

ABBREVIATIONS

(IN ADDITION TO THOSE LISTED IN USD DWG'S 105 & 106)

ADJ	ADJACENT, OR ADJUST
AP	ANGLE POINT
APN	ASSESSOR'S PARCEL NUMBER
BC	BEGINNING OF CURVE
BCR	BEGINNING OF CURB RETURN
BEG	BEGIN
BK	BACK OF CURB
BLDG	BUILDING
BSW	BACK OF SIDEWALK
C	CURVE NUMBER
CCWRD	CLARK COUNTY WATER RECLAMATION DISTRICT
CFS	CUBIC FEET PER SECOND
C/L	CENTERLINE
CLR	CLEAR (OF EDGE)
CMU	CONCRETE MASONRY UNIT
CONC	PORTLAND CEMENT CONCRETE
CONTR	CONTRACTOR
D	DEPTH, OR CURVE ANGLE
DWG	DRAWING
E, ELY	EAST/EASTERLY
EL	ELEVATION
EX	EXISTING
FAST	FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR (ELEVATION)
FL	FLOW LINE
FS	FINISH SURFACE
FUT	FUTURE
G	GAS
GF	GARAGE FLOOR (ELEVATION)
GTR	GUTTER
H	HEIGHT
HORIZ	HORIZONTAL
HP	HIGH POINT (FLOWLINE)
HPS	HIGH PRESSURE SODIUM (LUMINAIRE)
HW	HEADWALL
ID	IDENTIFIER, OR INSIDE DIAMETER
L	LENGTH OF CURVE, OR LINE NUMBER
LAT	LATERAL
LG	LIP OF GUTTER
LS	LANDSCAPE
ME	MATCH EXISTING
MOD	MODIFIED
N, NLY	NORTH/NORTHERLY
NDOT	NEVADA DEPARTMENT OF TRANSPORTATION
NG	NATURAL GRADE, OR NATURAL GROUND
ND, #	NUMBER
OHP	OVERHEAD POWER LINES
PDE	PRIVATE DRAINAGE EASEMENT
PE	POLYETHYLENE
PE	PEDESTRIAN
P/L	PROPERTY LINE
PDC	POINT ON CURVE
PR	PROPOSED
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
Q	FLOW RATE (IN CFS)
RMV	REMOVE
RDW	RIGHT-OF-WAY
S	SLOPE, OR SOUTH
SLY	SOUTHERLY
STD	STANDARD
STL	STEEL
STLT	STREET LIGHT
T, TEL	TANGENT DISTANCE
TEL	TELEPHONE
TF	TOP OF FOOTING (ELEVATION)
TG	TOP OF GRATE (DRAIN, ETC)
TMH	TOP OF MANHOLE (ELEVATION)
TDE	BOTTOM OF SLOPE
TOP	TOP OF SLOPE
TV	TELEVISION CABLE
UDACS	TOP OF (RETAINING) WALL
UDACS	UNIFORM DESIGN AND CONSTRUCTION STANDARDS
USD	FOR WATER DISTRIBUTION SYSTEMS
USD	UNIFORM STD DWGS FOR PUBLIC WORKS CONSTRUCTION
V	DEF-SITE IMPROVEMENTS, CLARK COUNTY AREA
WLY	WEST, OR WEST
WLY	WESTERLY
XG	CROSS GUTTER

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA" AND "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", AND APPENDICES, CURRENT EDITION, AS MODIFIED BY THE "CLARK COUNTY SUPPLEMENT TO THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS" AND APPENDICES, CURRENT EDITION.
- TRAFFIC SIGNAL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA VOLUME II" CURRENT EDITION.
- WHenever any item of work is specified for construction in accordance with "STANDARD DRAWINGS" IT WILL BE A REFERENCE TO THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST EDITION.
- ALL UTILITIES SHOWN ARE BELIEVED TO BE APPROXIMATELY LOCATED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES LIKELY TO BE AFFECTED. THE CONTRACTOR SHALL DETERMINE THE LOCATION AND DEPTH OF SUSPECTED UTILITY INTERFERENCES, AND SHALL FURNISH INFORMATION ON THE SAME TO THE ENGINEER, NOT LESS THAN TEN (10) DAYS PRIOR TO THE ANTICIPATED IMPACT OF THESE SUSPECTED INTERFERENCES ON HIS WORK. IF CONFLICTS EXIST, THE CONTRACTOR WILL IMMEDIATELY CONTACT THE ENGINEER AND PROVIDE THE ENGINEER WITH ALL THE NECESSARY DATA SUCH AS ELEVATIONS, HORIZONTAL LOCATIONS, ETC., AND PROVIDE THE ENGINEER WITH SKETCHES INDICATING THE PROPOSED IMPROVEMENT AND THE UTILITY CONFLICT. THE ENGINEER WILL EXAMINE AND REVIEW ALL THE DATA AND SKETCHES PROVIDED, AND WILL PROVIDE THE CONTRACTOR WITH AN ALTERNATIVE DESIGN WITHIN FIVE (5) DAYS AFTER RECEIPT OF DATA AND SKETCHES.
- CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO BEGINNING CONSTRUCTION
- THE CONTRACTOR'S RESPONSIBILITY REGARDING UTILITIES SHALL BE AS REQUIRED UNDER SECTION 107.17 OF THE UNIFORM STANDARD SPECIFICATIONS FOR CLARK COUNTY, NEVADA.
- CENTURY LINK TELEPHONE COMPANY SHALL BE RESPONSIBLE FOR THE ADJUSTMENT OF TELEPHONE MANHOLES AND RELOCATIONS OF TELEPHONE POLES AND UNDERGROUND TELEPHONE LINES THAT INTERFERE WITH THE REQUIRED IMPROVEMENTS AS SHOWN ON THE PLANS.
- NV ENERGY SHALL BE RESPONSIBLE FOR THE RELOCATION OF UNDERGROUND OR OVERHEAD POWER LINES THAT INTERFERE WITH THE REQUIRED IMPROVEMENTS AS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERTICAL ADJUSTMENT OF ALL LAS VEGAS VALLEY WATER DISTRICT FACILITIES AND CLARK COUNTY SANITATION DISTRICT MANHOLES AS INDICATED ON THE PLANS OR IN THE SPECIAL PROVISIONS UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL NOT REMOVE TREES, SHRUBS, LAWNS, WALLS, FENCES, SIGNS, STRUCTURE, LIGHTS OR ANY OTHER IMPROVEMENTS OUTSIDE THE RIGHT-OF-WAY EXCEPT WHERE REQUIRED TO DO SO BY THE CONTRACT DRAWINGS OR AS DIRECTED BY THE ENGINEER.

LEGEND

⊙	SEWER MANHOLE
⊗	WATER VALVE
⊕	FIRE HYDRANT
—	STREET LIGHT
—	STREET CENTERLINE
---	EX. CURB & GUTTER
---	EX. BUILDING
---	PROPERTY LINE
---	EX. WATER LINE
---	EX. SEWER LINE
---	EX. GAS LINE

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 (PRV) BE INSTALLED WHENEVER THE PRESSURE EXCEEDS 80 PSI. PRV'S ARE THE DEVELOPER'S RESPONSIBILITY, AND WILL NOT BE INSPECTED OR INCLUDED IN THE ACCEPTANCE OF LVVMD FACILITIES.

DEVIATIONS FROM STANDARDS

NONE

CIVIL IMPROVEMENT PLANS

BURGER KING

SKYE CANYON II, PHASE 3

LAS VEGAS, NEVADA, 89166

PORTION OF: APN: 125-07-210-007

PROPERTY OWNER:

REMINGTON SKYE L L C
5920 S. RAINBOW BLVD., #11
LAS VEGAS, NV 89118

DEVELOPER:

GLENCOE PROPERTIES, INC.
7548 W. SAHARA AVE., Suite 102
LAS VEGAS, NV 89117

SHEET INDEX

C1	CIVIL COVER SHEET
C2	CITY OF LAS VEGAS NOTES
C3	SITE UTILITY PLAN
C4	GRADING PLAN

APPROVALS:

Allen E. Pavelka 4-2-19
ALLEN E. PAVELKA, PE # 9029
CITY OF LAS VEGAS, CITY ENGINEER
APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHTS-OF-WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS, EXCEPT THOSE SPECIFICALLY LISTED UNDER DEVIATIONS FROM STANDARD. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.

[Signature] 040219
CITY OF LAS VEGAS PLANNING DEPARTMENT
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPT.

[Signature] 3/12/19
LAS VEGAS FIRE AND RESCUE
APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR TO OBTAINING FINAL APPROVAL FROM THE LVVMD

APPROVED FOR CONSTRUCTION

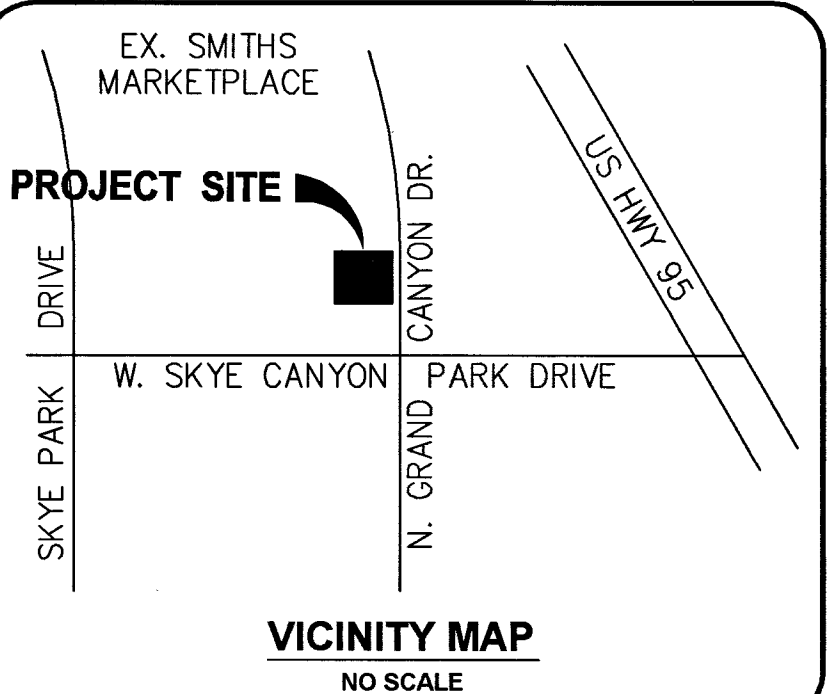
[Signature]
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT NO. 136147 FIRST APPROVED DATE: 3-5-19
LVVMD APPROVED FIRE FLOW: TOTAL 1750 GPM / ONSITE 1750 GPM

[Signature] 03/11/19
SOUTHWEST GAS CORPORATION

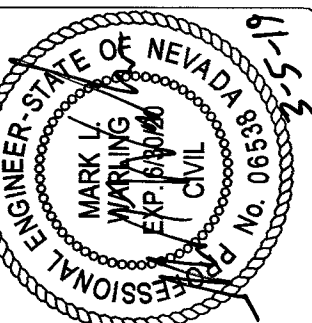
Celia Lopez 3/12/19
CELIA LOPEZ, CELINA LOPEZ
COX COMMUNICATIONS LAS VEGAS, INC.

[Signature] 3-6-19
CENTRAL TELEPHONE COMPANY, d/b/a CENTURY LINK
NV ENERGY, INC. ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NV ENERGY, INC. RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE FINAL DESIGN IS COMPLETED. THE NEW SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSIONS RULES AND REGULATIONS.

[Signature] 03/06/19
ARMANDO R.
NV ENERGY, INC.
SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NV ENERGY, INC. RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE FINAL DESIGN IS COMPLETED. THE NEW SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSIONS RULES AND REGULATIONS.



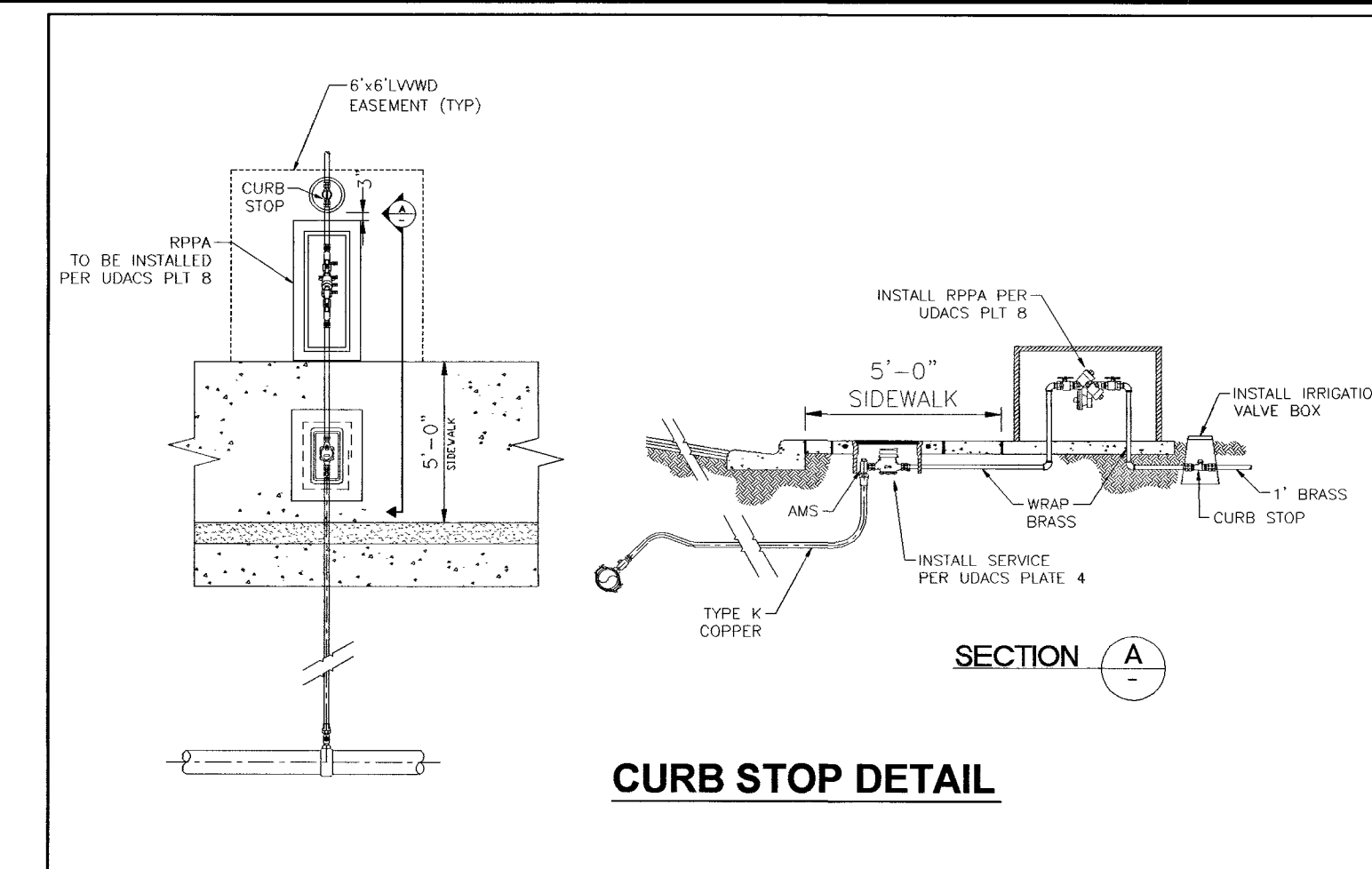
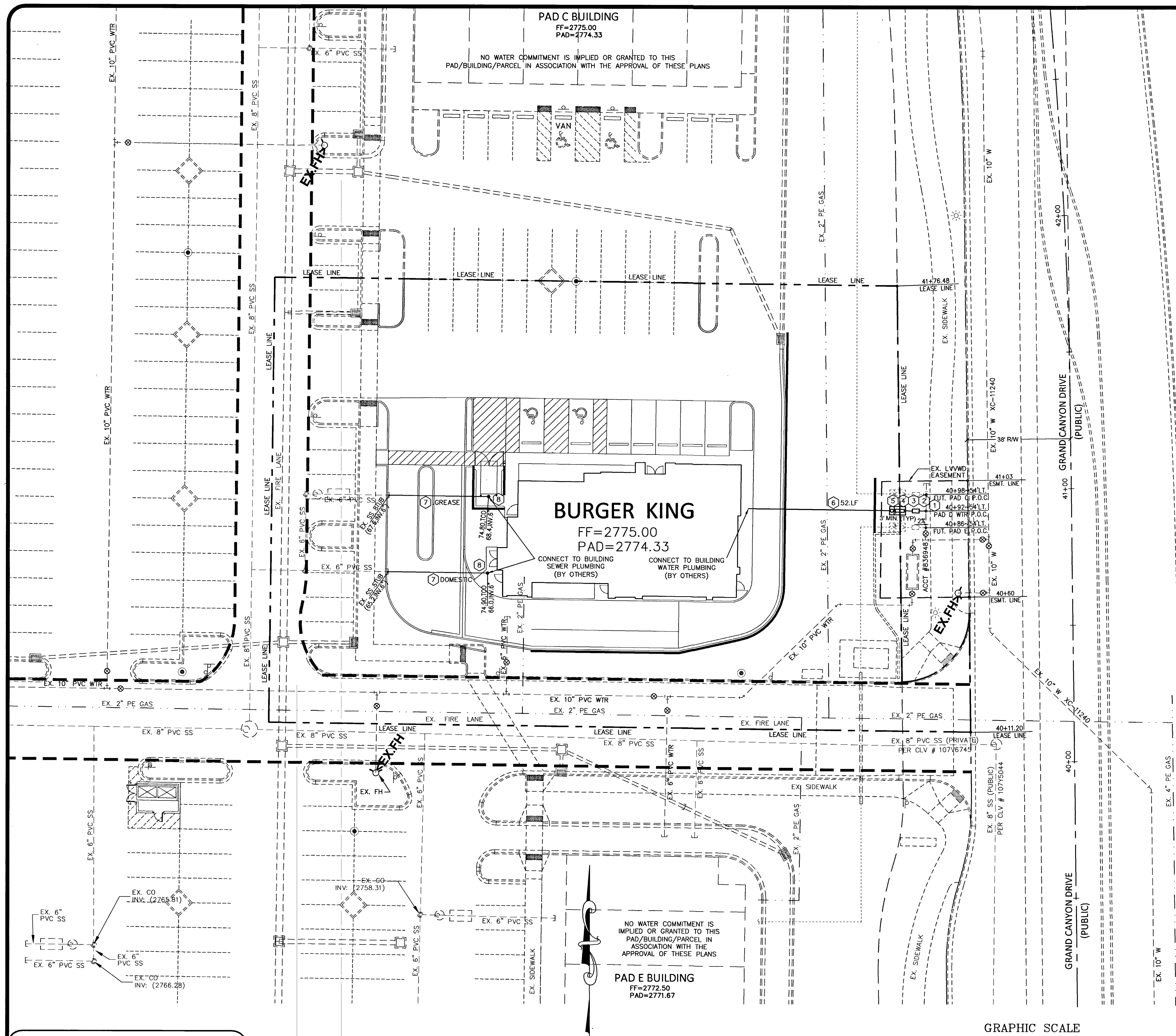
BURGER KING
SKYE CANYON II, PHASE 3
CIVIL COVER SHEET



MARK WARLING
Civil Engineer
10300 W. CHARLESTON BLVD., # 13-L8
LAS VEGAS, NEVADA 89135
PH: 702-WARLING (927-5464)
FAX: 269-MARK . EMAIL: CIVIL@COX.NET

PROJ. #: L19-00316
DATE: MAR. 5, 2019
DRAWING NUMBER
CLV # 107V7662
SHEET C1 OF 4

PROJ. # 136147A QS-125-07-NW



INSTALLATION NOTES

1. WET-TAP 6"x1 1/2" SERVICE SADDLE & 1/2" CORP STOP PER UDACS PLATE # 4
2. 1 1/2" TYPE 'K' COPPER WATER
3. 1 1/2" WATER METER PER UDACS PLATE # 4
4. 1 1/2" BRASS WATER
5. 1 1/2" RPPA PER UDACS PLATE # 8 w/ CURB STOP PER DETAIL HEREON
6. 2" PVC ON-SITE WATER PIPE
7. 6" PVC ON-SITE SEWER PIPE @ 2% MIN. SLOPE
8. 6" SEWER CLEANOUT

QUANTITIES

	PUBLIC	PRIVATE
1 EA	1 EA	
3 LF	3 LF	
1 EA	1 EA	
3 LF	3 LF	
1 EA	1 EA	
		52 LF
		72 LF
		2 EA

FIRE FLOW CALCULATIONS:

FIRE FLOW REQUIREMENT IS 1750 GPM @ 20 PSI RESIDUAL

BASED ON:	V-B
I.B.C. CONSTRUCTION TYPE:	3615 SQUARE FEET
SQUARE FOOTAGE:	ONE
NUMBER OF STORIES / FLOORS:	NO
AUTOMATIC FIRE SPRINKLER SYSTEM:	0 GPM
ANTICIPATED FIRE SPRINKLER FLOW DEMAND:	3
NUMBER OF HYDRANTS PROVIDED:	

REVIEWED BY: *[Signature]* DATE: 3/12/19
LAS VEGAS FIRE & RESCUE

FIRE DEPARTMENT APPROVAL:
APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS
REQUIRED PRIOR TO OBTAINING FINAL APPROVAL FROM THE LVWD

APPROVED FOR CONSTRUCTION

[Signature]
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES

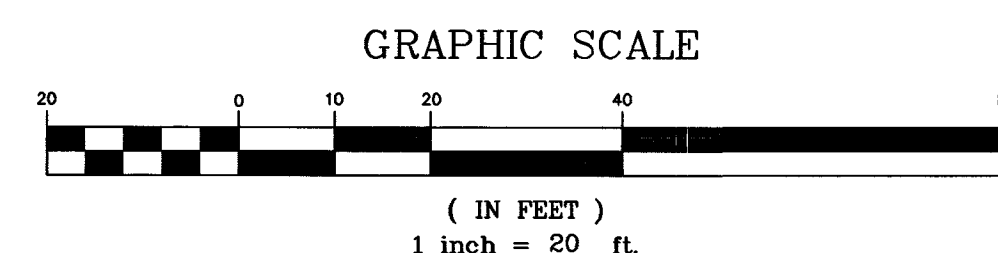
PROJECT NO. 136147 FIRST APPROVED DATE: 3-21-19
LVWD APPROVED FIRE FLOW: TOTAL 1750 GPM / ONSITE 1750 GPM

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 FORTY-EIGHT HOURS PRIOR TO CONSTRUCTION.
4. IN THE EVENT OF A NATURAL GAS CONFLICT WITH PROPOSED UTILITIES AND/OR STRUCTURES CONTACT 702-365-2099.

SOUTHWEST GAS CORPORATION STAND BY CONTACT NUMBER IS (702) 400-1789.

[Signature] DATE: 03/11/19
SOUTHWEST GAS CORPORATION



NOTE REGARDING EXISTING UTILITIES:

ENGINEER ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN WHAT IS SHOWN ON THESE DRAWINGS AND WHAT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY.

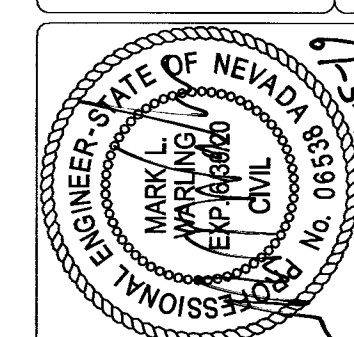
REDUCED PRESSURE PRINCIPLE ASSEMBLIES (RPPA) - (1) 1-1/2"

APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY(S) SHALL BE INSTALLED PER UDACS PLATE NO. 8.

NO WATER SHALL BE TAKEN FROM A SERVICE REQUIRING BACKFLOW PREVENTION UNTIL THE REDUCED PRESSURE PRINCIPLE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED BY THE LVWD.

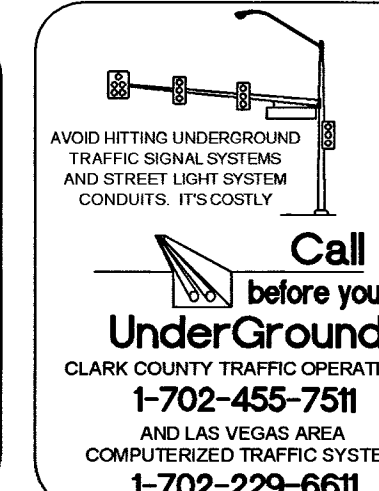
ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S) TO ALLOW THE DISTRICT DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY. EASEMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION.

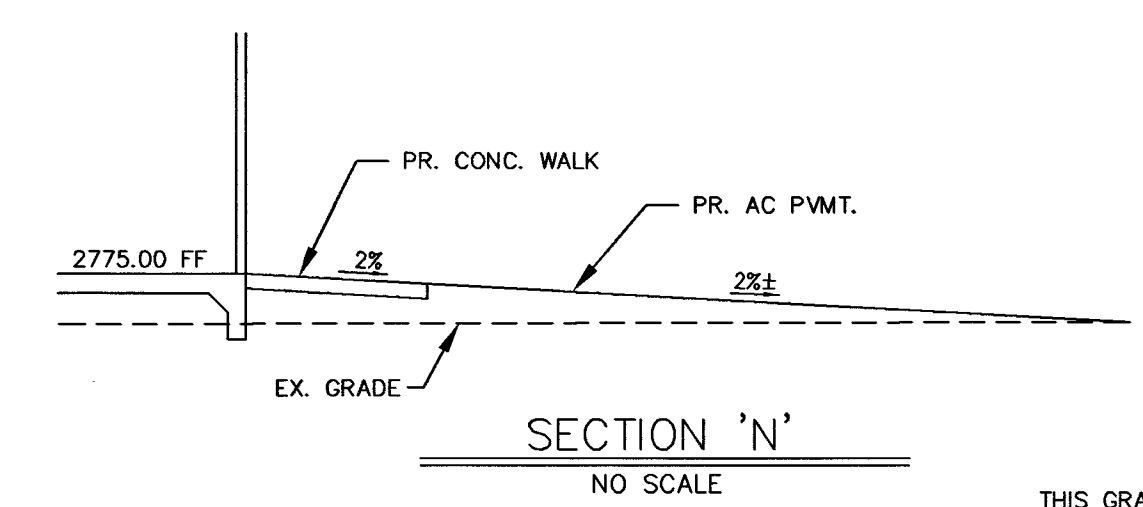
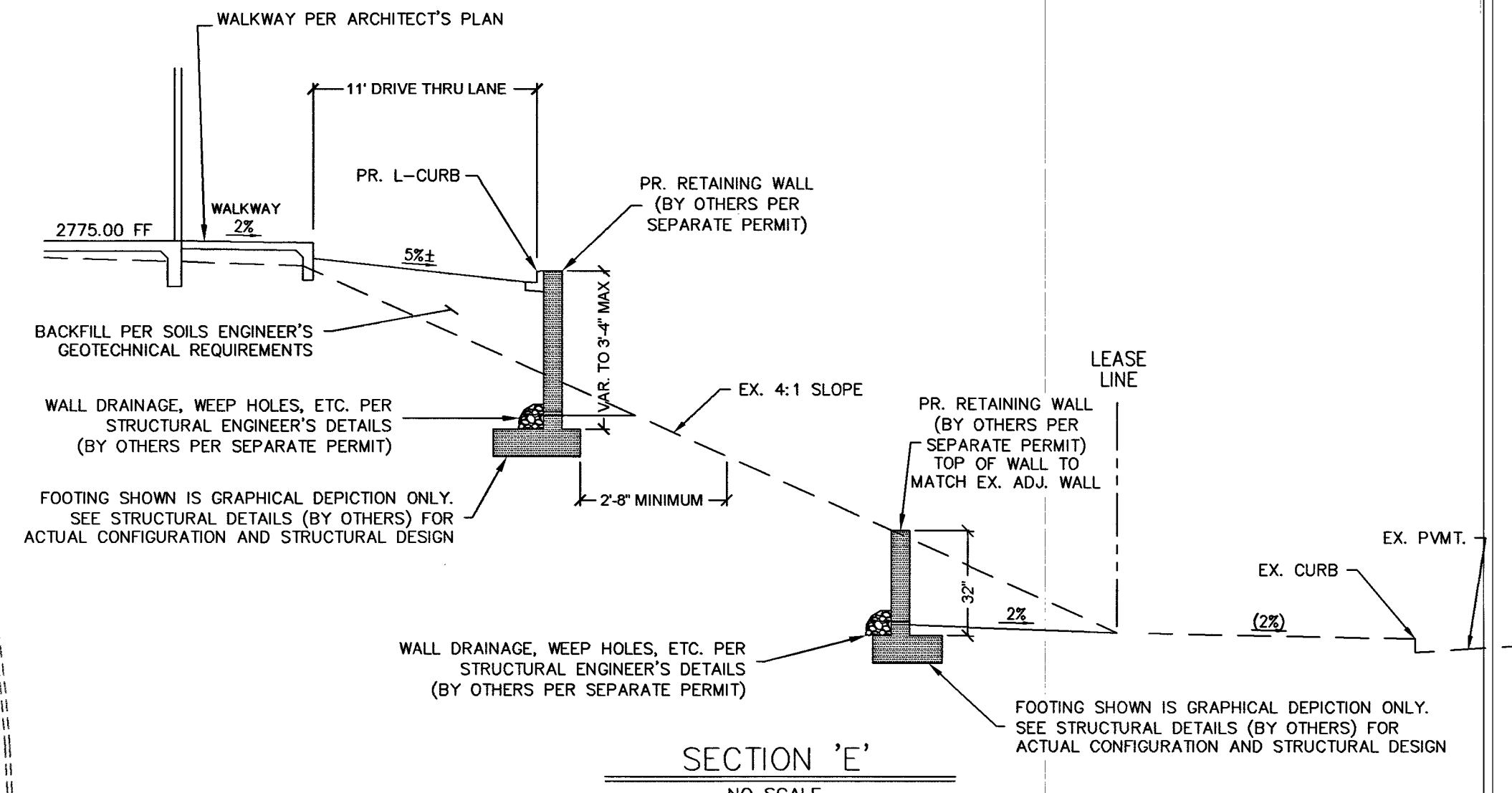
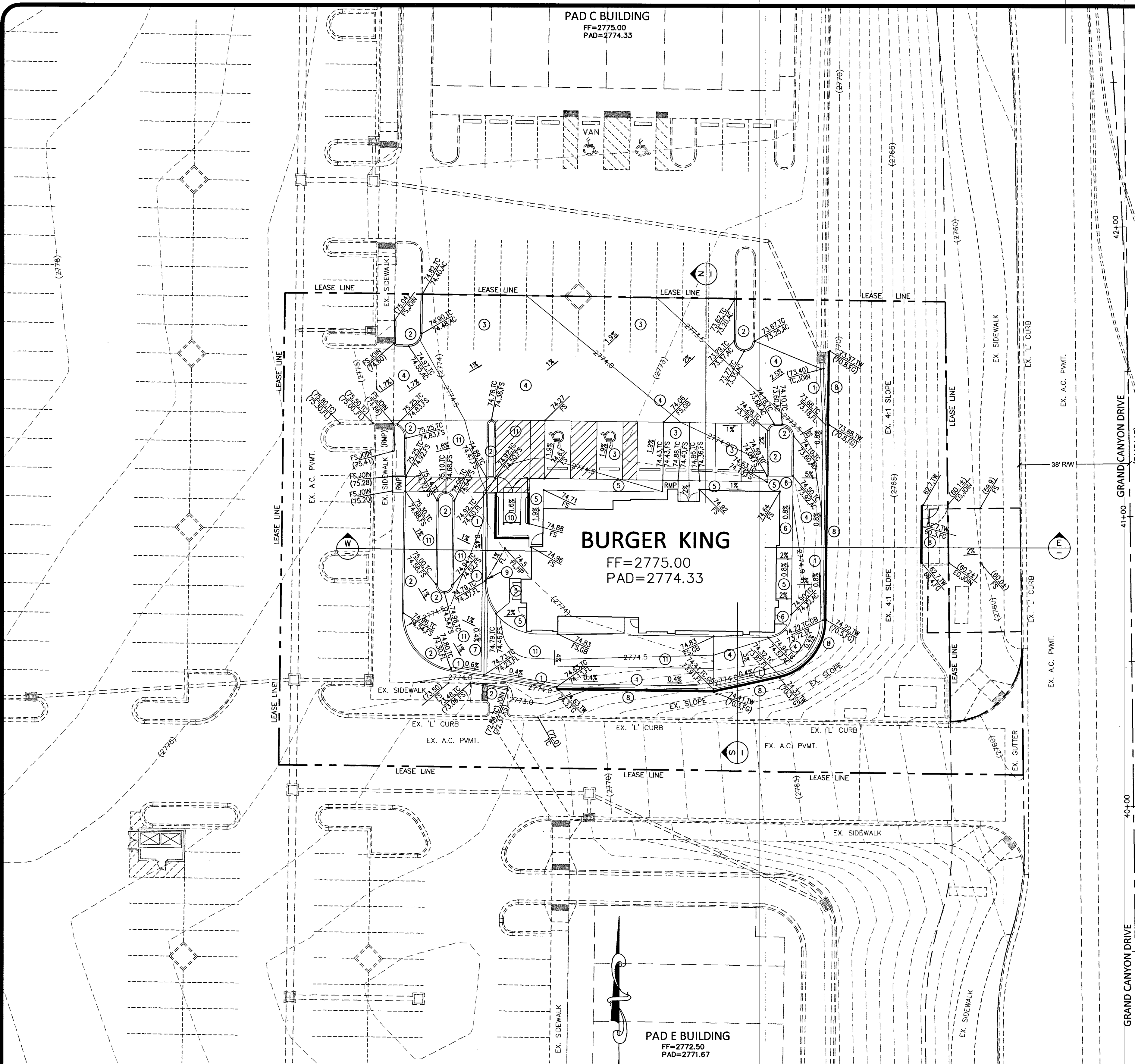
BURGER KING SKYE CANYON II, PHASE 3 SITE UTILITY PLAN



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DATE: MAR 5, 2019
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SHEET C3 OF 4



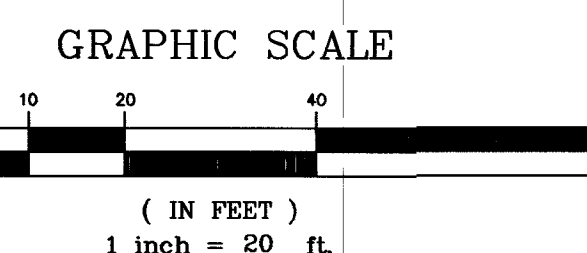
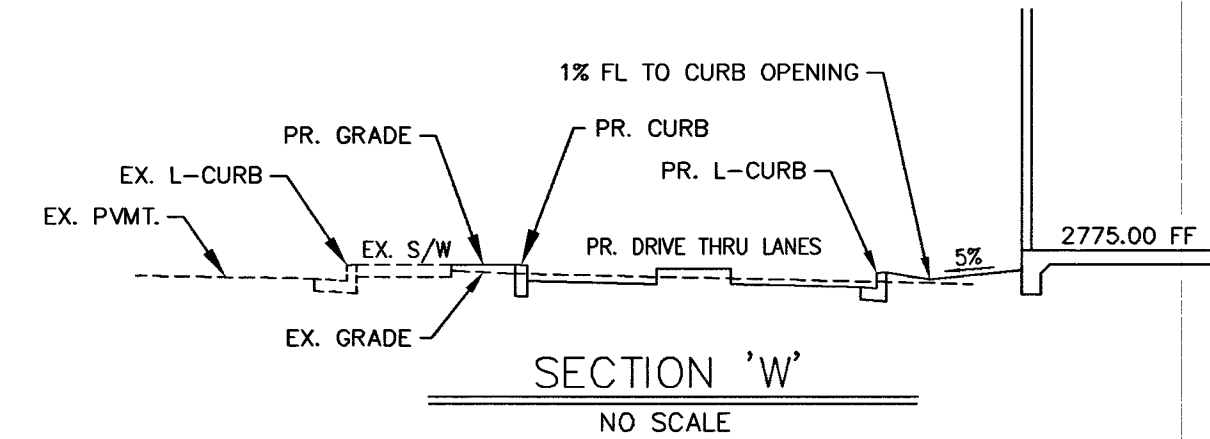
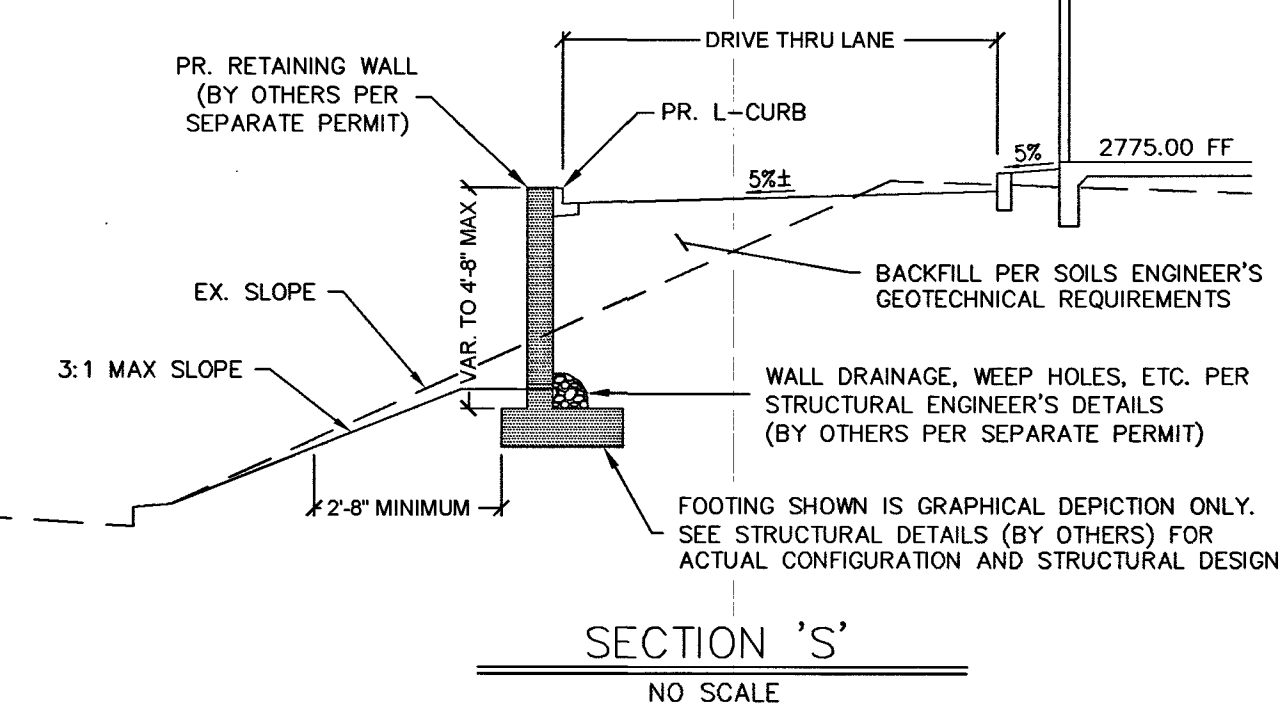


FLOOD ZONE
FEMA FLOOD ZONE 'X'
(NOT IN 100-YEAR FLOOD ZONE)
FEMA FIRM PANEL # 32003C1735E
REVISED SEPTEMBER 27, 2002

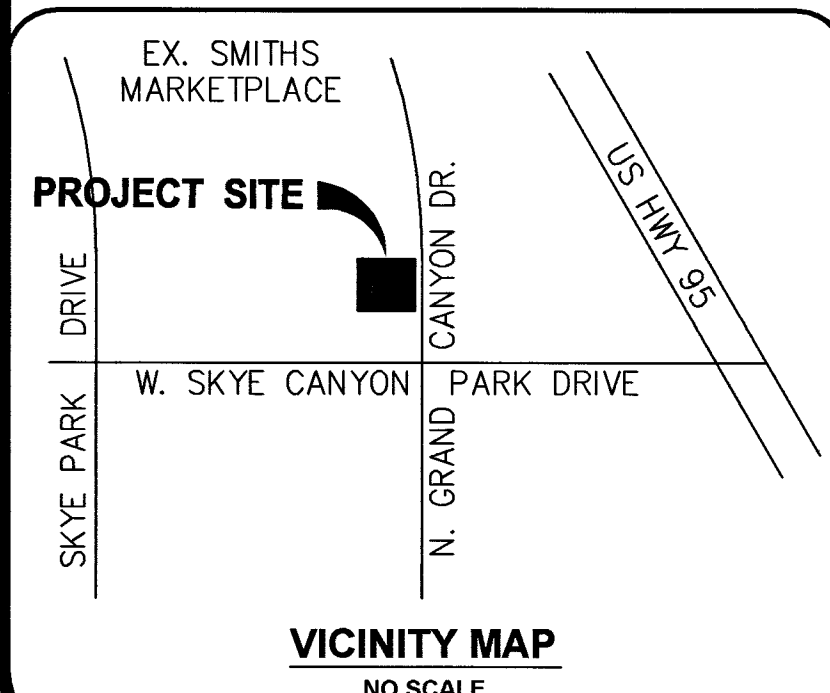
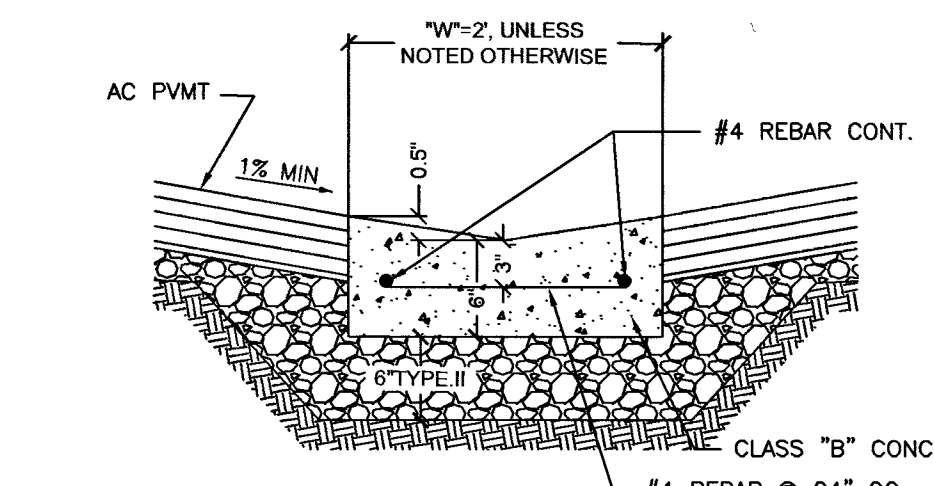
THIS GRADING PLAN CONFORMS TO THE APPROVED DRAINAGE STUDY FOR THIS SITE, DS5094, ON FILE AT THE CITY OF LAS VEGAS.

Mark Warling
MARK WARLING, P.E. No. 06538
3-5-19
DATE

CURB FLOW LINES LESS THAN 0.60% GRADE SHALL BE WATER TESTED. ANY CURB THAT DOES NOT FLOW SHALL BE REMOVED AND REPLACED AT NO COST TO THE CITY.



- CONSTRUCTION NOTES**
1. "L" TYPE CURB & GUTTER PER STD. DWG. No. 219
 2. "A" TYPE CURB PER STD. DWG. No. 219 (CURB HT. MAY VARY TO 7" PER PLAN)
 3. 3" AC PMVT ON 4" TYPE II AGG. BASE PER SOILS ENGINEERS REQUIREMENTS
 4. 4" AC PMVT ON 5" TYPE II AGG. BASE PER SOILS ENGINEERS REQUIREMENTS
 5. CONCRETE FLATWORK PER ARCHITECT'S PLAN AND SOILS ENGINEERS REQUIREMENTS
 6. ELEVATED SIDEWALK AND RAILING PER ARCHITECT'S BUILDING PLAN DETAILS
 7. 24" WIDE CONCRETE VALLEY GUTTER PER DETAIL HEREON
 8. RETAINING WALL PER STRUCTURAL PLAN (BY OTHERS)
 9. PROVIDE CURB OPENING FOR DRAINAGE
 10. TRASH ENCLOSURE PER ARCHITECT'S PLAN
 11. 7" THICK 3000 PSI CEMENT CONC. PMVT ON 4" TYPE II AGG. BASE PER SOILS ENGINEERS REQUIREMENTS, WITH # 4 BARS AT 18" O.C., BLACK COLORED CONCRETE



SCALE (H)	1" = 20'
SCALE (V)	N/A
DRAWN BY	M. WARLING

BURGER KING
SKYE CANYON II, PHASE 3
GRADING PLAN

NEVADA
CITY OF LAS VEGAS

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SHEET C4 OF 4