DS #: 3656

APN: 125-17-702-002

PROJECT: Village of Centennial Springs - Update #12 Brownstones

SUBMITTAL: 18th

SCANNED BY/DATE:

CHECKED BY/DATE:

CITY OF LAS VEGAS
NEVADA

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM	DATE: July 9, 2014
TO: **Land Development Services** Department of Public Works	**FROM:** Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT: Technical Drainage Study for: **Village of Centennial Springs – Update #12 Brownstones**	**COPIES TO:** Preator Consulting
Cross Streets: SWC of Tule Springs & El Capitan (Farm)	CVL Nevada
File Number: F:\#Depot\DSMEMOS\DS3656T.doc	Bart Anderson, P.E., DevCo
Parcel Number: 125-17-702-002	
Zoning Action: N/A	
FEMA Flood Zone YES NO **X**	
Proposed Storm Drain YES **X** NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Trn. No.
1st Submittal	9/23/2004	10/06/2004	Not Approved	$400.00	9950: $400
2nd Submittal	11/24/2004	12/8/2004	Not Approved	$400.00	12699: $400
3rd Submittal	12/21/2004	1/4/2005	Conditional Approval	$400.00	13952: $400
4th Submittal	3/29/2005 & 5/2/2005	5/3/2005	Approved	$400.00	18998: $400
Revision	5/5/2005	5/6/2005	Approved	N/C	N/C
5th Submittal	6/1/2005	6/2/2005	Approved	$400.00	22960: $400
6th Submittal	8/15/2005	8/19/2005	Approved	$100.00	27750: $100
7th Submittal	9/16/2005	9/29/2005	Not Approved	$400.00	29833: $400
8th Submittal	10/24/2005	10/24/2005	Approved	N/C	N/C
Revision	11/9/2005	11/9/2005	Approved	N/C	N/C
9th Submittal	11/10/2005	11/21/2005	Approved	$100.00	33246: $100
10th Submittal	2/10/2006 & 3/1/2006	3/6/2006	Approved	$400.00	38542: $400
11th Submittal	3/9/2006	3/23/2006	Approved	$400.00	40223: $400
12th Submittal	6/28/2006	7/19/2006	Approved	$400.00	Paid: $400
13th Submittal	9/28/2006, 12/6/2006 & 12/22/2006	1/3/2007	Approved	$400.00	54968: $400
14th Submittal	12/6/2006 & 12/22/2006	1/3/2007	Approved	$100.00	58987: $100
15th Submittal	3/30/2007	4/13/2007	Approved	$100.00	66108: $100
16th Submittal	3/4/2009	3/13/2009	Approved	$100.00	116422: $100
17th Submittal	12/19/2011	12/21/2011	Approved	$400.00	269273: $400
18th Submittal	7/9/2014	7/9/2014	See Comments Below	$400.00	362879: $400
			TOTAL FEES (LDDRS):	**$5,300.00**	**----**

REMARKS:

<u>18th Submittal: Update #12 to Re-Vitalize the construction plans of Brownstones</u>

<u>17th Submittal: Revise F.F. Elevation of Lot 69 in Unit 4</u>

<u>16th Submittal: Update #10 to revise architectural elevations of houses in Unit 1 to Unit 5 and Re-Validate the drainage study</u>

15th Submittal: Update #9 for Minor Parking-Lot Layout Revision in the Mixed-Use Portion of the Village of Centennial Springs

14th Submittal: Update #8 to revise Glider Ridge Street to a cross-fall section

13th Submittal: Update #7 to replace a 48" pipe at Bellfry & Tule Springs with a 38"x60" Elliptical

12th Submittal: Update to adjust the finish floor elevations for Buildings 10 & 14 to 16

11th Submittal: Update to Raise the F.F. and to Adjust the lot lines of Lots 126-131. Also to relocate SDMH #2, DI #3 and DI #4 approximately 15' to the east

10th Submittal: Update to revise F.F. / street grading in Unit 4, Unit 5 and the Brownstones

9th Submittal: Update to revise offsite channel geometry along the west property line

7th & 8th Submittals: Update #3 and Supplement to change the Finish Floor Elevation of Buildings 1 & 2 and Additional Building in Park Only

6th Submittal: Update #2 to revise the size of storm drain in Tule Springs Road

5th Submittal: Update #1 to adjust the finish floor elevations from Lot 126 through Lot 131

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.
	is conditionally approved subject to Nevada Department of Transportation (NDOT) concurrence

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 Amendment 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

B&H/PBJ/ays

T/R/S: T19S/R60E/17

AREA G-17

****
*** FAX TX REPORT ***
****

TRANSMISSION OK

JOB NO.	4096
DESTINATION ADDRESS	7025644082
PSWD/SUBADDRESS	
DESTINATION ID	
ST. TIME	07/09 17:19
USAGE T	01' 36
PGS.	2
RESULT	OK

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

DATE: July 9, 2014

TO:
Land Development Services
Department of Public Works

FROM:
Albert Sung, P.E.
Flood Control Project Engineer
Department of Public Works

SUBJECT: Technical Drainage Study for:
Village of Centennial Springs – Update #12 Brownstones

COPIES TO:
Preator Consulting
CVL Nevada
Bart Anderson, P.E., DevCo

Cross Streets:	SWC of Tule Springs & El Capitan (Farm)		
File Number:	F:\#Depot\DSMEMOS\DS3656T.doc		
Parcel Number:	125-17-702-002		
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FEMA Flood Zone	YES	NO	X
Proposed Storm Drain	YES X	NO	

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PREATOR CONSULTING
1012 Silver Retreat Ct
Henderson, NV 89002
Tel: (702) 606-7613
Fax: (702) 564-4082

Rec'd: 7/9/14
DS 3656-12
G-17
$400-

June 25, 2014

Albert Sung
Flood Control
City of Las Vegas Dept of Public Works
Development Services Center
333 N. Rancho Drive, 7th Floor
Las Vegas, NV 89106

RE: VILLAGE OF CENTENNIAL SPRINGS BROWNSTONES DRAIANGE STUDY UPDATE LETTER CLV HANSEN PROJECT: 53714

Dear Mr. Sung;

We have reviewed the original approved drawings, the updated drawings, historical aerial photographs, and the original drainage study as prepared by the Keith Companies for this project. We have found no discrepancies in the information, and take no objections to the findings of the Keith Companies study. It is noted that the current plans for the project are being prepared by CVL Nevada.

The area around the development has experienced very little change in the intervening years. The site is protected by the US95 and Durango corridors. The contributing watershed appears to have had no noticeable development or changes in permeable surfaces.

It is our engineering opinion that the flows depicted in the original technical drainage study as well as the findings and recommendations, remain valid. Also, no changes are required in finished floor elevations, street grades or drainage catchment.

Please feel free to contact me at 606-7613 with any questions you may have concerning this project.

Sincerely,
Preator Consulting, LLC
Lazell H. Preator, PE
Chief Engineer

Attachment (0)

PROFESSIONAL ENGINEER-STATE OF NEVADA
LAZELL H. PREATOR
EXP. 12-31-15
CIVIL
No. 14982
6/25/14

IMPROVEMENT PLANS
FOR
THE VILLAGE OF CENTENNIAL SPRINGS BROWNSTONES
CITY OF LAS VEGAS
△1 APN's: 125-17-713-001 THROUGH 024

INDEX OF SHEETS

1. CV-1 COVER SHEET
2. CV-2 NOTES SHEET
3. DT-1 DETAILS
4 HC-1 HORIZONTAL CONTROL PLAN
5. HC-2 HORIZONTAL CONTROL PLAN
6. GP-1 GRADING PLAN
7. GP-2 GRADING PLAN
8. UT-1 UTILITY PLAN
9. PP-1 PLAN AND PROFILE - NICKLIN ST. STA: 10+00 TO STA: 12+50
10. PP-2 PLAN AND PROFILE - NICKLIN ST. STA: 12+50 TO STA: 15+00

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST (NE 1/4) OF THE SOUTHEAST QUARTER (SW 1/4) PF SECTOPN 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

NORTH 00°13'00" EAST, BEING THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., SAID LINE ALSO BEING THE CENTERLINE OF TULE SPRINGS ROAD AS SHOWN BY PLAT THEREOF ON FILE IN BOOK 81, PAGE 85 IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

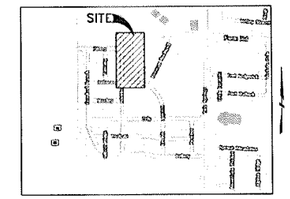
BENCHMARK

OLV90 16W4 CITY OF LAS VEGAS BENCHMARK, RIVET & PLATE IN TOP OF CURB AT THE NORTHEAST CORNER OF FARM ROAD AND TULE SPRINGS ROAD (FORMERLY DURANGO DRIVE)
774.7072 METERS
2541.69 FEET

OWNER/DEVELOPER

SHELK CAPITAL
3455 CLIFF SHADOWS PKWY. STE #220
LAS VEGAS, NV 89129
(775) 751-7880

AREA MAP
N.T.S.



VICINITY MAP
N.T.S.

APPROVALS

DAVID BOWERS, P.T.O.E., P.E. #16736 — DATE
CITY ENGINEER
APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHT-OF-WAYS AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS EXCEPT THOSE SPECIFICALLY LISTED UNDER DEVIATIONS FROM STANDARDS. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARDS DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA.

CHRIS KNIGHT, DIRECTOR, BUILDING AND SAFETY — DATE
THIS PLAN CONFORMS TO THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
DATE _____
NO NEW SERVICES

CITY OF LAS VEGAS FIRE DEPARTMENT — DATE

NV ENERGY — DATE
NEVADA POWER COMPANY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NEVADA POWER COMPANY RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE FINAL DESIGN SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL ACCOMPLISH PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSIONS'S RULES AND REGULATIONS.

SOUTHWEST GAS COMPANY — DATE

COX COMMUNICATION LAS VEGAS, INC. — DATE

CENTRAL TELEPHONE COMPANY d/b/o CENTURY LINK — DATE
THE AFFIXED CENTURY LINK, NEVADA APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AN / OR THE NEVADA PUBLIC UTILITY COMMISSIONS RULES AND REGULATIONS.

Call before you Dig
Avoid cutting underground utility lines it's easy.
Call 811
or
1-800-227-2600

CALL BEFORE YOU DO OVERHEAD
1-702-227-2929

FAST
Call before you UnderGround.
1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

NO.	REVISION	BY	DATE	APP.	DATE
△1					
△2					
△3					
△4					
△5	BLDG. DEPT. COMMENTS	LP	6/17/14		

DESIGNED BY:
DRAWN BY: CWH
CHECKED BY: LP
PROJECT DATE: APRIL 2014

THE VILLAGE OF CENTENNIAL SPRINGS - BROWNSTONES
CITY OF LAS VEGAS NEVADA

COVER SHEET

OWNER/DEVELOPER:
SHELK CAPITAL
3455 CLIFF SHADOWS PKWY. STE #220
LAS VEGAS, NV 89129

SEAL: STATE OF NEVADA — DARREN M. BENCH — CIVIL — PROFESSIONAL ENGINEER

1915 N. Green Valely Pkwy
Suite 200
Henderson, NV 89074
Tel: (702) 355-3846
CVL NEVADA, INC.
ENGINEERING · PLANNING · LAND SURVEYING

SHEET
CV-1
1 OF 10

AGENCY DWG. NO.

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. COMPACTION SHALL COMPLY WITH THE REQUIREMENTS OF THE ENGINEER.

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 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, SUCH ITEM SHALL BE PROVIDED, AS DIRECTED BY THE CITY ENGINEER, AT NO EXPENSE TO THE CITY OF LAS VEGAS. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

REVISED 4/15/10

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 "G" 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.

REVISED 04/15/10

CITY OF LAS VEGAS STREETLIGHT NOTES

1. ALL STREET LIGHTING INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE STREET LIGHTING PLANS, THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST REVISION, AND THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST REVISION, AND ANY ADOPTED SPECIAL AREA STANDARDS.
2. NO DEVIATION OF STREET LIGHT, PULL BOX, CONDUITS (ETC.) LOCATIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF THE TRAFFIC ENGINEER AND THE CITY ENGINEER.
3. ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION.
4. ALL STREET LIGHTING CONDUITS STUB SHALL HAVE AT LEAST ONE GREEN #8 THW WIRE INSTALLED, AS TRACER WIRE. WHEN "EMPTY" CONDUIT IS COMPLETELY INSTALLED FROM PB TO PB, IT SHALL HAVE MINIMUM OF 2 #4 AND 1 #8 THW WIRE WITH THE ENDS TAPED OR "SAFE OFF" PRIOR TO FINAL INSPECTION.
5. ANY STRUCTURE SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, ETC., SHALL LEAVE A MINIMUM CLEARANCE IN ACCORDANCE WITH THE USD NO. 320A.
6. AS-BUILT DRAWINGS SHALL BE SUPPLIED TO THE TEFD PRIOR TO ANY PRE-FINAL INSPECTION. THE AS-BUILT DRAWING NEEDS TO BE STAMPED AS-BUILT AND SIGNED BY THE PREPARER.
7. SERVICE POINT SHALL BE COORDINATED WITH NV ENERGY COMPANY, AND WHEREVER POSSIBLE, BE LOCATED NEAR THE CENTER OF THE CIRCUIT. SERVICE POINTS SHALL BE SHOWN ON THE 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, ENERGIZING, MAINTENANCE AND OPERATIONAL COST OF SAID STREET LIGHTS PRIOR TO PROJECT COMPLETION. REFER TO THE PLAN FOR ANY NEW SERVICE REQUIREMENTS. THE TRANSFER OF OWNERSHIP FROM THE DEVELOPER/OWNER TO THE CITY OF LAS VEGAS FOR ALL NEW PUBLIC STREET LIGHT/S AND/OR SERVICE/S INSTALLED UNDER THIS PLAN WILL BE IN CONJUNCTION WITH THIS PROJECT COMPLETION. COORDINATE ALL MAINTENANCE AND OPERATIONAL TRANSFERS WITH THE CITY OF LAS VEGAS TRAFFIC ENGINEERING DEPARTMENT (TEFD) AT (702) 229-6331.

REVISED 04/15/10

CITY OF LAS VEGAS TRAFFIC NOTES

1. ALL CONSTRUCTION SIGNING, BARRICADING, 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 ADVANCED WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING CITY STREETS WHERE WARRANTED 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 LIKE MATERIALS TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. ALL NEW 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 THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS.
7. WHEN A PROPOSED STREET LIGHT STANDARD IS LOCATED WITHIN FIVE (5') FEET OF ANY PROPOSED 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 FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HERE UNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. STREET SIGNS AND STOP SIGNS SHALL BE INSTALLED PER CITY STANDARD SPECIFICATIONS FOR PLACEMENT OF STREET NAME SIGNS.
10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL DEVICES AND FLAGGERS TO INSURE THE SAFETY OF THE PUBLIC IN OR AROUND THE WORK AREA. THE CONTRACTOR SHALL HAVE A CERTIFIED ATSSA TRAFFIC CONTROL TECHNICIAN OR IMSA 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 # 828-3442) WHO WILL PROVIDE OFFICERS PROPERLY TRAINED IN TRAFFIC CONTROL. FEES FOR THE USE OF THESE OFFICERS SHALL BE SET BY METRO AND WILL BE PAID BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL ARRANGEMENTS WITH METRO.
14. ANY WORK WITHIN 300' OF A SIGNALIZED INTERSECTION WILL BE NIGHT WORK, UNLESS DIRECTED BY THE CITY OF LAS VEGAS TRAFFIC ENGINEER.
15. 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 ADJUSTMENTS TO THE FINAL PAVEMENT MARKINGS AND SIGNAGE, WHICH MAY INCLUDE OMITTING, ADDING OR MODIFYING PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS SUCH THAT ADEQUATE TRANSITIONS AND LANE TERMINATIONS BETWEEN ADJACENT ROADWAY SEGMENTS ARE CONSTRUCTED.

REVISED 4/15/10

LAS VEGAS VALLEY WATER DISTRICT (LVVWD) STANDARD NOTES

LVVWD PROJECT # _____-

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 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 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 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 BE 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 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 IT'S 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.

CITY OF LAS VEGAS GENE

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IM LATEST ISSUE; THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC NEVADA", LATEST REVISED EDITION; THE "SUMMERLIN IMPROVEME SUMMERLIN AREA; AND OTHER APPLICABLE APPROVED STANDARD THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".
2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGR SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF TH AS SHOWN FROM CLV PLANS LIBRARY ARE APPROXIMATE AND F ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTO UNDERGROUND AND OVERHEAD INTERFERENCE, WHICH MAY ARISE AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMA EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST A
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES LINES, STRUCTURES AND STREET IMPROVEMENTS WHICH ARE TO SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTR REPLACED SATISFACTORY TO THE CITY ENGINEER OR OWNING U CONTRACTOR.
4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, AN APPROVAL OF THE CITY ENGINEER.
5. TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE W 28 DAYS. MIX DESIGNS TO BE APPROVED BY THE CITY, PRIOR
6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-O PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION
7. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDE
8. AC PAVEMENT TO BE 1/2" ABOVE LIP OF ALL GUTTERS AFTER
9. CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY REPLACED PER USD 216
10. SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A C
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROP TO NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE
12. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS DATE) APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON
13. EXACT LOCATION OF ALL SAWCUT LINES MAY BE DETERMINED ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CO
14. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED ACCORDANCE WITH N.R.S. STATUTE NO. 625.380 AND CITY OF
15. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS DRIVEWAYS, DRIVEWAY APRONS, FLOW LINES, AND CROSS GUTTE BY THE UTILITY COMPANY AND THE CITY ENGINEER.
16. ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLA RELATIONSHIPS; FLOOD CONTROL AND SIGHT DISTANCE AT INTE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.
17. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY OF ASPHALT WITHIN CITY RIGHT OF WAY.
18. CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VA CLEAN OUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER
19. MATERIALS, HANDLING AND PLACEMENT OF PORTLAND CEMENT APPLICABLE SECTIONS OF NDOT OR THE CLARK COUNTY AREA PLANS AND DETAILS SHOWN HEREON.
20. WHEN INSTALLING UNDERGROUND FACILITIES THAT REQUIRE UND MARKER BALLS, LOCATING RIBBON, ETC. THE CONTRACTOR SHA OFFSITE INSPECTION AND TESTING CERTIFYING THAT ALL DEVICE GOOD WORKING CONDITION PRIOR TO THE CONSTRUCTION OF A
21. SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S) S INSPECTION AND TESTING PRIOR TO PROJECT ACCEPTANCE. THE VERTICAL (INVERT) LOCATION OF PUBLIC SEWER MANHOLES, ST AT THE CONNECTION TO THE STORM DRAIN MAIN AND AT THE CONNECTION OF SEWER SERVICE LATERALS TO THE SERVICE MA EXITS THE PUBLIC RIGHT-OF-WAY. THE LOCATION SHALL BE DE SHALL BE BASED ON THE "NEVADA COORDINATE SYSTEM OF 19 REVISED STATUTES CHAPTER 327, AND TIED TO THE CITY OF L NETWORK. COORDINATES MUST BE CERTIFIED BY A NEVADA PRO POSITIONAL CERTAINTIES OF +/- 0.1 METER (+/- 0.3 FEET). FILE FOR THE SANITARY SEWER AND STORM DRAIN COORDINATE SEWER AND STORM DRAIN FINAL LOCATION MAP(S).
22. SANITARY SEWER SERVICE LATERALS REQUIRE THE INSTALLATIO THE SEWER SERVICE LATERAL TO THE SEWER MAIN AND WHERE PUBLIC RIGHT-OF-WAY. STORM DRAIN LATERALS REQUIRE THE CONNECTION OF THE STORM DRAIN LATERAL TO THE STORM DR LATERAL EXITS THE PUBLIC RIGHT-OF-WAY OR WHERE THE ST INLET. THE MARKER BALL SHALL BE 3M 4" MARKER BALL 1404
23. CCTV VIDEO INSPECTION IS REQUIRED FOR ALL SEWER AND STO NEED TO BE PERFORMED PER THE DESIGN AND CONSTRUCTION SYSTEMS LATEST EDITION.
24. A SEPARATE BORING PERMIT IS REQUIRED FOR ALL BORING AC

REVISED 4/15/10

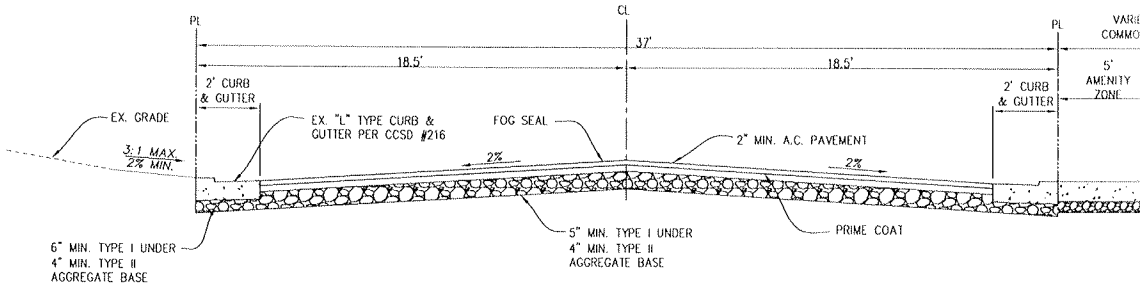
QUANTITY TABLE

MARK	DESCRIPTION	PUBLIC	PRIVATE
1	CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #216	640 LF	384 LF
2	CONSTRUCT 8' CROSS-GUTTER PER CCAUSD #228	1621 LF	–
3	CONSTRUCT 4' SIDEWALK PER CCAUSD #234	2570 LF	–
4	CONSTRUCT SIDEWALK RAMP CASE II PER CCAUSD #235	4 EA.	–
5	CONSTRUCT SIDEWALK RAMP CASE I (1-SIDE ONLY) PER CCAUSD #235	1 EA.	–
6	DEPRESS CURB FOR FUTURE SIDEWALK RAMP PER CCAUSD #235	2 EA.	–
7	CONSTRUCT RETAINING WALL PER DETAIL J/DT-1 1	97 LF	–

QUANTITY TABLE CONT.

8	RECESS CURB CONNECT TO EXISTING SIDEWALK (NO RAMP REQ'D)	1 EA.	–
9	CONSTRUCT "A" TYPE PER CCAUSD #219	–	443 LF
10	CONSTRUCT SIDEWALK RAMP PER DETAIL H/DT-1 1	1 EA.	–
11	CONSTRUCT 3' VALLEY GUTTER PER DETAIL K/DT-1	–	216 LF
1	INSTALL FIRE HYDRANT ASSEMBLY PER UDACS PLATE NO. 7	3 EA.	–
2	INSTALL 45° BEND (SAME SIZE AS MAIN)	2 EA.	–
3	REMOVE EXISTING BLOWOFF & CONNECT TO EXISTING MAIN PER UDACS PLATE 4A	1 EA.	–
4	INSTALL 1" SERVICE SADDLE & 5/8" METER PER UDACS PLATE 18	14 EA.	–

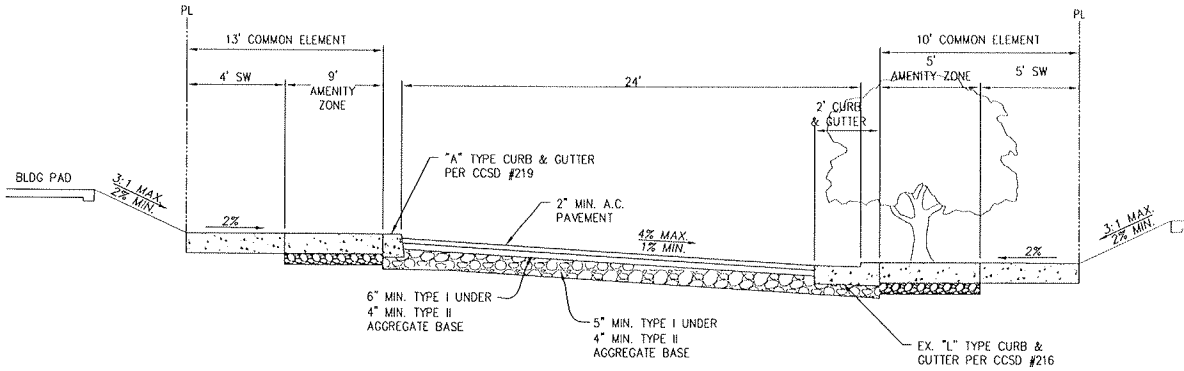
5	INSTA
6	INSTA INSTA
7	INSTA
8	INSTA
9	INSTA
10	INSTA WATE
11	INSTA
1	EXIST
2	EXIST
3	INSTA
4	STUB
5	REMO
6	INSTA
7	INSTA
–	WATE



A — SECTION

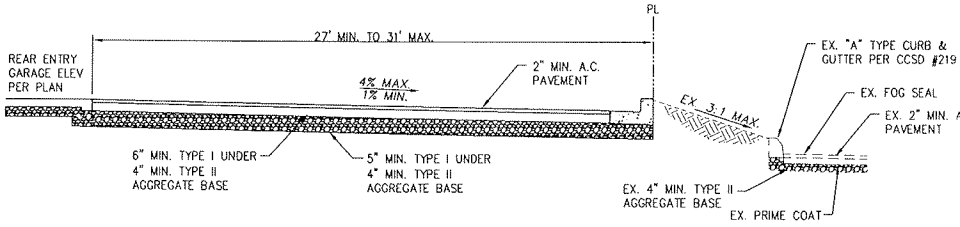
PUBLIC SEWER EASEMENT 1

N.T.S.



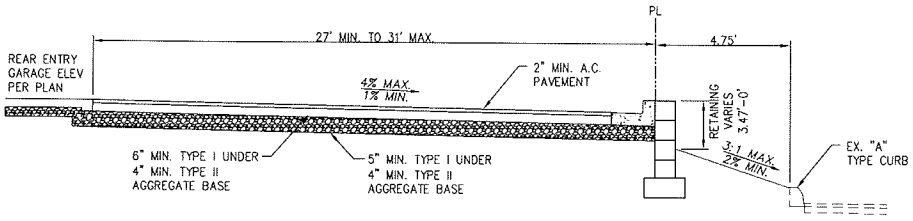
B — SECTION

N.T.S.



C — SECTION

N.T.S.



D — SECTION

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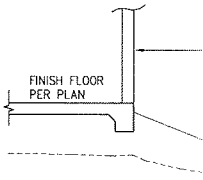
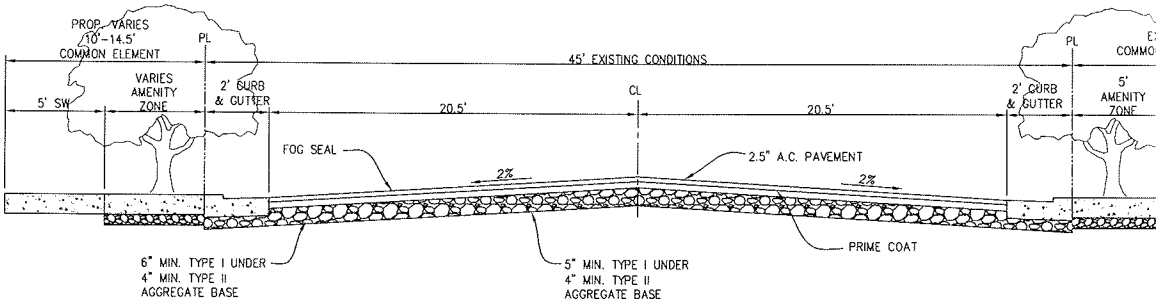


E —



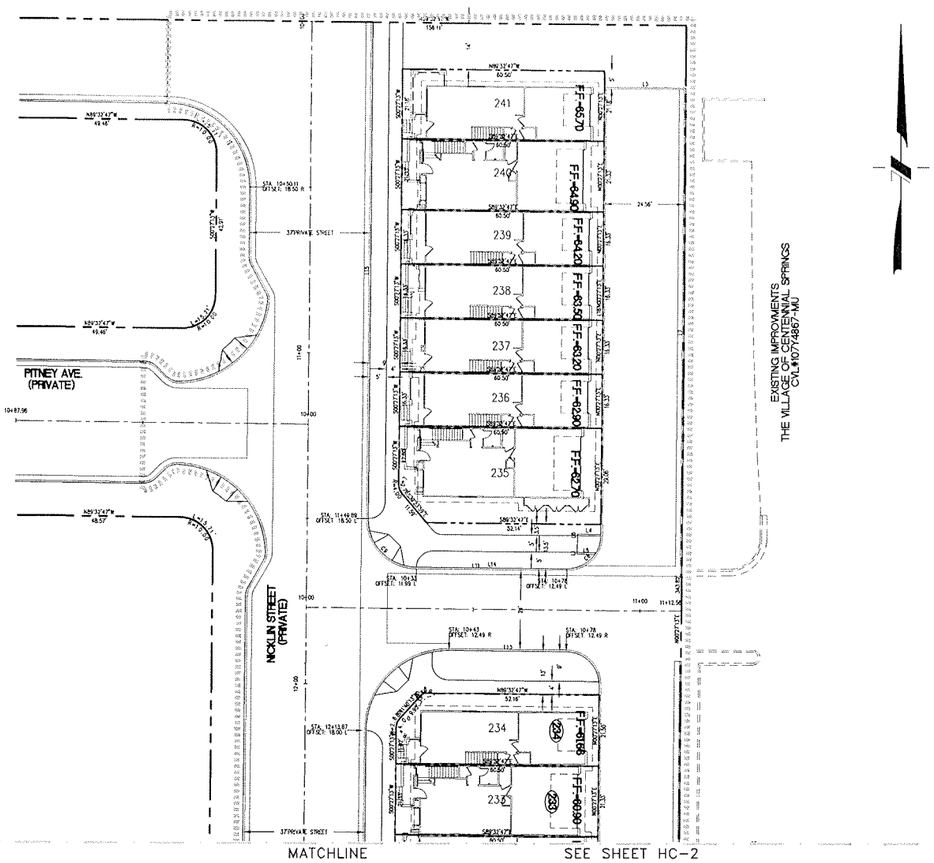
F — **45' EX. GARAGE SIDE DRIVE SECTION (BC/BC)**

N.T.S.

GRAPHIC SCALE

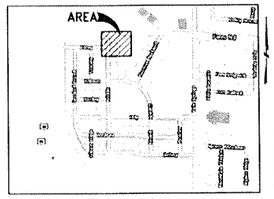
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft



LINE TABLE		
LINE	LENGTH	BEARING
L1	0.50	S00°27'13"W
L2	1.03	S89°32'47"E
L3	24.54	N89°32'47"W
L4	7.00	N00°32'47"W
L5	5.35	N89°32'47"W
L6	0.50	S00°27'13"W
L7	147.39	S00°27'13"W
L8	20.10	S00°27'13"W
L9	86.35	N89°32'47"W
L10	45.00	N89°32'47"W
L11	35.33	N89°32'47"W
L12	114.95	S00°27'13"W
L13	35.00	N89°32'47"W
L14	45.00	N89°32'47"W
L15	149.89	S00°27'13"W
L16	135.39	N00°27'13"E
L17	133.95	N00°27'13"E
L18	147.37	S00°27'13"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	6.28	4.00
C2	35.19	139.08
C3	38.48	24.50
C4	15.71	10.00
C5	15.71	10.00
C6	15.71	10.00
C7	38.48	24.50
C8	22.78	14.50
C9	22.78	14.50



KEY MAP
N.T.S.

NOTE

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

BASIS OF BEARINGS

NORTH 00°13'00" EAST, BEING THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., SAID LINE ALSO BEING THE CENTERLINE OF TULE SPRINGS ROAD AS SHOWN BY PLAT THEREOF ON FILE IN BOOK 81, PAGE 85 IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK

OLV90 16W4 CITY OF LAS VEGAS BENCHMARK, RIVET & PLATE IN 10" OF CURB AT THE NORTHEAST CORNER OF FARM ROAD AND TULE SPRINGS ROAD (FORMERLY DURANGO DRIVE)
774.7072 METERS
2541.69 FEET

NOTE

ALL DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- LOTLINE
- EASEMENT
- ADJACENT PROPERTY LINE
- EX. EDGE OF PAVEMENT
- PROP SIDEWALK
- SIGHT VISIBILITY ZONE
- 1 LOT NUMBER

NOTE

NDOT PERMIT REQUIRED FOR ALL WORK IN NDOT RIGHT-OF-WAY

SIGNAGE CONSTRUCTION NOTES	
MARK	DESCRIPTION
1	INSTALL "R1-1" STOP SIGN

NOTES

ALL PRIVATE STREETS, DRIVE ISLES AND COMMON LOTS ARE P.U.E.'S, PUBLIC SEWER EASEMENTS & PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY THE H.O.A.
SEE HORIZONTAL CONTROL SHEET FOR CURVE DATA

Call before you Dig
Avoid cutting underground utility lines it's easy!
Call 811
OR
1-800-227-2600

CALL BEFORE YOU DIG OVERHEAD
1-702-227-2929

FAST
Call before you UnderGround.
1-702-432-5300
(FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION)

DESIGNED BY:	DRAWN BY:	CHECKED BY:	PROJECT DATE:
	CMH	LZ	APRIL 2014

NO.	REVISION	BY	DATE	APP.	DATE
1					
2					
3					
4					
5	BLDG. DEPT. COMMENTS	LP	6/17/14		

THE VILLAGE OF CENTENNIAL SPRINGS - BROWNSTONES
CITY OF LAS VEGAS NEVADA

HORIZONTAL CONTROL

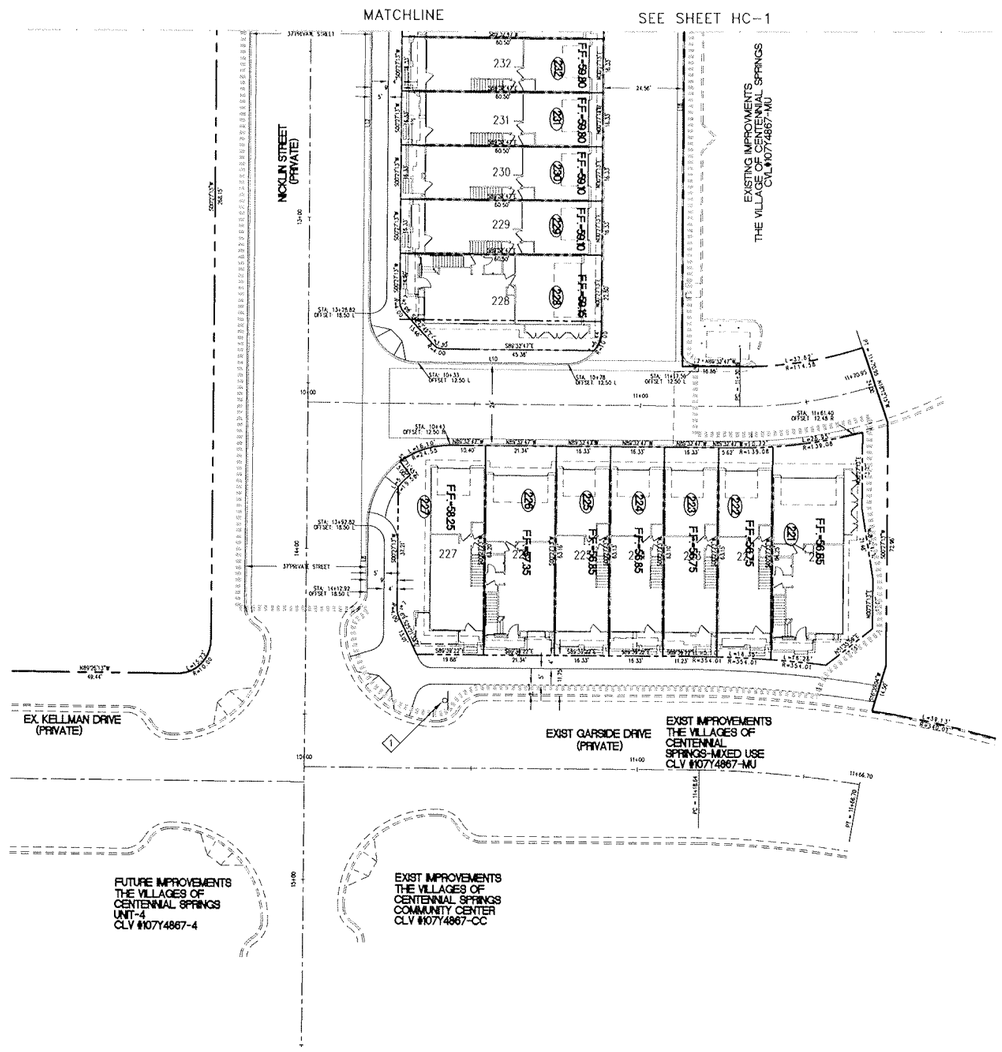
OWNER/DEVELOPER:
SHELK CAPITAL
9455 CLIFF SHADOWS PKWY. STE #230
LAS VEGAS, NV 89129

SEAL
STATE OF NEVADA
DARREN M. BENCH
CIVIL
No. 12636-14
PROFESSIONAL ENGINEER

1915 N. Green Valely Pkwy
Suite 200
Henderson, NV 89074
Tel: (702) 355-3846
CVL NEVADA, INC.
ENGINEERING · PLANNING · LAND SURVEYING

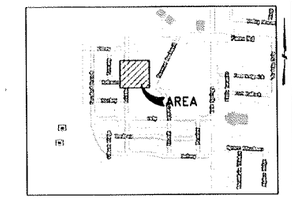
SHEET
HC-1
4 OF 10

AGENCY DWG. NO.



LINE TABLE		
LINE	LENGTH	BEARING
L1	0.50	S00°27'13"W
L2	1.63	S89°32'47"E
L3	24.56	N89°32'47"W
L4	7.00	N89°32'47"W
L5	5.35	N89°32'47"W
L6	0.50	S00°27'13"W
L7	147.39	S00°27'13"W
L8	20.10	S00°27'13"W
L9	88.35	N89°32'47"W
L10	45.00	N89°32'47"W
L11	35.33	N89°32'47"W
L12	114.95	S00°27'13"W
L13	35.00	N89°32'47"W
L14	45.00	N89°32'47"W
L15	149.89	S00°27'13"W
L16	135.39	N00°27'13"E
L17	133.95	N00°27'13"E
L18	147.37	S00°27'13"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	6.28	4.00
C2	29.19	1139.68
C3	38.48	24.50
C4	15.71	10.00
C5	15.71	10.00
C6	15.71	10.00
C7	38.48	24.50
C8	22.78	14.50
C9	22.78	14.50



KEY MAP
N.T.S.

NOTE

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

BASIS OF BEARINGS

NORTH 00°13'00" EAST, BEING THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., SAID LINE ALSO BEING THE CENTERLINE OF TULE SPRINGS ROAD AS SHOWN BY PLAT THEREOF ON FILE IN BOOK 81, PAGE 85 IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK

OLV90 16W4 CITY OF LAS VEGAS BENCHMARK, RIVET & PLATE IN TOP OF CURB AT THE NORTHEAST CORNER OF FARM ROAD AND TULE SPRINGS ROAD (FORMERLY DURANGO DRIVE)
774.7072 METERS
2541.69 FEET

NOTE

ALL DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- LOTLINE
- EASEMENT
- ADJACENT PROPERTY LINE
- EX. EDGE OF PAVEMENT
- PROP SIDEWALK
- SIGHT VISIBILITY ZONE
- 1 LOT NUMBER

NOTE

NDOT PERMIT REQUIRED FOR ALL WORK IN NDOT RIGHT-OF-WAY

SIGNAGE CONSTRUCTION NOTES	
MARK	DESCRIPTION
1	INSTALL "R1-1" STOP SIGN

NOTES

ALL PRIVATE STREETS, DRIVE ISLES AND COMMON LOTS ARE P.U.E.'S, PUBLIC SEWER EASEMENTS & PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY THE H.O.A.
SEE HORIZONTAL CONTROL SHEET FOR CURVE DATA

Call before you Dig
Avoid cutting underground utility lines it's easy
Call 811
or
1-800-227-2600

CALL BEFORE YOU DIG OVERHEAD
1-702-227-2929

FAST
Call before you UnderGround.
1-702-432-5300
(FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION)

NO.	REVISION	BY	DATE	APP.	DATE
1	BLDG. DEPT. COMMENTS	LP	6/1/14		

DESIGNED BY:
DRAWN BY: CMH
CHECKED BY: LZ
PROJECT DATE: APRIL 2014

THE VILLAGE OF CENTENNIAL SPRINGS - BROWNSTONES
CITY OF LAS VEGAS NEVADA

HORIZONTAL CONTROL

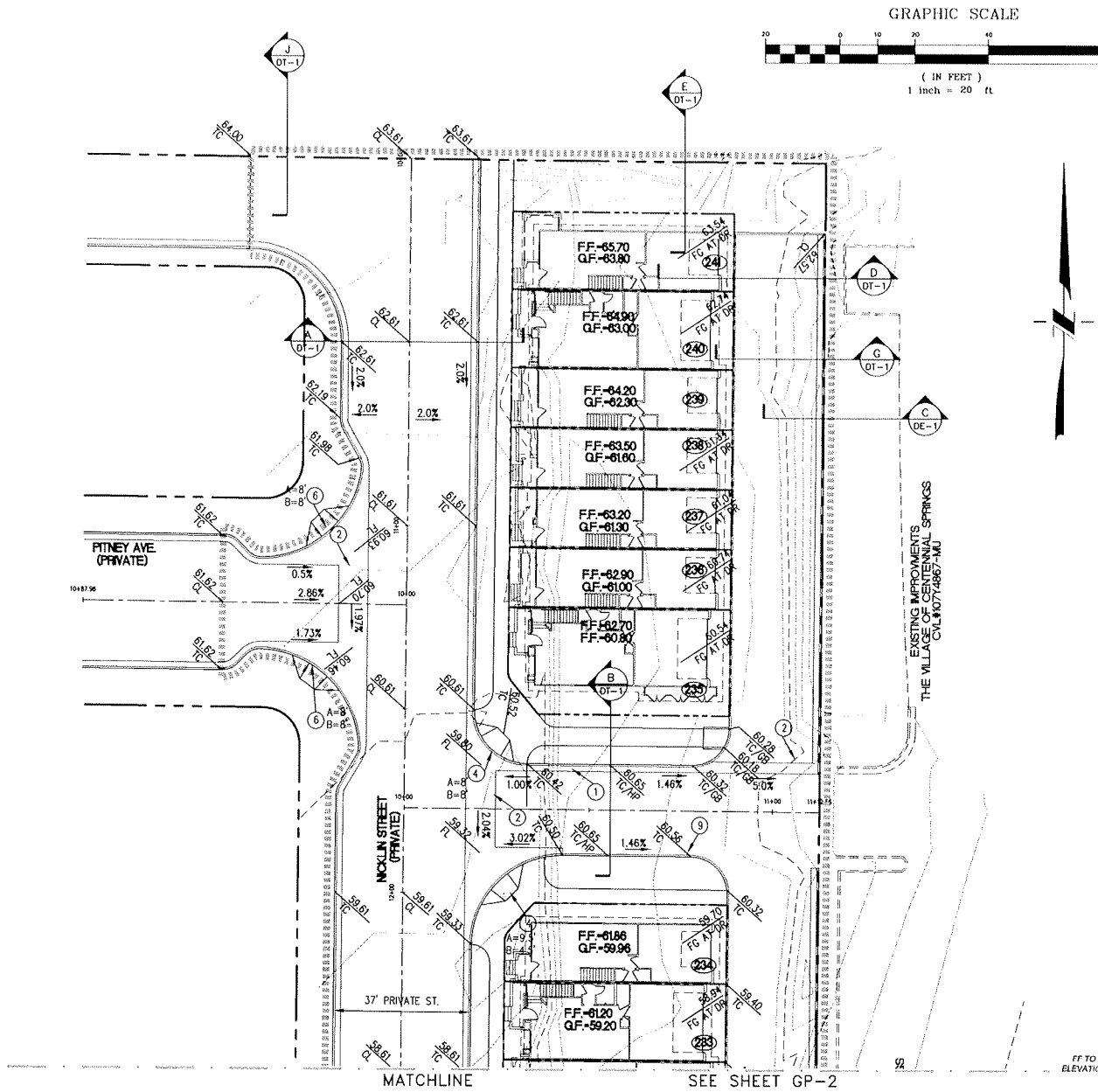
OWNER/DEVELOPER:
SHELK CAPITAL
7455 CLIFF SHADOWS PKWY, STE #220
LAS VEGAS, NV 89129

SEAL
ENGINEER - STATE OF NEVADA
DARREN W. BENCH
CIVIL
EXP. 12-31-14
No. 16574
PROFESSIONAL

1915 N. Green Valley Pkwy
Suite 200
Henderson, NV 89074
Tel: (702) 355-3646
CVL NEVADA, INC.
ENGINEERING · PLANNING · LAND SURVEYING

SHEET
HC-2
5 OF 10

AGENCY DWG. NO.



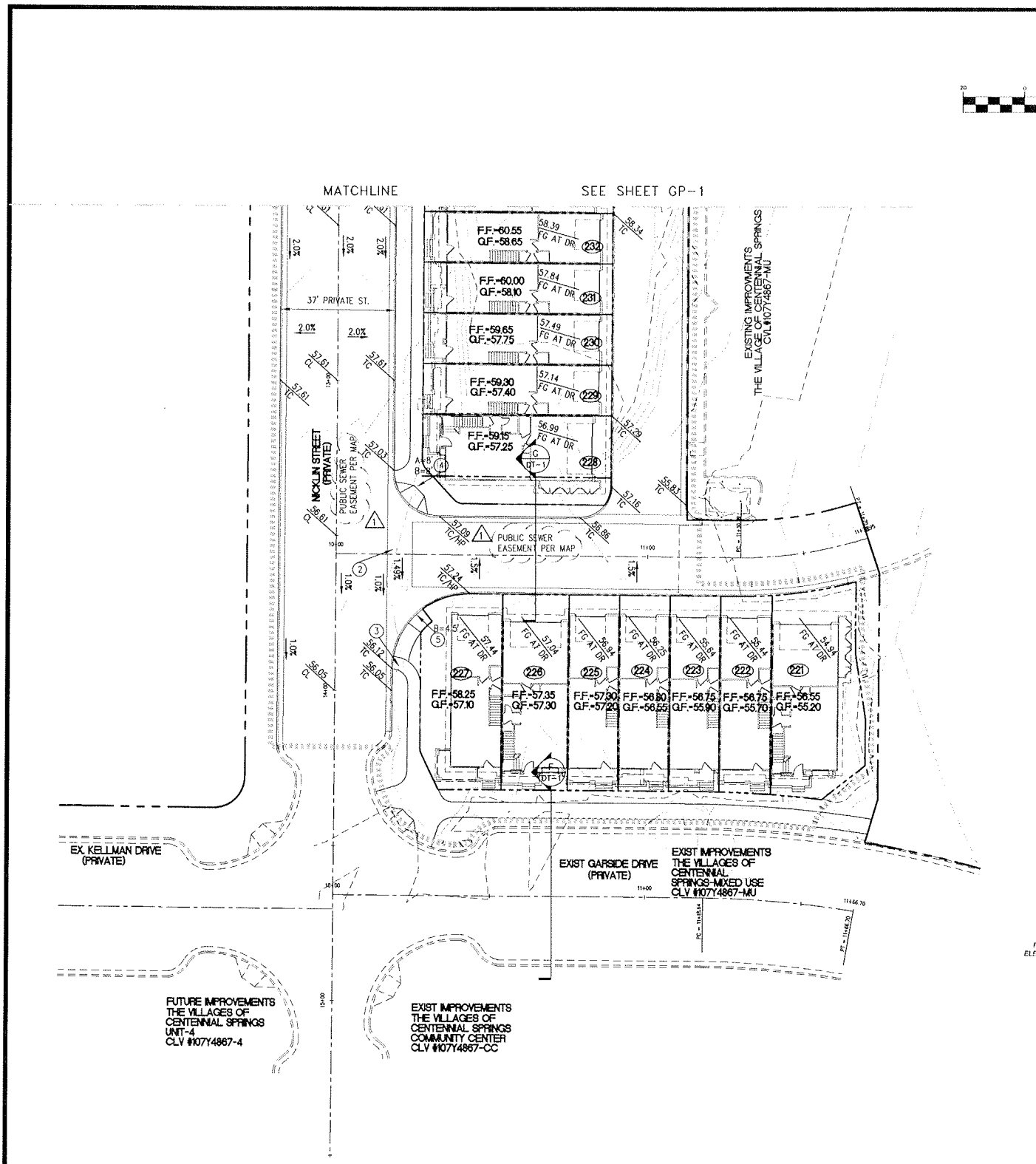
NOTE

NDOT PERMIT REQUIRED FOR ALL WORK IN NDOT RIGHT-OF-WAY

DISCLAIMER

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD 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 LOCATION.

CALL BEFORE YOU DIG: 1 (800) 227-2600



NOTE

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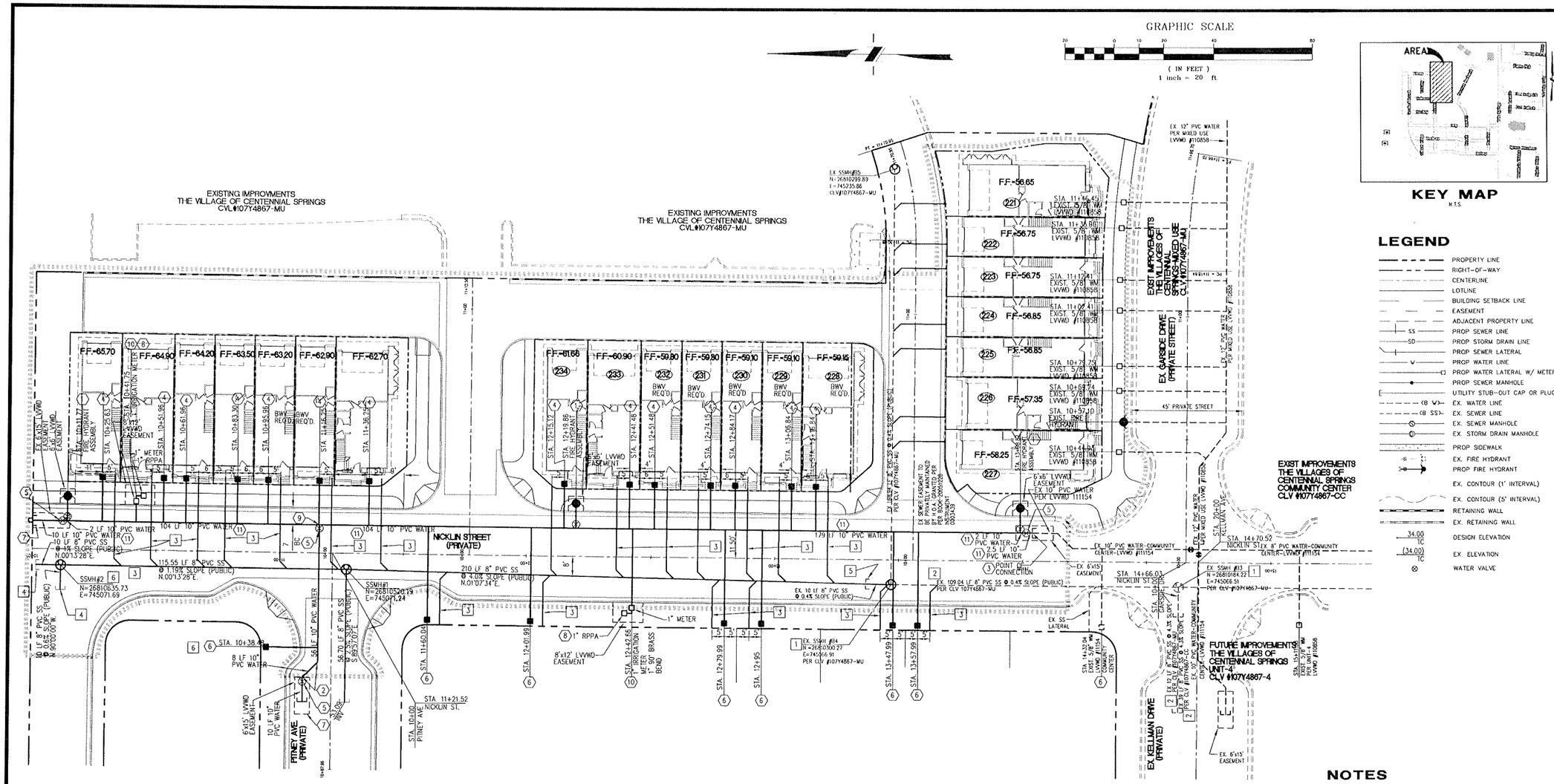

KEY MAP

N.T.S.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- LOTLINE
- BUILDING SETBACK LINE
- EASEMENT
- ADJACENT PROPERTY LINE
- PROP SEWER LINE
- PROP STORM DRAIN LINE
- PROP SEWER LATERAL
- PROP WATER LINE
- PROP WATER LATERAL W/ METER
- PROP SEWER MANHOLE
- UTILITY STUB-OUT CAP OR PLUG
- EX. WATER LINE
- EX. SEWER LINE
- EX. SEWER MANHOLE
- EX. STORM DRAIN MANHOLE
- PROP SIDEWALK
- EX. FIRE HYDRANT
- PROP FIRE HYDRANT
- EX. CONTOUR (1' INTERVAL)
- EX. CONTOUR (5' INTERVAL)
- RETAINING WALL
- EX. RETAINING WALL
- 34.00 TC — DESIGN ELEVATION
- (34.00) TC — EX. ELEVATION
- WATER VALVE

FIRE FLOW DATA

FIRE FLOW REQUIREMENT IS 1500 GALLONS PER MINUTE AT 20 PSI RESIDUAL PRESSURE.

BASED ON:

SQUARE FOOTAGE:	2,500	SQUARE FEET
LARGEST AREA BETWEEN 4-HOUR AREA SEPARATION WALLS:	2,500	SQUARE FEET
BUILDING HEIGHT:	35	FEET
TYPE OF CONSTRUCTION:	V-B	
OCCUPANCY:	SINGLE FAMILY RESIDENTIAL	
SPRINKLER SYSTEM:	NO	

REVIEWED BY: _____ DATE: _____

ENGINEER'S NOTES

INSTALL PIPELINE MARKER BALLS IN TRENCH ABOVE EACH HORIZONTAL ELBOW FITTING, PER UDACS PLATE NO. 27 ESN.602

THIS PROPERTY MAY HAVE STATIC WATER PRESSURE IN EXCESS OF 80 PSI. THE UNIFORM PLUMBING CODE REQUIRES THAT INDIVIDUAL, ON-SITE (PRIVATE), PRESSURE-REDUCING VALVES BE INSTALLED WHENEVER THE PRESSURE EXCEEDS 80 PSI. PRV'S ARE THE DEVELOPERS RESPONSIBILITY, AND WILL NOT BE INSPECTED OR INCLUDED IN THE ACCEPTANCE OF LVVWD FACILITIES ESN.041.

APPROVAL OF THESE PLANS FOR THE WATER STUBOUT INSTALLATION WILL NOT BE CONSTRUED AS A COMMITMENT FOR WATER SERVICE TO THIS PROPERTY ESN.001

ENGINEER'S NOTES

EXISTING UTILITY NOTE

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL & HORIZONTAL LOCATION OF ALL EXISTING UNDER-GROUND 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 LOCATION. ALL DISCREPANCIES MUST BE IMMEDIATELY REPORTED TO THE ENGINEER. CALL BEFORE YOU DIG 1-800-227-2600.

LVVWD NOTES

REDUCED PRESSURE PRINCIPLE ASSEMBLY (2) 1"

APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY(S) SHALL BE INSTALLED PER THE UDACS PLATE NO. 11A. NO WATER SHALL BE TAKEN FROM A SERVICE REQUIRING BACKFLOW PREVENTION UNTIL THE REDUCED PRESSURE PRINCIPLE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED BY THE LVVWD.
ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S) TO ALLOW THE DISTRICT DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY. EASEMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION ESN-026.

WATER NOTES

MARK	DESCRIPTION
1	INSTALL FIRE HYDRANT ASSEMBLY PER UDACS PLATE NO. 7
2	INSTALL 45° BEND (SAME SIZE AS MAIN)
3	REMOVE EXISTING BLOWOFF & CONNECT TO EXISTING MAIN PER UDACS PLATE 4A
4	INSTALL 1" SERVICE SADDLE & 5/8" METER PER UDACS PLATE 1B
5	INSTALL GATE VALVE (SAME SIZE AS MAIN)
6	INSTALL FUTURE USE LATERAL PER SECTION 2.14.03 OF THE UDACS. INSTALL WITH 1" SERVICE SADDLE & 5/8" METER PER UDACS PLATE 1B
7	INSTALL 2" BLOWOFF ASSEMBLY PER UDACS PLATE 4A
8	INSTALL 1" RPPA PER UDACS PLATE 11A
9	INSTALL 10"x10" TEE
10	INSTALL 1" IRRIGATION SERVICE & 1" METER PER UDACS PLATE 1D. WATER PIPE INSTALLED WITHIN THE ROW TO BE TYPE "K" COPPER
11	INSTALL 10" WATER LINE (PVC, C-900 CL 150) PER UDACS PLATE 6B

SEWER NOTES

MARK	DESCRIPTION
1	EXISTING 48" SD-1A MANHOLE (PUBLIC)
2	EXISTING 8" PVC SEWER LINE (PUBLIC)
3	INSTALL 4" PVC SEWER LATERAL PER DCSWCS PLATE #SD-17 (PRIVATE)
4	STUB 10 LF 8" PVC SEWER & CAP FOR FUTURE USE (PUBLIC)
5	REMOVE CAP & CONNECT TO EXISTING MANHOLE (PUBLIC)
6	INSTALL 48" SD-1A SEWER MANHOLE (PUBLIC)
7	INSTALL 8" PVC SEWER LINE (PUBLIC)

NOTE

SEE HC-1 SHEET FOR SIGHT VISIBILITY ZONES

BASIS OF BEARINGS

NORTH 00°13'00" EAST, BEING THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., SAID LINE ALSO BEING THE CENTERLINE OF TULE SPRINGS ROAD AS SHOWN BY PLAT THEREOF ON FILE IN BOOK 81, PAGE 85 IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

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774.7072 METERS
2541.69 FEET

SANITARY SEWER MANHOLE TABLE

NO.	SIZE	TYPE	RIM	INV. OUT	INV. IN	STATION	OFFSET	STREET
EXSSMH B3	48"	SD-1A	55.22±	41.82	42.02	14+63.05	9.97 RT	NICKLIN
EXSSMH B4	48"	SD-1A	56.47±	42.49	42.69	13+47.01	10.01 RT	NICKLIN
EXSSMH B5	48"	SD-1A	55.32±	43.38	43.58	–	–	–
SSMH1	48"	SD-1A	60.75±	51.49	51.69	11+27.10	6.50 RT	NICKLIN
SSMH2	48"	SD-1A	63.12±	53.69	–	10+11.53	6.50 RT	NICKLIN

ENGINEER'S NOTES

FUTURE USE LATERAL (1" THRU 2")

FOR LOTS 1 AND 12-17 OF UNIT 5 OF 7 FUTURE USE LATERALS

IF ANY OF THE SERVICE LATERALS TO BE INSTALLED FOR FUTURE LOTS ARE INCORRECTLY LOCATED OR ARE NOT USED FOR ANY REASON WHEN THE LOTS ARE DEVELOPED, THE DEVELOPER SHALL ABANDON THE LATERALS AT THE CONNECTION TO THE ACTIVE MAIN IN ACCORDANCE WITH THE UDACS STANDARDS AT THE DEVELOPER'S EXPENSE

INSTALLATION OF SERVICE LATERALS 2 INCHES IN DIAMETER AND SMALLER FOR FUTURE LOTS SHALL INCLUDE THE SERVICE LATERAL WITH ALL FITTINGS PER UDACS PLATES 1A THRU 1D. THE AGENCY MAY LOCK THESE SERVICE TO PREVENT UNAUTHORIZED WATER USE.

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FAST
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FEDERAL AID ARTERIAL SYSTEM OF TRANSPORTATION

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SEE HORIZONTAL CONTROL SHEET FOR CURVE DATA

SEWER FLOW CONTRIBUTION

21 UNITS X 250 GDP/UNIT = 5,250 GDP AVG.
5,250 GDP X 3.4 PEAKING FACTOR = 17,850 GDP PEAK

CITY OF LAS VEGAS FIRE DEPARTMENT APPROVAL

BY _____ DATE _____

APPROVED FOR CONSTRUCTION
(PROJECT No.)

LAS VEGAS VALLEY WATER DISTRICT DATE

NO.	REVISION	BY	DATE	APP.	DATE
1					
2					
3					
4					
5	BLDG. DEPT COMMENTS			LP	5/1/14

DESIGNED BY:
DRAWN BY: CMH
CHECKED BY: LZ
PROJECT DATE: APRIL 2014

THE VILLAGE OF CENTENNIAL SPRINGS - BROWNSTONES
CITY OF LAS VEGAS NEVADA

UTILITY PLAN

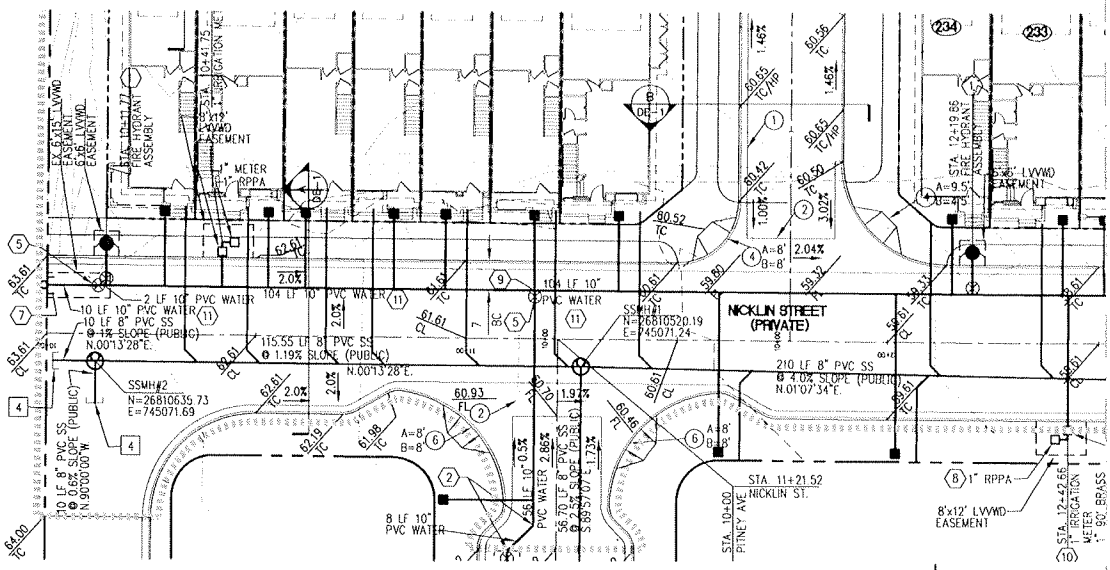
OWNER/DEVELOPER:
SHELK CAPITAL
2455 CLIFF VALDHEIS PKWY. STE #230
LAS VEGAS, NV 89129

SEAL: STATE OF NEVADA — PROFESSIONAL ENGINEER — DARREN M. BENCH — CIVIL — EXP. 12-31-14 — NO. 10015

1915 N. Green Valely Pkwy
Suite 200
Henderson, NV 89074
Tel: (702) 355-3846
CVL NEVADA, INC.
ENGINEERING · PLANNING · LAND SURVEYING

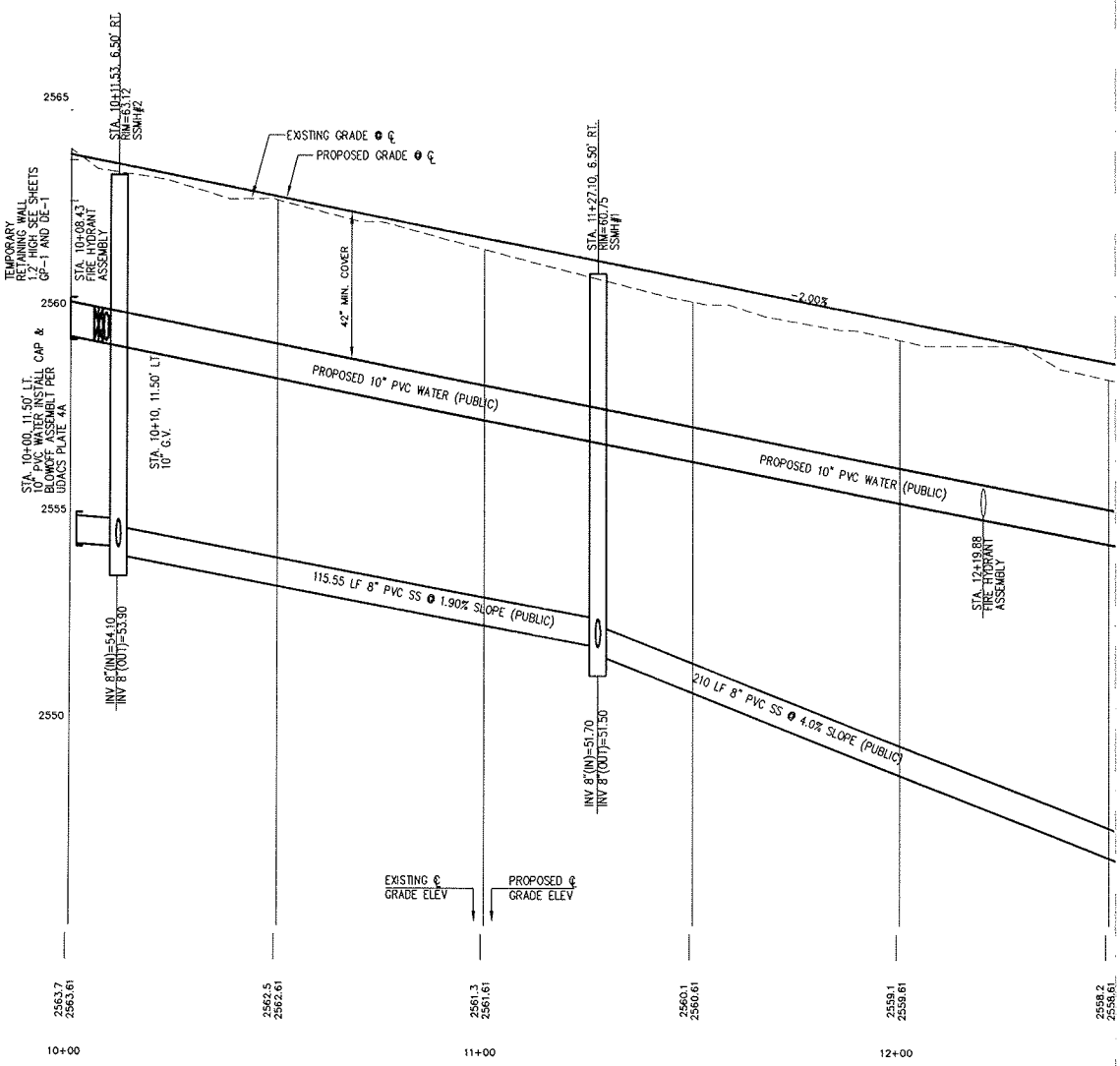
SHEET UT-1
8 OF 10

AGENCY DWG. NO.



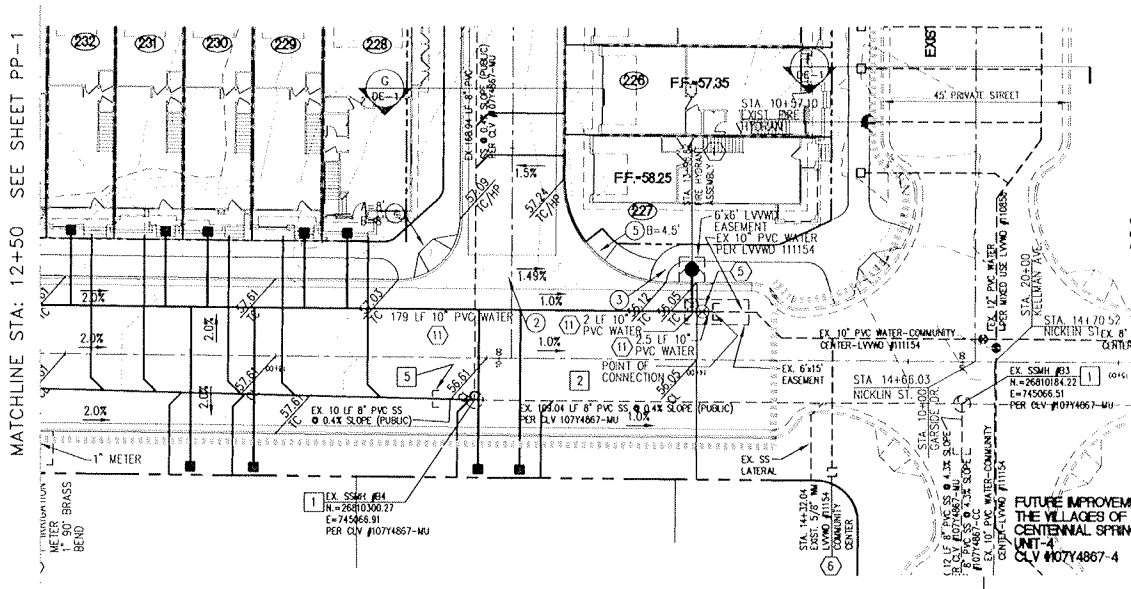
NICKLIN ST. - PLAN VIEW

(PRIVATE STREET)
SCALE : 1"=20'



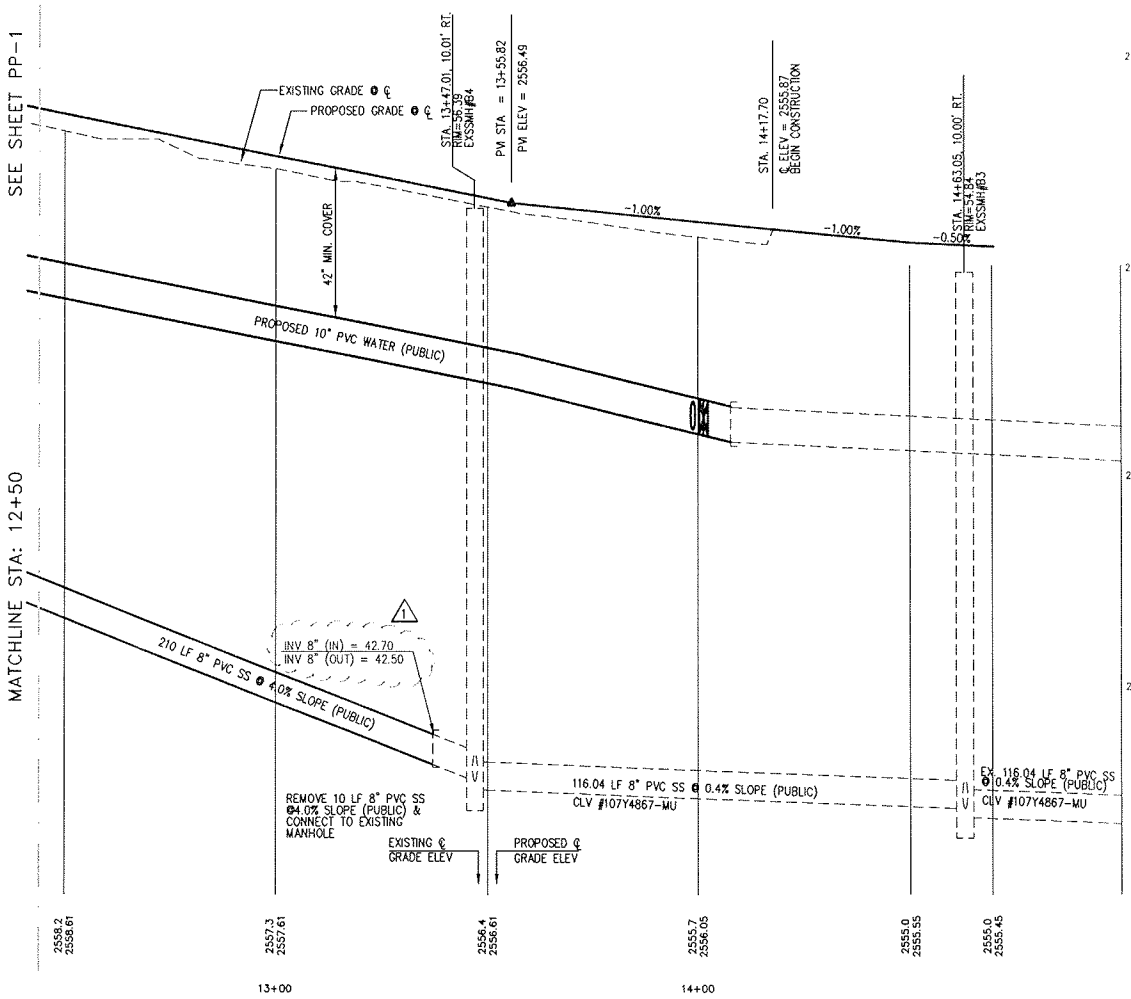
NICKLIN ST. - PROFILE

STA: 10+00 TO STA: 12+50
(PRIVATE STREET)
HORIZONTAL SCALE : 1"=20'
VERTICAL SCALE : 1"=2'



NICKLIN ST. - PLAN VIEW

(PRIVATE STREET)
SCALE : 1"=20'



NICKLIN ST. - PROFILE

STA: 12+50 TO STA: 15+00
(PRIVATE STREET)
HORIZONTAL SCALE : 1"=20'
VERTICAL SCALE : 1"=2'