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 CITY OF LAS VEGAS PLANS LIBRARY ARE APPROXIMATE AND FOR RECORD PURPOSES EXISTING UTILITIES ARE LOCATED ON THE 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 FOR 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 PSI MINIMUM @ 28 DAYS MIX DESIGNS TO BE APPROVED BY THE CITY PRIOR TO 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 LIP 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 TRANSITIONS TO BE AS SHOWN ON PLANS

12 ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY WESTERN TECHNOLOGIES, INC., JOB NO 4120JN054 DATED MAY 2, 2000, AND APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS

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

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 NRS STATURE NO 625550

15 UTILITY COMPANY METER BOXES, MANHOLES 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

16 WALL NOTES

17 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

18 ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN THE CITY RIGHT OF WAY

19 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

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

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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 NOT NECESSARILY THE INTENT OF THIS PROJECT ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATION BECOMES THE RESPONSIBILITY OF THE CONTRACTOR

5 THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH 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

	HORIZONTAL	VERTICAL	COMPACTION
A PAVEMENT AREA SUBGRADE	01+	+00' TO -01	SEE SOILS REPORT
B ENGINEERED FILL	05+	+01 TO -01'	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 EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS ROAD SIGNS AND BARRICADES ETC

CITY OF LAS VEGAS
TRAFFIC NOTES

1 ALL CONSTRUCTION SIGNING BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "NEVADA WORK ZONE TRAFFIC CONTROL HANDBOOK" LATEST EDITION, AND 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 "SAFE ROUTE TO SCHOOL" IS ENCROACHED UPON BY A CONSTRUCTION WORK ZONE AND PUBLIC WORKS STAFF IDENTIFIES A NEED FOR STUDENTS TO BE ASSISTED IN THE SAFE CROSSING THROUGH THAT WORK ZONE, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A 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 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 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 HERON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, 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 STANDARDS SPECIFICATIONS FOR THE PLACEMENT OF STREET NAME SIGNS

10 THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS

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 CITIZENS AREA TRANSIT (CAT) 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 NO IS 229-3442) WHO WILL PROVIDE OFFICERS PROPERLY TRAINED IN TRAFFIC CONTROL FEES FOR THE USE OF THESE OFFICERS SHALL BE SET UP BY METRO AND WILL BE PAID BY THE CONTRACTOR THE CONTRACTOR IS RESPONSIBLE FOR ALL ARRANGEMENTS WITH METRO

CITY OF LAS VEGAS FIRE DEPARTMENT NOTES

1 ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY OF LAS VEGAS FIRE DEPARTMENT'S ORDINANCE #5115, "HYDRANT SPECIFICATIONS", AND "HYDRANT INSTALLATION SPECIFICATION"

2 AUTHORIZED FIRE HYDRANTS FOR THIS PROJECT ARE

A KENNEDY - GUARDIAN MODELS K81A AND K81D
B MUELLER - SUPER CENTURION 250 MODEL A-423
C CLOW - MEDALLION MODEL F-2546LVD

3 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

4 TO IDENTIFY THE FIRE HYDRANT LOCATIONS, CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT THE CENTER LINE OF STREET ADJACENT TO THE FIRE HYDRANTS AS REQUIRED BY ORDINANCE #5115

5 ALL UNDERGROUND INSPECTIONS, PRESSURE AND FLUSH VERIFICATIONS OF ALL FIRE HYDRANTS AND FIRE LINES, SHALL BE CONDUCTED BEFORE COVERING THE LINES CALL THE CITY OF LAS VEGAS INSPECTION HOT-LINE AT 229-2071 TO REQUEST AN INSPECTION BY THE CITY OF LAS VEGAS FIRE DEPARTMENT

6 PAINTING OF THE CURBS AND FIRE HYDRANTS AND ALL OTHER WORK NECESSARY AS REQUIRED BY ORDINANCE #5115, FOR THE PROTECTION OF HYDRANTS FROM PHYSICAL DAMAGE, SHALL BE COMPLETED BEFORE APPROVAL BY THE CITY OF LAS VEGAS FIRE DEPARTMENT

7 A PERMIT IS REQUIRED FROM THE CITY OF LAS VEGAS FIRE DEPARTMENT FOR ON-SITE WATER LINES AND FIRE HYDRANTS THE PERMIT AND CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER BEFORE COMMENCEMENT OF WORK

8 PRIVATE FIRE HYDRANTS SHALL BE PAINTED RED

9 PRIOR TO THE FINAL OCCUPANCY, A FLOW TEST MUST BE WITNESSED BY THE CITY OF LAS VEGAS FIRE DEPARTMENT TO VERIFY AVAILABILITY OF THE REQUIRED FIRE FLOW

10 ALL ON-SITE UNDERGROUND WATER MAINS AND MATERIALS SHALL BE UL LISTED, AWWA APPROVED AND SHALL BE RATED FOR THE APPROPRIATE WORKING PRESSURE

11 FIRE HYDRANT SPACING SHALL BE

RESIDENTIAL - 500 FEET UNSPRINKLERED 1000 FEET SPRINKLERED
COMMERCIAL - 300 FEET UNSPRINKLERED 600 FEET SPRINKLERED

12 WHERE NEW WATER MAINS ARE EXTENDED ALONG STREETS, 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

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

14 NO FIRE HYDRANTS SHALL BE LOCATED WITHIN SIX FEET (6') OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREET LIGHT OR ANY OTHER OBSTRUCTION

15 THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO THE END OF A DEAD END STREET SHALL NOT EXCEED TWO HUNDRED FEET (200')

16 THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A FIRE DEPARTMENT CONNECTION (FDC) SHALL NOT EXCEED ONE HUNDRED FEET (100'), AS MEASURED BY AN APPROVED ROUTE

17 TWO SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE ARE 4 OR MORE FIRE HYDRANTS/SPRINKLER LEAD-INS ARE INSTALLED ON A SINGLE SYSTEM

18 SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN TWO (2) FIRE HYDRANTS CAN BE OUT OF SERVICE DUE TO A BREAK IN A WATER MAIN

19 ALL FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF OF NOT LESS THAN TWENTY FEET (20') (FLOW LINE TO THE FLOWLINE), PROVIDED NO PARKING IS ALLOWED ON EITHER SIDE TWENTY-EIGHT FEET (28') (FLOW LINE TO THE FLOW LINE), IF PARALLEL PARKING IS ALLOWED ON ONE SIDE ONLY AND THIRTY-SIX FEET (36') (FLOW LINE TO THE FLOW LINE), IF PARALLEL PARKING IS ALLOWED ON BOTH SIDES VERTICAL CLEARANCE SHALL BE NOT LESS THAN THIRTEEN FEET-SIX INCHES (13'-6")

20 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

21 THE GRADIENT FOR A FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 12% ANGLES OF APPROACH AND ANGLES OF DEPARTURE SHALL NOT EXCEED 6% FOR TWENTY-FIVE FEET (25') PRIOR TO OR AFTER THE GRADE CHANGE

22 THE TURNING RADIUS OF A FIRE APPARATUS ACCESS ROADS SHALL BE NO LESS THAN FIFTY-TWO FEET (52') OUTSIDE RADIUS AND TWENTY-EIGHT FEET (28') INSIDE TURNING RADIUS

23 A FIRE APPARATUS ACCESS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN ONE-HUNDRED FIFTY FEET (150') FROM A FIRE DEPARTMENT VEHICLE ACCESS (SEE EXCEPTIONS IN UFC 97, SECTION 902.2)

24 ALL DEAD END FIRE APPARATUS ACCESS ROADS AND/OR FIRE LANES, PUBLIC OR PRIVATE, IN EXCESS OF ONE-HUNDRED FIFTY FEET (150') IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND AREA HAVING A MINIMUM DIAMETER OF 81 FEET (BACK OF THE CURB TO THE BACK OF CURB)

25 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 ONE-HUNDRED FEET (100') ALONG ALL 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 TEN FEET (10') OR LESS THAN SIX FEET (6') FROM ROADWAY LEVEL THE CURBS ALONG OR ON THE PAVEMENT OR CEMENT IF CURB IS NOT PROVIDED SHALL BE PAINTED WITH A RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS

26 ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS GUIDELINES FOR AUTOMATIC EMERGENCY VEHICLE ACCESS GATES

FIRE FLOW DATA CALCULATIONS

BUILDING HEIGHT 35 FT
NUMBER OF STORIES 2 FLOOR(S)
OCCUPANCY MIXED - B, A3, H4, S2 + S3
TYPE OF CONSTRUCTION II FR
LARGEST BUILDING AREA 188,431 SQ FT
LARGEST AREA BETWEEN 4-HR AREA SEPARATION WALLS 188,431 FT
FULL AUTOMATIC FIRE SPRINKLER SYSTEM YES
MINIMUM FIRE FLOW REQUIRED AT 20 PSI RESIDUAL 2,375 GPM
CALCULATIONS
FIRE FLOW REQUIREMENT, BASED ON UFC APPENDIX A-III-A-1 = 4,750 GPM
REDUCTION FOR FIRE SPRINKLERS 50% = 2,375 GPM
CALC 4,750 - 2,375 = 2,375

APPROVED CITY OF LAS VEGAS FIRE DEPARTMENT
BY: [signature] DATE: 6,12,01

APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF ANY THE PROVISION OF THE STATE OR CITY LAWS MINIMUM FIRE FLOW REQUIRED IS 2375 GPM AT 20 PSI RESIDUAL

LAS VEGAS VALLEY WATER DIST STANDARD NOTES
LVVWD PROJECT# 25520

1 NO WORK SHALL BEGIN ON THE WATER PLANS UNTIL THEY HAVE BEEN RELEASED FOR CONSTRUCTION BY THE LVVWD FOLLOWING WATER PLAN APPROVAL, 48 HOUR NOTICE SHALL BE GIVEN TO THE LVVWD COMMUNICATION SUPPORT CENTER (258-7171) PRIOR TO THE START OF CONSTRUCTION NOTICE MUST BE GIVEN BY 200 PM, THE BUSINESS DAY PRIOR TO A 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 THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEMS (UDACS), LATEST EDITION

3 ALL WORK, EXCEPT AS MODIFIED BY THESE PLANS OR BY NOTE 2, SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT 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 COPPER TUBING WITH LVVWD APPROVED SERVICE SADDLES

6 ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE DRIVEWAY AREAS

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

8 THE FOLLOWING REQUIREMENTS MUST BE MET IN THE EVENT A WATER LINE AND SANITARY OR STORM SEWER LINE CROSS

A MINIMUM EIGHTEEN (18) INCH VERTICAL SEPARATION (OUTSIDE TO OUTSIDE) MUST BE MAINTAINED WHEN THE WATER LINE IS INSTALLED OVER THE SANITARY OR STORM SEWER LINE IF THE VERTICAL SEPARATION CANNOT BE MAINTAINED OR THE WATER LINE MUST BE PLACED UNDER THE SANITARY OR STORM SEWER LINE, THE SANITARY OR STORM SEWER LINE MUST BE CONSTRUCTED WITH ONE OF THE FOLLOWING OR, AS SHOWN ON THESE PLANS
A) POTABLE WATER SUPPLY QUALITY MATERIAL
B) ENCASEMENT, WITH FOUR (4) INCH CONCRETE (MINIMUM)
C) SLEEVING WITH POTABLE WATER SUPPLY QUALITY PIPE

EACH PROVISION MUST EXTEND ALONG THE SANITARY OR STORM SEWER, ON EITHER SIDE OF THE MAIN, A MINIMUM 10 FOOT DISTANCE PERPENDICULAR TO THE WATER MAIN EXTERIOR

9 WARNING TAPE SHALL BE REQUIRED OVER ALL MAINS, ALL SIX (6) INCH DIAMETER AND LARGER SERVICE LATERALS, AND ANY SERVICE LATERAL NOT INSTALLED PERPENDICULAR TO THE MAIN IN ACCORDANCE WITH STANDARD PLATE NO 27

10 ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED AND AN ACCEPTABLE WATER SAMPLE OBTAINED, PRIOR TO CONNECTION TO THE LVVWD'S DISTRIBUTION SYSTEM

11 THE CONTRACTOR MUST OBTAIN ALL METERS TWO (2) INCHES AND SMALLER FROM LVVWD CENTRAL STORES TELEPHONE 258-3152 FORTY-EIGHT (48) HOURS PRIOR TO PICKUP

12 CONSTRUCTION MAY INTERRUPT SERVICE, WITH LVVWD APPROVAL AND PROPER NOTIFICATION, BETWEEN THE HOURS OF 10 PM AND 6 AM, SUNDAY THROUGH THURSDAY CIRCUMSTANCES MAY REQUIRE TEMPORARY SERVICE FEEDS BE INSTALLED, WITHOUT LVVWD REIMBURSEMENT ANY TEMPORARY SERVICE FEED MUST HAVE PRIOR LVVWD APPROVAL

APPROVED
[signature] 12/17/01
LAS VEGAS VALLEY WATER DISTRICT DATE

CITY OF LAS VEGAS STREET LIGHT NOTES

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

2 NO DEVIATION OF STREET LIGHT, PULL BOX, CONDUITS (ECT) LOCATIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF THE TRAFFIC/ELECTRICAL FIELD OPERATIONS DIVISION AND THE CITY ENGINEER ANY DEVIATION FROM THE PLAN LOCATION WILL REQUIRE COMPLIANCE WITH SECTION 623LOO3 (E) OF THE SPECIFICATIONS

3 ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION

4 ALL EMPTY CONDUIT SHALL HAVE PULL STRINGS INSTALLED PRIOR TO FINAL INSPECTION

5 ANY STRUCTURE SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, ETC, SHALL LEAVE A MINIMUM CLEARANCE OF EIGHTEEN INCHES (18") TO THE FACE OF STREET LIGHTING POLE ON ALL SIDES WHEN STREETLIGHT IS INSTALLED BEHIND SIDEWALK, AND SHALL AT NO TIME COMPLETELY ENCLOSE THE STREET LIGHTING POLE

6 AS-BUILT DRAWINGS SHALL BE SUPPLIED TO THE ELECTRICAL SERVICES SECTION PRIOR TO ANY PREFINAL INSPECTION THE AS-BUILT DRAWING NEEDS TO BE STAMPED AS-BUILT AND SIGNED BY THE PREPARER

7 SERVICE POINT SHALL BE COORDINATED WITH NEVADA POWER COMPANY, AND WHEREVER POSSIBLE, BE LOCATED NEAR THE CENTER OF THE CIRCUIT SERVICE POINTS SHALL BE SHOWN ON THE PLANS

8 IT SHALL BE ASSUMED THAT IN THE ABSENCE OF AN EXISTING, WORKABLE CIRCUIT TO ATTACH TO, ALL INSTALLATIONS SHALL REQUIRE A NEW SERVICE FOR OPERATION OF THE CIRCUIT

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

10 THE CONTRACTOR SHALL FURNISH COMPLETE SERVICE TO TRANSFORMERS AND CONTROL SYSTEMS IF REQUIRED ON PLANS

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 STANDARDS 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 PLANNING ENGINEER

3 CHISEL "S" OR "G" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB

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

5 ALL MANHOLES PAVED IN STREETS EIGHTY (80) FOOT R/W AND LARGER SHALL HAVE CONCRETE COLLARS STREETS LESS THAN EIGHT (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 AND REPLACED TO THE SATISFACTION OF THE CITY PLANNING ENGINEER PRIOR TO ACCEPTANCE BY THE CITY OF LAS VEGAS

10 INSTALLATION OF CURVED SEWER REQUIRES SPECIAL CONSTRUCTION PROCEDURES AND INSPECTIONS CONTACT CITY OF LAS VEGAS CONSTRUCTION SERVICES 24 HOURS PRIOR TO INSTALLATION

CONSTRUCTION NOTES

1) NONE

DEVIATION FROM STANDARDS

1) OFF-SET CROWN IN TENAYA WAY

BENCHMARK

CITY OF LAS VEGAS BENCHMARK NO. 7C10-10N4, BEING A RIVET AND PLATE ON THE NORTHEAST CORNER OF A FIRE HYDRANT PAD, 400 FEET SOUTH OF SAHARA AVENUE WEST SIDE OF TENAYA.

NAVD 1988 747.919 METERS OR 2453.798 U.S FEET ALL ELEVATIONS SHOWN HEREON ARE IN U.S. FEET

BASIS OF BEARINGS

NORTH 03°28'42" WEST, BEING THE CENTERLINE OF TENAYA WAY AS SHOWN BY RECORD OF SURVEY IN FILE 78 AT PAGE 89 IN THE OFFICE OF THE COUNTY RECORDER.

NOTICE!

EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

AVOID CUTTING UNDERGROUND UTILITIES IT'S COSTLY

Call BEFORE YOU Dig

1-800-227-2600
UNDERGROUND SERVICE (USA)

NOTE:
CORNERSTONE ENGINEERING INC

ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS, SHOWN OR NOT SHOWN. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM RECORD INFORMATION AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THE LOCATIONS AND DEPTHS OF ALL RELEVANT UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE ENGINEER OF WORK, IN WRITING, OF ANY CONFLICTS OR DISCREPANCIES.

ABBREVIATIONS

FG	FINISH GRADE
TBC	TOP BACK OF CURB
GB	GRADE BREAK
LP/HP	LOW/HIGH POINT
TW	TOP OF WALL
TF	TOP OF FOOTING
BBF	BOTTOM BLDG FOOTING
BWF	BOTTOM FLOOD WALL FOOTING
FGB	FG @ BUILDING
FGW	FG @ WALL
FF	FINISH FLOOR
FL	FLOW LINE
NG	NATURAL GROUND
(TF)	EXIST TOP OF FOOTING
(TW)	EXIST TOP OF WALL
SWR	SEWER
WTR	WATER
STDRN	SD
CO	CLEANOUT

GRADING LEGEND

FINISH GROUND ELEV	10.2 FG
EXIST FINISH GROUND	10.2 (FG)
FLOW LINE ELEV	10.2 FL
EXIST FLOW LINE	10.2 (FL)
TOP BACK OF CURB	10.2 TBC
EXIST TOP BACK OF CURB	10.2 (TBC)
NATURAL GROUND	10.2 NG
FINISH GROUND CONTOUR 1' INTERVAL	
FINISH GROUND CONTOUR 5' INTERVAL	
EXIST GROUND CONTOUR 1' INTERVAL	
EXIST GROUND CONTOUR 5' INTERVAL	
FINISH FLOOR ELEV	FF 10.2
RATE OF SLOPE	1%
DIRECTION OF DRAINAGE	
'L' TYPE CURB + GUTTER	
6" CURB	
EXIST CURB	
STORMDRAIN	
EXIST STORMDRAIN	
SAWCUT LINE	

UTILITY LEGEND

	ABBREV
SEWER MAIN	SWR
SEWER CLEANOUT	SWR CO
SEWER LATERAL PER PLAN	SWR LAT
EXIST SEWER LATERAL	
EXIST SEWER MAIN	
WATER MAIN	WTR
EXIST WATER MAIN	
WATER SERVICE LINE	
VALVE, AS SPECIFIED	
EXIST VALVE	
REDUCER, AS SPECIFIED	
EXIST REDUCER	
WATER LATERAL PER PLAN	WTR LAT
EXIST WATER LATERAL	
FIRE HYDRANT ASSY	FH
EXIST FIRE HYDRANT	
WATER METER BOX PER PLAN	
EXIST WATER METER	
RPPA PER PLAN	
EXIST RPPA PER PLAN	
DCDA PER PLAN	
EXIST DCDA PER PLAN	
STORM DRAIN	SD
EXIST STORM DRAIN	
PULL BOX PER PLAN	
EXIST UTILITY BOX	
STREET LIGHT PER PLAN	ST LIGHT
EXIST STREET LIGHT	
TRAFFIC SIGN, AS SPECIFIED	
CONDUIT PER PLAN	
EXIST CONDUIT PER PLAN	
STREET LIGHT CONDUIT	
EXIST STREET LIGHT CONDUIT	
CURB AND GUTTER "L-TYPE" SEE GRADING PLAN FOR DETAIL	
6" CURB SEE GRADING PLAN FOR DETAIL	

REV	DATE	BY	REVISION

FLETCHER JONES SR. TRUST
175 E. RENO AVENUE, SUITE C-6
LAS VEGAS, NEVADA 89109
(702) 739-9800

CornerStone Engineering Inc.
2285-C RENAISSANCE DR
LAS VEGAS, NV 89119
702-731-4711 FAX 702-731-4788

SHEET: GENERAL NOTES SHEET

TITLE: FLETCHER JONES MERCEDES BENZ SAHARA AVENUE + TENAYA WAY CITY OF LAS VEGAS

FILENAME: 274-UN.DWG
DATE: JUNE 11, 2001
XREF FILES:
CHECKED BY: BDR
DRAWN BY: CC
PROJECT NO: 274-00
SCALE: NO SCALE NO SCALE

SEAL
PROFESSIONAL ENGINEER - STATE OF NEVADA
DANIEL W. SULLIVAN
CIVIL
No. 10542
6/11/01

SHEET
C2
2 OF 12 SHEETS

DRAWING NO.
/07-V 3455