

CITY OF LAS VEGAS GENERAL NOTES

1) ALL CONSTRUCTION AND MATERIAL SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST ISSUE; THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA, NEVADA", LATEST ISSUE; & OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; & ALL LOCAL CITY CODES & ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".

2) THE EXISTENCE & LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF AVAILABLE RECORDS. EXISTING UTILITIES ARE LOCATED ON PLANS 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 & OVERHEAD INTERFERENCES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION & SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER, GAS, AND/OR UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL & EQUIPMENT, & SHALL BE RESPONSIBLE FOR ALL COSTS & LIABILITY IN CONNECTION THEREWITH.

3) THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES, & STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, & ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER OR OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.

4) ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.

5) TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGN TO BE APPROVED BY THE QUALITY CONTROL DIVISION PRIOR TO USE ON THE PROJECT.

6) PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS & INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.

7) EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300- FEET IN EXTRUDED TYPE CURB.

8) A.C. PAVEMENT TO BE 1/2-INCH ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS.

9) APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.

10) CURB & GUTTER WITH A GRADE OF LESS THAN FOUR TENTHS OF ONE PERCENT SHALL BE WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION. ANY CURB & GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY SHALL BE REMOVED & REPLACED.

11) 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.

12) CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION & EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE & FOR INGRESS & EGRESS TO NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS, OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR.

13) ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER & APPROVED BY THE CITY ENGINEER, & AS SHOWN ON THESE PLANS.

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

15) THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED & ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE NO. 625.550.

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

17) WALL NOTES: a) ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN FOR THE PURPOSE OF GRADING RELATIONSHIPS. b) THE STRUCTURAL & ARCHITECTURAL DESIGN OF ALL WALLS (RETAINING OR NON-RETAINING) MUST BE APPROVED BY THE CLV BUILDING DEPARTMENT.

18) ASPHALT MIX DESIGN MUST BE SUBMITTED & APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON CITY STREETS.

STREET LIGHT NOTES

1) ALL STREET LIGHTING INSTALLATIONS EXCEPT AS NOTED ON THE STREET LIGHTING PLANS SHALL CONFORM TO THE IMPROVEMENT STANDARDS, DEPARTMENT OF PUBLIC WORKS, CLARK COUNTY, NEVADA, AND THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA

2) EXISTING POLES THAT ARE RELOCATED SHALL HAVE WIRE PULLED, NO SPLICES OR PULL BOXES.

3) EXISTING POLES TO BE ADJUSTED TO NEW FINISH GRADES.

CITY OF LAS VEGAS SEWER NOTES

1) ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS AND THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA, AS AMENDED. IN ALL CASES, THESE STANDARDS SHALL SUPERSEDE THE UNIFORM STANDARD SPECIFICATIONS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATION BOOKS.

2) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM CONSTRUCTION AS PER PLANS. ANY ADDITIONS, DELETIONS, OR CHANGES SHALL FIRST MEET WITH THE APPROVAL OF THE CONTROLLING AGENCY.

3) CHISEL "S" OR "C" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.

4) POLYVINYL (PVC) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35 SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE II GRAVEL.

5) ALL MANHOLES IN PAVED STREETS 80' R/W AND LARGER, SHALL HAVE CONCRETE COLLARS.

6) TEE SADDLES SHALL BE USED TO CONNECT SEWER LATERALS TO EXISTING MAIN LINES UP TO 12" DIAMETER IN SIZE. CONNECTIONS TO 15" OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES.

7) A SEWER MAIN CROSSING OVER A WATER MAIN OR LESS THAN 18" UNDER A WATER MAIN, MUST BE REINFORCED CONCRETE ENCASED FOR A DISTANCE NOT LESS THAN TEN FEET (10') TO EACH SIDE OF THE CENTERLINE OF THE WATER MAIN.

8) ALL CONTRACTORS INSTALLING SEWER MAINS THAT WILL BE UNDER THE JURISDICTION OF THE CONTROLLING AGENCY MUST BE CLASS "A" CONTRACTORS.

9) THE CITY OF LAS VEGAS WILL NOT ACCEPT ANY SEWER MAINS WHICH HAVE A VERTICAL DEFLECTION OF MORE THAN ONE TENTH (0.1) OF A FOOT FROM THE APPROVED CONSTRUCTION PLANS. SEWER MAINS FOUND TO EXCEED THIS TOLERANCE WILL HAVE TO BE REPAIRED OR REMOVED AND REPLACED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO ACCEPTANCE BY THE CITY.

CITY OF LAS VEGAS FIRE DEPARTMENT NOTES

1) ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY OF LAS VEGAS FIRE DEPT. "HYDRANT SPECIFICATIONS", "HYDRANT INSTALLATION SPECIFICATIONS" AND ORDINANCE #3944.

2) AUTHORIZED HYDRANTS FOR THIS PROJECT ARE:
A) KENNEDY GUARDIAN
B) MUELLER A-423 CENTURIAN
C) GLOW MODEL 2546 MEDALLION

3) ON ANY NEW HOME OR BUILDING INSTALLATION, ACCESSIBLE FIRE HYDRANTS SHALL BE INSTALLED BEFORE COMBUSTIBLE CONSTRUCTION COMMENCES AND SAID FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER WITH AN ADEQUATE WATER SUPPLY.

4) CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT CENTERLINE OF STREET ADJACENT TO FIRE HYDRANT AS REQUIRED IN ORDINANCE #3944 TO IDENTIFY FIRE HYDRANT LOCATIONS.

5) CALL THE CITY OF LAS VEGAS FIRE DEPARTMENT AT 229-2071 FOR UNDERGROUND INSPECTION, PRESSURE AND FLUSH VERIFICATION OF ALL FIRE HYDRANTS, AND FIRE LINES BEFORE COVERING.

6) PAINTING OF THE CURBS AND HYDRANTS AND ANY WORK NECESSARY FOR PROTECTION OF HYDRANTS FROM PHYSICAL DAMAGE PER ORDINANCE #3944 SHALL BE COMPLETED BEFORE APPROVAL BY THE CITY OF LAS VEGAS FIRE DEPT.

7) A PERMIT IS REQUIRED FROM THE FIRE DEPT. FOR ON-SITE WATER LINE AND FIRE HYDRANT THE PERMIT AND CONTRACTORS MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER PRIOR TO ANY WORK BEGINNING.

8) PRIVATE FIRE HYDRANTS SHALL BE PAINTED RED.

9) A FLOW TEST MUST BE WITNESSED BY THE FIRE DEPT. PRIOR TO OCCUPANCY FOR VERIFICATION OF REQUIRED ON-SITE WATER SUPPLY.

10) ALL ON-SITE FIRE MAIN MATERIALS MUST BE U.L. LISTED AND A.W.W.A. APPROVED.

11) FIRE HYDRANT SPACING:
RESIDENTIAL-500- FEET UNSPRINKLERED
1000- FEET SPRINKLERED
COMMERCIAL, INCLUDING MULTI-FAMILY-
300- FEET UNSPRINKLERED
600- FEET SPRINKLERED

12) WHERE NEW WATER MAINS ARE EXTENDED ALONG STREETS, WHERE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF STRUCTURES, FIRE HYDRANTS SHALL BE SPACED AT MAXIMUM 1,000 FOOT SPACING TO PROVIDE FOR TRANSPORTATION HAZARDS.

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

14) NO FIRE HYDRANT SHALL BE LOCATED WITHIN 6- FEET OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREET LIGHT, OR ANY OTHER OBSTRUCTION.

15) TWO SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE ARE 4 OR MORE FIRE HYDRANTS INSTALLED ON A SINGLE SYSTEM.

16) NOT MORE THAN 2 HYDRANTS CAN BE OUT OF SERVICE DUE TO A SINGLE MAIN BREAK.

17) FIRE APPARATUS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET PROVIDED NO PARKING IS ALLOWED, NOT LESS THAN 28 FEET IF PARALLEL PARKING IS ALLOWED ON ONE SIDE, AND NOT LESS THAN 36 FEET IF PARALLEL PARKING IS ALLOWED ON BOTH SIDES. VERTICAL CLEARANCE SHALL BE NOT LESS THAN 13 FEET 6 INCHES.

18) THE TURNING RADIUS FOR ANY FIRE APPARATUS ACCESS ROAD AND/OR FIRE LANE, PUBLIC OR PRIVATE, SHALL BE NOT LESS THAN 45- FEET OUTSIDE RADIUS AND 22- FEET INSIDE RADIUS.

19) A FIRE APPARATUS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150- FEET FROM A FIRE DEPARTMENT VEHICLE ACCESS. (SEE EXCEPTIONS IN UFC 94, SECTION 902.2)

20) ALL DEAD END FIRE APPARATUS ROADS AND/OR FIRE LANES, PUBLIC OR PRIVATE, IN EXCESS OF 150- FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURNAROUND AREA. (SEE ORDINANCE #3944)

21) ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LANE, ONE SIGN AT THE END OF THE FIRE LANE AND WITH SIGNS AT INTERVALS OF 100 FEET ALONG ALL DESIGNATED FIRE LANES. SIGNS TO BE PLACED ON BOTH SIDES OF AN ACCESS ROADWAY IF NEEDED TO PREVENT PARKING ON EITHER SIDE. SIGNS TO BE INSTALLED NO HIGHER THAN 10 FEET OR LESS THAN 6 FEET FROM ROADWAY LEVEL. THE CURBS ALONG OR ON THE PAVEMENT OR CEMENT IF CURB IS NOT PRESENT, SHALL BE PAINTED WITH A RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS.

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

CITY OF NORTH LAS VEGAS WATER NOTES

1. ALL WORK SHALL CONFORM TO THE CITY OF NORTH LAS VEGAS STANDARDS AND THE MOST CURRENT EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA. IN ALL CASES THE CITY OF NORTH LAS VEGAS STANDARDS SUPERSEDE THE UNIFORM STANDARD SPECIFICATIONS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATION BOOKS.

2. NOTICE SHALL BE GIVEN TO THE CITY OF NORTH LAS VEGAS PUBLIC WORKS DEPARTMENT 48 HOURS PRIOR TO ACTUAL CONSTRUCTION.

3. NO MAIN MAY BE SHUT DOWN TO MAKE CONNECTIONS WITHOUT PRIOR APPROVAL OF THE SUPERINTENDENT OF UTILITIES. WHEN A SHUT DOWN WILL LAST LONGER THAN 4 HOURS, WRITTEN APPROVAL MUST BE OBTAINED.

4. WATER SERVICE CONNECTIONS WILL BE MADE WITH TAPPED COLLARS OR APPROVED SERVICE CLAMPS. DOUBLE TAPPED COLLARS SHALL NOT BE PERMITTED.

5. ALL VALVE BOXES SHALL HAVE AN 8 INCH THICK CONCRETE COLLAR A SHOWN ON CLARK COUNTY UNIFORM STANDARD DRAWING NO. 517 OR MAY BE RAISED AFTER PAVING WITH A NEAT CUT ON A 12 INCH RADIUS FROM THE CENTER OF THE VALVE BOX AND CONCRETE POURED FLUSH WITH THE FINISH PAVING GRADE.

6. ALL WATER VALVES 12 INCH AND LARGER SHALL BE BUTTERFLY VALVES AND SHALL CONFORM TO THE MOST CURRENT EDITION OF THE UNIFORM STANDARD SPECIFICATIONS, SUBSECTION 629.02.23B.

7. ALL LINES SHALL BE PRESSURE TESTED TO 200 PSI.

8. ALL NON-METALLIC WATER MAINS AND SERVICES OVER 2 INCHES IN DIAMETER SHALL BE INSTALLED WITH A LOCATOR RIBBON IN ACCORDANCE WITH THE NORTH LAS VEGAS STANDARD DRAWINGS.

9. ALL SERVICE LINES, 2 INCHES IN DIAMETER AND SMALLER, SHALL BE COPPER.

10. THE INSTALLATION OF WATER METERS SHALL BE REQUIRED ON ALL WATER SERVICES.

11. ALL WATER METER BOXES SHALL BE EQUIPPED WITH A CAST IRON TRAFFIC COVER.

12. METER BOXES SHALL BE PLACED TRUE TO GRADE ON PLAN. WHERE NO CURB EXISTS, PROPOSED ELEVATION SHALL BE OBTAINED FROM THE CITY ENGINEER.

13. CORPORATION STOP, ANGLE METER STOP, AND SERVICE LATERAL SHALL BE THE SAME SIZE.

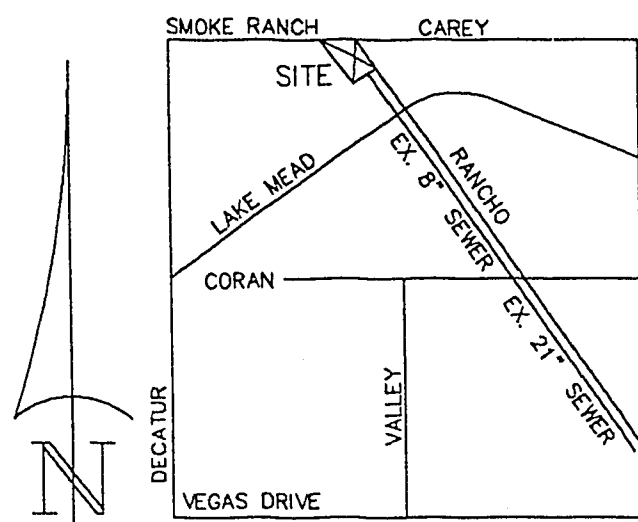
14. METER ASSEMBLY, CONSISTING OF ANGLE METER STOP, METER COUPLINGS AND IDLER SHALL BE CENTERED IN BOX.

15. THE TOP OF ALL METER STOPS SHALL BE A MINIMUM OF 6 INCHES AND A MAXIMUM OF 8 INCHES BELOW METER BOX COVER.

16. ALL NEW FIRE HYDRANTS TO BE INSTALLED SHALL BE TO THE MOST CURRENT EDITION OF THE UNIFORM STANDARD SPECIFICATIONS, SUBSECTION 629.03.14 EXCEPT THAT A 5 1/4 INCH VALVE OPENING SHALL BE REQUIRED.

17. PRIOR TO FINAL ACCEPTANCE, ALL BACK FLOW PREVENTION ASSEMBLIES MUST BE TESTED AND CERTIFIED BY A PROPERLY LICENSED TESTER APPROVED BY THE CITY OF NORTH LAS VEGAS.

18. AS-BUILT DRAWINGS, PER THE CITY OF NORTH LAS VEGAS STANDARDS, MUST BE SUBMITTED TO THE UTILITIES DIVISION PRIOR TO FINAL ACCEPTANCE.



VICINITY MAP
N.T.S.

ESTIMATE OF QUANTITIES

COMMERCIAL DRIVEWAY	84 SQ. FT.
HANDICAP RAMP	1 EA.
TYPE II	4 CY.

OWNER/DEVELOPER

SMOKE RANCH ENTERPRISES, INC.
2400 NORTH JONES
LAS VEGAS, NV 89108
(702) 658-0966
FAX 658-0130

DEVIATIONS FROM STANDARDS

NONE

SPECIAL NOTE

ALL WORK PERFORMED WITHIN N.D.O.T RIGHT-OF-WAY REQUIRES SEPARATE PERMITS AND APPROVALS FROM N.D.O.T.

[Signature] FOR 10/1/96
CITY OF LAS VEGAS ENGINEER
DENNIS ANDERSON, P.E.

Approval of these plans by the City Engineer is limited to those improvements constructed in the dedicated right-of-ways and/or DATE dedicated easements. This approval does not authorize the construction of any improvements that deviate from adopted standards and/or specifications except those specifically listed under "Deviations from Standards". The engineer shall resolve any deviation other than those listed in "Deviations from Standards" in favor of the Uniform Standards Drawings and Specifications Clark County Area, Nevada.

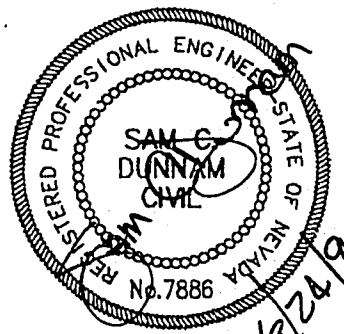
[Signature] 8/21/96
NEVADA POWER CO. DATE
This approval is only for the placement and clearance of street light and signal installation.

[Signature] 8/22/96
CITY OF LAS VEGAS FIRE DEPT. DATE
Fire flow GPM 1500 @ 20 PSI. residual pressure.

[Signature] 8/22/96
SOUTHWEST GAS CORPORATION DATE

[Signature] 8/27/96
JAMES A. BELL, P.E., DEPUTY DIRECTOR
OF PUBLIC WORKS/CITY OF NORTH LAS VEGAS ENGINEER DATE

[Signature] 8.27.96
CNLV UTILITIES DIVISION DATE



SMOK 01F
1" = 1"

DUNNAM CIVIL ENGINEERS
3305 SPRING MOUNTAIN ROAD
SUITE 82
LAS VEGAS, NV 89102
(702) 387-0888
(702) 387-8145 FAX

SMOKE RANCH/RANCHO
CONVENIENCE STORE
COVER SHEET