

DS #: 5160

APN: 139.36-710.022

PROJECT: Reyes Coca-Cola Bottling

SUBMITTAL: 2nd

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		August 22, 2019
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:	
	Reyes Coca-Cola Bottling	
Cross Streets:	SEC of Stewart Avenue & Mojave Road	
File Number:	F:\Depot\DSMemos\DS5160B.doc	
Parcel Number:	139-36-710-022	
Zoning Action:	SDR-76586	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X
COPIES TO:		
		Slater Hanifan Group
		Martin Harris Construction
		Bart Anderson, P.E., DevCo
		CCRFCFCD

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	7/18/2019	7/31/2019	Not Approved	\$400.00	3497204: \$400
2 nd Submittal	8/8/2019	8/22/2019	See Comments Below	\$400.00	3524614: \$400
TOTAL FEES (LDDRS):				\$800.00	----

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

- This drainage study is acceptable in concept;** however, *City of Las Vegas* will not formally accept the study until the *Clark County Regional Flood Control District (CCRFCFCD)* has issued a letter of concurrence. The engineer should contact the CCRFCFCD to confirm that they have begun their review.

Please note that effective March 15, 2019, the CCRFCFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

<http://gustfront.ccrfcd.org/LandDev/LandDev.aspx>

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: T20S/R61E/36
AREA M-36

**TECHNICAL DRAINAGE STUDY
ADDENDUM**

Reyes Coca-Cola Bottling
City of Las Vegas, Nevada

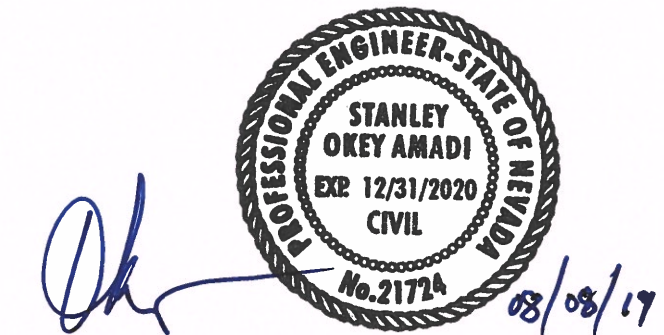
Job No.: MHC1901.000
Date: August 2019

Prepared For:

Martin Harris Construction
3030 S. Highlands Drive
Las Vegas, NV 89109
Phone: 702-385-5257 • Fax: 702-474-8257

Prepared By:

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



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

Assisted by Caitlyn Alcantara, E.I.



MHC1901-000

August 06, 2019

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 to the Technical Drainage Study for Reyes Coca-Cola Bottling (DS5160)

Mr. Sung:

This letter certifies that all items provided on the *Addendum to the Technical Drainage Study for Reyes Coca-Cola Bottling*. submittal CD match the paper version bound into the study.

Respectfully Submitted,
SLATER HANIFAN GROUP, A Westwood Team

A handwritten signature in blue ink, appearing to read 'Stanley Okey Amadi', with a long horizontal flourish extending to the right.

Stanley Okey Amadi, P.E., CFM
Project Manager – Flood Control Division

HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Reyes Coca-Cola Bottling, LLC Date: August 2019
 Location of Development: a) Descriptive (Cross Streets): North/South: Mojave Road
East/West: Stewart Avenue
 b) Section: 36 Township: 20 S Range: 61 E
 c) APN: 139-36-710-022

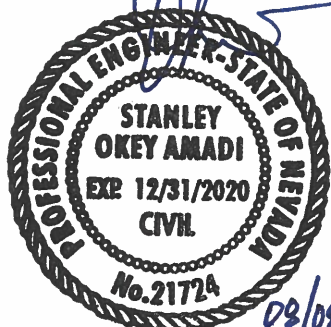
Name of Owner: Lone Oak - Las Vegas LLC
 Telephone No.: 702-250-7491 Fax No.: _____ E-mail Address: steve.eaton@martinharris.com
 Address: 3030 South Highland Drive Las Vegas NV 89109

Contact Person – Name: Stanley Okey Amadi, P.E., CFM Telephone No.: (702) 284-5300
 *E-mail Address: stanley.amadi@westwoodps.com Fax No.: (702) 284-5399
 Firm: Slater Hanifan Group, A Westwood Team
 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	☐

- Total Owned Land Area: At Site: 20.31 acres Being Developed/Disturbed: 9.0 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.): Commercial
- Approximate upstream land area which drains to the subject site: >75 acres
- Has the site drainage been evaluated in the past? ☒ Yes** ☐ No If yes, please identify documentation: _____
Technical Drainage Study for Coca-Cola Distribution Center (DS623), Technical Drainage Study for Coca Cola Distribution Center Expansion (DS1890)
Coca-Cola Enterprise Warehouse Expansion (DS4377)
- If known, please briefly identify the proposed discharge point(s) of runoff from the site: North to Stewart Avenue, southeast to Technology Court and East to Spectrum Boulevard
- Briefly describe your proposed schedule for the subject project: 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



MHC1901.000

8/6/2019

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

Subject: Addendum to the Technical Drainage Study for Reyes Coca-Cola Bottling (DS5160)

Dear Mr. Sung:

This letter is submitted in response to the comments contained in the July 31, 2019 review memorandum, regarding the above referenced project. A copy of the City of Las Vegas (CLV) comment letter has been provided in Appendix A.

The comments in the review memorandum have been individually addressed as follows:

1. **Comment:** *Provide a copy of the zoning/planning conditions associated with this site (SDR-76586) with the next submittal to verify compliance with conditions. Flood Control will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the City Council). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted;*

Response: Acknowledged. Please refer to Appendix B for a copy of the approved NOFA for the project.

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.*

Please note that effective March 15, 2019, the CCRFCD adopted new requirements for drainage study concurrence submittals. Follow the link below for specific guidance.

<http://gustfront.ccrfcd.org/LandDeve/LandDev.aspx> ;

Response: Acknowledged. A copy of the study and pertinent addendum will be submitted to CCRFCD for review and concurrence upon receipt of a condition approval from the City of Las Vegas.

3. **Comment:** *The engineer proposed riprap of $d_{50}=6"$ behind the sidewalk in Stewart Avenue according to Cross Sections A/D-1 and B/D-1. Note that the 100-year flow velocity in Stewart is 9.99 ft/s, the proposed riprap size appears to be not adequate. Provide riprap sizing calculation in the next submittal and upsize the riprap accordingly;*

Response: The subject riprap will no longer be constructed, and a stem wall has now been proposed along the back-of-sidewalk to ensure that the 100-year flow depth is contained within the right-of-way and to protect the adjacent landscaping from erosion. Please refer to the revised improvement plans provided in Appendix C.

4. **Comment:** *Construction Note #7 stated curb opening per Detail 6 on Sheet D-1, however, there is no Detail 6 to be found on the Detail Sheet. Review and revise accordingly;*

Response: The curb opening detail is now Detail No.1 on the detail sheet. Please refer to the revised plans provided in Appendix C.

5. **Comment:** *Cross Sections H/D-1, I/D-1, J/D-1 and K-D/1 call out new fence by others is not acceptable. The fence shall be constructed with the subject improvement plans. Identify whether it is chain link fence or block wall clearly in the next submittal;*

Response: The proposed fence call-out has been corrected to a wrought iron fence. Note that the proposed wall has been extended along the entire site's frontage on Stewart Avenue while the wrought iron fence is shortened and will now only be constructed along Spectrum Boulevard and Technology Court. Please refer to the revised plans provided in Appendix C.

We believe the above responses and revisions provided on the plans have adequately satisfied your concerns in the subject review memorandum. The revised plan, profile, and detail sheets adopting the revisions addressed in this letter have been included in Appendix C. If you have any questions or require additional information, please do not hesitate to contact our office at (702) 284-5300.

Respectfully Submitted,

SLATER HANIFAN GROUP A WESTWOOD TEAM



Stanley Okey Amadi, P.E., CFM
Project Manager – Flood Control Division

cc: Mark Failla, P.E., CFM – SHG
Tom Miller, P.E. – SHG

APPENDIX

Appendix A – CLV Comment Letter

Appendix B – NOFA

Appendix C – CD of Electronic Files & Revised Improvement Plans

APPENDIX A

CLV Comment Letter

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		July 31, 2019
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:
	Reyes Coca-Cola Bottling	Slater Hanifan Group
Cross Streets:	SEC of Stewart Avenue & Mojave Road	Martin Harris Construction
File Number:	F:\Depot\DSMemos\DS5160A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	139-36-710-022	CCRFCD
Zoning Action:	SDR-76586	
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	7/18/2019	7/31/2019	See Comments Below	\$400.00	3497204: \$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. Provide a copy of the zoning/planning conditions associated with this site (**SDR-76586**) with the next submittal to verify compliance with conditions. *Flood Control* will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the *City Council*). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.
2. 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.

Please note that effective March 15, 2019, the CCRFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

<http://gustfront.ccrfcd.org/LandDev/LandDev.aspx>

3. The engineer proposed riprap of $d_{50}=6"$ behind the sidewalk in *Stewart Avenue* according to *Cross Sections A/D-1* and *B/D-1*. Note that the 100-year flow velocity in *Stewart* is 9.99 ft/s, the proposed riprap size appears to be not adequate. Provide riprap sizing calculation in the next submittal and upsize the riprap accordingly.

4. *Construction Note #7* stated curb opening per Detail 6 on Sheet D-1, however, there is no Detail 6 to be found on the Detail Sheet. Review and revise accordingly.
5. Cross Sections H/D-1, I/D-1, J/D-1 and K-D/1 call out new fence by others is not acceptable. The fence shall be constructed with the subject improvement plans. Identify whether it is chain link fence or block wall clearly in the next submittal.

In an effort to increase administrative efficiency, for all original and re-submittal packages including updates and the addenda, the City of Las Vegas Public Works Department requires both a hardcopy and a digital copy (PDF) on CD for the drainage study.

A letter sealed and signed by a Nevada registered civil engineer must be included in every submittal certifying documents on the electronic CD matches 100% of the hardcopy submittal. The new submittal requirement is effective on May 1, 2019. If there are any questions regarding these new requirements, please contact Albert Sung in the City Flood Control Section at (702) 229-6541.



Sample Letter to
certify CD.pdf

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: T20S/R61E/36
AREA M-36

APPENDIX B

Approved NOFA



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

MICHELE FIORE
Mayor Pro Tem

STAVROS S. ANTHONY
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

July 15, 2019

Lone Oak - Las Vegas LLC
Reyes Holdings LLC
6250 N. River Road, Ste. 9000
Rosemont, IL 60018

**RE: SDR-76586 [PRJ-76552] – ADMINISTRATIVE SITE
DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE – JULY 2019**

Dear Applicant:

Your request for a Minor Amendment to previously approved Plot Plan Review (Z-011-88) FOR A PROPOSED 100,660 SQUARE-FOOT ADDITION TO AN EXISTING 113,130 SQUARE-FOOT WAREHOUSE DEVELOPMENT on 20.31 acres at 232 North Mojave Road (APN 139-36-710-022), M (Industrial) Zone, Ward 3 (Diaz) [PRJ-76552], has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Plot Plan Review (Z-0111-88) and Site Development Plan Review (SDR-32975) shall be required, except where amended herein.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/20/19, except as amended by conditions herein.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Correct all Americans with Disabilities Act (ADA) deficiencies, if any, on the sidewalk adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
10. Construct all incomplete half street improvements (sidewalk) on Mojave Road, Stewart Avenue, Spectrum Boulevard and Technology Court adjacent to this site concurrent with on-site development activities.
11. Coordinate with Sanitary Sewer Planning Section of the Department of Public Works to determine wastewater capacity improvements, if any, based upon proposed internal improvements to the Warehouse.
12. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

13. Where not previously recorded, submit a License Agreement for landscaping and private improvements in the public rights-of-way adjacent to this site prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).
14. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.
15. Site development to comply with all applicable conditions of approval for SDR-32475, and all other applicable site-related actions.

This action by the Department of Planning staff on **July 15, 2019** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Eric McCammond
Sr. Management Analyst
Case Planning Division

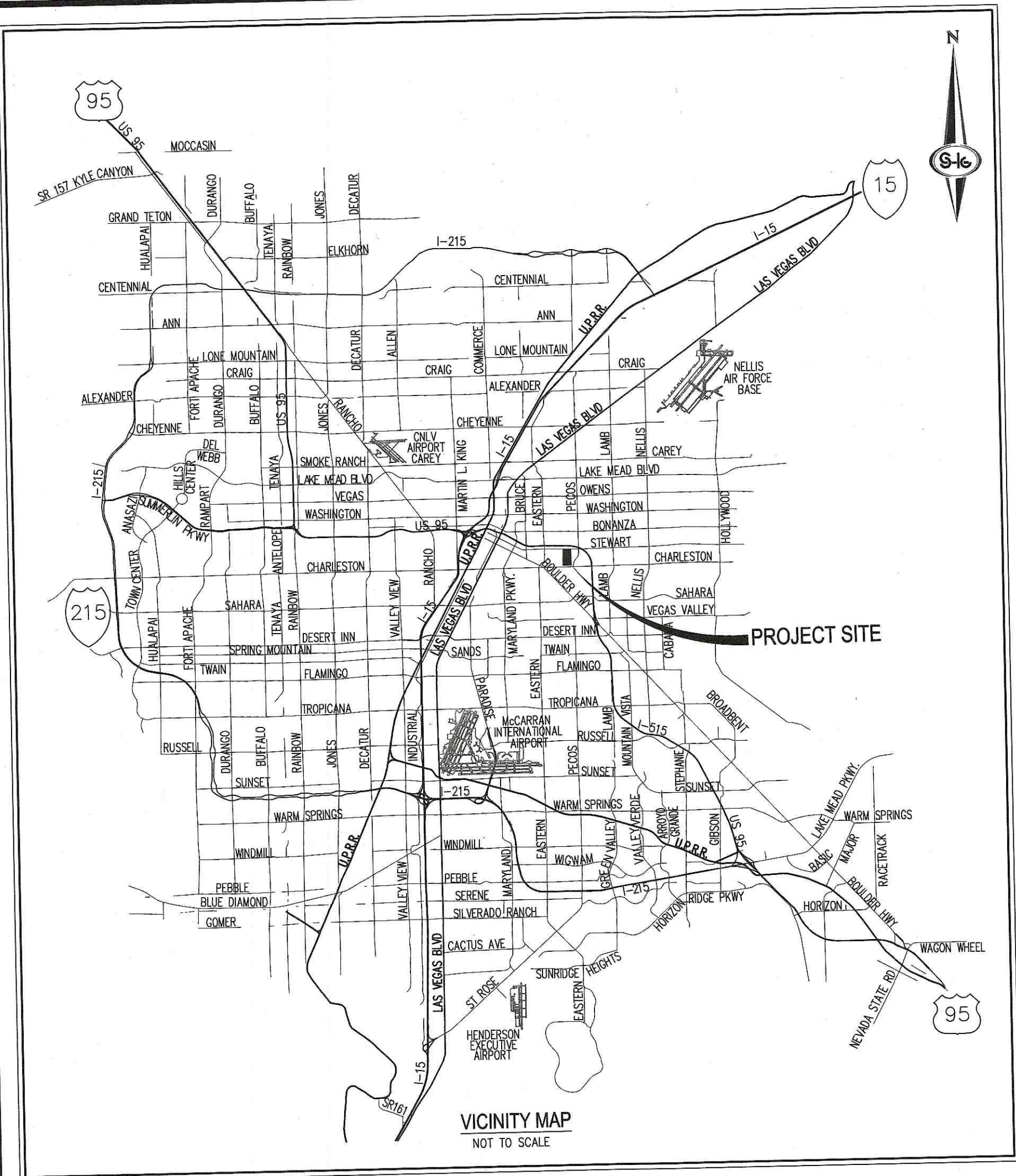
EM:nl

cc:

Mr. Steve Eaton
3030 S. Highland Drive
Las Vegas, Nevada 89109

APPENDIX C

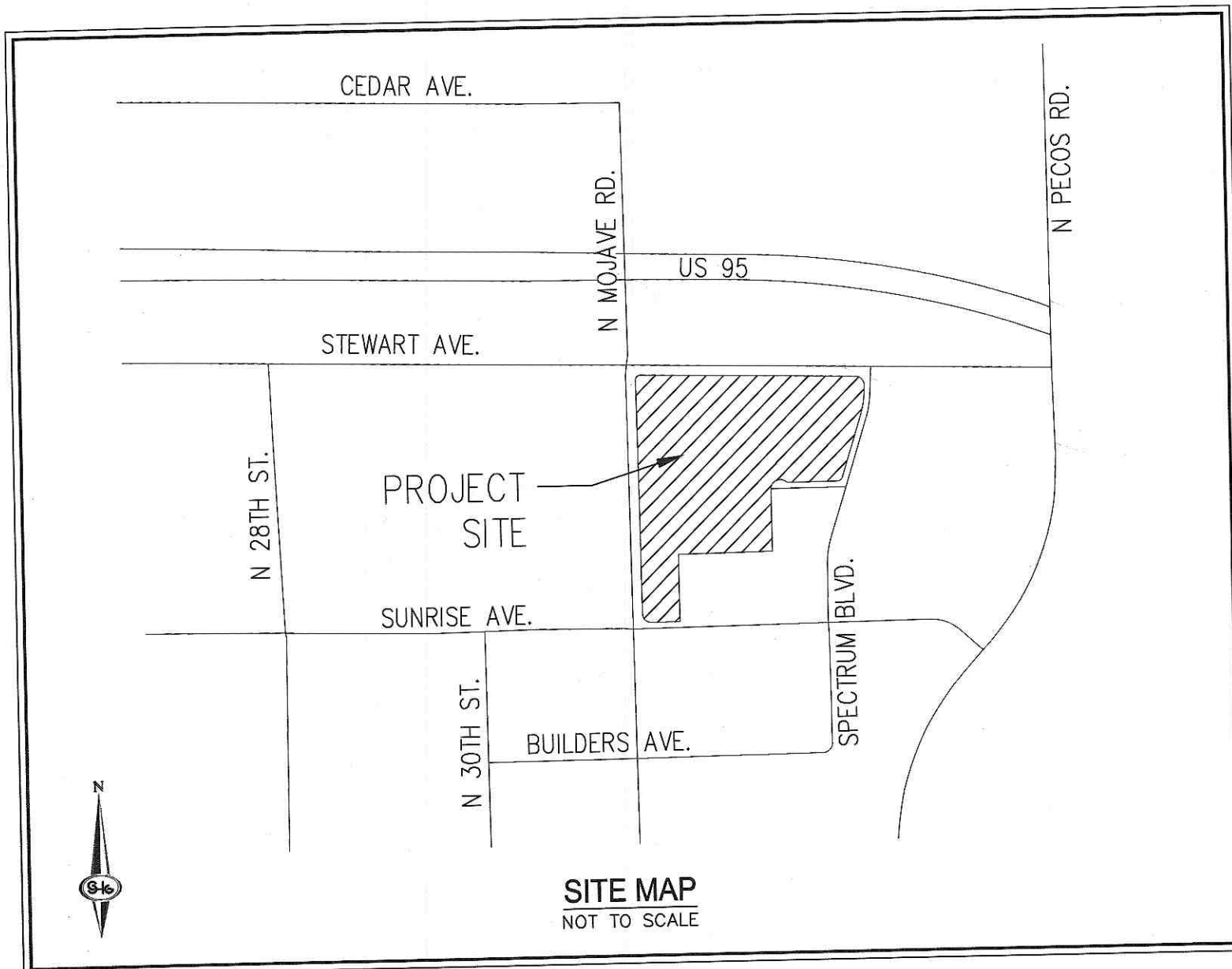
CD of Electronic Files & Revised Improvement Plans



IMPROVEMENT PLANS FOR REYES COCA-COLA BOTTLING, L.L.C.

CITY OF LAS VEGAS, NEVADA
COMMERCIAL SUBDIVISION

APN: 139-36-710-022



LEGAL DESCRIPTION

PARCEL I:
THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, BEING THAT PORTION OF LOT ONE (1), BLOCK ONE (1) OF THE LAS VEGAS SPECTRUM AS SHOWN BY MAP THEREOF ON FILE IN BOOK 43 OF PLATS, PAGE 10 OF CLARK COUNTY, NEVADA RECORDS, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER (NE COR.) OF THE SOUTHEAST QUARTER (SE 1/4);
THENCE NORTH 88°02'09" WEST, ALONG THE NORTH LINE THEREOF, 1,446.52 FEET;
THENCE SOUTH 00°13'30" EAST, 433.54 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°46'30" WEST, 665.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MOJAVE ROAD;
THENCE SOUTH 00°13'30" EAST, ALONG THE EAST RIGHT-OF-WAY LINE, 570.00 FEET;
THENCE NORTH 89°46'30" EAST, 190.00 FEET;
THENCE NORTH 00°13'30" WEST, 70.00 FEET;
THENCE NORTH 89°46'30" EAST, 475.00 FEET;
THENCE NORTH 00°13'30" WEST, 500.00 FEET TO THE TRUE POINT OF BEGINNING.
NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 7, 1990 IN BOOK 900807 AS INSTRUMENT NO. 00307 AND RE-RECORDED JUNE 16, 2006 IN BOOK 20060616 AS INSTRUMENT NO. 02478, ALL OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL II:
THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, BEING THAT PORTION OF LOT ONE (1), BLOCK ONE (1) OF THE LAS VEGAS SPECTRUM AS SHOWN BY MAP THEREOF ON FILE IN BOOK 43 OF PLATS, PAGE 10 OF CLARK COUNTY, NEVADA RECORDS, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 36;
THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE 1/4), NORTH 89°48'08" WEST A DISTANCE OF 2,199.15 FEET TO THE CENTERLINE OF MOJAVE ROAD AS SHOWN ON SAID PLAT OF THE LAS VEGAS SPECTRUM;
THENCE ALONG SAID CENTERLINE OF MOJAVE ROAD, NORTH 00°13'30" WEST A DISTANCE OF 2,261.39 FEET;
THENCE NORTH 89°46'30" EAST A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING ON THE EAST RIGHT-OF-WAY LINE OF SAID MOJAVE ROAD, ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY DEED TO COCA-COLA BOTTLING COMPANY OF LOS ANGELES, RECORDED AUGUST 7, 1990 IN BOOK 900807 AS INSTRUMENT NUMBER 00307 OF CLARK COUNTY, NEVADA RECORDS;
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF MOJAVE ROAD, NORTH 00°13'30" WEST A DISTANCE OF 351.78 TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 55.00 FEET;
THENCE NORTHEASTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 92°11'21", AN ARC DISTANCE OF 88.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STEWART AVENUE AS SHOWN ON SAID PLAT OF THE LAS VEGAS SPECTRUM;
THENCE TANGENT TO SAID CURVE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF STEWART AVENUE, SOUTH 88°02'09" EAST A DISTANCE OF 608.35 FEET TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID COCA-COLA PARCEL;
THENCE ALONG THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID COCA-COLA PARCEL, SOUTH 00°13'30" EAST A DISTANCE OF 383.50 FEET TO THE NORTHEAST CORNER OF SAID COCA-COLA PARCEL;
THENCE ALONG THE NORTH LINE OF SAID COCA-COLA PARCEL, SOUTH 89°48'30" WEST A DISTANCE OF 665.00 FEET TO THE TRUE POINT OF BEGINNING.
NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED APRIL 28, 1995 IN BOOK 950428 AS INSTRUMENT NO. 01969 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL III:
THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, BEING THAT PORTION OF LOT ONE (1), BLOCK ONE (1) OF THE LAS VEGAS SPECTRUM AS SHOWN BY MAP THEREOF ON FILE IN BOOK 43 OF PLATS, PAGE 10 OF CLARK COUNTY, NEVADA RECORDS, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 36;
THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE 1/4), NORTH 89°48'08" WEST A DISTANCE OF 2,199.15 FEET TO THE CENTERLINE OF MOJAVE ROAD AS SHOWN ON SAID PLAT OF THE LAS VEGAS SPECTRUM;
THENCE ALONG SAID CENTERLINE OF MOJAVE ROAD, NORTH 00°13'30" WEST A DISTANCE OF 1,691.39 FEET;
THENCE NORTH 89°46'30" EAST A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING ON THE EAST RIGHT-OF-WAY LINE OF SAID MOJAVE ROAD, ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY DEED TO COCA-COLA BOTTLING COMPANY OF LOS ANGELES, RECORDED AUGUST 7, 1990 IN BOOK 900807 AS INSTRUMENT NUMBER 00307 OF CLARK COUNTY, NEVADA RECORDS;
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF MOJAVE ROAD, NORTH 00°13'30" WEST A DISTANCE OF 190.00 FEET TO THE WEST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY DEED TO LEWIS PROPERTIES, INC., RECORDED JANUARY 19, 1990 IN BOOK 900119 AS INSTRUMENT NUMBER 00837 OF CLARK COUNTY, NEVADA RECORDS;
THENCE ALONG THE WEST BOUNDARY OF SAID LEWIS PROPERTIES PARCEL, SOUTH 00°13'30" EAST A DISTANCE OF 270.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SUNRISE AVENUE AS SHOWN ON SAID PLAT OF THE LAS VEGAS SPECTRUM;
THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF SUNRISE AVENUE, SOUTH 89°46'30" WEST A DISTANCE OF 145.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 45.00 FEET;
THENCE NORTHEASTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 70.69 FEET TO THE EAST RIGHT-OF-WAY LINE OF MOJAVE ROAD;
THENCE TANGENT TO SAID CURVE, ALONG SAID EAST RIGHT-OF-WAY LINE OF MOJAVE ROAD, NORTH 00°13'30" WEST A DISTANCE OF 225.00 FEET TO THE TRUE POINT OF BEGINNING.
NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED APRIL 28, 1995 IN BOOK 950428 AS INSTRUMENT NO. 01969 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL IV:
THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, BEING THAT PORTION OF LOT ONE (1), BLOCK ONE (1) OF THE LAS VEGAS SPECTRUM AS SHOWN BY MAP THEREOF ON FILE IN BOOK 43 OF PLATS, PAGE 10 OF CLARK COUNTY, NEVADA RECORDS, DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF STEWART AVENUE WITH THE CENTER LINE OF SPECTRUM BOULEVARD AS SHOWN ON RECORD OF SURVEY RECORDED IN FILE 78, PAGE 16, OFFICIAL RECORDS OF SAID CLARK COUNTY;
THENCE ALONG SAID CENTER LINE OF STEWART AVENUE, NORTH 88°02'09" WEST A DISTANCE OF 507.42 FEET;
THENCE SOUTH 00°13'30" EAST A DISTANCE OF 50.04 FEET TO THE SOUTHERLY LINE OF SAID STEWART AVENUE AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 00°13'30" EAST A DISTANCE OF 563.26 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 45.00 FEET;
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 122°06'49" AN ARC DISTANCE OF 96.97 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET;
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°43'35" AN ARC DISTANCE OF 16.90 FEET;
THENCE NORTH 89°46'30" EAST A DISTANCE OF 243.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 37.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 72°48'08" AN ARC DISTANCE OF 31.77 FEET;
THENCE NORTH 16°05'22" EAST A DISTANCE OF 335.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 45.00 FEET;
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°03'31" AN ARC DISTANCE OF 96.92 FEET;
THENCE NORTH 01°57'51" EAST A DISTANCE OF 42.31 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 45.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 70.69 FEET TO SAID SOUTHERLY LINE OF STEWART AVENUE;
THENCE ALONG SAID SOUTHERLY LINE NORTH 88°02'09" WEST A DISTANCE OF 430.52 FEET TO THE TRUE POINT OF BEGINNING.
NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 19, 1998 IN BOOK 980619 AS INSTRUMENT NO. 02012 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

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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	DATE
PROJECT NO. #####	FIRST APPROVED DATE: _____
LVWD APPROVED FLOW 1,500 GPM AT 20 PSI RESIDUAL	MAXIMUM AVAILABLE FIRE SPRINKLER FLOW _____ GPM
SHEETS: ADD FIELD	
LVWD APPROVAL IS VALID FOR ONE (1) YEAR FROM SIGNATURE DATE. IF CONSTRUCTION IS NOT STARTED, PLANS MUST BE RESUBMITTED FOR REVIEW AND APPROVAL.	
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
LOVE OAK, LLC 232 N. MOJAVE ROAD LAS VEGAS, NV 89101 PH: (714) 833-9455 FX: (714) 822-4727 CONTACT: TRAVIS GIBSON	SLATER HANIFAN GROUP, INC. 5740 S. ARVILLE STREET, SUITE 216 LAS VEGAS, NV 89118 PH: (702) 284-5300 FX: (702) 284-5399 CONTACT: TOM MILLER

BENCHMARK
CITY OF LAS VEGAS BENCHMARK 2LV0126C4, RIVET & PLATE IN TOP OF CURB, AT SE CORNER OF STEWART & MOJAVE.
ELEVATION = 552.357 METERS
ELEVATION = 1812.19 U.S. SURVEY FEET (NAVD 88)

BASIS OF BEARINGS
NORTH 00°13'30" WEST, BEING THE BEARING OF A PORTION OF MOJAVE ROAD AS SHOWN BY MAP THEREOF IN BOOK 43, PAGE 10 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

FEMA FLOOD ZONE INFORMATION
THE PROJECT IS LOCATED WITHIN A FEMA DESIGNATED ZONE "X" (OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ON THE FLOOD INSURANCE RATE MAP (FIRM) PANEL 32003C2186F DATED NOVEMBER 16, 2011.

DEVIATIONS FROM STANDARDS
NONE

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/dwpc/stormwater.htm PROJECTS THAT DISTURB MORE THAN ONE ACRE OF LAND MUST SUBMIT TO NDEP A "NOTICE OF INTENT" FOR INCLUSION UNDER STORMWATER PERMIT NO. NVR100000 ALONG WITH THE APPROPRIATE FILLING FEE.

GEOTECHNICAL ENGINEER
PREPARED BY: NOVA GEOTECHNICAL & INSPECTION SERVICES ADDRESS: 4480 WEST HACIENDA AVE., SUITE 104, LAS VEGAS, NEVADA 89118 PHONE: (702) 873-3478 PROJECT NO. G-18-248 DATED: JANUARY 28, 2013.



SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300
FAX (702) 284-5399

REYES COCA-COLA-BOTTLING, L.L.C.
230 NORTH MOJAVE ROAD LAS VEGAS, NV 89101
COVER SHEET

DATE: 08/06/19
DRAFTER: EV
DESIGNER: AP
CHECKED: TM
PROJECT NO. MHC1901-000
C-1
SHEET 1 OF 16
CLV# XXX

STORMWATER RUNOFF MANAGEMENT

(REQUIRED FOR ALL SITES GREATER THAN 1 ACRE (43,560 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 BY 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 NVR100000, 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 BUMPS 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 NVR100000, 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.

SOUTHERN NEVADA - SOUTHWEST GAS CORPORATION GENERAL NOTES

1. IN THE EVENT OF NATURAL GAS EMERGENCIES CALL 911 AND 1-877-860-6020
 2. MINIMUM HORIZONTAL AND VERTICAL CLEARANCES BETWEEN NATURAL GAS FACILITIES AND ANY UNDERGROUND UTILITIES AND/OR STRUCTURES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, STORM DRAIN, COMMUNICATIONS, AND ELECTRICAL SHALL BE AT LEAST 12-INCHES OR GREATER AS DICTATED BY LOCAL CODES AND STANDARDS.
A) ANY DEVIATION FROM SPECIFIED MINIMUM CLEARANCES MUST BE APPROVED BY ALL AFFECTED UTILITIES AND/OR MUNICIPALITIES
 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 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

SOUTHWEST GAS APPROVAL

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 2LVO126C4, RIVET & PLATE IN TOP OF CURB, AT SE CORNER OF STEWART & MOJAVE.

ELEVATION = 552.357 METERS
ELEVATION = 1812.19 U.S. SURVEY FEET (NAVD 88)

BASIS OF BEARINGS

NORTH 007133° WEST, BEING THE BEARING OF A PORTION OF MOJAVE ROAD AS SHOWN BY MAP THEREOF IN BOOK 43, PAGE 10 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

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. POLYETHYLENE (PE) 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 08/01/2017)

1. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE LVVWD. FOLLOWING WATER PLAN APPROVAL, NOTICE SHALL BE GIVEN TO THE LVVWD COMMUNICATION SUPPORT CENTER (258-7171) TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. FOR FUTURE INSPECTIONS, NOTICE MUST BE GIVEN BY 2:00 P.M. THE BUSINESS DAY PRIOR TO THE REQUESTED LVVWD INSPECTION. WHEN REQUESTING INSPECTIONS, PLEASE REFER TO THE PROJECT # IDENTIFIED ABOVE.
2. ALL WORK SHALL CONFORM TO LVVWD STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS, AND TO THE 2010 EDITION OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS), THE LATEST EDITION OF UDACS SHALL SUPERSEDE ANY CONFLICTS CONTAINED IN THE APPROVED DRAWINGS AND/OR SPECIFICATIONS.
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 OFF-SITE 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 GUTTERS.
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 AND APPURTENANCES SHALL BE DISINFECTED, PRESSURE TESTED, AND HAVE AN ACCEPTABLE PASSING HEALTH WATER SAMPLE OBTAINED, PRIOR TO OPERATION AND USE.
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 BE AS LISTED ON THE LVVWD APPROVED PRODUCTS LIST FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS BY SUBMITTING SHOP DRAWINGS.
13. TELEPHONE "CALL BEFORE YOU DIG" AT "811" OR 1-800-227-2600.
14. THE INSTALLATION OF LVVWD MUNICIPAL WATER FACILITIES WITHIN ALL STREETS IS ASSUMED TO BE IN COMPLIANCE WITH THE UNIFORM STANDARDS, INCLUDING THE PLACEMENT OF ASPHALT PAVING STREET SURFACES. ANY REPAIR WORK DONE BY THE LVVWD TO THE MUNICIPAL WATER FACILITIES WILL INCLUDE THE PLACEMENT OF AN APPROPRIATELY SIZED ASPHALT REPAIR PATCH ON THE STREET SURFACE.

ANY DECORATIVE PAVING SURFACE WITHIN THE STREET IS THE RESPONSIBILITY OF THE OWNER'S ASSOCIATION, OR THE INDIVIDUAL PROPERTY OWNERS IF NO OWNER'S ASSOCIATION IS IN EXISTENCE, OR THE AGENCY HAVING JURISDICTION. DECORATIVE SURFACE MATERIALS PLACED WITHIN THE TEN FOOT EASEMENT ABUTTING 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.

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

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 CITY OF LAS VEGAS 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 NOVA GEOTECHNICAL SERVICES & INSPECTIONAL SERVICES, PROJECT NO. G-18-248, DATED 01/28/2019.
6. EARTHWORK QUANTITIES (RAW):
- CUT = 412 CUBIC YARDS
- FILL = 32,714 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 1 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 # 6637 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 THE INSTALLATION OF ON-SITE WATER LINES AND FIRE HYDRANTS. THE PERMIT AND CONTRACTORS MATERIAL TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER BEFORE COMMENCEMENT OF WORK. IFC § 105.6.15
4. ON ANY RESIDENTIAL OR COMMERCIAL INSTALLATIONS, FIRE HYDRANTS SHALL BE INSTALLED AND FIRE APPARATUS ACCESS ROADS SHALL BE LOCATED BEFORE COMMENCEMENT OF ANY COMPLETIBLE CONSTRUCTION. ALL FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER AND SHALL BE CAPABLE OF DELIVERING THE REQUIRED FIRE FLOW. IFC § 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. IFC § 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. IFC § 106.3
7. ALL ON-SITE UNDERGROUND WATER MAINS AND MATERIALS SHALL BE U.L. LISTED, A.W.A.A APPROVED AND SHALL BE RATED FOR THE APPROPRIATE WORKING PRESSURE. IFC § 507.2.1, NFPA 424
8. PAINTING OF CURBS, FIRE HYDRANTS, PADS, PROTECTION OF FIRE HYDRANTS FROM PHYSICAL DAMAGE, AND ALL OTHER WORK NECESSARY FOR FIRE HYDRANTS SHALL BE COMPLETED BEFORE APPROVAL BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION. IFC § 507
9. PRIVATE HYDRANTS SHALL BE PAINTED RED. IFC § 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. IFC § 507
11. FIRE HYDRANT SPACING SHALL BE AS FOLLOWS: IFC § C102
 - RESIDENTIAL - 500 FT UNSPRINKLERED; 600 FT SPRINKLERED.
 - COMMERCIAL - 300 FT UNSPRINKLERED; 400 FT SPRINKLERED.
12. 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 COUNTRY OF MORE THAN 30,000 PER DAY, HYDRANTS ARE REQUIRED ON EACH SIDE OF THE STREET SPACED AT 500 FT ON AN ALTERNATING BASIS. IFC § 102.8
13. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN THE RADIUS OF A CUL-DE-SAC OR WITHIN 20 FT OF THE PERMETER 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. IFC § C102.10
15. A MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A ONE-TWO FAMILY DWELLING SHALL NOT EXCEED 300 FT, AS MEASURED BY AN APPROVED ROUTE. IFC § C102.4
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. IFC § C102.7
17. THE MAXIMUM DISTANCE FROM A HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200 FT. IFC § C102.8
18. TWO (2) SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE IS 4 OR MORE FIRE HYDRANTS/SPRINKLER LEAD-INS ARE INSTALLED ON A SINGLE SYSTEM. FOR SYSTEMS REQUIRED TO HAVE TWO (2) SOURCES OF WATER SUPPLY, SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 2 FIRE HYDRANTS AND/OR FIRE SPRINKLER LEAD-INS CAN BE OUT OF SERVICE DUE TO A SERVICE INTERRUPTION. FOR SYSTEMS PERMITTED TO HAVE ONE SOURCE OF WATER SUPPLY, SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 3 FIRE HYDRANTS AND/OR FIRE SPRINKLER LEAD-INS CAN BE OUT OF SERVICE DUE TO A SERVICE INTERRUPTION. IFC § C104
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. IFC § 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 30° OR 25° FT PRIOR TO OR AFTER THE GRADE CHANGE. ADJACENT TO THE STRUCTURES GRADIENT SHALL NOT EXCEED 3%. IFC § 503.2.7, § 503.2.8
21. THE TURNING RADIUS OF THE FIRE APPARATUS ACCESS ROADS SHALL BE NO LESS THAN 52 FT OUTSIDE AND 28 FT INSIDE TURNING RADIUS. IFC § 503.2.4
22. VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL NOT BE LESS THAN 13'6" INS. IFC § 503.2.1
23. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 33 FT WITH PARKING ON BOTH SIDES MEASURED TO FACE OF CURB. NOT LESS THAN 28 FT WIDE WITH PARKING RESTRICTED TO ONE SIDE MEASURED TO FACE OF CURB. NOT LESS THAN 24 FT WIDE WITH NO PARKING ON EITHER SIDE MEASURED TO FACE OF CURB. FIRE LANES THROUGH PARKING LOTS SHALL BE NOT LESS THAN 24 FT. IFC § 503.2.1.1
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. IFC § 503.1.1
25. APPROVED SECONDARY FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR 200 OR MORE DWELING UNITS, ROADS) WITH DEAD-ENDS OR A SINGLE POINT OF ACCESS IN EXCESS OF 500 FT. CLV REGULATION AND MOU
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. CLV REGULATION
27. ALL FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LANE, ONE SIGN AT THE END OF THE FIRE LANE AND WITH SIGNS AT INTERVALS OF 100 FT ALONG THE DESIGNATED FIRE LANES. SIGNS TO BE PLACED WITHIN 24 HOURS OF THE START OF THE FIRE LANE 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 CURB (IF NO CURB IS PROVIDED) SHALL BE PAINTED WITH A RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS. IFC § 503.3
28. ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. IFC § 503.6
29. WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS, OR HAVING FOUR OR MORE TRAVEL LANES AND A TRAFFIC COUNTRY OF MORE THAN 30,000 VEHICLES PER DAY, ALL HYDRANTS BEING UTILIZED TO DELIVER FIRE FLOW TO THE PROPOSED LOCATION SHALL BE LOCATED ON THE SAME SIDE OF THE STREET AS THE PROPOSED DEVELOPMENT. CLV REGULATION

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 MATERIAL 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"	+0.0" 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 CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION.
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 OIL, 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 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 REVISION 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 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 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 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 FLOW 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 SOILS REPORT AS PREPARED BY ADD REPORT #ADD.FIELD, ADD.FIELD APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
13. EXACT LOCATION OF ALL SAWHUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS ENGINEER IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATIONS.
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.

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 MOUT 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 REBBER, 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 THE PUBLIC SEWER MANHOLES, STORM DRAIN MANHOLES AND TRANSITION STRUCTURES, STORM DRAIN LATERALS AT THE CONNECTION TO THE STORM DRAIN MAIN AND THE CONNECTION TO A DROP INLET, THE CONNECTION OF SEWER SERVICE LATERALS TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERALS EXIT THE PUBLIC RIGHT-OF-WAY, SEWER AND STORM DRAIN MAIN ALIGNMENT, INCLUDING DEFLECTION POINTS. 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 MAP(S) 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 SEPARATION 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 ADDITION.
23. A SEPARATE BORING PERMIT IS REQUIRED FOR ALL BORING ACTIVITIES.

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 INTO EXISTING CITY STREETS. THESE MARKED IMMEDIATELY AFTER FIRST GRADING WORK IS ACCOMPLISHED, AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.
4. WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENCROACHED UPON BY A CONSTRUCTION WORK ZONE AND PUBLIC WORKS STAFF IDENTIFIES A NEED FOR STUDENTS TO BE ASSISTED IN THE SAFE CROSSING THROUGH THAT WORK ZONE, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A QUALIFIED "CROSSING GUARD". THE GUARD SHALL BE PRESENT FOR THE FULL DURATION OF TIME THAT CHILDREN ARE LIKELY TO BE PRESENT.
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 VP GLASS & 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 ORIENTATION TO CURRENT CITY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS.
7. WHEN A PROPOSED STREET LIGHT SIGNATURE 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 SIGNPOST. 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 INTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HERE UNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
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 ATISSA TRAFFIC CONTROL TECHNICIAN OR INSA 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 PROVIDE MINIMUM 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 822-4440) WHO WILL PROVIDE OFFICERS PROPERLY TRAINED IN TRAFFIC CONTROLS 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 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 IDENTIFYING ANY ADJUSTMENTS TO THE FINAL PAVEMENT MARKINGS AND SIGNAGE, WHICH MAY INCLUDE OMITTING, ADDING OR MODIFYING PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS SUCH THAT ADEQUATE TRANSITIONS AND LANE TERMINATIONS BETWEEN ADJACENT ROADWAY SEGMENTS ARE CONSTRUCTED.

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 (USS), AND THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA" (USD), LATEST REVISION.
2. DESIGN PROFESSIONAL AND CONTRACTOR SHALL VERIFY CITY'S LATEST LED FIXTURE SPECIFICATIONS AND APPROVED FIXTURES PER CLV WEBSITE, UNDER BUILDING AND SAFETY FORMS, PRIOR TO ORDERING MATERIALS.
3. NO DEVIATION OF STREET LIGHT, PULL BOX, CONDUITS ETC., LOCATIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF TRAFFIC AND CITY ENGINEER. ANY DEVIATION FROM THE PLAN LOCATION WILL REQUIRE COMPLIANCE WITH SECTION 623 OF THE USS.
4. ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION IN ACCORDANCE WITH SECTION 623 G.03.01 OF THE USS.
5. ALL EMPTY CONDUIT SHALL HAVE AT LEAST ONE GREEN NO. 8 AWG WIRE INSTALLED AS TRACER WIRE IN ACCORDANCE WITH SECTION 623 G.02.01 OF THE USS PRIOR TO BACKFILLING AND FINAL INSPECTION.
6. ANY STRUCTURE SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, ETC., SHALL LEAVE A MINIMUM CLEARANCE IN ACCORDANCE WITH THE USD NO. 320A, WHEN POLE IS INSTALLED BEHIND SIDEWALK, AND SHALL AT NO TIME COMPLETELY ENCLOSE THE STREET LIGHTING POLE.
7. AS-BUILT DRAWINGS SHALL BE SUPPLIED TO THE TRAFFIC ENGINEERING DIVISION PRIOR TO ANY PRE-FINAL INSPECTION. THE ASBUILT DRAWING NEEDS TO BE STAMPED AS-BUILT AND SIGNED BY THE PREPARER.
8. SERVICE POINT SHALL BE COORDINATED WITH NV ENERGY, AND WHEREVER POSSIBLE, BE LOCATED NEAR THE CENTER OF THE CIRCUIT. SERVICE POINTS SHALL BE SHOWN ON THE PLANS.
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 BEFORE STREETLIGHT BASES ARE INSTALLED. AT NO EXPENSE TO THE CITY OF LAS VEGAS.
10. THE CONTRACTOR SHALL FURNISH COMPLETE CONDUIT, WIRE, ETC. FROM SERVICE TO TRANSFORMERS AND CONTROL SYSTEMS IF REQUIRED ON THE PLANS.

DEVIATIONS FROM STANDARDS

NONE

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT NO. _____ FIRST APPROVED DATE: _____
LVVWD APPROVED FIRE FLOW _____ GPM AT 20 PS RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW _____ GPM

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT NO. _____ FIRST APPROVED DATE: _____
LVVWD APPROVED FIRE FLOW _____ GPM AT 20 PS RESIDUAL



SLATER
HANIFAN
GROUP
a Westwood team

5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5389

CITY OF LAS VEGAS, NV.

REYES COCA-COLA-BOTTLING, L.L.C.

230 NORTH MOJAVE ROAD LAS VEGAS, NV 89101

NOTES SHEET

DATE: 08/06/19

DRAFTER: EV

DESIGNER: AP

CHECKED: TM

-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

QUANTITIES		PRIVATE	PUBLIC
DRAINAGE			
1. RIPRAP D50=3", THK=6"	SF	2538	--
2. CONCRETE STEM WALL	LF	1202	--
3. SIDEWALK UNDER DRAIN	SF	--	21
4. CONCRETE DRAINAGE 2" FLUME	LF	30	--
5. CONCRETE DRAINAGE 4" FLUME	LF	15	--
SEWER SYSTEM			
1. 4" PVC SEWER LATERAL (PRIVATE)	LF	--	--
2. 8" PVC SEWER PIPE (PUBLIC)	LF	--	--
3. STANDARD 48" SEWER MANHOLE (PUBLIC)	EA	--	--
4. 8" SEWER PIPE CAP	EA	--	--
5. BACK WATER VALVE	EA	--	--
6. 8" C-900 WATER QUALITY SEWER PIPE (PUBLIC)	EA	--	--
7.			
WATER SYSTEM			
1. FIRE HYDRANT ASSEMBLY W/6" GATE VALVE PER UDACS PLATE NO. 40	EA	--	--
2. 6" PVC WATER PIPE (CLASS 150)	LF	--	--
3. 8" PVC WATER PIPE (CLASS 150)	LF	--	--
4. 8" DIP WATER PIPE (CLASS 53)	LF	--	--
5. 8" GATE VALVE WITH VALVE BOX PER UDACS PLATE NO. 30 & 39	EA	--	--
6. 8" X 6" TEE PER UDACS PLATE NO. 31	EA	--	--
7. 8" X 8" TEE PER UDACS PLATE NO. 31	EA	--	--
8. 8" 5 DEGREE BEND WITH RESTRAINED JOINTS	EA	--	--
9. 8" 11.25 DEGREE BEND PER UDACS PLATE NO. 31	EA	--	--
10. 8" 22.5 DEGREE BEND PER UDACS PLATE NO. 31	EA	--	--
11. 8" 45 DEGREE BEND PER UDACS PLATE NO. 31	EA	--	--
12. 8" 90 DEGREE BEND PER UDACS PLATE NO. 31	EA	--	--
13. CAP AND 2" BLOW-OFF ASSEMBLY W/CAP PER UDACS PLATE NO. 36	EA	--	--
14. 1" COPPER SERVICE W/ 3/4" METER PER UDACS PLATE NO. 2	EA	--	--
15. 1" COPPER SERVICE W/ 1" METER PER UDACS PLATE NO. 4	EA	--	--
16. 1" COPPER SERVICE W/ 3/4" METER & 1" RPPA PER UDACS PLATE NO. 4 & 8	EA	--	--
STREET IMPROVEMENTS			
1. 2" A.C. PAVEMENT W/ 4" TYPE I OVER 6" TYPE I AGGREGATE BASE	SY	--	--
2. STANDARD 18" TYPE "L" ISLAND CURB & GUTTER W/6" TYPE I AGGREGATE BASE	LF	--	--
3. STANDARD 8" TYPE "A" ISLAND CURB W/6" TYPE I AGGREGATE BASE	LF	--	--
4. STANDARD 30" TYPE "ROLL" CURB & GUTTER W/6" TYPE I AGGREGATE BASE	LF	--	--
5. 4" WIDE CONCRETE SIDEWALK W/4" TYPE II AGGREGATE BASE	SF	--	--
6.			
7.			
TRAFFIC SIGNALS			
1. 30" STOP SIGN WITH POST (R1-1)	EA	--	--
2. 9" STREET NAME SIGN (D-3, BROWN W/ WHITE LETTERS)(6 POLES x 2 PER POLE=12)	EA	--	--
3. BLUE COLORED REFLECTIVE RAISED PAVEMENT MARKER	EA	--	--
4. CROSSWALK MARKINGS	LF	--	--
5.			
6.			
7.			
8.			
DRY UTILITIES			
1. 100W H.P.S. LUMINAIRE STREET LIGHT W/DECORATIVE POLE	EA	--	--
2. 1-1/4" PVC STREET LIGHT CONDUIT WITH (2) #4 AND (1) #8 CONDUCTORS	LF	--	--
3. NO. 3-1/2" PULL BOX W/METAL COVER	EA	--	--
4. 150 AMP SERVICE PEDESTAL (RRR)	EA	--	--
5. 200 AMP SERVICE PEDESTAL (SLTI)	EA	--	--
6.			

Call before you Dig
AVOID CUTTING UNDERGROUND
UTILITY LINES. IT'S COSTLY.
Call

OR
1-800-227-2600

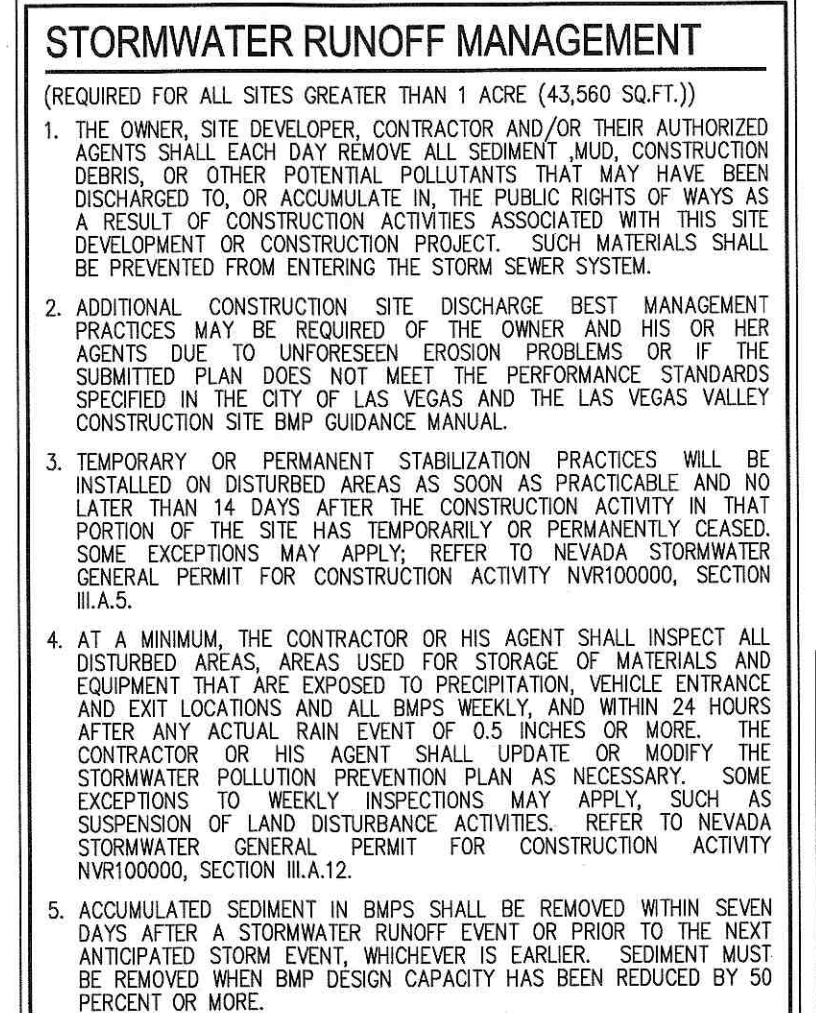
CLV# XXX



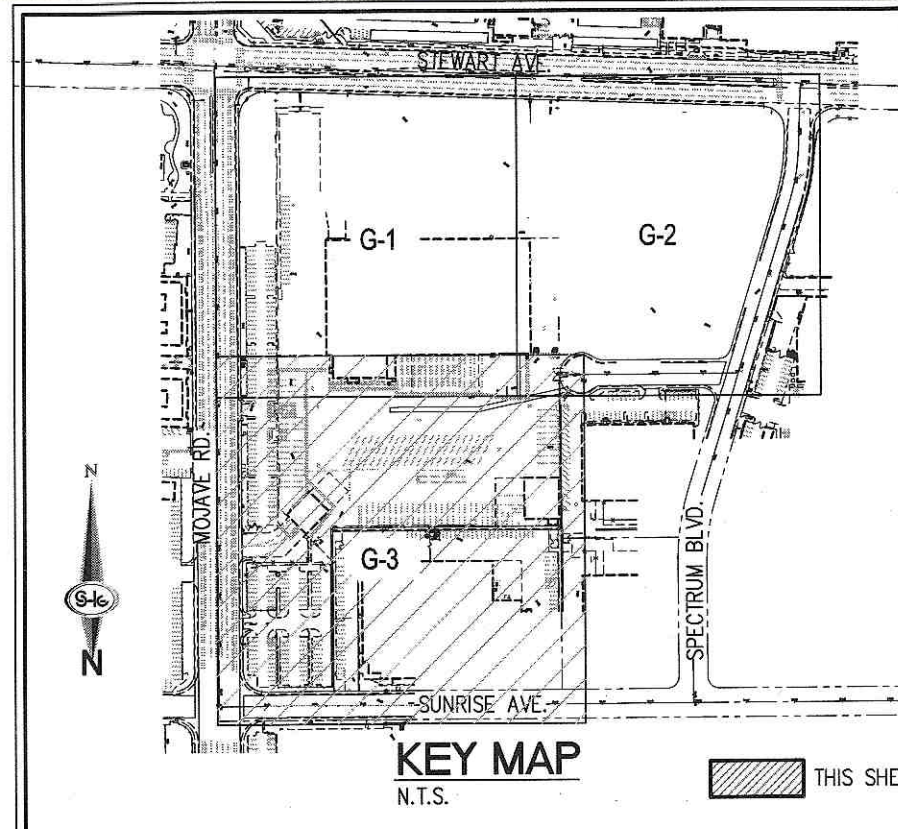
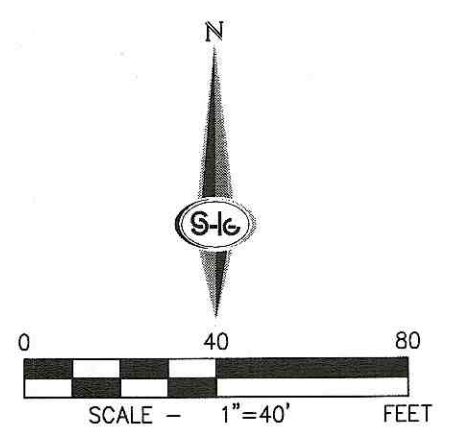
FLOOD CERTIFICATION	
I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED FLOOD STUDY CLV # <u>DS 5160</u> ON FILE AT THE CITY OF LAS VEGAS FOR THE SUBJECT PROJECT.	
ARMANDO PINEDA, P.E. 18290	DATE
APPROVALS	

GENERAL NOTES

1. SEE HORIZONTAL CONTROL PLANS FOR CENTERLINE AND BACK OF CURVE DATA.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
3. ALL EXISTING UTILITIES TO BE CUTOFFED FROM PROXIMITY BY SNIPP.
4. MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
5. SEE DETAIL SHEETS FOR SECTIONS AND DETAILS.
6. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
7. CONSTRUCTION OF WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL.
8. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. 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 SHALL BE RESPONSIBLE FOR ANY REPAIR/REPLACE FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION. COMMENTS:
9. 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 ZONE.
10. ALL ON-SITE STORM DRAINS AND THE ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE MAINTAINED.
11. CONTRACTOR TO VERIFY ALL HANDICAP ACCESSIBLE ROUTES AND PARKING SPACES ARE IN CONFORMANCE WITH A.D.A. ACCESSIBILITY GUIDELINES AND DO NOT EXCEED MAXIMUM SLOPES IN ANY DIRECTION PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
12. CONSTRUCT A.D.A. ROUTE, HAND RAILS, PARKING, SIGNAGE, & RAMPS
13. ALL AREAS, AS INDICATED ON THIS SET OF PLANS, SHOWN TO BE PAVED OR HARDCAPSE SHALL REMAIN NATURAL DESERT OR LANDSCAPE.



CITY OF LAS VEGAS, NV.		DATE:	
REYES COCA-COLA-BOTTLING, L.L.C.		DRAFTER: EV	07/16/19
230 NORTH MOJAVE ROAD LAS VEGAS, NV 89101		DESIGNER: AP	
GRADING SHEET 1		CHECKED: TM	
		PROJECT NO.	MHC1901-000
		G-1	
		SHEET 5 OF 16	

APN
C

- 1) CONSTRUCT 1" L-TYPE CURB & GUTTER PER CCAUSD DWG NO. 216.
- 2) CONSTRUCT 6" A-TYPE CURB PER DETAIL 4, SHEET D-1.
- 3) INSTALL SIDEWALK UNDERDRAIN PER CCAUSD # 236
- 4) CONSTRUCT COMMERCIAL DRIVEWAY C/AUSD NO. 225 WITH CONCRETE CROSS GUTTER PER DETAIL 4, SHEET D-1.
- 5) CONSTRUCT CONCRETE DRAINAGE FLUME PER DETAIL 2, SHEET D-1.
- 6) INSTALL RIP-RAP (SIZE PER PLAN) OVER 12" TYPE II GRANULAR BEDDING (PER SPEC 704.03.04) COMPACTED TO 90%. SEE DETAIL 6
- 7) CONSTRUCT 2" CURB OPENING PER DETAIL 1, SHEET D-1.
- 8) SAWCUT & MATCH EXISTING A.C.
- 9) SEE ARCHITECTURAL PLANS FOR RAMP, STAIR, AND HANDRAIL DETAILS.
- 10) CONSTRUCT 2" A/C PAVEMENT OVER 10" TYPE II AGGREGATE BASE.
- 11) CONSTRUCT 3" A/C PAVEMENT OVER 16" TYPE II AGGREGATE BASE.
- 12) CONSTRUCT 5" PCC PAVEMENT OVER 6" TYPE II AGGREGATE BASE.
- 13) NEW WROUGHT IRON FENCE. REFER TO ARCHITECT PLANS FOR DETAILS.
- 14) CONSTRUCT 10" WIDE 5" PCC PAVEMENT OVER 6" TYPE II AGGREGATE BASE.
- 15) FOR GARAGEHOUSE AND SHADE STRUCTURES REFER TO ARCHITECT A/E
- 16) CONSTRUCT CASE 1 SIDEWALK RAMP PER PLANS, USING ARMOR TILE TRUNCATE DUMES OR EQUIVALENT PER CCAUSD NO. 235
- 17) 5" SIDEWALK, UNLESS INDICATED OTHERWISE ON PLANS PER CCAUSD NO. 234.
- 18) CONSTRUCT INDUSTRIAL DRIVEWAY, PER CCAUSD NO. 224.
- 19) PROPOSED WALK. SEE ARCHITECTURAL PLANS.
- 20) CONSTRUCT 12" A-TYPE CURB PER DETAIL 5, SHEET D-1.
- 21) INSTALL 4" DIAMETER STEEL PIPE BOLLARDS AS SHOWN ON PLAN FILLED WITH CONCRETE.
- 22) CONSTRUCT WALK OPENING PER DETAIL 4 ON THIS SHEET.
- 23) CONSTRUCT DEPRESSIONED CURB PER DETAIL 8, SHEET D-1.
- 24) CONSTRUCT CONCRETE PAD FOR SLIDING TRACK GATE
- 25) SLIDING GATE BY OTHERS.
- 26) CONSTRUCT A CONCRETE STEM WALL PER DETAIL 6 ON SHEET D-1.
- 27) FOR CONNECTION TO EXISTING CONCRETE FLUME SEE DETAIL 7
SEET D-1

EARTHWORK QUANTITIES (RAW):
 -CUT = 412 CUBIC YARDS.
 -FILL = 32,714 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.

NORTH 00°13'30" WEST, BEING THE BEARING OF A PORTION OF MOJAVE ROAD AS SHOWN BY MAP THEREOF IN BOOK 43, PAGE 10 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CITY OF LAS VEGAS BENCHMARK 2LV0126C4, RIVET & PLATE IN TOP OF CURB, AT SE CORNER OF STEWART & MOJAVE.
ELEVATION = 552.357 METERS
ELEVATION = 1812.19 U.S. SURVEY FEET (NAVD 88)

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE
APPROVED FLOOD STUDY CLV # DS 5160 ON FILE AT THE CITY OF LAS
VEGAS FOR THE SUBJECT PROJECT.

ARMANDO PINEDA, P.E. 18290 _____ DATE _____

--	--

1. SURVEY CONTROL PLANS FOR CENTERLINE AND BACK OF CURB CURVE DATA.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
3. ALL MEASUREMENTS TO BE PROTECTED FROM EROSION BY SWPPP.
4. MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
5. SEE DETAIL SHEETS FOR SECTIONS AND DETAILS.
6. PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
7. CONSTRUCTION OF WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL.
8. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITY LOCATIONS AND FACILITIES PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES PRIOR TO CONSTRUCTION, CONTRACTOR TO PROTECT IN PLACE DURING CONSTRUCTION. ENGINEER/OWNER SHALL BE NOTIFIED OF DISCREPANCY TO EXISTING FACILITIES PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR/REPLACING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
9. NO STRUCTURE, VEGETATION, OR OBJECTS OF ANY KIND IS PERMITTED OVER TWENTY-FOUR (24) INCHES ABOVE THE EXISTING TOP OF CURB OR EXISTING GROUND SURFACE (WHICHEVER IS THE SHORTEST) WITHIN THE SIGHT VISIBILITY ZONES.
10. ALL EXISTING STORM DRAINS AND THE ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE MAINTAINED.
11. CONTRACTOR TO VERIFY ALL HANDICAP ACCESSIBLE ROUTES AND PARKING SPACES ARE IN CONFORMANCE WITH A.D.A. ACCESSIBILITY GUIDELINES AND DO NOT EXCEED MAXIMUM SLOPES IN ANY DIRECTION PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
12. CONSTRUCT A.D.A. RAMP, HAND RAILS, PARKING, SIGNAGE & RAMPS TO COMPLY WITH I.C.B.A.S 11717-2004A.
13. ALL AREAS INDICATED ON PLANS, SECTIONS, PLANS, SIGNAGE TO BE PAVED OR HANDICAPPED SHALL REMAIN NATURAL DESERT OR LANDSCAPING.



(REQUIRED FOR ALL SITES GREATER THAN 1 ACRE (43,560 SQ.FT.))

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT AND MUD, CONSTRUCTION MATERIALS, DEBRIS, AND OTHER CONTAMINANTS THAT MAY BE DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAYS AS A RESULT OF CONSTRUCTION OR AS A RESULT OF ASSASSINATED CONSTRUCTION OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES SHALL BE USED TO PREVENT EROSION OR OTHER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE CITY OF LAS VEGAS' THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP DISCHARGE 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 DISTURBANCE. IF ANY PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED, SOME EXCEPTIONS MAY APPLY: REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NW0000000, 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 AREAS THAT ARE USED FOR CONSTRUCTION ACTIVITIES AND EXIST LOCATIONS AND ALL BMPs WEEKLY AND WITHIN 24 HOURS AFTER ANY AROUND, RAIN EVENT OF 0.5 INCHES OR MORE. SOME EXCEPTIONS MAY APPLY: REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NW0000000, SECTION III.A.5.
5. STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS MAY APPLY: REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NW0000000, SECTION III.A.5.
6. LAND DISPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NW0000000, SECTION III.A.5.
7. 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.

THE PROJECT IS LOCATED WITHIN A FEMA DESIGNATED ZONE 'X' (OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) ON THE FLOOD INSURANCE RATE MAP (FIRM) PANEL 32003C2186F DATED NOVEMBER 16, 2011.

PREPARED BY: NOVA GEOTECHNICAL & INSPECTIONAL SERVICES
ADDRESS: 4480 WEST HACIENDA AVE. SUITE 104, LAS VEGAS, NEVADA 89118.
PHONE: (702) 873-3478
PROJECT No. G-18-248
DATED: JANUARY 28, 2019.

FAST

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FREeway & ARTERIAL SYSTEM
OF TRANSPORTATION (F.A.S.T.)

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COSTLY.

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YOU DO
OVERHEAD

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 UTILITY LINES. IT'S COSTLY.
Call

 OR
1-800-227-2600

QUANTITIES		PRIVATE	PUBLIC
DRAINAGE			
1.	RIPRAP D50=3", THK=6"	SF 2538	—
2.	CONCRETE STEM WALL	LF 1202	—
3.	SIDEWALK UNDER DRAIN	SF —	21
4.	CONCRETE DRAINAGE 2' FLUME	LF 30	—
5.	CONCRETE DRAINAGE 4' FLUME	LF 15	—

