

DS #: 4214.1

APN: 125-27-410-004

PROJECT: Sky Pointe Plaza - Update # 1

SUBMITTAL: 4HR

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		January 3, 2018
TO: Land Development Services Department of Public Works		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
	Sky Pointe Plaza – Update #1	Slater Hanifan Group
Cross Streets:	SWC of Sky Pointe Drive & Tenaya Way	Sky Pointe Hotel Group
File Number:	F:\Depot\DSMemos\DS4214E.doc	Bart Anderson, P.E., DevCo
Parcel Number:	125-27-410-004	
Zoning Action:	SDR-19097; VAR-19098; SUP-19100; VAR-19447 & ARC-20049	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 st Submittal	7/30/2007	8/13/2007	Not Approved	\$400.00	Paid: \$400
2 nd Submittal	8/31/2007, 9/28/2007 & 10/16/2007	10/16/2007	Conditional Approval	\$400.00	76882: \$400
CCRFCD & CLV Bldg.	11/20/2007 & 6/3/2008	6/3/2008	Concurrence Recv'd	N/C	N/C
3 rd Submittal	11/16/2017	12/6/2017	Not Approved	\$100.00	491514: \$100
4 th Submittal	12/18/2017	1/3/2018	See Comments Below	\$400.00	492212: \$400
TOTAL FEES (LDDRS):				\$1,300.00	----

REMARKS:

3rd & 4th Submittals: Update & Addendum #1

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. Submit legal description and an exhibit of the proposed public drainage easement (privately maintained) along the south boundary to *City of Las Vegas Right of Way Section* for vacation and recordation. The proposed vacation and recordation of the drainage easements must be done prior to the final approval of the improvement plans.

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/R60E/27

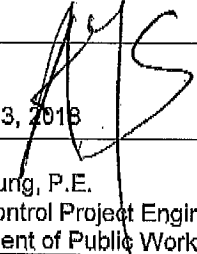
AREA G-27

TRANSACTION REPORT

JAN/03/2018/WED 11:16 AM

FAX (TX)

#	DATE	START T.	RECEIVER	COM.TIME	PAGE	TYPE/NOTE	FILE
001	JAN/03	11:16AM	7022845399	0:00:38	2	MEMORY OK	SG3 0207

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE:  January 3, 2018
TO: Land Development Services Department of Public Works		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT: Drainage Study for: Sky Pointe Plaza – Update #1		COPIES TO: Slater Hanifan Group
Cross Streets:	SWC of Sky Pointe Drive & Tenaya Way	Sky Pointe Hotel Group
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1. Submit legal description and an exhibit of the proposed public drainage easement (privately maintained) along the south boundary to *City of Las Vegas Right of Way Section* for vacation and recordation. The proposed vacation and recordation of the drainage easements must be done prior to the final approval of the Improvement plans.

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.

NIG0701.000

August 30, 2007

Albert Sung, P.E. – Flood Control Project Engineer
City of Las Vegas Department of Public Works
400 Stewart Avenue
Las Vegas, Nevada 89101

**Subject: Addendum No.1 to the Technical Drainage Study for
Sky Pointe Plaza – CLV No. DS4214**

Dear Mr. Sung:

This letter is submitted in response to comments contained in the August 13, 2007 review memorandum prepared by the City of Las Vegas, regarding the above referenced project. The comments contained in the review memorandum 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: The approval from the planning department regarding grade difference on the site has been included in the Appendix B.

2. **Comment:** *The site is adjacent to or crosses an existing or proposed Clark County Regional Flood Control District (CCRFCD) master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the drainage study;*

Response: The comment is noted. Upon conditional approval from the City of Las Vegas, the study will be submitted to CCRFCD for concurrence.

3. **Comment:** *The project is adjacent to the Nevada Department of Transportation (NDOT) right-of-way (Sky Pointe Drive). The engineer must contact NDOT for any pertinent permit for the proposed project;*

Response: Contact has been made with NDOT and this office is no longer required to obtain an encroachment permit, because the site was turned over to Clark County in 2000.

4. **Comment:** *It is not clear whether the subject site is a portion of a commercial subdivision. If it is, provide a copy of the commercial subdivision plat map to prove it has inter-lot drainage right. If it is not a commercial subdivision and since the subject development accepts offsite flows, identify and dedicate public drainage easement(s) (privately maintained) through the site for legal passage of offsite flows. The dedication must be recorded by separate document with City of Las Vegas Right-of-Way Section prior to final approval of the drainage study;*

TRANSMITTAL

To: Albert Sung, P.E.

Date: December 18, 2017

City of Las Vegas

Project No.: NIG1702.000

333 North Rancho

Las Vegas, NV 89101

From: Amy Poechmann, P.E.

Subject: Addendum No. 1 to the Technical Drainage Study Update for
Sky Pointe Plaza (DS 4214)

CC: Amy Poechmann, SHG

CC: Brent Parrish, SHG

CC: Mark Failla, SHG

CC: Chelsea Jensen, SHG

CC: Derick Yoro, 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 (folded in map pockets at end of study)
1	Stamped and Signed Standard Form 1 (bound in front)
1	CD containing PDF of submittal documents
1	Review Fee Check - \$100 (#42574 from Slater Hanifan Group)

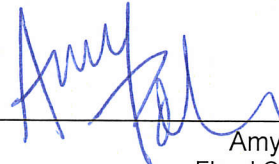
Comments:

Enclosed please find the above listed items in support of the update for the Sky Pointe Plaza.

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

Thank you.

Signed: _____


Amy Poechmann
Flood Control Division

TECHNICAL DRAINAGE STUDY
UPDATE No. 1
Addendum No. 1

Sky Pointe Plaza

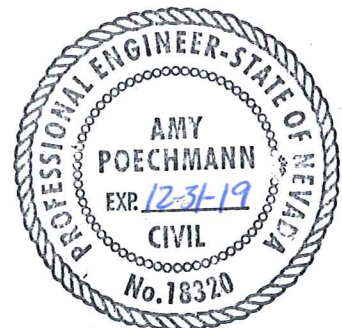
City of Las Vegas, Nevada
Job No.: NIG1701.000
Date: December 2017

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:

Nigro Construction
9115 West Russell Road
Las Vegas, Nevada 89148
Phone: 702-247-1920




12-14-17

Amy Poechmann, P.E.
NV Professional Engineer No. 18320

HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Sky Pointe Plaza - Update No. 1 Addendum No. 1 Date: December 2017
Location of Development: a) Descriptive (Cross Streets): North/South: Sky Pointe Drive
East/West: Ann Road
b) Section: 27 Township: 19 South Range: 60 East
c) APN: 125-27-410-004

Name of Owner: Sky Pointe Hotel Group, LLC
Telephone No.: 702-247-1920 Fax No.: _____ E-mail Address: mnigro@nigrodevelopment.com
Address: 9115 West Russell Road Las Vegas NV 89148

Contact Person – Name: Amy Poechmann, P.E. Telephone No.: (702) 284-5300
*E-mail Address: APoechmann@shg-inc.com Fax No.: (702) 284-5399
Firm: Slater Hanifan Group
Address: 5740 S. Arville #216 Las Vegas NV 89118

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	

1. Total Owned Land Area: At Site: 1.83 acres Being Developed/Disturbed: 1.83 acres

2. Is a portion or all of the subject property located in a FEMA Flood Hazard Area? ☐ Yes** ☒ No

3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? ☒ Yes** ☐ No

4. Proposed type of development (Residential, Commercial, Etc.): Commercial

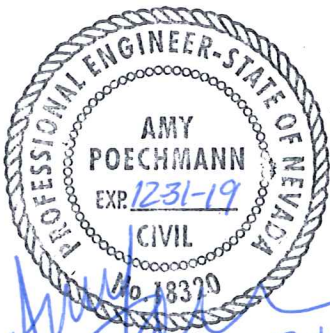
5. Approximate upstream land area which drains to the subject site: 10 acres +/-

6. Has the site drainage been evaluated in the past? ☒ Yes** ☐ No If yes, please identify documentation: _____

Sky Pointe Plaza TDS (DS 4214)

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: Flows from the project site will be discharged to the east through an existing development and then into Sky Pointe Drive

8. Briefly describe your proposed schedule for the subject project: Single Phase. ASAP



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

Local Entity File No.	Revision	Date

REFERENCE:

STANDARD FORM 1

Updated 05/01/2008



NIG1701.000

12/15/2017

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: Update No. 1 to the Technical Drainage Study for
Sky Pointe Plaza (TDS DS#4214)**

Dear Mr. Sung:

The following are responses to comments contained in the December 6, 2017 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:** *Following the flow path from the northeast corner of the proposed building, Point "56.8FL" leads to a low point and invert of "56.4 LP/54.9 INV" and stop. No storm drain or any under sidewalk drain are shown to perpetuate the flow. Review and revised accordingly.*

Response: The grading north of the building has been adjusted so that the landscape area now drains out over the sidewalk and curb into the parking area where flows are perpetuated generally north and then east.

2. **Comment:** *Page 5 of the subject Update stated that an 12"-PVC area drain is provided south of the building. However, this storm drain is found nowhere on the grading plan. Provide as such in the next submittal.*

Response: There is a single area inlet with a short reach of pipe which discharges into the u-channel southeast of the building. However, the area inlet and pipe are shown only in the detail of the area south of the building and not on the grading plan due the difficulty in showing clearly what is happening in that area at the scale of the grading plans. Please refer to the "Rear Property Grading Detail" on Sheet D-1 and construction notes C and D for the PVC pipe and inlet, respectively.

3. **Comment:** *The project is adjacent to the Nevada Department of Transportation (NDOT) right-of-way (Sky Pointe Drive). The engineer must contact NDOT for any pertinent permit for the proposed project.*

Response: It appears that Sky Pointe Drive was turned over to Clark County in 2010 based on the response to comments for the original approved study. Refer to Appendix B for an excerpt from the addendum and e-mail correspondence with City of Las Vegas on this issue.

4. **Comment:** *Submit legal description and an exhibit of the proposed public drainage easement (privately maintained) along the south boundary of City of Las Vegas Right of Way Section for*

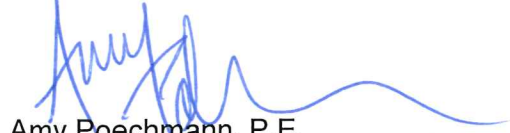
vacation and recordation. The proposed vacation and recordation of the drainage easements must be done prior to the final approval of the improvement plans.

Response: Noted.

If you have any questions or require additional information, please do not hesitate to contact us at 702-284-5300.

Respectfully Submitted,

SLATER HANIFAN GROUP



Amy Poechmann, P.E.
Flood Control Division

cc: Mark Failla, P.E., CFM – SHG
Derick Yoro, P.E. – SHG

APPENDIX

Appendix A CLV Comment Letter

Appendix B Response to Comment No. 3
NDOT Concurrence Requirement

Appendix C Revised Grading and Detail Sheets

APPENDIX A

CLV Comment Letter

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		December 6, 2017
TO: Land Development Services Department of Public Works		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	COPIES TO:	
Drainage Study for:	Slater Hanifan Group	
Sky Pointe Plaza -- Update #1	Sky Pointe Hotel Group	
Cross Streets:	SWC of Sky Pointe Drive & Tenaya Way	Bart Anderson, P.E., DevCo
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TOTAL FEES (LDDRS):				\$900.00	

REMARKS:

3rd Submittal: Update #1

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 NDOT concurrence.

- Following the flow path from the northeast corner of the proposed building, Point "56.8FL" leads to a low point and invert of "56.4 LP/54.9 INV" and stop. No storm drain or any under sidewalk drain are shown to perpetuate the flow. Review and revise accordingly.
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END OF REMARKS

ays

T/R/S: T19S/R60E/27

AREA G-27

APPENDIX B

Response to Comment No. 3
NDOT Concurrence Requirement

Amy Poechmann

From: Albert Sung <YSung@LasVegasNevada.GOV>
Sent: Tuesday, December 12, 2017 8:10 AM
To: Amy Poechmann
Subject: RE: Sky Pointe Plaza (DS4214) NDOT concurrence

Yes, Amy.

Albert Y. Sung

Project Engineer
Public Works Dept. / Flood Control

(702) 229-6541

333 N. Rancho Dr. 7th Floor
Las Vegas, NV 89106



lasvegasnevada.gov



Your opinion is important! Click [here](#) to take a short survey.

From: Amy Poechmann [mailto:apoechmann@shg-inc.com]
Sent: Thursday, December 7, 2017 3:43 PM
To: Albert Sung <YSung@LasVegasNevada.GOV>
Subject: Sky Pointe Plaza (DS4214) NDOT concurrence

Albert,
Attached is the response to comments from the original Sky Pointe Plaza TDS (DS 4214) which states that Sky Pointe Drive is no longer an NDOT right-of-way.
Is this sufficient to remove the requirement for NDOT concurrence or is additional more current verification required?

Please let me know.

Thank you

Amy Poechmann, P.E.
Project Manager I

SLATER HANIFAN GROUP
"The Benchmark of Our Profession."



We're proud to be ranked #9 of Zweig Group's National Survey "2016 Best Firms To Work For."

LAS VEGAS
5740 S. ARVILLE STREET #216
LAS VEGAS, NV 89118
T: 702.284.5300

PHOENIX
11201 N. TATUM BLVD. #250
PHOENIX, AZ 85028
T: 602.687.9664

LAKE HAVASU CITY
60 S. ACOMA BLVD. #C104
LAKE HAVASU CITY, AZ 86403
T: 928.202.4104

NIG0701.000

August 30, 2007

Albert Sung, P.E. – Flood Control Project Engineer
City of Las Vegas Department of Public Works
400 Stewart Avenue
Las Vegas, Nevada 89101

**Subject: Addendum No.1 to the Technical Drainage Study for
Sky Pointe Plaza – CLV No. DS4214**

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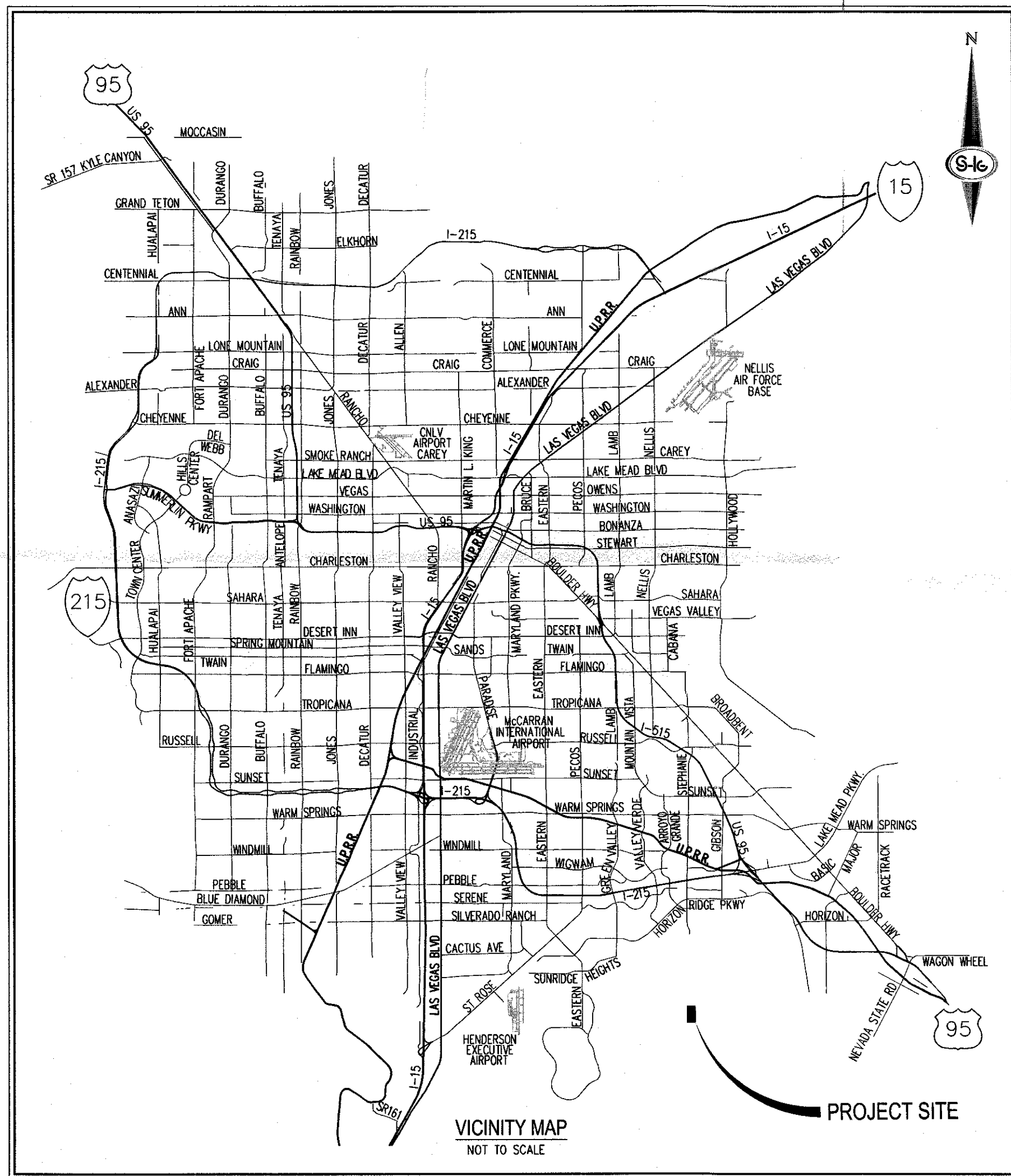
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APPENDIX C

Revised Grading & Detail Sheets



NIGRO DEVELOPMENT

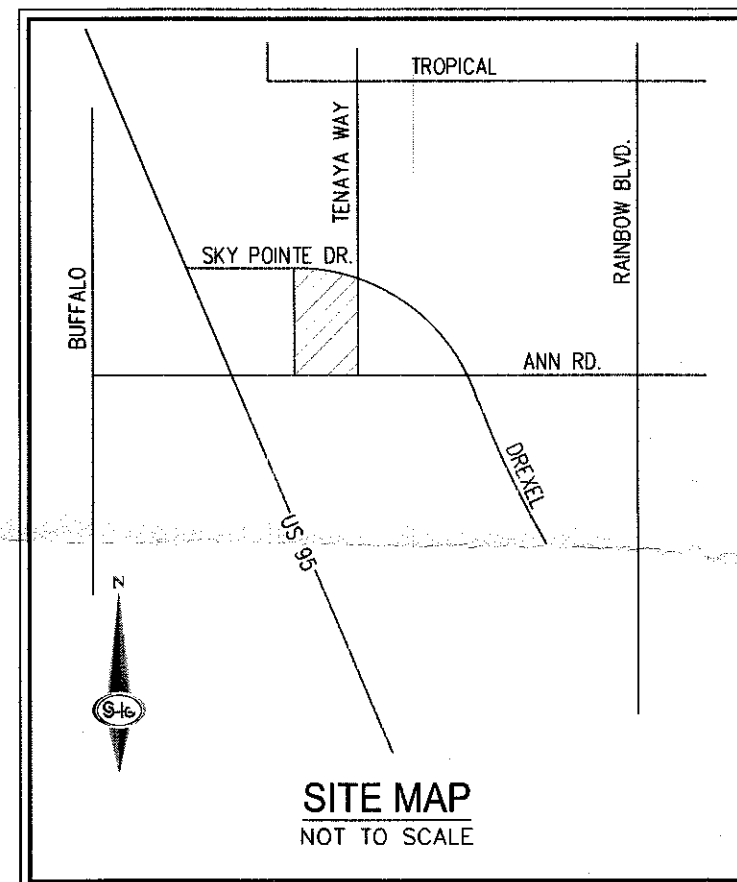
IMPROVEMENT PLANS

FOR

SKY POINTE PLAZA

CITY OF LAS VEGAS, NEVADA

APN: 125-27-410-004



LEGAL DESCRIPTION

BEING A PORTION OF LOT 2, BLOCK 2 OF THAT COMMERCIAL SUBDIVISION KNOWN AS "ANN/TENAYA", RECORDED FEBRUARY 26, 1999 AT THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 88 OF PLATS, AT PAGE 55, LOCATED WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 89°12'30" WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 229.58 FEET; THENCE NORTH 00°00'00" EAST, DEPARTING SAID SOUTH LINE, 352.61 FEET; THENCE SOUTH 90°00'00" WEST, 5.00 FEET RADIAL TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY, 29.05 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°14'05" TO THE SOUTHERLY RIGHT-OF-WAY OF SKY POINTE DRIVE; THENCE SOUTH 83°14'05" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, 44.86 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 300.00 FEET; THENCE EASTERLY, 38.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°24'07" TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 300.00 FEET; A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 14°10'02" WEST; THENCE EASTERLY, 38.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°24'07" TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 459.00 FEET; A RADIAL LINE TO SAID BEGINNING BEARS NORTH 06°45'50" EAST; THENCE EASTERLY, 136.07 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°50'08" TO THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 27; THENCE SOUTH 00°07'30" EAST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY AND ALONG SAID EAST LINE, 314.27 FEET TO THE POINT OF BEGINNING.

SHEET INDEX		
SHEET NUMBER	SHEET DESCRIPTION	SHEET TITLE
1	C-1	COVER SHEET
2	C-2	NOTES SHEET
3	C-3	ABBREVIATION AND QUANTITY SHEET
4	C-1	GRADING PLAN I
5	D-1	DETAIL SHEET I
6	D-2	DETAIL SHEET II
7	U-1	UTILITY PLAN I
8	T-1	TRAFFIC PLAN I

APPROVALS	
CITY ENGINEER-ALLEN PAVELKA PE, #9029	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
CITY OF LAS VEGAS - PLANNING DEPARTMENT	DATE
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT.	
CENTRAL TELEPHONE CO. DBA CENTURYLINK	DATE
THE AFFIXED 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 PROJECT No.: FIRST APPROVED/REBUILT: LVWD APPROVED FIRE FLOW 3,000 GPM AT 20 PSI RESIDUAL SHEETS: C-1, C-2, C-3, U-1	
APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR TO OBTAINING FINAL APPROVAL FROM 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 CORPORATION	DATE
COX COMMUNICATIONS LAS VEGAS, INC.	DATE

OWNER	DEVELOPER	ENGINEER
SKY POINTE HOTEL GROUP LLC 9115 W. RUSSELL ROAD #215 LAS VEGAS, NV 89148 PH: 702-247-1920 FX: 702-247-1916 CONTACT: MIKE NIGRO	NIGRO CONSTRUCTION 9115 W. RUSSELL ROAD #215 LAS VEGAS, NV 89148 PH: 702-247-1920 FX: 702-247-1916 CONTACT: MIKE NIGRO	SLATER HANFAN GROUP, INC. 5740 S. ARVILLE STREET, SUITE 216 LAS VEGAS, NV 89118 PH: (702) 284-5300 FX: (702) 284-5399 CONTACT: BRENT FARRISH

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL (v2002) NO. BLV90 34NES
BEING A RIVET AND PLATE IN THE TOP OF CURB AT THE SOUTHWEST CORNER OF ANN ROAD AND RAINBOW

ELEVATION = 708.825 (METERS) / 2325.54 (U.S. SURVEY FEET)
NORTH AMERICAN VERTICAL DATUM OF 1988

BASIS OF BEARINGS

NORTH 00°07'30" WEST, BEING THE WEST LINE OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN ON PLAT MAP, BOOK 88, PAGE 55 ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

FEMA FLOOD ZONE INFORMATION

THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED ZONE "X" (AREA OUTSIDE THE 500 YEAR FLOODPLAIN), PER THE FEMA FIRM PANEL 32003C1745E DATED SEPTEMBER 27, 2002

DEVIATIONS FROM STANDARDS

SUP-19100: HOTEL WITH A WAIVER TO ALLOW A DISTANCE OF SEPARATION OF 80 FEET FROM A RESIDENTIAL
SDR-19097: FOUR-STORY HOTEL WITH A WAIVER TO ALLOW A PERIMETER LANDSCAPE BUFFER OF 14 FEET FOR A THREE FOOT SECTION.
VAR-19447: TO ALLOW A FOUR STORY HOTEL.

SWPPP NOTE

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

PROJECT INFORMATION

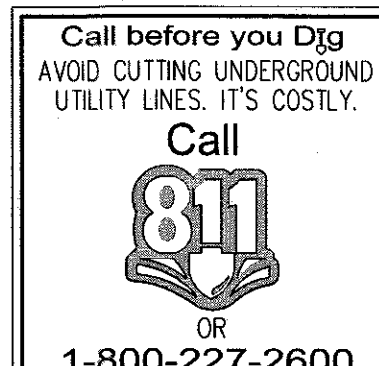
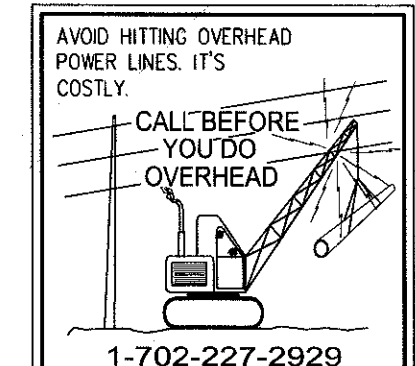
ACREAGE: = 1.83 AC
ZONING: = SC-TC

EARTHWORK SUMMARY (UNADJUSTED)

CUT	151 CY.
FILL	4,583 CY.
NET	4,432 CY.

GEOTECHNICAL ENGINEER

PREPARED BY: WESTERN TECHNOLOGIES INC.
ADDRESS: 5633 WEST POST ROAD LAS VEGAS, NV 89118
PHONE: 702-798-8050
PROJECT No. ORIGINAL: 4127.0057, UPDATED: 4127.0074
DATED: ORIGINAL: SEPTEMBER 12, 2007, UPDATED: JULY 6, 2017



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

NIGRO DEVELOPMENT
SKY POINTE PLAZA
COVER SHEET

DATE: 7/31/2017
DRAFTER: NKZ
DESIGNER: RG
CHECKED: BP
PROJECT NO. **NIG1701-000**

DERICK D.J. YORO
CIVIL
Exp. 06/30/2018
No. 16396 YOR

C-1
SHEET 1 OF 8

STORMWATER RUNOFF MANAGEMENT

(REQUIRED FOR ALL SITES GREATER THAN 1 ACRE (43,600 SQ.FT.))

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAYS OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN TITLE 24.40 AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BEST MANAGEMENT PRACTICES MANUAL.
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE, AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVRI00000, SECTION III.A.5.
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE, AND EXIT LOCATIONS AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVRI00000, SECTION III.A.12.
5. ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL (v.2002) NO. 8L9V0 34NES
BEING A RIVET AND PLATE IN THE TOP OF CURB AT THE SOUTHWEST CORNER OF ANN ROAD AND BAMBINO
ELEVATION = 708.825 (METERS) / 2325.54 (U.S. SURVEY FEET)
NORTH AMERICAN VERTICAL CONTROL OF 1988

BASIS OF BEARINGS

NORTH 000°30' WEST, BEING THE WEST LINE OF THE WEST HALF (1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN ON PLAT MAP BOOK 88, PAGE 55 ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION

BEING A PORTION OF LOT 2, BLOCK 2 OF THAT COMMERCIAL SUBDIVISION KNOWN AS "ANN/DENVA", RECORDED FEBRUARY 26, 1999 AT THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 88 OF PLATS, AT PAGE 55, LOCATED WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 89°12'30" WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 229.58 FEET; THENCE NORTH 00°00'00" EAST, DEPARTING SAID SOUTH LINE, 52.61 FEET; THENCE SOUTH 00°00'00" WEST, 5.00 FEET RADIALLY TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY, 29.05 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°47'05" TO THE SOUTHERLY RIGHT-OF-WAY OF SKY POINTE DRIVE; THENCE SOUTH 83°47'05" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, 44.86 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 300.00 FEET; THENCE EASTERLY, 38.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°24'07" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 300.00 FEET; A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 1°10'02" WEST; THENCE EASTERLY, 38.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°24'07" TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 459.00 FEET; A RADIAL LINE TO SAID BEGINNING BEARS NORTH 64°45'45" EAST; THENCE EASTERLY, 136.07 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°59'08" TO THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 27; THENCE SOUTH 00°07'30" EAST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY AND ALONG SAID EAST LINE, 314.27 FEET TO THE POINT OF BEGINNING.

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 "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 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 LVVWD 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 (0.1) OF A FOOT FROM THE APPROVED CONSTRUCTION PLANS AT ANY LOCATION. SEWER MAINS FOUND TO EXCEED THIS TOLERANCE WILL HAVE TO BE REPAIRED OR REMOVED OR 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.

LAS VEGAS VALLEY WATER DISTRICT (LVVWD) STANDARD NOTES

LVVWD PROJECT #, ADD FIELD (REVISED 01/09/2017)

1. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE LVVWD. WORKING 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 TO THE BUSINESS DAY PRIOR TO THE REQUESTED LVVWD INSPECTION. WHEN REQUESTING INSPECTIONS, PLEASE REFER TO THE PROJECT IDENTIFIED ABOVE.
2. ALL WORK SHALL CONFORM TO LVVWD STANDARD PLANS, 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 DURING THE APPROVED DRAWINGS AND/OR SPECIFICATIONS.
3. 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.
4. A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LVVWD.
5. ALL SERVICE LATERALS TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING WITH LVVWD APPROVED SERVICE SADDLES.
6. ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.
7. ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, VALLEY AND CURB CUTTERS.
8. ALL WATER AND STORM DRAIN OR SANITARY SEWER CROSSINGS SHALL CONFORM TO SECTION 2.22 OF THE 2010 EDITION OF THE UDACS.
9. ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED, AND AN ACCEPTABLE WATER SAMPLE OBTAINED, PRIOR TO CONNECTION TO THE LVVWD DISTRIBUTION SYSTEM.
10. 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.
11. 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.
12. ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST AS LISTED ON THE LVVWD PRE-APPROVED MATERIALS AND MANUFACTURER'S LISTING FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS.
13. TELEPHONE "CALL BEFORE YOU DIG" AT "811" OR 1-800-227-2600.
14. 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 AN OWNER'S ASSOCIATION IS IN EXISTENCE, OR THE AGENCY HAVING JURISDICTION. DECORATIVE SURFACE MATERIALS PLACED WITHIN THE TEN FOOT EXISTENCE 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.

IS NO LEAD COMPLIANCE NOTE
TO COMPLY WITH THE FEDERAL SAFE DRINKING WATER ACT, ALL WATER WORKS BRASS PRODUCTS PROPOSED TO BE RELOCATED, OR INSTALLED AS NEW MUST BE INSTALLED WITH THE LEAD FREE APPROVED PRODUCT. THE OLD LEADED PRODUCT MAY NOT BE USED.

GRADING NOTES

1. INDICATED GRADES OTHER THAN T.C., F.G. & GUTTER F.L. ARE ROUGH GRADES.
2. THE ROUGH GRADING PLANS SHALL BE ON THE JOB SITE AT ALL TIMES. THE ROUGH GRADING SHALL BE FINISHED IN CONFORMANCE WITH THE LINES AND GRADES SHOWN ON THE PLANS. THE GRADING QUANTITIES ARE BASED ON THE ELEVATION AND DETAILS SHOWN ON THE PLANS. ANY DEVIATIONS FROM THE PLANS WILL RESULT IN QUANTITY CHANGES.
3. CARE SHALL BE EXERCISED IN GRADING CORNER LOTS.
4. ROUGH PAD ELEVATIONS SHALL BE GRADED TO WITHIN 0.1' OF THE PAD ELEVATIONS SHOWN ON THE PLANS. WHEN GRADING IS COMPLETE PER THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE LOTS CAN BE INSPECTED. AT THAT TIME THE ENGINEER SHALL ALSO DECIDE IF ANY ADDITIONAL DITCHES OR BERMS ARE REQUIRED. THE CONTRACTOR IS REQUESTED NOT TO REMOVE ANY OF HIS ROUGH GRADING EQUIPMENT UNTIL HE RECEIVES GRADING APPROVAL FROM THE ENGINEER.
5. SOILS REPORT PREPARED BY WESTERN TECHNOLOGIES INC. PROJECT NO. ORIGINAL: 4127J0057, UPDATED: 4127J0074, DATED ORIGINAL: SEPTEMBER 12, 2007, UPDATED: JULY 6, 2017.
6. EARTHWORK QUANTITIES (RAW):
 - CUT = 151 CUBIC YARDS
 - FILL = 4,583 CUBIC YARDS

A) THE ABOVE QUANTITIES DO NOT REFLECT LOSSES DUE TO SUBSIDENCE OR SHRINKAGE.
B) THE ABOVE QUANTITIES DO REFLECT USING NATIVE MATERIAL IN LIEU OF TYPE I GRAVEL BASE MATERIAL FOR STREET SECTIONS.
C) THE ABOVE QUANTITIES DO NOT REFLECT ANY EARTHWORK WHICH MAY BE REQUIRED BY THE ENGINEER TO CONSTRUCT ADDITIONAL PROTECTIVE DITCHES OR BERMS NOT SHOWN ON THESE DRAWINGS.

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 # 6325, FOR HYDRANT SPECIFICATIONS, AND HYDRANT INSTALLATION SPECIFICATIONS.
2. ONLY FIRE HYDRANTS THAT ARE ON THE LAS VEGAS VALLEY WATER DISTRICT'S - APPROVED PRODUCTS LIST ARE ALLOWED TO BE INSTALLED.
3. A PERMIT IS REQUIRED FROM LAS VEGAS FIRE AND RESCUE FOR ALL 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 [FC 105.7.12]
4. 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. [FC 3310, 3312]
5. TO IDENTIFY THE FIRE HYDRANT LOCATIONS, THE CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT THE CENTER LINE OF THE STREET ADJACENT TO THE FIRE HYDRANTS. [FC 507.5.7.3]
6. ALL UNDERGROUND INSPECTIONS, PRESSURE AND FLUSH VERIFICATIONS OF ALL FIRE HYDRANTS AND FIRE LINES, SHALL BE CONDUCTED BEFORE COVERING THE LINES. CENTER LOADING IS ACCEPTABLE FOR THE HYDRO TESTS WITH PRIOR FIRE PREVENTION APPROVAL. [FC 106.3]
7. ALL ON-SITE UNDERGROUND WATER MAINS AND MATERIALS SHALL BE U.L.L. LISTED, A.N.W.A. APPROVED AND SHALL BE RATED FOR THE APPROPRIATE WORKING PRESSURE. [FC 507.2.1, NFPA 24]
8. PAINTING OF CURBS, FIRE HYDRANTS, PADS, PROTECTION OF FIRE HYDRANTS FROM PHYSICAL DAMAGE, AND ALL OTHER WORK NECESSARY PER PLANS SHALL BE COMPLETED BEFORE APPROVAL BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION. [FC 507]
9. PRIVATE HYDRANTS SHALL BE PAINTED RED. [FC 507.5.7.1]
10. PRIOR TO THE FINAL OCCUPANCY, A FIRE FLOW TEST MUST BE WITNESSED BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION TO VERIFY AVAILABILITY OF THE REQUIRED FIRE FLOW. [FC 507]
11. FIRE HYDRANT SPACING SHALL BE AS FOLLOWS: [FC C102]
 - RESIDENTIAL - 500 FT UNSPRINKLERED; 600 FT SPRINKLERED.
 - COMMERCIAL - 300 FT UNSPRINKLERED; 400 FT SPRINKLERED.
12. WHERE NEW WATER MAINS ARE EXTENDED ALONG STREETS OR NEW STREETS ARE INSTALLED WHERE FIRE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF THE STRUCTURES, FIRE HYDRANTS SHALL BE INSTALLED AT A MAXIMUM OF 1,000 FT SPACING, TO PROVIDE FOR TRANSPORTATION HAZARDS, WHERE SPACES 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. [FC C102.6]
13. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN THE RADIUS OF A CUL-DE-SAC OR WITHIN 20 FEET OF THE PERIMETER OF THE RADIUS OF THE CUL-DE-SAC.
14. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN 6 FT OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREETLIGHT OR ANY OTHER OBSTRUCTION. [FC C102.12]
15. A MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A TWO-FAMILY DWELLING SHALL NOT EXCEED 300 FT, AS MEASURED BY AN APPROVED ROUTE. [FC C102.4]
16. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A FIRE DEPARTMENT CONNECTION (FDC) SHALL NOT EXCEED 100 FT, AS MEASURED BY AN APPROVED ROUTE. [FC C102.7]
17. THE MAXIMUM DISTANCE FROM A HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200 FT. [FC C102.6]
18. TWO (2) SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE ARE 4 OR MORE FIRE HYDRANTS/SPRINKLER LEAD-INS ARE INSTALLED ON A SINGLE SYSTEM. SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 2 FIRE HYDRANTS CAN BE OUT OF SERVICE DUE TO A BREAK IN A WATER MAIN. [FC C104]
19. 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. [FC 503.2.3]
20. THE GRADIENT FOR THE FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 12% ANGLES OF APPROACH AND ANGLES OF DEPARTURE SHALL NOT EXCEED 6% FOR 25 FEET PRIOR TO OR AFTER THE GRADE CHANGE. ADJACENT TO THE STRUCTURES GRADIENT SHALL NOT EXCEED 6%. [FC 503.2.7, 503.2.8]
21. THE TURNING RADIUS OF THE FIRE APPARATUS ACCESS ROADS SHALL BE NO LESS THAN 52 FEET OUTSIDE AND 28 FEET INSIDE TURNING RADIUS. [FC 503.2.4]
22. VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL BE NOT LESS THAN 13 FT 6 INS. [FC 503.2.1]
23. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 40 FT, FLOW LINE TO FLOW LINE WITH PARALLEL PARKING PERMITTED ON BOTH SIDES, NOT LESS THAN 32 FT WIDE, FLOW LINE TO FLOW LINE, WHERE PARKING IS PERMITTED ONLY ON ONE SIDE OF THE FIRE APPARATUS ACCESS ROAD, NOT LESS THAN 24 FT WIDE, FLOW LINE TO FLOW LINE, WHERE NO PARKING IS PERMITTED ON EITHER SIDE. FIRE LANES THROUGH PARKING LOTS SHALL BE NOT LESS THAN 24 FT. [FC 503.2.1]
24. A FIRE APPARATUS ACCESS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FT FROM A FIRE DEPARTMENT VEHICLE ACCESS. THE DISTANCE COULD BE INCREASED TO 250 FT IF THE BUILDING IS SPRINKLERED. [FC 503.1.1]
25. APPROVED SECONDARY FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR 100 OR MORE DWELLING UNITS, ROADS WITH DEAD-ENDS OR WITH A SINGLE POINT OF ACCESS IN EXCESS OF 600 FT, COMMERCIAL AND INDUSTRIAL DEVELOPMENTS WHERE BUILDINGS EXCEED 2 STORES OR 30 FEET IN HEIGHT, OR EXCEEDING 62,000 SQUARE FEET IN AREA. [FC 503.1.2]
26. 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. [FC 503.2.5]
27. ALL FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE END OF THE FIRE LANE AND WITH SIGNS AT INTERVALS OF 100 FEET ALONG THE 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 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. [FC 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 FC 503.6 AND IFC APPENDIX M.

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 EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
6. CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION IN THE AREAS INDICATED:

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

COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE.
7. 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 CONSTRUCTION OF BACKFILL OR DIST 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 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.
10. 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.

UTILITY LOCATION NOTE TO CONTRACTOR

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

2.1 CITY OF LAS VEGAS GENERAL NOTES

1. ALL CONSTRUCTION SIGNING, BARRICADEING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "UNIFORM 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 INTO EXISTING CITY STREETS. THESE SIGNS SHALL BE INSTALLED IMMEDIATELY AFTER FIRST GRADING WORK IS COMPLETED, AND SHALL MAINTAIN SAE SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.
4. 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.
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 CONCRETE 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 FT IN EXTRUDED-TYPE CURB.
8. AC PAVEMENT TO BE ONE-HALF INCH (1/2") ABOVE UP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.
9. CURB AND GUTTER FOUND TO BE UNSUCCESSFUL 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 SHALL BE AS SHOWN ON THESE PLANS.
12. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY WESTERN TECHNOLOGIES INC. REPORT #4122J0074, JULY 6, 2017 APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
13. EXACT LOCATION OF ALL SAWCUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY THE 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.E.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 APPROXS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.
16. 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 LIDS, AND SEWER CLEAN OUTS, ETC., TO FINISH GRADE AS APPLICABLE. WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.
17. 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 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.
21. SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S) SHALL BE PROVIDED TO THE CITY AND APPROVED PRIOR TO ACCEPTANCE OF FACILITY VIDEO INSPECTION. THE MAP(S) SHALL INCLUDE THE HORIZONTAL AND VERTICAL (INVERT) LOCATION OF PUBLIC SEWER MANHOLES, STORM DRAIN MANHOLES AND TRANSITION STRUCTURES, STORM DRAIN LATERALS 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, AND STORM DRAIN MAIN ALIGNMENT INCLUDING DEFLECTION POINTS. THE LOCATION SHALL BE DESCRIBED BY COORDINATES WHICH SHALL BE BASED ON THE OFFICIAL HORIZONTAL AND VERTICAL CONTROL NETWORKS OF THE CITY OF LAS VEGAS. FINAL LOCATION MAPS MUST BE SEALED AND CERTIFIED BY A NEVADA PROFESSIONAL LAND SURVEYOR TO HAVE POSITIONAL CERTANTIES OF ±0.09 METERS (±0.3 FEET) HORIZONTALLY AND VERTICALLY. A SEPARATE ELECTRONIC COMMA DELIMITED FILE FOR THE SANITARY SEWER AND STORM DRAIN COORDINATES SHALL ALSO ACCOMPANY THE SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S).
22. CCTV VIDEO INSPECTION IS REQUIRED FOR ALL SEWER AND STORM DRAINS. THE CCTV VIDEO INSPECTIONS NEED TO BE PERFORMED PER THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS LATEST EDITION.
23. A SEPARATE BORING PERMIT IS REQUIRED FOR ALL BORING ACTIVITIES.

SOUTHERN NEVADA - SOUTHWEST GAS CORPORATION GENERAL NOTES

1. IN THE EVENT OF NATURAL GAS EMERGENCIES CALL 911 AND 1-877-860-6020
 2. THERE SHALL BE A MINIMUM HORIZONTAL AND VERTICAL CLEARANCE OF 12-INCHES BETWEEN NATURAL GAS FACILITIES AND ANY UNDERGROUND FACILITIES AND/OR STRUCTURES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, STORM DRAIN, COMMUNICATIONS, AND ELECTRIC
 3. FOR VALVE ADJUSTMENT CONTACT 702-668-6107 48 HOURS PRIOR TO CONSTRUCTION
 4. IN THE EVENT OF NATURAL GAS CONFLICT WITH PROPOSED UTILITIES AND/OR STRUCTURES CONTACT 702-365-2099
- CAUTION: HIGH PRESSURE GAS
- CALL SOUTHWEST GAS AT 702-400-1789 FOR STANDBY WHEN EXCAVATING OVER OR NEAR HIGH PRESSURE GAS LINES 48 HOURS PRIOR TO CONSTRUCTION

2.3 CITY OF LAS VEGAS TRAFFIC NOTES

1. ALL CONSTRUCTION SIGNING, BARRICADEING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "UNIFORM 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 INTO EXISTING CITY STREETS. THESE SIGNS SHALL BE INSTALLED IMMEDIATELY AFTER FIRST GRADING WORK IS COMPLETED, AND SHALL MAINTAIN SAE SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.
4. WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENCORAGED UPON BY A CONSTRUCTION WORK ZONE AND PUBLIC WORKS STAFF IDENTIFIES A NEED FOR STUDENTS TO BE ASSIGNED 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.
5. IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LINE MATERIALS TO THE SATISFACTION OF THE CITY 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 VIP CLASS 6 REFLECTIVE SHEETING OR APPROVED EQUAL. ALL NEW TRAFFIC SIGNS, EXCEPT STREET NAME AND SCHOOL SPEED LIMIT SIGNS, SHALL HAVE 3M SERIES 1160 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 IN THEIR ENTIRETY TO CURRENT CITY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THESE 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 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.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN THE FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED. HEREON, THE USE OF TEMPORARY TRAFFIC CONTROL DEVICES 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 COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING CITIZENS AREA TRANSIT (CAT) 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 # 828-3442) WHO WILL PROVIDE OFFICERS PROPERLY TRAINED IN TRAFFIC CONTROL. HEREON, THE USE OF TEMPORARY TRAFFIC CONTROL DEVICES OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
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 PROJECT'S OFFSITE 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 THAT ARE REQUIRED TO MATCH ADJACENT ROADWAY SEGMENTS. THE CONTRACTOR SHALL PROVIDE A DRAWING FOR APPROVAL BY THE TRAFFIC ENGINEERING DIVISION DEPICTING ANY ADJUSTMENT 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.

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 ADOPED SPECIAL AREA STANDARDS.
2. NO DEVIATION OF STREET LIGHT, PULL BOX, CONDUITS (ETC.) LOCATIONS SHALL BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE TRAFFIC ENGINEERING AND THE CITY ENGINEER.
3. ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION.
4. ALL STREET LIGHTING CONDUITS SHALL BE 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 USD NO. 320A.
6. AS-BUILT DRAWINGS SHALL BE SUPPLIED TO THE CITY PRIOR TO ANY PRE-FINAL INSPECTION. THE ASBUILT 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 CONFLICT 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, ENGINEERING, 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 ALL NEW PUBLIC STREET LIGHTS AND/OR SERVICE/S INSTALLED UNDER THIS PLAN DESIGN WILL BE IN CONJUNCTION WITH THIS PROJECT COMPLETION. COORDINATE ALL MAINTENANCE AND OPERATIONAL TRANSFERS WITH THE CITY OF LAS VEGAS TRAFFIC ENGINEERING DEPARTMENT (TEO) AT (702) 229-533

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ABBREVIATIONS			
AC	ASPHALTIC CONCRETE OR ACRE	FUT	FUTURE
AGG	AGGREGATE BASE	GRD	GRADE OR GROUND
APN	ASSESSORS PARCEL NUMBER	GB	GRADE BREAK OR GRADE CHANGE
APPROX OR ~	APPROXIMATE	GV	GATE VALVE
AVE	AVENUE	HDPE	HIGH DENSITY POLYETHYLENE
AT	AT	HOA	HOME OWNERS ASSOCIATION
B	BEGIN CURVE OR BACK OF CURB	HORZ	HORIZONTAL
BCR	BEGINNING OF CURB RETURN	HP	HIGH POINT
BHW	BOTTOM OF HEADWALL	HWL	HIGH WATER LEVEL
BLDG	BUILDING	HDWL OR HW	HEADWALL
BLVD	BOULEVARD	HYD	HYDRAULIC OR HYDRANT
BM	BENCHMARK	ID	INSIDE DIAMETER
BVC	BEGIN VERTICAL CURVE	IN	INCH
BWV	BACK WATER VALVE	INT	INTERSECTION
CC	CLARK COUNTY	INV	INVERT ELEVATION
CCAUSSD	CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS	IP	IRON PIPE
CCPW	CLARK COUNTY PUBLIC WORKS	IRRIG	IRRIGATION
CCRFCD	CLARK COUNTY REGIONAL FLOOD DISTRICT	LF	LINEAR FEET
CCWRD	CLARK COUNTY WATER RECLAMATION DISTRICT	LP	LOW POINT
CE	COMMON ELEMENT	LT OR L	LEFT
CLC/LC	CENTERLINE	LTAS	LAS VEGAS VALLEY WATER DISTRICT
CLR	CLEAR OR CLEARANCE	LWL	LOW WATER LEVEL
CLSM	CONTROLLED LOW STRENGTH MATERIAL	MAX	MAXIMUM
CM&C	CEMENT MORTAR UNED AND COATED	MECH	MECHANICAL
CMU	CONCRETE MASONRY UNIT	MANHOLE	MANHOLE
CONC	CONCRETE	MIN	MINIMUM
CT	COURT	MISC	MISCELLANEOUS
CY OR CU YD	CUBIC YARD	MUC	MUNICIPAL UTILITY EASEMENT
DOWCS	DESIGN AND CONSTRUCTION FOR WASTEWATER COLLECTION SYSTEMS	NDOT	NEVADA DEPARTMENT OF TRANSPORTATION
DET	DETAIL	NPC	NEVADA POWER COMPANY
DI	DUCTILE IRON OR DRAIN INLET	NTS	NOT TO SCALE
DIA. Ø	DIAMETER	NUE	NONEXCLUSIVE UTILITY EASEMENT
DIP	DUCTILE IRON PIPE	OC	ON CENTER
DR	DRIVE	OD	OUTSIDE DIAMETER OR OVERALL DIMENSION
DWG(S)	DRAWING	OFF	OFFSET
DWY	DRIVEWAY	ORIG	ORIGINAL
EA	EACH	PAE	PUBLIC OR PEDESTRIAN ACCESS EASEMENT
ECR	END CURB RETURN	PB	PULL BOX
EG	EXISTING GROUND	PC	POINT OF CURVE
EL	ELEVATION	PCC	POINT OF COMPOUND CURVE
ESMT	EASEMENT	PDE	PUBLIC DRAINAGE EASEMENT
EP	EDGE OF PAVEMENT	R' OR PL	PROPERTY LINE
EVC	END VERTICAL CURVE	POB	POINT OF BEGINNING
EX OR EXIST	EXISTING	POC	POINT OF CURVATURE
FC	FACE OF CURB	POE	POINT OF ENDING
FF	FINISHED FLOOR	PRC	POINT OF REVERSE CURVATURE
FG	FINISHED GRADE	PRELIM	PRELIMINARY
FGH	FINISHED GRADE, HIGH SIDE	PROP	PROPOSED
FGL	FINISHED GRADE, LOW SIDE	PRV	PRESSURE REDUCING VALVE
PH	FIRE HYDRANT	PUE	PUBLIC UTILITY EASEMENT
FL	FLOWLINE	PT	POINT OF TANGENT OR POINT
FT	FEET OR FOOT	PVC	POLYVINYL CHLORIDE
		PW	POINT OF VERTICAL INTERSECTION

SPECIAL NOTE

IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED WHICH IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CLARK COUNTY DEPT. OF PUBLIC WORKS. TEMPORARY CONSTRUCTION ITEMS INCLUDE: PAVEMENT TRANSITIONS, PROTECTIVE DITCHES AND BERMS, ROAD SIGNS AND BARRICADES, ETC.

NOTICE TO CONTRACTOR

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

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

EXISTING

PROPOSED

DESCRIPTION

12" DROP INLET

12" WATER PIPE

12" SEWER PIPE

12" STORM DRAIN

12" CURB AND GUTTER

12" SANITARY SEWER PIPE AND FLOW ARROW

12" WATER PIPE

12" WATER GATE VALVE

12" FIRE HYDRANT

12" WATER BLOW-OFF

12" WATER LATERAL W/ METER

12" SANITARY SEWER LATERAL

12" STREETLIGHT

12" EDGE OF PAVEMENT

12" TRAFFIC SIGN

12" PAD ELEVATION

12" FINISHED FLOOR ELEVATION

12" RETAINING WALL

12" STORM DRAIN W/ MANHOLE

EXISTING GAS GATE VALVE

EXISTING UNKNOWN MANHOLE

EXISTING GAS, SIZE PER PLAN

EXISTING POWER POLE

EXISTING TRAFFIC SIGNAL

EXISTING WALL

EXISTING WATER PIPE FITTING

EXISTING WATER POINT OF CONNECTION

EXISTING SEWER POINT OF CONNECTION

EXISTING DAYLIGHT LINE

EXISTING STREET CENTERLINE

EXISTING RIGHT-OF-WAY

EXISTING MATCHLINE

EXISTING BOUNDARY LINE

EXISTING PHASE LINE

EXISTING PROPERTY LINE

EXISTING FLOWLINE

EXISTING SAWCUT

EXISTING CUT/FILL TRANSITION LINE

EXISTING SIDEWALK

EXISTING EX STRIPING TO BE OBLITERATED

EXISTING GRADE BREAK LINE

EXISTING REFLECTIVE RAISED PAVEMENT MARKERS

EXISTING BACK WATER VALVE

EXISTING WROUGHT IRON FENCE

EXISTING PONY WALL

EXISTING DECORATIVE PERIMETER WALL

EXISTING DECORATIVE PERIMETER RETAINING WALL

EXISTING PROPOSED CURB AND GUTTER WITH RIGHT-OF-WAY AT BACK OF CURB

EXISTING CURB AND GUTTER WITH RIGHT-OF-WAY AT BACK OF CURB

EXISTING FUTURE CURB AND GUTTER WITH RIGHT-OF-WAY AT BACK OF CURB

QUANTITIES		PRIVATE	PUBLIC
DRAINAGE			
1. 12" PVC PIPE	EA	20	-
2. MODIFIED TYPE "C" DROP INLET	EA	-	1
SEWER SYSTEM			
1. 6" PVC SEWER LATERAL (PRIVATE)	LF	112	-
2. STANDARD 48" SEWER MANHOLE (PRIVATE)	EA	1	-
WATER SYSTEM			
1. FIRE HYDRANT ASSEMBLY W/6" GATE VALVE PER UDACS PLATE NO. 40	EA	1	-
2. 6" PVC WATER PIPE (CLASS 150)	LF	21	-
3. 8" PVC WATER PIPE (CLASS 150)	LF	145	-
4. 1" COPPER SERVICE W/ 1" METER & 1" RPPA PER UDACS PLATE NO. 4 & 8	EA	-	1
5. 2" COPPER SERVICE W/ 2" METER & 2" RPPA PER UDACS PLATE NO. 4 & 8	EA	-	1
6. 8" RPPA	EA	-	1
STREET IMPROVEMENTS			
1. 2" A.C. PAVEMENT OVER 6" TYPE II	SY	1,612	-
2. 3" A.C. PAVEMENT OVER 6" TYPE II	SY	3,177	-
3. 4" THICK CONCRETE SIDEWALK W/4" TYPE II AGGREGATE BASE	SF	90	-
4. STANDARD 24" TYPE "L" CURB & GUTTER W/6" TYPE I AGGREGATE BASE	LF	197	18
5. 6" TYPE "A" CURB & GUTTER W/6" TYPE I AGGREGATE BASE	LF	1,477	-
6. 3" WIDE CONCRETE VALLEY GUTTER W/10" TYPE II AGGREGATE BASE	SF	1,130	-
TRAFFIC IMPROVEMENTS			
1. 12"x18" NO PARKING SIGN WITH POST	EA	6	-
2. BLUE COLORED REFLECTIVE RAISED PAVEMENT MARKER	EA	1	-



APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES

PROJECT No. _____ FIRST APPROVED DATE: _____

3,000

SLATER HANIFAN GROUP

CONSULTING ENGINEERS & PLANNERS

5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118

PHONE (702) 284-5300 FAX (702) 284-5309

LAS VEGAS, NV

NIGRO DEVELOPMENT

SKY POINTE PLAZA

ABBREVIATION AND QUANTITY SHEET

DATE: 7/31/2017

DRAFTER: NKZ

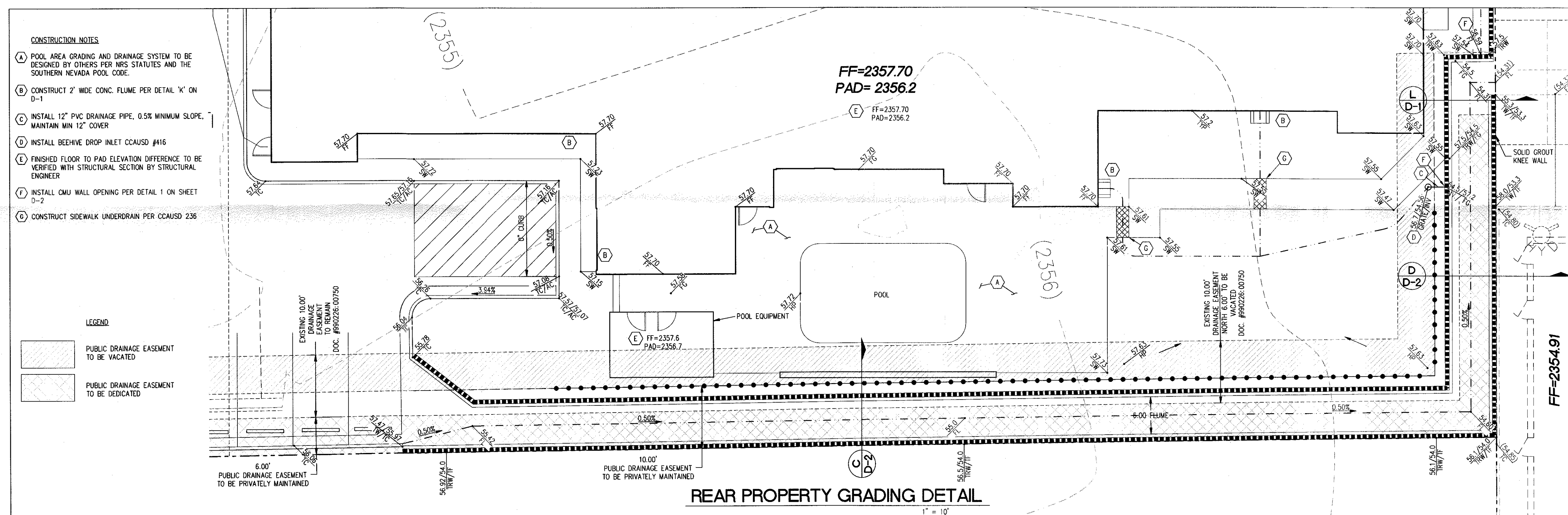
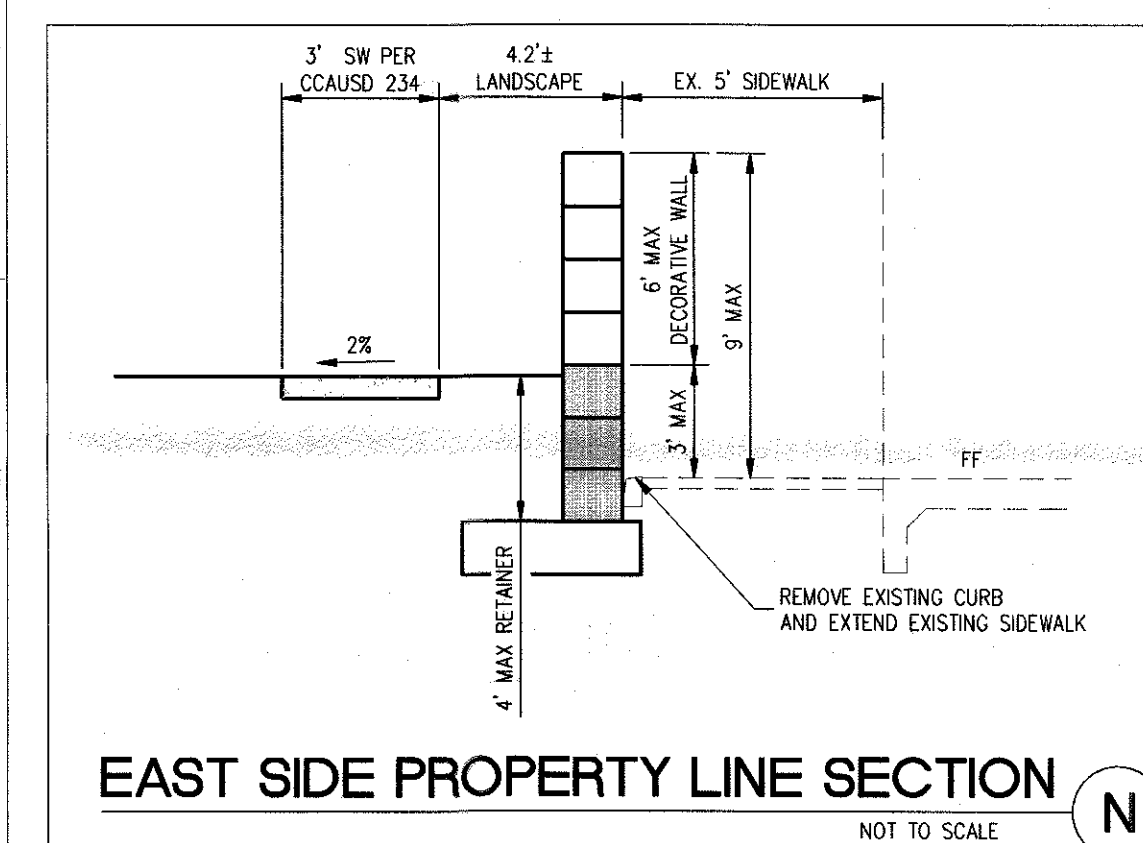
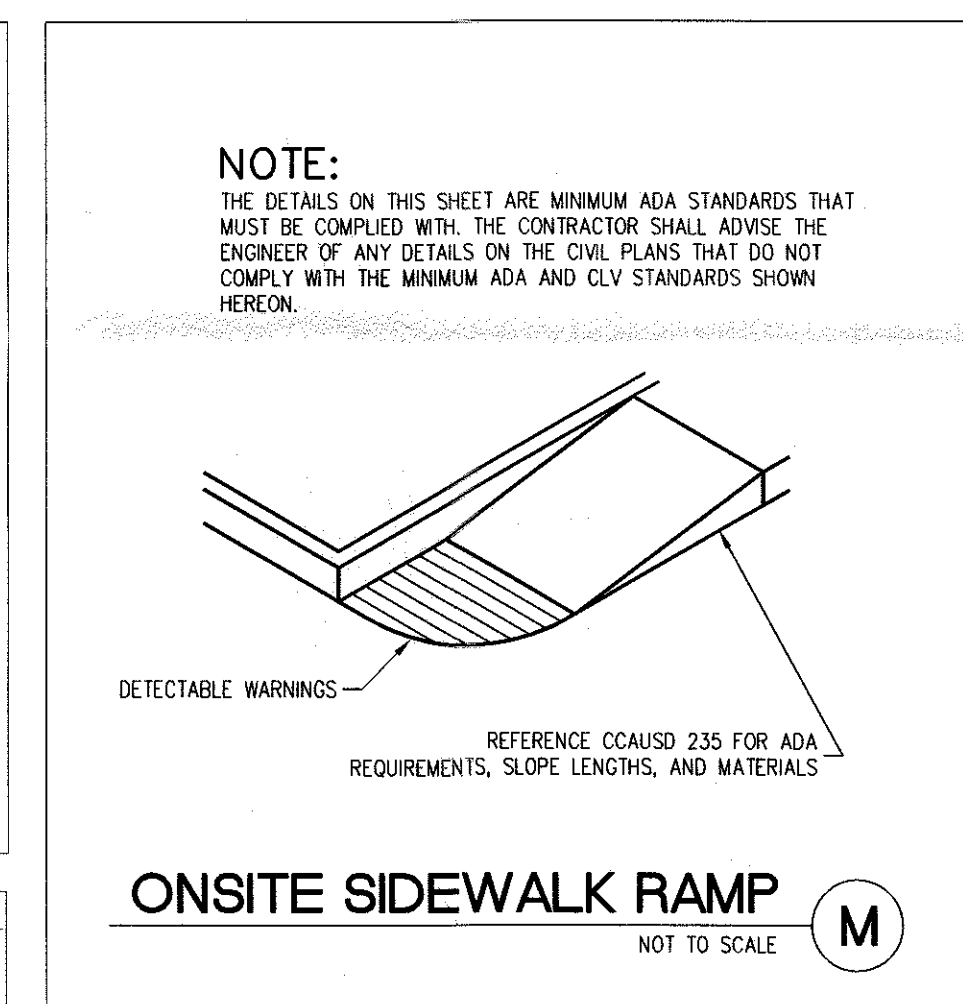
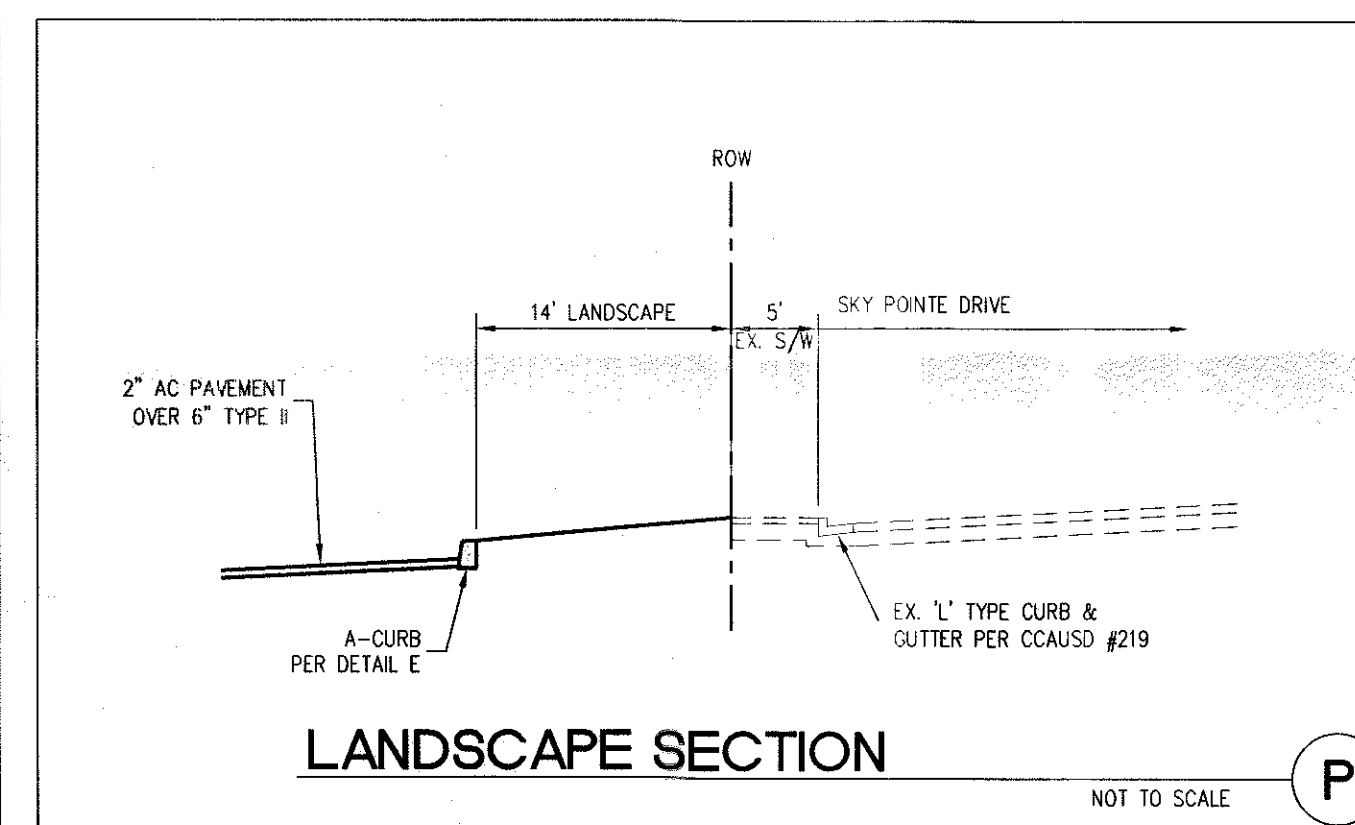
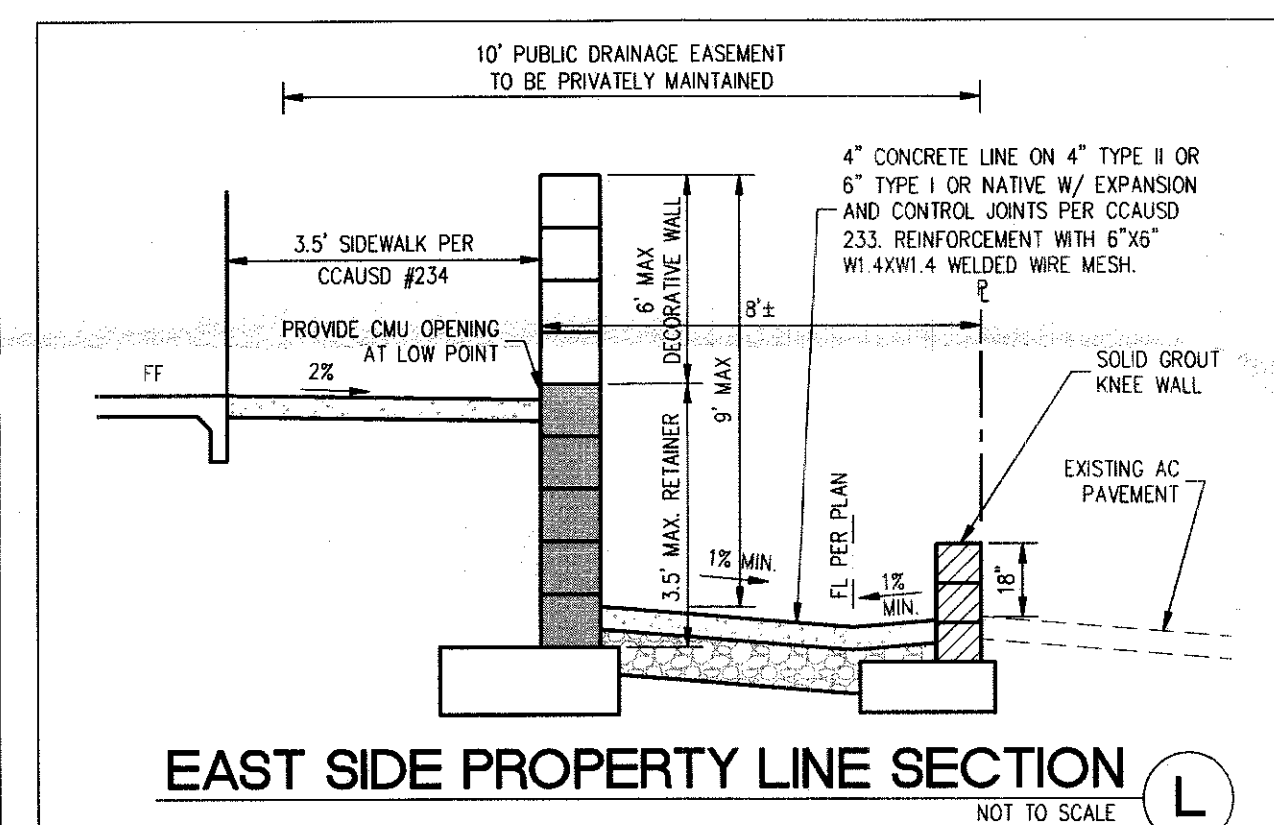
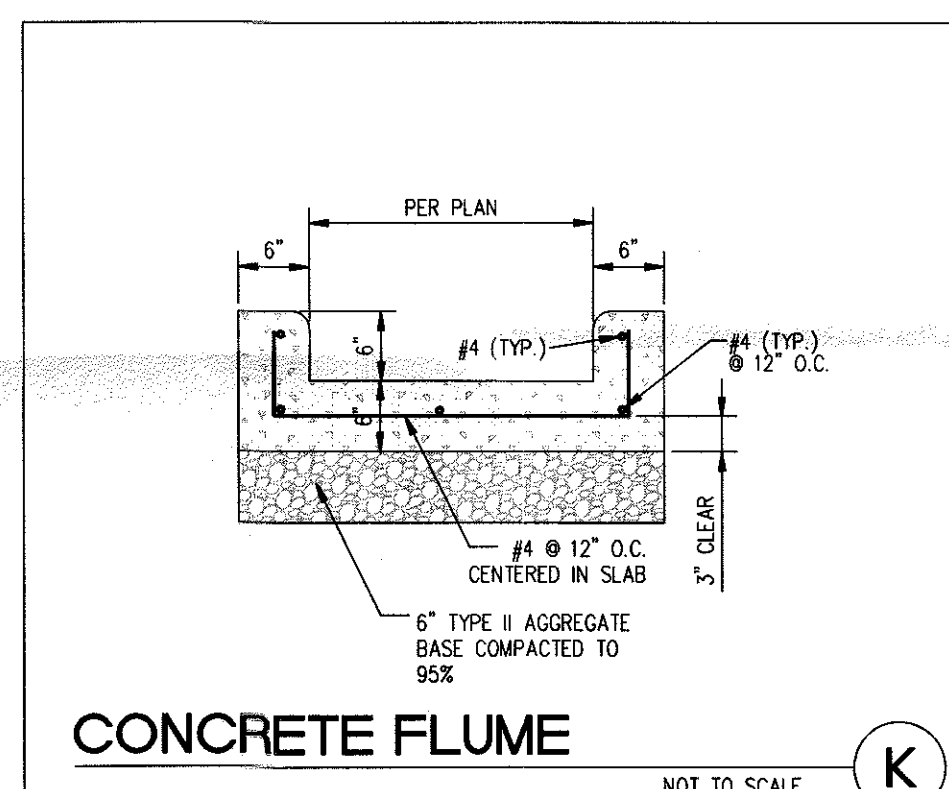
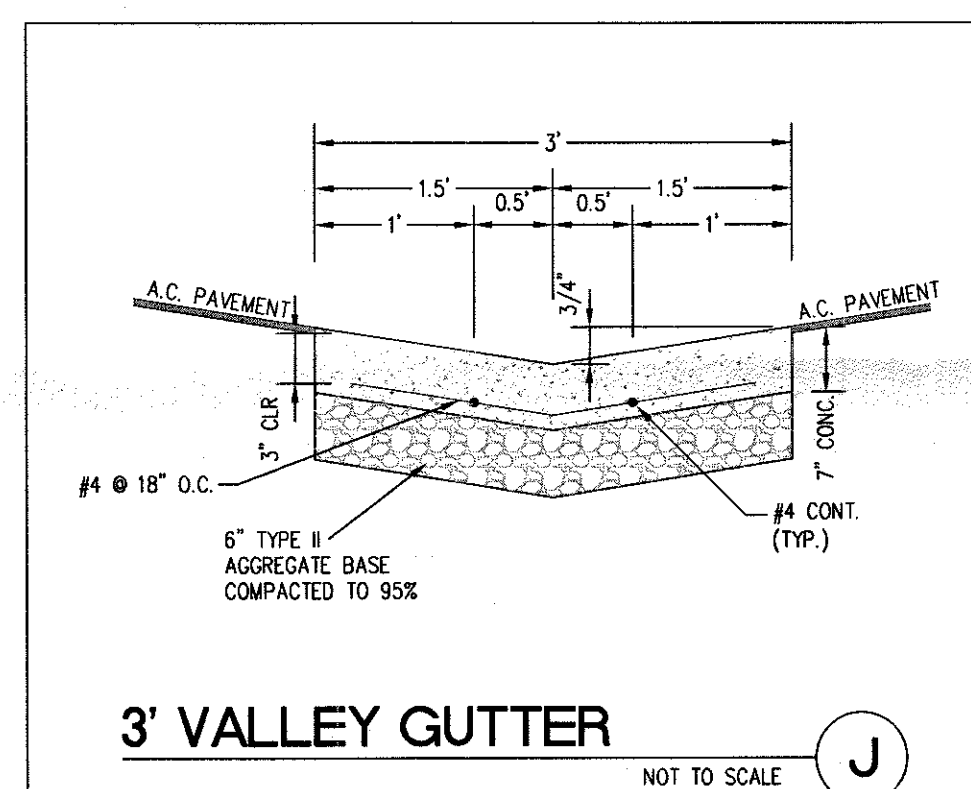
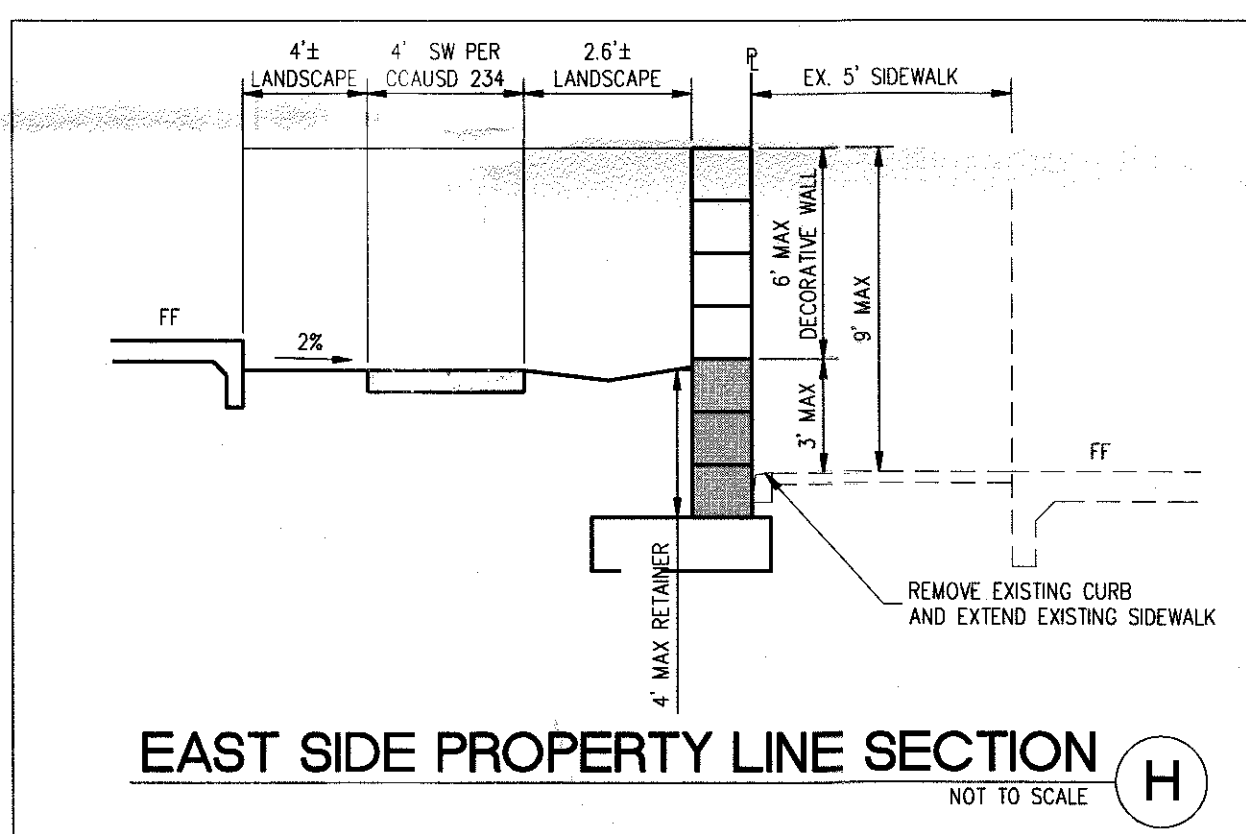
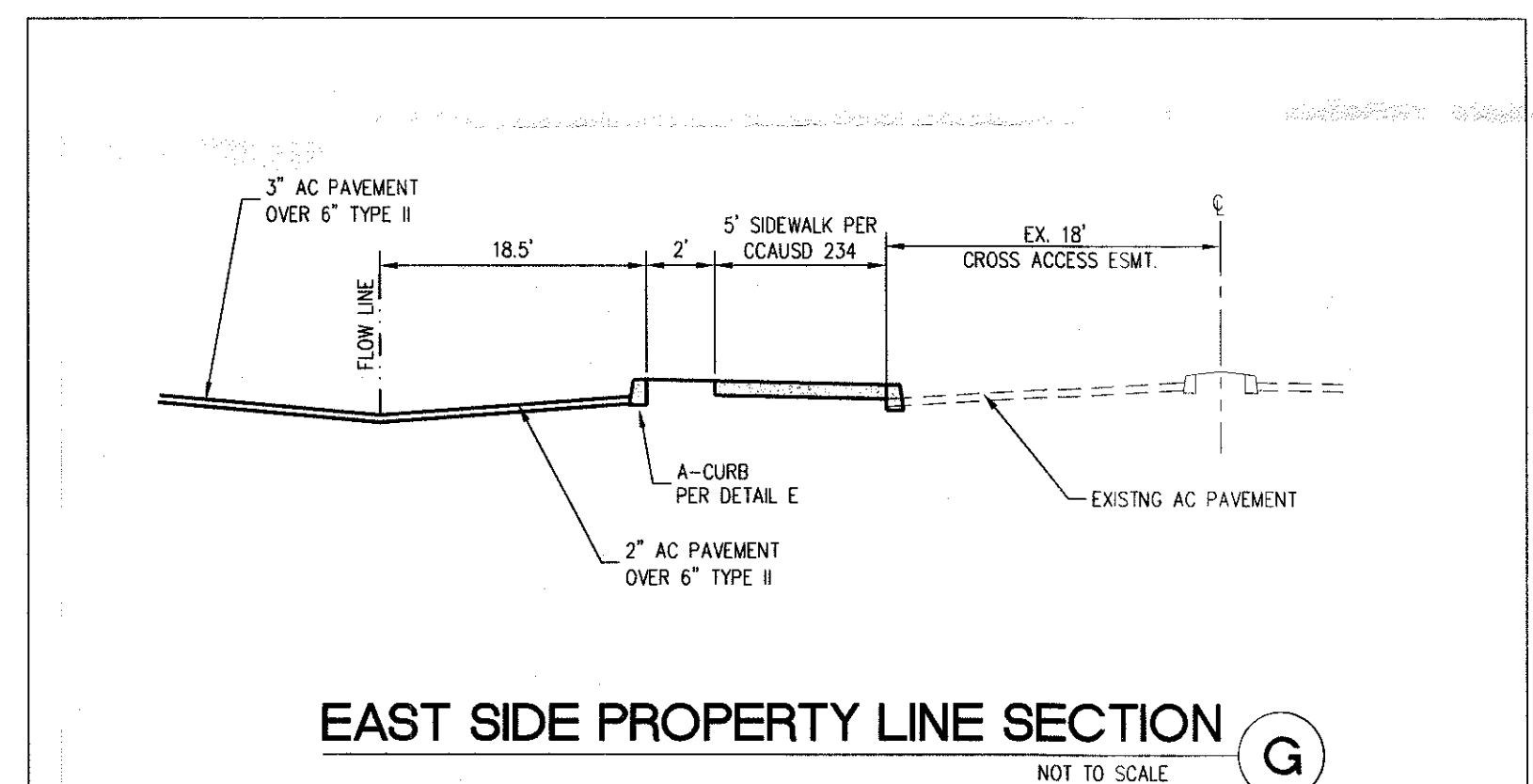
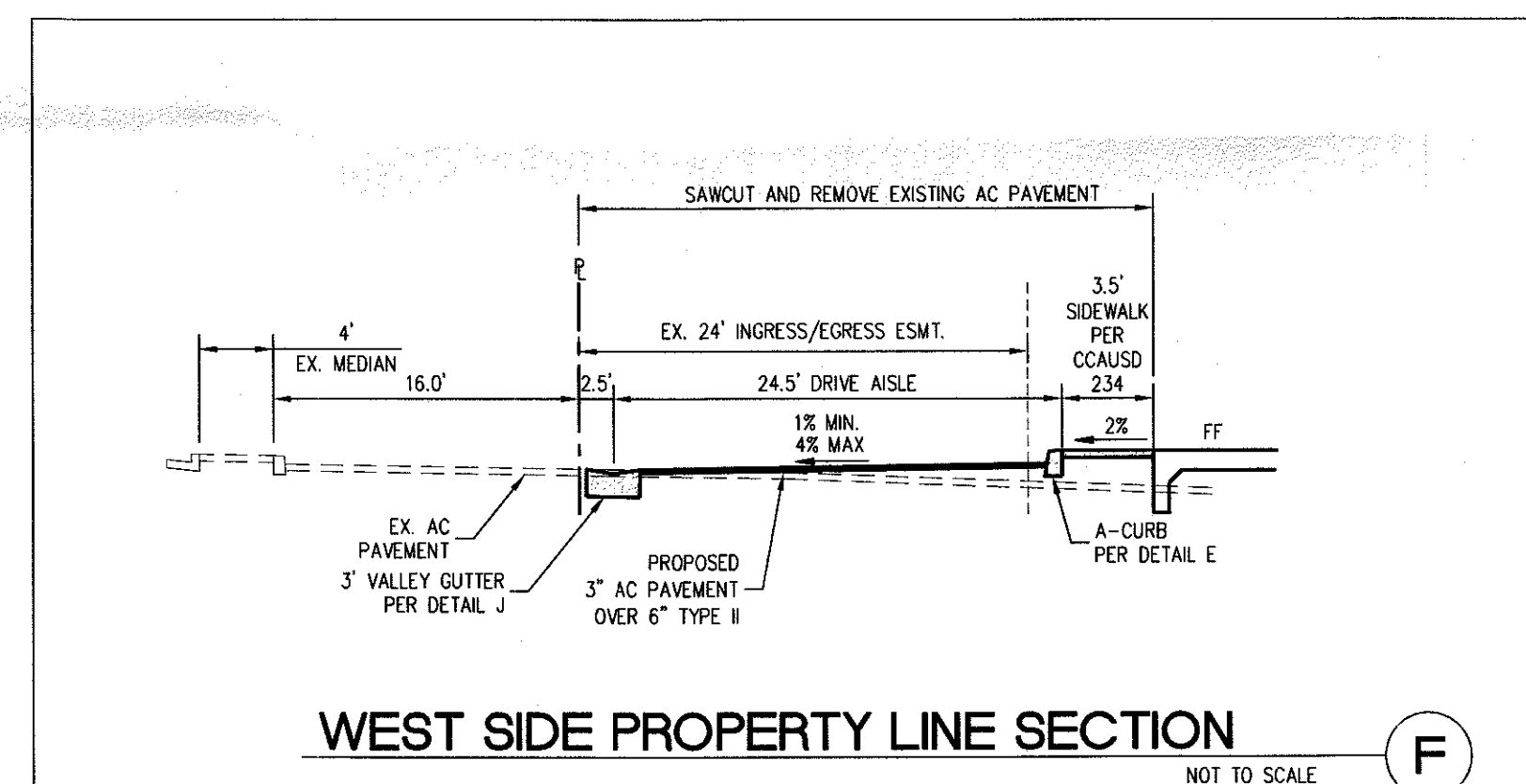
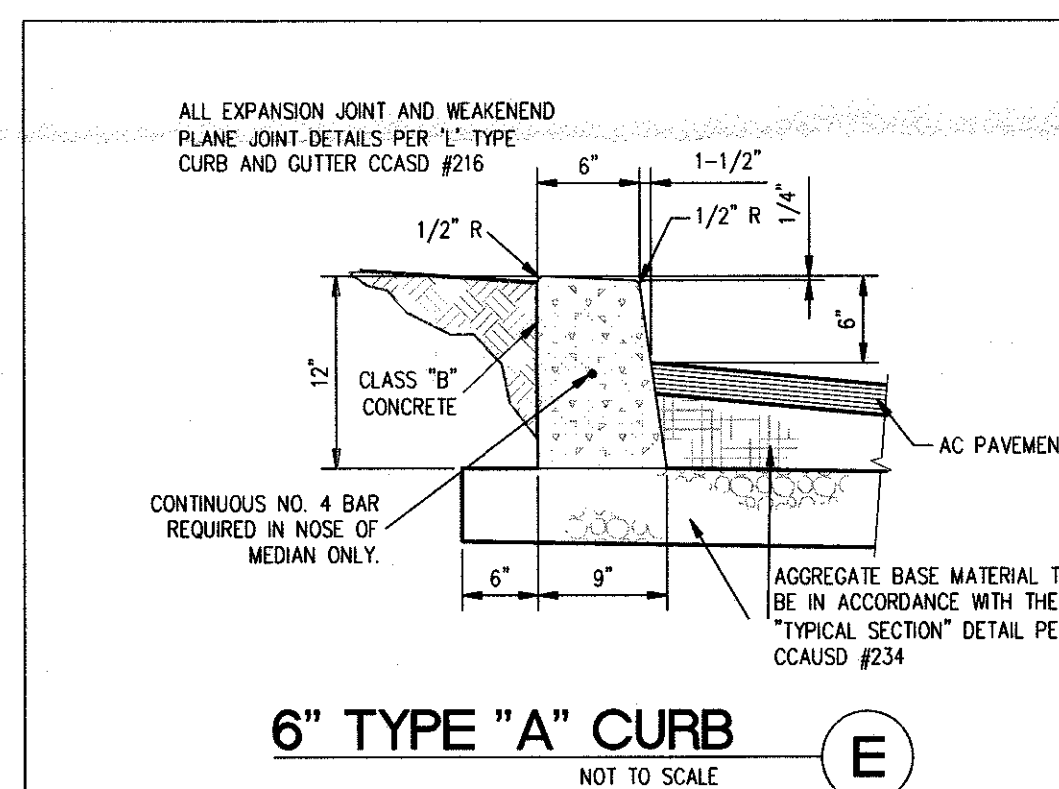
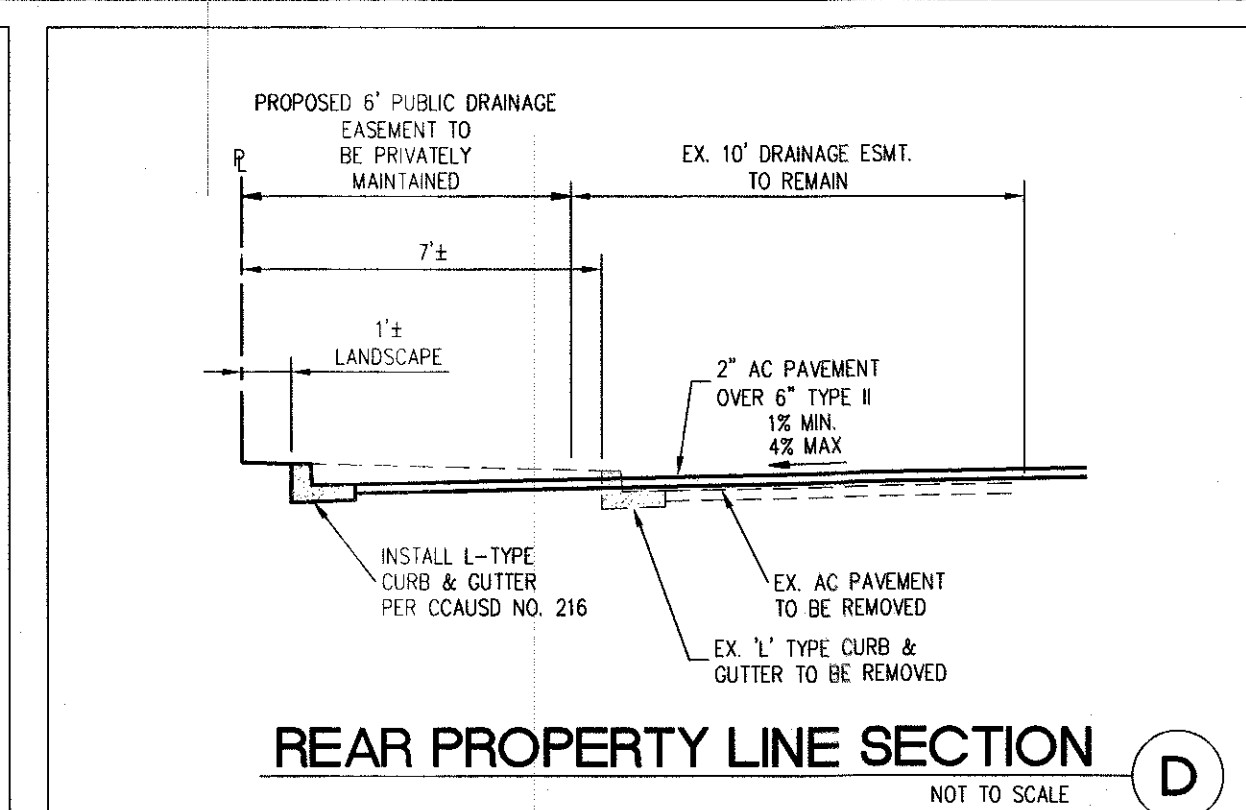
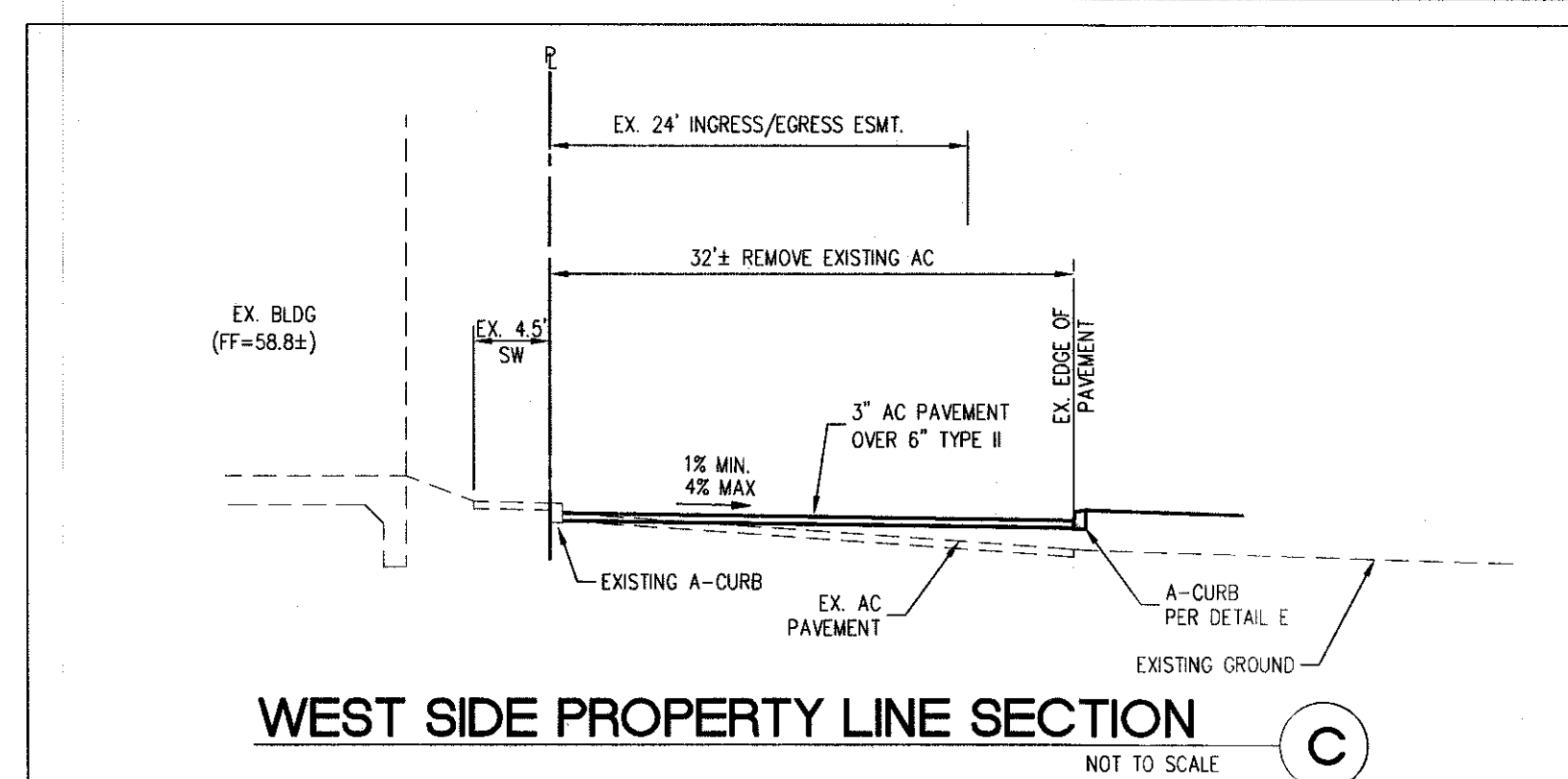
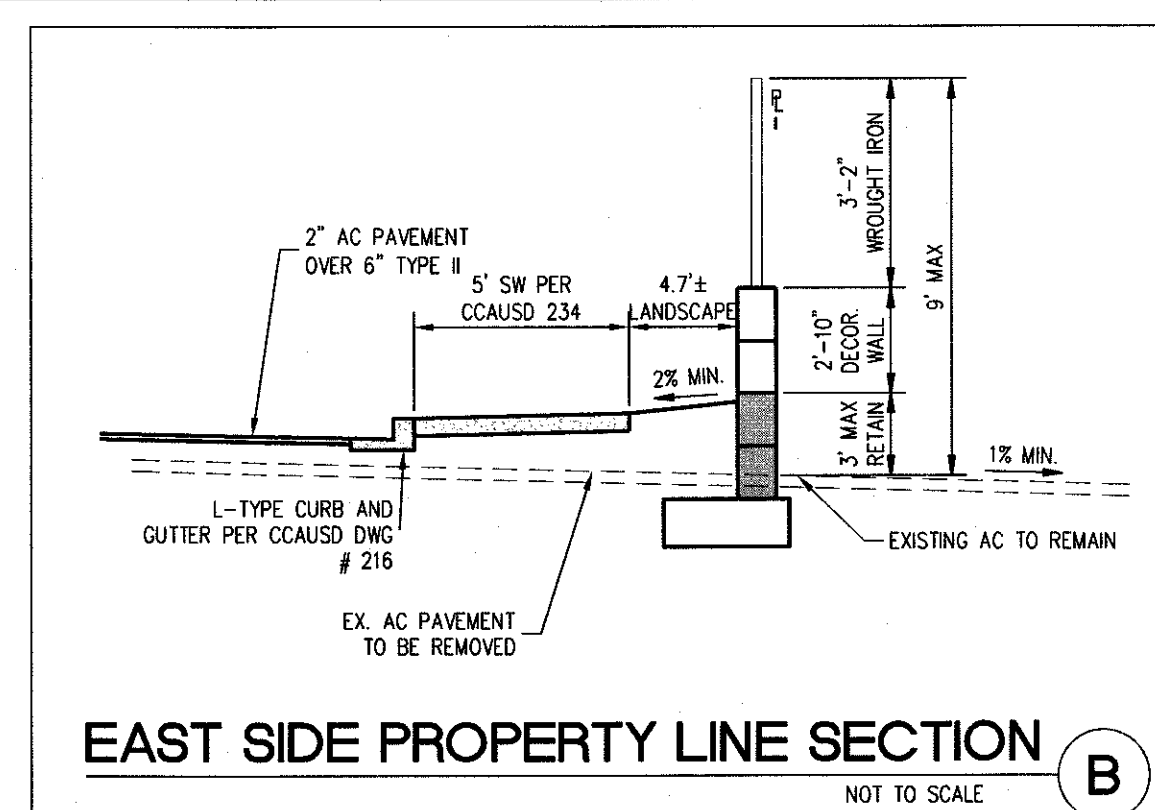
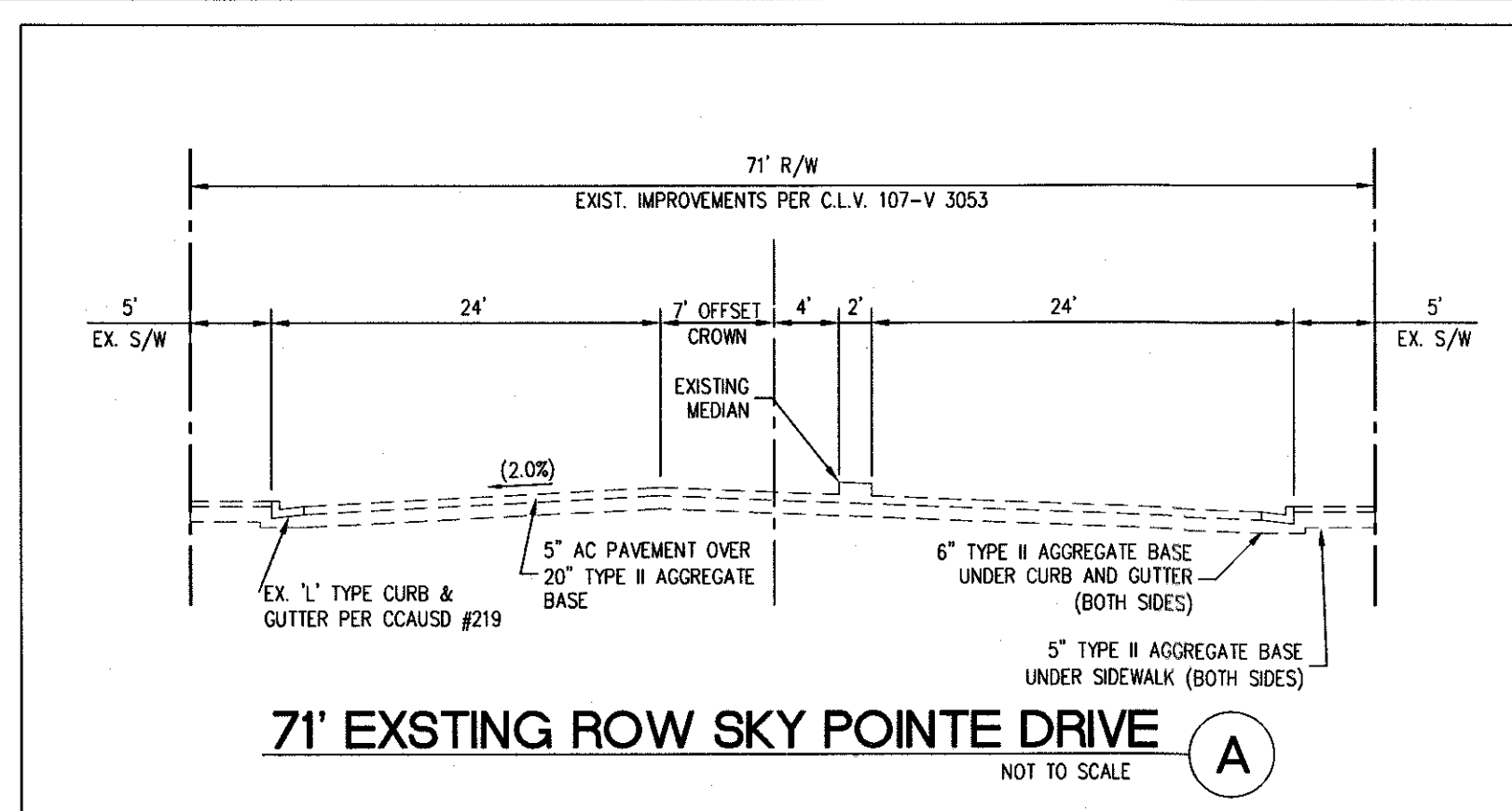
DESIGNER: RG

CHECKED: BP

PROJECT NO. NIG1701-000

C-3

SHEET 3 OF 8



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