



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		March 27, 2014
TO: Land Development Services Department of Building & Safety		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
	Providence POD 211	Slater Hanifan Group
Cross Streets:	NWC of Shaumber Road & Dorrell Lane	CG-211, LLC / Focus Group
File Number:	F:\Depot\DSMemos\DS4654B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	126-24-110-007	
Zoning Action:	TMP-52107 & WVR-52233	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	2/6/2014 & 2/20/2014	2/27/2014	Not Approved	\$400.00	347178: \$400
2 nd Submittal	3/13/2014	3/26/2014	See Comments Below	\$400.00	350810: \$400
			TOTAL FEES (LDDRS):	\$800.00	----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

X	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.

1. The rough graded onsite without any permanent cover such as paving, building construction or planting, is considered ongoing project under construction whereas a *Stormwater Pollution Prevention Plan* must be kept active under the NDEP Permit. In order to close out the permit, the developer must install permanent cover to the site to stabilize and control stormwater pollution to the satisfaction of NDEP.

NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Update and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional acceptance of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

END OF REMARKS

ays

T/R/S: T19S/R59E/24
AREA F-24



126 24 110 007
TMP-52107 1/4/14
WVR-52233
PRJ-51932

FIG1302

March 11, 2014

Mrs. Linda Maynard
City of Las Vegas Development Services Center
Current Planning Division
333 N. Rancho Dr. 2nd Floor
Las Vegas, NV 89106

Subject: Providence Pod 211
Perimeter Grade Difference Request

Mrs. Maynard:

On behalf of our client, CG-211 LLC, this letter describes the justification to design the site along the perimeter of the development to have proposed grades greater than 2-feet higher or lower than existing grade. This information is provided as requested in Comment #1 of the review of the Technical Drainage Study for this site completed by Albert Sung on February 27, 2014.

There is a large vertical difference from the high side of the parcel to the low side as it falls at approximately 4% across the site. This project is surrounded on the south by an existing residential subdivision, the east by the existing improvements of Shaumber Road, the north by an abandoned rough graded project that is currently starting back up again, and to the west is the proposed Puli Road alignment that currently has an approved design. Since elevations on all four sides of the project are set, we have to match into these elevations, hence the need for a difference of over 2' higher or lower from existing ground.

We appreciate your assistance with this matter, if you need more information or have any questions, do not hesitate to contact me at 702-284-5300.

Very truly yours,

SLATER HANIFAN GROUP, INC.

Douglas E. Bergstrom, P.E.
Project Engineer

CC: Brent Parrish, SHG
Chelsea Peltier, SHG

PLANS APPROVED
PLANNING
Building & Safety Dept.
City of Las Vegas, Nevada
2' KO ONLY / GRADE DIFFERENCE ONLY
LHM MAR 17 2014
No SITE CHANGES APPROVED
Conforms to the minimum requirements of
LVMC Title 19, applicable Master Plan
development standards and/or Conditions of
Approval. Make No Change Without Approval.
Plan is Not a Permit to Violate Any Ordinance.

TRANSMITTAL

To: Mr. Albert Sung, P.E.

Date: March 13, 2014

City of Las Vegas Public Works

Project No.: FIG1302-000

333 N. Rancho Drive

Las Vegas, NV 89106

From: Kellin Collins

Subject: Addendum No. 1 to the Technical Drainage Study for Providence POD 211

CC: Brent Parrish, SHG

CC: Elisha Scrogum, SHG

CC: Chelsea Peltier, SHG

CC: Doug Bergstrom, SHG

CC: Stanley Amadi, SHG

CC:

Transmitting Via:

- ☐ Mail
☒ Messenger / MDS
☐ Federal Express
☐ Pickup

For:

- ☒ Review & Comment
☐ Per your Request
☐ Information/File

Acknowledgement of Receipt:

- ☐ Not Required
☒ Acknowledgement Required

Received By: _____

Date: _____ Time: _____

Copies	Description
1	Subject Study
1	Grading Plan, Profile and Detail Sheets (bound in Study)
1	Stamped and Signed Standard Form 1 (bound in Study)
1	CD containing PDF of submittal documents (bound in Study)
1	\$400 Submittal Fee

Comments:

Enclosed please find the above listed items in support of the proposed single family residential subdivision development of **Providence POD 211** located at the northwest of the Shaumber Road and Dorrell Lane intersection.

Please contact us if there are any questions at 702-284-5300. Thanks.

Signed: _____

Kellin Collins

Kellin Collins, P.E.
Flood Control Division

Please, notify us at (702) 284-5300 if there are any problems receiving this transmission.

Rec'd: 3/13/14

DS 4654

F-24

\$400

S-I-G SLATER
HANIFAN
GROUP

CONSULTING ENGINEERS & PLANNERS

5740 S. ARVILLE STREET, SUITE 216

LAS VEGAS, NEVADA 89118

PHONE: 702-284-5300 • FAX: 702-284-5399

TECHNICAL DRAINAGE STUDY
ADDENDUM NO. 1

Providence POD 211

City of Las Vegas, Nevada

Job No.: FIG1302.001

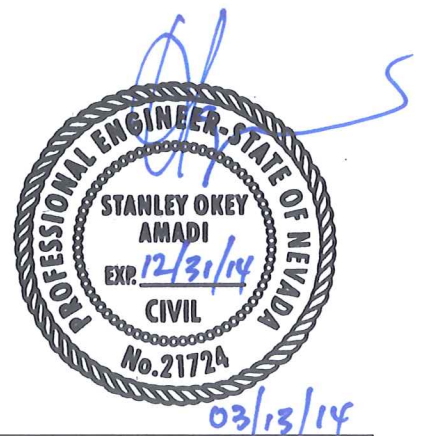
Date: March 2014

Prepared By:

Slater Hanifan Group, Inc.
5740 S. Arville Street, Suite 216
Las Vegas, Nevada 89118
Phone: 702-284-5300 • Fax: 702-284-5399

Prepared For:

Focus Property Group, LLC
3455 Cliff Shadows Parkway, Suite 220
Las Vegas, NV 89129
Phone: (702) 242-4949



Stanley Okey Amadi, P.E.
NV Professional Engineer No. 21724

Assisted by: Kellin Collins, P.E.

HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Providence POD 211 (Addendum No. 1) Date: March 2014
 Location of Development: a) Descriptive (Cross Streets): North/South: Shaumber Rd
East/West: Dorrell Lane
 b) Section: 24 Township: 19 S Range: 59 E
 c) APN: 126-24-110-007

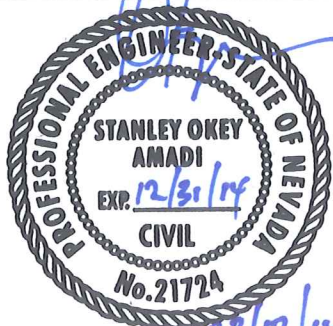
Name of Owner: CG-211, LLC/Focus Property Group, LLC
 Telephone No.: 702-242-4949 Fax No.: 702-242-0414 E-mail Address: larrybross@fcglv.com
 Address: 3455 Cliff Shadows Parkway, Suite 220, Las Vegas, NV 89129

Contact Person – Name: Stanley Okey Amadi, P.E. Telephone No.: (702) 284-5300
 *E-mail Address: samadi@shg-inc.com Fax No.: (702) 284-5399
 Firm: Slater Hanifan Group
 Address: 5740 S. Arville Street, Suite 216, Las Vegas, NV 89131

Type of Land Development/Land Disturbance Process:

☐ Rezoning	☐ Subdivision Map	☐ Clearing and grading Only
☐ Parcel Map	☒ Planned Unit Development	☐ Other (Please specify below)
☐ Large Parcel Map	☐ Building Permit	☐ Landscape Modification

- Total Owned Land Area: At Site: 18.15 ± acres Being Developed/Disturbed: 18.15 ± acres
- Is a portion or all of the subject property located in a FEMA Flood Hazard Area? ☐ Yes** ☒ No
- Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? ☐ Yes** ☒ No
- Proposed type of development (Residential, Commercial, Etc.): Single family residential.
- Approximate upstream land area which drains to the subject site: +/- 0 Acres
- Has the site drainage been evaluated in the past? ☒ Yes** ☐ No If yes, please identify documentation: Master Drainage Study for Cliffs Edge (DS #3404), Technical Drainage Study for Cliffs Edge Infrastructure (DS #3617), and Technical Drainage Study for Windimere Providence/Cliffs Edge (DS #3665)
- If known, please briefly identify the proposed discharge point(s) of runoff from the site: Existing Storm Drain in Shaumber Road and Unit 1 of Windimere At Providence
- Briefly describe your proposed schedule for the subject project: Phase 1 – ASAP, Phase 2 – TBD



Engineer's Seal

Submit this form as part of the required drainage study to the local entity which has jurisdiction over The subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

*Newly Required Field

**Review and concurrence of the Clark County Regional Flood Control District is required

Revision	Date

Local Entity File No. _____

REFERENCE:

STANDARD FORM 1

Updated 05/01/2008

FIG1302.001

March 13, 2014

Albert Sung, P.E.
Flood Control Project Engineer
City of Las Vegas Department of Public Works
333 N. Rancho Drive
Las Vegas, Nevada 89106

**Subject: Addendum No. 1 to the Technical Drainage Study for Providence POD 211
(CLV # DS4654A)**

Dear Mr. Sung:

The following are responses to comments contained in the February 27, 2014 review memorandum, regarding the above referenced project. A copy of the City of Las Vegas (CLV) comment letter has been provided in Appendix A of this submittal. The comments have been individually addressed as follows:

1. **Comment:** *Sites with a grade difference of 2 feet above or below existing are required to have approval from the City Planning and Development Department. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the City Planning Department (229-6301). The engineer must provide Planning approval with the next submittal;*

Response: A copy of the grading plans and a justification letter has been submitted to the Planning Department at the City of Las Vegas for review and approval. As soon as an approval is received, it will be forwarded to Flood Control Department of Public Works.

2. **Comment:** *For development in two or more phases, City of Las Vegas does not allow rough grading (such as rough pad and interior street grading) in the future phases in conjunction with the present phase improvements. Contour grading (to balance cut & fill) is the only grading activity allowed in the future phases. The other option is to leave the future phases in a natural and undisturbed condition. Review and revise the grading plans accordingly;*

Response: The grading plans have been revised to remove the pad and interior street grading of the future Phase 2, and contour grading has been provided in place. Note that the proposed rough grading is nearly identical to the drainage pattern presented for the proposed condition in the initial submittal. The drainage area for Basins ON3-P and ON4-P has changed by less than 0.05 acres and which is considered negligible. Therefore, a revised hydrologic analysis is deemed unnecessary and has not been provided. Refer to the updated Exhibit E in Appendix B for the contour grading of Phase 2 in the proposed condition.

3. Comment: Sheet G-1:

- *The proposed finished floor elevations of the lots along the northern boundary are about 5' higher or lower than the adjacent lots in the Toll North LV community. It appears that retaining walls are warranted between the subject development and the adjacent Toll North LV. However, Detail Sections 13/D-1 and 22/D-1 do not call for a retaining wall. Address in the next submittal and revise all pertinent plans accordingly.*
- *Revise the pad grading in the future Phase 2 to contour grading only or leave the natural ground undisturbed.*
- *Revise the label of a proposed drainage easement with the following verbiage: "Public drainage easement and common lot to be privately maintained by the HOA".*
- *Provide a detail for the connection of a proposed 30"-RCP storm drain to an existing 42"-RCP stub in Shaumber Road.*
- *Revise Construction Note #17 to install riprap with $d_{50}=8"$.*

Response: Sheet G-1:

- Detail Sections 13/D-1 and 22/D-1 have been revised to show an adjacent retaining wall along the existing screen wall.
- The rough grading of future Phase 2 has been revised to show contour grading. Please refer to the response to Comment No. 2 for detailed discussion of the proposed contour grading. As noted in the response to Comment No. 2, the drainage pattern of the rough graded Phase 2 portion matches those of the pad and interior street grading provided in the previous submittal. Therefore, a revised hydrologic analysis is not warranted and has not been provided.
- The label for the proposed drainage easement is now "Public drainage easement and common lot to be privately maintained by the HOA."
- Construction Note No. 12 has been revised to call out a 42-inch RCP, not a 30-inch RCP. Additionally, a collar detail (Detail 2 on sheet D-2) has been included in the improvement plans to show the connection between the proposed and existing RCPs.
- Construction Note No. 17 has been revised to call out riprap with $D_{50} = 8$ -inches and thickness = 16-inches

4. Comment: Sheet D-1: Detail Section 10: Clearly label the ground surface in the drainage easement as all concrete.

Response: Detail Section 10 on Sheet D-1 has been revised to clearly label the ground surface as concrete.

5. Comment: Provide a note on the grading plans: "All Onsite Storm Drains and the Associated Facilities are Privately Owned and to be Privately Maintained by the HOA";

Response: The note, "All Onsite Storm Drains and the Associated Facilities are Privately Owned and to be Privately Maintained by the HOA", has been provided on all grading sheets.

6. Comment: Private streets must be public drainage easements. Provide a note on the grading plans "Note: All Private Streets are P.U.E., Public Sewer Easements and Public Drainage Easements to be privately maintained by the Homeowners Association (HOA)";

Response: Comment Acknowledged. The note, "All Private Streets are P.U.E., Public Sewer Easements and Public Drainage Easements to be privately maintained by the Homeowners Association (HOA)", has been provided on all grading sheets.

7. **Comment:** *The engineer must provide a table on the grading plans that shows a quantity estimate of all drainage improvements within Public Drainage Easements. All drainage improvements within Public Drainage Easements must be bonded and inspected;*

Response: Comment Acknowledged. A table has been provided on Sheet C-2 listing the estimated quantities of all drainage improvements within Public Drainage Easements.

8. **Comment:** *All drainage easements must be public drainage easements to be privately maintained and common lots to be labeled on the grading plans and to be dedicated as such in the final map;*

Response: All drainage easement that have been identified in a common lots are labeled as "Public drainage easement and common lot to be privately maintained by the HOA."

9. **Comment:** *The rough graded onsite without any permanent cover such as paving, building construction or planting, is considered ongoing project under construction whereas a Stormwater Pollution Prevention Plan must be kept active under the NDEP Permit. In order to close out the permit, the developer must install permanent cover to the site to stabilize and control stormwater pollution to the satisfaction of NDEP;*

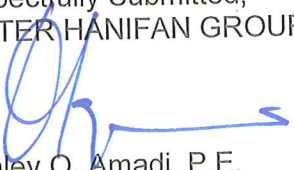
Response: Comment Acknowledged. A Stormwater Pollution Prevention Plan will be kept active under the NDEP Permit for the site.

10. **Comment:** *Add a note in all pertinent sheets for the construction of all storm drain drop inlets per a newly adopted USDCCA Drawing No. 421 (Stormwater Quality Management Stamp and Sign Detail);*

Response: The USDCCA Drawing No. 421 (Stormwater Quality Management Stamp and Sign Detail) has been provided with construction note 10 of the grading plan sheets.

Revised plan sheets addressing CLV comments have been included in Appendix C. An electronic copy of this addendum and revised improvement plans are provided in Appendix D. If you have any questions or require additional information, please do not hesitate to contact us at 284-5300.

Respectfully Submitted,
SLATER HANIFAN GROUP


Stanley O. Amadi, P.E.
Project Manager- Flood Control Division

pc: Brent Parrish - SHG

APPENDIX CONTENTS

Appendix A – CLV Comment Letter

Appendix B – Revised Drainage Exhibits

Appendix C – Revised Improvement Plans, Profiles and Details

Appendix D – CD of Drainage Study and Improvement Plans

APPENDIX A

CLV Comment Letter

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: February 27, 2014
TO: Land Development Services Department of Building & Safety		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for: Providence POD 211	COPIES TO: Slater Hanifan Group
Cross Streets:	NWC of Shaumber Road & Dorrell Lane	CG-211, LLC / Focus Group
File Number:	F:\Depot\DSMemos\DS4654A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	126-24-110-007	
Zoning Action:	TMP-52107 & WVR-52233	
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Proposed Storm Drain	YES	NO X

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	2/6/2014 & 2/20/2014	2/27/2014	See Comments Below	\$400.00	347178: \$400
TOTAL FEES (LDDRS):				\$400.00	

REMARKS:

The Drainage Study for the subject project has been reviewed and:

	is approved subject to conformance to all City standards and the following conditions:
X	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
	is conditionally approved subject to Clark County Public Works Department concurrence.

1. Sites with a grade difference of 2 feet above or below existing are required to have approval from the *City Planning and Development Department*. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the *City Planning Department* (229-6301). The engineer must provide Planning approval with the next submittal.
2. For development in two or more phases, *City of Las Vegas* does not allow rough grading (such as rough pad and interior street grading) in the future phases in conjunction with the present phase improvements. Contour grading (to balance cut & fill) is the only grading activity allowed in the future phases. The other option is to leave the future phases in a natural and undisturbed condition. Review and revise the grading plans accordingly.
3. **Sheet G-1:**
 - The proposed finished floor elevations of the lots along the northern boundary are about 5' higher or lower than the adjacent lots in the *Toll North LV* community. It appears that retaining walls are warranted between the subject development and the adjacent *Toll North LV*. However, **Detail Sections 13/D-1 and 22/D-1** do not call for a retaining wall. Address in the next submittal and revise all pertinent plans accordingly.

- Revise the pad grading in the future Phase 2 to contour grading only or leave the natural ground undisturbed.
 - Revise the label of a proposed drainage easement with the following verbiage: "Public drainage easement and common lot to be privately maintained by the HOA".
 - Provide a detail for the connection of a proposed 30"-RCP storm drain to an existing 42"-RCP stub in *Shaumber Road*.
 - Revise Construction Note #17 to install riprap with $d_{50}=8"$.
4. **Sheet D-1: Detail Section 10:** Clearly label the ground surface in the drainage easement as all concrete.
 5. Provide a note on the grading plans: "All Onsite Storm Drains and the Associated Facilities are Privately Owned and to be Privately Maintained by the HOA".
 6. Private streets must be public drainage easements. Provide a note on the grading plans "Note: All Private Streets are P.U.E., Public Sewer Easements and Public Drainage Easements to be privately maintained by the Homeowners Association (HOA)".
 7. The engineer must provide a table on the grading plans that shows a quantity estimate of all drainage improvements within Public Drainage Easements. All drainage improvements within Public Drainage Easements must be bonded and inspected.
 8. All drainage easements must be public drainage easements to be privately maintained and common lots to be labeled on the grading plans and to be dedicated as such in the final map.
 9. The rough graded onsite without any permanent cover such as paving, building construction or planting, is considered ongoing project under construction whereas a *Stormwater Pollution Prevention Plan* must be kept active under the NDEP Permit. In order to close out the permit, the developer must install permanent cover to the site to stabilize and control stormwater pollution to the satisfaction of NDEP.
 10. Add a note in all pertinent sheets for the construction of all storm drain drop inlets per a newly adopted USDCCA Drawing No. 421 (*Stormwater Quality Management Stamp and Sign Detail*).

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

END OF REMARKS
ays

T/R/S: T19S/R59E/24
AREA F-24

APPENDIX B

Revised Drainage Exhibits

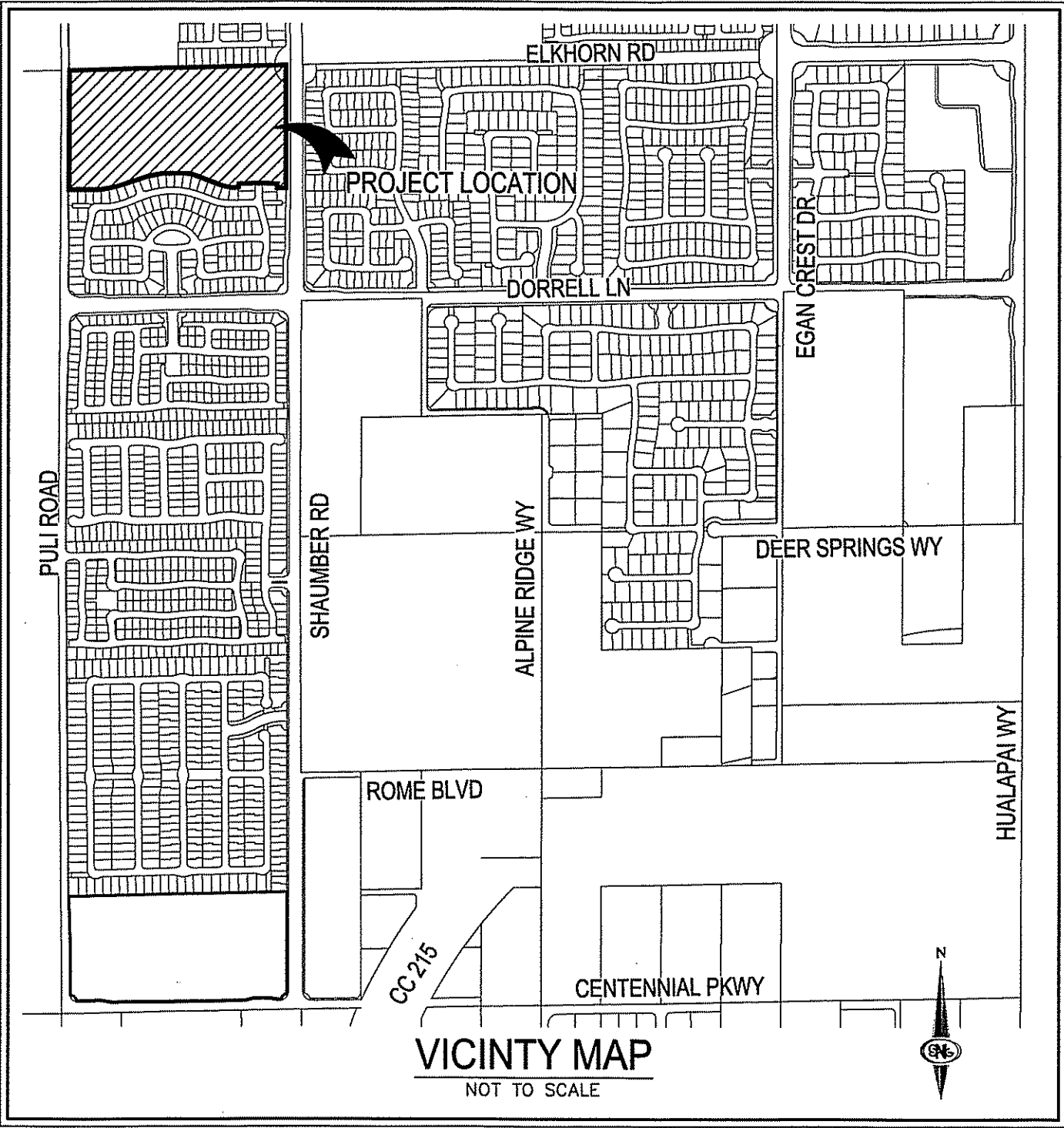
APPENDIX C

Revised Improvement Plans, Profiles and Details

APPENDIX D

CD of Drainage Study and Improvement Plans

IMPROVEMENT PLANS
FOR
PROVIDENCE POD 211, PHASE 1
APN 126-24-110-007



LEGAL DESCRIPTION
LOT TWO-HUNDRED ELEVEN (211) IN BLOCK FOUR (4) OF CLIFFS EDGE PARENT, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 116 OF PLATS, PAGE 88, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AND AS AMENDED BY CERTIFICATE OF AMENDMENT RECORDED OCTOBER 2, 2006 IN BOOK 20061002 AS DOCUMENTED NO.02626, OFFICIAL RECORDS.
EXCEPTING THEREFROM ALL THE PROPERTY LYING WITHIN THE EXTERIOR BOUNDARIES OF WINDMERE @ PROVIDENCE/CLIFFS EDGE UNIT 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 132 OF PLATS, PAGE 5, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

SHEET INDEX		
NO.	SHEET	TITLE
1	C-1	COVER SHEET
2	C-2	NOTES SHEET
3	G-1	GRADING PLAN I
4	G-2	GRADING PLAN II
5	D-1	DETAIL SHEET I
6	D-2	DETAIL SHEET II
7	P-1	STORM DRAIN PLAN AND PROFILE I
8	P-2	STORM DRAIN PLAN AND PROFILE II
9	P-3	UTILITY PLAN & PROFILE I
10	P-4	UTILITY PLAN & PROFILE II
11	P-5	UTILITY PLAN & PROFILE III
12	P-6	UTILITY PLAN & PROFILE IV
13	P-7	STREET PLAN AND PROFILE I
14	P-8	STREET PLAN AND PROFILE II
15	P-9	STREET PLAN AND PROFILE III
16	P-10	STREET PLAN AND PROFILE IV
17	U-1	UTILITY SHEET
18	T-1	TRAFFIC PLAN

APPROVALS	
CITY ENGINEER-DAVID BOWERS PE, PTCE #16736	DATE
APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHT-OF-WAY, AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS EXCEPT THOSE SPECIALLY LISTED UNDER DEVIATIONS FORM STANDARDS. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.	
LAS VEGAS FIRE AND RESCUE	DATE
CHRIS KNIGHT, DIRECTOR BUILDING AND SAFETY DEPARTMENT	DATE
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT.	
CENTRAL TELEPHONE COMPANY D/B/A CENTURYLINK	DATE
THE AFFIRED CENTURYLINK APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND / OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.	
APPROVED FOR CONSTRUCTION	
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER PROJECT NO.	DATE
LVWVD APPROVED FIRE FLOW: XXXGPM AT 20 PSI RESIDUAL	
APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR TO OBTAINING FINAL APPROVAL FROM THE LAS VEGAS VALLEY WATER DISTRICT.	
NV ENERGY	DATE
NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NV ENERGY RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE FINAL DESIGN IS COMPLETED. THE NEW SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.	
SOUTHWEST GAS	DATE
COX COMMUNICATIONS LAS VEGAS, INC.	DATE

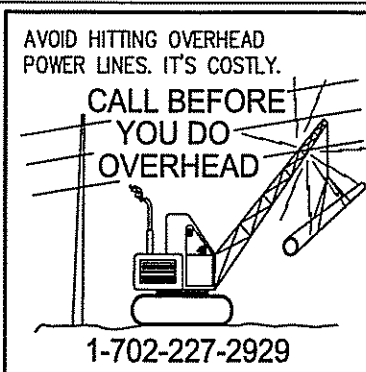
PROJECT INFORMATION	
EXISTING ZONING:	PD
PROPOSED ZONING:	LOW DENSITY RESIDENTIAL
ACREAGE (GROSS):	19.92 AC
ACREAGE (NET):	18.15 AC
TOTAL DWELLING UNITS:	104
TYP. LOT SIZE:	50'X100'
MIN. LOT WIDTH:	50'
MIN. LOT SF:	5,000 SF
MAX LOT SF:	7,807 SF
DENSITY (NET ACREAGE):	5.73 DU/AC
MAX. LOT COVERAGE:	50%

BASIS OF BEARING
NORTH 88°48'43" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, PER BOOK 116, PAGE 88 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

BENCHMARK
BENCHMARK NUMBER: GLV6924W6
RIVET AND PLATE IN TOP CURB WEST SIDE OF SCHAMBER ROAD AT DEER SPRINGS WAY.
ELEVATION = 2957.70 FEET, 901.509 METERS
N.A.S.D. 88 DATUM
PER THE CITY OF LAS VEGAS BENCHMARKS - 2008
ADJUSTMENT (UPDATED 05/24/2010).

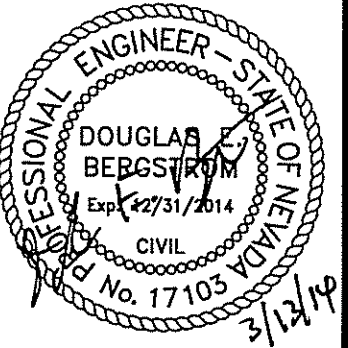
OWNER/DEVELOPER
CG-211, LLC
3455 CLIFF SHADOWS PARKWAY
SUITE 220
LAS VEGAS, NV 89129
CONTACT: THOMAS J. DEVORE

ENGINEER
SLATER HANFAN GROUP
5740 S. ARVILLE ST SUITE 216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399



CG-211, LLC BY CORE MANAGER, LLC
PROVIDENCE POD 211, PHASE 1
COVER SHEET

DATE: 2/3/14
DRAFTER: SS
DESIGNER: DEB
CHECKED: BDP
PROJECT NO.
FIG1302-000



C-1
SHEET 1 OF 18

2.1 CITY OF LAS VEGAS GENERAL NOTES

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

2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES AS SHOWN FROM CIVIL 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.

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

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

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

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

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

8. AC PAYMENT TO BE ONE-HALF INCH (1/2") ABOVE TOP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.

9. CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 216.

10. SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.

11. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION, THE EXTENT OF THE TRANSITIONS TO BE AS SHOWN ON PLANS.

12. ALL GRADING WORK SHALL CONFORM TO THE SOLS REPORT AS PREPARED BY REPORT # _____, DATED _____, APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.

13. EXACT LOCATION OF ALL SAWCUT LINES MAY BE ADJUSTED OR CLEARED IN THE FIELD BY A CITY OF LAS VEGAS ENGINEER IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATIONS.

14. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS, ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE NO. 625.380 & CITY OF LAS VEGAS TITLE 18, APPENDIX D.

15. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC., SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER. ALL ABOVE GROUND UTILITY APPEARANCES SHALL CONFORM TO THE REQUIREMENTS OF 19.12.040.

WALL NOTES:

16. 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.

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

18. CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEAN OUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.

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

20. WHEN INSTALLING UNDERGROUND FACILITIES THAT REQUIRE UNDERGROUND LIGHT PROVIDE DEVICES SUCH AS MARKER BALLS, LOCATING RIBBON, ETC. THE CONTRACTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO OPTIC 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.

21. SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S) SHALL BE PROVIDED TO THE OFFSITE INSPECTION AND TESTING SECTION PRIOR TO PROJECT ACCEPTANCE AND BOND RELEASE. THE MAP(S) SHALL INCLUDE THE HORIZONTAL AND VERTICAL (INVERT) LOCATION OF PUBLIC SEWER MANHOLES, STORM DRAIN MANHOLES, STORM DRAIN LATERALS AT THE CONNECTION TO THE STORM DRAIN MAIN AND AT THE CONNECTION TO A DROP INLET, AND THE CONNECTION OF SEWER SERVICE LATERALS TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERALS EXITS THE PUBLIC RIGHT-OF-WAY. THE LOCATION SHALL BE DETERMINED BY STATE PLANE COORDINATES WHICH SHALL BE BASED ON THE "NEVADA COORDINATE SYSTEM OF 1983, EAST ZONE" AS DEFINED BY THE NEVADA REVISED STATUTES CHAPTER 327, AND TIED TO THE CITY OF LAS VEGAS VERTICAL CONTROL BENCHMARK NETWORK. COORDINATES MUST BE CERTIFIED BY A NEVADA PROFESSIONAL LAND SURVEYOR TO HAVE POSITIONAL CERTANTIES OF +/- 0.1 METER (+/- 0.3 FEET). A SEPARATE ELECTRONIC COMMA DELIMITED FILE FOR THE SANITARY SEWER AND STORM DRAIN COORDINATES SHALL ALSO ACCOMPANY THE SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S).

22. STORM DRAIN LATERALS REQUIRE THE INSTALLATION OF A MARKER BALL AT THE CONNECTION OF THE STORM DRAIN LATERAL TO THE STORM DRAIN MAIN AND WHERE THE STORM DRAIN LATERAL EXITS THE PUBLIC RIGHT-OF-WAY OR WHERE THE STORM DRAIN LATERAL CONNECTS TO A DROP INLET. THE MARKER BALL SHALL BE 3M x 4" MARKER BALL 1404-XR OR APPROVED EQUAL.

23. CCTV VIDEO INSPECTION IS REQUIRED FOR ALL SEWER AND STORM DRAINS. THE CCTV VIDEO INSPECTIONS NEED TO BE PERFORMED PER THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS LATEST ADDITION.

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

2.2 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. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATIONS.

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

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

4. POLYETHYLENE (PE) SEWER PIPE SHALL MEET ASTM D-3034 SD 35 SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE I AGGREGATE BASE.

5. 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.

6. TEE SADDLES SHALL BE USED TO CONNECT SEWER LATERALS TO EXISTING MAIN LINES UP TO TWELVE INCH (12") DIAMETER. CONNECTIONS TO FIFTEEN INCH (15") OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES, IN LINE "Y" S SHALL BE USED ON LINES TWELVE INCHES (12") OR ABOVE.

7. WATER MAINS SHALL BE PROTECTED IN ACCORDANCE WITH LVWD STANDARDS WHENEVER A SEWER MAIN CROSSES OVER A WATER MAIN OR THE SEWER IS LESS THAN EIGHTEEN INCH (18") UNDER A WATER MAIN.

8. ALL CONTRACTORS INSTALLING SEWER MAINS THAT WILL BE UNDER THE JURISDICTION OF THE CITY OF LAS VEGAS MUST BE STATE OF NEVADA CLASS "A" CONTRACTORS.

9. THE CITY OF LAS VEGAS WILL NOT ACCEPT ANY SEWER MAINS WHICH HAVE A VERTICAL DEFLECTION OF MORE THAN ONE TENTH OF AN INCH 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.

10. INSTALLATION OF CURVED SEWER REQUIRES THE USE OF C-900 PIPE WHICH ALLOWS FOR PIPE DEFLECTION AT THE JOINTS.

2.3 CITY OF LAS VEGAS TRAFFIC NOTES

1. ALL CONSTRUCTION SIGNING, BARRICADEING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.

2. THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.

3. BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS AND TEMPORARY STOP SIGNS MUST BE WARRANTED IMMEDIATELY AFTER FIRST GRADING WORK IS COMPLETED, AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.

4. WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENCRAGED UPON BY A CONSTRUCTION WORK ZONE, THE PUBLIC WORKS DIVISION SHALL ADVISE THE SCHOOL DISTRICT TO BE ASSURED 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 THE TIME THAT CHANGES ARE LIKELY TO BE PRESENT ON THE ROAD.

5. IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL, OR RELOCATION OF ANY EXISTING PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. ALL NEW TRAFFIC SIGNS SHALL BE FABRICATED WITH DIAMOND GRADE VUP CLASS 6 REFLECTIVE SHEETING OR APPROVED EQUAL. ALL NEW TRAFFIC SIGNS, EXCEPT STREET NAME AND SCHOOL SPEED LIMIT SIGNS, SHALL HAVE 3M SERIES 1150 OR APPROVED EQUIVALENT ANTI-GRAFFITI PROTECTIVE OVERLAY FILM. SCHOOL ZONE SIGNS SHALL HAVE 3M SERIES 1150 ANTI-GRAFFITI PROTECTIVE OVERLAY FILM. STREET NAME SIGNS SHALL CONFORM TO THEIR OWNERS' REQUIREMENTS. ALL OTHER SIGNS SHALL BE REQUIRED TO BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS.

7. WHEN A PROPOSED STREET LIGHT STANDARD IS LOCATED WITHIN FIVE (5') FEET OF ANY PROPOSED CURB SHOWN ON THE PLANS TO BE MOUNTED ON A SUSPENSION SIGN SHALL BE MOUNTED ON THE STREET LIGHT STANDARD AND THE SIGNPOST SHALL BE ELIMINATED.

8. 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 HEREUNDER. REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.

9. STREET SIGNS AND STOP SIGNS SHALL BE INSTALLED PER CITY STANDARD SPECIFICATIONS FOR PLACEMENT OF STREET NAME SIGNS.

10. 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 HIGH WORK ZONE SAFETY SPECIALIST SET UP, MAINTAIN AND/OR REMOVE ALL TRAFFIC CONTROL DEVICES IN THE CITY OF LAS VEGAS RIGHT OF WAY.

11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE EXPEDITED TO COMPLETION SO AS TO MINIMIZE INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING CITIZENS AREA TRANSIT (C.A.T.) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

13. GUARDS SHALL BE OBTAINED BY CONTACTING THE METROPOLITAN POLICE DEPARTMENT SPECIAL EVENTS UNIT (PHONE: 832-3442) 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.

14. ANY WORK WITHIN 300' OF A SIGNALIZED INTERSECTION WILL BE NIGHT WORK, UNLESS OTHERWISE DIRECTED BY THE CITY OF LAS VEGAS TRAFFIC ENGINEER.

15. THE CONTRACTOR SHALL CONTACT THE TRAFFIC ENGINEERING DIVISION (TRANSPORTATION SECTION) THROUGH THE PROJECTS OFFICE INSPECTOR PRIOR TO INITIATING PAVING TO RECEIVE DIRECTION FOR ANY PERMANENT OR TEMPORARY MODIFICATIONS TO THE APPROVED DRAWINGS REGARDING FINAL PAVEMENT TRANSITIONS, MARKINGS AND SIGNING. THE CONTRACTOR SHALL MATCH ADJACENT ROADWAY SEGMENTS. THE CONTRACTOR SHALL PROVIDE A DRAWING FOR APPROVAL BY THE TRAFFIC ENGINEERING DIVISION DEPICTING ANY ADJUSTMENTS TO THE FINAL PAVEMENT MARKINGS AND SIGNAGE, WHICH MAY INCLUDE CHITING, ADDING OR MODIFYING PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS THAT AFFECT TRANSITIONS AND LANE TERMINATIONS BETWEEN ADJACENT ROADWAY SEGMENTS ARE CONSIDERED.

2.4 CITY OF LAS VEGAS STREETLIGHT NOTES

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

2. NO DEVIATION OF STREET LIGHT, PULL BOX, CONDUITS (ETC.) LOCATIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF TRAFFIC ENGINEERING AND THE CITY ENGINEER.

3. ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION.

4. ALL STREET LIGHTING CONDUITS STUB SHALL HAVE AT LEAST ONE GREEN #8 THW WIRE INSTALLED, AS TRACER WIRE. WHEN "EMPTY CONDUIT" IS COMPLETELY INSTALLED FROM PB TO PB, IT SHALL HAVE MINIMUM OF 2 #4 AND 1 #8 THW WIRE WITH THE ENDS TAPED OR "SAFE OFF" PRIOR TO FINAL INSPECTION.

5. ANY STRUCTURE SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, ETC., SHALL LEAVE A MINIMUM CLEARANCE IN ACCORDANCE WITH THE UGD NO. 3204.

6. AS-BUILT DRAWINGS SHALL BE SUPPLIED TO THE TETO PRIOR TO ANY PRE-FINAL INSPECTION. THE AS-BUILT DRAWING NEEDS TO BE STAMPED AS-BUILT AND SIGNED BY THE PREPARER.

7. SERVICE POINT SHALL BE COORDINATED WITH NV ENERGY COMPANY, AND WHEREVER POSSIBLE, BE LOCATED NEAR THE CENTER OF THE CIRCUIT. SERVICE POINTS SHALL BE SHOWN ON THE CIVIL PLANS.

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

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

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

11. THE DEVELOPER/OWNER WILL BE REQUIRED TO SUPPLY POWER TO ALL NEW PUBLIC STREET LIGHTS INSTALLED UNDER THIS DESIGN PRIOR TO BOND RELEASE OR PROJECT COMPLETION. THE DEVELOPER/OWNER WILL BE RESPONSIBLE FOR ALL ITEMS ASSOCIATED WITH THE INSTALLATION, CONSTRUCTION, ENERGIZING, MAINTENANCE, AND OPERATIONAL COST OF SAID STREET LIGHTS PRIOR TO PROJECT COMPLETION. REFER TO THE PLAN FOR ANY NEW SERVICE REQUIREMENTS. THE TRANSFER OF OWNERSHIP FROM THE DEVELOPER/OWNER TO THE CITY OF LAS VEGAS FOR PUBLIC STREET LIGHTS AND/OR POLES SHALL BE EFFECTIVE UPON THE COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL BE IN CONJUNCTION WITH THIS PROJECT COMPLETION, COORDINATE ALL MAINTENANCE AND OPERATIONAL TRANSFERS WITH THE CITY OF LAS VEGAS TRAFFIC ENGINEERING DEPARTMENT (TETO) AT (702) 229-6331.

2.5 CITY OF LAS VEGAS GRADING NOTES

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.

2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.

3. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION, ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.

4. THE CONTRACTOR IS WARNED THAT AN OVERBLOW BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.

5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.

6. CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION, IN THE AREAS INDICATED:

A. PAVEMENT AREA SUBGRADE HORIZONTAL 0.1"± VERTICAL 0.01"± SEE SOLS REPORT
B. ENGINEERED FILL 0.5"± 0.1" TO 0.1"± SEE SOLS REPORT

COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE.

11. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.

8. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.

9. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND OPEN CONDITION. ALL SPILLS OF SOIL, ROCK, DEBRIS, OR OTHER MATERIALS 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 AND USABLE CONDITION.

FL FLOWLINE
FT FEET OR FOOT
FUT FUTURE
GRD GRADE OR GROUND
GSD GRADE BREAK OR GRADE CHANGE

CITY OF LAS VEGAS FIRE AND RESCUE GENERAL NOTES

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LAS VEGAS FIRE AND RESCUE ADOPTED FIRE CODE ORDINANCE # 8124 IN STRICT ACCORDANCE WITH THE FIRE HYDRANT INSTALLATION SPECIFICATIONS. AUTHORIZED FIRE HYDRANTS ARE AS FOLLOWS:

- KENNEDY - GUARDIAN MODELS KB1A AND KB1D
- MUELLER - SUPER GENTLEMAN 350, MODEL A-423
- CLOW - MEDALLION MODEL F-254BLV0
- U.S. PIPE - METROFLOW/M-03

2. 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.

3. ON ANY RESIDENTIAL OR COMMERCIAL INSTALLATIONS, FIRE HYDRANTS SHALL BE INSTALLED AND FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED BEFORE COMMENCEMENT OF ANY COMBUSTIBLE CONSTRUCTION. ALL FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER AND SHALL BE CAPABLE OF DELIVERING THE REQUIRED FIRE FLOW. SNFC #8124, SECTION 1412.

4. 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. SNFC #8124, SECTION 507.5.1.3

5. ALL UNDERGROUND INSPECTIONS, PRESSURE AND FLUSH VERIFICATIONS OF ALL FIRE HYDRANTS AND FIRE LINES SHALL BE CONDUCTED BEFORE COVERING THE LINES. CORN LOADING IS ACCEPTABLE FOR THE HYDRO TESTS WITH PRIOR FIRE PREVENTION APPROVAL.

6. 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. SNFC 507.2.1, NFPA 24

7. 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. P.F. 507, SNFC 507.5.

8. PRIVATE HYDRANTS SHALL BE PAINTED RED. SNFC 507.5.1

9. 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. P.F. 507, SNFC 507.1

10. FIRE HYDRANT SPACING SHALL BE AS FOLLOWS: SNFC C102

- RESIDENTIAL- 500 FT UNSPRINKLERED; 600 FT SPRINKLERED
- COMMERCIAL- 300 FT UNSPRINKLERED; 400 FT SPRINKLERED

11. 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 HOUR. HYDRANTS ARE REQUIRED ON EACH SIDE OF THE STREET SPACED AT 300 FT ON AN ALTERNATING BASIS. SNFC C102.14

12. 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.

13. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN 6 FT OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREETLIGHT OR ANY OTHER OBSTRUCTION. SNFC C102.12

14. A MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A ONE-TWO FAMILY DWELLING SHALL NOT EXCEED 300 FT, AS MEASURED BY AN APPROVED ROUTE. SNFC 102.4

15. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A FIRE DEPARTMENT CONNECTION (FDC) SHALL NOT EXCEED 100 FT, AS MEASURED BY AN APPROVED ROUTE. SNFC C102.7

16. THE MAXIMUM DISTANCE FROM A HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200 FT. SNFC 102.6

17. TWO (2) SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE IS 4 OR MORE FIRE HYDRANTS/SPRINKLER LEAD-INS ARE INSTALLED ON A SINGLE SYSTEM. SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT ANY ONE FIRE HYDRANT OR VALVE CAN BE SHUT OFF WITHOUT A BREAK IN A WATER MAIN.

18. 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. SNFC 503.2.3

19. 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% SNFC 503.2.7 / 503.2.8

20. THE TURNING RADIUS OF THE FIRE APPARATUS ACCESS ROADS SHALL BE NO LESS THAN 52 FT OUTSIDE AND 25 FT INSIDE (FLOW LINE TO FLOW LINE). IF PARALLEL PARKING IS ALLOWED ON BOTH SIDES, THESE WIDTHS MAY BE REDUCED TO 24 FT IF SPRINKLERED. SNFC 503.2.1.1 503.2.1.1

21. VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL NOT BE LESS THAN 13 FT 6 IN. SNFC 503.2.1.1 503.2.1.1

22. FIRE DEPARTMENT ACCESS ROADS IN ALL RESIDENTIAL DEVELOPMENTS (EXCEPT APARTMENT BUILDINGS) SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 36 FT FLOW LINE TO FLOW LINE (THIS WIDTH MAY BE REDUCED TO 24 FT IF ALL BUILDINGS FRONTING THE STREET ARE SPRINKLERED) FOR MAIN RESIDENTIAL STREETS, WITH PARKING PERMITTED ON BOTH SIDES OF THE STREET, PRIVATE DRIVE ALLEYS, DRIVEWAYS, ETC. SHALL BE ALLOWED TO BE REDUCED TO A MINIMUM WIDTH OF 24 FT FLOW LINE TO FLOW LINE WHEN SERVING NO MORE THE 6 RESIDENTS, AND WHEN ON STREET PARKING IS DISALLOWED. SNFC 503.2.1.1 503.2.1.1

23. ALL FIRE APPARATUS ACCESS ROADS IN COMMERCIAL DEVELOPMENTS AND APARTMENT COMPLEXES SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 24 FT (FLOW LINE TO FLOW LINE), PROVIDED NO PARKING IS ALLOWED ON EITHER SIDE; 32 FT (FLOW LINE TO FLOW LINE), WITH PARALLEL PARKING ON ONE SIDE; AND 36 FT (FLOW LINE TO FLOW LINE), IF PARALLEL PARKING IS ALLOWED ON BOTH SIDES. THESE WIDTHS MAY BE REDUCED TO 24 FT IF SPRINKLERED. SNFC 503.2.1.1

24. A FIRE APPARATUS ACCESS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FT FROM A FIRE DEPARTMENT WATER ACCESS. THIS DISTANCE COULD BE INCREASED TO 250 FT IF THE BUILDING IS SPRINKLERED. PFC 503.1.11 SNFC 503.1.1

25. APPROVED SECONDARY FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR 100 OR MORE DWELLING UNITS, RESIDENTIAL WITH DEAD-ENDS OR WITH A SINGLE POINT OF ACCESS IN EXCESS OF 600 FT, AND FOR ALL COMMERCIAL, INDUSTRIAL, AND MULTI-FAMILY RESIDENTIAL DEVELOPMENTS. SNFC 503.1.2

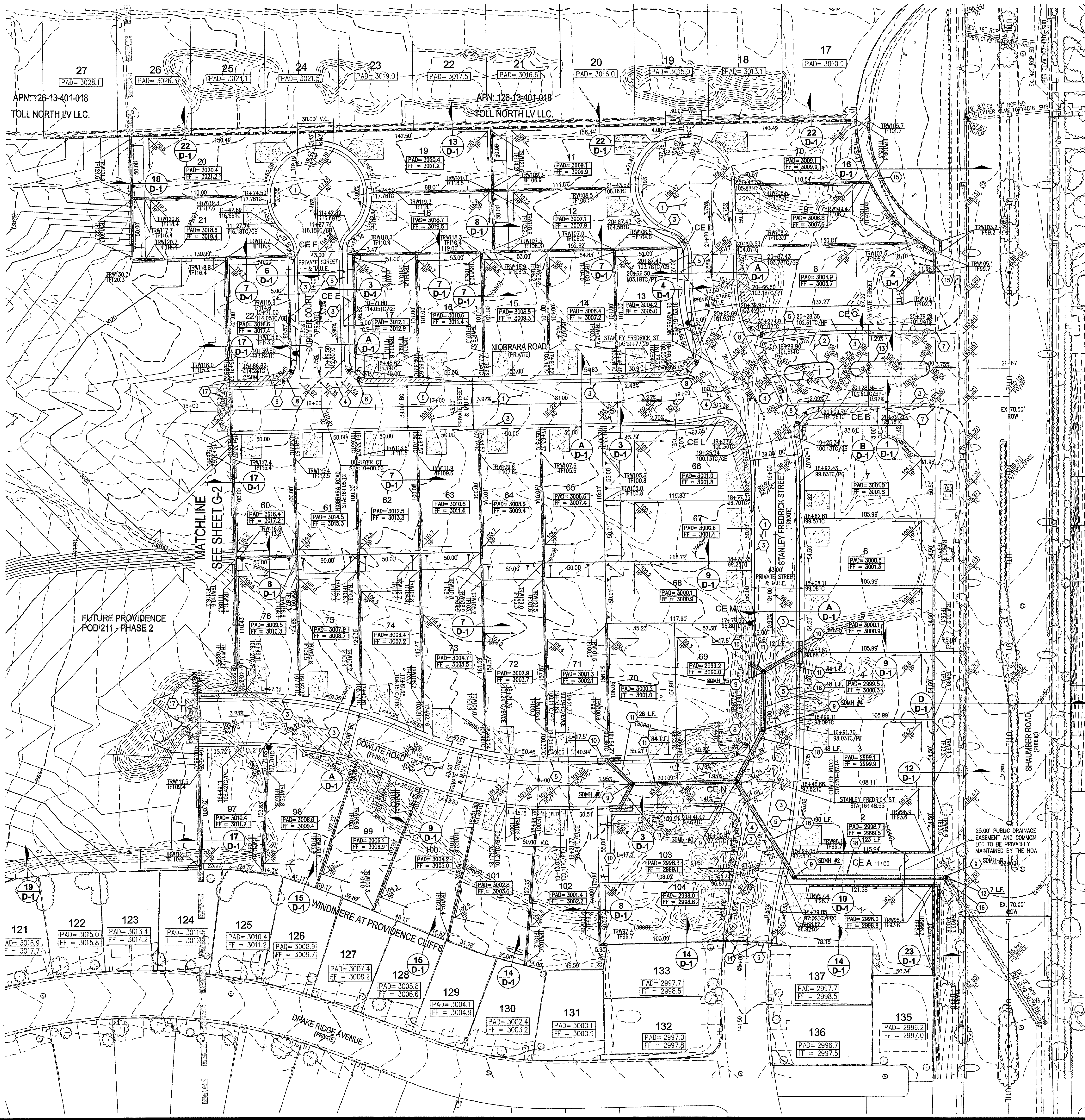
26. ALL DEAD-END FIRE APPARATUS ROADS AND/OR FIRE LINES, PUBLIC OR PRIVATE, IN EXCESS OF 150 FT IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND HAVING A MINIMUM DIAMETER OF 81 FT. SNFC 503.2.5

27. ALL FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE ACCESS SIGN AT THE END OF THE FIRE LANE AND WITH SIGNS AT INTERVALS OF 100 FT ALONG THE DESIGNATED FIRE LINES. 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 12 FT FROM THE GROUND SURFACE. THE SIGNS SHALL BE PLACED AT THE START OF THE ACCESS ROADWAY (IF PROVIDED) SHALL BE PAINTED WITH A RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS. SNFC 503.3

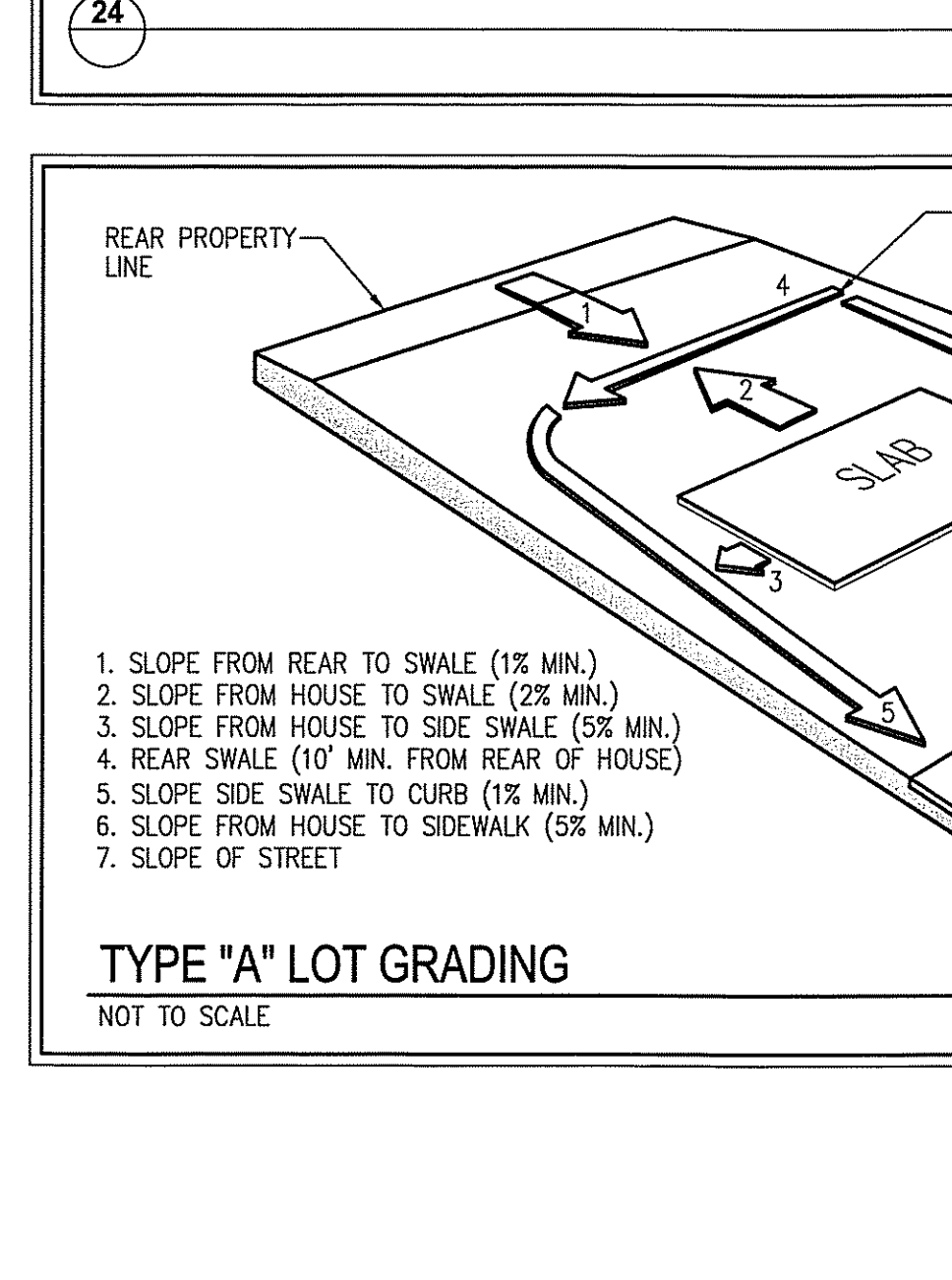
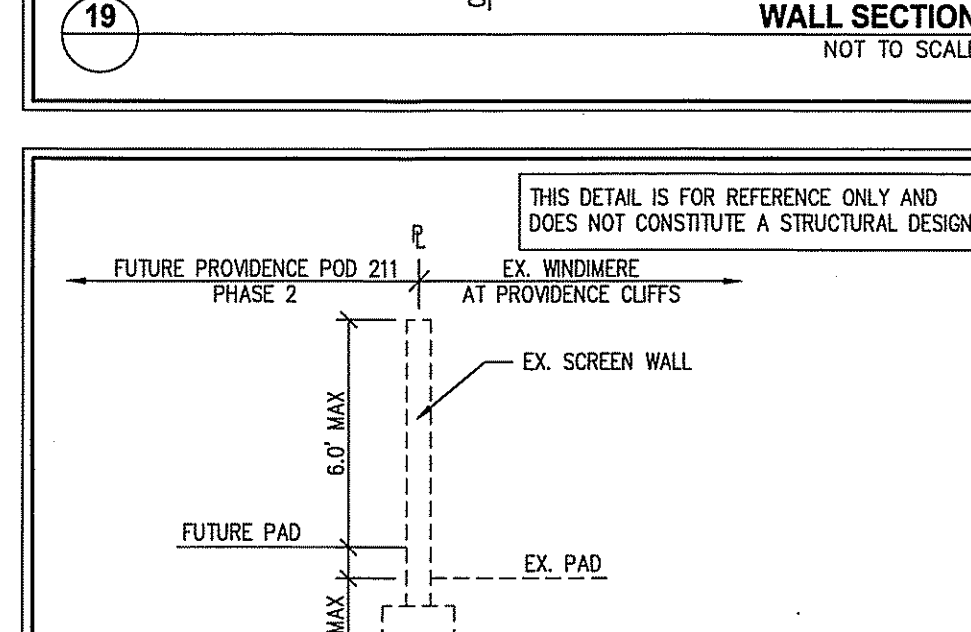
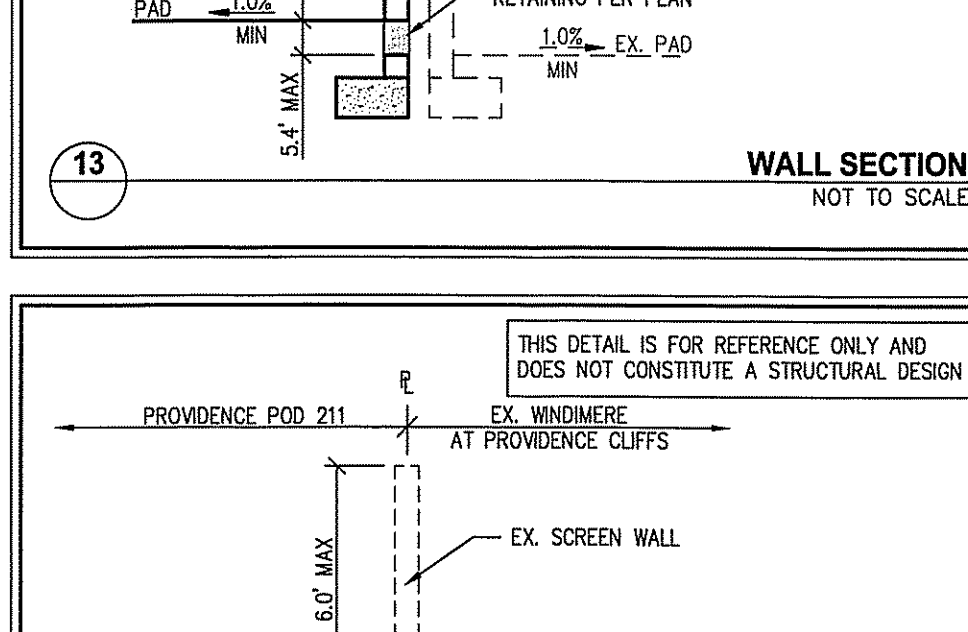
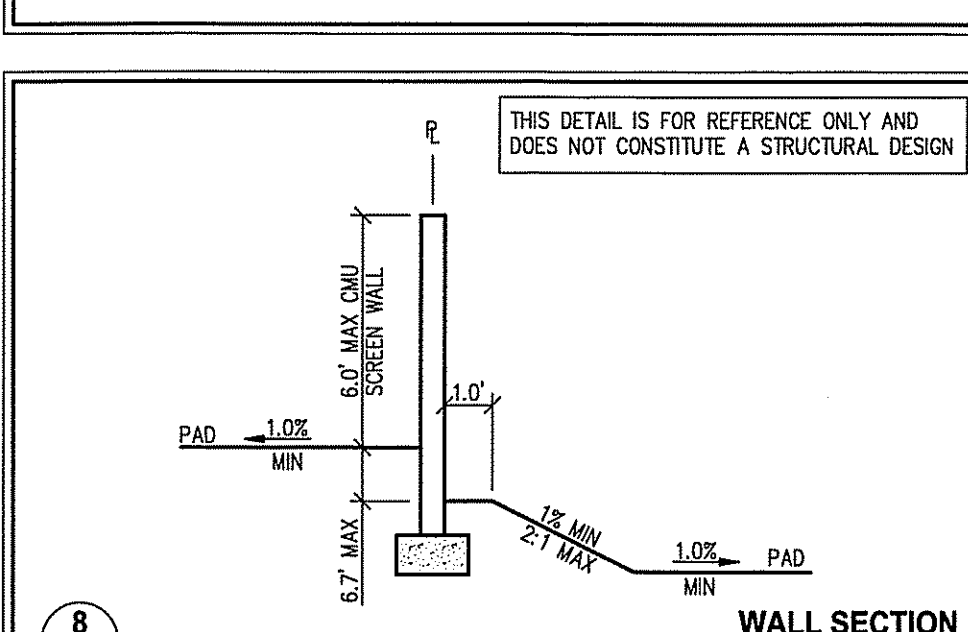
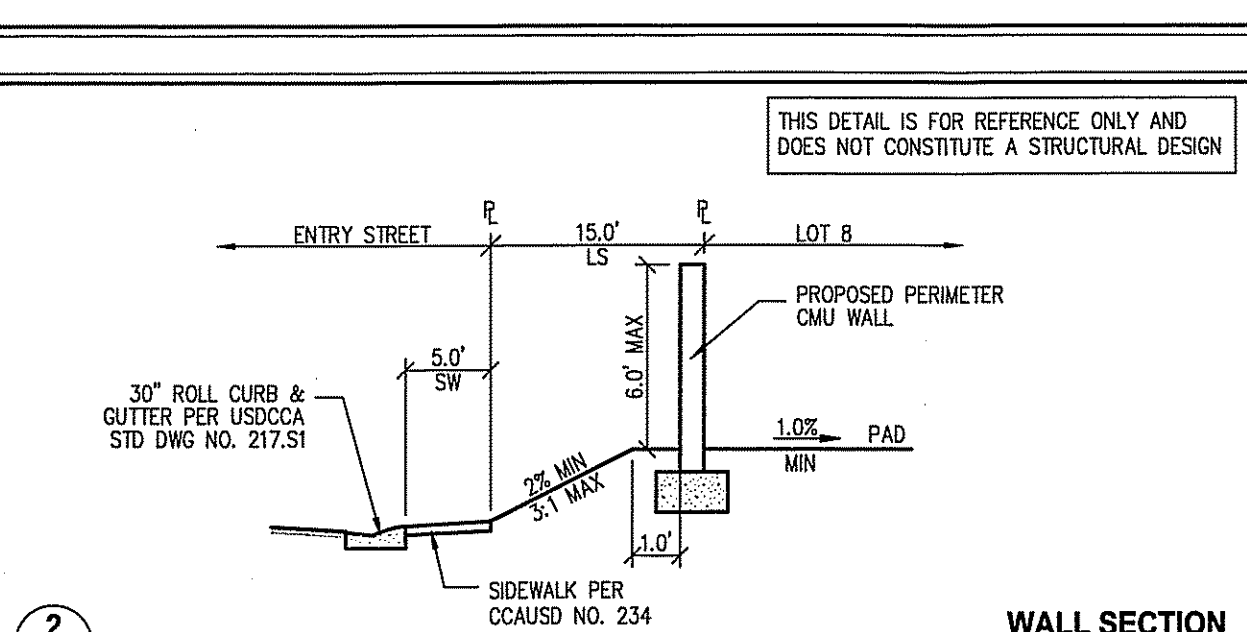
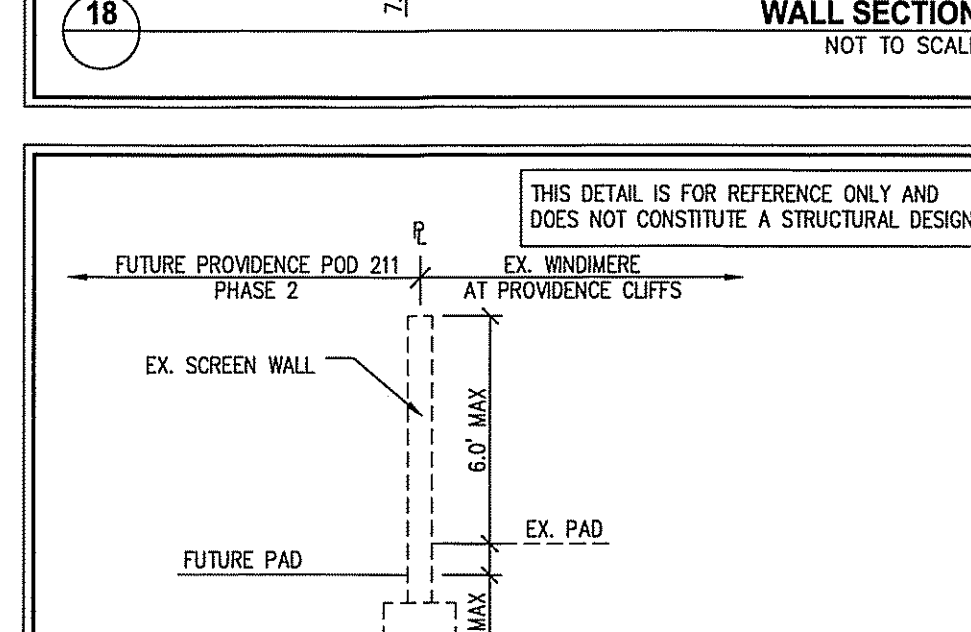
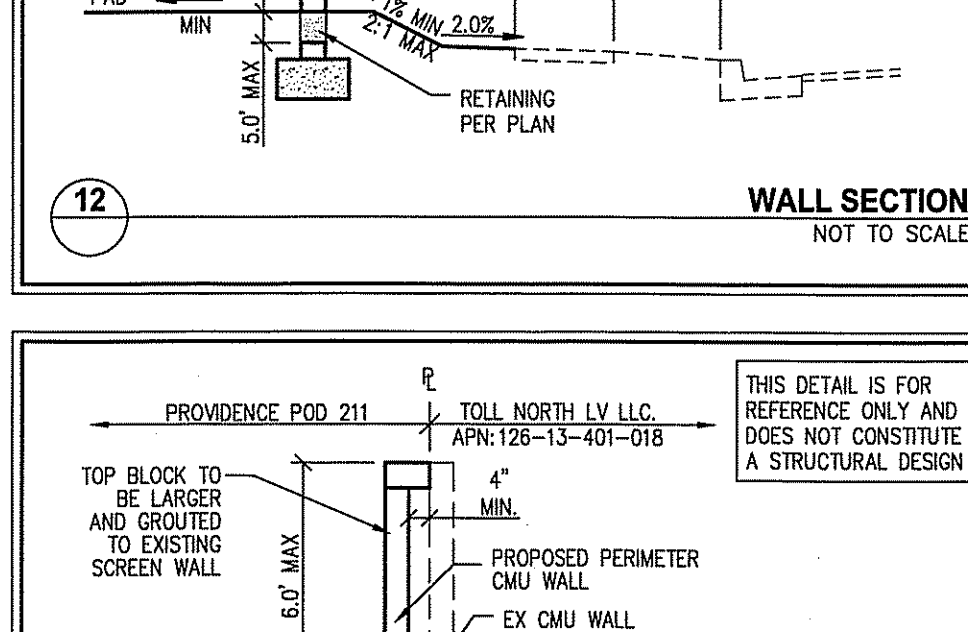
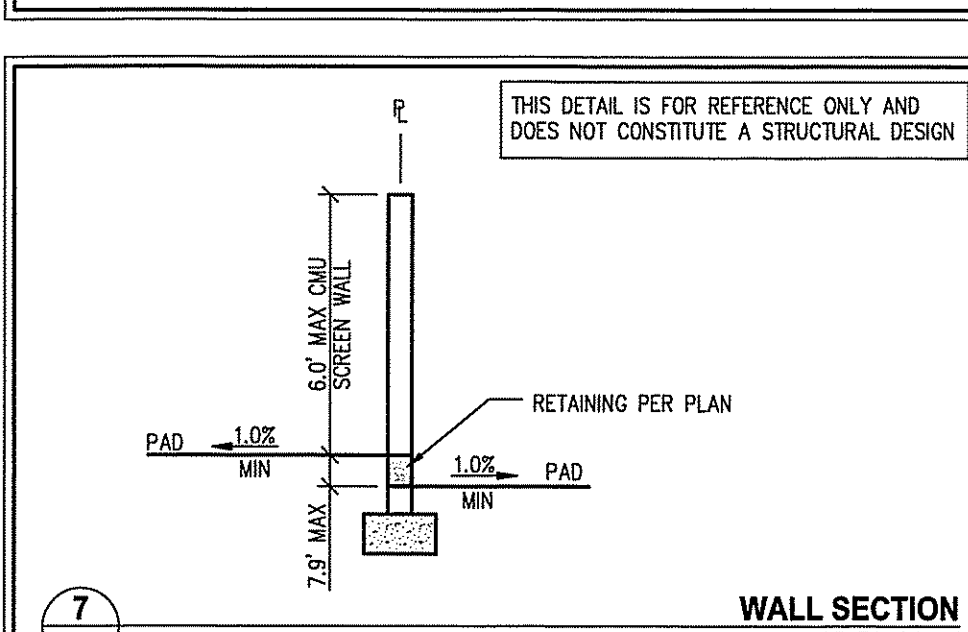
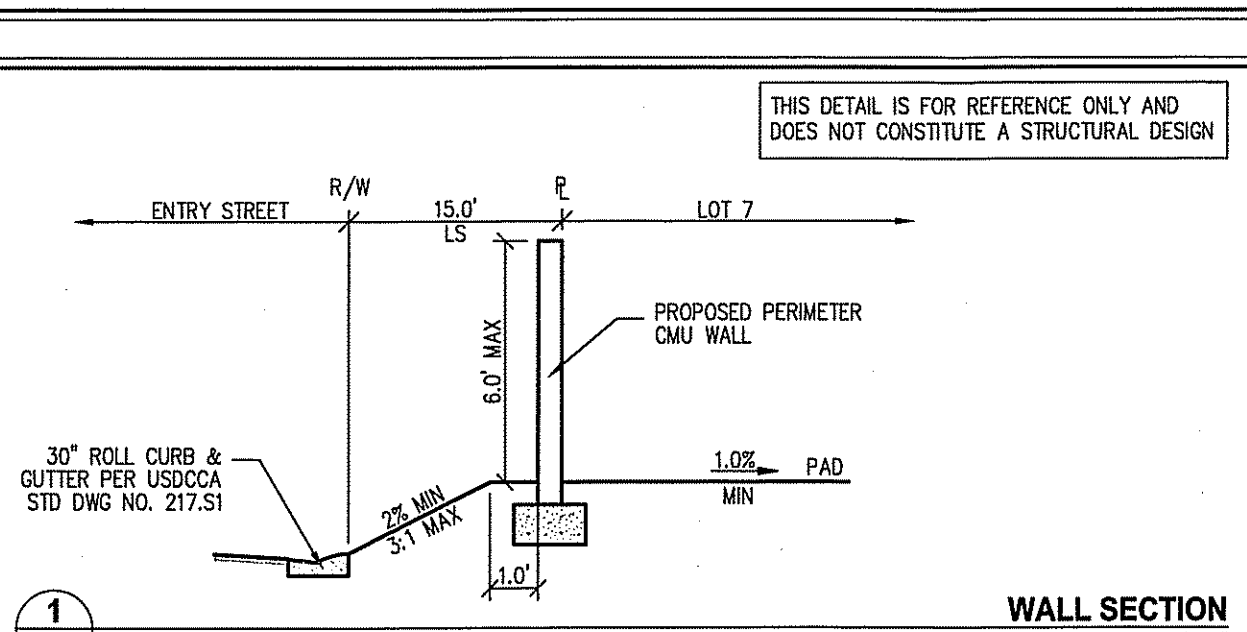
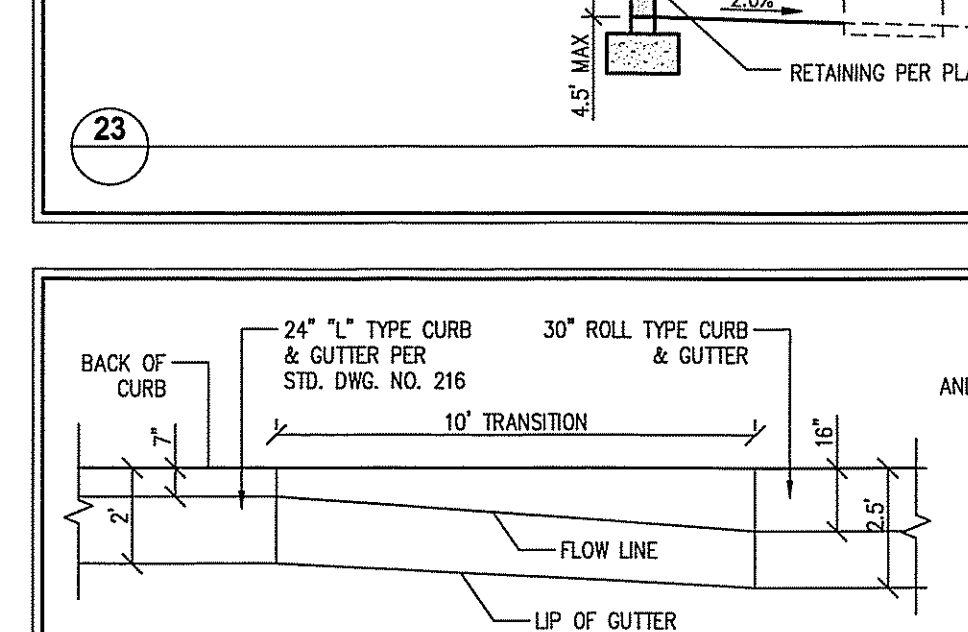
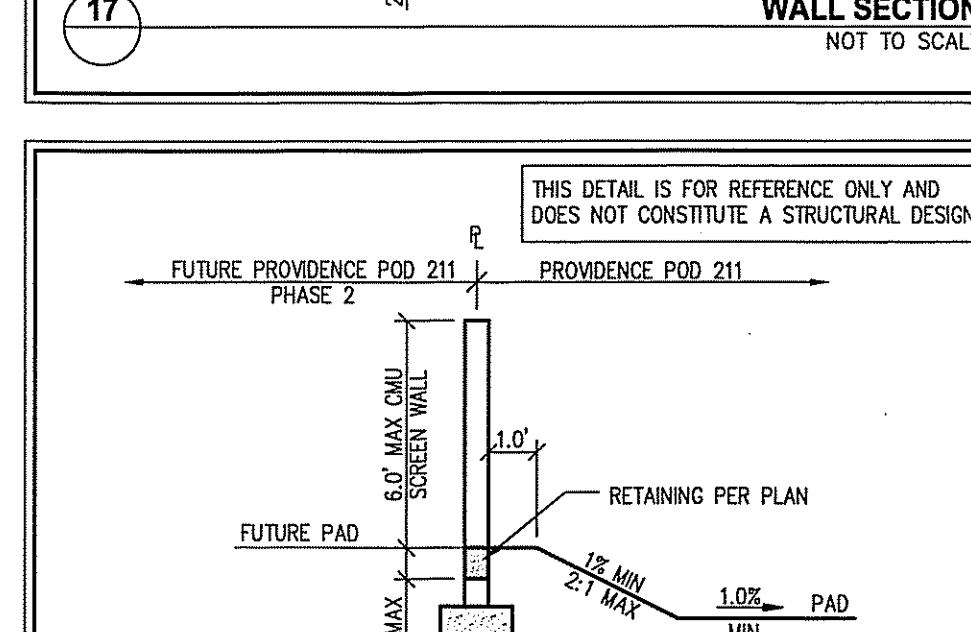
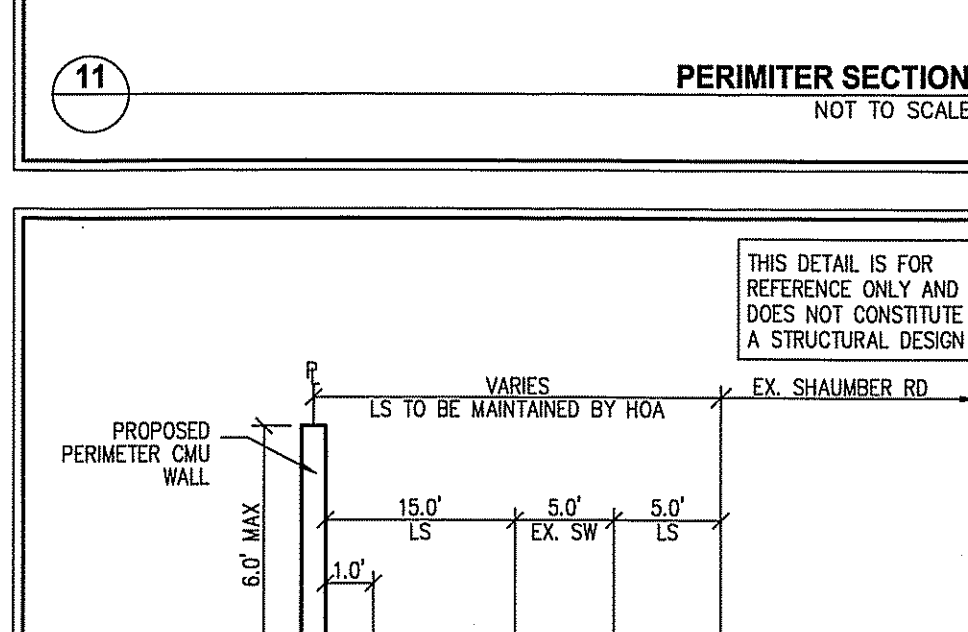
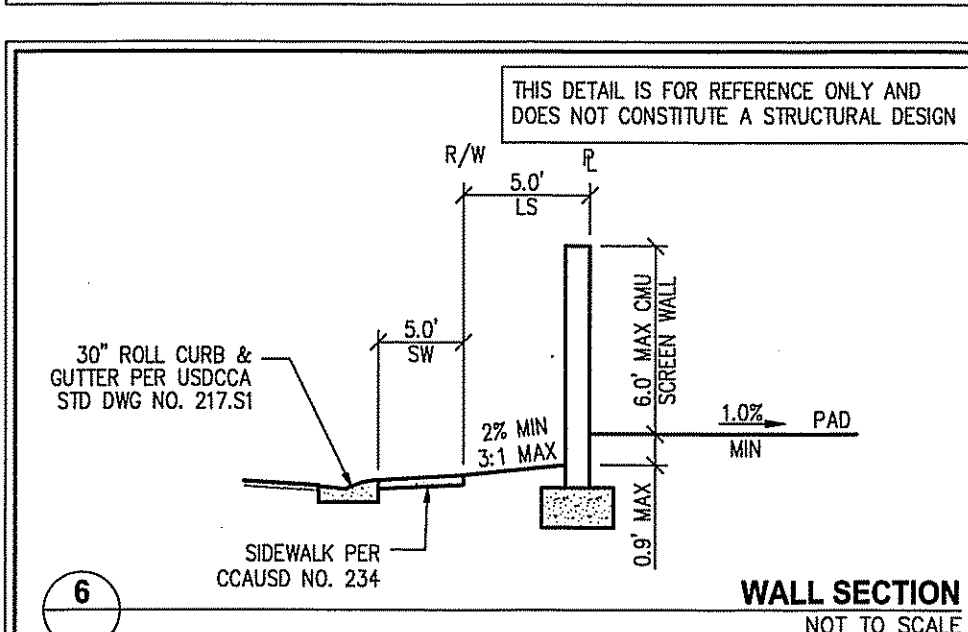
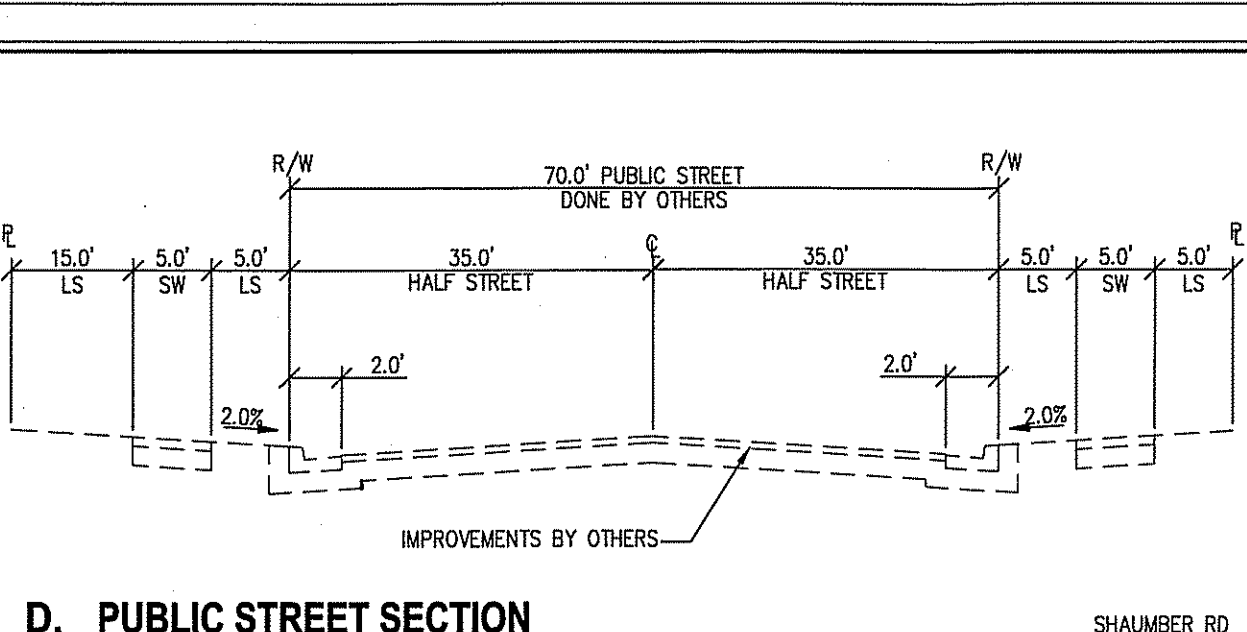
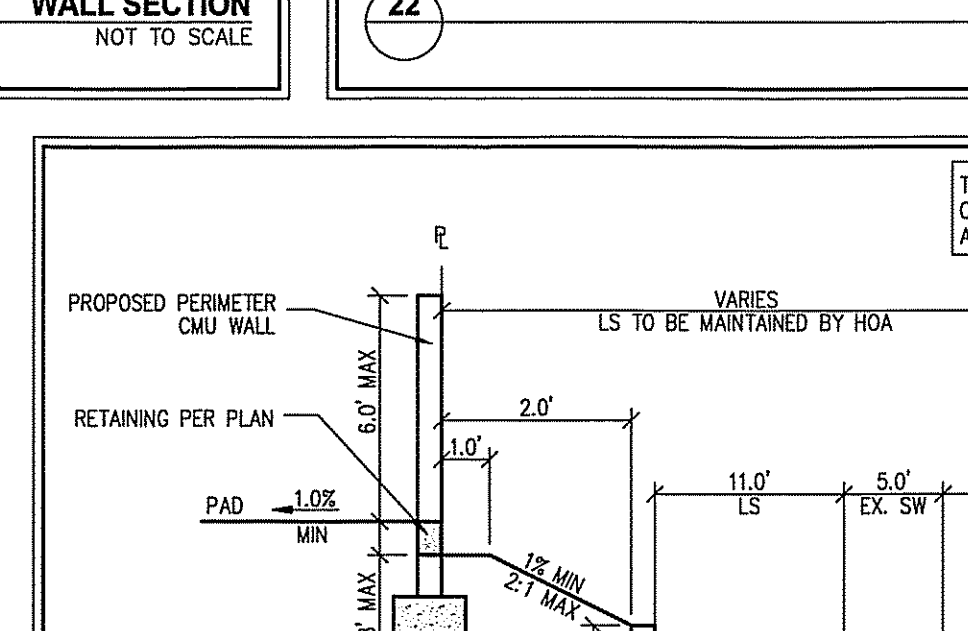
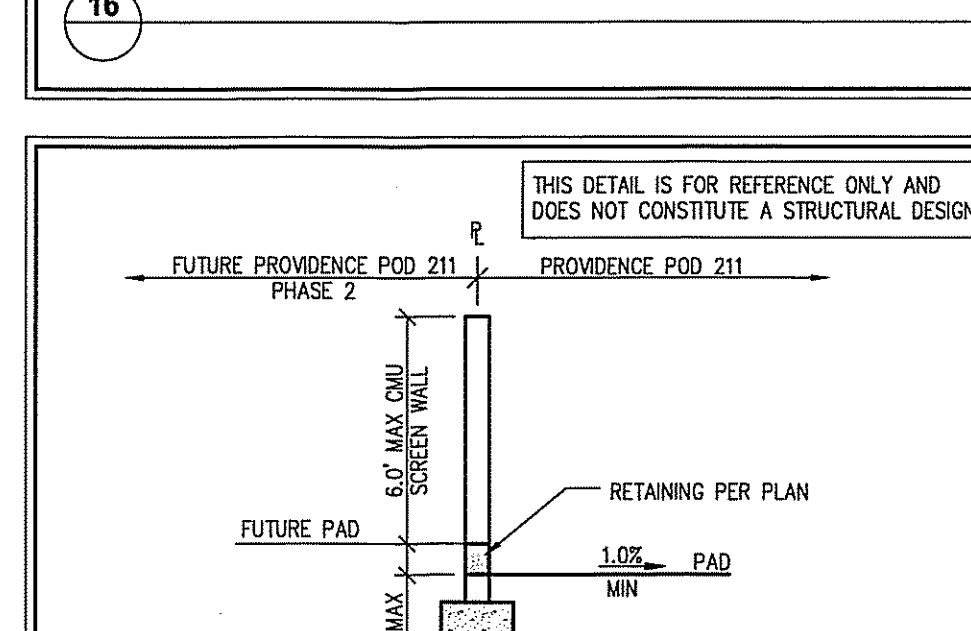
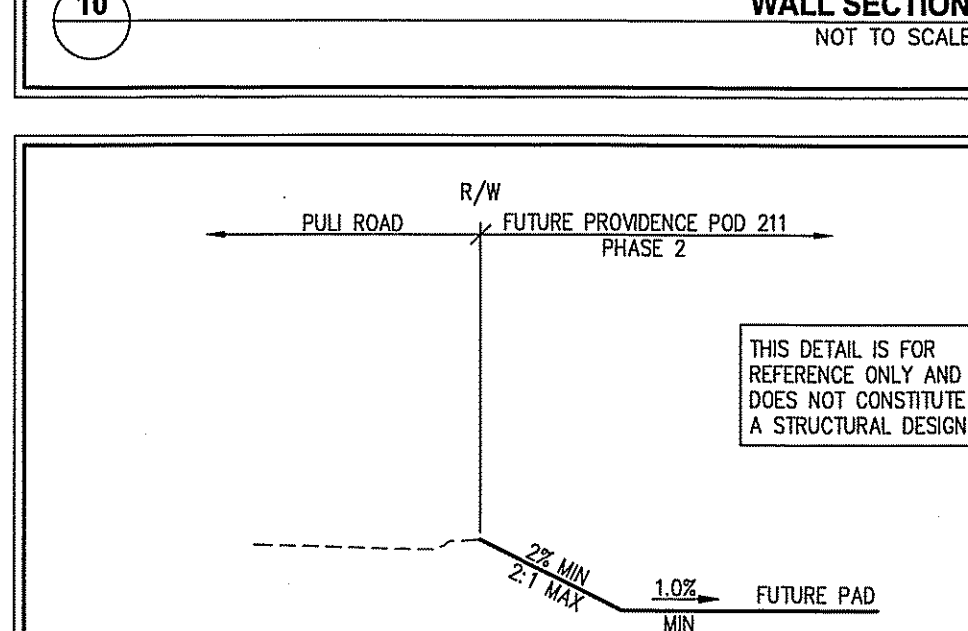
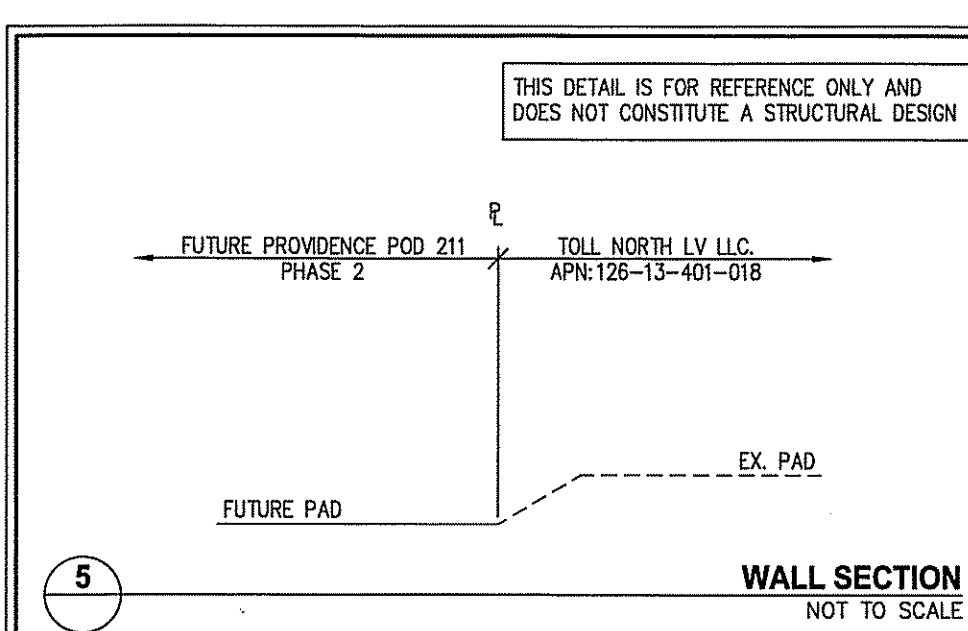
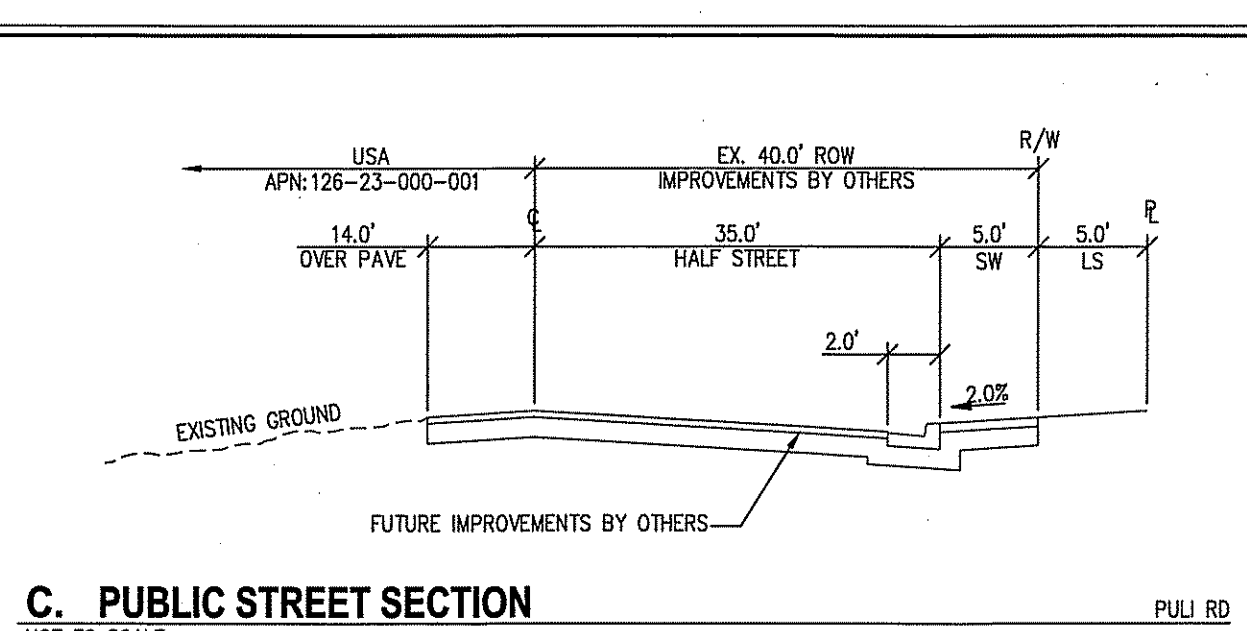
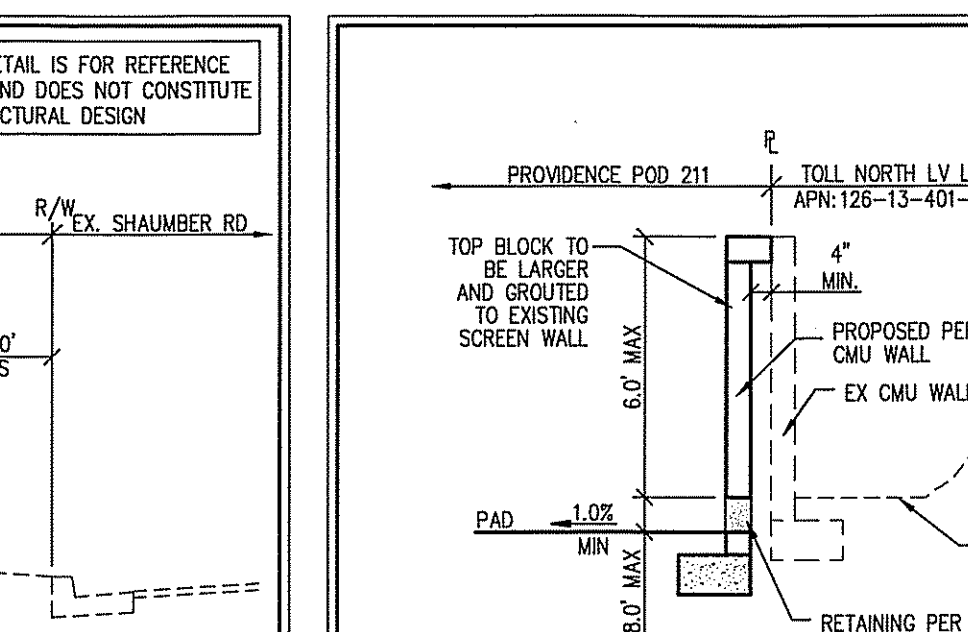
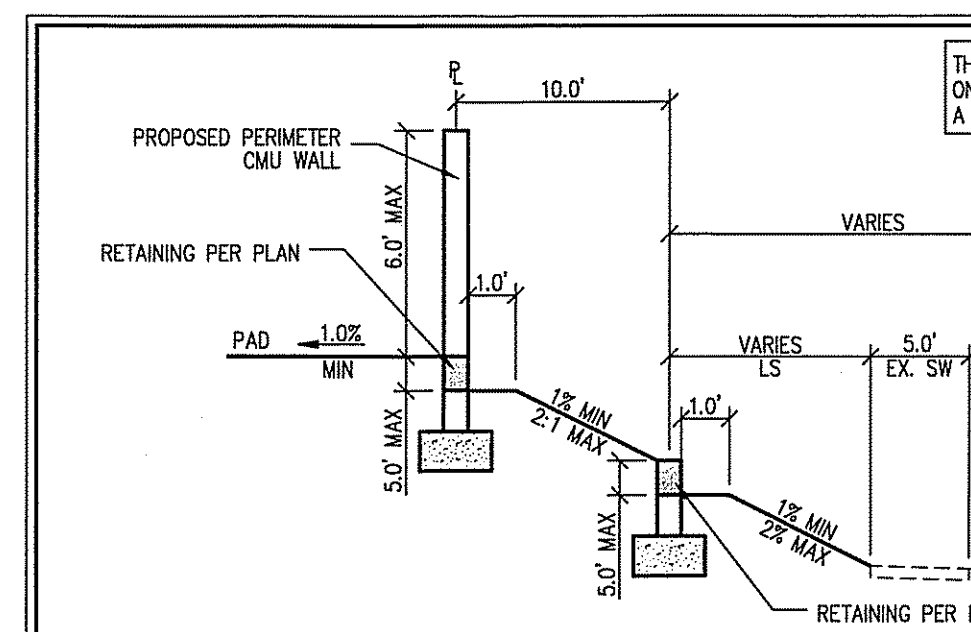
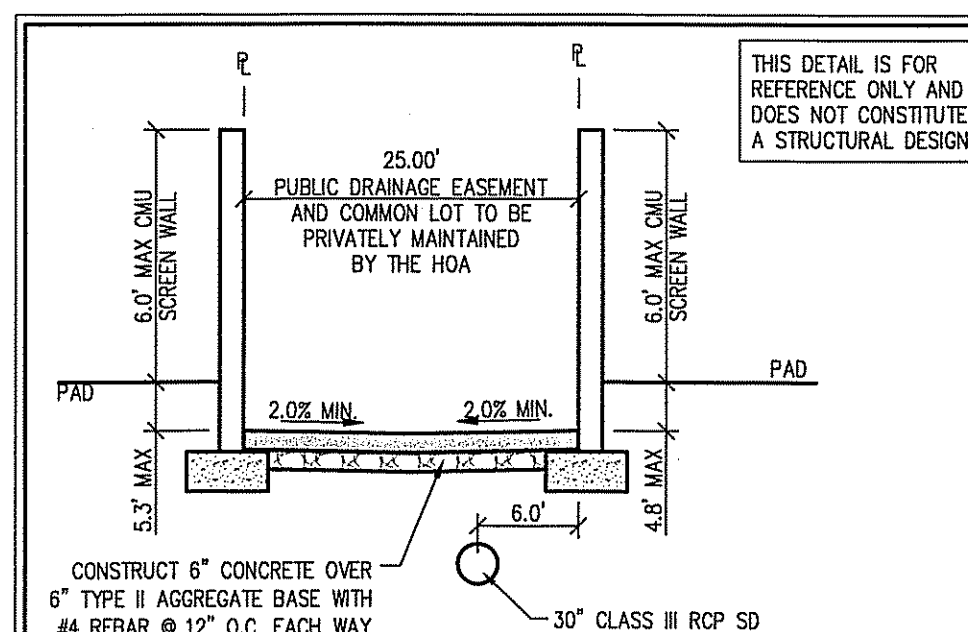
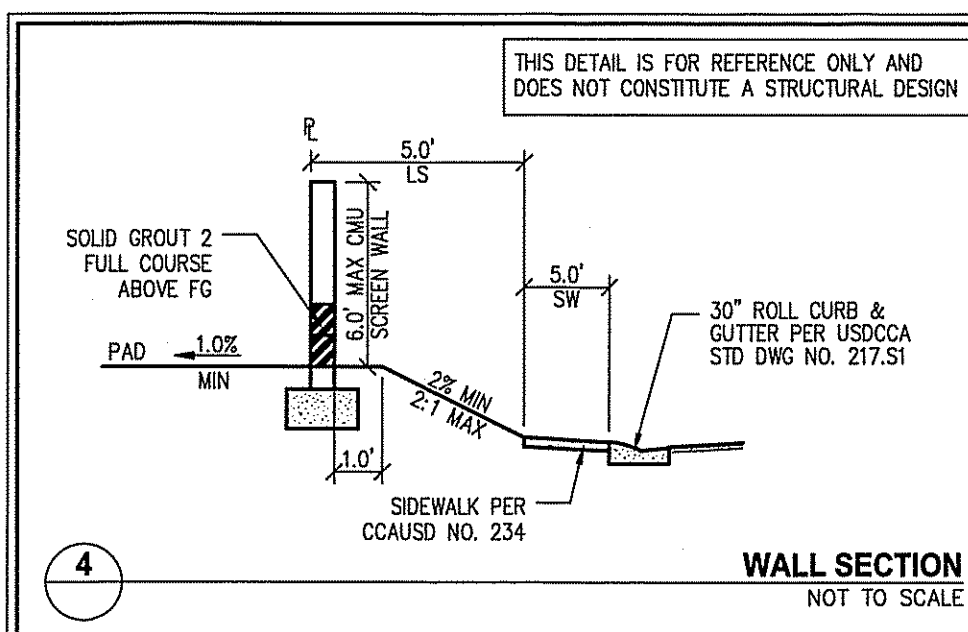
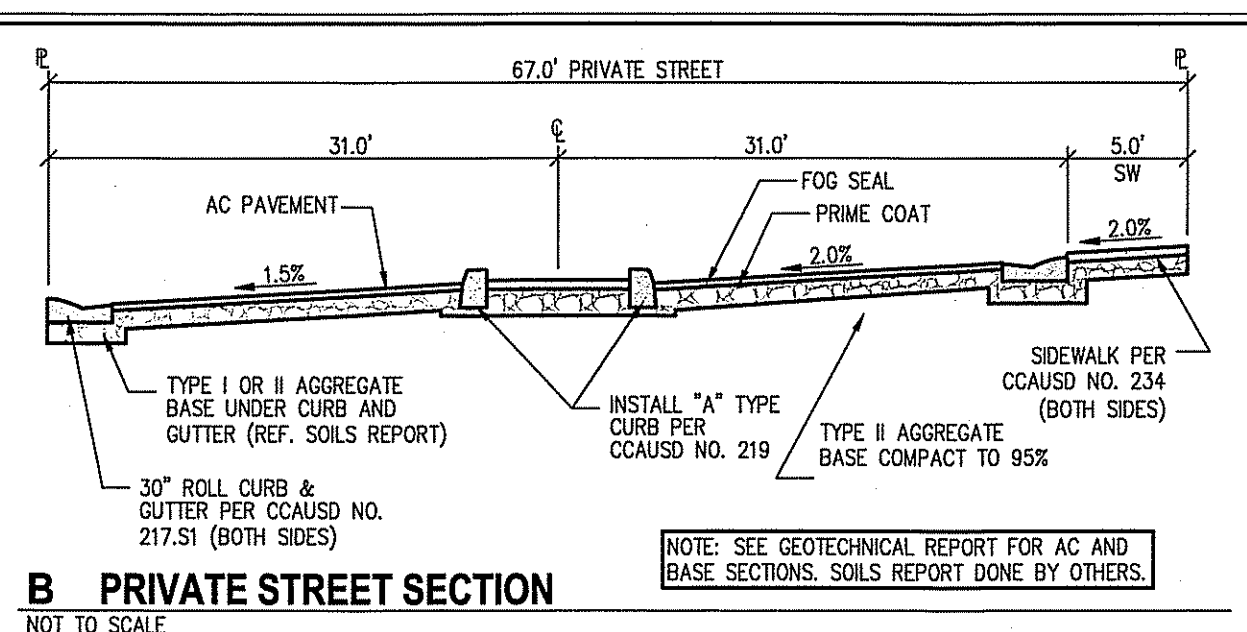
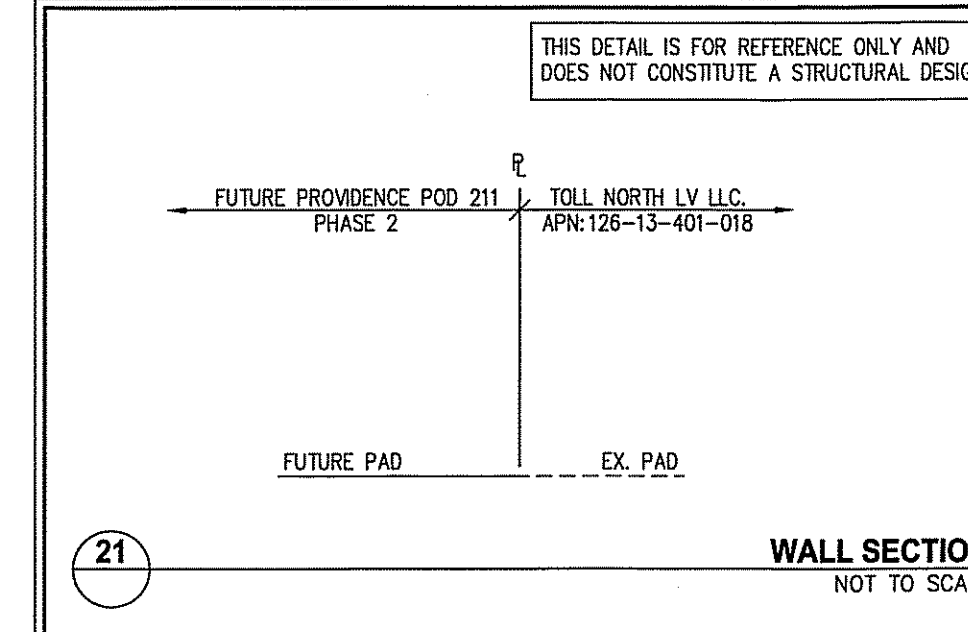
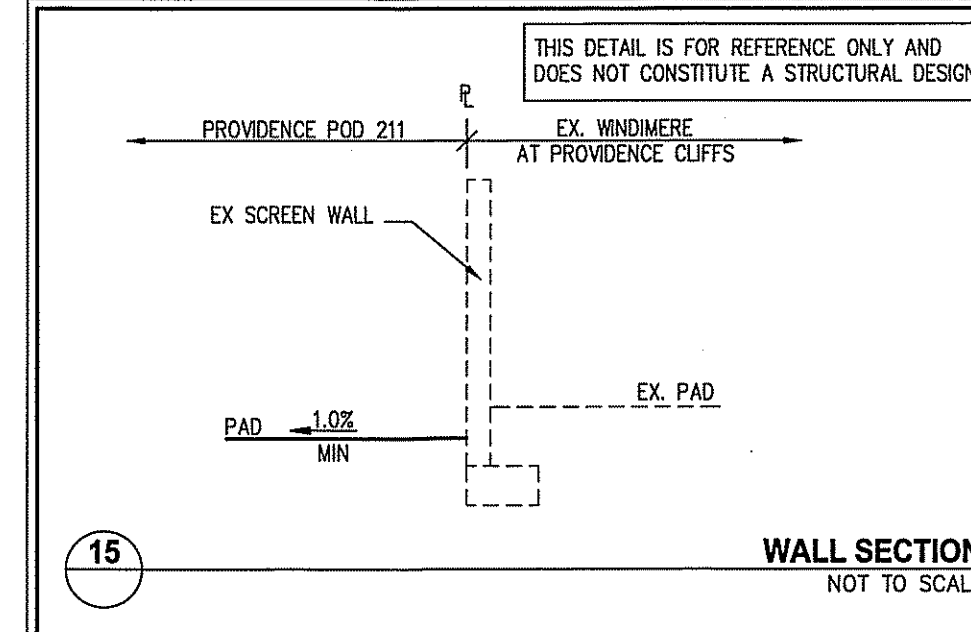
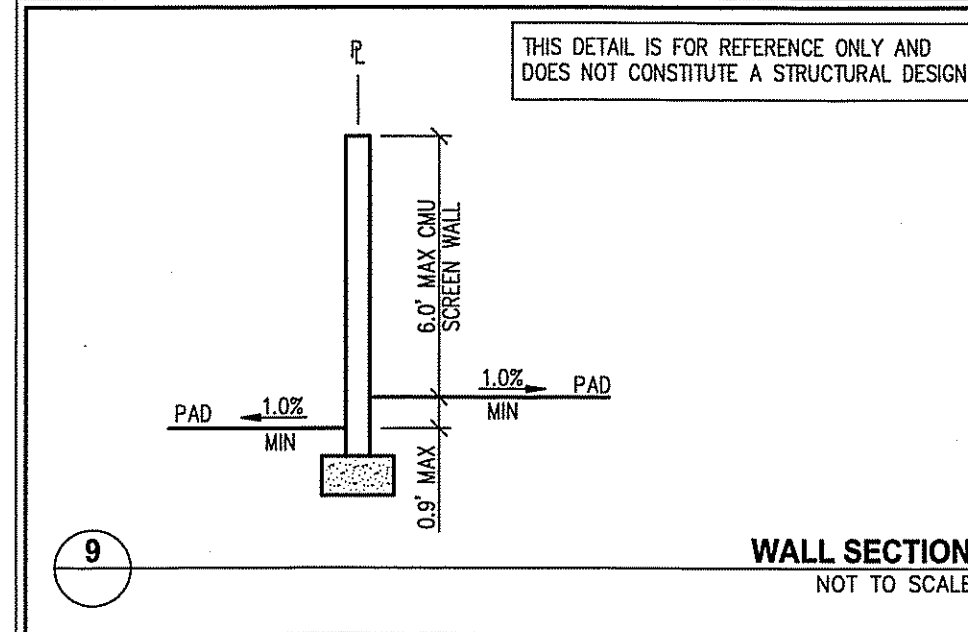
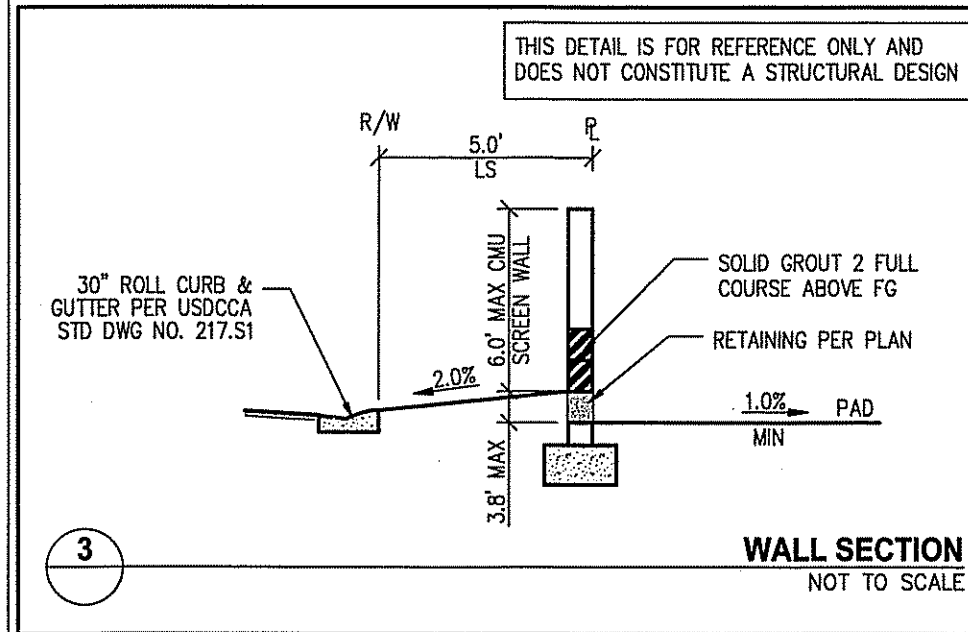
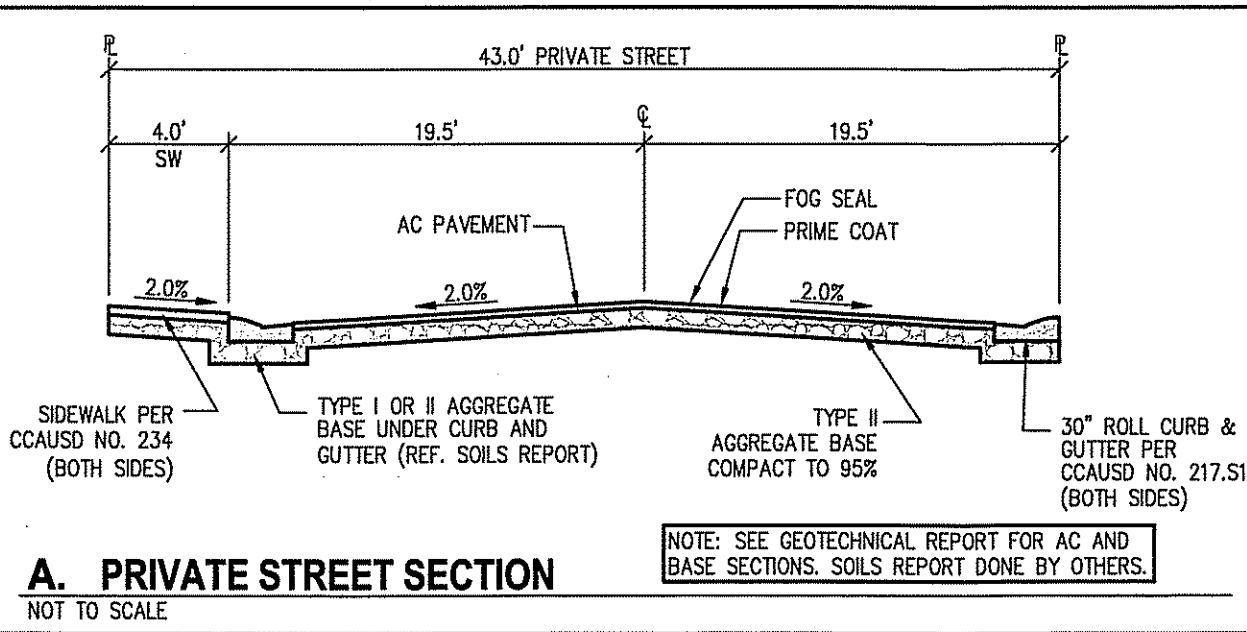
28. ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS GUIDELINES FOR AUTOMATIC EMERGENCY VEHICLE ACCESS GATES. PFC 1 SNFC 503.6

ABBREVIATIONS

AC	ASPHALTIC CONCRETE OR ACRE	GV	GATE VALVE	R	RADIUS
AGN	AGGREGATE BASE	HDPE	HIGH DENSITY POLYETHYLENE	RCA	REINFORCED CONCRETE ARCH
APN	ASSESSORS PARCEL NUMBER	HOA	HOME OWNERS ASSOCIATION	RCB	REINFORCED CONCRETE BOX
APPROX OR ~	APPROXIMATE	HORIZ	HORIZONTAL	RCP	REINFORCED CONCRETE PIPE
AVE	AVENUE	HIGH	HIGH POINT	ROI	ROADWAY
AT	AT	HWL	HIGH WATER LEVEL	ROF	ROADWAY EASEMENT
BC	BEGIN CURVE OR BACK OF CURB	HWL OR HW	HEADWALL	REQD	REQUIRED
BOR	BEGINNING OF CURB RETURN	HYD	HYDRAULIC OR HYDRANT	REV	REVISION
BHW	BOTTOM OF HEADWALL	ID	INSIDE DIAMETER	RT OR R	RIGHT OF WAY
BLDG	BUILDING	INCH	INCH	R/W, ROW	RIGHT OF WAY
BLVD	BOULEVARD	INT	INTERSECTION	S	SLOPE
BNV	BENCHMARK	INT	INVERT ELEVATION	SCH	SCHEDULE
BVC	BEGIN VERTICAL CURVE	IP	IRON PIPE	SD	STORM DRAIN
BWV	BACK WATER VALVE	IRRG	IRRIGATION	SDMH	STORM DRAIN MANHOLE
CC	CLARK COUNTY	LEAF	LEAF LINE	SEC	



F:\VIA302-000\providence pod 211.dwg, Improv\Via302-000\providence pod 211 - del.dwg, 3/13/2014 12:36 PM Doug Bergstrom



SLATER
HANFAN
GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300
FAX (702) 284-5399

CITY OF LAS VEGAS

CG-211, LLC BY CORE MANAGER, LLC
PROVIDENCE POD 211, PHASE 1
DETAIL SHEET 1

DATE: 2/3/14
DRAFTER: SS
DESIGNER: DEB
CHECKED: BDP
PROJECT NO.
FIG1302-000

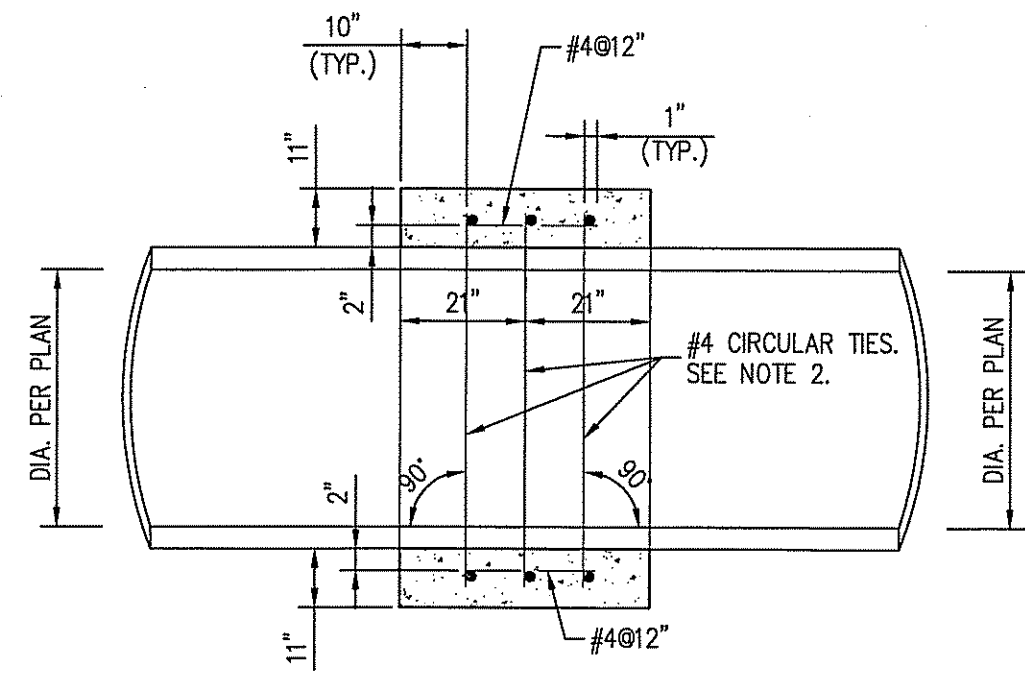
PROFESSIONAL ENGINEER - STATE OF NEVADA
DOUGLAS BERGSTRÖM
EXPIRATION DATE 12/31/2014
CIVIL
No. 17103

D-1
SHEET 5 OF 18

PIPE DIAMETER	SPACE BETWEEN PIPE EXTREMITIES	NO. OF CIRCULAR TIES
21" or less	2 1/2"	3
24" to 30"	2 1/2" or less	3
33" to 57"	2 1/2" or less	4
60" to 66"	2 1/2" or less	5

1) WHERE THE SLOPE OF THE UPSTREAM PIPE IS GREATER THAN THE SLOPE OF THE DOWNSTREAM PIPE, JOIN SOFFITS. WHERE THE SLOPE OF THE UPSTREAM PIPE IS LESS THAN THE SLOPE OF THE DOWNSTREAM PIPE, JOIN INVERTS.

2) WHERE THE SPACE BETWEEN THE PIPE EXTREMITIES EXCEEDS 2 1/2 INCHES, THE NUMBER OF CIRCULAR TIES SHALL BE INCREASED TO MAINTAIN A MAXIMUM SPACING OF 6 INCHES CENTER TO CENTER. CIRCULAR TIES SHALL HAVE A DIAMETER 5 INCHES GREATER THAN THE OUTSIDE DIAMETER OF THE LARGER PIPE.



CONCRETE COLLAR DETAIL
NOT TO SCALE

2

[illegible]

S24
R39S
R39E

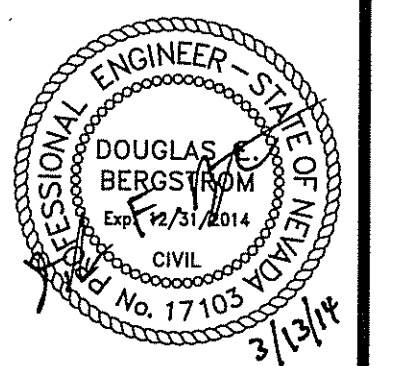
CITY OF LAS VEGAS

CG-211, LLC BY CORE MANAGER, LLC

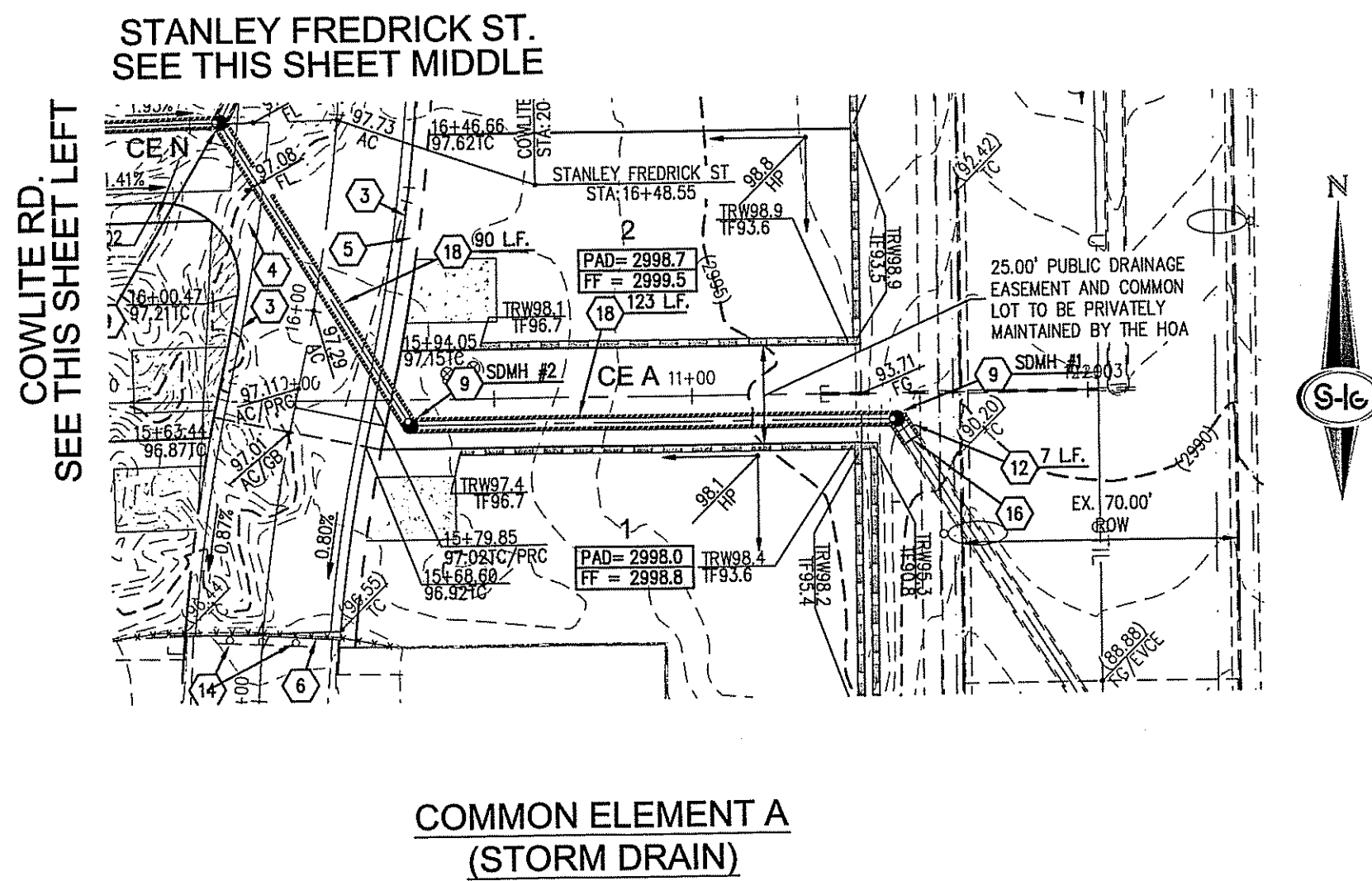
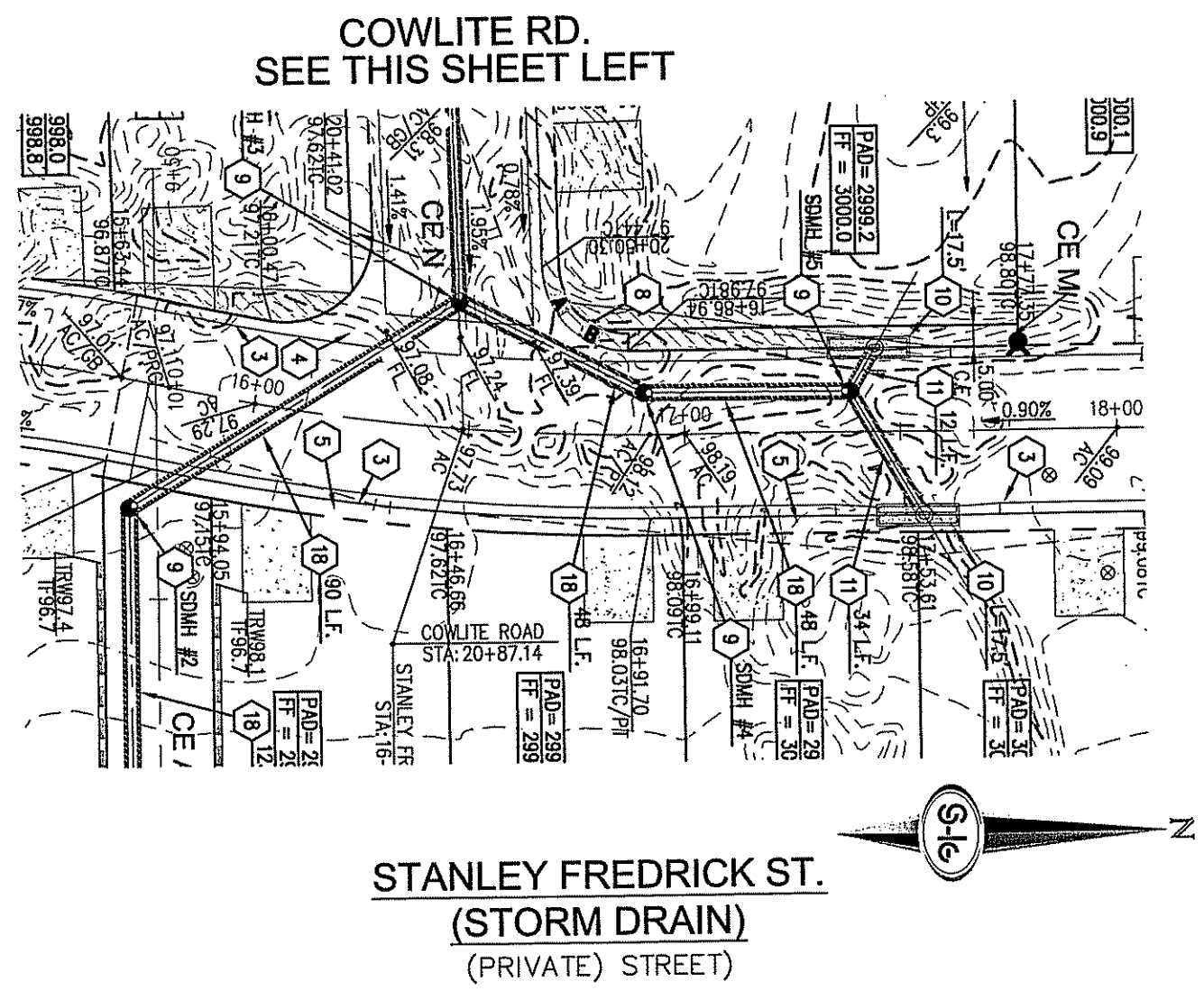
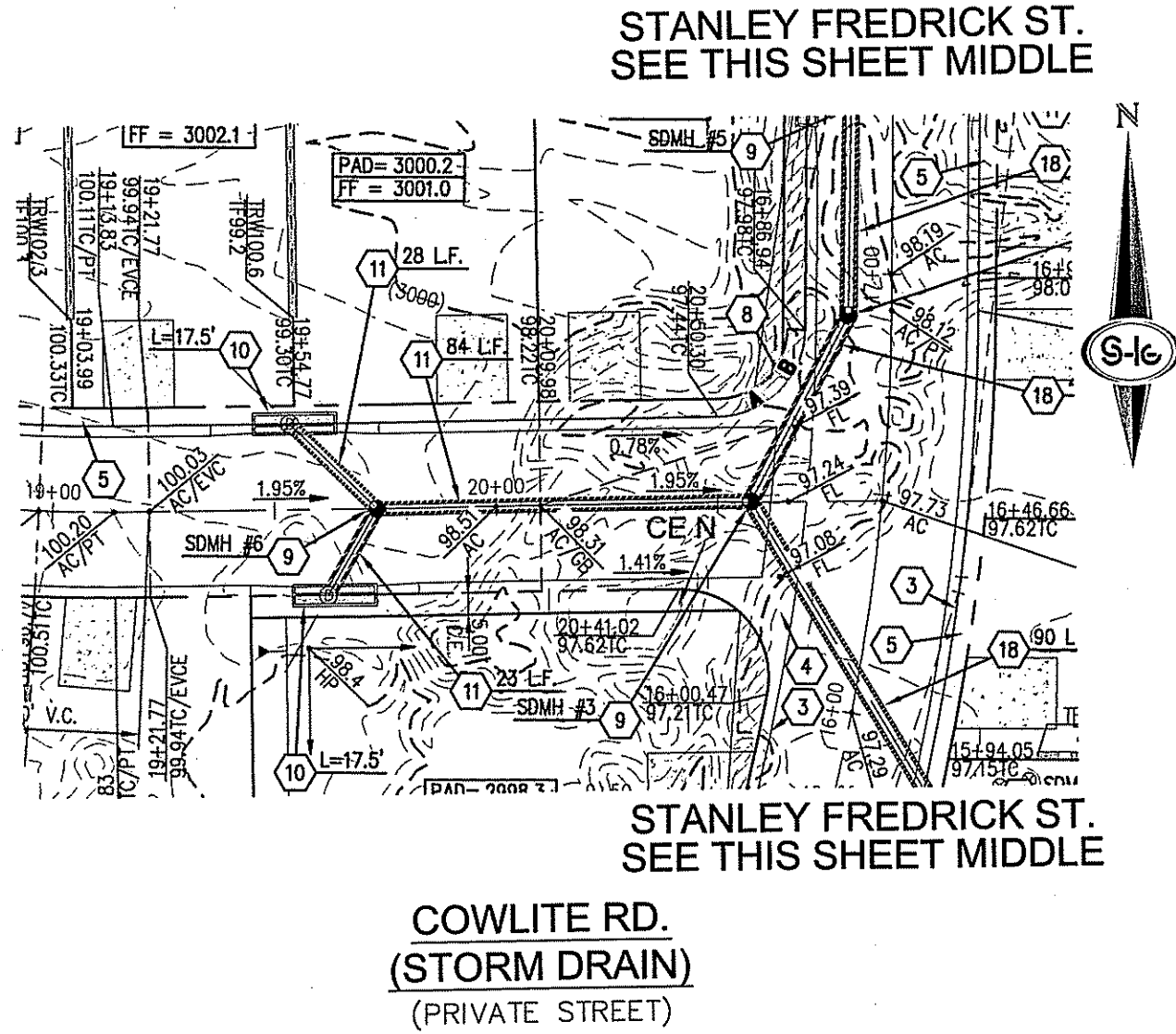
PROVIDENCE POD 211, PHASE 1

DETAIL SHEET II

DATE:	2/3/14
DRAFTER:	SS
DESIGNER:	DEB
CHECKED:	BDP
PROJECT NO.	
FIG1302-000	



D-2
EET 6 OF 18

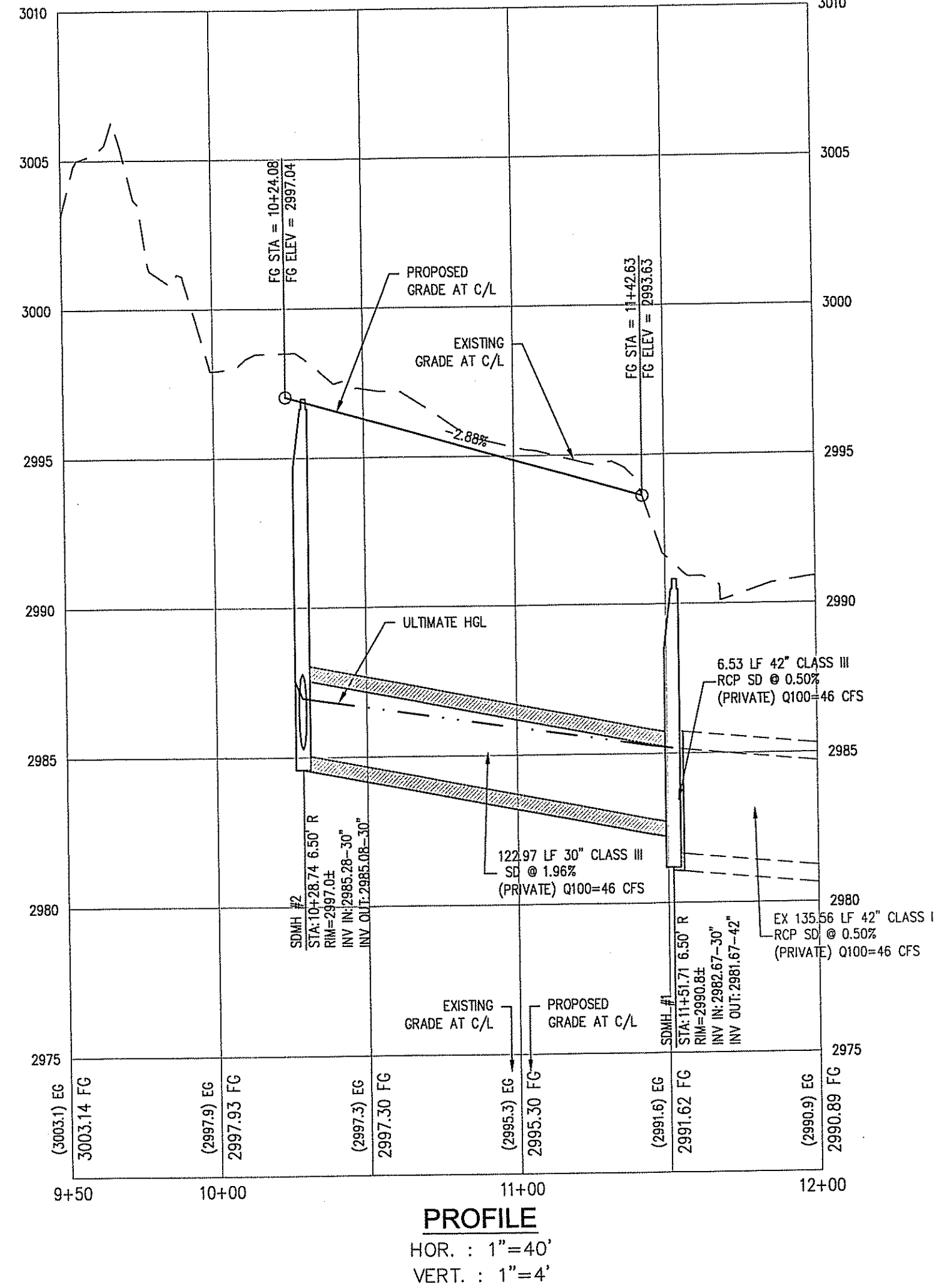
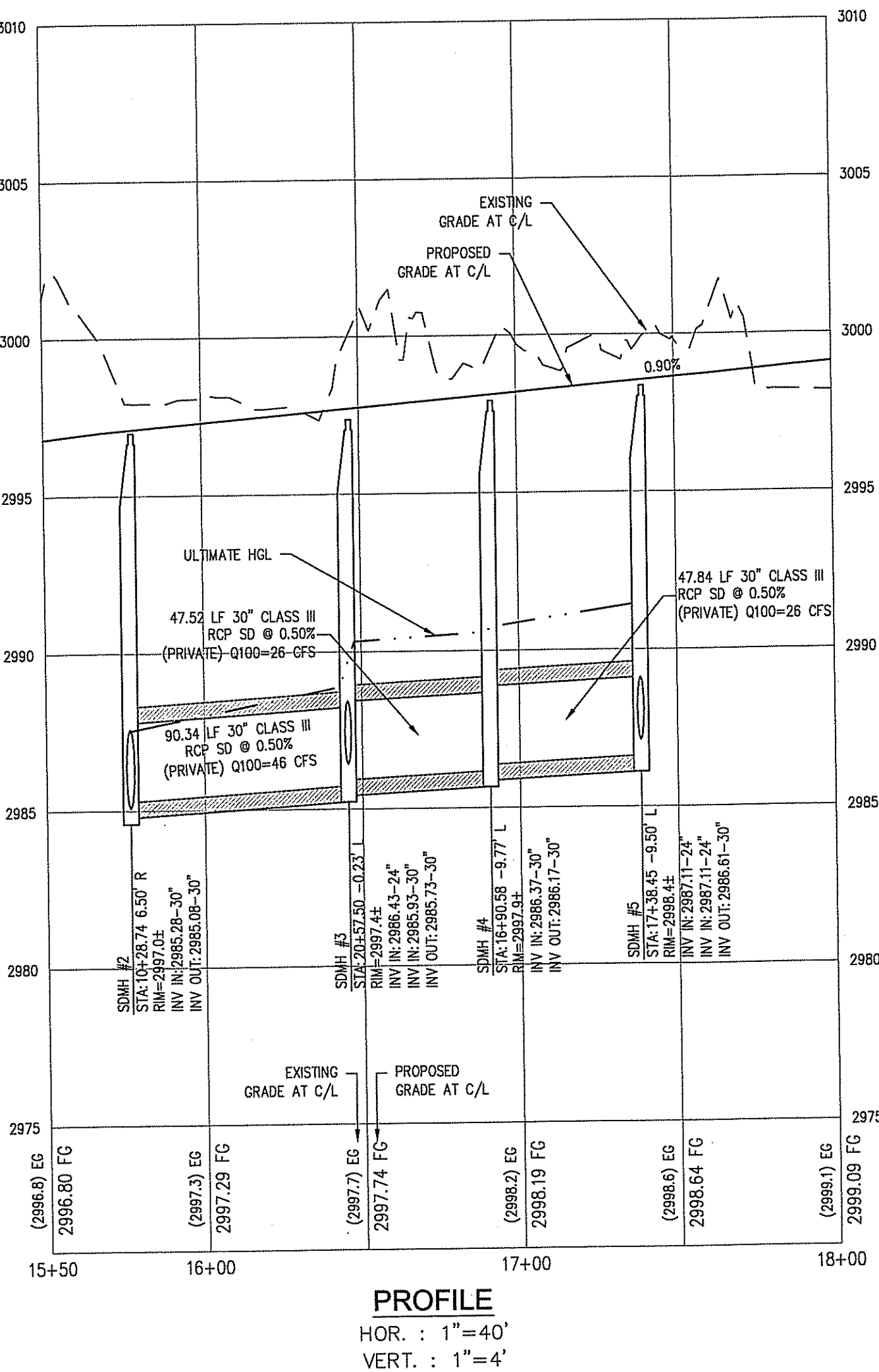
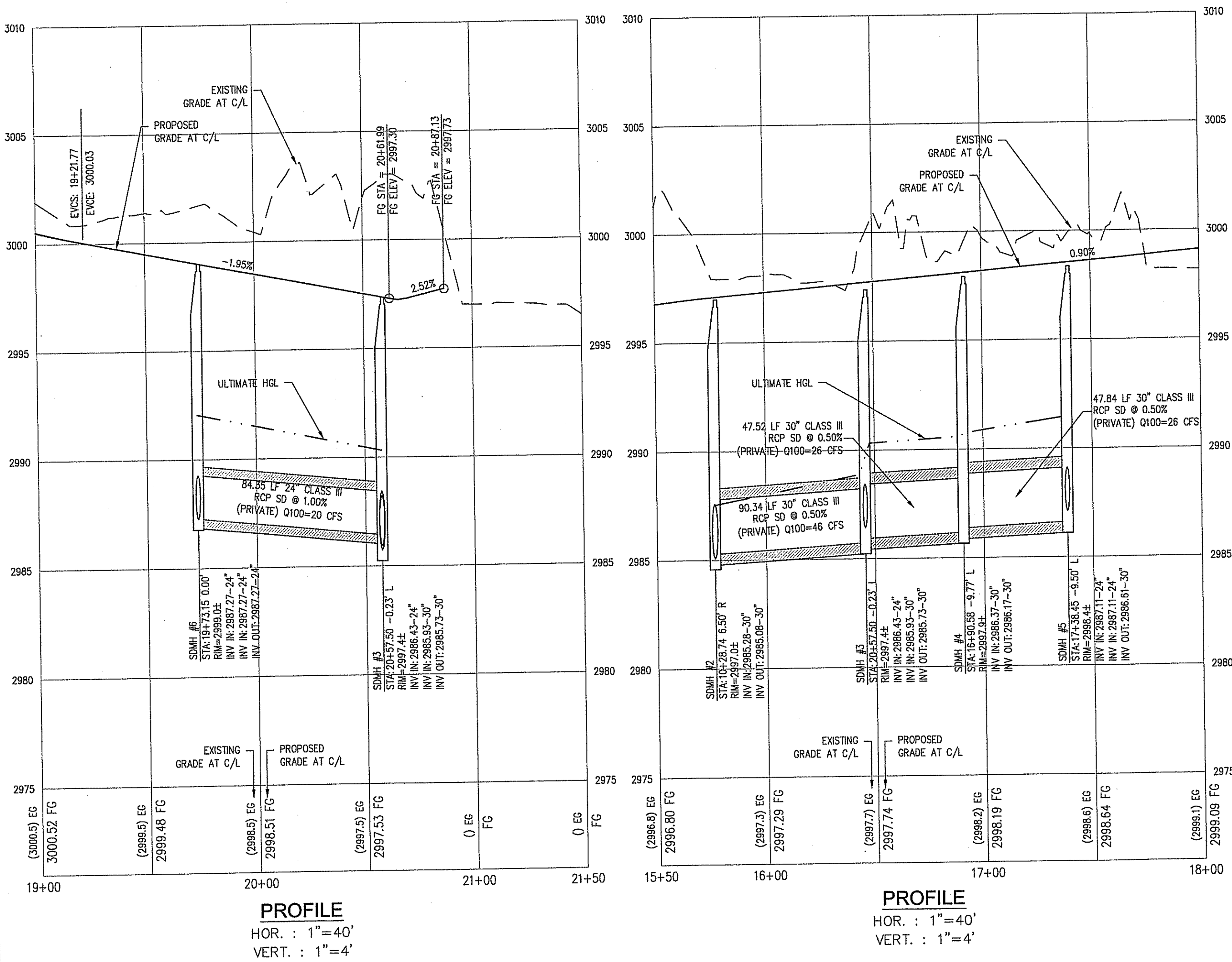
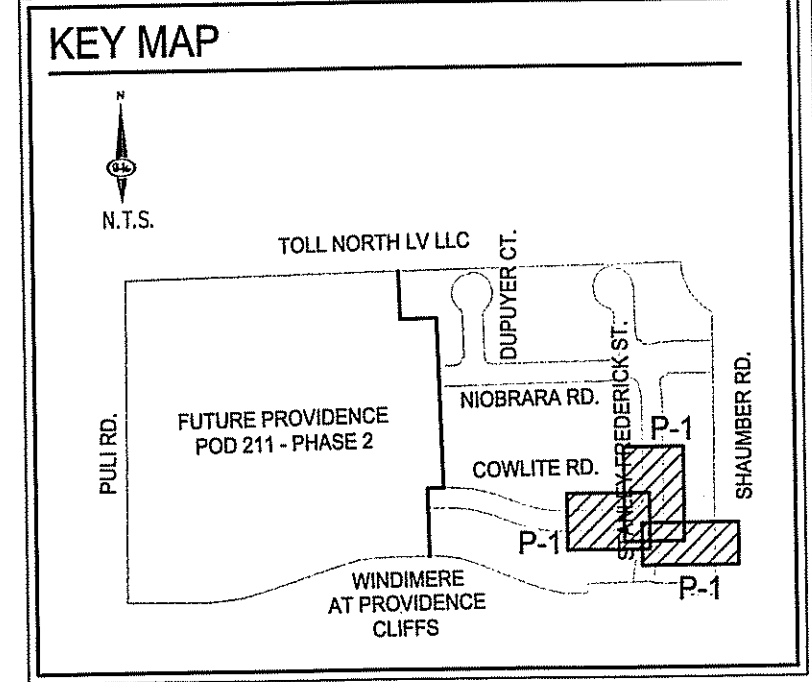


NOTE

ALL ONSITE STORM DRAINS AND THE ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED BY HOA.

NOTE

ALL PRIVATE STREETS ARE P.U.E. PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.



NOTE

1. ADD 2900 TO PLAN GRADES, EXCLUDING PAD ELEVATIONS, FF ELEVATIONS, AND EXISTING & PROPOSED CONTOURS

GENERAL NOTES

- FINAL GRADES ADJACENT TO STRUCTURES SHALL BE IN CONFORMANCE WITH IBC 2006, SECTION 2304.11.2.2.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
- ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SWPPP.
- MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
- SEE DETAIL SHEET FOR STREET SECTIONS AND DETAILS.
- ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
- CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL BY THE CITY OF LAS VEGAS BUILDING DEPARTMENT.
- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITY STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROTECT IN PLACE DURING CONSTRUCTION. ENGINEER/OWNER SHALL BE NOTIFIED OF PRIOR DAMAGE TO EXISTING FACILITIES PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR/REPLETING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
- NO STRUCTURE, VEGETATION, OR OBJECTS OF ANY KIND IS PERMITTED OVER TWENTY-FOUR (24) INCHES IN HEIGHT (MEASURED FROM THE TOP OF THE ADJACENT CURB IF CURB EXIST) WITHIN THE SIGHT VISIBILITY ZONES.

CONSTRUCTION NOTES

- CONSTRUCT 2.5" AC PAVEMENT WITH 6" TYPE II AGGREGATE BASE OVER NATIVE MATERIAL PER SOILS REPORT.
- CONSTRUCT 4.5" AC PAVEMENT WITH 12" TYPE II AGGREGATE BASE OVER NATIVE MATERIAL PER SOILS REPORT.
- CONSTRUCT 30" ROLL TYPE CURB PER CCAUSD NO. 217.51
- CONSTRUCT 8" CROSS GUTTER PER CCAUSD NO. 228
- CONSTRUCT 4" WIDE SIDEWALK PER CCAUSD NO. 234
- SAWOUT AND MATCH EXISTING IMPROVEMENTS
- FIELD VERIFY AND CONNECT TO EXISTING CURB, GUTTER AND SIDEWALK
- CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOWNS OR EQUIVALENT PER CCAUSD NO. 235, CASE 1. SEE P SHEETS FOR A AND B LENGTHS
- INSTALL 48" TYPE II STORM DRAIN MANHOLE PER CCAUSD NO. 401 & 405
- NO. 42 L. W. STORM WATER QUALITY MANAGEMENT STAMP AND SIGN PER CCAUSD NO. 421. SEE PROFILES, SHEET P-2.
- INSTALL 24" RCP CLASS III SD (PRIVATE)
- INSTALL 42" RCP CLASS III SD (PRIVATE)
- INSTALL "A" TYPE ISLAND CURB PER CCAUSD DWG. NO. 219
- REMOVE EXISTING BARRICADES
- REMOVE EXISTING CHAIN LINK FENCE
- CONNECT TO EXIST 42" STORM DRAIN USING CONCRETE COLLAR. REF. DETAIL 2 ON SHEET D-2.
- INSTALL RIPRAP PAD. D50=8", THICKNESS=16"
- INSTALL 30" RCP CLASS III SD (PRIVATE)

SEE SHEET C-2 FOR ABBREVIATIONS, LEGEND & QUANTITIES

FEMA FLOOD ZONE DESIGNATION

THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED ZONE "X", (UNSHADED) (OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD), PER FIRM PANELS 32003C1750E DATED SEPTEMBER 27, 2002.

BASIS OF BEARING

THE NORTH 88°48'43" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, PER BOOK 118, PAGE 88 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

BENCHMARK

BENCHMARK NUMBER: 6LV9924W6

RIVET AND PLATE IN TOP CURB WEST SIDE OF SCHUMBER ROAD AT DEER SPRINGS WAY.

ELEVATION = 2957.70 FEET, 901.509 METERS

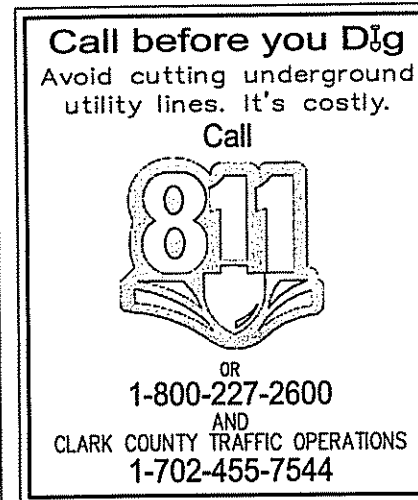
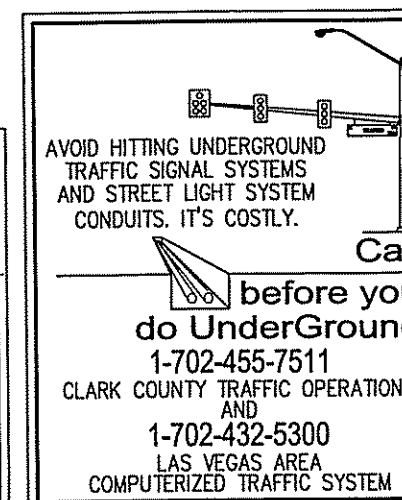
N.A.S.D. 88 DATUM

PER THE CITY OF LAS VEGAS BENCHMARKS - 2008 ADJUSTMENT (UPDATED 05/24/2010).

FLOOD CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED TECHNICAL DRAINAGE STUDY_DS3654_ ON FILE AT CITY OF LAS VEGAS FOR THE SUBJECT PROJECT.

DOUGLAS E. BERGSTROM, P.E. 17103 DATE



SLATER HANFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5390

CITY OF LAS VEGAS

CG-211, LLC BY CORE MANAGER, LLC

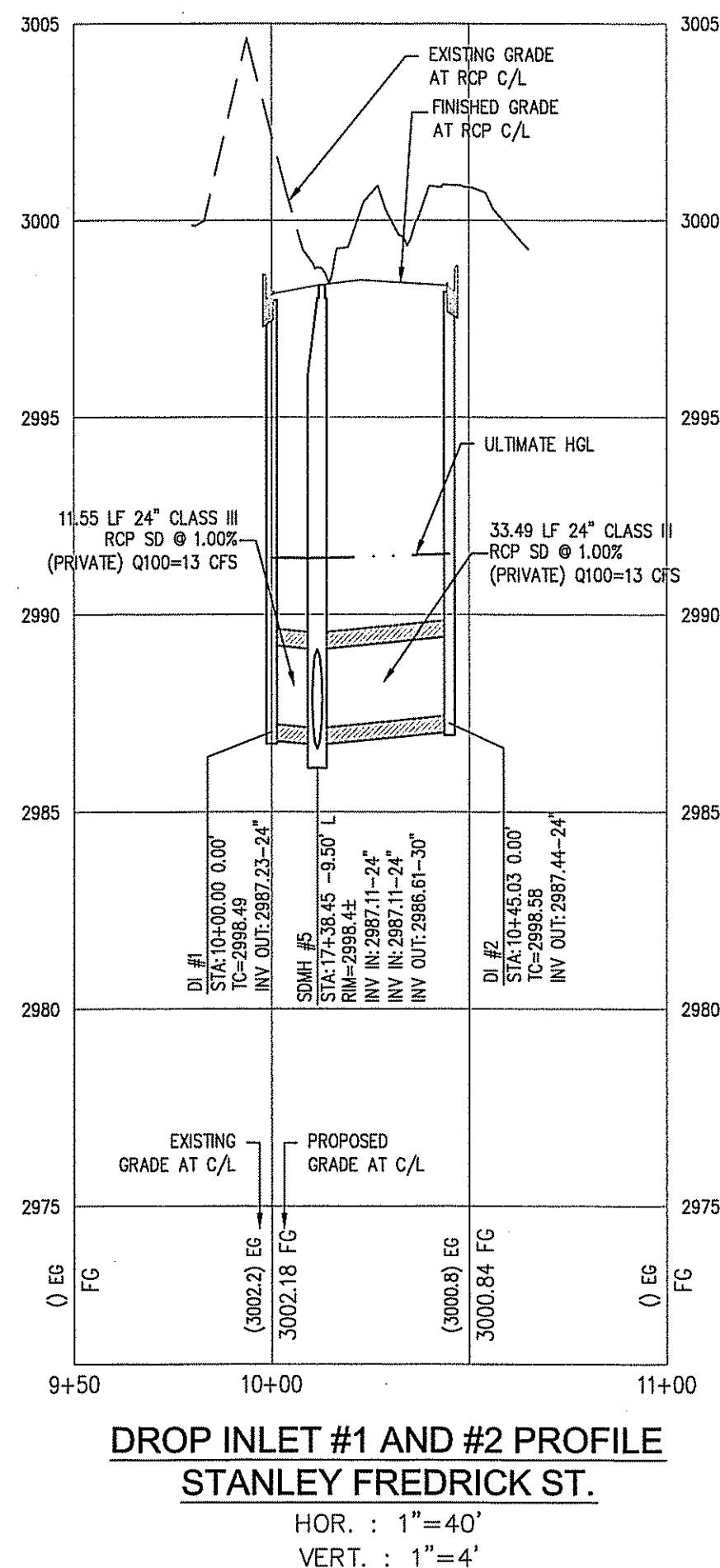
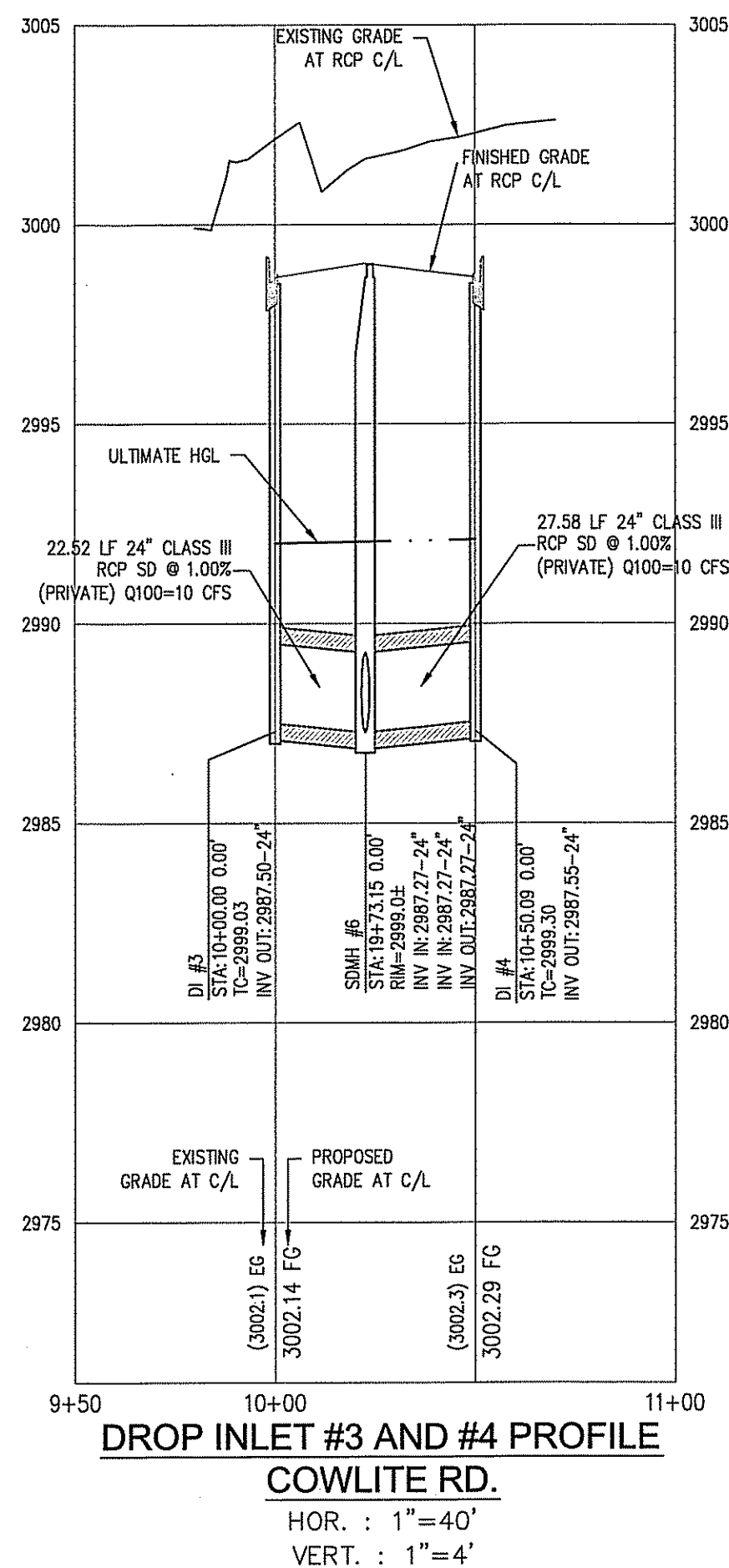
PROVIDENCE POD 211, PHASE 1

STORM DRAIN PLAN AND PROFILE I

DATE: 2/3/14
DRAFTER: SS
DESIGNER: DEB
CHECKED: BDP
PROJECT NO. **FIG1302-000**

P-1
SHEET 7 OF 18

DOUGLAS E. BERGSTROM, P.E. 17103



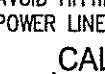
NOTE

1. ADD 2900 TO PLAN GRADES, EXCLUDING PAD ELEVATIONS, FF ELEVATIONS, AND EXISTING & PROPOSED CONTOURS

GENERAL NOTES

1. FINAL GRDES ADJACENT TO STREET SECTIONS SHALL BE IN CONFORMANCE WITH IBC 2006, SECTION 2304.11.2.2.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ANY DISCREPANCY TO THE ENGINEER.
3. ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SIPPIN.
4. MAXIMUM MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED 1:12 SHOWN ON GEOTECH REPORT.
5. SEE DETAIL SHEET FOR STREET SECTIONS AND DETAILS.
6. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
7. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL BY THE CITY OF LAS VEGAS BUILDING DEPARTMENT.
8. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITY STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROTECT IN EXISTING FACILITIES. ENGINEER/OWNER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO EXISTING FACILITIES PRIOR TO CONSTRUCTION.
9. CONTRACTOR TO REPAIR EXISTING FACILITIES PRIOR TO CONSTRUCTION IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
10. NO STRUCTURE, VEGETATION, OR OBJECTS OF ANY KIND IS PERMITTED OVER TWENTY-FOUR (24) INCHES IN HEIGHT (MEASURED FROM THE TOP OF THE ADJACENT CURB OR CURB EIGHT) WITHIN THE SIGHT VISIBILITY ZONES.

AVOID HITTING OVERHEAD
POWER LINES. IT'S COSTLY.
**CALL BEFORE
YOU DO
OVERHEAD**



1-702-227-2929

Call before you Dig
Avoid cutting underground
utility lines. It's costly.
Call

OR
1-800-227-2600
AND
CLARK COUNTY TRAFFIC OPERATIONS
1-702-455-7544

CONSTRUCTION NOTES

1. CONSTRUCT 2.5" AC PAVEMENT WITH 6" TYPE II AGGREGATE BASE OVER NATIVE MATERIAL PER SOILS
2. CONSTRUCT 4.5" AC PAVEMENT WITH 12" TYPE II AGGREGATE BASE OVER NATIVE MATERIAL PER SOILS
3. CONSTRUCT 30" ROLL TYPE CURB PER CAUSD NO. 217.51
4. CONSTRUCT 6" CROSS GUTTER PER CAUSD NO. 228
5. CONSTRUCT 4" WIDE SIDEWALK PER CAUSD NO. 234
6. SAWCUT AND MATCH EXISTING IMPROVEMENTS
7. FIELD VEREY AND CONNECT TO EXISTING CURB, GUTTER AND SIDEWALK
8. CONSTRUCT SIDEWALK RAMP USING ARMOR TILE SURROUNDING CURB ORS OR EQUIVALENT PER CAUSD NO. 235, CASE 1. SEE S SHEETS FOR A AND B LENGTHS
9. INSTALL 48" TYPE II STORM DRAIN MANHOLE PER CAUSD NO. 401 & 405
10. INSTALL 7.5" TYPE II ORDN INLET PER CAUSD NO. 4121, W/ STORM WATER QUALITY MANAGEMENT STAMP AND SIGN PER CAUSD NO. 421. SEE PROFILES 1-2 FOR SLOPE
11. INSTALL 24" RCP CLASS III SD (PRIVATE)
12. INSTALL 42" RCP CLASS III SD (PRIVATE)
13. INSTALL "A" TYPE ISLAND CURB PER CAUSD DWG NO. 219
14. REMOVE EXISTING BARRICADES
15. REMOVE EXISTING CHAIN LINK FENCE
16. CONNECT TO EXIST 42" STORM DRAIN USING CONCRETE COLLAR. REF. DETAIL D ON SHEET D-2.
17. INSTALL RIPRAP PAD, D50=8", THICKNESS=16"
18. INSTALL 30" RCP CLASS III SD (PRIVATE)

SEE SHEET C-2 FOR ABBREVIATIONS, LEGEND & QUANTITIES

FEMA FLOOD ZONE DESIGNATION

THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED ZONE 'X', (UNSHADED (OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD), PER FIRM PANELS 32003C1750E DATED SEPTEMBER 27, 2002.

BASIS OF BEARING

NORTH 88°48'43" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, PER BOOK 118, PAGE 88 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

BENCHMARK
BENCHMARK NUMBER: 6LV9924W6
RIVET AND PLATE IN TOP CURB WEST SIDE OF SCHAUMBER ROAD AT DEER SPRINGS WAY.
ELEVATION = 2957.70 FEET, 901.509 METERS
N.A.V.D. 88 DATUM
PER THE CITY OF LAS VEGAS BENCHMARKS - 2008
ADJUSTMENT (UPDATED 05/24/2010).

FLOOD CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED
TECHNICAL DRAINAGE STUDY, DS4654 ON FILE AT CITY OF LAS VEGAS FOR THE
SUBJECT PROJECT.

DOUGLAS E. BERGSTROM, P.E. 1/103 DATE

[illegible]

CITY OF LAS VEGAS	CG-211, LLC BY CORE MANAGER, LLC
	PROVIDENCE POD 211, PHASE 1 STORM DRAIN PLAN AND PROFILE II

S24 T19S R59E	
DATE:	2/3/14
DRAFTER:	SS
DESIGNER:	DEB
CHECKED:	BDP

FIG1302-000

P-2
SHEET 8 OF 18