

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.

8. AC PAVEMENT TO BE ONE-HALF INCH (1/2") ABOVE UP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.

9. CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 216.

10. SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.

11. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF THE TRANSITIONS TO BE AS SHOWN ON PLANS.

12. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY MCGEETIGAN CONSULTING LLC REPORT #1802001 DATE AUGUST 24, 2018, APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.

13. EXACT LOCATION OF ALL SAWCUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS ENGINEER IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATIONS.

14. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE NO. 625.380 & CITY OF LAS VEGAS TITLE 18, APPENDIX D.

15. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC., SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.

WALL NOTES:

16. ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS; FLOOD CONTROL, AND SIGHT DISTANCE AT INTERSECTIONS. NEW WALLS REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.

17. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE COMPLETION OF ASPHALT WITHIN CITY RIGHT OF WAY.

18. CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEAN OUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.

19. MATERIALS, HANDLING AND PLACEMENT OF PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF MDOOT OR THE CLARK COUNTY AREA SPECIFICATIONS (AS APPLICABLE) AND THE PLANS AND DETAILS SHOWN HEREON.

20. WHEN INSTALLING UNDERGROUND FACILITIES THAT REQUIRE UNDERGROUND LOCATING DEVICES SUCH AS MARKER BALLS, LOCATING RIBBON, ETC, THE CONTRACTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO OFFSITE INSPECTION AND TESTING CERTIFYING THAT ALL DEVICES HAVE BEEN PLACED AND VERIFIED TO BE IN GOOD WORKING CONDITION PRIOR TO THE CONSTRUCTION OF ANY ROAD BASE.

21. AFTER HAUNCHING AND PRIOR TO BACKFILL OPERATIONS WHICH WOULD COVER SANITARY SEWER AND STORM DRAIN FACILITIES, CONTRACTOR IS REQUIRED TO SCHEDULE CLV OPEN-TRENCH UTILITY SURVEY INSPECTION FOR DETERMINATION OF FINAL LOCATION COORDINATES. FACILITIES TO BE LOCATED BY CLV SHALL INCLUDE AT A MINIMUM THE HORIZONTAL AND VERTICAL (INVERT) LOCATION OF PUBLIC SEWER MANHOLES, STORM DRAIN MANHOLES AND TRANSITION STRUCTURES, STORM DRAIN LATERALS AT THE CONNECTION TO THE STORM DRAIN MAIN AND AT THE CONNECTION TO A DROP INLET, THE CONNECTION OF SEWER SERVICE LATERALS TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERALS EXIT THE PUBLIC RIGHT-OF-WAY, SEWER AND STORM DRAIN MAIN ALIGNMENT, INCLUDING DEFLECTION POINTS. THE LOCATION SHALL BE DESCRIBED BY COORDINATES WHICH SHALL BE BASED ON THE OFFICIAL HORIZONTAL AND VERTICAL CONTROL NETWORKS OF THE CITY OF LAS VEGAS. FINAL LOCATION MAPS MUST BE SEALED AND CERTIFIED BY A NEVADA PROFESSIONAL LAND SURVEYOR TO HAVE POSITIONAL CERTAINITIES OF ± 0.09 METERS (± 0.3 FEET) HORIZONTALLY AND VERTICALLY. A SEPARATE ELECTRONIC COMMA DELIMITED FILE FOR THE SANITARY SEWER AND STORM DRAIN COORDINATES SHALL ALSO ACCOMPANY THE SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S).

22. CCTV VIDEO INSPECTION IS REQUIRED FOR ALL SEWER AND STORM DRAINS. THE CCTV VIDEO INSPECTIONS NEED TO BE PERFORMED PER THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS LATEST EDITION.

23. A SEPARATE BORING PERMIT IS REQUIRED FOR ALL BORING ACTIVITIES. REVISED 02/03/15

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 PER PLANS. 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 I 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.

REVISED 04/15/10

CITY OF LAS VEGAS TRAFFIC NOTES

1. ALL CONSTRUCTION SIGNING, BARRICAADING, 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 'X' RETROREFLECTIVE SHEETING IN ACCORDANCE WITH OCAUSS 627 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 PROTECT 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.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA (RTC) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

13. GUARDS SHALL BE OBTAINED BY CONTACTING THE METROPOLITAN POLICE DEPARTMENT SPECIAL EVENTS UNIT (PHONE # 828-3442) WHO WILL PROVIDE OFFICERS PROPERLY TRAINED IN TRAFFIC CONTROL. FEES FOR THE USE OF THESE OFFICERS SHALL BE SET BY METRO AND WILL BE PAID BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL ARRANGEMENTS WITH METRO.

14. ANY WORK WITHIN 300' OF A SIGNALIZED INTERSECTION WILL BE NIGHT WORK, UNLESS DIRECTED BY THE CITY OF LAS VEGAS TRAFFIC ENGINEER. 15. THE CONTRACTOR SHALL CONTACT THE TRAFFIC ENGINEERING DIVISION (TRANSPORTATION SECTION) THROUGH THE PROJECT'S OFFSITE INSPECTOR PRIOR TO INITIATING PAVING TO RECEIVE DIRECTION FOR ANY PERMANENT OR TEMPORARY MODIFICATIONS TO THE APPROVED DRAWINGS REGARDING FINAL PAVEMENT TRANSITIONS, MARKINGS AND SIGNING THAT ARE REQUIRED TO MATCH ADJACENT ROADWAY SEGMENTS. THE CONTRACTOR SHALL PROVIDE A DRAWING FOR APPROVAL BY THE TRAFFIC ENGINEERING DIVISION DEPICTING ANY ADJUSTMENTS TO THE FINAL PAVEMENT MARKINGS AND SIGNAGE, WHICH MAY INCLUDE OMITTING, ADDING OR MODIFYING PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS SUCH THAT ADEQUATE TRANSITIONS AND LANE TERMINATIONS BETWEEN ADJACENT ROADWAY SEGMENTS ARE CONSTRUCTED.

REVISED JUNE 4, 2018

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

JODI E. JORJORIAN, P.E. LICENSE 13816

DATE:

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 DISTRICT'S-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 FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER BEFORE COMMENCEMENT OF WORK. (IFC:105.7.1.2)

4. ON ANY RESIDENTIAL OR COMMERCIAL INSTALLATIONS, FIRE HYDRANTS SHALL BE INSTALLED AND FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED BEFORE COMMENCEMENT OF ANY COMBUSTIBLE CONSTRUCTION. ALL FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER AND SHALL BE CAPABLE OF DELIVERING THE REQUIRED FIRE FLOW. (IFC:333.0, 333.2)

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. (IFC: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. (IFC: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. (IFC: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. (IFC:507)

9. PRIVATE FIRE HYDRANTS SHALL BE PAINTED RED. (IFC: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. (IFC:507)

11. FIRE HYDRANT SPACING SHALL BE AS FOLLOWS: (IFC:102.2)
RESIDENTIAL-500 FEET UNSPRINKLERED; 600 FEET SPRINKLERED.
COMMERCIAL-300 FEET UNSPRINKLERED; 400 FEET SPRINKLERED.

12. WHERE NEW WATER MAINS ARE EXTENDED ALONG STREETS OR NEW STREETS ARE INSTALLED WHERE FIRE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF THE STRUCTURES, FIRE HYDRANTS SHALL BE INSTALLED AT MAXIMUM 1,000 FOOT SPACING, TO PROVIDE FOR TRANSPORTATION HAZARDS. WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS OR HAVE FOUR 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 FEET ON AN ALTERNATING BASIS. (IFC:102.8)

13. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN THE REQUIRED RADIUS OF A CUL-DE-SAC OR WITHIN 20 FEET OF THE PERIMETER OF THE RADIUS OF THE CUL-DE-SAC.

14. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN 6 FEET OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREETLIGHT OR ANY OTHER OBSTRUCTION. (IFC:102.1.2)

15. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A ONE-TWO FAMILY DWELLING SHALL NOT EXCEED 500 FEET, AS MEASURED BY AN APPROVED ROUTE. (IFC:102.4)

16. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A FIRE DEPARTMENT COMPLETION (FDC) SHALL NOT EXCEED 100 FEET, AS MEASURED BY AN APPROVED ROUTE. (IFC:102.7)

17. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200 FEET. (IFC:102.6)

18. TWO (2) SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE ARE 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:104)

19. ALL FIRE APPARATUS ACCESS ROADS SHALL BE PAVED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES, AND SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF THE FIRE APPARATUS. (IFC:503.2.3)

20. 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 FEET PRIOR TO OR AFTER THE GRADE CHANGE. ADJACENT TO THE STRUCTURES GRADIENT SHALL NOT EXCEED 6%. (IFC:503.2.7; 503.2.8)

21. THE TURNING RADIUS OF THE FIRE APPARATUS ROADS SHALL BE NO LESS THAN 52 FEET OUTSIDE AND 28 FEET INSIDE TURNING RADIUS. (IFC:503.2.4)

22. VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL BE NOT LESS THAN 13 FEET 6 INCHES. (IFC:503.2.1)

23. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 40 FEET FLOW LINE TO THE FLOW LINE WITH PARALLEL PARKING PERMITTED ON BOTH SIDES. NOT LESS THAN 32 FEET FLOW LINE TO THE FLOW LINE, WHERE PARKING IS PERMITTED ONLY ON ONE SIDE OF THE FIRE APPARATUS ACCESS ROAD, NOT LESS THAN 24 FEET WIDE FLOW LINE TO THE FLOW LINE, WHERE NO PARKING IS PERMITTED ON EITHER SIDE. FIRE LINES THROUGH PARKING LOTS SHALL BE NOT LESS THAN 24 FEET. (IFC:503.2.1.1)

24. A FIRE APPARATUS ACCESS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FEET FROM A FIRE DEPARTMENT VEHICLE ACCESS. THIS DISTANCE COULD BE INCREASED TO 250 FEET IF THE BUILDING SPRINKLERED. (IFC:503.1.1)

25. APPROVED SECONDARY FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR 100 OR MORE DWELLING UNITS, ROAD(S) WITH DEAD-ENDS OR WITH A SINGLE POINT OF ACCESS IN EXCESS OF 800 FEET, 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)

26. ALL DEAD-END FIRE APPARATUS ACCESS ROADS AND/OR FIRE LINES, PUBLIC OR PRIVATE, IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND HAVING A MINIMUM DIAMETER OF 81 FEET. (IFC:503.2.5)

27. ALL FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LANE, ONE SIGN AT THE END OF THE FIRE LANE AND WITH SIGNS AT INTERVALS 100 FEET ALONG ALL DESIGNATED FIRE LANES. SIGNS TO BE PLACED ON BOTH SIDES OF AN ACCESS ROADWAY IF USED TO PREVENT PARKING ON EITHER SIDE. SIGNS TO BE INSTALLED NO HIGHER THAN 10 FEET OR LESS THAN 6 FEET FROM ROADWAY LEVEL. THE CURB ALONG OR ON THE PAVEMENT OR CEMENT (IF NO CURB IS PROVIDED) SHALL BE PAINTED WITH A RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS. (IFC:503.3.3)

28. ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE IFC:503.6 AND IFC APPENDIX M.

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" (USSD), LATEST REVISION.

2. DESIGN PROFESSIONAL AND CONTRACTOR SHALL VERIFY CITY'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 G.03.01 OF THE USS.

5. ALL EMPTY CONDUIT SHALL HAVE AT LEAST ONE GREEN NO. #8 AWG WIRE INSTALLED AS TRACER WIRE IN ACCORDANCE WITH SECTION 623 G.02.01 OF THE USS PRIOR TO BACKFILLING AND FINAL INSULATION.

6. ANY STRUCTURE SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, SHALL LEAVE A MINIMUM CLEARANCE WITH USS NO. 320A WHEN POLE IS INSTALLED BEHIND SIDEWALK, AND SHALL AT NO TIME COMPLETELY ENCLOSE THE STREET LIGHTING POLE.

7. AS-BUILT DRAWINGS SHALL BE SUPPLIED TO THE TRAFFIC ENGINEERING DIVISION PRIOR TO ANY PRE-FINAL INSPECTION. THE AS-BUILT DRAWING NEEDS TO BE STAMPED AS-BUILT AND SIGNED BY THE PREPARER.

8. SERVICE POINTS SHALL BE COORDINATED WITH NV ENERGY, AND WHEREVER POSSIBLE, BE LOCATED NEAR THE CENTER OF THE CIRCUIT. SERVICE POINTS SHALL BE SHOWN ON THE PLANS.

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

10. THE CONTRACTOR SHALL FURNISH COMPLETE CONDUIT, WIRE, ETC. FROM SERVICE TO TRANSFORMERS AND CONTROL SYSTEMS IF REQUIRED ON THE PLANS.
REVISED JUNE 4, 2018 (LD VERSION)

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:
A. PAVEMENT AREA SUBGRADED HORIZONTAL VERTICAL COMPACTION
B. ENGINEERED FILL HORIZONTAL VERTICAL SEE SOILS REPORT
COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE.

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

8. THE USE OF 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

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

L.V.V.W.D. PROJECT #125584 (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 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 ENGINEER'S RECENT DRAFT OR EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENT, CLARK COUNTY AREA.

4. A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LVVWD.

5. ALL SERVICE LATERALS TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING WITH LVVWD APPROVED SERVICE SADDLES.

6. ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.

7. ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, VALLEY AND CURB GUTTERS.

8. ALL WATER AND STORM DRAIN OR SANITARY SEWER CROSSINGS SHALL CONFORM TO SECTION 2.22 OF THE 2010 EDITION OF THE UDACS.

9. ALL WATER FACILITIES AND APPURTENANCES SHALL BE DISINFECTED, PRESSURE TESTED, AND HAVE AN ACCEPTABLE 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.

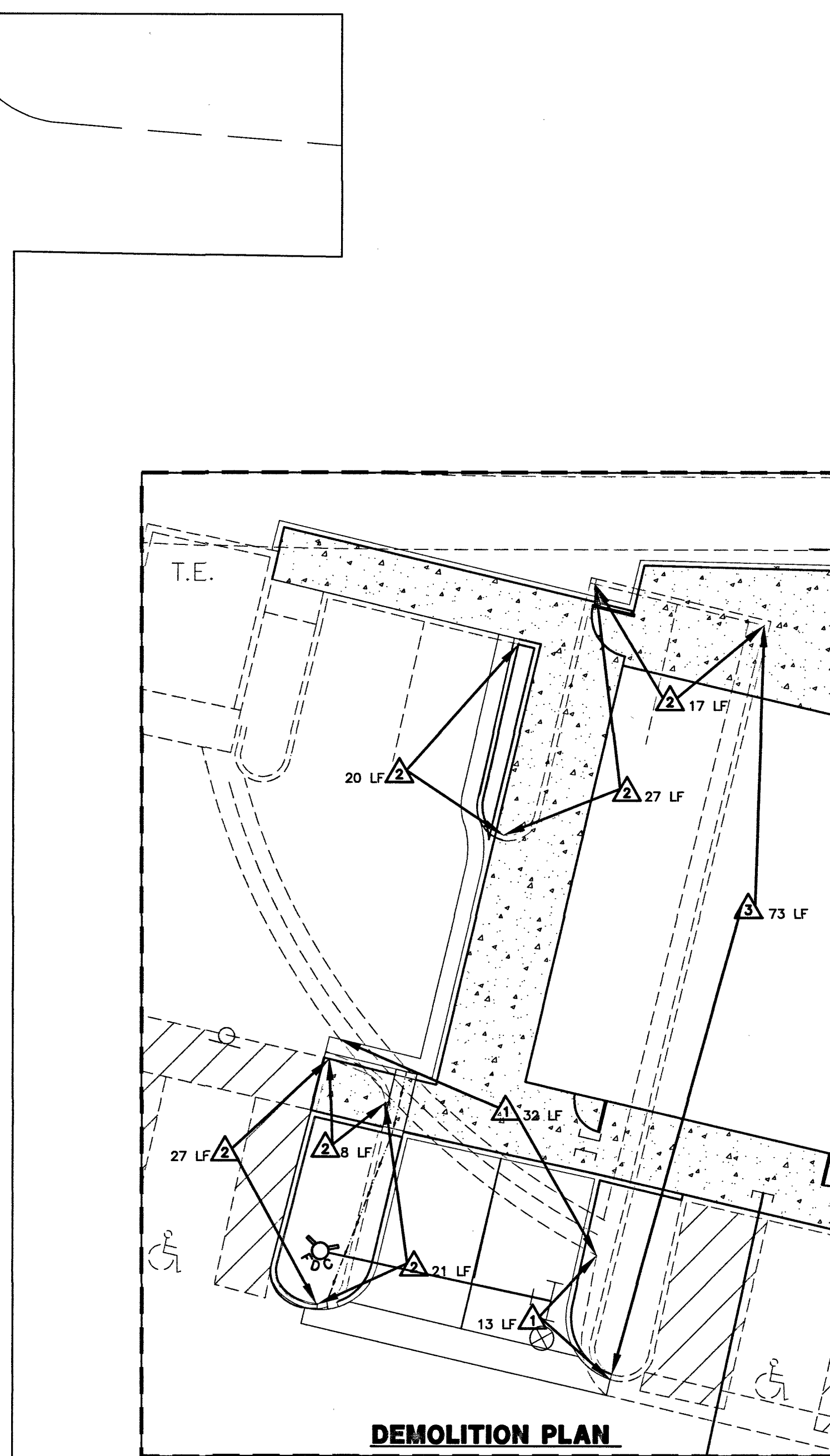
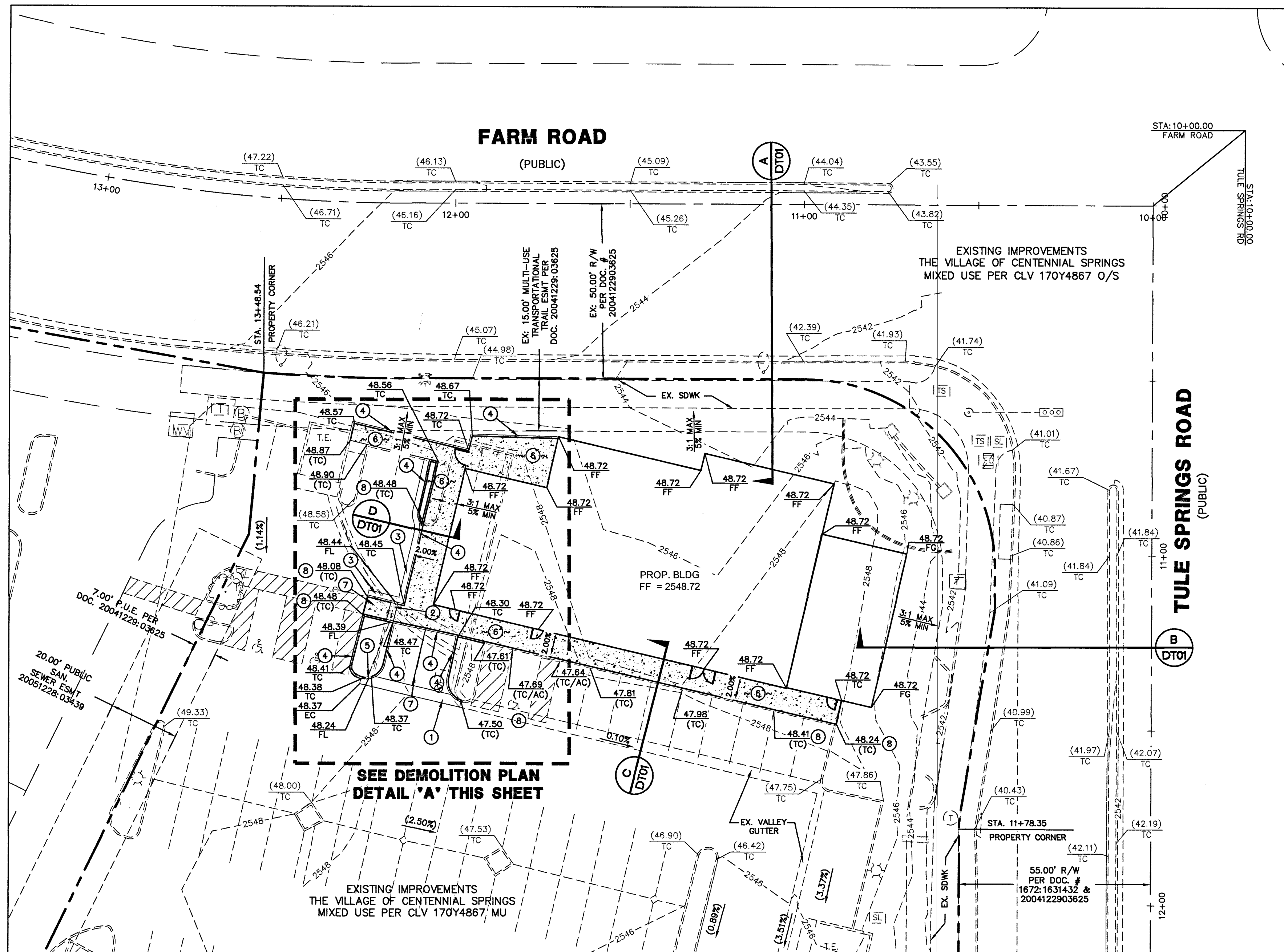
11. ANY INTERRUPTION OF SERVICE MUST BE PERFORMED IN ACCORDANCE WITH UDACS SECTION 3.14.01, AND APPROVED BY THE LVVWD INSPECTION DIVISION PRIOR TO SHUTDOWN. PROPER WRITTEN NOTIFICATION MUST BE GIVEN TO ALL AFFECTED CUSTOMERS.

12. ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE LVVWD APPROVED PRODUCTS 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.

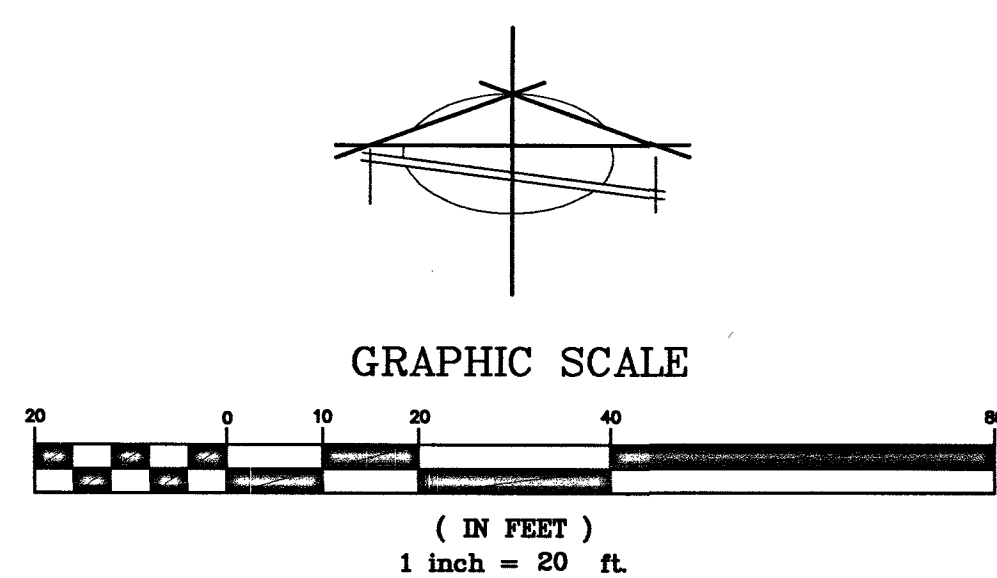
ANY DECORATIVE PAVING SURFACE WITHIN THE STREET IS THE RESPONS



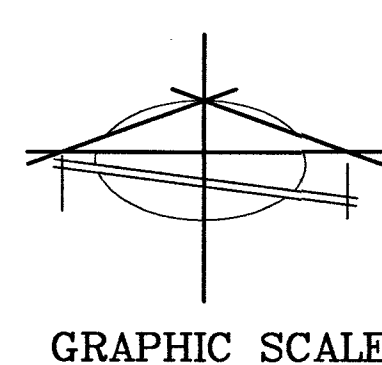
LEGEND

	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
	TOP OF CURB
	SIDEWALK
	EDGE OF PAVEMENT
	FINISHED GRADE
	GRADE BREAK
	FLOW LINE ELEVATION
	PIPE INVERT
	ASPHALTIC CONCRETE
	TOP OF STEM WALL
	TOP OF CONCRETE SLAB
	LANDSCAPING
	FINISHED FLOOR
	HIGHPOINT

GRADING PLAN



#	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



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

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:

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

STORM WATER

MANAGEMENT NOTES

SEE GENERAL NOTES SHEET GN01

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

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 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

BASIS OF BEARING

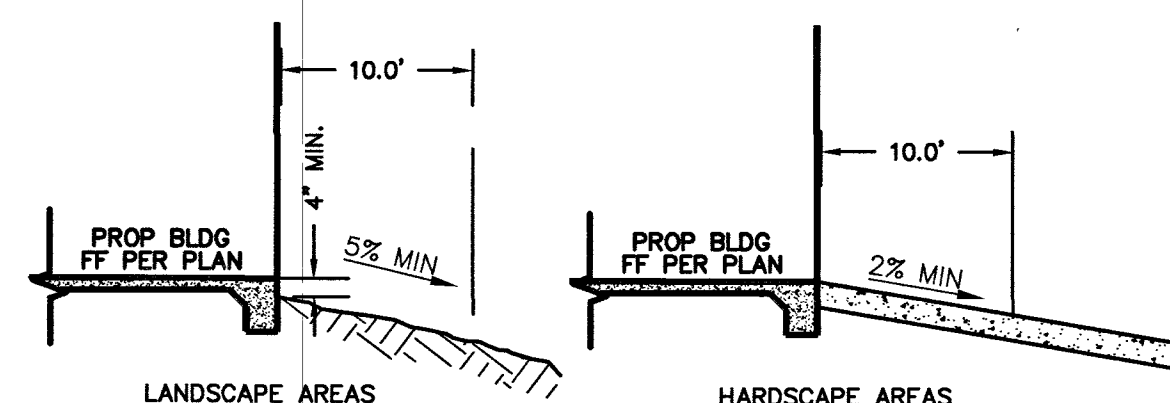
SOUTH 00°13'00" WEST - BEING THE CENTERLINE OF TULE SPRINGS ROAD AS SHOWN IN FILE 189 OF SURVEYS, PAGE 14, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK SLV90 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



TYPICAL SLOPES FROM BUILDING FOUNDATION

SLOPE REQUIREMENT DETAIL

SCALE: NTS

DISCLAIMER NOTE

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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
FIRE AND ARTIFICIAL SYSTEM OF TRANSPORTATION

PROFESSIONAL ENGINEER-STATE OF NEVADA
JODI E. JORJORIAN
Exp. 6-30-19
CIVIL
No. 13816
03/21/19

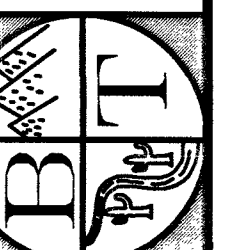
EGG WORKS TULE SPRINGS RD & FARM RD
GRADING PLAN
SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M. CITY OF LAS VEGAS
APN. 125-17-718-008

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

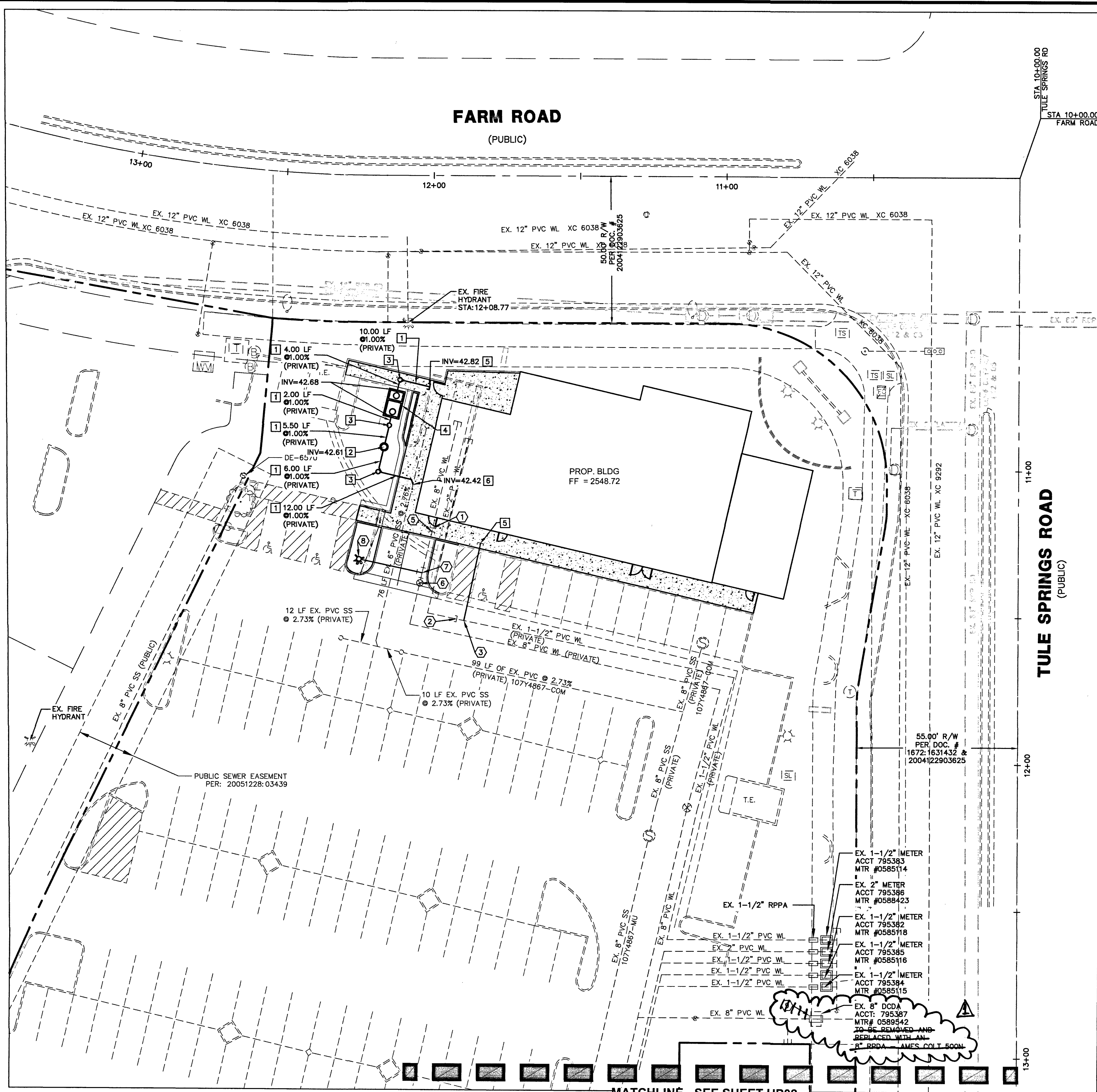
PREPARED FOR:
EGGWORKS HOLDING COMPANY LLC
2520 ST. ROSE PARKWAY, SUITE 200
HENDERSON, NV 89074

DATE: 3/19/2019
DESIGN: JEU
DRAWN: KLP
CHECK: JEU
SCALE: 1"=20'

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



REVISIONS
DATE
NO.
APP'D



NOTE:
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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 1 MATERIAL.

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 LOCATION, THE INSTALLATION OF A PLUG MAY 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.

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.

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

UTILITY CROSSING NOTES
1. 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.
2. MAINTAIN A MINIMUM 12" VERTICAL SEPARATION AT ALL POINTS OF CROSSING
3. MAINTAIN A MINIMUM 3" PARALLEL SEPARATION
4. 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.

SAWCUT NOTE:
THE SAWCUT LINES AND LIMITS OF A.C. REMOVAL AND REPLACEMENT SHALL BE DETERMINED BY A CLV CONSTRUCTION SERVICES INSPECTOR; A.C. SHALL BE REPLACED BY MECHANICAL MEANS, TRENCH BACKFILL MATERIAL SHALL BE SAMPLED, DESIGNED, TESTED AND CERTIFIED PER ONLY TRENCH BACKFILL POLICY.

UNDERGROUND NOTE:
IN THE EVENT THAT THE TRAFFIC SIGNAL CONDUITS, LOOP DETECTORS OR ASSOCIATED EQUIPMENT ARE DAMAGED BY THE CONTRACTOR, THE CONTRACTOR WILL HIRE AN ELECTRICAL CONTRACTOR TO MAKE REPAIRS PER UNIFORM SPECIFICATION NO. 623.01.02

NOTES
1. 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. PRVS ARE THE DEVELOPER'S RESPONSIBILITY, AND WILL NOT BE INSPECTED OR INCLUDED IN THE ACCEPTANCE OF LVWD FACILITIES.
2. 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.

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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 = $0.34 \text{ ACRES} \times 10 \frac{\text{ERU}}{\text{AC}} \times \frac{250 \text{ GPD}}{\text{ERU}} \times \frac{1 \text{ MGD}}{1,000,000 \text{ GPD}} = 0.001 \text{ MGD}$

PEAK SANITARY FLOW = $3.50 \times 0.001 = 0.003 \text{ MGD}$
PEAK WET FLOW = $1.25 \times 0.003 = 0.004 \text{ MGD}$

FIRE FLOW CALCULATIONS

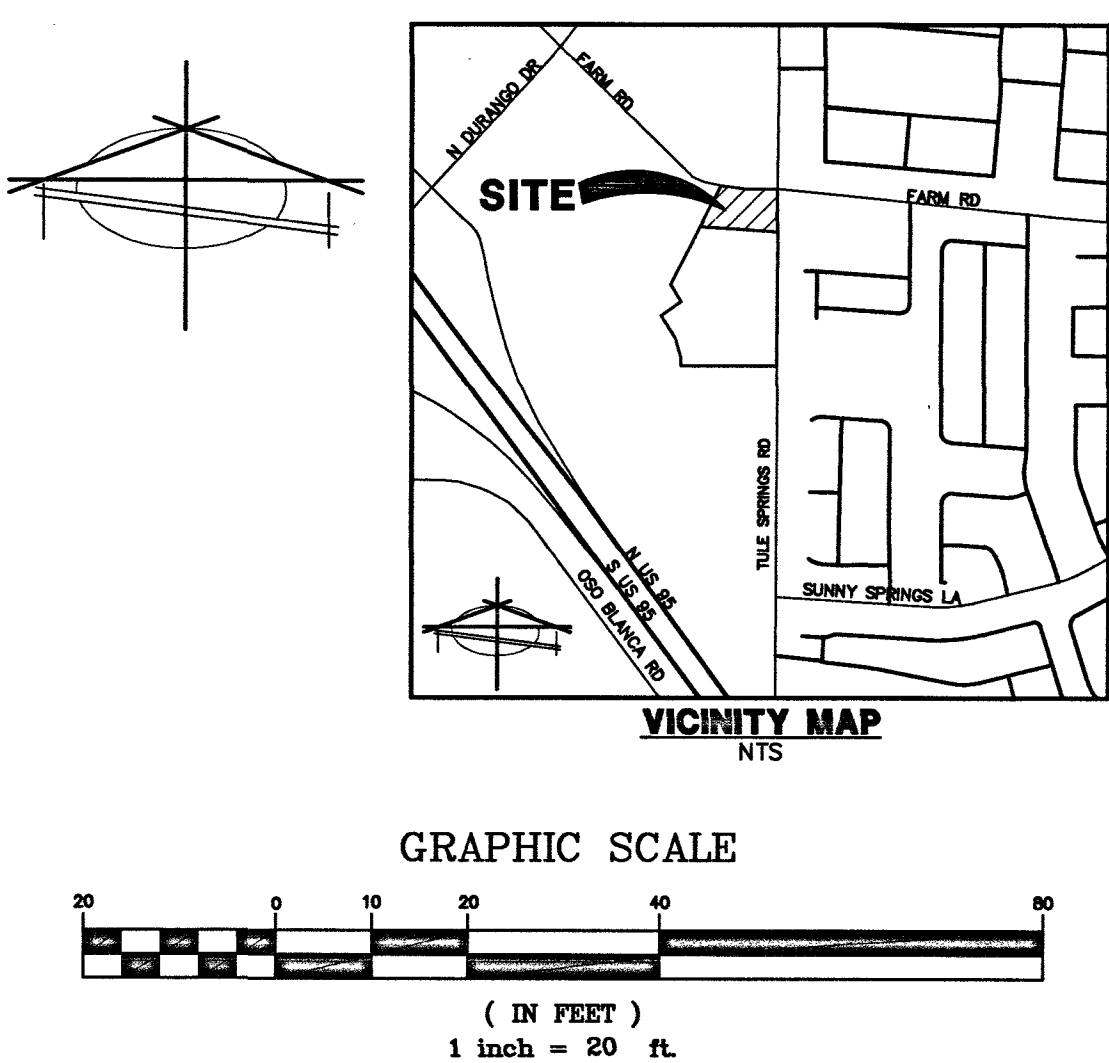
FIRE FLOW REQUIREMENT IS 1500 GPM @ 20 PSI RESIDUAL.
BASED ON:
SQUARE FOOTAGE: 6,630 SQUARE FEET
LARGEST AREA BETWEEN 4 HOUR AREA SEPARATION FIRE WALLS: N/A SQUARE FEET
BUILDING HEIGHT: 12'-0" FEET
NUMBER OF STORIES: 1 FLOORS
TYPE OF CONSTRUCTION: V-B
OCCUPANCY: A-2
FULL AUTOMATIC FIRE SPRINKLER SYSTEM: YES YES/NO
ANTICIPATED FIRE SPRINKLER FLOW DEMAND: 500 GPM

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LEGEND	
---	PROPERTY LINE
---	PROPOSED "L" CURB & GUTTER
---	EXISTING "L" CURB & GUTTER
---	LIMITS OF SAWCUT, AC TRENCH AND BACKFILL
---	PROP WTR
---	EXISTING WTR
---	PROP 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 DCSWCS
---	WATER LINE
---	SANITARY SEWER
---	STORM DRAIN
---	FINISHED FLOOR ELEVATION
---	LINEAR FEET
---	SANITARY SEWER MANHOLE
---	STORM DRAIN MANHOLE
---	INVERT
---	POLYVINYL CHLORIDE PIPE
---	DUCTILE IRON PIPE
---	REINFORCED CONCRETE PIPE
---	RCP
---	PRV

APPROVED FOR CONSTRUCTION
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
LAS VEGAS FIRE & RESCUE
DATE: 3-25-19

SEWER CONSTRUCTION NOTES		
#	ITEM	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

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

WATER CONSTRUCTION NOTES		
#	ITEM	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 8"x8"x6" TEE W/THRUST BLOCK PER UDACS PLT. #31	EA - 1
8	INSTALL REMOTE FIRE DEPARTMENT CONNECTION (FDC) AND REMOVE EX. 10" DCDA AND REPLACE WITH 10" RPDA AMBS	EA - 1
9	REMOVE EX. 10" DCDA AND REPLACE WITH 10" RPDA AMBS	EA - 1
10	REMOVE EX. 10" DCDA AND REPLACE WITH 10" RPDA AMBS	EA - 1

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

BASIS OF BEARING
SOUTH 00°33'00" 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 5LV80 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

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

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.

DISCLAIMER NOTE
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PRC 18-00212
CLV # L18-02639

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

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

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
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1-702-227-2929

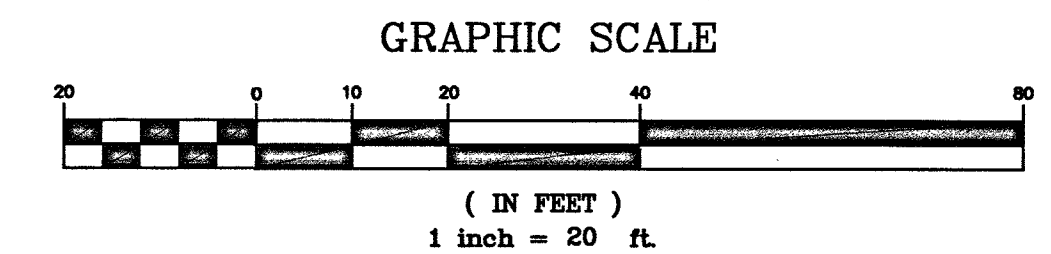
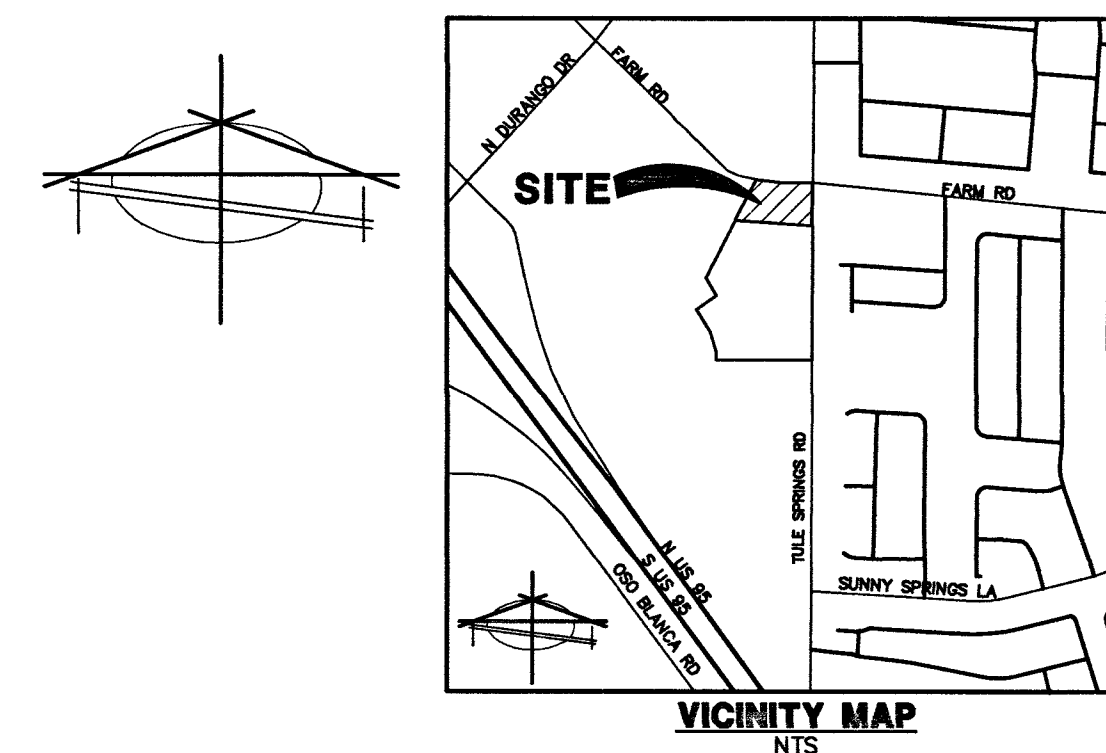
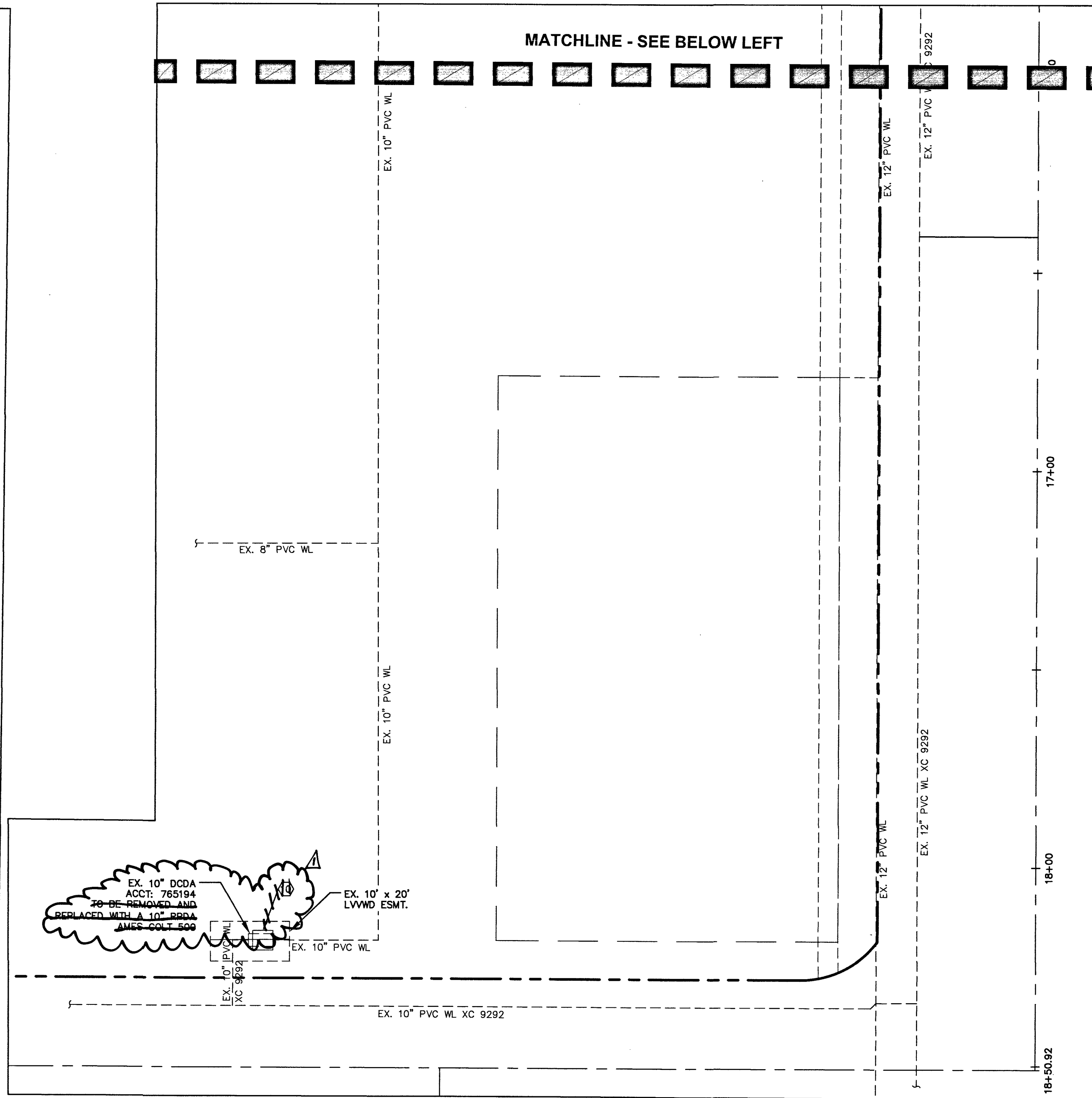
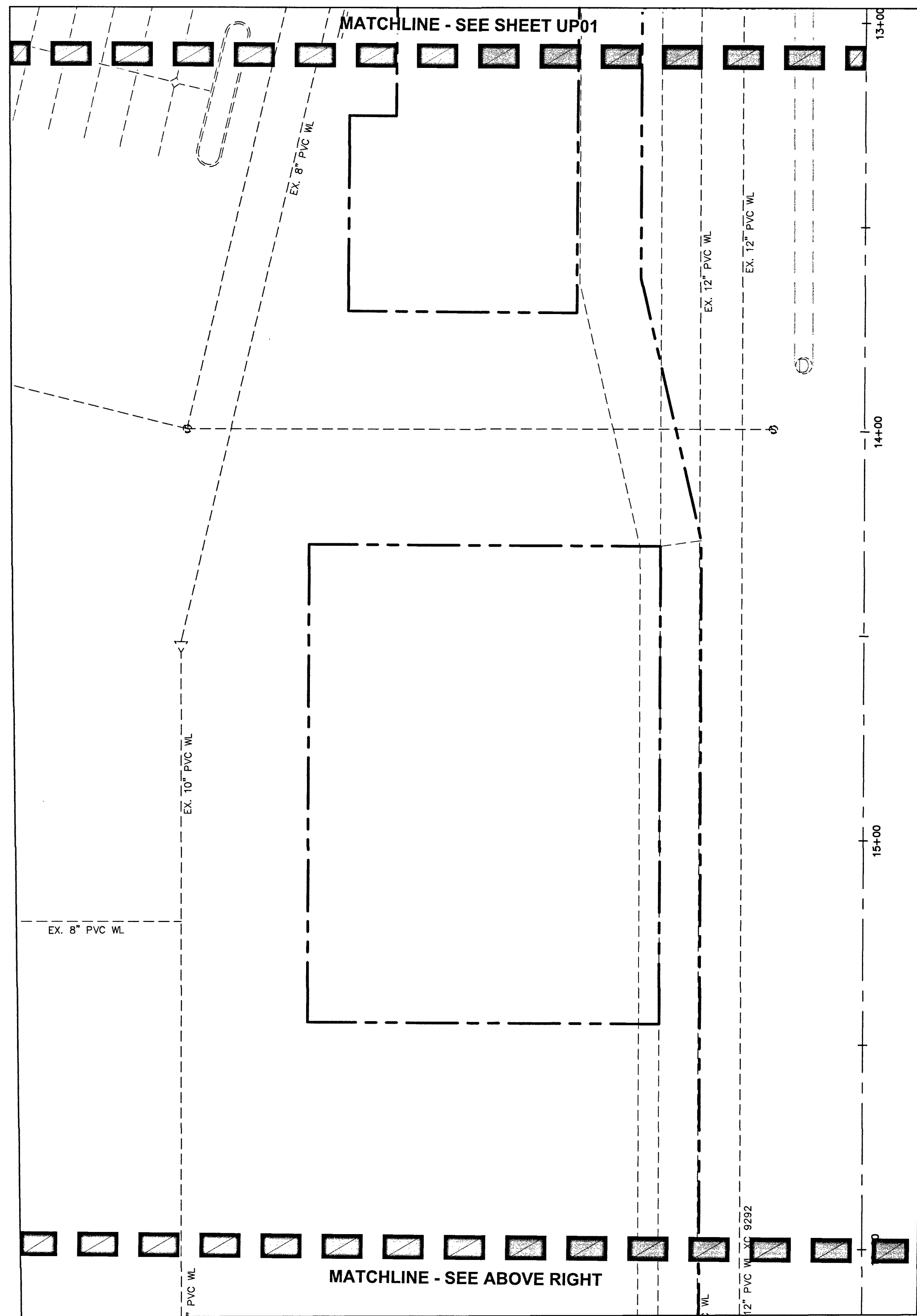
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FREEMAN AND ARTHUR SYSTEM OF TRANSPORTATION

EGG WORKS HOLDING COMPANY LLC
2520 ST. ROSE PARKWAY, SUITE 200
HENDERSON, NV 89074
PREPARED FOR: EGGWORKS HOLDING COMPANY LLC
DATE: 3/20/2019
DESIGN: KLP
DRAWN: JEJ
CHECK: JEJ
SCALE: 1"=20'

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

EGG WORKS TULE SPRINGS RD & FARM RD UTILITY PLAN 1
SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M. CITY OF LAS VEGAS
APN. 125-17-718-008

UP01
OF
4 OF 7
PROJ. NO. EggWorks-GP01



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
	DCSWCS
	WL
	SS
	SD
	FF
	LF
	SSMH
	SDMH
	INV
	PVC
	DI
	RCP
	PRV
	UNIFORM 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
	POLYETHYLENE GLASS REINFORCED PIPE
	DUCTILE IRON PIPE
	REINFORCED CONCRETE PIPE
	PRESSURE REDUCING VALVE

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 LVVWD 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 200
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 5LV80 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 1 MATERIAL.

NOTES

1. 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. PRVS ARE THE DEVELOPER'S RESPONSIBILITY, AND WILL NOT BE INSPECTED OR INCLUDED IN THE ACCEPTANCE OF LVVWD FACILITIES.

2. 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

DISCLAIMER NOTE

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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

LEGAL DESCRIPTION

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EXCEPTING THERE FROM THAT PORTION CONVEYED BY GRANT, BARGAIN, SALE DEED RECORDED AUGUST 21, 2013 IN BOOK 20130801 AS INSTRUMENT NO. 00151 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY NEVADA

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UTILITY CROSSING NOTES

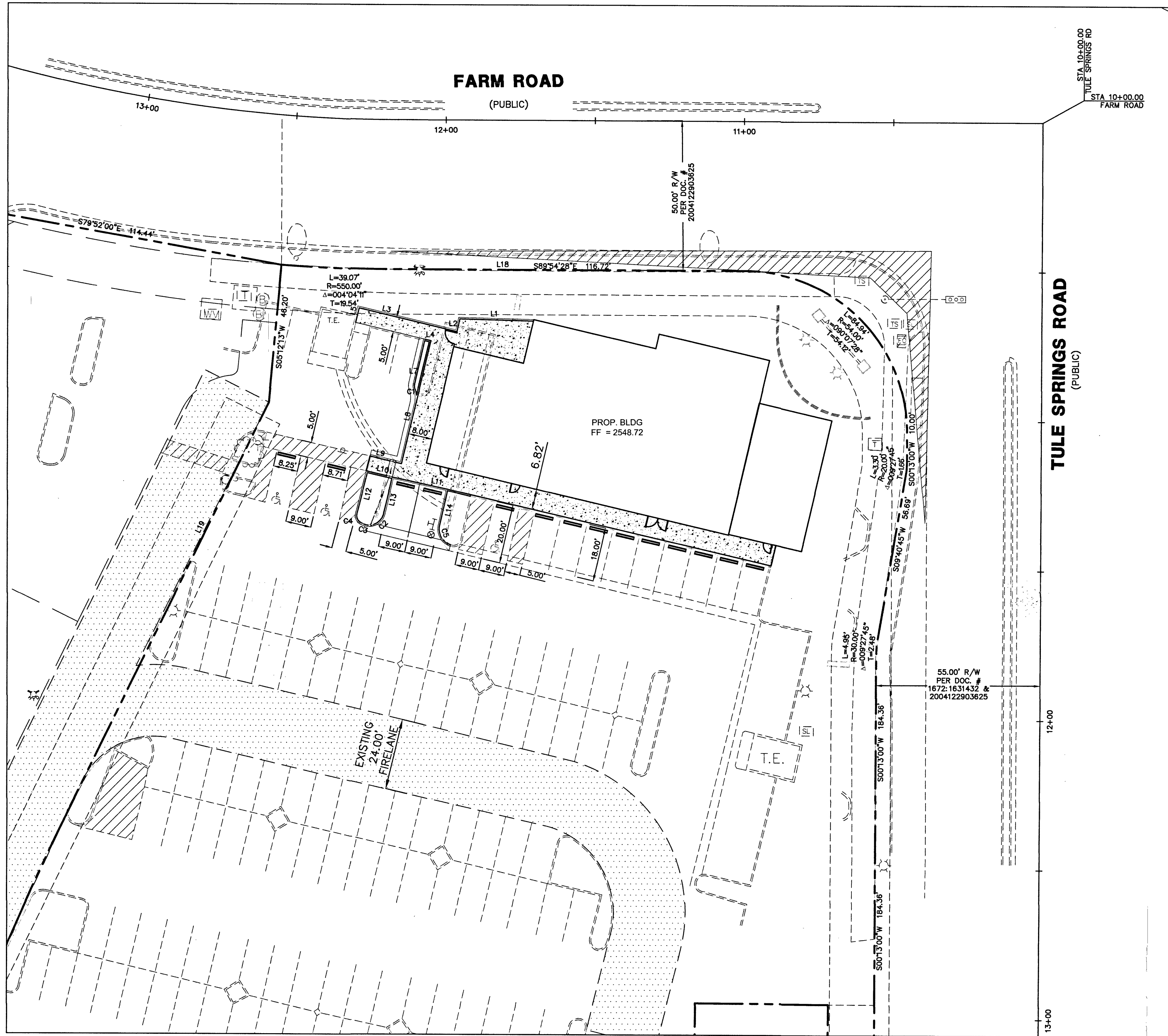
1. ALL SEWER/STORM DRAINS CROSSING WATER LINES MUST CONFORM TO SECTION 2.22 OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS) FOR WATER AND STORM MAIN CROSSINGS AND CLEARANCES.

DRY UTILITY CROSSING NOTES

2. MAINTAIN A MINIMUM 12" VERTICAL SEPARATION AT ALL POINTS OF CROSSING
3. MAINTAIN A MINIMUM 3' PARALLEL SEPARATION
4. 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.

SEWER CONSTRUCTION NOTES		QUANTITY	
#	ITEM	UNIT	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

WATER CONSTRUCTION NOTES		QUANTITY	
#	ITEM	UNIT	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. 10" DCDA AND REPLACE WITH 10" 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



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°49'21"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	062°24'17"	1.56
C5	7.79	5.60	079°37'50"	4.67

FIRE FLOW CALCULATIONS

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 BASED ON:
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 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

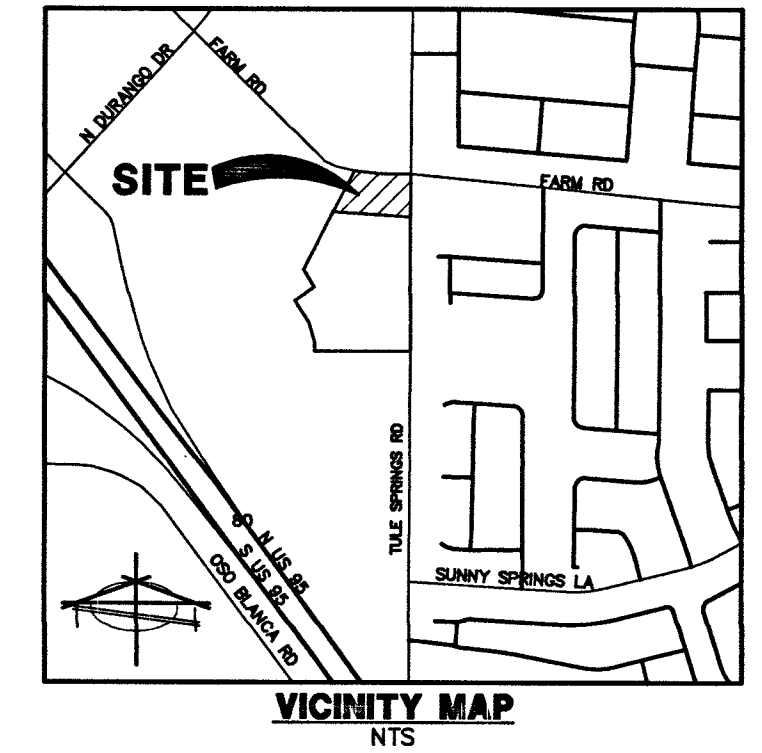
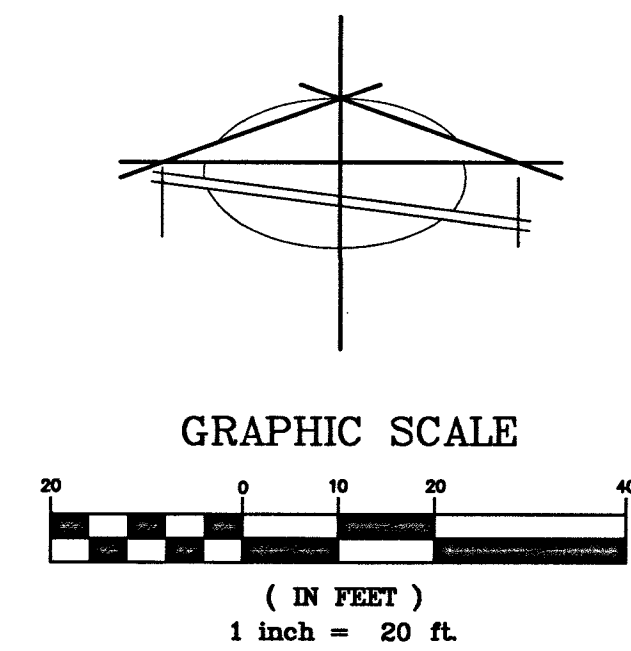
LEGEND

- 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
- MSM
- MAJOR/ MINOR SUBDIVISION MAP
- P.U.E.
- PUBLIC UTILITY EASEMENT
- P.D.E.
- PRIVATE DRAINAGE EASEMENT
- P.S.E.
- PRIVATE SEWER EASEMENT
- P.L.E.
- PRIVATE LANDSCAPE EASEMENT

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

TULE SPRINGS ROAD
 (PUBLIC)

STA 10+00.00
 TULE SPRINGS RD
 FARM ROAD



PREPARED FOR :

EGGWORKS HOLDING COMPANY LLC
 2200 ST. ROSE PKWY, SUITE 205
 HENDERSON, NV 89012

DATE 3/19/2019

DESIGN

RP

LAND PLANNERS

BAUGHMAN & TURNER, INC.

CIVIL ENGINEERS

1210 HINSON STREET

PHONE: (702) 870-8771

FAX: (702) 878-2695

SCALE 1" = 30'

CHECK

LAS VEGAS, NEVADA

89102

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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. 52003C1745E 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.

BASIS OF BEARING

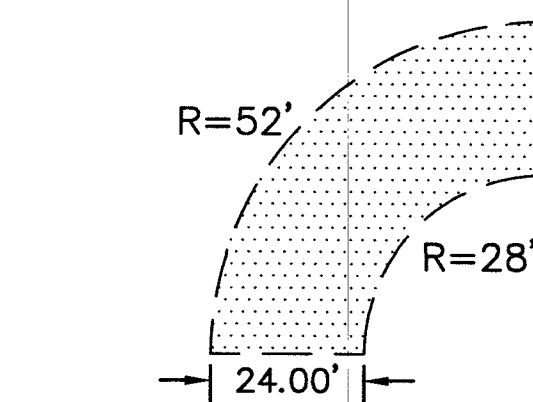
SOUTH 001°30'0" WEST - BEING THE CENTERLINE OF TULE SPRINGS ROAD AS SHOWN IN FILE 189 OF SURVEYS, PAGE 14, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

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



FIRE LANE DESIGN DETAIL

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 OVER-HEAD
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 1-702-432-5300
 SYSTEM OF TRANSPORTATION

CLV # L18-02639 107V7674

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

PROFESSIONAL ENGINEER-STATE OF NEVADA
 JODI E. JORDAN
 Exp. 6-30-19
 CIVIL
 No. 13816

EGG WORKS TULE SPRINGS RD & FARM RD

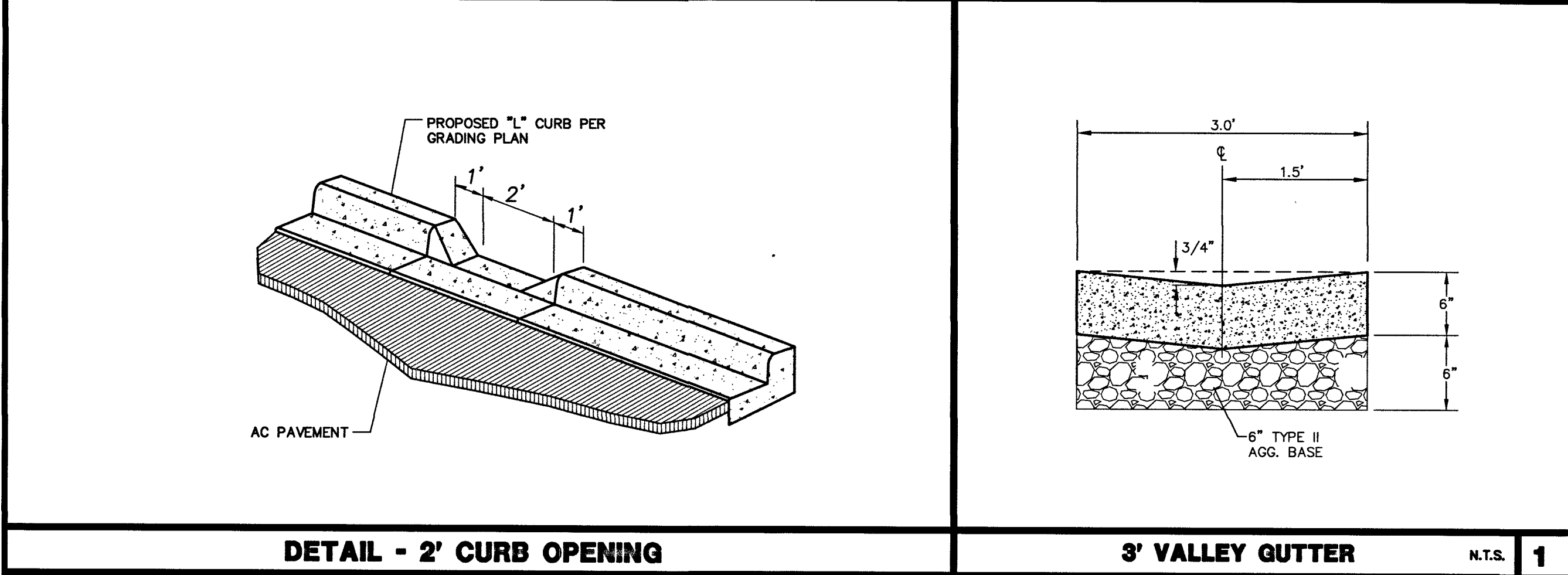
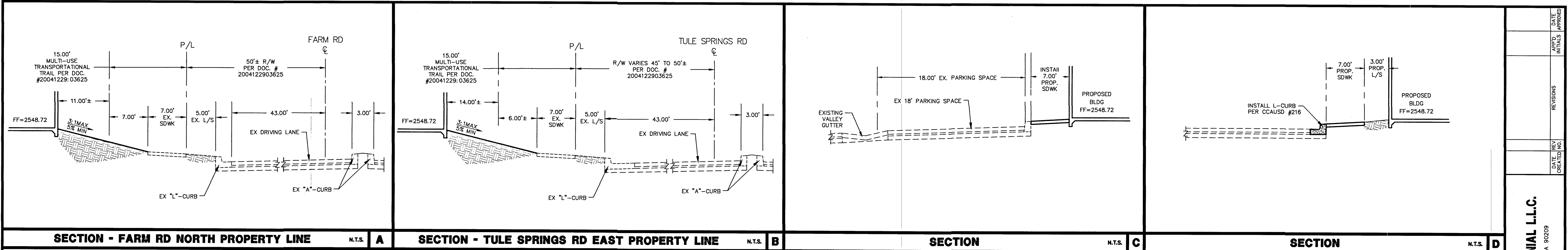
HORIZONTAL CONTROL, TRAFFIC AND FIRE PLAN

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

125-17-718-008

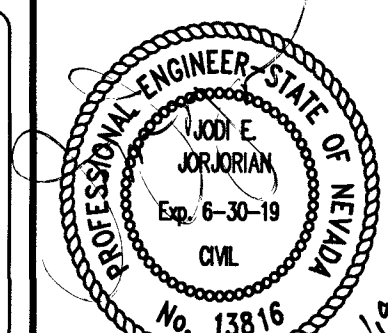
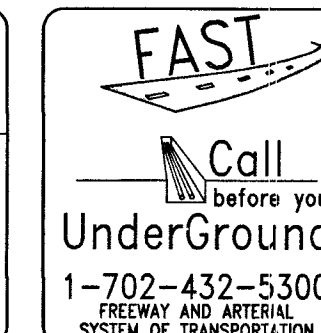
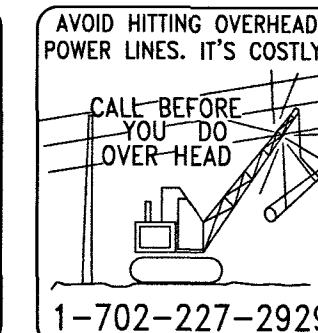
6 OF 7

PROJ. NO. EGGWORKS



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CLV # L18-02639 107V774

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

PREPARED FOR: **RH CENTENNIAL L.L.C.**
BEVERLY HILLS, CA 90209

DATE	DESIGN	DRAWN	CHECK	SCALE
3/4/2019	JEJ	KLP	JEJ	NTS

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

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

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

LV

DT01

7 OF 7

PROJ. NO. E092