED. IFC § 507.5.7.1
- PRIOR TO THE FINAL OCCUPANCY, A FIRE FLOW TEST SHALL BE WITNESSED BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION TO VERIFY AVAILABILITY OF THE REQUIRED FIRE FLOW. IFC § 507
- FIRE HYDRANT SPACINGS SHALL BE AS FOLLOWS: IFC § C102
 - RESIDENTIAL - 500 FT UNSPRINKLERED, 800 FT SPRINKLERED.
 - COMMERCIAL - 300 FT UNSPRINKLERED, 400 FT SPRINKLERED.
- WHERE THE WATER MAINS ARE EXTENDED ALONG STREETS OR NEW STREETS ARE INSTALLED WHERE FIRE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF THE STRUCTURES, FIRE HYDRANTS SHALL BE INSTALLED AT A MAXIMUM OF 1000 FT SPACING, TO PROVIDE FOR TRANSPORTATION HAZARDS, WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS OR HAVE FOUR (4) OR MORE TRAFFIC LANES AND HAVE A TRAFFIC COUNT OF MORE THAN 30,000 PER DAY, HYDRANTS ARE REQUIRED ON EACH SIDE OF THE STREET SPACED AT 500 FT ON AN ALTERNATING BASIS. IFC § C102.8
- NO FIRE HYDRANTS SHALL BE LOCATED WITHIN THE RADIUS OF A CUL-DE-SAC OR WITHIN 20 FT OF THE PERIMETER OF THE RADIUS OF THE CUL-DE-SAC.
- NO FIRE HYDRANTS SHALL BE LOCATED WITHIN 6 FT OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREETLIGHT OR ANY OTHER OBSTRUCTION. IFC § C102.12
- A MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A ONE-TWO FAMILY DWELLING SHALL NOT EXCEED 300 FT, AS MEASURED BY AN APPROVED ROUTE. IFC § 102.4
- THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A FIRE DEPARTMENT CONNECTION (FDC) SHALL NOT EXCEED 100 FT, AS MEASURED BY AN APPROVED ROUTE. IFC § C102.7
- THE MAXIMUM DISTANCE FROM A HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200 FT. IFC § C102.6
- TWO (2) SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE IS 4 OR MORE FIRE HYDRANTS. SPRINKLER LEAD-INS ARE INSTALLED ON A SINGLE SYSTEM. SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 2 FIRE HYDRANTS CAN BE OUT OF SERVICE DUE TO A BREAK IN A WATER MAIN. IFC § C104
- ALL FIRE APPARATUS ACCESS ROADS SHALL BE PAVED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES, AND SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF THE FIRE APPARATUS. IFC § 503.2.3
- THE GRADIENT FOR THE FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 12%, ANGLES OF APPROACH AND ANGLES OF DEPARTURE SHALL NOT EXCEED 6% FOR 25 FT PRIOR TO OR AFTER THE GRADE CHANGE. ADJACENT TO THE STRUCTURES GRADIENT SHALL NOT EXCEED 6%. IFC § 503.2.7; 503.2.8
- THE TURNING RADIUS OF THE FIRE APPARATUS ACCESS ROADS SHALL BE NO LESS THAN 52 FT OUTSIDE AND 28 FT INSIDE TURNING RADIUS. IFC § 503.2.4
- VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL NOT BE LESS THAN 13FT 6 INS. IFC § 503.2.1
- FIRE DEPARTMENT ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 40 FT FLOW LINE TO FLOW LINE WITH PARALLEL PARKING PERMITTED ON BOTH SIDES. NOT LESS THAN 32 FT WIDE, FLOW LINE TO FLOW LINE, WHERE PARKING IS PERMITTED ONLY ON ONE SIDE OF THE FIRE APPARATUS ACCESS ROAD. NOT LESS THAN 24 FT WIDE, FLOW LINE TO FLOW LINE, WHERE NO PARKING IS PERMITTED ON EITHER SIDE. FIRE LANES THROUGH PARKING LOTS SHALL BE NOT LESS THAN 24 FT. IFC § 503.2.1.1
- A FIRE APPARATUS ACCESS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FT FROM A FIRE DEPARTMENT VEHICLE ACCESS. THIS DISTANCE COULD BE INCREASED TO 250 FT IF THE BUILDING IS SPRINKLERED. IFC § 503.1.1
- APPROVED SECONDARY FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR 100 OR MORE DWELLING UNITS, ROAD(S) WITH DEAD-ENDS OR WITH A SINGLE POINT OF ACCESS IN EXCESS OF 800 FT. COMMERCIAL AND INDUSTRIAL DEVELOPMENTS WHERE BUILDINGS EXCEED 2 STORIES OR 30 FEET IN HEIGHT, OR EXCEEDING 62,000 SQUARE FEET IN AREA. IFC § 503.1.2
- ALL DEAD-END FIRE APPARATUS ROADS AND/OR FIRE LANES, PUBLIC OR PRIVATE, IN EXCESS OF 150 FT IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND HAVING A MINIMUM DIAMETER OF 81 FT. IFC § 503.2.5
- ALL FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LANE, ONE SIGN AT THE END OF THE FIRE LANE AND WITH SIGNS AT INTERVALS OF 100 FT ALONG THE DESIGNATED FIRE LANES. SIGNS TO BE PLACED ON BOTH SIDES OF AN ACCESS ROADWAY IF NEEDED TO PREVENT PARKING ON EITHER SIDE. SIGNS TO BE INSTALLED NO HIGHER THAN 10 FT OR LESS THAN 6 FT FROM THE ROADWAY LEVEL. THE CURB ALONG OR ON THE PAVEMENT OR CEMENT (IF NO CURB IS PROVIDED) SHALL BE PAINTED WITH A RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS. IFC § 503.3
- ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECOVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE IFC § 503.6 AND IFC APPENDIX M.

REVISED MARCH 1, 2016

CITY OF LAS VEGAS SEWER NOTES

- 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.
- 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.
- CHISEL "S" OR "G" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.
- POLYVINYL (PVC) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35 SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE II AGGREGATE BASE.
- 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.
- TEE SADDLES SHALL BE USED TO CONNECT SEWER LATERALS TO EXISTING MAIN LINES UP TO TWELVE INCH (12") DIAMETER. CONNECTIONS TO FIFTEEN INCH (15") OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES. IN LINE "Y" SHALL BE USED ON LINES TWELVE INCHES (12") OR ABOVE.
- WATER MAINS SHALL BE PROTECTED IN ACCORDANCE WITH LVMWD STANDARDS WHENEVER A SEWER MAIN CROSSES OVER A WATER MAIN OR THE SEWER IS LESS THAN EIGHTEEN INCH (18") UNDER A WATER MAIN.
- 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.
- 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.
- INSTALLATION OF CURVED SEWER REQUIRES THE USE OF C-900 PIPE WHICH ALLOWS FOR PIPE DEFLECTION AT THE JOINTS.

REVISED 04/15/10

NO DEVIATION FROM THE CITY OF LAS VEGAS SEWER NOTES

CONDITIONS OF APPROVAL

PLANNING:

- THIS APPROVAL SHALL BE VOID TWO YEARS FROM THE DATE OF FINAL APPROVAL, UNLESS EXERCISED PURSUANT TO THE PROVISIONS OF LVMC TITLE 19.16. AN EXTENSION OF TIME MAY BE FILED FOR CONSIDERATION BY THE CITY OF LAS VEGAS.
- ALL DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE SITE PLAN, LANDSCAPE PLAN, AND BUILDING ELEVATIONS, DATE STAMPED 10/13/18, EXCEPT AS AMENDED BY CONDITIONS HEREIN.
- A WAIVER FROM 19.08.070 IS HEREBY APPROVED, TO ALLOW A FIVE FOOT WIDE PERIMETER LANDSCAPE BUFFER WHERE 15 FEET IS REQUIRED ALONG THE NORTH PROPERTY LINE.
- AN EXCEPTION TO 19.08.040 (F)(8)(a) IS HEREBY APPROVED, TO ALLOW ZERO TREES WHERE EIGHT TREES ARE REQUIRED ALONG THE SOUTH PROPERTY LINE.
- THE TRASH ENCLOSURE AND MECHANICAL SHALL BE SCREENED IN ACCORDANCE WITH THE TITLE 19.08.040(E)(4).
- ALL NECESSARY BUILDING PERMITS SHALL BE OBTAINED AND FINAL INSPECTIONS SHALL BE COMPLETED IN COMPLIANCE WITH TITLE 19 AND ALL CODES AS REQUIRED BY THE DEPARTMENT OF BUILDING AND SAFETY.
- THESE CONDITIONS OF APPROVAL SHALL BE AFFIXED TO THE COVER SHEET OF ANY PLAN SET SUBMITTED FOR BUILDING PERMIT.
- A TECHNICAL LANDSCAPE PLAN, SIGNED AND SEALED BY A REGISTERED ARCHITECT, LANDSCAPE ARCHITECT, RESIDENTIAL DESIGNER OR CIVIL ENGINEER, MUST BE SUBMITTED PRIOR TO OR AT THE SAME TIME APPLICATION IS MADE FOR A BUILDING PERMIT. A PERMANENT UNDERGROUND SPRINKLER SYSTEM IS REQUIRED, AND SHALL BE PERMANENTLY MAINTAINED IN A SATISFACTORY MANNER. THE LANDSCAPE PLAN SHALL INCLUDE IRRIGATION SPECIFICATIONS. INSTALLED LANDSCAPING SHALL NOT IMPEDE VISIBILITY OF ANY TRAFFIC CONTROL DEVICE.
- A FULLY OPERATIONAL FIRE PROTECTION SYSTEM, INCLUDING FIRE APPARATUS ROADS, FIRE HYDRANTS AND WATER SUPPLY, SHALL BE INSTALLED AND SHALL BE FUNCTIONING PRIOR TO CONSTRUCTION OF ANY COMBUSTIBLE STRUCTURES.
- ALL CITY CODE REQUIREMENTS AND DESIGN STANDARDS OF ALL CITY DEPARTMENTS MUST BE SATISFIED, EXCEPT AS MODIFIED HEREIN.
- PUBLIC WORKS:
 - CORRECT ALL AMERICANS WITH DISABILITIES ACT (ADA) DEFICIENCIES ON THE SIDEWALKS AND REMOVE ALL UNUSED DRIVEWAYS ADJACENT TO THIS SITE IN ACCORDANCE WITH CODE REQUIREMENTS OF TITLE 13.56.040, IF ANY, TO THE SATISFACTION OF THE CITY ENGINEER CONCURRENT WITH DEVELOPMENT OF THIS SITE.
 - ALL LANDSCAPING AND PRIVATE IMPROVEMENTS INSTALLED WITH THIS PROJECT SHALL BE SITUATED AND MAINTAINED SO AS TO NOT CREATE SIGHT VISIBILITY OBSTRUCTIONS FOR VEHICULAR TRAFFIC AT ALL DEVELOPMENT ACCESS DRIVES AND ABUTTING STREET INTERSECTIONS.
 - SUBMIT A LICENSE AGREEMENT FOR LANDSCAPING AND PRIVATE IMPROVEMENTS IN THE CITY OF LAS VEGAS PORTION OF THE SAHARA AVENUE PUBLIC RIGHT-OF-WAY, IF ANY, PRIOR TO THIS ISSUANCE OF PERMITS FOR THESE IMPROVEMENTS. THE APPLICANT MUST CARRY AN INSURANCE POLICY FOR THE TERM OF THE LICENSE AGREEMENT AND ADD THE CITY OF LAS VEGAS AS AN ADDITIONALLY INSURED ENTITY ON THIS INSURANCE POLICY. IF REQUESTED BY THE CITY, THE APPLICANT SHALL REMOVE PROPERTY ENCRONGING IN THE PUBLIC RIGHT-OF-WAY AT THE APPLICANTS EXPENSE PURSUANT TO THE TERMS OF THE CITY'S LICENSE AGREEMENT. THE INSTALLATION AND MAINTENANCE OF ALL PRIVATE IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND ANY SUCCESSORS IN INTEREST TO THE PROPERTY AND ASSIGNS PURSUANT TO THE TERMS OF THE LICENSE AGREEMENT. COORDINATE ALL REQUIREMENTS FOR THE LICENSE AGREEMENT WITH THE LAND DEVELOPMENT SECTION OF THE DEPARTMENT OF BUILDING AND SAFETY (229-4836).
 - OBTAIN AN OCCUPANCY PERMIT FROM THE NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) FOR ALL DRIVEWAYS OR OTHER PRIVATE IMPROVEMENTS IN THE SAHARA AVENUE PUBLIC RIGHT-OF-WAY ADJACENT TO THIS SITE PRIOR TO CONSTRUCTING ANY IMPROVEMENTS WITHIN NDOT JURISDICTION.
 - PRIOR TO THE ISSUANCE OF ANY PERMITS, MEET WITH THE SANITARY SEWER SECTION OF THE DEPARTMENT OF PUBLIC WORKS TO DETERMINE THE REQUIREMENTS TO CONNECT TO THE ON-SITE PRIVATE SEWER SHARED BY PROPERTIES TO THE EAST. ALTERNATIVELY, CONNECT THE PUBLIC SEWER LOCATED ON THE NORTH SIDE OF SAHARA AVENUE.
 - A TRAFFIC IMPACT ANALYSIS MUST BE SUBMITTED TO AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS PRIOR TO THE ISSUANCE OF ANY BUILDING OR GRADING PERMITS. SUBMITTAL OF ANY CONSTRUCTION DRAWINGS OR THE REORDENATION OF A MAP SUBDIVIDING THIS SITE, WHICHEVER MAY OCCUR FIRST, COMPLY WITH THE RECOMMENDATIONS OF THE APPROVED TRAFFIC IMPACT ANALYSIS OF THE SITE. THE TRAFFIC IMPACT ANALYSIS SHALL ALSO INCLUDE A SECTION ADDRESSING STANDARD DRAWINGS #234.1, #234.2 AND #234.3 TO DETERMINE ADDITIONAL RIGHT-OF-WAY REQUIREMENTS FOR BUS TURNS ADJACENT TO THIS SITE. IF ANY, DEDICATE ALL AREAS RECOMMENDED BY THE APPROVED TRAFFIC IMPACT ANALYSIS. ALL ADDITIONAL RIGHTS OF WAY REQUIRED BY STANDARD DRAWING #201.1 FOR EXCLUSIVE RIGHT TURN LANES AND DUAL LEFT TURN LANES SHALL BE DEDICATED PRIOR TO OR CONCURRENT WITH THE COMMENCEMENT OF ON SITE DEVELOPMENT ACTIVITIES UNLESS SPECIFICALLY NOTED AS NOT REQUIRED IN THE APPROVED TRAFFIC IMPACT ANALYSIS. PHASED COMPLIANCE WILL BE ALLOWED IF RECOMMENDED BY THE APPROVED TRAFFIC IMPACT ANALYSIS. NO RECOMMENDATION OF THE APPROVED TRAFFIC IMPACT ANALYSIS, NOR COMPLIANCE THEREWITH, SHALL BE DEEMED TO MODIFY OR ELIMINATE ANY CONDITION OF APPROVAL IMPOSED BY THE PLANNING COMMISSION OR THE CITY COUNCIL ON THE DEVELOPMENT OF THIS SITE.
 - MEET WITH THE FLOOD CONTROL SECTION OF THE DEPARTMENT OF PUBLIC WORKS FOR ASSISTANCE WITH ESTABLISHING FINISHED FLOOR ELEVATIONS AND DRAINAGE PATHS FOR THIS SITE PRIOR TO SUBMITTAL OF CONSTRUCTION PLANS, THE ISSUANCE OF ANY BUILDING OR GRADING PERMITS OR THE SUBMITTAL OF A MAP FOR THIS SITE, WHICHEVER MAY OCCUR FIRST. PROVIDE AND IMPROVE ALL DRAINAGE WAYS AS RECOMMENDED.

DEMOLITION GENERAL NOTES:

- CONTRACTOR SHALL COORDINATE ALL WORK WITH THE CITY OF LAS VEGAS, AND ALL UTILITY PROVIDERS LOCATED ON-SITE AND IN THE RIGHT OF WAY.
- CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK PER LOCAL STATE AND FEDERAL REGULATIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL 811 AND THEN TO CONTACT ALL UTILITY COMPANIES TO SCHEDULE UTILITY SERVICE REMOVAL AND/OR ABANDONMENT. ALL UTILITIES SHALL BE REMOVED AND/OR RELOCATED PER THE SPECIFICATIONS OF THE UTILITY COMPANIES. THE CONTRACTOR IS RESPONSIBLE TO PAY ALL FEES AND CHARGES ASSOCIATED WITH THIS WORK.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL, ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION) AND ALL STATE AND LOCAL REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL AND DISPOSAL, IN A LOCATION APPROVED BY THE GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FOUNDATIONS, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE OR CONTROLLED FILL MATERIAL. ALL REMOVED MATERIAL SHALL BE GEOTECHNICAL REPORT PERFORMED BY PROFESSIONAL SERVICE INDUSTRIES, INC., DATED OCTOBER 11, 2018. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING JOB SITE SAFETY PER OSHA REQUIREMENTS. AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION, CONTRACTOR SHALL PROVIDE SAFETY RAILINGS AT ALL AREAS WHERE FALL PROTECTION IS REQUIRED.
- CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED TO ANY OF THE SURROUNDING PAVEMENT, ETC., THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
- SAWCUT AND REMOVE TO FULL DEPTH AT ALL PAVEMENT/SIDEWALK LIMITS OR TO EXISTING JOINTS.
- CONTRACTOR SHALL MAINTAIN A WELL-DRAINED SITE, FREE OF STANDING WATER DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DRAINAGE MEASURES DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING CONSTRUCTION FENCE, SIGNS, ETC. TO WARN AND KEEP UNAUTHORIZED PEOPLE OFF SITE FOR THE DURATION OF THE PROJECT.
- EXTENT OF DEMOLITION WORK IS NOT LIMITED TO ONLY WHAT IS SHOWN TO BE DEMOLISHED ON THIS PLAN. DEMOLITION WORK MUST BE COMPLETE SO THE PROPOSED STRUCTURES AND APPURTENANCES CAN BE CONSTRUCTED.
- ALL POTENTIALLY HAZARDOUS/TOXIC MATERIALS MUST BE REMOVED FROM THE SITE PRIOR TO DEMOLITION, AND PER DIRECTION OF THE ENVIRONMENTAL ENGINEER. CONTRACTOR TO REFERENCE PHASE I ENVIRONMENTAL REPORT PERFORMED BY (CONSULTANT), DATED (DATE).
- THE REMOVAL OF STRUCTURES AND OBSTRUCTIONS SHALL BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
- FEDERAL, STATE AND LOCAL CODE REQUIREMENTS SHALL CONTROL THE DISPOSAL OF DEBRIS RESULTING FROM THE REMOVAL OPERATION.

QUANTITY ESTIMATE

DESCRIPTION	QUANTITY	UNIT TYPE
1" RPPA	1	EA

GENERAL UTILITY NOTES:

- BOLLARDS SHALL BE PLACED TO PROTECT GAS METER, ELECTRICAL AND TELEPHONE EQUIPMENT, BUILDING EQUIPMENT, AND DUMPSTER ENCLOSURE.
- COORDINATE ALL SITE UTILITY WORK WITH THE MECHANICAL AND ELECTRICAL DRAWINGS.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY CONTRACTOR'S WORK FORCE.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED TO PERFORM THE WORK PROPOSED ON THESE PLANS.
- EXISTING AND PROPOSED GAS, ELECTRIC, TELEPHONE ASSUMED TO BE 36" COVER.

RTC NOTES

- THE CONTRACTOR SHALL NOT BE ALLOWED TO CLOSE MORE THAN ONE CONSECUTIVE BUS STOP ON THE SAME SIDE OF THE STREET. TEMPORARY CLOSURES SHALL BE FWD (PERSONS WITH DISABILITY) ACCESSIBLE BEFORE ANY BUS STOP CAN BE CLOSED. THE CONTRACTOR SHALL NOTIFY CARL SCARBROUGH AT (702) 676-1608 OR ERIC TRAASDAHL AT (702) 676-1833, AT LEAST SEVEN WORKING DAYS IN ADVANCE.
- THE CONTRACTOR SHALL SUBMIT A BUS STOP CLOSURES SCHEDULE WITH THE TRAFFIC CONTROL PLAN. THE BUS STOP CLOSURE SCHEDULE SHALL IDENTIFY SPECIFIC DURATIONS AND TIMES OF THE DAY FOR ALL PROPOSED BUS STOP CLOSURES. BUS STOP CLOSURES ARE NOT TO EXCEED TWO CONSECUTIVE STOPS AT ONE TIME, OR MORE THAN 1,000 FEET AT A TIME. PERSONS WITH DISABILITIES SHALL HAVE ACCESS TO BUS STOPS. THE CONTRACTOR SHALL PROVIDE A 100 FOOT LONG BY 10 FEET WIDE GRAVELED TURN OUT AT TEMPORARY BUS STOPS.

REVISED FEBRUARY 14, 2013

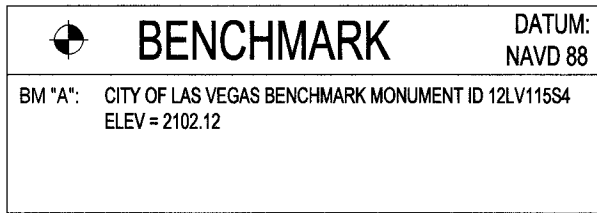
SOUTHERN NEVADA - SOUTHWEST GAS CORPORATION GENERAL NOTES

- IN THE EVENT OF NATURAL GAS EMERGENCIES CALL 911 AND 1-877-860-6020
- MINIMUM HORIZONTAL AND VERTICAL CLEARANCES BETWEEN NATURAL GAS FACILITIES AND ANY UNDERGROUND FACILITIES AND/OR STRUCTURES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, STORM DRAIN, COMMUNICATIONS, AND ELECTRIC SHALL BE AT LEAST 12-INCHES OR GREATER AS DICTATED BY LOCAL CODES AND STANDARDS.
 - ANY DEVIATION FROM SPECIFIED MINIMUM CLEARANCES MUST BE APPROVED BY ALL AFFECTED UTILITIES AND/OR MUNICIPALITIES
- FOR VALVE ADJUSTMENT CONTACT 702-668-6107 48 HOURS PRIOR TO CONSTRUCTION
- IN THE EVENT OF A NATURAL GAS CONFLICT WITH PROPOSED UTILITIES AND/OR STRUCTURES CONTACT 702-365-2599

CAUTION: HIGH PRESSURE GAS!!
CALL SOUTHWEST GAS AT 702-400-1789 FOR STANDBY
WHEN EXCAVATING OVER OR NEAR HIGH PRESSURE
GAS LINES 48 HOURS PRIOR TO CONSTRUCTION

APPROVED FOR CONSTRUCTION

Chett
SOUTHWEST GAS CORPORATION
7/11/19
DATE



FORTY- EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: USA NORTH 811 SERVICE AT 811 OR 1 (800) 842-2444 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF USA NORTH 811 SERVICE
L19-00005
1071781

PREPARED BY
DUTCH BROS COFFEE

DATE: 12-6-2018

BID # TBD

H # TBD

SUBMITTAL STAGE:
FOR PERMIT

CHECKED BY: J. DEZORT

TITLE
DUTCH BROS COFFEE

3121 WEST SAHARA AVENUE

GENERAL NOTES

SHEET

3 OF 16

DRAWING NO.
755682

REVISIONS

DATE

SHEET

NO.

DESIGNED BY: T. LEJA

DRAWN BY: T. LEJA

CHECKED BY: J. DEZORT

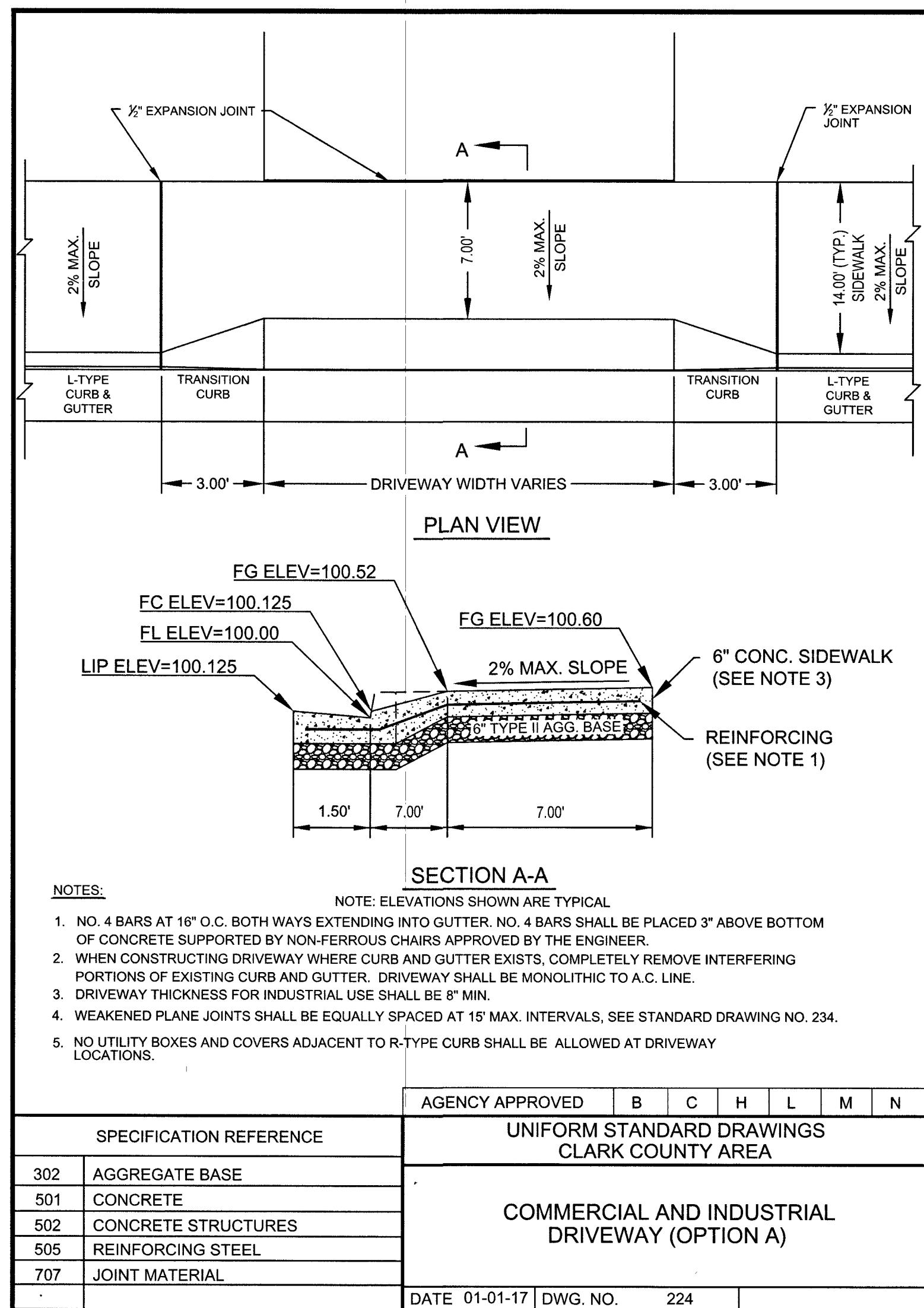
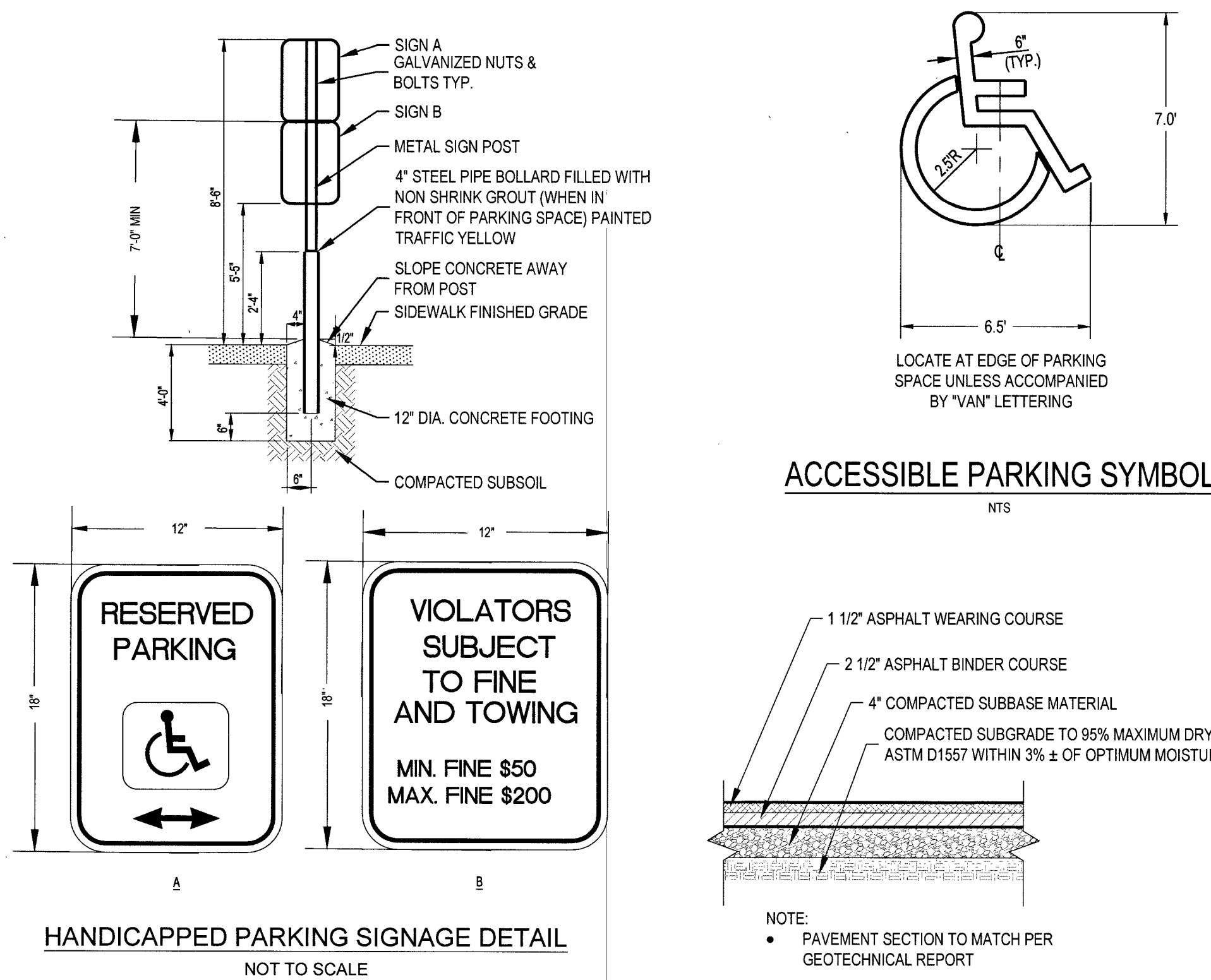
APPROVED FOR CONSTRUCTION

Chett

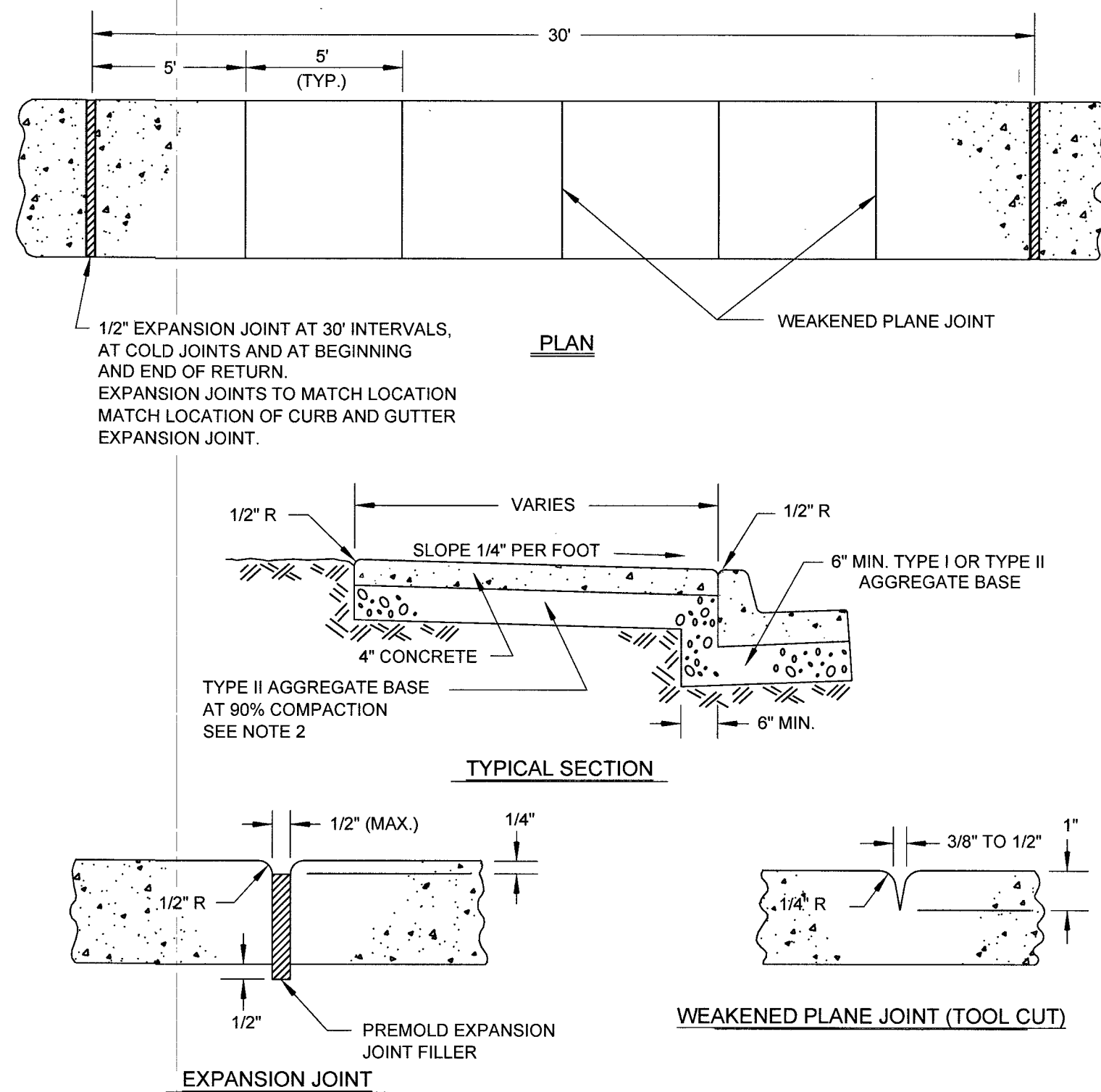
SOUTHWEST GAS CORPORATION

7/11/19

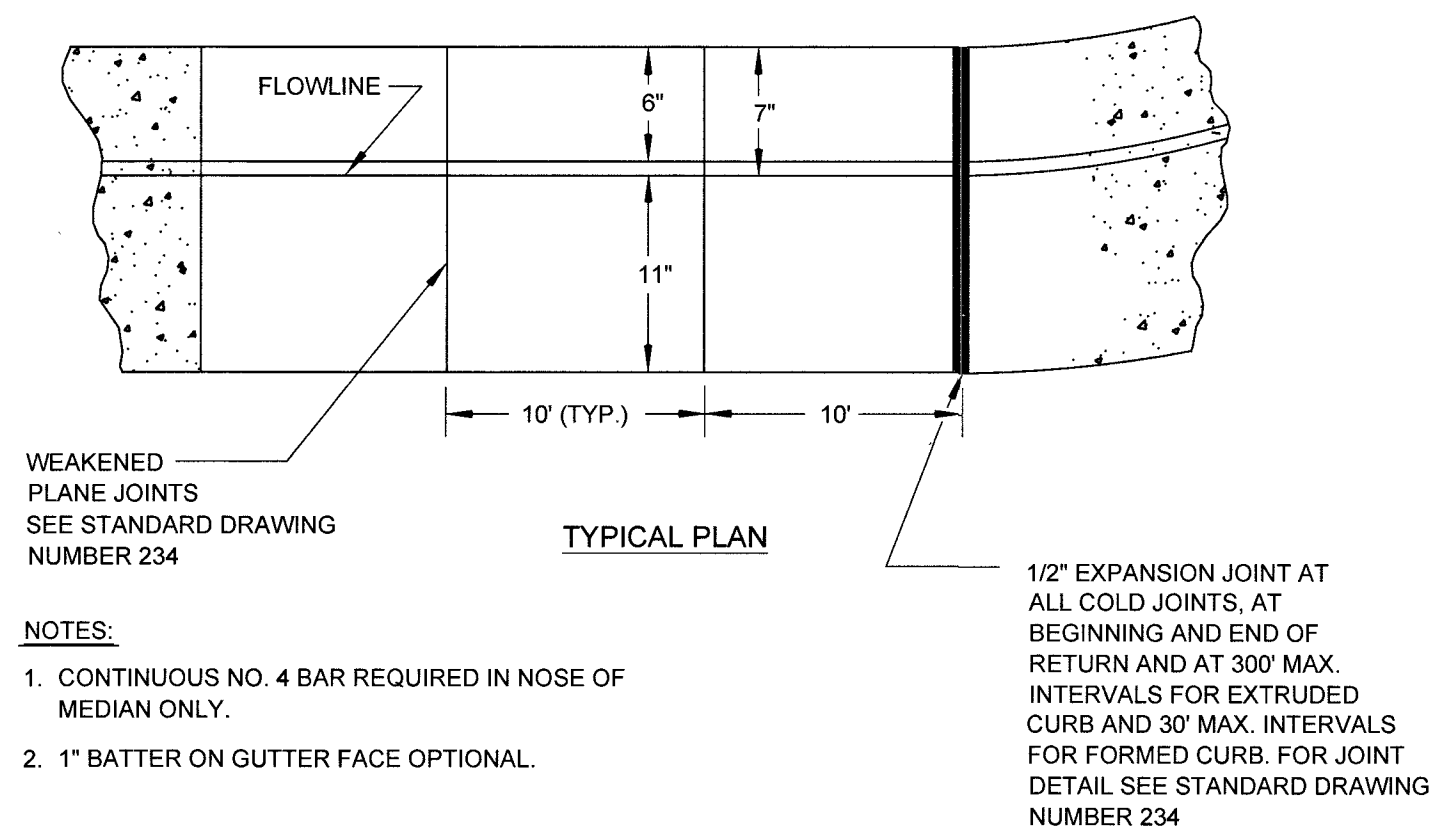
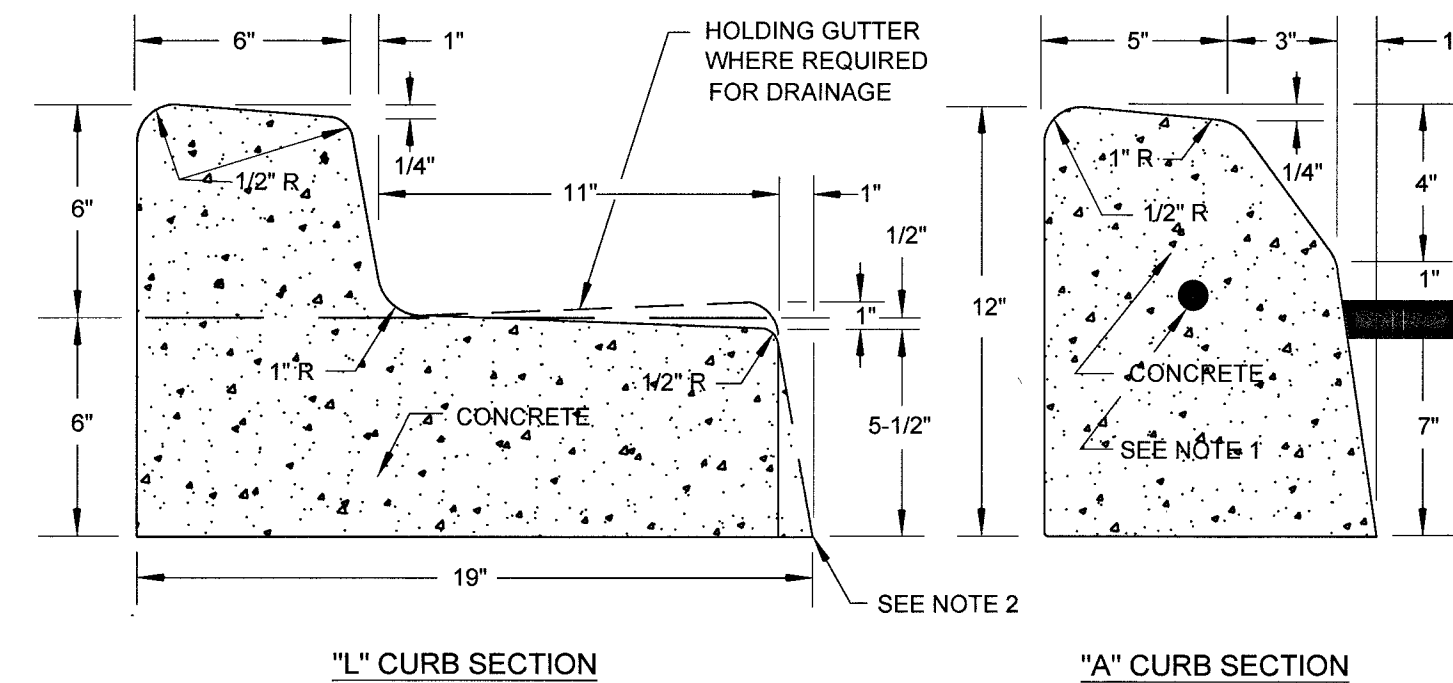
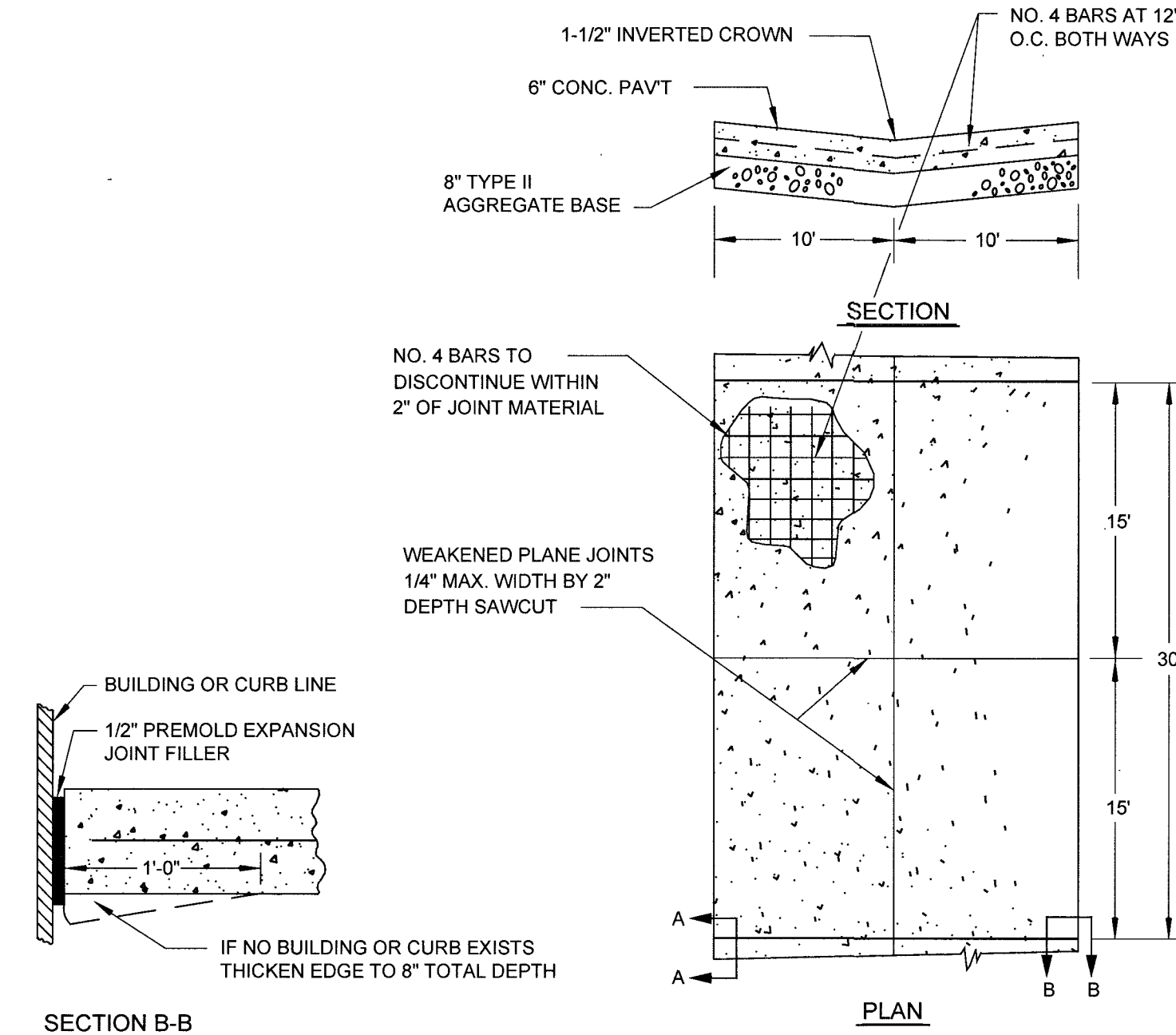
DATE



COMMERCIAL AND INDUSTRIAL DRIVEWAY (OPTION A) No. 224
NTS



SIDEWALK No. 234
NTS



BENCHMARK
DATUM: NAVD 88
BM "A": CITY OF LAS VEGAS BENCHMARK MONUMENT ID 12LV11554
ELEV = 2102.12

USA NORTH 811
Call Before You Dig

FORTY-FOUR (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: USA NORTH 811 SERVICE AT 811 OR 1 (800) 642-2444 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF USA NORTH 811 SERVICE

419-00005
10707831

DUTCH BROS COFFEE
3121 WEST SAHARA AVENUE
CONSTRUCTION DETAILS

CESO
WWW.CESOCORP.COM

JEFFREY A. TIBBITTS
Exp. 6/30/20
CIVIL
No. 019353

DUTCH BROS COFFEE
DATE: 12-8-2018
DESIGNED BY: T. LEIA
DRAWN BY: T. LEIA
CHECKED BY: J. DEZORT

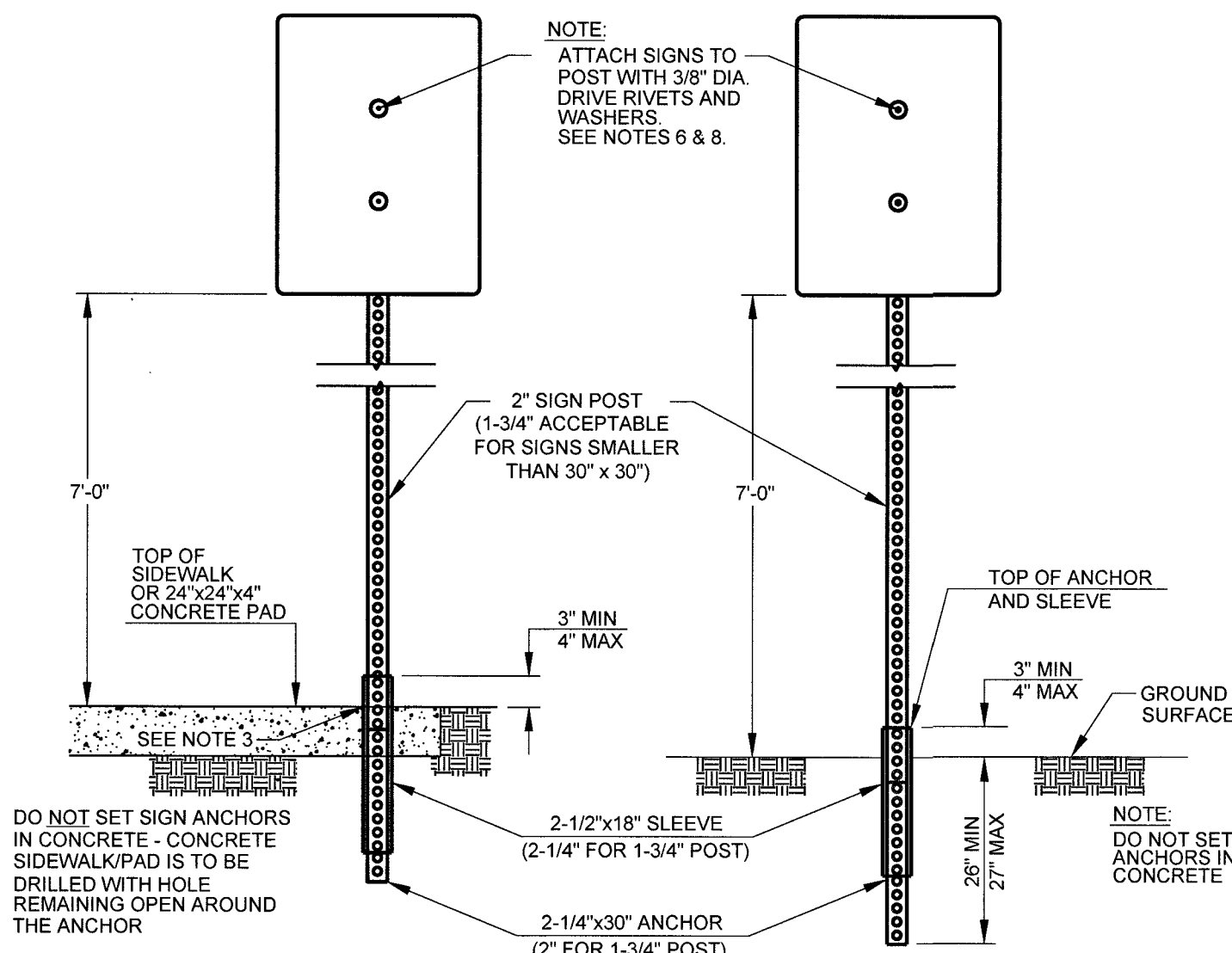
DT
4 OF 16
DRAWING NO. 755682

URBAN INSTALLATIONS

SEE NOTE 9

RURAL INSTALLATIONS

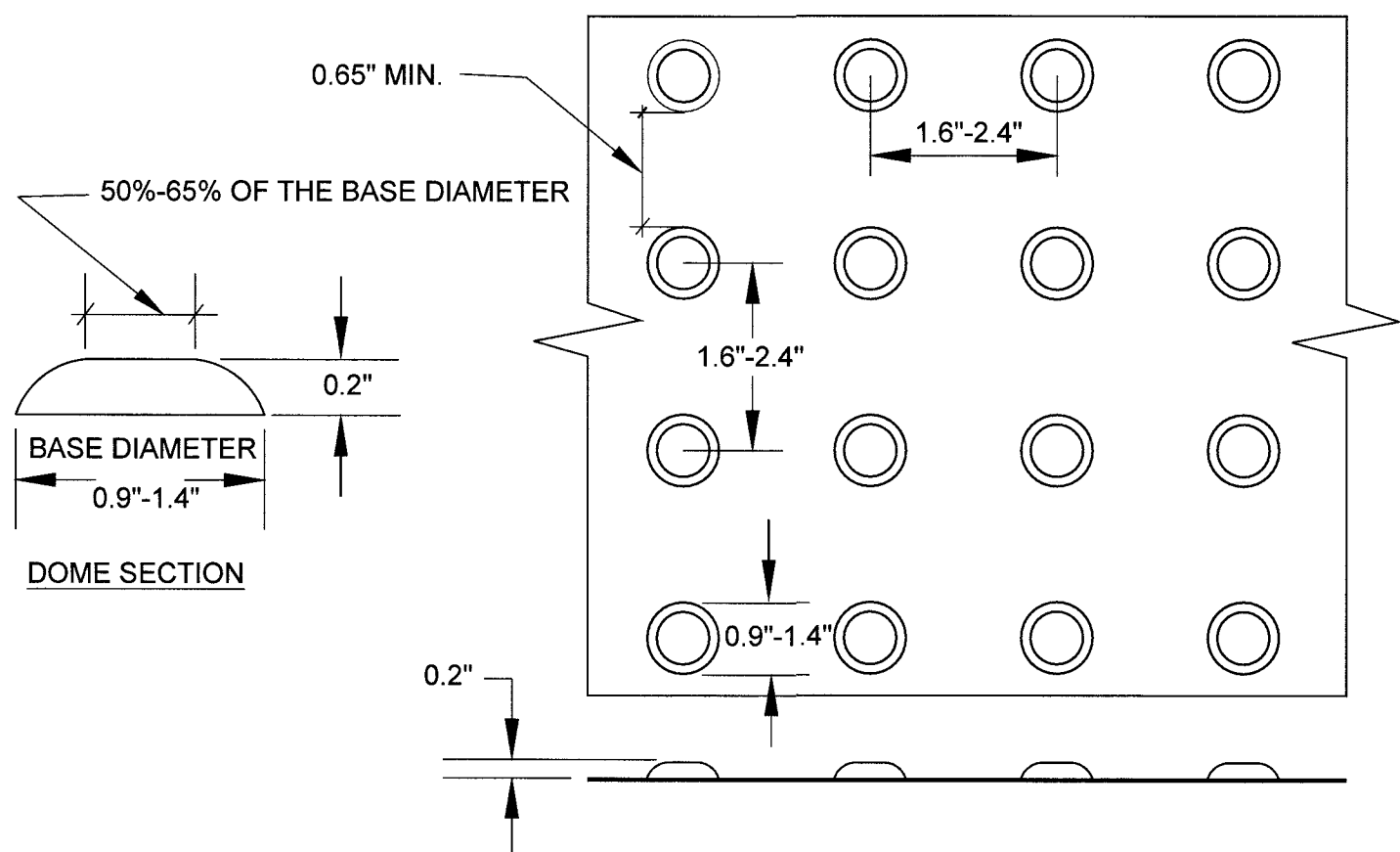
(NO LANDSCAPING)



NOTES:

- ALL COMPONENTS SHALL BE MINIMUM 12 GA. SQUARE POST WITH 7/16" PUNCHED THRU HOLES @ 1" ON CENTER, ON ALL FOUR SIDES. ANCHORS SHALL BE TWO PIECE BREAKAWAY ANCHORS.
- ATTACH ANCHOR AND SLEEVE TOGETHER PRIOR TO DRIVING INTO GROUND. LEAVE AT LEAST TWO HOLES, BUT NO MORE THAN THREE HOLES ABOVE GROUND OR ABOVE SIDEWALK.
- FOR SIDEWALK INSTALLATION, DRILL SIDEWALK AND CONCRETE PAD INSTALLATION, DRILL A 3" TO 4" DIA. HOLE (DEPENDENT UPON ANCHOR SIZE), THE CENTER TO BE 6" FROM THE BACK OF SIDEWALK.
- ATTACH POST TO ANCHORING SYSTEM BY USING AT LEAST TWO 3/8" DIA. DRIVE RIVETS.
- PROVIDE 4" MINIMUM LAP BETWEEN BOTTOM OF POST AND THE BOTTOM OF THE ANCHOR/SLEEVE ASSEMBLY.
- SIGNS LARGER THAN 24"x30" REQUIRE 3/8" x 1-1/2" FENDER WASHERS UNDER DRIVE RIVETS.
- "U-CORNER" POSTS ARE NOT ACCEPTABLE.
- BOLTS IN LIEU OF DRIVE RIVETS ARE NOT ACCEPTABLE.
- ALL URBAN SIGN INSTALLATIONS ARE TO BE INSTALLED IN A CONCRETE SIDEWALK, OR IN A CONCRETE PAD (24"x24"x4") WHEN NO SIDEWALK EXISTS.
- INSTALLATION OF SIGNS SHALL MEET LATEST ADA REQUIREMENTS.
- SIGNS SHALL HAVE A STICKER AT THE BACK WITH THE NAME OF THE CONTRACTOR AND THE DATE OF INSTALLATION.

SIGN INSTALLATION DETAIL No. 249.1
NTS



DETECTABLE WARNING DETAILS (TRUNCATED DOMES)

GRADE (%) "B" TO "A"	"A" (FT) MIN.	"B" (FT) MIN.
-6 TO -5.01	4.5	21.5
-5 TO -4.01	4.5	15.0
-4 TO -3.01	4.5	12.0
-3 TO -2.01	4.5	9.5
-2 TO 2	8.0	8.0
2.01 TO 3	9.5	4.5
3.01 TO 4	12.0	4.5
4.01 TO 5	15.0	4.5
5.01 TO 6	21.5	4.5

TABLE 1. TRANSITION LENGTHS
FOR 1:12 SIDE SLOPES

NOTE:

CHARTS APPLY TO CURB WITH 6" CURB FACE.
IF CURB HAS GREATER THAN A 6" CURB FACE,
A SPECIAL DESIGN IS REQUIRED.

SIDEWALK RAMP DETAILS No. 235
NTS

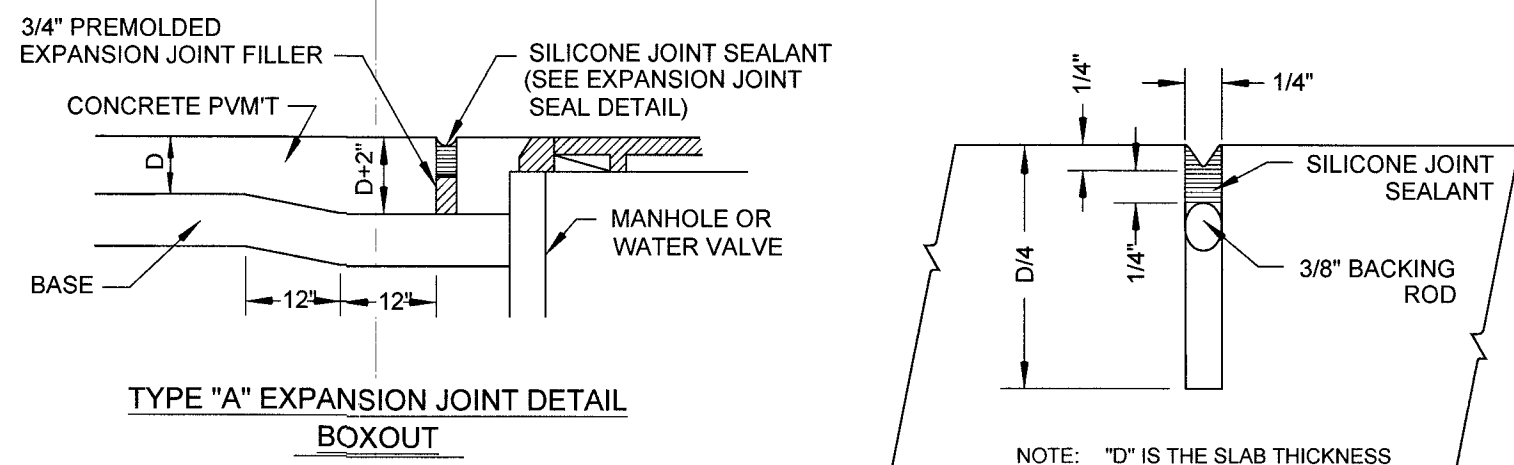
GRADE (%) "B" TO "A"	"A" (FT) MIN.	"B" (FT) MIN.
-6 TO -5.01	4.0	12.5
-5 TO -4.01	4.0	10.0
-4 TO -3.01	4.0	8.5
-3 TO -2.01	4.0	7.5
-2 TO 2	6.5	6.5
2.01 TO 3	7.5	4.0
3.01 TO 4	8.5	4.0
4.01 TO 5	10.0	4.0
5.01 TO 6	12.5	4.0

TABLE 2. TRANSITION LENGTHS
FOR 1:10 SIDE SLOPES

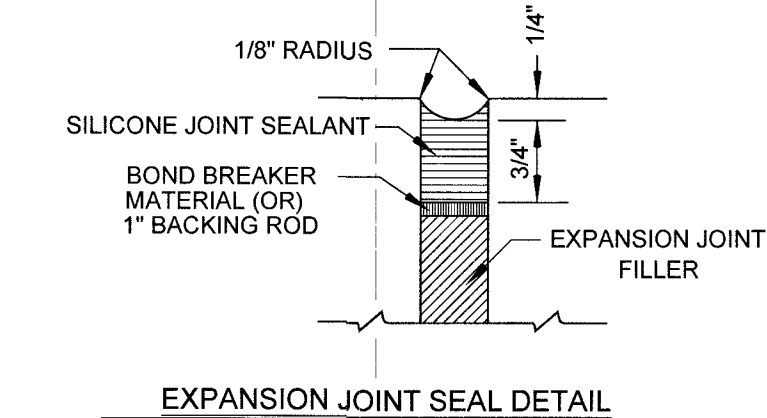
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INITIAL: CHC

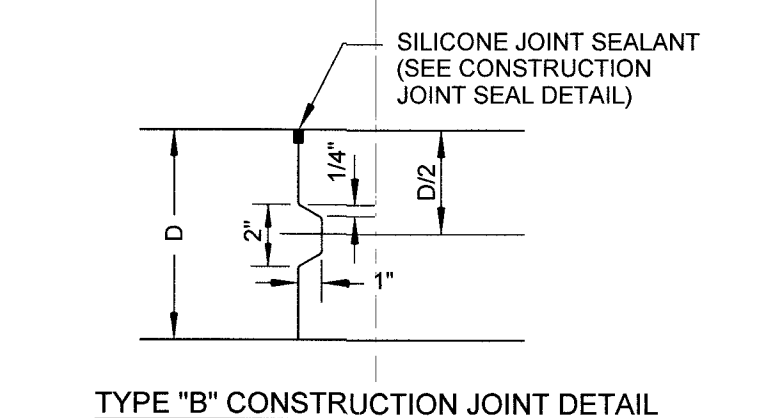
DATE: 04-30-2019



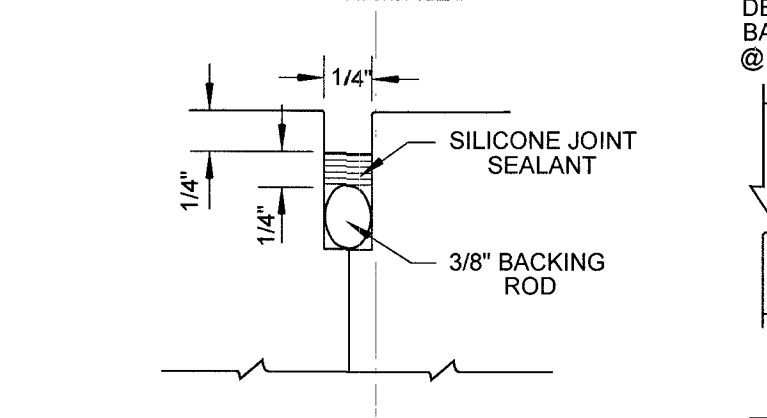
TYPE "A" EXPANSION JOINT DETAIL
BOXOUT



TYPE "B" CONSTRUCTION JOINT DETAIL
KEYWAY

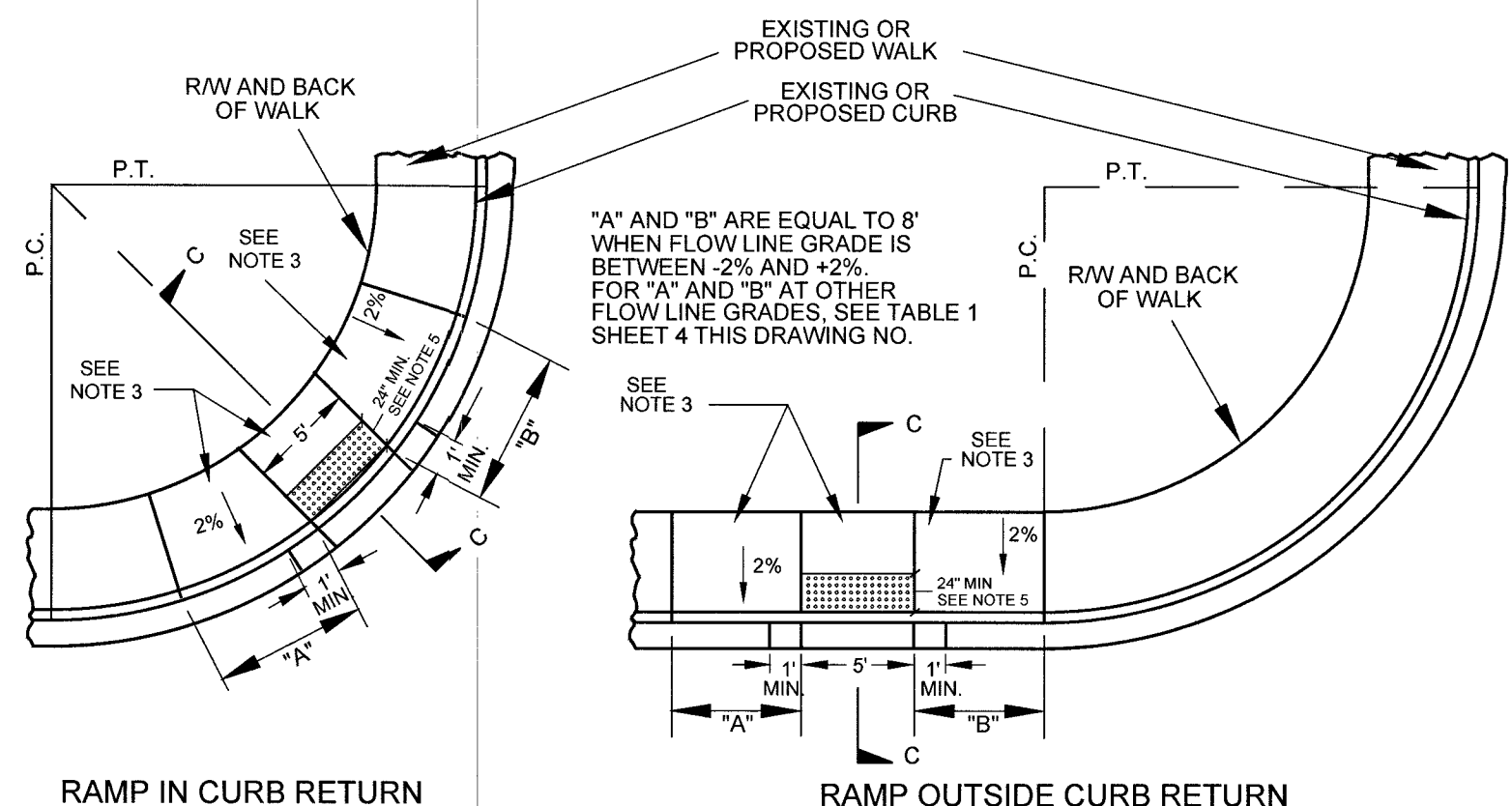


TYPE "C" WEAKENED PLANE JOINT DETAIL
SINGLE SAW-CUT



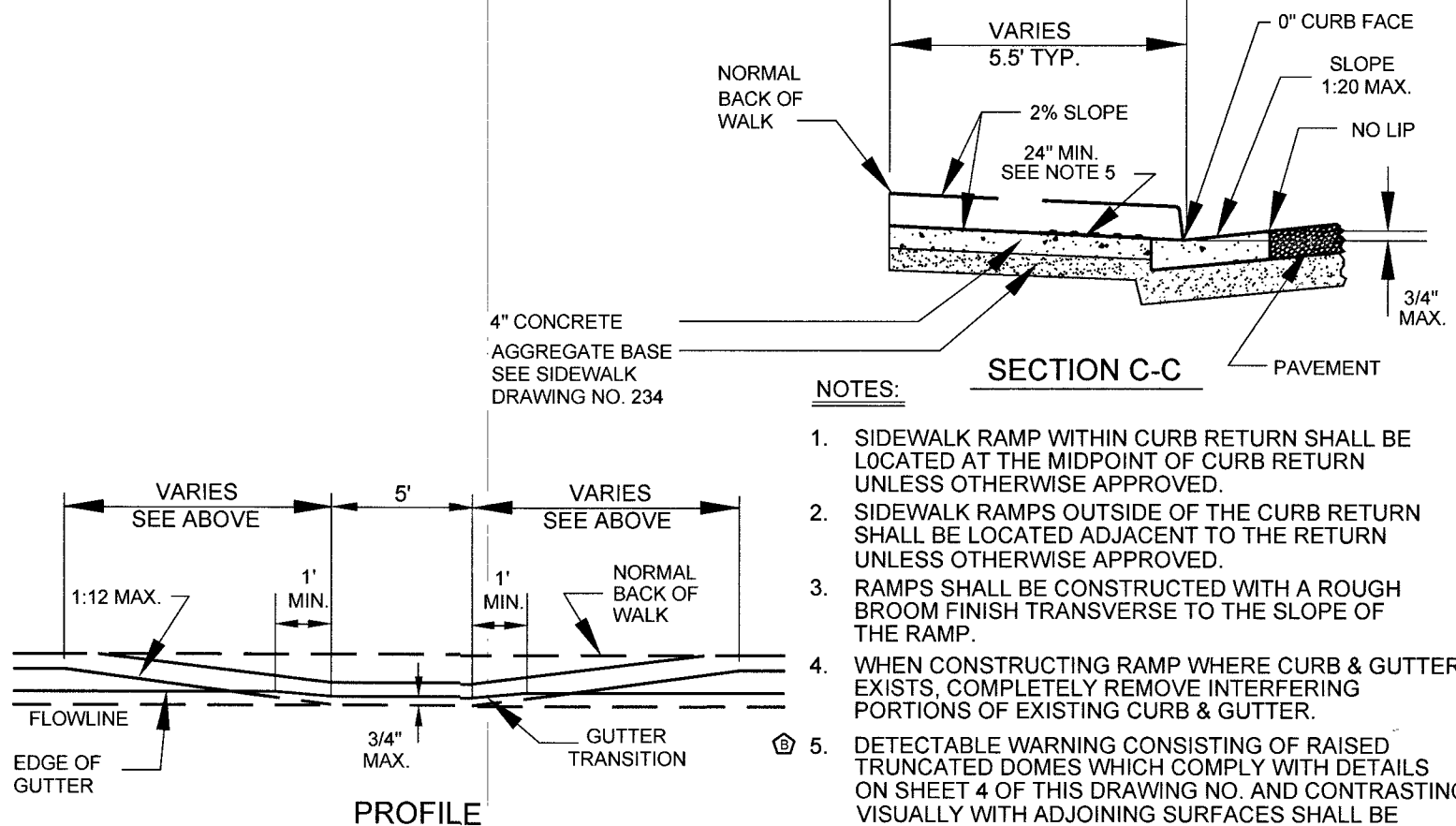
TYPE "D" TIED CONSTRUCTION JOINT DETAIL

CONCRETE PAVEMENT JOINT DETAILS No. 233
NTS



RAMP IN CURB RETURN

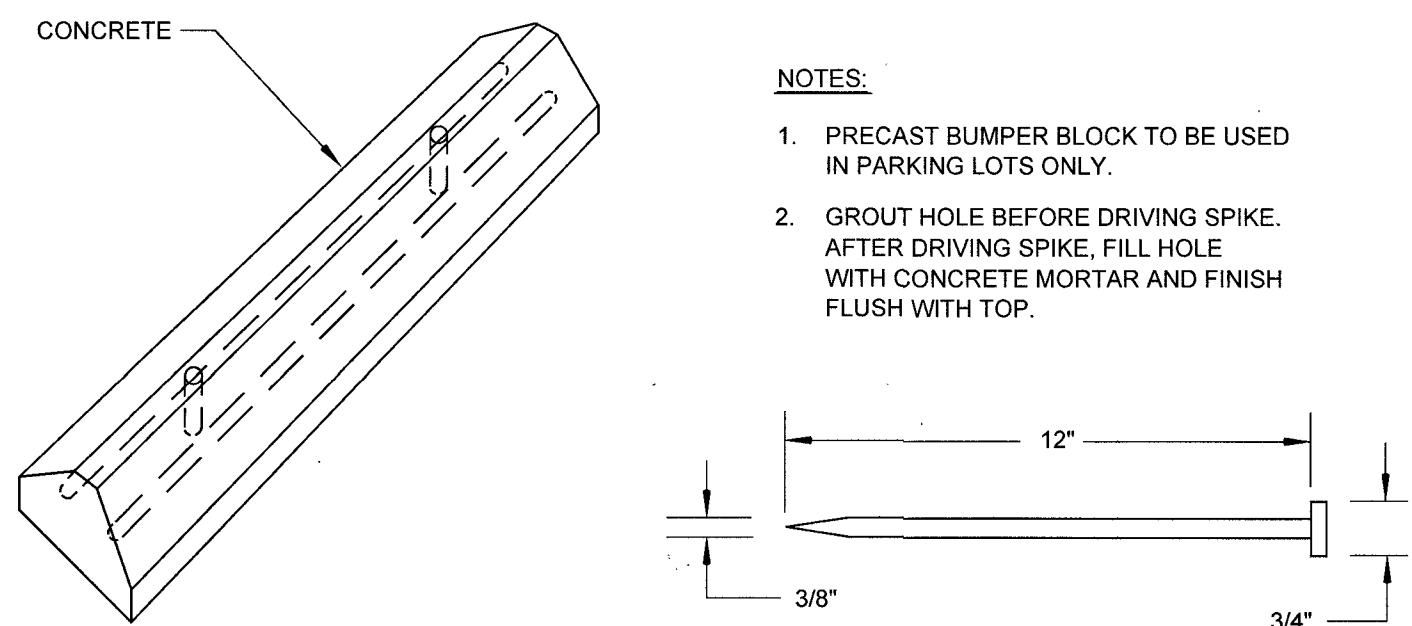
RAMP OUTSIDE CURB RETURN



NOTES:

- SIDEWALK RAMP WITHIN CURB RETURN SHALL BE LOCATED AT THE MIDPOINT OF CURB RETURN UNLESS OTHERWISE APPROVED.
- SIDEWALK RAMP OUTSIDE OF THE CURB RETURN SHALL BE LOCATED ADJACENT TO THE RETURN UNLESS OTHERWISE APPROVED.
- RAMP SHALL BE CONSTRUCTED WITH A ROUGH BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
- WHEN CONSTRUCTING RAMP WHERE CURB & GUTTER EXISTS, COMPLETELY REMOVE INTERFERING PORTIONS OF EXISTING CURB & GUTTER.
- DETECTABLE WARNING CONSISTING OF RAISED TRUNCATED DOMES WHICH COMPLY WITH DETAILS ON SHEET 4 OF THIS DRAWING NO. AND CONTRASTING VISUALLY WITH ADJOINING SURFACES SHALL BE PLACED ON BOTTOM PORTION OF RAMP EXTENDING THE FULL WIDTH OF THE RAMP AND TO A MINIMUM DEPTH OF 24 INCHES. PAVEMENT PERMITTED ONLY IN THE CITY OF BOULDER CITY FOR DETECTABLE WARNING AREAS.

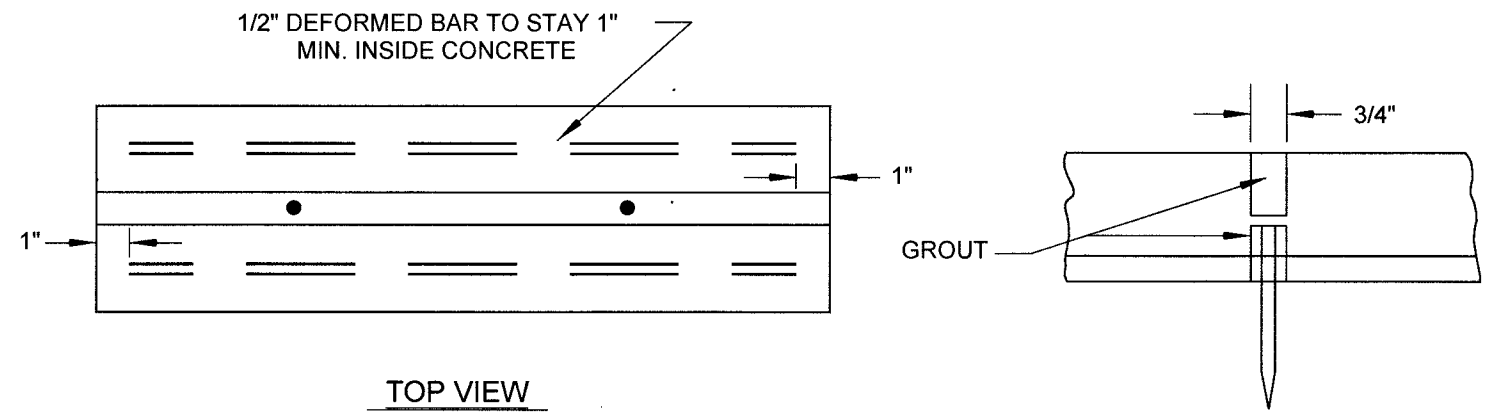
SIDEWALK RAMP CASE III No. 235
NTS



NOTES:

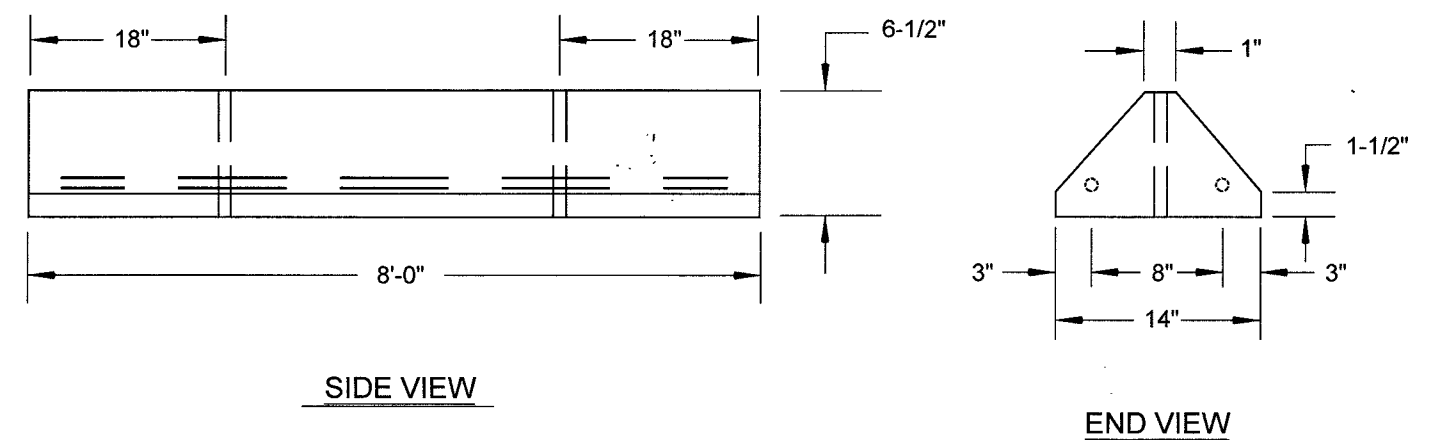
- PRECAST BUMPER BLOCK TO BE USED IN PARKING LOTS ONLY.
- GROUT HOLE BEFORE DRIVING SPIKE. AFTER DRIVING SPIKE, FILL HOLE WITH CONCRETE MORTAR AND FINISH FLUSH WITH TOP.

STEEL WIRE BRIDGE SPIKE



TOP VIEW

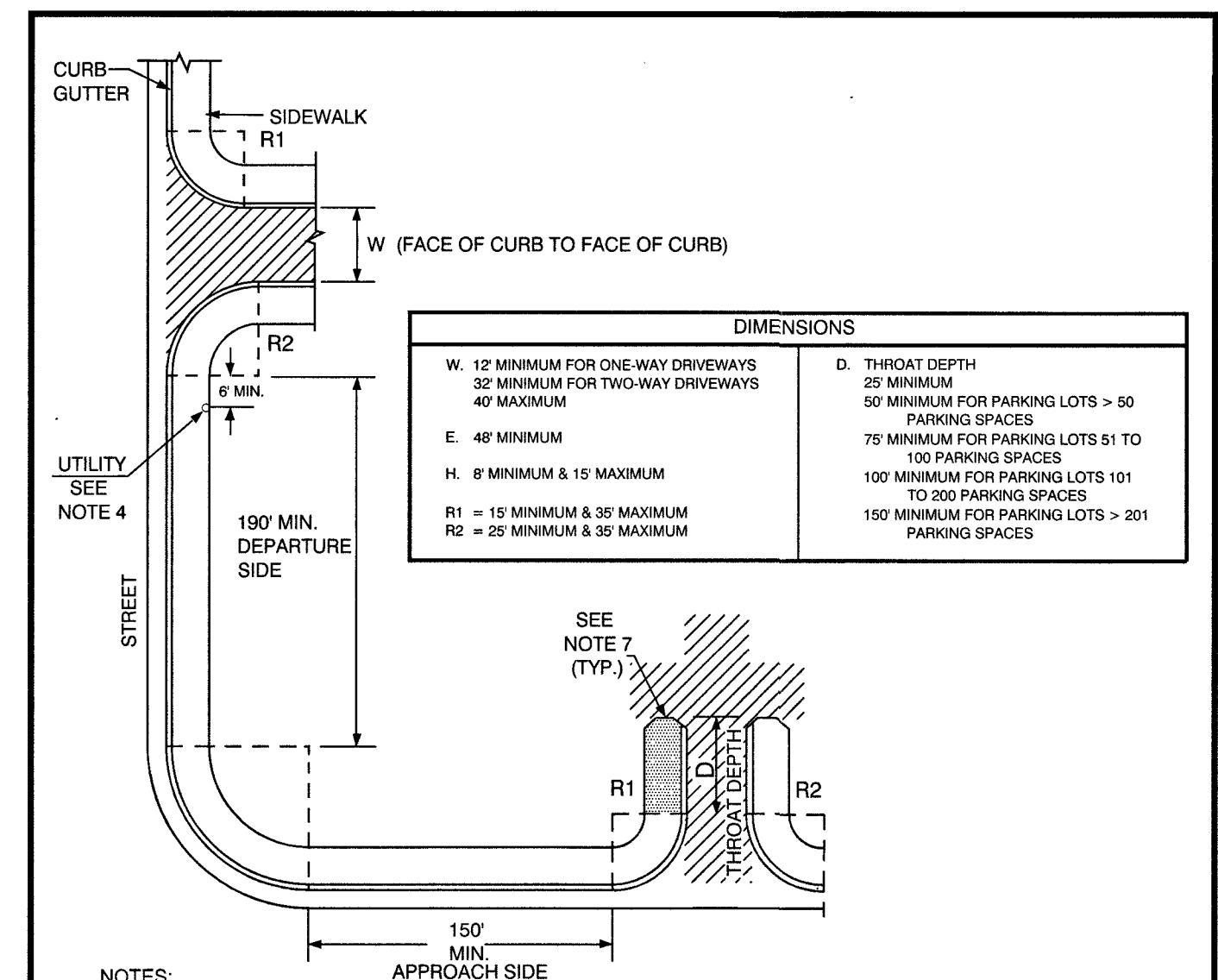
HOLE DETAIL



SIDE VIEW

END VIEW

PRECAST BUMPER BLOCK No. 238
NTS



NOTES:

- COMMERCIAL AND MULTI-FAMILY DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWING NUMBERS 224, 225, 228, 235 AND 235.1.
- LOCAL ORDINANCES AND POLICIES MAY APPLY AND SHALL HAVE PRECEDENCE. SEE NDOT ACCESS POLICY FOR STATE ROADWAYS.
- THE TOTAL WIDTH "W" OF DRIVEWAY CURB OPENINGS SHALL NOT EXCEED 65% OF FRONT FOOTAGE.
- NO DRIVEWAY SHALL BE LOCATED WITHIN 6 FEET OF A LIGHT POLE (UNLESS APPROVED BY THE ENTITY TRAFFIC ENGINEER), FIRE HYDRANT, MAIL BOX, ABOVE-GROUND ELECTRICAL TRANSFER BOX, OR BLOCK WALL HIGHER THAN 2 FEET.
- THE CENTERLINES OF THE DRIVEWAYS ON OPPOSITE SIDES OF THE STREET AT A MEDIAN OPENING SHOULD BE WITHIN 10' FROM EACH OTHER AT THE MEDIAN OPENING.
- GEOMETRICS APPLY TO NEW CONSTRUCTION ONLY, AND EXCEPTIONS MAY BE GRANTED BY THE APPROVAL OF THE AGENCY TRAFFIC ENGINEER BASED ON SITE CONSTRAINTS.
- HANDICAPPED ACCESSIBLE SIDEWALKS SHALL BE PROVIDED ADJACENT TO DRIVEWAYS TO THE P.C. OF THE ONSITE CURB RETURN, MINIMUM, OR AT AN ALTERNATE LOCATION.
- WHEN A PROPERTY LINE FALLS IN A MEDIAN OPENING A JOINT DRIVEWAY AGREEMENT SHALL BE REQUIRED OR NO DRIVEWAY WILL BE ALLOWED.

SPECIFICATION REFERENCE	AGENCY APPROVED	B	C	H	L	M	N
	UNIFORM STANDARD DRAWINGS						
	CLARK COUNTY AREA						
	COMMERCIAL AND MULTI-FAMILY						
	DRIVEWAY GEOMETRICS						
	DATE 02-09-06	DWG. NO. 222.1	SHEET	1	OF	2	

COMMERCIAL AND MULTI-FAMILY
DRIVEWAY GEOMETRICS No. 222.1
NTS

BENCHMARK
DATUM: NAVD 88
BM "A": CITY OF LAS VEGAS BENCHMARK MONUMENT ID 12LV11554
ELEV = 2102.12

USA NORTH 811
Call Before You Dig

FORTY-FOUR (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: USA NORTH 811 SERVICE AT 811 OR 1 (800) 642-2444 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF USA NORTH 811 SERVICE

1-9-00005
107v7891

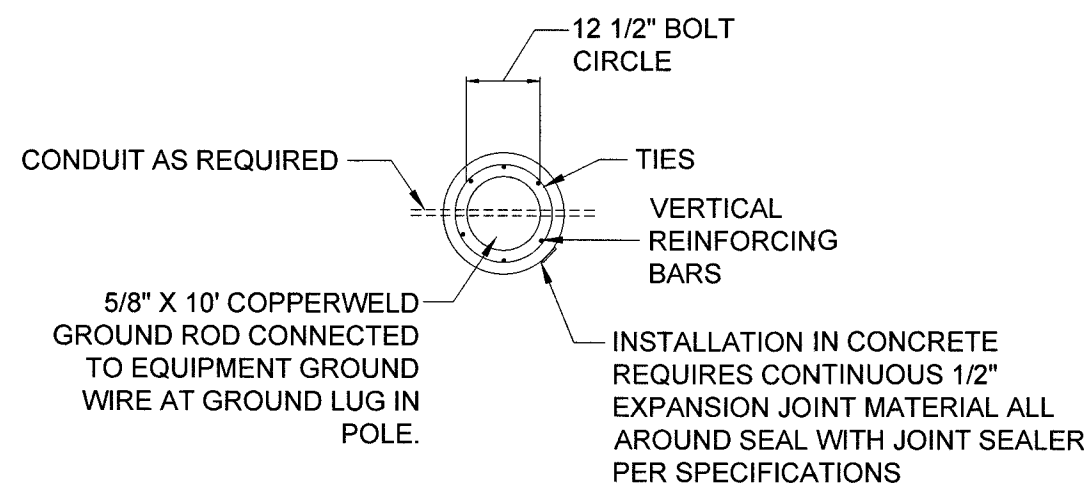
CESO
WWW.CESOCORP.COM

JEFFREY A. TIBBITTS
Exp. 6/30/20
CIVIL
No. 019353

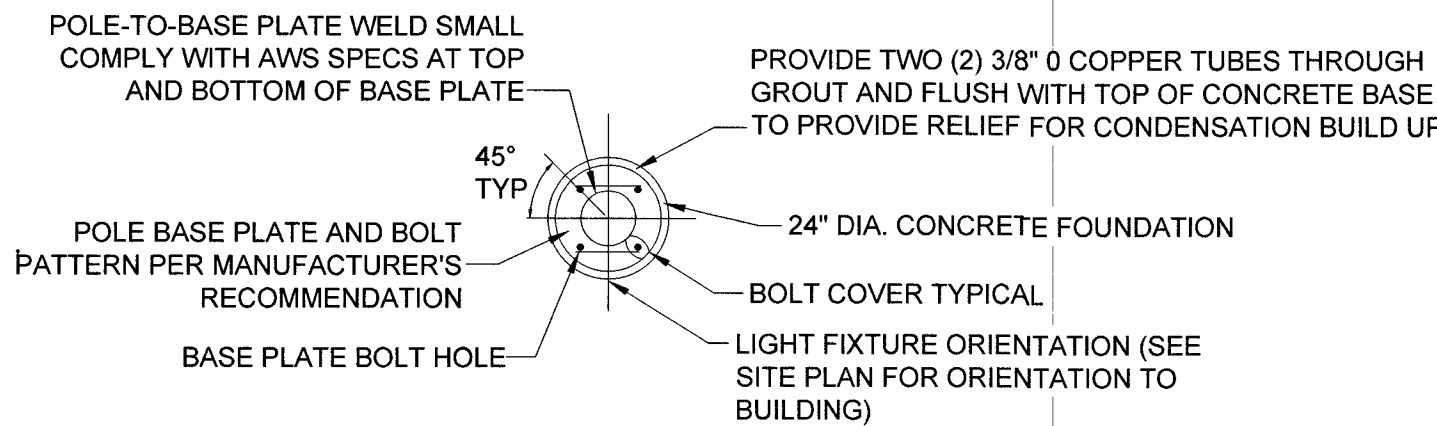
DUTCH BROS COFFEE
3121 WEST SAHARA AVENUE
CONSTRUCTION DETAILS

DUTCH BROS COFFEE
DATE: 12-6-2018
DESIGNED BY: T. LEIA
DRAWN BY: T. LEIA
CHECKED BY: J. DEZORT

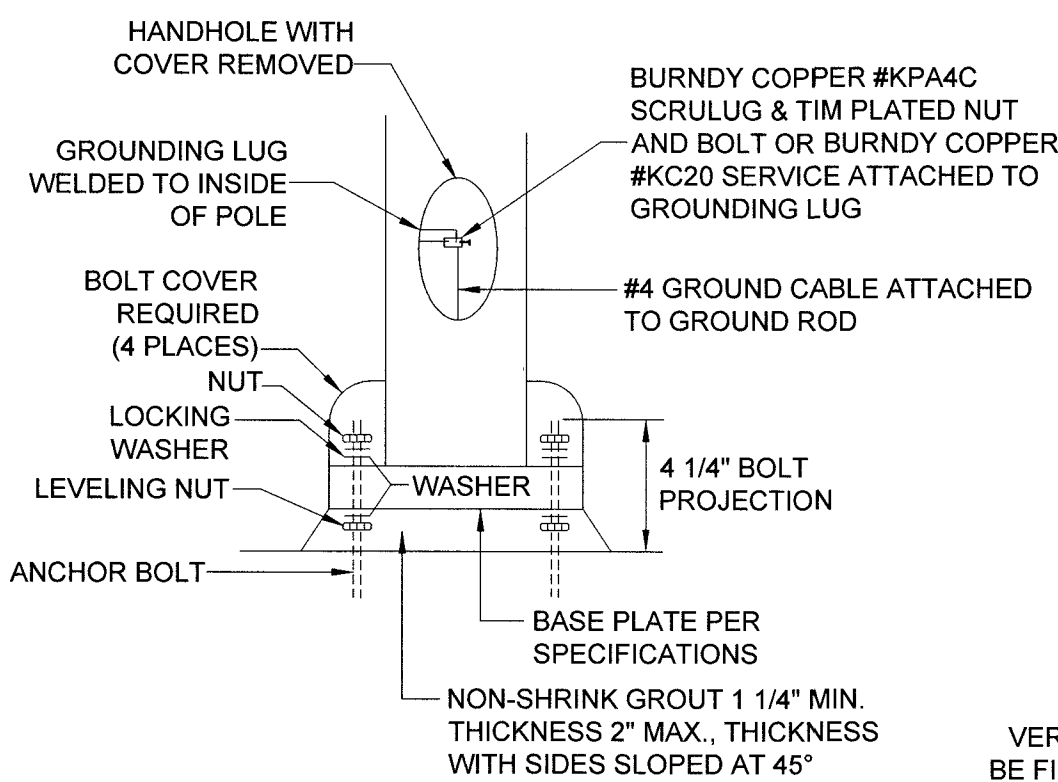
DT
5 OF 16
DRAWING NO. 755682



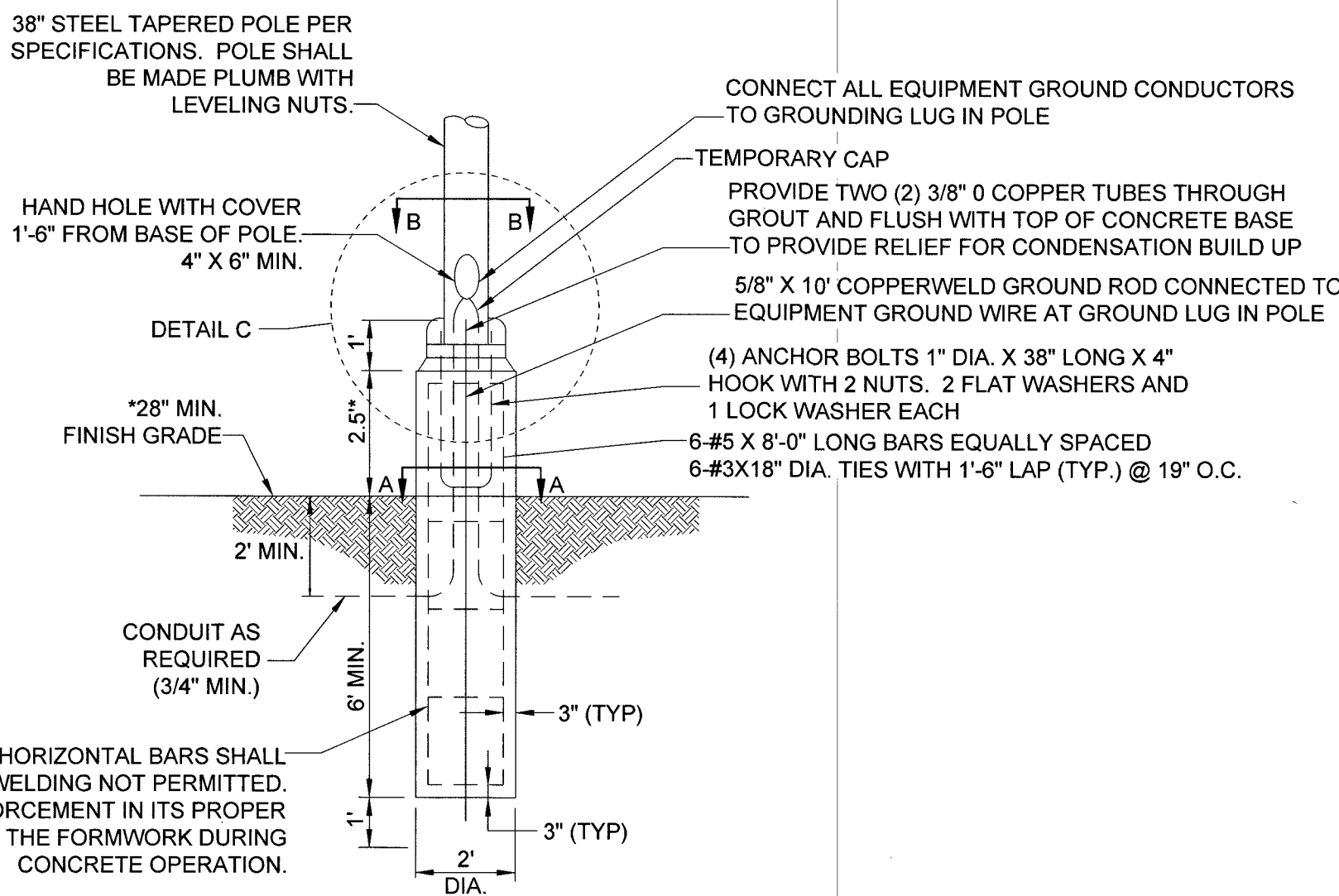
SECTION A-A



SECTION B-B

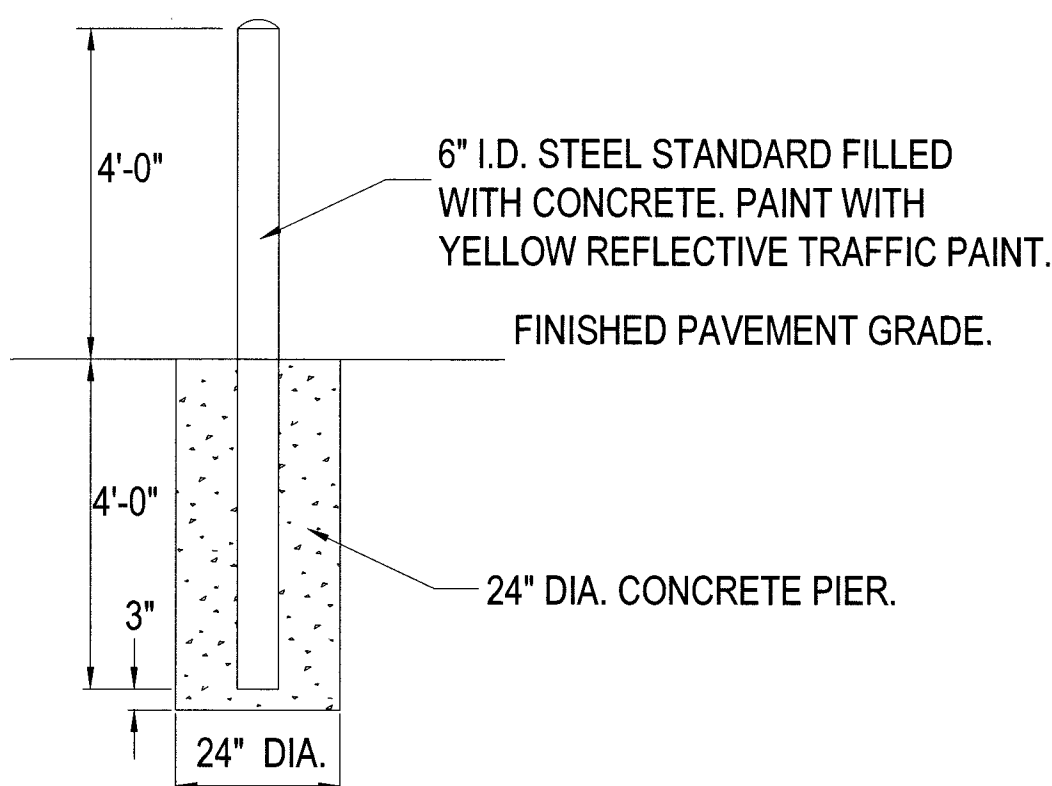


DETAIL "C"



- NOTES:
- 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL.
 - IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
 - FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
 - FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM COHESIVE VALUE OF 100 PSF.
 - FOUNDATION HAS BEEN DESIGNED FOR A GRANULAR SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 1000 PSF. UTILIZING AASHTO FIGURE 1 8.2c(4). OF "EMBEDMENT OF POSTS WITH OVERTURNING LOADS".
 - EXPOSED CONCRETE AND GROUT SHALL BE PAINTED TRAFFIC YELLOW.
 - DETAIL FOR 38" POLE WITH MAX. FIXTURE EPA & 6 SQ. FT.

TYPICAL LIGHTING POLE BASE
NTS



BOLLARD
NTS

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INITIAL: CHC

DATE: 04-30-2019

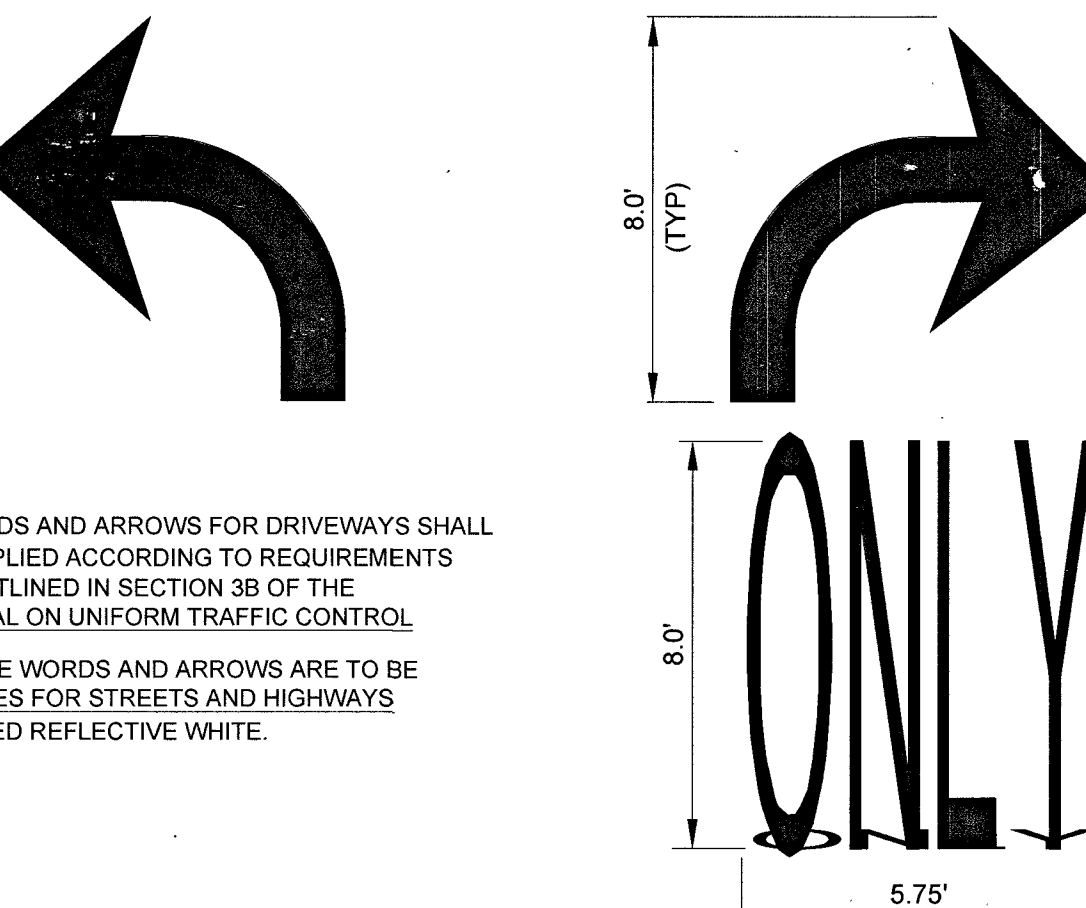
BENCHMARK
CITY OF LAS VEGAS BENCHMARK MONUMENT ID 12LV11554
ELEV = 2102.12

DATUM:
NAVD 88

USA NORTH 811
Call 811 Before You Dig

FORTY- EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: USA NORTH 811 SERVICE AT 811 OR 1 (800) 642-2444 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF USA NORTH 811 SERVICE.

107-0005
107-7981



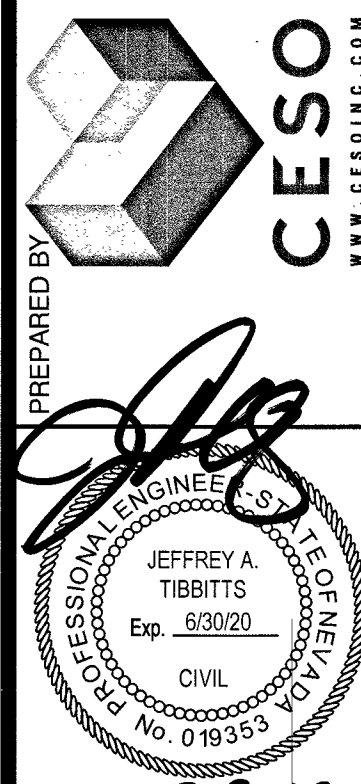
RIGHT/LEFT TURN ONLY

PAVEMENT MARKINGS
NTS

NOTE: ALL TRAFFIC FLOW ARROWS TO BE REFLECTIVE YELLOW PAINT PER SPECS.

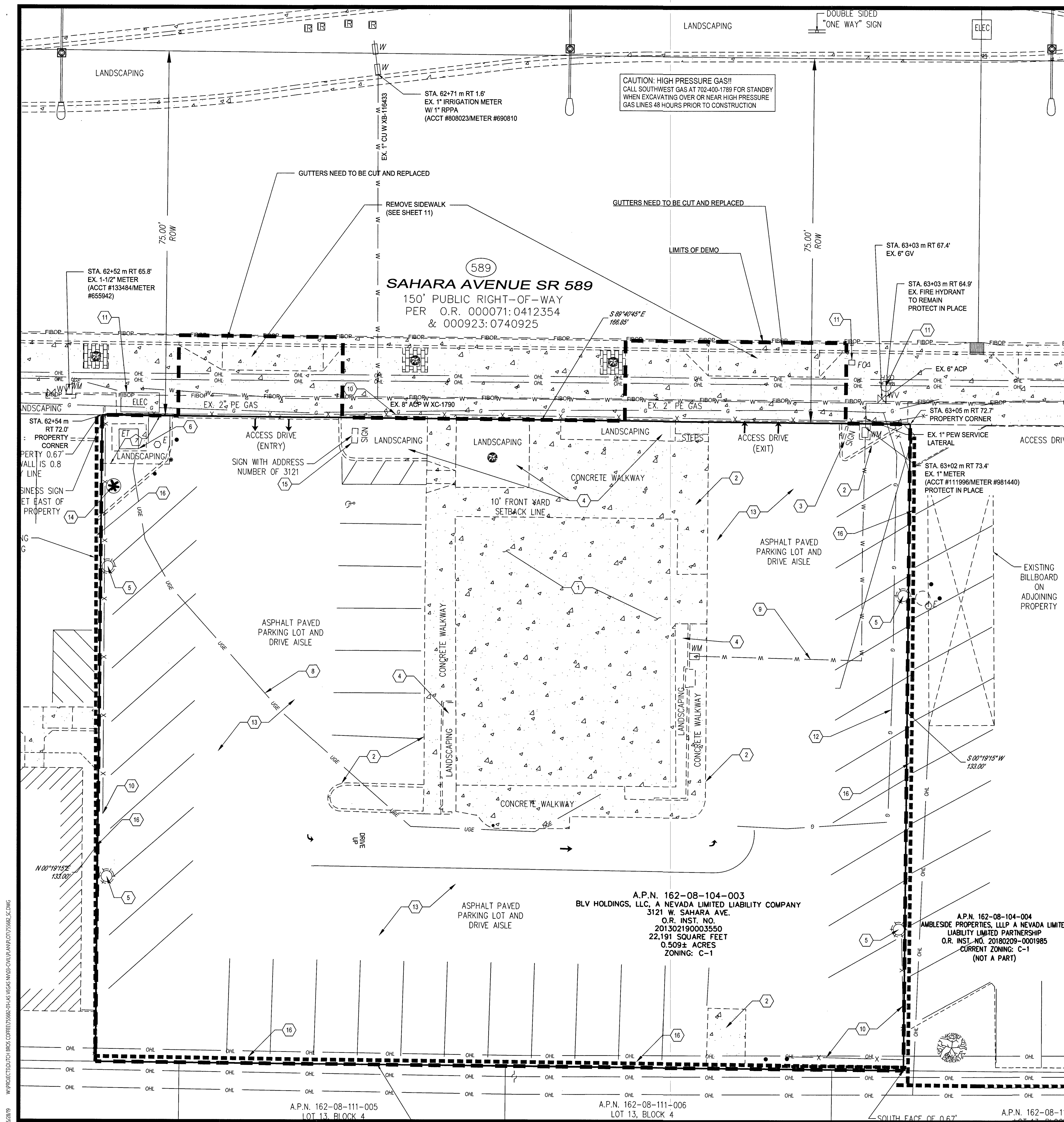
TRAFFIC FLOW ARROW

NO.	DATE	SHEET	REVISIONS



TITLE
DUTCH BROS COFFEE
3121 WEST SAHARA AVENUE
CONSTRUCTION DETAILS

PREPARED FOR DUTCH BROS COFFEE	DATE: 12-8-2018	DESIGNED BY: T. LEJA	CHECKED BY: J. DEZORT
BID # TBD	DRAWN BY: T. LEJA	SUBMITTAL STAGE: FOR PERMIT	
H # TBD			
DT	6 OF 16	DRAWING NO. 755682	

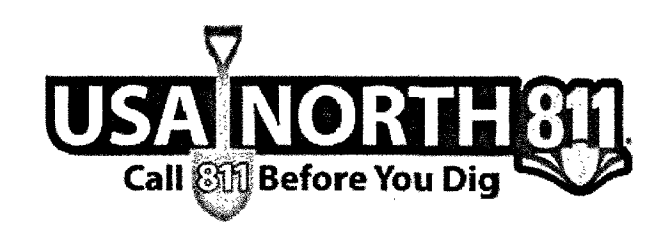
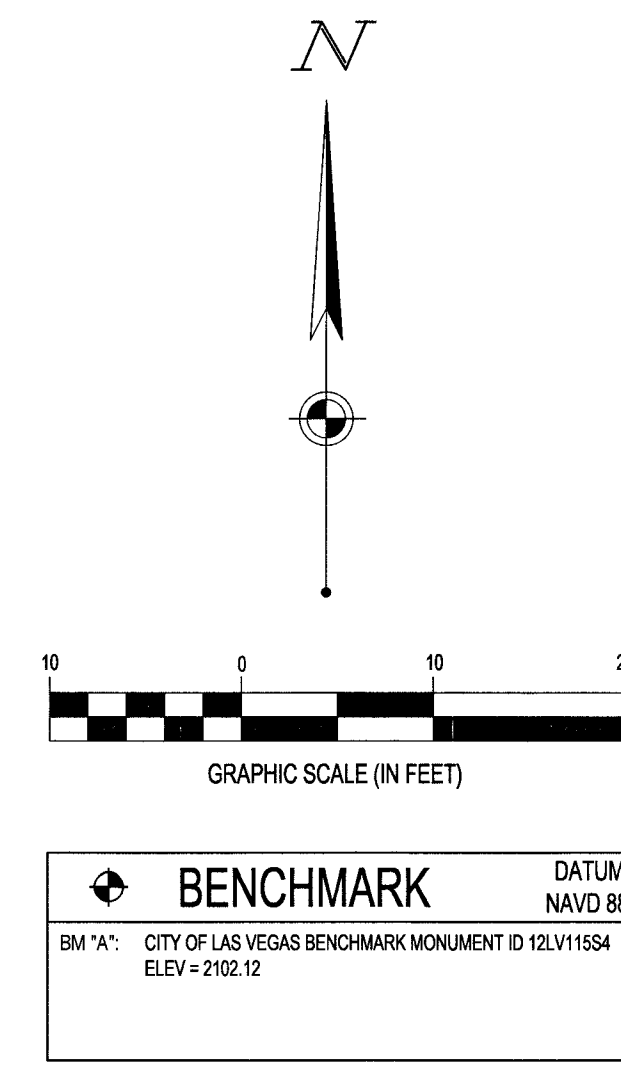


- CODED NOTES:**
- EXISTING CONCRETE FOUNDATION AND BRICK TO BE REMOVED.
 - EXISTING CURB AND CONCRETE WALKWAY TO BE REMOVED.
 - EXISTING SIGN TO BE REMOVED (OLD DIRECTIONAL SIGN AND OLD BUSINESS SIGN).
 - EXISTING LANDSCAPING TO BE REMOVED.
 - EXISTING LIGHT POLES TO BE REMOVED.
 - EXISTING TRANSFORMER TO REMAIN AND BE REUSED.
 - NOT USED.
 - EXISTING ELECTRICAL LINE TO BE REMOVED.
 - EXISTING WATER LINE TO BE REMOVED TO WATER METER.
 - EXISTING FENCE TO BE REMAIN.
 - EXISTING UTILITY TO REMAIN.
 - EXISTING GAS LINE TO BE REMOVED.
 - EXISTING ASPHALT PAVEMENT TO BE REMOVED.
 - EXISTING LANDSCAPING TO REMAIN.
 - EXISTING SIGN TO REMAIN AND BE REFACED BY OTHERS.
 - EXISTING WALL TO REMAIN.

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INITIAL: CHC DATE: 04-30-2019

APPROVED FOR CONSTRUCTION
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT NO. 136190 FIRST APPROVED DATE: 6-12-19

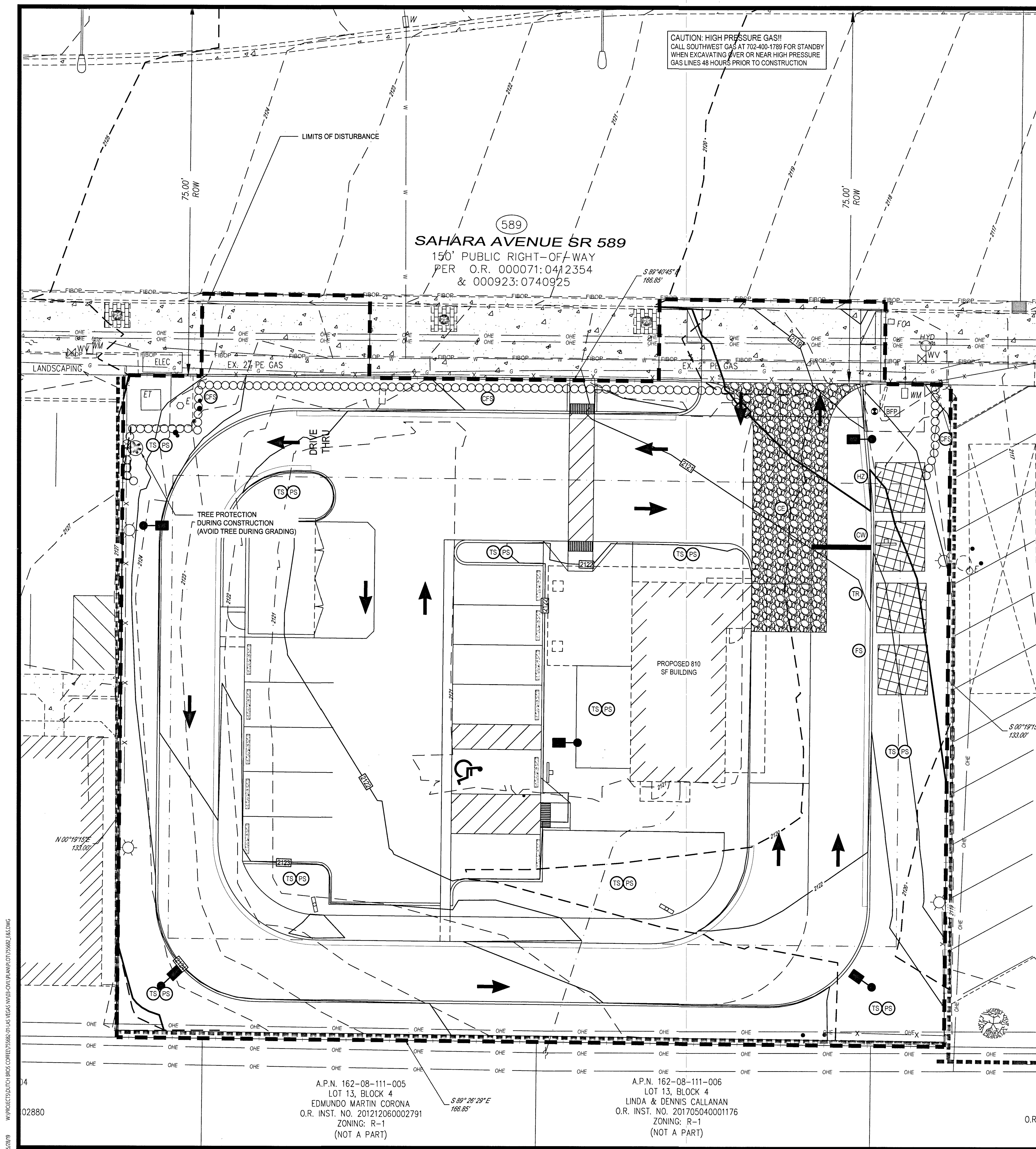


FORTY-FOUR (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: USA NORTH 811 SERVICE AT 811 OR 1 (800) 642-2444 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF USA NORTH 811 SERVICE.

107V7391

PREPARED BY		CISO	
TITLE		DUTCH BROS COFFEE	
SHEET		3121 WEST SAHARA AVENUE	
SUBMITTAL STAGE		DEMO PLAN	
DATE: 12-8-2018		DESIGNED BY: T. LEJA	
DRAWN BY: T. LEJA		CHECKED BY: J. DEZORT	
FOR PERMIT		SC	
7 OF 16		DRAWING NO. 755682	

PROJ: 136190A QS: 162-08-NW



CAUTION: HIGH PRESSURE GAS!!
CALL SOUTHWEST GAS AT 702-400-1789 FOR STANDBY
WHEN EXCAVATING OVER OR NEAR HIGH PRESSURE
GAS LINES 48 HOURS PRIOR TO CONSTRUCTION

SAHARA AVENUE SR 589
150' PUBLIC RIGHT-OF-WAY
PER O.R. 000071:0412354
& 000923:0740925

PROPOSED 810
SF BUILDING

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PROJECT NARRATIVE:

PLAN ENGINEERS: CESO, INC. DEVELOPER: DUTCH BROS COFFEE
175 MONTROSE WEST AVE SUITE 400
ARLON, OH 44201
PHONE: (330) 396-5702
CONTACT: JEFF DE ZORT
110 SW 4TH STREET
GRANTS PASS, OR 97126
EMAIL: DANIEL.BATTY@DUTCHBROS.COM
CONTACT: DANIEL BATTY

THE PROPOSED PROJECT IS THE CONSTRUCTION OF 810 SQ FT COFFEE SHOP. THE SUBJECT PARCEL IS 0.51 ACRES. THE TOTAL DISTURBED AREA IS 0.54 ACRES.

THE SITE DRAINS TO WEST SAHARA AVENUE.

ON-SITE SOILS: LAS VEGAS GRAVELLY FINE SANDY LOAM - 100%

HYDROLOGIC SOIL GROUP: D

THE PRE-EXISTING CONDITIONS ON-SITE IS VACANT LOT WITH REMAINS OF A CONCRETE FOUNDATION AND ASPHALT PAVEMENT.

SEQUENCE OF CONSTRUCTION

1. NOTIFY THE CITY OF LAS VEGAS ENGINEER BEFORE WORK IS TO BEGIN.
2. INSTALL ALL TEMPORARY EROSION CONTROL MEASURES INCLUDING SILT FENCE, CONSTRUCTION EXIT, FILTER SACKS, CONCRETE WASHOUT.
3. SITE DEMOLITION AND CLEARING.
4. ROUGH GRADING. PROVIDE TEMPORARY SEEDING OF DISTURBED AREAS WHICH ARE INACTIVE.
5. STORM SEWER AND UNDERGROUND UTILITY CONSTRUCTION.
6. BUILDING PAD.
7. CURB CONSTRUCTION.
8. FINE GRADING AND PAVEMENT SUBGRADE PREPARATION.
9. ASPHALT PAVING AND REMAINING CONCRETE FLATWORK.
10. FINAL SEEDING.

* CONTRACTOR SHALL MODIFY THE SEQUENCE OF CONSTRUCTION BASED ON SITE CONDITIONS. CONTRACTOR TO NOTIFY PROJECT MANAGER PRIOR TO CHANGING SEQUENCE OF CONSTRUCTION.

SWPPP GENERAL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL SHALL BE PERFORMED ACCORDING TO SWPPP AND DETAIL PLANS. ACCORDING TO THE LATEST EPA AUTHORIZATION FOR CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES), ANY AND ALL REQUIRED PERMITS, REPORTS, AND RELATED DOCUMENTS. ALL CONTRACTORS AND SUBCONTRACTORS MUST BECOME FAMILIAR WITH ALL OF THE ABOVE.
2. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPs) AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AND GRADE CHANGES TO THE SITE AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
3. CONTRACTOR SHALL MINIMIZE CLEARING AND DISTURBANCE TO THE ENVIRONMENT TO THE MAXIMUM EXTENT POSSIBLE OR AS REQUIRED BY THE GENERAL PERMIT.
4. SEDIMENT STRUCTURE AND PERIMETER SEDIMENT BARRIERS SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING WITHIN SEVEN (7) DAYS FROM THE START OF CLEARING AND GRUBBING, AND SHALL CONTINUE TO FUNCTION UNTIL THE SLOPE DEVELOPMENT AREA IS REESTABLISHED.
5. PERMANENT SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF VEGETATION, LANDSCAPE TYPE MULCHING, MATTING, SOD, RIP RAP, AND OTHER APPROVED LANDSCAPING TECHNIQUES TO BE APPLIED AS FOLLOWS:
 - WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR ONE (1) YEAR OR MORE.
 - WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM AT FINAL GRADE.
 - WITHIN SEVEN (7) DAYS FOR ANY OTHER AREA AT FINAL GRADE.
6. TEMPORARY SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF TEMPORARY VEGETATION, MULCHING, GEOTEXTILES, SOD, PRESERVATION OF EXISTING VEGETATION, AND OTHER APPROVED TECHNIQUES TO BE APPLIED AS FOLLOWS:
 - WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM NOT AT FINAL GRADE.
 - WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR MORE THAN TWENTY ONE (21) DAYS, BUT LESS THAN ONE (1) YEAR.
 - PRIOR TO THE ONSET OF WINTER WEATHER FOR AREAS THAT WILL BE IDLE OVER WINTER.
7. TEMPORARY SEEDING, MULCHING, AND FERTILIZER SPECIFICATIONS:

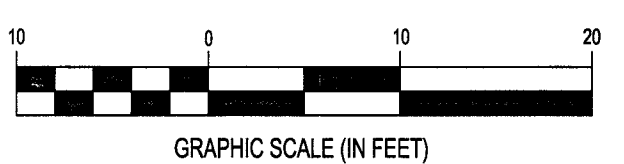
SEEDING: ANNUAL RYEGRASS AT 2.02 POUNDS PER 1,000 S.F.

MULCHING: STRAW MATERIAL SHALL BE UNROTATED SMALL GRAIN STRAW APPLIED AT A RATE OF TWO (2) TONNAGE, OR 80-100 POUNDS PER 1,000 S.F. MULCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEEDS AND SHALL BE FREE OF PROHIBITIVE NOXIOUS WEEDS. MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICAL MEANS. FROM NOVEMBER 01 THRU MARCH 15 INCREASE THE RATE OF STRAW MULCH TO THREE (3) TONNAGE.

FERTILIZER: APPLY FERTILIZER AT HALF THE RATE OF PERMANENT APPLICATION AND AS PER ODOT SPECIFICATIONS. IF PROJECT CONDITIONS PREVENT FERTILIZING THE SOIL, THEN THIS ITEM MAY BE WAIVED.
8. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. ALL SLOPES 3:1 OR GREATER THAN 3:1 SHALL BE FERTILIZED, SEED, AND CURLEX BLANKETS BY AMERICAN EXCELSIOR COMPANY, NORTH AMERICAN GREEN, INC. OR AN APPROVED EQUAL AS SPECIFIED IN THE PLANS SHALL BE INSTALLED ON THE SLOPES.
9. NO SOLID (OTHER THAN SEDIMENT) OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORM WATER RUNOFF. ALL NON-SEDIMENT POLLUTANTS MUST BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES. WASH OUT OF CEMENT TRUCKS SHOULD OCCUR IN DESIGNATED PIT OR DIKED AREAS. WHERE WASHINGS CAN BE REMOVED AND PROPERLY DISPOSED OFF-SITE WHEN THEY HARDEN. STORAGE TANKS SHOULD ALSO BE LOCATED IN PIT OR DIKED AREAS. IN ADDITION, SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLotation BOOMS TO CLEAN AND CONTAIN FUEL AND CHEMICAL SPILLS MUST BE KEPT ON SITE.
10. IF THE ACTION OF VEHICLES TRAVELING OVER THE STABILIZED CONSTRUCTION EXIT DOES NOT SUFFICIENTLY REMOVE MOST OF THE DIRT AND MUD, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DISPOSED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE SITE THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. DUST CONTROL USING APPROVED MATERIALS MUST BE PERFORMED AT ALL TIMES. THE USE OF



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: USA NORTH 811 SERVICE AT 811 OR 1 (800) 642-2444 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF USA NORTH 811 SERVICE



BENCHMARK
BM "A": CITY OF LAS VEGAS BENCHMARK MONUMENT ID 12LV11554
ELEV = 2102.12
DATUM: NAVD 88

- MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.
13. ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION BY THE USE OF BEST MANAGEMENT PRACTICES. THESE AREAS MUST BE SHOWN IN THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS AT A MINIMUM SILT FENCE TO BE PLACED AT PERIMETER OF STOCKPILE AREA TO PREVENT SOIL FROM LEAVING THE SITE.
 14. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE ROADWAYS OR INTO THE STORM SEWERS MUST BE REMOVED IMMEDIATELY.
 15. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR ASPHALT FOR ROAD CONSTRUCTION.
 16. THE LAST LAYER OF SOIL, INCLUDING TOP SOIL, SHOULD BE COMPACTED TO 80% - 85% OF THE MAXIMUM STANDARD PROCTOR DENSITY. IN AREAS OUTSIDE THE PARKING LOT THAT WILL RECEIVE VEGETATION, THIS IS PARTICULARLY IMPORTANT IN CUT SLOPE AND EMBANKMENT AREAS. IN PAVEMENT AND ISLAND AREAS, IT IS RECOMMENDED THAT THE SOIL BE COMPACTED TO 95% AND 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY RESPECTIVELY. THE LAST COMPACTED LAYER MAY BE SCARIFIED TO IMPROVE THE SOIL GROWTH CHARACTERISTICS.
 17. ALL DEWATERING ACTIVITIES SUCH AS PUMPING DOWN OF FLOODED FOUNDATION AND UTILITY TRENCHES MUST PASS THROUGH THE RETROFITTED DETENTION BASIN OR A SEDIMENT CONTROL PRACTICE PRIOR TO LEAVING THE SITE.
 18. SILT FENCE AND OTHER PERIMETER EROSION CONTROL MEASURES SHOWN OFF LIMITS OF DISTURBANCE FOR CLARITY PURPOSES ONLY. CONTRACTOR TO ENSURE PERIMETER EROSION CONTROL MEASURES ARE PLACED AT THE LIMITS OF DISTURBANCE. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ENGINEER PRIOR TO PLACEMENT OF ANY EROSION CONTROL MEASURES.

SWPPP MAINTENANCE NOTES

1. ALL CONTROL MEASURES STATED IN THE SWPPP SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL TEMPORARY OR PERMANENT STABILIZATION OF THE SITE IS ACHIEVED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED BY A QUALIFIED PERSON IN ACCORDANCE TO THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED ACCORDING TO THE FOLLOWING.
2. INLET PROTECTION DEVICES AND CONTROLS SHALL BE REPAIRED OR REPLACED WHEN THEY SHOW SIGNS OF UNDERMINING AND OR DETERIORATION. INLET PROTECTION DEVICES SHOULD BE ROUTINELY CLEANED AND MAINTAINED.
3. ALL SEEDING AREAS SHALL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STANDING OF GRASS IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEED AS NEEDED.
4. MINIMIZE OFF-SITE SEDIMENT TRACKING OF VEHICLES BY THE USE OF STONE MATERIAL IN ALL CONSTRUCTION ENTRANCES. ALONG WITH REGULARLY SCHEDULED SWEEPING/GOOD MAINTENANCE, STABILIZED CONSTRUCTION ENTRANCES TO BE PROPERLY MAINTAINED BY GENERAL CONTRACTOR AND IN GOOD WORKING ORDER AT ALL TIMES. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE STONE AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE) BY GENERAL CONTRACTOR. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. CONTRACTORS AND SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING ALL SEDIMENT FROM THE SITE, AND STORM SEWER SYSTEMS, SEDIMENT DEPOSITION DURING SITE STABILIZATION MUST ALSO BE REMOVED.
7. STONE CONSTRUCTION EXIT TO BE MAINTAINED BY GENERAL CONTRACTOR UNTIL SITE HAS BEEN PAVED OR IS NO LONGER REQUIRED.
8. ALL CATCH BASIN GRATES ARE TO BE PROTECTED WITH INLET BAGS AFTER THEY ARE INSTALLED. THEY SHOULD BE ROUTINELY CLEANED AND MAINTAINED.
9. CONTAINERS SHALL BE AVAILABLE FOR DISPOSAL OF DEBRIS, TRASH, HAZARDOUS OR PETROLEUM WASTES. ALL CONTAINERS MUST BE COVERED AND LEAK-PROOF. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THE PERTINENT MATERIAL.
10. BRICKS, HARDENING CONCRETE AND SOIL WASTE SHALL BE FREE FROM CONTAMINATION WHICH MAY LEACH CONSTITUENTS TO WATERS OF THE STATE.
11. CLEAN CONSTRUCTION WASTES THAT WILL BE DISPOSED INTO THE PROPERTY SHALL BE SUBJECT TO ANY LOCAL PROHIBITIONS FROM THIS TYPE OF DISPOSAL.
12. ALL CONSTRUCTION AND DEMOLITION DEBRIS (C&D) WASTE SHALL BE DISPOSED OF IN AN OHIO EPA APPROVED C&D LANDFILL AS REQUIRED BY OHIO REVISED CODE 3714. CONSTRUCTION DEBRIS MAY BE DISPOSED OF ON-SITE, BUT DEMOLITION DEBRIS MUST BE DISPOSED IN AN OHIO EPA APPROVED LANDFILL. ALSO, MATERIALS WHICH CONTAIN ASBESTOS MUST COMPLY WITH AIR POLLUTION REGULATIONS (SEE OHIO ADMINISTRATIVE CODE 3745.20).
13. AREA SHALL BE DESIGNATED BY CONTRACTOR AND SHOWN ON SWPPP MAP FOR MIXING OR STORAGE OF COMPOUNDS SUCH AS FERTILIZERS, LIME, ASPHALT, OR CONCRETE. THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.
14. EQUIPMENT FUELING & MAINTENANCE SHALL BE IN DESIGNATED AREAS ONLY.
15. A SPILL PREVENTION CONTROL AND COUNTERMEASURE (SPCC) PLAN MUST BE DEVELOPED FOR SITES WITH ONE ABOVE-GROUND STORAGE TANK OF 660 GALLONS OR MORE, TOTAL ABOVE-GROUND STORAGE OF 1,320 GALLONS OR BELOW-GROUND STORAGE OF 4,200 GALLONS OF FUEL.
16. ALL DESIGNATED CONCRETE WASHOUT AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS OR OTHER STORMWATER DRAINAGE AREAS.
17. ALL CONTAMINATED SOIL MUST BE TREATED AND/OR DISPOSED IN AN OHIO EPA APPROVED SOLID WASTE MANAGEMENT FACILITY OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITIES.
18. THE CONTRACTOR SHALL CONTACT THE STATE EPA, THE LOCAL FIRE DEPARTMENT AND THE LOCAL EMERGENCY PLANNING COMMITTEE IN THE EVENT OF A PETROLEUM SPILL (25 GALLONS) OR THE PRESENCE OF SHEEN.
19. OPEN BURNING IS NOT PERMITTED ON THE SITE.
20. CONTRACTOR TO ENSURE STREETS SHALL BE CLEARED OF DEBRIS FROM SITE AND SWEEPED CLEAN ON AN AS NEEDED BASIS.

- CE STABILIZED CONSTRUCTION ENTRANCE
- CW CONCRETE WASHOUT
- TS TEMPORARY SEEDING
- PS PERMANENT SEEDING
- FS FUEL STORAGE AREA
- TR TRASH AREA
- HZ HAZARDOUS MATERIAL STORAGE
- CFS COMPOST FILTER SOCK

04/11/14
J. DEZORT

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INITIAL: CHC DATE: 04-30-2019

PREPARED BY: CESO
www.cesoinc.com

PROFESSIONAL SEAL
JEFF TIBBITTS
Exp. 6/30/20
CIVIL
No. 019353

5-28-19

TITLE: DUTCH BROS COFFEE
3121 WEST SAHARA AVENUE

SHEET: EROSION CONTROL PLAN

FOR PERMIT

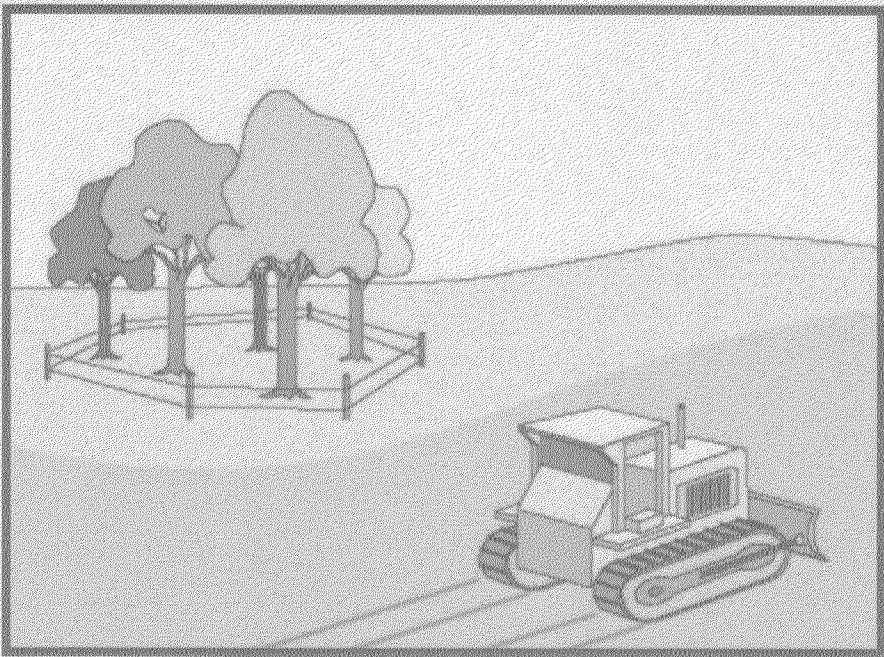
CITY OF LAS VEGAS
DATE: 12-8-2018
DESIGNED BY: T. LEJA
DRAWN BY: T. LEJA
CHECKED BY: J. DEZORT

8 OF 16
DRAWING NO. 755682

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Construction Site Best Management Practices

EC-3 Protection of Trees and Vegetation in Construction Areas Photos/Sketches
Schematic of vegetation protection (Courtesy of CALTRANS)



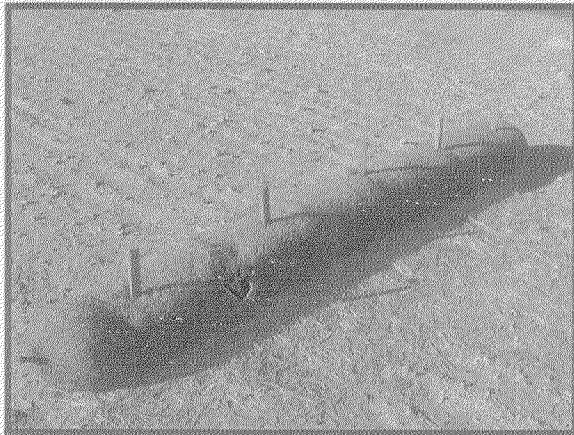
Flagging and wooden stakes help to protect existing trees and groundcover (Courtesy of Maricopa County)



Construction Site Best Management Practices

SPC-1 Organic Filter Barrier Photos/Sketches

Properly staked organic filter barrier
(Courtesy of Maricopa County)



Storm wattle (wrapped)
(Courtesy of Kristar)

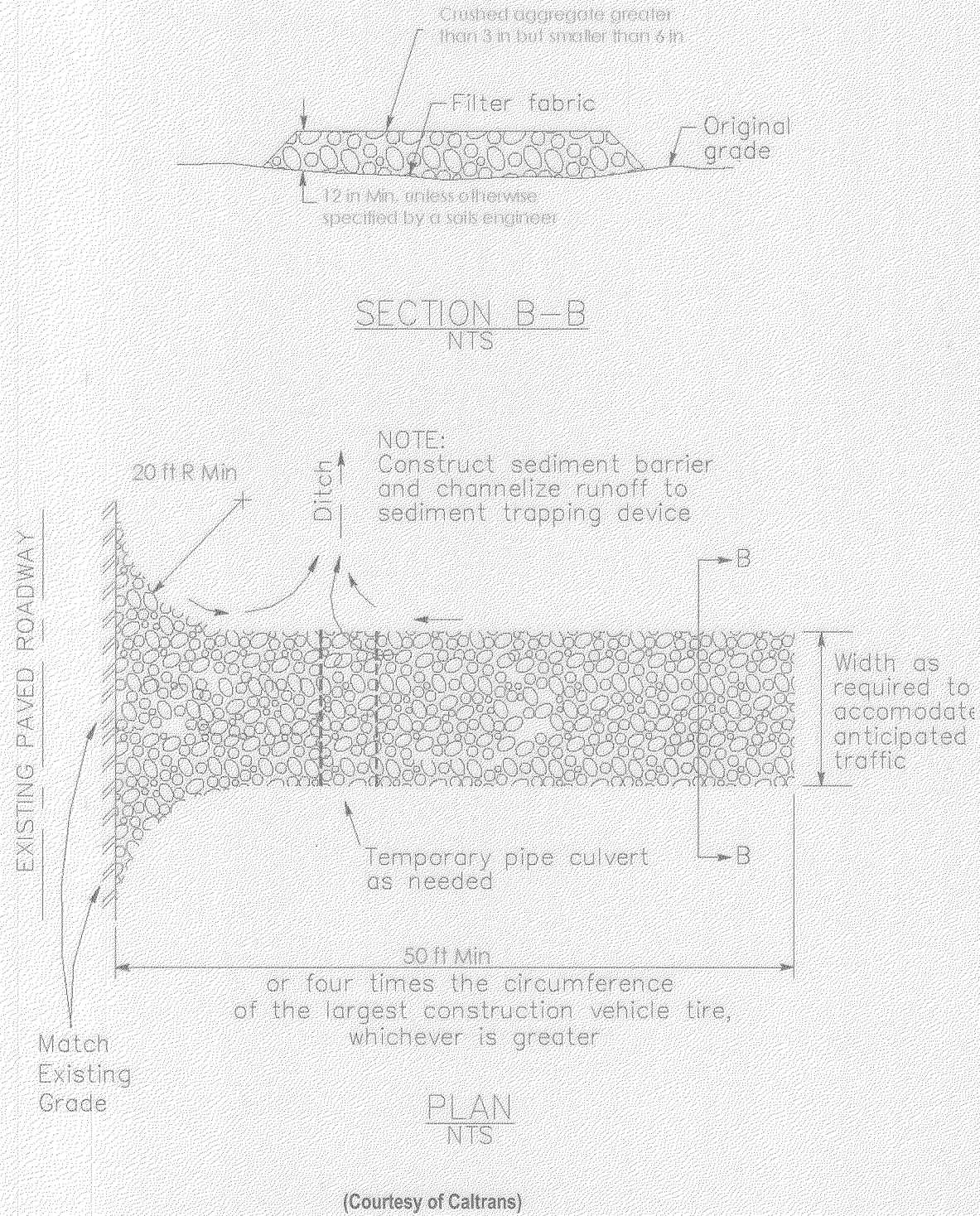


Use of an organic filter barrier in the highway median
(Courtesy of Maricopa County)



Construction Site Best Management Practices

EC-5 Stabilized Construction Entrance Drawing



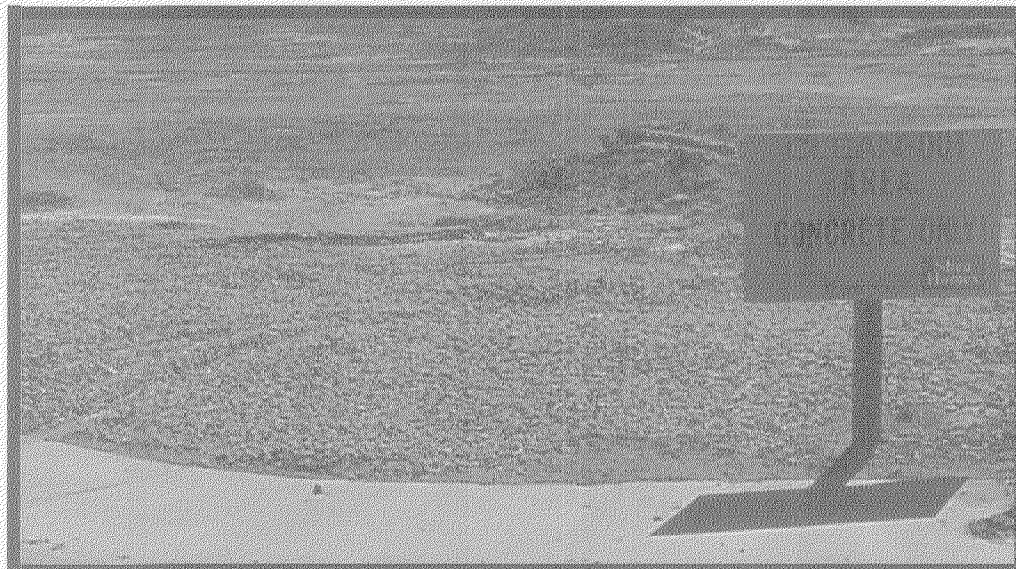
Construction Site Best Management Practices

GH-4 Designated Washdown Areas Photos/Sketches

Concrete washout container
(Courtesy of Concrete Washout Systems, Inc.)



Concrete washout area
(Courtesy of Douglas County)



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INITIAL: CHC

DATE: 04-30-2019

NO.	DATE	SHEET	REVISIONS



TITLE
DUTCH BROS COFFEE
3121 WEST SAHARA AVENUE
SHEET
EROSION CONTROL DETAILS

PREPARED FOR CITY OF LAS VEGAS	DATE: 12-6-2018	DESIGNED BY: T. LEJA	CHECKED BY: J. DEZORT
BID # TBD	H # TBD	DRAWN BY: T. LEJA	
SUBMITTAL STAGE: FOR PERMIT			

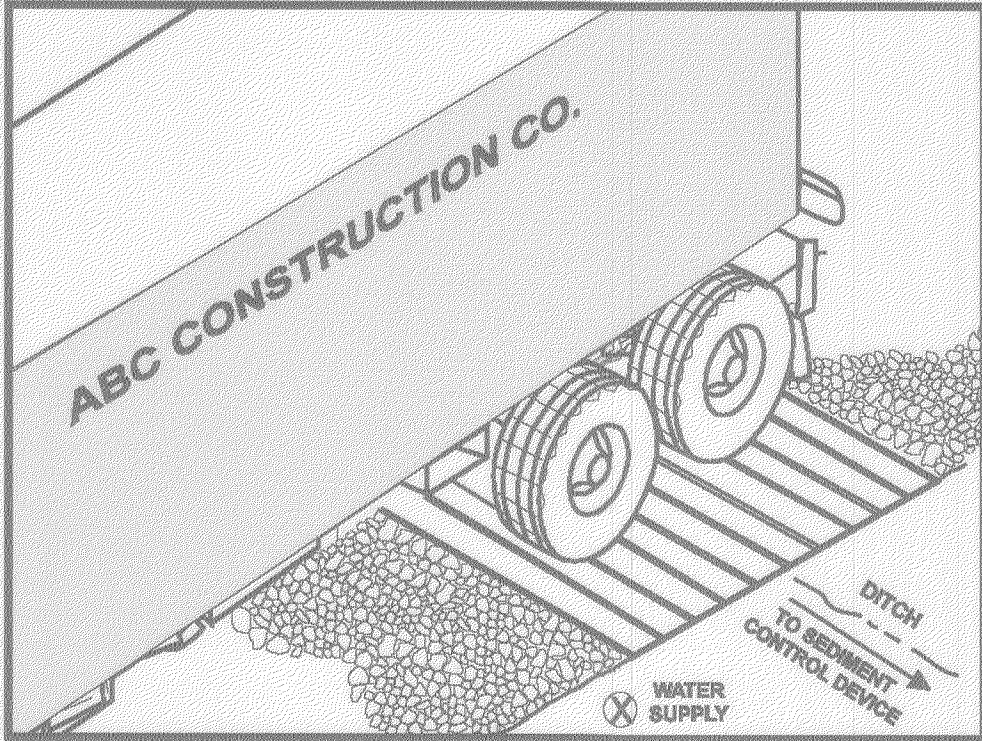
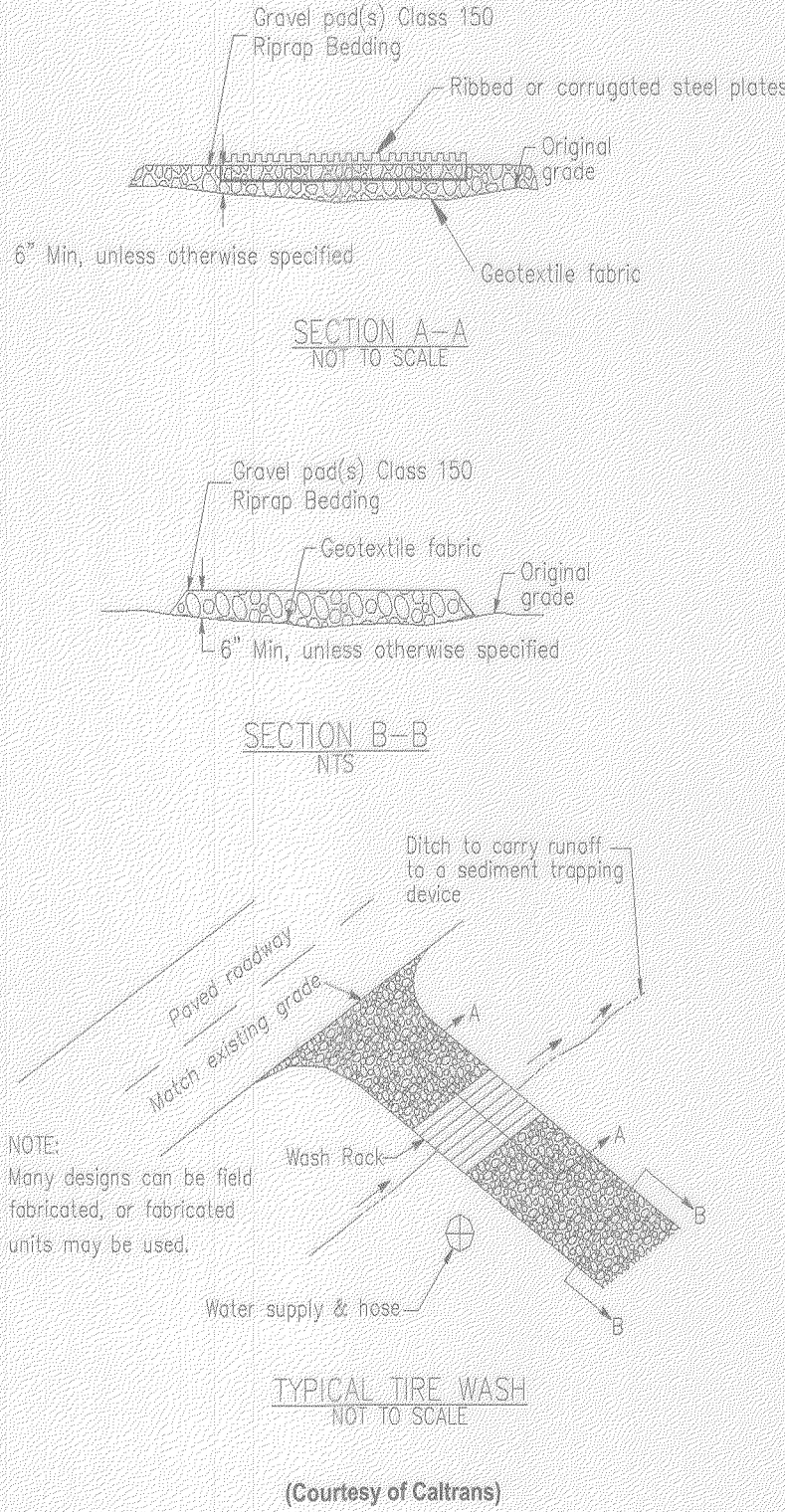
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9 OF 16
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Construction Site Best Management Practices			
EC-7 Dust Control Table			
Commonly Used Dust Suppressants			
TYPES	FUNCTIONAL MECHANISM	ADVANTAGES	LIMITATIONS
Freshwater	Moisture wets particles, thereby increasing their mass and binding them together.	Usually readily available, low material cost, and easy to supply	Frequent light applications may be necessary during hot dry weather and can be labor intensive. Over application may result in loss of traction, erosion, or points of road failure.
Calcium Chloride	At a relative humidity greater than approximately 30% (77° F), the salts within the soil will pull moisture from the air above and retain it in the soil.	Reduces evaporation rate of surface moisture, lowers the freezing point of water, which reduces frost heave and freeze-thaw cycles, thereby reducing required road maintenance. Calcium Chloride also increases the compacted density of existing road base material. Effectiveness is retained after reblading.	Effectiveness in arid and semi-arid regions may be limited due to low relative humidity. It is very corrosive to aluminum alloys and slightly corrosive to steel. Solubility of calcium chloride results in leaching during heavy precipitation.
Magnesium Chloride	At a relative humidity greater than approximately 30% (77°F), the salts within the soil will pull moisture from the air above and retain it in the soil.	Reduces evaporation rate of surface moisture, lowers the freezing point of water, which reduces frost heave and freeze-thaw cycles, thereby reducing required road maintenance. Magnesium Chloride increases the compacted density of existing road base material more than Calcium Chloride. Effectiveness is retained after reblading.	Effectiveness in arid and semi-arid regions may be limited due to low relative humidity. It is very corrosive to aluminum alloys and slightly corrosive to steel. Solubility of calcium chloride results in leaching during heavy precipitation.
Lignin Derivatives	Act as adhesives by binding soil particles together and curing.	Greatly increases dry strength of soil, not humidity-dependent, imparts some plasticity to road surfaces, and lowers freezing point of road surface and base. Effectiveness is retained after reblading.	High solubility results in leaching during heavy precipitation. It is corrosive to aluminum alloys due to acidity (CaCO3 can neutralize the acidity). Proper aggregate mix is important to performance. Becomes slippery when wet and brittle when dry.
Tree Resin Emulsions (tall oil)	Act as adhesives by binding soil particles together and curing.	Low solubility after curing minimizes leaching and provides degree of surface waterproofing. Imparts some plasticity to road surfaces, has a high bonding strength, and is non-corrosive.	Requires proper weather and time to cure. No residual effectiveness after reblading. Equipment requires prompt cleanup to avoid curing of resin in hoses and pipes.
Page C-58		Las Vegas Valley Construction Site BMP Guidance Manual January 2009	

Construction Site Best Management Practices			
TYPES	FUNCTIONAL MECHANISM	ADVANTAGES	LIMITATIONS
Synthetic Polymer	Bind soil particles together by forming a polymerizing matrix; a function similar to adhesives.	Applicable to a range of emission sources and function well in sandy soil conditions. Some types allow seeded vegetation to grow through the polymer matrix.	Requires proper weather and time to cure. Water repellent. May be subject to UV (sunlight) degradation. Application equipment requires timely cleaning. There is no residual effectiveness after reblading.
Bitumens, Tars, and Resins	Asphalt and resinous products are adhesive binding soil particles together. Petroleum oil products coat soil particles, increasing their mass and binding them together.	Water insoluble when dry; provide a degree of surface waterproofing. Good residual effectiveness.	Surface crusting fracturing and potholing may develop. Long-term application may cause road to become too hard for reblading. Bitumens won't lower freezing point and petroleum oil products lack adhesive characteristics.
Cementitious Based Binders	High purity gypsum mixes with water and mulch to form a thin cement-like crust on the soil surface.	Flexible, durable, water permeable, and resists soil chemicals. Reduces amount of aggregate required during initial construction and has lower maintenance costs than other dust suppressants.	Cementitious based binders are only effective for dust control in non-traffic areas. Instead, consider mixing cementitious based binders with sub-base soils for greater soil strength.
TYPES	IDEAL SOIL CHARACTERISTICS	RELATIVE COST COMPARISON (AVERAGE LIFE EXPECTANCY)	ENVIRONMENTAL CONSIDERATIONS
Freshwater	None	Low initial cost, high long-term maintenance cost (0 months).	Minimal environmental hazard. If applied excessively, may result in erosion and sediment runoff. Supply may be limited in some areas and depending on the source, may require a water right permit.
Calcium Chloride	Plasticity index<8 10-20 percent fines passing the No. 200 sieve (by weight)	Low initial cost, medium long-term maintenance cost (1-5 months)	Repeated applications and long term use may harm adjacent vegetation (See the manufacturer's product information).
Magnesium Chloride	Plasticity index<8 10-20 percent fines passing the No. 200 sieve (by weight)	Low initial cost, medium long-term maintenance cost (1-5 months)	Repeated applications and long term use may harm adjacent and nearby vegetation (See the manufacturer's product information).
Page C-59		Las Vegas Valley Construction Site BMP Guidance Manual January 2009	

Construction Site Best Management Practices			
TYPES	IDEAL SOIL CHARACTERISTICS	RELATIVE COST COMPARISON (AVERAGE LIFE EXPECTANCY)	ENVIRONMENTAL CONSIDERATIONS
Lignin Derivatives	Plasticity index<6 10-30 percent fines passing the No. 200 sieve (by weight)	Medium initial cost, low long-term maintenance cost (3-12 months)	Lignin products have high BOD (biological oxygen demand) in aquatic systems. Spills or runoff into surface or groundwaters may create low dissolved oxygen conditions resulting in fish kills or increases in ground water concentrations of iron, sulfur compounds and other pollutants. (See the product MSDS for specific information).
Tree Resin Emulsions (tall oil)	Plasticity index<3 10-20 percent fines passing the No. 200 sieve (by weight)	Medium initial cost, low long-term maintenance cost (1-6 months)	(See the manufacturer's product information)
Synthetic Polymer	Plasticity index<3 5-20 percent fines passing the No. 200 sieve (by weight)	High initial cost, low long-term maintenance cost (1-3 months)	(See the manufacturer's product information)
Bitumens, Tars, and Resins	Plasticity index<3 <20 percent fines passing the No. 200 sieve (by weight)	High initial cost, low long-term maintenance cost (1-3 months)	Use of soils prohibited. Some petroleum based products may contain carcinogenic polycyclic aromatic hydrocarbons (PAHs). (See the manufacturer's product information)
Cementitious Based Binders	Depending on type of cementitious based binder, will work with both high and low plasticity index soils.	Low initial cost, medium long-term maintenance cost (3-6 months)	None
Page C-60		Las Vegas Valley Construction Site BMP Guidance Manual January 2009	

Construction Site Best Management Practices	
SPC-11 Construction Entrance/Exit Tire Wash Photos/Sketches  Schematic of Construction Exit Tire Wash (Courtesy Caltrans) Page C-154	Construction Site Best Management Practices SPC-11 Construction Entrance/Exit Tire Wash Drawing  (Courtesy of Caltrans) Page C-155

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INITIAL: CHC DATE: 04-30-2019

PREPARED BY

JEFFREY A. TIBBITTS

PROFESSIONAL ENGINEER - STATE OF NEVADA

CIVIL

No. 019553

5-28-19

CITY OF LAS VEGAS

BID # TBD

H # TBD

SUBMITTAL STAGE: FOR PERMIT

DATE: 12-6-2018

DESIGNED BY: T. LEJA

DRAWN BY: T. LEJA

CHECKED BY: J. DEZORT

TITLE

DUTCH BROS COFFEE

3121 WEST SAHARA AVENUE

SHEET

EROSION CONTROL DETAILS

REVISIONS

NO.

DATE

SHEET

PREPARED FOR

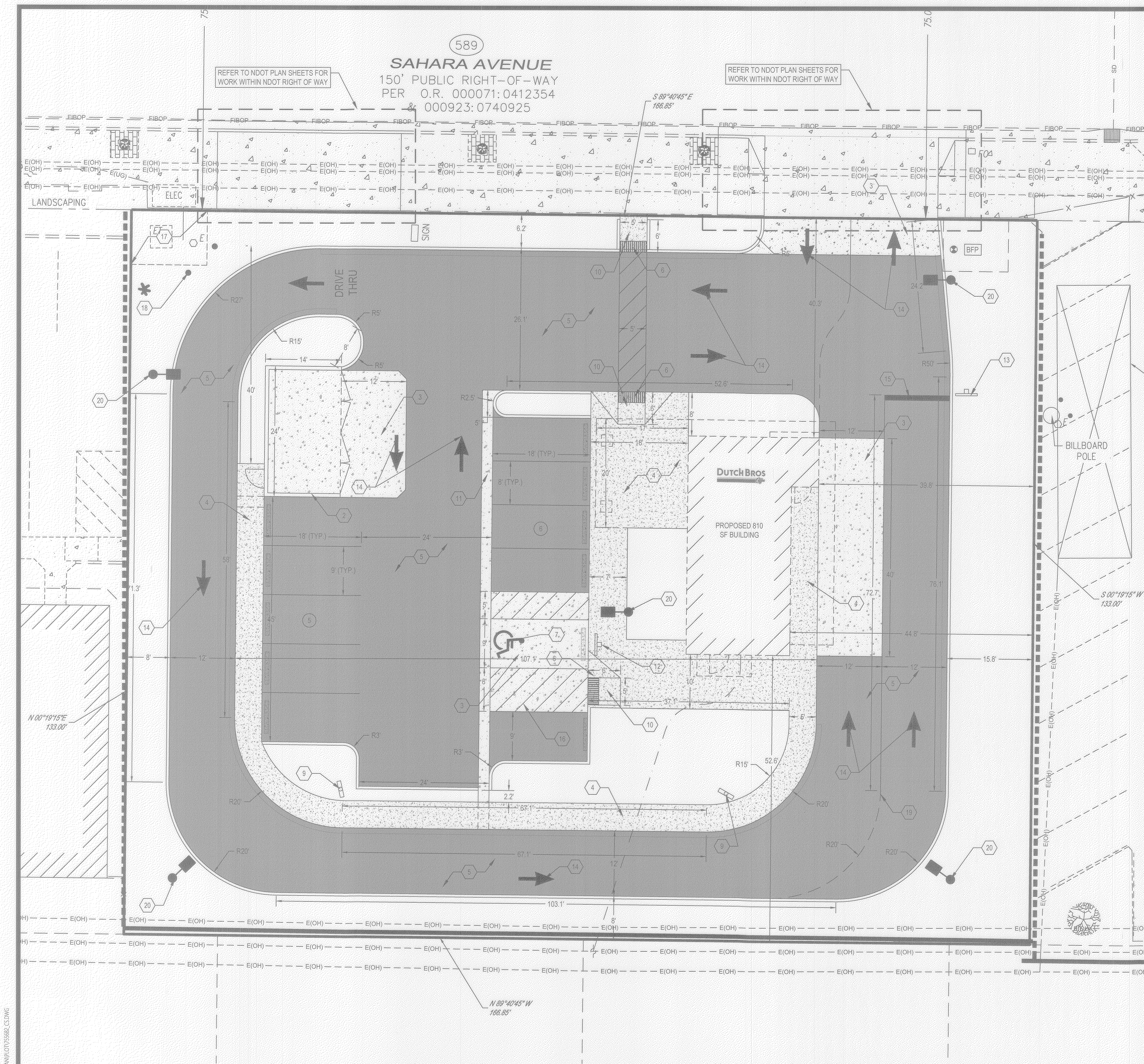
CITY OF LAS VEGAS

SHEET

DT

DRAWING NO. 755682

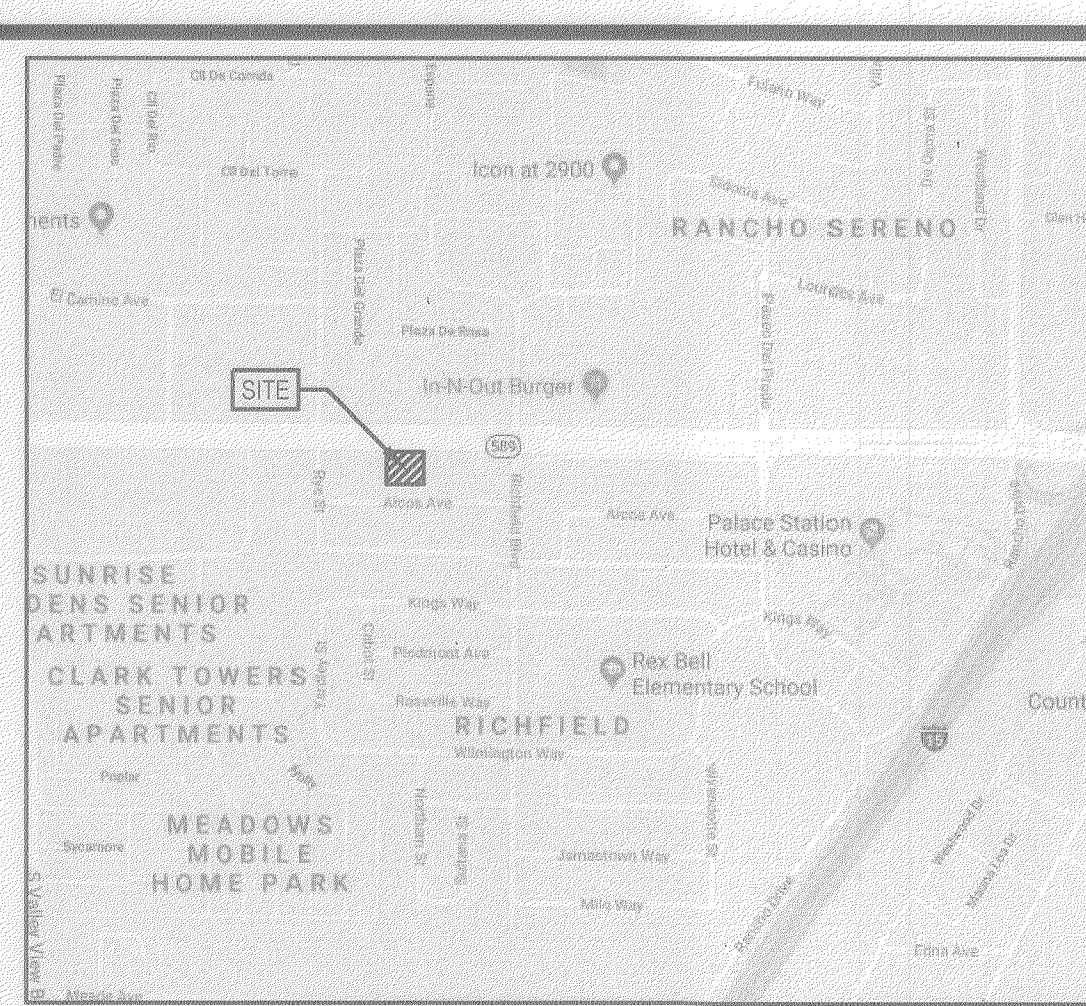
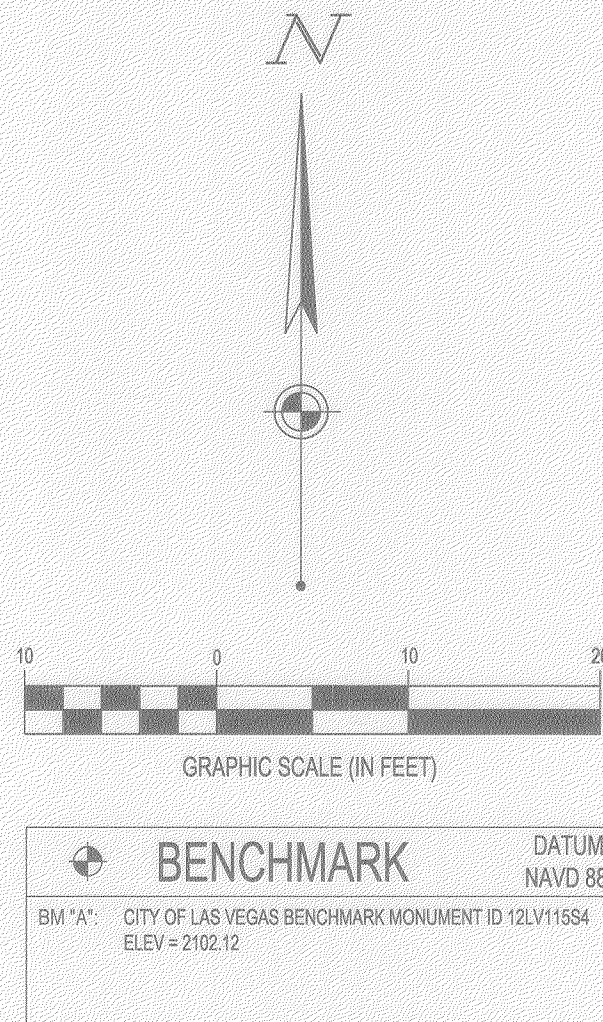
5/28/19 W:\PROJECTS\2019\2019-0005\2019-0005-01\AS VEGAS\WVBS-Civil\LAND\2019-0005-01\2019-0005-01-01.dwg



- CODED NOTES:**
- EXISTING DRIVE APPROACH TO BE REBUILT PER UNIFORM STANDARD DRAWINGS OF CLARK COUNTY DRAWING 224.
 - TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS).
 - CONCRETE PAVEMENT PER DETAIL ON SHEET 4.
 - CONCRETE SIDEWALK PER DETAIL ON SHEET 4.
 - ASPHALT PAVEMENT PER DETAIL ON SHEET 4.
 - DETECTABLE WARNING SURFACE PER DETAIL ON SHEET 5.
 - ADA PARKING SYMBOL PER DETAIL ON SHEET 4.
 - EXISTING DRIVEWAY TO BE REPLACED WITH SIDEWALK PER COUSTD No. 234.
 - MENU BOARD TO BE FURNISHED AND INSTALLED BY OWNER.
 - ADA RAMP PER DETAIL ON SHEET 5. SEE GRADING ON SHEET 13.
 - CONTRACTOR TO INSTALL 2' CONCRETE VALLEY PER DETAIL ON SHEET 4.
 - ADA PARKING SIGN PER DETAIL ON SHEET 4.
 - STOP SIGN PER DETAIL ON SHEET 5.
 - PAVEMENT ARROW PER DETAIL ON SHEET 6.
 - 12' WIDE STOP BAR PAINTED WHITE.
 - 4" WHITE TRANSVERSE STRIPING 4" O/C.
 - EXISTING UTILITY EASEMENT TO REMAIN.
 - 6" BOLLARD DETAIL PER DETAIL ON SHEET 6.
 - 4" PAVEMENT LINE.
 - LIGHT POLE TO BE CONSTRUCTED PER DETAIL ON SHEET 6.

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INITIAL: CHC DATE: 04-30-2019



LOCATION MAP
NOT TO SCALE

GENERAL NOTES

- GENERAL SCOPE OF WORK INCLUDES: CONSTRUCTION OF A RESTAURANT AND PARKING LOT.
- PARKING REQUIRED: ONE SPACE PER 200 SF OF BACK OF HOUSE (810 SF / 200 SF = 5 PARKING SPACES)
PROVIDED PARKING: (11) STANDARD PARKING SPACES.
- THE ADJACENT INTERSECTION OF WEST SAHARA AVENUE AND RYE STREET IS SIGNALIZED.

ZONING, VARIANCE, SETBACK, & PERMITS:

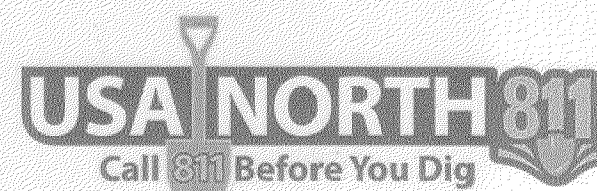
- ZONING DATA
A. PARCEL: 162-08-104-003
B. ADDRESS: 3121 WEST SAHARA AVENUE LAS VEGAS, NV 89102
C. PROPERTY AREA: EXISTING ±0.509 ACRES (±22,191 S.F.)
PROPOSED ±0.509 ACRES (±22,191 S.F.)
D. ZONING: C-1 LIMITED COMMERCIAL
E. ADJACENT ZONING: NORTH: LIMITED COMMERCIAL
EAST: LIMITED COMMERCIAL
SOUTH: SINGLE FAMILY RESIDENTIAL
WEST: LIMITED COMMERCIAL
F. IMPERVIOUS AREA: ±15,099 S.F. (68% OF PROPERTY)
G. OPEN SPACE AREA: ±7,092 S.F. (32% OF PROPERTY)
H. FLOODPLAIN DESIGNATION: PARCEL IS LOCATED WITHIN 'ZONE X' AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 32003C2170F, EFFECTIVE DATE: NOVEMBER 16, 2011; PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- SETBACK REQUIREMENTS:

	REQUIRED			PROVIDED		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
BUILDING	10'	10'	20'	37'	39.8'	55.9'
LANDSCAPE BUFFER	15'	8'	15'	5'	8'	8'

- WAIVERS:
A. REDUCE THE FRONT LANDSCAPE BUFFER TO 5'.

LEGEND	
	BUILDING
	CONCRETE CURB
	PAVEMENT/WALK
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT PER DETAIL ON SHEET 4.
	PROPOSED CONCRETE PAVEMENT PER DETAIL ON SHEET 4.
	PROPOSED CONCRETE SIDEWALK PER DETAIL ON SHEET 4.
	PARKING SPACE COUNT
	SIGN
	DETECTABLE WARNING MAT.
	LIGHT POLE

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: USA NORTH 811 SERVICE AT 811 OR 1 (800) 842-2444 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF USA NORTH 811 SERVICE

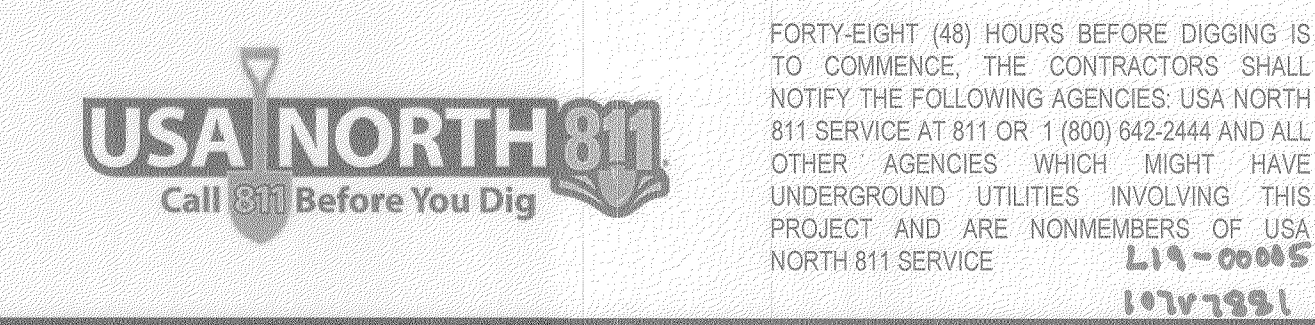


NO.	DATE	SHEET	REVISIONS



TITLE
DUTCH BROS COFFEE
3121 WEST SAHARA AVENUE
SHEET
ZONING SITE PLAN

PREPARED FOR CITY OF LAS VEGAS	DATE: 12-6-2018	BID # TBD	H # TBD	SUBMITTAL STAGE: FOR PERMIT	CHECKED BY: J. DEZORT
SHEET					CI
DRAWING NO. 755682					11 OF 16



PLANT MATERIAL LIST					
SYM.	QTY.	PLANT NAME	INSTALLED SIZE	MATURE HT/SPD	SPACING
TREES					
HL	3	GLEDTISIA TRIACANTHOS CULTIVARS - HONEY LOCUST	2 GAL.	35' / 30'	SEE PLAN
LA	22	FRAXINUS GREGGII - LITTLELEAF ASH	2 GAL.	18' / 15'	SEE PLAN
WH	3	PROSOPIS GLANDULOSA TORREYANA - WESTERN HONEY MESQUITE	2 GAL.	20' / 20'	SEE PLAN
SHRUBS					
CC	11	CALLIANDRA CALIFORNICA - BAJA FAIRY DUSTER	5 GAL.	5' / 6'	SEE PLAN
JB	89	BUXUS MICROPHYLIA 'JAPONICA'	5 GAL.	3' / 3'	SEE PLAN
GL	31	COTONEASTER GLAUCOPHYLLUS - GREY LEAF COTONEASTER	5 GAL.	5' / 6'	SEE PLAN
NO	11	NERIUM OLEANDER - OLEANDER	15 GAL.	15' / 15'	SEE PLAN

N

LEGEND

PROPOSED

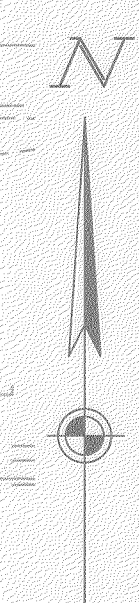
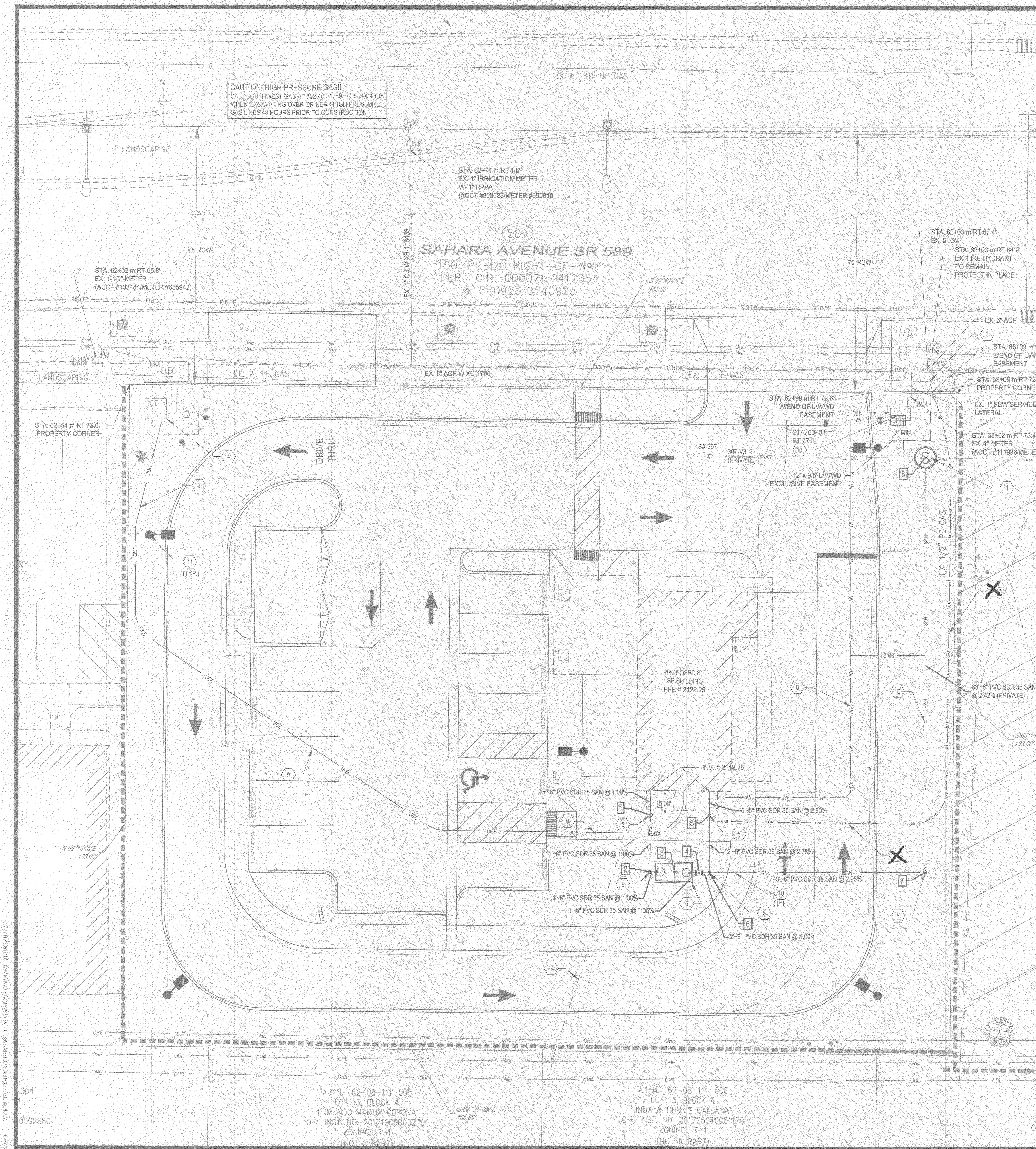
0 10 20

GRAPHIC SCALE (IN FEET)

BENCHMARK		DATUM: NAVD 88
BM "A":	CITY OF LAS VEGAS BENCHMARK MONUMENT ID 12LVH554 ELEV = 2162.12	

USA NORTH 811
Call 811 Before You Dig

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS
 TO COMMENCE, THE CONTRACTORS SHALL
 NOTIFY THE FOLLOWING AGENCIES: USA NORTH
 811 SERVICE AT 811 OR 1 (800) 642-2444 AND ALL
 OTHER AGENCIES WHICH MIGHT HAVE
 UNDERGROUND UTILITIES INVOLVING THIS
 PROJECT AND ARE NONMEMBERS OF USA
 NORTH 811 SERVICE



- CODED NOTES:**
- CONTRACTOR TO INSTALL NEW SANITARY MANHOLE PER DCSWCS. CONTRACTOR TO CONFIRM DEPTH OF EXISTING SANITARY AT TIME OF DEMOLITION. CONTRACTOR TO COORDINATE WITH DESIGN ENGINEER IMMEDIATELY IF CONFLICT OCCURS.
 - NOT USED.
 - EXISTING $\frac{1}{2}$ " GAS TAP TO BE REUSED. TO BE COORDINATED WITH SOUTHWEST GAS.
 - REUSE EXISTING TRANSFORMER IN NORTHWEST CORNER OF PROPERTY. TO BE COORDINATED WITH NV POWER.
 - INSTALL SANITARY CLEANOUT.
 - CONTRACTOR TO INSTALL 500 GALLON GREASE INTERCEPTOR PER PLUMBING PLAN.
 - CONTRACTOR TO INSTALL GAS LINE PER DETAIL ON SHEET 15.
 - CONTRACTOR TO INSTALL 1" COPPER WATER LINE PER DETAIL ON SHEET 15.
 - CONTRACTOR TO INSTALL UNDERGROUND ELECTRIC SECONDARY FROM CT CABINET TO TRANSFORMER.
 - CONTRACTOR TO INSTALL 6" PVC SANITARY PIPE PER DETAILS AND SPECIFICATIONS OF DCSWCS.
 - SEE ELECTRICAL PLANS FOR LIGHT POLE WIRING DIAGRAMS.
 - NOT USED.
 - CONTRACTOR TO INSTALL 1" RPPA PER UDACS PLATE NO. 8 AND DETAIL ON SHEET 16.
 - CONTRACTOR TO INSTALL 4" CONDUIT FROM TELECOM CONNECTION AT BUILDING TO DESIGNATED T-POLE. CONTRACTOR TO COORDINATE WITH COX COMMUNICATIONS.

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INITIAL: CHC DATE: 04-30-2019

X SANITARY SEWER STRUCTURE SCHEDULE			
NO.	STRUCTURE	RIM	INVERT
1	6" CO	2122.17'	2118.70' (6") N 2118.70' (6") S
2	6" CO	2122.31'	2118.59' (6") N 2118.59' (6") E
3	GREASE INTERCEPTOR	2122.32'	2118.58' (6") W 2118.33' (6") E
4	SAMPLE WELL	2122.33'	2118.31' (6") W 2118.31' (6") E
5	6" CO	2122.20'	2118.61' (6") N 2118.81' (6") S
6	6" CO	2122.30'	2118.29' (6") N 2118.29' (6") W 2118.29' (6") E
7	6" CO	2121.09'	2117.01' (6") W 2117.01' (6") N
8	48" MH	2118.92'	2114.99' (6") S 2115.00' (8") E

NOTE:
INVERT OF EXISTING 8" SANITARY SEWER LINE IS ASSUMED BASED ON CONVERSATIONS WITH THE CITY PUBLIC WORKS DEPARTMENT. CONTRACTOR SHALL VERIFY DEPTH PRIOR TO CONSTRUCTION AND REMOVE ANY UNNECESSARY SANITARY SEWER LATERAL.

TO ENSURE LVVWD ACCESS WITHIN EASEMENT
ALL ABOVE GROUND OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO, LANDSCAPE BOULDERS, FENCES / WALLS, AND SIGNS ARE STRICTLY PROHIBITED WITHIN EASEMENT.

FIRE FLOW CALCULATIONS

Fire Flow Requirement is 1500 gpm @ 20 psi residual.

Based on:

Square Footage: 810 square feet

Largest area between 4-Hour area separation fire walls: N/A square feet

Building Height: 21'-4" feet

Number of Stories: 1 floors

Type of Construction: VB

Occupancy: 9

Full Automatic Fire Sprinkler System: ☐ Yes ☒ No

Anticipated Fire Sprinkler Flow Demand: N/A gpm

LOCATION: EX. FIRE HYDRANT IN SAHARA AVENUE, APPROX. 600 FEET WEST OF RICHFIELD BOULEVARD.

FOR ALL DRY UTILITY CROSSINGS

- MAINTAIN MINIMUM 12" VERTICAL SEPARATION AT ALL POINTS OF CROSSING
- MAINTAIN 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.

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

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES

PROJECT NO. 136190 FIRST APPROVED DATE: 6-12-19

LVVWD APPROVED FIRE FLOW: TOTAL 1500 GPM / ON SITE N/A GPM

APPROVED FOR CONSTRUCTION

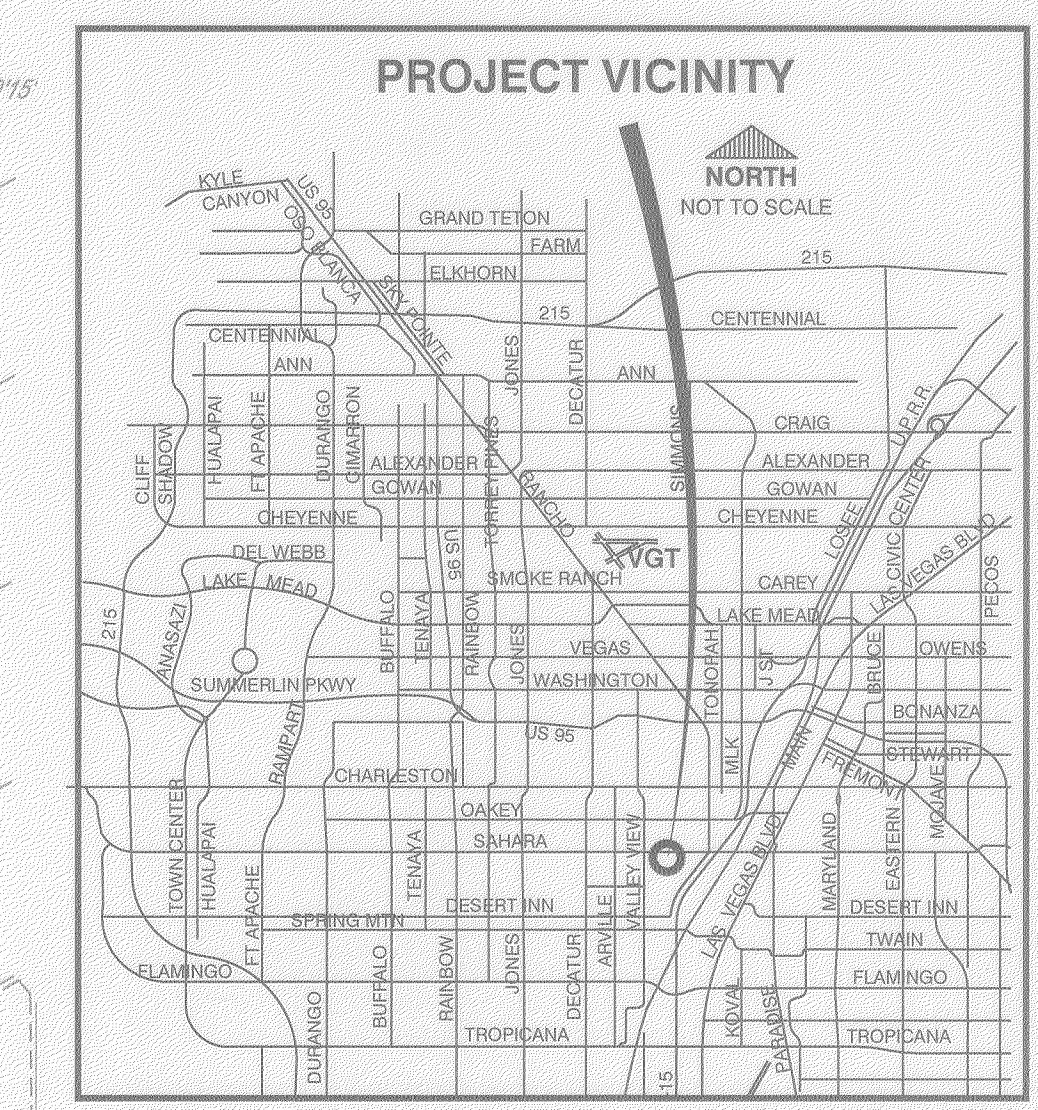
SOUTHWEST GAS CORPORATION

DATE: 7/1/19

LAS VEGAS FIRE AND RESCUE

NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) PERMIT REQUIRED

AN APPROVED NDOT OCCUPANCY PERMIT SHALL BE OBTAINED THROUGH LVVWD PRIOR TO ANY CONSTRUCTION WITHIN THE NDOT RIGHT-OF-WAY. PLANS SHOWING WORK IN NDOT RIGHT-OF-WAY MUST SHOW NDOT STATIONING. THE DEVELOPER ASSUMES ALL LIABILITY FOR WORK CONDUCTED UNDER LVVWD OBTAINED PERMIT THROUGH WARRANTY EXPIRATION.

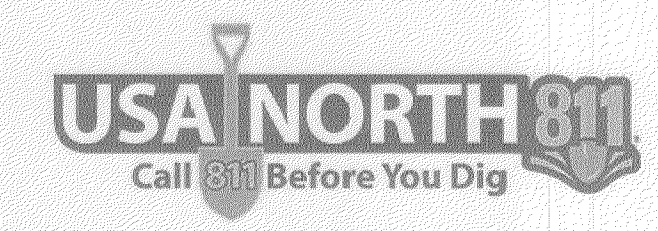


BENCHMARK

BM "A": CITY OF LAS VEGAS BENCHMARK MONUMENT ID 12.V11534
ELEV = 2102.12

DATUM: NAVD 88

SEE SHEET 14 DT
FOR GENERAL UTILITY NOTES



FORTY-THREE (43) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: USA NORTH 811 SERVICE AT 811 OR 1 (800) 642-2444 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF USA NORTH 811 SERVICE

L19-00005
107-7881

PREPARED FOR
CITY OF LAS VEGAS

BID # TBD

H # TBD

SUBMITTAL STAGE:
FOR PERMIT

SHEET
UT
14 OF 16
DRAWING NO.
755682

TITLE
DUTCH BROS COFFEE

3121 WEST SAHARA AVENUE

UTILITY PLAN

SHEET

DATE: 12-6-2018

DESIGNED BY: T. LEJA

DRAWN BY: T. LEJA

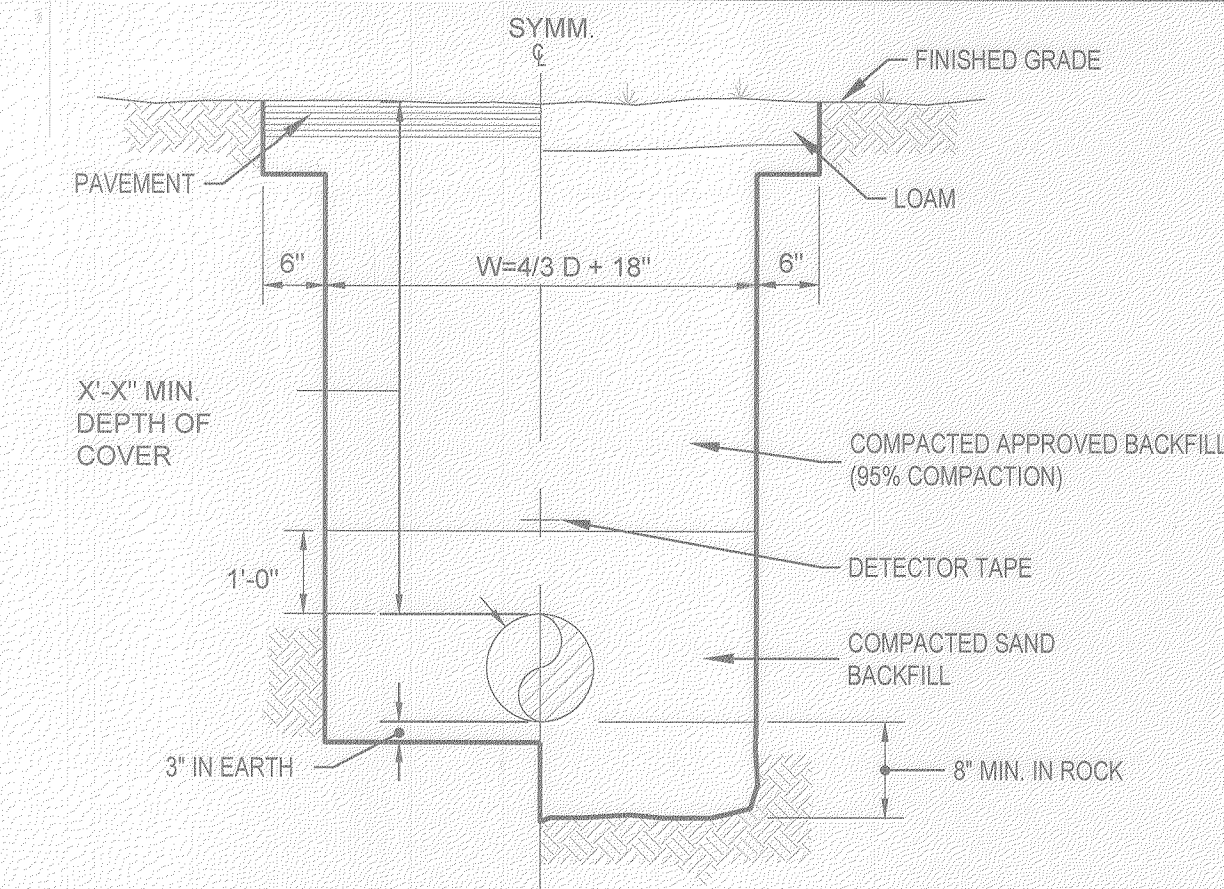
CHECKED BY: J. DEZORT

PROJ.#: 136190A

QS: 162-08-NW

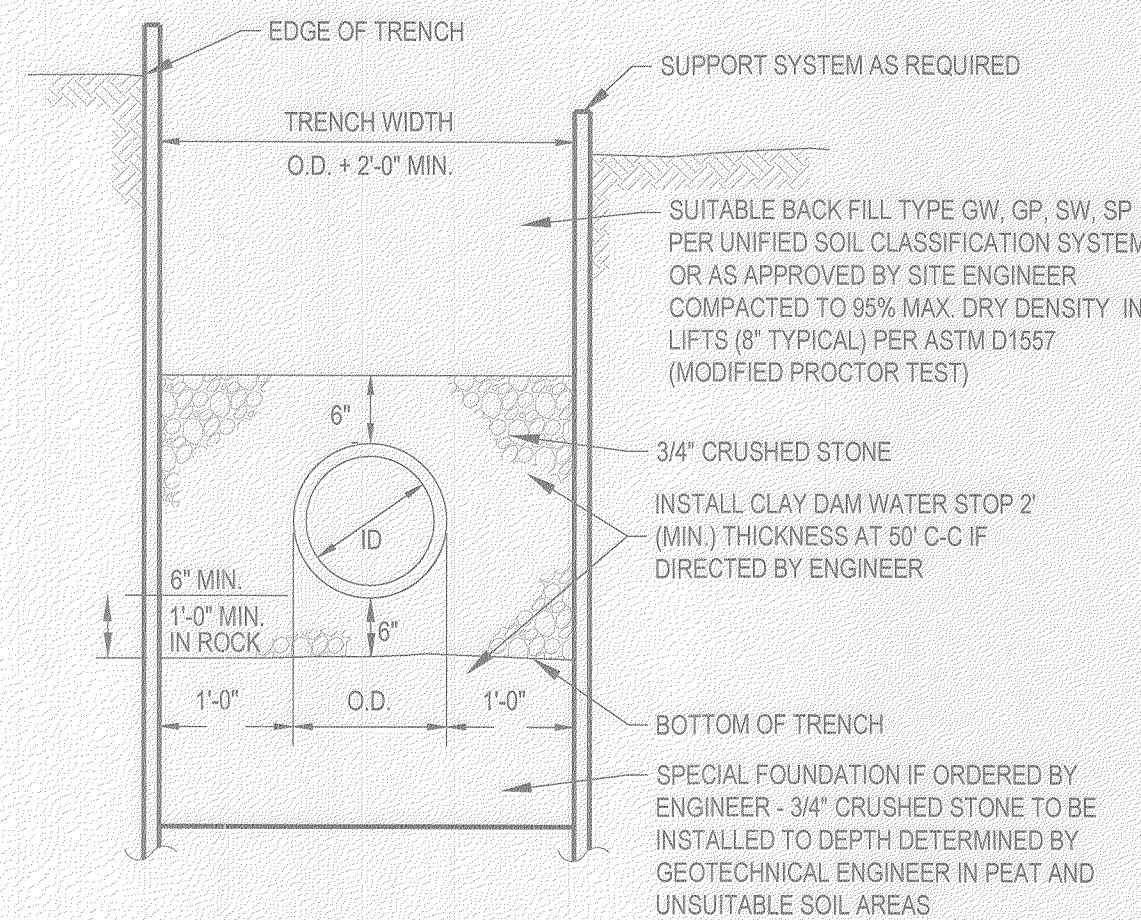
REVISIONS

NO.	DATE	SHEET

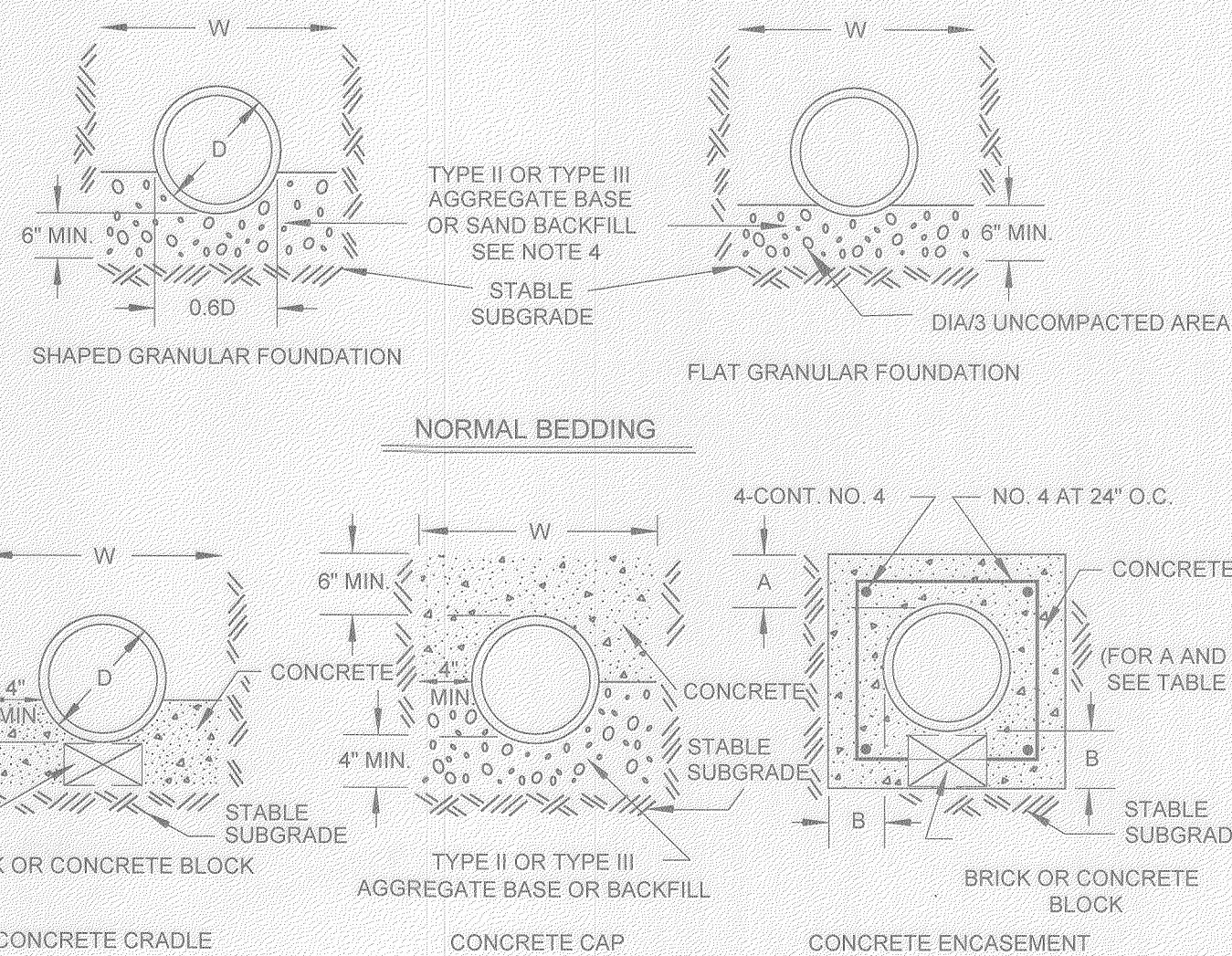
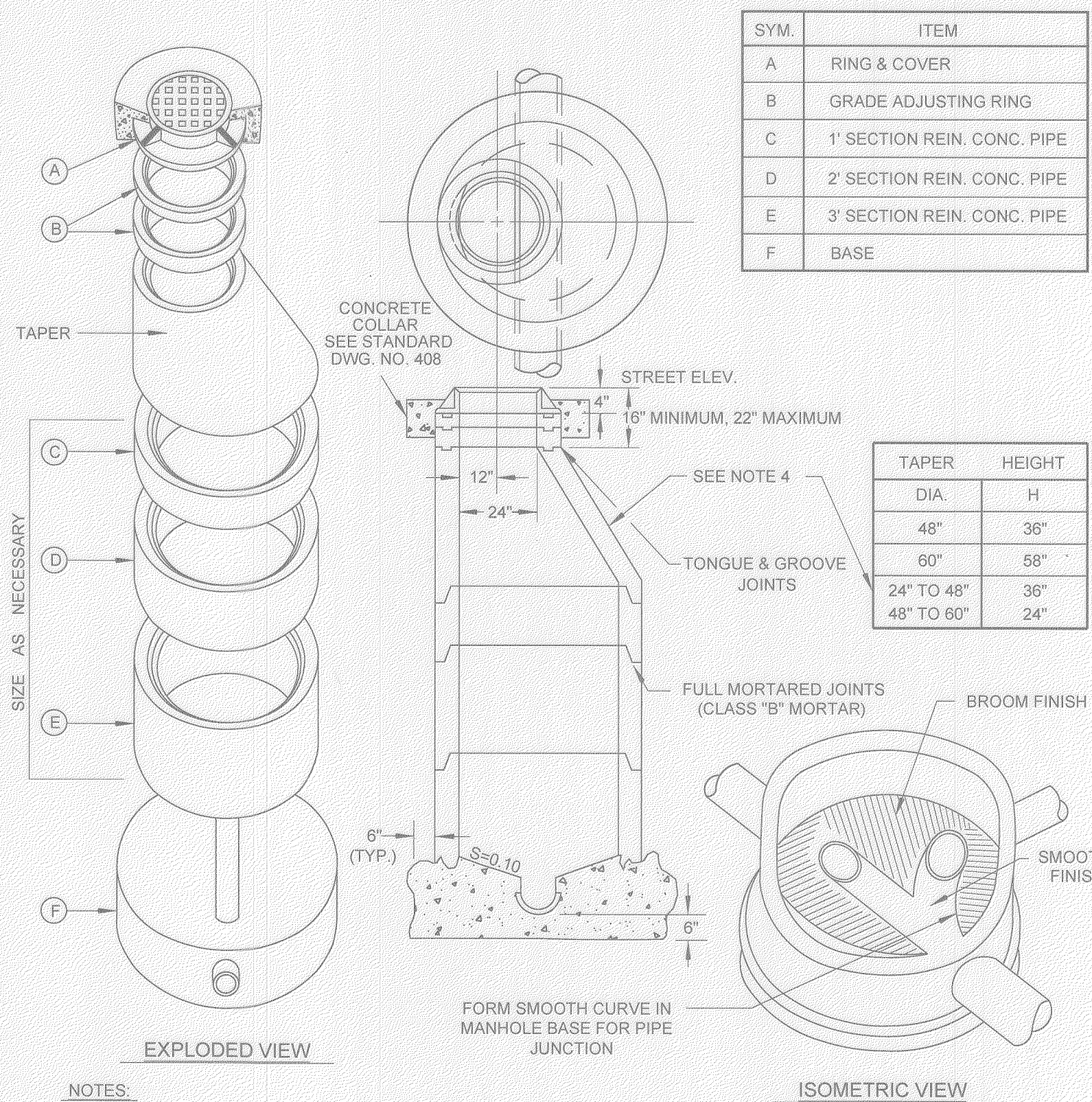
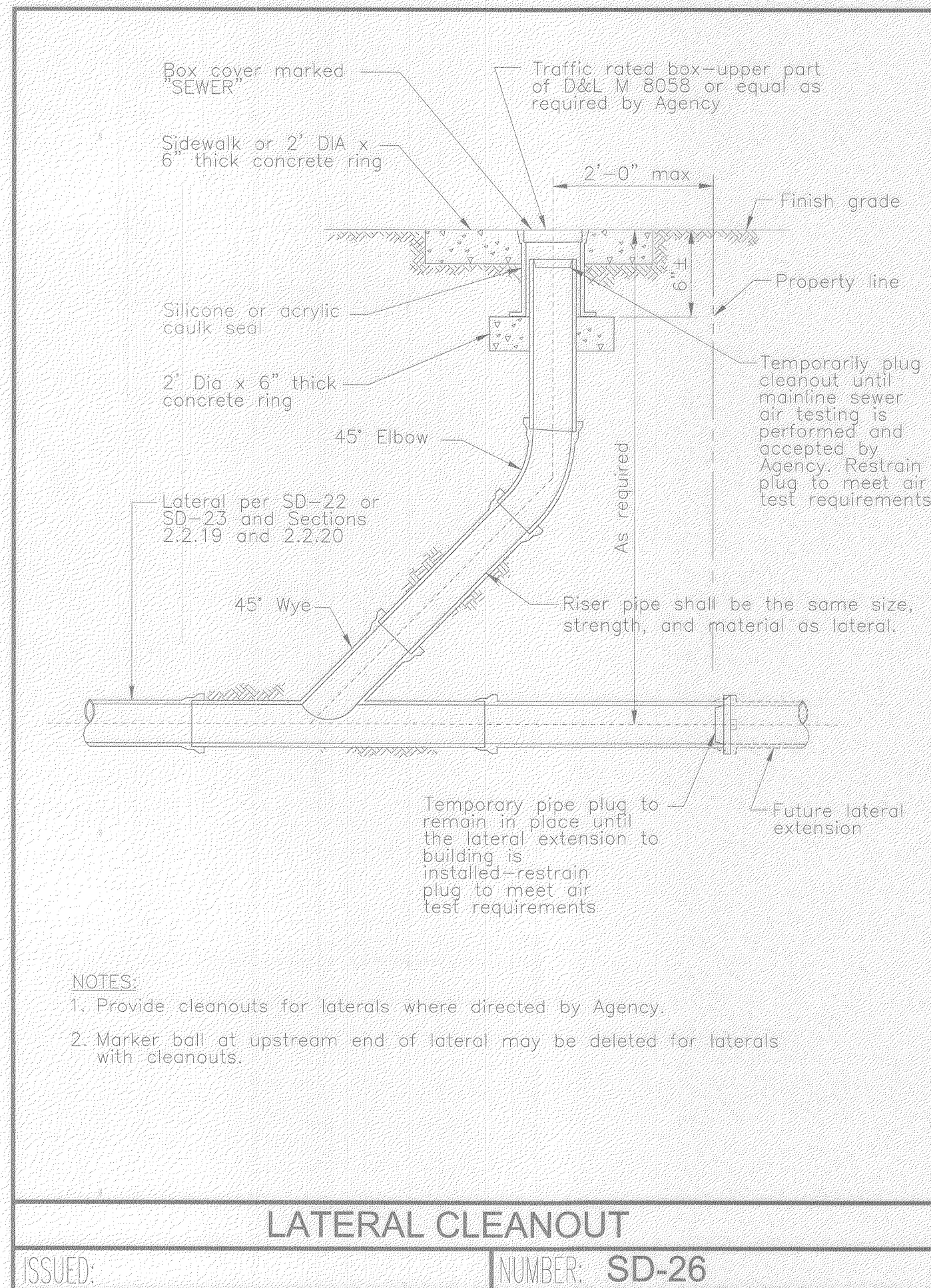


- NOTE:
1. FIRE LINE PIPING AND SERVICE PIPING > 3" I.D. TO BE CLASS 53 DUCTILE IRON WITH RESTRAINED JOINTS 40 FT. EACH SIDE OF ALL FITTINGS, ELBOWS AND APPURTENANCES. DOMESTIC PIPING < 3" I.D. TO BE TYPE K COPPER PER ASTM B 88.
 2. NOTE: PIPING TO BE HYDROSTATIC TESTED 2 HOURS @ 100 PSI. OVER NORMAL OPERATING PRESSURE AFTER INSTALLATION

TYPICAL WATER SERVICE TRENCH DETAIL
NTS



TYPICAL SANITARY SEWER TRENCH SECTION
NOT TO SCALE



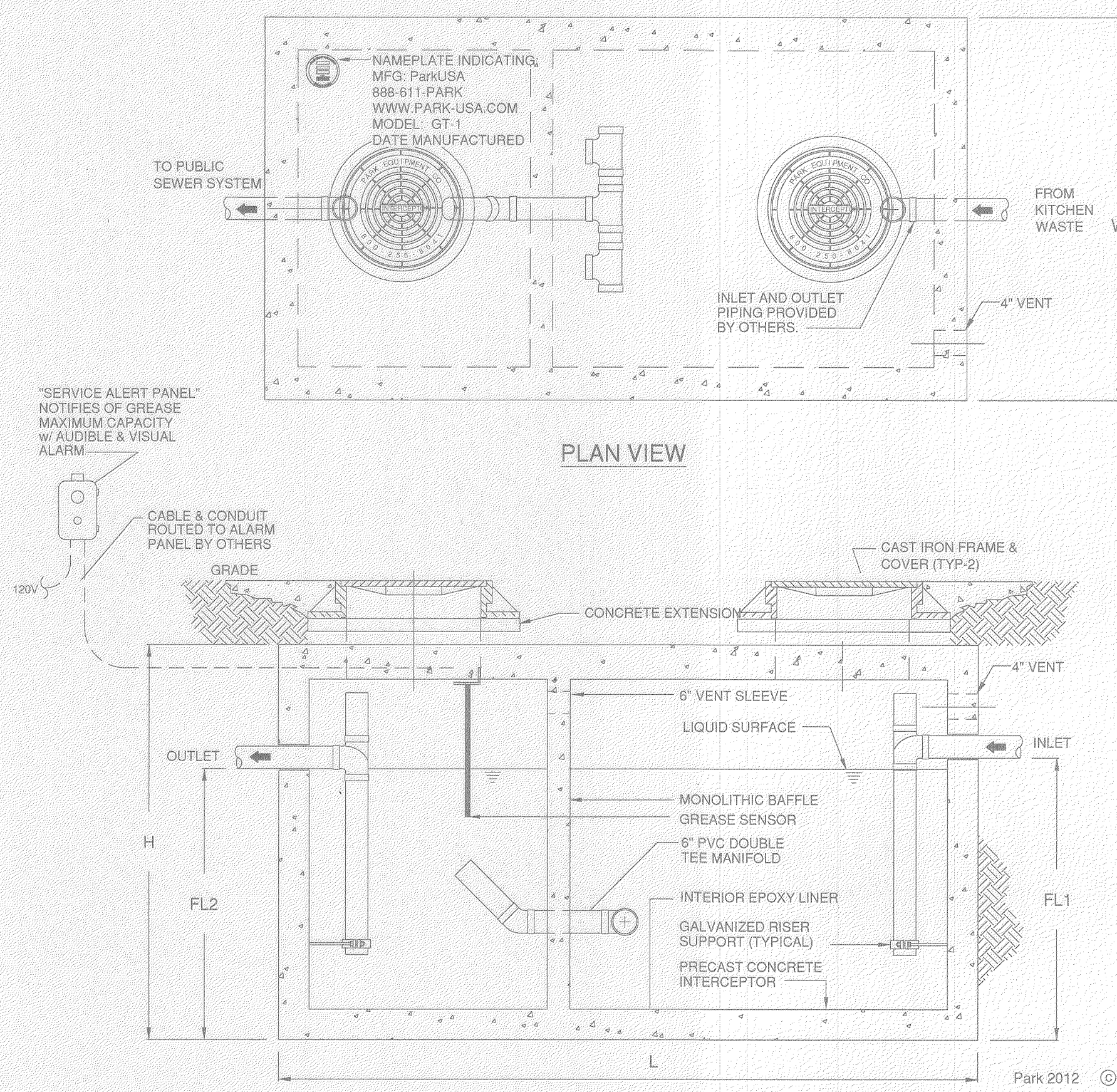
- NOTES:
1. PIPE BEDDING TO BE COMPACTED TO AT LEAST 90% OF MAXIMUM DENSITY. SUBGRADE SHALL CONFORM TO RESPECTIVE ENTITY REQUIREMENTS.
 2. INDICATED THICKNESS OF BEDDING MATERIAL TO BE CONSTRUCTED UNDER THE BARREL. SUBGRADE TO BE EXCAVATED TO PROVIDE 2" CLEARANCE UNDER THE BELL.
 3. OTHER BEDDING METHODS MAY BE SPECIFIED OR APPROVED.
 4. CRUSHED ROCK MAY BE USED FOR PIPE BEDDING ONLY IF MATERIAL USE HAS BEEN SPECIFICALLY APPROVED BY THE GOVERNING AGENCY.

PIPE TRENCH BEDDING METHODS No. 505
N.T.S.

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INITIAL: CHC

DATE: 04-30-2019



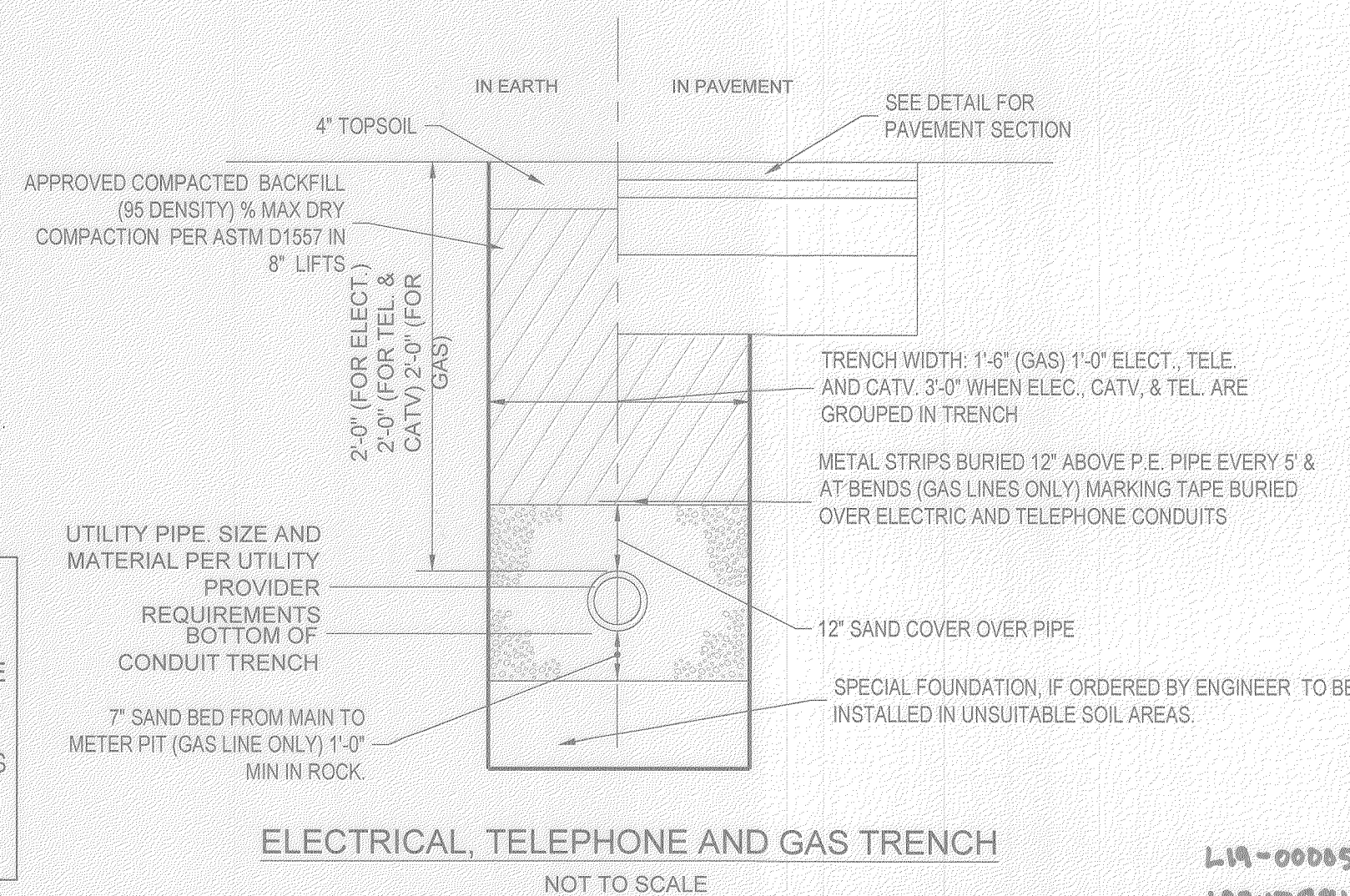
Specifications

- CONCRETE: Class II concrete with design strength of 4500 PSI at 28 days. Unit is of monolithic construction at floor, first stage of wall and baffle with sectional riser to required depth. (Monolithic baffle required, slide-in type is not acceptable)
- REINFORCEMENT: Grade 60 reinforced with steel rebar conforming to ASTM A615 on required centers or equal.
- C.I. CASTINGS: Manhole frames, covers or grates are manufactured of gray cast iron conforming to ASTM A48-78 Class 30. Manhole shall be nominal 24 inch diameter and be traffic duty.

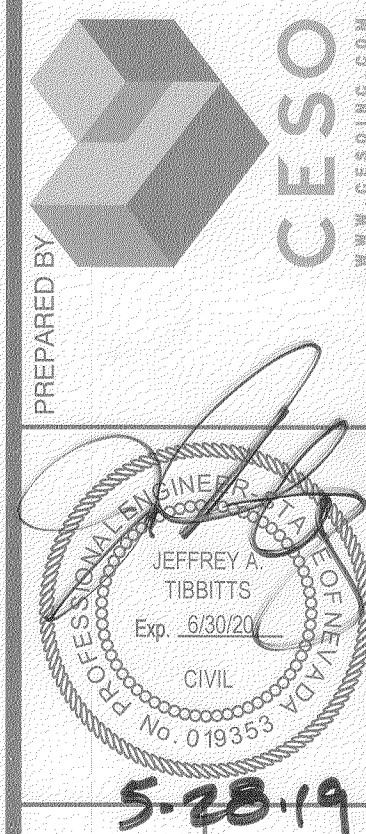


GREASE TRAP (750 GALLON CAPACITY) & SAMPLE WELL DETAILS "OR APPROVED EQUAL"

1. ENGINEER OF RECORD APPROVAL REQUIRED FOR "APPROVED EQUAL"

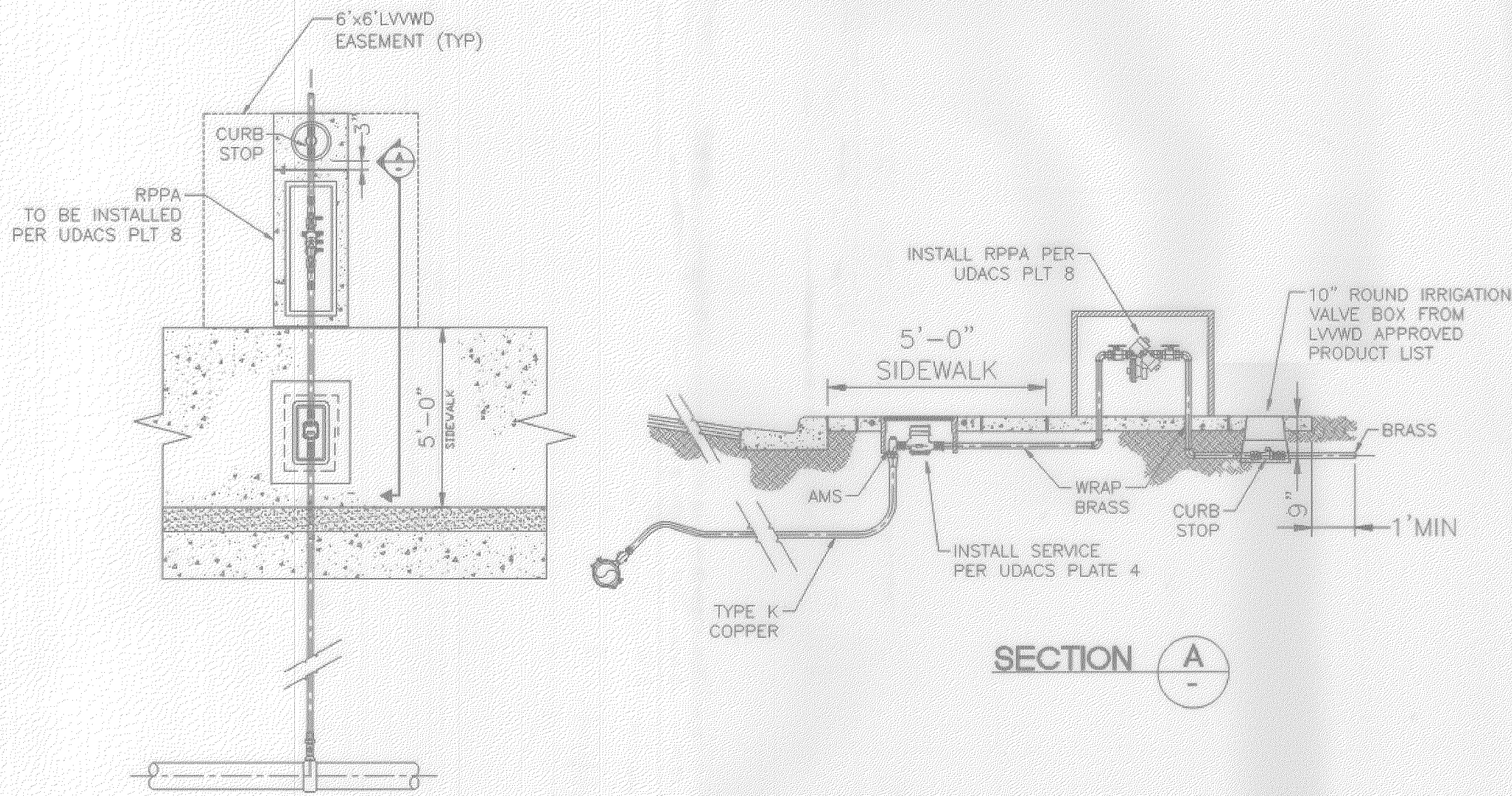


L19-00065
101V7381



TITLE DUTCH BROS COFFEE
3121 WEST SAHARA AVENUE
SHEET

PREPARED FOR CITY OF LAS VEGAS
DATE: 12-5-2018
DESIGNED BY: T. LEJA
DRAWN BY: T. LEJA
CHECKED BY: J. DEZORT
SUBMITTAL STAGE: FOR PERMIT
SHEET
DT
15 OF 16
DRAWING NO. 755682



METER AND RPPA PER UDACS PLATE NO. 4 & 8 WITH CURB STOP

LAS VEGAS VALLEY WATER DISTRICT (LVVWD) STANDARD NOTES

LVVWD PROJECT # 136190
(Revised 08/01/2017)

1. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE LVVWD. FOLLOWING WATER PLAN APPROVAL, NOTICE SHALL BE GIVEN TO THE LVVWD COMMUNICATION SUPPORT CENTER (258-7171) TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. FOR FUTURE INSPECTIONS, NOTICE MUST BE GIVEN BY 2:00 P.M. THE BUSINESS DAY PRIOR TO THE REQUESTED LVVWD INSPECTION. WHEN REQUESTING INSPECTIONS, PLEASE REFER TO THE PROJECT # IDENTIFIED ABOVE.
2. ALL WORK SHALL CONFORM TO 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 OFFSITE IMPROVEMENT, CLARK COUNTY AREA.
4. A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LVVWD.
5. ALL SERVICE LATERALS TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING WITH LVVWD APPROVED SERVICE SADDLES.
6. ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.
7. ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, VALLEY AND CURB CUTTERS.
8. ALL WATER AND STORM DRAIN OR SANITARY SEWER CROSSINGS SHALL CONFORM TO SECTION 2.22 OF THE 2010 EDITION OF THE UDACS.
9. ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, 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 CENTRAL STORES, TELEPHONE 258-3152 OR 258-3802, TWO (2) WORKING DAYS PRIOR TO METER PICKUP.
11. ANY INTERRUPTION OF SERVICE MUST BE PERFORMED IN ACCORDANCE WITH UDACS SECTION 3.14.01, AND APPROVED BY THE 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'S 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. ANY REPAIR WORK DONE BY THE LVVWD TO THE MUNICIPAL WATER FACILITIES WILL INCLUDE THE PLACEMENT OF AN APPROPRIATELY SIZED ASPHALT REPAIR PATCH ON THE STREET SURFACE.

ANY DECORATIVE PAVING SURFACE WITHIN THE STREET IS THE RESPONSIBILITY OF THE OWNER'S ASSOCIATION, OR THE INDIVIDUAL PROPERTY OWNERS IF NO OWNER'S ASSOCIATION IS IN EXISTENCE, OR THE AGENCY HAVING JURISDICTION. DECORATIVE SURFACE MATERIALS PLACED WITHIN THE TEN FOOT EASEMENT ABUTTING A PUBLIC OR PRIVATE STREET, IF DISTURBED BY THE LVVWD DURING THE REPAIR OR OPERATION OF ITS FACILITIES, WILL BE REPLACED BY LVVWD WITH AN APPROPRIATELY SIZED PLAIN FINISH CONCRETE PATCH. THE LVVWD WILL NOT 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.

15. NO LEAD COMPLIANCE NOTE:

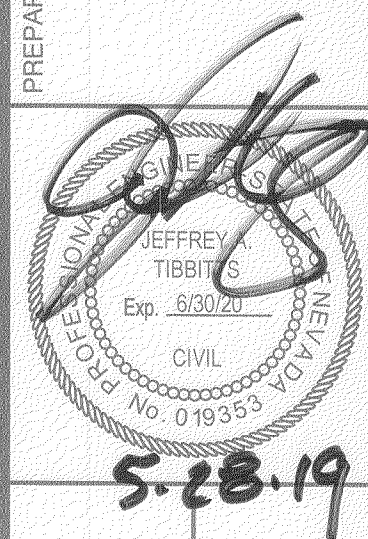
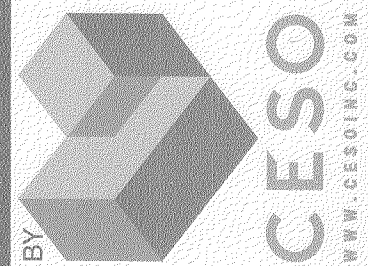
TO COMPLY WITH THE FEDERAL SAFE DRINKING WATER ACT, ALL WATER WORKS BRASS PRODUCTS PROPOSED TO BE RELOCATED, OR INSTALLED AS NEW MUST BE INSTALLED WITH THE LEAD FREE APPROVED PRODUCT. THE OLD LEADED PRODUCT MAY NOT BE REUSED.

APPROVED FOR CONSTRUCTION

[Signature]
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT No. 136190 FIRST APPROVED DATE: 6-12-19
LVVWD APPROVED FIRE FLOW 1500 GPM AT 20 PSI RESIDUAL

APPROVED FOR CONSTRUCTION
[Signature]
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT NO. 136190 FIRST APPROVED DATE: 6-12-19
DRAWING NO. 755682

NO.	DATE	SHEET	REVISIONS



TITLE
DUTCH BROS COFFEE
3121 WEST SAHARA AVENUE
SHEET
UTILITY DETAILS

PREPARED FOR CITY OF LAS VEGAS	BID # TBD	DATE: 12-6-2018
SHEET	H # TBD	DESIGNED BY: T. LEJA
FOR PERMIT	DRAWN BY: T. LEJA	CHECKED BY: J. DEZORT

PROJECT NO. 136190 FIRST APPROVED DATE: 6-12-19 DRAWING NO. 755682

PROJECT NO. 136190 QS-162-08-NW