

CITY OF LAS VEGAS GENERAL NOTES

- 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 EDITION; 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".
- 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.
- 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.
- ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- 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.
- PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
- EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED-TYPE CURB.
- AC PAVEMENT TO BE ONE-HALF INCH (1/2") ABOVE TOP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.
- CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 216.
- 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.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROTECT THE EXISTING DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF THE TRANSITIONS TO BE AS SHOWN ON PLANS.
- ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE (COMPANY, REPORT #, DATE) APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
- 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.
- 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.
- 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:
- 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.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.
- 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.
- 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.
- 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.
- 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.
- 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.
- A SEPARATE BORING PERMIT IS REQUIRED FOR ALL BORING ACTIVITIES.

REVISED 06/04/2018

CITY OF LAS VEGAS SEWER NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS AND THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", AS AMENDED. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATIONS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM CONSTRUCTION AS PER PLANS. ANY ADDITIONS, DELETIONS, OR CHANGES SHALL FIRST MEET WITH THE APPROVAL OF THE CITY ENGINEER.
- CHISEL "S" OR "O" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.
- POLYVINYL (PVC) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35 SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE II AGGREGATE BASE.
- ALL MANHOLES PAVED IN STREETS EIGHTY (80') FOOT R/W AND LARGER SHALL HAVE CONCRETE COLLARS. STREETS LESS THAN EIGHTY (80') FOOT R/W WILL REQUIRE RETROFIT IF PAVING DOES NOT CONFORM TO CITY STANDARDS AT THE MANHOLE.
- TEE SADDLES SHALL BE USED TO CONNECT SEWER LATERALS TO EXISTING MAIN LINES UP TO TWELVE INCH (12") DIAMETER. CONNECTIONS TO FIFTEEN INCH (15") OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES. IN LINE "Y" S SHALL BE USED ON LINES TWELVE INCHES (12") OR ABOVE.
- 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.
- ALL CONTRACTORS INSTALLING SEWER MAINS THAT WILL BE UNDER THE JURISDICTION OF THE CITY OF LAS VEGAS MUST BE STATE OF NEVADA CLASS "A" CONTRACTORS.
- THE CITY OF LAS VEGAS WILL NOT ACCEPT ANY SEWER MAINS WHICH HAVE A VERTICAL DEFLECTION OF MORE THAN ONE TENTH OF A FOOT FROM THE APPROVED CONSTRUCTION PLANS AT ANY LOCATION. SEWER MAINS FOUND TO EXCEED THIS TOLERANCE WILL HAVE TO BE REPAIRED OR REMOVED OR REPLACED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO ACCEPTANCE BY THE CITY OF LAS VEGAS.
- INSTALLATION OF CURVED SEWER REQUIRES THE USE OF C-900 PIPE WHICH ALLOWS FOR PIPE DEFLECTION AT THE JOINTS.

REVISED 04/15/10

CITY OF LAS VEGAS GRADING NOTES

- IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
- CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR 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.
- THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
- CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION, IN THE AREAS INDICATED:

	HORIZONTAL	VERTICAL	COMPACTION
A. PAVEMENT AREA SUBGRADE	1.0'+	+0.0' TO -0.1'	SEE SOILS REPORT
B. ENGINEERED FILL	0.5'+	+0.1' TO -0.1'	SEE SOILS REPORT

COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
- IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

REVISED 04/15/10

CITY OF LAS VEGAS TRAFFIC NOTES

- ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
- THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
- 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 UNWARRANTED IMMEDIATELY AFTER FIRST GRADING WORK IS ACCOMPLISHED, AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.
- WHEN A DESIGNATED "SUGGESTED ROUTE TO SCHOOL" IS ENCLOSED UPON BY A CONSTRUCTION WORK ZONE AND PUBLIC WORKS STATE IDENTITIES 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.
- IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, EXISTING PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. ALL NEW TRAFFIC SIGNS SHALL UTILIZE TYPE XI RETROREFLECTIVE SHEETING IN ACCORDANCE WITH CAUOSS 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.
- 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.
- 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.
- STREET SIGNS AND STOP SIGNS SHALL BE INSTALLED PER CITY STANDARD SPECIFICATIONS FOR PLACEMENT OF STREET NAME SIGNS.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL DEVICES AND FLAGGERS TO INSURE 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.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING REGIONAL TRANSPORTATION COMMISSION OF LAS VEGAS (RTOC) OF ANY PERMANENT OR TEMPORARY RELOCATION OF THE RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.
- 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.
- ANY WORK WITHIN 300' OF A SIGNALIZED INTERSECTION WILL BE NIGHT WORK, UNLESS DIRECTED BY THE CITY OF LAS VEGAS TRAFFIC ENGINEER.
- 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 RELOCATION OF 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 DEPENDING 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

BASIS OF BEARING

NORTH 88°13'07" WEST BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE, IN FILE 64, PAGE 66 OF SURVEYS.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK STATION 2LV01 36C4

RIVET AND PLATE IN TOP OF CURB AT THE SOUTHEAST CORNER OF STEWART AVENUE AND MOJAVE ROAD.

ELEVATION = 552.3852 METERS (NAV88 CALCULATED)
ELEVATION = 1812.28 U.S. SURVEY FEET (CALCULATED)

LAS VEGAS FIRE & RESCUE GENERAL NOTES
FOR HYDRANTS AND ACCESS

- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LAS VEGAS FIRE AND RESCUE ADOPTED FIRE CODE ORDINANCE # 6631 FOR HYDRANT SPECIFICATIONS AND HYDRANT INSTALLATION SPECIFICATIONS.
- ONLY FIRE HYDRANTS THAT ARE ON THE LAS VEGAS VALLEY WATER DISTRICTS --APPROVED PRODUCTS LIST ARE ALLOWED TO BE INSTALLED.
- A PERMIT IS REQUIRED FROM LAS VEGAS FIRE AND RESCUE FOR THE INSTALLATION OF ON-SITE WATER LINES AND FIRE HYDRANTS. THE PERMIT AND CONTRACTORS MATERIAL TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER BEFORE COMMENCEMENT OF WORK. IFC § 105.6.15
- ON ANY RESIDENTIAL OR COMMERCIAL INSTALLATIONS, FIRE HYDRANTS SHALL BE INSTALLED AND FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED BEFORE COMMENCEMENT OF ANY COMBUSTIBLE CONSTRUCTION. ALL FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER AND SHALL BE CAPABLE OF DELIVERING THE REQUIRED FIRE FLOW. IFC § 3310, § 3312
- TO IDENTIFY THE FIRE HYDRANT LOCATIONS, THE CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT THE CENTER LINE OF THE STREET ADJACENT TO THE FIRE HYDRANTS. IFC § 507.5.7.3
- ALL UNDERGROUND INSPECTIONS, PRESSURE AND FLUSH VERIFICATIONS OF ALL FIRE HYDRANTS AND FIRE LINES SHALL BE CONDUCTED BEFORE COVERING THE LINES. CENTER LOADING IS ACCEPTABLE FOR THE HYDRO TESTS WITH PRIOR FIRE PREVENTION APPROVAL. IFC § 106.3
- ALL ON-SITE UNDERGROUND WATER MAINS AND MATERIALS SHALL BE U.L. LISTED, A.W.W.A. APPROVED AND SHALL BE RATED FOR THE APPROPRIATE WORKING PRESSURE. IFC § 507.2.1, NFPA 24
- 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. IFC § 507
- PRIVATE HYDRANTS SHALL BE PAINTED RED. IFC § 507.5.7.1
- PRIOR TO THE FINAL OCCUPANCY, A FIRE FLOW TEST SHALL BE WITNESSED BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION TO VERIFY AVAILABILITY OF THE REQUIRED FIRE FLOW. IFC § 507
- FIRE HYDRANT SPACING SHALL BE AS FOLLOWS: IFC § C102
 - RESIDENTIAL - 500 FT UNSPRINKLERED; 600 FT SPRINKLERED.
 - COMMERCIAL - 300 FT UNSPRINKLERED; 400 FT SPRINKLERED.
- WHERE THE WATER MAINS ARE EXTENDED ALONG STREETS OR NEW STREETS ARE INSTALLED WHERE FIRE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF THE STRUCTURES, FIRE HYDRANTS SHALL BE INSTALLED AT A MAXIMUM OF 1000 FT SPACING, TO PROVIDE FOR TRANSPORTATION HAZARDS. WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS OR HAVE FOUR (4) OR MORE TRAFFIC LANES AND HAVE A TRAFFIC COUNT OF MORE THAN 30,000 PER DAY, HYDRANTS ARE REQUIRED ON EACH SIDE OF THE STREET SPACED AT 500 FT ON AN ALTERNATING BASIS. IFC § C102.8
- NO FIRE HYDRANTS SHALL BE LOCATED WITHIN THE RADIUS OF A CUL-DE-SAC OR WITHIN 20 FT OF THE PERIMETER OF THE RADIUS OF THE CUL-DE-SAC.
- NO FIRE HYDRANTS SHALL BE LOCATED WITHIN 6 FT OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREETLIGHT OR ANY OTHER OBSTRUCTION. IFC § C102.10
- A MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A ONE-TWO FAMILY DWELLING SHALL NOT EXCEED 300 FT, AS MEASURED BY AN APPROVED ROUTE. IFC § C102.4
- THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A FIRE DEPARTMENT CONNECTION (FDC) SHALL NOT EXCEED 100 FT, AS MEASURED BY AN APPROVED ROUTE. IFC § C102.7
- THE MAXIMUM DISTANCE FROM A HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200 FT. IFC § C102.6
- TWO (2) SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE IS 4 OR MORE FIRE HYDRANTS/SPRINKLER LEAD-INS ARE INSTALLED ON A SINGLE SYSTEM. FOR SYSTEMS REQUIRED TO HAVE TWO (2) SOURCES OF WATER SUPPLY, SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 2 FIRE HYDRANTS AND/OR FIRE SPRINKLER LEAD-INS CAN BE OUT OF SERVICE DUE TO A SERVICE INTERRUPTION. FOR SYSTEMS PERMITTED TO HAVE ONE SOURCE OF WATER SUPPLY, SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 3 FIRE HYDRANTS AND/OR FIRE SPRINKLER LEAD-INS CAN BE OUT OF SERVICE DUE TO A SERVICE INTERRUPTION. IFC § C104
- ALL FIRE APPARATUS ACCESS ROADS SHALL BE PAVED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES, AND SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF THE FIRE APPARATUS. IFC § 503.2
- THE GRADIENT FOR THE FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 12% ANGLES OF APPROACH AND ANGLES OF DEPARTURE SHALL NOT EXCEED 6% FOR 25 FT PRIOR TO OR AFTER THE GRADE CHANGE. ADJACENT TO THE STRUCTURES GRADIENT SHALL NOT EXCEED 6%. IFC § 503.2.7, § 503.2.8
- THE TURNING RADIUS OF THE FIRE APPARATUS ACCESS ROADS SHALL BE NO LESS THAN 52 FT INSIDE AND 28 FT INSIDE TURNING RADIUS. IFC § 503.2.4
- VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL NOT BE LESS THAN 13FT 6 INS. IFC § 503.2.2
- FIRE DEPARTMENT ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 33 FT WITH PARKING ON BOTH SIDES MEASURED TO FACE OF CURB. NOT LESS THAN 28 FT WIDE WITH PARKING RESTRICTED TO ONE SIDE MEASURED TO FACE OF CURB. NOT LESS THAN 24 FT WIDE WITH NO PARKING ON EITHER SIDE MEASURED TO FACE OF CURB. FIRE LANES THROUGH PARKING LOTS SHALL BE NOT LESS THAN 24 FT. IFC § 503.2.1.1
- A FIRE APPARATUS ACCESS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FT FROM A FIRE DEPARTMENT VEHICLE ACCESS. IFC § 503.1.1
- APPROVED SECONDARY FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR 200 OR MORE DWELLING UNITS, ROAD(S) WITH DEAD-ENDS OR A SINGLE POINT OF ACCESS IN EXCESS OF 600 FT. CLV REGULATION AND MOU
- ALL DEAD-END FIRE APPARATUS ROADS AND/OR FIRE LANES, PUBLIC OR PRIVATE, IN EXCESS OF 150 FT IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND HAVING A MINIMUM DIAMETER OF 81 FT. CLV REGULATION
- ALL FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LANE, ONE SIGN AT THE END OF THE FIRE LANE AND WITH SIGNS AT INTERVALS OF 100 FT ALONG THE DESIGNATED FIRE LANE. SIGNS TO BE PLACED ON BOTH SIDES OF AN ACCESS ROADWAY IF NEEDED TO PREVENT PARKING ON EITHER SIDE. SIGNS TO BE INSTALLED NO HIGHER THAN 10 FT OR LESS THAN 6 FT FROM THE ROADWAY LEVEL. THE CURB ALONG OR ON THE PAVEMENT OR CEMENT (IF NO CURB IS PROVIDED) SHALL BE PAINTED WITH A RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS. IFC § 503.3
- ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. IFC § 503.6
- WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS, OR HAVING FOUR OR MORE TRAVEL LANE, THE CONTRACTOR SHALL PROVIDE A TRAFFIC ENGINEER TO SUPERVISE THE WORK BEING UTILIZED TO DELIVER FIRE FLOW TO THE PROPOSED LOCATION SHALL BE LOCATED ON THE SAME SIDE OF THE STREET AS THE PROPOSED DEVELOPMENT. CLV REGULATION

EFFECTIVE DATE: FEBRUARY 4, 2019
CLV ORDINANCE #6631

CITY OF LAS VEGAS STREET LIGHT NOTES

- 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" (USD), LATEST REVISION.
- 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.
- 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.
- ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION IN ACCORDANCE WITH SECTION 623 G.03.01 OF THE USS.
- 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 INSPECTION.
- ANY STRUCTURE SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, ETC., SHALL LEAVE A MINIMUM CLEARANCE IN COMPLIANCE WITH USD NO. 320A WHEN POLE IS INSTALLED BEHIND SIDEWALK, AND SHALL AT NO TIME COMPLETELY ENCLOSE THE STREET LIGHTING POLE.
- 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.
- SERVICE POINTS SHALL BE COORDINATED WITH NV ENERGY, AND WHEREVER POSSIBLE, BE LOCATED NEAR THE CENTER OF THE CIRCUIT. SERVICEPOINTS SHALL BE SHOWN ON THE PLANS.
- 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 UTILITIES INVOLVED BEFORE STREETLIGHT BASES ARE INSTALLED. AT NO EXPENSE TO THE CITY OF LAS VEGAS.
- 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)

LAS VEGAS VALLEY WATER DISTRICT
(LVVWD) STANDARD NOTES

LVVWD PROJECT #136555
(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 GUTTERS.
- ALL WATER AND STORM DRAIN OR SANITARY SEWER CROSSINGS SHALL CONFORM TO SECTION 2.22 OF THE 2010 EDITION OF THE UDACS.
- ALL WATER FACILITIES AND APPEARANCES SHALL BE DISINFECTED, PRESSURE TESTED, AND HAVE AN ACCEPTABLE PRESSURE 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 PRODUCTS 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 LAS VEGAS VALLEY WATER DISTRICT (LVVWD) MUNICIPAL WATER FACILITIES WITHIN ALL STREETS IS ASSUMED TO BE IN COMPLIANCE WITH THE UNIFORM STANDARDS, INCLUDING THE PLACEMENT OF ASPHALT PAVING STREET SURFACES. ANY REPAIR WORK DONE BY THE LVVWD TO THE MUNICIPAL WATER FACILITIES WILL INCLUDE THE PLACEMENT OF AN APPROPRIATELY SIZED ASPHALT REPAIR PATCH ON THE STREET SURFACE.
- ANY DECORATIVE PAVING SURFACE WITHIN THE STREET IS THE RESPONSIBILITY OF THE OWNER'S ASSOCIATION, OR THE INDIVIDUAL PROPERTY OWNERS IF NO OWNER'S ASSOCIATION IS IN EXISTENCE, OR THE AGENCY HAVING JURISDICTION. DECORATIVE SURFACE MATERIALS PLACED WITHIN THE TEN FOOT EASEMENT ADJUTING 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.
- NO LEAD COMPLIANCE NOTE:
TO COMPLY WITH THE FEDERAL SAFE DRINKING WATER ACT, ALL WATER WORKS BRASS PRODUCTS PROPOSED TO BE RELOCATED, OR INSTALLED AS NEW MUST BE INSTALLED WITH THE LEAD FREE APPROVED PRODUCT. THE OLD LEADED PRODUCT MAY NOT BE REUSED.

SOUTHWEST GAS CORPORATION GENERAL NOTES

- IN THE EVENT OF NATURAL GAS EMERGENCIES CALL 911 AND 1-877-860-6030.
- MINIMUM HORIZONTAL AND VERTICAL CLEARANCES BETWEEN NATURAL GAS FACILITIES AND ANY UNDERGROUND UTILITIES AND/OR STRUCTURES INCLUDING BUT NOT LIMITED TO WATER, SEWER, STORM DRAIN, COMMUNICATIONS, AND ELECTRIC SHALL BE AT LEAST 12-INCHES OR GREATER AS DICTATED BY LOCAL CODES AND STANDARDS.
A) ANY DEVIATION FROM SPECIFIED MINIMUM CLEARANCES MUST BE APPROVED BY ALL AFFECTED UTILITIES AND/OR MUNICIPALITIES.
- FOR VALVE ADJUSTMENT CONTACT 702-668-6107 48 HOURS PRIOR TO CONSTRUCTION.
- IN THE EVENT OF A NATURAL GAS CONFLICT WITH PROPOSED UTILITIES AND STRUCTURES CONTACT 702-365-2095.
- CAUTION: HIGH PRESSURE GAS!!
CALL SOUTHWEST GAS AT 702-400-1789 FOR STANDBY WHEN EXCAVATING OVER OR NEAR HIGH PRESSURE GAS LINES 48 HOURS PRIOR TO CONSTRUCTION.

APPROVALS

Reviewed by: *Paula Kennedy* 01/16/2020
SOUTHWEST GAS CORPORATION DATE

ABBREVIATIONS

AC - ASPHALTIC CONCRETE PAVE	PC - POINT OF CURVATURE
BC - BACK OF CURB	PI - POINT OF INTERSECTION
BCR - BEGIN CURB RETURN	PT - POINT OF TANGENCY
CL - CENTERLINE	PVC - POLYVINYL CHLORIDE
CO - CLEAN OUT	PZ - PRESSURE ZONE
DOM - DOMESTIC	RCP - REINFORCED CONCRETE PIPE
E - EAST	S - SOUTH
EP - EDGE OF PAVEMENT	SD - STORM DRAIN
EX - EXISTING	SL - STREET LIGHT
FDC - FIRE DEPARTMENT CONNECTION	SS - SANITARY SEWER
FF - FINISH FLOOR	SW - SIDEWALK
FG - FINISH GRADE	TC - TOP OF CURB
FH - FIRE HYDRANT	TEL - TELEPHONE
FL - FLOW LINE	TF - TOP OF FOOTING
GB - GRADE BREAK	TMH - TOP OF MANHOLE
GV - GATE VALVE	TP - TOP OF PIPE
HP - HIGH POINT	TW - TOP OF WALL
INV - INVERT	VG - VALLEY GUTTER
IRG - IRRIGATION	W - WEST OR WATER
LP - LOW POINT	NTS - NOT TO SCALE
MH - MANHOLE	B.O.B- BASIS OF BEARINGS
N - NORTH	

LEGEND

	CENTERLINE
	RIGHT OF WAY LINE
	PROPERTY LINE
	PROPOSED CMU WALL
	SWALE W/ FLOW DIRECTION
	PROPOSED CURB
	PROPOSED CURB & GUTTER
	ADA ACCESSIBILITY ROUTE
	HANDICAP PARKING SPACE
	SIGHT VISIBILITY TRIANGLE (SVZ)
	EX SEWER LINE W/ DESCRIPTION
	EX WATER LINE W/ DESCRIPTION
	EX GAS LINE W/ DESCRIPTION
	EX GRADE W/ DESCRIPTION
	PROPOSED GRADE W/ DESCRIPTION
	DIRECTION OF FLOW & RATE
	EX FIRE HYDRANT
	EX STREETLIGHT
	EX CONTOUR W/ ELEVATION
	PROPOSED PAVEMENT PATCH
	24' WIDE FIRE LANE R=28' (INSIDE) R=52' (OUTSIDE)
	PROPOSED SAWCUT LINE

ESTIMATE OF QUANTITIES

ESTIMATE OF PUBLIC QUANTITIES FOR PERMITTING PURPOSES ONLY				
IMPROVEMENTS (WATER)	UNIT	PRIVATE	PUBLIC	TOTAL
2" COPPER WATER PIPE	LF	164	37	201
2" WATER METER (DOMESTIC)	EA	0	1	1
2" RPPA (DOMESTIC)	EA	0	1	1
1" COPPER WATER PIPE	LF	4	0	4
1" RPPA (IRRIGATION)	EA	1	0	1
FIRE HYDRANT ASSEMBLY (PUBLIC)	EA	0	1	1
IMPROVEMENTS (SEWER)	UNIT	PRIVATE	PUBLIC	TOTAL
6" PVC SDR-35 SEWER PIPE	LF	201	0	201
6" PVC SEWER CLEAN OUT	EA	3	0	3
12"x6" WYE	EA	1	0	1
6"x6" WYE	EA	1	0	1
PRECAST CONCRETE SAND/OIL INTERCEPTOR	EA	1	0	1
IMPROVEMENTS (SITE)	UNIT	PRIVATE	PUBLIC	TOTAL
EXCAVATION & EMBANKMENT	CY	918	67	985
"A" CURB PER CCAUSD #219	LF	564	300	864
"L" CURB PER CCAUSD#216	LF	347	116	463
3" AC OVER 8" TYPE II (ON-SITE)	SY	2887	0	2887
BUS TURNOUT PER CCAUSD #234.1 & 234.4	SF	0	1617	1617
CONCRETE CROSS GUTTER PER CCAUSD #228	SF	0	1259	1259
SIDEWALK DRAIN PER CCAUSD #236	LF	0	1	1
4" CONCRETE SIDEWALK PER CCAUSD #234	SF	1685	2028	3713

CONSTRUCTION NOTES

- INSTALL 5" CONCRETE SIDEWALK PER CCAUSD No. 234
- INSTALL COMMERCIAL DRIVEWAY PER CCAUSD No. 224
- INSTALL "L" TYPE CURB PER CCAUSD No. 216
- INSTALL "A" TYPE CURB PER CCAUSD No. 219
- INSTALL SIDEWALK RAMP PER CCAUSD No. 235 - CASE 1
- INSTALL SIDEWALK DRAIN PER CCAUSD No. 236
- EXISTING CURB, GUTTER & SIDEWALK TO REMAIN
- EXISTING SIDEWALK RAMP TO REMAIN
- INSTALL PARKING LOT BMP LANDSCAPE SWALE (MIN 6" WIDE, 9" DEEP, 4:1 SIDE SLOPES, D50=6")
- INSTALL 2" HIGH MAX RETAINING WALL PER SOUTHERN NEVADA BUILDING OFFICIALS DWG. No. BT00 SHEET 2 OF 2
- INSTALL LANDSCAPE PER LANDSCAPING PLANS
- INSTALL 2FT WIDE CURB OPENING PER DETAIL E ON SHEET C2
- INSTALL ASPHALT PAVEMENT (3" AC OVER 8" TYPE II) PER GEOTECHNICAL ENGINEERS RECOMMENDATION
- INSTALL PUMP ISLANDS PER ARCHITECTURAL PLANS
- INSTALL FUEL TANK PAD PER ARCHITECTURAL PLANS
- REMOVE & REPLACE CURB, GUTTER & SIDEWALK

ENGINEER'S NOTES

- CONTRACTOR TO VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
- ENGINEER TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
- THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
- ALL WORK SHALL CONFORM WITH THE GEOTECHNICAL REPORT PREPARED BY OWENS GEOTECHNICAL, INC. PROJECT# E-06-218 DATED: DECEMBER 18, 2006 WITH ADDENDUM BY NOVA GEOTECHNICAL & INSPECTION SERVICES LETTER DATED SEPTEMBER 12, 2018

BMP NOTE

PROPERTY OWNER IS RESPONSIBLE TO MAINTAIN THE BEST MANAGEMENT PRACTICES SUCH AS BUT NOT LIMITED TO THE REMOVAL OF ACCUMULATED SEDIMENT AND DEBRIS AND CARE OF THE VEGETATION.

FLOOD ZONE NOTE

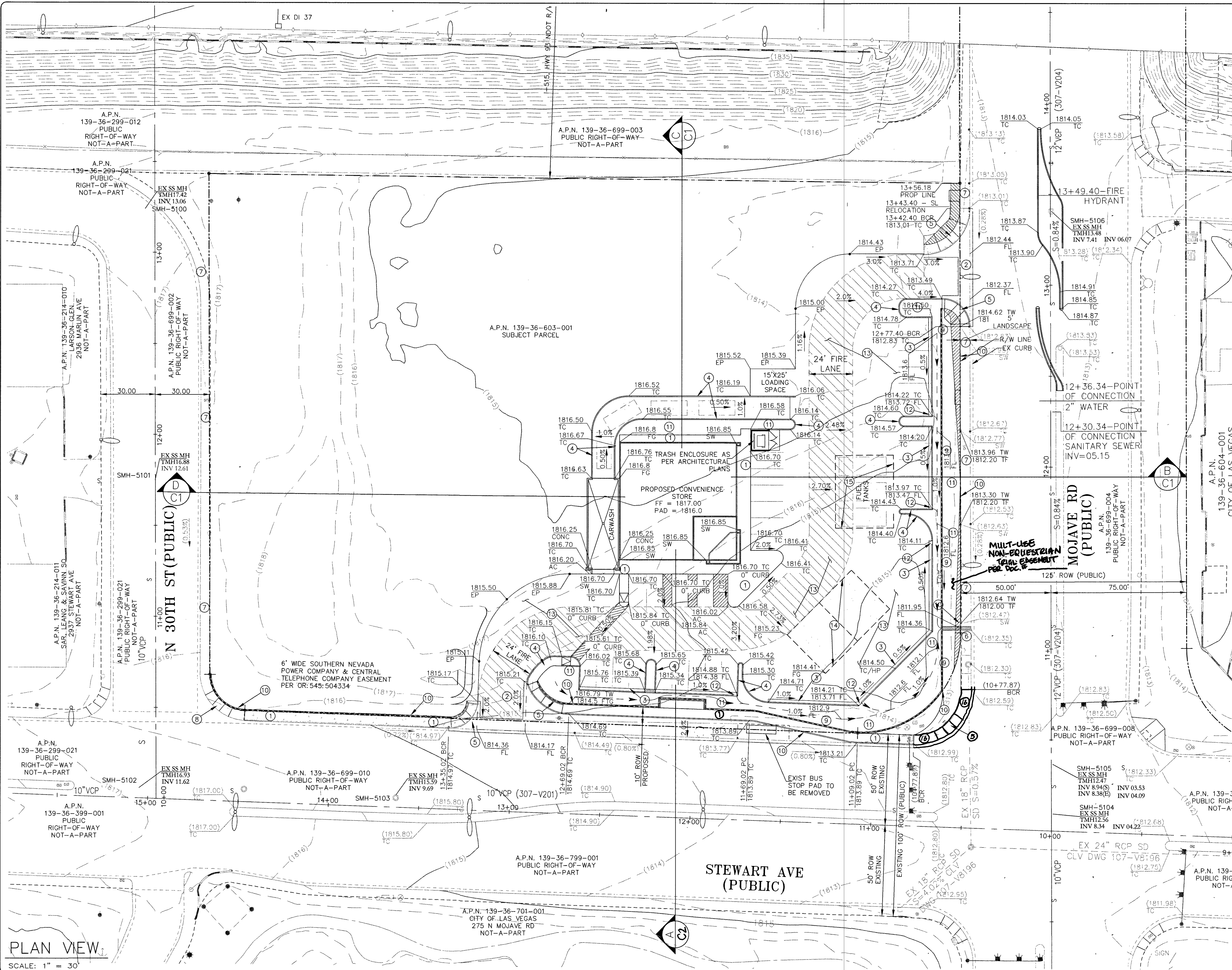
ACCORDING TO FEMA FIRM MAP, COMMUNITY PANEL NUMBER 32003 C 2186 F, DATED NOVEMBER 16, 2011, THE SITE IS LOCATED IN A ZONE X, AN AREA OUTSIDE OF THE 0.1% ANNUAL CHANCE OF FLOODPLAIN.

STORM WATER NOTES

- THERE ARE EXISTING DRAINAGE STRUCTURES OR FACILITIES ADJACENT OR ON THE PROPERTY.
- THERE ARE NO EXISTING DRAINAGE EASEMENTS ON THE PROPERTY.
- THERE ARE NO STORM DRAINS ON THE SITE.

SWPPP NOTES

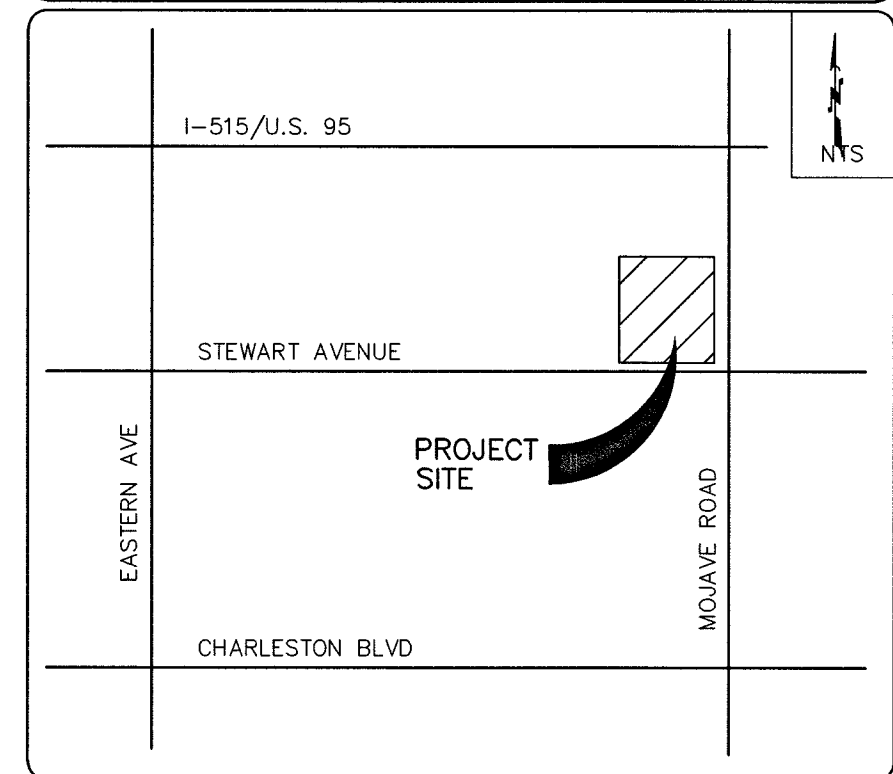
- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF THE CITY OF LAS VEGAS AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
- ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE CITY OF LAS VEGAS, TITLE 19 AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
- TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVRI00000, SECTION III.A.5.
- AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OR MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER ANY RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVRI00000, SECTION III.A.12.
- 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 REDUCED BY 50 PERCENT OR MORE.



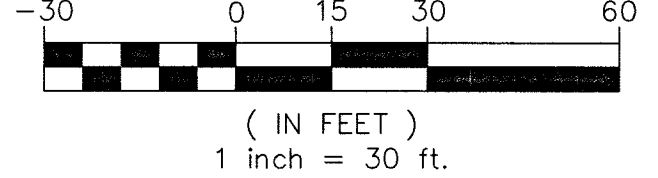
PLAN VIEW

SCALE: 1" = 30'

VICINITY MAP



GRAPHIC SCALE



LEGEND

—	PROPERTY LINE
—	STREET CENTERLINE
—	RIGHT-OF-WAY LINE
—	PROPOSED CONTOUR LINE
—	EXISTING CONTOUR LINE
—	EXISTING FENCE
—	EXISTING EDGE OF PAVEMENT
—	EXISTING FIRE HYDRANT
—	DRAINAGE SWALE
—	BMP LANDSCAPE AREA
—	SIGHT VISIBILITY ZONE

AC	ASPHALT CEMENT SURFACE
APN	ASSESSOR PARCEL NUMBER
CAUSD	CLARK COUNTY AREA UNIFORM STANDARD DRAWING
CL	CENTER LINE
CONC	CONCRETE SURFACE ELEVATION
E	EAST
EG	EACH
EX	EXISTING GRADE ELEVATION
FG	EXISTING
FL	FINISHED GRADE ELEVATION
FL	FLOW LINE ELEVATION
FEET	FEET
INV	INVERT ELEVATION
LF	LINEAR ELEVATION
N	NORTH
NTS	NOT TO SCALE
PL	PROPERTY LINE
PP	POWER POLE
PP	RIM ELEVATION
S	SOUTH
STA	STATION
SW	SEWAGE SURFACE ELEVATION
TC	TOP OF CURB ELEVATION
W	WEST

ESTIMATE OF QUANTITIES

ESTIMATE OF PUBLIC QUANTITIES FOR PERMITTING PURPOSES ONLY			
IMPROVEMENTS (SITE)	UNIT	PRIVATE	PUBLIC TOTAL
CUT	CY	393	67 460
FILL	CY	1237	0 1237
"A" CURB PER CCAUSD #219	LF	564	300 864
"L" CURB PER CCAUSD #216	LF	347	116 463
3" AC OVER 8" TYPE II (ON-SITE)	SY	2887	0 2887
BUS TURNOUT PER CCAUSD #234.1 & 234.4	SF	0	1617 1617
CONCRETE CROSS GUTTER PER CCAUSD #228	SF	0	1259 1259
SIDEWALK DRAIN PER CCAUSD #236	LF	0	1 1
4" CONCRETE SIDEWALK PER CCAUSD #234	SF	1685	2028 3713
SIDEWALK RAMP	EA	0	5 5

NOTICE TO CONTRACTORS:
QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING HIS OWN QUANTITY TAKE OFF, AND BID ACCORDINGLY.

CERTIFICATION

I CERTIFY THAT THIS PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT (D55074).

JOE ALVIN HAUN, PE 14439
DATE: 12/26/2019

CALL BEFORE YOU DIG

811

1-800-227-2600

FAST

Call before you dig

Underground

1-702-432-5300

LEGAL DESCRIPTION

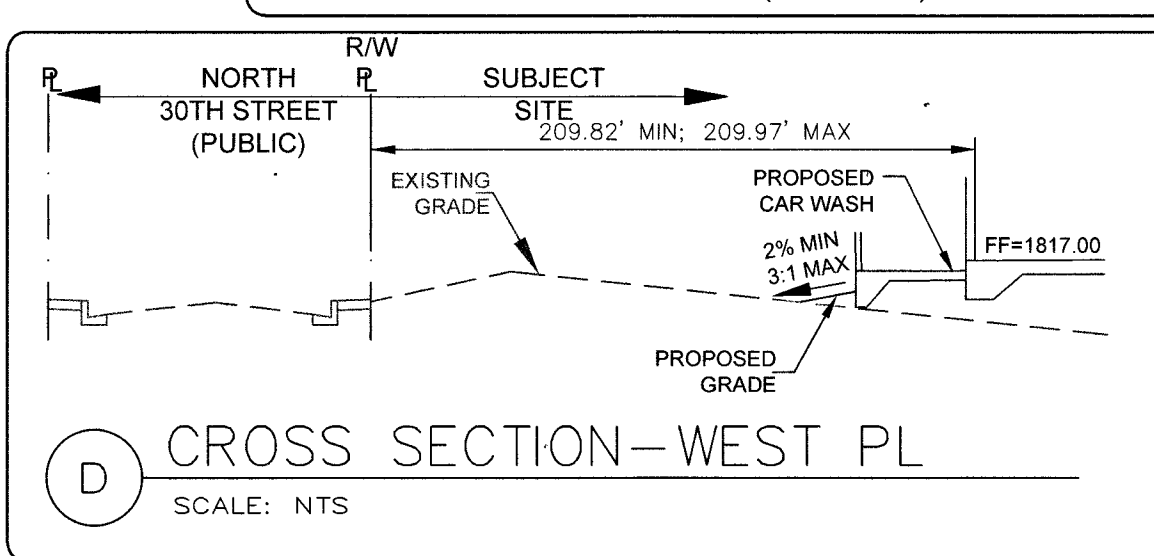
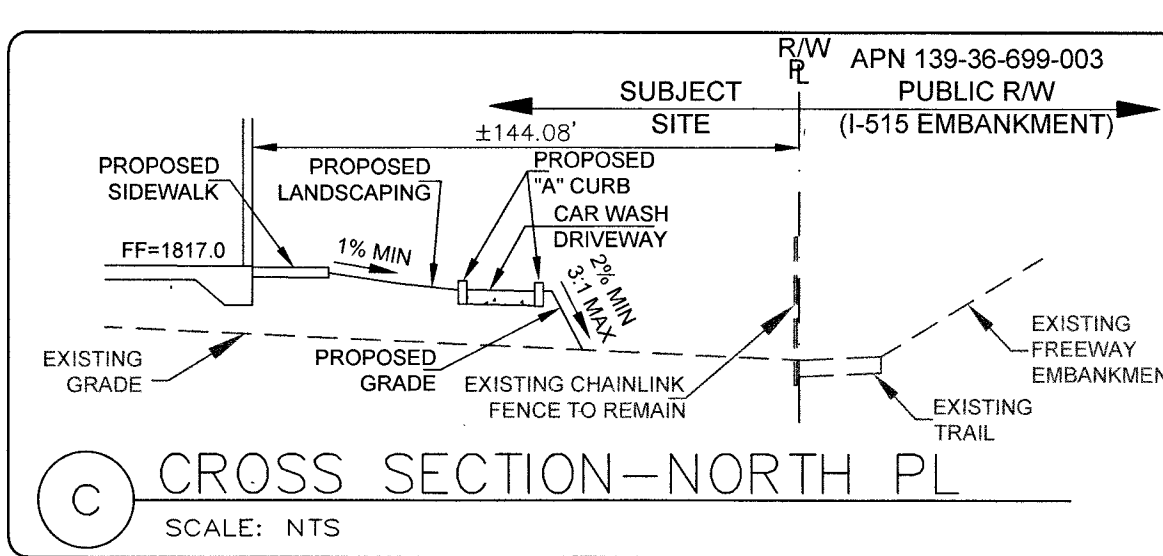
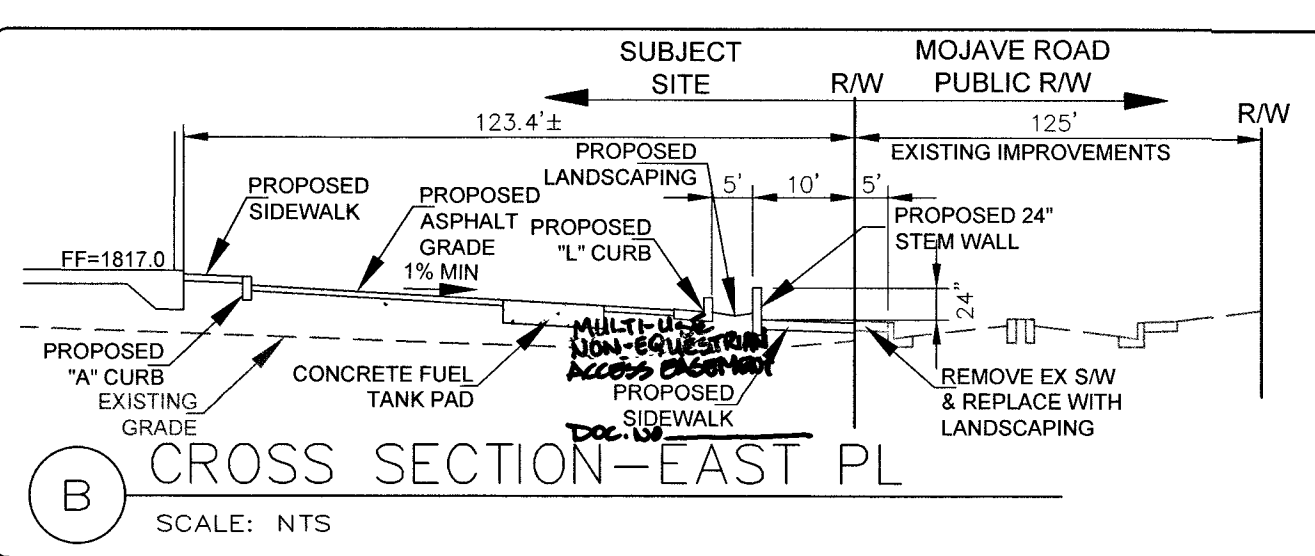
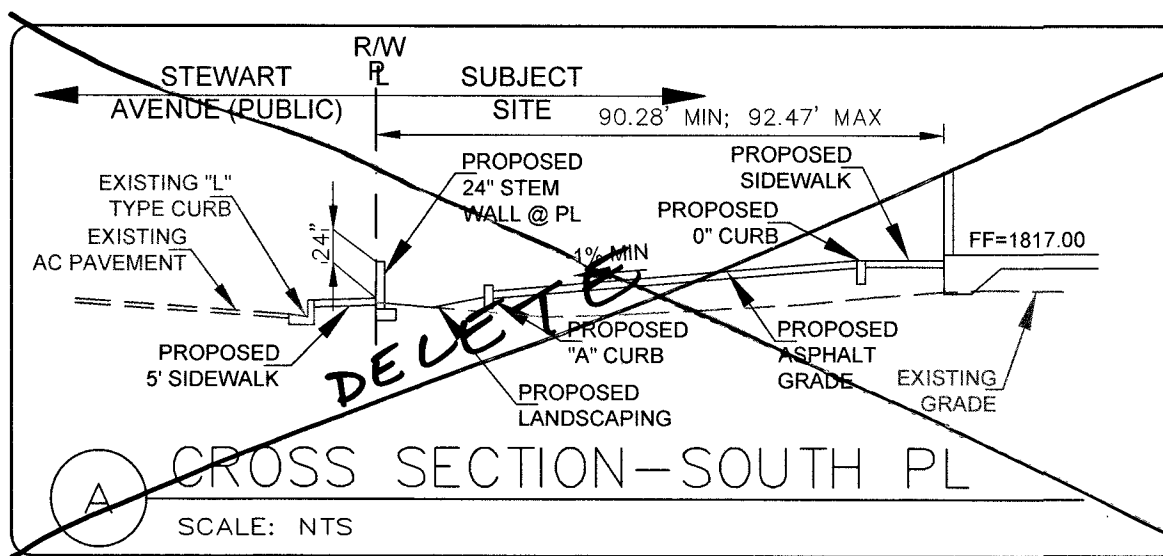
A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
APN 139-36-603-001

BASIS OF BEARING

NORTH 88°13'07" WEST BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE, IN FILE 64, PAGE 66 OF SURVEYS.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK STATION 2LV01 36C4
RIVET AND PLATE IN TOP OF CURB AT THE SOUTHEAST CORNER OF STEWART AVENUE AND MOJAVE ROAD.
ELEVATION = 552.3852 METERS (NAVD'88 PUBLISHED)
ELEVATION = 1812.28 U.S. SURVEY FEET (CALCULATED)



OWNER: STEWART PLAZA LLC
1735 NORTH NELLIS BOULEVARD, SUITE D & E
LAS VEGAS, NEVADA 89155
PHONE: (702) 255-3979

ENGINEER: HAUNTEC, PLLC
1735 NORTH NELLIS BOULEVARD, SUITE D & E
LAS VEGAS, NEVADA 89155
PHONE: (702) 255-3979
Email: hauntec@hauntec.com

GRADING PLAN

GOLDEN MARKET #7

OFF-SITE IMPROVEMENT PLANS

CITY OF LAS VEGAS, NEVADA

DESIGNER: [Signature]

DRAWN BY: [Signature]

PROJECT: [Signature]

EXP: 6/30/21

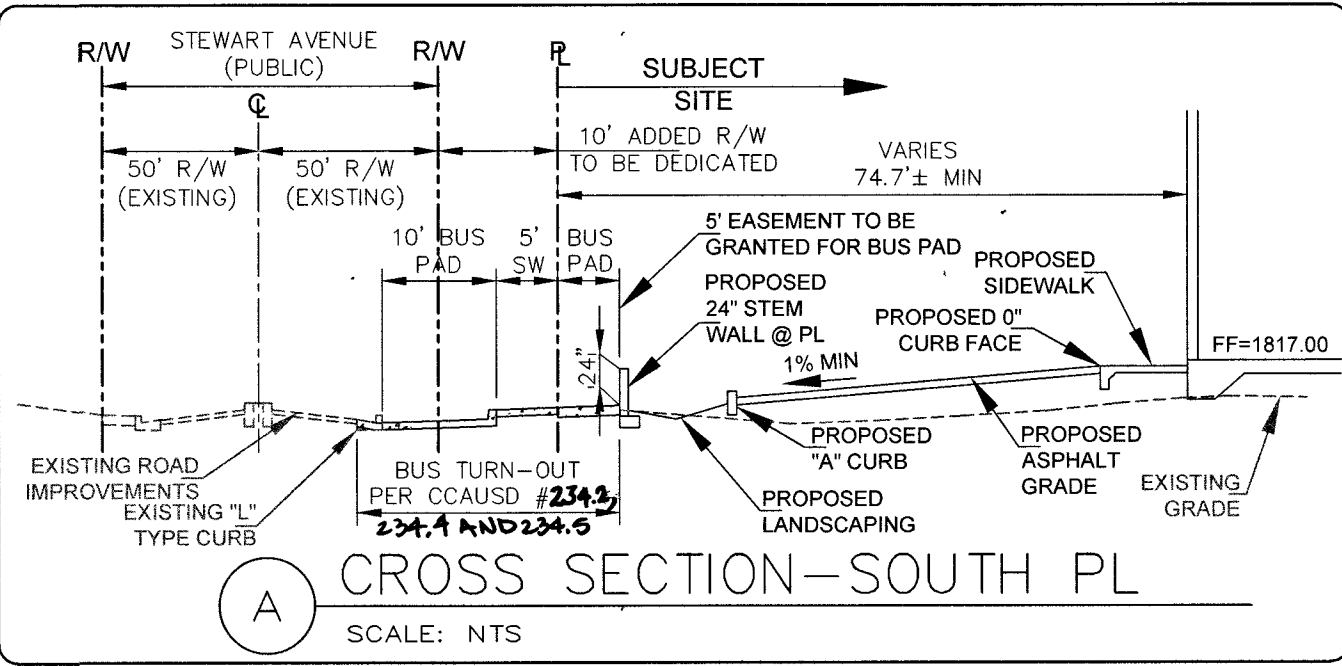
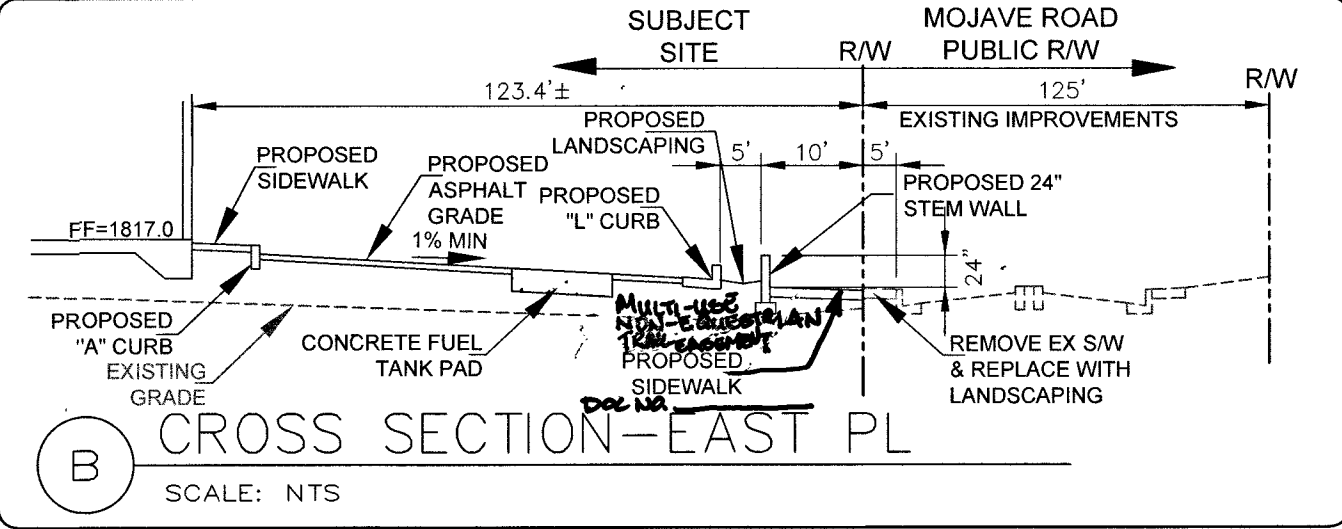
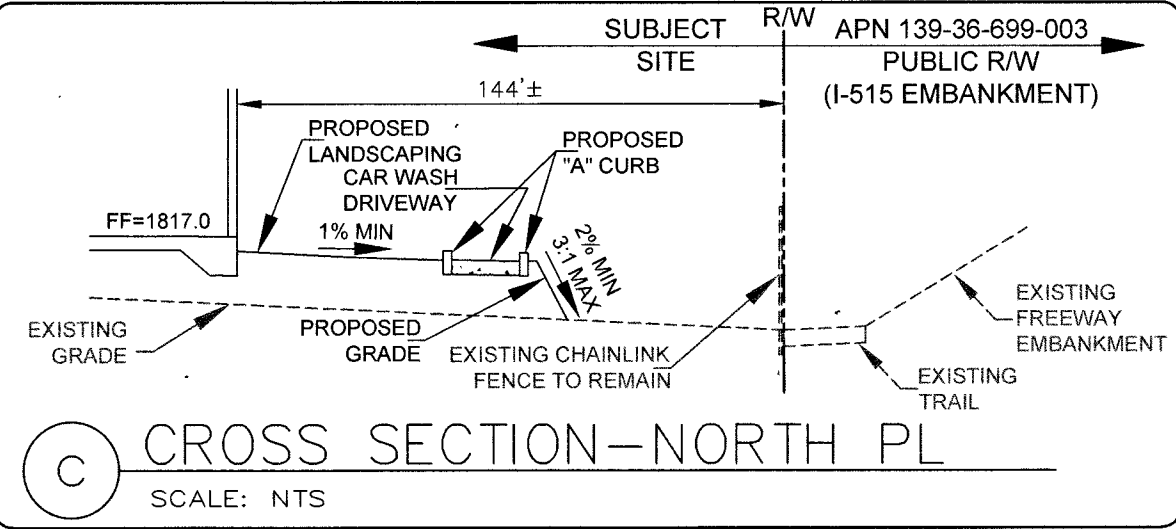
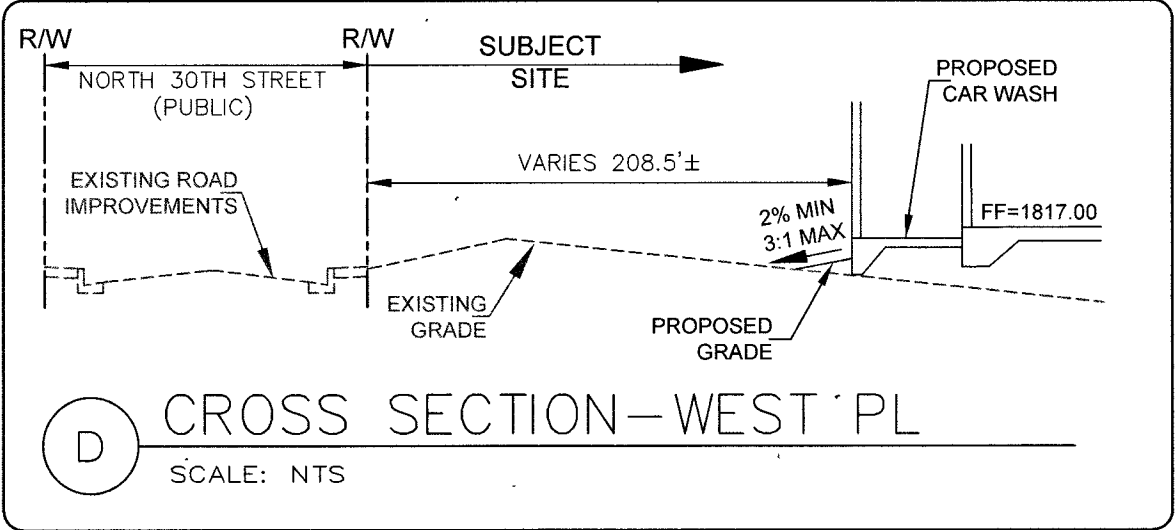
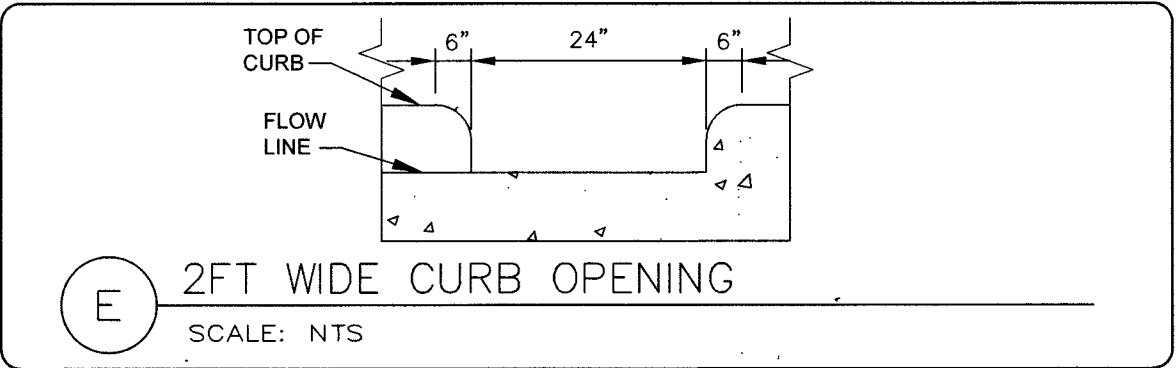
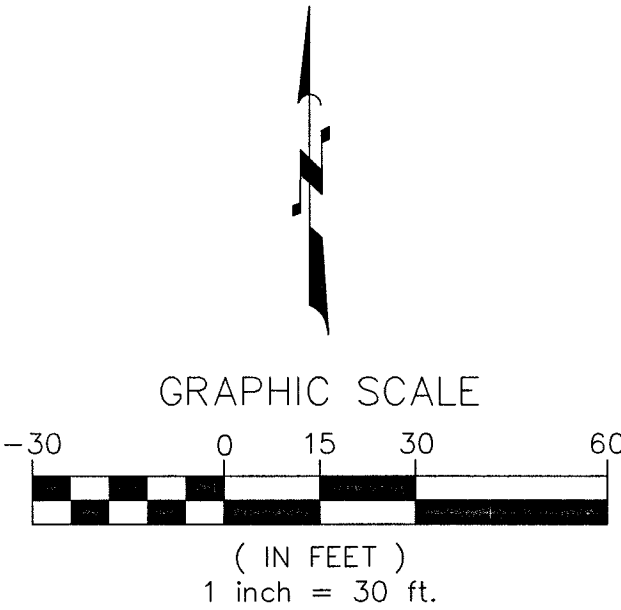
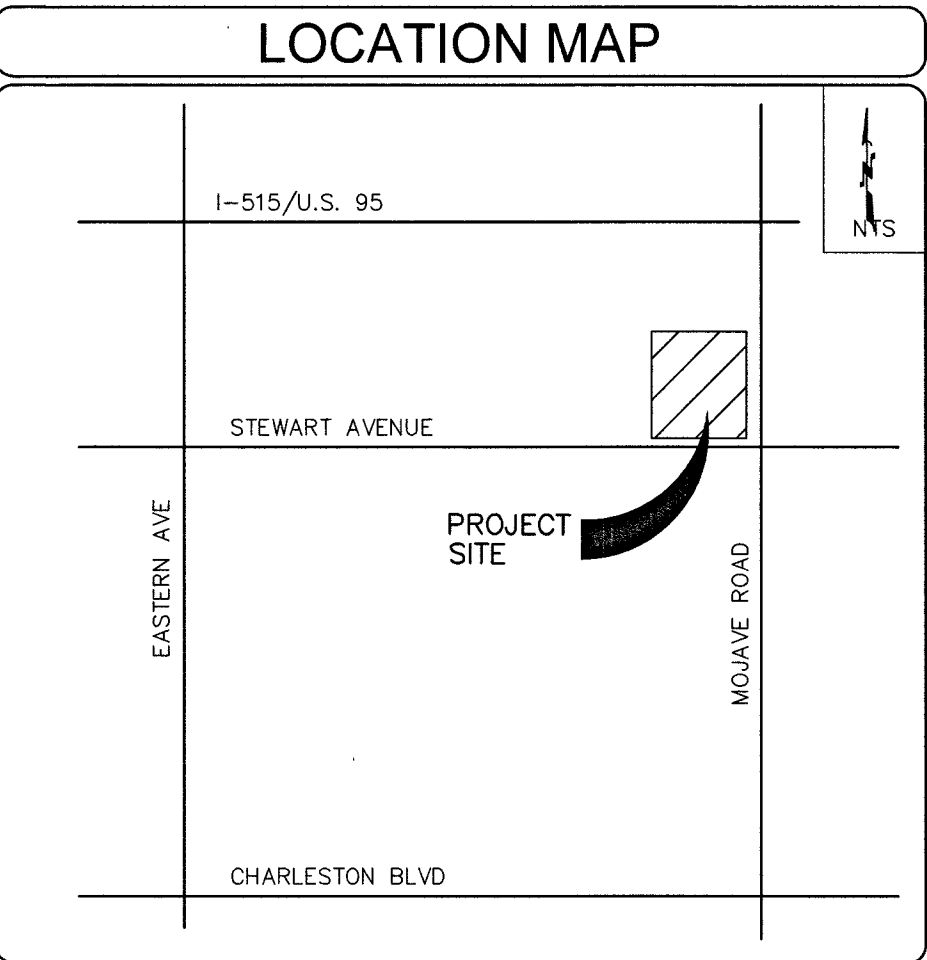
CIVIL

JOB NO. 18-0075

CLV NO. L19-00346

SHEET NO. C1

3 OF 13



BMP NOTE

PROPERTY OWNER IS RESPONSIBLE TO MAINTAIN THE BEST MANAGEMENT PRACTICES SUCH AS BUT NOT LIMITED TO THE REMOVAL OF ACCUMULATED SEDIMENT AND DEBRIS AND CARE OF THE VEGETATION.

LEGAL DESCRIPTION

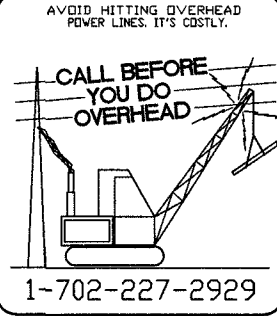
A PORTION OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, APN 139-36-603-001

BASIS OF BEARING

NORTH 88°13'07\"/>

BENCHMARK

CITY OF LAS VEGAS BENCHMARK STATION 2LV01 3604
RIVET AND PLATE IN TOP OF CURB AT THE SOUTHEAST CORNER OF STEWART AVENUE AND MOJAVE ROAD.
ELEVATION = 552.3852 METERS (NAVD'88 PUBLISHED)
ELEVATION = 1812.28 U.S. SURVEY FEET (CALCULATED)



NO.	DATE	BY	REVISIONS	SHT NO.

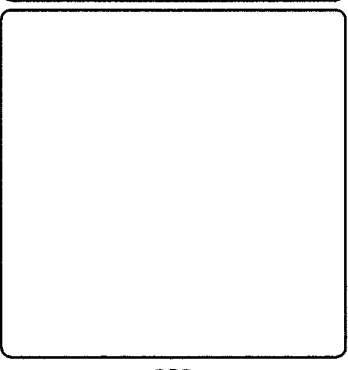
OWNER: STEWART PLAZA LLC
1735 NORTH 30TH STREET, SUITE D & E
LAS VEGAS, NEVADA 89115
PHONE: (702) 285-3578
Email: jhaun@hauntec.com

ENGINEER: HAUNTEC, PLLC
2721 IRONSIDE DRIVE
LAS VEGAS, NEVADA 89115
PHONE: (702) 219-5785
Email: jhaun@hauntec.com

DETAIL SHEET

PROJECT: GOLDEN MARKET #7
OFF-SITE IMPROVEMENT PLANS
CITY OF LAS VEGAS, NEVADA

DESIGNER:
DRAWN BY:



JOB NO.
18-0075

CLV NO.
L19-00346

SHEET NO.
C2
4 OF 13

107V8130

CONSTRUCTION NOTES - WATER

- STATION 12+36.21, 8' (1.7) CONNECT PROPOSED 2" COPPER WATER LATERAL TO EXISTING 12" ACP MAIN PER UDACS PLATE NO. 4
- INSTALL 2" COPPER WATER PIPE (PUBLIC)
- INSTALL 2" WATER METER PER UDACS PLATE NO. 4 (PUBLIC)(DOMESTIC)
- INSTALL 2" RPPA PER UDACS PLATE NO. 8 AND NOTE ON THIS SHEET (PUBLIC)(PER DETAIL THIS SHEET)
- INSTALL 2" COPPER WATER PIPE (PRIVATE) (DOMESTIC)
- INSTALL 2" X 1" COPPER WATER TEE (PRIVATE) (IRRIGATION)
- INSTALL 1" RPPA PER UDACS PLATE NO. 8 AND NOTE ON THIS SHEET (PRIVATE)(IRRIGATION)
- INSTALL 1" COPPER WATER PIPE (PRIVATE) (IRRIGATION). SEE LANDSCAPING PLANS FOR CONTINUATION
- INSTALL FIRE HYDRANT ASSEMBLY PER UDACS PLAT NO. 40 (CONDITION G)
- TRENCH PER UDACS PLATE NO. 16
- INSTALL 1-1/2" COPPER WATER 90° BEND (PRIVATE)
- CONNECT TO BUILDING PLUMBING. SEE PLUMBING PLANS FOR DETAILS
- NEW 6' X 6' EASEMENT TO LVWD FOR FIRE HYDRANT

CONSTRUCTION NOTES - SEWER

- STA:12+32.34, 0.60' (RT) - INSTALL 12"X6" WYE (PUBLIC) TO EXISTING 12" VCP SEWER (PUBLIC)
- INSTALL 6" PVC SDR-35 SEWER PIPE
- INSTALL 6" PVC SDR-35 SEWER PIPE (PRIVATE)
- INSTALL 6" WYE (PRIVATE)
- INSTALL 6" PVC SEWER CLEAN OUT W/TRAFFIC RATED LID PER DCSWS SD-26 (PRIVATE)
- INSTALL 6" PVC SEWER CLEAN OUT (PRIVATE)
- TRENCH IN ACCORDANCE WITH CITY OF LAS VEGAS STANDARDS.
- PRECAST CONCRETE SAND/OIL INTERCEPTOR - SEE PLUMBING PLANS
- INSTALL GREASE/OIL INTERCEPTOR - SEE PLUMBING PLANS

TRENCHING NOTE

ALL SEWER LINE TRENCHING WITHIN PUBLIC RIGHT-OF-WAY OR UTILITY EASEMENT SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF LAS VEGAS STANDARDS.

UTILITY QUANTITIES

DESCRIPTION	UNIT	PRIVATE	PUBLIC	TOTAL
2" COPPER WATER PIPE	LF	164	37	201
2" WATER METER (DOMESTIC)	EA	0	1	1
2" RPPA (DOMESTIC)	EA	1	0	1
1" RPPA (IRRIGATION)	EA	1	0	1
FIRE HYDRANT ASSEMBLY (PUBLIC)	EA	0	1	1
6" PVC WATER PIPE	LF	0	37	37
6" PVC SDR-35 SEWER PIPE	LF	201	0	201
6" PVC SEWER CLEAN OUT	EA	3	0	3
12"X6" WYE	EA	0	1	1
6"X6" WYE	EA	1	0	1
PRECAST CONCRETE SAND/OIL INTERCEPTOR	EA	1	0	1

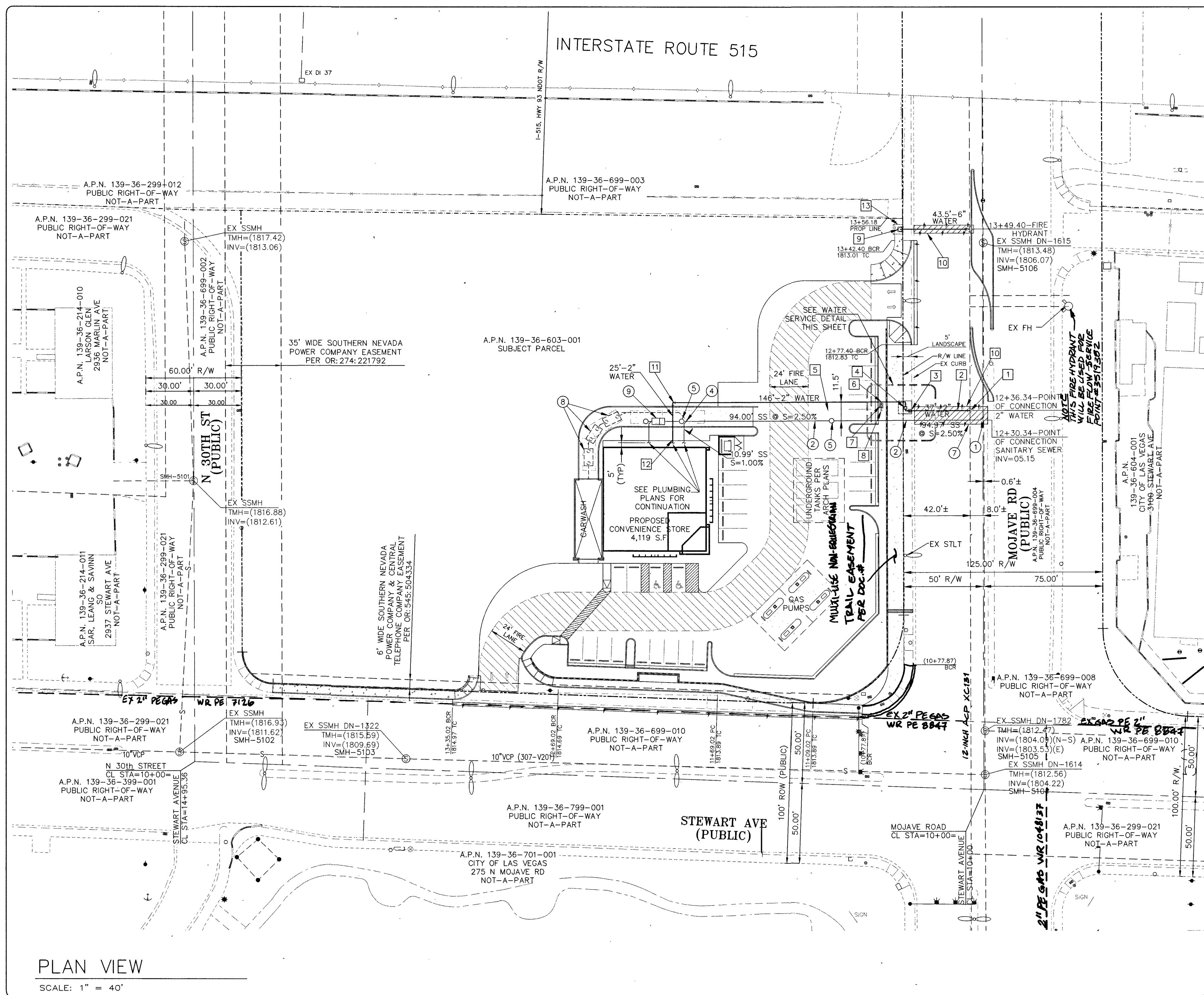
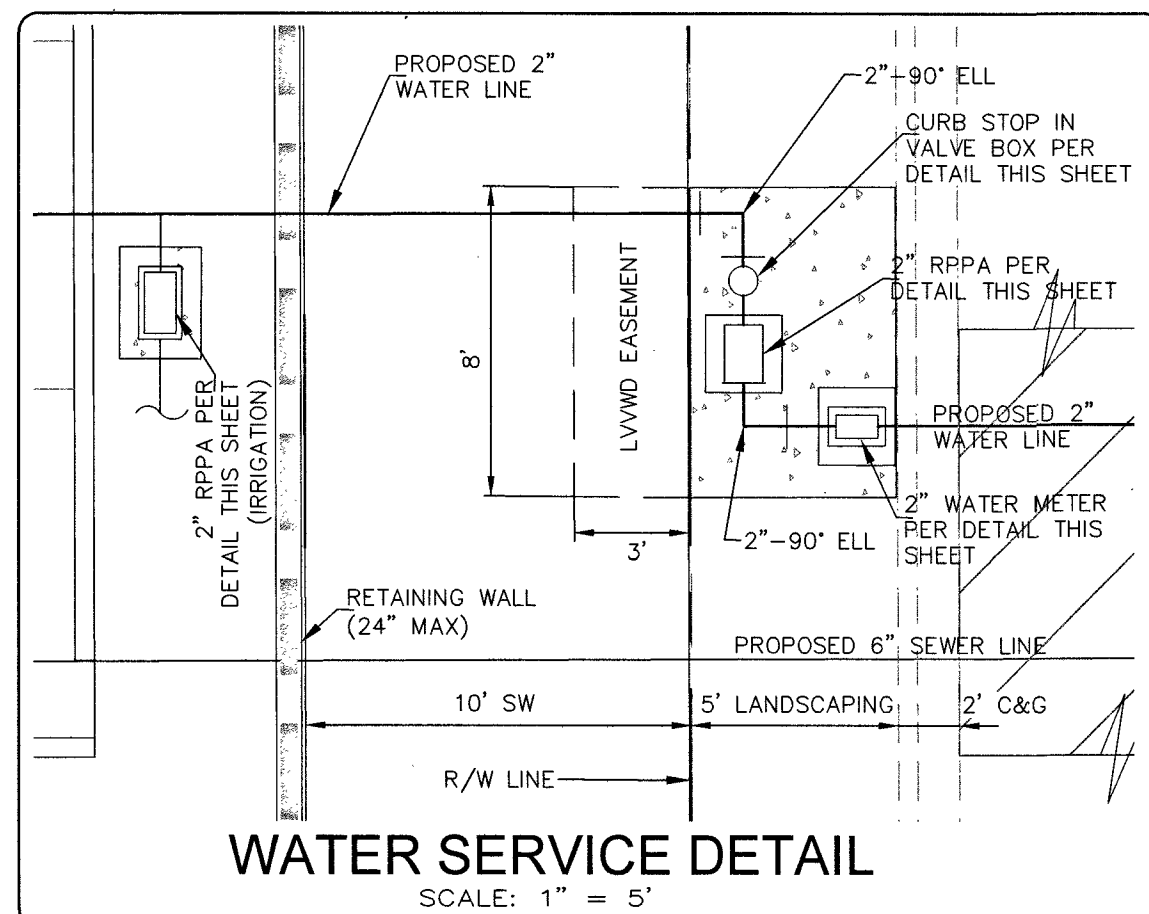
NOTICE TO CONTRACTORS

QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING HIS OWN QUANTITY TAKE OFF, AND BID ACCORDINGLY.

FIRE FLOW DATA

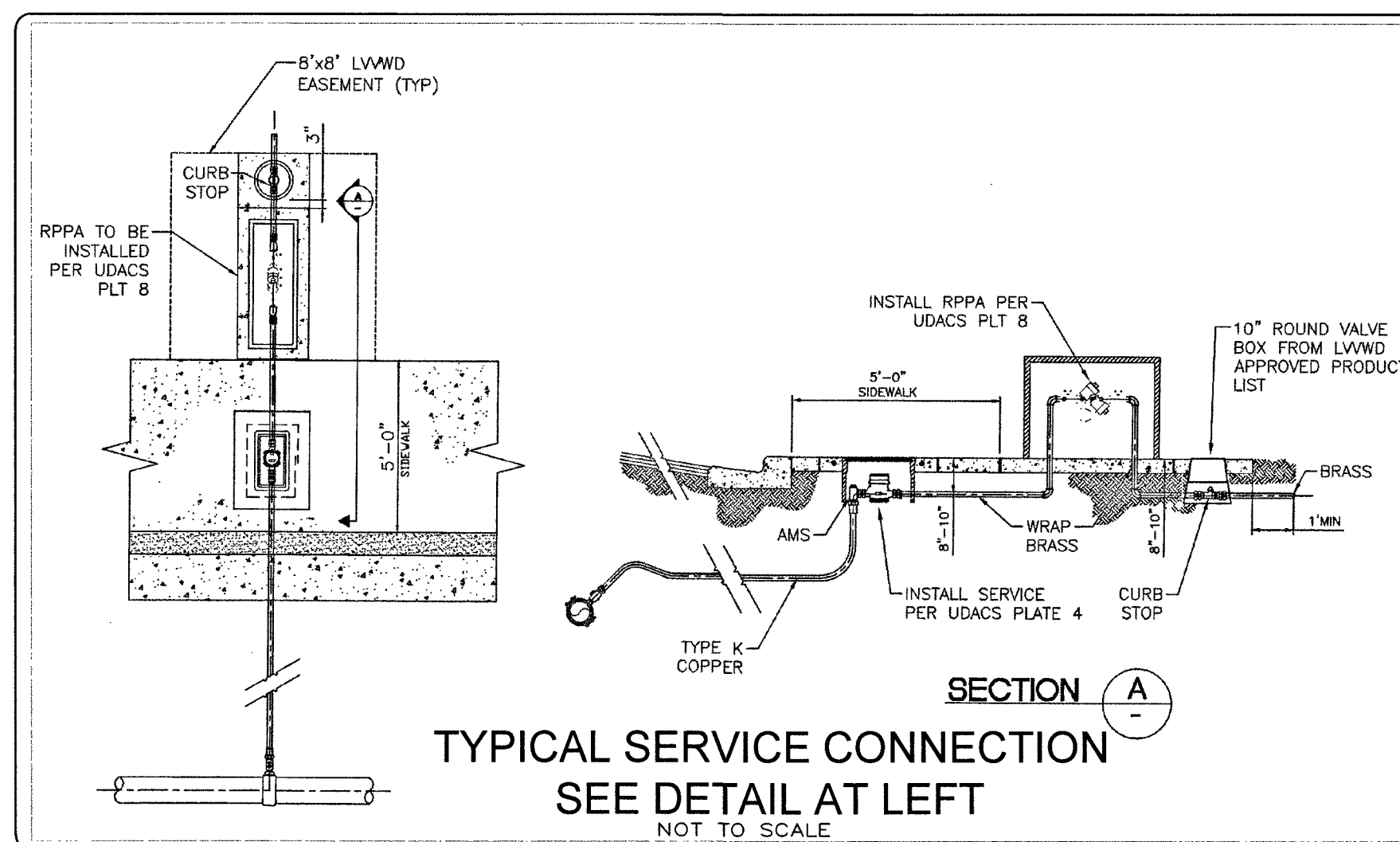
FIRE FLOW IS 1750 gpm AT 20 PSI RESIDUAL PRESSURE
 BASED ON SQUARE FOOTAGE: 4,119 S.F.
 LARGEST FIRE AREA: 4,119 S.F.
 BUILDING HEIGHT: 24'
 NUMBER OF STORIES: ONE
 TYPE OF CONSTRUCTION: V-B
 OCCUPANCY GROUP: MB
 FULL AUTOMATIC FIRE SYSTEM: NO

REVIEWED BY: *[Signature]* DATE: 12-30-19
 LAS VEGAS FIRE AND RESCUE

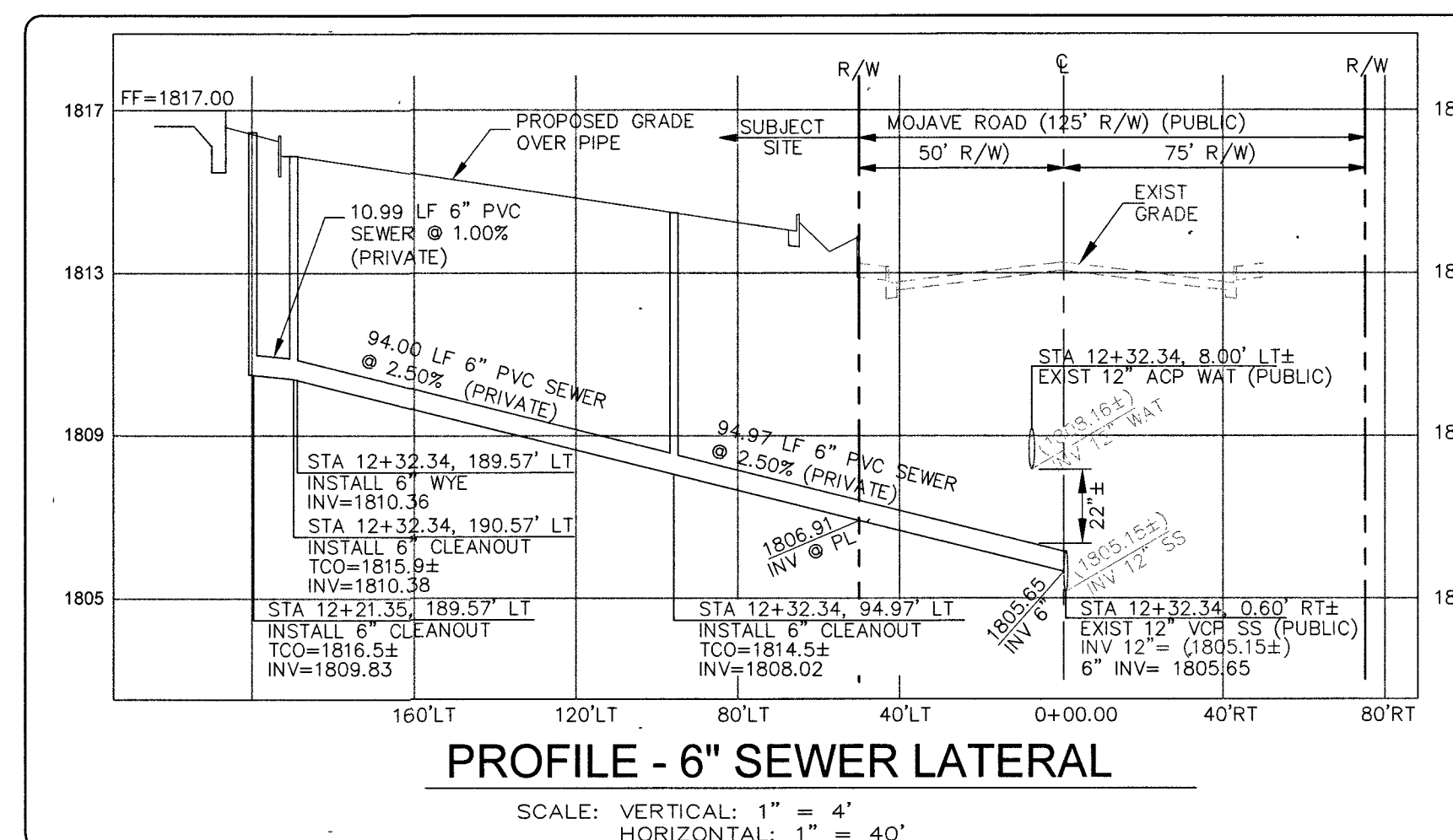


PLAN VIEW

SCALE: 1" = 40'



TYPICAL SERVICE CONNECTION
 SEE DETAIL AT LEFT
 NOT TO SCALE



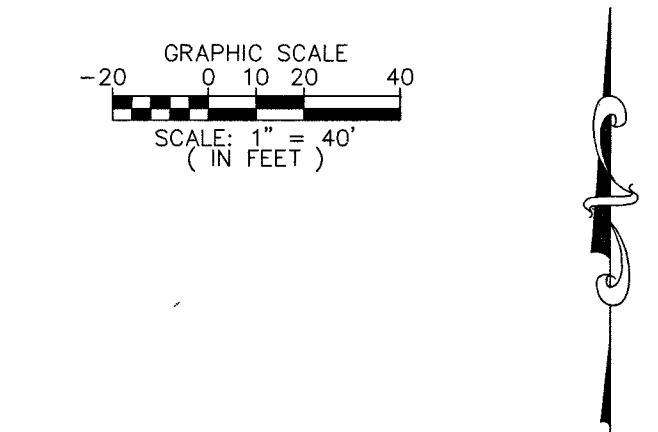
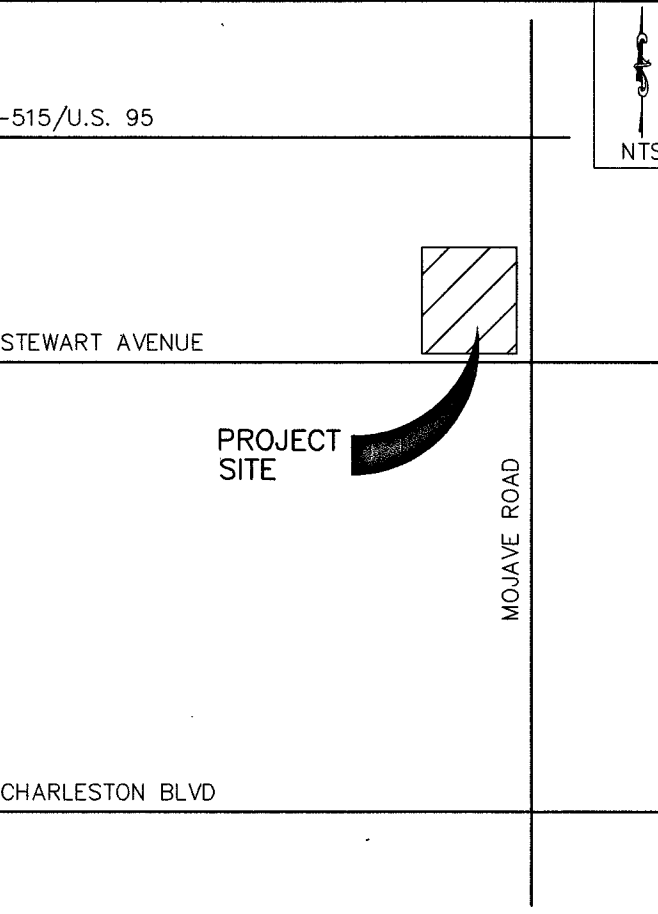
PROFILE - 6" SEWER LATERAL

SCALE: VERTICAL: 1" = 4'
 HORIZONTAL: 1" = 40'

APPROVALS

[Signature] 01-16-2020
 SOUTHWEST GAS CORPORATION DATE

VICINITY MAP



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

THE REDUCED PRESSURE PRINCIPLE ASSEMBLY SHALL BE INSTALLED IN ACCORDANCE WITH THE 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 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.

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER (SW4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
 APN 139-36-603-001

BASIS OF BEARING

NORTH 88°13'07" WEST BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE, IN FILE 64, PAGE 66 OF SURVEYS.

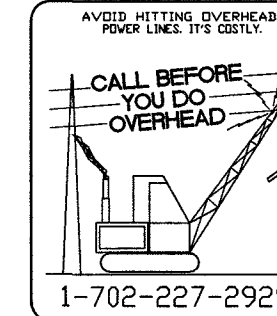
BENCHMARK

CITY OF LAS VEGAS BENCHMARK STATION 2LV01 36C4
 RIVET AND PLATE IN TOP OF CURB AT THE SOUTHEAST CORNER OF STEWART AVENUE AND MOJAVE ROAD.
 ELEVATION = 552.3852 METERS (NAVD'88 PUBLISHED)
 ELEVATION = 1812.28 U.S. SURVEY FEET (CALCULATED)

APPROVALS

APPROVED FOR CONSTRUCTION

[Signature]
 LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
 PROJECT NO.: 136555 FIRST APPROVED DATE: 12-31-19
 LVWD APPROVED FIRE FLOW TOTAL 1750 GPM
 ONSITE: N/A GPM AT 20 PSI RESIDUAL
 LAS VEGAS FIRE & RESCUE DATE: 12-30-19



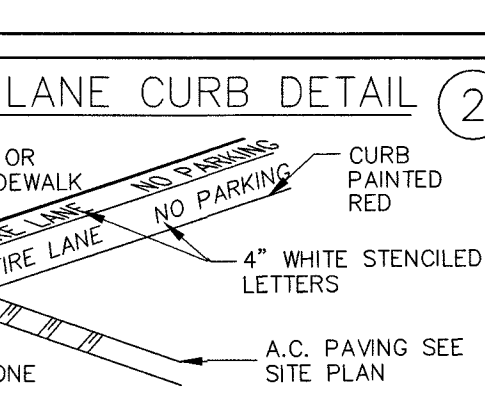
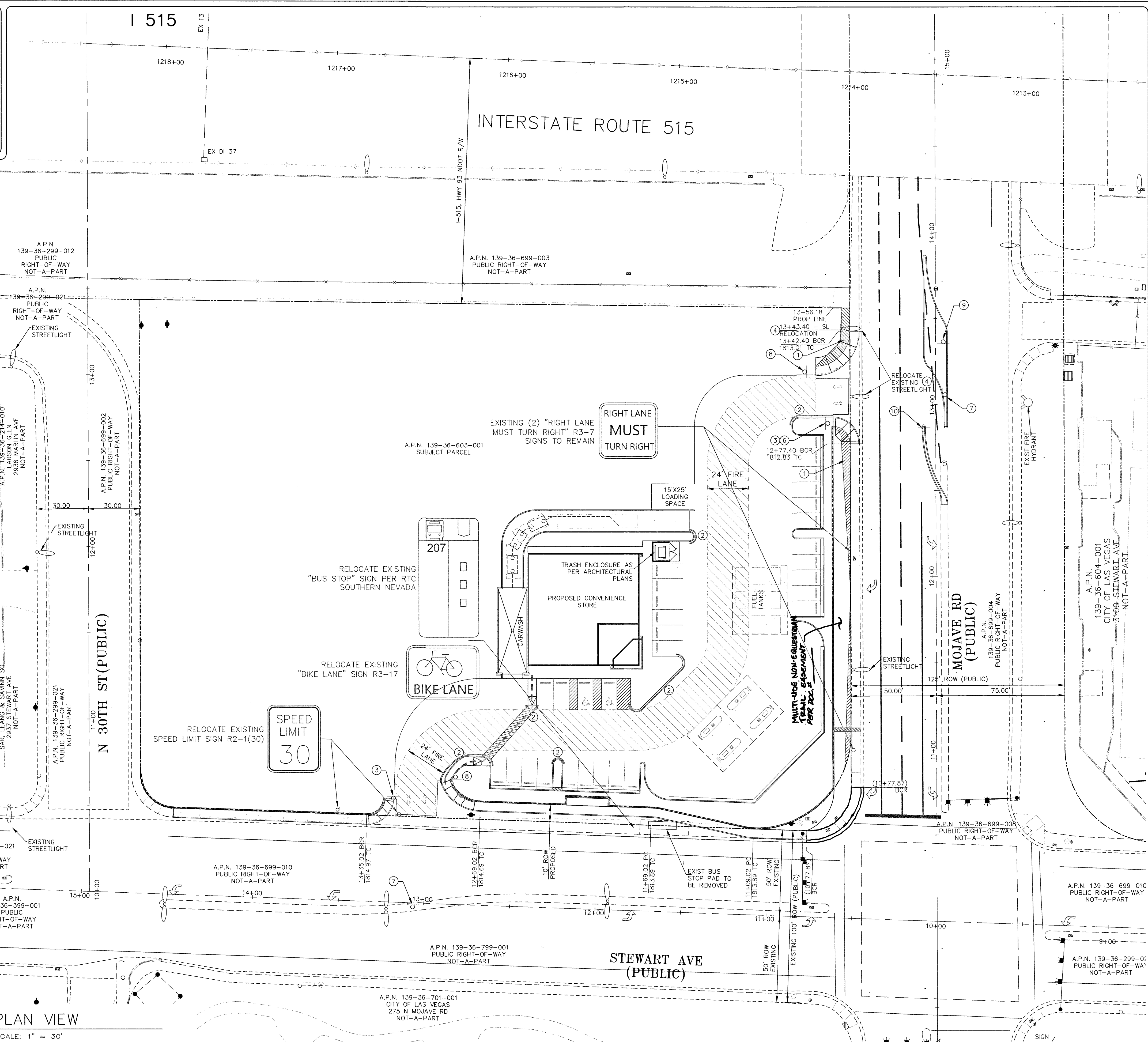
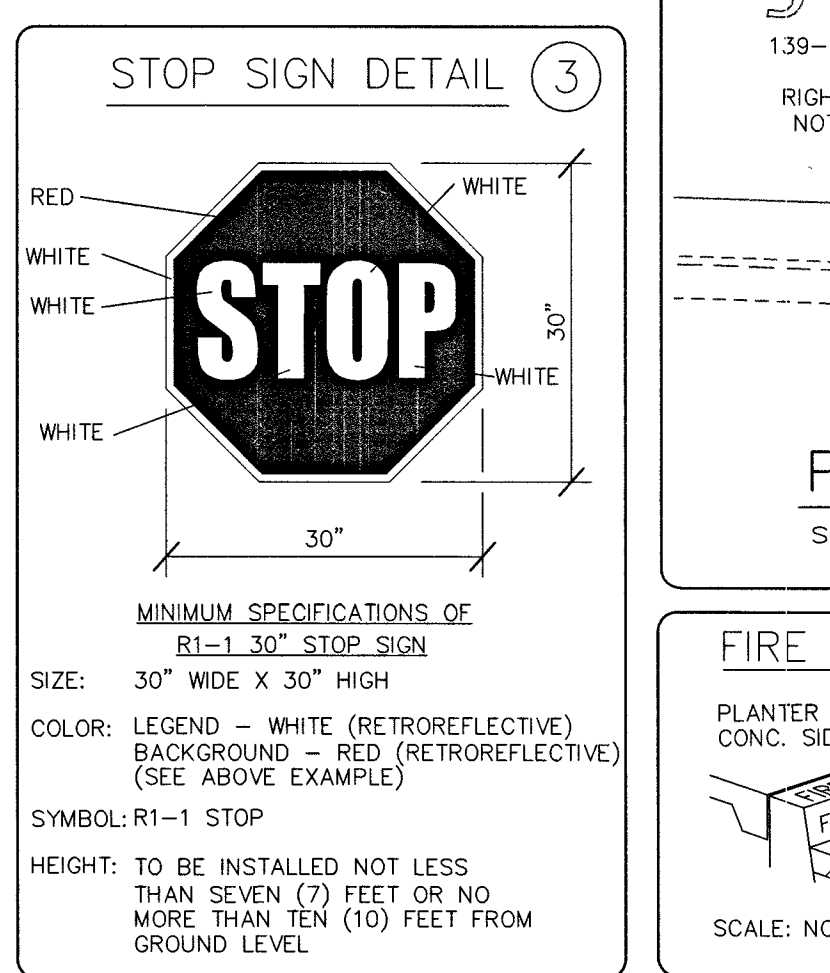
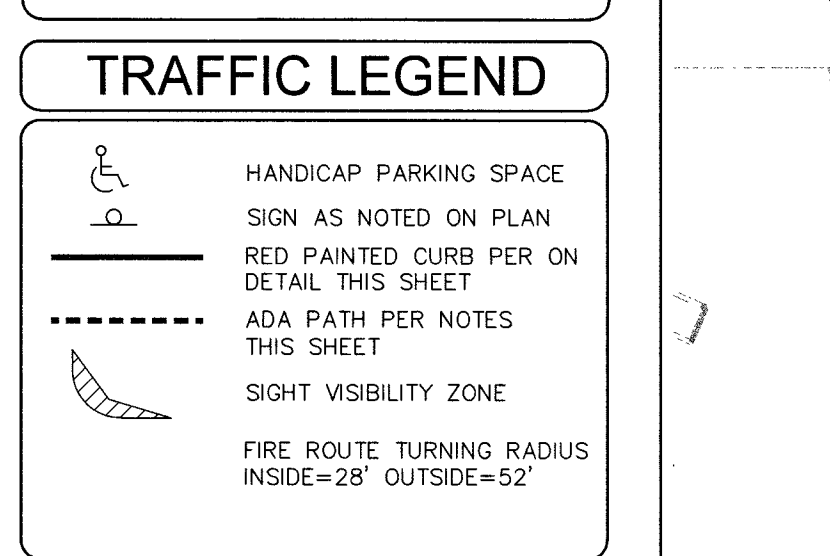
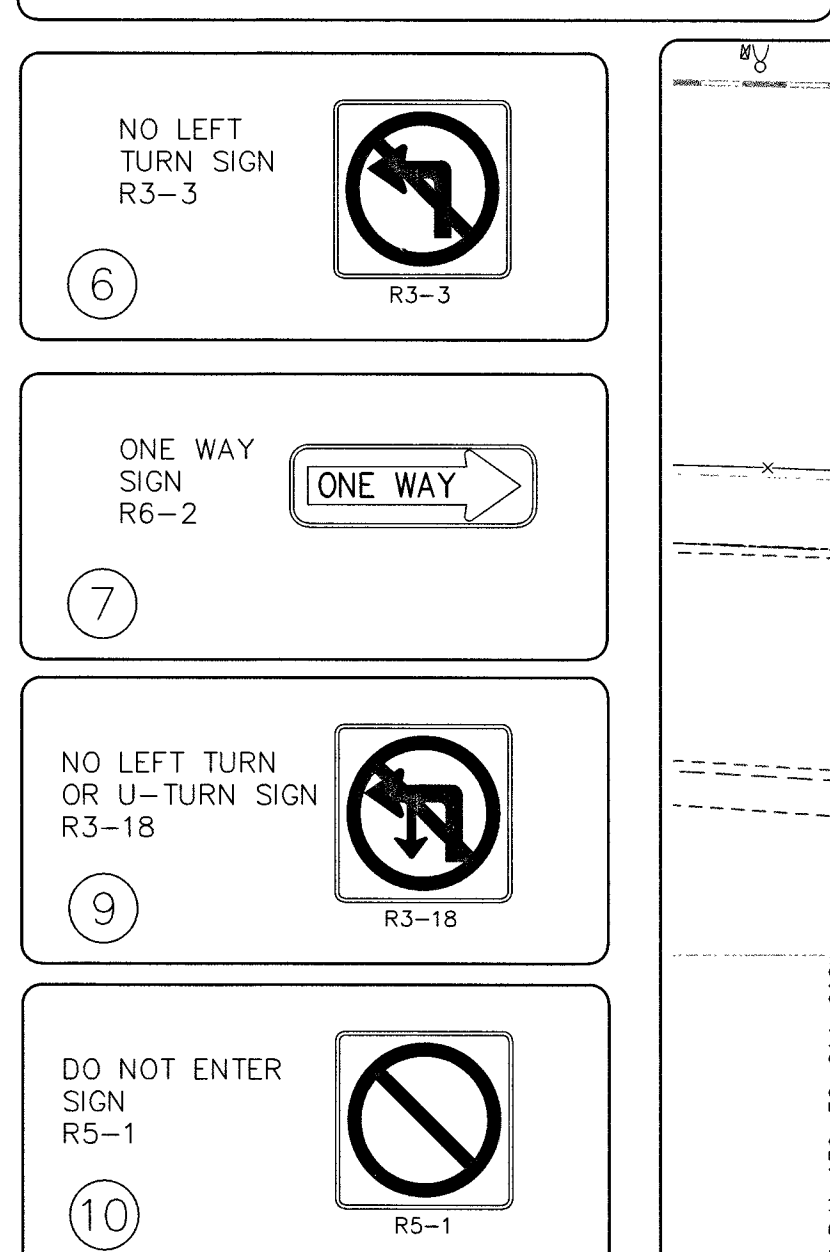
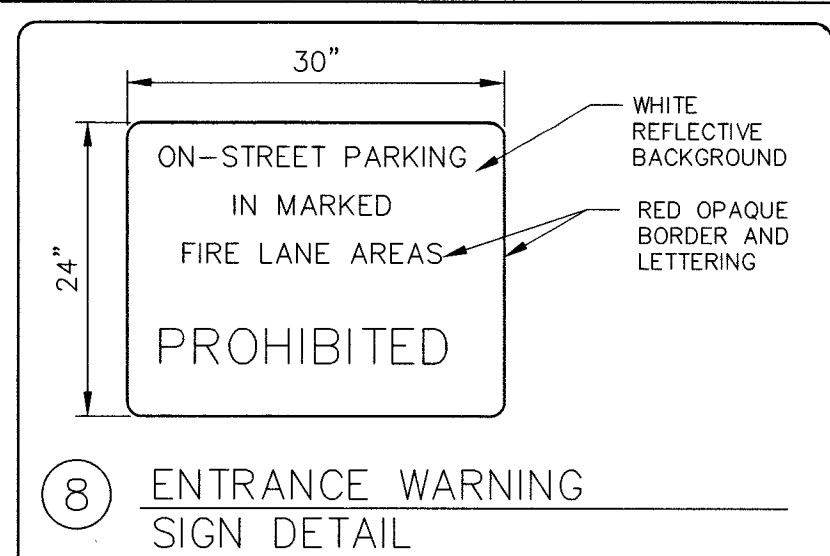
OWNER: STEWART PLAZA LLC
 1735 NORTH NEULS BOULEVARD, SUITE D & E
 LAS VEGAS, NV 89101
 PHONE: (702) 289-3678
 ENGINEER: HAUNTEC, PLLC
 2721 IRONSIDE DRIVE
 LAS VEGAS, NV 89101
 PHONE: (702) 218-5785
 Email: jhaun@hauntec.com

UTILITY PLAN
 PROJECT: GOLDEN MARKET #7
 OFF-SITE IMPROVEMENT PLANS
 CITY OF LAS VEGAS, NEVADA

DESIGNER:
 DRAWN BY:

JOB NO.: 18-0075
 CLV NO. L19-00346
 SHEET NO. C3
 5 OF 13

PROFESSIONAL ENGINEER STATE OF NEVADA
 JOE A. HAUN
 EXP: 6/30/21
 CIVIL
 No. 144439

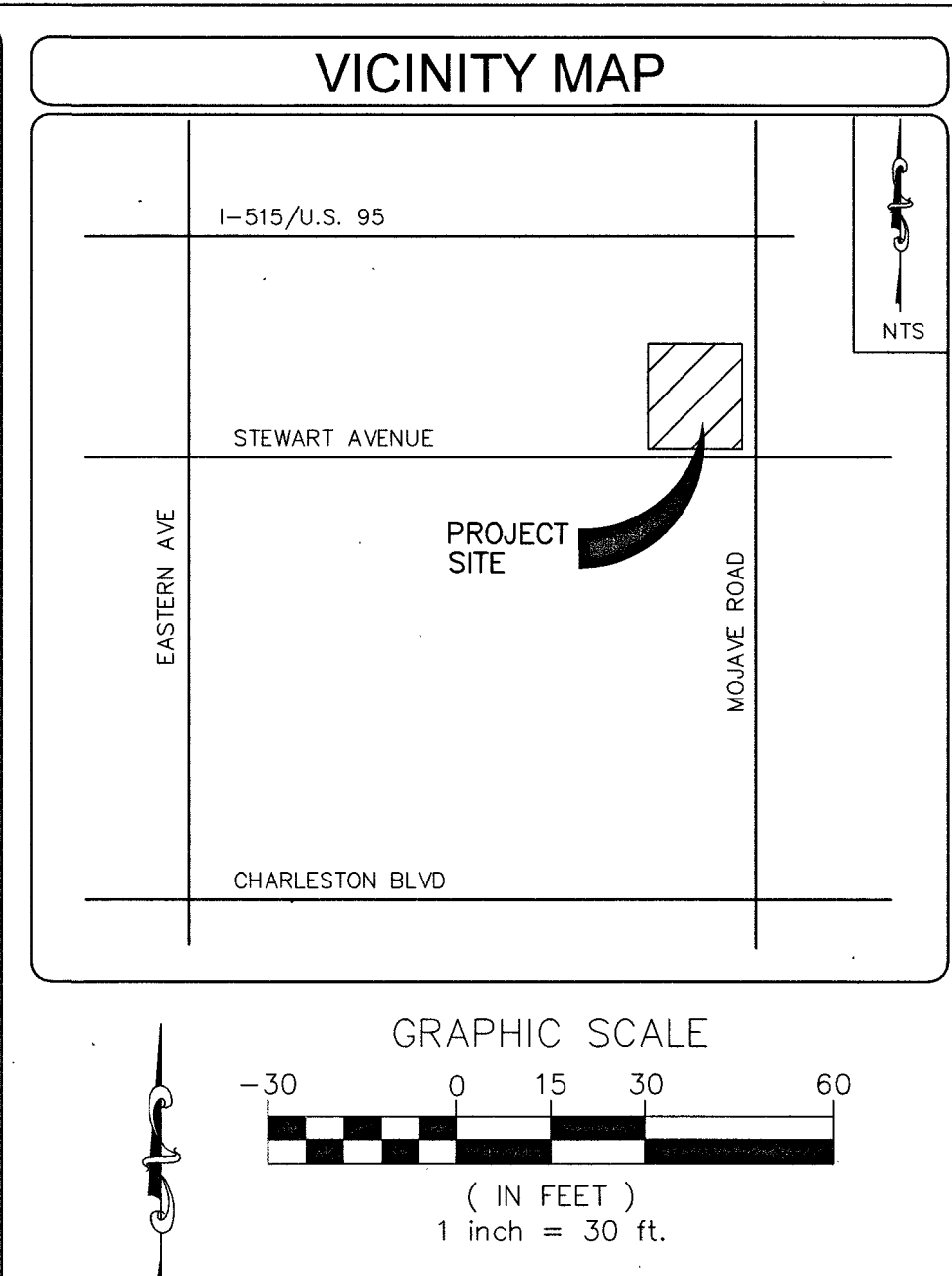


- CONSTRUCTION NOTES**
1. SIGHT VISIBILITY RESTRICTION ZONE (SEE NOTE)
 2. INSTALL RED PAINTED CURB PER DETAIL THIS SHEET
 3. INSTALL 30" R1-1 STOP SIGN PER DETAIL THIS SHEET
 4. RELOCATE EXISTING STREETLIGHT
 5. NOT USED
 6. INSTALL "NO LEFT TURN" SIGN PER DETAIL 6
 7. INSTALL "ONE WAY" ARROW SIGN PER DETAIL 7
 8. INSTALL ENTRANCE WARNING SIGN PER DETAIL 8
 9. INSTALL "NO LEFT TURN OR U-TURN" ARROW SIGN PER DETAIL 9 ON THIS SHEET
 10. INSTALL R5-1 "DO NOT ENTER" SIGN

APPROVAL
LAS VEGAS FIRE & RESCUE
12-30-19
DATE

NOTICE TO CONTRACTORS
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SITE VISIBILITY ZONE
NO WALLS, FENCES, TREES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER TRAFFIC CONTROL DEVICES AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL OR PAVEMENT STREET SURFACE.



ADA GENERAL NOTES

HANDICAP PARKING SPACES:

1. SINGLE SPACE-14' WIDE MINIMUM: WITH 9' WIDE PARKING SPACE AND 5' WIDE ACCESS AISLE.
2. DOUBLE SPACE- 23' WIDE MINIMUM: WITH TWO 9' WIDE PARKING SPACES AND 5' WIDE CENTER ACCESS AISLE.
3. SLOPE - SLOPE OF PARKING SPACES AND ACCESS AISLE SHALL NOT EXCEED 1:50.
4. ACCESS AISLES ARE CONSIDERED PART OF THE ACCESSIBLE ROUTE OF TRAVEL. EACH SPACE SHALL HAVE A SIGN SHOWING THE SYMBOL FOR ACCESSIBILITY LOCATED SO THAT A PARKED VEHICLE DOES NOT OBSCURE IT.

ACCESSIBLE ROUTE:

WIDTH - MINIMUM WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36".

SLOPE - ACCESSIBLE ROUTE SHALL BE A MAXIMUM SLOPE OF 1:20 WITH A 1:50 MAXIMUM CROSS SLOPE.

NOTE: AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 IS CONSIDERED A RAMP.

CURB RAMPS:

LOCATION - WHENEVER AN ACCESSIBLE PATH OF TRAVEL CROSSES A RAISED CURB.

SLOPE - MAXIMUM SLOPE OF ADJOINING SURFACES IS 1:20. SLOPE OF CURB RAMP IS A MAXIMUM OF 1:12 WITH A 1:50 MAXIMUM CROSS SLOPE.

SIDES - WHERE PEDESTRIANS WALK ACROSS RAMP, OR IF NOT PROTECTED BY HANDRAILS OR GUARDRAILS, FLARED SIDES WITH A MAXIMUM SLOPE OF 1:10 ARE NECESSARY. WHERE THERE IS NO PEDESTRIAN CROSS TRAFFIC, RETURNED CURBS MAY BE USED.

WIDTH - 36" MINIMUM WIDE, EXCLUSIVE

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
APN 139-36-603-001

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CITY OF LAS VEGAS BENCHMARK STATION 2LV01 36C4
RIVET AND PLATE IN TOP OF CURB AT THE SOUTHEAST CORNER OF STEWART AVENUE AND MOJAVE ROAD.
ELEVATION = 552.3852 METERS (NAVD'88 PUBLISHED)
ELEVATION = 1812.28 U.S. SURVEY FEET (CALCULATED)

APPROVAL
ALLEN PAVELKA, PE # 9029
CITY ENGINEER

FAST
1-702-227-2929
1-800-227-2600
1-702-432-5300
FIREWORKS & PYROTECHNICS

STEWART PLAZA LLC
1735 NORTH NELLS BOULEVARD, SUITE D & E
LAS VEGAS, NEVADA 89108
PHONE: (702) 219-5785
Email: steuartplaza@stewartplaza.com

HAUNTEC PLLC
1735 NORTH NELLS BOULEVARD, SUITE D & E
LAS VEGAS, NEVADA 89108
PHONE: (702) 219-5785
Email: steuartplaza@stewartplaza.com

TRAFFIC AND ADA PLAN

GOLDEN MARKET #7

OFF-SITE IMPROVEMENT PLANS

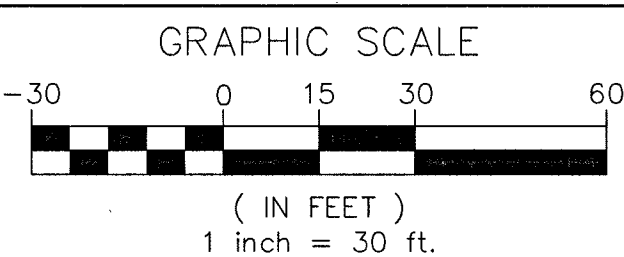
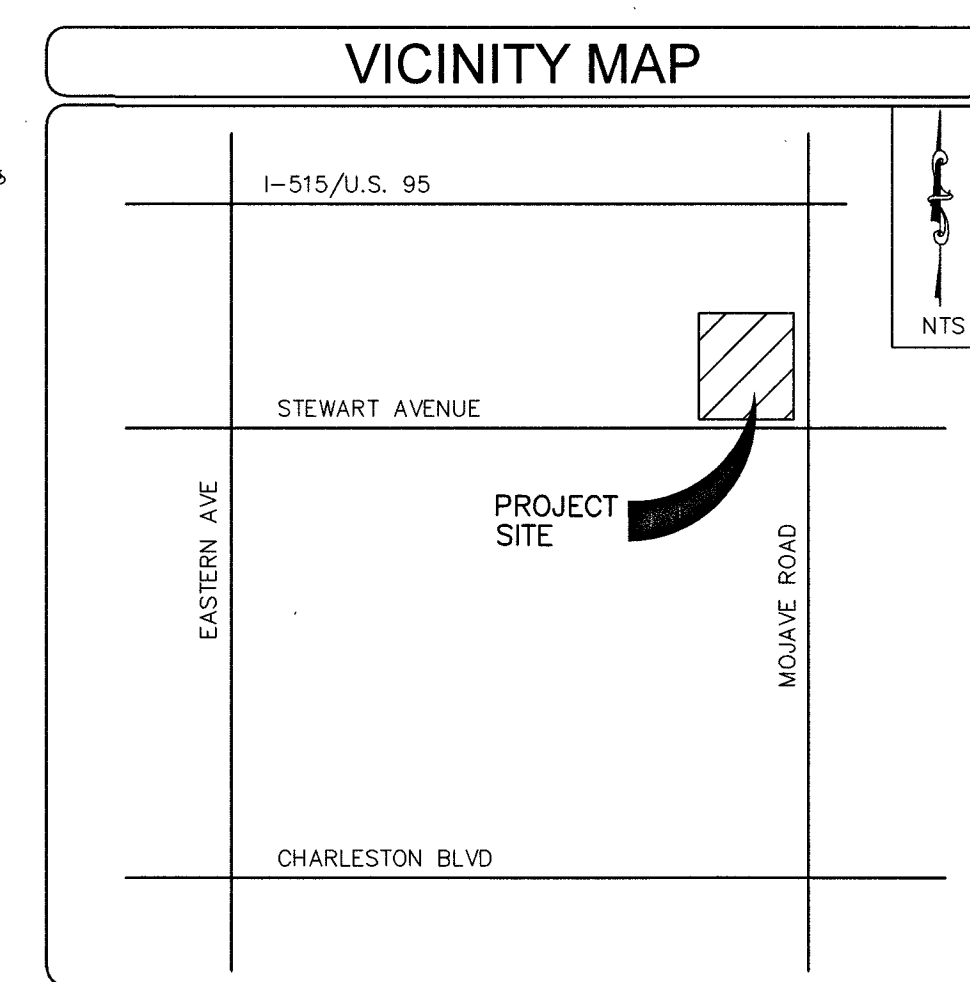
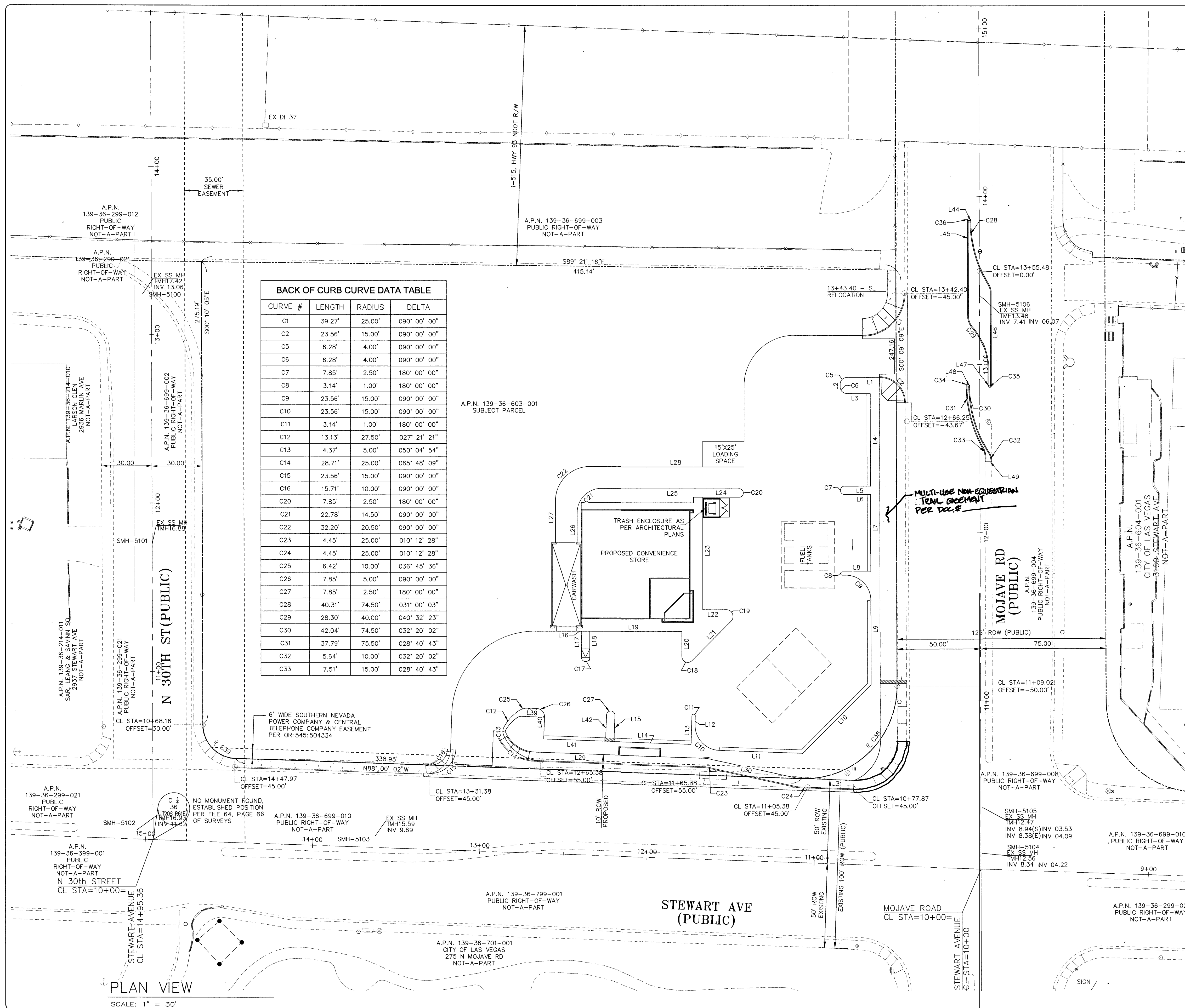
DESIGNER:
DRAWN BY:

JOB NO.
18-0075

CLV NO.
L19-00346

SHEET NO.
C4

6 OF 13



LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
APN 139-36-603-001

BASIS OF BEARING

NORTH 88°13'07" WEST BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE, IN FILE 64, PAGE 66 OF SURVEYS.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK STATION 2LV01 36C4
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ELEVATION = 552.352 METERS (NAVD88 PUBLISHED)
ELEVATION = 1812.28 U.S. SURVEY FEET (CALCULATED)

BACK OF CURB LINE DATA TABLE		
LINE #	LENGTH	DIRECTION
L1	19.50'	S89° 50' 51"W
L2	1.58'	N00° 09' 09"W
L3	14.00'	S89° 50' 51"W
L4	55.03'	N00° 09' 09"W
L5	15.50'	S89° 50' 51"W
L6	15.50'	S89° 50' 51"W
L7	46.00'	N00° 09' 09"W
L8	17.00'	S89° 50' 51"W
L9	49.96'	N00° 09' 09"W
L10	57.83'	N45° 00' 00"E
L11	49.99'	N88° 00' 02"W
L12	5.00'	N01° 59' 58"E
L13	17.00'	N01° 59' 58"E
L14	46.00'	N88° 00' 02"W
L15	15.50'	N01° 59' 58"E
L24	21.72'	N89° 59' 56"E
L25	82.23'	N89° 59' 56"E
L26	17.80'	N00° 00' 04"W
L27	24.80'	N00° 00' 04"W
L28	92.22'	N89° 59' 56"E
L29	100.00'	S88° 00' 02"E
L30	51.96'	S77° 47' 34"E
L31	27.51'	S88° 00' 02"E
L39	4.84'	N88° 00' 02"W
L40	13.00'	N01° 59' 58"E
L41	37.00'	N88° 00' 02"W
L42	13.50'	N01° 59' 58"E
L44	2.00'	S89° 50' 51"W
L45	56.93'	S00° 09' 09"E
L46	55.17'	S00° 09' 09"E
L47	2.00'	S89° 51' 19"W

FACE OF SIDEWALK LINE DATA TABLE		
LINE #	LENGTH	DIRECTION
L16	3.01'	N90° 00' 00"E
L17	15.50'	N00° 00' 00"E
L18	15.50'	N00° 00' 00"E
L19	55.00'	N90° 00' 00"E
L20	14.75'	N00° 00' 00"E
L21	33.09'	N45° 00' 00"E
L22	14.05'	N90° 00' 00"W
L23	66.88'	S00° 00' 00"E

FACE OF SIDEWALK CURVE DATA TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C17	7.85'	2.50'	180° 00' 00"
C18	8.25'	3.50'	135° 00' 00"
C19	9.42'	4.00'	135° 00' 00"

FACE OF CURB CURVE DATA TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C34	3.14'	1.00'	180° 00' 00"
C35	3.14'	1.00'	180° 00' 00"
C36	3.14'	1.00'	180° 00' 00"

PROPERTY LINE CURVE DATA TABLE			
CURVE #	LENGTH	RADIUS	DELTA
P C38	88.46'	55.00'	092° 09' 06"
P C39	30.66'	20.00'	087° 49' 57"



OWNER: STEWART PLAZA LLC
1735 NORTH NELLIS BOULEVARD, SUITE D & E
LAS VEGAS, NV 89115
PHONE: (702) 286-3678

ENGINEER: HAUNTEC, PLLC
2721 IRONSIDE DRIVE
LAS VEGAS, NV 89169
PHONE: (702) 286-3678
Email: jhauntec@hauntec.com

HORIZONTAL CONTROL

PROJECT: GOLDEN MARKET #7
OFF-SITE IMPROVEMENT PLANS

CITY OF LAS VEGAS, NEVADA

DESIGNER:
DRAWN BY:

PROFESSIONAL ENGINEER STATE OF NEVADA
JOE A. HAUN
EXP: 6/30/21
CIVIL
No. 14439

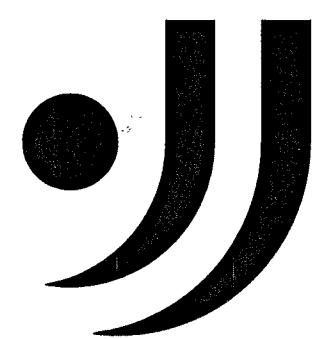
JAN 2022

JOB NO.
18-0075

CLV NO.
L19-00346

SHEET NO.
HC

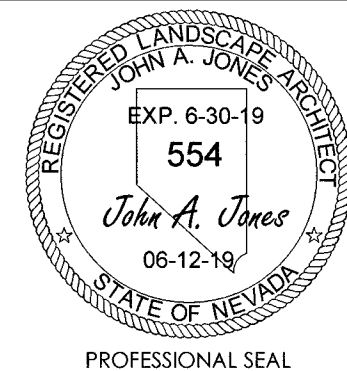
7 OF 13



John Jones
Landscape
Architect
PLLC

8275 S. Eastern Avenue, Ste. 200
Las Vegas, NV 89123
702.403.4320

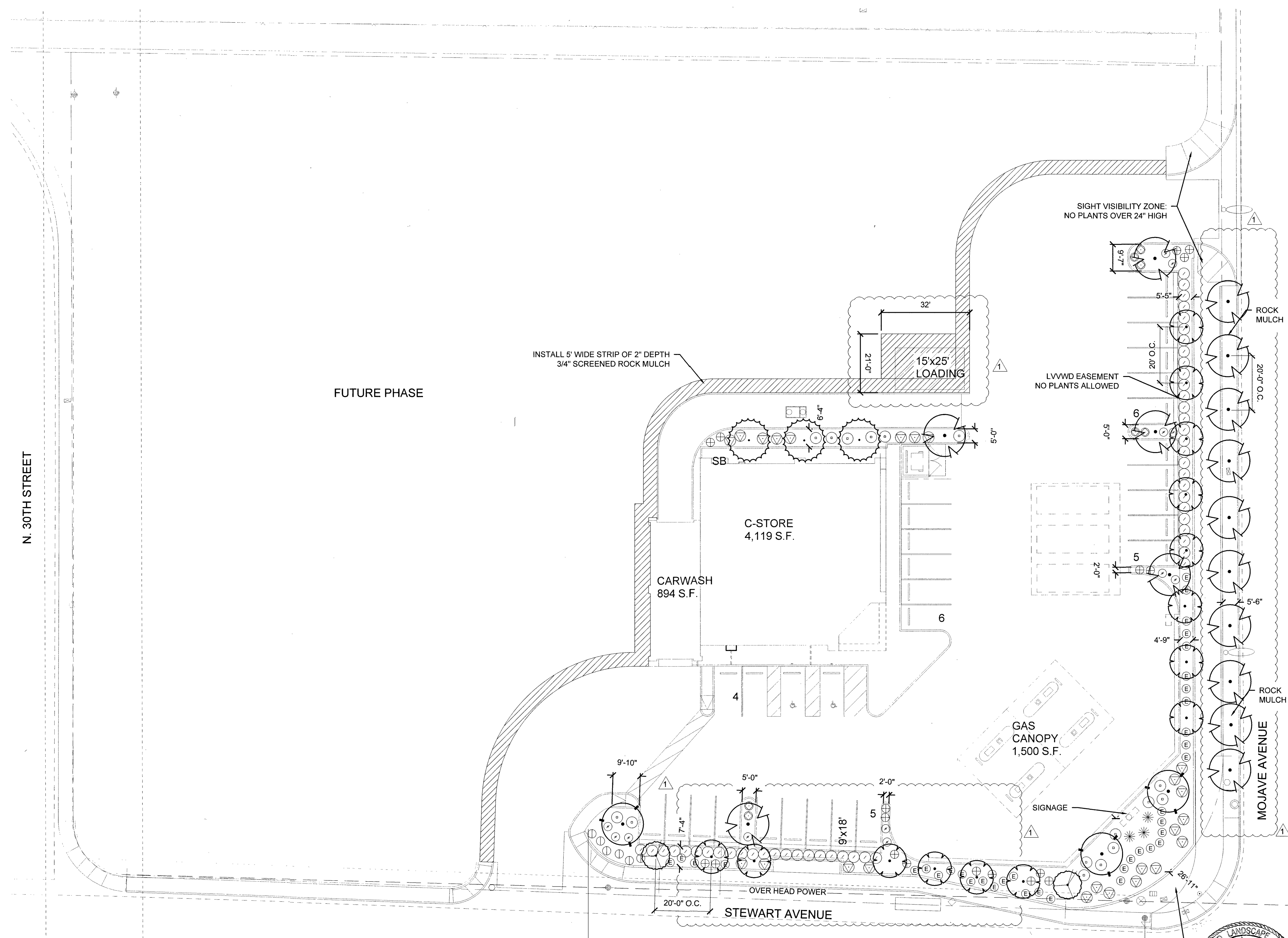
REVISIONS/ADDENDUM	DATE	DESCRIPTION	BY
	8-30-19	PLAN COMMENTS	JJ



PLANTING PLAN
GOLDEN MARKET #7
APN# 139-36-603-001
N/W CORNER OF STEWART AVE. AND N. MOJAVE RD.
City of Las Vegas, Nevada

June 12, 2019
19027
ISSUED FOR PLANCHHECK:
N/A
ISSUED FOR BID:
N/A

LP-1
8 of 13



PLANTING LEGEND - ON SITE - SHRUBS, GROUNDCOVERS, AND GRASSES

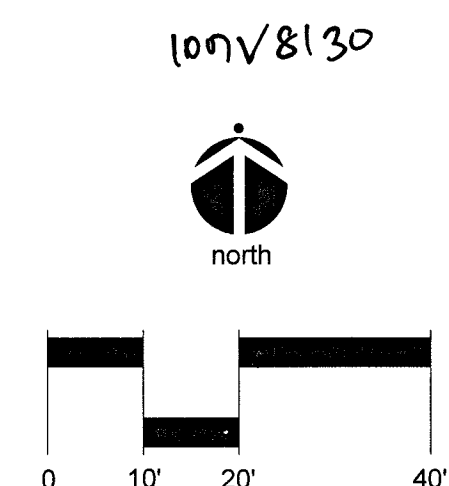
SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	MIN. SIZE	NOTES
☼	3	5 GALLON	DASYLIRION WHEELERII	DESERT SPOON	FULL	
☉	7	1 GALLON	DALEA CAPITATA 'SIERRA GOLD'	SIERRA GOLD DALEA	FULL	
ⓔ	37	5 GALLON	EREMOPHILA 'BLUE BELLS'	BLUE BELLS EMU BUSH	FULL	
Ⓥ	24	5 GALLON	LEUCOPHYLLUM X. 'HEAVENLY CLOUD'	HEAVENLY CLOUD TEXAS RANGER	FULL	
Ⓢ	12	5 GALLON	HESPERALOE PARVIFLORA	RED YUCCA	FULL	
⊕	18	1 GALLON	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	FULL	
Ⓢ	6	5 GALLON	MUHLENBERGIA 'REGAL MIST'	REGAL MIST GRASS	FULL	
Ⓢ	16	5 GALLON	ROSMARINUS 'PROSTRATUS'	TRAILING ROSEMARY	FULL	
Ⓢ	49	5 GALLON	MYRTUS C. 'COMPACTA'	COMPACT MYRTLE	FULL	

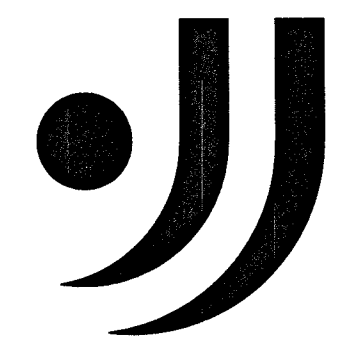
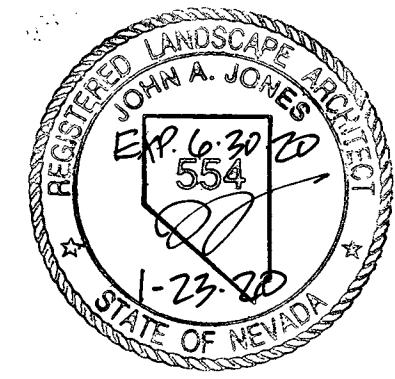
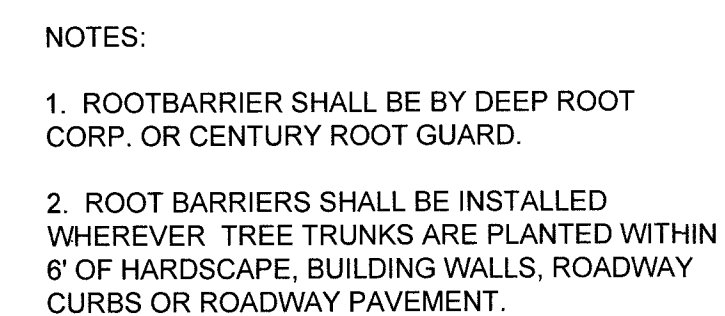
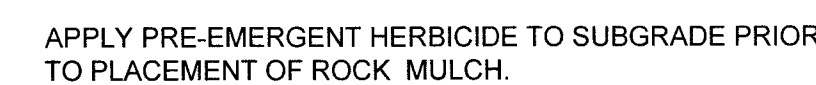
PLACE 2" DEPTH OF 3/4" SCREENED 'VISTA GOLD' ROCK MULCH FROM VISTA LANDSCAPE SUPPLY IN ALL LANDSCAPE PLANTER EXCEPT WHERE OTHERWISE NOTED.

NOTES:
1. ALL TREES WITHIN 6' OF HARDSCAPE, OR BUILDINGS SHALL BE PLANTED WITH ROOT BARRIERS SEE PLANTING DETAILS.
2. ALL PLANTS WITH THE NOTATION 'ENHANCED' SHALL USE THE ENHANCED BACKFILL MIX.
3. QUANTITIES SHOWN IN LEGEND ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL GRAPHICALLY DEPICTED ON PLAN.
4. CONTRACTOR SHALL CALL 'CALL BEFORE U DIG' FOR UTILITY LOCATIONS.
5. ALL CONFLICT BETWEEN PLANT MATERIAL AND UTILITIES SHALL BE RESOLVED BY THE OWNER'S REP.
6. KEEP ALL PLANTS OUTSIDE OF WATER EASEMENTS.

PLANTING LEGEND - ON-SITE - TREES

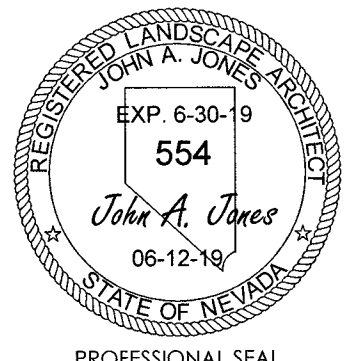
SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	MIN. SIZE H X W X CAL.	REMARKS
☉	3	24" BOX	RHUS LANCEA	AFRICAN SUMAC	8' X 4' X 1.25"	STANDARD TRUNK
☉	15	24" BOX	PISTACIA CHINENSIS 'RED PUSH'	RED PUSH PISTACHE	8' X 3' X 1.25"	STANDARD TRUNK ENHANCED
☉	3	24" BOX	RHUS LANCEA	AFRICAN SUMAC	6' X 6'	MULTI-TRUNK
☉	2	24" BOX	LAGERSTROEMIA INDICA 'RED'	RED CRAPE MYRTLE	7' X 3' X 1.25"	STANDARD TRUNK ENHANCED
☉	14	24" BOX	ACACIA ANEURA	MULGA TREE	7' X 3' X 1.25"	STANDARD TRUNK





John Jones
Landscape
Architect
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8275 S. Eastern Avenue, Ste. 200
Las Vegas, NV 89123
702.403.4320

[illegible]

PLANTING DETAILS

GOLDEN MARKET #7

APN# 139-36-603-001

City of Las Vegas, Nevada

June 12, 2019

19027

ISSUED FOR PLANCHECK:

N/A

ISSUED FOR BID:

N/A

107V8136

LP-2

9 of 13

BACKFILL MIXES FOR PLANTING:

PALMS (DATE PALMS, CALIFORNIA AND MEXICAN FAN PALMS):

100% WASHED PLASTER SAND (ANGULAR, SHARP)
10 LBS APEX 15-5-10 NPK MAX PER CUBIC YARD
SUPPLEMENTAL PALM MICRONUTRIENTS AS RECOMMENDED BY
MANUFACTURER.

ENHANCED BACKFILL MIX:

60% NATIVE SOIL SCREENED TO 1/4" MINUS OR IMPACT SAND
AND GRAVEL SILT FROM THE BRQ PIT.
40% GRO-MULCH BY KELLOGGS, SOUTHERN CALIFORNIA
10 LBS APEX 15-5-10 NPK MAX PER CUBIC YARD
IRON SULFATE AS DIRECTED BY THE LANDSCAPE ARCHITECT

DESERT ADAPTED TYPE TREE AND SHRUB BACKFILL:

100% NATIVE SOIL SCREENED OF ROCKS LARGER THAN 1/2" DIAMETER
5 LBS APEX 15-5-10 NPK MAX PER CUBIC YARD

CACTUS, OCOTILLO, JOSHUA TREE BACKFILL:

100% NATIVE SOIL

ANNUAL COLOR SOIL MIX- 8" DEPTH:

60% GORNOWICH SILT
40% GRO-MULCH BY KELLOGGS, SOUTHERN CALIFORNIA

TURF MIX TOP 6":

6" OF IMPACT SAND AND GRAVEL SILT FROM BRQ PIT
WITH TERRA FIRMA ECO GRO ORGANIC MUCIL - 4 CUBIC YARDS
PER 1000 SQ. FEET.
7 LBS APEX 15-5-10 NPK MAX PER 1000 SQ. FEET
IRON SULFATE AS DIRECTED BY THE LANDSCAPE ARCHITECT.

PLANT BACKFILL NOTES

NEWS

32 90 00 LANDSCAPE PLANTING

PART 1 _ GENERAL

1.1 SUMMARY

- A. Section Includes:
1. Trees.
 2. Shrubs.
 3. Plants.
 4. Ground cover.
 5. Turf.
 6. Topsoil for planting.
 7. Soil amendments.
 8. Rock Mulch.
 9. Initial maintenance of landscape materials.
 10. Accessories required for a complete installation.
- B. Related Work:
1. Section 32 80 00 - Irrigation Systems.

1.2 REFERENCES

- A. American Standard for Nursery Stock, ANSI Z60.1, latest edition.
- B. Arizona Nursery Association Committee Recommended Tree Specifications.

1.3 QUALITY ASSURANCE

- A. Regulatory Requirements, Codes, and Standards:
1. Comply with appropriate regulatory agencies for fertilizer, herbicide, insecticide and disease control agents in regards to composition, storage and handling, disposal and cleaning of equipment.
- B. Source Quality Control:
1. Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
 2. Do not make substitutions. If specified landscape material is not obtainable, submit proof of non-availability to Owner's Representative, together with proposal for use of equivalent material.
 3. Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agriculture Chemists, wherever applicable.
 4. Trees, Shrubs and Plants: Provide trees, shrubs, and plants of quantity, size, genus, species, and variety shown and scheduled for landscape work and complying with recommendations and requirements of ANSI Z60.1 *American Standard for Nursery Stock*. Provide healthy, vigorous stock, grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae, and defects such as knots, sun scald, injuries, abrasions, or disfigurement.
 4. Label at least ten percent of the trees and ten percent of the shrubs of each variety with a securely attached waterproof tag bearing legible designation of botanical and common name. Any patented or trademarked plant varieties must all be identified with the appropriate identification tag.
 - a. Where formal arrangements or consecutive order of trees or shrubs are shown, select stock for uniform height and spread, and label with number to assure symmetry in planting.
 5. Inspection:
 - a. Trees and Shrubs: The Owner's Representative may inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size, and quality. Owner's Representative retains right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from project site.
- C. Sole Source Responsibility: Subcontract landscape work to a single firm specializing in landscape work.
1. Nursery: Firm specializing in growing and cultivating plants with minimum 3 years documented experience.
 2. Tree, Plant, Ground Cover Installer: Firm specializing in installing and planting the plants with minimum 3 years documented experience.

1.4 SUBMITTALS

- A. List of unavailable plants with proof of non-availability (list of nurseries contacted), and list of proposed equivalent substitutions.
- B. Organic Amendment Analysis: A "Compost Evaluation" showing at minimum pH, Ece, Boron parts per million, Sodium levels, Organic percentage based on dry weight, Percent passing a 74" screen, and Carbon/Nitrogen Ratio.
- C. Imported Topsoil, Organic Amendment and Rock Mulch samples and supplier names.

1.5 DELIVERY, STORAGE AND HANDLING

- A. Packaged Materials: Deliver packaged materials in containers showing weight, analysis, and name of manufacturer. Protect materials from deterioration during delivery, and while stored at site.
- B. Trees and Shrubs: Do not prune prior to delivery unless otherwise approved by Owner's Representative. Do not bend or bind_tie trees or shrubs in such manner as to damage bark, break branches, or destroy natural shape. Provide wind and heat protective covering during delivery. Do not drop plant materials during delivery.
1. Protect all trees and shrubs from wind, drying and high temperatures by taking the following actions prior to, and during shipping:
 - a. Water all plant rootballs prior to shipping.
 - b. Wrap and completely cover all plant material exposed to air with 80%-90% shade or saran cloth.
 - c. If transport time is greater than 6 hours, the truck driver shall syringe the rootball and spray leaves with water at 4 hour intervals.
 - d. Anti-desiccants may be used at the Contractor's option.
- C. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture.
- D. Do not remove container grown stock from containers until planting time.

1.6 PROJECT CONDITIONS

- A. Utilities: Call Underground Service Alert to determine location of existing underground utilities, refer to plans and as-built information for location of new utilities. Perform work in a manner, which will avoid possible damage. Hand excavates, as required. Do not plant over utility lines. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned. Repair all damage to structures, utilities and completed work of the Project caused by the prosecution of the work in this section.
- B. Excavation: When conditions detrimental to plant growth are encountered, such as caliche, hardpan, rubble fill, adverse drainage conditions, or obstructions, halt planting in affected area and notify Owner's Representative for resolution.
- C. Weather Conditions:
1. Do not install plant life when ambient temperatures may drop below 35 degrees F or exceed 105 degrees F.
 2. Do not install plants when wind velocity exceeds 25 mph.

1.7 SEQUENCING AND SCHEDULING

- A. Planting Time: Proceed with, and complete landscape work as rapidly as portions of site become available, working within weather limitations for each kind of landscape work required.
1. Plant or install materials during normal planting seasons for each type of plant material required.
- B. Coordinate with installation of underground sprinkler system piping and watering heads.
- D. Coordinate with other trades.

PART 2 PRODUCTS

2.1 TOPSOIL FOR PLANTING

- A. Imported Topsoil for landscape work shall be reject sand or silt from local pits, and meet the following requirements:
1. U.S.D.A. Textural Classification of Sandy Loam or Loamy Sand with no particle size over 1/4" diameter.
 2. Free from refuse, roots, heavy clay, stones larger than one-quarter inch in largest direction, gravel, sticks, brush, litter and other deleterious substances.
 3. Less than ten percent clay content and more than 75 percent sand content.
 4. Salinity - EcE no greater than four mmhos/cm.
 5. Boron - Less than one ppm.
 6. pH - 6.5 to 8.5
 7. Sodium - Less than 8%.
- B. On-Site Soil for use in Plant Backfill Mixes shall meet the following requirements:
1. No particle size over 1/2-inch diameter.
 2. Free from refuse, roots, heavy clay, stones larger than one-quarter inch in largest direction, gravel, sticks, brush, litter and other deleterious substances.
 3. Less than ten percent clay content and more than 75 percent sand content.
 4. Salinity - EcE no greater than four mmhos/cm.
 5. Boron - Less than one ppm.
 6. pH - Less than 8.5
 7. Sodium - Less than 8%.

2.2 SOIL AMENDMENTS

- A. Fertilizer: Granular, Synthetic, with micronutrients.
- B. Organic Amendment: composed of 1/2" minus ground fir bark or pine bark and no animal waste or biosolids, PH: less than 8.5. EcE: less than 3 parts per million. Boron: less than 1 part per million. Dry Matter: 400 pounds per cubic yard. Percent Organic Matter: 70% or greater. Sodium: 1/5 of a percent or less, Carbon: Nitrogen Ratio of 20:1 or less. A potential source is AG Organics, 1/4" Nutri-Pine, Norco, California, (909) 734-5735.
- C. Ammonium Phosphate: 16-20-0
- D. Slow-release fertilizer: Inorganic type containing a minimum of 10% by weight of slow release nitrogen.
- E. Turf Fertilizer: Best Products Turf Supreme 16-6-8 or equal.
- F. Soil Sulphur: In quantities necessary to eliminate any deficiencies of topsoil as indicated in the soil analysis.
- G. Iron Sulfate: In quantities necessary to eliminate any deficiencies of topsoil as indicated in the soil analysis.
- H. Miscellaneous Amendments: Types and quantities necessary for proper plant growth as determined and recommended in the agricultural soil analysis.

2.3 PLANT MATERIALS

- A. Size: Meet or exceed minimum specification noted in Contract Drawings.
- B. Quality: Provide trees, shrubs, and other plants of size, genus, species, and variety shown and scheduled for landscape work, grown in climatic conditions similar to those in locality of the work.
- C. Ground Covers: Provide plants established and well rooted in removable containers or integral peat pots.

2.4 MISCELLANEOUS LANDSCAPE MATERIALS

- A. Rock Mulch: Hard, durable rock, washed free of loam, sand, clay, and other foreign substances. Size, color and type as specified on the drawings.
- B. Stakes and Guys: Provide stakes of lodgepole pine 2" dia. x 10' minimum. Deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects. Provide wire ties and guys as shown on the planting details.
- C. Boulders: Monolithic, hard, durable, non-fragmenting rock of color and type specified on plans.
- D. Concrete Mow Curbs:
1. Type V Portland Cement, 6 sack concrete mix.
 2. Expansion joint at 20'-0" on center.
 3. Control joints at 5'-0" on center.
- E. Stabilizer: Organic soil stabilizer, available through Stabilizer, Inc., (800) 336-2468, or equal.
- F. Water: Clean, fresh and free of substances or matter, which could inhibit vigorous growth of plants.
- G. Contact Herbicides: As required. Must meet all requirements of laws, codes and ordinances.
- H. Systemic Herbicide: Round-up or equal.
- I. Pesticide: As required. Must meet all requirements of laws, codes and ordinances.
- J. Disease Control Agents: As required. Must meet all requirements of laws, codes and ordinances.
- K. Pre-emergent Herbicide: Surflan or equal.

PART 3 _ EXECUTION

3.1 PREPARATION

- A. Verify all necessary grading and layout staking is complete before beginning installation of plant materials. Establish correct horizontal and vertical control for all trees and shrubs scheduled for installation prior to hardscape installation. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations, outline areas and secure Owner's Representative's approval before start of planting work. Make minor adjustments as may be required.

3.2 WEED CONTOL

- A. Apply systemic herbicide to perennial weeds such as Bermuda Grass and Johnson Grass. After weed roots are thoroughly dead, remove the weeds. Annual weeds shall be removed by hand or mechanical methods.

3.3 LANDSCAPE MOUNDING

- A. Material for mounding shall consist of topsoil.
- B. Topsoil shall be placed in 6" lifts, compacted to 85% and each layer thoroughly watered.
- C. Rough and finish grade to achieve smooth transitions and curves where shown on plans.

3.4 FINE GRADING

- A. Remove and dispose of any soil in planting areas that contains any deleterious substances, such as oil, plaster, concrete, gasoline, paint, solvents, etc., removing the soil to a minimum depth of 6" or to the level or dryness in the affected areas. The Contractor shall be responsible for any damage caused to installed plants by such substances. Replace removed soil with soil from other areas of the Project, to be determined by the Landscape Architect.
- B. Where no grades are shown, grade smoothly and evenly between existing or fixed controls such as walks, curbs, catch basins. Slopes shall have a rounded smooth transition at top and bottom. Roll, scarify and rake as necessary to obtain smooth even surfaces.
- C. If, for any reason, the moisture content of the soil reaches a level that working it would destroy soil structure, spreading and grading operations shall be suspended until, in the opinion of the Owner's Representative, moisture content is reduced to workable levels.

3.5 PERCOLATION TEST

- A. Percolation Test: Fill 20 of the largest size tree pits and all Phoenix spp. pits with water prior to planting and record drop in water levels over 24 hour period. Provide written report to the Landscape Architect for review. Do not proceed with any planting until the Landscape Architect gives written approval. If drainage problems are encountered, the Contractor shall bore one 6" diameter hole through any caliche layer 36" or less in thickness for trees at no additional cost to the Owner. Also, the Contractor shall bore one 2" diameter hole through any caliche layer 36" or less in thickness for shrubs at no additional cost to the Owner. Aforementioned holes shall be filled with uniformly graded pea gravel and covered before plant backfill is placed with a 24" x 24" piece of soil separator fabric. If the caliche/hardpan layer is greater than 36" in thickness, notify the Landscape Architect and Owner's Representative for resolution.

3.6 EXCAVATION FOR TREES AND SHRUBS

- A. Excavate pits, beds, and trenches with sloped sides.
- B. Dispose of excess subsoil removed from planting excavations.

3.7 PREPARATION OF BACKFILL MIXES FOR PLANTS.

- A. Before mixing, clean On-Site Soil of roots, plants, sod, stones, clay lumps, and other extraneous materials over 1 inch diameter, and other materials harmful or toxic to plant growth.
- B. Mix specified soil amendments and fertilizers with On-Site Soil at rates specified. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.
- C. Plant Backfill Mix for all trees, shrubs, and vines shall be thoroughly mixed with the excavated On-Site Soil in the following proportions per Cubic Yard (may be amended by the Landscape Architect based on the soils report at no additional cost to the Owner):

100% On-site Soil (screened to 1" minus)
1/2 pound 16-6-8 per Cubic Yard

3.8 PLANTING TREES AND SHRUBS

- A. Coordination with Turf areas: Plant trees and shrubs after final grades are established, and prior to planting of turf, unless otherwise acceptable to the Landscape Architect. If planting of trees and shrubs occurs after turf installation, protect turf areas from damage and repair all resultant damage. Trees shall have sod or seed removed from a 4 diameter around the trunk of the tree.
- B. Place bareroot palm and cactus in same orientation to north as they were grown, orient other plants for best appearance.
- C. Set top of existing rootball flush with or slightly higher than, finish grade.
- D. Set plants vertical unless otherwise specified.
- E. Remove non-biodegradable root containers. For boxed materials remove sides only, bottom may be left under rootball.
- F. Set plants in pits or beds in manner shown on planting details. For balled and burlapped material, remove burlap, ropes, and wires from the top 1/3 of root ball.
- G. For all plants, except cacti and succulents, saturate soil with water when the pit or bed is half full of backfill mix and again when full.
- E. Guy and stake trees immediately after planting. Install stakes in pits prior to backfilling.
- F. Install a 3" layer of organic wood chips around the base of all trees in turf areas.

3.9 RAISED PLANTERS

- A. For raised planters that have native earth at the bottom:
1. Excavate, if necessary, to provide 24" of Planter Backfill Mix.
 2. Scarify 6" of subgrade.
 3. Remove rocks greater than 2" diameter from top 3" of subgrade.
 4. Waterproof interior of planters with two coats of asphaltic emulsion.
 5. Install Planter Backfill Mix to within 3" of top of planter.
- B. For raised planters that have an impervious bottom:
1. Verify drainage system is in place and operational.
 2. Waterproof interior of planters with two coats of asphaltic emulsion.
 3. Install 6" depth of 1/4" drainage gravel with no fines.
 4. Install Soil Separator Fabric over all drainage gravel and 6" up interior sides of planter walls.
 5. Install Planter Backfill Mix to within 3" of top of planter.

3.10 CALICHE/HARDPAN LAYERS

- A. Tree, Shrub, Palm and Cactus Pits: If pits detailed in drawings sit on or encroach into caliche layers less than two feet deep, the caliche layers shall be removed under the plant pit. In this case, if plant backfill does not achieve the required grade, On-Site Topsoil shall be added under the plant pit and compacted to 85%. If tree and/or shrub pits detailed in drawings sit on or encroach into caliche layers greater than two feet deep, the tree or shrub rootball shall be placed on top of the caliche layer and the backfill shall be mounded around the rootball.

3.11 FINAL GRADING AND ROCK MULCH INSTALLATION

- A. After planting operations are complete, final grade all planting areas. Level out all temporary watering basins. Place rock mulch as specified under all trees and shrubs. Do not allow rock mulch to pile against trunks of plants.
- C. After rock mulch is in place, water thoroughly to wash down small particles, compact rock mulch and activate pre-emergent herbicide (if specified).

3.12 MAINTENANCE PERIOD

- A. Maintain the landscaping immediately after installation. Maintenance Period begins at Substantial Completion. The duration of the maintenance period shall be 90 calendar days.
- B. Maintain all landscaping until Final Acceptance.

3.13 MAINTENANCE SERVICE

- A. Maintenance shall include (but not be limited to):
1. Weeding all landscape areas.
 2. Fertilizing trees and shrubs every 90 days.
 3. Applying herbicides for weed control in accordance with manufacturer's instructions, and all applicable laws. Remedy all damage resulting from use of herbicides.
 4. Apply insecticides as necessary in accordance with manufacturer's instructions, and all applicable laws. Remedy all damage from use of insecticides.
 5. Irrigating sufficient to maintain healthy thriving plant materials.
 6. Flushing of filters and Strainers as necessary to alleviate clogging.
 7. Flushing and replacement of sprinkler heads and drip emitters when necessary.
 8. Repair and replacement of irrigation system components as necessary to maintain a 100% automatically operational system providing 100% coverage to plant materials.
 9. Adjusting controllers for seasonal changes and watering requirements, on a monthly schedule.
 10. Pruning, including removal of dead or broken branches, and treatment of pruned areas or other wounds.
 11. Pruning for seasonal winds and top-heavy growth of trees. This pruning shall be completed under the direction of a Certified Arborist and requires prior approval of Owner.
 12. Rodent and Pest Control, in accordance with all applicable laws.
 13. Disease control.
 14. Maintain tree wrapping, guys, and stakes. Repair or replace accessories when required.
 15. Litter pick-up on a weekly basis.

3.14 WARRANTY

- A. Warranty all plant material and related landscape work until Final Acceptance against all defects including death, disease, unsatisfactory growth, abuse, and damage. The Contractor shall replace all trees and other plants significantly damaged by wind before or during the warranty period. Significant wind damage justifying replacement shall be in the sole determination of the Owner's Representative and may include one or more of the following: broken trunks or branches, serious bark abrasions, defoliation, and toppled or badly leaning plants.
- B. Remove and replace trees, shrubs, or other plants found to be dead or in unhealthy condition during warranty period at one (1) month intervals. Replace trees and shrubs, which are in non-thriving condition, as determined by the Owner's Representative, at end of warranty period
- D. An "Act of God" may become an acceptable reason for the warranty to become void, but only after Substantial Completion is granted. The Contractor shall make every reasonable attempt to prevent potential damage. An "Act of God" may include unseasonable freezes, winds above 60 mph, and flooding from excessive rain.

3.15 CLEANUP AND PROTECTION

- A. During landscape work, keep pavements clean and work area in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.

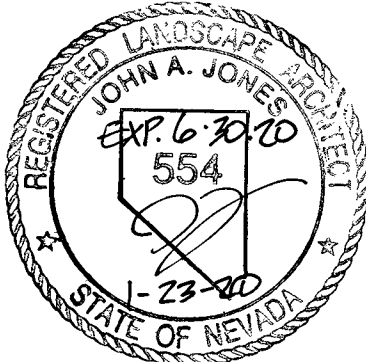
3.16 SUBSTANTIAL COMPLETION

- A. When all landscape and irrigation work is completed, notify the Owner's Representative in writing to request a walk-through. Give 72 hours advance notice.
- A. If the work is complete and acceptable, as determined in writing by the Owner's Representative, he/she will grant Substantial Completion and the Maintenance Period will begin.
- B. If portions of the work are unacceptable or incomplete, as determined by the Owner's Representative, he/she will develop a Punchlist of items to be corrected and/or completed. When all items are complete, notify the Owner's Representative prior to scheduling a walk-through. Repeat the aforementioned process until all work is acceptable and complete. The Owner's Representative shall then grant, in writing, Substantial Completion and the Maintenance Period will begin.

3.17 FINAL ACCEPTANCE

- A. When the landscape Maintenance Period is three weeks from completion notify the Owner's Representative to request of walk-through. Give 72 hours advance notice.
- B. If the work is complete and acceptable, as determined in writing by the Owner's Representative, he/she will grant Final Acceptance at the end of the Maintenance Period.
- C. If portions of the work are unacceptable or incomplete, as determined by the Owner's Representative, he/she will develop a Punchlist of items to be corrected and/or completed. When all items are complete, notify the Owner's Representative prior to scheduling a walk-through. Repeat the aforementioned process until all work is acceptable and complete. The Owner's Representative shall then grant, in writing, Final Acceptance.

END OF SECTION



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Architect
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Las Vegas, NV 89123
702.403.4320

REVISIONS/ADDENDUM	DATE	DESCRIPTION	BY						



PROFESSIONAL SEAL

PLANTING SPECIFICATIONS

GOLDEN MARKET #7

APN# 139-36-603-001

N/W CORNER OF STEWART AVE. AND N. MOJAVE RD.

City of Las Vegas, Nevada

June 12, 2019

19027

ISSUED FOR PLANCHECK:

N/A

ISSUED FOR BID:

N/A

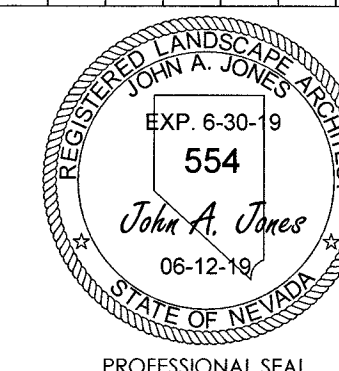
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8275 S. Eastern Avenue, Ste. 200
Las Vegas, NV 89123
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IRRIGATION PLAN

GOLDEN MARKET #7

APN# 139-36-603-001

City of Las Vegas, Nevada

June 12, 2019

19027

ISSUED FOR PLANCHECK:

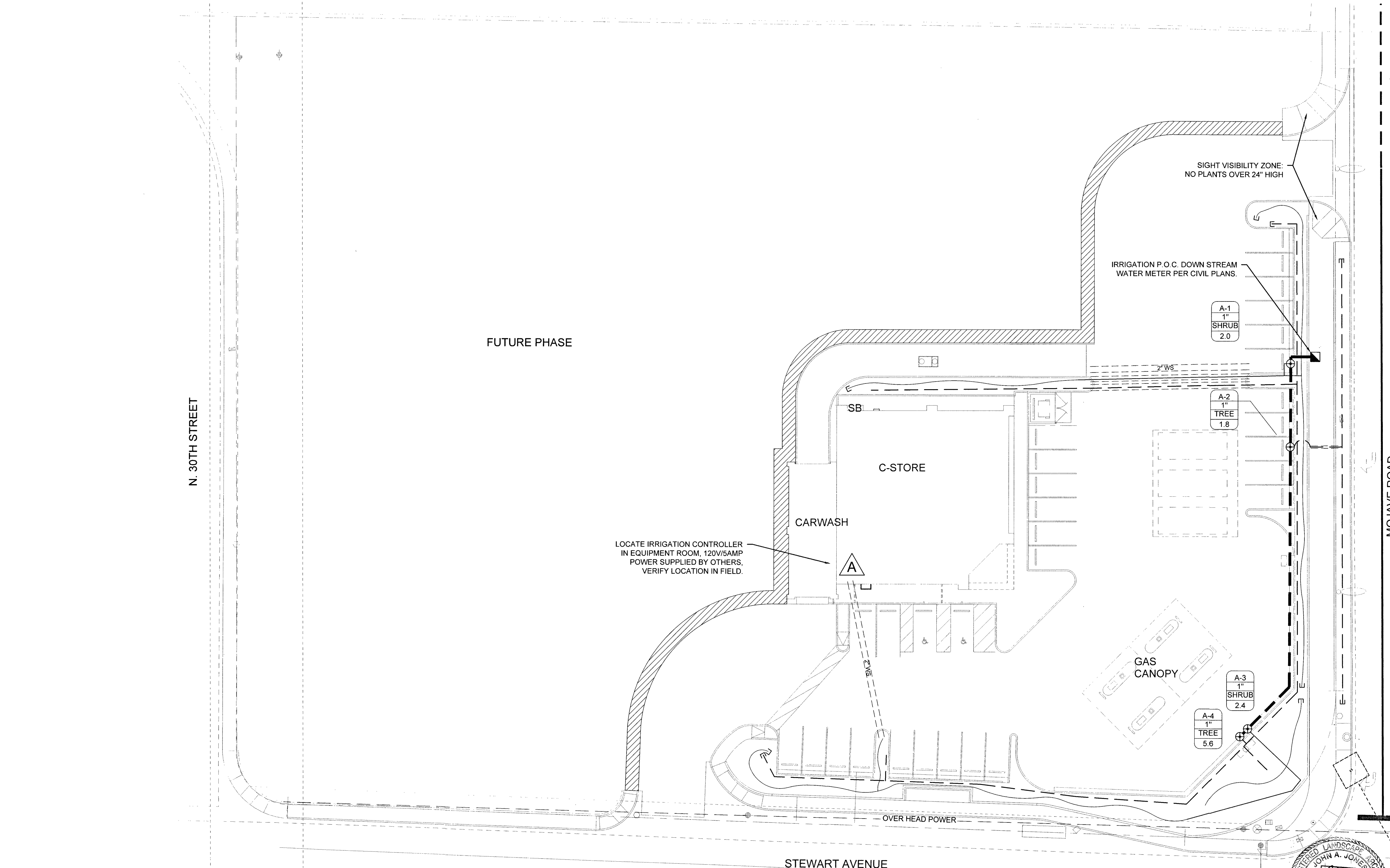
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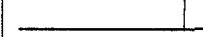
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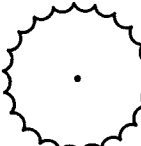
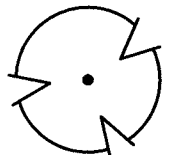
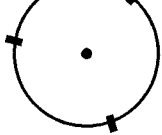
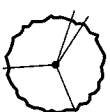


IRRIGATION LEGEND (DEPICTING AN AUTOMATIC DRIP IRRIGATION SYSTEM)

SYMBOL	DESCRIPTION	REFERENCE
NOT SHOWN	TREE DRIP EMITTERS: RAINBIRD XERI-BUG XB - 20 PC (2.0 GPH) WITH 1/4" DRIP TUBING.	G/H/LI-2
NOT SHOWN	SHRUB DRIP EMITTERS: RAINBIRD XERI-BUG XB - 10PC (1.0 GPH) WITH 1/4" DRIP TUBING.	H/LI-2
	DRIP VALVE ASSEMBLY: RAINBIRD XCZ-100-PRB-LC (FOR FLOWS 0.3 TO 20 GPM)	C/LI-2
	QUICK COUPLER ASSEMBLY: RAINBIRD 33 DNP	D/LI-2
	AUTOMATIC CONTROLLER - EXTERIOR WALL MOUNT (STEEL ENCLOSURE) RAINBIRD ESP-LXME- 6 STATION	I/LI-2
	BACKFLOW PREVENTER ASSEMBLY FEBCO 825 YA 3/4" W/ INSUL. STNLESS STL. ENCL.	A/LI-2
	GATE VALVE ASSEMBLY: NIBCO T-113 LINE SIZE	B/LI-2
	END CAP ASSEMBLY: ADAPT TO VERTICAL SCHEDULE 80 NIPPLE WITH END CAP FITTING IN 6" DIA. TAN VALVE BOX WITH COVER.	F/LI-2
	TREE AND PALM LATERAL LINE: 3/4" MIN. SCHEDULE 40 PVC PIPE. TREE AND PALM DRIP HOSE: POLYETHYLENE DRIP HOSE: 3/4" MIN., MAX. LENGTH 150'. SIZED BY CONTRACTOR PER PIPE SIZING CHART.	E/LI-2
	SHRUB DRIP HOSE: POLYETHYLENE DRIP HOSE: 3/4" MIN., MAX. LENGTH 150'. SHRUB LATERAL LINE: 3/4" MIN. SCHEDULE 40 PVC PIPE. SIZED BY CONTRACTOR PER PIPE SIZING CHART.	E/LI-2
	MAINLINE: 1.25" SCHEDULE 40 PVC PIPE	E/LI-2
	SLEEVE: SCHEDULE 40 NON-POTABLE PVC, 2 TIMES DIAMETER OF PIPE INSIDE, OR AS NOTED ON PLAN. SEE NOTE BELOW REGARDING SLEEVE INSTALLATION. WS = WIRE SLEEVE	

A-1	STATION DESIGNATION
1"	VALVE SIZE
T/S	PLANT MATERIAL IRRIGATED - T/S = TREES AND SHRUBS
00.0	GALLON PER MINUTE

EMITTER CHART

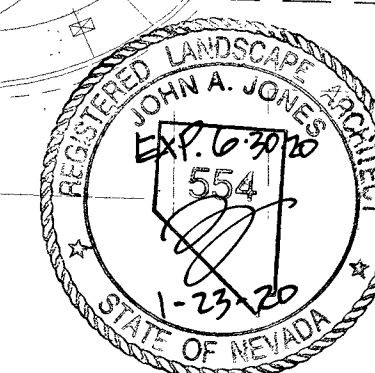
SYMBOL SEE PLANTING PLAN	BOTANICAL NAME	NUMBER OF EMITTER AND GPH
	RHUS LANCEA "STD"	8 - 2 GPH
	PISTACIA CHINENSIS "RED PUSH"	8 - 2 GPH
	RHUS LANCEA "MULTI"	8 - 2 GPH
	LAGERSTROEMIA INDICA "RED"	8 - 2 GPH
	ACACIA ANEURA	6 - 2 GPH

LATERAL PIPE SIZING CHART - SCH. 40 PVC	
GALLONS PER MINUTE	PIPE SIZE
0-8	3/4"
8-12	1"
12-22	1.25"
22-35	1.50"
35-50	2"

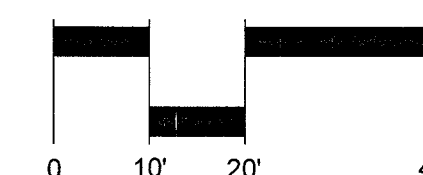
ALL SHRUBS, GROUNDCOVERS, AND GRASSES SHALL RECEIVE 2 - 1 GPH
EMITTERS. VINES SHALL RECEIVE 3 - 1 GPH EMITTERS.
ALL CACTUS, AGAVE & YUCCAS SHALL RECEIVE 2 - 0.5 GPH EMITTERS.

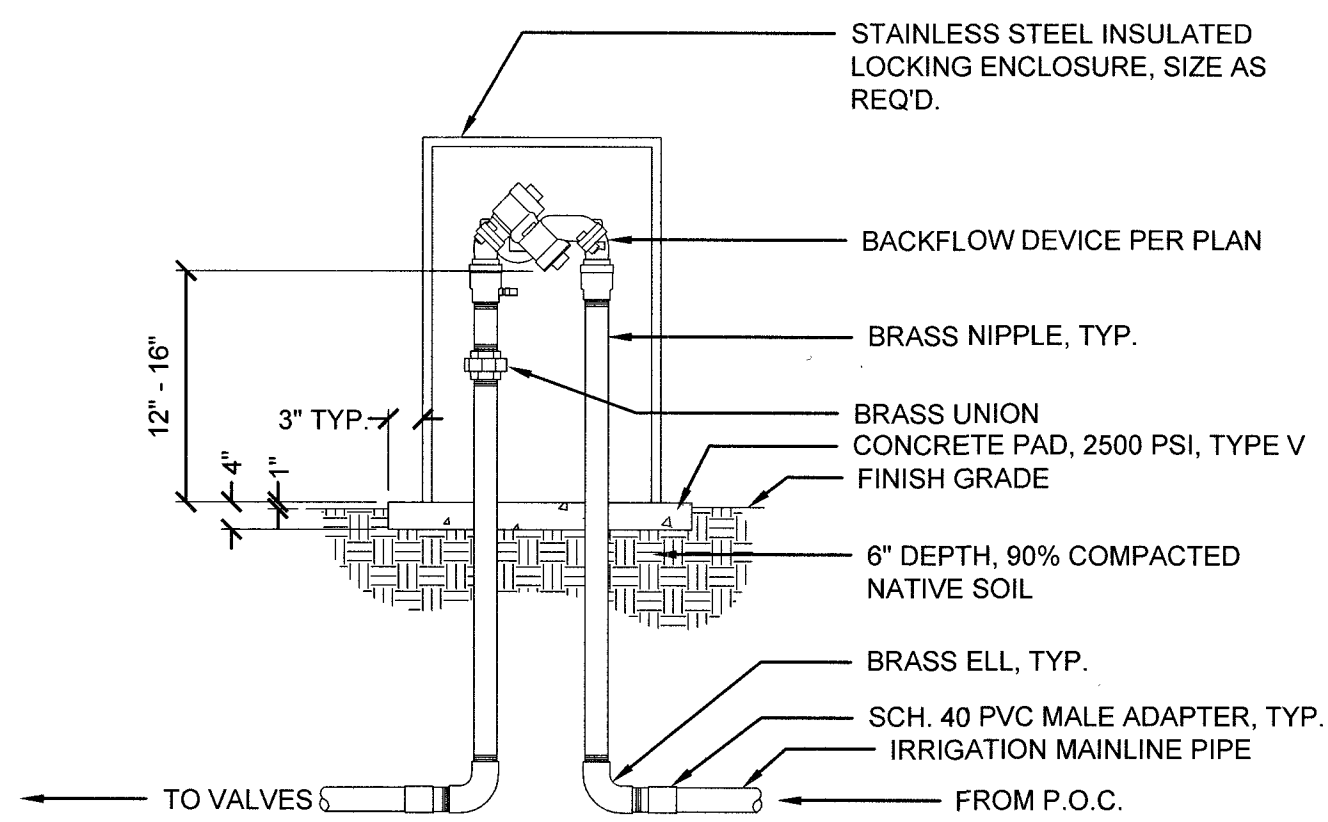
NOTES:

1. CONTRACTOR SHALL CALL APPROPRIATE UTILITY COMPANIES (CALL BEFORE YOU DIG, CALL BEFORE YOU OVERHEAD) TO MARK UTILITIES.
2. VERIFY STATIC WATER PRESSURE OF 65 PSI MINIMUM PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. IF PRESSURE IS LESS THAN 65 PSI, CONTACT OWNER'S REP. AND LANDSCAPE ARCHITECT FOR RESOLUTION.
3. INSTALL SLEEVING UNDER ROADWAYS, WALLS AND SIDEWALKS PRIOR TO PLACEMENT AND COMPLETION OF THE II BASE, OR OTHER BASE MATERIAL. SLEEVES SHALL BE 18" BELOW TOP OF PAVEMENT OR FOOTING.
4. INSTALL ALL IRRIGATION PIPING, WIRING AND COMPONENTS WITHIN PRIVATE PROPERTY IN PLANTER AREAS WHEREVER POSSIBLE
5. FINAL LOCATIONS OF ALL BACKFLOW PREVENTERS AND IRRIGATION CONTROLLERS SHALL BE APPROVED BY OWNER'S REP. PRIOR TO INSTALLATION.
6. INTENT OF PLAN IS TO PROVIDE IRRIGATION TO ALL PLANT MATERIAL SHOWN ON PLANTING PLAN.
7. WIRE SLEEVES SHOWN ONLY AT MAJOR CROSSINGS, CONTRACTOR IS RESPONSIBLE FOR INSTALLING WIRE SLEEVES AT ALL LOCATION WHERE WIRE RUNS UNDER A PAVED SURFACE. WIRE SLEEVE SIZE SHALL BE LARGE ENOUGH TO ALLOW FOR FUTURE ADDITIONS.
8. INSTALL 1 EXTRA COMMON WIRE AND 2 EXTRA CONTROL WIRES FOR EACH CONTROLLER.

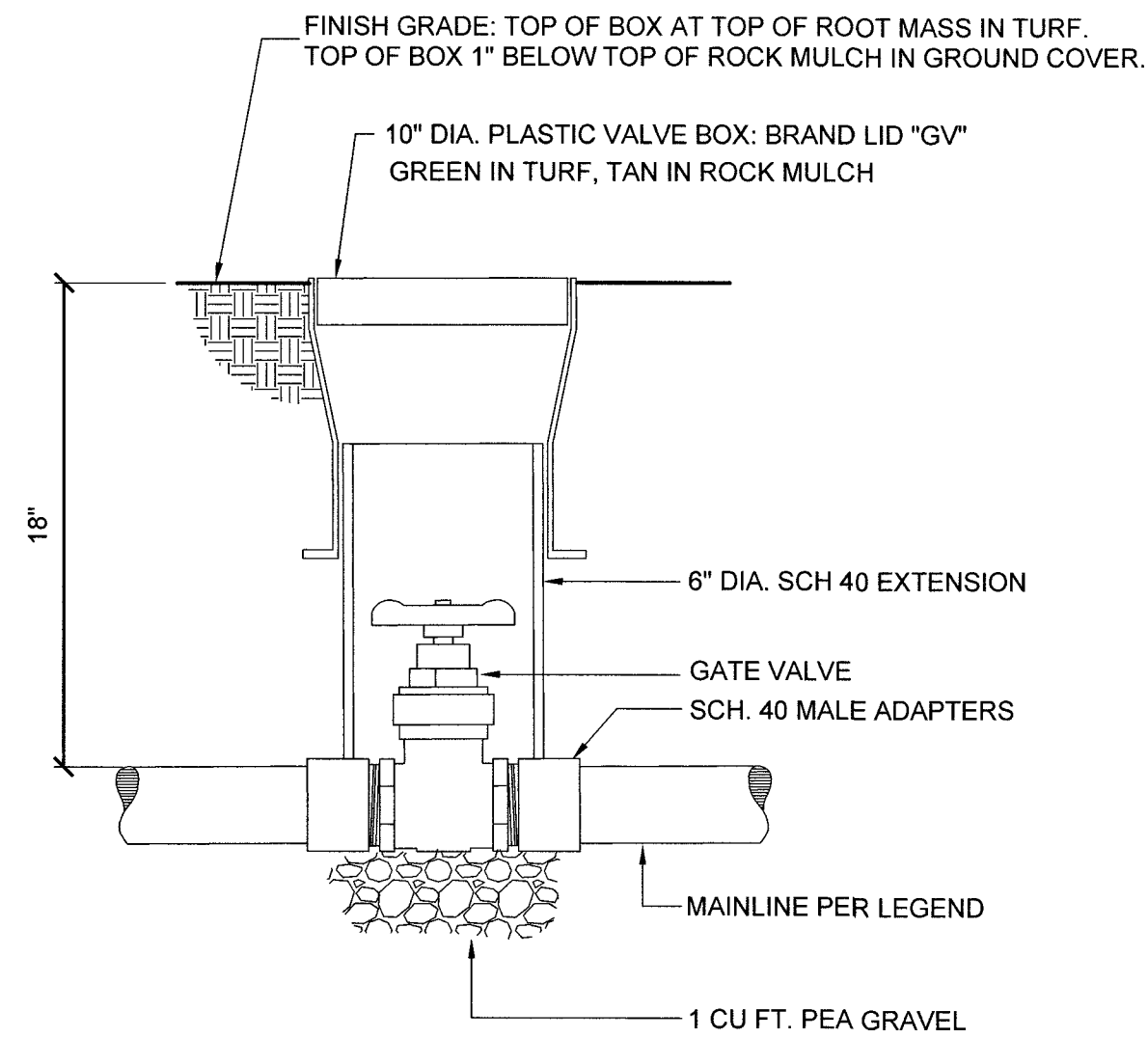


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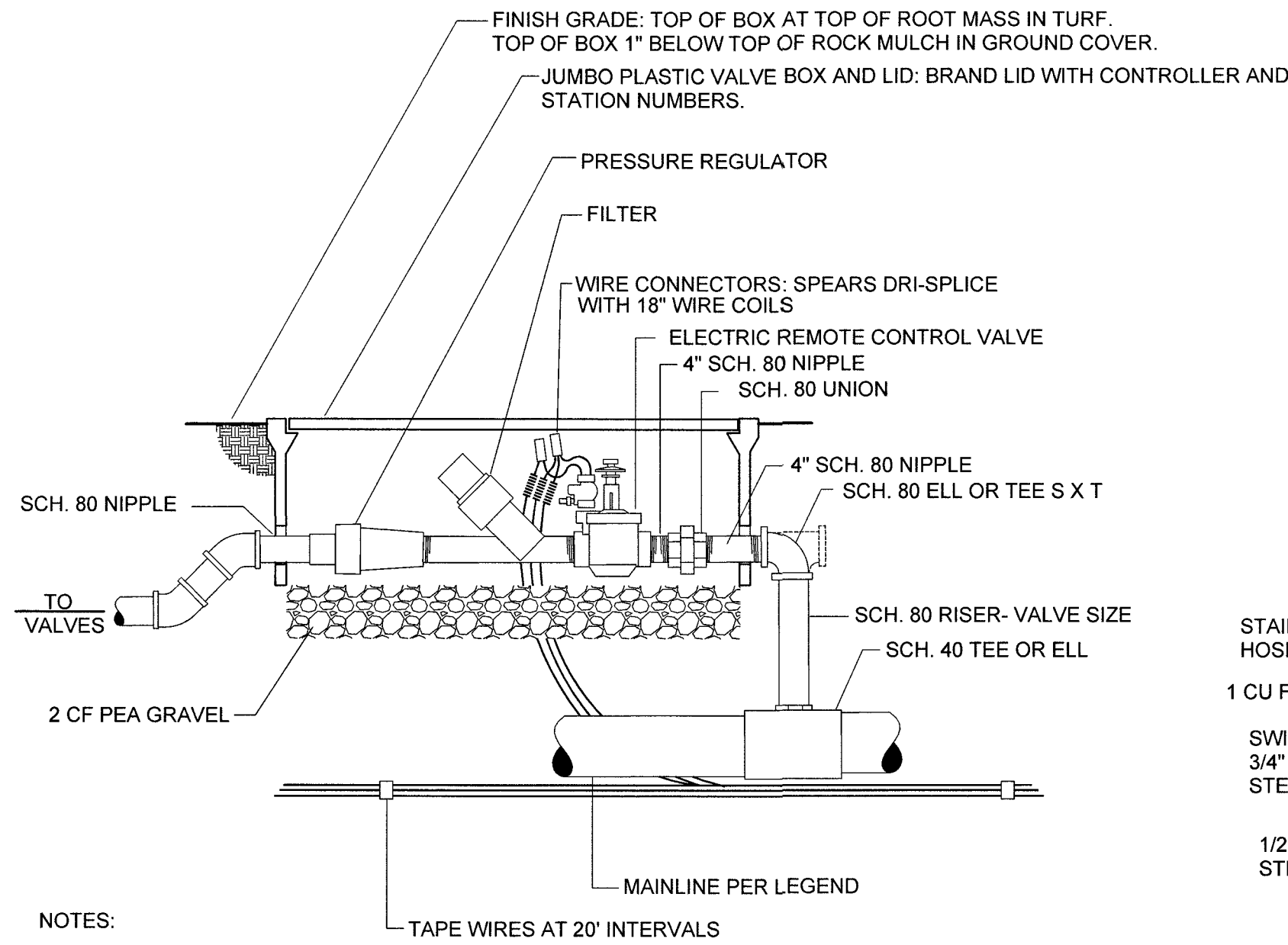




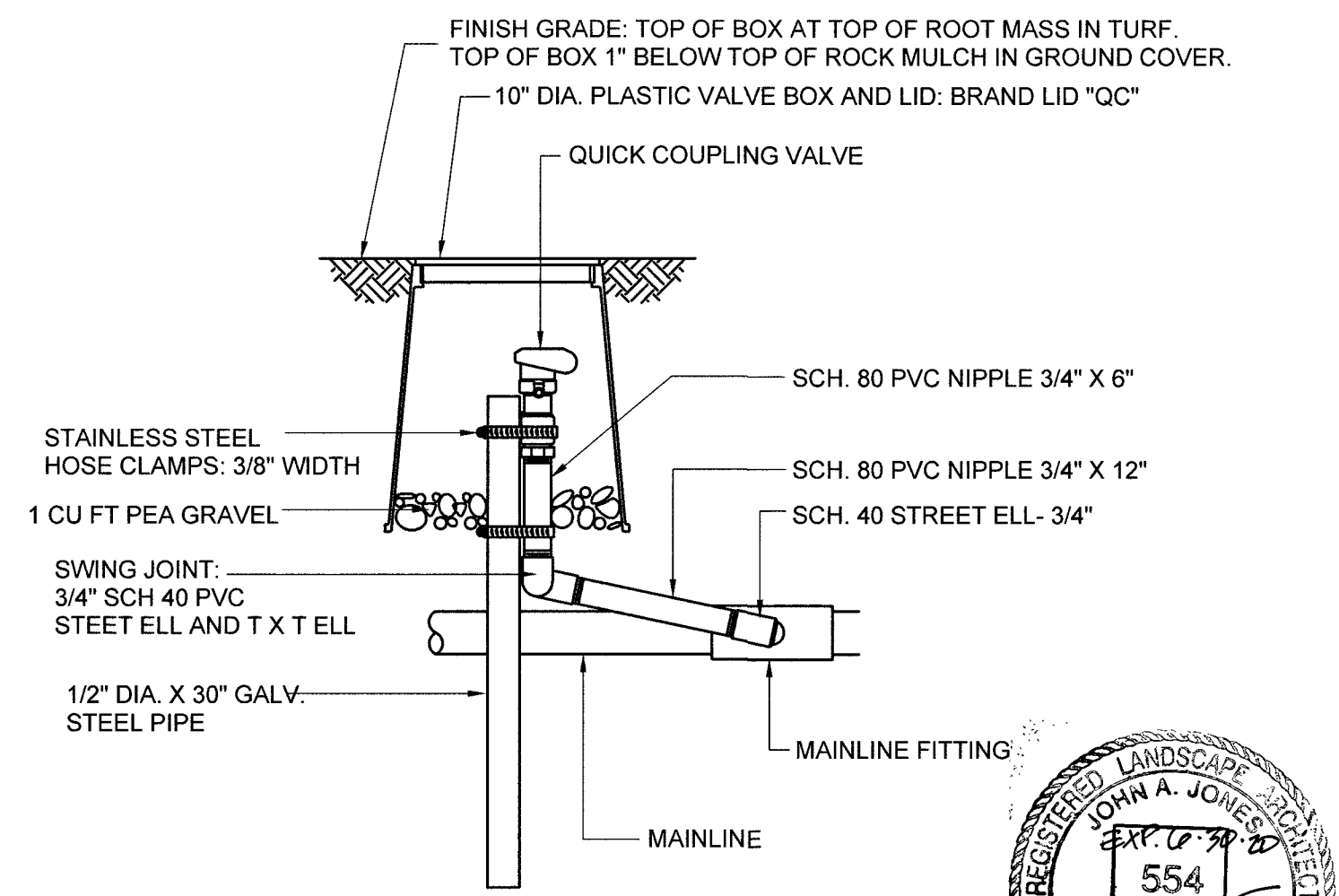
A BACKFLOW PREVENTER NTS



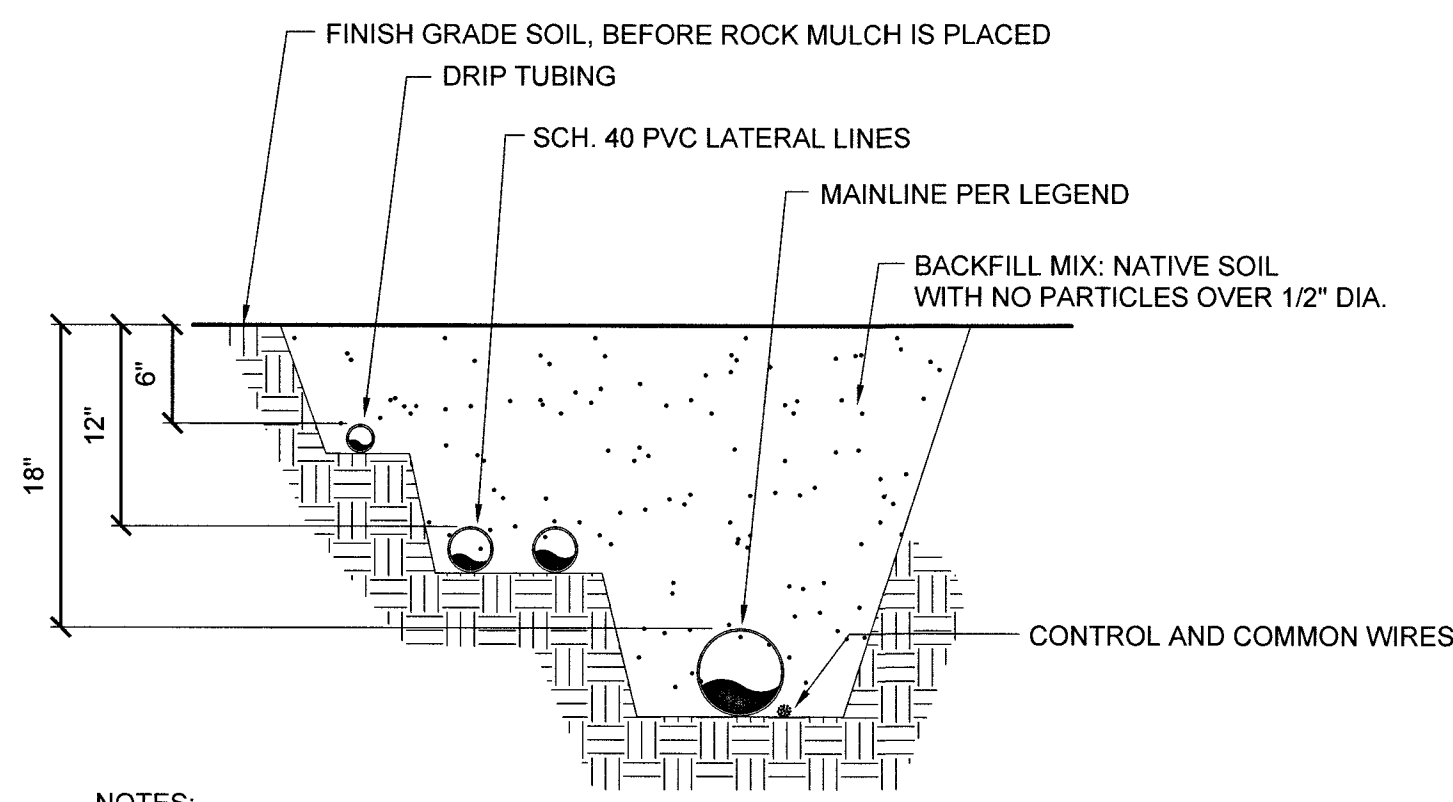
B GATE VALVE NTS



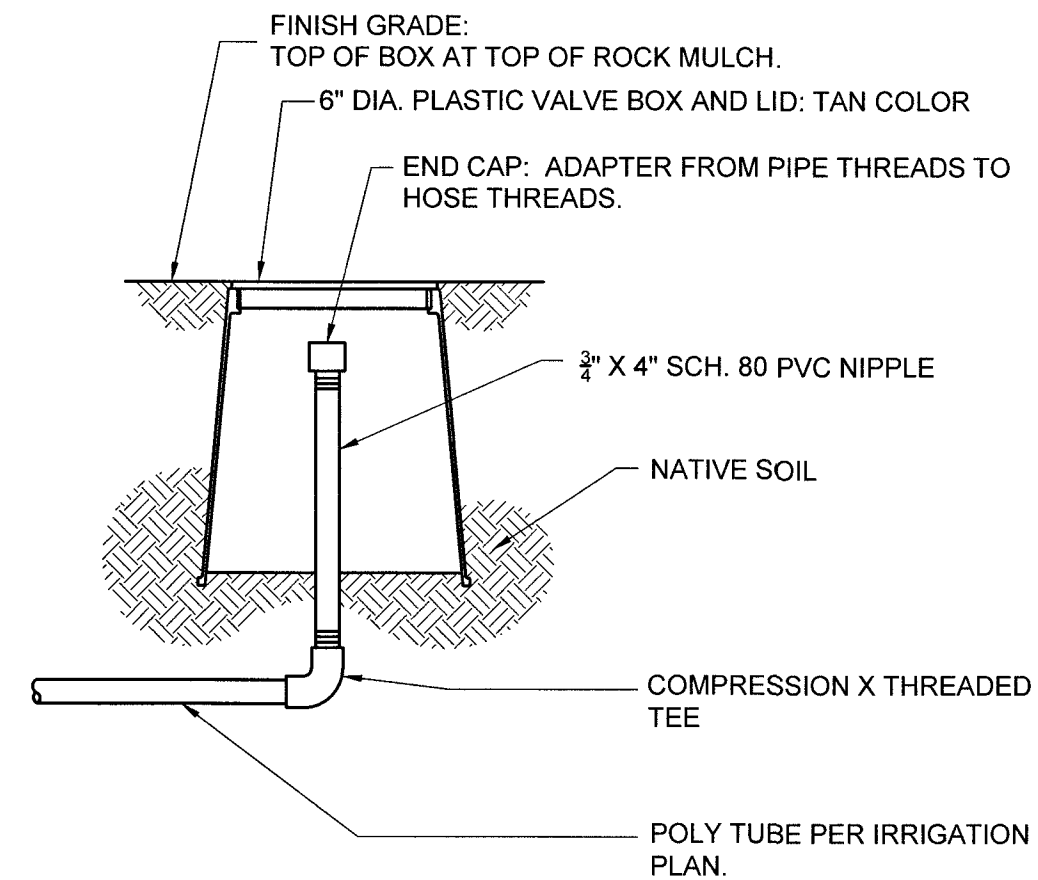
C DRIP VALVE ASSEMBLY NTS



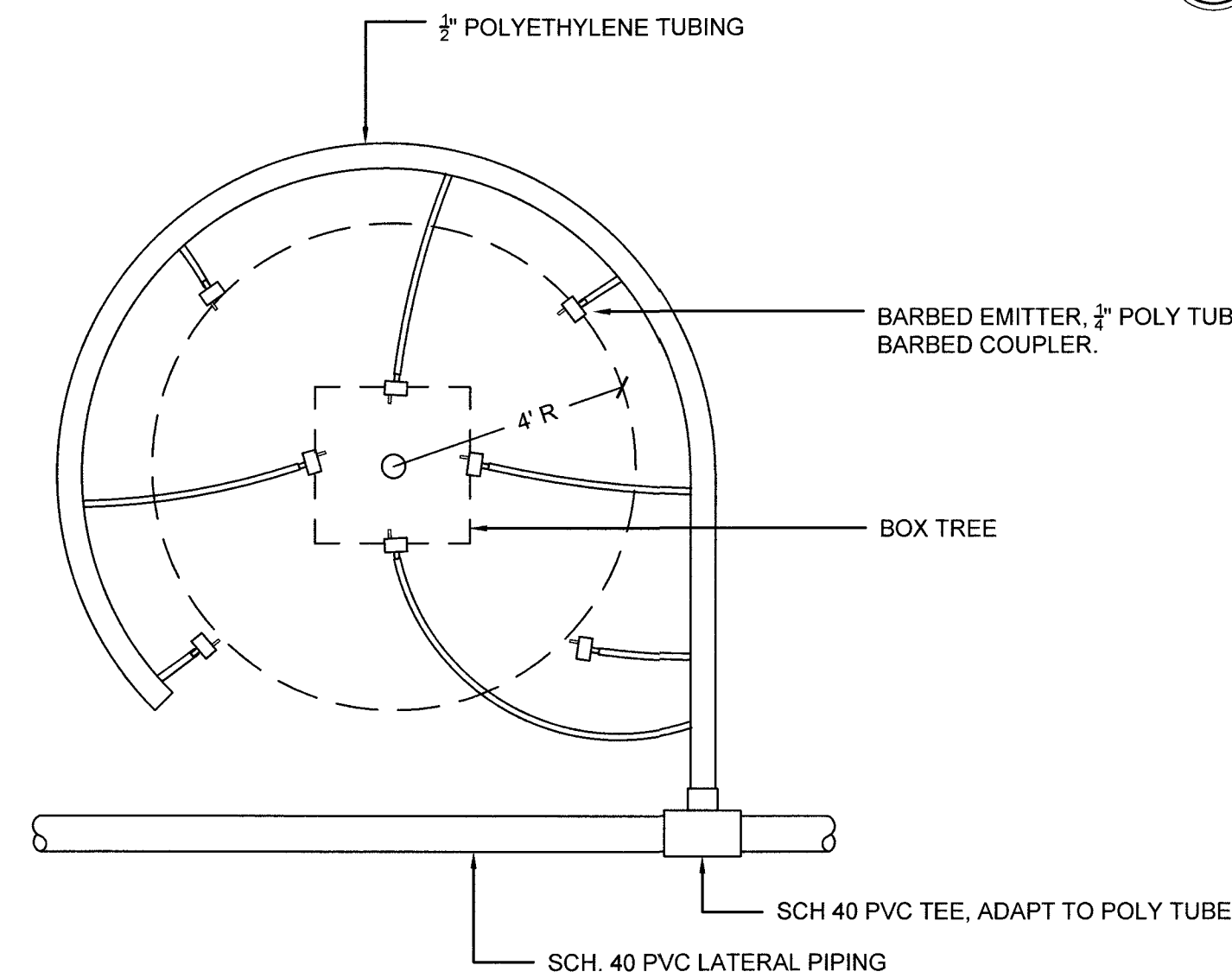
D QUICK COUPLER NTS



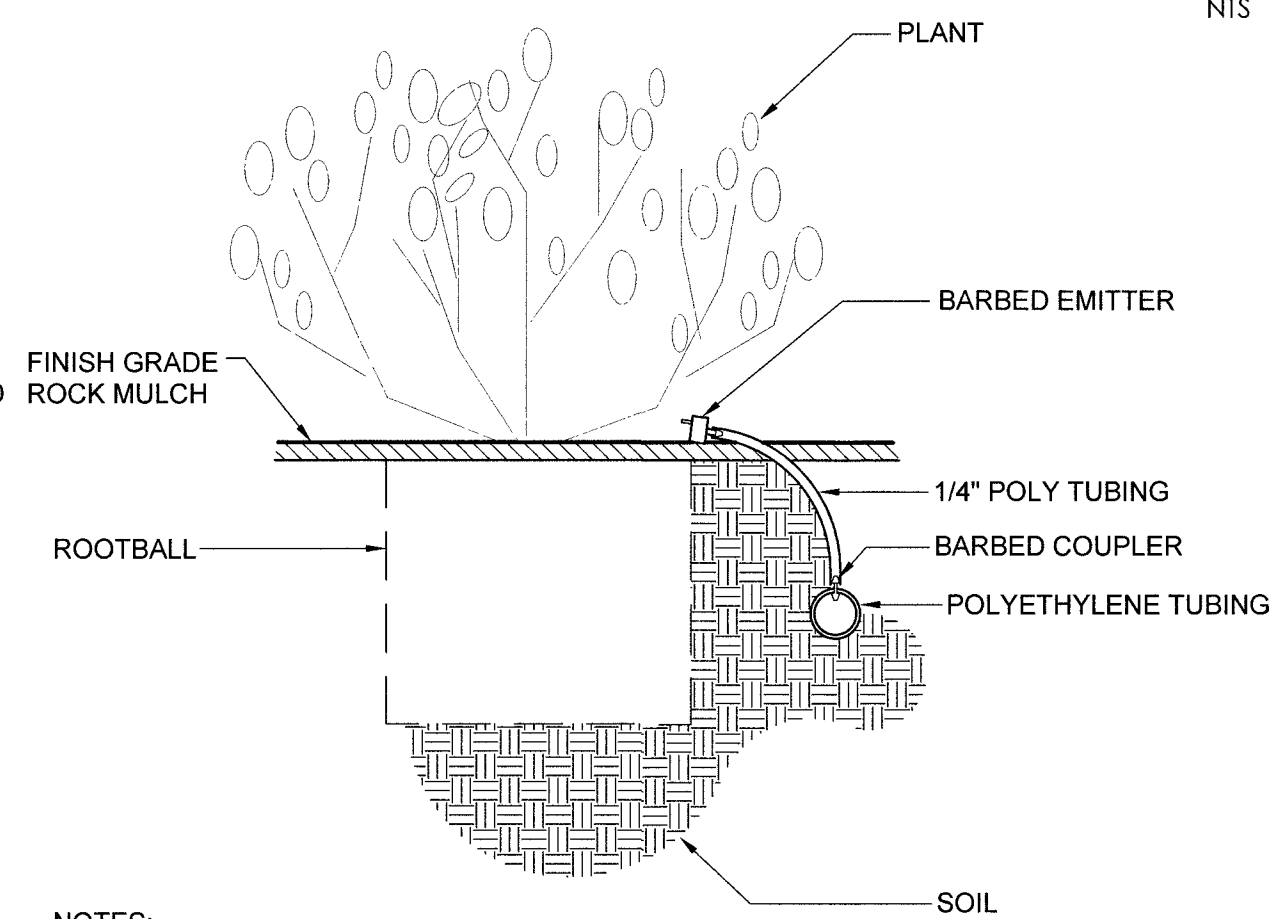
E TRENCHING NTS



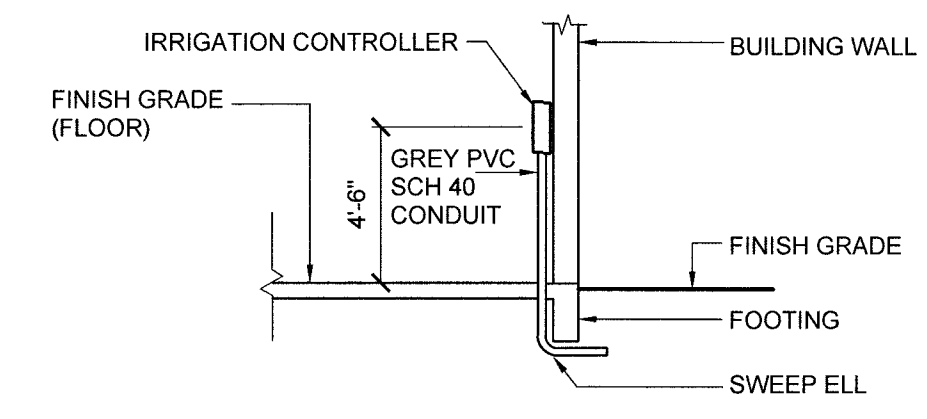
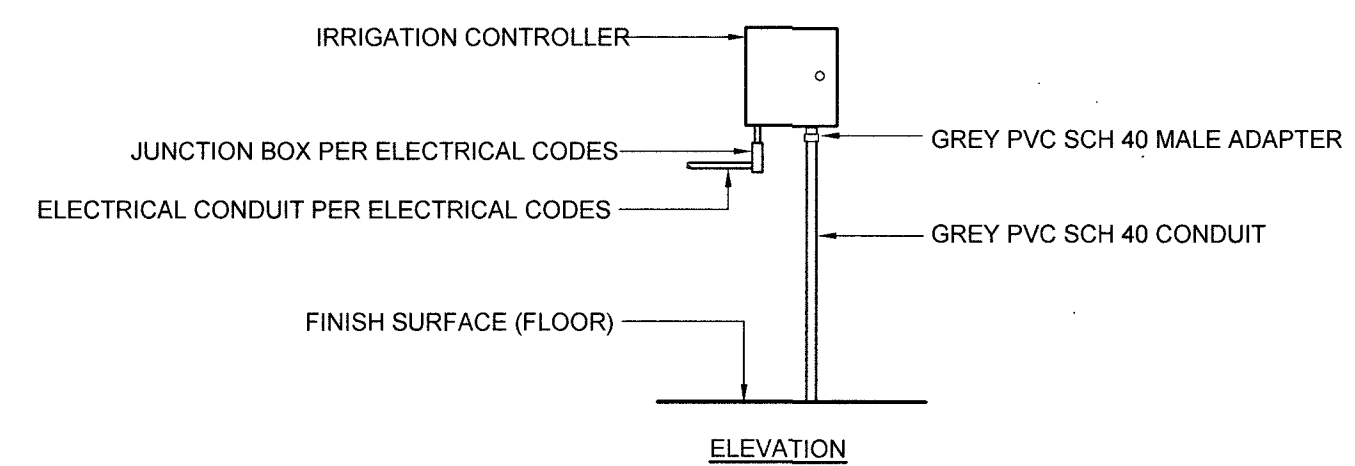
F END CAP NTS



G TREE EMITTER LAYOUT NTS

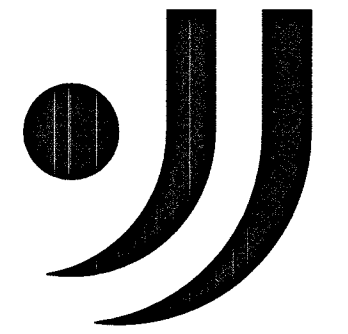


H DRIP EMITTER NTS



- NOTES:
1. GAIN APPROVAL OF OWNER'S REP. FOR FINAL LOCATION OF IRRIGATION CONTROLLER.
 2. SECURELY FASTEN CONTROLLER TO INTERIOR WALL.
 3. ELECTRICAL CONTRACTOR SHALL MAKE FINAL POWER HARDWARE CONNECTION.
 4. INSTALL WIRE SWEEP ELLS PRIOR TO FOUNDATION AND FLOOR POURS.
 5. SIZE CONDUIT AS NECESSARY FOR VALVE WIRES.

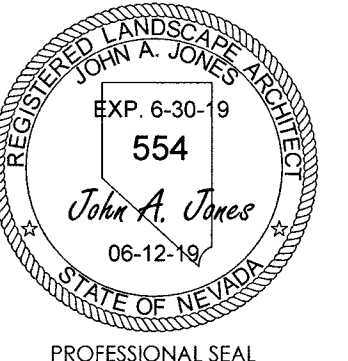
I AUTOMATIC CONTROLLER NTS



**John Jones
Landscape
Architect
PLLC**

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Las Vegas, NV 89123
702.403.4320

REVISIONS/ADDENDUM	DATE	DESCRIPTION	BY



IRRIGATION DETAILS

GOLDEN MARKET #7

APN # 139-36-603-001

N/W CORNER OF STEWART AVE. AND N. MOJAVE RD.

City of Las Vegas, Nevada

June 12, 2019
19027
ISSUED FOR PLANCHHECK:
N/A
ISSUED FOR BID:
N/A

