

DS #:

4932

162.03.801-030; 162.03.801-052
162.03-801-053; 162-03.801-0665

APN: 162.03.801-084

PROJECT:

City Impact Senior Apartments

SUBMITTAL:

Supplement #2

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		March 12, 2018
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:
	City Impact Senior Apartments – Supplement #2	Poggemeyer Design Group, Inc.
Cross Streets:	NWQ of Maryland Parkway & Sahara Avenue	George Gekakis, Inc.
File Number:	F:\Depot\DSMemos\DS4932D.doc	Bart Anderson, P.E., DevCo
Parcel Number:	162-03-801-030, 162-03-801-052, 162-03-801-053, 0162-03-801-066 & 162-03-801-084	
Zoning Action:	SDR-67483 & SUP-67480	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES X	NO

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	11/8/2017	11/21/2017	Not Approved	\$400.00	491108: \$400
2 nd Submittal	12/13/2017	1/3/2018	Approved	\$400.00	492183: \$400
Supplement	1/18/2018	1/25/2018	Approved	N/C	N/C
Supplement #2	3/5/2018	3/12/2018	See Comments Below	N/C	N/C
TOTAL FEES (LDDRS):				\$800.00	----

REMARKS:

Supplement #2: This submittal reverts the outlet to Dual 24"-RCP as proposed in the original approved drainage study

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

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

1. The overall site consists of five parcels currently. A consolidation parcel map will be required and recorded prior to the final approval of the improvement plans.
2. The proposed 15'-public drainage easement (privately maintained) along the northern edge of the site must be recorded as such in a final map or by separate document if there is no final map prior to the final approval of the improvement plans.

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

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

END OF REMARKS
WSP/AYS

T/R/S: T21S/R61E/03
AREA R-03

EAST SAHARA SENIOR HOUSING LIMITED PARTNERSHIP

2655 S. Rainbow Blvd., #401
Las Vegas, NV 89146
702-364-8027

February 27, 2018

Mr. Albert Sung
Project Engineer
City of Las Vegas
333 North Rancho Drive, 7th Floor
Las Vegas, NV 89106

RE: City Impact Center Senior Housing - Flood Control Condition

Albert:

Regarding the City Impact Center Senior Housing flood control condition, the Certificate of Occupancy (COO) will not be granted at the time of project completion until the downstream flood control facilities are constructed, connected and operational. East Sahara Senior Housing Limited Partnership will agree to this condition.

Sincerely,

EAST SAHARA SENIOR HOUSING LP



George Gekakis
Manager

GG:ma

Cc: Jon Hayslip, Poggemeyer Design Group

SUPPLEMENT NO.2 TO THE TECHNICAL DRAINAGE STUDY

FOR

**CITY IMPACT SENIOR APARTMENTS
ADDENDUM 1**

(PDG LV16137)

MARCH 1, 2018



PREPARED FOR:

GEKAKIS GEORGE INC.
2655 S. RAINBOW BLVD STE 401
LAS VEGAS, NV 89146

PREPARED BY:

POGGE MEYER DESIGN GROUP, INC.
6960 SMOKE RANCH ROAD
SUITE 110
LAS VEGAS, NEVADA 89128

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL

DRAINAGE STUDY INFORMATION FORM

Name of Development: City Impact Center Date: Feb 28, 2018

Location of Development: a) Descriptive (Cross Streets) North/South: Maryland Parkway
East/West: Sahara Avenue

b) Section: 3 Township: 21S Range: 61E

c) APN : 162-03-801-030, 162-03-801-052, 162-03-801-053, 162-03-801-066 & 162-03-801-084

Name of Owner: George Gekakis, Inc.

Telephone No.: 702-364-8027 Fax No.: 702-364-4925 E-Mail Address: ggi@gekakis.com

Address: 2655 S. Rainbow Blvd, Suite 401 Las Vegas, NV 89146

Contact Person-Name: Jon Hayslip, P.E., CFM Telephone No.: 702-255-8100

* E-Mail Address: jhayslip@poggemeyer.com Fax No.: (702) 255-8375

Firm: Poggemeyer Design Group, Inc.

Address: 6960 Smoke Ranch Road, Suite 110, Las Vegas, NV 89128

Type of Land Development/Land Disturbance Process:

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

1. Total Owned Land Area: At Site: 0.92 +/- Acres Being Developed/Disturbed: 0.92 +/- Acres

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

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

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

5. Approximate upstream land area which drains to the subject site: 8.90 +/- Acres

6. Has the site drainage been evaluated in the past? ☐ YES ☐ NO If yes, please identify documentation: Previous the site was evaluated under TDS Trinity Life Center prepared by Delta Engineering (DS 2321)

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: The site will drain via surface flow curb and gutter to a proposed drop inlet at the northeast corner of project site. An onsite channel on the east PL will convey flow to the propose channel on the north PL.

8. Briefly describe your proposed schedule for the subject project: S

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.

***New Required Field**

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

Revision	Date

DS4932

Local Entity File No.

Engineer's Seal

REFERENCE:

STANDARD FORM 1



March 1, 2018

City of Las Vegas
Department of Public Works
Flood Control Section
333 N. Rancho Drive 7th Floor
Las Vegas, NV 89106

ATTN: Mr. Albert Sung, P.E.
Flood Control Project Engineer

RE: CITY IMPACT SENIOR APARTMENTS
SUPPLEMENT NO. 2 TO THE TECHNICAL DRAINAGE STUDY
CLV PERMIT NUMBER: DS4932
PDG PROJECT NUMBER: LV16137

Dear Mr. Sung:

Poggemeyer Design Group (PDG) is providing a supplement to the approved drainage study addressing the storm water conveyance for City Impact Center along the north property line and downstream property APN 162-03-801-031. Based upon the meetings and correspondence with City of Las Vegas Flood Control, the City Impact Center Technical Drainage Study and Addendum No. 1 was reviewed and approved in the letter dated January 3, 2018. In the originally approved submittal, the dual 24-in RCP outlet system would be constructed on the downstream property APN 162-03-801-031.

The drainage study was updated in Supplement No. 1 dated January 18, 2018 because the downstream property existing drainage conditions and permission to construct the dual 24-in RCP's had not been secured. The existing 8-in pipe installed on the downstream property was analyzed as an interim condition with the intent that under the future condition scenario, the property owner would return the area to the historic condition per the approved 1998 Trinity Life Church drainage study and civil improvement plans. Additionally, the City of Las Vegas Code Enforcement was working with the Flood Control Section to mitigate the downstream property flood control conveyance issues. An approval letter for the change was offered January 25, 2018, for this proposed design change

With this update, City of Las Vegas Code Enforcement has issued the corrective letter to the offsite property owner of APN 162-03-801-031 and the developer has provided the Flood Control Section a letter stating that the Certificate of Occupancy will be based upon the completion of the downstream dual 24-in RCP outfall will be constructed per the City Impact Center plans.

POGGEMEYER DESIGN GROUP – GEKAKIS GEORGE INC.
TECHNICAL DRAINAGE STUDY SUPPLEMENT 2 – CITY IMPACT SENIOR APARTMENTS

Page 2

At this time, PDG has revised the plans to show the dual 24-in outfall previously approved in the January 3, 2018, letter per Flood Control Section request. The following items are provided in support of the latest change; updated set of civil improvement plans showing, the January 3 and 25, 2018 approval letters; and Standard Form 1. The supplement was provided as requested by City of Las Vegas Flood Control Section.

Under the future condition, when the historic flow path on the downstream property dual 24-in culverts are installed, the analysis reported in the addendum previously submitted is summarized below.

Table 1 – Developed Condition Freeboard Analysis

Channel Flow Line	D100 (ft)	100-YR WSE	Prop. FF Elev	Total FB (ft)	Remarks
7.28	2.69	9.97	12.40	2.50	U/S Side of the Bldg @ Channel Profile XS Loc. Sta. 3+37.42 U/S of WSPG Sta. 1169.54

The referenced WSPG and station map presented in the originally approved drainage study is included in Appendix A for review.

By restoring the existing flow path, the proposed finished floor meets the requirements of Local Entity Criteria Section 1600, City of Las Vegas, Section 304.4.E.1 of the Clark County Regional Flood Control District Hydrologic Criteria & Drainage Design Manual.

Included are revised plans for your review and approval; please feel free to contact me with any questions at (702) 255-8100.

Respectfully Submitted,

POGGEMEYER DESIGN GROUP, INC.

Jon Hayslip, P.E., CFM
Project Engineer

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: January 3, 2018
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:
	City Impact Senior Apartments	Poggemeyer Design Group, Inc.
Cross Streets:	NWQ of Maryland Parkway & Sahara Avenue	George Gekakis, Inc.
File Number:	F:\Depot\DSMemos\DS4932B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	162-03-801-030, 162-03-801-052, 162-03-801-053, 162-03-801-066 & 162-03-801-084	
Zoning Action:	SDR-67483 & SUP-67480	
FEMA Flood Zone	YES NO X	
Proposed Storm Drain	YES X NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	11/8/2017	11/21/2017	Not Approved	\$400.00	491108: \$400
2 nd Submittal	12/13/2017	1/3/2018	See Comments Below	\$400.00	492183: \$400
TOTAL FEES (LDDRS):				\$800.00	----

REMARKS:

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

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

1. The engineer/developer proposed grading and the construction of dual-24" storm drains in the adjacent property to the east. Obtain a notarized letter of permission for construction and the responsibility of future maintenance of the pipes from the downstream property owner prior to the final approval of the subject improvement plans.
2. The overall site consists of five parcels currently. A consolidation parcel map will be required and recorded prior to the final approval of the improvement plans.
3. The proposed 15'-public drainage easement (privately maintained) along the northern edge of the site must be recorded as such in a final map or by separate document if there is no final map prior to the final approval of the improvement plans.

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

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

END OF REMARKS
WSP/AYS

T/R/S: T21S/R61E/03
AREA R-03

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		January 25, 2018
TO: Land Development Services Department of Building & Safety		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	COPIES TO:	
Drainage Study for:	Poggemeyer Design Group, Inc.	
City Impact Senior Apartments - Supplement	George Gekakis, Inc.	
Cross Streets:	NWQ of Maryland Parkway & Sahara Avenue	Bart Anderson, P.E., DevCo
File Number:	F:\Depot\DSMemos\DS4932C.doc	
Parcel Number:	162-03-801-030, 162-03-801-052, 162-03-801-053, 162-03-801-066 & 162-03-801-084	
Zoning Action:	SDR-67483 & SUP-67480	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES X	NO

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	11/8/2017	11/21/2017	Not Approved	\$400.00	491108: \$400
2 nd Submittal	12/13/2017	1/3/2018	Approved	\$400.00	492183: \$400
Supplement	1/18/2018	1/25/2018	See Comments Below	N/C	N/C
TOTAL FEES (LDDRS):				\$800.00	----

REMARKS:

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

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

1. The **Supplement** submitted on January 18, 2018 revised the improvement plans to leave an existing 8"-storm drain in the adjacent property to the east for a worst case scenario. This condition will render the proposed apartment building in a risk to be inundated during a major 100-year storm event.

This proposed condition may be temporary or may be permanent, depending on the action or inaction of the adjacent property owner. The owner of the subject development must acknowledge the potential risk of flooding to the apartment building under the latest design.

The subject project owner must provide a notarized letter of acknowledgment for the potential flooding risk and indemnifying the *City of Las Vegas* for any harm and liability. The notarized letter must send to *City Flood Control Section* for record prior to the final approval of the improvement plans.

2. The overall site consists of five parcels currently. A consolidation parcel map will be required and recorded prior to the final approval of the improvement plans.
3. The proposed 15'-public drainage easement (privately maintained) along the northern edge of the site must be recorded as such in a final map or by separate document if there is no final map prior to the final approval of the improvement plans.

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

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END OF REMARKS
WSP/AYS

T/R/S: T21S/R61E/03
AREA R-03

APPENDIX A

HYDRAULIC ANALYSES REFERENCE

- WSPG ANALYSIS
- WSPG ANALYSIS STATION LOCATION MAP



WSPG



MODEL CIC18



CIC18

T1 CITY IMPACT SENIOR APARTMENTS

0

T2 JOB #16-137 - ANALYSIS #18 EX 24" RCP -> OPEN CHANNEL -> DUAL 24" RCP

T3 DEVELOPED CONDITION

SO	1000.000	6.960	1					8.970			
R	1082.130	7.101	1		.013				.000	.000	1
WE	1082.130	7.101	2		.500						
R	1082.130	7.101	2		.013				.000		
JX	1084.130	7.110	5	4	.013	1.500		7.110	-90.000		.000
R	1142.190	7.210	5		.013				20.000		
R	1164.540	7.240	5		.013				-20.000	20.000	1
JX	1169.540	7.250	7	6	.013	8.500		7.250	-45.000		.000
TS	1215.600	7.350	8		.013				.000		
R	1243.410	7.400	8		.013				.000	.000	0
WX	1243.410	7.400	9								
R	1412.490	8.200	9		.013				.000	.000	0
SH	1412.490	8.200	9					8.200			
CD	1	4	2		.000	2.000	.000	.000	.000	.00	
CD	2	2	0		.000	4.000	6.000	.000	.000	.00	
CD	3	2	0		.000	4.000	5.400	.000	.000	.00	
CD	4	4	1		.000	1.500	.000	.000	.000	.00	
CD	5	2	0		.000	4.000	6.000	.000	.000	.00	
CD	6	4	1		.000	1.500	.000	.000	.000	.00	
CD	7	2	0		.000	4.000	6.000	.000	.000	.00	
CD	8	2	0		.000	4.000	5.400	.000	.000	.00	
CD	9	4	1		.000	2.000	.000	.000	.000	.00	
Q		22.000	.0								

FILE: CIC18.WSW

W S P G W - EDIT LISTING - Version 14.10

Date:11- 2-2017 Time: 4: 1:19

WATER SURFACE PROFILE - CHANNEL DEFINITION LISTING

PAGE 1

CARD CODE	SECT NO	CHN TYPE	NO OF PIER/PIP	AVE PIER WIDTH	HEIGHT 1 DIAMETER	BASE WIDTH	ZL	ZR	INV DROP	Y(1)	Y(2)	Y(3)	Y(4)	Y(5)	Y(6)	Y(7)	Y(8)	Y(9)	Y(10)
CD	1	4	2		2.000														
CD	2	2	0	.000	4.000	6.000			.00										
CD	3	2	0	.000	4.000	5.400			.00										
CD	4	4	1		1.500														
CD	5	2	0	.000	4.000	6.000			.00										
CD	6	4	1		1.500														
CD	7	2	0	.000	4.000	6.000			.00										
CD	8	2	0	.000	4.000	5.400			.00										
CD	9	4	1		2.000														

W S P G W

PAGE NO 1

WATER SURFACE PROFILE - TITLE CARD LISTING

HEADING LINE NO 1 IS -

CITY IMPACT SENIOR APARTMENTS

HEADING LINE NO 2 IS -

JOB #16-137 - ANALYSIS #18 EX 24" RCP -> OPEN CHANNEL -> DUAL 24" RCP

HEADING LINE NO 3 IS -

DEVELOPED CONDITION

W S P G W

PAGE NO 2

WATER SURFACE PROFILE - ELEMENT CARD LISTING

ELEMENT NO	IS	A	SYSTEM OUTLET	U/S DATA	STATION	INVERT	SECT	W S ELEV	RADIUS	ANGLE	ANG PT	MAN H
ELEMENT NO	1	IS	A	SYSTEM OUTLET	1000.000	6.960	1	8.970				
ELEMENT NO	2	IS	A	REACH	1082.130	7.101	1					
ELEMENT NO	3	IS	A	WALL ENTRANCE	1082.130	7.101	2					
ELEMENT NO	4	IS	A	REACH	1082.130	7.101	2					
ELEMENT NO	5	IS	A	JUNCTION	1084.130	7.110	5					
ELEMENT NO	6	IS	A	REACH	1142.190	7.210	5					
ELEMENT NO	7	IS	A	REACH	1164.540	7.240	5					
ELEMENT NO	8	IS	A	JUNCTION	1169.540	7.250	7					
ELEMENT NO	9	IS	A	TRANSITION	1215.600	7.350	8					
ELEMENT NO	10	IS	A	REACH	1243.410	7.400	8					
ELEMENT NO	11	IS	A	WALL EXIT	1243.410	7.400	9					
ELEMENT NO	12	IS	A	REACH	1412.490	8.200	9					
ELEMENT NO	13	IS	A	SYSTEM HEADWORKS	1412.490	8.200	9					

W S P G W

PAGE NO 3

WATER SURFACE PROFILE - ELEMENT CARD LISTING

WATER SURFACE PROFILE LISTING

Date:11- 2-2017 Time: 4: 1:21

CITY IMPACT SENIOR APARTMENTS

JOB #16-137 - ANALYSIS #18 EX 24" RCP -> OPEN CHANNEL -> DUAL 24" RCP

DEVELOPED CONDITION

Station	Invert Elev	Depth (FT)	Water Elev	Q (CFS)	Vel (FPS)	Vel Head	Energy Grd.El.	Super Elev	Critical Depth	Flow Top Width	Height/Dia.-FT	Base Wt or I.D.	ZL	No Wth Pres/Pip
L/Elem	Ch Slope	-	-	-	-	SF Ave	HF	SE Dpth	Froude N	Norm Dp	"N"	X-Fall	ZR	Type Ch
*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	****	*****
1000.000	6.960	2.010	8.970	32.00	5.09	.40	9.37	.00	1.44	.00	2.000	.000	.00	2 .0
82.130	.0017	-	-	-	-	.0050	.41	2.01	.00	2.00	.013	.00	.00	PIPE
1082.130	7.101	2.300	9.401	32.00	5.09	.40	9.80	.00	1.44	.00	2.000	.000	.00	2 .0
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WALL ENTRANCE														
1082.130	7.101	2.820	9.921	32.00	1.89	.06	9.98	.00	.96	6.00	4.000	6.000	.00	0 .0
JUNCT STR	.0045	-	-	-	-	.0002	.00	2.82	.20	-	.013	.00	.00	RECTANG
1084.130	7.110	2.819	9.929	30.50	1.80	.05	9.98	.00	.93	6.00	4.000	6.000	.00	0 .0
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
58.060	.0017	-	-	-	-	.0002	.01	2.82	.19	1.19	.013	.00	.00	RECTANG
1142.190	7.210	2.725	9.935	30.50	1.87	.05	9.99	.01	.93	6.00	4.000	6.000	.00	0 .0
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
22.350	.0013	-	-	-	-	.0002	.00	2.73	.20	1.30	.013	.00	.00	RECTANG
1164.540	7.240	2.698	9.938	30.50	1.88	.06	9.99	.00	.93	6.00	4.000	6.000	.00	0 .0
JUNCT STR	.0020	-	-	-	-	.0001	.00	2.70	.20	-	.013	.00	.00	RECTANG
1169.540	7.250	2.716	9.966	22.00	1.35	.03	9.99	.00	.75	6.00	4.000	6.000	.00	0 .0
TRANS STR	.0022	-	-	-	-	.0001	.00	2.72	.14	-	.013	.00	.00	RECTANG
1215.600	7.350	2.614	9.964	22.00	1.56	.04	10.00	.00	.80	5.40	4.000	5.400	.00	0 .0
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
27.810	.0018	-	-	-	-	.0001	.00	2.61	.17	1.02	.013	.00	.00	RECTANG
1243.410	7.400	2.566	9.966	22.00	1.59	.04	10.01	.00	.80	5.40	4.000	5.400	.00	0 .0
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WALL EXIT														

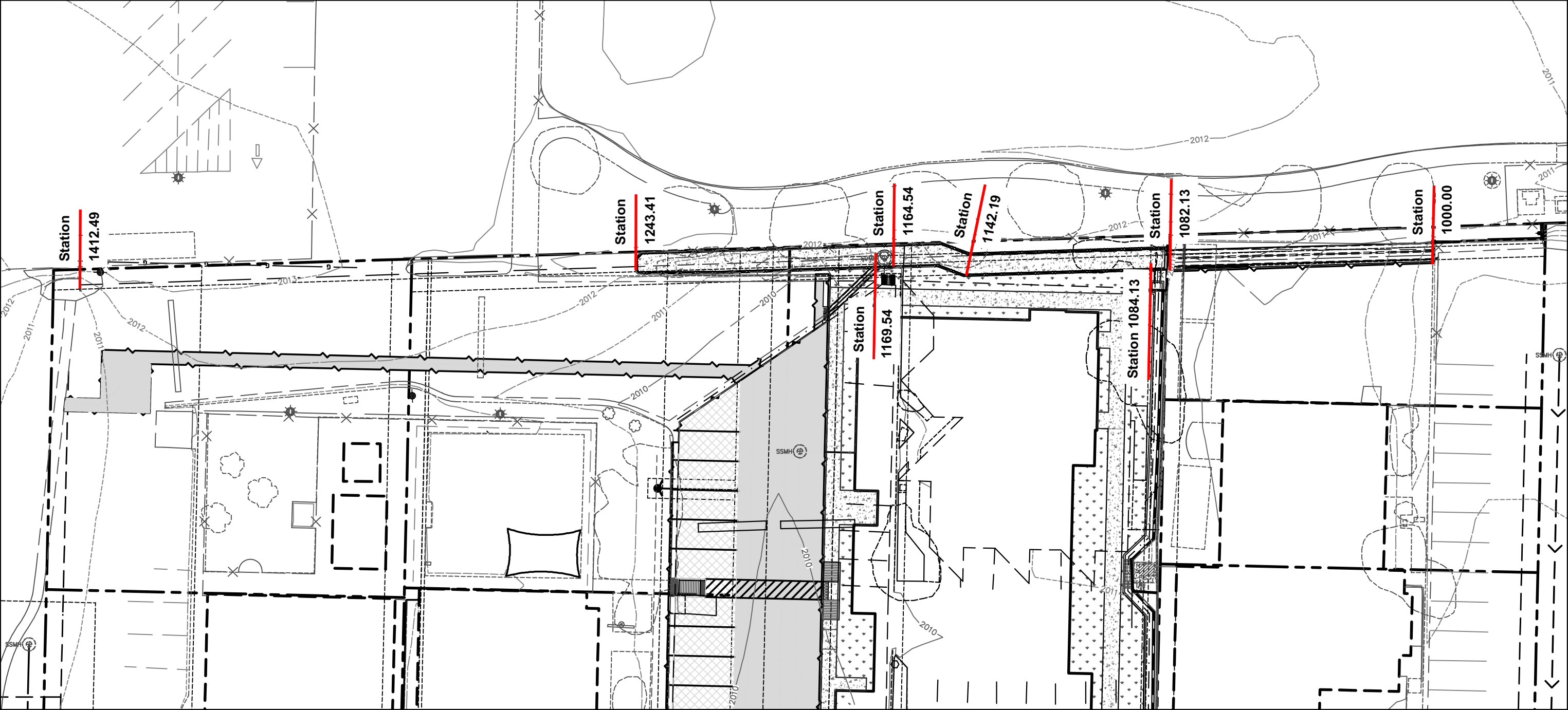
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*****
Station | Invert | Depth | Water | Q | Vel | Vel | Energy | Super | Critical | Flow Top | Height/ | Base Wt |   | No Wth
        | Elev   | (FT)  | Elev  | (CFS) | (FPS) | Head | Grd.El. | Elev | Depth | Width | Dia.-FT | or I.D. | ZL | Prs/Pip
L/Elem | Ch Slope |      |      |      |      |      | SF Ave | HF | SE Dpth | Froude N | Norm Dp | "N" | X-Fall | ZR | Type Ch
*****|*****|*****|*****|*****|*****|*****|*****|*****|*****|*****|*****|*****|*****|*****|*****
1243.410 | 7.400 | 2.567 | 9.967 | 22.00 | 7.00 | .76 | 10.73 | .00 | 1.68 | .00 | 2.000 | .000 | .00 | 1 | .0
        | - | - | - | - | - | - | - | - | - | - | - | - | - | - | -
169.080 | .0047 |      |      |      |      | .0095 | 1.60 | 2.57 | .00 | 2.00 | .013 | .00 | .00 | PIPE
        |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |
1412.490 | 8.200 | 3.366 | 11.566 | 22.00 | 7.00 | .76 | 12.33 | .00 | 1.68 | .00 | 2.000 | .000 | .00 | 1 | .0
        | - | - | - | - | - | - | - | - | - | - | - | - | - | - | -

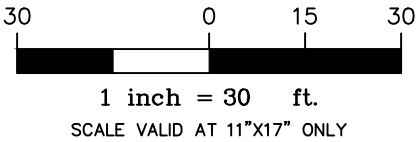
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CITY IMPACT SENIOR APARTMENTS

LAS VEGAS/CLARK COUNTY, NV



WSPG STATIONING MAP FIGURE 8



**POGGEMEYER
DESIGN GROUP**



6960 Smoke Ranch Suite 110
Las Vegas, Nevada 89128

CIVIL IMPROVEMENT PLANS

FOR

CITY IMPACT CENTER – SENIOR APARTMENTS

SHEET INDEX

SHEET NO.	SHEET NAME	DESCRIPTION
1	C1.00	COVER SHEET
2	C1.01	GENERAL NOTES 1
3	C1.02	GENERAL NOTES 2
4	C2.01	DEMOLITION PLAN 1
5	C2.02	DEMOLITION PLAN 2
6	C2.03	DEMOLITION PLAN 3
7	C2.04	HORIZONTAL CONTROL PLAN (FOR INFORMATION ONLY)
8	C2.05	HORIZONTAL CONTROL PLAN 1
9	C2.06	HORIZONTAL CONTROL PLAN 2
10	C2.07	HORIZONTAL CONTROL PLAN 3
11	C3.00	OVERALL GRADING PLAN
12	C3.01	GRADING PLAN 1
13	C3.02	GRADING PLAN 2
14	C4.01	OVERALL UTILITY PLAN
15	C4.02	UTILITY PLAN 1
16	C4.03	UTILITY PLAN 2
17	C4.04	PLAN AND PROFILE – 12" WATER LINE
18	C5.00	FIRE CONTROL PLAN
19	C6.01	DETAILS SHEET 1
20	C6.02	DETAILS SHEET 2
21	C6.03	DETAILS SHEET 3

BASIS OF BEARING

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS ZONE, NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.
LINEAR UNIT: US SURVEY FOOT (FTUS)
DATUM (REFERENCE FRAME): NAD 83 (2011) EPOCH 2010.00
SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)
ZONE: LAS VEGAS
PROJECTION: TRANSVERSE MERCATOR
STANDARD PARALLEL (AND LATITUDE OF GRID ORIGIN): 36°15'00"N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00"W
NORTHING AT GRID ORIGIN: 200,000.000 M (656,166.6667 FTUS)
EASTING AT CENTRAL MERIDIAN: 100,000.000 M (328,083.3333 FTUS)
SCALE FACTOR ON CENTRAL MERIDIAN: 1.0001 (EXACT)

NOTES:

1. ALL DISTANCES AND BEARINGS SHOWN HEREON ARE PROJECTED (GRID) VALUES BASED ON THE PRECEDING PROJECTION DEFINITION. THE PROJECTION WAS DEFINED SUCH THAT PROJECTED (GRID) DISTANCES ARE EQUIVALENT TO "GROUND" DISTANCES IN THE PROJECT AREA.
2. GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.

BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
CITY OF LAS VEGAS BENCHMARK: 12LV113SSE6 (2012)
NAVD88 ELEVATION: 613.56 METERS (2012.99 FEET)
RIVET AND PLATE IN TOP OF CURB ON NORTH SIDE OF
SAHARA AVENUE AT 950 E. SAHARA.

GEOTECHNICAL REPORT

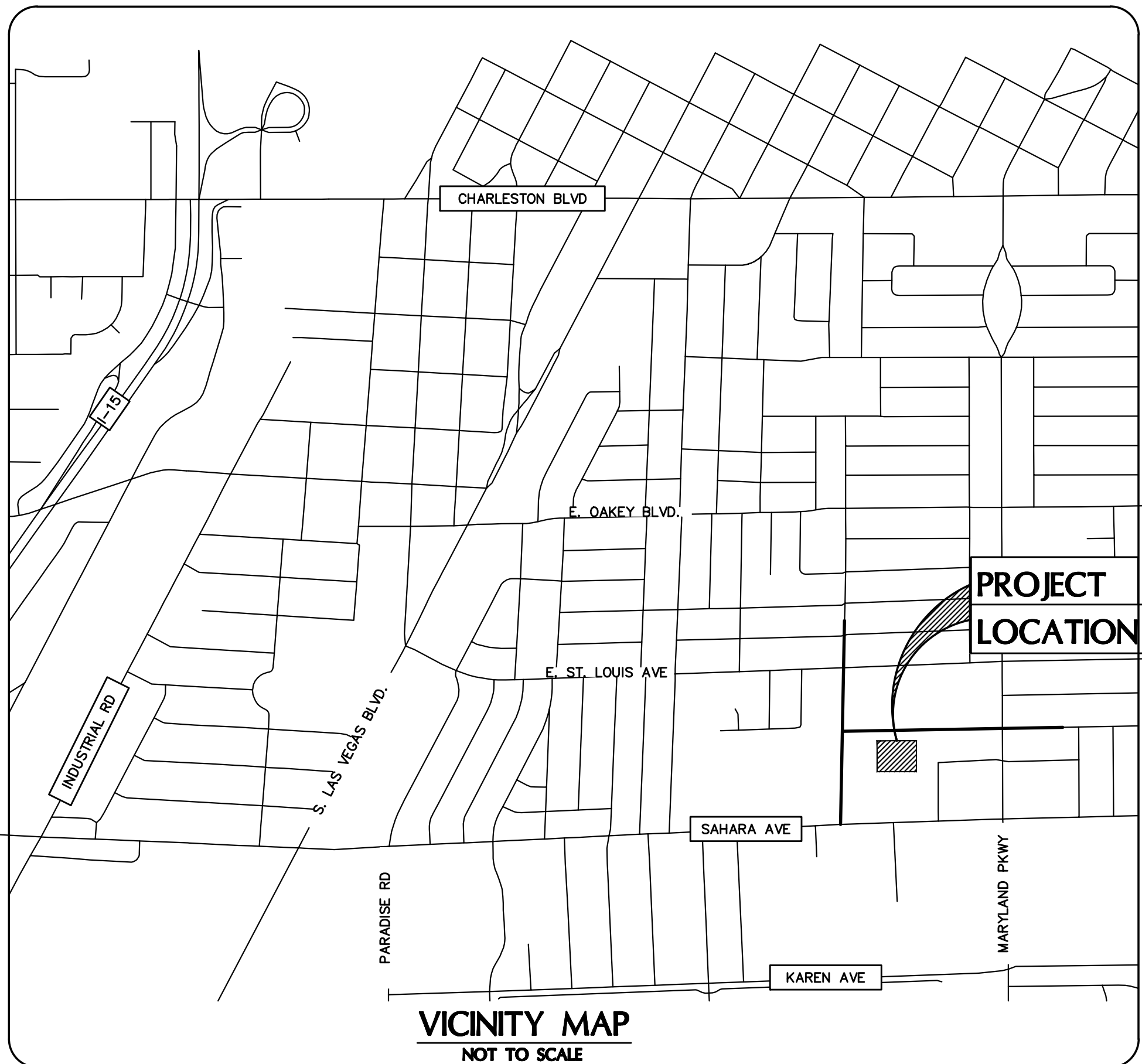
GEOTECHNICAL FIRM: GEOTEK RESIDENTIAL, LLC
ADDRESS: 6835 SOUTH ESCONDIDO STREET, SUITE B
LAS VEGAS, NEVADA ZIP 89119
PH: (702) 897-1454 FAX: (702) 897-2213
PROJECT NO.: 13345-LVR DATE: AUGUST 07, 2017

EXISTING UTILITIES NOTE

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE 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

UNITS

45 (1) BEDROOM UNITS
17 (2) BEDROOM UNITS
4 (2) BEDROOM DELUXE UNITS
66 TOTAL UNITS



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 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 STANDARD DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA.

PLANNING DEPARTMENT, CITY OF LAS VEGAS DATE

THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT

CITY OF LAS VEGAS FIRE DEPT. DATE

SOUTHWEST GAS CORPORATION DATE

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.

CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK

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

COX COMMUNICATIONS LAS VEGAS, INC. DATE

FLOOD ZONE DESIGNATION

THIS PROPERTY LIES WITHIN FEMA FLOOD ZONE 'X' AND IS SHOWN ON PANEL #32003C2170F, MAP REVISED NOVEMBER 16, 2011. FLOOD ZONE 'X' IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL CHANCE FLOODPLAIN.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICE

PROJECT NO. 125980 FIRST APPROVAL DATE: _____
SHEETS: C1.00, C1.01, C1.02, C2.01, C2.02, C4.01, C4.02, C4.03, C4.04



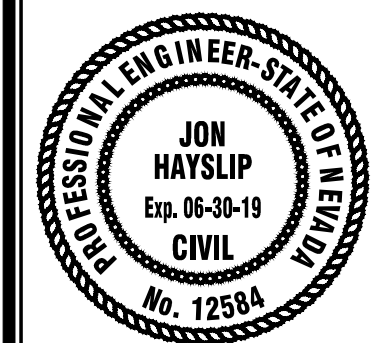
**POGGEMEYER
DESIGN GROUP**

6960 Smoke Ranch Suite 110
Las Vegas, Nevada 89128

p) 702.255.8100
f) 702.255.8375

www.poggemeyer.com

DATE	REVISION	BY



COVER SHEET

CITY IMPACT CENTER – SENIOR APARTMENTS

978 EAST SAHARA AVENUE
LAS VEGAS, NEVADA 89104

JOB NUMBER	LV-16137
DESIGNED BY	RPL
DRAWN BY	RPL
CHECKED BY	JH
DATE	02/2018

SHEET NUMBER
C1.00
1 of 21

CLV DWG. #

6:16137 City Impact Senior Apartments.dwg 16137 CLV.dwg File 22-2018 - 4:53pm

CITY OF LAS VEGAS GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST ISSUE; THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA", LATEST REVISED EDITION; THE "SUMMERLIN IMPROVEMENT STANDARDS" FOR WORK IN THE SUMMERLIN AREA; AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".
- 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 INTERFERENCE 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.
- 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.
- ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 4,500 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGNS TO BE APPROVED BY THE QUALITY CONTROL DIVISION, PRIOR TO THE USE ON THE PROJECT.
- PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
- EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED-TYPE CURB.
- AC PAVEMENT TO BE 1/2" ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.
- CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 216.
- SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235, CASE I. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY THE CITY INSPECTOR.
- 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 TRANSITIONS TO BE AS SHOWN ON PLANS.
- ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY GEOTEK RESIDENTIAL, LLC, GEOTEK PROJECT NO. 13345-LV, AUGUST 7, 2017 APPROVED BY THE CITY ENGINEER, AS SHOWN ON THESE PLANS.
- EXACT LOCATION OF ALL SAWCUT 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.
- 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 625.380 & CITY OF LAS VEGAS TITLE 16, APPENDIX D.
- 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 AFFECTED UTILITY COMPANY AND THE CITY ENGINEER.

WALL NOTES:

- ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CLV PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS; FLOOD CONTROL AND SIGHT DISTANCE AT INTERSECTIONS. NEW WALLS REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.
- CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEANOUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.
- MATERIALS, HANDLING AND PLACEMENT OF PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF MDOT AND CLARK COUNTY AREA SPECIFICATIONS (AS APPLICABLE) AND THE PLANS AND DETAILS SHOWN HEREON.
- WHEN INSTALLING UNDERGROUND FACILITIES THAT REQUIRE UNDERGROUND LOCATING DEVICES SUCH AS MARKER BALLS, LOCATING RIBBON, ETC., THE CONTRACTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO OFFSITE INSPECTION AND TESTING CERTIFYING THAT ALL DEVICES HAVE BEEN PLACED AND VERIFIED TO BE IN GOOD WORKING CONDITION PRIOR TO THE CONSTRUCTION OF ANY ROAD BASE.
- SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S) SHALL BE PROVIDED TO THE ENGINEER PRIOR TO ACCEPTANCE OF FACILITY VIDEO INSPECTION. THE MAP(S) SHALL INCLUDE THE HORIZONTAL AND VERTICAL (INVERT) LOCATION OF PUBLIC SEWER, MANHOLES, STORM DRAIN MANHOLES AND TRANSITION STRUCTURES, STORM DRAIN LATERALS AT THE CONNECTION TO THE STORM DRAIN MAIN AND AT THE CONNECTION TO A DROP INLET, THE CONNECTION OF SEWER SERVICE LATERALS TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERALS EXIT THE PUBLIC RIGHT-OF-WAY, AND STORM DRAIN MAIN ALIGNMENT, INCLUDING DEFLECTION POINTS. THE LOCATION SHALL BE DESCRIBED BY COORDINATES WHICH SHALL BE BASED ON THE OFFICIAL HORIZONTAL AND VERTICAL CONTROL NETWORKS OF THE CITY OF LAS VEGAS. FINAL LOCATION MAPS MUST BE SEALED AND CERTIFIED BY A NEVADA PROFESSIONAL LAND SURVEYOR TO HAVE POSITIONAL CERTAINITIES OF +/- 0.09 METERS (+/- 0.3 FEET) HORIZONTALLY AND VERTICALLY. A SEPARATE ELECTRONIC COMMA DELIMITED FILE FOR THE SANITARY SEWER AND STORM DRAIN COORDINATES SHALL ALSO ACCOMPANY THE SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S).
- CCTV VIDEO INSPECTION IS REQUIRED FOR ALL SEWER AND STORM DRAINS. THE CCTV VIDEO INSPECTIONS NEED TO BE PERFORMED PER THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS LATEST EDITION.
- A SEPARATE BORING PERMIT IS REQUIRED FOR ALL BORING ACTIVITIES.

REVISED 02/03/15

STORM WATER POLLUTION

PREVENTION PLAN (S.W.P.P.) NOTES

- 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 THE CITY OF LAS VEGAS AS A RESULT OF CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
- ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORSEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE CITY OF LAS VEGAS AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BEST MANAGEMENT PRACTICES MANUAL.
- TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVRI00000, SECTION III.A.5.
- AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT AREA EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVRI00000, SECTION III.A.12.
- 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.

CONDUIT NOTE

ALL CONDUIT (BOX CULVERT, REINFORCED CONCRETE PIPE, CAST-IN-PLACE PIPE, AND / OR CORRUGATED METAL PIPE) SHOWN ON THESE PLANS ARE DESIGNED FOR STANDARD HIGHWAY LOADINGS. THE STANDARD SATISFACTORY MINIMUM COVERAGE REQUIREMENTS AS ESTABLISHED BY THE CONDUIT MANUFACTURER MAY NOT ALWAYS BE ADEQUATE DURING CONSTRUCTION. WHEN CONSTRUCTION EQUIPMENT FREQUENTLY HEAVIER THAN TRAFFIC LOADS FOR WHICH CONDUIT HAS BEEN DESIGNED, IS TO BE DRIVEN OVER OR CLOSE TO THE BURIED CONDUIT, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADDITIONAL COVERAGE REQUIRED TO AVOID DAMAGE TO CONDUIT. THE ADEQUACY OF THE COVERAGE REQUIREMENTS FOR CONDUITS SHALL BE ANALYZED AND CHECKED BY THE CONTRACTOR TO AVOID LOADING CONDITIONS IMPOSED BY CONSTRUCTION ACTIVITY. ANY CONDUIT DAMAGED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES

PROJECT NO. 125980

FIRST APPROVAL DATE:

CITY OF LAS VEGAS TRAFFIC NOTES

- ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
- THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
- 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 WHERE WARRANTED IMMEDIATELY AFTER FIRST GRADING WORK IS ACCOMPLISHED, AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.
- WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENCLOSED 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.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. ALL NEW TRAFFIC SIGNS SHALL BE FABRICATED WITH DIAMOND GRADE VIP CLASS 6 REFLECTIVE SHEETING OR APPROVED EQUAL. ALL NEW TRAFFIC SIGNS, EXCEPT STREETNAME AND SCHOOL SPEED LIMIT SIGNS, SHALL HAVE 3M SERIES 1180 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.
- 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.
- 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.
- STREET SIGNS AND STOP SIGNS SHALL BE INSTALLED PER CITY STANDARD SPECIFICATIONS FOR PLACEMENT OF STREET NAME SIGNS.
- 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.
- 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.
- 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.
- 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.
- ANY WORK WITHIN 300' OF A SIGNALIZED INTERSECTION WILL BE NIGHT WORK, UNLESS DIRECTED BY THE CITY OF LAS VEGAS TRAFFIC ENGINEER.
- THE CONTRACTOR SHALL CONTACT THE TRAFFIC ENGINEERING DIVISION (TRANSPORTATION SECTION) THROUGH THE PROJECT'S OFFSITE INSPECTOR PRIOR TO INITIATING PAVING TO RECEIVE DIRECTION FOR ANY PERMANENT OR TEMPORARY MODIFICATIONS TO THE APPROVED DRAWINGS REGARDING FINAL PAVEMENT TRANSITIONS, MARKINGS AND SIGNING THAT ARE REQUIRED TO MATCH ADJACENT ROADWAY SEGMENTS. THE CONTRACTOR SHALL PROVIDE A DRAWING FOR APPROVAL BY THE TRAFFIC ENGINEERING DIVISION DEPICTING ANY 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 04/05/2010

CITY OF LAS VEGAS GRADING NOTES

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

REV. DATE 04/15/2010

LAS VEGAS VALLEY WATER DISTRICT NOTES

LVVWD PROJECT #125980

- 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.
- 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.
- ALL WORK, EXCEPT AS MODIFIED BY THESE PLANS OR BY NOTE 2 ABOVE, SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT DRAFT OR EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENT, CLARK COUNTY AREA.
- A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LVVWD.
- ALL SERVICE LATERALS TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING WITH LVVWD APPROVED SERVICE SADDLES.
- ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.
- ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, VALLEY AND CURB GUTTERS.
- ALL WATER AND STORM DRAIN OR SANITARY SEWER CROSSINGS SHALL CONFORM TO SECTION 2.22 OF THE 2010 EDITION OF THE UDACS.
- 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.
- 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 INSTALLATION.
- 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.
- ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE LVVWD PRE-APPROVED MATERIALS AND MANUFACTURER'S LISTING FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS.
- TELEPHONE "CALL BEFORE YOU DIG" AT "811" OR 1-800-227-2600
- THE INSTALLATION OF LAS VEGAS VALLEY WATER DISTRICT (LVVWD) MUNICIPAL WATER FACILITIES WITHIN ALL STREETS IS ASSUMED TO BE IN COMPLIANCE WITH THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENT, CLARK COUNTY AREA. 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 IN 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 REPAIR OR OPERATION OF ITS FACILITIES, WILL BE REPLACED BY LVVWD WITH AND APPROPRIATELY SIZED PLAN 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.

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.

CITY OF LAS VEGAS HYDRANTS AND ACCESS GENERAL NOTES

- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LAS VEGAS FIRE AND RESCUE ADOPTED FIRE CODE ORDINANCE #6325 FOR HYDRANT SPECIFICATION AND HYDRANT INSTALLATION SPECIFICATIONS.
- ONLY FIRE HYDRANTS THAT ARE ON THE LAS VEGAS VALLEY WATER DISTRICT'S - APPROVED PRODUCTS LIST ARE ALLOWED TO BE INSTALLED.
- 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 § 105.7.12]
- ON ANY RESIDENTIAL OR COMMERCIAL INSTALLATIONS, FIRE HYDRANTS SHALL BE INSTALLED AND FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED BEFORE COMMENCEMENT OF ANY COMBUSTIBLE CONSTRUCTION. ALL FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER AND SHALL BE CAPABLE OF DELIVERING THE REQUIRED FIRE FLOW. [IFC § 3310, § 3312]
- 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]
- 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]
- ALL ON-SITE UNDERGROUND WATER MAINS AND MATERIALS SHALL BE U.L. LISTED, A.W.W.A. APPROVED AND SHALL BE RATED FOR THE APPROPRIATE WORKING PRESSURE. [IFC § 507.2.1, NFPA 24]
- PAINTING OF CURBS, FIRE HYDRANTS, PADS, PROTECTION OF FIRE HYDRANTS FROM PHYSICAL DAMAGE, AND ALL OTHER WORK NECESSARY PER PLANS SHALL BE COMPLETED BEFORE APPROVAL BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION. [IFC § 507]
- PRIVATE HYDRANTS SHALL BE PAINTED RED. [IFC § 507.5.7.1]
- PRIOR TO THE FINAL OCCUPANCY, A FIRE FLOW TEST SHALL BE WITNESSED BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION TO VERIFY AVAILABILITY OF THE REQUIRED FIRE FLOW. [IFC § 507]
- FIRE HYDRANT SPACING SHALL BE AS FOLLOWS: [IFC § C102]
 - RESIDENTIAL - 500 FT. UNSPRINKLERED, 600 FT. SPRINKLERED.
 - COMMERCIAL - 300 FT. UNSPRINKLERED, 400 FT. SPRINKLERED.
- WHERE THE WATER MAINS ARE EXTENDED ALONG STREETS OR NEW STREETS ARE INSTALLED WHERE FIRE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF THE STRUCTURES, FIRE HYDRANTS SHALL BE INSTALLED AT A MAXIMUM OF 1000 FT. SPACING, TO PROVIDE FOR TRANSPORTATION HAZARDS. WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS OR HAVE FOUR (4) OR MORE TRAFFIC LANES AND HAVE A TRAFFIC COUNT OF MORE THAN 30,000 PER DAY, HYDRANTS ARE REQUIRED ON EACH SIDE OF THE STREET SPACED AT 500 FT. ON AN ALTERNATING BASIS. [IFC § C102.8]
- NO FIRE HYDRANTS SHALL BE LOCATED WITHIN THE RADIUS OF A CUL-DE-SAC OR WITHIN 20 FT. OF THE PERIMETER OF THE RADIUS OF THE CUL-DE-SAC.
- NO FIRE HYDRANTS SHALL BE LOCATED WITHIN 6 FT. OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREETLIGHT OR ANY OTHER OBSTRUCTION. [IFC § C102.12]
- 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]
- 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]
- THE MAXIMUM DISTANCE FROM A HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200 FT. [IFC § C102.6]
- TWO (2) SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE IS 4 OR MORE FIRE HYDRANTS/SPRINKLER LEAD-INS ARE INSTALLED ON A SINGLE SYSTEM. SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 2 FIRE HYDRANTS CAN BE OUT OF SERVICE DUE TO A BREAK IN A WATER MAIN. [IFC § C104]
- 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]
- THE GRADIENT FOR THE FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 12% ANGLES OF APPROACH AND ANGLES OF DEPARTURE SHALL NOT EXCEED 6% FOR 25 FT. PRIOR TO OR AFTER THE GRADE CHANGE. ADJACENT TO THE STRUCTURES GRADIENT SHALL NOT EXCEED 6%. [IFC § 503.2.7, § 503.2.8]
- 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]
- VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL NOT BE LESS THAN 13 FT. 6 INS. [IFC § 503.2.1]
- FIRE DEPARTMENT ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 40 FT. FLOW LINE TO FLOW LINE WITH PARALLEL PARKING PERMITTED ON BOTH SIDES. NOT LESS THAN 32 FT. WIDE, FLOW-LINE TO FLOW-LINE, WHERE PARKING IS PERMITTED ONLY ON ONE SIDE OF THE FIRE APPARATUS ACCESS ROAD, NOT LESS THAN 24 FT. WIDE, FLOW-LINE TO FLOW-LINE, WHERE NO PARKING IS PERMITTED ON EITHER SIDE. FIRE LANES THROUGH PARKING LOTS SHALL BE NOT LESS THAN 24 FT. [IFC § 503.2.1.1]
- 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. THIS DISTANCE COULD BE INCREASED TO 250 FT. IF THE BUILDING IS SPRINKLERED. [IFC § 503.1.1]
- APPROVED SECONDARY FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR 100 OR MORE DWELLING UNITS, ROAD(S) WITH DEAD-ENDS OR WITH A SINGLE POINT OF ACCESS IN EXCESS OF 600 FT. COMMERCIAL AND INDUSTRIAL DEVELOPMENTS WHERE BUILDINGS EXCEED 2 STORIES OR 30 FEET IN HEIGHT, OR EXCEEDING 62,000 SQ. FT. IN AREA. [IFC § 503.1.2]
- 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. [IFC § 503.2.5]
- ALL FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LANE, ONE END AT THE END OF THE FIRE LANE AND WITH SIGNS AT INTERVALS OF 100 FT. ALONG THE FIRE LANE. THE SIGNS TO BE P LACED ON BOTH SIDES ON AN ACCESS ROADWAY IF NEEDED TO PREVENT PARKING ON EITHER SIDE. SIGNS TO BE INSTALLED NO HIGHER THAN 10 FT. OR LESS THAN 6 FT. FROM THE ROADWAY LEVEL. THE CURB ALONG OR ON THE PAVEMENT OR CEMENT (IF NO CURB IS PROVIDED) SHALL BE PAINTED WITH A RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS. [IFC § 503.3]
- ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE IFC § 503.6 AND IFC APPENDIX M.

GENERAL CONSTRUCTION NOTES

- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES, SURFACES, AND STRUCTURES DURING CONSTRUCTION. ANY EXISTING FEATURES DAMAGED DURING CONSTRUCTION MUST BE REPAIRED IMMEDIATELY (COORDINATING WITH THE OWNING UTILITY AGENCY) AND TO THE OWNERS SATISFACTION AT THE CONTRACTORS EXPENSE.
- THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE DIMENSIONS AND ELEVATIONS OF THE EXISTING STRUCTURES SHOWN ON THE DRAWINGS. FIELD MEASUREMENTS OF EXISTING AFFECTED STRUCTURES SHALL BE MADE BY THE CONTRACTOR PRIOR TO CONSTRUCTION. BIDDERS ARE REQUIRED TO VISIT THE SITE TO VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS.
- EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. NO REPRESENTATION IS MADE TO THE ACCURACY OR COMPLETENESS OF EXISTING UTILITIES AS SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.
- IN THE CASE OF A CONFLICT ON THE CONTRACT DOCUMENTS OR DRAWINGS, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE ENGINEER WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS OR DRAWINGS IMMEDIATELY UPON DISCOVERY.
- UNLESS NOTED OTHERWISE, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN ALL PERMITS REQUIRED BY THE IMPROVEMENTS SHOWN ON THE DRAWINGS. THE CONTRACTOR IS TO BECOME FAMILIAR WITH AND COMPLY WITH ALL STATE, FEDERAL, AND LOCAL AGENCIES HAVING JURISDICTION.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN AND COMPLY WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS OR DRAWINGS AND THE GEOTECHNICAL REPORT SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS (USD) AND UNIFORM STANDARD SPECIFICATIONS (USS). IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS OR DEVIATIONS ENCOUNTERED.
- THE CONTRACTOR IS TO MAINTAIN AND KEEP OPERATIONAL ALL EXISTING ITS INFRASTRUCTURE WITHIN THE CONSTRUCTION LIMITS. IF ANY EXISTING ITS INFRASTRUCTURE IS DAMAGED DUE TO CONSTRUCTION WITHIN THE CONSTRUCTION LIMITS, THE CONTRACTOR SHALL IMMEDIATELY CONTACT MR. JESUS "CHUY" MARMOLEJO (RTC/FAST MANAGER TRAFFIC SYSTEMS MAINTENANCE) AT (702) 604-7078.

DEVIATION FROM STANDARDS

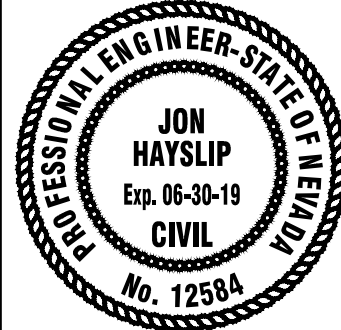
NONE



**POGGEMEYER
DESIGN GROUP**

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Las Vegas, Nevada 89128
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f) 702.255.8375
www.poggemeyer.com

DATE	BY	REVISION



GENERAL NOTES 1

CITY IMPACT CENTER - SENIOR APARTMENTS
978 EAST SAHARA AVENUE
LAS VEGAS, NEVADA 89104

JOB NUMBER LV-16137

DESIGNED BY RPL

DRAWN BY RPL

CHECKED BY JH

DATE 02/2018

SHEET NUMBER

C1.01

2 of 21

CLV DWG. # _____

G:\16137_City Impact Senior Apartments\CD\01 16137_C00.dwg Plt 22, 2018 - 4:53pm

LEGEND

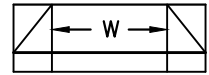
EXISTING

	CENTERLINE
	RIGHT OF WAY LINE
	PROPERTY LINE
	PARCEL LINE
	AUTHORIZATION TO ENTER PROPERTY (AEP)
	ALIGNMENT TIE LINE
	SAWCUT LINE AND NEW PAVEMENT
	UNDERGROUND CATV
	UNDERGROUND TELEPHONE
	UNDERGROUND ELECTRIC
	UNDERGROUND FIBER OPTIC
	OVERHEAD FIBER OPTIC
	OVERHEAD POWER
	GAS LINE
	TRAFFIC SIGNAL CONDUIT
	FAST INFRASTRUCTURE
	STREETLIGHT CONDUIT
	STORM DRAIN
	WATER
	SANITARY SEWER
	FORCE MAIN (SS)
	BUILDING FOOTPRINT
	CANOPY ROOFLINE
	WALL
	CHAIN LINK FENCE
	WROUGHT IRON FENCE
	COMBO WALL WITH FENCE
	WOOD FENCE
	GUARDRAIL
	EDGE OF ASPHALT
	GRADE BREAK (TOE/TOP OF SLOPE)
	CURB, GUTTER AND SIDEWALK
	DOUBLE YELLOW CENTERLINE (TYPE 1)
	CENTER TURN LANE (TYPE 2)
	LANE LINE (TYPE 4)
	STORAGE LANE LINE
	SKIP (MERGE) LINE
	PARKING/MISC STRIPING
	CUT/FILL DELINEATION
	MAJOR CONTOUR
	MINOR CONTOUR

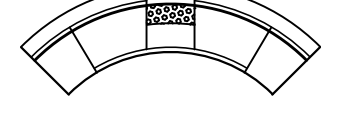
TOP OF SLOPE
4:1 MAX SLOPE

PROPOSED

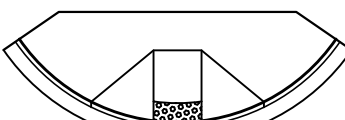
	AREA LIGHT		STORM DRAIN INLET
	BENCHMARK		STORM DRAIN MH
	ELEC. VAULT/CABINET		STREET LIGHT
	ELECTRIC MANHOLE		STREET LIGHT PB
	FIBER OPTIC PULLBOX		TELEPHONE MH
	FIRE HYDRANT		TELEPHONE PB
	FIRE DEPT CONNECTION		TRAFFIC SIGNAL POLE
	FOUND MONUMENT		TRAFFIC SIGNAL PB
	GAS METER		TV PULLBOX
	GAS VALVE		UTILITY POLE
	IRR. BOX		UTILITY POLE GUY WIRE
	IRR. VALVE		UTILITY CABINET
	LANDSCAPING/SHRUBS		WATER VAULT/CABINET
	LOOP DETECTOR		WATER MANHOLE
	MAILBOX		WATER METER & BACKFLOW
	METER		WATER VALVE
	MONITORING WELL		POST/BOLLARD
	NEWSRACK		
	PARKING METER		
	PEDESTRIAN PUSH BUTTON		
	SANITARY SEWER MH		
	SANITARY SEWER CLEANOUT		
	SET MONUMENT		
	SIGN		



PROPOSED DRIVEWAY



PROPOSED SIDEWALK RAMP (CASE I)



PROPOSED SIDEWALK RAMP (CASE II)

ABBREVIATIONS

ABAN AC ACP ADA ADD'L AFF AGG AIP APPROX ARCH ASS'Y AV/AR AVE BC BFF BLDG BM BO BP BSW BTW BTM BVC CL C&G CATV CC CCAUSD CCAUSD CFS CIP CL CLR CLV CMP CMU CNLV CNTY CO COH COL CONC CONST CONT COR CSAP CU CY DCDA DCSWCS DEPT DG DI DIA DIAG DOM DOW E EAC EG EL/ELEV EM EQ ESMT EP EVC	ABANDON ASPHALT CONCRETE ASPHALT CONCRETE PAVEMENT AMERICANS WITH DISABILITIES ACT ADDITIONAL ABOVE FINISH FLOOR (ELEVATION) AGGREGATE ABANDON IN PLACE APPROXIMATE ARCHITECTURAL ASSEMBLY COMBINATION AIR VALVE ASSEMBLY AVENUE BACK OF CURB BELOW FINISH FLOOR (ELEVATION) BUILDING BENCHMARK BREAK POINT BACK OF SIDEWALK BETWEEN BOTTOM BEGINNING OF VERTICAL CURVE CENTERLINE CURB AND GUTTER CABLE TELEVISION CLARK COUNTY (SEE USD) (SEE USS) CUBIC FEET CUBIC FEET PER SECOND CAST IN PLACE (CONCRETE)/CAST IRON PIPE CHAIN-LINK CLEAR CITY OF LAS VEGAS CORRUGATED METAL PIPE CONCRETE MASONRY UNIT CITY OF NORTH LAS VEGAS COUNTY CLEANOUT (SANITARY) CITY OF HENDERSON COLUMN CONCRETE CONSTRUCTION/CONSTRUCT CONTINUOUS CORNER CORRUGATED STEEL ARCH PIPE CUBIC COPPER CUBIC YARD DOUBLE CHECK DETECTOR DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS DEPARTMENT DECOMPOSED GRANITE DROP INLET DIAMETER DIAGONAL DOMESTIC (WATER) DRIVEWAY ELECTRICAL EDGE OF ASPHALT EXISTING GRADE ELEVATION ELECTRIC METER EQUAL EASEMENT EDGE OF PAVEMENT END OF VERTICAL CURVE	EX/EXIST EXCL EXT FAST FC FDC FF FFE FG FL FND FT FW FYG GALV GB GL GM GR GV HOL HORIZ HP INCL INT INV IRR LF LOC LP LT LVWD MAX ME MECH MEDN MH MIN MUTCD NDOT NO NTS NVE OC OH/OVHD P P PC PE PGL PI PL PVC PMF PP PROP PT PVC PVMT PW PZ R/L R/W R RC	EXISTING EXCLUDING EXTENSION FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION FACE OF CURB FIRE DEPT CONNECTION FINISH FLOOR FINISH FLOOR ELEVATION FINISH GRADE FIRE HYDRANT FLOWLINE FOUNDATION FEET/FOOT FACE OF WALL FLUORESCENT YELLOW-GREEN (SIGN) GALVANIZED GRADE BREAK GASLINE GAS METER GAS PRESSURE REGULATOR GATE VALVE HYDRAULIC GRADE LINE HORIZONTAL HIGH POINT INCLUDING INTERSECTION INVERT IRRIGATION LINEAR FEET LOCATION LOW POINT LEFT LAS VEGAS VALLEY WATER DISTRICT MAXIMUM MATCH EXISTING MECHANICAL(LY) MEDIAN (ISLAND) MANHOLE MINIMUM MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES NEVADA DEPARTMENT OF TRANSPORTATION NUMBER NOT TO SCALE NEVADA ENEGY ON CENTER OPEN-GRADED PAVEMENT/ORIGINAL GROUND OVERHEAD PROPERTY LINE PORTLAND CEMENT CONCRETE POWER POINT OF CURVATURE POLYETHYLENE PROFILE GRADE LINE POINT OF INTERSECTION PROPERTY LINE POINT OF CONNECTION PAVEMENT MARKING FILM POWER POLE PROPOSED POINT OF TANGENCY POLYVINYL CHLORIDE PAVEMENT PUBLIC WORKS PRESSURE ZONE RIGHT & LEFT (OFFSET) RIGHT-OF-WAY RADIUS REINFORCED CONCRETE	RCB RCP RD ROWY REF RELOC REINP RIM RP RPM RPPA RRFB RT S SD SF SHDR SLV SNWA SP SPRK SS STA STD STL STLT STM STR SURV SVC SWG SY T TBC TC TEMP TFRM THW TOF TOS TOW TP TRANS TS TSI TW TYP UDACS UG USD USS VAR VC VCP VERT VC W/ W WL WM X-SEC YD	REINFORCED CONCRETE BOX REINFORCED CONCRETE PIPE ROADWAY ROADWAY REFERENCE RELOCATED REINFORCED/REINFORCING STEEL RIM ELEVATION RADIUS POINT RAISED PAVEMENT MARKER REDUCED PRESSURE PRINCIPLE ASSEMBLY (BACKFLOW PREVENTION) RECTANGULAR RAPID FLASHING BEACON RIGHT SLOPE STORM DRAIN SQUARE FEET SHOULDER STREETLIGHT SLEEVE SOUTHERN NEVADA WATER AUTHORITY SPECIAL PROVISIONS SPRINKLER (HEAD) SANITARY SEWER STATION STANDARD STEEL STREETLIGHT STORM STRUCTURAL SURVEY SERVICE SOUTHWEST GAS CORPORATION SQUARE YARD TELEPHONE THICKNESS TOP BACK OF CURB TOP OF CURB TEMPORARY TRANSFORMER TOP OF HEADWALL TOP OF FOOTING TOP OF SLAB TOP OF WALL TOP OF PIPE TRANSITION TRAFFIC SIGNAL TRAFFIC SIGNAL INTERCONNECT TOP OF WALL TYPICAL UNIFORM DESIGN AND CONSTRUCTION STANDARDS (FOR POTABLE WATER SYSTEMS) UNDERGROUND (CLARK COUNTY AREA) UNIFORM STANDARD DRAWINGS (CLARK COUNTY AREA) UNIFORM STANDARD SPECIFICATIONS VARIES VERTICAL CURVE VITRIFIED CLAY PIPE VERTICAL VALLEY GUTTER WITH WATER WATERLINE WATER METER CROSS SECTION YARD
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ESTIMATE OF QUANTITIES

SEWER QUANTITIES	PUBLIC	PRIVATE	DRIVEWAY IMPROVEMENT QUANTITIES	PUBLIC	PRIVATE
6" C900 SEWER PIPE	0 LF	100 LF	ABANDON PUBLIC RCP/RCB	338 LF	0 LF
ABANDONMENT OF 6" SEWER	0 LF	17 LF	REMOVE DROP INLET	1 EA	0 EA
ADJUST EXISTING SEWER MANHOLE	0 EA	1 EA	RIP RAP (D50=6")	0 CY	42 CY
			ADJUST SD MANHOLE	1 EA	0 EA
			24" WIDE "U" CHANNEL	0 CY	1 CY
WATER QUANTITIES	PUBLIC	PRIVATE			
4" C900 PVC WATER MAIN	0 LF	120 LF			
6" C900 PVC WATER MAIN	87 LF	0 LF			
12" C900 PVC WATER MAIN	921 LF	0 LF			
12" DIP WATER MAIN	87 LF	0 LF			
1" WATER LATERAL	90 LF	0 LF			
LANDSCAPE WATER SERVICE	1 EA	0 EA			
2" WATER MAIN	49 LF	0 LF			
WATER MAIN TAP	1 EA	0 EA			
FIRE HYDRANT	2 EA	0 EA			
FIRE HYDRANT REMOVAL	1 EA	0 EA			
ROADWAY IMPROVEMENT QUANTITIES	PUBLIC	PRIVATE			
CURB & GUTTER (TYPE "L" & "A")	88 LF	590 LF			
COMMERCIAL DRIVEWAY	0 SF	200 SF			
SIDEWALK - 4"	0 SF	4,630 SF			
SIDEWALK RAMP	0 EA	3 EA			
SIDEWALK UNDERDRAIN	0 EA	2 EA			
TYPE II GRAVEL BASE	1,860 CY	290 CY			
2" ASPHALTIC CONCRETE PAVING	0 SY	1,040 SY			
3" ASPHALTIC CONCRETE PAVING	0 SY	1,261 SY			
6" ASPHALTIC CONCRETE PAVING	446 SY	0 SY			
PAVEMENT BUTTON (REFLECTIVE, BLUE)	2 EA	0 EA			
PAVEMENT STRIPING (ARTERIAL)	43 LF	0 LF			

NOTE:
THESE QUANTITIES ARE AN ESTIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR QUANTITIES FOR BIDDING PURPOSES.
QUANTITIES FOR CITY USE ONLY. QUANTITIES DO NOT REFLECT ENTIRE PROJECT SCOPE AND SHOULD NOT BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

SOUTHERN NEVADA - SOUTHWEST GAS CORPORATION GENERAL NOTES

- IN THE EVENT OF NATURAL GAS EMERGENCIES CALL 911 AND 1-877-860-6020.
- THERE SHALL BE A MINIMUM HORIZONTAL AND VERICAL CLEARANCE OF 12-INCHES BETWEEN NATURAL GAS FACILITIES AND ANY UNDERGROUND FACILITIES AND/OR STRUCTURES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, STORM DRAIN, COMMUNICATIONS, AND ELECTRIC.
- FOR VALVE ADJUSTMENT CONTACT 702-662-6107 48 HOURS PRIOR TO CONSTRUCTION.
- IN THE EVENT OF NATURAL GAS CONFLICT WITH PROPOSED UTILITIES AND/OR STRUCTURES CONTACT 702-365-2099.

CAUTION: HIGH PRESSURE GAS!!

CALL SOUTHWEST GAS AT 702-400-1789 FOR STANDBY WHEN EXCAVATING OVER OR NEAR HIGH PRESSURE GAS LINES 48 HOURS PRIOR TO CONSTRUCTION

SOUTHWEST GAS CORPORATION

DATE

CITY OF LAS VEGAS STREETLIGHT NOTES

- ALL STREET LIGHTING INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE STREET LIGHTING PLANS, THE "UNIFORM STANDARD SPECIFICATION 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.
- NO DEVIATION OF STREET LIGHT, PULL BOX, CONDUITS (ETC.) LOCATIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF THE TRAFFIC AND CITY ENGINEER.
- ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION.
- 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 A MINIMUM OF 2 #4 AND 1 #8 THW WIRE WITH THE ENDS TAPED OR "SAFED OFF" PRIOR TO FINAL INSPECTION.
- ANY STRUCTURE SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, ETC., SHALL LEAVE A MINIMUM CLEARANCE IN COMPLIANCE WITH USD NO. 320A.
- AS-BUILT DRAWINGS SHALL BE SUPPLIED TO THE TEFO PRIOR TO ANY PRE-FINAL INSPECTION. THE AS-BUILT DRAWING NEEDS TO BE STAMPED AS-BUILT AND SIGNED BY THE PREPARER.
- SERVICE POINTS SHALL BE COORDINATED WITH NV ENERGY, AND WHEREVER POSSIBLE, BE LOCATED NEAR THE CENTER OF THE CIRCUIT. SERVICE POINTS SHALL BE SHOWN ON THE CIVIL PLANS.
- IT SHALL BE ASSUMED THAT IN THE ABSENCE OF ON EXISTING, WORKABLE CIRCUIT TO ATTACH TO, ALL INSTALLATIONS SHALL REQUIRE A NEW SERVICE FOR OPERATION OF THE CIRCUIT.
- 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.
- THE CONTRACTOR SHALL FURNISH COMPLETE SERVICE TO TRANSFORMERS AND CONTROL SYSTEMS IF REQUIRED ON THE PLANS.
- 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 PLAN FOR ANY NEW SERVICE REQUIREMENTS. THE TRANSFER OF OWNERSHIP FROM THE DEVELOPER/OWNER TO THE CITY OF LAS VEGAS FOR ALL NEW PUBLIC STREET LIGHTS AND/OR SERVICE/S INSTALLED UNDER THIS PLAN DESIGN WILL BE IN CONJUNCTION WITH THIS PROJECT COMPLETION. COORDINATE ALL MAINTENANCE AND OPERATIONAL TRANSFERS WITH THE CITY OF LAS VEGAS TRAFFIC ENGINEERING (TEFO) AT (702)229-6331.

REV. DATE: FEBRUARY 10, 2010

CITY OF LAS VEGAS SEWER NOTES

- 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.
- 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 PLANNING ENGINEER.
- CHISEL "S" OR "G" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.
- POLYVINYL (PVC) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35 SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE II AGGREGATE BASE.
- 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.
- 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" SHALL BE USED ON LINES TWELVE INCHES (12") OR ABOVE.
- WATER MAINS SHALL BE PROTECTED IN ACCORDANCE WITH LVWD STANDARDS WHENEVER A SEWER MAIN CROSSES OVER A WATER MAIN OR THE SEWER IS LESS THAN EIGHTEEN INCH (18") UNDER A WATER MAIN.
- 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.
- 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 PLANNING ENGINEER PRIOR TO ACCEPTANCE BY THE CITY OF LAS VEGAS.
- INSTALLATION OF CURVED SEWERS REQUIRES THE USE OF C-900 PVC PIPE WHICH ALLOWS FOR PIPE DEFLECTION AT THE JOINTS.

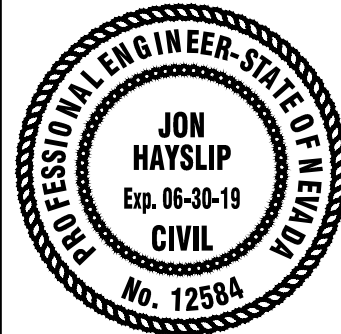
REV. DATE 04/15/10



POGGE MEYER DESIGN GROUP

6960 Smoke Ranch, Suite 110
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p) 702.255.8100
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REVISION	DATE	BY



GENERAL NOTES 2

CITY IMPACT CENTER - SENIOR APARTMENTS

978 EAST SAHARA AVENUE
LAS VEGAS, NEVADA 89104

JOB NUMBER	LV-16137
DESIGNED BY	RPL
DRAWN BY	RPL
CHECKED BY	JH
DATE	02/2018

SHEET NUMBER
C1.02
3 of 21

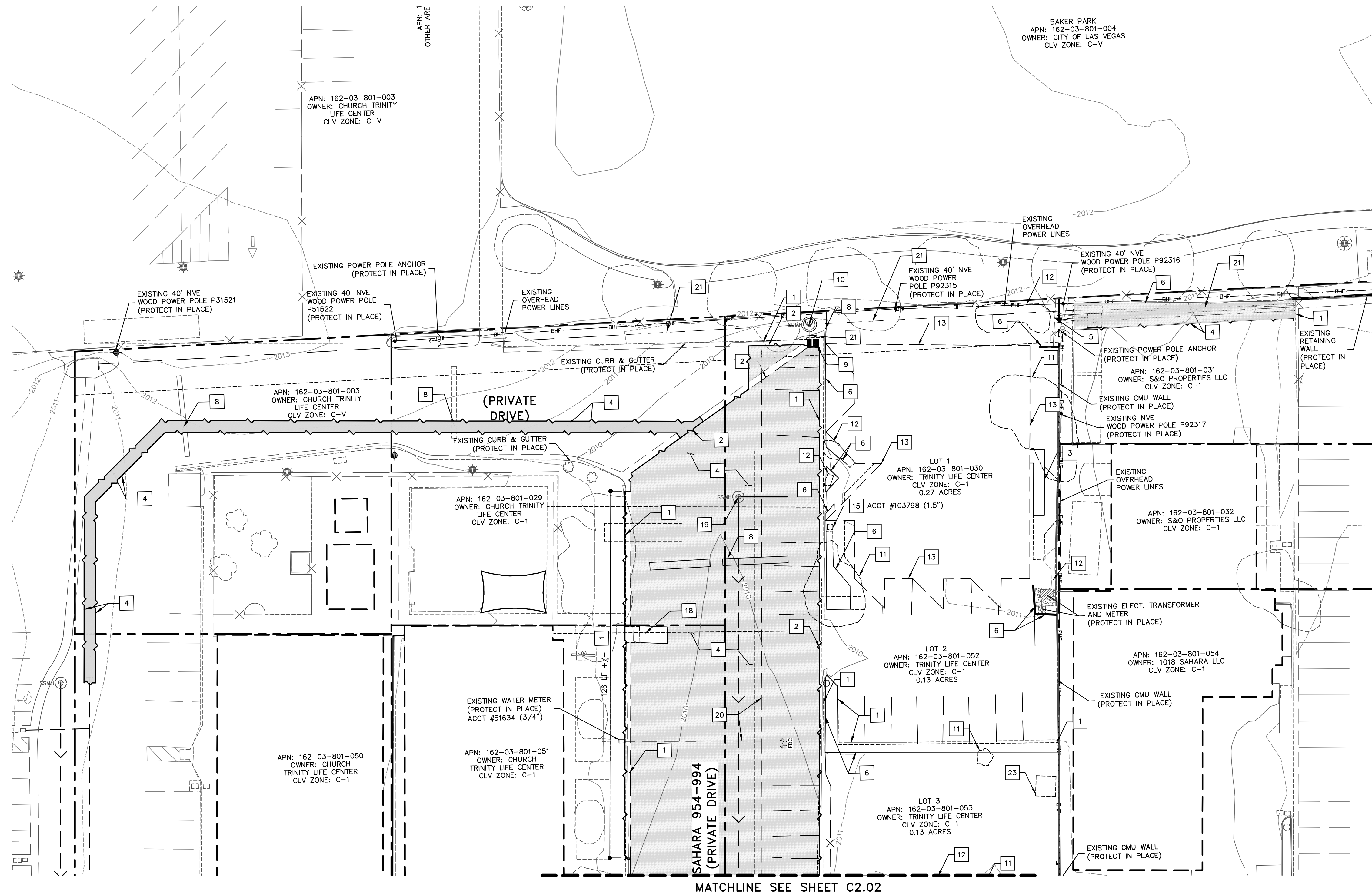
APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES

PROJECT NO. 125980 FIRST APPROVAL DATE: _____

CLV DWG. # _____

G:\16137 City Impact Senior Apartments\CA\16137 CLV.dwg Feb 22 2018 - 4:57pm



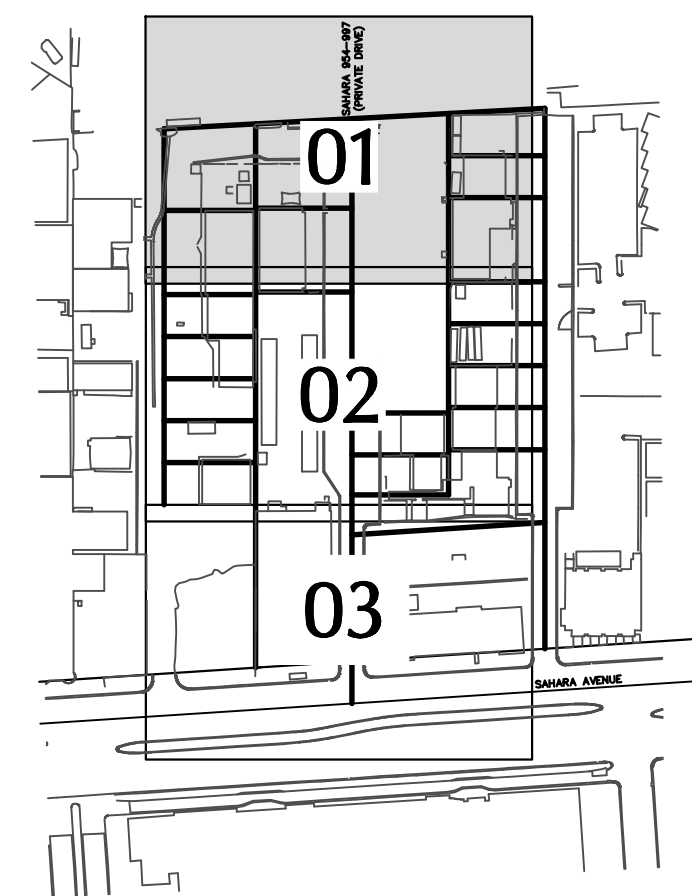
MATCHLINE SEE SHEET C2.02

CAUTION:
EXISTING GAS FACILITIES WITHIN DEMOLITION AREA. CONTACT SWG AT 702-365-2099 PRIOR TO START OF WORK.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES

PROJECT NO. 125980 FIRST APPROVAL DATE: _____



DEMOLITION NOTES

- 1 REMOVE EXISTING CURB & GUTTER
- 2 REMOVE EXISTING VALLEY GUTTER
- 3 REMOVE EXISTING CONCRETE WALKWAY
- 4 REMOVE EXISTING ASPHALT SURFACE
- 5 REMOVE EXISTING FENCE
- 6 REMOVE EXISTING CMU WALL
- 7 REMOVE AND RELOCATE EXISTING FIRE HYDRANT ASSEMBLY SEE SHEET C4.01
- 8 REMOVE EXISTING SPEED BUMP
- 9 REMOVE EXISTING DROP INLET SEE SHEET C3.01 FOR PROPOSED LOCATION
- 10 REMOVE EXISTING STORM DRAIN MANHOLE
- 11 REMOVE EXISTING TREE
- 12 REMOVE EXISTING LANDSCAPING
- 13 DEMO EXISTING BUILDING/STRUCTURE PER SPECIFICATIONS. SEE ARCHITECTURAL PLANS.
- 14 REMOVE EXISTING VALLEY GUTTER
- 15 REMOVE EXISTING WATER METER PER UDACS SEC. 2.17.04.A
- 16 REMOVE EXISTING BUILDING STEPS
- 17 REMOVE EXISTING SIGN
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- 19 ADJUST EXISTING SSMH TO GRADE SEE SHEET C4.01
- 20 CUT & CAP 1' PAST EXISTING GATE VALVE OR TEE. REMOVE OR ABANDON EXISTING WATER LINE.
- 21 REMOVE EXISTING STORM DRAIN PIPE SEE SHEET C3.01
- 22 NOT USED.
- 23 REMOVE EXISTING SHED

BASIS OF BEARINGS AND COORDINATES

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS ZONE, NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

LINEAR UNIT: US SURVEY FOOT (FTUS)

DATUM (REFERENCE FRAME): NAD 83 (2011) EPOCH 2010.00

SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)

ZONE: LAS VEGAS

PROJECTION: TRANSVERSE MERCATOR

STANDARD PARALLEL (AND LATITUDE OF GRID ORIGIN): 36°15'00"N

LONGITUDE OF CENTRAL MERIDIAN: 114°58'00"W

NORTHING AT GRID ORIGIN: 200,000,000 M (656,166,666.7 FTUS)

EASTING AT CENTRAL MERIDIAN: 100,000,000 M (328,083,333.3 FTUS)

SCALE FACTOR ON CENTRAL MERIDIAN: 1.0001 (EXACT)

NOTES:

1. ALL DISTANCES AND BEARINGS SHOWN HEREON ARE PROJECTED (GRID) VALUES BASED ON THE PRECEDING PROJECTION DEFINITION. THE PROJECTION WAS DEFINED SUCH THAT PROJECTED (GRID) DISTANCES ARE EQUIVALENT TO "GROUND" DISTANCES IN THE PROJECT AREA.

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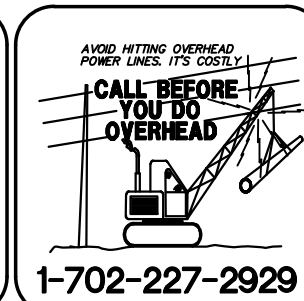
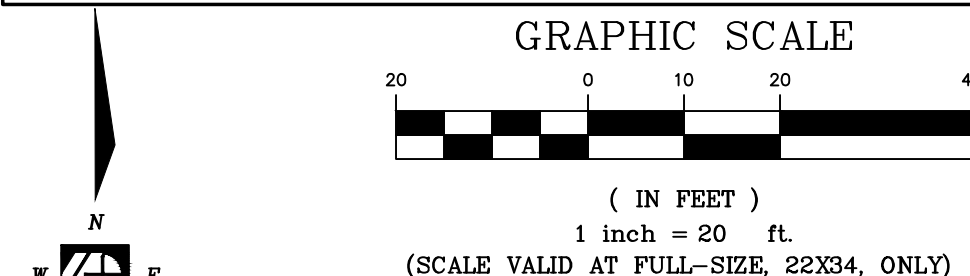
BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CITY OF LAS VEGAS BENCHMARK: 12LV113SS6 (2012)

NAVD88 ELEVATION: 613.56 METERS (2012.99 FEET)

RIVET AND PLATE IN TOP OF CURB ON NORTH SIDE OF SAHARA AVENUE AT 950 E. SAHARA.



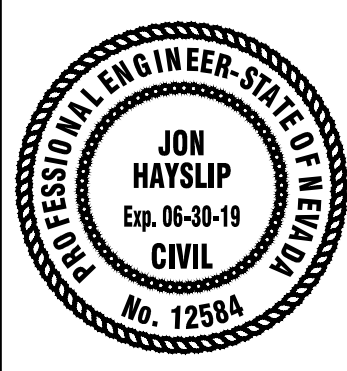
DEMOLITION PLAN 1
CITY IMPACT CENTER - SENIOR APARTMENTS
978 EAST SAHARA AVENUE
LAS VEGAS, NEVADA 89104

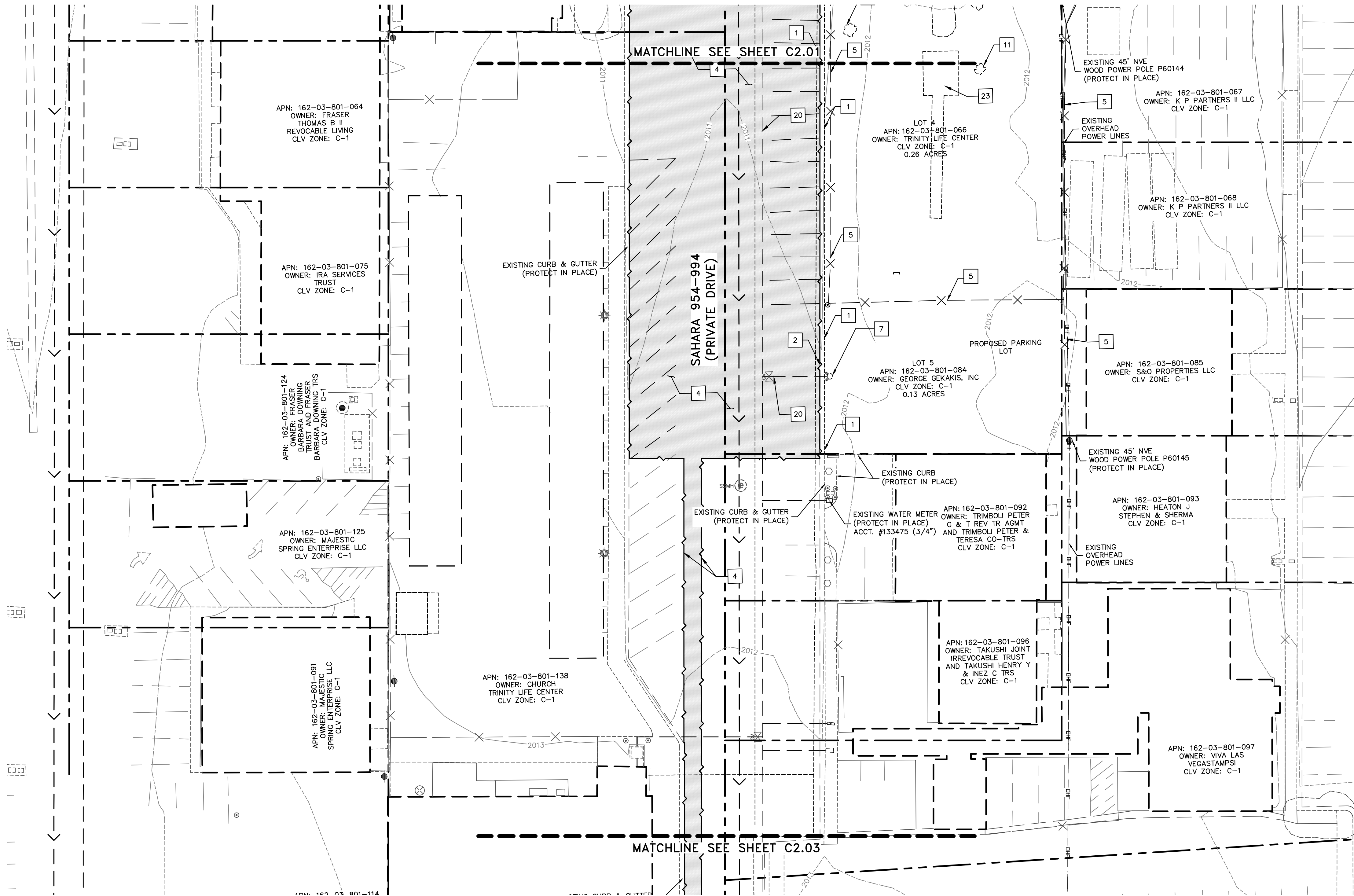
JOB NUMBER LV-16137
DESIGNED BY RPL
DRAWN BY RPL
CHECKED BY JH
DATE 02/2018
SHEET NUMBER
C2.01
4 of 21

CLV DWG. # _____

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REVISION	DATE	BY



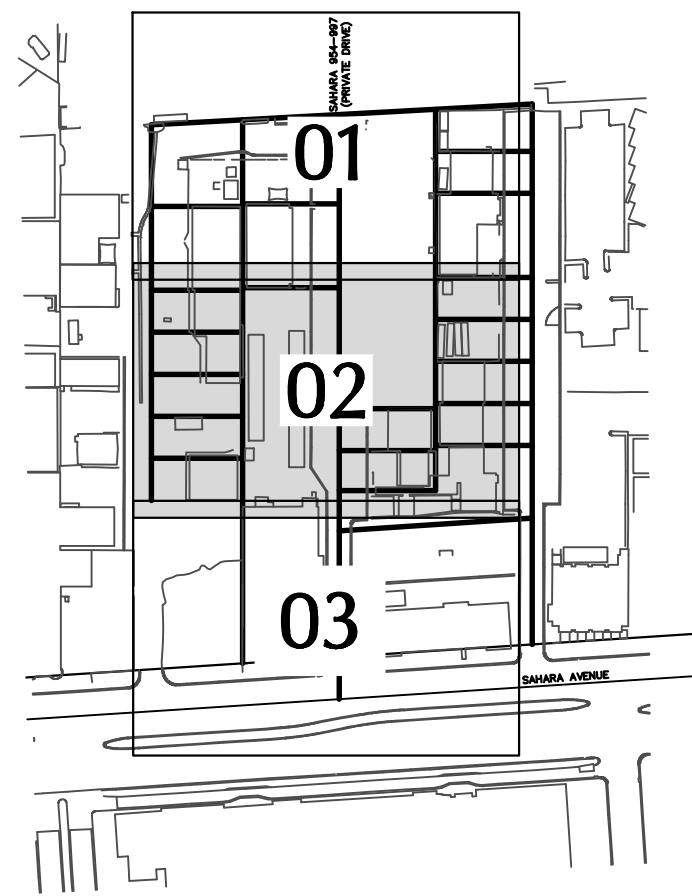


CAUTION:
EXISTING GAS FACILITIES WITHIN DEMOLITION AREA. CONTACT SWG AT 702-365-2099 PRIOR TO START OF WORK.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES

PROJECT NO. 125980 FIRST APPROVAL DATE:



DEMOLITION NOTES

- 1 REMOVE EXISTING CURB & GUTTER
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BASIS OF BEARINGS AND COORDINATES

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS ZONE, NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

LINEAR UNIT: US SURVEY FOOT (FTUS)

DATUM (REFERENCE FRAME): NAD 83 (2011) EPOCH 2010.00

SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)

ZONE: LAS VEGAS

PROJECTION: TRANSVERSE MERCATOR

STANDARD PARALLEL (AND LATITUDE OF GRID ORIGIN): 36°15'00"N

LONGITUDE OF CENTRAL MERIDIAN: 114°58'00"W

NORTHING AT GRID ORIGIN: 200,000,000 M (656,166,666.7 FTUS)

EASTING AT CENTRAL MERIDIAN: 100,000,000 M (328,083,333.3 FTUS)

SCALE FACTOR ON CENTRAL MERIDIAN: 1.0001 (EXACT)

NOTES:

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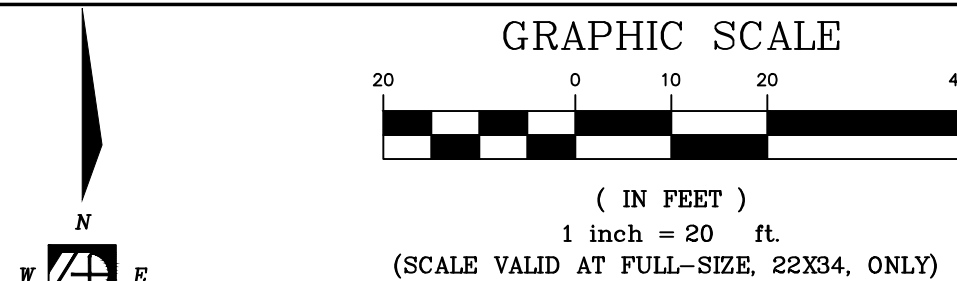
BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CITY OF LAS VEGAS BENCHMARK: 12LV113SE6 (2012)

NAVD88 ELEVATION: 613.56 METERS (2012.99 FEET)

RIVET AND PLATE IN TOP OF CURB ON NORTH SIDE OF SAHARA AVENUE AT 950 E. SAHARA.



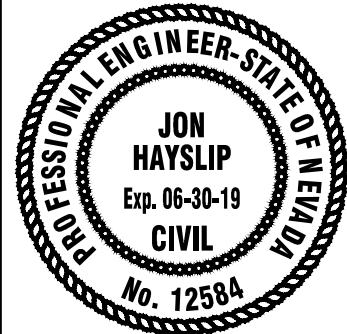
DEMOLITION PLAN 2
CITY IMPACT CENTER - SENIOR APARTMENTS
978 EAST SAHARA AVENUE
LAS VEGAS, NEVADA 89104

JOB NUMBER LV-16137
DESIGNED BY RPL
DRAWN BY RPL
CHECKED BY JH
DATE 02/2018
SHEET NUMBER **C2.02**
5 of 21

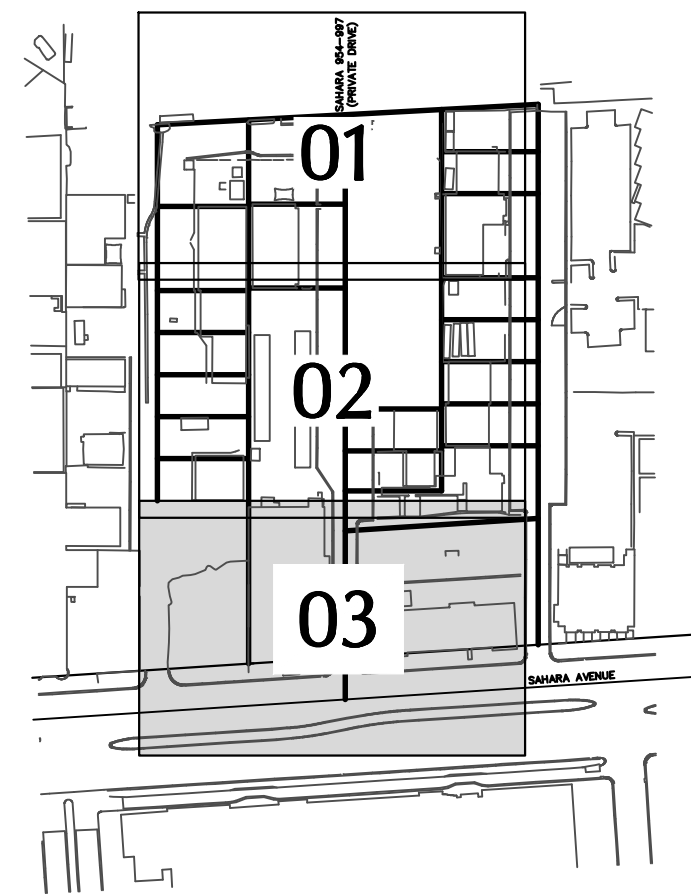
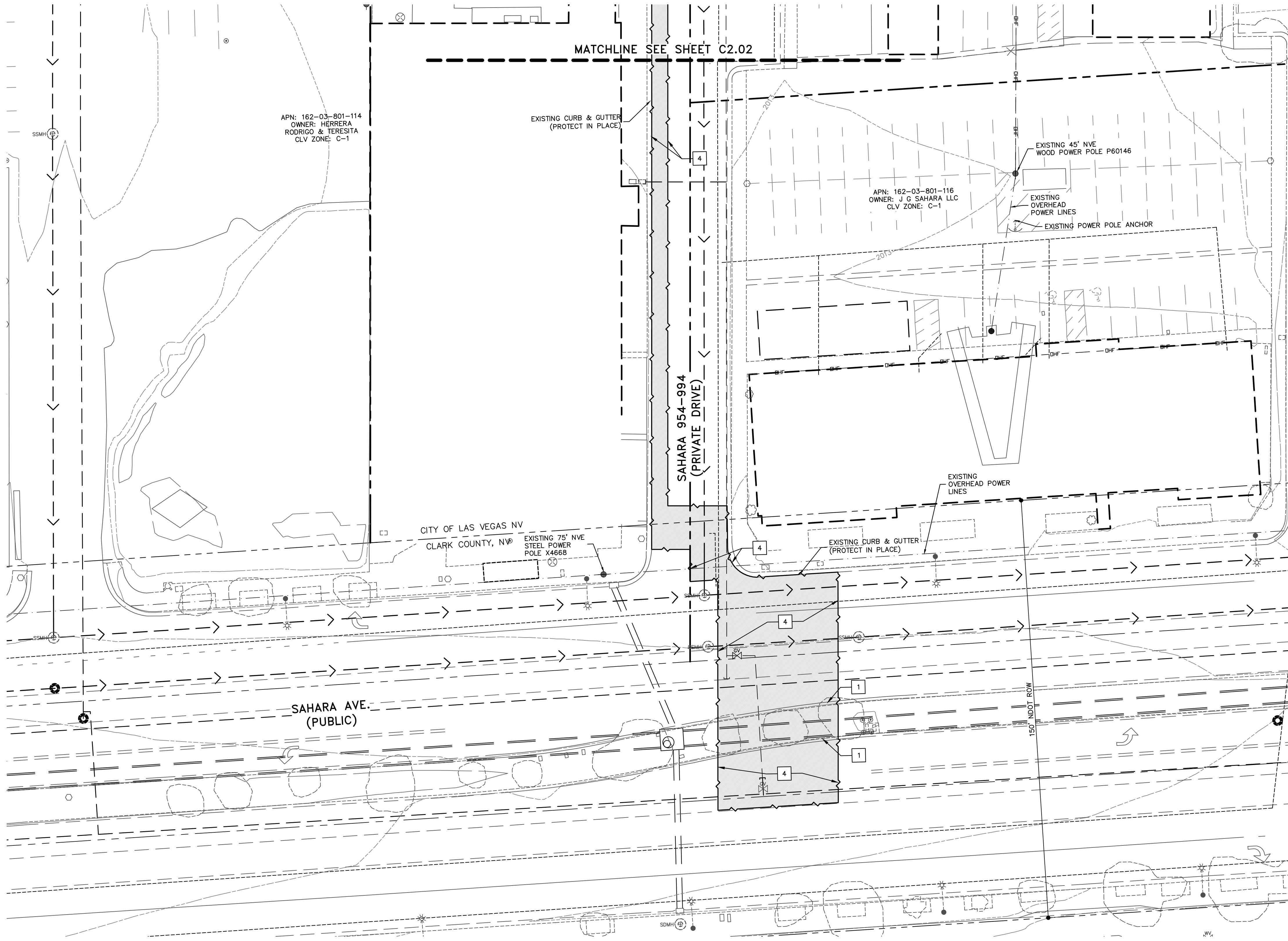
CLV DWG. #

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REVISION	DATE	BY



ANY INFORMATION OR DATA ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE ON ANY OTHER PROJECT WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE ENGINEER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER.



DEMOLITION NOTES

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BASIS OF BEARINGS AND COORDINATES

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS ZONE, NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

LINEAR UNIT: US SURVEY FOOT (FTUS)

DATUM (REFERENCE FRAME): NAD 83 (2011) EPOCH 2010.00

SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)

ZONE: LAS VEGAS

PROJECTION: TRANSVERSE MERCATOR

STANDARD PARALLEL (AND LATITUDE OF GRID ORIGIN): 36°15'00"N

LONGITUDE OF CENTRAL MERIDIAN: 114°58'00"W

NORTHING AT GRID ORIGIN: 200,000,000 M (656,166,666.7 FTUS)

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SCALE FACTOR ON CENTRAL MERIDIAN: 1.0001 (EXACT)

NOTES:

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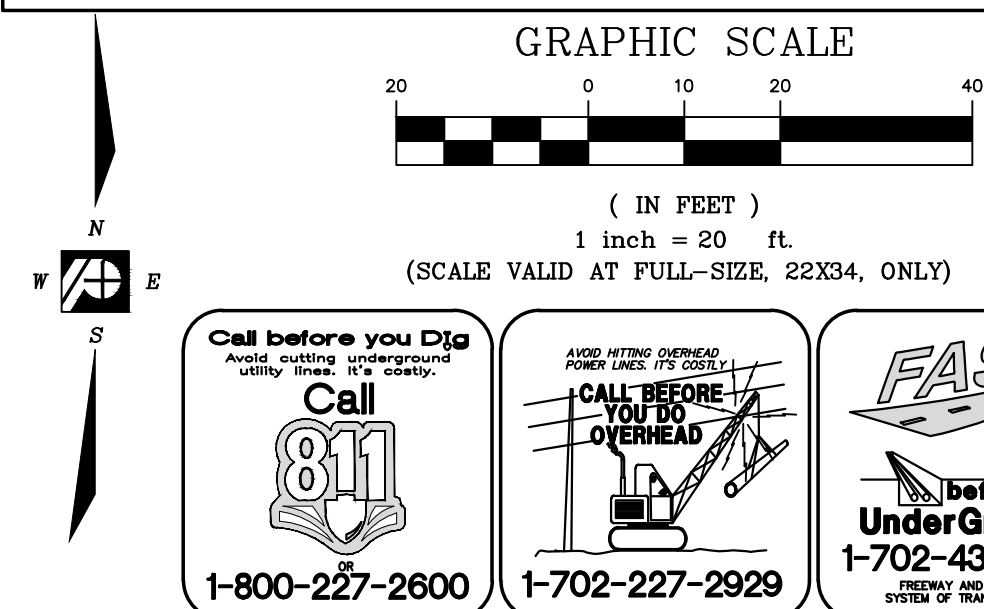
BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CITY OF LAS VEGAS BENCHMARK: 12LV113SE6 (2012)

NAVD88 ELEVATION: 613.56 METERS (2012.99 FEET)

RIVET AND PLATE IN TOP OF CURB ON NORTH SIDE OF SAHARA AVENUE AT 950 E. SAHARA.



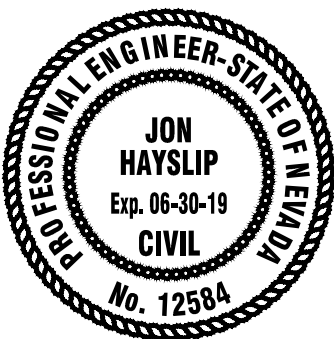
CAUTION:
EXISTING GAS FACILITIES WITHIN DEMOLITION AREA. CONTACT SWG AT 702-365-2099 PRIOR TO START OF WORK.



**POGGEMEYER
DESIGN GROUP**

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REVISION	DATE	BY



DEMOLITION PLAN 3

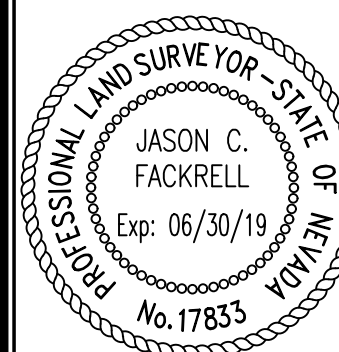
CITY IMPACT CENTER - SENIOR APARTMENTS
978 EAST SAHARA AVENUE
LAS VEGAS, NEVADA 89104

JOB NUMBER	LV-16137
DESIGNED BY	RPL
DRAWN BY	RPL
CHECKED BY	JH
DATE	02/2018

SHEET NUMBER
C2.03
6 of 21



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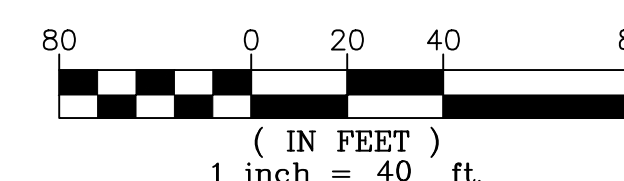
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GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS ZONE, NORTH AMERICAN DATUM OF 1983; SAHARA MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

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DATUM (REFERENCE FRAME): NAD 83 (2011) EPOCH 2010.00
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SCALE FACTOR ON CENTRAL MERIDIAN: 1.0001 (EXACT)

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CITY OF LAS VEGAS BENCHMARK: 12LV113SSE6 (2012)
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RIVET AND PLATE IN TOP OF CURB ON NORTH SIDE
SAHARA.



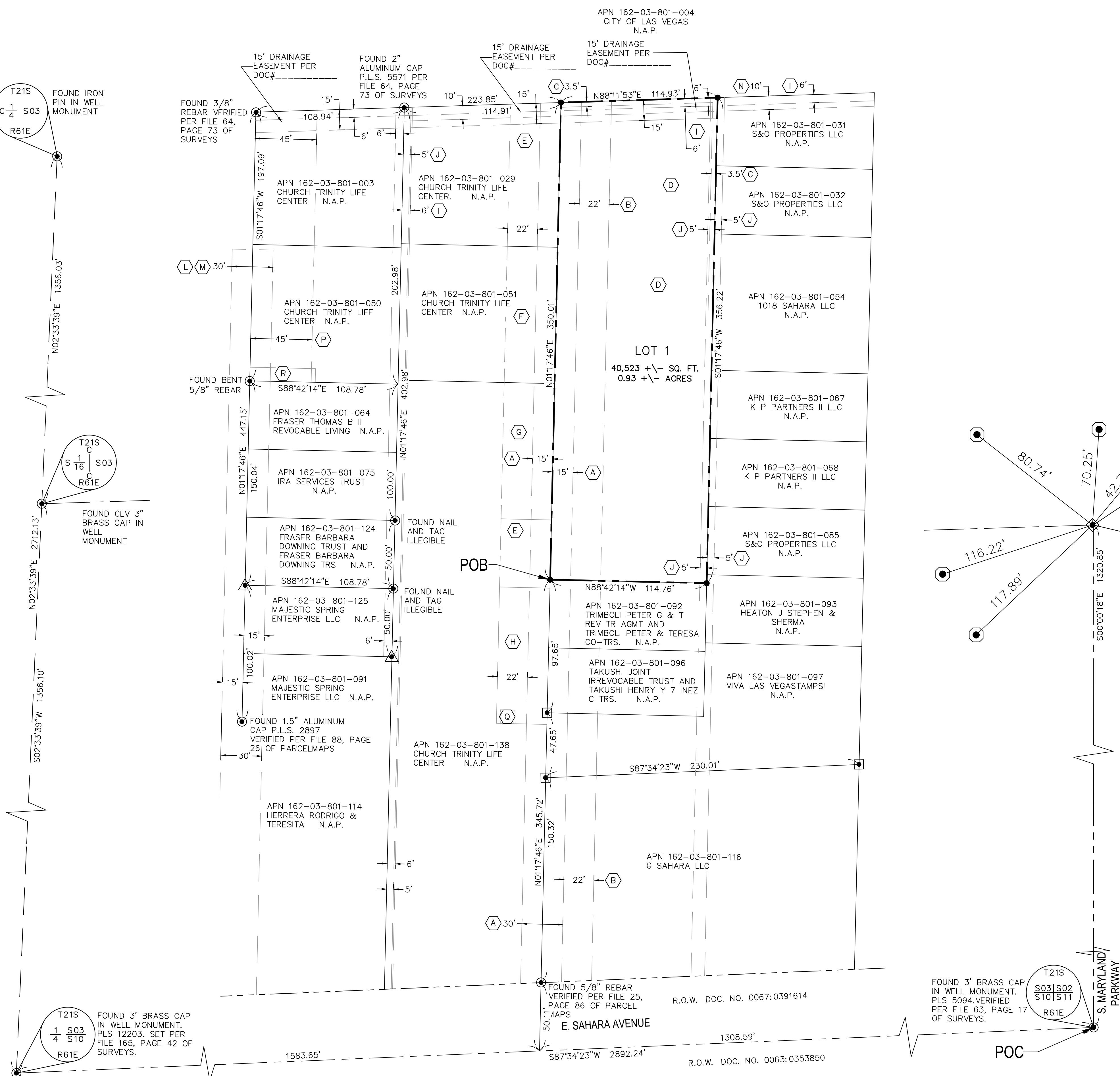
JOB NUMBER	LV-161
DESIGNED BY	R
DRAWN BY	R
CHECKED BY	
DATE	02/2018

SHEET NUMBER

C2.04

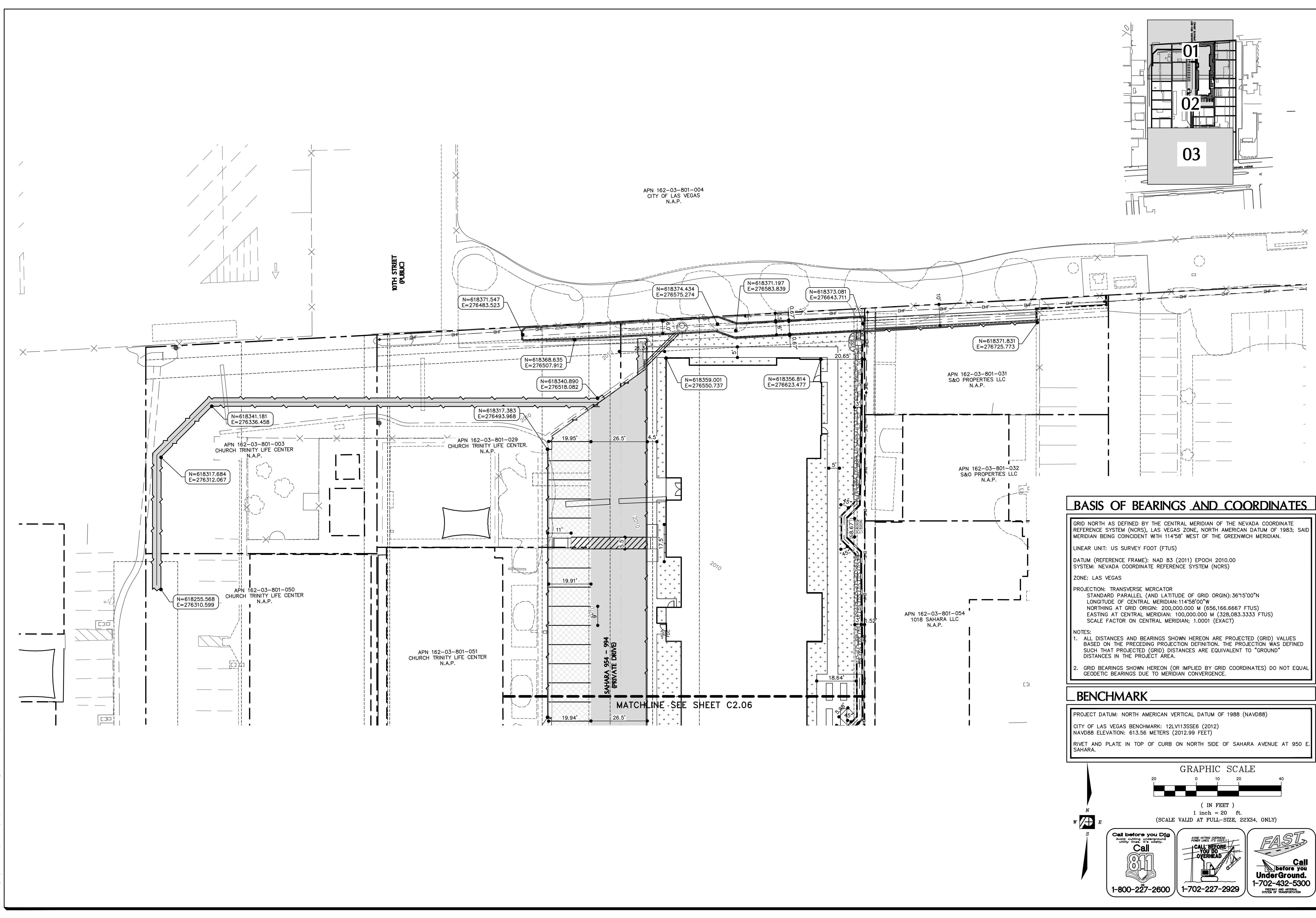
7 of 7

CLV DWG. #



C:\16137 City Impact Senior Apartments\Civil\03 16137 C2.00.dwg Feb 22 2018 - 4:59pm

G:\16137 City Impact Senior Apartments\CLV\16137 C2.01.dwg Feb. 22, 2018 - 5:04pm



BASIS OF BEARINGS AND COORDINATES

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS ZONE, NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

LINEAR UNIT: US SURVEY FOOT (FTUS)

DATUM (REFERENCE FRAME): NAD 83 (2011) EPOCH 2010.00

SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)

ZONE: LAS VEGAS

PROJECTION: TRANSVERSE MERCATOR

STANDARD PARALLEL (AND LATITUDE OF GRID ORIGIN): 36°15'00"N

LONGITUDE OF CENTRAL MERIDIAN: 114°58'00"W

NORTHING AT GRID ORIGIN: 200,000,000 M (656,166.6667 FTUS)

EASTING AT CENTRAL MERIDIAN: 100,000,000 M (328,083.3333 FTUS)

SCALE FACTOR ON CENTRAL MERIDIAN: 1.0001 (EXACT)

NOTES:

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BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CITY OF LAS VEGAS BENCHMARK: 12LV113SE6 (2012)

NAVD88 ELEVATION: 613.56 METERS (2012.99 FEET)

RIVET AND PLATE IN TOP OF CURB ON NORTH SIDE OF SAHARA AVENUE AT 950 E. SAHARA.

GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

(SCALE VALID AT FULL-SIZE, 22X34, ONLY)

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BY	DATE	REVISION

Professional Engineer Seal

JOHN HAYSLEIP
Exp. 06-30-19
CIVIL
No. 12584

HORIZONTAL CONTROL PLAN 1

CITY IMPACT CENTER - SENIOR APARTMENTS

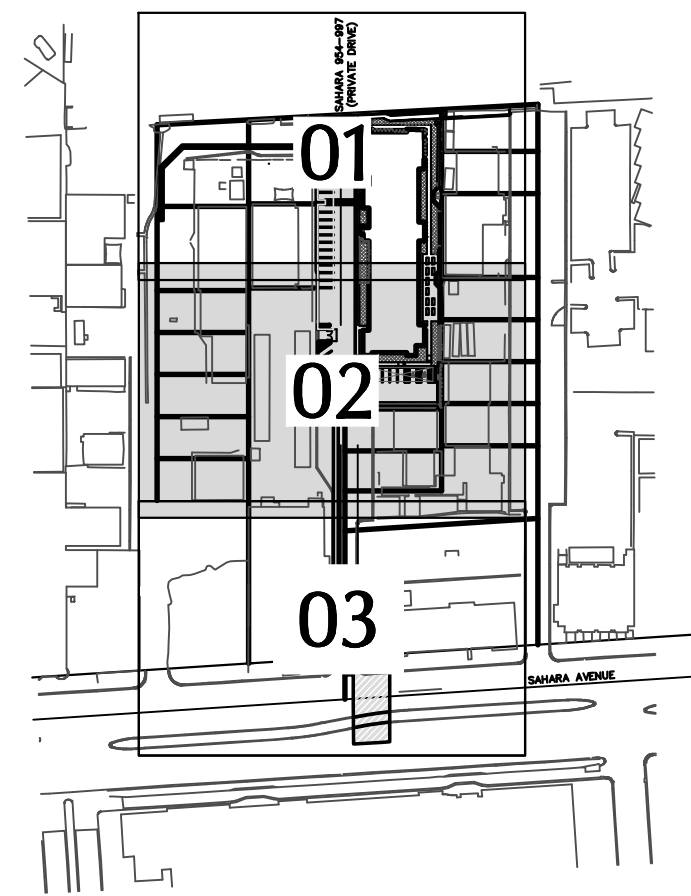
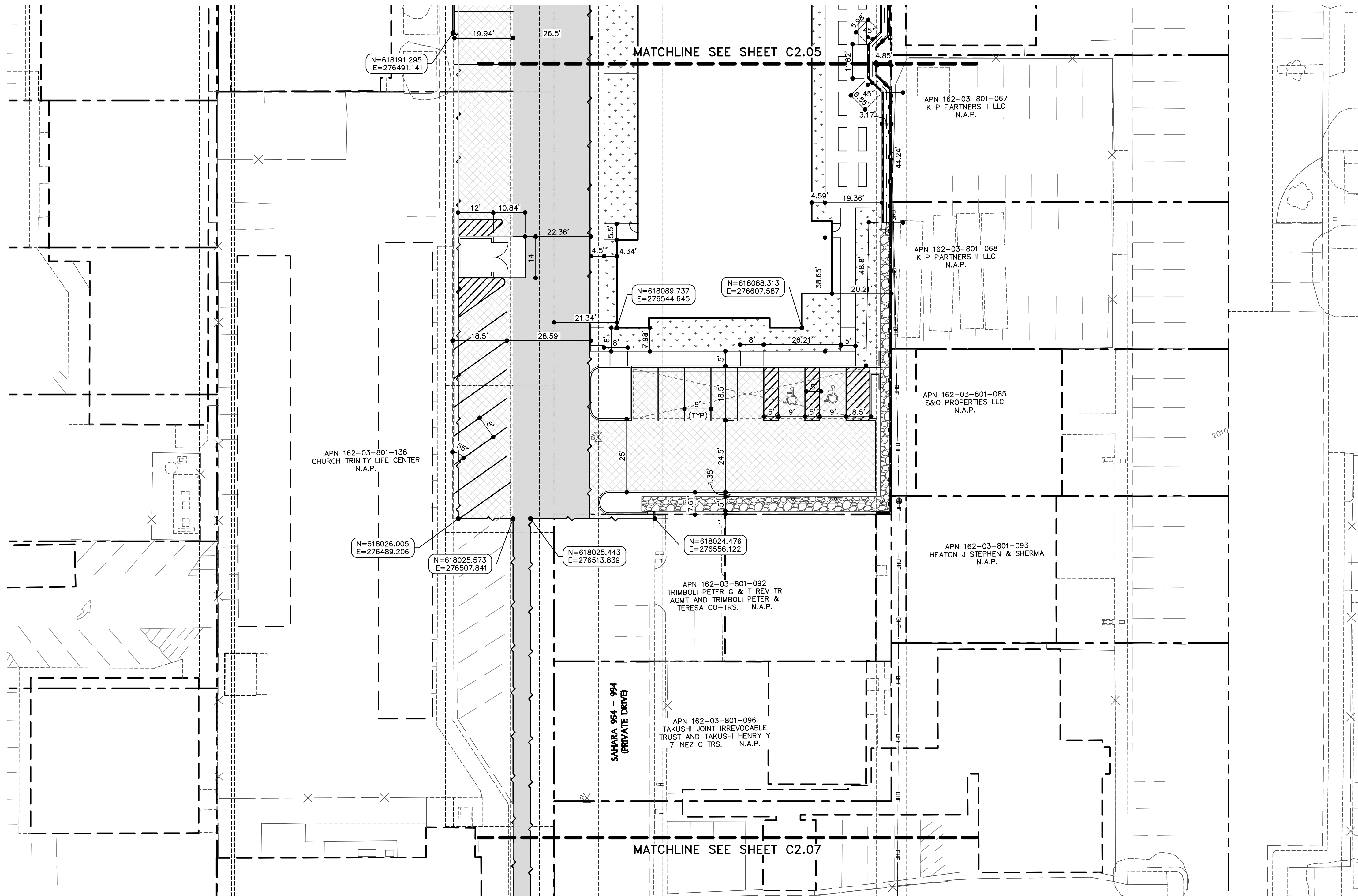
978 EAST SAHARA AVENUE

LAS VEGAS, NEVADA 89104

JOB NUMBER	LV-16137
DESIGNED BY	RPL
DRAWN BY	RPL
CHECKED BY	JH
DATE	02/2018
SHEET NUMBER	C2.05
	8 of 21

CLV DWG. # _____

G:\16137 City Impact Senior Apartments\CLV\16137 C2.01.dwg Feb. 22, 2018 - 5:05pm



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SCALE FACTOR ON CENTRAL MERIDIAN: 1.0001 (EXACT)

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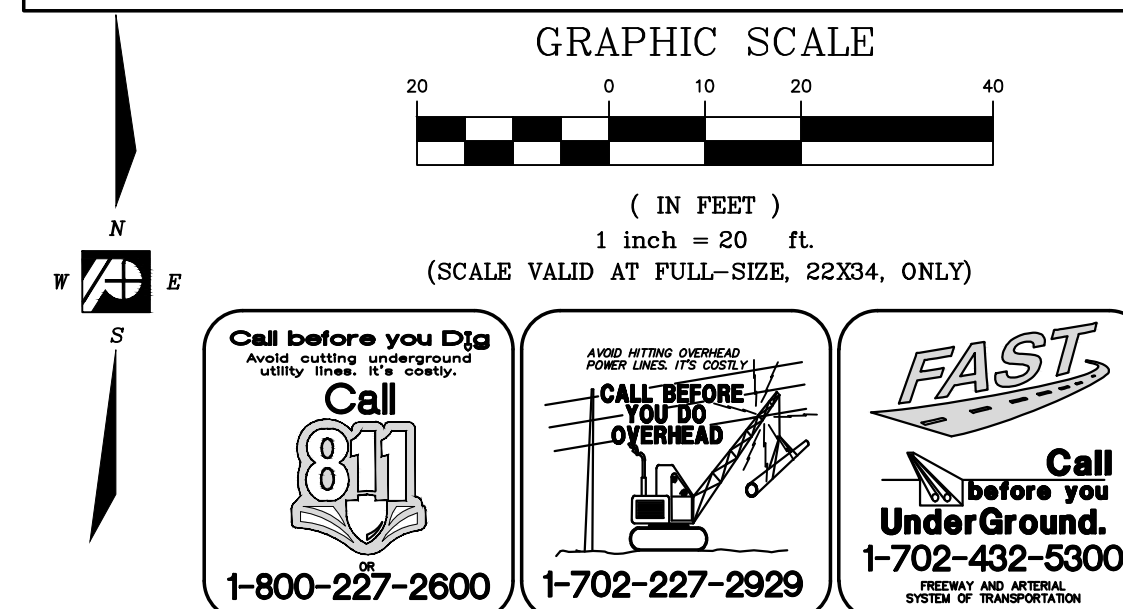
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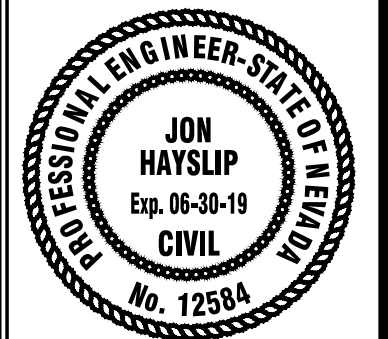
RIVET AND PLATE IN TOP OF CURB ON NORTH SIDE OF SAHARA AVENUE AT 950 E. SAHARA.



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HORIZONTAL CONTROL PLAN 2

CITY IMPACT CENTER - SENIOR APARTMENTS

978 EAST SAHARA AVENUE

LAS VEGAS, NEVADA 89104

JOB NUMBER LV-16137

DESIGNED BY RPL

DRAWN BY RPL

CHECKED BY JH

DATE 02/2018

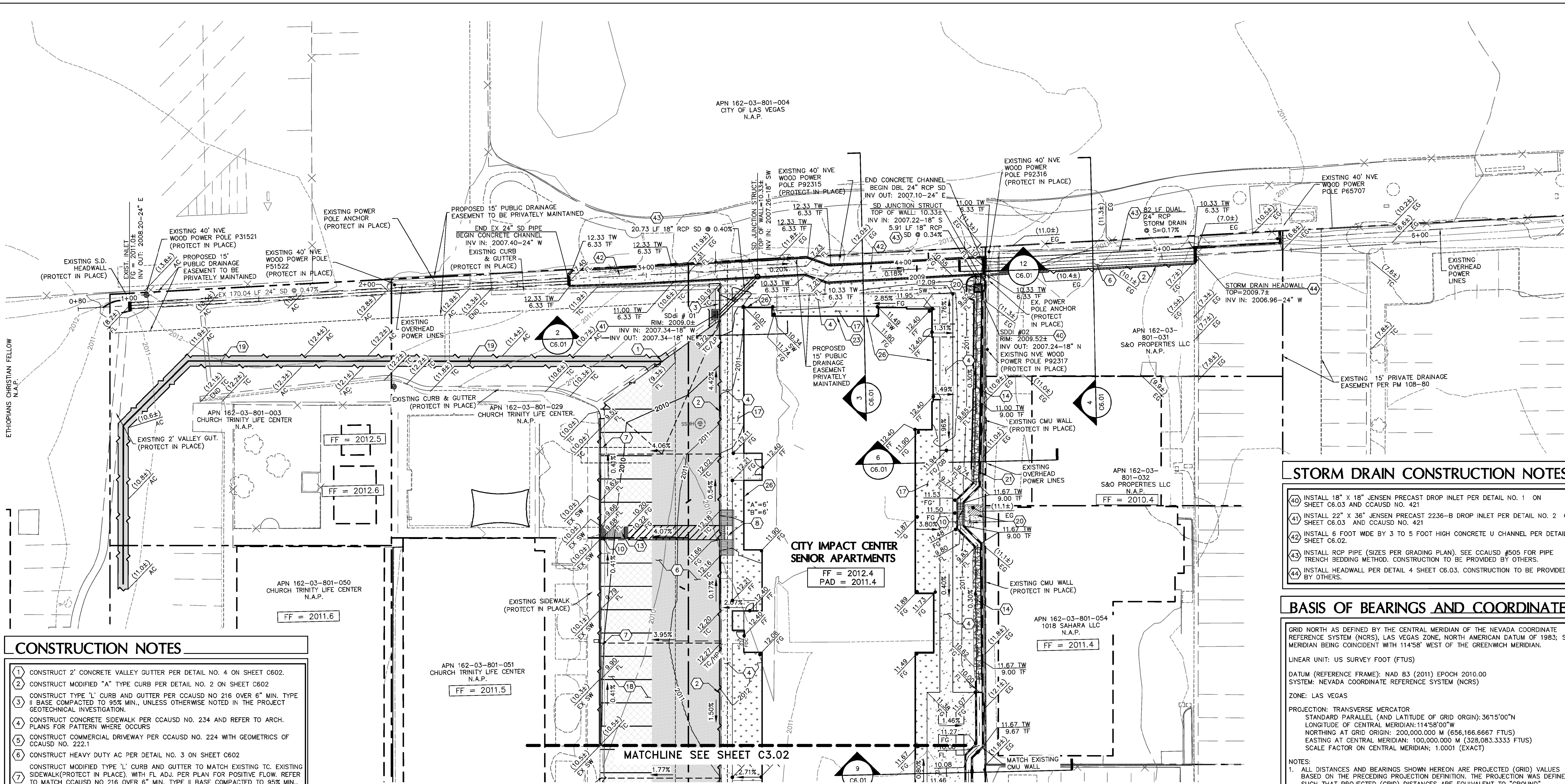
SHEET NUMBER

C2.06

9 of 21

CLV DWG. #

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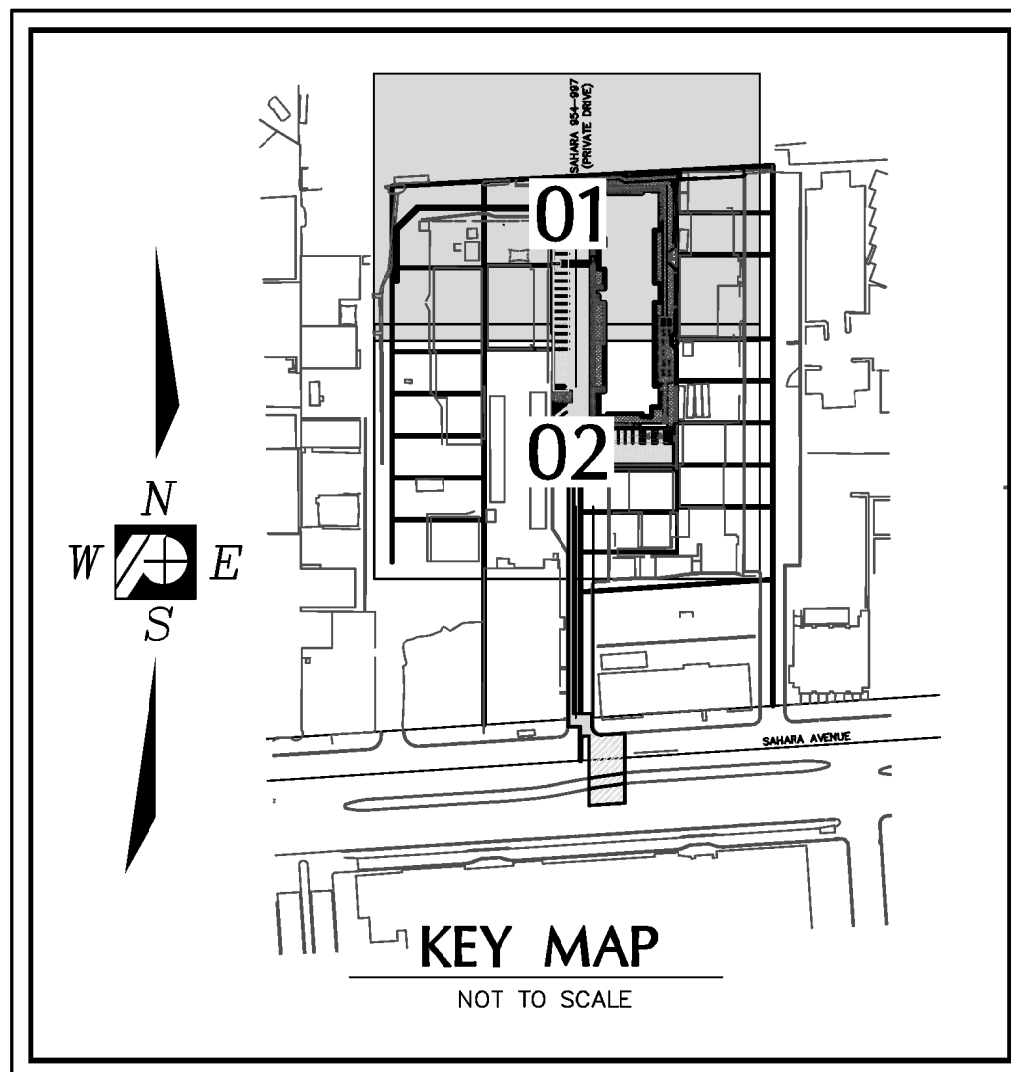


- ### CONSTRUCTION NOTES
- CONSTRUCT 2" CONCRETE VALLEY GUTTER PER DETAIL NO. 4 ON SHEET C6.02.
 - CONSTRUCT MODIFIED "A" TYPE CURB PER DETAIL NO. 2 ON SHEET C6.02.
 - CONSTRUCT TYPE "L" CURB AND GUTTER PER CCAUSD NO. 216 OVER 6" MIN. TYPE II BASE COMPACTED TO 95% MIN., UNLESS OTHERWISE NOTED IN THE PROJECT GEOTECHNICAL INVESTIGATION.
 - CONSTRUCT CONCRETE SIDEWALK PER CCAUSD NO. 234 AND REFER TO ARCH. PLANS FOR PATTERN WHERE OCCURS.
 - CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD NO. 224 WITH GEOMETRICS OF CCAUSD NO. 222-1.
 - CONSTRUCT HEAVY DUTY AC PER DETAIL NO. 3 ON SHEET C6.02.
 - CONSTRUCT MODIFIED TYPE "L" CURB AND GUTTER TO MATCH EXISTING TC. EXISTING SIDEWALK (PROTECT IN PLACE) WITH FL ADJ. PER PLAN FOR POSITIVE FLOW. REFER TO MATCH CCAUSD NO. 216 OVER 6" MIN. TYPE II BASE COMPACTED TO 95% MIN., UNLESS OTHERWISE NOTED IN THE PROJECT GEOTECHNICAL INVESTIGATION.
 - CONSTRUCT SIDEWALK RAMP PER CCAUSD NO. 235 CASE 1 A&B PER PLAN.
 - INSTALL FENCE WITH CONCRETE PILASTERS. REFER TO ARCHITECT DRAWINGS FOR DETAILS AND ADDITIONAL INFORMATION.
 - CONSTRUCT MODIFIED SIDEWALK UNDER DRAIN PER DETAIL "7" SHEET C6.01.
 - INSTALL 0" CURB PER DETAIL NO. 8 ON SHEET C6.01.
 - CONSTRUCT HANDICAP PARKING STALL WITH SIGNS PER DETAIL "5" ON SHEET C6.02.
 - CONSTRUCT MODIFIED SIDEWALK RAMP PER DETAIL "7" SHEET C6.02.
 - INSTALL RIP-RAP PER DETAIL "1" SHEET C6.02.
 - SERVICE YARD/TRASH ENCLOSURE LOADING ZONE AREA.
 - CONSTRUCT 2" WIDE CURB OPENING PER DETAIL "5" ON SHEET C6.02.
 - FOR PLANTER/LANDSCAPE AREA, REFER TO LANDSCAPE PLANS FOR DETAILS.
 - CONSTRUCT LIGHT DUTY A.C. PAVEMENT SECTION PER DETAIL "3" ON SHEET C6.02.
 - SAWOUT EXISTING AC - AC PATCH TO MATCH EXISTING AC SECTION TRENCH BACKFILL PER CCAUSD NO. 503.1.
 - PROTECT IN PLACE EXISTING ELECTRICAL TRANSFORMER AND METER.
 - RETAINING WALL PER SEPARATE PERMIT; DESIGN BY OTHERS.
 - INSTALL "A" ISLAND CURB PER CCAUSD #219.
 - INSTALL STEM WALL. SEE ARCHITECT PLANS FOR DETAILS.
 - CONSTRUCT 2" WIDE CONCRETE "U" CHANNEL PER DETAIL "6" SHEET C6.02.
 - CONSTRUCT 4" WIDE CONCRETE "U" CHANNEL PER DETAIL "6" SHEET C6.02.
 - FLOOD PROOF BLDG WALL PER ARCHITECT PLAN TO ELEV. 2014.0 (SEE DETAIL 1, 2, 3, & 5 SHEET C6.01).

DRAINAGE CERTIFICATION NOTE

I CERTIFY THAT THIS GRADING PLAN CONFORMS TO THE APPROVED DRAINAGE STUDY (DS 4932) ON FILE WITH THE CITY OF LAS VEGAS.

JON HAYSLEP, P.E. #12584 DATE



- ### STORM DRAIN CONSTRUCTION NOTES
- INSTALL 18" X 18" JENSEN PRECAST DROP INLET PER DETAIL NO. 1 ON SHEET C6.03 AND CCAUSD NO. 421.
 - INSTALL 22" X 36" JENSEN PRECAST 2236-B DROP INLET PER DETAIL NO. 2 ON SHEET C6.03 AND CCAUSD NO. 421.
 - INSTALL 6 FOOT WIDE BY 3 TO 5 FOOT HIGH CONCRETE U CHANNEL PER DETAIL 9 SHEET C6.02.
 - INSTALL RCP PIPE (SIZES PER GRADING PLAN). SEE CCAUSD #505 FOR PIPE TRENCH BEDDING METHOD. CONSTRUCTION TO BE PROVIDED BY OTHERS.
 - INSTALL HEADWALL PER DETAIL 4 SHEET C6.03. CONSTRUCTION TO BE PROVIDED BY OTHERS.

BASIS OF BEARINGS AND COORDINATES

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS ZONE, NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

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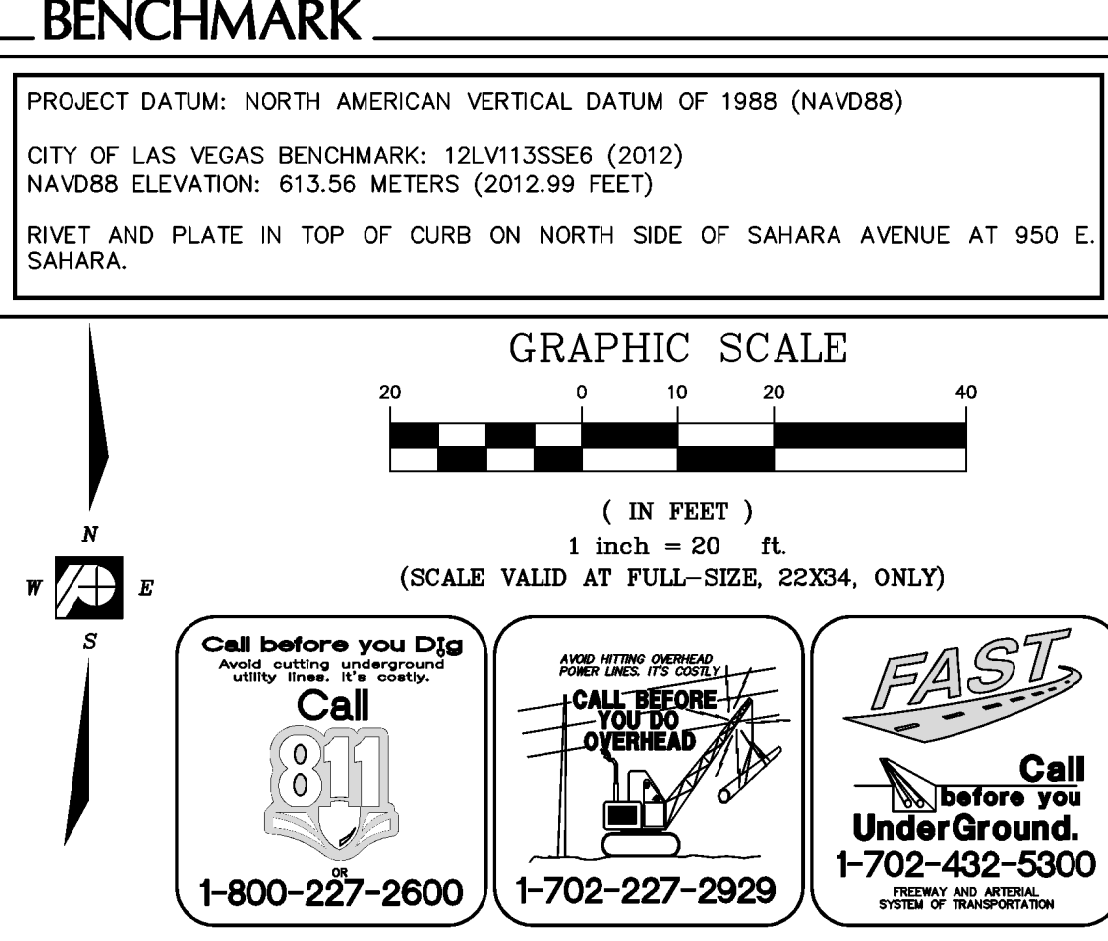
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DATE	

ANY INFORMATION OR DATA ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE IN ANY OTHER PROJECT WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE ENGINEER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY ON LEGAL EXPOSURE TO THE ENGINEER.

GRADING PLAN 1

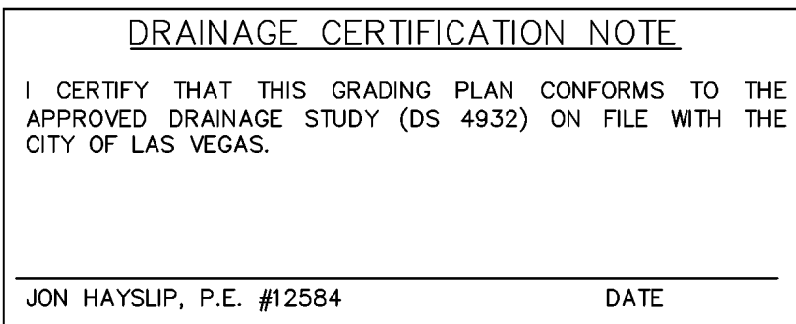
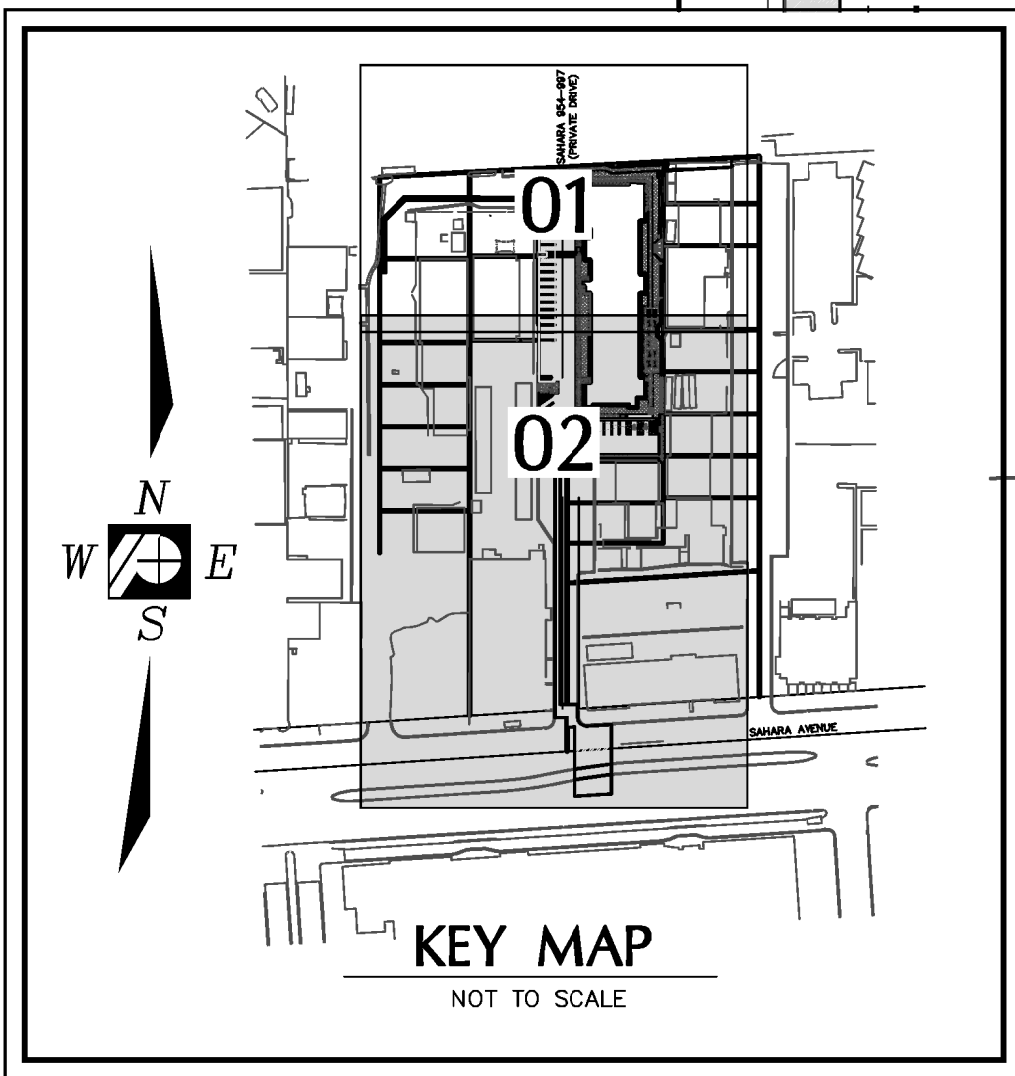
CITY IMPACT CENTER - SENIOR APARTMENTS

978 EAST SAHARA AVENUE

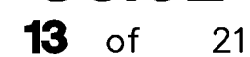
LAS VEGAS, NEVADA 89104

JOB NUMBER	LV-16137
DESIGNED BY	RPL
DRAWN BY	RPL
CHECKED BY	JH
DATE	02/2018
SHEET NUMBER	C3.01
	12 of 21

CLV DWG. # _____



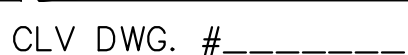
- RIVET AND PLATE IN TOP OF CURB ON NORTH SIDE OF SAHARA AVENUE AT 95 SAHARA.

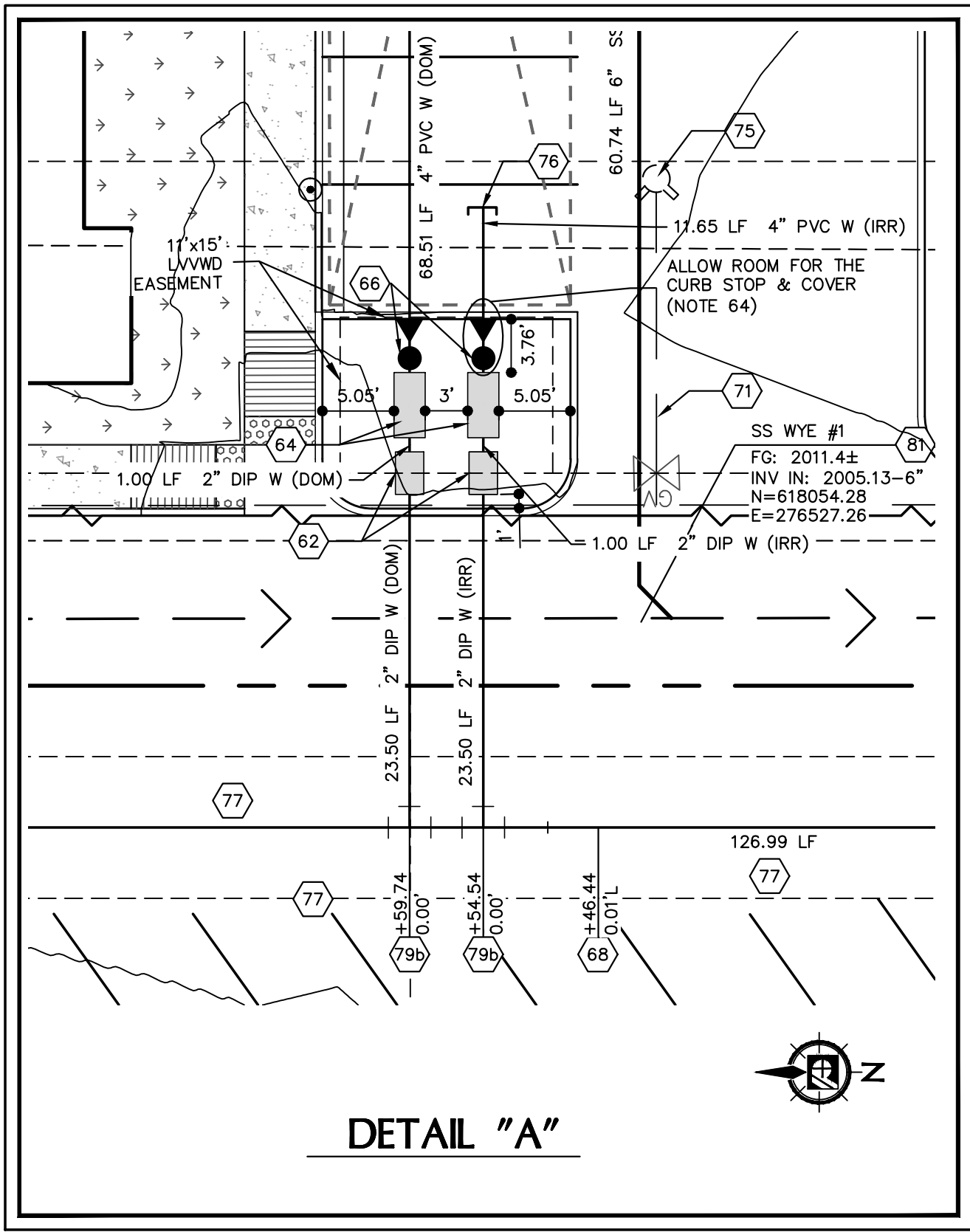




-
- This architectural floor plan shows the second floor of the 'House of the Future'. The plan is oriented with North at the top. It features a central corridor labeled '02' that provides access to various rooms. On the left side, there is a large room labeled '01' which appears to be a living or dining area, and a smaller room labeled '03' which is a bedroom. To the right of the central corridor, there is another bedroom labeled '04' and a bathroom labeled '05'. The plan also shows a kitchen area, a dining area, and a living area. The overall layout is compact and efficient, with a central corridor providing easy access to all rooms. The plan is drawn in a simple, clean style with black lines on a white background.

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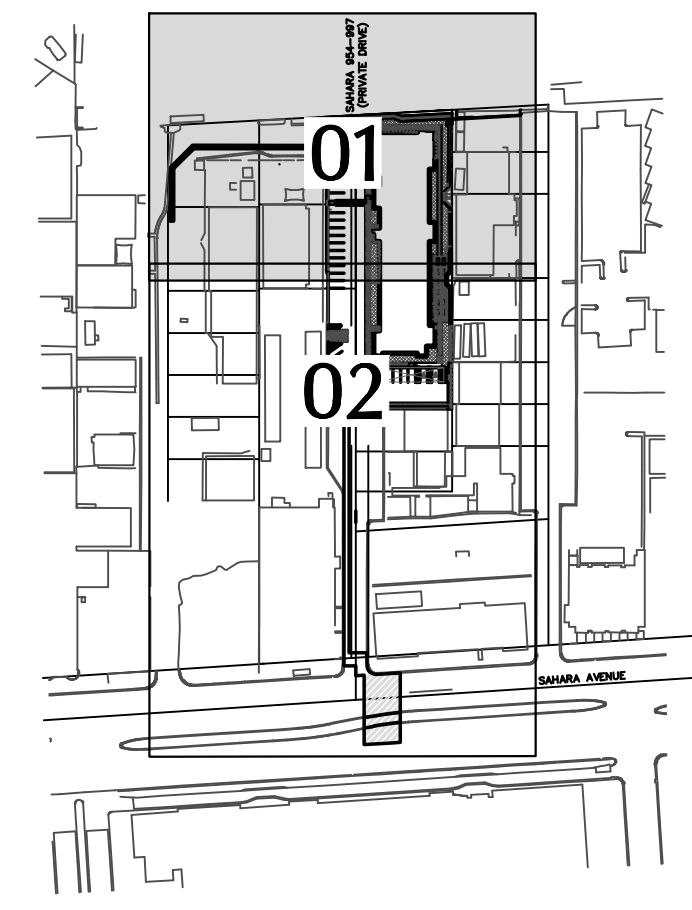
60	INSTALL 16" x 12" TAPPING SLEEVE & 12" TAPPING VALVE PER UDACS PLATE NO.'S 34 & 39
61	INSTALL 4" RPDA IN ABOVE GROUND INSULATED ENCLOSURE PER UDACS PLATE NO. 66
62	INSTALL 2" METER ASSEMBLY & METER BOX PER UDACS PLATE NO. 4 (DOMESTIC)
63	INSTALL 12" x 6" Tee PER UDACS PLATE NO. 31
64	INSTALL 2" RPDA (DOMESTIC) IN ABOVE GROUND INSULATED ENCLOSURE WITH CURB STOP TYPE BALL VALVE AFTER RPDA PER UDACS PLT. NO. 8
65	INSTALL FIRE HYDRANT ASSEMBLY PER UDACS PLATE NO. 40.
66	INSTALL 2" x 4" REDUCER
67	REMOVE PLUG, CONNECT TO EX. 6" APC W/TRANSITION COUPLING & 6" GATE VALVE PER UDACS PLATE NO.'S 30 & 39.
68	INSTALL GATE VALVE PER UDACS PLATE NO.'S 30 & 39.
69	INSTALL 90° BEND PER UDACS PLATE NO. 31
70	INSTALL 45° BEND PER UDACS PLATE NO. 31
71	CUT EXISTING WATERLINE AND INSTALL CAP PER UDACS PLATE NO. 31. ABANDON GATE VALVE
72	INSTALL 5.0" BEND PER UDACS PLATE NO. 31
73	UTILITY ASPHALT PATCH, SIZE AND LIMITS OF PATCH IS TO BE DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS OFFSITE INSPECTOR, COMPACTION BY MECHANICAL MEANS
74	INSTALL 12" X 1" SERVICE SADDLE, 1" CORP STOP & 1" X 3/4" BUSHING AND CONNECT TO EX. 3/4" COPPER SERVICE.
75	RELOCATE FIRE HYDRANT PER UDACS SEC. 2.21.06.B
76	REFER TO MECHANICAL/PLUMBING PLANS FOR LOCATION AND ADDITIONAL INFORMATION. INSTALL REDUCER AT BUILDING STOP AS NECESSARY
77	INSTALL 12" C-900 PVC WATER MAIN PER UDACS PLATE NO.'S 17 & 19 (18 FOR NDOT)
78	INSTALL 12" x 6" REDUCER PER UDACS PLATE NO. 30
79	INSTALL 12" x 1" SERVICE SADDLE, 1" CORP. STOP & 1" COPPER SERVICE-CONNECT TO EXISTING WATER METER

79	INSTALL 12" X 1" SERVICE SADDLE, 1" CORP. STOP & 1" COPPER SERVICE—CONNECT TO EXISTING WATER METER
79b	INSTALL 12" X 2" SERVICE SADDLE, 2" CORP. STOP—CONNECT TO EXISTING WATER METER
79c	INSTALL 6" X 4" REDUCER PER UDACS PLATE NO. 30
79d	INSTALL 12" DIP WATER MAIN PER UDACS PLATE NO.'S 17 & 19 (18 FOR NDOT)

80	REFER TO MECHANICAL/PLUMBING PLANS FOR LOCATION AND ADDITIONAL INFORMATION. INSTALL REDUCER AT BUILDING STUB AS NECESSARY
81	INSTALL 6" LATERAL CONNECTION PER D.C.S.W.C.S. STD. DWG. NO. SD-22, SECTION 3.17.2 & 3.17.4.
82	PROVIDE AND INSTALL C900 PVC SANITARY SEWER (SIZE PER PLAN) IN ACCORDANCE WITH DCSWCS 3.1.3. PIPE BEDDING TO CONFORM TO DCSWCS SD-14 & SD-15.
83	TRENCHING TO BE PERFORMED IN ACCORDANCE WITH DCSWCS SD-16 AND SD-17. SEE DETAILS 1 AND 2 ON SHEET DT-2.
84	SAWCUT REMOVE AND REPLACE EX ASPHALT/CONCRETE BASE AND SUBBASE PER CCAUSD # 503 & 500.5.
85	INSTALL 6" LATERAL CLEANOUT PER D.C.S.W.C.S. STD. DWG. NO. SD-26 "TRAFFIC RATED BOX"
86	REFER TO SHEET C-5.04 DET. 2 FOR SEWER LATERAL PROFILE AND ADDITIONAL INFORMATION.
87	ADJUST EXISTING SEWER MANHOLE TO GRADE.

NOTE:

1. PROVIDE 4" MINIMUM COVER ON ALL WATER LINES (FIRE, DOMESTIC, & IRRIGATION SUPPLY).
2. LOCATION OF ONSITE EXISTING UTILITIES BASED ON AS-BUILT PLANS DATA, AND MAY BE EXACT. CONTRACTOR TO FIELD VERIFY LOCATIONS FOR REMOVAL, RELOCATION, AND CONNECTION.



CONTACT SOUTHWEST GAS AT
702-365-2099 FOR
ABANDONMENT/RELOCATION
OF EXISTING GAS FACILITIES

DATI

WARNING FIRE LINE (NON-POTABLE WATER)
ALL EXISTING, RELOCATED OR PROPOSED DCDA/RPDA
INSTALLATIONS:

*TO COMPLY WITH THE FEDERAL SAFE DRINKING WATER ACT, THE FIRE LINE, OR ANY OF ITS COMPONENTS SHALL NOT BE USED FOR POTABLE DRINKING WATER AT ANY TIME.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES

PROJECT NO. 125980 FIRST APPROVAL DATE: _____
LVVWD APPROVED FIRE FLOW 2,375 GPM AT 20 PSI RESIDUAL

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS ZONE, NORTH AMERICAN DATUM OF 1983; SAIL MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

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CITY OF LAS VEGAS BENCHMARK: 12LV113SSE6 (2012)
NAVD88 ELEVATION: 613.56 METERS (2012.99 FEET)

RIVET AND PLATE IN TOP OF CURB ON NORTH SIDE OF SAHARA AVENUE AT 950 P
SAHARA.

(IN FEET)

1 inch = 20 ft.
(SCALE VALID AT FULL-SIZE, 22X34, ONLY)



UTILITY PLAN 1

CITY IMPACT CENTER – SENIOR APARTMENTS
978 EAST SAHARA AVENUE
LAS VEGAS, NEVADA 89104

JOB NUMBER LV 16137

DESIGNED BY PPI

DRAWN BY RPI

CHECKED BY JH

DATE 02/2018

SHEET NUMBER

C4.02

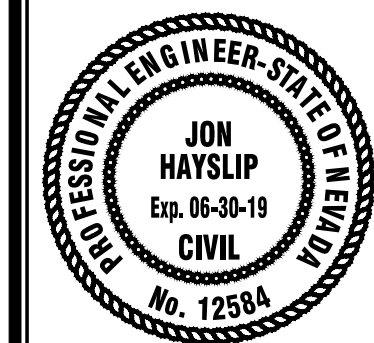
15 of 21

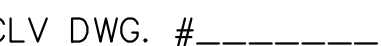
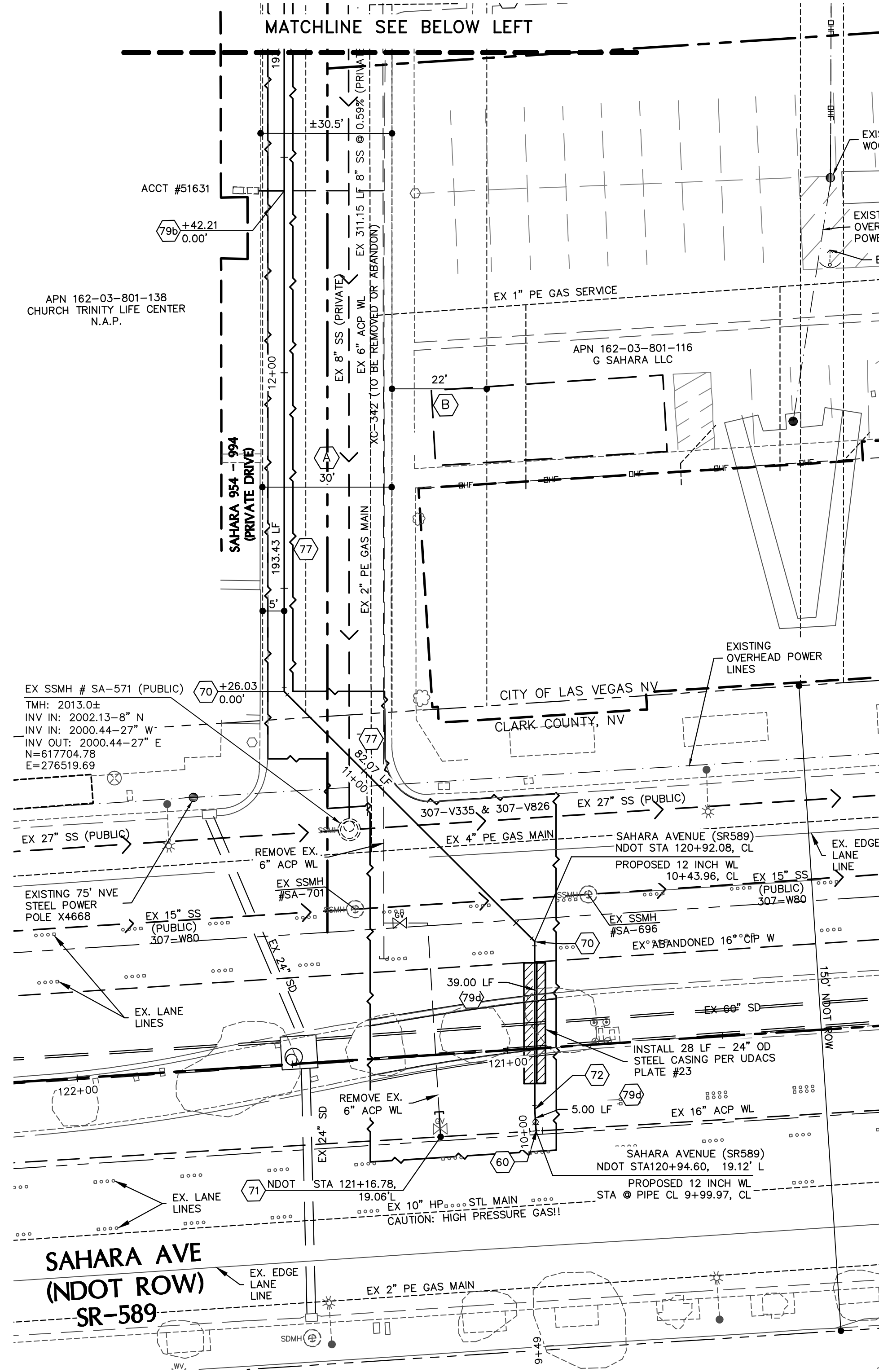
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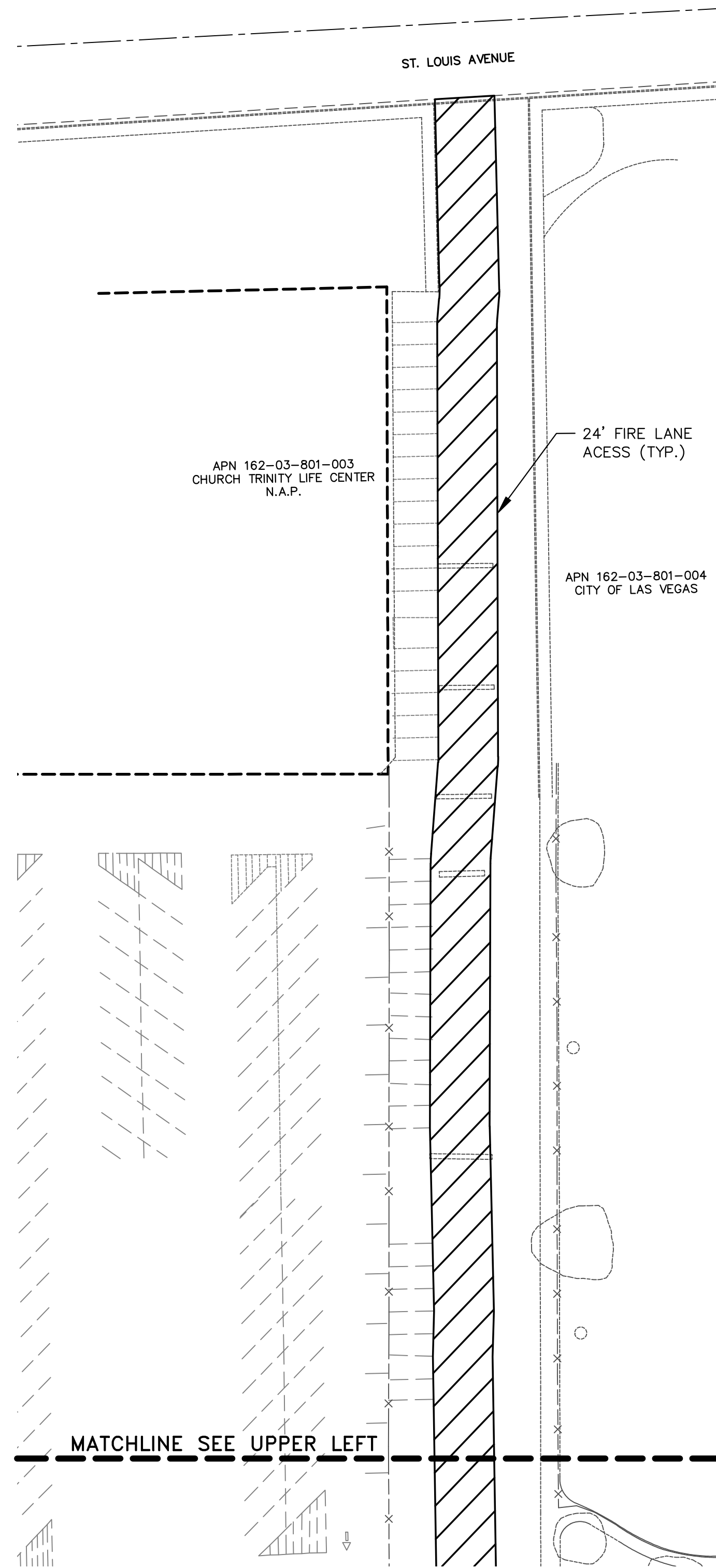
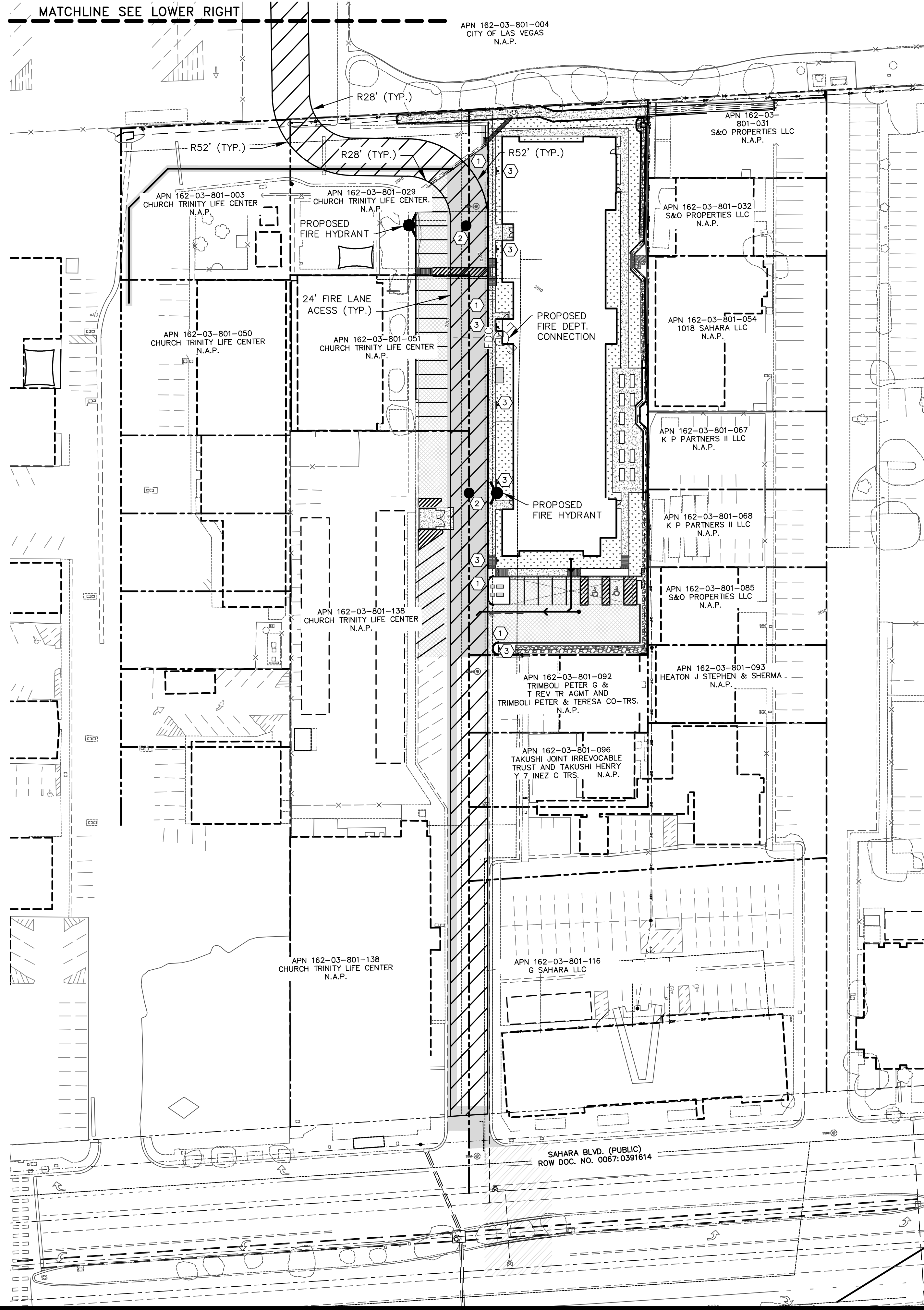
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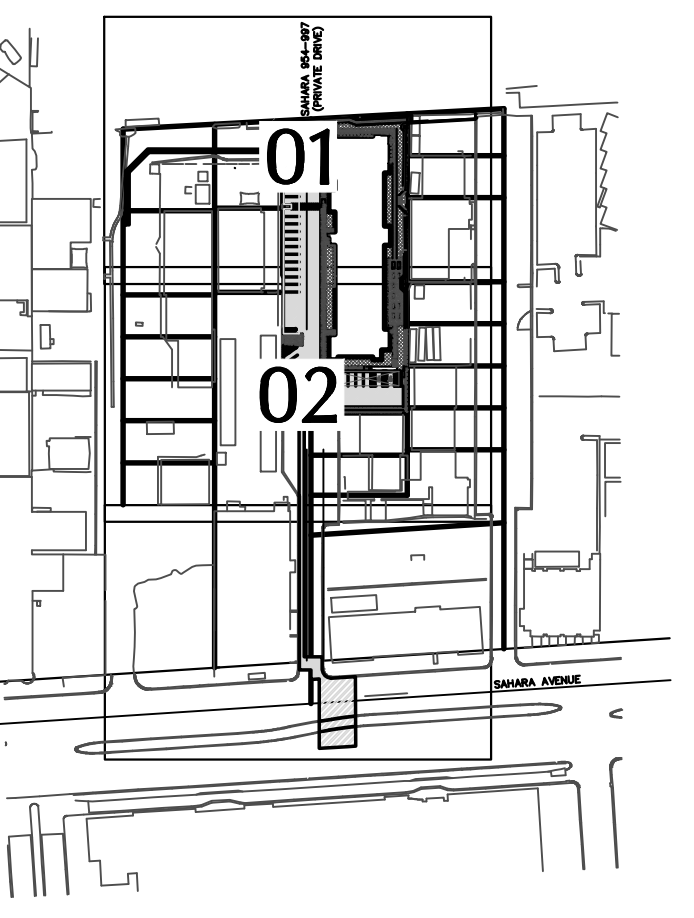
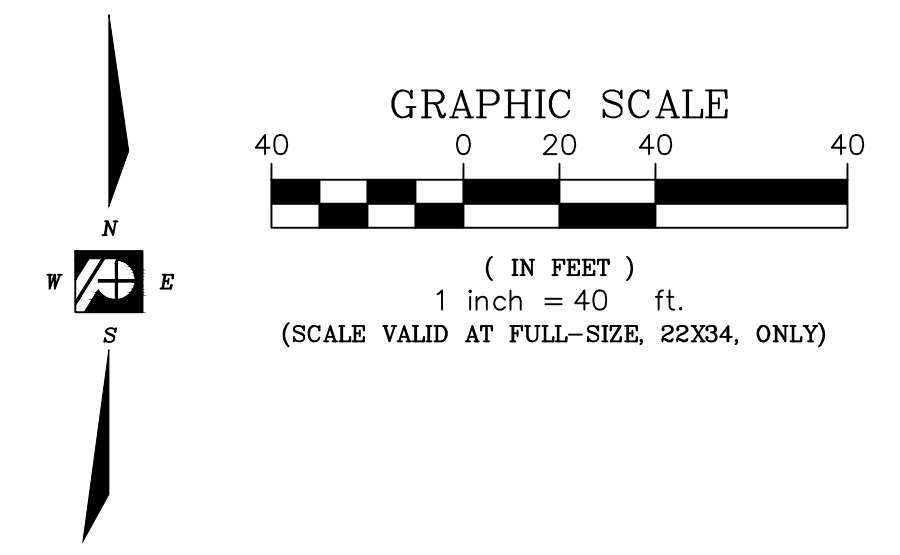
MATCHLINE SEE LOWER RIGHT



FIRE CONTROL LEGEND

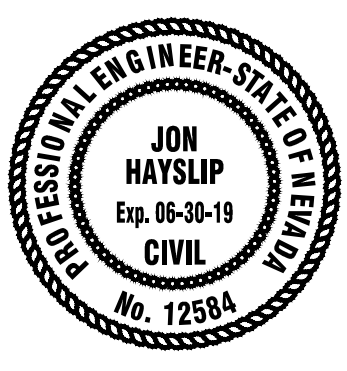
- 24' WIDE FIRE LANE ACCESS
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PAINT CURB RED WITH "NO PARKING - FIRE LANE" TEXT EVERY 50 FEET ON CURB AND SIGNAGE
- INSTALL BLUE REFLECTIVE RAISED PAVEMENT MARKER PER PLAN
- INSTALL 12" x 18" CUSTOM FIRE LANE NO PARKING SIGN

LAS VEGAS FIRE AND RESCUE DATE



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DESIGN GROUP**
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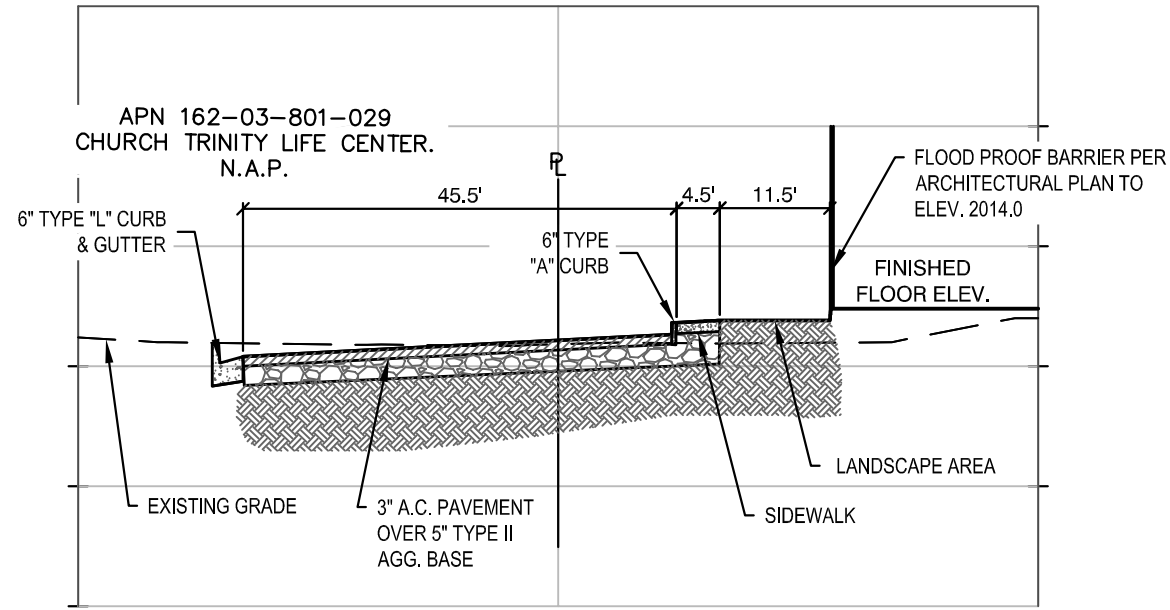


FIRE ACCESS PLAN
CITY IMPACT CENTER - SENIOR APARTMENTS
978 EAST SAHARA AVENUE
LAS VEGAS, NEVADA 89104

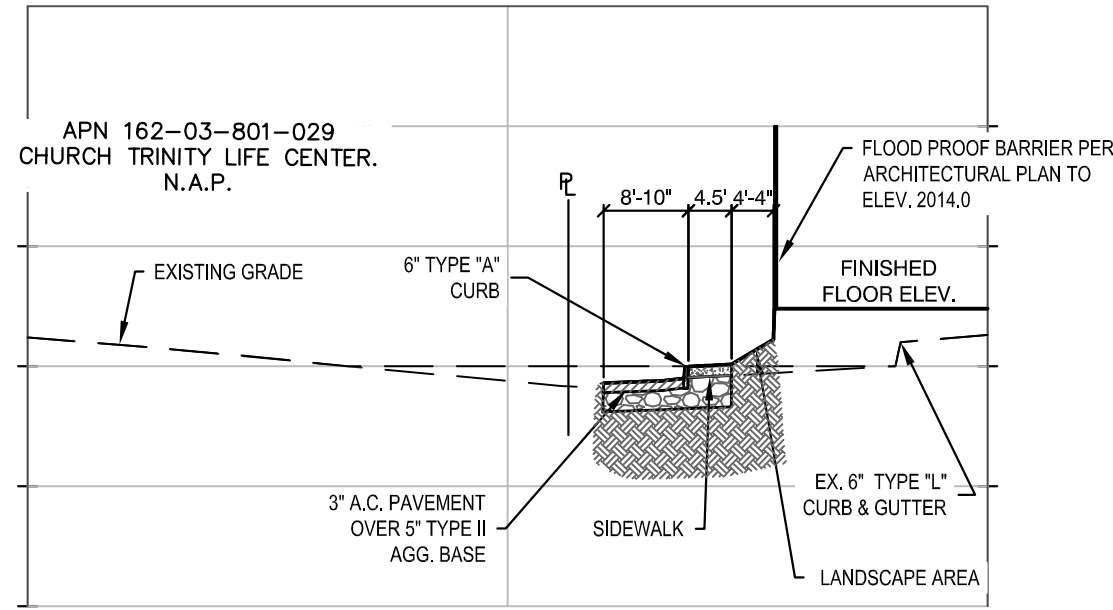
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DESIGNED BY	RPL
DRAWN BY	RPL
CHECKED BY	JH
DATE	02/2018
SHEET NUMBER	C5.00
	18 of 21

CLV DWG. #

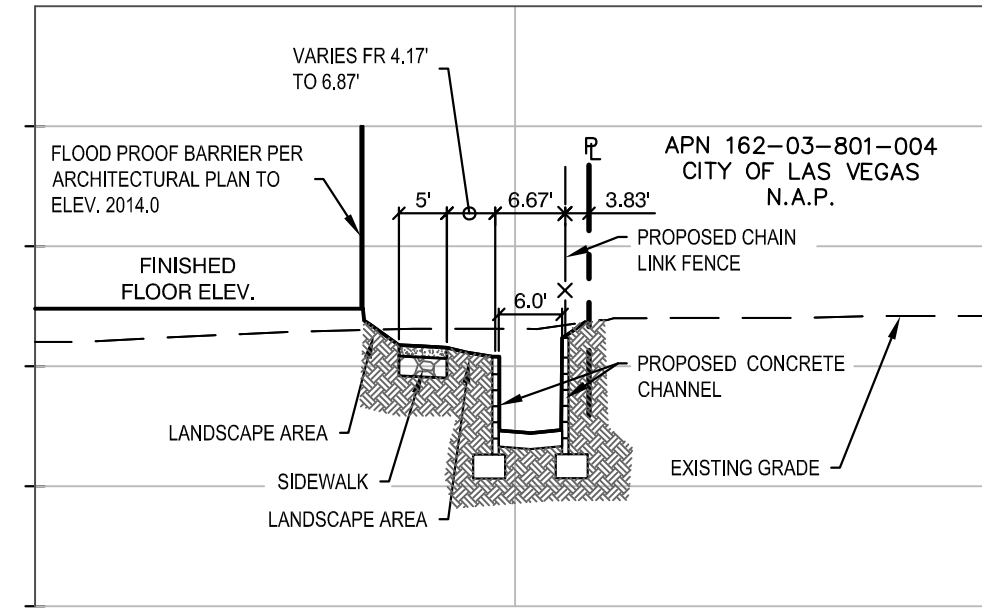
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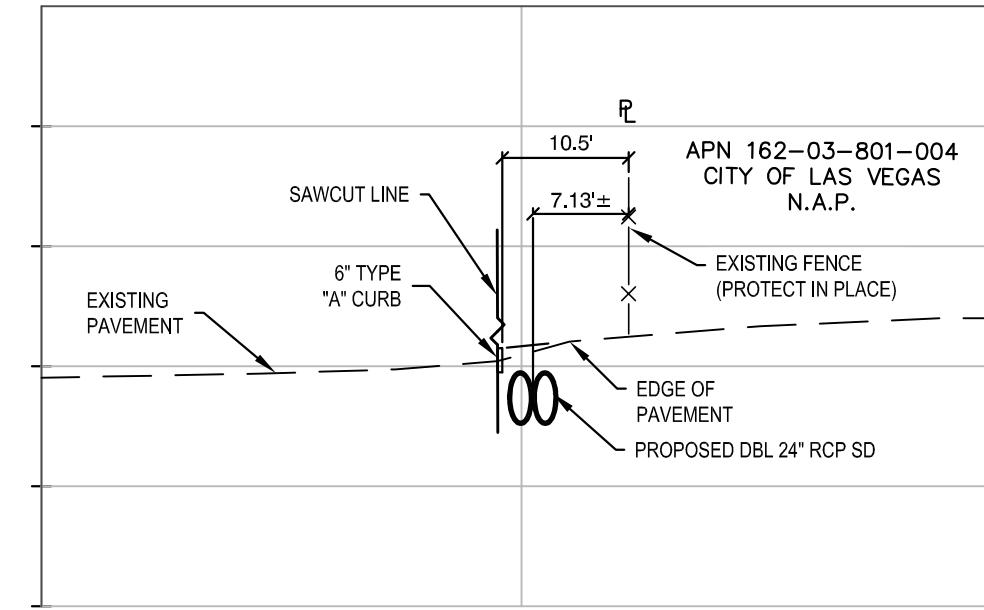
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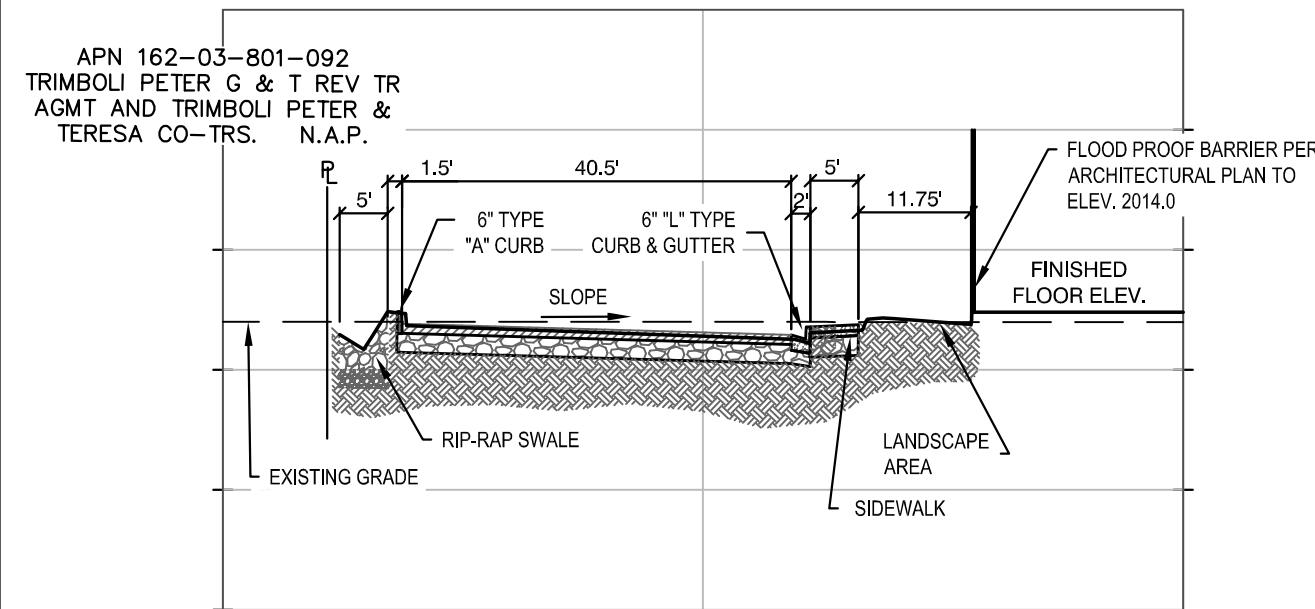
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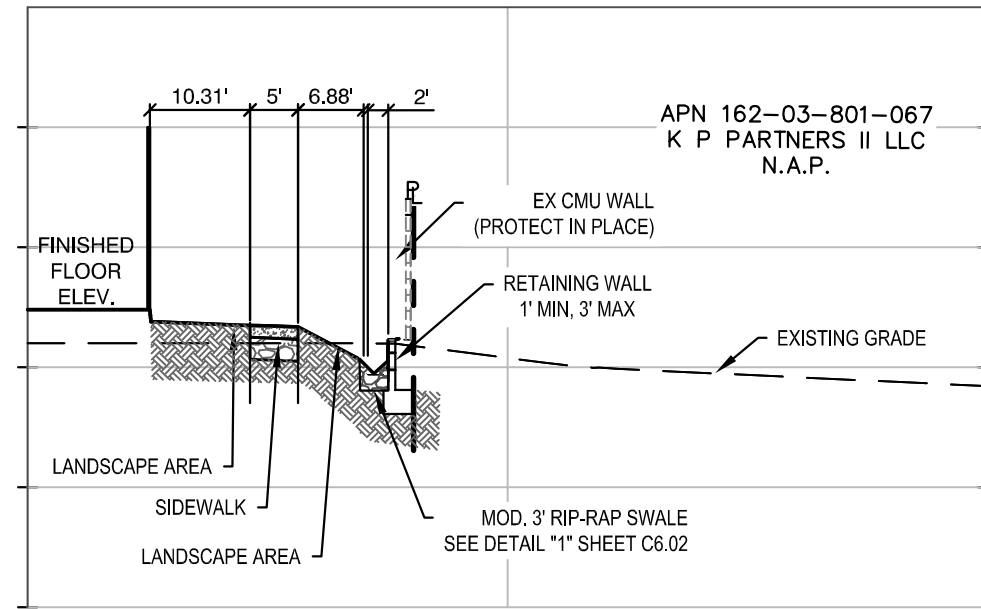
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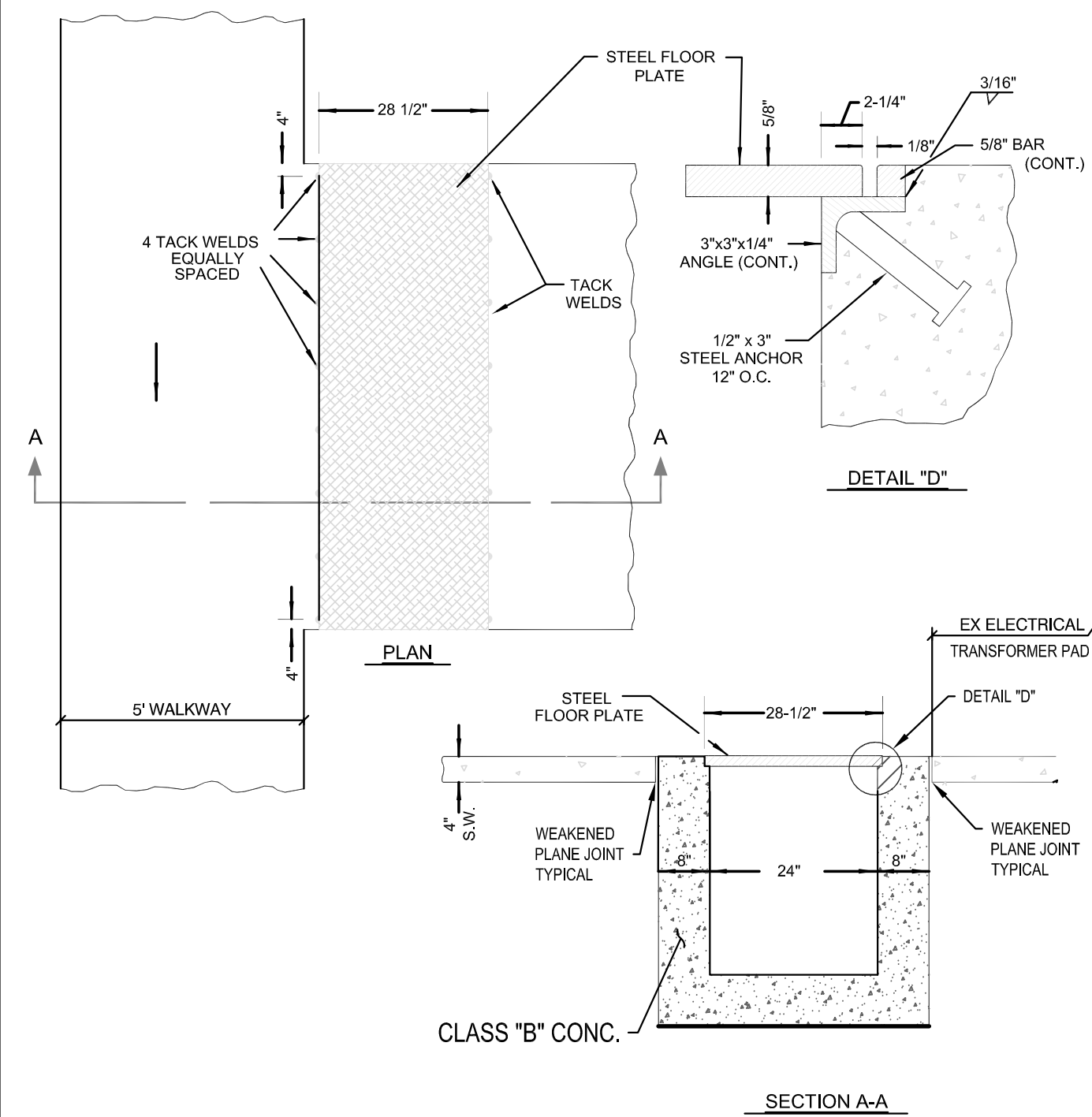
4 SECTION 4
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5 SECTION 5
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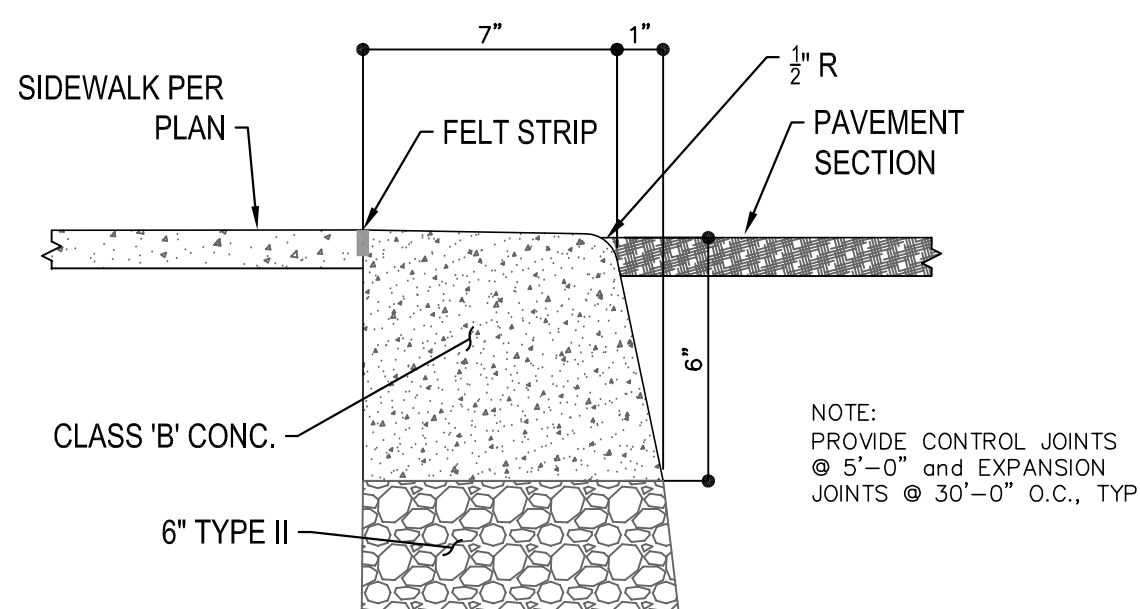


6 SECTION 6
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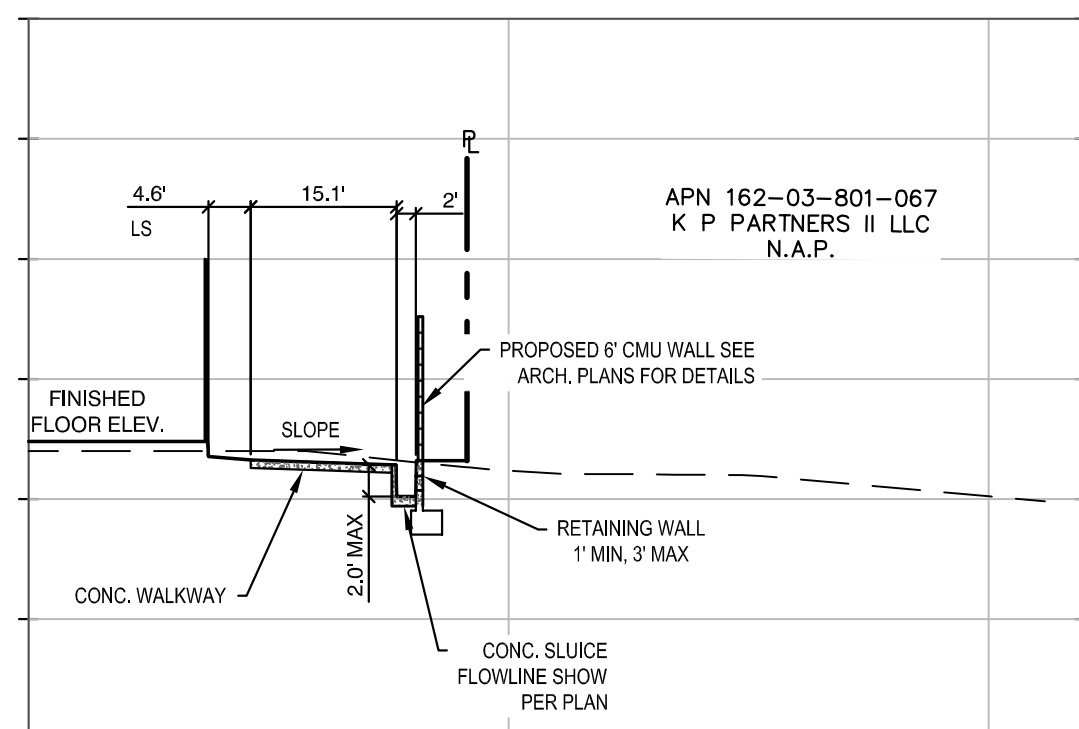


- NOTES:
1. ALL EXPOSED METAL PARTS SHALL BE GALVANIZED AND ALL GALVANIZING DAMAGED BY FABRICATION OR INSTALLATION SHALL RECEIVE TWO COATS OF ALUMINUM PAINT (GALVONOX OR EQUAL).

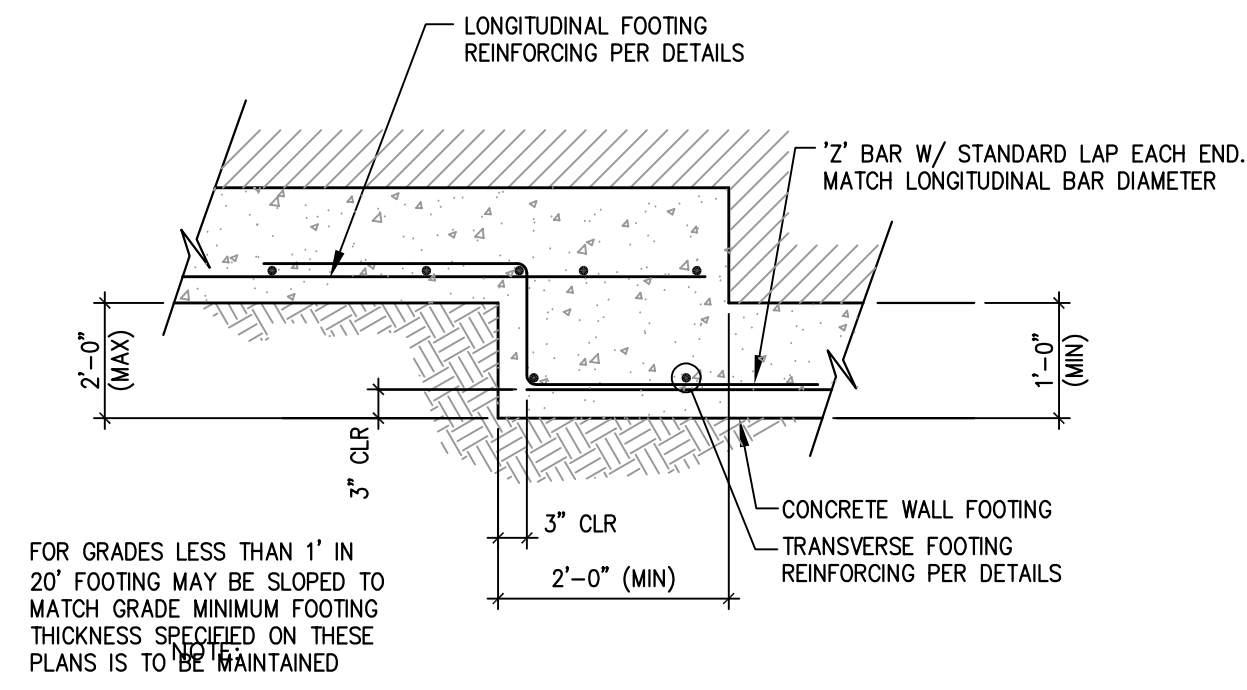
7 MODIFIED SIDEWALK UNDER DRAIN
C6.01 SCALE: NOT TO SCALE



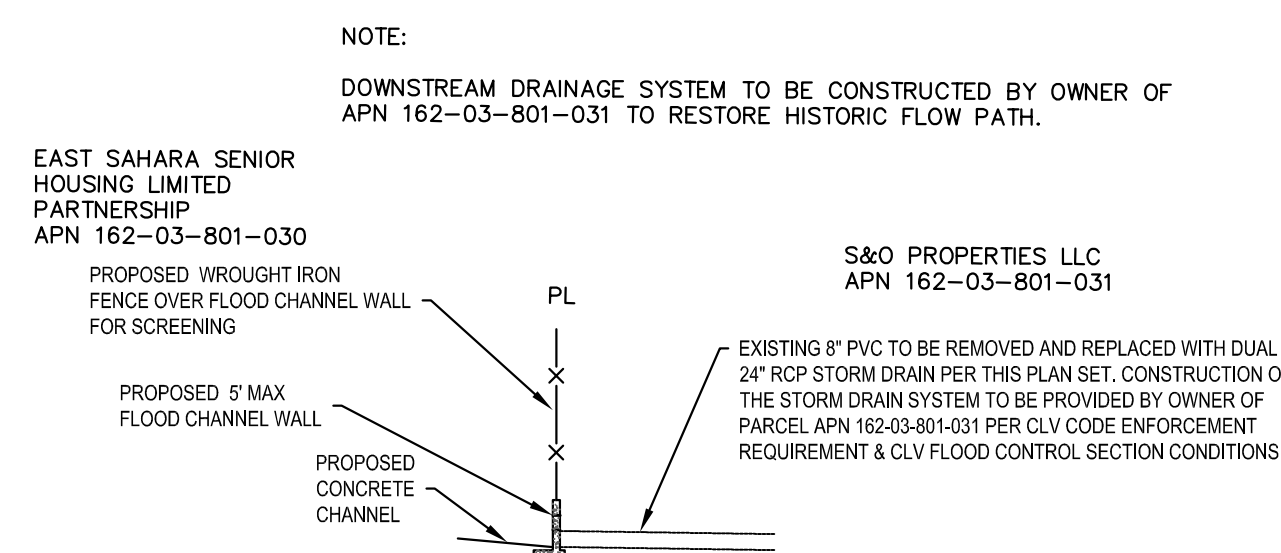
8 0" TYPE 'A' CURB
C6.01 SCALE: NOT TO SCALE



9 SECTION 9
C6.01 SCALE: NOT TO SCALE



11 TYPICAL STEPPED CONCRETE FOOTING
C6.01 SCALE: NOT TO SCALE



12 CHANNEL/PIPE CONNECTION
C6.01 SCALE: NOT TO SCALE

DETAILS SHEET 1

CITY IMPACT CENTER - SENIOR APARTMENTS

978 EAST SAHARA AVENUE

LAS VEGAS, NEVADA 89104

JOB NUMBER	LV-16137
DESIGNED BY	RPL
DRAWN BY	RPL
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	19 of 21

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POGGEMEYER DESIGN GROUP

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BY	
REVISION	
DATE	

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PROFESSIONAL ENGINEER - STATE OF NEVADA

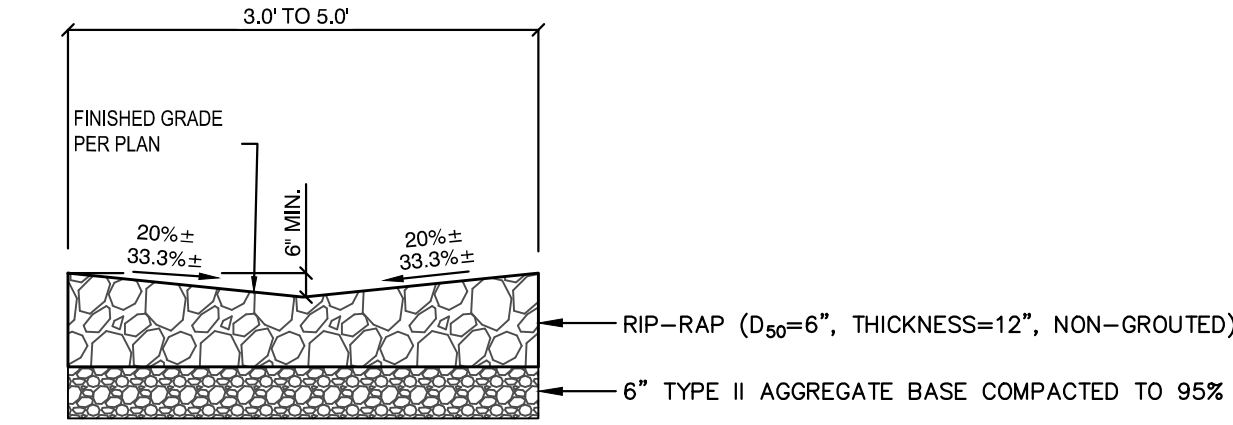
JON HATSLIP

Exp. 06-30-19

CIVIL

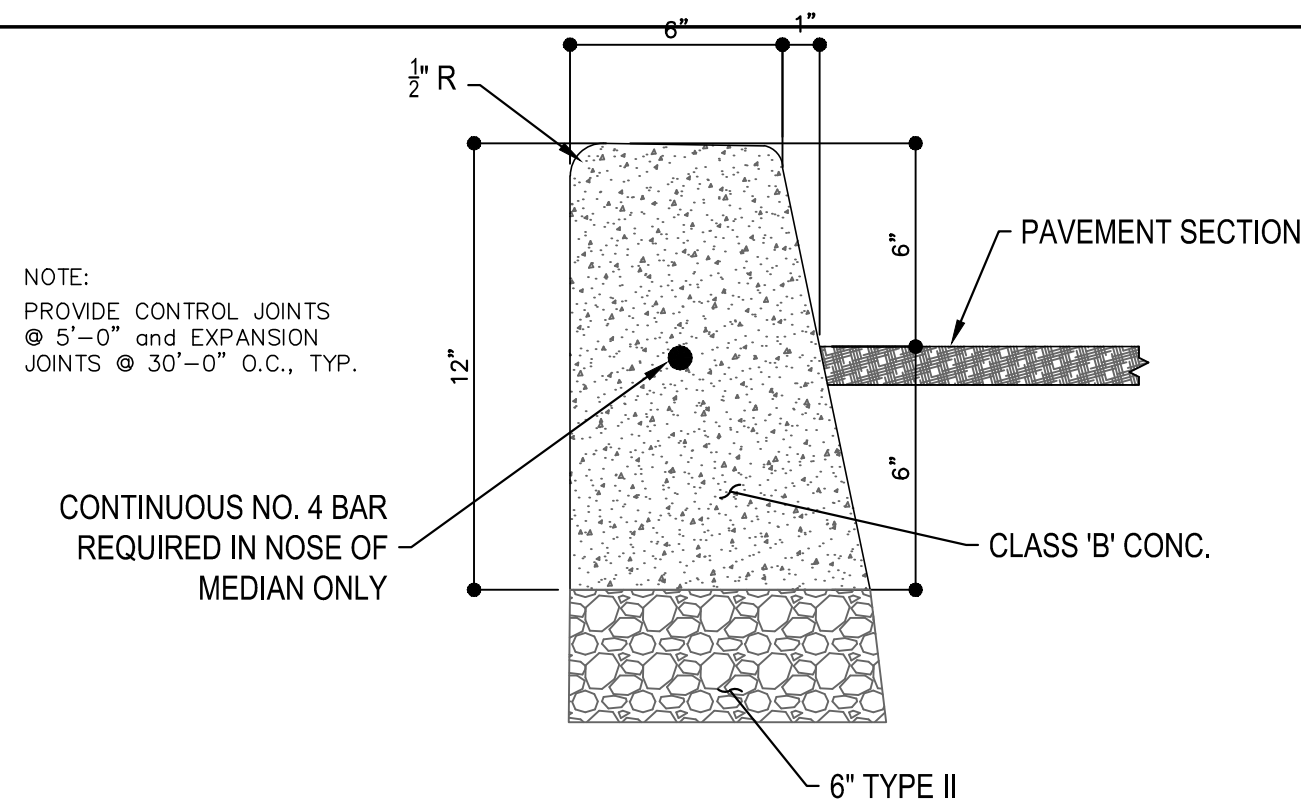
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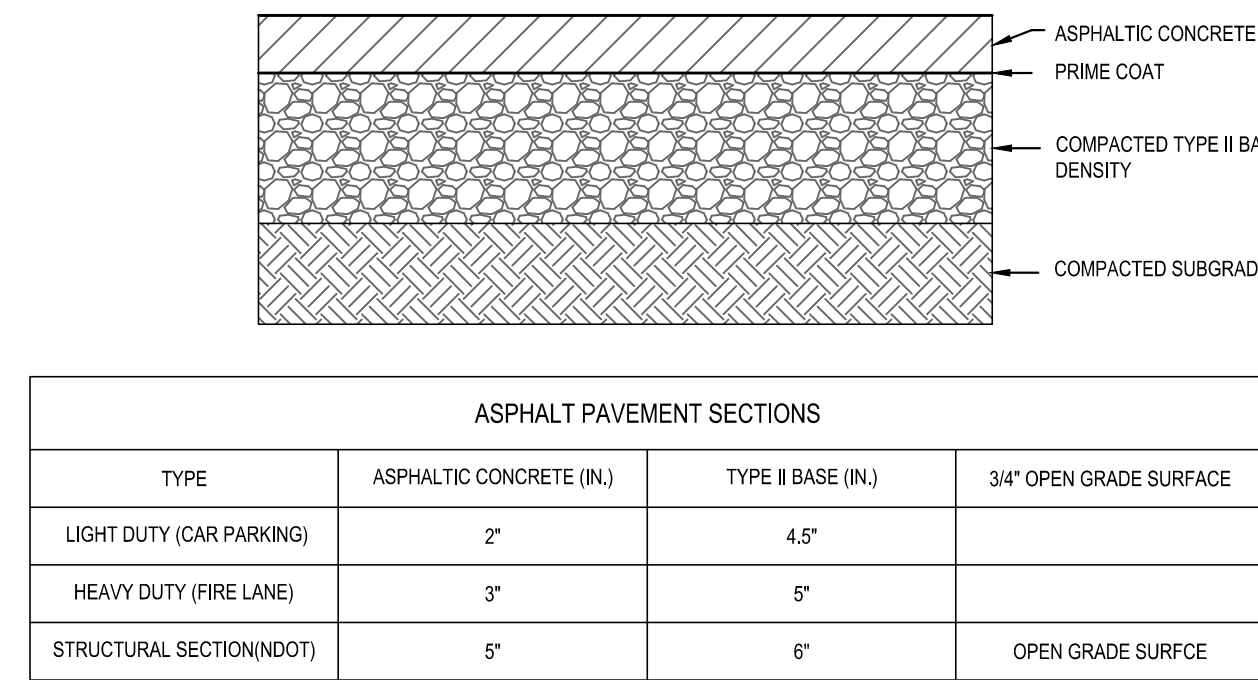
1 RIP-RAP SECTION DETAIL

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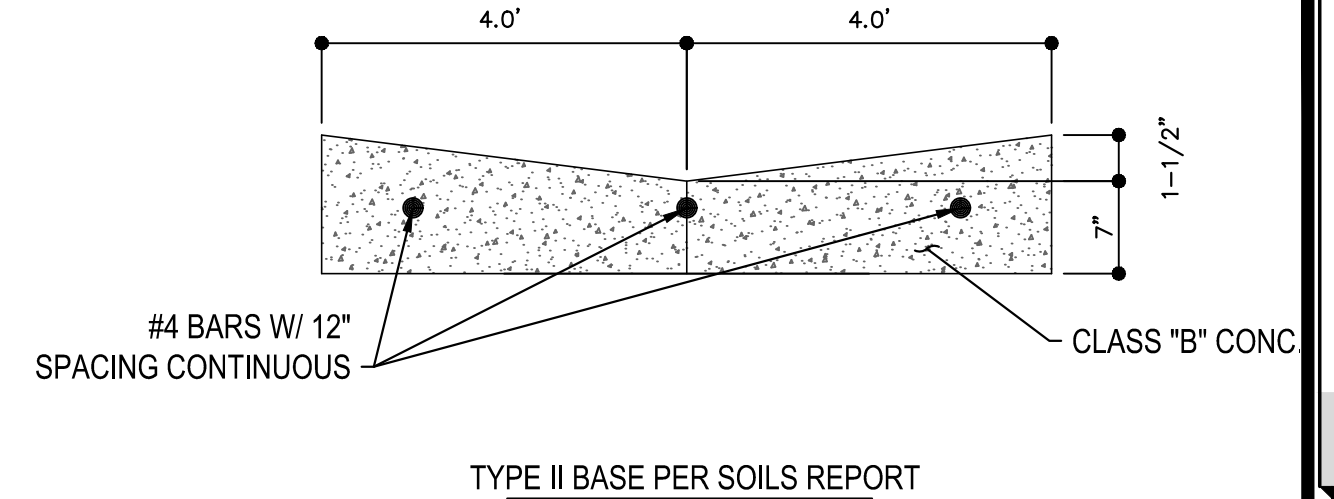
2 MODIFIED TYPE 'A' CURB

C6.02 SCALE: NOT TO SCALE



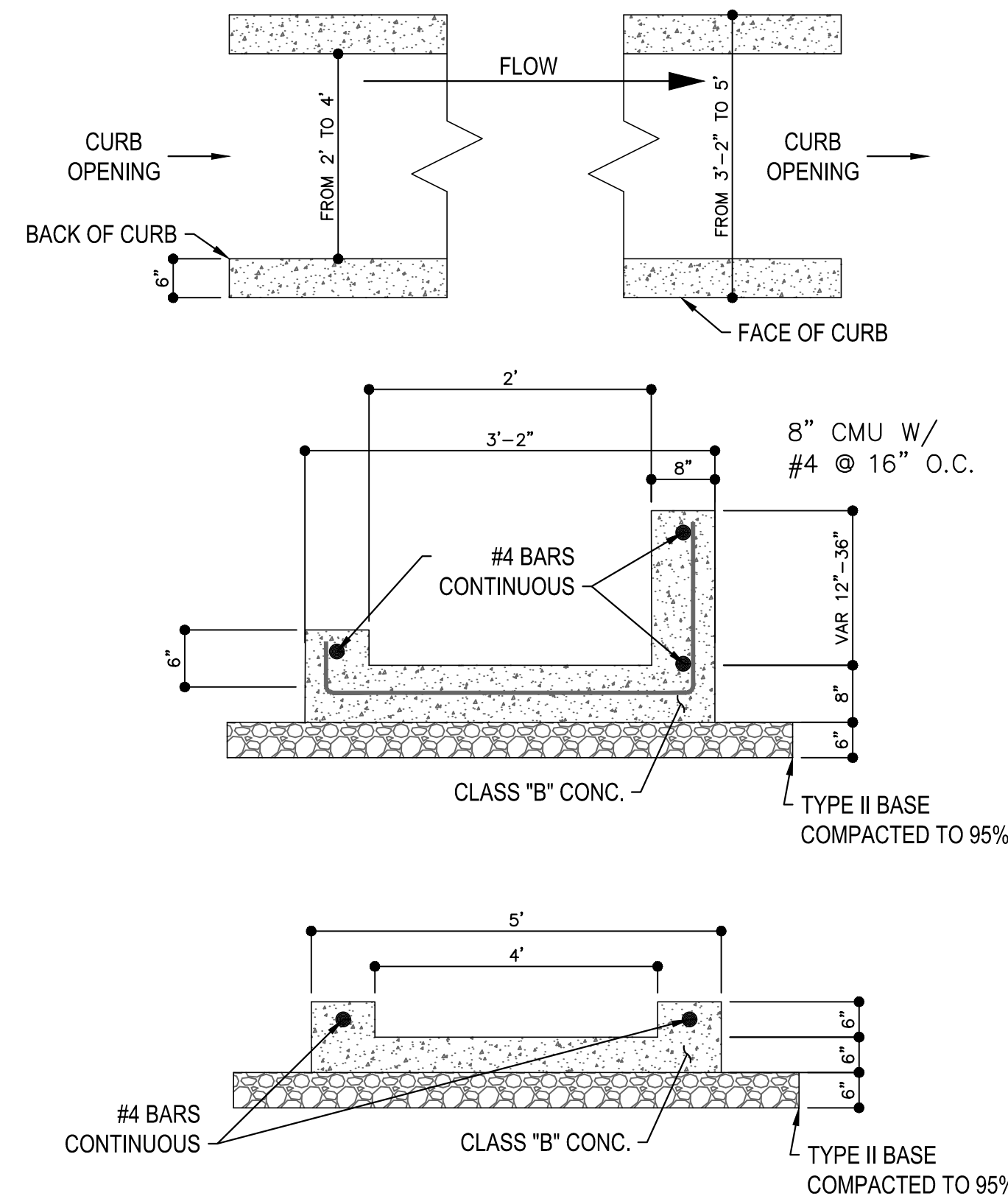
3 A.C. PAVEMENT

C6.02 SCALE: NOT TO SCALE



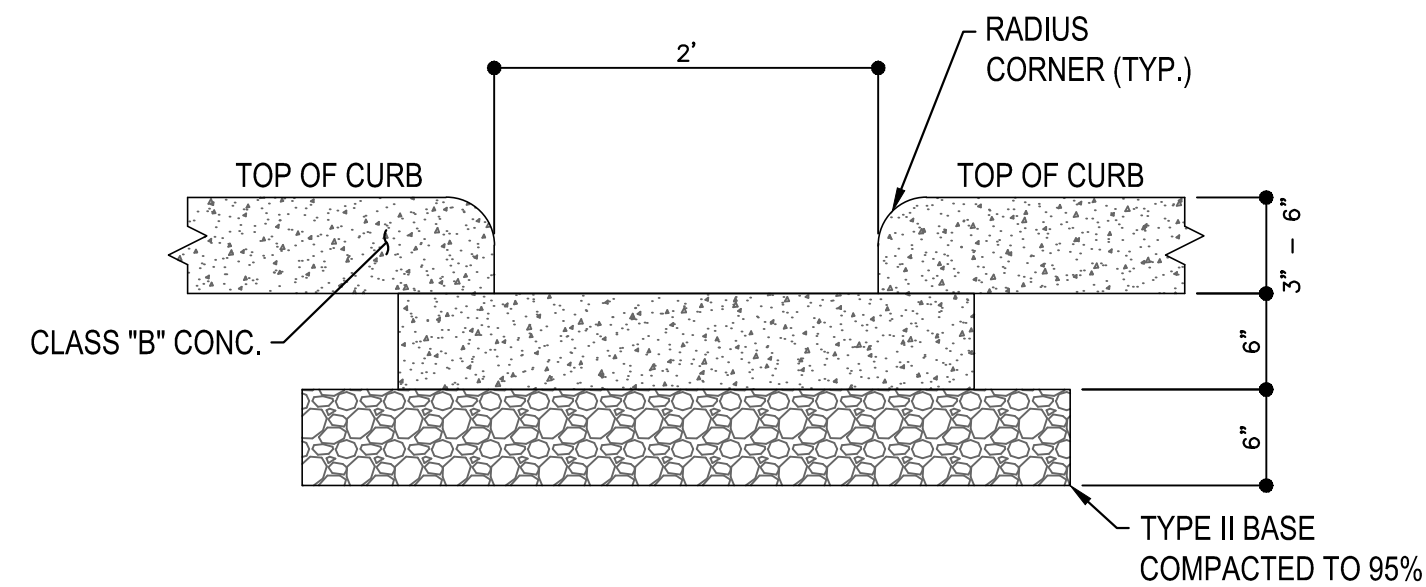
4 8' VALLEY GUTTER

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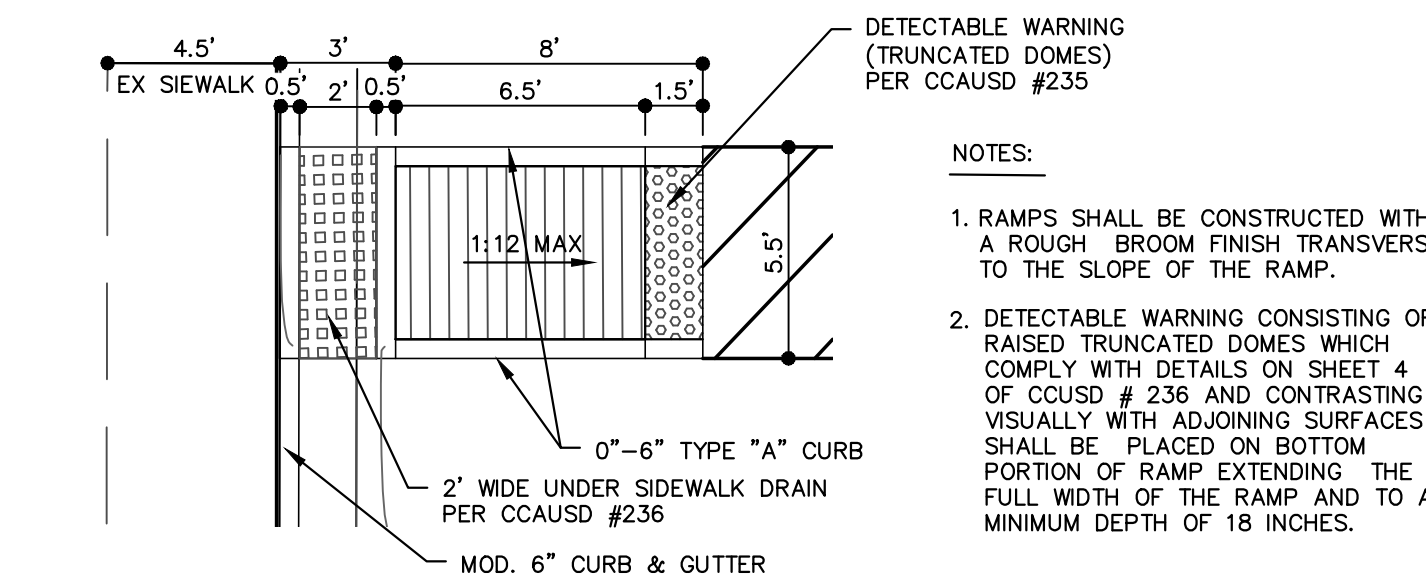
6 CONCRETE SLUICE

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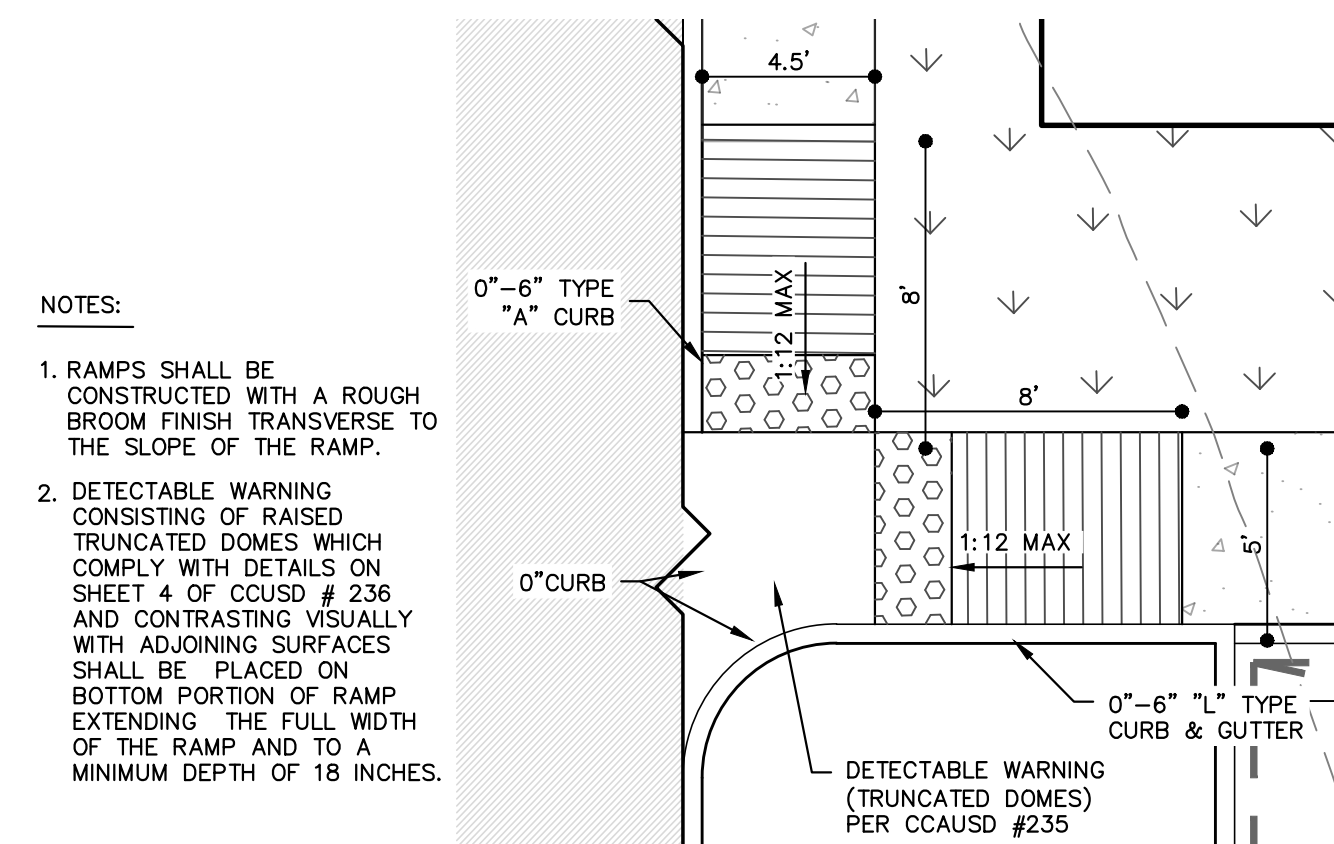
5 CURB CUT

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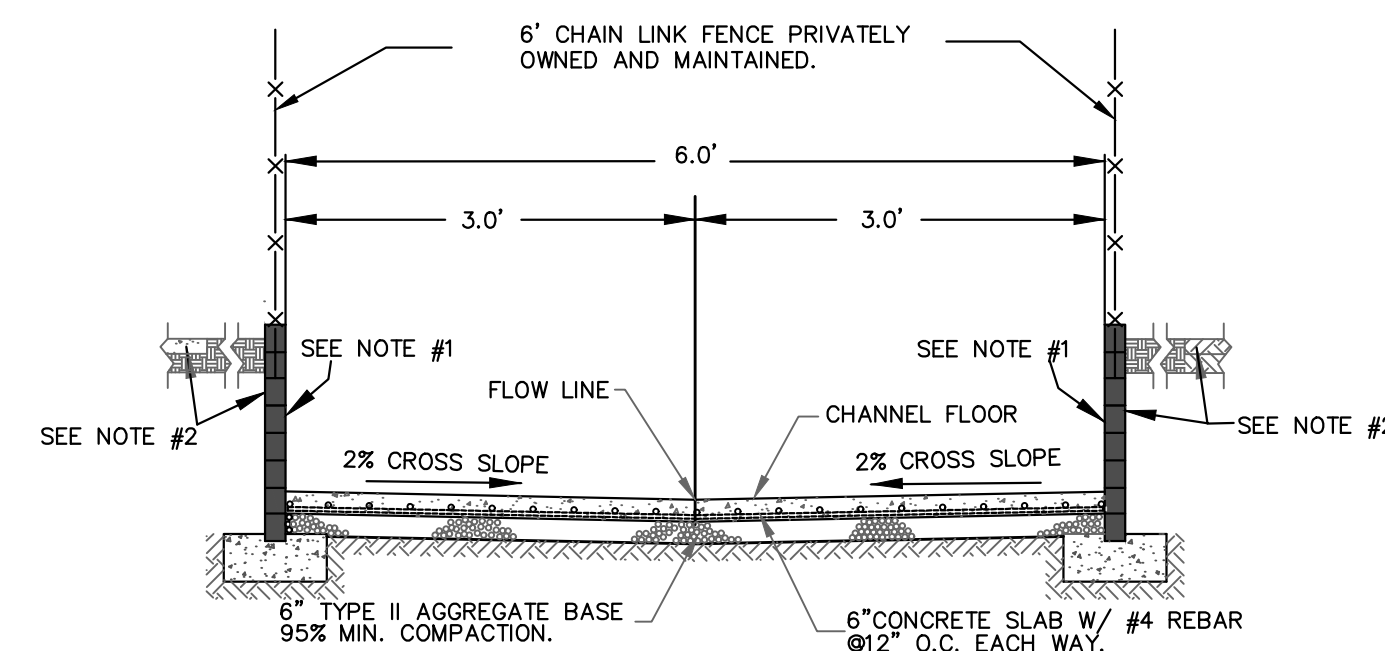
7 MODIFIED SIDEWALK UNDER DRAIN

C6.02 SCALE: NOT TO SCALE



8 MODIFIED SIDEWALK UNDER DRAIN

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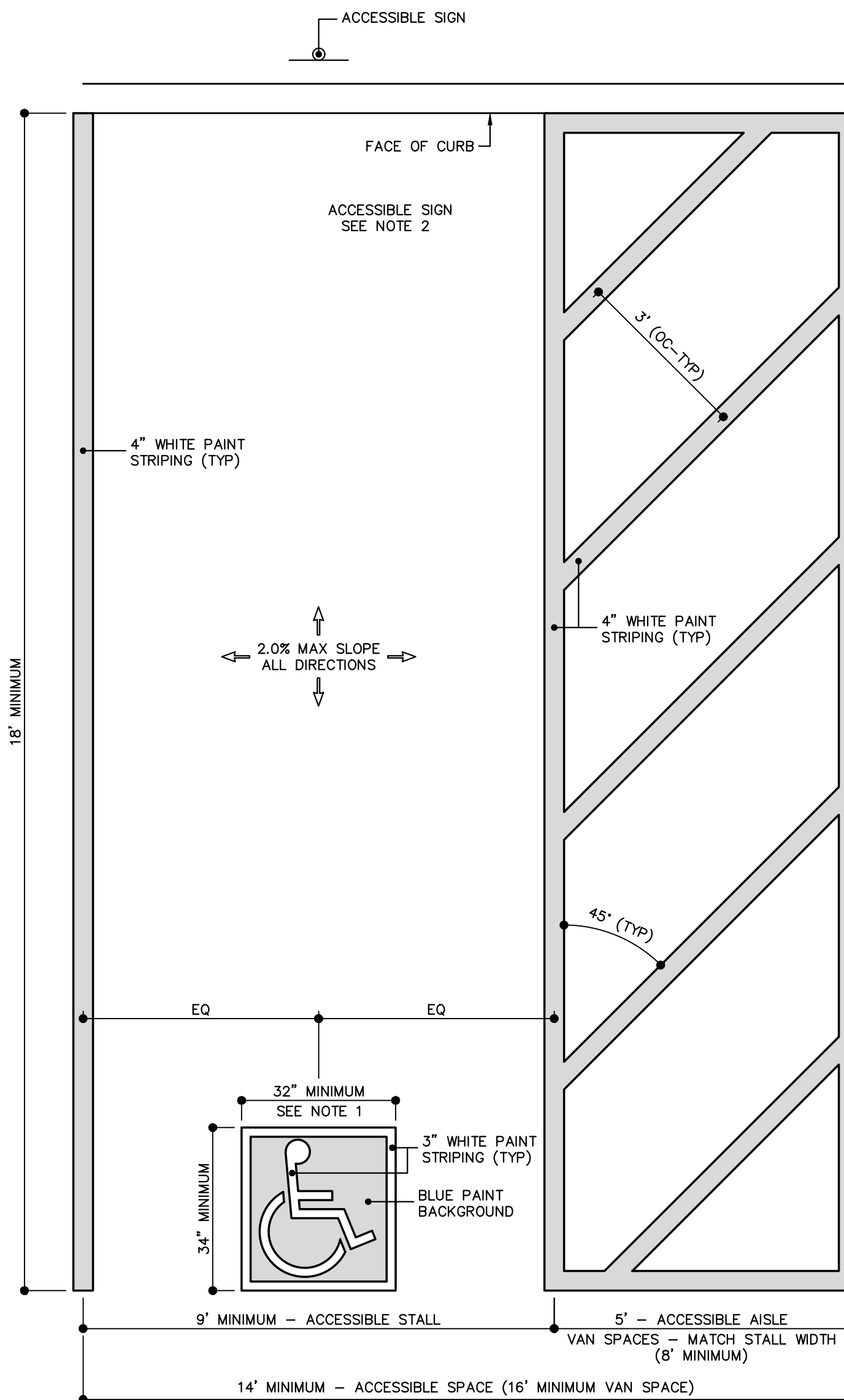


NOTES:

1. SOLID GROUT 3 COURSES MINIMUM ABOVE CONCRETE SLAB.
2. ELEVATION OF ADJACENT LOT SLAB ON GRADE AND GROUTING OF BLOCK WALL CELLS SHALL CONFORM TO REQUIREMENTS OF THE CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL.

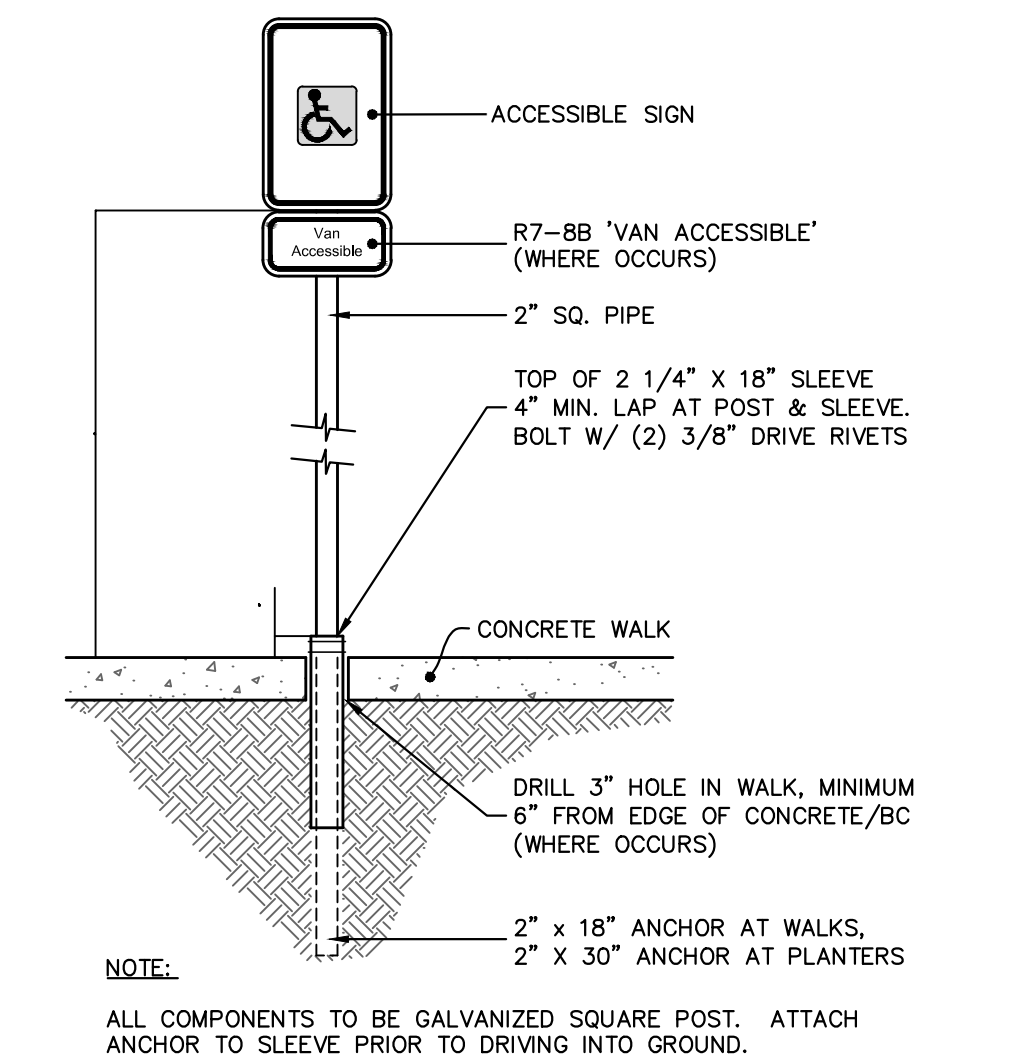
9 6' WIDE CONCRETE CHANNEL

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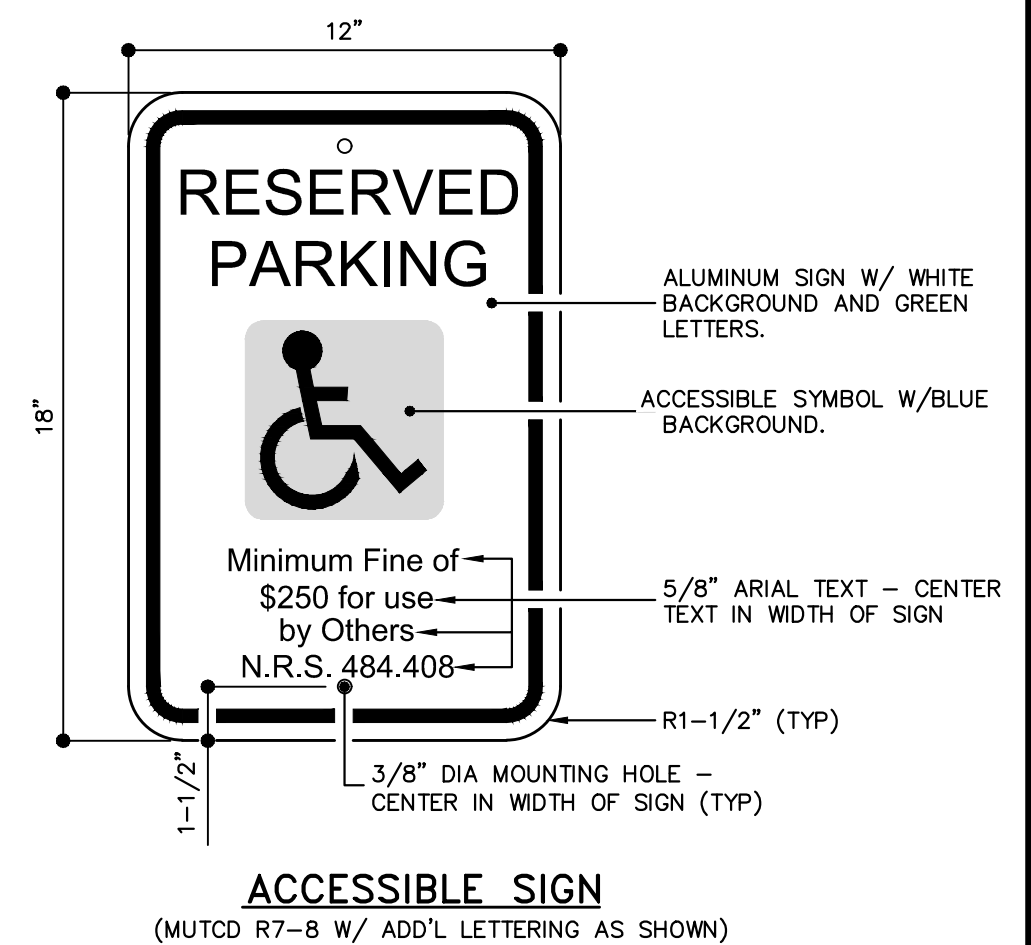


10 ACCESSIBLE PARKING SPACE

C6.02 SCALE: N.T.S.



ACCESSIBLE SIGN MOUNTING



DETAILS SHEET 2

CITY IMPACT CENTER - SENIOR APARTMENTS
978 EAST SAHARA AVENUE
LAS VEGAS, NEVADA 89104

JOB NUMBER	LV-16137
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CHECKED BY	JH
DATE	02/2018
SHEET NUMBER	C6.02
	20 of 21

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DESIGN GROUP**
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Las Vegas, Nevada 89128
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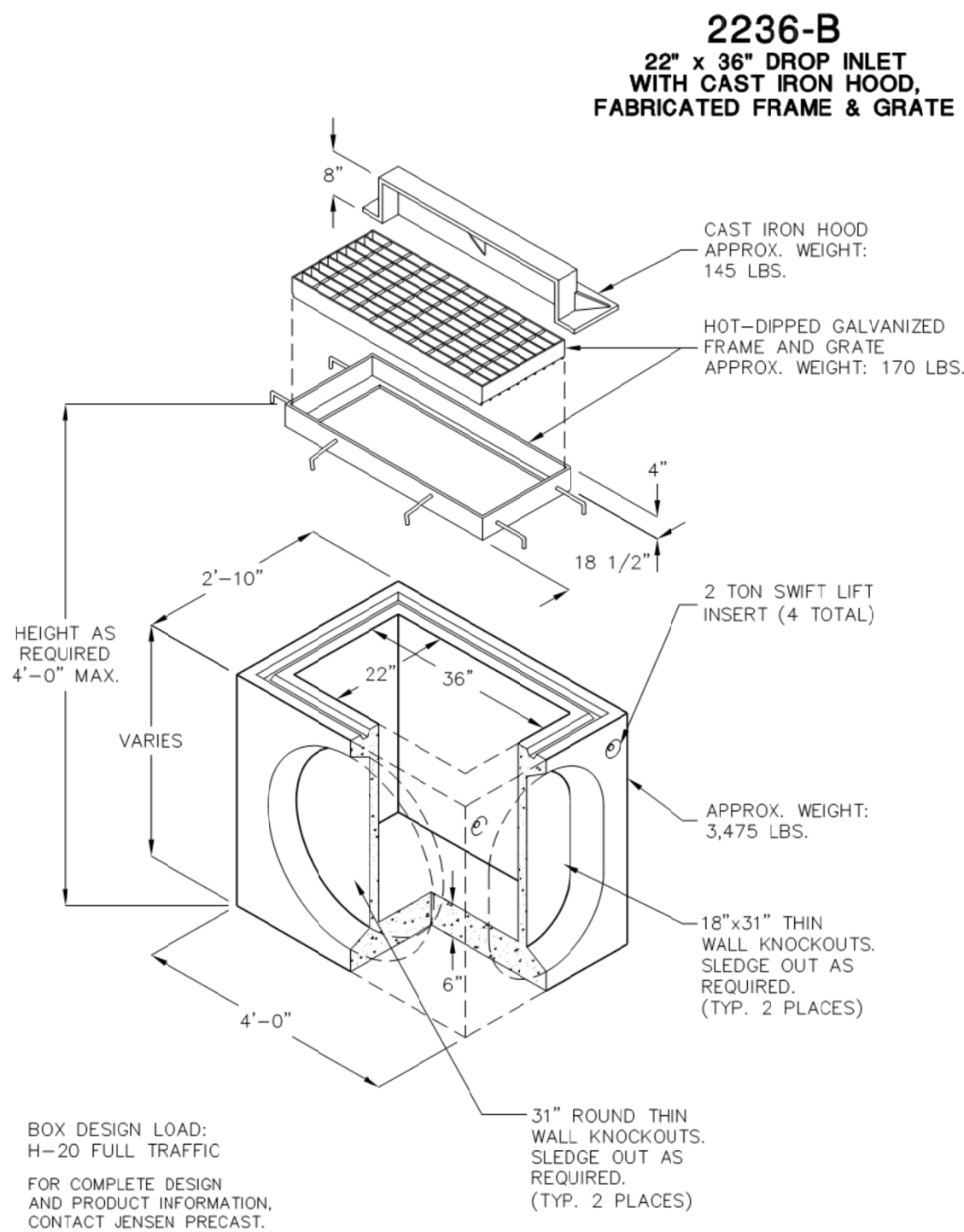
REVISION

DATE	BY	REVISION

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JOHN HAYSLEIP
Exp. 06-30-19
CIVIL
No. 12584

G:\16137 - City Impact - Senior Apartments\Drawings\16137 - C6.03.dwg 1 Feb 2018 11:47am



BOX DESIGN LOAD:
H=20 FULL TRAFFIC
FOR COMPLETE DESIGN
AND PRODUCT INFORMATION,
CONTACT JENSEN PRECAST.

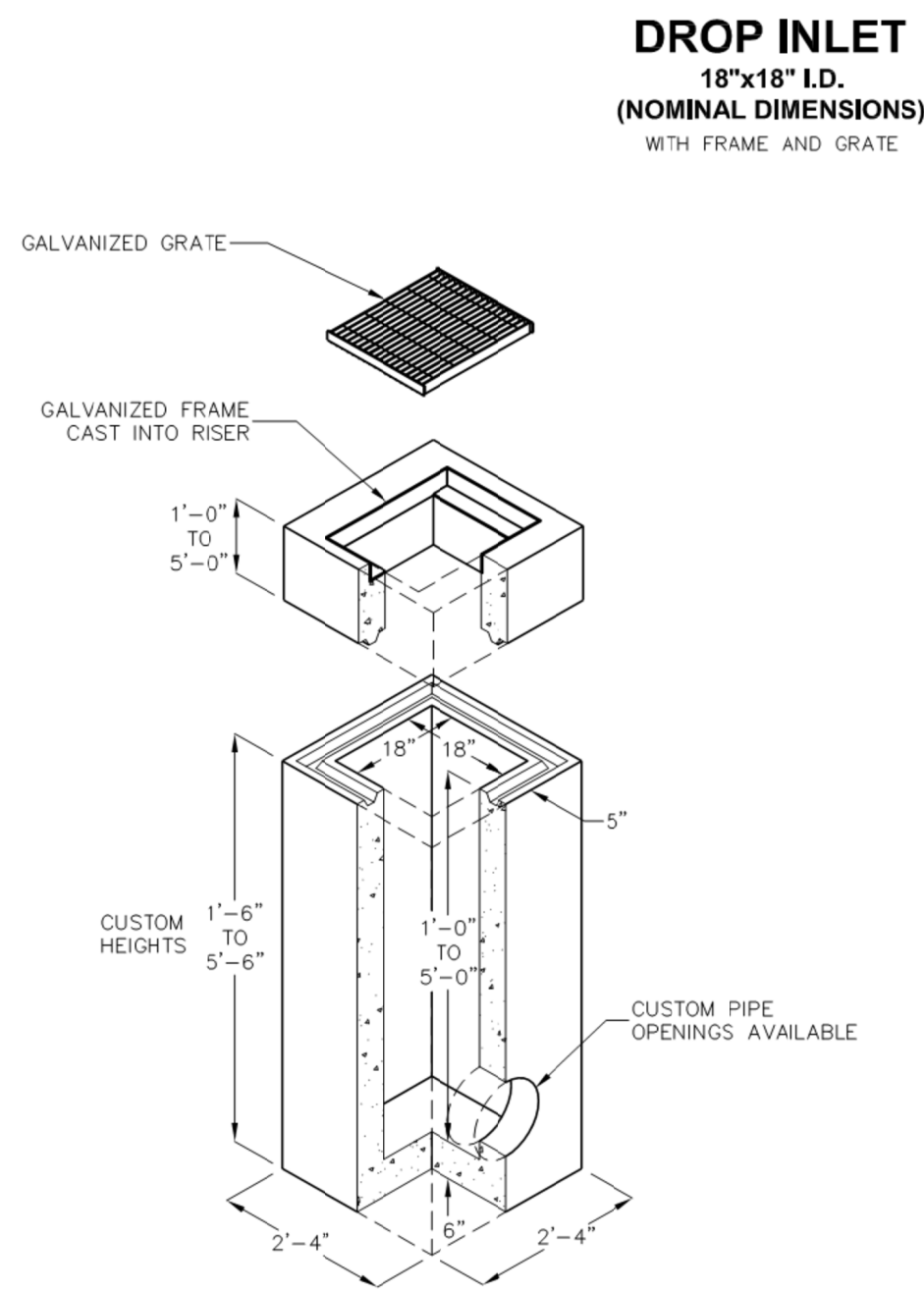
7/22/03
0022468.dwg
© 2002 Jensen Precast

JENSEN
PRECAST

18" X 18"
JENSEN PRECAST DROP INLET

1
C6.03

SCALE: NOT TO SCALE



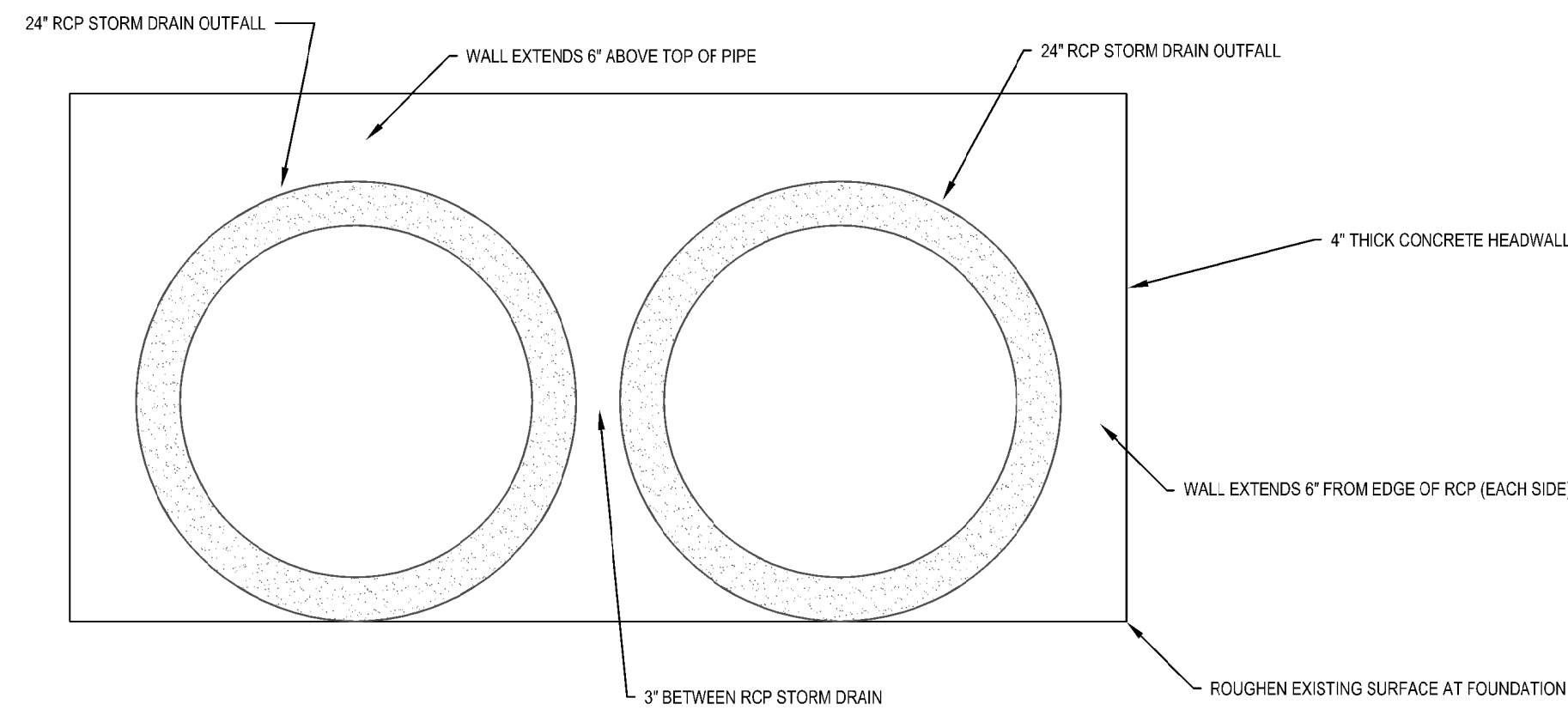
FOR COMPLETE DESIGN AND PRODUCT INFORMATION
CONTACT JENSEN PRECAST.

JENSEN
PRECAST

22 X 36
JENSEN PRECAST DROP INLET

2
C6.03

SCALE: NOT TO SCALE



4
C6.03

DUAL CULVERT HEADWALL

SCALE: NOT TO SCALE

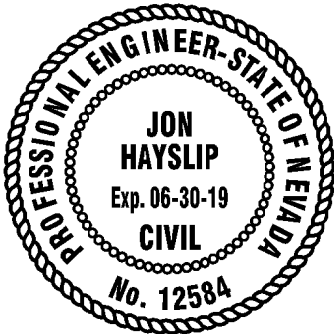


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DETAILS SHEET 3

CITY IMPACT CENTER – SENIOR APARTMENTS
978 EAST SAHARA AVENUE
LAS VEGAS, NEVADA 89104

JOB NUMBER	LV-16137
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SHEET NUMBER
C6.03
21 of 21

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