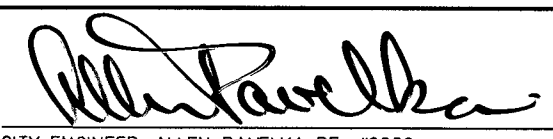
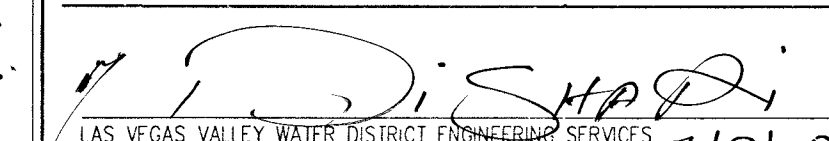




PECCOLE RANCH COMMUNITY MASTER ASSOCIATION IMPROVEMENT PLANS FOR PECCOLE RANCH AMENITY UPGRADES CITY OF LAS VEGAS, NEVADA APN: 163-06-610-002

SHEET INDEX	SHEET DESCRIPTION	SHEET TITLE
1	C-1	COVER SHEET
2	C-2	NOTES SHEET
3	C-2	GRADING AND UTILITY PLAN

APPROVALS	
 2-12-18 CITY ENGINEER-ALLEN PAVELKA PE, #9029 DATE	
APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED OF RIGHT-OF-WAY, AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS EXCEPT THOSE SPECIALLY LISTED UNDER DEVIATIONS FORM STANDARDS. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.	
 2/8/18 LAS VEGAS FIRE AND RESCUE DATE	
N/A CITY OF LAS VEGAS - PLANNING DEPARTMENT DATE	
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT.	

APPROVED FOR CONSTRUCTION	
 7/9/18 LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES PROJECT NO.: 126251 FIRST APPROVED DATE: 7/9/18 LVVWD APPROVED FIRE FLOW: TOTAL 1,500 GPM/ONSITE N/A GPM	

LAS VEGAS VALLEY WATER DISTRICT (LVVWD) STANDARD NOTES

- LVVWD PROJECT # 126251 (REVISED 08/01/2017)
- 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.
 - 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.
 - 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.
 - A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LVVWD.
 - ALL SERVICE LATERALS TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING WITH LVVWD APPROVED SERVICE SADDLES.
 - ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.
 - ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, VALLEY AND CURB CUTTERS.
 - 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 AND APPURTENANCES SHALL BE DISINFECTED, PRESSURE TESTED, AND HAVE AN ACCEPTABLE PASSING HEALTH WATER SAMPLE OBTAINED, PRIOR TO OPERATION AND USE.
 - 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.
 - 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.
 - 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.
 - TELEPHONE "CALL BEFORE YOU DIG" AT "811" OR 1-800-227-2600.
 - THE INSTALLATION OF LVVWD MUNICIPAL WATER FACILITIES WITHIN ALL STREETS IS ASSUMED TO BE IN CONFORMANCE 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.

IS 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 USED.

DEVIATIONS FROM STANDARDS
NONE

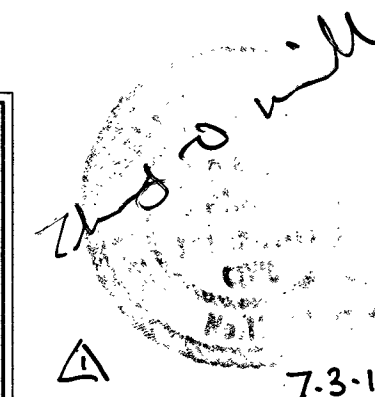
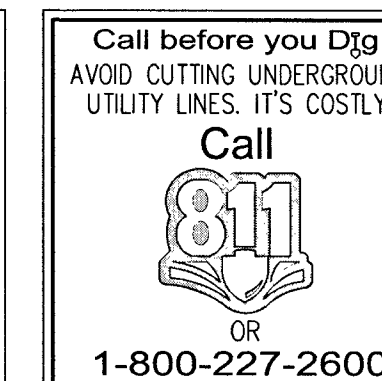
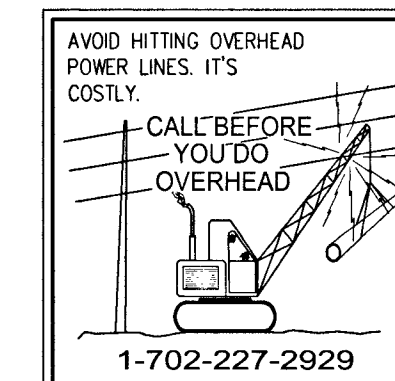
SWPPP NOTE
NOTE: ALL LAND SURFACE AREA DISTURBANCES OVER 1 ACRE REQUIRE A STORMWATER DISCHARGE PERMIT ISSUED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION (NDEP). A PHASED CONSTRUCTION UNIT IN A CONTIGUOUS SUBDIVISION IS CONSIDERED UNDER CONSTRUCTION UNTIL ALL STRIPPED SURFACE AREAS HAVE BEEN COVERED BY PAVING, BUILDING CONSTRUCTION OR PLANTING. A STORMWATER DISCHARGE PERMIT APPLICATION AND ASSOCIATED INFORMATION MAY BE DOWNLOADED FROM THE WEB SITE: HTTP://WWW.STATE.NV.US/DNRC/STORMWATER.HTM PROJECTS THAT DISTURB MORE THAN ONE ACRE OF LAND MUST SUBMIT TO NDEP A "NOTICE OF INTENT" FOR INCLUSION UNDER STORMWATER PERMIT NO. NVRI00000 ALONG WITH THE APPROPRIATE FILLING FEE.

PECCOLE RANCH	ENGINEER
PECCOLE RANCH COMMUNITY MASTER ASSOCIATION 5501 RED HILLS ROAD LAS VEGAS, NV 89118 PH: 702-255-3351 CONTACT: JAN PORTER	SLATER HANIFAN GROUP, INC. 5740 S. ARVILLE STREET, SUITE 216 LAS VEGAS, NV 89118 PH: (702) 284-5300 FX: (702) 284-5399 CONTACT: BRENT PARRISH

LEGAL DESCRIPTION
PECCOLE RANCH PLAT BOOK 44 PAGE 72 PT LOT 15 (PARCEL MAP 64-25 LOT 15-2)

BENCHMARK
SOUTH 89°15'33" WEST, BEING THE BEARING OF THE SOUTH BOUNDARY LINE OF LOT 15-2 AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 64, PAGE 25 OF PARCEL MAPS.

BASIS OF BEARINGS
CITY OF LAS VEGAS BENCHMARK: 1LV106E4 RIVET & PLATE IN TOP OF CURB AT NORTHEAST CORNER OF PEAKNESS PASS DRIVE & RED HILLS ROAD. ELEVATION = 850.799 METERS (NAVD'88) ELEVATION = 2791.33 US SURVEY FEET (NAVD'88)



SLATER HANIFAN GROUP CONSULTING ENGINEERS & PLANNERS 5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118 PHONE (702) 284-5300	PECCOLE RANCH COMMUNITY MASTER ASSOCIATION PECCOLE RANCH AMENITY UPGRADES COVER & APPROVAL SHEET	PROJ# 126251 AGREE# 16759 QS/163-06-SW
DATE: 02/07/18 DRAFTER: BP DESIGNER: BP CHECKED: BP PROJECT NO. PRA1801-000		
JERRY J. SLATER PROFESSIONAL ENGINEER-STATE OF NEVADA EX-06-30-16 CIVIL NO. 014167		
C-1 SHEET 1 OF 3 107072320 L18-00140		

IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED WHICH 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 CLARK COUNTY DEPT. OF PUBLIC WORKS. TEMPORARY CONSTRUCTION ITEMS INCLUDE: PAVEMENT TRANSITIONS, PROTECTIVE DITCHES AND BERMS, ROAD SIGNS AND BARRICADES, ETC.

-QUANTITIES SHOWN ARE ESTIMATES ONLY AND ARE INTENDED TO ILLUSTRATE SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT QUANTITIES INVOLVED.

-EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATIONS. CALL BEFORE YOU DIG.
(800) 227-2600

PECCOLE RANCH
PLAT BOOK 44 PAGE 72
PT LOT 15
(PARCEL MAP 64-25 LOT 15-2)

SOUTH 89°15'33" WEST, BEING THE BEARING OF THE SOUTH BOUNDARY LINE OF LOT 15-2 AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 64, PAGE 25 OF PARCEL MAPS.

CITY OF LAS VEGAS BENCHMARK: 1LV106E4

CITY OF LAS VEGAS BENCHMARK: 1LV106E4

RIVET & PLATE IN TOP OF CURB AT NORTHEAST CORNER OF PREAKNESS PASS
DRIVE & RED HILLS ROAD.

ELEVATION = 850.799 METERS (NAVD'88)
ELEVATION = 2791.33 US SURVEY FEET (NAVD'88)

EXISTING	PROPOSED	DESCRIPTION
		5' CONTOUR
		1' CONTOUR
		STRIPING
		SEWER MANHOLE
		CURB AND GUTTER
		SANITARY SEWER PIPE AND FLOW ARROW
		WATER PIPE
		WATER GATE VALVE
		FIRE HYDRANT
		WATER BLOW-OFF
		WATER LATERAL W/ METER
		SANITARY SEWER LATERAL
		STREETLIGHT
		EDGE OF PAVEMENT
		TRAFFIC SIGN
		PAD ELEVATION
		FINISHED FLOOR ELEVATION
		ELEVATION
		RETAINING WALL
		STORM DRAIN W/ MANHOLE

	EXISTING GAS GATE VALVE		PROPOSED SCARP AREA
	EXISTING UNKNOWN MANHOLE		DRIVEWAY
	EXISTING GAS, SIZE PER PLAN		PROPOSED RIP RAP
	EXISTING POWER POLE		SIGHT VISIBILITY ZONE PER STD DWG NO. 201.2
	EXISTING TRAFFIC SIGNAL		HANDICAP RAMP
	EXISTING WALL		
	WATER PIPE FITTING		
	WATER POINT OF CONNECTION		
	SEWER POINT OF CONNECTION		
	DAYLIGHT LINE		
	STREET CENTERLINE		
	RIGHT-OF-WAY		
	MATCHLINE		
	BOUNDARY LINE		
	PHASE LINE		
	PROPERTY LINE		
	FLOWLINE		
	SAWCUT		
	CUT/FILL TRANSITION LINE		
	SIDEWALK		
	EX STRIPING TO BE OBLITERATED		
	GRADE BREAK LINE		
	REFLECTIVE RAISED PAVEMENT MARKERS		
	BACK WATER VALVE		
	WROUGHT IRON FENCE		
	PONY WALL		
	DECORATIVE PERIMETER WALL		
	DECORATIVE PERIMETER RETAINING WALL		
	PROPOSED CURB AND GUTTER WITH RIGHT-OF-WAY AT BACK OF CURB		
	EXISTING CURB AND GUTTER WITH RIGHT-OF-WAY AT BACK OF CURB		
	FUTURE CURB AND GUTTER WITH RIGHT-OF-WAY AT BACK OF CURB		

4. 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 OF-SITE IMPROVEMENTS, CLARK COUNTY AND NEVADA. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATIONS.
5. 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.
6. CHISEL "S" OR "C" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.
7. POLYVINYL (PVC) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35 SPECIFICATIONS, INSTALLED WITH SANDING BEDDING AND BACKFILL OF TYPE II AGGREGATE BASE.
8. 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.
9. TEE SADDLES SHALL BE USED TO CONNECT SEWER LATERALS TO EXISTING MAIN LINES UP TO TWELVE INCH (12) DIAMETER. COUPLED OR FITTED INCH (12") OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES. IN LINE "Y" SHALL BE USED ON LINES TWELVE INCHES (12") OR ABOVE.
10. WATER MAINS SHALL BE PROTECTED IN ACCORDANCE WITH LVWD STANDARDS WHENEVER A SEWER MAIN CROSSES OVER A WATER MAIN OR THE SEWER IS LESS THAN EIGHTEEN INCH (18") UNDER A WATER MAIN.
11. ALL CONTRACTORS INSTALLING SEWER MAINS WILL BE UNDER THE JURISDICTION OF THE CITY OF LAS VEGAS MUST BE STATE OF NEVADA CLASS "A" CONTRACTORS.
12. 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 RECONSTRUCTED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO ACCEPTANCE BY THE CITY OF LAS VEGAS.
13. INSTALLATION OF CURVED SEWER REQUIRES THE USE OF C-900 PIPE WHICH ALLOWS FOR PIPE DEFLECTION AT THE JOINTS.

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LAS VEGAS FIRE AND RESCUE ADOPTED FIRE CODE SPECIFICATION # 6325, FOR HYDRANT SPECIFICATIONS, AND HYDRANT INSTALLATION SPECIFICATIONS.
2. ONLY FIRE HYDRANTS THAT ARE ON THE LAS VEGAS VALLEY WATER DISTRICT'S - APPROVED PRODUCTS LIST ARE ALLOWED TO BE INSTALLED.
3. A PERMIT IS REQUIRED FOR LAS VEGAS FIRE AND RESCUE FOR ALL INSTALLATION OF ON-SITE WATER LINES AND FIRE HYDRANTS. THE PERMIT AND CONTRACTORS MATERIAL TEST CERTIFICATES FOR UNDERGROUND PIPING SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER BEFORE COMMENCEMENT OF WORK [FIC 505.17.2]
4. ON ANT 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 500 WORKING ORDER AND SHALL BE CAPABLE OF DELIVERING THE REQUIRED FIRE FLOW. [FIC 3310, 3312]
5. 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. [FIC 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. (CROWN LEADING IS ACCEPTABLE FOR THE HYDRO TESTS. [FIC 507.5.7.4]
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. [FIC 507.2.1, NFPA 242]
8. PAINTING 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. [FIC 507]
9. PRIVATE HYDRANTS SHALL BE PAINTED RED. [FIC 507.5.1.1]
10. PRIOR TO THE FINAL OCCUPANCY, A FIRE FLOW TEST SHALL BE WITNESSED BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION TO VERIFY ADEQUACY OF THE REQUIRED FIRE FLOW. [FIC 507]
11. FIRE HYDRANT SPACING SHALL BE AS FOLLOWS: [FIC C102]
 - RESIDENTIAL - 500 FT UNSPRINKLERED; 600 FT SPRINKLERED
 - COMMERCIAL - 300 FT UNSPRINKLERED; 400 FT SPRINKLERED
12. WHERE NEW WATER MAINS ARE EXTENDED ALONG STREETS OR NEW STREETS ARE INSTALLED WHERE FIRE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF THE STRUCTURES, FIRE HYDRANTS SHALL BE INSTALLED AT A MAXIMUM OF 1,000 FT SPACING, TO PROVIDE FOR TRANSPORTATION HAZARDS, WHERE STREETS ARE PROVIDED WITH FIRE HYDRANTS AT 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. [FIC C102.4]
13. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN THE RADIUS OF A CUL-DE-SAC OR WITHIN 200 FEET OF THE PERIMETER OF THE RADIUS OF THE CUL-DE-SAC.
14. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN 6 FT OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREETLIGHT OR ANY OTHER OBSTRUCTION. [FIC C102.12]
15. A MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A ONE-TWO FAMILY DWELLING SHALL NOT EXCEED 300 FT, AS MEASURED BY AN APPROVED ROUTE. [FIC C102.4]
16. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A FIRE DEPARTMENT CONNECTION (FDC) SHALL NOT EXCEED 300 FT, AS MEASURED BY AN APPROVED ROUTE. [FIC C102.7]
17. THE MAXIMUM DISTANCE FROM A HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200 FT. [FIC C102.6]
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 WATERED SO THAT NO MORE THAN 2 FIRE HYDRANTS CAN BE OUT OF SERVICE DUE TO A BREAK IN A SINGLE MAIN. [FIC C104]
19. ALL FIRE APPARATUS ACCESS ROADS SHALL BE PAVED TO PROVIDE ALL WEATHER-DIRING CAPABILITIES, AND SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF THE FIRE APPARATUS. [FIC 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 SIX (6) FEET PRIOR TO 10% OR AFTER THE GRADE CHANGE. APPROACH AND DEPARTURE SHALL NOT EXCEED 10% GRADE. [FIC 503.2.4, 503.2.5]
21. THE TURNING RADIUS OF THE FIRE APPARATUS ACCESS ROADS SHALL BE NO LESS THAN 52 FEET OUTSIDE AND 28 FEET INSIDE TURNING RADIUS. [FIC 503.2.4]
22. VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL NOT BE LESS THAN 13 FT 6 INS. [FIC 503.2.1]
23. 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, AND NOT LESS THAN 32 FT WIDE, FLOW LINE TO FLOW LINE. IF FIRE APPARATUS ACCESS ROADS ARE NOT PAVED TO FULL PAVING FLOW, FLOW LINE TO FLOW LINE, NO PARKING IS PERMITTED ON EITHER SIDE. FIRE LINES THROUGH PARKING LOTS SHALL BE NOT LESS THAN 24 FT. [FIC 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 FT FROM A FIRE DEPARTMENT VEHICLE ACCESS. THE DISTANCE COULD BE MEASURED TO THE POINT OF THE VEHICLE'S TURNING RADIUS. [FIC 503.2.1.1]
25. APPROVED SECONDARY FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR 100 OR MORE DWELLING UNITS, RESIDENTIAL OR WITH DEPENDENT OR WITH A SINGLE POINT OF ACCESS IN EXCESS OF 600 FT. COMMERCIAL AND INDUSTRIAL DEVELOPMENTS WHERE BUILDINGS EXCEED 2 STORES OR 30 FEET IN HEIGHT, OR EXCEEDING 62,000 SQUARE FEET IN AREA. [FIC 503.1.2]
26. ALL DEAD-END FIRE APPARATUS ROADS AND/OR FIRE LINES, 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. [FIC 503.2.1.1]
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 OF 100 FEET ALONG THE DESIGNATED FIRE LANE. SIGNS SHALL BE PLACED ON BOTH SIDES OF AN ACCESS ROADWAY IF NEEDED AND AT 100 FEET INTERVALS ALONG THE ACCESS ROADWAY. SIGNS SHALL BE PLACED ON BOTH SIDES OF 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. [FIC 503.3]
28. ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CONSTRUCTION AND INSTALLATION SPECIFICATIONS, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA, NEVADA", LATEST REVISED EDITION; THE "SUMMERLIN IMPROVEMENTS" STANDARDS FOR WORK IN THE SUMMERLIN AREA; AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UTILITIES 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 CIP PLANS LIBRARY ARE APPROVED AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE 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 INTERFERENCE WHICH MAY AFFECT HIS WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING 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 SATISFACTORILY 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 EXTENDED-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 FLOW 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 216.35. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.

11. THE 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 TRANSITION TO BE AS NECESSARY TO PROVIDE SATISFACTORY TRANSITION.

12. ALL GRADING WORK SHALL CONFORM TO THE SLOPS REQUIRED AS PREPARED BY ADD GDO, PROJECT ADD FIELD ADD FIELD APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.

13. EXACT LOCATION OF ALL SAKULT 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 RECOVERED AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE NO. 625.390 OF THE CITY OF LAS VEGAS TITLE 625.

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 CIP PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS; FLOOD CONTROL, AND SIGHT DISTANCE AT INTERSECTIONS. ALL NEW WALLS REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.

17. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT 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 SHOWING ON THE PLANS.

19. MATERIALS, HANDLING AND PLACEMENT OF PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE DEPT. OF 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 INSTALLED AND ARE IN GOOD WORKING CONDITION PRIOR TO THE CONSTRUCTION OF ANY ROAD BASE.

21. SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S) SHALL BE PROVIDED TO THE CITY AND APPROVED PRIOR TO ACCEPTANCE OF FACILITY UDO INSPECTION. THE MAP(S) SHALL INCLUDE THE HORIZONTAL AND VERTICAL (INVERT) LOCATION OF PUBLIC SEWER MANHOLES, STORM DRAIN MANHOLES AND TRANSITION STRUCTURES, STORM DRAIN LATERALS, LOCATED 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 SERVICE LATERALS EXIT THE PUBLIC RIGHT-OF-WAY, AND STORM DRAIN LATERALS TO THE SEWER MAIN. THE LOCATION OF ALL LATERALS 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 MAP(S) SHALL BE PROVIDED AND APPROVED BY THE CITY OF LAS VEGAS PERSONAL LAND SURVEYOR TO HAVE POSITIONAL CERTAINIES OF ± 0.0 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 ADDITION.

23. A SEPARATE BORING PERMIT IS REQUIRED FOR ALL BORING ACTIVITIES.

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATIONS. CALL BEFORE YOU DIG: 1 (800) 227-2600; SOUTHWEST GAS CORPORATION: 702-400-1789 (STANDBY CONTACT NUMBER)

NONE

(REQUIRED FOR ALL SITES GREATER THAN 1 ACRE (43,560 SQ.FT.))

(REQUIRED FOR ALL SITES GREATER THAN 1 ACRE (43,560 SQ.FT.))

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY BE DETECTED IN THE STORM WATER RUNOFF CHANNELS AND ADJACENT AREAS OF WAYS OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN REGIONAL PROGRAMS OR THE EXISTENCE OF SPECIAL SITES OR SENSITIVE AREAS. BEST MANAGEMENT PRACTICES SPECIFIED IN TITLE 24.40 AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BEST MANAGEMENT PRACTICES MANUAL.
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY AT THE SITES LOCATIONS AND PERFORMANCE OF THE PRACTICES PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NW1000000, SECTION III.A.5.
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO CONSTRUCTION ACTIVITY, AND SITES LOCATIONS AND PERFORMANCE OF THE PRACTICES WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY TO REFLECT CHANGES TO THE CONSTRUCTION ACTIVITY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NW1000000, SECTION III.A.12.
5. ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN EXCEEDED TO 50 PERCENT.

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 GRASSES AND SLOPES SHOWN.
3. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION, ADEQUATE SHORING SHALL BE DESIGNED AND CONSTRUCTED 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 DEGRADATIONS COMPACTED TO THE AREAS INDICATED:

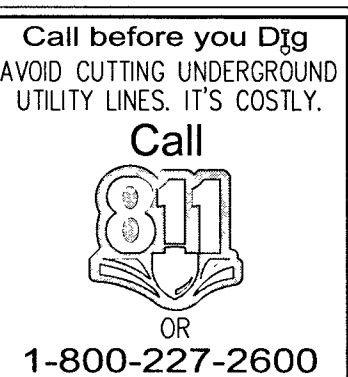
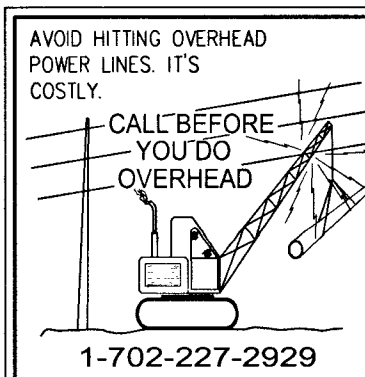
	HORIZONTAL	VERTICAL COMPACTION	
A. PAVEMENT AREA SUBGRADE	0.1"	+0.0" TO -0.1"	SEE SOILS REPORT
B. ENGINEERED FILL	0.5"	+0.1" TO -0.1"	SEE SOILS REPORT
7. COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE.
8. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
9. THE USE OF PORTABLE 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.
10. 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 AND THE 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.
11. 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 OR HIS AUTHORIZED REPRESENTATIVE.

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 STRUCTURES 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 NATURAL GAS CONFLICT WITH PROPOSED UTILITIES AND/OR STRUCTURES CONTACT 702-365-2099

CAUTION: HIGH PRESSURE GAS

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

ABBREVIATIONS					
AC	ASPHALTIC CONCRETE OR ACRE	FH	FIRE HYDRANT	PVC	POLYVINYL CHLORIDE
AGG	AGGREGATE BASE	FL	FLOWLINE	PVI	POINT OF VERTICAL INTERSECTION
APPX	ASSESSOR'S PARCEL NUMBER	FE	FEET OR FOOT	QTY	QUANTITY
APPROX OR ~	APPROXIMATE	FUT	FUTURE	R	RADIUS
AVE	AVENUE	GRD	GRADE OR GROUND	RCA	REINFORCED CONCRETE ARCH
BC	AT	GB	GRADE BREAK OR GRADE CHANGE	RCB	REINFORCED CONCRETE BOX
BE	BEGIN CURVE OR BACK OF CURB	GV	GATE VALVE	RCP	REINFORCED CONCRETE PIPE
BEG	BEGINNING OF CURB RETURN	HD	HIGH DENSITY POLYETHYLENE	ROA	ROAD
BHW	BOTTOM OF HEADWALL	HOA	HOME OWNERS ASSOCIATION	RDWY ESMT	ROADWAY EASEMENT
BLDG	BUILDING	HORZ	HORIZONTAL	REQD	REQUIRED
BLVD	BOULEVARD	HP	HIGH POINT	REVS	REVISIONS
BM	BENCHMARK	HWA	HIGH WATER LEVEL	RG	ROUGH GRADE
BVC	BEGIN VERTICAL CURVE	HWL	HEADWALL	RT OR R	RIGHT
BWV	BACK WATER VALVE	HYD	HYDRAULIC OR HYDRANT	S/W, ROW	RIGHT OF WAY
CC	CLARK COUNTY	ID	INSIDE DIAMETER	SCH	SCHEDULE
CCAU5D	CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS	IN	INCH	SD	STORM DRAIN
CCPW	CLARK COUNTY PUBLIC WORKS	INT	INTERSECTION	SDOI	STORM DRAIN DROP INLET
CCPFD	CLARK COUNTY REGIONAL FLOOD DISTRICT	IRON	IRON PIPE	SDM	STORM DRAIN MANHOLE
CORD	CLARK COUNTY WATER RECLAMATION DISTRICT	IRRG	IRRIGATION	SEC	SECTION
CE	COMMON ELEMENT	LF	LINEAR FEET	SF	SQUARE FEET
CL/C/L/C	CENTERLINE	LP	LOW POINT	SH	SHEET
CLR	CLEAR OR CLEARANCE	LT	LEFT	SNVA	SOUTHERN NEVADA WATER AUTHORITY
CLSM	CONCRETE LOW STRENGTH MATERIAL	LT OR L	LEFT	SPECS	SPECIFICATIONS
CLV	CITY OF LAS VEGAS	LVWD	LAS VEGAS VALLEY WATER DISTRICT	ST	STREET
CM&BC	CEMENT MORTAR UNED AND COATED	LOW	LOW WATER LEVEL	SSWH	SANITARY SEWER MANHOLE
CONC	CONCRETE MASONRY UNIT	MAX	MAXIMUM	STA	STATION
CNV	CITY OF NORTH LAS VEGAS	MECH	MECHANICAL	STD	STANDARD
COH	CITY OF HENDERSON	MH	MANHOLE	STD	STEEL OR STEEL LIGHT
CONC	CONCRETE	MIN	MINIMUM	STDWALK	STANDARD WALK
CU	CUBIC	MISC	MISCELLANEOUS	SWG	SOUTHWEST GAS
CU YD	CUBIC YARD	MUE	MUNICIPAL UTILITY EASEMENT	SWR OR SS	SANITARY SEWER
DCWS	DESIGN AND CONSTRUCTION FOR WASTEWATER	NDC	NEVADA DEPARTMENT OF TRANSPORTATION	SY	SQUARE YARD
DET	COLLECTION SYSTEMS	NPT	NOT TO SCALE	TANG	TANGENT
DETAL	DETAIL	NUE	NONEXCLUSIVE UTILITY EASEMENT	TC	TOP OF CURB
DI	DUCTILE IRON OR DRAIN INLET	OC	ON CENTER	TF	TOP OF FLOOR OR TOP OF FOOTING
DIA. Ø	DIAMETER	OD	OUTSIDE DIAMETER OR OVERALL DIMENSION	TG	TOP OF GRADE
DI	DUCTILE IRON PIPE	OF	OFF SET	THRU	THROUGH
DRV	DRAIN	ORIG	ORIGINAL	THW	TOP OF HEADWALL
DWG(S)	DRAWING	OAE	PUBLIC OR PEDESTRIAN ACCESS EASEMENT	TP	TOP OF PIPE
DWY	DRIVEWAY	PB	PULL BOX	TW	TOP OF WALL
EA	EACH	PC	POINT OF CURVE	TRW	TOP OF RETAINING WALL
EBR	END CURB RETURN	PCC	POINT OF CUMULATIVE	TSW	TOP OF SCREEN WALL
EG	EXISTING GROUND	PDC	PUBLIC DRAINAGE EASEMENT	TYP	TYPICAL
EL	ELEVATION	PL	PROPOSED LINE	UDACS	UNIFORM DESIGN AND CONSTRUCTION STANDARDS
ESMT	EASEMENT	POR	POINT OF BEGINNING	VC	VERTICAL CURVE
EP	EAVE OF PAVEMENT	POB	POINT OF BEGINNING	VERT	VERTICAL
ERU	EQUIVALENT RESIDENTIAL UNIT	POC	POINT OF CURVATURE	WG	WATER GUTTER
EVG	END VERTICAL CURVE	POE	POINT OF ENDING	W	WROUGHT IRON
EX OR EXIST	EXISTING	PRC	POINT REVERSE CURVATURE	WL	WATER LINE
FC	FACE OF CURB	PRELIM	PRELIMINARY	WPZ	WATER PRESSURE ZONE
FF	FINISHED FLOOR	PROP	PROPOSED	WT	WEIGHT
FG	FINISHED GRADE	PRV	PRESSURE REDUCING VALVE	WTR	WATER LINE
FGL	FINISHED GRADE, HIGH SIDE	PUE	PUBLIC UTILITY EASEMENT		
FQL	FINISHED GRADE, LOW SIDE	PT	POINT OF TANGENT OR POINT		

[illegible]

DATE: 02/07/18

DESIGNER: BP

PROJECT NO

FRATU



NC JER

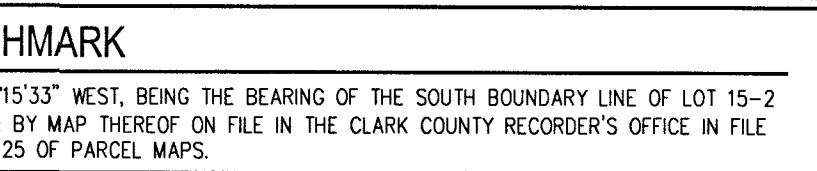
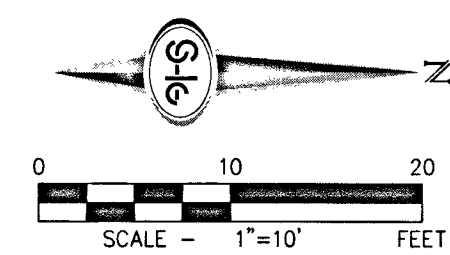
Exp. 06/3

No. 1.

c

SHEET 2

L18-00140



SOUTH 89°15'33" WEST, BEING THE BEARING OF THE LINE
AS SHOWN BY MAP THEREOF ON FILE IN THE CLERK'S OFFICE
64, PAGE 25 OF PARCEL MAPS.

CITY OF LAS VEGAS BENCHMARK: 1LV106E4

RIVET & PLATE IN TOP OF CURB AT NORTHEAST CORNER OF PREAKNESS PASS DRIVE & RED HILLS ROAD.

ELEVATION = 850.799 METERS (NAVD'88)
ELEVATION = 2791.33 US SURVEY FEET (NAVD'88)

- 1 CONSTRUCT SIDEWALK PER CCAUSD 234.
- 2 CONSTRUCT CONCRETE MOW CURB PER DETAIL 'A' THIS SHEET.
- 3 CONSTRUCT RIBBON CURB PER DETAIL 'B' THIS SHEET.

- 1 FOR CONNECTION AT BUILDING SEE PLUMBING PLANS BY OTHERS.
- 2 INSTALL 1-1/2" PVC WATER LINE.
- 3 INSTALL 45° BEND AS SHOWN.
- 4 INSTALL 22.5° BEND AS SHOWN.
- 5 INSTALL 1.5" RPPA PER UDACS PLATE NO. 8, WITH SAFE-T-COV MODEL 200S-AL OR APPROVED EQUIVALENT.

1 FOR CONNECTION AT BUILDING SEE PLUMBING PLANS BY OTHERS.

2 INSTALL 4" SEWER LATERAL AT 1.00% MIN. SLOPE PER DCSWCS STD. DWG. SD-22.

FIRE FLOW CALCULATIONS	
FIRE FLOW <u>1,500</u> GPM AT 20 P.S.I. RESIDUAL.	
USE/OCCUPANCY	S-2
TYPE OF CONSTRUCTION (IBC)	TYPE V-B
SQUARE FOOTAGE	570 SF
LARGEST AREA BETWEEN 4 HOUR WALLS	570 SF
BUILDING HEIGHT	16'-0"
NO OF STORIES INCLUDING BASEMENT	1
FIRE SPRINKLER	NO
NO OF HYDRANTS INSTALLED	0

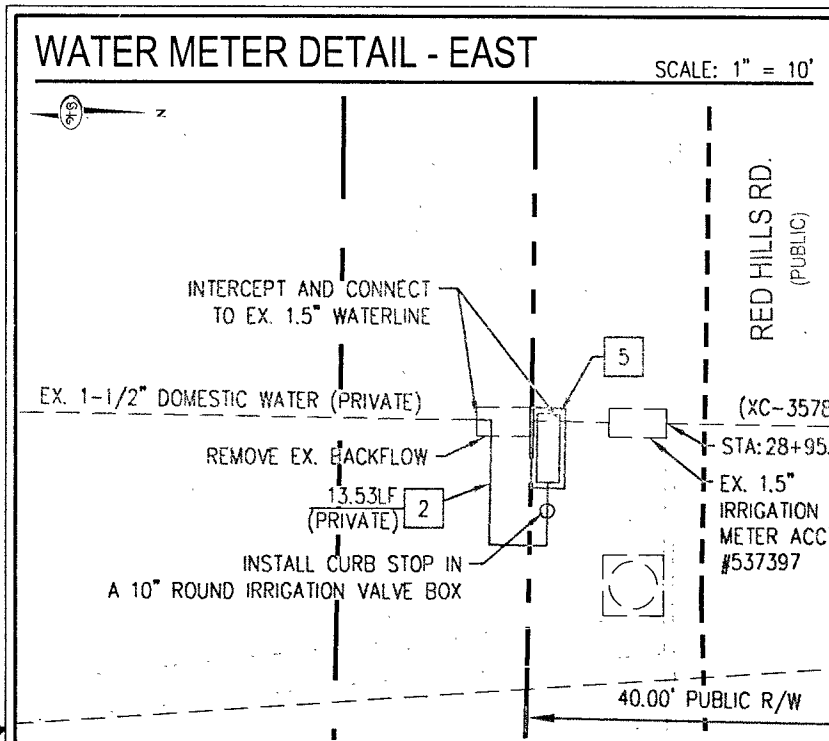
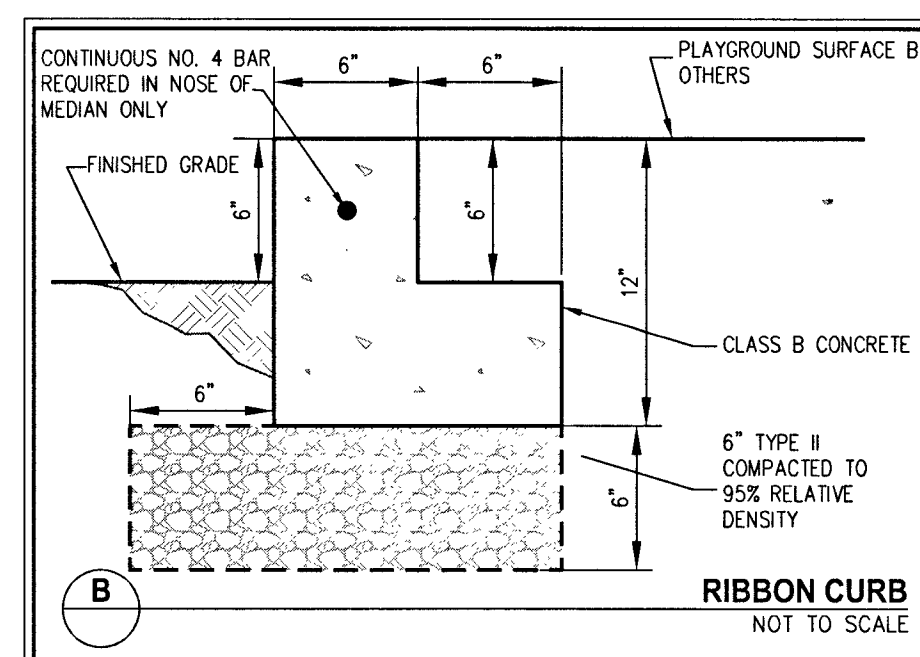
K. Miller 2/8/18
LAS VEGAS FIRE AND RESCUE DATE

4 DISHARDI
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT No.: 126251 FIRST APPROVED DATE: 7/9/18
LVWD APPROVED FIRE FLOW: TOTAL 1,500 GPM/ONSITE NFA GPM

(REQUIRED FOR ALL SITES GREATER THAN 1 ACRE (43,560 SQ.FT.))

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT MUD, CONSTRUCTION DEBRIS OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAY OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO THE SENSITIVE NATURE OF THE RECEIVING ECOSYSTEM. THE CONTRACTOR SHALL FOLLOW THE PERFORMANCE STANDARDS SPECIFIED IN TITLE 24.40 AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BEST MANAGEMENT PRACTICES MANUAL.
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS COMPLETED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A PERMIT TO REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NV0000000, SECTION III.A.5.
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL DISCLOSE ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ANY OTHER AREAS THAT MAY BE SUBJECT TO DISTURBANCE. IF THE DISTURBED AREA IS LESS THAN 0.5 ACRES OR MORE, THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN, AS REQUIRED, TO REFLECT THE ACTUAL ACTIVITY. THE CONTRACTOR SHALL AVOID SUSPENSION OF LAND DISTURBANCE ACTIVITIES. THE CONTRACTOR SHALL FOLLOW THE STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NV0000000, SECTION III.A.12.2.
5. ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED RAINFALL EVENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL WHEN THE BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

1. FINAL GRADING SHALL BE IN CONFORMANCE WITH BIC 2006, SECTION 2304.11.2.2.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
3. ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SMP.
4. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
5. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL.
6. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITY STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. CONSTRUCTION ENGINEER/OWNER SHALL BE NOTIFIED OF PRIOR DAMAGE TO EXISTING FACILITIES PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR/REPLACING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
7. ADD 2800 TO PLAN GRADING, EXCLUDING PAD ELEVATIONS, FT ELEVATIONS, AND EXISTING & PROPOSED COUNTRIES.
8. ALL ON-SITE STORM DRAINS AND THE ASSOCIATED FACILITIES ARE TO BE OWNED AND MAINTAINED BY THE OWNER.
9. CONTRACTOR TO VERIFY ALL HANDICAP ACCESSIBLE ROUTES AND PARKING SPOTS ARE IN CONFORMANCE WITH A.D.A. ACCESSIBILITY GUIDELINES AND DO NOT EXCEED MAXIMUM SLOPES AND MAXIMUM RAMP LENGTH. CONTRACTOR TO NOTIFY CONTRACTOR OF UTILITY COLLISIONS OR ANY DISCREPANCIES.
10. CONSTRUCT A.D.A. ROUTE, HAND PARKING, SIGNAGE & RAMPS TO COMPLY WITH C.O.C. ANSI 117.1-2012.



AVOID HITTING UNDERGROUND TRAFFIC
SIGNAL SYSTEMS AND STREET LIGHT
SYSTEM CONDUITS. IT'S COSTLY.



**Call before you
do UnderGround**
1-702-455-6000
CLARK COUNTY TRAFFIC OPERATIONS
AND
1-702-432-5300
FREWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

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

Call **811**

OR
1-800-227-2600
AND
CLARK COUNTY TRAFFIC OPERATIONS
1-702-455-6000

**SLATER
HANIFAN
GROUP**

CONSULTING ENGINEERS & PLANNERS

300 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300
FAX (702) 284-5399

[illegible]

PECCOLE RANCH COMMUNITY MASTER ASSOCIATION
PECCOLE RANCH AMENITY UPGRADES
SITE, GRADING AND UTILITY PLAN

DATE:	02/07/18
DRAFTER:	BP
DESIGNER:	BP
CHECKED:	BP
PROJECT NO.	PRA1801-000



PROFESSIONAL ENGINEER - STATE OF NEVADA
JERRY J. SLATER
Exp. 06/30/2018
CIVIL
No. 14167

67-114

G-1

SHEET 3 OF 3

107V7230

418-88140

PROJ#:126251 AGREE:#116759 QS:163-06-SW