

DS #: 5192:1

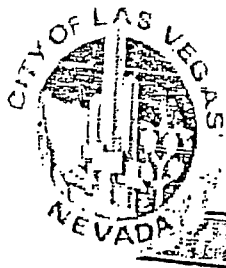
APN: 125.24.701.005

PROJECT: Bradley? Ano Single Family Residential, Update #1

SUBMITTAL: 3rd

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		May 14, 2020
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:
	Bradley & Ano Single Family Residential – Update #1	Taney Engineering
Cross Streets:	NEC of Bradley Road and Ano Drive	Lennar
File Number:	F:\Depot\DSMemos\DS5192D.doc	Bart Anderson, P.E., DevCo
Parcel Number:	125-24-701-005	
Zoning Action:	TMP-76642; VAR-76641, -76639, -76638 & ZON-76637	
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	9/10/2019	9/28/2019	Not Approved	\$400.00	3560528: \$400
2 nd submittal	12/30/2019	1/14/2020	Not Approved	\$400.00	3688249: \$400
Supplement	1/22/2020	1/28/2020	Approved	N/C	N/C
3 rd Submittal	4/23/2020 & 5/14/2020	5/14/2020	See Comments Below	\$100.00	3848295: \$100
TOTAL FEES (LDDRS):				\$900.00	----

REMARKS:

3rd Submittal: Update #1

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

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

The following comment is repeated until it is complete:

1. *Construction Note #15* calls for a 24"x48" wall opening with *Detail L/GD1*. However, *Detail L* in *Sheet GD1* is for pipe connection detail. *Detail M/GD1* shows wall opening detail but is for a different size of 16"x48", not 24"x48". Conduct a better quality control on the plans. Review and revise accordingly.

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
HDR/AYS

T/R/S: T19S/R60E/24
AREA G-24

UPDATE #1 TO THE TECHNICAL DRAINAGE STUDY

FOR

BRADLEY & ANO SINGLE-FAMILY RESIDENTIAL

LEN-19-014

DS-5192A

CITY OF LAS VEGAS

APRIL 2020

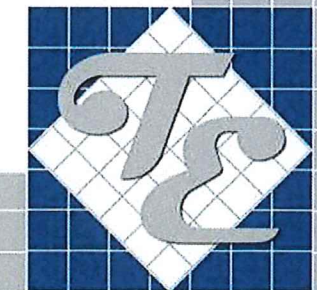
Prepared for:

Jeanette Jeffery
LENNAR
9275 West Russell Road, 4th Floor
Las Vegas, NV 89148
(702) 821-4603



Engineer's Seal

TANEY & ENGINEERING



6030 S. Jones Blvd.
Las Vegas, NV 89118
Phone (702) 362-8844
Fax (702) 362-5233

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Bradley & Ano Date: Apr 9, 2020

Location of Development: a) Descriptive (Cross Streets) North/South: Bradley Road

East/West: Ano Drive

b) Section: 24 Township: 19S Range: 60E

c) APN : 125-24-701-005

Name of Owner: LENNAR

Telephone No.: (702) 821-4603 Fax No.: _____ E-Mail Address: jeanette.jeffery@Lennar.com

Address: 9275 West Russell Road, 4th Floor, Las Vegas, NV 89148

Contact Person-Name: Lee Gong, Ph.D, P.E., CFM Telephone No.: (702) 362-8844

* E-Mail Address: LeeG@taneycorp.com Fax No.: (702) 362-5233

Firm: Taney Engineering

Address: 6030 S. Jones, Suite 100, Las Vegas NV. 89118

Type of Land Development/Land Disturbance Process:

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

1. Total Owned Land Area: At Site: 4.48+/- acres Being Developed/Disturbed: 4.48+/- 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

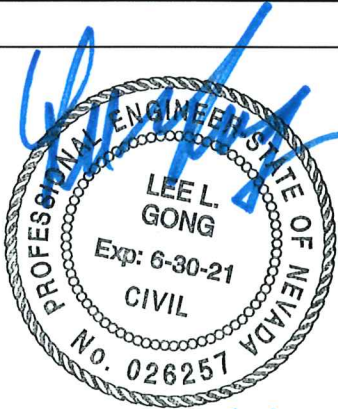
4. Proposed type of development (Residential, Commercial, Etc.): Residential

5. Approximate upstream land area which drains to the subject site: N/A

6. Has the site drainage been evaluated in the past? ☒ YES ☐ NO If yes, please identify documentation: The site was previously evaluated by the Drainage Study for Bradley Villas (DS3859) from 2005.

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: The site will discharge to a proposed 10-foot drainage easement at the east of the site, which connects to an existing drainage easement to the southeast.

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



Engineer's Seal

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

***New Required Field**

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

Local Entity File No.	Revision	Date

REFERENCE:

STANDARD FORM 1



APPENDIX

APPENDIX A

Comment Letter

APPENDIX B

Improvement Plans



APPENDIX A

Comment Letter



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

Job No. LEN-19-014

Date: April 9, 2020

JURISDICTION:

Albert Sung, P.E.
Flood Control
City of Las Vegas Public Works
333 N. Rancho Drive
Las Vegas, NV 89106

UPDATE #1 to the Technical Drainage Study for BRADLEY & ANO

Dear Mr. Sung:

Taney Engineering is submitting Update #1 for **BRADLEY & ANO** due to the change in slope for the 12-inch bleeder line for the proposed storm drain in Bradley Road. The revised sheets & calculations have been attached to this update.

If you need any additional information, please do not hesitate to call our office.

Sincerely,
TANEY ENGINEERING

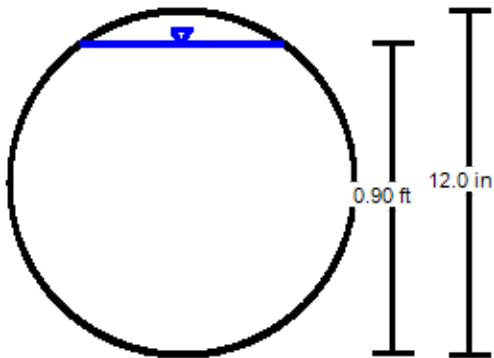
Noel Jericho M. Baluyot, E.I.T.

Worksheet for SD 12in - 10yr

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.013
Channel Slope	0.200 %
Diameter	12.0 in
Discharge	1.70 cfs
Results	
Normal Depth	0.90 ft
Flow Area	0.7 ft ²
Wetted Perimeter	2.51 ft
Hydraulic Radius	0.30 ft
Top Width	0.59 ft
Critical Depth	0.55 ft
Percent Full	90.3 %
Critical Slope	0.647 %
Velocity	2.28 ft/s
Velocity Head	0.08 ft
Specific Energy	0.98 ft
Froude Number	0.358
Maximum Discharge	1.71 cfs
Discharge Full	1.59 cfs
Slope Full	0.228 %
Flow Type	Subcritical
GVF Input Data	
Downstream Depth	0.00 ft
Length	0.00 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.00 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	65.6 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	0.90 ft
Critical Depth	0.55 ft
Channel Slope	0.200 %
Critical Slope	0.647 %

Cross Section for SD 12in - 10yr

Project Description	
Friction Method	Manning
	Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.013
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Normal Depth	0.90 ft
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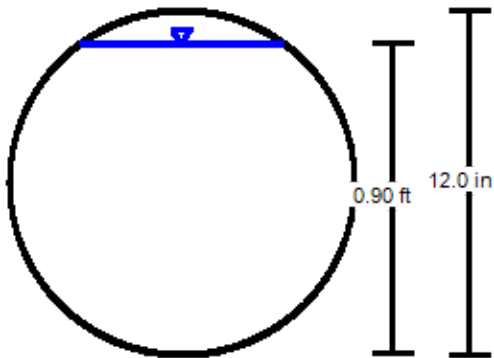
V: 1
H: 1

Worksheet for SD 12in - 100yr

Project Description	
Friction Method	Manning
	Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.013
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Input Data	
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Channel Slope	0.200 %
Normal Depth	0.90 ft
Diameter	12.0 in
Discharge	1.70 cfs



V: 1
H: 1



APPENDIX B

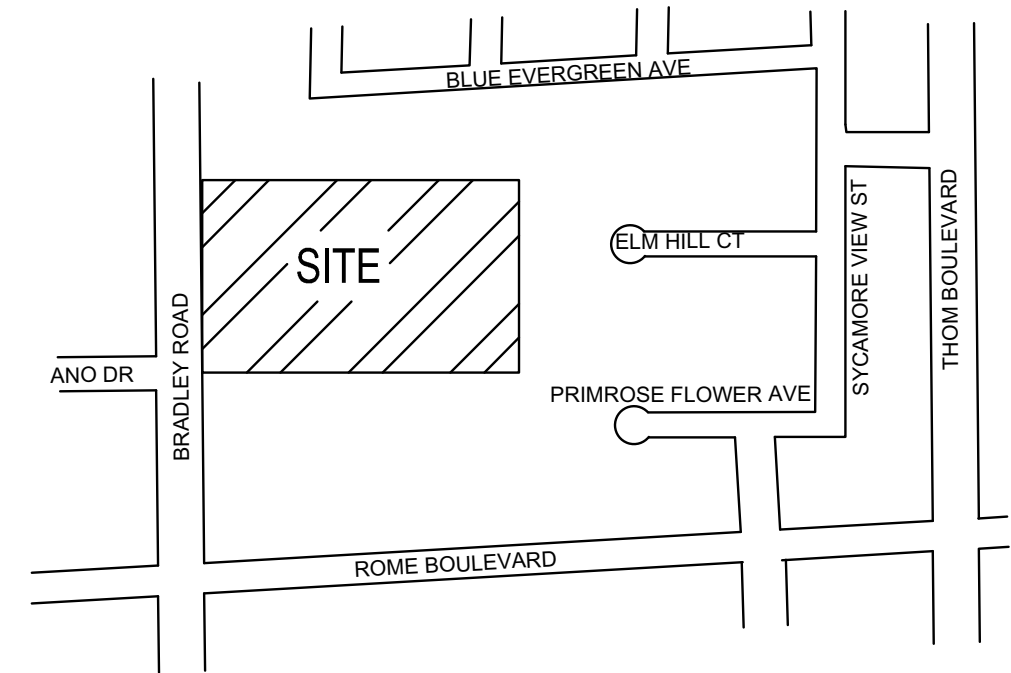
Improvement Plans

IMPROVEMENT PLANS
FOR
BRADLEY AND ANO
A RESIDENTIAL SUBDIVISION
CITY OF LAS VEGAS, NEVADA
APN: 125-24-701-005
4.48 AC (GROSS)

ENGINEER
TANEY ENGINEERING
6030 SOUTH JONES BLVD
LAS VEGAS, NV 89118
(702) 362-8844 PHONE (702) 362-5233 FAX

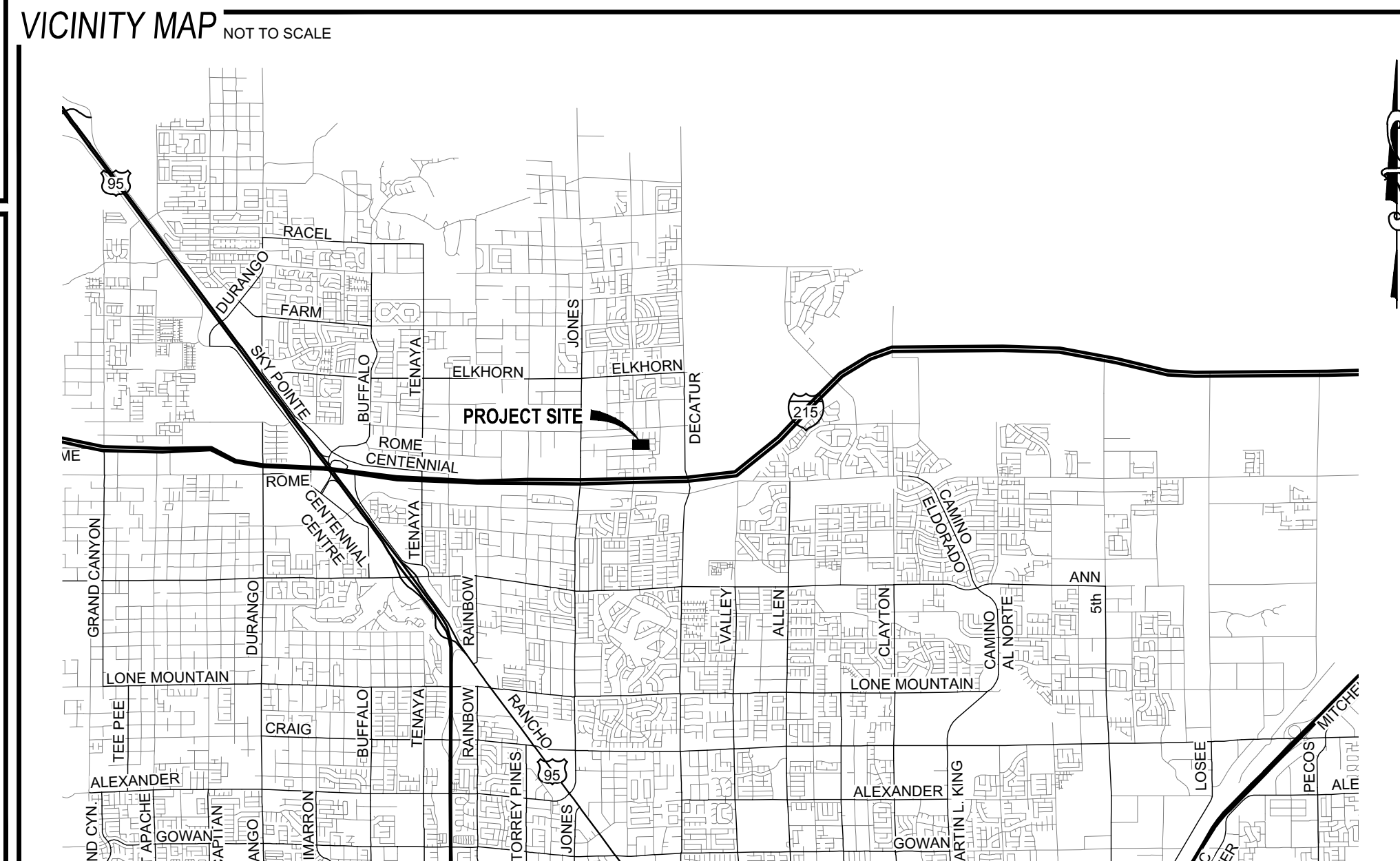
DEVELOPER / OWNER
GREYSTONE NEVADA LLC
9275 WEST RUSSELL ROAD, SUITE #400
LAS VEGAS, NV 89148
(702) 821-4603

SITE MAP
NOT TO SCALE



ABBREVIATIONS

AC	ASPHALTIC CONCRETE	EX	EXISTING	PT	POINT OF TANGENCY
ADP	ASBESTOS CEMENT PIPE	FF	FINISH FLOOR ELEVATION	PVC	POLYVINYL CHLORIDE
AVE	AVENUE	FG	FINISH GRADE	R	RADIUS
B	BACK OF CURB	PH	PIPE HYDRANT	RCB	REINFORCED CONCRETE BOX
BCR	BACK OF CURB RADIUS	FL	FLOW LINE	RCF	REINFORCED CONCRETE PIPE
BFE	BASE FLOOR ELEVATION	FT	FEET	RW	RIGHT-OF-WAY
BFP	BACK FLOOR PREVENTOR	GR	GRADING	RT	RIGHT SIDE
BLM	BUREAU OF LAND MANAGEMENT	GB	GRADE BREAK	SD	STORM DRAIN
BM	BENCH MARK	GFF	GRADE FINISH FLOOR	SHT	SHEET
BO	BOUNDARY	H	HIGH POINT	STLT	STREETLIGHT
BRP	BLUES RAISED PAVEMENT MARKER	HPG	HIGH PRESSURE GAS	SW	SOUTHERN NEVADA WATER AUTHORITY
BVC	BEGIN VERTICAL CURVE	INV	INVERT	SS	SANITARY SEWER
BW	BOTTOM OF WALL	LF	LEFT	ST	STREET
CB	CABLE TELEVISION	LANE	LANE	STA	STATION
CC	CLARK COUNTY	LS	LANDSCAPE	STD	STANDARD
CCFD	CLARK COUNTY FIRE DEPARTMENT	LT	LEFT	SVZ	SIGHT VISIBILITY ZONE
COWRD	CLARK COUNTY WATER REGULATION DISTRICT	LWVWD	LOW VAS VALLEY WATER DISTRICT	SW	SIDEWALK
CZ	CENTERLINE	MAX	MAXIMUM	SWQ	SQUARE YARD
CLSM	CONTROLLED LOW SLOPE TREATMENT MATERIAL	MH	MANHOLE	TC	TOP OF CURB
CLV	CITY OF LAS VEGAS	MIN	MINIMUM	TELE	TELEPHONE
CMT	CORRUGATED METAL PIPE	NUM	NUMBER	TOP	TOP OF DRAINING
CNV	CITY OF NORTH LAS VEGAS	NTS	NOT TO SCALE	T.O.P.	TOP OF PIPE
CO	CLEAN OUT, SEWER	OC	ON CENTER	TR	TURNING
COH	CITY OF HENDERSON	PB	PULL BOX	TW	TOP OF WALL
COY	CURB YARD	PC	POINT OF CURVE	TY	TYPICAL
DC/WS	DESIGN AND CONSTRUCTION STANDARDS FOR WASTE WATER COLLECTION SYSTEMS	PCC	POINT OF COMPOUND CURVE	UDAS	UNIFORM DESIGN AND CONSTRUCTION STANDARDS
DG	DECOMPOSED GRANITE	PE	POLYETHYLENE	UT	UTILITY
DI	DROP INLET	PI	POINT OF INTERSECTION	USD	UNIFORM STANDARD DRAWING
DIP	DUCTILE IRON PIPE	PL	PROPERTY LINE	VC	VERTICAL CURVE
DR	DRIVE	PLT	PLATE	VCF	VERTIFIED CLAY PIPE
EG	EXISTING GRADE	POC	POINT OF CONNECTION	VGP	VALLEY GUTTER
ER	ENDING CURVE	PP	POWER POLE	W	WATER
EX	EXISTING	P&P	PLAN AND PROFILE	W	WATER
ELEC	ELECTRICAL	PC	POINT OF REVERSE CURVE	ZC	ZERO LIP CURB
EP	END OF PAVEMENT	PROJ	PROJECT		
EVC	END VERTICAL CURVE	PRV	PRESSURE REDUCING VALVE		



SHEET INDEX				
01	C1		COVER SHEET	
02	C2		GENERAL NOTES	
03	G1		GRADING PLAN 1	
04	G2		GRADING PLAN 2	
05	GD1		GRADING DETAILS	
06	PP1	BREVIN CT	STA: 9+50 TO 16+50	PLAN & PROFILE
07	PP2	BRADLEY RD	STA: 10+00 TO 17+50	PLAN & PROFILE
08	PP3	BRADLEY RD	STA: 4+00 TO 10+00	PLAN & PROFILE
09	PP4	BRADLEY RD	STA: 1+00 TO 4+00	PLAN & PROFILE
10	MUT		MASTER UTILITY PLAN	
11	UT1		UTILITY PLAN 1	
12	UT2		UTILITY PLAN 2	
13	TR1		TRAFFIC PLAN 1	
14	TR2		TRAFFIC PLAN 2	
15	LS1		LANDSCAPE PLAN	

SUBDIVISION INFORMATION

ACRES: 4.48 AC
 AREA DISTURBED: 4.48 AC
 LOTS: 14
 LOT SIZE: 10543 - 14125 SF
 ZONING: R-D
 FMP: XX
 TMP: 76642
 SETBACKS:
 FRONT: 25 FT
 REAR: 30 FT
 SIDE: 5 FT
 CORNER: 15 FT

UTILITY DISCLAIMER

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. 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 EXISTING LOCATIONS.

Basis of Bearing

SOUTH 00°31'56" EAST, BEING THE BEARING OF THE CENTERLINE OF BRADLEY ROAD BETWEEN DEER SPRINGS WAY AND ROME BOULEVARD AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 52, PAGE 70 OF SURVEYS.

BENCHMARK

MONUMENT ID: 7LV9024SSE6
RIVET AND PLATE IN TOP OF CURB AT WEST SIDE OF THOM BLVD AT CENTENNIAL
ELEVATION: 700.104 METERS (NAVD88)
2,296.92 FEET

LEGAL DESCRIPTION

LOT 273 AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY
NEVADA RECORDER IN FILE 52, PAGE 70 OF SURVEYS, LYING WITHIN THE NORTHWEST
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60
EAST, MDM, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

LEGEND	EXISTING	PROPOSED
PROJECT BOUNDARY		
RIGHT-OF-WAY		
CENTERLINE		
PROPERTY LINE		
EDGE OF PAVEMENT		
SIDEWALK		
CURB AND GUTTER		
FENCE		
CONTOUR (1' INTERVAL)		
CONTOUR (5' INTERVAL)		
DIRECTION OF FLOW		
CUT LINE-ASPHALT		
SCARP (SLOPE VARIES)		
DESIGN ELEVATION	(10.00)	10.00
FUTURE ELEVATION		[10.00]
STEP RETAINING COURSES		
RETAINING WALL		
CUL WALL		
SOLID GROUTED WALL - NO RETAINING		
CUT-OFF WALL		
POWER POLE		
SIDEWALK RAMP		
CURB DROP INLET		
STORM DRAIN WIMANHOLE		
CUT-FILL LINE		
SIGHT VISIBILITY ZONE		
CAP & 2" BLOW OFF VALVE		
WATERLINE FITTINGS		
GATE VALVE		
FIRE HYDRANT		
SEWER LINE WIMANHOLE		
SEWER LATERAL		
WATER LINE		
WATER LATERAL WIMETER		
PRESSURE REDUCING VALVE		
BACKWATER VALVE		
200A SERVICE PEDESTAL		
STREET LIGHT CONDUIT		
F.A.S.T. CONDUIT		
TRAFFIC SIGN		
STOP SIGN W/STREET NAME SIGN		
100W HPS LUMINAIRE W/11 GA. POLE		
250W HPS LUMINAIRE W/11 GA. POLE		
400W HPS LUMINAIRE W/11 GA. POLE		

APPROVAL SIGNATURES:

APPROVED FOR CONSTRUCTION	
COX COMMUNICATIONS LAS VEGAS, INC.	DATE
SOUTHWEST GAS CORPORATION	DATE
CENTRAL TELEPHONE COMPANY dba CENTURYLINK	DATE
"THE AFFIXED CENTURYLINK APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS"	
NV ENERGY	DATE
NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS 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.	
LAS VEGAS FIRE AND RESCUE	DATE
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES	
PROJECT# 137088 FIRST APPROVED DATE _____ LVVWD APPROVED FIRE FLOW: 1500 GPM AT 20 PSI RESIDUAL MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 28 GPM SHEETS: C1, C2, GD1, PP1, PP2, PP3, PP4, MUT, UT1, UT2	

CLV CIVIL ENGINEERING APPROVAL

CLV PLANNING APPROVAL _____

DATE: 4/1/2020

SCALE: 1"=30'

JOB NO: I FN-19-014

DESIGNED BY:	CHECKED BY:
SE	BC

SHEET NAME: 01

6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470
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LAST PLOT: Katrina Esquerro
FILE NAME: S:\ACTIVE\ENNRAR\EN-19-014 - BRADLEY & ANOENI\PSIDWG\SSHEET DWG\EN014_SHT_C.DWG

CLV GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY, NEVADA AREA", LATEST ISSUE, THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA, NEVADA", LATEST REVISION, 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 INTERFERENCES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
- 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 WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGN TO BE APPROVED BY THE CITY. PRIOR TO 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 OF EVERY 300' IN EXTRUDED-TYPE CURB.
- AC PAVEMENT TO BE ONE-HALF INCH (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 238. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A 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 THE (COMPANY, REPORT#, DATE) APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
- EXACT LOCATION OF ALL SAWCUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY A 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 NO. 625.380 & CITY OF LAS VEGAS TITLE 18, 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 UTILITY COMPANY AND THE CITY ENGINEER.

WALL NOTES:

- ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS, FLOOD CONTROL, AND SIGHT DISTANCE AT INTERSECTIONS. NEW WALLS REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.
- CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE 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 NDOT OR THE 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 CITY AND APPROVED PRIOR TO ACCEPTANCE OF FACILITY VIDEO INSPECTION. THE MAP(S) SHALL INCLUDE THE HORIZONTAL AND VERTICAL (INVERT) LOCATION OF PUBLIC SEWER MANHOLES, STORM DRAIN MANHOLES AND TRANSITION STRUCTURES, STORM DRAIN LATERALS AT THE CONNECTION TO THE STORM DRAIN MAIN AND AT THE CONNECTION TO A DROP INLET, THE CONNECTION OF SEWER SERVICE LATERALS TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERALS EXIT THE PUBLIC RIGHT-OF-WAY, SEWER AND STORM DRAIN MAIN ALIGNMENT, INCLUDING DEFLECTION POINTS. THE LOCATION SHALL BE DESCRIBED BY COORDINATES WHICH SHALL BE BASED ON THE OFFICIAL HORIZONTAL AND VERTICAL CONTROL NETWORKS OF THE CITY OF LAS VEGAS. FINAL LOCATION MAPS MUST BE SEALED AND CERTIFIED BY A NEVADA PROFESSIONAL LAND SURVEYOR TO HAVE POSITIONAL CERTainties 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.

CLV STREETLIGHT NOTES

- ALL STREET LIGHTING INSTALLATION SHALL BE IN ACCORDANCE WITH THE STREET LIGHTING PLANS, THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY, NEVADA AREA", LATEST REVISION, AND THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY, NEVADA AREA", LATEST REVISION.
- NO DEVIATION OF STREET LIGHT, PULL BOX, CONDUITS, ETC., LOCATIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF THE TRAFFIC/ELECTRICAL FIELD OPERATIONS DIVISION AND THE CONSTRUCTION PROJECT REPRESENTATIVE. ANY DEVIATION FROM THE PLAN LOCATION WILL REQUIRE COMPLIANCE WITH SECTION 623.10.03 (E) OF THE SPECIFICATIONS.
- ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION.
- ALL EMPTY CONDUIT SHALL HAVE PULL STRINGS INSTALLED PRIOR TO FINAL INSPECTION.
- ANY STRUCTURE, SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, ETC., SHALL LEAVE A MINIMUM OF EIGHTEEN INCHES (18") TO THE FACE OF STREET LIGHTING POLE ON ALL SIDES WHEN STREET LIGHT IS INSTALLED BEHIND SIDEWALK, AND SHALL AT NO TIME COMPLETELY ENCLOSE THE STREET LIGHTING POLE.
- AS-BUILT DRAWINGS SHALL BE SUPPLIED TO THE ELECTRICAL SERVICES SECTION PRIOR TO ANY PRE-FINAL INSPECTION. THE AS-BUILT DRAWINGS SHALL BE STAMPED AS-BUILT AND SIGNED BY THE PREPARER.
- SERVICE POINTS SHALL BE COORDINATED WITH NEVADA POWER COMPANY, AND WHEREVER POSSIBLE, SHALL BE LOCATED NEAR THE CENTER OF THE CIRCUIT. SERVICE POINTS SHALL BE SHOWN ON THE PLANS.
- IT SHALL BE ASSUMED THAT IN THE ABSENCE OF AN EXISTING, WORKABLE CIRCUIT TO ATTACH TO, ALL INSTALLATIONS SHALL REQUIRE A NEW SERVICE FOR OPERATION OF THE CIRCUIT.
- WHEREVER THERE IS AN OVERHEAD UTILITY THAT MAY CONFLICT WITH THE INSTALLATION OF STREET LIGHTING CIRCUITS AND/OR POLES, THESE CONFLICTS MUST BE RESOLVED BETWEEN THE DEVELOPER AND THE UTILITIES INVOLVED BEFORE STREET LIGHT BASES ARE INSTALLED AT NO EXPENSE TO THE CITY OF LAS VEGAS.
- THE CONTRACTOR SHALL FURNISH COMPLETE SERVICE TO TRANSFORMERS AND CONTROL SYSTEMS IF REQUIRED ON THE PLANS.

LEGAL DESCRIPTION

LOT 273 AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 52, PAGE 70 OF SURVEYS, LYING WITHIN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, MDN, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

EARTHWORK

TOTAL FOR OVERALL DEVELOPMENT: 757 CY CUT / 16,986 CY FILL / 16,229 CY NET FILL

NOTE: THIS OPINION OF THE CUT AND FILL QUANTITIES IS PROVIDED AS REQUESTED BY THE GOVERNING ENTITY. THIS INFORMATION SHOULD NOT BE USED FOR BIDDING PURPOSES. ALL CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN QUANTITIES. THESE TOTALS ARE RAW AND DO NOT ACCOUNT FOR SHRINKAGE AND SUBSIDENCE.

CLV TRAFFIC NOTES

- ALL CONSTRUCTION SIGNING, BARRIADAGE, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL OF 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 ZONES. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENT INTO EXISTING CITY STREETS WHERE WARRANTED IMMEDIATELY AFTER 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. 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 FEET (5') OF ANY PROPOSED SIGN SHOWN ON THE PLANS TO BE MOUNTED ON A SIGN POST, THE SIGN SHALL BE MOUNTED ON THE STREET LIGHT STANDARD AND THE SIGN POST 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 HEREUNDER, 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 EQUIPMENT AND FLAG PERSONS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC IN AND AROUND THE WORK AREA. THE CONTRACTOR SHALL HAVE A CERTIFIED ATSSA TRAFFIC CONTROL TECHNICIAN OR ISMA WORK ZONE SAFETY SPECIALIST SET UP, MAINTAIN AND/OR REMOVE ALL TRAFFIC CONTROL DEVICES IN THE CITY OF LAS VEGAS RIGHTS-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 CITIZEN 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 AND SHALL ARRANGE FOR TEMPORARY RELOCATION OF THE STOP.
- GUARDS SHALL BE OBTAINED BY CONTACTING THE METROPOLITAN POLICE DEPARTMENT SPECIAL EVENTS UNIT (PHONE NO. 229-3442) 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.
- ALL WORK WITHIN 300' OF A SIGNALIZED INTERSECTION WILL BE NIGHT WORK, UNLESS DIRECTED BY THE CITY OF LAS VEGAS TRAFFIC ENGINEER.
- 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.

CLV 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 EXCAVATION.
- THE CONTRACTOR IS WARNED THAT AN EARTHWORK PROJECT WILL NOT NECESSARILY BE 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.
- THE 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.
- IN 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 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, BARRICADES, ETC.

STORMWATER RUNOFF MANAGEMENT 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 WAY OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
- ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CLARK COUNTY TITLE 24.40 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 NVRI100000, SECTION III.A.5.
- AT A MINIMUM, THE CONTRACTOR R HIS AGENT SHALL INSPECT ALL DISTURBED AREAS. AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER AND 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 MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVRI100000, 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.

SOUTHERN NEVADA SOUTHWEST GAS CORP. GENERAL NOTES

- IN THE EVENT OF NATURAL GAS EMERGENCIES CALL 911 AND 1-877-860-0020.
- MINIMUM HORIZONTAL CLEARANCE BETWEEN NATURAL GAS FACILITIES AND ANY UNDERGROUND UTILITIES AND/OR STRUCTURES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, STORM DRAIN, COMMUNICATIONS, AND ELECTRIC SHALL BE AT LEAST 12-INCHES OR GREATER AS DICTATED BY LOCAL CODES AND STANDARDS.
 - ANY DEVIATION FROM SPECIFIED MINIMUM CLEARANCES MUST BE APPROVED BY ALL AFFECTED UTILITIES AND/OR MUNICIPALITIES.
- FOR VALVE ADJUSTMENT CONTACT 702-668-6107 48 HOURS PRIOR TO CONSTRUCTION.
- IN THE EVENT OF A NATURAL GAS CONFLICT WITH PROPOSED UTILITIES AND/OR STRUCTURES CONTACT 702-365-2099.
- SWG STANDBY CONTACT NUMBER: (702)400-1789)

SOUTHWEST GAS CORPORATION

DATE

CLV FIRE DEPARTMENT NOTES

- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LAS VEGAS FIRE AND RESCUE ADOPTED FIRE CODE ORDINANCE #6631 FOR HYDRANT SPECIFICATIONS AND HYDRANT INSTALLATION SPECIFICATIONS.
- ONLY FIRE HYDRANTS THAT ARE ON THE LAS VEGAS VALLEY WATER DISTRICTS' - 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 § 105.6.15
- 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
H RESIDENTIAL - 500 FT UNSPRINKLERED, 600 FT SPRINKLERED.
H 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 § C102.10
- 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, FOR SYSTEMS REQUIRED TO HAVE TWO (2) SOURCES OF WATER SUPPLY. SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 2 FIRE HYDRANTS AND/OR FIRE SPRINKLER LEAD-INS CAN BE OUT OF SERVICE DUE TO A SERVICE INTERRUPTION. FOR SYSTEMS PERMITTED TO HAVE ONE SOURCE OF WATER SUPPLY, SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 3 FIRE HYDRANTS AND/OR FIRE SPRINKLER LEAD-INS CAN BE OUT OF SERVICE DUE TO A SERVICE INTERRUPTION. IFC § C104
- 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 13FT 6 INS. IFC § 503.2.1
- FIRE DEPARTMENT ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 33 FT WITH PARKING ON BOTH SIDES MEASURED TO FACE OF CURB. NOT LESS THAN 28 FT WIDE WITH PARKING RESTRICTED TO ONE SIDE MEASURED TO FACE OF CURB. NOT LESS THAN 24 FT WIDE WITH NO PARKING ON EITHER SIDE MEASURED TO FACE OF CURB. FIRE LANES THROUGH PARKING LOTS SHALL BE NOT LESS THAN 24 FT. IFC § 503.2.1.1
- A FIRE APPARATUS ACCESS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FT FROM A FIRE DEPARTMENT VEHICLE ACCESS. IFC § 503.1.1
- APPROVED SECONDARY FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR 200 OR MORE DWELLING UNITS, ROAD(S) WITH DEAD-ENDS OR A SINGLE POINT OF ACCESS IN EXCESS OF 600 FT. CLV REGULATION AND MOU
- ALL DEAD-END FIRE APPARATUS ROADS AND/OR FIRE LANES, PUBLIC OR PRIVATE, IN EXCESS OF 150 FT IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND HAVING A MINIMUM DIAMETER OF 81 FT. CLV REGULATION
- ALL FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LANE. ONE SIGN AT THE END OF THE FIRE LANE AND WITH SIGNS AT INTERVALS OF 100 FT ALONG THE DESIGNATED FIRE LANES. SIGNS TO BE PLACED ON BOTH SIDES OF AN ACCESS ROADWAY IF NEEDED TO PREVENT PARKING ON EITHER SIDE. SIGNS TO BE INSTALLED NO HIGHER THAN 10 FT OR LESS THAN 8 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. IFC § 503.6
- WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS, OR HAVING FOUR OR MORE TRAVEL LANES AND A TRAFFIC COUNT OF MORE THAN 30,000 VEHICLES PER DAY, ALL HYDRANTS BEING UTILIZED TO DELIVER FIRE FLOW TO THE PROPOSED LOCATION SHALL BE LOCATED ON THE SAME SIDE OF THE STREET AS THE PROPOSED DEVELOPMENT. CLV REGULATION

SEWER MANHOLE SCHEDULE

STORM DRAIN MANHOLE SCHEDULE

CLV SEWER NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF DESIGN & 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 CONTRACTORS TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATIONS.
- IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO PERFORM CONSTRUCTION AS PER PLANS. ANY ADDITIONS, DELETIONS, OR CHANGES SHALL FIRST MEET WITH THE APPROVAL OF THE CITY ENGINEERS.
- 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 IN PAVED STREETS EIGHTY FEET (80') RW AND LARGER SHALL HAVE CONCRETE COLLARS. STREETS LESS THAN EIGHTY FEET (80') WILL REQUIRE RETROFITTING 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 INCHES (12") IN DIAMETER. CONNECTIONS TO FIFTEEN INCH (15") OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES. IN-LINE "Y"s SHALL BE USED ON LINES TWELVE INCHES (12") IN DIAMETER AND ABOVE.
- WATER MAINS SHALL BE PROTECTED IN ACCORDANCE WITH LVVWD STANDARDS WHENEVER A SEWER MAIN CROSSES OVER A MAIN LINE OR THE SEWER IS LESS THAN EIGHTEEN INCHES (18") UNDER A WATER MAIN.
- ALL CONTRACTORS INSTALLING SEWER MAINS THAT WILL BE UNDER 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 OF A FOOT (0.1') FROM THE APPROVED CONSTRUCTION PLANS AT ANY LOCATION. SEWER MAINS FOUND TO EXCEED THIS TOLERANCE WILL HAVE TO BE REPAIRED OR REMOVED AND REPLACED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO ACCEPTANCE BY THE CITY OF LAS VEGAS
- INSTALLATION OF CURVED SEWER REQUIRES THE USE OF PVC C900 WHICH ALLOWS FOR PIPE DEFLECTION AT THE JOINTS.

LAS VEGAS VALLEY WATER DISTRICT NOTES

LVVWD PROJECT #137088

- 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 NUMBER 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 SUPERCEDE 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 INCHES (2") 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 AND APPURTENANCES SHALL BE DISINFECTED, PRESSURE TESTED, AND HAVE AN ACCEPTABLE PASSING HEALTH WATER SAMPLE OBTAINED, PRIOR TO OPERATION AND USE.
- THE CONTRACTOR MUST OBTAIN ALL METERS TWO INCHES (2") AND SMALLER FROM LVVWD CENTRAL STORES. TELEPHONE 258-3152 OR 258-3802 TWO (2) WORKING DAYS PRIOR TO METER PICKUP.
- 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. PRIOR WRITTEN NOTIFICATION MUST BE GIVEN TO ALL AFFECTED CUSTOMERS.
- ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE LVVWD APPROVED PRODUCTS LIST FOR NEW FACILITIES. LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS BY SUBMITTING SHOP DRAWINGS.
- TELEPHONE "CALL BEFORE YOU DIG" AT "811" OR 1-800-227-2600.
- THE INSTALLATION OF LVVWD MUNICIPAL WATER FACILITIES WITHIN ALL STREETS IS ASSUMED TO BE IN COMPLIANCE WITH THE UNIFORM STANDARDS, INCLUDING PLACEMENT OF ASPHALT PAVING STREET SURFACES. ANY REPAIR WORK DONE BY THE LVVWD TO THE MUNICIPAL WATER FACILITIES WILL INCLUDE THE PLACEMENT OF AN APPROPRIATELY SIZED ASPHALT REPAIR PATCH ON THE STREET SURFACE.
- ANY DECORATIVE PAVING SURFACE WITHIN THE STREET IS THE RESPONSIBILITY OF THE OWNER'S ASSOCIATION, OR THE INDIVIDUAL PROPERTY OWNERS IF NO OWNER'S ASSOCIATION IS IN EXISTENCE, OR THE AGENCY HAVING JURISDICTION. DECORATIVE SURFACE MATERIALS PLACED WITHIN THE TEN FOOT EASEMENT ADJUTING A PUBLIC OR PRIVATE STREET, IF DISTURBED BY THE LVVWD DURING THE REPAIR OR OPERATION OF ITS FACILITIES, WILL BE REPLACED BY LVVWD WITH AN APPROPRIATELY SIZED PLAIN FINISH CONCRETE PATCH. THE LVVWD WILL NOT RESTORE, AND WILL NOT BE RESPONSIBLE FOR THE RESTORATION OF, ANY DECORATIVE PAVING SURFACE WITHIN THE STREET. THE LVVWD WILL NOT ATTEMPT TO MATCH COLOR OR FINISH OF ANY ADJACENT MATERIALS.

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

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT# 137088, FIRST APPROVED DATE _____

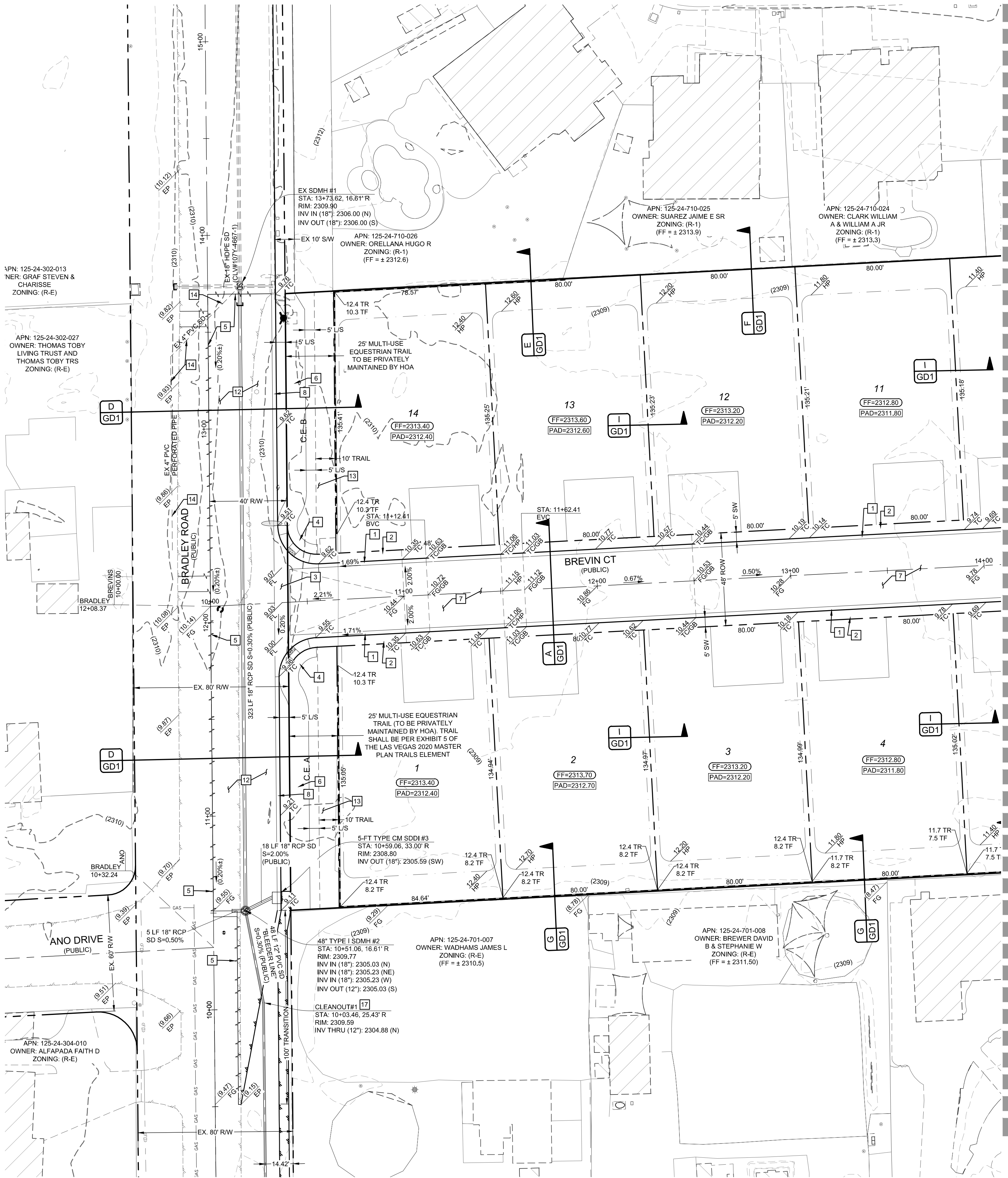
ABBREVIATIONS

AC	ASPHALTIC CONCRETE	EX	EXISTING	PT	POINT OF TANGENCY
ACP	ASBESTOS CEMENT PIPE	FF	FINISH FLOOR ELEVATION	PVC	POLYVINYL CHLORIDE
AVE	AVENUE	FG	FINISH GRADE	R	RADIUS
BC	BACK OF CURB	FH	FIRE HYDRANT	RCB	REINFORCED CONCRETE BOX
BM	BENCH MARK	FL	FLOW LINE	RCF	REINFORCED CONCRETE PIPE
BFE	BASE FLOOD ELEVATION	FT	FEET	R/W	RIGHT-OF-WAY
BFP	BACK FLOW PREVENTOR	G	GRADING	RT	RIGHT
BLM	BUREAU OF LAND MANAGEMENT	GB	GRADE BREAK	SD	STORM DRAIN
BO	BOUNDARY	GFF	GARAGE FINISH FLOOR	SHT	SHEET
BRM	BLUE RAISED PAVEMENT MARKER	HP	HIGH POINT	STLT	STREETLIGHT
BSM	BEGIN VERTICAL CURVE	HPS	HIGH PRESSURE GAS	SWA	SOUTHERN NEVADA WATER AUTHORITY
BT	BOTTOM OF WALL	IN	INVERT	SV	SANITARY SEWER
CATV	CABLE TELEVISION	LF	LINEAR FEET	ST	STREET
CC	CLARK COUNTY	LN	LANE	STA	STATION
CD	CLARK COUNTY FIRE DEPARTMENT	LS	LANDSCAPE	STD	STANDARD
COWRD	CLARK COUNTY WATER RECLAMATION DISTRICT	LT	LEFT	SVZ	SIGHT VISIBILITY ZONE
CL	CENTERLINE	LVWD	LAS VEGAS VALLEY WATER DISTRICT	SW	SIDEWALK
CLSM	CONTROLLED LOW STRENGTH MATERIAL	MAX	MAXIMUM	SY	SQUARE YARD
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM	TC	TOP OF CURB
CNLV	CITY OF NORTH LAS VEGAS	NO	NUMBER	TELE	TELEPHONE
CO	CLEAN OUT, SEWER	NTS	NOT TO SCALE	TF	TOP OF FOOTING
COH	CITY OF HENDERSON	OC	ON CENTER	T.O.P.	TOP OF PIPE
CY	CUBIC YARD	PB	PULL BOX	TR	TOP OF RETAINING
CSWSIS	DESIGN AND CONSTRUCTION STANDARDS FOR WASTE WATER COLLECTION SYSTEMS	PC	POINT OF CURVE	TW	TOP OF WALL
DG	DECOMPOSED GRANITE	PE	POLYETHYLENE	TY	TYPICAL
DI	DROP INLET	PI	POINT OF INTERSECTION	UDACS	UNIFORM DESIGN AND CONSTRUCTION
DR	DUCTILE IRON PIPE	PL	PROPERTY LINE	UT	UTILITY
EC	END OF CURVE	PLT	PLATE	USD	UNIFORM STANDARD DRAWING
EG	EXISTING GRADE	POC	POINT OF CONNECTION	SVZ	SIGHT VISIBILITY ZONE
ELEC	ELECTRICAL	PP	POWER POLE	VCP	VERTIFIED CLAY PIPE
EP	EDGE OF PAVEMENT	P&P	PLAN AND PROFILE	VG	VALLEY GUTTER
EVC	END VERTICAL CURVE	PRC	POINT OF REVERSE CURVE	W	WATER
		PRV	PRESSURE REDUCING VALVE	ZC	ZERO LIP CURB

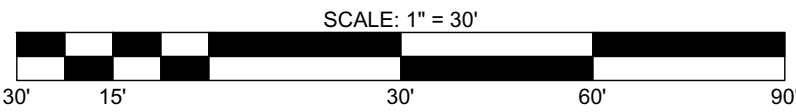
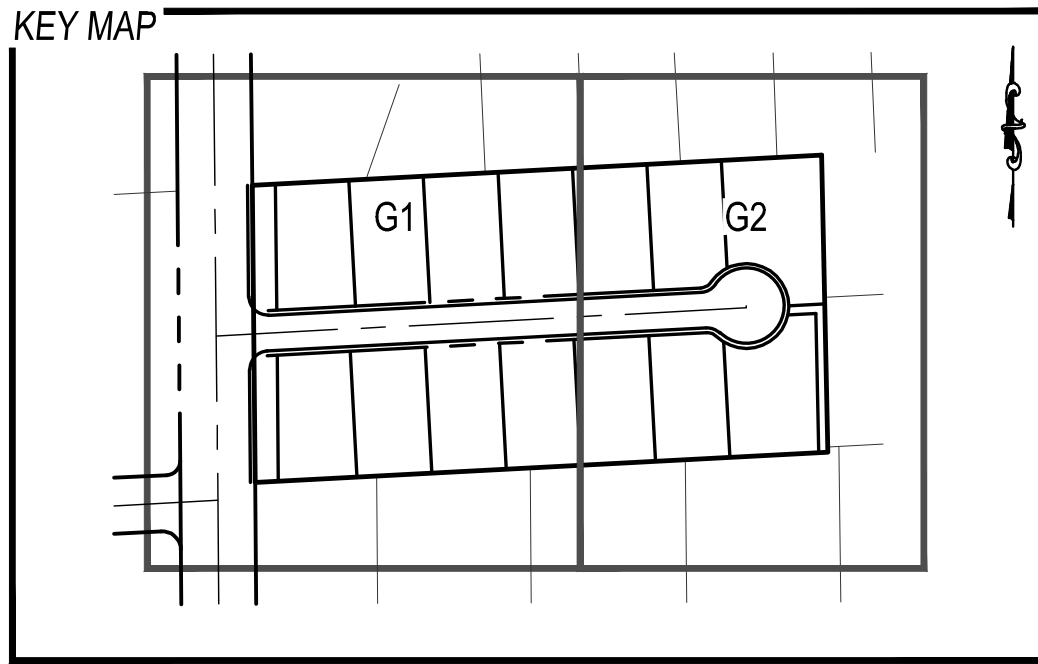
QUANTITIES

	PUBLIC	PRIVATE
PAVING AND GRADING		
2" ASPHALT	2,375 SF	
TYPE II GRAVEL	410 CY	
24" L-TYPE CURB & GUTTER	1,408 LF	
4" THICK CONCRETE SIDEWALK	8,545 SF	</

LAST PLOT: Kaitia Equine
FILE NAME: S:\ACT\LENNAR\LEN-19-014 - BRADLEY & ANO\ENGR\DWG\SSSHEET DWG\LEN014_SHT_GRO.DWG



MATCHLINE SEE SHEET G2



CONSTRUCTION NOTES

- 1 R-TYPE CURB (CCAUSD #217.3.51)
- 2 5' WIDE SIDEWALK (CCAUSD #234)
- 3 8" CROSS GUTTER (CCAUSD#228)
- 4 SIDEWALK RAMP (CCAUSD #235) - CASE II (A=8' / B=8')
- 5 AC PAVEMENT SAWCUT & REPLACEMENT (CCAUSD #503, 500.3, 500.5)
- 6 10' WIDE SIDEWALK (CCAUSD #234)
- 7 2" AC PAVEMENT OVER 4" TYPE II
- 8 24" L-TYPE CURB & GUTTER (CCAUSD #216)
- 9 10' CONCRETE VALLEY GUTTER SEE DETAIL K/GD1
- 10 BLOCK WALL OPENING SEE DETAIL J / GD1
- 11 INSTALL SIDEWALK DRAIN (CCAUSD#236)
- 12 4.5" AC PAVEMENT OVER 4" TYPE II
- 13 COMPACTED DECOMPOSED GRANITE
- 14 ABANDON EXISTING 4" PVC STORM DRAIN
- 15 ADJUST OR REPLACE EXISTING WALL OPENING WITH 16" X 48" WALL OPENING (SEE DETAIL M / GD1)
- 16 48" TYPE IA SDMH (CCAUSD #404)
- 17 INSTALL CLEANOUT (DCSWCS SD-24)

GEOTECHNICAL

ACCESS CONSULTING ENGINEERS
3235 PEPPER LANE, SUITE 107
LAS VEGAS, NV 89120
(702) 987-5153
REPORT NO: 19-144
DATE: 03-21-2019

EARTHWORK

TOTAL FOR OVERALL DEVELOPMENT: 757 CY CUT / 16,986 CY FILL / 16,229 CY NET FILL

NOTE: THIS OPINION OF THE CUT AND FILL QUANTITIES IS PROVIDED AS REQUIRED BY THE GOVERNING ENTITY. THIS INFORMATION SHOULD NOT BE USED FOR BIDDING PURPOSES. ALL CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN QUANTITIES. THESE TOTALS ARE RAW AND DO NOT ACCOUNT FOR SHRINKAGE AND SUBSIDENCE.

FLOOD ZONE

THIS PROJECT IS LOCATED IN FLOOD ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER FIRM PANEL 52003C2150E, REVISED DATE.

UTILITY DISCLAIMER

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. 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 EXISTING LOCATIONS.

GRADING NOTES

ADD 2300 FEET TO ALL GRADE TAGS TO GET ACTUAL ELEVATION.

THE ELEVATION DIFFERENCE BETWEEN THE PAD AND FINISH FLOOR IS DETERMINED FROM THE MINIMUM THICKNESS REQUIRED PER THE GEOTECHNICAL REPORT. FINISH FLOORS MAY INCREASE DEPENDING ON THE TYPE OF SOIL AND FOUNDATION PLAN USED. NOTE THAT THE STRUCTURAL PLANS & GEOTECHNICAL REPORT SHALL SUPERSEDE THE CIVIL IMPROVEMENT PLANS.

ALL PRIVATE STREETS AND DRAINAGE EASEMENTS ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (H.O.A.).

ALL WORK TO BE PERFORMED OUTSIDE OF THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL NOT BE PERFORMED UNTIL WRITTEN PERMISSION AND EASEMENTS HAVE BEEN OBTAINED FROM THE OFFSITE OWNER AND GIVEN TO THE GOVERNING ENTITY.

BENCHMARK

MONUMENT ID: 7LV9024SSE6
RIVET AND PLATE IN TOP OF CURB AT WEST SIDE OF THOM BLVD AT CENTENNIAL.
ELEVATION: 700.104 METERS (NAVDS88)
2,296.92 FEET

GRADING CERTIFICATION

I CERTIFY THIS GRADING PLAN COMPLIES WITH THE APPROVED DRAINAGE STUDY, DS5192, ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

STANLEY FONG, PE DATE

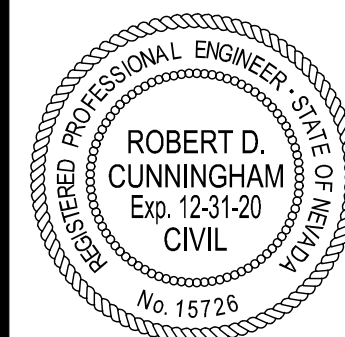
Avoid overhead power line contact, it's costly.
Call before you Dig
1-702-227-2929

Avoid cutting underground utility lines, it's costly.
Call before you Dig
1-800-227-2600

LENNAR

BRADLEY AND ANO
A RESIDENTIAL SUBDIVISION

GRADING PLAN 1



DATE: 4/1/2020

SCALE: 1"=30'

JOB NO: LEN-19-014

DESIGNED BY: SF CHECKED BY: RC

SHEET NAME: G1

SHEET NUMBER: 03 OF 14

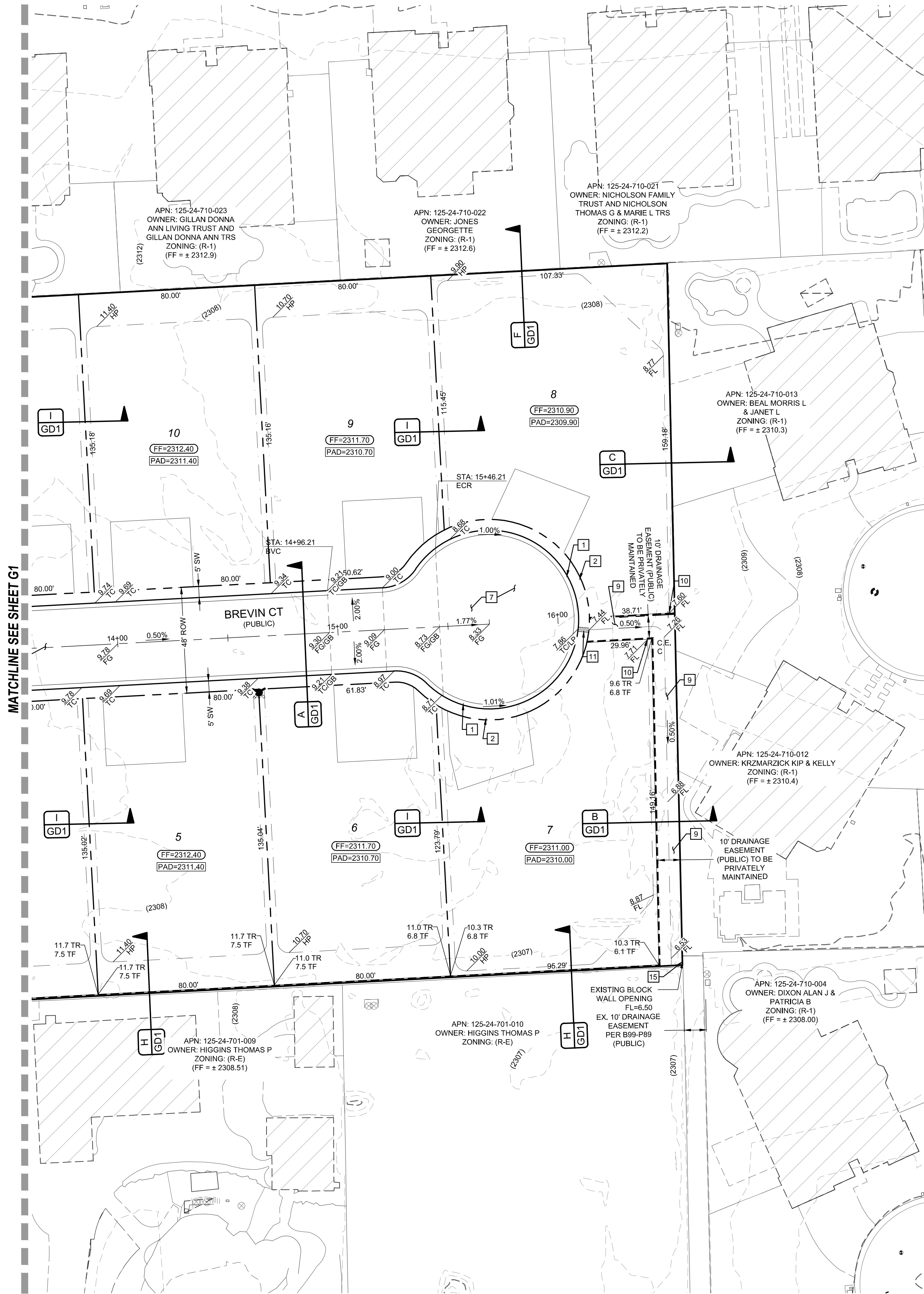
CITY: L20-00173 107Y5128

REVISIONS

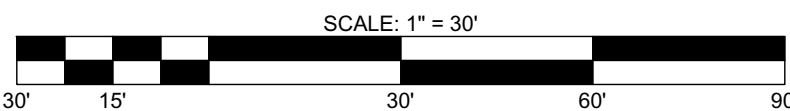
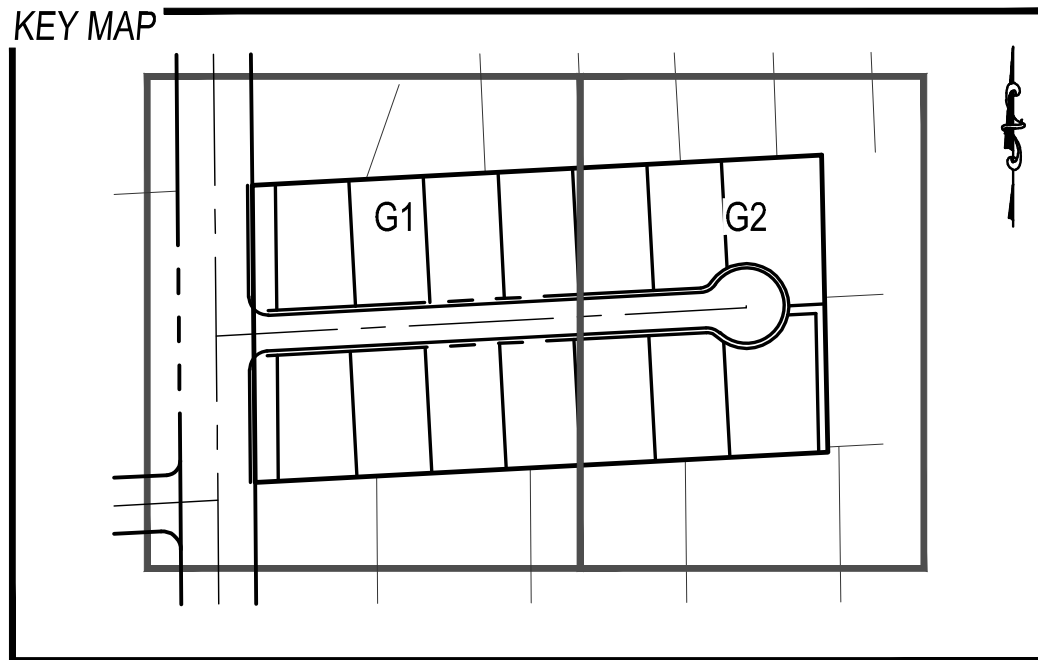
NO. DESCRIPTION BY SHTS. APPR. DATE

NO. DESCRIPTION BY SHTS. APPR. DATE

LAST PLOT: Kaitia Equerra
FILE NAME: S:\ACTIVE\LEN\LEN-19-014 - BRADLEY & ANO\ENGR\DWGS\SSHEET DWGS\LEN014_SHT_GRO.DWG



MATCHLINE SEE SHEET G1



CONSTRUCTION NOTES

1. R-TYPE CURB (CCAUSD #217.3.51)
2. 5' WIDE SIDEWALK (CCAUSD #234)
3. 8" CROSS GUTTER (CCAUSD #228)
4. SIDEWALK RAMP (CCAUSD #235) - CASE II (A=8' / B=8')
5. AC PAVEMENT SAWCUT & REPLACEMENT (CCAUSD #503, 500.3, 500.5)
6. 10' WIDE SIDEWALK (CCAUSD #234)
7. 2" AC PAVEMENT OVER 4" TYPE II
8. 24" L-TYPE CURB & GUTTER (CCAUSD #216)
9. 10' CONCRETE VALLEY GUTTER SEE DETAIL K/GD1
10. BLOCK WALL OPENING SEE DETAIL J / GD1
11. INSTALL SIDEWALK DRAIN (CCAUSD #236)
12. 4.5" AC PAVEMENT OVER 4" TYPE II
13. COMPACTED DECOMPOSED GRANITE
14. ABANDON EXISTING 4" PVC STORM DRAIN
15. ADJUST OR REPLACE EXISTING WALL OPENING WITH 16" X 48" WALL OPENING (SEE DETAIL M / GD1)
16. 48" TYPE IA SDMH (CCAUSD #404)
17. INSTALL CLEANOUT (DCSWCS SD-24)

GEOTECHNICAL

ACCESS CONSULTING ENGINEERS
3255 PEPPER LANE, SUITE 107
LAS VEGAS, NV 89120
(702) 987-5153
REPORT NO: 19-144
DATE: 03-21-2019

EARTHWORK

TOTAL FOR OVERALL DEVELOPMENT: 757 CY CUT / 16,986 CY FILL / 16,229 CY NET FILL

NOTE: THIS OPINION OF THE CUT AND FILL QUANTITIES IS PROVIDED AS REQUIRED BY THE GOVERNING ENTITY. THIS INFORMATION SHOULD NOT BE USED FOR BIDDING PURPOSES. ALL CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN QUANTITIES. THESE TOTALS ARE RAW AND DO NOT ACCOUNT FOR SHRINKAGE AND SUBSIDENCE.

FLOOD ZONE

THIS PROJECT IS LOCATED IN FLOOD ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER FIRM PANEL 52053C2150E, REVISED DATE.

UTILITY DISCLAIMER

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. 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 EXISTING LOCATIONS.

GRADING NOTES

ADD 2300 FEET TO ALL GRADE TAGS TO GET ACTUAL ELEVATION.

THE ELEVATION DIFFERENCE BETWEEN THE PAD AND FINISH FLOOR IS DETERMINED FROM THE MINIMUM THICKNESS REQUIRED PER THE GEOTECHNICAL REPORT. FINISH FLOORS MAY INCREASE DEPENDING ON THE TYPE OF SOIL AND FOUNDATION PLAN USED. NOTE THAT THE STRUCTURAL PLANS & GEOTECHNICAL REPORT SHALL SUPERSEDE THE CIVIL IMPROVEMENT PLANS.

ALL PRIVATE STREETS AND DRAINAGE EASEMENTS ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (H.O.A.).

ALL WORK TO BE PERFORMED OUTSIDE OF THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL NOT BE PERFORMED UNTIL WRITTEN PERMISSION AND EASEMENTS HAVE BEEN OBTAINED FROM THE OFFSITE OWNER AND GIVEN TO THE GOVERNING ENTITY.

BENCHMARK

MONUMENT ID: 7LV9024SSE6
RIVET AND PLATE IN TOP OF CURB AT WEST SIDE OF THOM BLVD AT CENTENNIAL.
ELEVATION: 700.104 METERS (NAVDS88)
2,296.92 FEET

GRADING CERTIFICATION

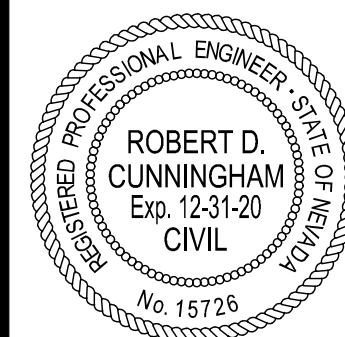
I CERTIFY THIS GRADING PLAN COMPLIES WITH THE APPROVED DRAINAGE STUDY, DS5192, ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

STANLEY FONG, PE DATE

LENNAR

BRADLEY AND ANO
A RESIDENTIAL SUBDIVISION

GRADING PLAN 2



DATE: 4/1/2020

SCALE: 1"=30'

JOB NO: LEN-19-014

DESIGNED BY: SF CHECKED BY: RC

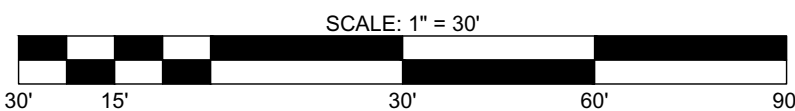
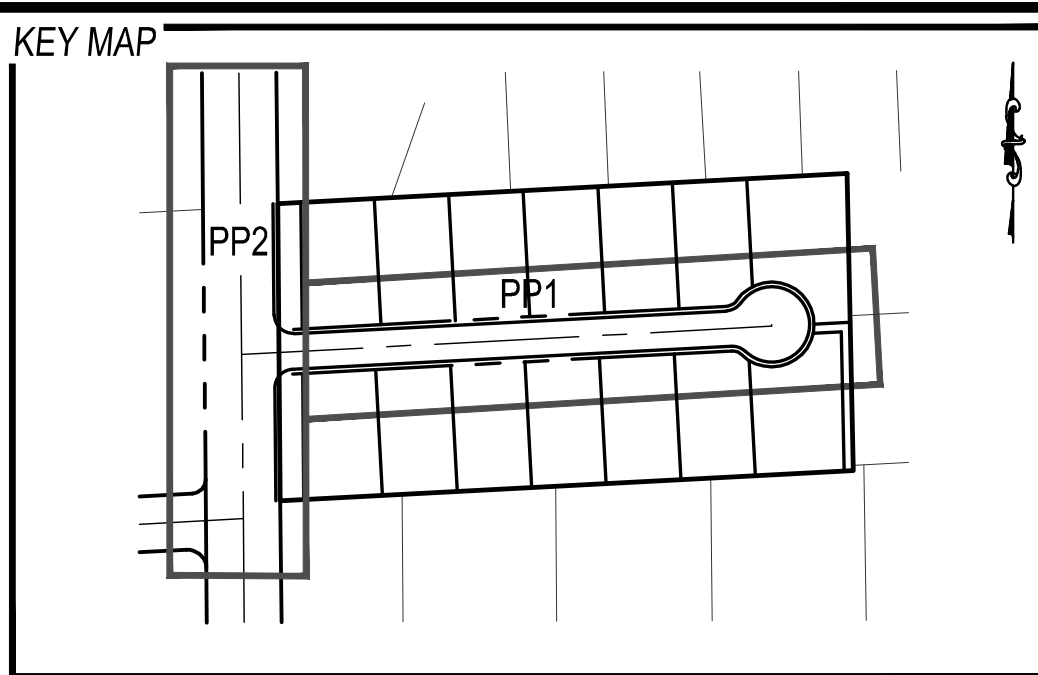
SHEET NAME: G2

SHEET NUMBER: 04 OF 14

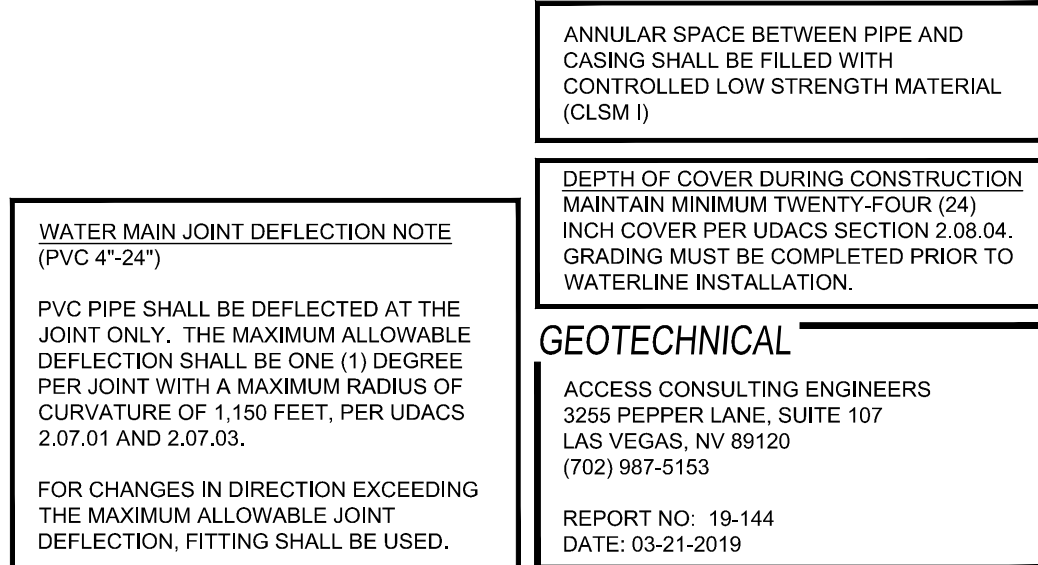
CITY: L20-00173 107Y5128

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Call before you Overhead
1-702-227-2929

Call before you Dig
Avoid cutting underground utility lines, it's costly.
CALL 811
OR
1-800-227-2600



- 1-----R-TYPE CURB (CCAUSD #217.3.51)
- 2-----5' WIDE SIDEWALK #234
- 3-----8" CROSS GUTTER (CCAUSD#228)
- 4-----SIDEWALK RAMP (CCAUSD #235) - CASE II (A=8" / B=8")
- 5-----CA PAVEMENT SAWCUT & REPLACEMENT (CCAUSD #503, 500.3, 500.5)
- 6-----10' WIDE SIDEWALK (CCAUSD #234)
- 7-----2" CA PAVEMENT OVER 4" TYPE II
- 8-----24" L-TYPE CURB & GUTTER (CCAUSD #216)
- 9-----10' CONCRETE VALLEY GUTTER SEE DETAIL K/GD1
- 10-----BLOCK WALL OPENING SEE DETAIL J / GD1
- 11-----INSTALL SIDEWALK DRAIN (CCAUSD#236)
- 12-----4.5" CA PAVEMENT OVER 4" TYPE II
- 13-----COMPACTED DECOMPOSED GRANITE
- 14-----ABANDON EXISTING 4" PVC STORM DRAIN
- 15-----ADJUST OR REPLACE EXISTING WALL OPENING WITH 16" X 48" WALL OPENING (SEE DETAIL M / GD1)
- 16-----48" TYPE IA SDMH (CCAUSD #404)
- 17-----INSTALL CLEANOUT (DCSWCS SD-24)
- 18-----REMOVE CAP AND BLOW-OFF VALVE AND CONNECTION TO EX. WATERLINE
- 19-----10" GATE VALVE (UDACS PLATE NO. 30 & 39)
- 20-----STEEL CASING (UDACS PLATE NO. 39)
- 21-----RELOCATE EXISTING FIRE HYDRANT FROM MELLO AVE. TO BRADLEY RD. & ABANDON EXISTING LATERAL. (SEE NOTE ON THIS SHEET)
- 22-----10" VERTICAL 48" BEND-RESTRAINED



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. 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 EXISTING LOCATIONS.

FOR LINE AND CURVE DATA TABLES, SEE THE GRADING PLAN SHEETS FOR THIS PROJECT

ADD 2300 FEET TO ALL GRADE TAGS TO GET ACTUAL ELEVATION.

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MONUMENT ID: 7LV9024SSE6
RIVET AND PLATE IN TOP OF CURB AT WEST SIDE OF THOM BLVD AT CENTENNIAL.
ELEVATION: 700.104 METERS (NAV88)
2 296.92 FEET

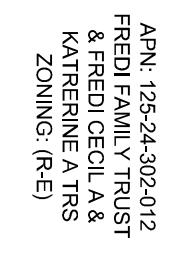
SOUTHWEST GAS CORPORATION DAYTON, OHIO

PROJECT# 137088 FIRST APPROVED DATE _____

DATE:		4/1/2020	
SCALE:		1"=30'	
JOB NO:		LEN-19-014	
DESIGNED BY: SF		CHECKED BY: RC	
SHEET NAME:		PP1	
SHEET NUMBER:		06 OF 14	
CITY		L20-00173 107Y5128	

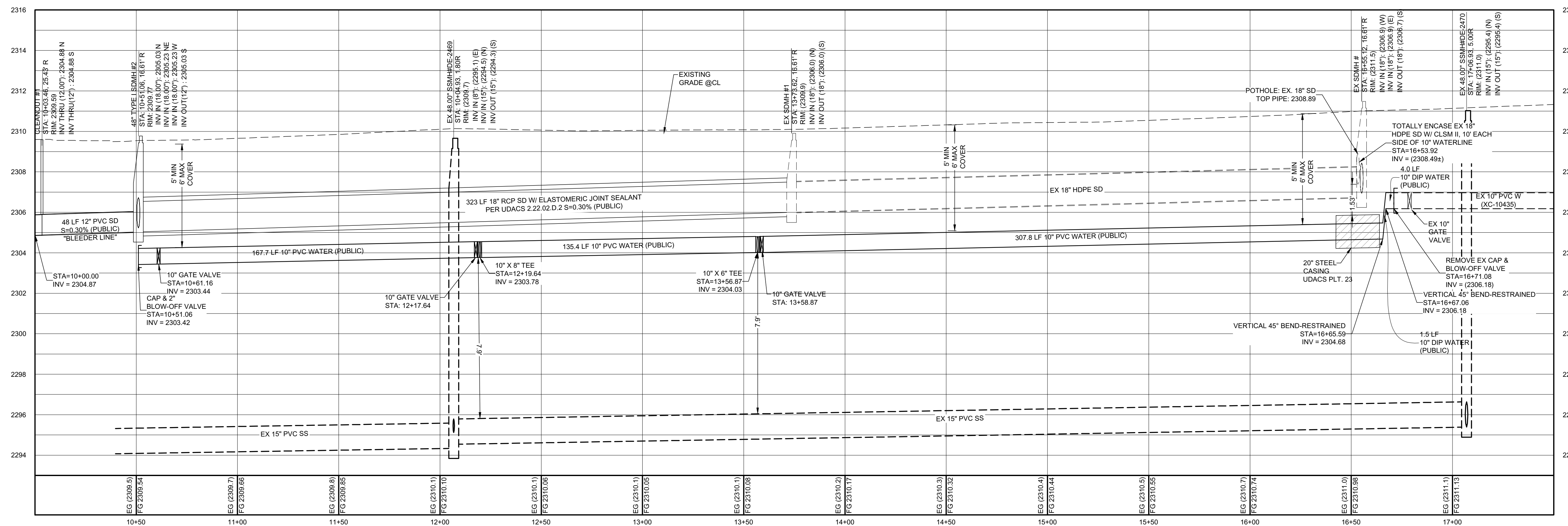
LAST PLOT: Katrina Esguerra
FILE IF NAME: S:\ACTIVE\ENNR\EN-19-014 - RRADI EY & ANO\ENGLIPS\DWG\SSHEET DWG\EN013_SHT_PROF.DWG

IF THE EXISTING FIRE HYDRANT IS INCORRECTLY LOCATED OR NOT TO BE USED WITH THIS PROJECT, THIS PROJECT SHALL REMOVE THE FIRE HYDRANT AND ABANDON THE LATERAL AT THE CONNECTION TO THE ACTIVE MAIN IN ACCORDANCE WITH UDACS SECTION 2.21.06 B, AND COORDINATE WITH THE LVVWD INSPECTOR.



BREVIN CT
MATCHLINE SEE SHEET PP1

BRADLEY RD (PUBLIC) - PLAN
STA: 10+50.00 TO 17+50.00



BRADLEY RD (PUBLIC) - PROFILE
STA: 10+50.00 TO 17+50.00
SCALE: 1"=30' HORIZONTAL; 1"=3' VERTICAL

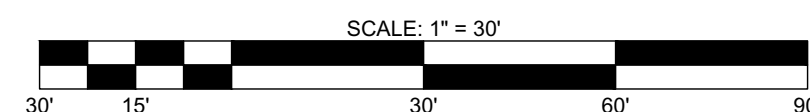
INSTALL PIPELINE MARKER BALLS PER (UDACS PLT 15.)

CONTRACTOR TO INSTALL TEMPORARY SERVICE TO ENSURE PROPER SHUTDOWN
THE EVENT NO OTHER APPURTENANCES ARE AVAILABLE

CALL
811

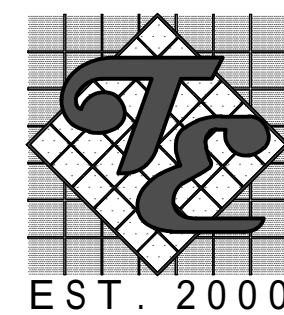
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before yo
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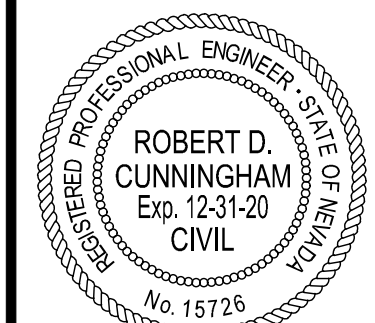


- 1 R-TYPE CURB (CCAUSD #217.3.R1)
- 2 9" WIDE SIDEWALK (CCAUSD #234)
- 3 8" CROSS GUTTER (CCAUSD#228)
- 4 SIDEWALK RAMP (CCAUSD #235) - CASE II (A=8" B=8")
- 5 AC PAVEMENT SAWCUT & REPLACEMENT (CCAUSD #503, 500.3, 500.5)
- 6 10' WIDE SIDEWALK (CCAUSD #234)
- 7 2" AC PAVEMENT OVER 4" TYPE II
- 8 24" L-TYPE CURB & GUTTER (CCAUSD #216)
- 9 10" CONCRETE VALLEY GUTTER SEE DETAIL, K/GD1
- 10 BLOCK WALL OPENING SEE DETAIL, J / GD1
- 11 INSTALL SIDEWALK DRAIN (CCAUSD#236)
- 12 4.5" AC PAVEMENT OVER 4" TYPE II
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- 20 STEEL CASING (UDACS PLATE NO. 23)
- 21 RELOCATE EXISTING PIPE PARALLEL FROM MELLO AVE. TO BRADLEY RD. & ABANDON EXISTING LATERAL. (SEE NOTE ON THIS SHEET)
- 22 10" VERTICAL 48" BEND- RESTRAINED

TANEY & ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
702) 362-8844 EMAIL: INFO@TANEYCORP.COM



BRADLEY RD
STA: 10+00 TO 17+50
PLAN & PROFILE



SCALE: 1"=20'

DESIGNED BY:	CHECKED BY:
--------------	-------------

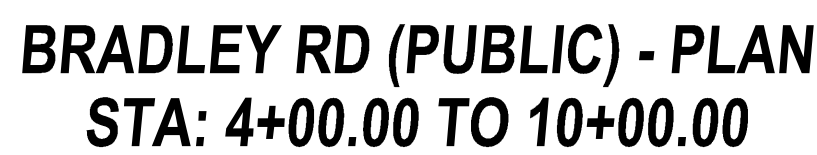
PP2

07 OF 14

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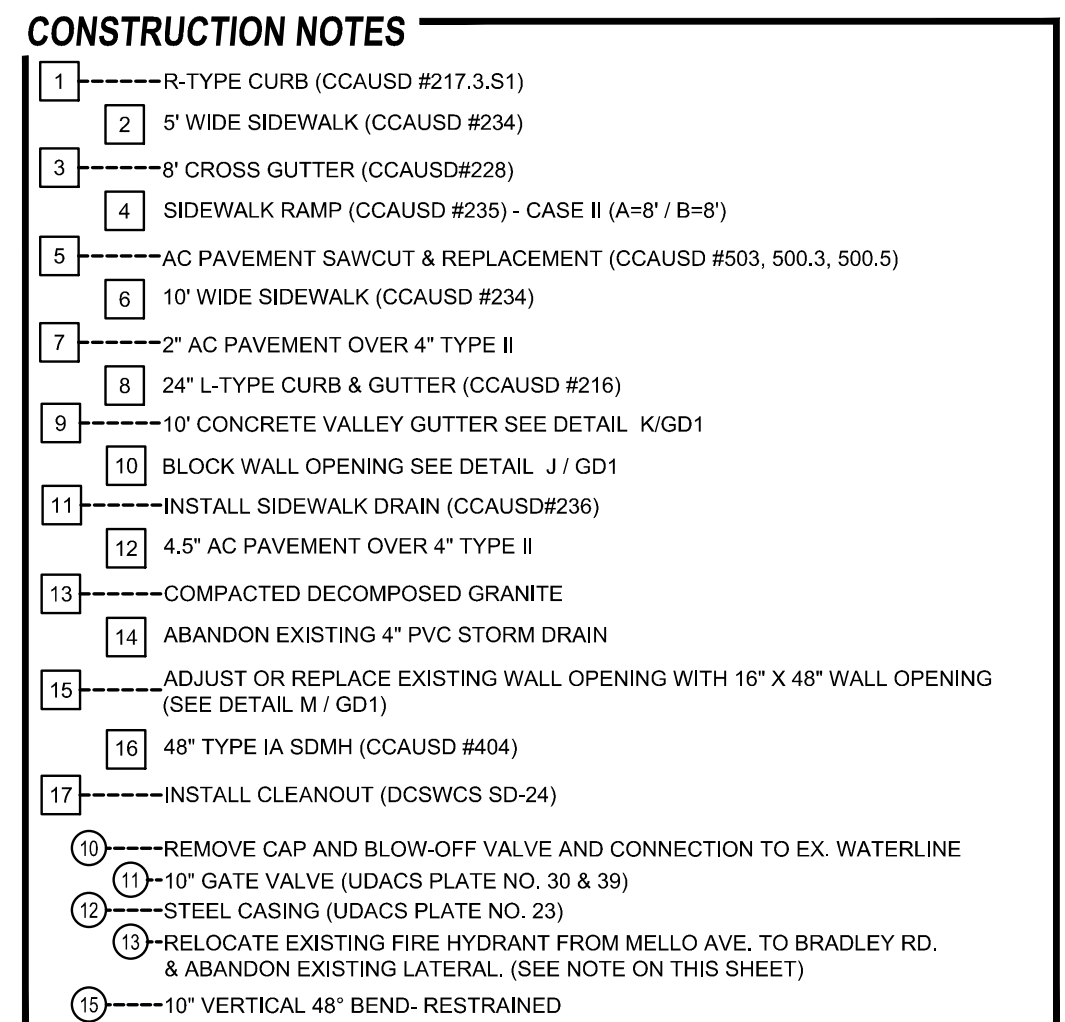
CITY L20-00173 107Y5128

AST PLOT: Katrina Esquerre



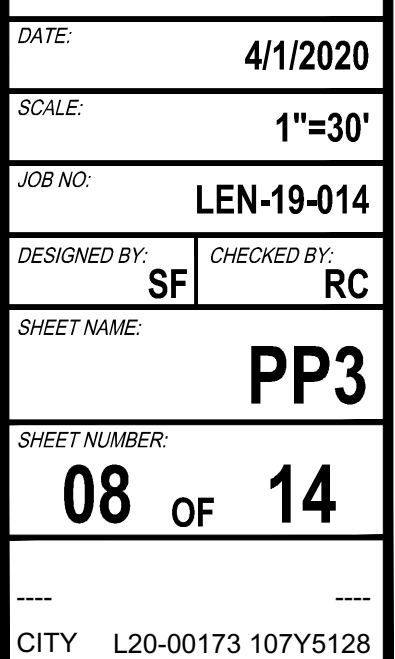
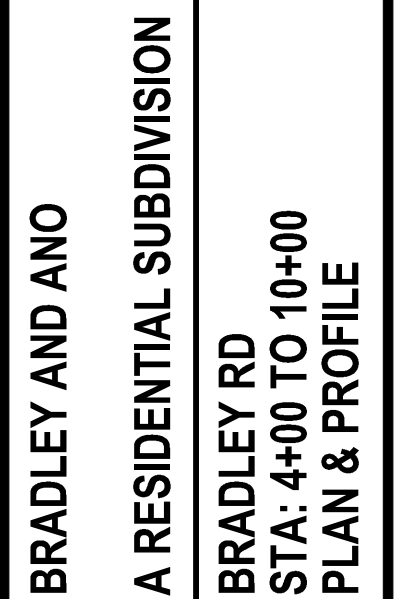
Avoid overhead power
line contact. it's costly.

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Overhead
1-702-227-2929

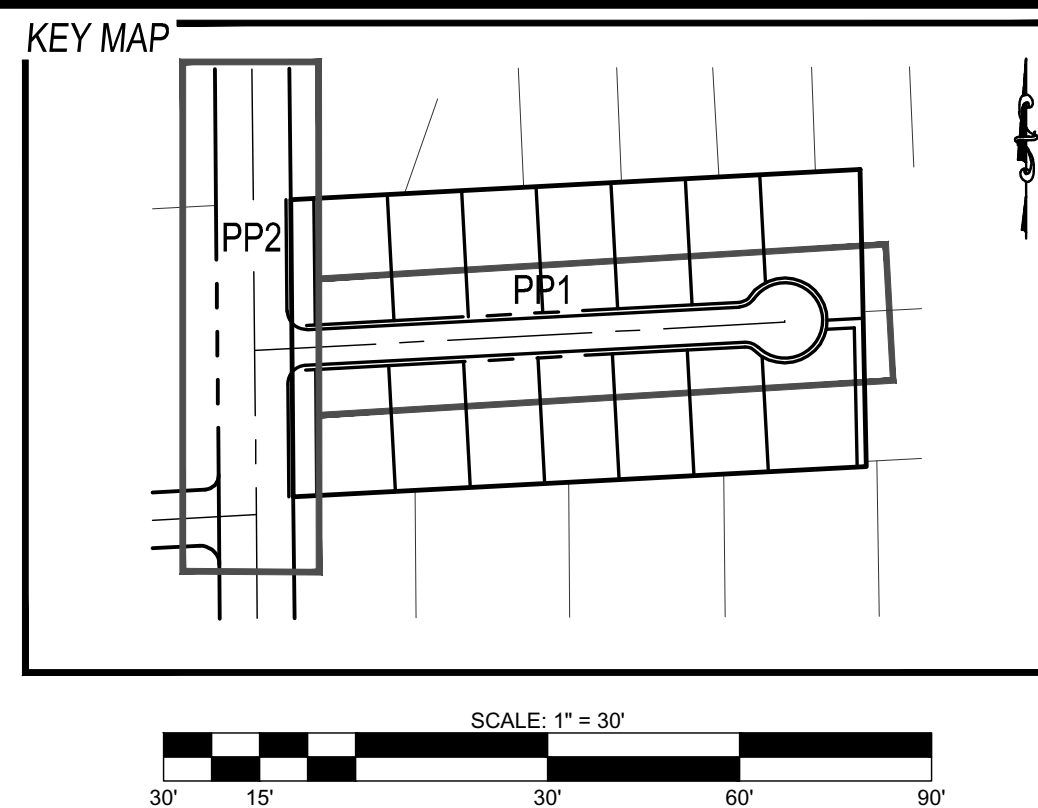
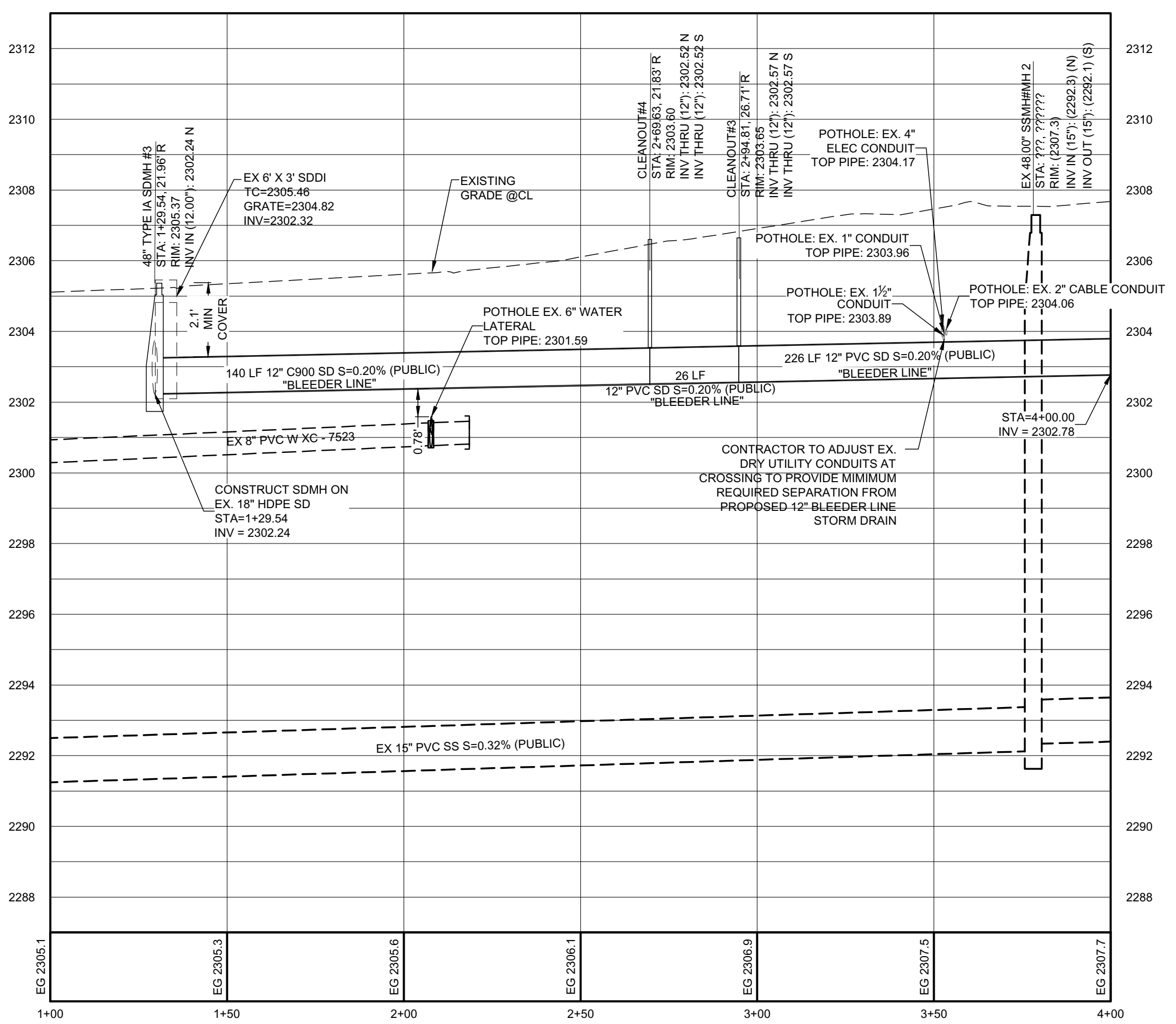
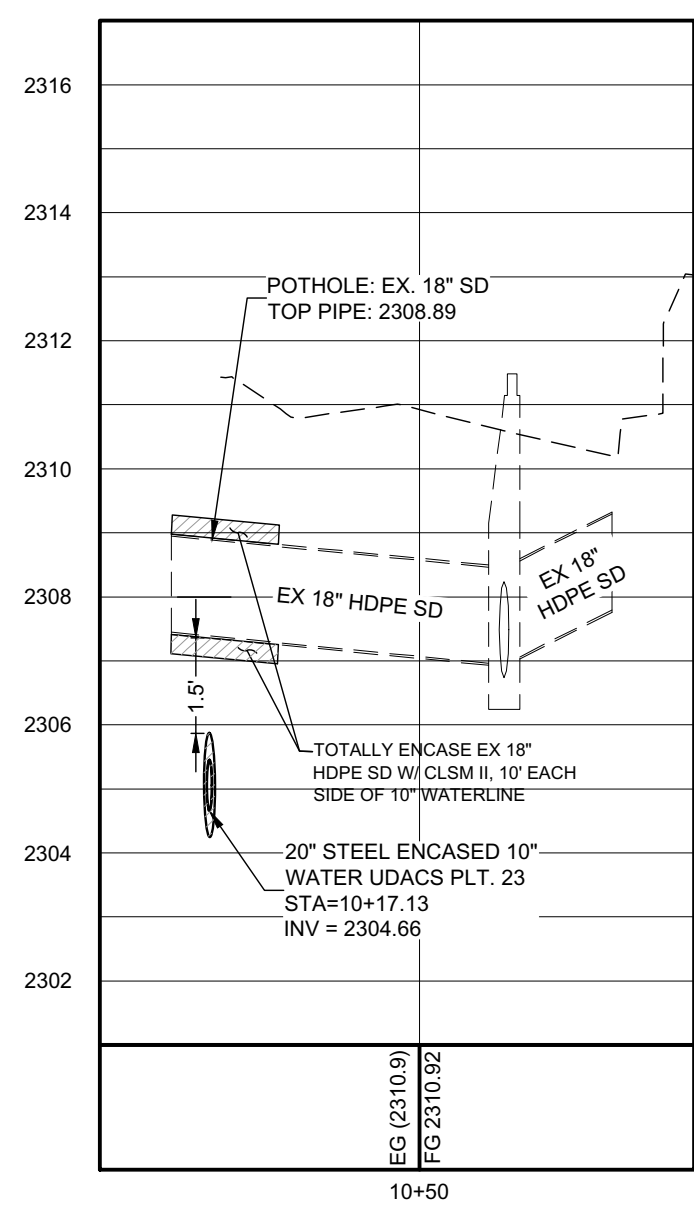
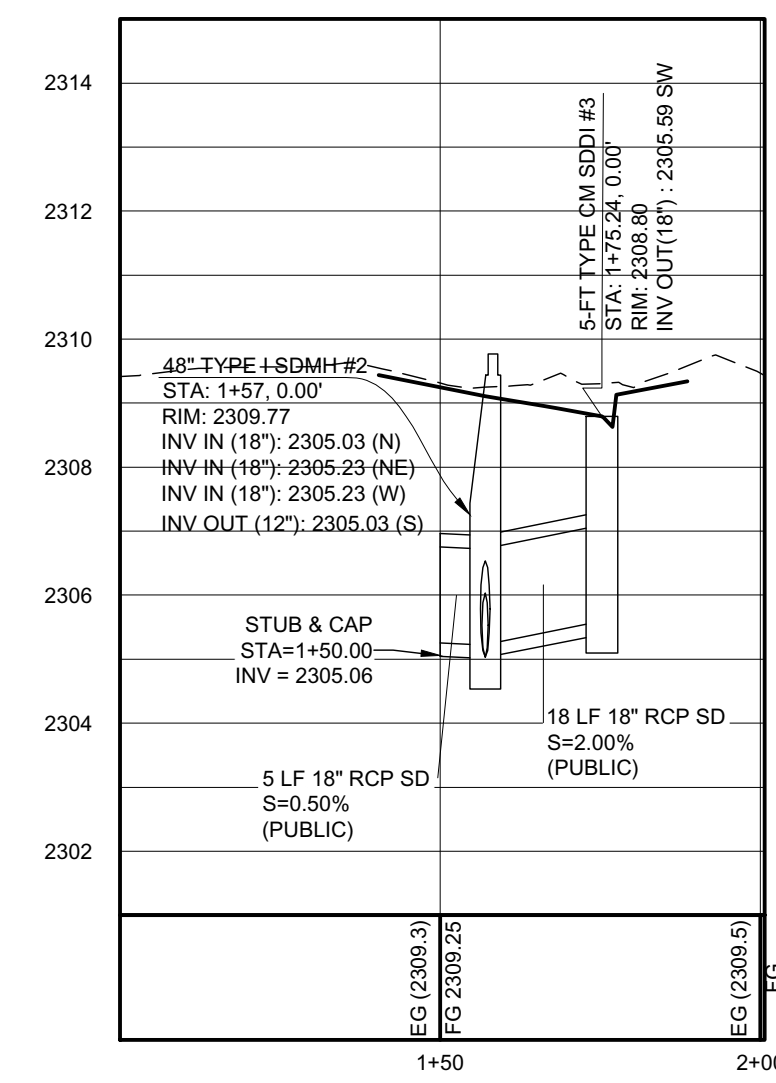
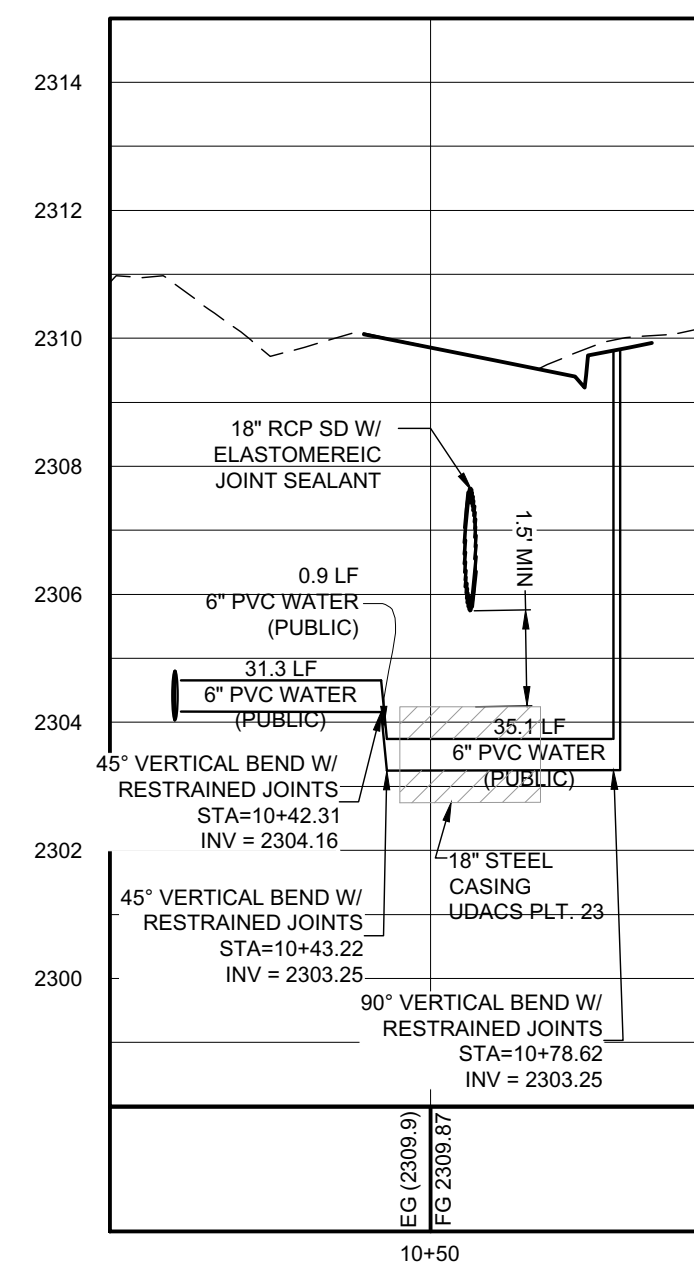
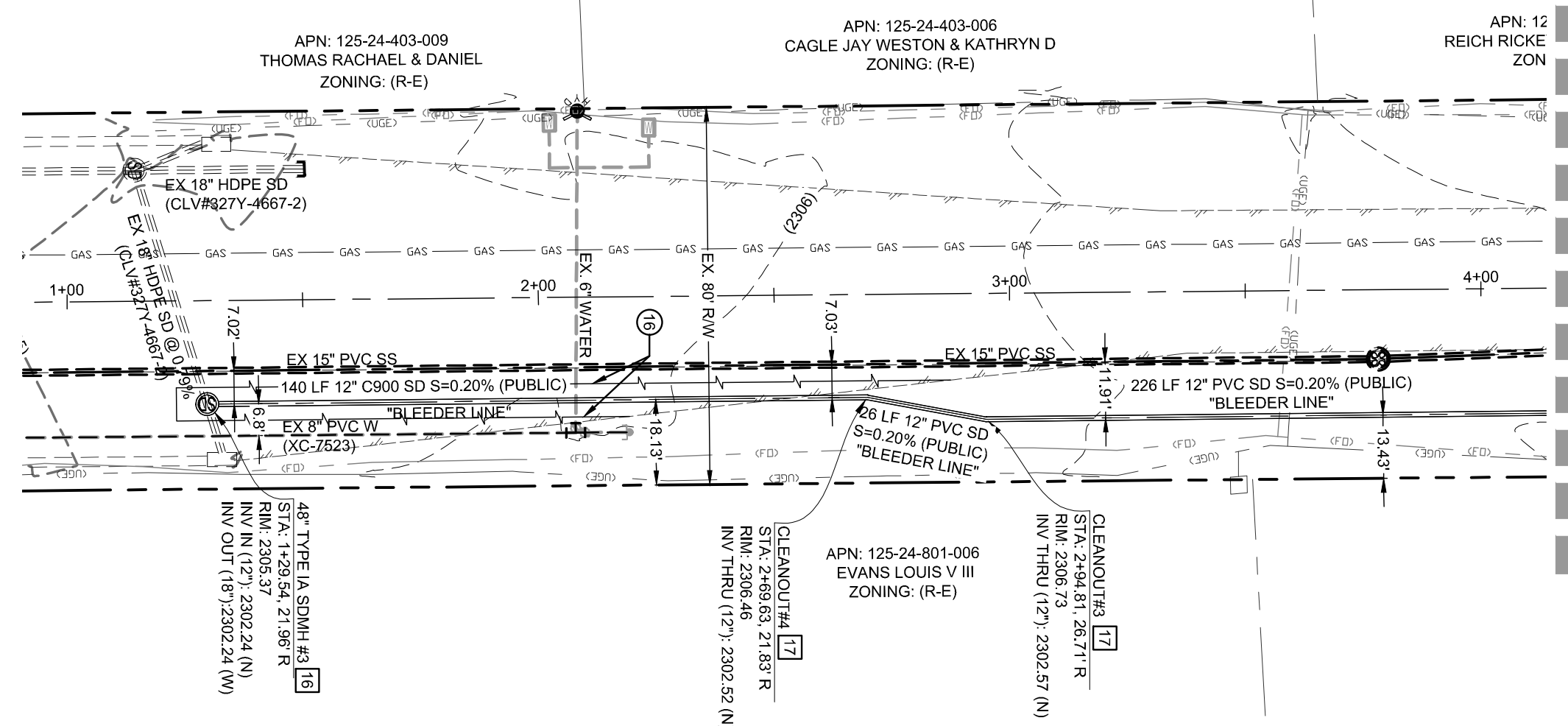
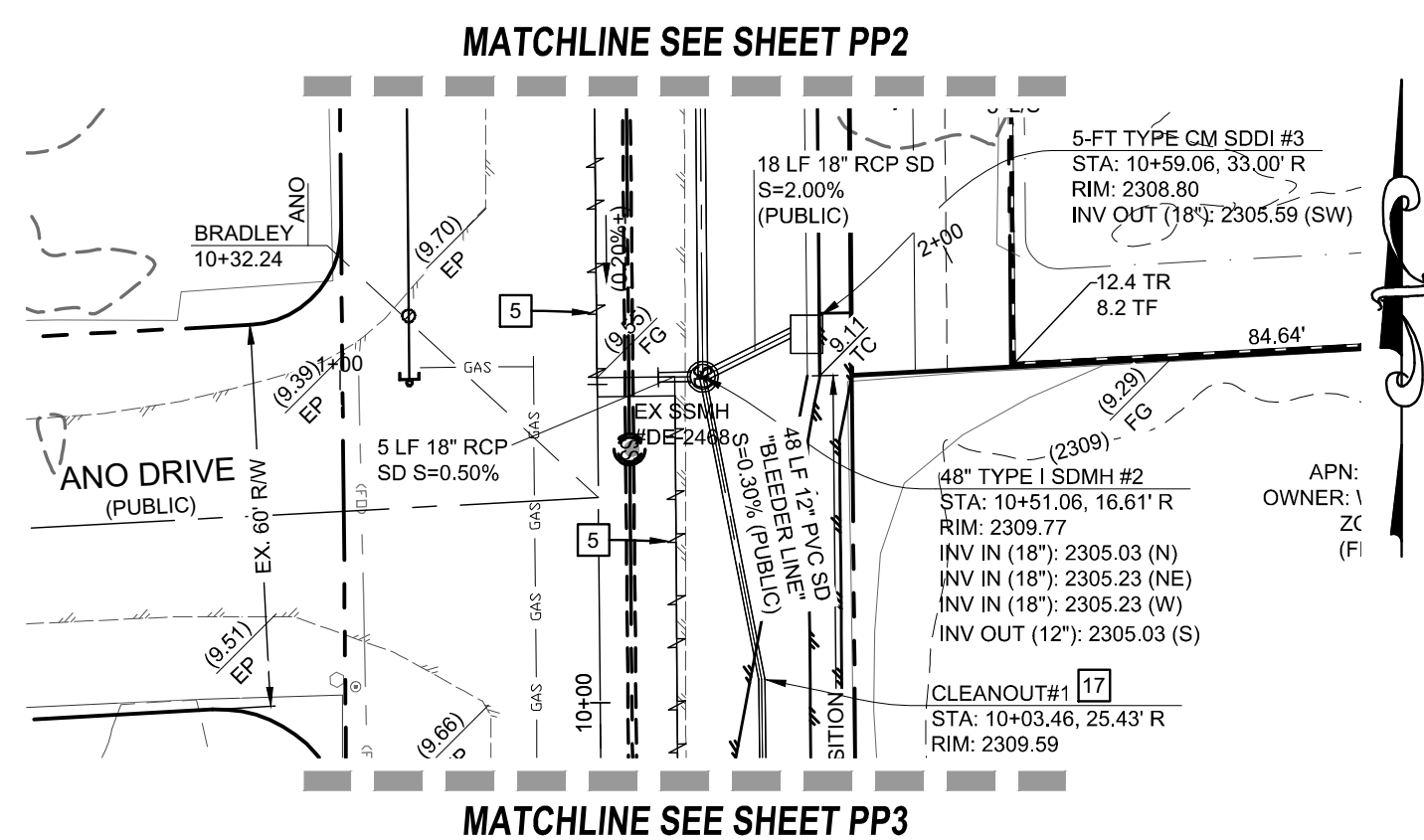


LENNAR

TANEY ENGINEERING
6070 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 382-3844 EMAIL: INFO@TANEYCORP.COM



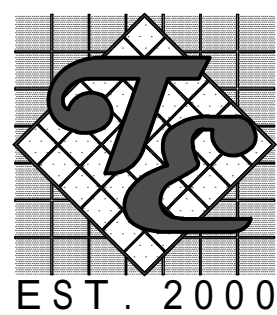
LAST PILOT: Katrina Esguerra
FILE NAME: S:\ACTIVE\LENNARILLEN-19-014 - BRADLEY & ANOENG\PIPSID\WGSI\SHEET DWG\SILEN013_SHT_PROF.DWG



CONSTRUCTION NOTES

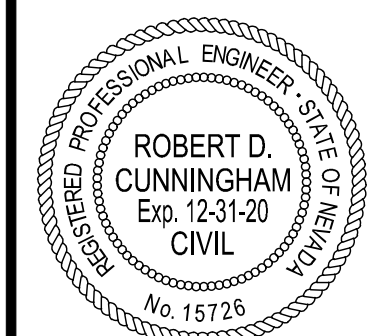
1	R-TYPE CURB (CCAUSD #217.3.1S1)
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21	RELOCATE EXISTING FIRE HYDRANT FROM MELLO AVE. TO BRADLEY RD. & ABANDON EXISTING LATERAL. (SEE NOTE ON THIS SHEET)
22	10" VERTICAL 48" BEND- RESTRAINED
23	SAWCUT & MATCH EX. AC PAVEMENT, TRENCH BACKFILL & PAVEMENT RESTORATION (CCAUSD # 503 AND #500.3)

LENNAR



**BRADLEY AND ANO
A RESIDENTIAL SUBDIVISION**

**BRADLEY RD
STA: 1+00 TO 4+00
PLAN & PROFILE**



DATE:		4/1/2020	
SCALE:		1"=30'	
JOB NO:		LEN-19-014	
DESIGNED BY: SF		CHECKED BY: RC	
SHEET NAME:		PP4	
SHEET NUMBER:		09 OF 14	
CITY		L20-00173 107Y5128	

AST PLOT: Katina Esguerra
FILE NAME: S:\ACTIVE\ENNARI\EN-19-014 - RRADI FV & ANO\ENGLISH\DWG\SS\SSHEET DWG\SS\EN013.SHT PROF DWG

ALL SEWER / STORM DRAIN CROSSING WATER LINES MUST COMPLY WITH UDACS SECTION 2.22.

INSTALL PIPELINE MARKER BALLS PER (UDACS PLT 15.)

LIVVWD CANNOT GUARANTEE A WATERTIGHT SHUTDOWN WHERE CONNECTIONS OR REPAIRS TO EXISTING FACILITIES ARE REQUIRED, THE CONTRACTOR SHALL ENSURE THE SHUTDOWN EQUIPMENT IS AVAILABLE TO REMOVE REMAINING WATER. COORDINATION WITH INSPECTION DIVISION MUST TAKE PLACE PRIOR TO ANY TRIAL SHUTDOWN.

CONTRACTOR TO INSTALL TEMPORARY SERVICE TO ENSURE PROPER SHUTDOWN IN THE EVENT NO OTHER APPURTENANCES ARE AVAILABLE.

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utility lines. It's costly.
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OR
1-800-227-2600

Avoid overhead power
line contact. it's costly.

Call
before you
Overhead
1-702-227-2929

ACCEPTANCE OF PLANS

SOUTHWEST GAS CORPORATION DATE

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT# 137088 FIRST APPROVED DATE _____

ANNULAR SPACE BETWEEN PIPE AND CASING SHALL BE FILLED WITH CONTROLLED LOW STRENGTH MATERIAL (CLSM I)

DEPTH OF COVER DURING CONSTRUCTION
MAINTAIN MINIMUM TWENTY-FOUR (24)
INCH COVER PER UDACS SECTION 2.08.04.
GRADING MUST BE COMPLETED PRIOR TO
WATERLINE INSTALLATION.

GEOTECHNICAL

ACCESS CONSULTING ENGINEERS
3255 PEPPER LANE, SUITE 107
LAS VEGAS, NV 89120
(702) 987-5153

REPORT NO: 19-144
DATE: 03-21-2019

WATER MAIN JOINT DEFLECTION NOTE
(PVC 4"-24")

PVC PIPE SHALL BE DEFLECTED AT THE JOINT ONLY. THE MAXIMUM ALLOWABLE DEFLECTION SHALL BE ONE (1) DEGREE PER JOINT WITH A MAXIMUM RADIUS OF CURVATURE OF 1,150 FEET, PER UDACS 2.07.01 AND 2.07.03.

FOR CHANGES IN DIRECTION EXCEEDING THE MAXIMUM ALLOWABLE JOINT DEFLECTION, FITTING SHALL BE USED.

UTILITY DISCLAIMER

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LINE AND CURVE DATA

FOR LINE AND CURVE DATA TABLES, SEE THE GRADING PLAN SHEETS FOR THIS PROJECT.

PROFILE NOTES

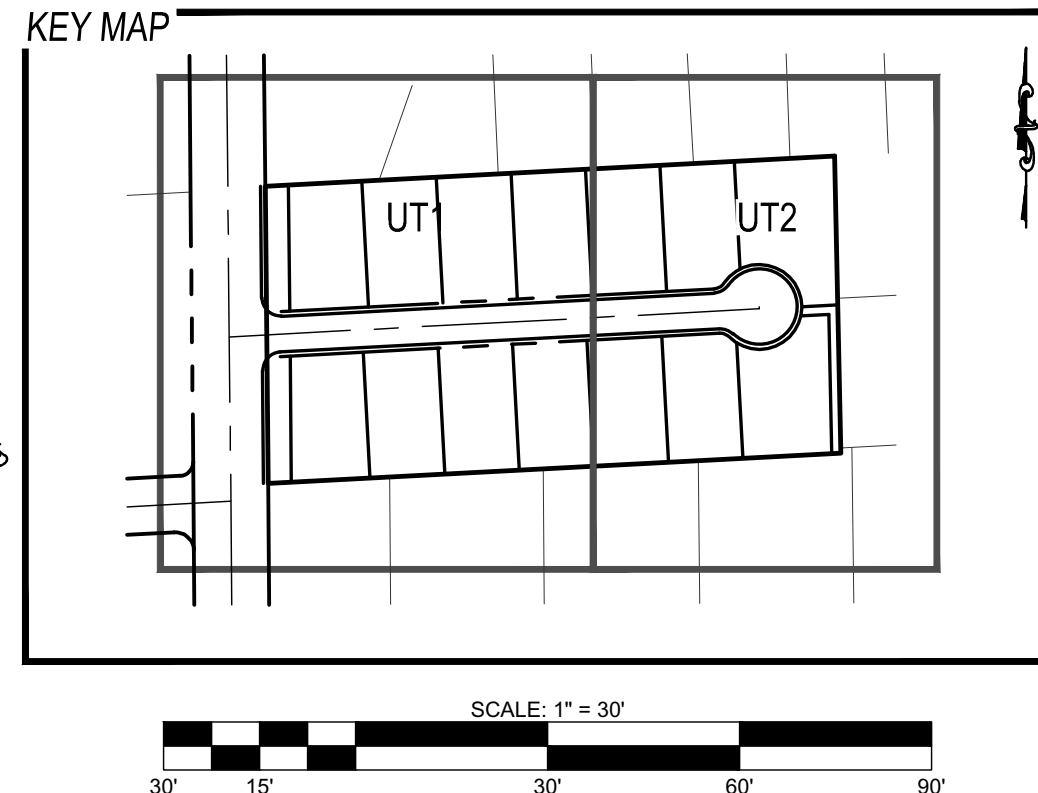
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BENCHMARK

MONUMENT ID: 7LV9024SSE6
RIVET AND PLATE IN TOP OF CURB AT WEST SIDE OF THOM BLVD AT CENTENNIAL.
ELEVATION: 700.104 METERS (NAVD88)
2,296.92 FEET



CONSTRUCTION NOTES

- ① 48" MANHOLE, BASE PRECAST, GRADE RING COLLAR & SINGLE 24" LID PER DCSWHS STANDARDS. SD-1 & SD-3
- ② 4" PVC SEWER LATERAL W/ CURB MARKING (DCSWHS SD23 & SD25)
- ③ 4" PVC SEWER LATERAL W/ CURB MARKING (DCSWHS SD23 & SD25)
- ④ 10" GATE VALVE (UDACS PLATE NO. 38)
- ⑤ 10" X 10" X 8" TEE (UDACS PLATE NO. 31)
- ⑥ 12" WATER SERVICE W/ 10" X 10" X 8" TEE (UDACS PLATE NO. 1)
- ⑦ FIRE HYDRANT ASSEMBLY W/1" GATE VALVE (UDACS PLATE NO. 40)
- ⑧ 3/4" IRRIGATION METER WITH 1" RPPA (UDACS PLATE NO. 3 & 8, DETAIL NGD1)
- ⑨ INSTALL END CAP & BLOW-OFF ASSEMBLY (UDACS PLATE NO. 36)
- ⑩ REMOVE CAP AND BLOW-OFF VALVE AND CONNECTION TO EX. WATERLINE
- ⑪ 10" GATE VALVE (UDACS PLATE NO. 3 & 39)
- ⑫ STEEL CASING (UDACS PLATE NO. 23)
- ⑬ FIRE HYDRANT EXISTING FROM MELLO AVE. PAINT CURB RED 15' EACH SIDE OF HYDRANT (CURB LENGTH PERM. REQ.)
- ⑭ ABANDON RELICATED 4" PVC STORM DRAIN

FIRE FLOW CALCULATIONS

FIRE FLOW REQUIREMENT IS 1500 GPM @ 20
PSI RESIDUAL FOR HOMES WITH SQUARE
FOOTAGES 3000 SF OR GREATER.

BASED ON:
SQUARE FOOTAGE: 5000 SQ FT
LARGEST FIRE AREA: 5000 SQ FT
OF STORIES/FLOORS: 2
HEIGHT: 35-FT MAX
TYPE OF CONSTRUCTION: V-B
OCCUPANCY: R-3
SPRINKLER SYSTEM: YES
SPRINKLER SYSTEM TYPE: 13D
ANTICIPATED FIRE SPRINKLER FLOW
DEMAND: 26-GPM
NUMBER OF HYDRANTS PROVIDED: 2

UTILITY NOTES

1. ALL WATER FACILITIES CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEMS" (LATEST EDITION).
2. FIRE, WATER, AND SEWER SERVICES, AS APPROVED ON THIS PLAN, ARE INTENDED SPECIFICALLY FOR THE LOT AND USE SHOWN, AND ARE NOT INTENDED TO SERVICE ADDITIONAL PARCELS OR STRUCTURES WHICH MAY BE CREATED IN THE FUTURE. IN THE EVENT THAT THE LOT OR USE IS CHANGED, THE OWNER IS TO BE FURTHER DIVIDED TO CREATE ADDITIONAL PARCELS OR LOTS, THE OWNER IS REQUIRED TO PROVIDE SEPARATE FIRE, WATER, & SEWER SERVICES TO EACH.
3. ALL FIRE, WATER, AND SEWER LATERALS SHALL BE A MINIMUM OF 48" APART IN SEPARATE TRENCHES. WATER LATERALS SHALL BE A MINIMUM OF 12" ABOVE THE SEWER LATERAL, (REFER TO UNIFORM PLUMBING CODE).
4. ALL CURB/BOX SHAFTS SHALL BE USED FOR ALL SERVICE LATERALS NOT PERPENDICULAR TO THE MAIN, (TYPICAL).
5. ALL SEWER/STORM DRAINS CROSSING WATER LINES MUST CONFORM TO SECTION 2.22 OF "UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEMS" (LATEST EDITION).
6. ALL WORK TO BE PERFORMED OUTSIDE OF THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL NOT BE PERFORMED UNTIL WRITTEN PERMISSION AND EASEMENTS ARE OBTAINED FROM THE ADJACENT PROPERTY OWNER, AND GIVEN TO CLACK COUNTY.
7. ALL ONSITE STREETS AND DRAINAGE EASEMENTS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
8. INSTALL CURBLINE MARKER BARS IN TRENCH ABOVE EACH HORIZONTAL ELBOW (SEE: UDCAPS PLT 15).
9. WATER MAIN JOINT DEFLECTION, PER UDCAPS 2.07.01 AND 2.07.03
10. FOR ALL DRY UTILITY CROSSINGS
- MAINTAIN MINIMUM 12" VERTICAL SEPARATION AT ALL POINTS OF CROSSING - MAINTAIN MINIMUM 3 PARALLEL SEPARATION
11. ANY EXCAVATION AT BACK OF CURB MUST REMAIN OPEN FOR INSPECTION OF COPPER SERVICE LATERAL. SERVICE LATERAL SHALL BE 12" ABOVE WATER LATERAL OR OTHERWISE DAMAGED MUST BE REPLACED FROM THE MAIN TO THE ANGLE METER STOP.

UTILITY DISCLAIMER

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. 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 EXISTING LOCATIONS.

BENCHMARK

MONUMENT ID: 7LV9024SSE6
RIVET AND PLATE IN TOP OF CURB AT WEST SIDE OF THOM BLVD AT CENTENNIAL.
ELEVATION: 700.104 METERS (NAVD88)
2,296.92 FEET

ACCEPTANCE OF PLANS

SOUTHWEST GAS CORPORATION DATE

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT# 137088 FIRST APPROVED DATE _____
LVVWD APPROVED FIRE FLOW: 1500 GPM AT 20 PSI RESIDUAL

APPROVED FOR CONSTRUCTION

CITY OF LAS VEGAS FIRE DEPARTMENT DATE

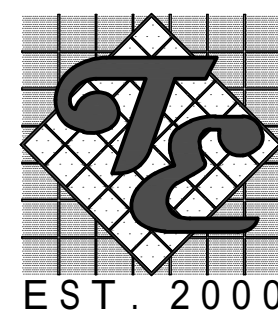
APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF ANY OF THE PROVISIONS OF THE STATE OR COUNTY LAWS. FIRE FLOW = 1500 G.P.M. AT 20 PSI RESIDUAL.

[illegible]

LENNAR

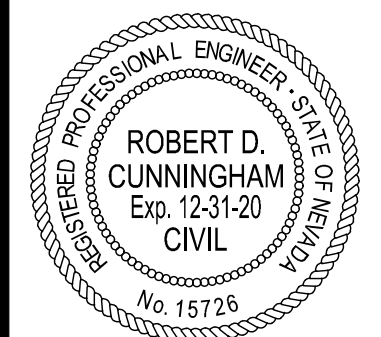
TANEY & ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 EMAIL: INFO@TANEYCORP.

LAS VEGAS, NV 89118
(702) 362-8844 EMAIL: INFO@TANEYCORP.COM



**BRADLEY AND ANO
A RESIDENTIAL SUBDIVISION**

UTILITY PLAN 1



DATE: 4/1/2020

SCALE: 1"=30'

JOB NO:		LEN-19-014	
DESIGNED BY:		CHECKED BY:	

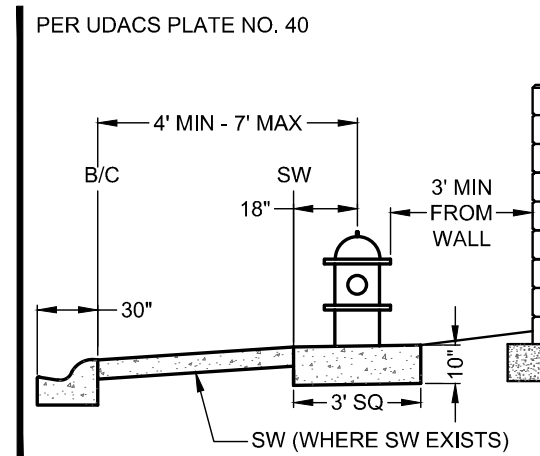
DESIGNED BY:	CHECKED BY:
SF	RC
SHEET NAME:	

UT1

SHEET NUMBER:

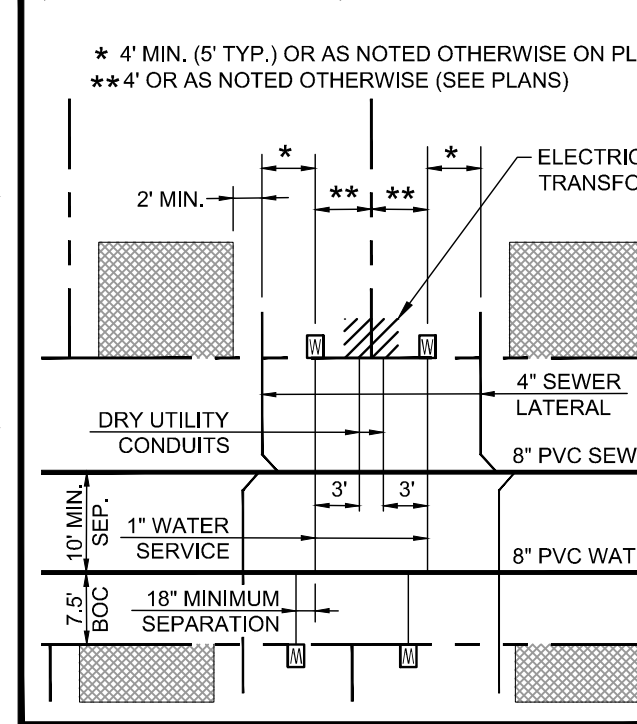
11 OF 14

CITY 120 00172 107Y5120



TYPICAL LATERAL LAYOUT N.T.S.

FOR LOTS LESS THAN 70' WIDE UNLESS OTHERWISE NOTED
(SIZES AS NOTED ON PLANS)



FIRE HYDRANT RELOCATION & LATERAL ABANDONMENT
(EXISTING LATERAL TO BE ABANDONED)

IF THE EXISTING FIRE HYDRANT IS INCORRECTLY LOCATED OR NOT TO BE USED WITH THIS PROJECT, THIS PROJECT SHALL REMOVE THE FIRE HYDRANT AND ABANDON THE LATERAL AT THE CONNECTION TO THE ACTIVE MAIN IN ACCORDANCE WITH UDACS SECTION 2.21.06 B, AND COORDINATE WITH THE LVVWD INSPECTOR.

PRESSURE REDUCING VALVES (ALL LOTS)

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

TO ENSURE LVVWD ACCESS WITHIN EASEMENT

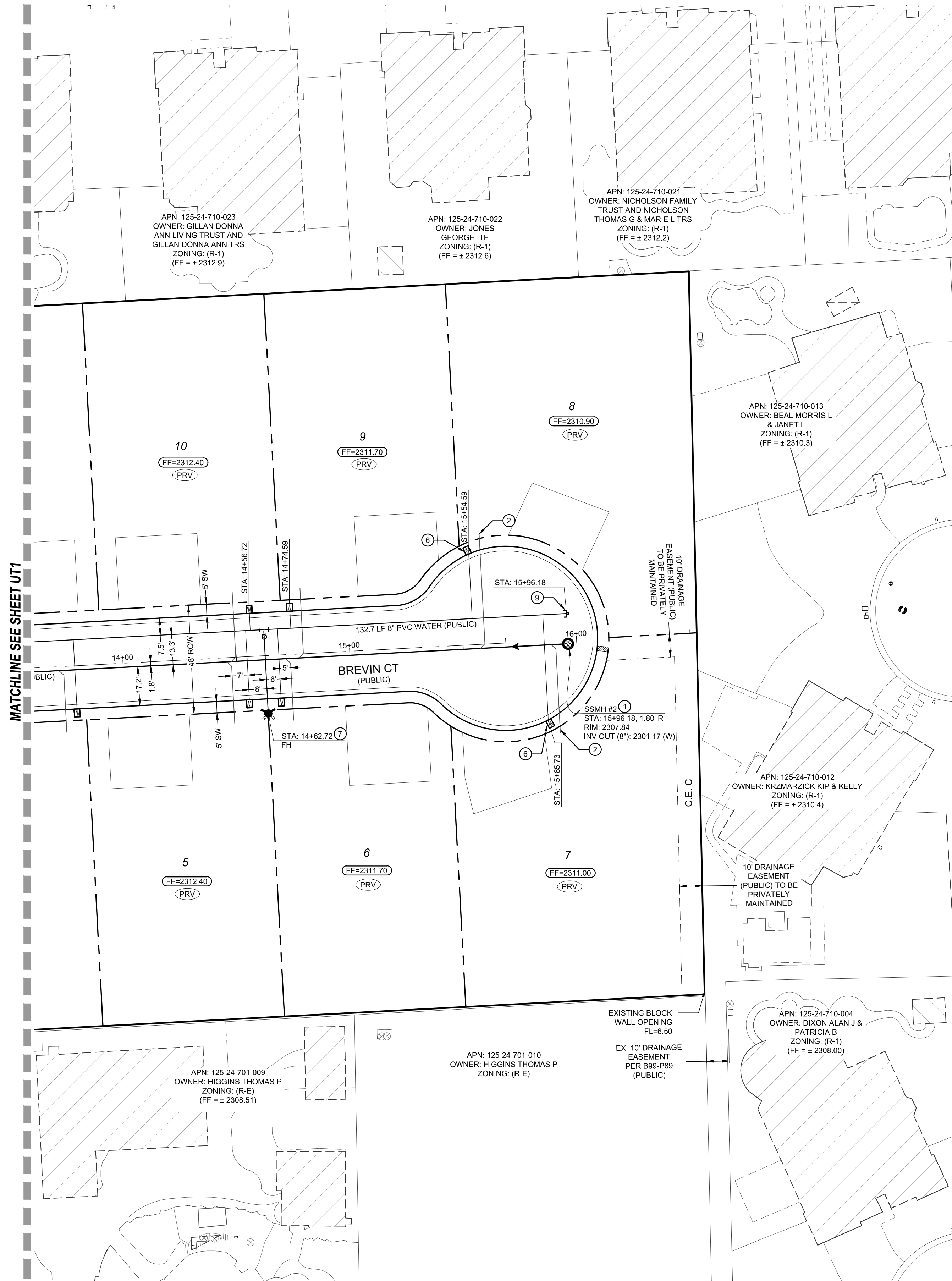
ALL ABOVE GROUND OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO, LANDSCAPE BOULDERS, FENCES / WALLS (TO INCLUDE NO FOOTINGS), AND SIGNS ARE STRICTLY PROHIBITED WITHIN EASEMENT.

FIRE SPRINKLER SYSTEM SHALL BE
PLUMBED TO THE MASTER TOILET.
NO EXCEPTIONS ALLOWED

PROTECT IN PLACE AND ADJUST LVVWD
EXISTING FACILITIES TO FINISHED GRADE
PER UDACS. ALL LVVWD FACILITIES SHALL
BE ACCESSIBLE AT ALL TIMES.

LAST PLOT: Katrina Esquerro
FILE NAME: S:\ACTIVE\ENNR\EN-19-014 - BRADLEY & ANOJENG\PIPS\DWG\SS\HEET DWG\SS\I\EN014_SHT_11T.DWG

LAST PLOT: KAHUA ESTATES
FILE NAME: S:\ACT\VELENA\SUB-16-014 - BRADLEY & ANO\ENGIN\DWG\SSHSHEET DWG\LEW014_SHT_UT.DWG



FIRE HYDRANT RELOCATION & LATERAL ABANDONMENT
(EXISTING LATERAL TO BE ABANDONED)

IF THE EXISTING FIRE HYDRANT IS INCORRECTLY LOCATED OR NOT TO BE USED WITH THIS PROJECT, THIS PROJECT SHALL REMOVE THE FIRE HYDRANT AND ABANDON THE LATERAL AT THE CONNECTION TO THE ACTIVE MAIN IN ACCORDANCE WITH UDACS SECTION 2.21.06 B, AND COORDINATE WITH THE LVVWD INSPECTOR.

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FIRE SPRINKLER SYSTEM SHALL BE
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PROTECT IN PLACE AND ADJUST LVVWD
EXISTING FACILITIES TO FINISHED GRADE
PER UDACS. ALL LVVWD FACILITIES SHALL
BE ACCESSIBLE AT ALL TIMES.

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

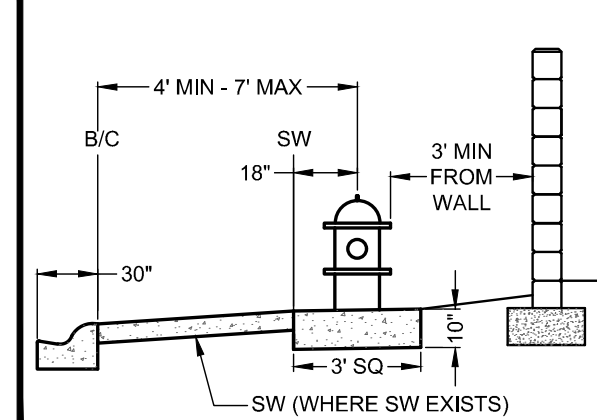
CALL
811
OR
1-800-227-2600

Call
before you
Overhead
1-702-227-2929

Avoid overhead power
line contact. It's costly.

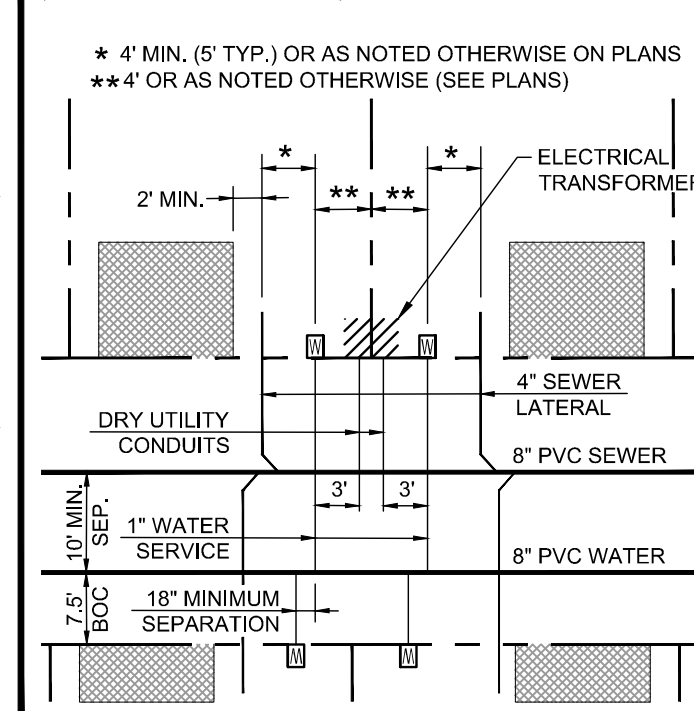
TYPICAL FIRE HYDRANT LAYOUT

PER UDACS PLATE NO. 40

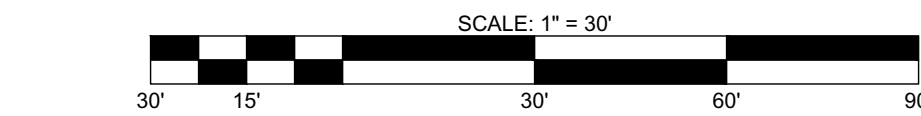
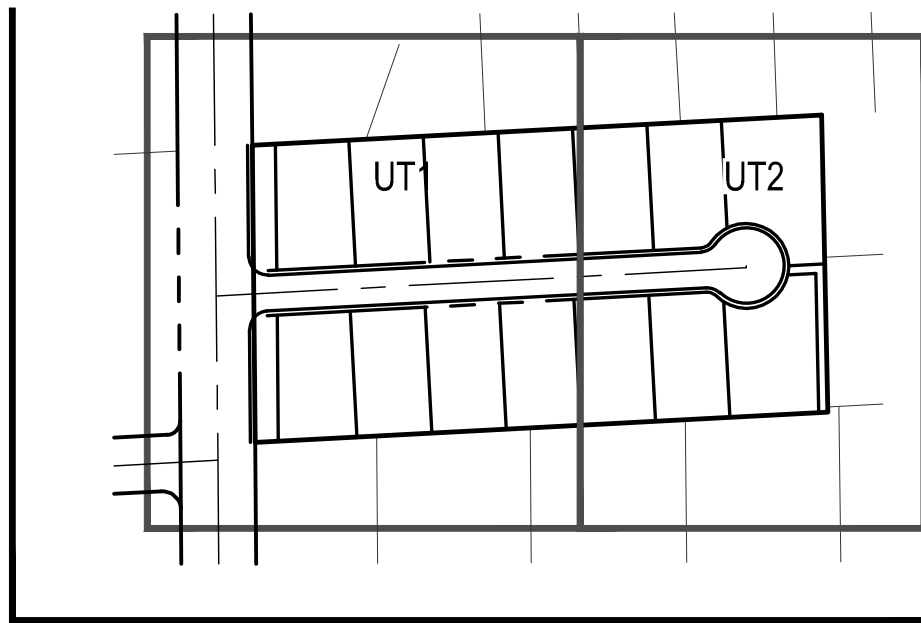


TYPICAL LATERAL LAYOUT

N.T.S.
FOR LOTS LESS THAN 70' WIDE UNLESS OTHERWISE NOTED
(SIZES AS NOTED ON PLANS)



KEY MAP



CONSTRUCTION NOTES

- 1-48\"/>
- 1-4\"/>
- 1-4\"/>
- 1-4\"/>
- 1-10\"/>
- 1-1\"/>
- 1-7\"/>
- 1-34\"/>
- 1-INSTALL END CAP & 2\"/>
- 1-10\"/>
- 1-10\"/>
- 1-STEEL CASING (UDACS PLATE NO. 23)
- 1-FIRE HYDRANT RELOCATED FROM MELLO AVE. PAINT CURB RED 15' EACH SIDE OF HYDRANT (CURB LENGTH PERMITTING)
- 1-ABANDON EXISTING 4\"/>

FIRE FLOW CALCULATIONS

FIRE FLOW REQUIREMENT IS 1500 GPM @ 20
PSI RESIDUAL FOR HOMES WITH SQUARE
FOOTAGES 3000 SF OR GREATER.

BASED ON:
SQUARE FOOTAGE: 5000 SQ FT
LARGEST FIRE AREA: 5000 SQ FT
OF STORIES/FLOORS: 2
HEIGHT: 35-FT MAX
TYPE OF CONSTRUCTION: V-B
OCCUPANCY: R-3
SPRINKLER SYSTEM: YES
SPRINKLER SYSTEM TYPE: 13D
ANTICIPATED FIRE SPRINKLER FLOW
DEMAND: 26-GPM
NUMBER OF HYDRANTS PROVIDED: 2

UTILITY NOTES

1. ALL WATER FACILITIES CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEMS" (UDACS), LATEST EDITION.
2. FIRE, WATER, AND SEWER SERVICES, AS APPROVED ON THIS PLAN, ARE INTENDED SPECIFICALLY FOR THE LOT, AND USE SHOWN, AND ARE NOT INTENDED TO SERVICE ADDITIONAL PARCELS OR STRUCTURES WHICH MAY BE CREATED IN THE FUTURE. IN THE EVENT THAT THE PARCELS AND/OR LOTS SHOWN ON THIS PLAN ARE FURTHER DIVIDED TO CREATE ADDITIONAL PARCELS OR LOTS, THE OWNER IS REQUIRED TO PROVIDE SEPARATE FIRE, WATER, & SEWER SERVICES TO EACH.
3. WATER AND SEWER LATERALS SHALL BE INSTALLED A MINIMUM OF 48\"/>
4. LOCATOR RIBBON SHALL BE USED FOR ALL SERVICE LATERALS NOT PERPENDICULAR TO THE MAIN. (TYPICAL)
5. ALL SEWER/STORM DRAINS CROSSING WATER LINES MUST CONFORM TO SECTION 2.22 OF "UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEMS" (UDACS) FOR WATER AND STORM MAIN CROSSINGS AND CLEARANCES.
6. ALL WORK TO BE PERFORMED OUTSIDE OF THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL NOT BE PERFORMED UNTIL WRITTEN PERMISSION AND EASEMENTS HAVE BEEN OBTAINED FROM THE OFFSITE OWNER AND GIVEN TO CLARK COUNTY.
7. ALL ONSITE STREETS AND DRAINAGE EASEMENTS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
8. INSTALL PIPELINE MARKER BALLS IN TRENCH ABOVE EACH HORIZONTAL ELBOW FITTING. (UDACS PLT 15.)
9. WATER MAIN JOINT DEFLECTION, PER UDACS 2.07.01 AND 2.07.03
10. FOR ALL DRY UTILITY CROSSINGS
- MAINTAIN MINIMUM 12\"/>

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BENCHMARK

MONUMENT ID: 7LV9024S8E8
RIVET AND PLATE IN TOP OF CURB AT WEST SIDE OF THOM BLVD AT CENTENNIAL.
ELEVATION: 700.104 METERS (NAVDS8)
2,296.92 FEET

ACCEPTANCE OF PLANS

SOUTHWEST GAS CORPORATION _____ DATE _____

APPROVED FOR CONSTRUCTION

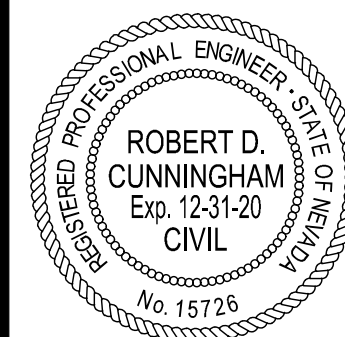
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT# 137088 FIRST APPROVED DATE _____
LVVWD APPROVED FIRE FLOW: 1500 GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 26 GPM

APPROVED FOR CONSTRUCTION

CITY OF LAS VEGAS FIRE DEPARTMENT _____ DATE _____
APPROVAL OF THESE PLANS SHALL NOT BE A PERMIT FOR, OR AN
APPROVAL OF, ANY VIOLATION OF ANY OF THE PROVISIONS OF THE STATE OR COUNTY
LAWS. FIRE FLOW = 1500 G.P.M. AT 20 PSI RESIDUAL.

LENNAR

BRADLEY AND ANO
A RESIDENTIAL SUBDIVISION



DATE: 4/1/2020

SCALE: 1\"/>

JOB NO: LEN-19-014

DESIGNED BY: SF CHECKED BY: RC

SHEET NAME: UT2

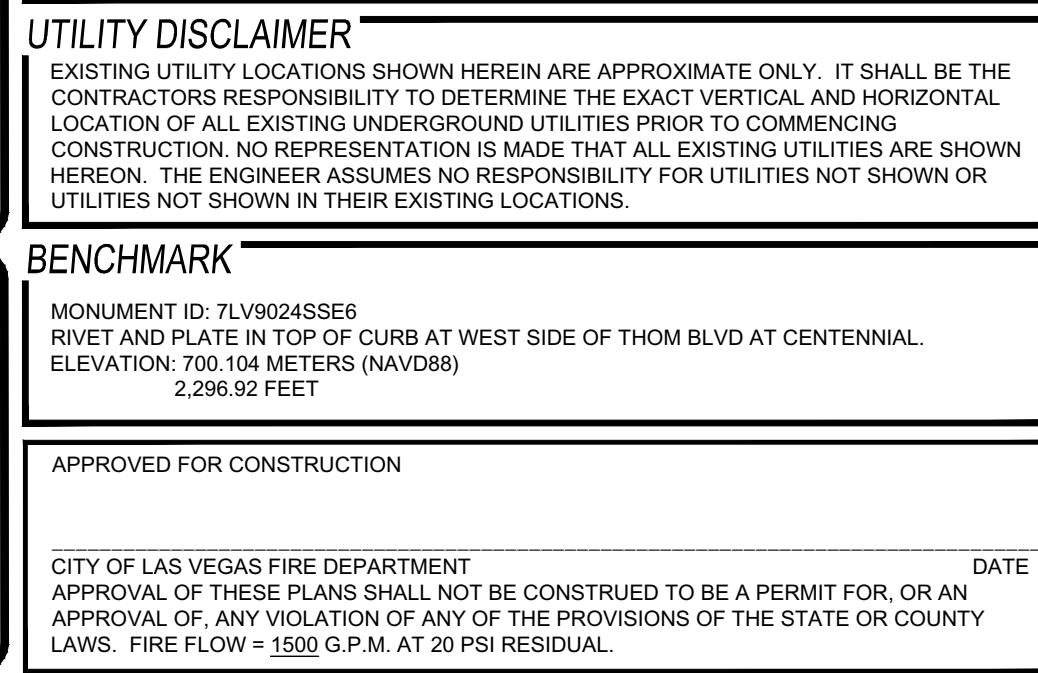
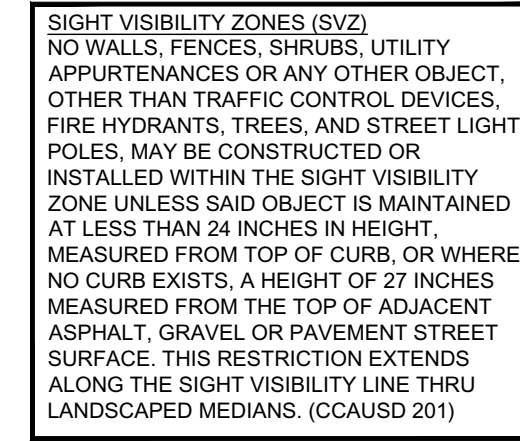
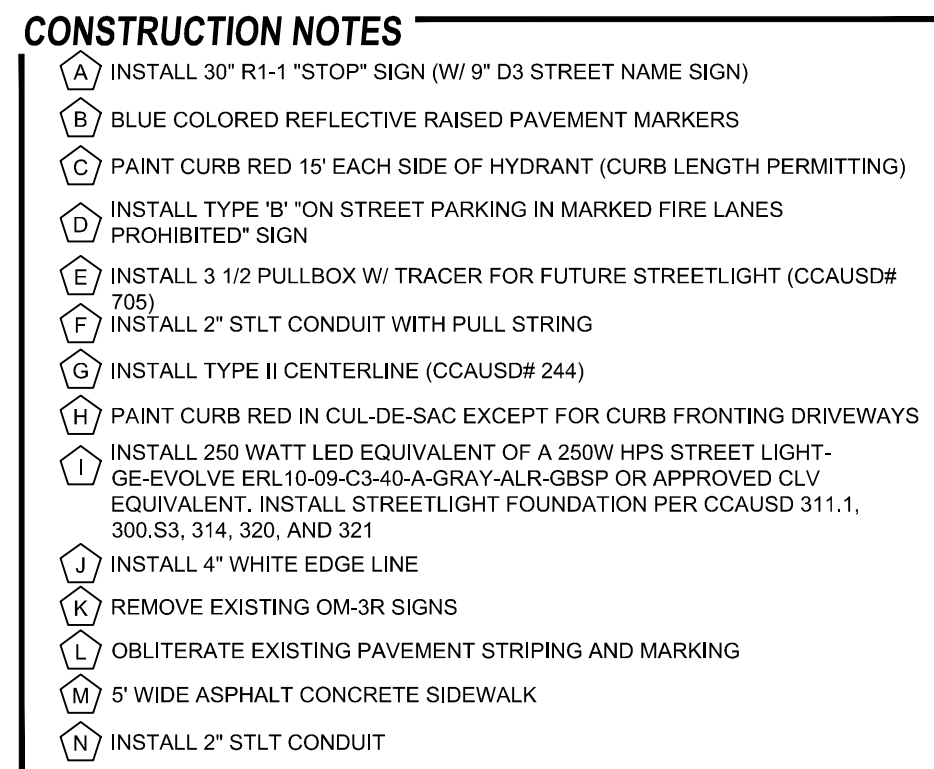
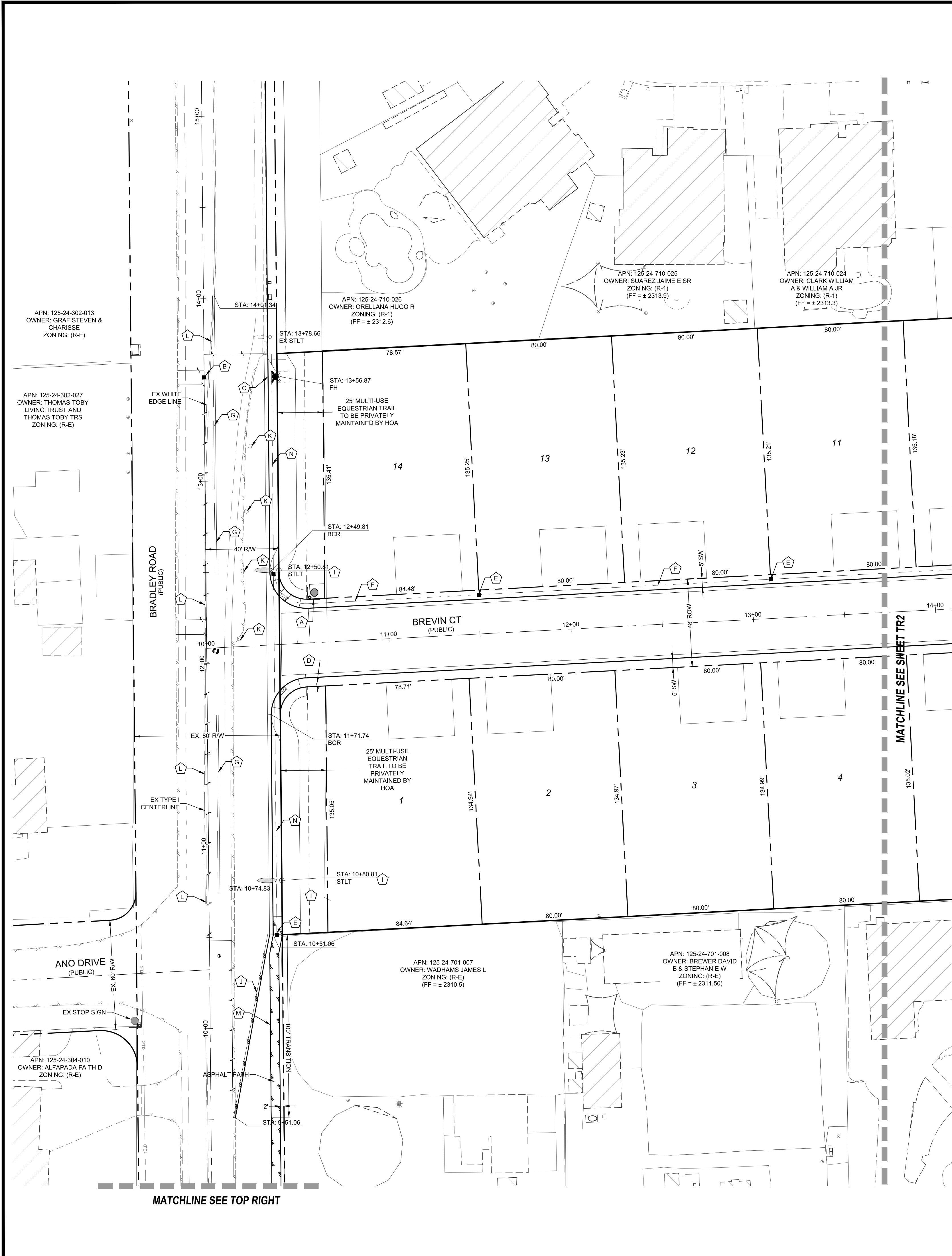
SHEET NUMBER: 12 OF 14

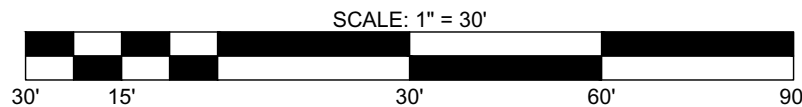
CITY: L20-00173 107Y5128

REVISIONS

NO. DESCRIPTION BY SHTS. APPR. DATE

UT2

[illegible]



- A** INSTALL 3" R1-1 "STOP" SIGN (W/ 9" D3 STREET NAME SIGN)
- B** BLUE COLORED REFLECTIVE RAISED PAVEMENT MARKERS
- C** PAINT CURED RED 15' EACH SIDE OF HYDRANT (CURB LENGTH PERMITTING)
- D** INSTALL TYPE "B" ON STREET PARKING IN MARKED FIRE LANES PROHIBITED" SIGN
- E** INSTALL 3 1/2 PULLBOX W/ TRACER FOR FUTURE STREETLIGHT (CCAUSD# 105)
- F** INSTALL 2" SLT CONDUIT WITH PULL STRING
- G** INSTALL TYPE II CENTERLINE (CCAUSD# 244)
- H** PAINT CURED RED IN CUL-DE-SAC EXCEPT FOR CURB FRONTING DRIVEWAYS
- I** INSTALL 250 WATT LED EQUIVALENT OF A 250W HPS STREET LIGHT- CUL-DE-SAC, 105-03340-A GRAY-ALU-GSSP OR APPROVED CLV EQUIVALENT. INSTALL STREETLIGHT FOUNDATION PIER CCAUSD 311.1, 300.53, 314, 320, AND 321
- J** INSTALL 4" WHITE EDGE LINE
- K** REMOVE EXISTING ON-3R SIGNS
- L** OBLITERATE EXISTING PAVEMENT STRIPING AND MARKING
- M** 5" WIDE ASPHALT CONCRETE SIDEWALK
- N** INSTALL 2" SLT CONDUIT

SIGHT VISIBILITY ZONES (SVZ)
NO WALLS, FENCES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES, FIRE HYDRANTS, TREES, AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL OR PAVEMENT STREET SURFACE. THIS RESTRICTION EXTENDS ALONG THE SIGHT VISIBILITY LINE THRU LANDSCAPED MEDIANS. (CCAUD 201)



R1-1 "STOP" SIGN
36" X 36"

D-3 "STREET NAME" SIGN
42"X12"

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BENCHMARK

MONUMENT ID: 7LV9024SSE6
RIVET AND PLATE IN TOP OF CURB AT WEST SIDE OF THOM BLVD AT CENTENNIAL.
ELEVATION: 700.104 METERS (NAVD88)
2,296.92 FEET

APPROVED FOR CONSTRUCTION

CITY OF LAS VEGAS FIRE DEPARTMENT DATE _____
 APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN
 APPROVAL OF, ANY VIOLATION OF ANY OF THE PROVISIONS OF THE STATE OR COUNTY
 LAWS. FIRE FLOW = 1500 G.P.M. AT 20 PSI RESIDUAL.

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

CALL
811
OR
1-800-227-2600

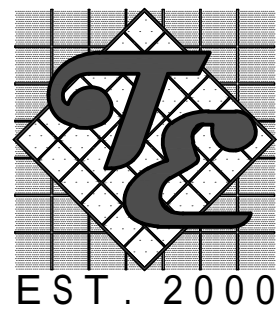
Avoid overhead power
line contact. it's costly.

Call
before you
Overhead
1-702-227-2929

[illegible]

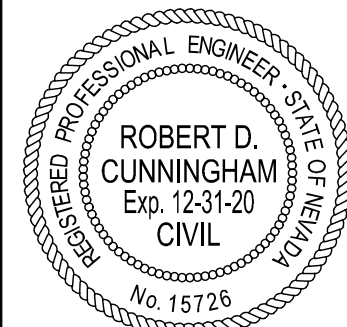
LENNAR

TANEY & ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 EMAIL: INFO@TANEYCORP.COM



**BRADLEY AND ANO
A RESIDENTIAL SUBDIVISION**

TRAFFIC PLAN 2



DATE: 4/1/2020

SCALE: 1"=30'

JOB NO: **LEN-19-014**

DESIGNED BY:	CHECKED BY:
SE	RC

SHEET NAME: **TR2**

SHEET NUMBER:
14 OF 14

CITY L20-00173 107Y5128

IMPROVEMENT PLANS FOR BRADLEY AND ANO A RESIDENTIAL SUBDIVISION CITY OF LAS VEGAS, NEVADA APN: 125-24-701-005 4.48 AC (GROSS)

Call
before you
Overhead
1-702-227-2929

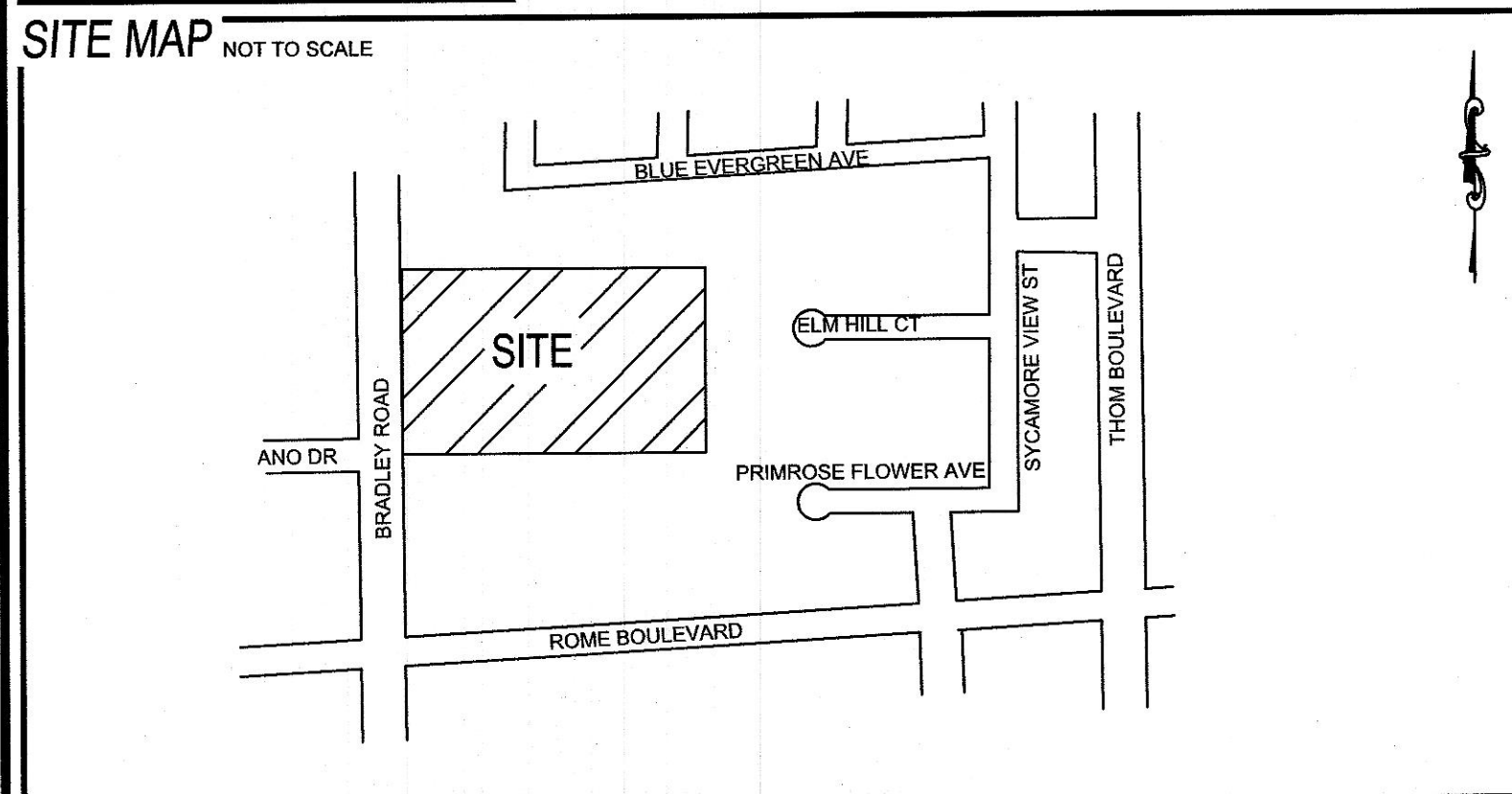
Call before you Dig
Avoid cutting underground
utility lines. It's costly.
CALL
811
OR
1-800-227-2600

LEGEND	EXISTING	PROPOSED
PROJECT BOUNDARY		
RIGHT-OF-WAY		
CENTERLINE		
PROPERTY LINE		
EDGE OF PAVEMENT		
SIDEWALK		
CURB AND GUTTER		
FENCE		
CONTOUR (1' INTERVAL)		
CONTOUR (5' INTERVAL)		
DIRECTION OF FLOW		
CUT LINE-ASPHALT		
SCARP (SLOPE VARIES)		
DESIGN ELEVATION	(10.00)	10.00
FUTURE ELEVATION		[10.00]
STEP RETAINING COURSES		
RETAINING WALL		
CMU WALL		
SOLID GROUTED WALL - NO RETAINING		
CUT-OFF WALL		
POWER POLE		
SIDEWALK RAMP		
CURB DROP INLET		
STORM DRAIN WIMANHOLE		
CUT-FILL LINE		
SIGHT VISIBILITY ZONE		
CAP & 2" BLOW OFF VALVE		
WATERLINE FITTINGS		
GATE VALVE		
FIRE HYDRANT		
SEWER LINE WIMANHOLE		
SEWER LATERAL		
WATER LINE		
WATER LATERAL WIMETER		
PRESSURE REDUCING VALVE		
BACKWATER VALVE		
200A SERVICE PEDESTAL		
STREET LIGHT CONDUIT		
F.A.S.T. CONDUIT		
TRAFFIC SIGN		
STOP SIGN W/STREET NAME SIGN		
100W HPS LUMINAIRE W/1 GA. POLE		
250W HPS LUMINAIRE W/1 GA. POLE		
400W HPS LUMINAIRE W/1 GA. POLE		

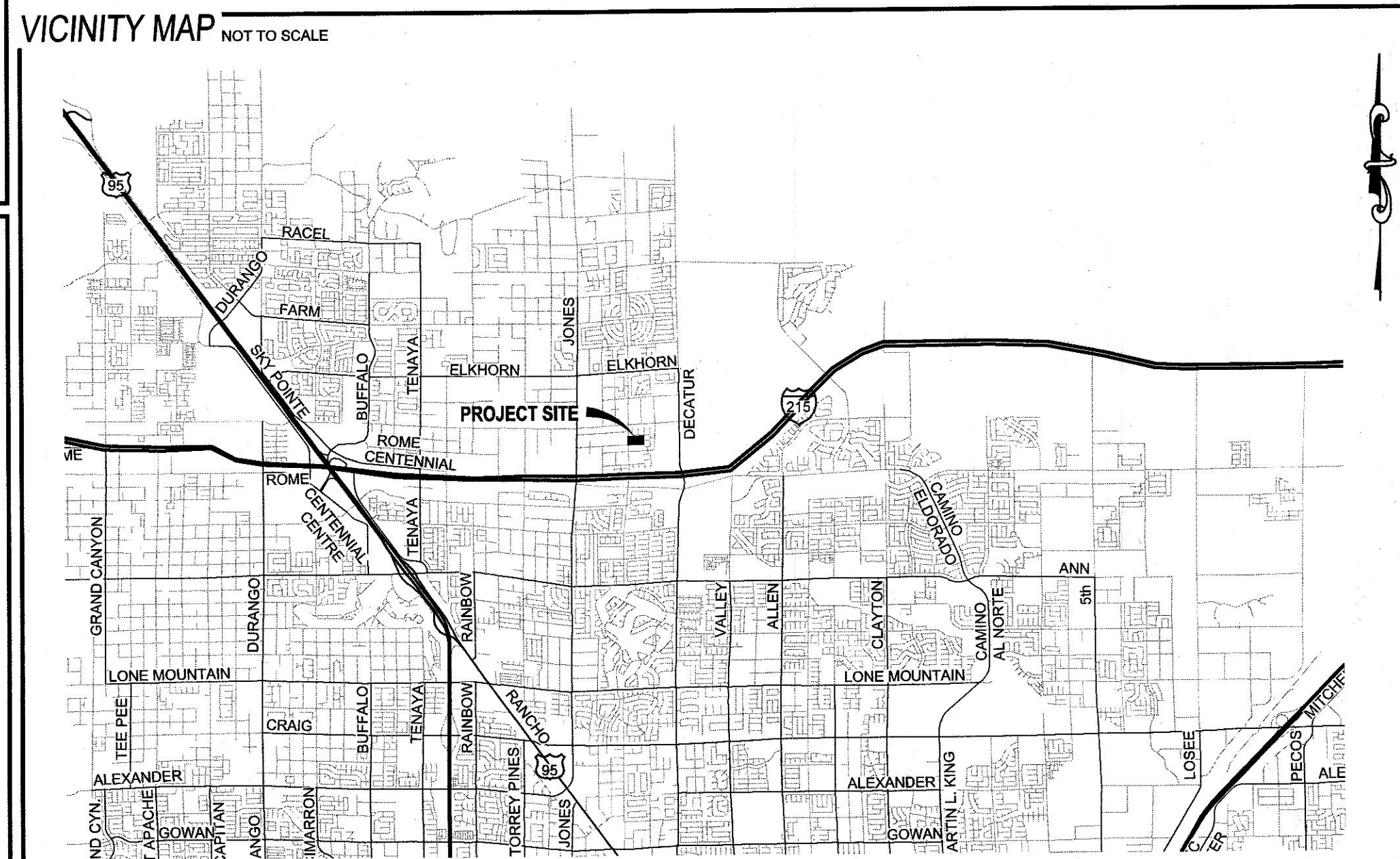
SHEET INDEX			
01	C1	COVER SHEET	
02	C2	GENERAL NOTES	
03	G1	GRADING PLAN 1	
04	G2	GRADING PLAN 2	
05	GD1	GRADING DETAILS	
06	PP1	BREVIN CT STA: 9+50 TO 16+50	PLAN & PROFILE
07	PP2	BRADLEY RD STA: 10+00 TO 17+50	PLAN & PROFILE
08	PP3	BRADLEY RD STA: 4+00 TO 10+00	PLAN & PROFILE
09	PP4	BRADLEY RD STA: 1+00 TO 4+00	PLAN & PROFILE
10	MUT	MASTER UTILITY PLAN	
11	UT1	UTILITY PLAN 1	
12	UT2	UTILITY PLAN 2	
13	TR1	TRAFFIC PLAN 1	
14	TR2	TRAFFIC PLAN 2	
15	LS1	LANDSCAPE PLAN	

ENGINEER
TANEY ENGINEERING
6030 SOUTH JONES BLVD
LAS VEGAS, NV 89118
(702) 362-8844 PHONE (702) 362-5233 FAX

DEVELOPER / OWNER
GREYSTONE NEVADA LLC
9275 WEST RUSSELL ROAD, SUITE #400
LAS VEGAS, NV 89148
(702) 821-4603



ABBREVIATIONS			
AC	ASPHALTIC CONCRETE	EX	EXISTING
ACP	ASBESTOS CEMENT PIPE	FF	FINISH FLOOR ELEVATION
AVE	AVENUE	FG	FINISH GRADE
BC	BACK OF CURB	FL	FIRE HYDRANT
BCR	BACK OF CURB RADIUS	FL	FLOW LINE
BFE	BASE FLOOD ELEVATION	FT	FEET
BFP	BACK FLOW PREVENTOR	G	GRADING
BLM	BUREAU OF LAND MANAGEMENT	GB	GRADE BREAK
BM	BENCH MARK	OFF	GARAGE FINISH FLOOR
BO	BOUNDARY	HP	HIGH POINT
BRPM	BLUE RAISED PAVEMENT MARKER	HPG	HIGH PRESSURE GAS
BVC	BEGIN VERTICAL CURVE	INV	INVERT
BW	BOTTOM OF WALL	LF	LINEAR FEET
CATV	CABLE TELEVISION	LN	LANE
CC	CLARK COUNTY	LS	LANDSCAPE
CCFD	CLARK COUNTY FIRE DEPARTMENT	LT	LEFT
CCWRD	CLARK COUNTY WATER RECLAMATION DISTRICT	LWVD	LAS VEGAS VALLEY WATER DISTRICT
CL	CENTERLINE	MAX	MAXIMUM
CLSM	CONTROLLED LOW STRENGTH MATERIAL	MH	MANHOLE
CLV	CITY OF LAS VEGAS	MIN	MINIMUM
CMP	CORRUGATED METAL PIPE	NO	NUMBER
CNLV	CITY OF NORTH LAS VEGAS	NTS	NOT TO SCALE
CO	CLEAN OUT, SEWER	OC	ON CENTER
COH	CITY OF HENDERSON	PB	PULL BOX
CY	CUBIC YARD	PC	POINT OF CURVE
DCSNCS	DESIGN AND CONSTRUCTION STANDARDS FOR	PCC	POINT OF COMPOUND CURVE
DG	WASTE WATER COLLECTION SYSTEMS	PE	POLYETHYLENE
DI	DECOMPOSED GRANITE	PI	POINT OF INTERSECTION
DIP	DUCTILE IRON PIPE	PL	PROPERTY LINE
DR	DRIVE	PLT	PLATE
EG	END OF CURVE	POC	POINT OF CONNECTION
EG	EXISTING GRADE	PP	POWER POLE
ELEC	ELECTRICAL	P&P	PLAN AND PROFILE
EP	EDGE OF PAVEMENT	PRC	POINT OF REVERSE CURVE
EVC	END VERTICAL CURVE	PROJ	PROJECT
		PRV	PRESSURE REDUCING VALVE
		PT	POINT OF TANGENCY
		PVC	POLYVINYL CHLORIDE
		R	RADIUS
		RCB	REINFORCED CONCRETE BOX
		RCP	REINFORCED CONCRETE PIPE
		RW	RIGHT-OF-WAY
		RT	RIGHT
		SD	STORM DRAIN
		SHT	SHEET
		STLT	STREETLIGHT
		SNWA	SOUTHERN NEVADA WATER AUTHORITY
		SS	SANITARY SEWER
		ST	STREET
		STA	STATION
		STD	STANDARD
		SVZ	SIGHT VISIBILITY ZONE
		SW	SIDEWALK
		SY	SQUARE YARD
		TC	TOP OF CURB
		TELE	TELEPHONE
		TF	TOP OF FOOTING
		T.O.P.	TOP OF PIPE
		TR	TOP OF RETAINING
		TW	TOP OF WALL
		TYP	TYPICAL
		UDAS	UNIFORM DESIGN AND CONSTRUCTION
		UT	UTILITY
		USD	UNIFORM STANDARD DRAWING
		VC	VERTICAL CURVE
		VCP	VITRIFIED CLAY PIPE
		VG	VALLEY GUTTER
		W	WATER
		ZC	ZERO LIP CURB



SUBDIVISION INFORMATION	
ACRES:	4.48 AC
AREA DISTURBED:	4.48 AC
LOTS:	14
LOT SIZE:	10543 - 14125 SF
ZONING:	R-D
FMP:	XX
TMP:	76842
SETBACKS:	25 FT
FRONT:	30 FT
REAR:	5 FT
SIDE:	5 FT
CORNER:	15 FT

UTILITY DISCLAIMER	
EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR EXISTING LOCATIONS.	

BASIS OF BEARING	
SOUTH 00°31'56" EAST, BEING THE BEARING OF THE CENTERLINE OF BRADLEY ROAD BETWEEN DEER SPRINGS WAY AND ROME BOULEVARD AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 52, PAGE 70 OF SURVEYS.	

BENCHMARK	
MONUMENT ID: 7LV9024SSE6 RIVET AND PLATE IN TOP OF CURB AT WEST SIDE OF THOM BLVD AT CENTENNIAL. ELEVATION: 700.104 METERS (NAVDS8) 2,296.92 FEET	

LEGAL DESCRIPTION	
LOT 273 AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 52, PAGE 70 OF SURVEYS, LYING WITHIN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, MDN, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA	

APPROVAL SIGNATURES	
COX COMMUNICATIONS LAS VEGAS, INC.	DATE
SOUTHWEST GAS CORPORATION	DATE
CENTRAL TELEPHONE COMPANY ddb CENTURYLINK	DATE
"THE AFFIXED CENTURYLINK APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS"	
NV ENERGY	DATE
NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS 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.	
LAS VEGAS FIRE AND RESCUE	DATE
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES PROJECT# 137088 FIRST APPROVED DATE LVWMD APPROVED FIRE FLOW: 1500 GPM AT 20 PSI RESIDUAL MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 28 GPM SHEETS: C1, C2, GD1, PP1, PP2, PP3, PP4, MUT, UT1, UT2	

REVISIONS	
NO.	DESCRIPTION
BY	DATE
SHTS.	APPR.
LANNAR	
TANEY ENGINEERING 6030 S. JONES BOULEVARD LAS VEGAS, NV 89118 (702) 362-8844 EMAIL: INFO@TANEYCORP.COM	
EST. 2000	
BRADLEY AND ANO A RESIDENTIAL SUBDIVISION COVER SHEET	
ROBERT D. CUNNINGHAM No. 15726 CIVIL	
DATE:	4/1/2020
SCALE:	1"=30'
JOB NO:	LEN-19-014
DESIGNED BY:	SF
CHECKED BY:	RC
SHEET NAME:	C1
SHEET NUMBER:	01 OF 14
CITY:	L20-00173 107Y5128

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY, NEVADA", LATEST EDITION, THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY, NEVADA", LATEST EDITION, THE "UNIFORM STANDARD SPECIFICATIONS FOR STORMWATER IMPROVEMENT STANDARDS FOR WORK IN THE SUMMERLIN AREA", AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY, THE "UNIFORM BUILDING CODE", AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".
2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS 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 RISK, LOCATE ALL EXISTING UNDERGROUND AND OVERHEAD INTERFERENCES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO NOT IN ANY MANNER EXPOSE OR DAMAGE ANY PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES, AND STREET IMPROVEMENTS WHICH ARE IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORILY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
5. TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGN TO BE APPROVED BY THE CITY, PRIOR TO USE ON THE PROJECT.
6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
7. EXPANSION JOINTS REQUIRED, MAXIMUM OF EVERY 300' IN EXTRUDED-TYPE CURB.
8. AC PAVEMENT TO BE ONE-AND-A-HALF INCH (1 1/2") ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSSINGS UNDER.
9. CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 216.
10. SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS.
12. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE (COMPANY, REPORT#, DATE) APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
13. EXACT LOCATION OF ALL SAWCUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS ENGINEER IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATION.
14. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.E.S. STATUTE NO. 625.380 & CITY OF LAS VEGAS TITLE 18, APPENDIX D.
15. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC. SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.
- WALL NOTES:
16. ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS, FLOOD CONTROL, AND SIGHT DISTANCE AT INTERSECTIONS. NEW WALLS REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.
17. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.
18. CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEANOUTS, ETC. TO FINISH GRADE AS APPLICABLE, WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.
19. MATERIALS, HANDLING, AND PLACEMENT OF PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTION OF, BUT NOT OR THE CLARK COUNTY AREA SPECIFICATIONS (AS APPLICABLE) AND THE PLANS AND DETAILS SHOWN HEREON.
20. WHEN INSTALLING UNDERGROUND FACILITIES THAT REQUIRE UNDERGROUND LOCATING DEVICES SUCH AS MARKER BAILS, LOCATING RIBBON, ETC. THE CONTRACTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO OFFSITE INSPECTION AND TESTING CERTIFYING THAT ALL DEVICES HAVE BEEN PLACED AND VERIFIED TO BE IN GOOD WORKING CONDITION PRIOR TO THE CONSTRUCTION OF ANY ROAD BASE.
21. SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S) SHALL BE PROVIDED TO THE CITY AND APPROVED PRIOR TO ACCEPTANCE OF FACILITY VIDEO INSPECTION. THE MAP(S) SHALL INCLUDE THE HOUSING ADDRESS AND VIDEO INSPECTION LOCATION. THE MAP(S) SHALL SHOW THE SEWER MAINS 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 WHETHER THE SEWER SERVICE LATERALS EXIT THE PUBLIC RIGHT-OF-WAY. SEWER AND STORM DRAIN MAIN ALIGNMENT, INCLUDING THE LOCATION OF ANY TRANSITION STRUCTURES 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 ENGINEER AND HAVE POSITIONAL CERTANTIES OF ± 0.09 METERS (± 0.3 FEET) HORIZONTALLY AND VERTICALLY. A SEPARATE ELECTRONIC COMMA DELIMITED FILE FOR THE SANITARY SEWER AND STORM DRAIN COORDINATES SHALL ALSO ACCOMPANY THE SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S).
22. CCTV VIDEO INSPECTION IS REQUIRED FOR ALL SEWER AND STORM DRAINS. THE CCTV VIDEO INSPECTIONS NEED TO BE PERFORMED PER THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS LATEST EDITION.
23. A SEPARATE BORING PERMIT IS REQUIRED FOR ALL BORING ACTIVITIES.

1. ALL STREET LIGHTING INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE STREET LIGHTING PLANS, THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY, NEVADA AREA," LATEST REVISION, AND THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY, NEVADA AREA," LATEST REVISION.
2. NO DEVIATION OF STREET LIGHT, PULL BOX, CONDUITS, ETC., LOCATIONS SHALL BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE TRAFFIC/ELECTRICAL FIELD OPERATIONS DIVISION AND THE CONSTRUCTION PROJECT REPRESENTATIVE. ANY DEVIATION FROM THE PLAN LOCATION WILL REQUIRE COMPLIANCE WITH SECTION 623.1.0.3 (E) OF THE SPECIFICATIONS.

4. ALL EMPTY CONDUIT SHALL HAVE PULL STRINGS INSTALLED PRIOR TO FINAL INSPECTION.
5. ANY STRUCTURE, SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, ETC., SHALL LEAVE A MINIMUM OF EIGHTEEN INCHES (18") TO THE FACE OF STREET LIGHTING POLE ON ALL SIDES WHEN STREET LIGHT IS INSTALLED BEHIND SIDEWALK, AND SHALL AT NO TIME COMPLETELY ENCLOSE THE STREET LIGHTING POLE.
6. AS-BUILT DRAWINGS SHALL BE SUPPLIED TO THE ELECTRICAL SERVICES SECTION PRIOR TO ANY PRE-FINAL INSPECTION. THE AS-BUILT DRAWINGS SHALL BE STAMPED AS-BUILT AND SIGNED BY THE PREPARER.
7. SERVICE POINTS SHALL BE COORDINATED WITH NEVADA POWER COMPANY, AND WHEREVER POSSIBLE, SHALL BE LOCATED NEAR THE CENTER OF THE CIRCUIT. SERVICE POINTS SHALL BE SHOWN ON THE PLANS.
8. IT SHALL BE ASSUMED THAT IN THE ABSENCE OF AN EXISTING, WORKABLE CIRCUIT TO ATTACH TO, ALL INSTALLATIONS SHALL REQUIRE A NEW SERVICE FOR OPERATION OF THE CIRCUIT.
9. WHEREVER THERE IS AN OVERHEAD UTILITY THAT MAY CONFLICT WITH THE INSTALLATION OF STREET LIGHTING CIRCUITS AND/OR POLES, THESE CONFLICTS MUST BE RESOLVED BETWEEN THE DEVELOPER AND THE UTILITIES INVOLVED BEFORE STREET LIGHT BASES ARE INSTALLED AT NO EXPENSE TO THE CITY OF LAS VEGAS.
10. THE CONTRACTOR SHALL FURNISH COMPLETE SERVICE TO TRANSFORMERS AND CONTROL SYSTEMS IF REQUIRED ON THE PLANS.

LOT 273 AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 52, PAGE 70 OF SURVEYS, LYING WITHIN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, MDN. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

EARTHWORK

TOTAL FOR OVERALL DEVELOPMENT: 757 CY CUT / 16,986 CY FILL / 16,229 CY NET FILL

NOTE: THIS OPINION OF THE CUT AND FILL QUANTITIES IS PROVIDED AS REQUIRED BY THE GOVERNING ENTITY. THIS INFORMATION SHOULD NOT BE USED FOR BIDDING PURPOSES. ALL CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN QUANTITIES. THESE TOTALS ARE RAW AND DO NOT ACCOUNT FOR SHRINKAGE AND SUBSIDENCE.

TOTAL FOR OVERALL DEVELOPMENT: 757 CY CUT / 16,986 CY FILL / 16,229 CY NET FILL

NOTE: THIS OPINION OF THE CUT AND FILL QUANTITIES IS PROVIDED AS REQUIRED BY THE GOVERNING ENTITY. THIS INFORMATION SHOULD NOT BE USED FOR BIDDING PURPOSES. ALL CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN QUANTITIES. THESE TOTALS ARE RAW AND DO NOT ACCOUNT FOR SHRINKAGE AND SUBSIDENCE.

1. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES' LATEST EDITION.
2. THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
3. BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONES. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENT INTO EXISTING CITY STREETS WHERE THE EXISTING STOP SIGNS ARE NOT PRESENT. WHEN THE WORK IS ACCOMPLISHED, AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.
4. WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENCLOSED UPON BY A CONSTRUCTION WORK ZONE AND A PUBLIC WORKS STAFF IDENTIFIES A NEED FOR STUDENTS TO BE ASSISTED IN THE SAFE CROSSING THROUGH THAT WORK ZONE, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A QUALIFIED "CROSSING GUARD". THE GUARD SHALL BE PRESENT FOR THE FULL DURATION OF TIME THAT CHILDREN ARE LIKELY TO BE PRESENT.
5. IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL, OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CURRENT CITY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS.
7. WHEN A PROPOSED STREET LIGHT STANDARD IS LOCATED WITHIN FIVE FEET (5') OF ANY PROPOSED SIGN SHOWN ON THE PLANS TO BE MOUNTED ON A SIGN POST, THE SIGN SHALL BE MOUNTED ON THE STREET LIGHT STANDARD AND THE SIGN POST SHALL BE ELIMINATED.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO CLOSING ANY PUBLIC TRAFFIC ON THE PORTIONS OF THE ROAD(S) BEING IMPROVED. BEFORE THE CLOSURE OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. STREET SIGNS AND STOP SIGNS SHALL BE INSTALLED PER CITY STANDARD SPECIFICATIONS FOR PLACEMENT OF STREET NAME SIGNS.
10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL DEVICES AND FLAGGERS TO EQUIPMENT AND FLAG PERSONS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC IN AND 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 RIGHTS-OF-WAY.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE EXPEDITED TO COMPLETION SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING CITIZEN 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 AND SHALL ARRANGE FOR TEMPORARY RELOCATION OF THE STOP.
13. GUARDS SHALL BE OBTAINED BY CONTACTING THE METROPOLITAN POLICE DEPARTMENT SPECIAL SERVICES DIVISION. GUARDS SHALL PROVIDE OFFICERS PROPERLY TRAINED IN TRAFFIC CONTROL. FEES FOR THE USE OF THESE OFFICERS SHALL BE SET BY METRO AND WILL BE PAID BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL ARRANGEMENTS WITH METRO.
14. ALL WORK WITHIN 300' OF A SIGNALIZED INTERSECTION WILL BE NIGHT WORK, UNLESS DIRECTED BY THE CITY OF LAS VEGAS TRAFFIC ENGINEER.
15. CONTRACTOR SHALL CONTACT THE TRAFFIC ENGINEERING DIVISION (TRANSPORTATION SECTION) THROUGH THE PROJECT'S OFFSITE INSPECTOR PRIOR TO INITIATING PAVING TO RECEIVE DIRECTION FOR ANY PERMANENT OR TEMPORARY MODIFICATIONS TO THE APPROVED DRAWINGS REGARDING FINAL PAVEMENT MARKINGS. WHEN THE CONTRACTOR IS 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 ADJACENT ROADWAY SIGNS SUCH THAT ADJACENT TRANSITIONS AND LANE TERMINATIONS BETWEEN ADJACENT ROADWAY SEGMENTS ARE CONSTRUCTED.

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
6. THE 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
7. COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE.
8. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
9. 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.

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAY OF CLARK COUNTY AS A RESULT OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION PROJECT SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CLARK COUNTY TITLE 24.40 AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BEST MANAGEMENT PRACTICES MANUAL.
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT EXISTING LOCATION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY. REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION 1A.5.
4. AT A MINIMUM, THE CONTRACTOR R/H AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LANE AND ALL AREAS OF THE PROJECT THAT ARE EXPOSED TO WIND-DRIVEN DUST 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 MAY APPLY, SUCH AS SUSPENSION OF CONSTRUCTION ACTIVITY. REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION 1A.12.
5. ACCUMULATED SEDIMENT IN BMP'S 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.

1.	IN THE EVENT OF NATURAL GAS EMERGENCIES CALL 911 AND 1-877-890-6020.	
2.	MINIMUM HORIZONTAL AND VERTICAL CLEARANCES BETWEEN NATURAL GAS FACILITIES AND ANY UNDERGROUND UTILITIES AND/OR STRUCTURES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, STORM DRAIN, COMMUNICATIONS, AND ELECTRIC SHALL BE AT LEAST 10 INCHES OR GREATER AS DICTATED BY LOCAL CODES AND STANDARDS.	
3.	ALL UTILITIES AND STRUCTURES WITHIN THE MINIMUM CLEARANCES MUST BE APPROVED BY ALL AFFECTED UTILITIES AND/OR MUNICIPALITIES.	
4.	FOR VALVE ADJUSTMENT CONTACT 702-668-6107 48 HOURS PRIOR TO CONSTRUCTION.	
5.	IN THE EVENT OF A NATURAL GAS CONFLICT WITH PROPOSED UTILITIES AND/OR STRUCTURES CONTACT 702-365-2099.	
5.	SWG STANDBY CONTACT NUMBER: (702-400-1789)	
SOUTHWEST GAS CORPORATION		DATE

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LAS VEGAS FIRE AND RESCUE ADOPTED FIRE CODE ORDINANCE # 6831 FOR HYDRANT SPECIFICATIONS AND HYDRANT INSTALLATION SPECIFICATIONS.
2. ONLY FIRE HYDRANTS THAT ARE ON THE LAS VEGAS VALLEY WATER DISTRICT'S - APPROVED PRODUCT LIST ARE ALLOWED TO BE INSTALLED.
3. A PERMIT IS REQUIRED FROM LAS VEGAS FIRE AND RESCUE FOR THE INSTALLATION OF ON-SITE WATER LINES AND FIRE HYDRANTS. THE PERMIT AND CONTRACTORS MATERIAL TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER BEFORE COMMENCEMENT OF WORK. IFC § 105.6.15
4. ON ANY RESIDENTIAL OR COMMERCIAL INSTALLATIONS, FIRE HYDRANTS SHALL BE INSTALLED AND FIRE APPARATUS ACCESS ROADS SHALL BE 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
5. TO IDENTIFY THE FIRE HYDRANT LOCATIONS, THE CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT THE CENTER LINE OF THE STREET ADJACENT TO THE FIRE HYDRANTS. IFC § 507.5.3
6. ALL UNDERGROUND INSPECTIONS, PRESSURE AND FLUSH VERIFICATIONS OF ALL FIRE HYDRANTS AND FIRE LINES, SHALL BE CONDUCTED BEFORE COVERING THE LINES. CENTER LOADING IS ACCEPTABLE FOR THE HYDRO TESTS WITH PRIOR FIRE PREVENTION APPROVAL. IFC § 106.3
7. ALL ON-SITE UNDERGROUND WATER MAINS AND MATERIALS SHALL BE U.L. LISTED, A.W.W.A. APPROVED AND SHALL BE RATED FOR THE APPROPRIATE WORKING PRESSURE. IFC § 507.2.1, NFPA 24
8. PAINTING OF CURBS, FIRE HYDRANTS, PADS, PROTECTION OF FIRE HYDRANTS FROM PHYSICAL DAMAGE, AND ALL OTHER WORK NECESSARY PER PLANS SHALL BE COMPLETED BEFORE APPROVAL BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION. IFC § 507
9. PRIVATE HYDRANTS SHALL BE PAINTED RED. IFC § 507.5.1
10. 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
11. FIRE HYDRANT SPACING SHALL AS FOLLOWS: IFC § C102
H RESIDENTIAL - 500 FT UNSPRINKLERED; 600 FT SPRINKLERED.
H COMMERCIAL - 300 FT UNSPRINKLERED, 400 FT SPRINKLERED.

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF DESIGN & 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 CONTRACTORS TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATIONS.
2. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO PERFORM CONSTRUCTION AS PER PLANS. ANY ADDITIONS, DELETIONS, OR CHANGES SHALL FIRST MEET WITH THE APPROVAL OF THE CITY ENGINEERS.
3. CHISEL "S" OR "G" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.
4. POLYVINYL (PVC) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35 SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE II AGGREGATE BASE.
5. ALL MANHOLES IN PAVED STREETS FIFTY FEET (50') RAW AND LARGER SHALL HAVE CONCRETE COLLARS. STREETS LESS THAN EIGHTY FEET (80') WILL REQUIRE RETROFITTING IF PAVING DOES NOT CONFORM TO CITY STANDARDS AT THE MANHOLE.
6. TEE SADDLES SHALL BE USED TO CONNECT SEWER LATERALS TO EXISTING MAIN LINES UP TO TWELVE INCHES (12") IN DIAMETER. CONNECTIONS TO FIFTEEN INCH (15") OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES. INLINE "Y" SHALL BE USED ON LINES TWELVE INCHES (12") IN DIAMETER AND ABOVE.
7. WATER MAINS SHALL BE PROTECTED IN ACCORDANCE WITH LVWWD STANDARDS WHENEVER A SEWER MAIN CROSSES OVER A MAIN LINE OR THE SEWER IS LESS THAN EIGHTEEN INCHES (18") UNDER A WATER MAIN.
8. ALL CONTRACTORS INSTALLING SEWER MAINS THAT WILL BE UNDER JURISDICTION OF THE CITY OF LAS VEGAS MUST BE STATE OF NEVADA CLASS "A" CONTRACTORS.
9. THE CITY OF LAS VEGAS WILL NOT ACCEPT ANY SEWER MAINS WHICH HAVE A VERTICAL DEFLECTION OF MORE THAN ONE INCH OF A FOOT (1") FROM THE APPROVED CONSTRUCTION PLANS AT ANY LOCATION. MORE MAINS FOUND TO EXCEED THIS TOLERANCE WILL HAVE TO BE REPAIRED OR REMOVED AND REPLACED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO ACCEPTANCE BY THE CITY OF LAS VEGAS.
10. INSTALLATION OF CURVED SEWER REQUIRES THE USE OF PVC C900 WHICH ALLOWS FOR PIPE DEFLECTION AT THE JOINTS.

LVVWD PROJECT #137088

1. NO WORK SHALL BEGIN UNTIL THE WORK PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE LVVWD. FOLLOWING WATER PLAN APPROVAL, NOTICE SHALL BE GIVEN TO THE LVVWD COMMUNICATION SUPPORT CENTER (258-7117) 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 NUMBER IDENTIFIED ABOVE.

2. ALL WORK SHALL CONFORM TO LVVWD STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS AND TO THE 2010 EDITION OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS). THE LATEST EDITION OF UDACS SHALL SUPERCEDE ANY CONFLICTS CONTAINED IN THE APPROVED DRAWINGS AND/OR SPECIFICATIONS.

3. ALL WORK, EXCEPT AS MODIFIED BY THESE PLANS OR BY NOTE 2 ABOVE, SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT DRAFT OR EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENT, CLARK COUNTY AREA.

4. A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LVVWD.

5. ALL SERVICE LATERALS TWO INCHES (2") IN DIAMETER AND SMALLER SHALL BE TYPE 'K' COPPER TUBING WITH LVVWD APPROVED SERVICE SADDLES.

6. ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.

7. ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, VALLEY, AND CURB GUTTERS.

8. ALL WATER AND STORM DRAIN OR SANITARY SEWER CROSSINGS SHALL CONFORM TO SECTION 2.22 OF THE 2010 EDITION OF THE UDACS.

9. ALL WATER FACILITIES AND APPURTENANCES SHALL BE DISINFECTED, PRESSURE TESTED, AND HAVE AN ACCEPTABLE PASSING HEALTH WATER SAMPLE OBTAINED, PRIOR TO OPERATION AND USE.

10. THE CONTRACTOR MUST OBTAIN ALL METERS TWO INCHES (2") AND SMALLER FROM LVVWD CENTRAL STORES. TELEPHONE 258-3152 OR 258-3802 TWO (2) WORKING DAYS PRIOR TO METER PICKUP.

11. ANY INTERRUPTION OF SERVICE MUST BE PERFORMED IN ACCORDANCE WITH UDACS SECTION 3.14.01, AND APPROVED BY THE LVVWD INSPECTION DIVISION PRIOR TO SHUTDOWN. PROPER WRITTEN NOTIFICATION MUST BE GIVEN TO ALL AFFECTED CUSTOMERS.

12. ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE LVVWD APPROVED PRODUCTS LIST FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS BY SUBMITTING SHOP DRAWINGS.

13. TELEPHONE "CALL BEFORE YOU DIG" AT "311" OR 1-800-227-2600.

14. THE INSTALLATION OF LVVWD MUNICIPAL WATER FACILITIES WITH ALL STREETS IS ASSUMED TO BE IN COMPLIANCE WITH THE UNIFORM STANDARDS, INCLUDING PLACEMENT OF ASPHALT PAVING STREET SURFACES. ANY REPAIR WORK DONE BY THE LVVWD TO THE MUNICIPAL WATER FACILITIES WILL INCLUDE THE PLACEMENT OF AN APPROPRIATELY SIZED ASPHALT REPAIR PATCH ON THE STREET SURFACE.

ANY DECORATIVE PAVING SURFACE WITHIN THE STREET IS THE RESPONSIBILITY OF THE OWNER'S ASSOCIATION, OR THE INDIVIDUAL PROPERTY OWNERS IF NO OWNER'S ASSOCIATION IS IN EXISTENCE, OR THE AGENCY HAVING JURISDICTION. DECORATIVE SURFACE MATERIALS PLACED WITHIN THE TEN FOOT EASEMENT ABUTTING A PUBLIC OR PRIVATE STREET, IF DISTURBED BY THE LVVWD DURING THE REPAIR OR OPERATION OF ITS FACILITIES, WILL BE REPLACED BY LVVWD WITH AN APPROPRIATELY SIZED PLAIN FINISH CONCRETE PATCH. THE LVVWD WILL NOT RESTORE, AND WILL NOT BE RESPONSIBLE FOR THE RESTORATION OF, ANY DECORATIVE PAVING SURFACE WITHIN THE STREET. THE LVVWD WILL NOT ATTEMPT TO MATCH COLOR OR FINISH OF ANY ADJACENT MATERIALS.

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

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT# 137088 FIRST APPROVED DATE _____

AC	ASPHALTIC CONCRETE	EX	EXISTING	PT	POINT OF TANGENCY
ACP	ASBESTOS CEMENT PIPE	FF	FINISH FLOOR ELEVATION	PVC	POLYVINYL CHLORIDE
AVE	AVENUE	FG	FINISH GRADE	R	RADIUS
BC	BACK OF CURB	PH	FIRE HYDRANT	RCB	REINFORCED CONCRETE BOX
BGR	BACK OF CURB RADIUS	PL	FLOW LINE	RCR	REINFORCED CONCRETE PIPE
BFE	BASE FLOOD ELEVATION	FT	FLOODING	RW	RIGHT-OF-WAY
BFP	BASE FLOOD PREVENTOR	G	GRADE	RT	RIGHT
BUR	BUREAU OF LAND MANAGEMENT	GB	GRADE BREAK	SD	STORM DRAIN
BM	BENCH MARK	GFF	GARAGE FINISH FLOOR	SHT	SHEET
BO	BOUNDARY	HP	HIGH POINT	STLT	STREETLIGHT
BRPM	BLUE RAISED PAVEMENT MARKER	HPG	HIGH PRESSURE GAS	SNWA	SOUTH NERADA WATER AUTHORITY
BV	BEGIN VERTICAL CURVE	INVERT	INVERT	SS	SANITARY SEWER
BM	BOTTOM OF WALL	LF	LINEAR FEET	ST	STREET
CATV	CABLE TELEVISION	LN	LANE	STA	STATION
CL	CLARK COUNTY	LS	LANDSCAPE	STD	STANDARD
CCFD	CLARK COUNTY FIRE DEPARTMENT	LT	LEFT	SVZ	SIGHT VISIBILITY ZONE
COWD	CLARK COUNTY WATER RECLAMATION DISTRICT	LWVD	LAS VEGAS VALLEY WATER DISTRICT	SW	SIDEWALK
CN	CENTERLINE	MAX	MAXIMUM	SY	SQUARE YARD
CLSM	CONTROLLED LOW STRENGTH MATERIAL	MH	MANHOLE	TC	TOP OF CURB
CLV	CITY OF LAS VEGAS	MIN	MINIMUM	TELE	TELEPHONE
CMP	CORRUGATED METAL PIPE	N	NUMBER	TF	TOP OF FOOTING
CNV	CITY OF NORTH LAS VEGAS	NOT	NOT TO SCALE	T.O.P.	TOP OF PIPE
CO	CLEAN OUT, SEWER	OC	ON CENTER	TR	TOP OF RETAINING
COH	CITY OF HENDERSON	PB	PULL BOX	TW	TOP OF WALL
COB	CORNER OF BACK YARD	PCB	POINT OF CURVE	TY	TYPICAL
DCSWS	DESIGN AND CONSTRUCTION STANDARDS FOR WASTE WATER COLLECTION SYSTEMS	PCC	POINT OF COMPOUND CURVE	UCAS	UNIFORM DESIGN AND CONSTRUCTION STANDARDS
DC	DECOMPOSED GRANITE	PE	POLYETHYLENE	UDS	UTILITY
DI	DROP INLET	PI	POINT OF INTERSECTION	UNIFORM	UNIFORM STANDARD DRAWING
DI	DUCTILE IRON PIPE	PL	PROPERTY LINE	VC	VERTICAL CURVE
DR	DRIVE	PLT	PLATE	VCP	VITRIFIED CLAY PIPE
EG	END OF GRADE	POC	POINT OF CONNECTION	VV	VALLEY GUTTER
EG	EXISTING GRADE	PP	POWER POLE	W	WATER
ELEC	ELECTRICAL	P&P	PLAN AND PROFILE	WZ	ZERO LIP CURB
EDG	EDGE OF PAVEMENT	PRC	POINT OF REVERSE CURVE		
EVC	END VERTICAL CURVE	PROJ	PROJECT		
		PRV	PRESSURE REDUCING VALVE		

PAVING AND GRADING	PUBLIC	PRIVATE
2" ASPHALT	2,375 SY	
TYPE II GRAVEL	410 CY	
24" L-TYPE CURB & GUTTER	1,408 LF	
4" THICK CONCRETE SIDEWALK	8,545 SF	
SIDEWALK RAMPS	2 EA	
CONCRETE CROSS GUTTER	813 SF	
SURVEY MONUMENTS	3 EA	
STORM DRAIN	PUBLIC	PRIVATE
12" STORM DRAIN	916 LF	
18" STORM DRAIN	323 LF	
6" DROP INLET	1 EA	
48" SDMH	1 EA	
WATER	PUBLIC	PRIVATE
3/4" METER	14 EA	
3/4" IRRIGATION METER W/ 1" RPPA	1 EA	
8" PVC WATER	1086 LF	
WATER LATERALS	302 LF	
FIRE HYDRANTS	2 EA	
SEWER	PUBLIC	PRIVATE
8" PVC SEWER	591 LF	
48" SEWER MANHOLE	2 EA	
4" PVC SEWER		397 LF
4" CS90 PVC SEWER		53 LF
TRAFFIC	PUBLIC	PRIVATE
3 1/2" PULL BOX	2 EA	3 EA
2" CONDUIT	320 LF	
4" INTERCONNECT	320 LF	
STREET SIGNS	3 EA	

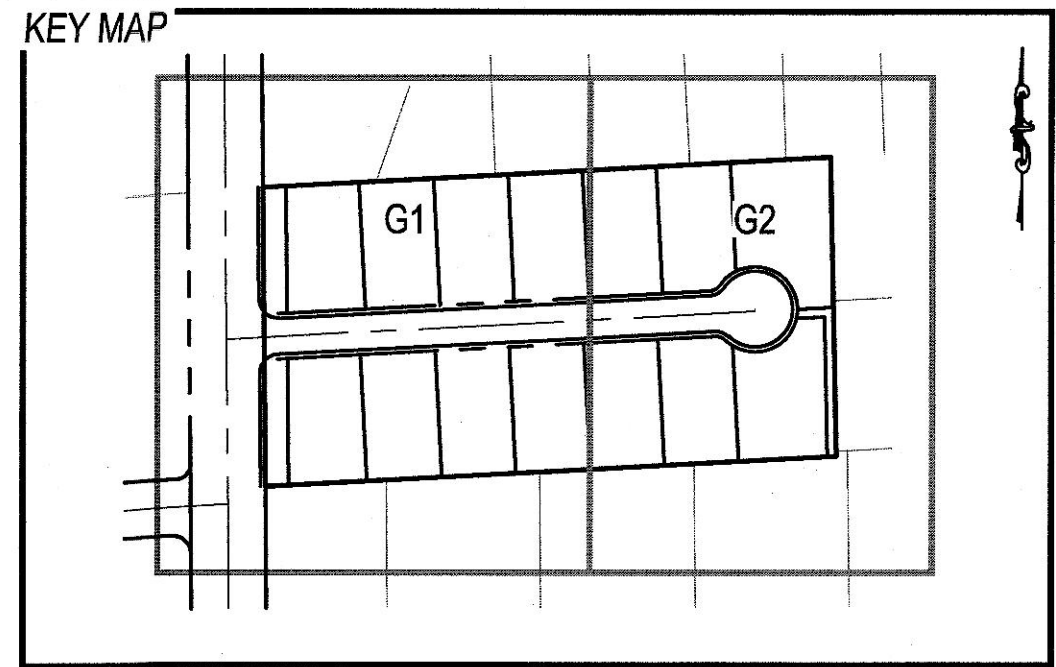
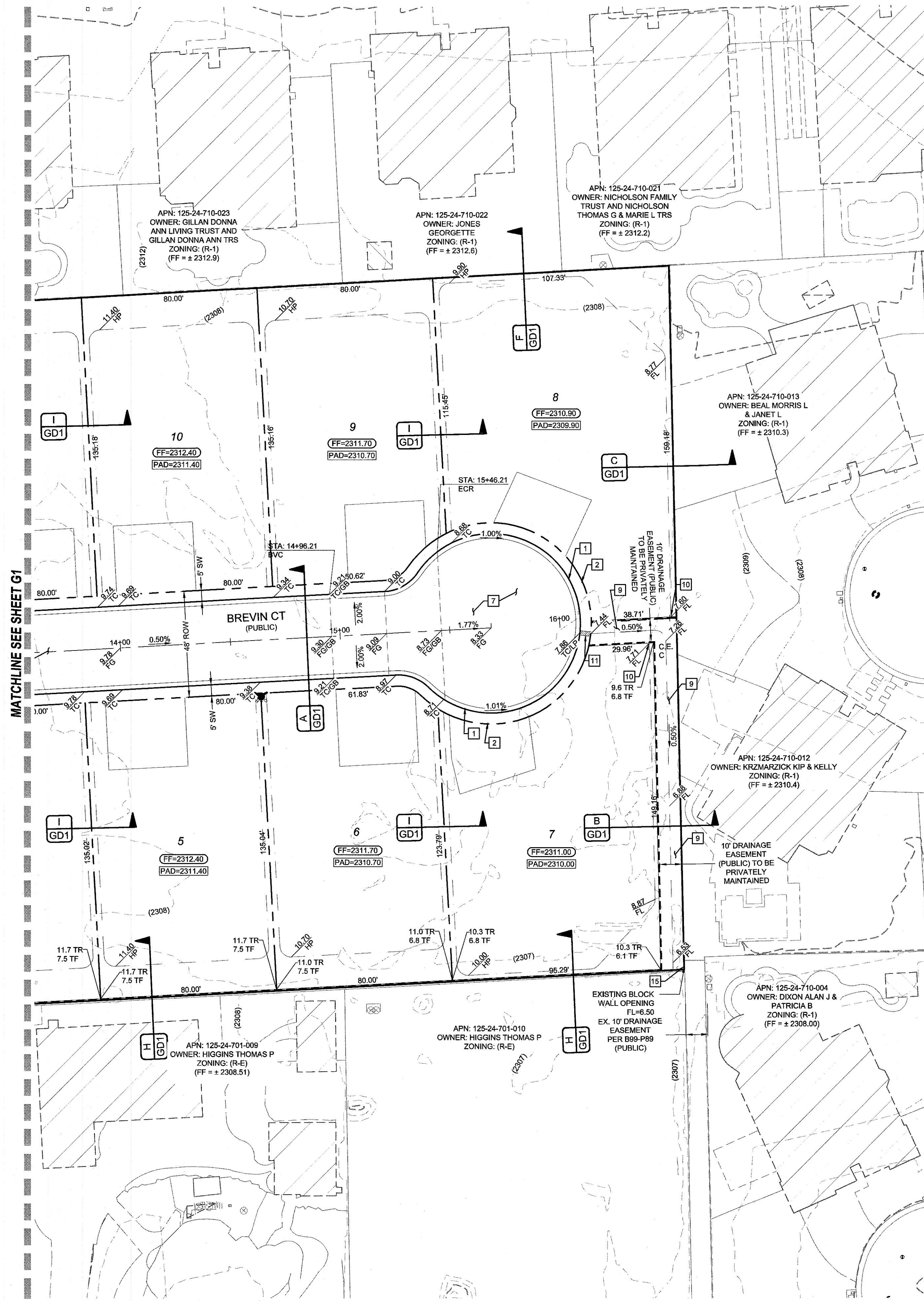
SOUTH 00°31'56" EAST, BEING THE BEARING OF THE CENTERLINE OF BRADLEY ROAD BETWEEN DEER SPRINGS WAY AND ROME BOULEVARD AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 52, PAGE 70 OF SURVEYS.

MONUMENT ID: 7LV9024SSE6
RIVET AND PLATE IN TOP OF CURB AT WEST SIDE OF THOM BLVD AT CENTENNIAL.
ELEVATION: 700.104 METERS (NAV88)
2,296.92 FEET

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

1. NONE

LAST PLOT: Kanna Espinoza
FILE NAME: S:\ACTIVE\LENAR\19-014 - BRADLEY & ANO\DWG\SSHEET\DWG\LENAR14_SHT_GRD.DWG



- CONSTRUCTION NOTES**
1. R-TYPE CURB (CCAUSD #217.3.S1)
 2. 5' WIDE SIDEWALK (CCAUSD #234)
 3. 8" CROSS GUTTER (CCAUSD #228)
 4. SIDEWALK RAMP (CCAUSD #235) - CASE II (A=8' / B=8')
 5. AC PAVEMENT SAWCUT & REPLACEMENT (CCAUSD #503, 500.3, 500.5)
 6. 10' WIDE SIDEWALK (CCAUSD #234)
 7. 2" AC PAVEMENT OVER 4" TYPE II
 8. 24" L-TYPE CURB & GUTTER (CCAUSD #216)
 9. 10' CONCRETE VALLEY GUTTER SEE DETAIL K/GD1
 10. BLOCK WALL OPENING SEE DETAIL J / GD1
 11. INSTALL SIDEWALK DRAIN (CCAUSD #236)
 12. 4.5" AC PAVEMENT OVER 4" TYPE II
 13. COMPACTED DECOMPOSED GRANITE
 14. ABANDON EXISTING 4" PVC STORM DRAIN
 15. ADJUST OR REPLACE EXISTING WALL OPENING WITH 16" X 48" WALL OPENING (SEE DETAIL M / GD1)
 16. 48" TYPE IA SDMH (CCAUSD #404)
 17. INSTALL CLEANOUT (DCSWCS SD-24)

GEOTECHNICAL
ACCESS CONSULTING ENGINEERS
3255 PEPPER LANE, SUITE 107
LAS VEGAS, NV 89120
(702) 987-6153
REPORT NO. 19-144
DATE: 03-21-2019

EARTHWORK
TOTAL FOR OVERALL DEVELOPMENT: 757 CY CUT / 16,986 CY FILL / 16,229 CY NET FILL
NOTE: THIS OPINION OF THE CUT AND FILL QUANTITIES IS PROVIDED AS REQUIRED BY THE GOVERNING ENTITY. THIS INFORMATION SHOULD NOT BE USED FOR BIDDING PURPOSES. ALL CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN QUANTITIES. THESE TOTALS ARE RAW AND DO NOT ACCOUNT FOR SHRINKAGE AND SUBSIDENCE.

FLOOD ZONE
THIS PROJECT IS LOCATED IN FLOOD ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER FIRM PANEL 32003C2150E, REVISED DATE:

UTILITY DISCLAIMER
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. 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 EXISTING LOCATIONS.

GRADING NOTES
ADD 2300 FEET TO ALL GRADE TAGS TO GET ACTUAL ELEVATION.
THE ELEVATION DIFFERENCE BETWEEN THE PAD AND FINISH FLOOR IS DETERMINED FROM THE MINIMUM THICKNESS REQUIRED PER THE GEOTECHNICAL REPORT. FINISH FLOORS MAY INCREASE DEPENDING ON THE TYPE OF SOIL AND FOUNDATION PLAN USED. NOTE THAT THE STRUCTURAL PLANS & GEOTECHNICAL REPORT SHALL SUPERSEDE THE CIVIL IMPROVEMENT PLANS.
ALL PRIVATE STREETS AND DRAINAGE EASEMENTS ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (H.O.A.).
ALL WORK TO BE PERFORMED OUTSIDE OF THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL NOT BE PERFORMED UNTIL WRITTEN PERMISSION AND EASEMENTS HAVE BEEN OBTAINED FROM THE OFFSITE OWNER AND GIVEN TO THE GOVERNING ENTITY.

BENCHMARK
MONUMENT ID: 7LV9024SSE6
RIVET AND PLATE IN TOP OF CURB AT WEST SIDE OF THOM BLVD AT CENTENNIAL.
ELEVATION: 700.104 METERS (NAVDS8)
2,296.92 FEET

GRADING CERTIFICATION
I CERTIFY THIS GRADING PLAN COMPLIES WITH THE APPROVED DRAINAGE STUDY, DS5192, ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

STANLEY FONG, PE DATE

Avoid overhead power line contact, it's costly.
Call before you Overhead
1-702-227-2929

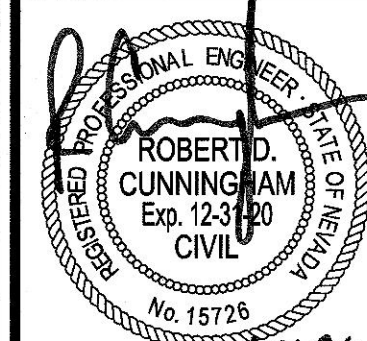
Call before you Dig
Avoid cutting underground utility lines, it's costly.
CALL 811
OR 1-800-227-2600

LENNAR

BRADLEY AND ANO

A RESIDENTIAL SUBDIVISION

GRADING PLAN 2



DATE: 4/1/2020

SCALE: 1"=30'

JOB NO: LEN-19-014

DESIGNED BY: SF CHECKED BY: RC

SHEET NAME: G2

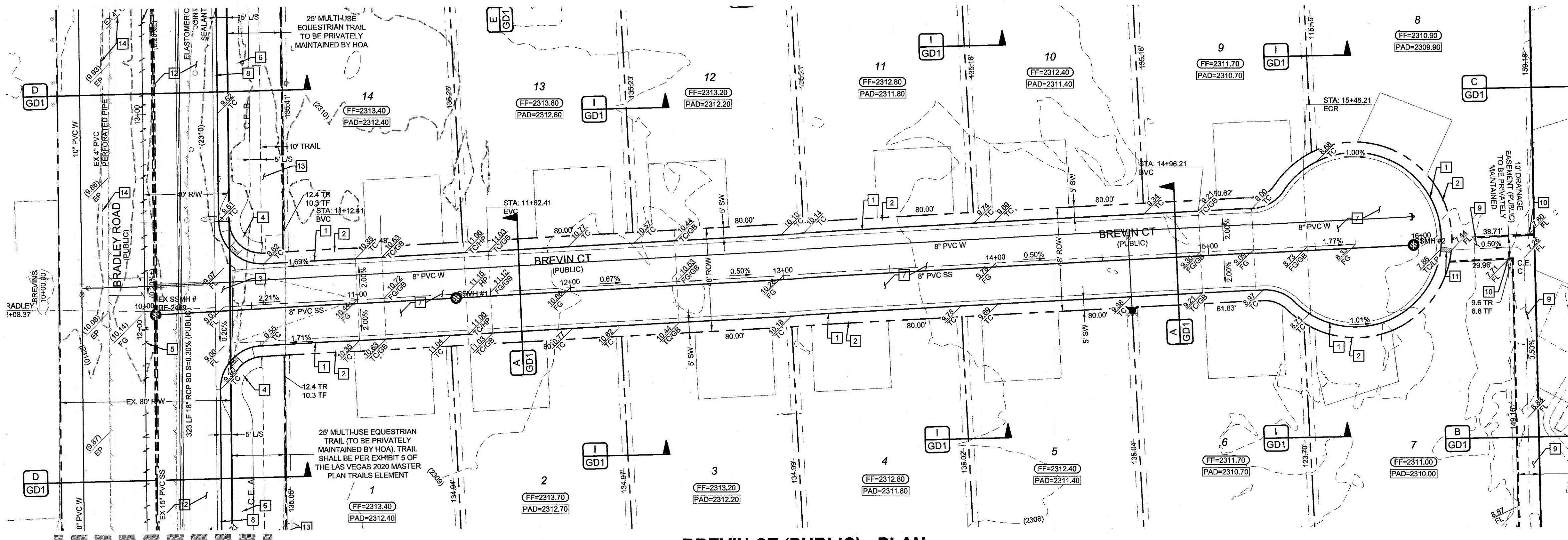
SHEET NUMBER: 04 OF 14

CITY: L20-00173 107Y5128

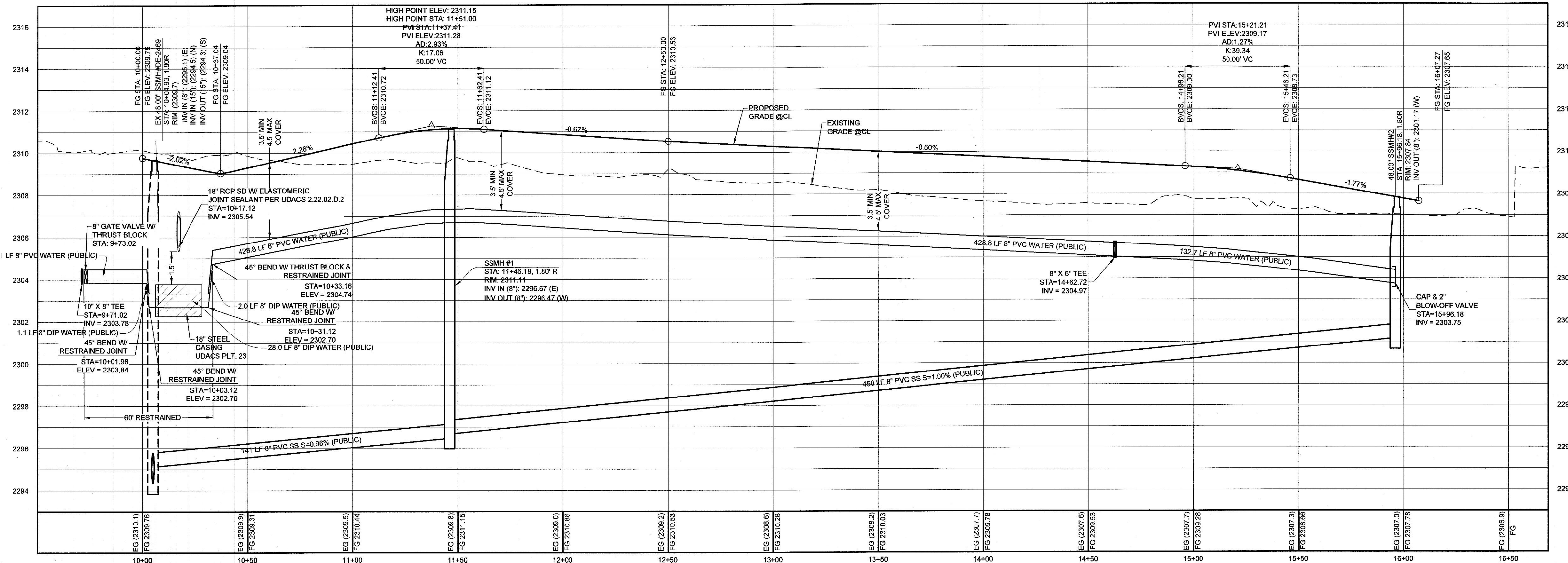
REVISIONS

DESCRIPTION BY SHS APPR DATE

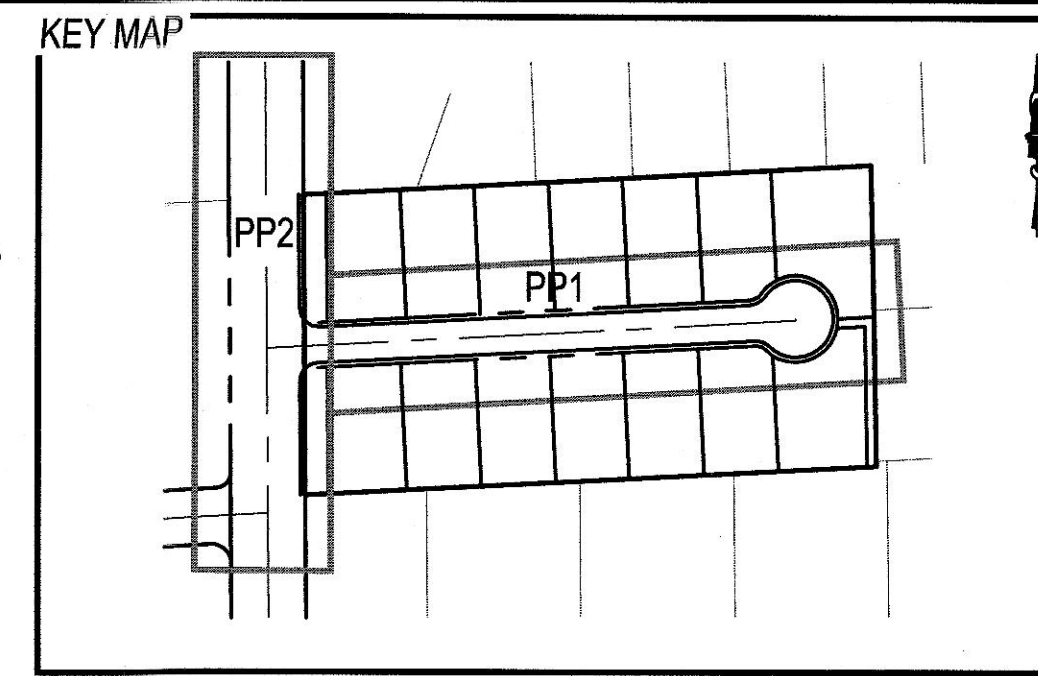
NO.



BREVIN CT (PUBLIC) - PLAN
STA: 9+50.00 TO 16+50.00



BREVIN CT (PUBLIC) - PROFILE
STA: 9+50.00 TO 16+50.00
SCALE: 1"=30' HORIZONTAL; 1"=3' VERTICAL



SCALE: 1" = 30'

- CONSTRUCTION NOTES**
1. R-TYPE CURB (CCAUSSD #217.3.51)
 2. 5' WIDE SIDEWALK (CCAUSSD #234)
 3. 8" CROSS GUTTER (CCAUSSD #233)
 4. SIDEWALK RAMP (CCAUSSD #235) - CASE II (A=8' / B=8')
 5. AC PAVEMENT SAWCUT & REPLACEMENT (CCAUSSD #503, 500.3, 500.5)
 6. 10' WIDE SIDEWALK (CCAUSSD #234)
 7. 2" AC PAVEMENT OVER 4" TYPE II
 8. 24" L-TYPE CURB & GUTTER (CCAUSSD #216)
 9. 10' CONCRETE VALLEY GUTTER SEE DETAIL K/GD1
 10. BLOCK WALL OPENING SEE DETAIL J / GD1
 11. INSTALL SIDEWALK DRAIN (CCAUSSD #236)
 12. 4.5" AC PAVEMENT OVER 4" TYPE II
 13. COMPACTED DECOMPOSED GRANITE
 14. ABANDON EXISTING 4" PVC STORM DRAIN
 15. ADJUST OR REPLACE EXISTING WALL OPENING WITH 16" X 48" WALL OPENING (SEE DETAIL M / GD1)
 16. 48" TYPE IA SDMH (CCAUSSD #404)
 17. INSTALL CLEANOUT (DCSWCS SD-24)
 18. REMOVE CAP AND BLOW-OFF VALVE AND CONNECTION TO EX. WATERLINE
 19. 10" GATE VALVE (UDACS PLATE NO. 30 & 39)
 20. STEEL CASING (UDACS PLATE NO. 23)
 21. RELOCATE EXISTING FIRE HYDRANT FROM MELLO AVE. TO BRADLEY RD. & ABANDON EXISTING LATERAL. (SEE NOTE ON THIS SHEET)
 22. 10" VERTICAL 48" BEND-RESTRAINED

WATER MAIN JOINT DEFLECTION NOTE
(PVC 4"-24")

PVC PIPE SHALL BE DEFLECTED AT THE JOINT ONLY. THE MAXIMUM ALLOWABLE DEFLECTION SHALL BE ONE (1) DEGREE PER JOINT WITH A MAXIMUM RADIUS OF CURVATURE OF 1,150 FEET, PER UDACS 2.07.01 AND 2.07.03.

FOR CHANGES IN DIRECTION EXCEEDING THE MAXIMUM ALLOWABLE JOINT DEFLECTION, FITTING SHALL BE USED.

GEOTECHNICAL

ACCESS CONSULTING ENGINEERS
3255 PEPPER LANE, SUITE 107
LAS VEGAS, NV 89120
(702) 967-5153

REPORT NO. 18-144
DATE: 03-21-2019

UTILITY DISCLAIMER

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LINE AND CURVE DATA

FOR LINE AND CURVE DATA TABLES, SEE THE GRADING PLAN SHEETS FOR THIS PROJECT.

PROFILE NOTES

ADD 2300 FEET TO ALL GRADE TAGS TO GET ACTUAL ELEVATION.

ALL PRIVATE STREETS AND DRAINAGE EASEMENTS ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (H.O.A.).

ALL WORK TO BE PERFORMED OUTSIDE OF THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL NOT BE PERFORMED UNTIL WRITTEN PERMISSION AND EASEMENTS HAVE BEEN OBTAINED FROM THE OFF-SITE OWNER AND GIVEN TO GOVERNING ENTITY.

BENCHMARK

MONUMENT ID: 7LV90245SE8
RIVET AND PLATE IN TOP OF CURB AT WEST SIDE OF THOM BLVD AT CENTENNIAL.
ELEVATION: 700.104 METERS (NAV88)
2,296.92 FEET

ACCEPTANCE OF PLANS

SOUTHWEST GAS CORPORATION

DATE

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT# 137088, FIRST APPROVED DATE

ALL SEWER / STORM DRAIN CROSSING WATER LINES MUST COMPLY WITH UDACS SECTION 2.22.

INSTALL PIPELINE MARKER BALLS PER (UDACS PLT 15).

LVWD CANNOT GUARANTEE A WATERTIGHT SHUTDOWN WHERE CONNECTIONS OR REPAIRS TO EXISTING FACILITIES ARE REQUIRED. THE CONTRACTOR SHALL ENSURE ALL LABOR AND EQUIPMENT IS AVAILABLE TO REMOVE REMAINING WATER COORDINATION WITH INSPECTION DIVISION MUST TAKE PLACE PRIOR TO ANY TRIAL SHUTDOWN.

CONTRACTOR TO INSTALL TEMPORARY SERVICE TO ENSURE PROPER SHUTDOWN IN THE EVENT NO OTHER APPURTENANCES ARE AVAILABLE.

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811
OR
1-800-227-2600

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1-702-227-2929

REVISIONS

NO.	DESCRIPTION	BY	SHTS.	APPR.	DATE

LENNAR

BRADLEY AND ANO

A RESIDENTIAL SUBDIVISION

BREVIN CT

STA: 9+50 TO 16+50

PLAN & PROFILE

PP1

06 OF 14

4/1/2020

1"=30'

LEN-19-014

DESIGNED BY: SF

CHECKED BY: RC

SHEET NUMBER: PP1

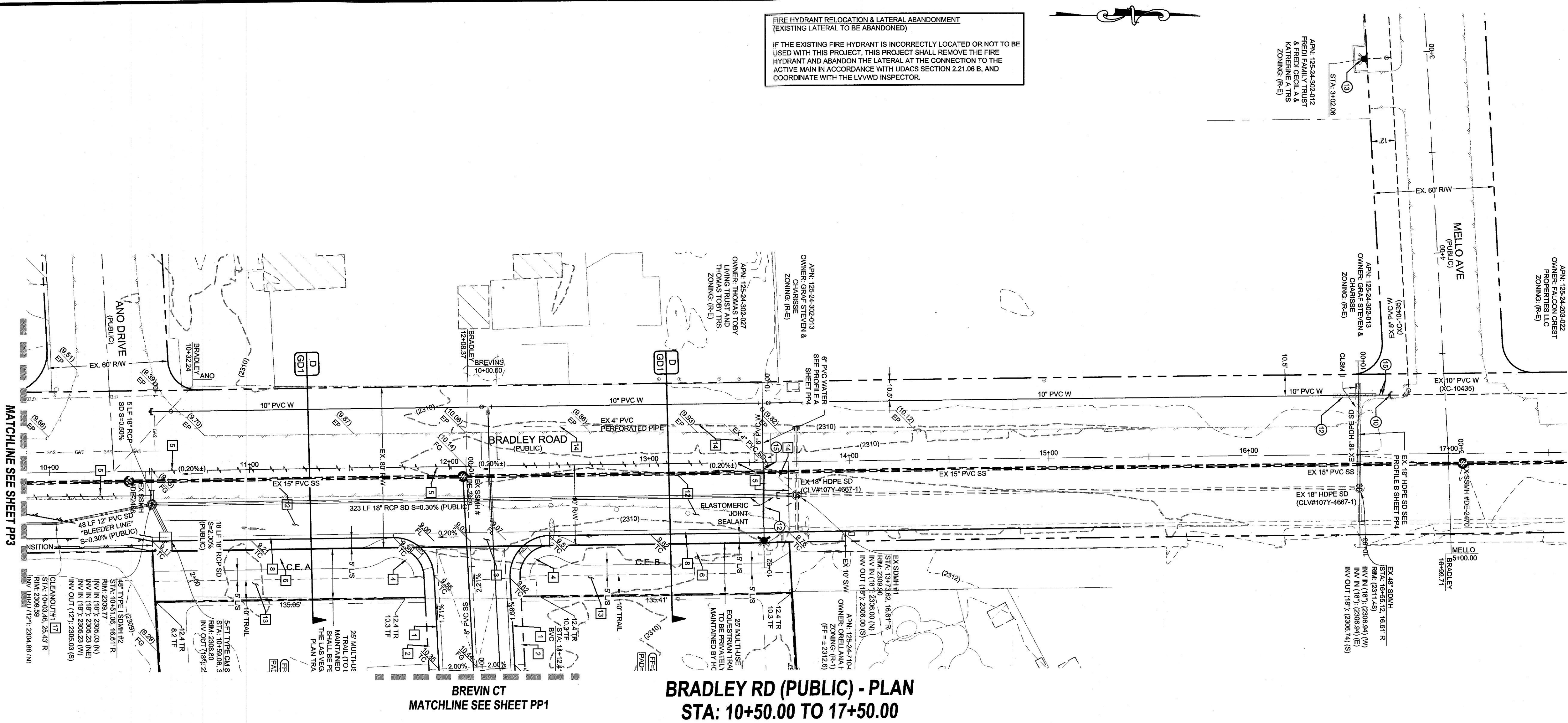
06 OF 14

L20-00173 107Y5128

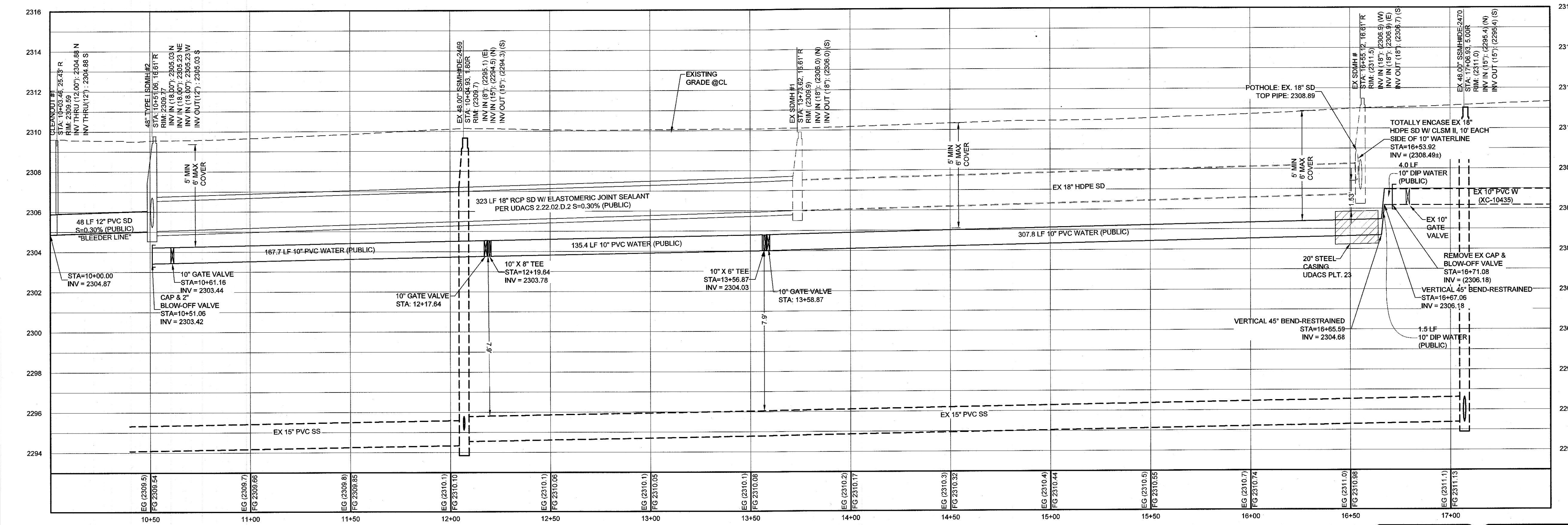
LAST PLOT: Kaitira Egner
FILE NAME: S:\ACTIVE\LENNA\19-014 - BRADLEY & ANO\DWG\SSHSHEET DWG\LEN103_SHT_PROF.DWG

FIRE HYDRANT RELOCATION & LATERAL ABANDONMENT
(EXISTING LATERAL TO BE ABANDONED)

IF THE EXISTING FIRE HYDRANT IS INCORRECTLY LOCATED OR NOT TO BE USED WITH THIS PROJECT, THIS PROJECT SHALL REMOVE THE FIRE HYDRANT AND ABANDON THE LATERAL AT THE CONNECTION TO THE ACTIVE MAIN IN ACCORDANCE WITH UDACS SECTION 2.21.06 B, AND COORDINATE WITH THE LVVWD INSPECTOR.



BRADLEY RD (PUBLIC) - PLAN
STA: 10+50.00 TO 17+50.00



BRADLEY RD (PUBLIC) - PROFILE
STA: 10+50.00 TO 17+50.00
SCALE: 1"=30' HORIZONTAL; 1"=3' VERTICAL

ALL SEWER / STORM DRAIN CROSSING WATER LINES MUST COMPLY WITH UDACS SECTION 2.22.

INSTALL PIPELINE MARKER BALLS PER (UDACS PLT 15.)

LVVWD CANNOT GUARANTEE A WATERTIGHT SHUTDOWN WHERE CONNECTIONS OR REPAIRS TO EXISTING FACILITIES ARE REQUIRED. THE CONTRACTOR SHALL ENSURE ALL LABOR AND EQUIPMENT IS AVAILABLE TO REMOVE REMAINING WATER. COORDINATION WITH INSPECTION DIVISION MUST TAKE PLACE PRIOR TO ANY TRIAL SHUTDOWN.

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KEY MAP

CONSTRUCTION NOTES

1. R-TYPE CURB (CCAUSSD #217.3.51)
2. 5' WIDE SIDEWALK (CCAUSSD #234)
3. 8" CROSS GUTTER (CCAUSSD #228)
4. SIDEWALK RAMP (CCAUSSD #235) - CASE II (A=8' / B=8')
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9. 10' CONCRETE VALLEY GUTTER SEE DETAIL K/GD1
10. BLOCK WALL OPENING SEE DETAIL J / GD1
11. INSTALL SIDEWALK DRAIN (CCAUSSD #236)
12. 4.5' AC PAVEMENT OVER 4" TYPE II
13. COMPACTED DECOMPOSED GRANITE
14. ABANDON EXISTING 4" PVC STORM DRAIN
15. ADJUST OR REPLACE EXISTING WALL OPENING WITH 16" X 48" WALL OPENING (SEE DETAIL M / GD1)
16. 48" TYPE I A SDMH (CCAUSSD #404)
17. INSTALL CLEANOUT (DCSWCS SD-24)
18. REMOVE CAP AND BLOW-OFF VALVE AND CONNECTION TO EX. WATERLINE
19. 10" GATE VALVE (UDACS PLATE NO. 30 & 39)
20. STEEL CASING (UDACS PLATE NO. 23)
21. RELOCATE EXISTING FIRE HYDRANT FROM MELLO AVE. TO BRADLEY RD. & ABANDON EXISTING LATERAL. (SEE NOTE ON THIS SHEET)
22. 10" VERTICAL 48" BEND-RESTRAINED

WATER MAIN JOINT DEFLECTION NOTE
(PVC 4"-24")

PVC PIPE SHALL BE DEFLECTED AT THE JOINT ONLY. THE MAXIMUM ALLOWABLE DEFLECTION SHALL BE ONE (1) DEGREE PER JOINT WITH A MAXIMUM RADIUS OF CURVATURE OF 1,150 FEET, PER UDACS 2.07.01 AND 2.07.05.

FOR CHANGES IN DIRECTION EXCEEDING THE MAXIMUM ALLOWABLE JOINT DEFLECTION, FITTING SHALL BE USED.

UTILITY DISCLAIMER

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

LINE AND CURVE DATA

FOR LINE AND CURVE DATA TABLES, SEE THE GRADING PLAN SHEETS FOR THIS PROJECT.

PROFILE NOTES

ADD 2300 FEET TO ALL GRADE TAGS TO GET ACTUAL ELEVATION.

ALL PRIVATE STREETS AND DRAINAGE EASEMENTS ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (H.O.A.).

ALL WORK TO BE PERFORMED OUTSIDE OF THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL NOT BE PERFORMED UNTIL WRITTEN PERMISSION AND EASEMENTS HAVE BEEN OBTAINED FROM THE OFFSITE OWNER AND GIVEN TO GOVERNING ENTITY.

BENCHMARK

MONUMENT ID: 7LV9024SSE6
RIVET AND PLATE IN TOP OF CURB AT WEST SIDE OF THOM BLVD AT CENTENNIAL.
ELEVATION: 700.104 METERS (NAVOD88)
2,296.92 FEET

ACCEPTANCE OF PLANS

SOUTHWEST GAS CORPORATION _____ DATE _____

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT# 137088 - FIRST APPROVED DATE _____

LENNA

BRADLEY AND ANO

A RESIDENTIAL SUBDIVISION

BRADLEY RD
STA: 10+50 TO 17+50
PLAN & PROFILE

REVISIONS

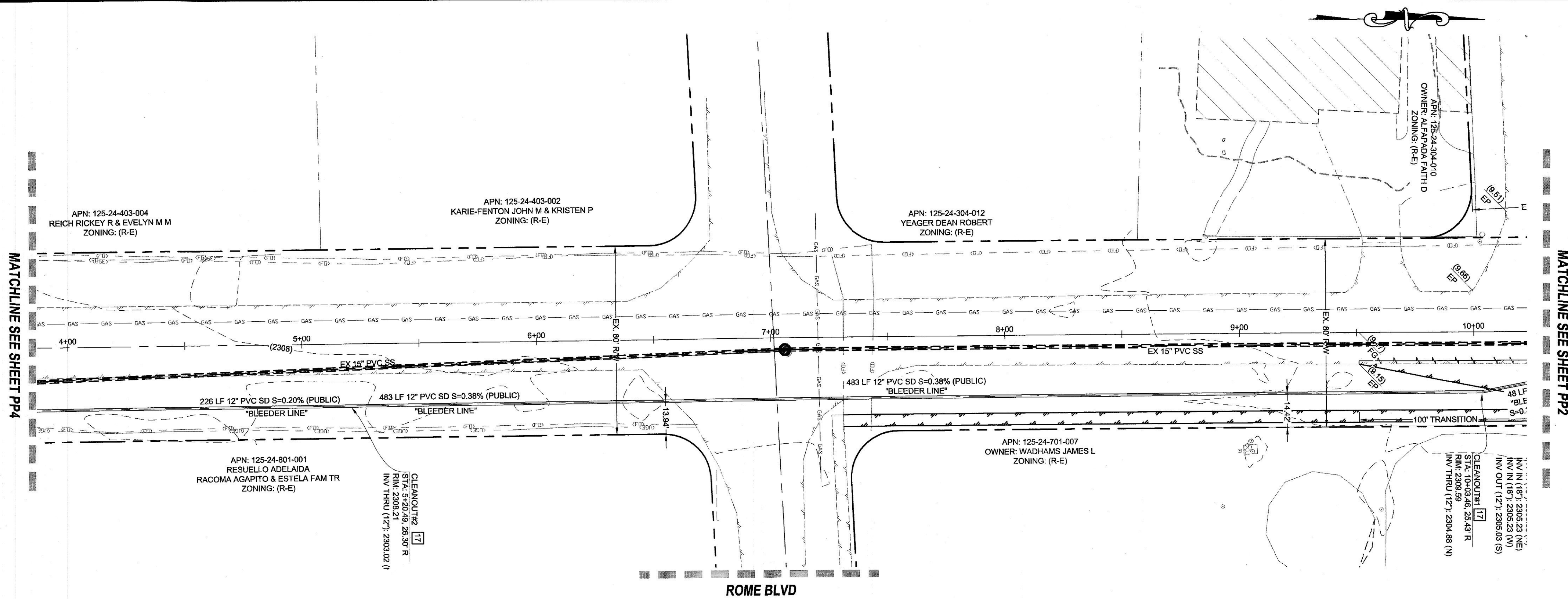
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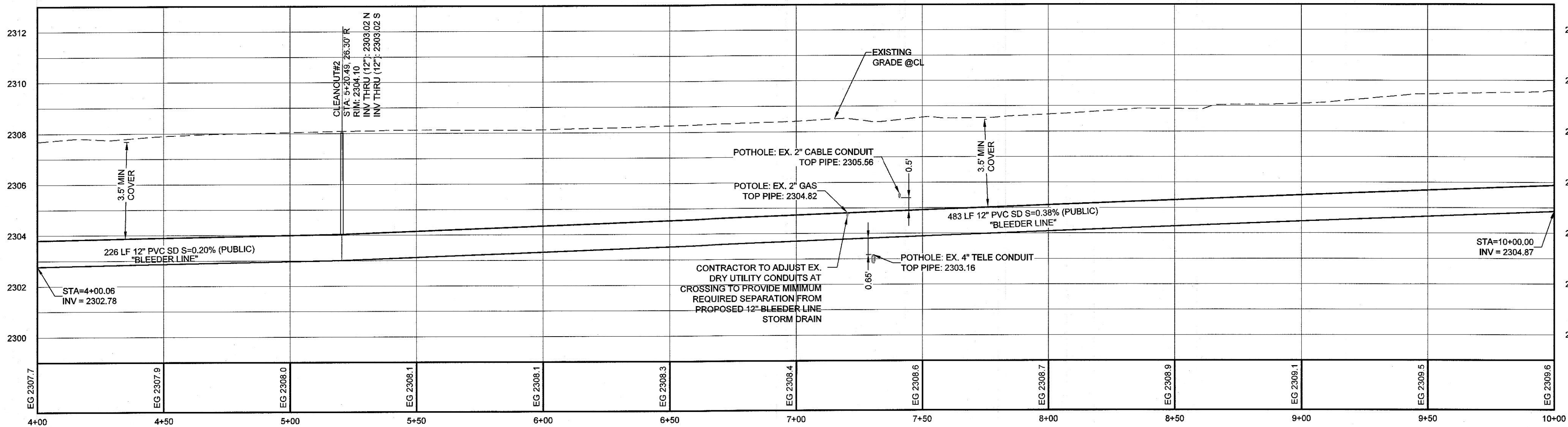
07 OF 14

CITY L20-00173 107Y5128

LAST PLOT: Katrina Eguerra
FILE NAME: S:\ACTIVE\LENAR\19-014 - BRADLEY & ANO\DWG\SSSHEET\DWG\LENAR13_SHT_PROF.DWG



BRADLEY RD (PUBLIC) - PLAN
STA: 4+00.00 TO 10+00.00

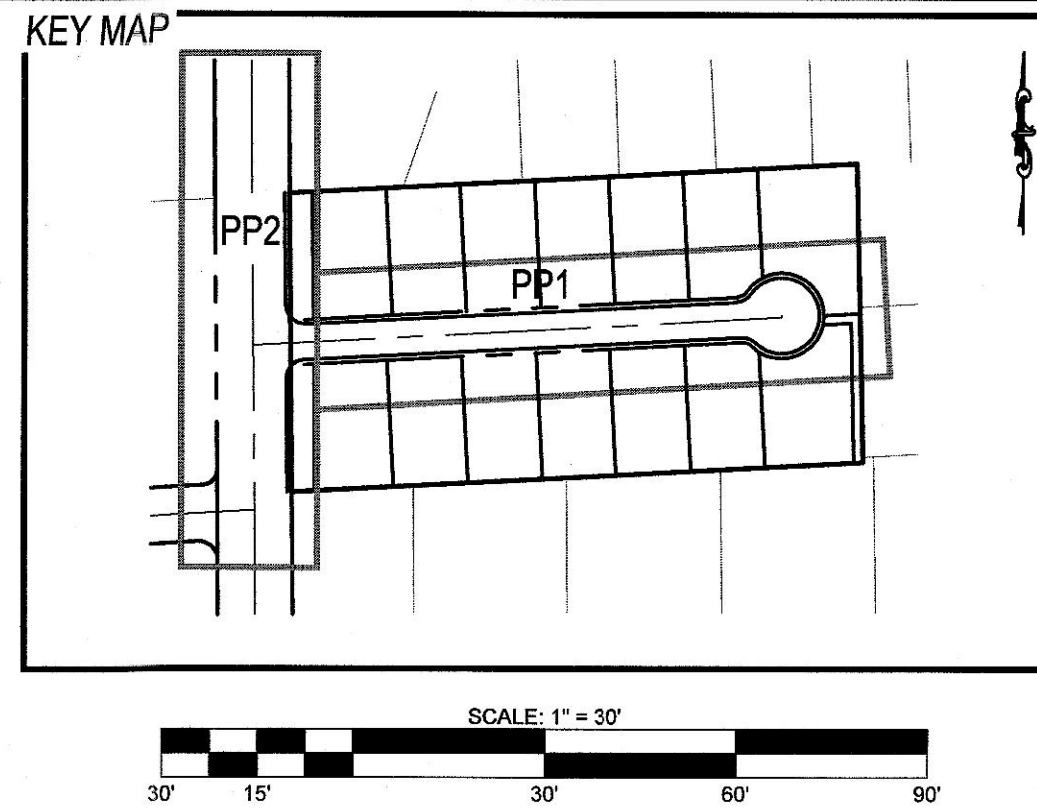


BRADLEY RD (PUBLIC) - PROFILE
STA: 4+00.00 TO 10+00.00
SCALE: 1\"=30' HORIZONTAL; 1\"=3' VERTICAL

ALL SEWER / STORM DRAIN CROSSING WATER LINES MUST COMPLY WITH UDACS SECTION 2.22.
INSTALL PIPELINE MARKER BALLS PER (UDACS PLT 15).
LVVWD CANNOT GUARANTEE A WATERTIGHT SHUTDOWN WHERE CONNECTIONS OR REPAIRS TO EXISTING FACILITIES ARE REQUIRED. THE CONTRACTOR SHALL ENSURE ALL LABOR AND EQUIPMENT IS AVAILABLE TO REMOVE REMAINING WATER. COORDINATION WITH INSPECTION DIVISION MUST TAKE PLACE PRIOR TO ANY TRIAL SHUTDOWN.
CONTRACTOR TO INSTALL TEMPORARY SERVICE TO ENSURE PROPER SHUTDOWN IN THE EVENT NO OTHER APPURTENANCES ARE AVAILABLE.

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL
811
OR
1-800-227-2600

Avoid overhead power line contact. It's costly.
Call before you Overhead
1-702-227-2929

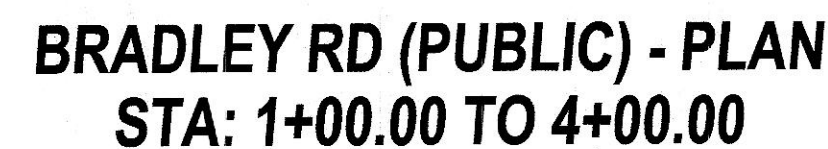


- CONSTRUCTION NOTES**
1. R-TYPE CURB (CCAUSSD #217.3.S1)
 2. 5' WIDE SIDEWALK (CCAUSSD #234)
 3. 8" CROSS GUTTER (CCAUSSD #223)
 4. SIDEWALK RAMP (CCAUSSD #235) - CASE II (A=8' / B=8')
 5. AC PAVEMENT SAWCUT & REPLACEMENT (CCAUSSD #503, 500.3, 500.5)
 6. 10' WIDE SIDEWALK (CCAUSSD #234)
 7. 2" AC PAVEMENT OVER 4" TYPE II
 8. 24" L-TYPE CURB & GUTTER (CCAUSSD #216)
 9. 10' CONCRETE VALLEY GUTTER SEE DETAIL K/GD1
 10. BLOCK WALL OPENING SEE DETAIL J / GD1
 11. INSTALL SIDEWALK DRAIN (CCAUSSD #236)
 12. 4.5" AC PAVEMENT OVER 4" TYPE II
 13. COMPACTED DECOMPOSED GRANITE
 14. ABANDON EXISTING 4" PVC STORM DRAIN
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 16. 48" TYPE IA SDMH (CCAUSSD #404)
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 20. STEEL CASING (UDACS PLATE NO. 23)
 21. RELOCATE EXISTING FIRE HYDRANT FROM MELLO AVE. TO BRADLEY RD. & ABANDON EXISTING LATERAL. (SEE NOTE ON THIS SHEET)
 22. 10" VERTICAL 48" BEND- RESTRAINED

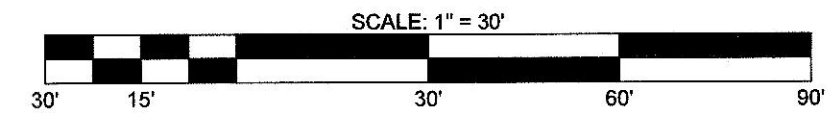
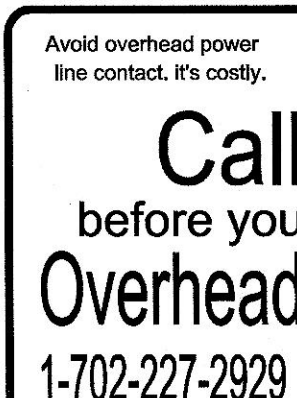
WATER MAIN JOINT DEFLECTION NOTE (PVC 4"-24") PVC PIPE SHALL BE DEFLECTED AT THE JOINT ONLY. THE MAXIMUM ALLOWABLE DEFLECTION SHALL BE ONE (1) DEGREE PER JOINT WITH A MAXIMUM RADIUS OF CURVATURE OF 1,150 FEET, PER UDACS 2.07.01 AND 2.07.03. FOR CHANGES IN DIRECTION EXCEEDING THE MAXIMUM ALLOWABLE JOINT DEFLECTION, FITTING SHALL BE USED.		ANNULAR SPACE BETWEEN PIPE AND CASING SHALL BE FILLED WITH CONTROLLED LOW STRENGTH MATERIAL (CLSM I)	
GEOTECHNICAL ACCESS CONSULTING ENGINEERS 3255 PEPPER LANE, SUITE 107 LAS VEGAS, NV 89120 (702) 887-5153 REPORT NO: 19-144 DATE: 03-21-2019		DEPTH OF COVER DURING CONSTRUCTION MAINTAIN MINIMUM TWENTY-FOUR (24) INCH COVER PER UDACS SECTION 2.08.04. GRADING MUST BE COMPLETED PRIOR TO WATERLINE INSTALLATION.	
UTILITY DISCLAIMER 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. 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 EXISTING LOCATIONS.			
LINE AND CURVE DATA FOR LINE AND CURVE DATA TABLES, SEE THE GRADING PLAN SHEETS FOR THIS PROJECT.			
PROFILE NOTES ADD 2300 FEET TO ALL GRADE TAGS TO GET ACTUAL ELEVATION. ALL PRIVATE STREETS AND DRAINAGE EASEMENTS ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (H.O.A.). ALL WORK TO BE PERFORMED OUTSIDE OF THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL NOT BE PERFORMED UNTIL WRITTEN PERMISSION AND EASEMENTS HAVE BEEN OBTAINED FROM THE OFFSITE OWNER AND GIVEN TO GOVERNING ENTITY.			
BENCHMARK MONUMENT ID: 7LV9024SS88 RIVET AND PLATE IN TOP OF CURB AT WEST SIDE OF THOM BLVD AT CENTENNIAL. ELEVATION: 700.104 METERS (NAVDS88) 2,296.92 FEET			
ACCEPTANCE OF PLANS SOUTHWEST GAS CORPORATION DATE: _____			
APPROVED FOR CONSTRUCTION LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES PROJECT# 137088, FIRST APPROVED DATE: _____			

DATE: 4/1/2020	SCALE: 1"=30'
JOB NO: LEN-19-014	CHECKED BY: RC
DESIGNED BY: SF	SHEET NAME: PP3
SHEET NUMBER: 08 OF 14	CITY: L20-00173 107Y5128

LENAR		BRADLEY RD AND ANO	
A RESIDENTIAL SUBDIVISION		BRADLEY RD	
STA: 4+00 TO 10+00		PLAN & PROFILE	
REVISIONS		REVISIONS	
NO.	DESCRIPTION	BY	SHTS.
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CONTRACTOR TO INSTALL TEMPORARY SERVICE TO ENSURE PROPER SHUTDOWN IN THE EVENT NO OTHER APPURTENANCES ARE AVAILABLE.

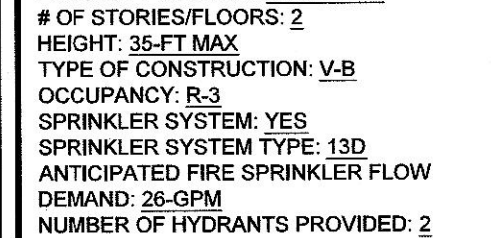
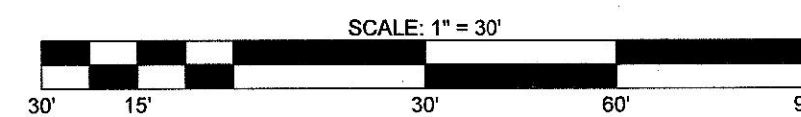


- 1 R-TYPE CURB (CCAUSD #217,3,S1)
- 2 6" WIDE SIDEWALK (CCAUSD #234)
- 3 8" CROSS GUTTER (CCAUSD#228)
- 4 SIDEWALK RAMP (CCAUSD #235) - CASE II (A=8" / B=8")
- 5 AC PAVEMENT SAWCUT & REPLACEMENT (CCAUSD #503, 500.3, 500.5)
- 6 10' WIDE SIDEWALK (CCAUSD #234)
- 7 2" AC PAVEMENT OVER 4" TYPE II
- 8 24" L-TYPE CURB & GUTTER (CCAUSD #216)
- 9 10" CONCRETE VALLEY GUTTER SEE DETAIL K/GD1
- 10 BLOCK WALL OPENING SEE DETAIL J / GD1
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- 12 4.5" AC PAVEMENT OVER 4" TYPE II
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- 17 INSTALL CLEANOUT (DCSWCS SD-24)
- 18 REMOVE CAP AND BLOW-OFF VALVE AND CONNECTION TO EX. WATERLINE
- 19 11" GATE VALVE (UDACS PLATE NO. 30 & 39)
- 20 STEEL CASING (UDACS PLATE NO. 23)
- 21 RELOCATE EXISTING FIRE HYDRANT FROM MELLO AVE. TO BRADLEY RD. & ABANDON EXISTING FIRE HYDRANT (SEE NOTE ON THIS SHEET)
- 22 10" VERTICAL 48" BEND, RESTRAINED
- 23 SAWCUT & MATCH EX. AC PAVEMENT, TRENCH BACKFILL & PAVEMENT RESTORATION (CCAUSD # 503 AND #500.3)

LAS VEGAS VALLEY WATER DISTRICT E
PROJECT# 127088 FIRST APPROVED DA

**BRADLEY RD
STA: 1+00 TO 4+00
PLAN & PROFILE**

Figure 1



1. ALL WATER FACILITIES CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEMS (UDACS), LATEST EDITION.
2. FIRE, WATER, AND SEWER SERVICES, AS APPROVED ON THIS PLAN, ARE INTENDED SPECIFICALLY FOR THE LOT AND USE SHOWN, AND ARE NOT INTENDED TO SERVICE ANY OTHER PARCELS. PARCELS SHALL BE CREATED AND LOTS BE CREATED IN THE EVENT THAT THE PARCELS AND/OR LOTS SHOWN ON THIS PLAN ARE REQUIRED TO CREATE ADDITIONAL PARCELS OR LOTS. THE OWNER IS FURTHER ADVISED THAT IF THE PARCELS AND/OR LOTS SHOWN ON THIS PLAN ARE REQUIRED TO CREATE ADDITIONAL PARCELS OR LOTS, THE OWNER IS REQUIRED TO MAINTAIN THE EXISTING WATER AND SEWER LATERALS.
3. WATER AND SEWER LATERALS SHALL BE INSTALLED A MINIMUM OF 48" APART IN SEPARATE TRENCHES. WATER LATERALS SHALL BE A MINIMUM OF 12" ABOVE THE SEWER LATERAL, REF. (UNIFORM PLUMBING CODE)
4. TRENCHES SHALL BE USED FOR ALL SERVICE LATERALS NOT PERPENDICULAR TO THE MAIN, (TYPICAL)
5. ALL SEWER/STORM DRAINS CROSSING WATER LINES MUST CONFORM TO SECTION 2.2.2 OF THE UNIFORM DESIGN STANDARDS FOR WATER DISTRIBUTION SYSTEMS (UDACS) FOR WATER AND STORM MAIN CROSSINGS, AND CLEARANCES.
6. ALL WORK TO BE PERFORMED OUTSIDE OF THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL NOT BE PERFORMED UNTIL WRITTEN PERMISSION AND EASEMENTS ARE OBTAINED FROM THE ADJACENT PROPERTY OWNER FOR THE CLUTTER.
7. ALL ONSITE STREETS AND DRAINAGE EASEMENTS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
8. INSTALL YELLOW MARKER BALLS IN TRENCH ABOVE EACH HORIZONTAL ELBOW AND FITTING. (UDACS PLT 15)
9. WATER MAIN JUMP DEFLECTION PER UDACS 2.07.01 AND 2.07.03
10. FOR ALL DRY UTILITY CROSSINGS
- MAINTAIN MINIMUM 12" CLEARANCE SEPARATION AT ALL POINTS OF CROSSING
- MAINTAIN MINIMUM 3" PARALLEL SEPARATION
- ANY EXCAVATION AT BACK OF CURB MUST REMAIN OPEN FOR INSPECTION OF COPPER SERVICE LATERALS. IF ANY SERVICE LATERAL IS FOUND TO BE CORRODED OR OTHERWISE DAMAGED MUST BE REPLACED FROM THE MAIN TO THE ANGLE METER STOP.

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

MONUMENT ID: 7LV9024SSE6
RIVET AND PLATE IN TOP OF CURB AT WEST SIDE OF THOM BLVD AT CENTENNIAL.
ELEVATION: 700.104 METERS (NAVD88)
2,296.92 FEET

SOUTHWEST GAS CORPORATION DATE

Journal of Management Studies, 39(6), 708–724.

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT# 137088 FIRST APPROVED DATE _____
LVVWD APPROVED FIRE FLOW: 1500 GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 26 GPM

CITY OF LAS VEGAS FIRE DEPARTMENT

APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF ANY OF THE PROVISIONS OF THE STATE OR COUNTY LAWS. FIRE FLOW = 1500 G.P.M. AT 20 PSI RESIDUAL.

TANEY & ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 EMAIL: INFO@TANEYCORP.

**BRADLEY AND ANO
A RESIDENTIAL SUBDIVISION**

MASTER UTILITY PLAN

DATE: 4/1/2020

SCALE: 1"=30'

LEN-19-014	
DESIGNED BY:	CHECKED BY:

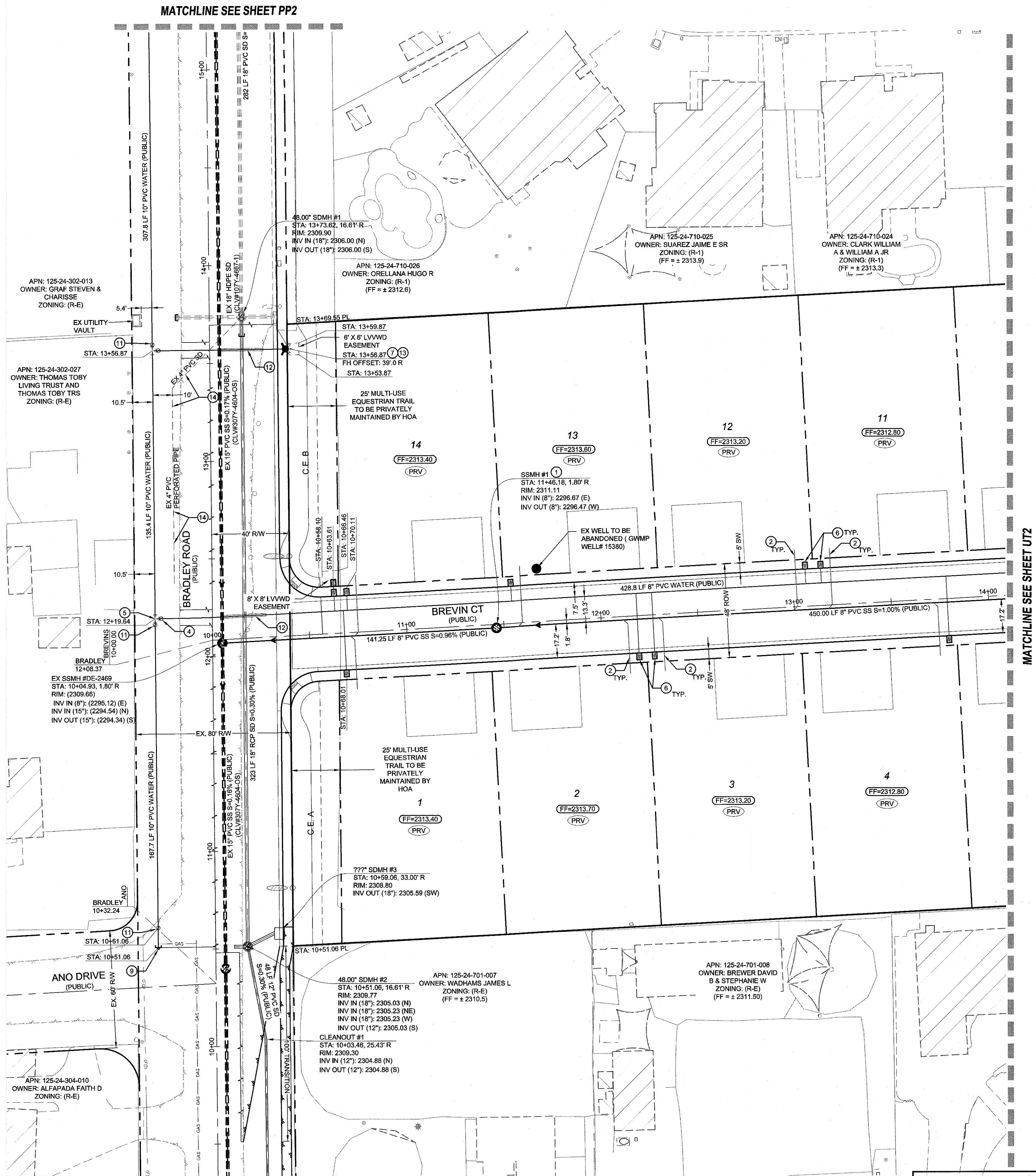
SHEET NAME: **MULTI**

SHEET NUMBER:

10 OF **14**

© 1993 by The American Psychological Association 0893-3200/93/1501-0000\$05.00/0

LAST PLOT: Katrina Esquerro
FILE NAME: S:\ACTIVE\LENNARLEN-19-014 - BRADLEY & ANO\ENG\PSID\WGSS\HEET DWG\ULEN014_SHT_MUT.DWG



FIRE HYDRANT RELOCATION & LATERAL ABANDONMENT
(EXISTING LATERAL TO BE ABANDONED)

IF THE EXISTING FIRE HYDRANT IS INCORRECTLY LOCATED OR NOT TO BE USED WITH THIS PROJECT, THIS PROJECT SHALL REMOVE THE FIRE HYDRANT AND ABANDON THE LATERAL AT THE CONNECTION TO THE ACTIVE MAIN IN ACCORDANCE WITH UDACS SECTION 2.21.06 B, AND COORDINATE WITH THE LVVWD INSPECTOR.

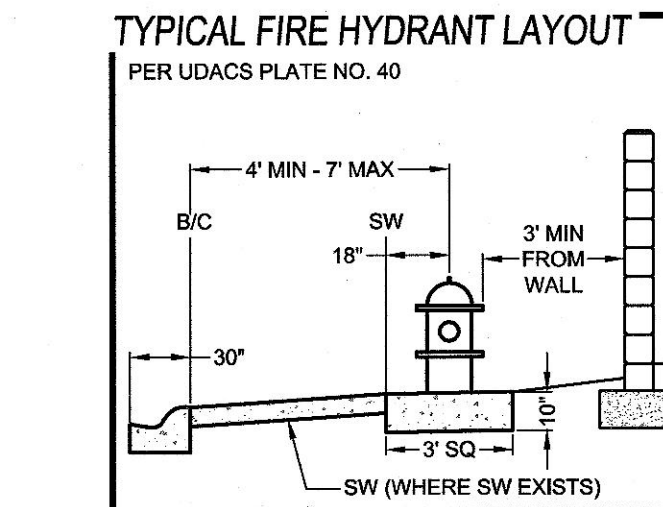
PRESSURE REDUCING VALVES (ALL LOTS)

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

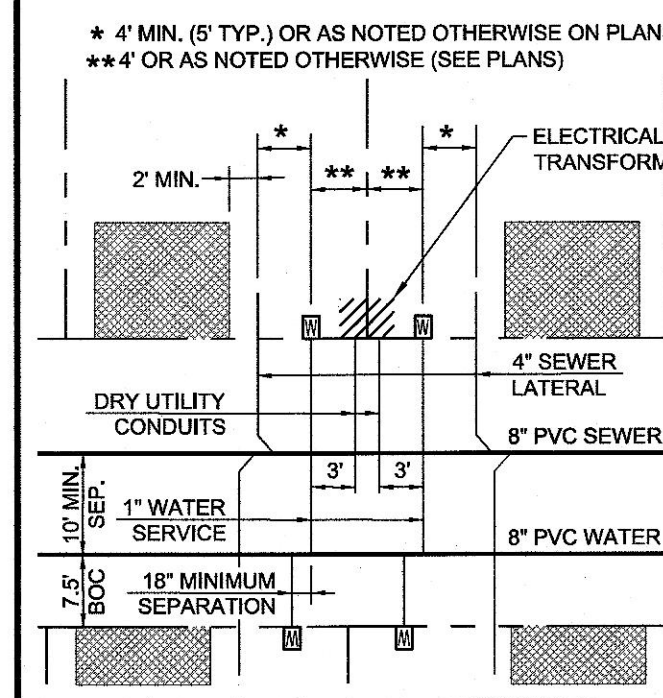
ALL ABOVE GROUND OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO, LANDSCAPE BOULDERS, FENCES / WALLS (TO INCLUDE NO FOOTINGS), AND SIGNS ARE STRICTLY PROHIBITED WITHIN EASEMENT.

**FIRE SPRINKLER SYSTEM SHALL BE
PLUMBED TO THE MASTER TOILET.
NO EXCEPTIONS ALLOWED**

PROTECT IN PLACE AND ADJUST LVVWD
EXISTING FACILITIES TO FINISHED GRADE
PER UDACS. ALL LVVWD FACILITIES SHALL
BE ACCESSIBLE AT ALL TIMES.



TYPICAL LATERAL LAYOUT N.T.S
FOR LOTS LESS THAN 70' WIDE UNLESS OTHERWISE NOTED
(SIZES AS NOTED ON PLANS)



TYPICAL LATERAL LAYOUT N.T.S
FOR LOTS LESS THAN 70' WIDE UNLESS OTHERWISE NOTED
(SIZES AS NOTED ON PLANS)

KEY MAP

UT1

UT2

SCALE: 1" = 30'

30' 15' 30' 60' 90'

CONSTRUCTION NOTES

- ① 4" MANHOLE, BASE PRECAST, GRADE RING COLLAR & SINGLE 24" LID PER DCSWCS STANDARDS, SD-01 & SD-3
- ② 4" PVC SEWER LATERAL W/ CURB MARKING (DCSWCS SD03 & SD05)
- ③ 4" C900 PVC SEWER LATERAL W/ CURB MARKING (DCSWCS SD03 & SD05)
- ④ 6" GATE VALVE (UDACS PLATE NO. 30 & 35)
- ⑤ 10" X 10" X 9" TEE (UDACS PLATE NO. 31)
- ⑥ 1" WATER SERVICE W/ 3/4" METER (UDACS PLATE NO. 1)
- ⑦ 4" FIRE HYDRANT ASSEMBLY W/6" GATE VALVE (UDACS PLATE NO. 40)
- ⑧ 3/4" IRRIGATION METER WITH 1" RPRA (UDACS PLATE NO. 3 & 8) (DETAIL N/GD1)
- ⑨ INSTALL END CAP & 2" BLOW-OFF ASSEMBLY (UDACS PLATE NO. 36)
- ⑩ REMOVE CAP AND BLOW-OFF VALVE AND CONNECTION TO EX. WATERLINE
- ⑪ 10" GATE VALVE (UDACS PLATE NO. 30 & 35)
- ⑫ STEEL CASING (UDACS PLATE NO. 23)
- ⑬ FIRE HYDRANT RELIEF FROM LULL AVE. PAINT CURB RED 15' EACH SIDE OF HYDRANT (CURB LENGTH PERMITTING)
- ⑭ ABANDON EXISTING 4" PVC STORM DRAIN

FIRE FLOW CALCULATIONS

FIRE FLOW REQUIREMENT IS 1500 GPM
PSI RESIDUAL FOR HOMES WITH SQUARE
FOOTAGES 3000 SF OR GREATER.

BASSED ON:
SQUARE FOOTAGE: 5000 SQ FT
LARGEST FIRE AREA: 5000 SQ FT
OF STORIES/FLOORS: 2
HEIGHT: 35-FT MAX
TYPE OF CONSTRUCTION: V-B
OCCUPANCY: R-3
SPRINKLER SYSTEM: YES
SPRINKLER SYSTEM TYPE: 13D
ANTICIPATED FIRE SPRINKLER FLOW DEMAND: 26-GPM
NUMBER OF HYDRANTS PROVIDED: 2

UTILITY NOTES

1. ALL WATER FACILITIES CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "UNIFORM DESIGN AND CONSTRUCTION" STANDARDS FOR WATER DISTRIBUTION SYSTEMS (UDACS), LATEST EDITION.
2. FIRE WATER, AND SEWER SERVICES, AS APPROVED ON THIS PLAN, ARE INTENDED SPECIFICALLY FOR THE LOT AND USE SHOWN, AND ARE NOT INTENDED TO SERVICE ADDITIONAL PARCELS OR STRUCTURES WHICH MAY BE CREATED IN THE FUTURE. IN ORDER THAT THE LOT AND USE SHOWN CAN BE SERVED, THE LOT CAN BE FURTHER DIVIDED TO CREATE ADDITIONAL PARCELS OR LOTS, THE OWNER IS REQUIRED TO PROVIDE SEPARATE FIRE, WATER, & SEWER SERVICES TO EACH.
3. ALL SEWER LATERALS SHALL BE INSTALLED AT A MINIMUM OF 12" OF APART IN SEPARATE TRENCHES. WATER LATERALS SHALL BE A MINIMUM OF 12" ABOVE THE SEWER LATERAL. (REF: UNIFORM PLUMBING CODE)
4. LOCATOR RIBBON SHALL BE USED FOR ALL SERVICE LATERALS NOT PERPENDICULAR TO THE MAIN. (UDACS PL 5.1)
5. ALL SEWER/STORM DRAINS CROSSING WATER LINES MUST CONFORM TO SECTION 2.22 OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEMS (UDACS) FOR CROSSING REQUIREMENTS.
6. ALL WORK TO BE PERFORMED OUTSIDE OF THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL NOT BE PERFORMED UNTIL WRITTEN PERMISSION AND EASEMENTS HAVE BEEN OBTAINED FROM THE ADJACENT OWNERS AND CITY.
7. ALL ONSITE STREETS AND DRAINAGE EASEMENTS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
8. INSTALL YELLOW PINE MARKER SLABS IN TRENCH ABOVE EACH HORIZONTAL ELBOW. TITING. (UDACS PL 5.1)
9. WATER MAIN JOINT DEFLECTION, PER UDACS 2.07.01 AND 2.07.03
10. FOR ALL DRY UTILITY CROSSINGS
 - MAINTAIN MINIMUM 18" VERTICAL SEPARATION AT ALL POINTS OF CROSSING
 - MAINTAIN MINIMUM 3" PARALLEL SEPARATION
11. ANY EXCAVATION AT BACK OF CURB MUST REMAIN OPEN FOR INSPECTION OF COPPER SERVICE LATERALS. IF ANY SERVICE LATERAL IS BENT OR OTHERWISE DAMAGED MUST BE REPLACED FROM THE MAIN TO THE ANGLE METER STOP.

UTILITY DISCLAIMER

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RIVET AND PLATE IN TOP OF CURB AT WEST SIDE OF THOM BLVD AT CENTENNIAL.
ELEVATION: 700.104 METERS (NAVD88)
2,296.92 FEET

ACCEPTANCE OF PLANS

SOUTHWEST GAS CORPORATION DATE

APPROVED FOR CONSTRUCTION

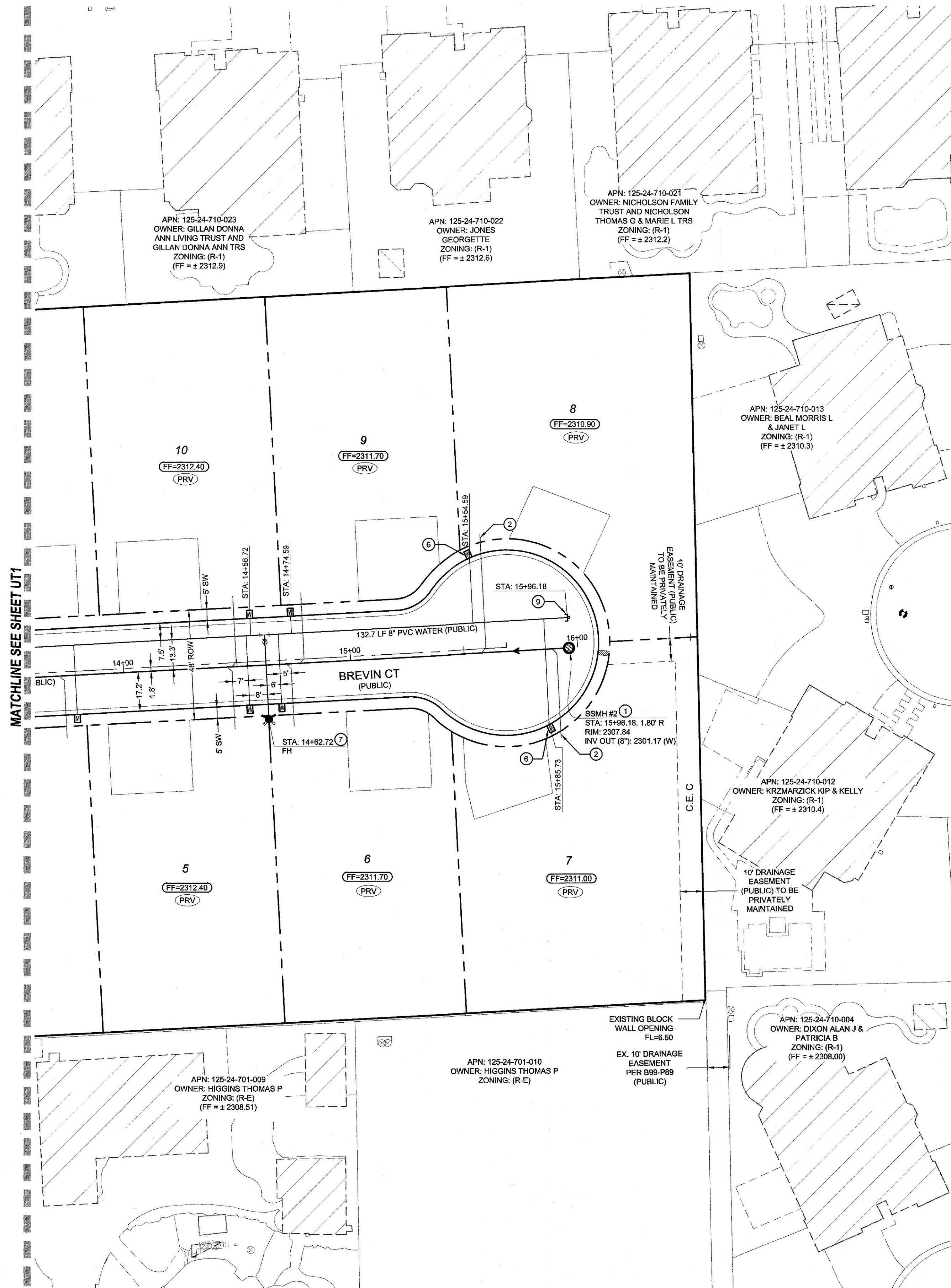
Figure 1. The effect of the number of trials on the number of correct responses. The number of correct responses was plotted against the number of trials for each condition. The number of correct responses increased with the number of trials for all conditions. The number of correct responses was highest for the condition with the highest number of trials (10 trials) and lowest for the condition with the lowest number of trials (2 trials).

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT# 127000, FIRST APPROVED DATE

PROJECT # 137068 FIRST APPROVED DATE _____
LVVWD APPROVED FIRE FLOW: 1500 GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 26 GPM

APPROVED FOR CONSTRUCTION

CITY OF LAS VEGAS FIRE DEPARTMENT _____ DATE _____
APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN
APPROVAL OF, ANY VIOLATION OF ANY OF THE PROVISIONS OF THE STATE OR COUNTY
LAWS. FIRE FLOW = 1500 G.P.M. AT 20 PSI RESIDUAL.



MATCHLINE SEE SHEET UT1

FIRE HYDRANT RELOCATION & LATERAL ABANDONMENT
(EXISTING LATERAL TO BE ABANDONED)

IF THE EXISTING FIRE HYDRANT IS INCORRECTLY LOCATED OR NOT TO BE USED WITH THIS PROJECT, THIS PROJECT SHALL REMOVE THE FIRE HYDRANT AND ABANDON THE LATERAL AT THE CONNECTION TO THE ACTIVE MAIN IN ACCORDANCE WITH UDACS SECTION 2.21.06 B, AND COORDINATE WITH THE LVVWD INSPECTOR.

PRESSURE REDUCING VALVES (ALL LOTS)

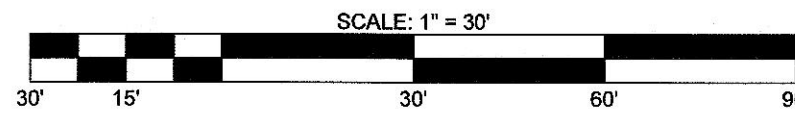
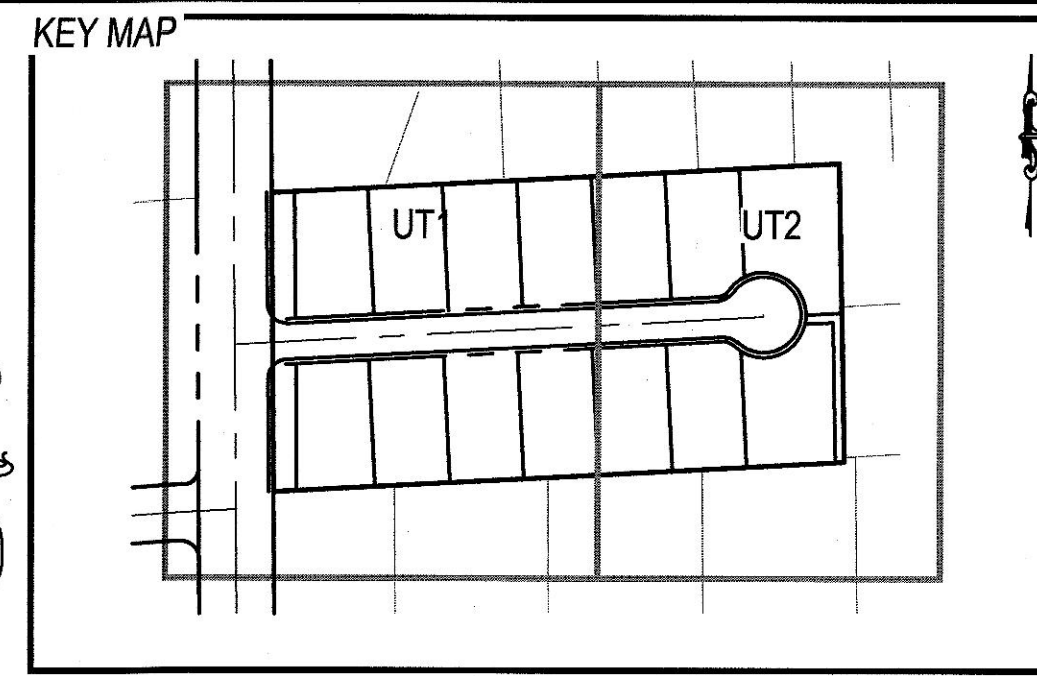
THIS PROPERTY MAY HAVE STATIC WATER PRESSURE IN EXCESS OF 80 PSI. THE UNIFORM PLUMBING CODE REQUIRES THAT INDIVIDUAL, ON-SITE (PRIVATE), PRESSURE-REDUCING VALVES (PRV) BE INSTALLED WHENEVER THE PRESSURE EXCEEDS 80 PSI. PRV'S ARE THE DEVELOPER'S RESPONSIBILITY, AND WILL NOT BE INSPECTED OR INCLUDED IN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

TO ENSURE LVVWD ACCESS WITHIN EASEMENT

ALL ABOVE GROUND OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO, LANDSCAPE BOLLARDS, FENCES / WALLS (TO INCLUDE NO FOOTINGS), AND SIGNS ARE STRICTLY PROHIBITED WITHIN EASEMENT.

FIRE SPRINKLER SYSTEM SHALL BE
PLUMBED TO THE MASTER TOILET.
NO EXCEPTIONS ALLOWED.

PROTECT IN PLACE AND ADJUST LVVWD
EXISTING FACILITIES TO FINISHED GRADE
PER UDACS. ALL LVVWD FACILITIES SHALL
BE ACCESSIBLE AT ALL TIMES.



CONSTRUCTION NOTES

1. 48" MANHOLE, BASE PRECAST, GRADE RING COLLAR & SINGLE 24" LID PER DCSWCS STANDARDS, SD-1 & SD-3
2. 4" PVC SEWER LATERAL W/ CURB MARKING (DCSWCS SD23 & SD25)
3. 4" CS90 PVC SEWER LATERAL W/ CURB MARKING (DCSWCS SD23 & SD25)
4. 8" GATE VALVE (UDACS PLATE NO. 30 & 39)
5. 10" X 10" X 8" TEE (UDACS PLATE NO. 31)
6. 1" WATER SERVICE WITH 3/4" METER (UDACS PLATE NO. 1)
7. FIRE HYDRANT ASSEMBLY W/ 6" GATE VALVE (UDACS PLATE NO. 40)
8. 3/4" IRRIGATION METER WITH 1" RPPA (UDACS PLATE NO. 3 & 8) (DETAIL NGD1)
9. INSTALL END CAP & 2" BLOW-OFF ASSEMBLY (UDACS PLATE NO. 36)
10. REMOVE CAP AND BLOW-OFF VALVE AND CONNECTION TO EX. WATERLINE
11. 10" GATE VALVE (UDACS PLATE NO. 30 & 39)
12. STEEL CASING (UDACS PLATE NO. 23)
13. FIRE HYDRANT RELOCATED FROM MELLO AVE. PAINT CURB RED 15' EACH SIDE OF HYDRANT (CURB LENGTH PERMITTING)
14. ABANDON EXISTING 4" PVC STORM DRAIN

FIRE FLOW CALCULATIONS

FIRE FLOW REQUIREMENT IS 1500 GPM @ 20 PSI RESIDUAL FOR HOMES WITH SQUARE FOOTAGES 3000 SF OR GREATER.

BASED ON:
SQUARE FOOTAGE: 5000 SQ. FT.
LARGEST FIRE AREA: 5000 SQ. FT.
OF STOREY/FLOORS: 2
HEIGHT: 35-FT MAX
TYPE OF CONSTRUCTION: V-B
OCCUPANCY: R-3
SPRINKLER SYSTEM: YES
SPRINKLER SYSTEM TYPE: 13D
ANTICIPATED FIRE SPRINKLER FLOW DEMAND: 26 GPM
NUMBER OF HYDRANTS PROVIDED: 2

UTILITY NOTES

1. ALL WATER FACILITIES CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEMS" (UDACS), LATEST EDITION.
2. FIRE, WATER, AND SEWER SERVICES, AS APPROVED ON THIS PLAN, ARE INTENDED SPECIFICALLY FOR THE LOT AND USE SHOWN, AND ARE NOT INTENDED TO SERVICE ADDITIONAL PARCELS OR STRUCTURES WHICH MAY BE CREATED IN THE FUTURE. IN THE EVENT THAT THE PARCELS AND/OR LOTS SHOWN ON THIS PLAN ARE FURTHER DIVIDED TO CREATE ADDITIONAL PARCELS OR LOTS, THE OWNER IS REQUIRED TO PROVIDE SEPARATE FIRE, WATER, & SEWER SERVICES TO EACH.
3. WATER AND SEWER LATERALS SHALL BE INSTALLED A MINIMUM OF 48" APART IN SEPARATE TRENCHES. WATER LATERALS SHALL BE A MINIMUM OF 12" ABOVE THE SEWER LATERAL. (REF. UNIFORM PLUMBING CODE)
4. LOCATOR RIBBON SHALL BE USED FOR ALL SERVICE LATERALS NOT PERPENDICULAR TO THE MAIN. (TYPICAL)
5. ALL SEWER/STORM DRAINS CROSSING WATER LINES MUST CONFORM TO SECTION 2.22 OF "UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEMS" (UDACS) FOR WATER AND STORM MAIN CROSSINGS AND CLEARANCES.
6. ALL WORK TO BE PERFORMED OUTSIDE OF THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL NOT BE PERFORMED UNTIL WRITTEN PERMISSION AND EASEMENTS HAVE BEEN OBTAINED FROM THE OFFSITE OWNER AND GIVEN TO CLARK COUNTY.
7. ALL ON-SITE STREETS AND DRAINAGE EASEMENTS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
8. INSTALL PIPELINE MARKER BALLS IN TRENCH ABOVE EACH HORIZONTAL ELBOW FITTING. (UDACS PLET 15)
9. WATER MAIN JOINT DEFLECTION, PER UDACS 2.07.01 AND 2.07.03
10. FOR ALL DRY UTILITY CROSSINGS
- MAINTAIN MINIMUM 12" VERTICAL SEPARATION AT ALL POINTS OF CROSSING
- MAINTAIN MINIMUM 3' PARALLEL SEPARATION
- ANY EXCAVATION AT BACK OF CURB MUST REMAIN OPEN FOR INSPECTION OF COPPER SERVICE LATERALS, ANY COPPER SERVICE LATERAL KINKED, BENT OR OTHERWISE DAMAGED MUST BE REPLACED FROM THE MAIN TO THE ANGLE METER STOP.

UTILITY DISCLAIMER

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BENCHMARK

MONUMENT ID: 7LV80245SE6
RIVET AND PLATE IN TOP OF CURB AT WEST SIDE OF THOM BLVD AT CENTENNIAL.
ELEVATION: 710.104 METERS (NAV88)
2,296.92 FEET

ACCEPTANCE OF PLANS

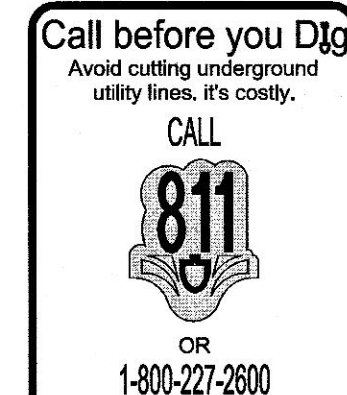
SOUTHWEST GAS CORPORATION _____ DATE _____

APPROVED FOR CONSTRUCTION _____

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT# 137288, FIRST APPROVED DATE _____
LVVWD APPROVED FIRE FLOW: 1500 GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 26 GPM

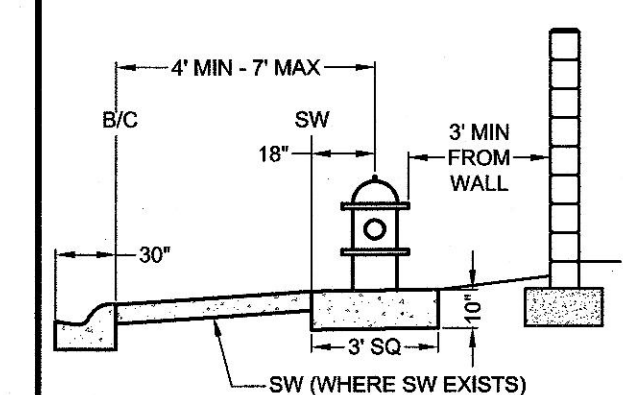
APPROVED FOR CONSTRUCTION _____

CITY OF LAS VEGAS FIRE DEPARTMENT
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TYPICAL FIRE HYDRANT LAYOUT

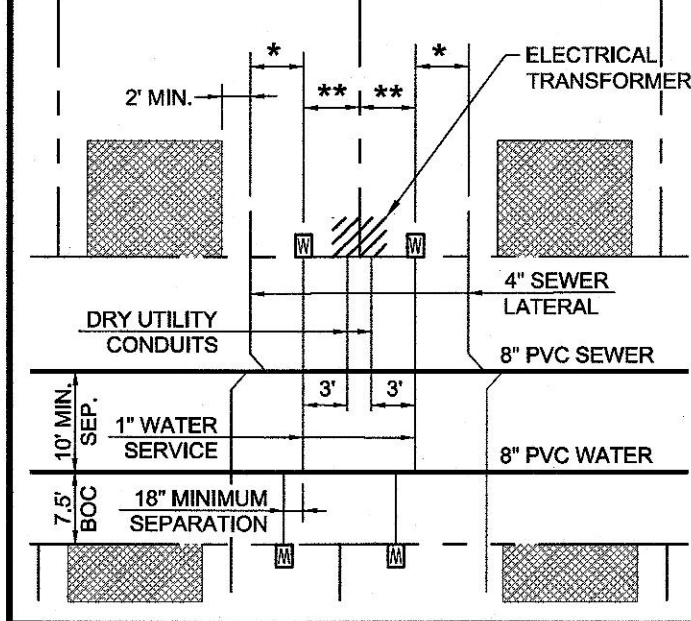
PER UDACS PLATE NO. 40



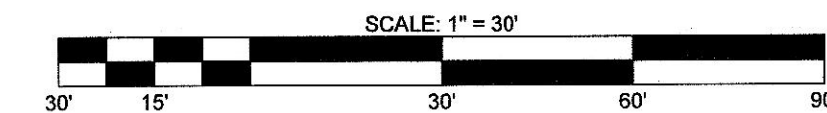
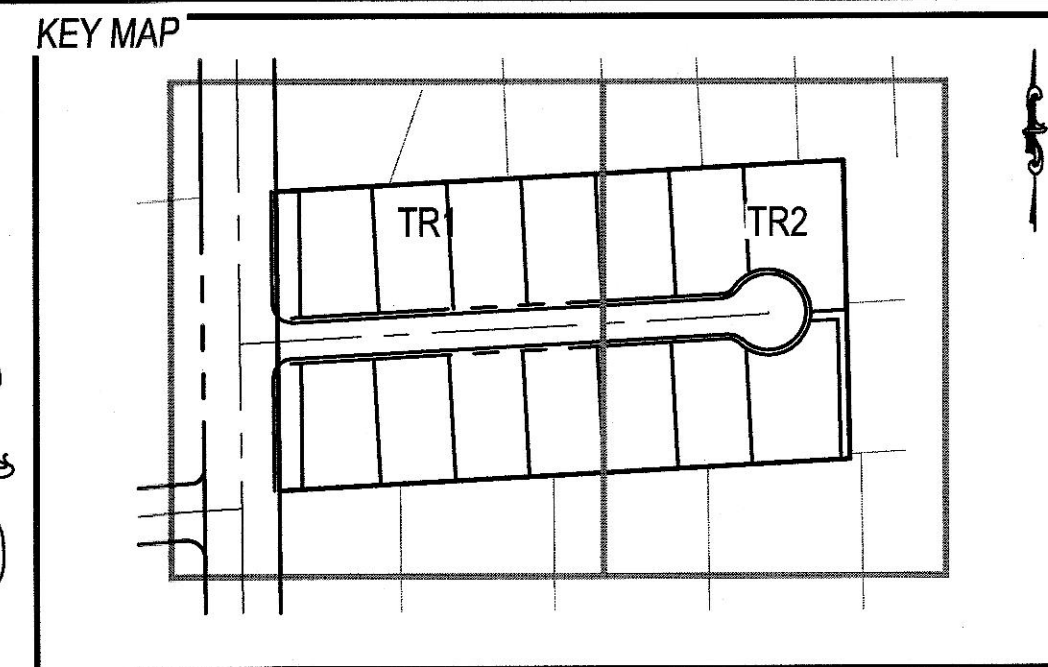
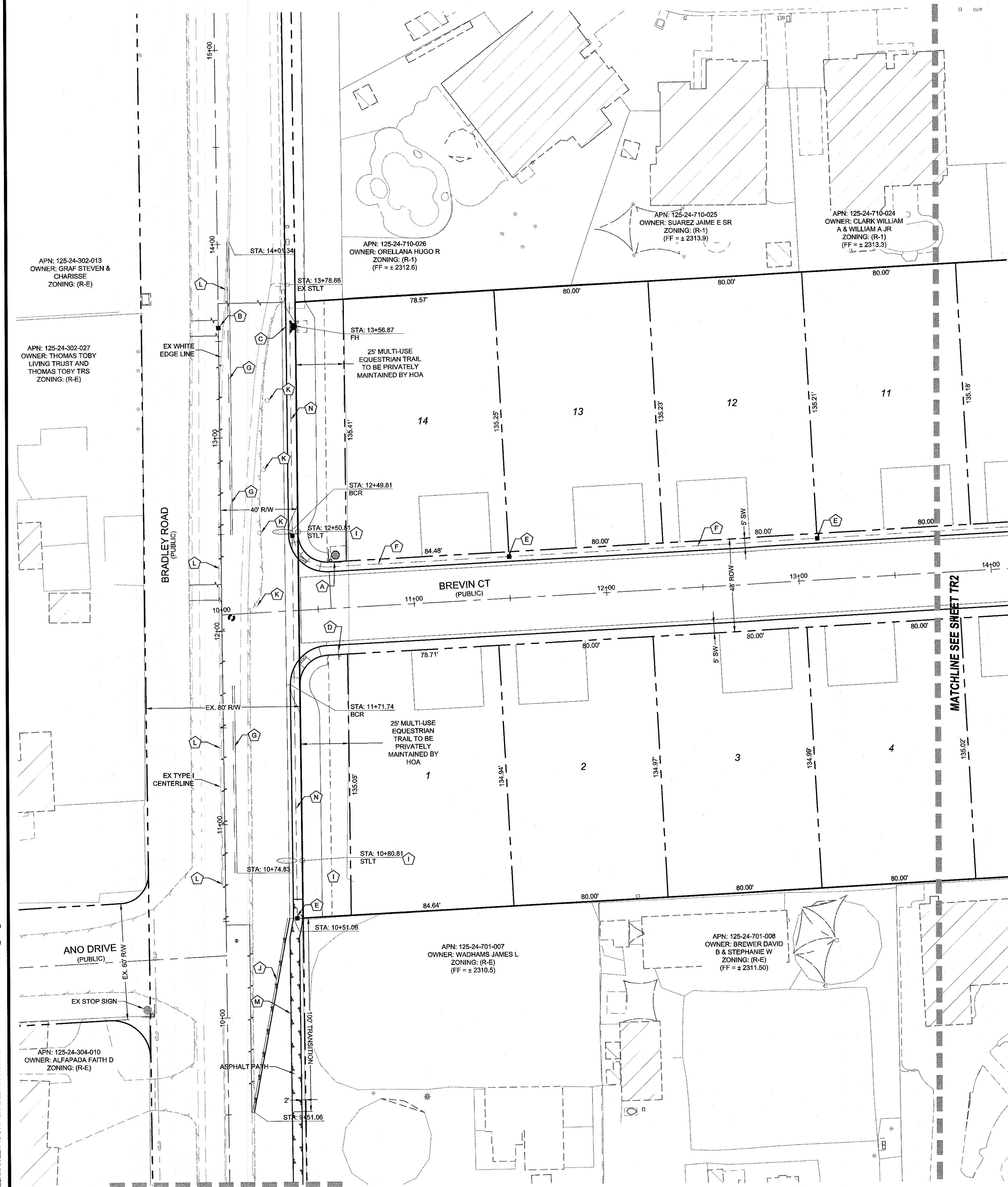
TYPICAL LATERAL LAYOUT

N.T.S. FOR LOTS LESS THAN 70' WIDE UNLESS OTHERWISE NOTED (SIZES AS NOTED ON PLANS)

- 4" MIN. (5' TYP.) OR AS NOTED OTHERWISE ON PLANS
- ***4" OR AS NOTED OTHERWISE (SEE PLANS)

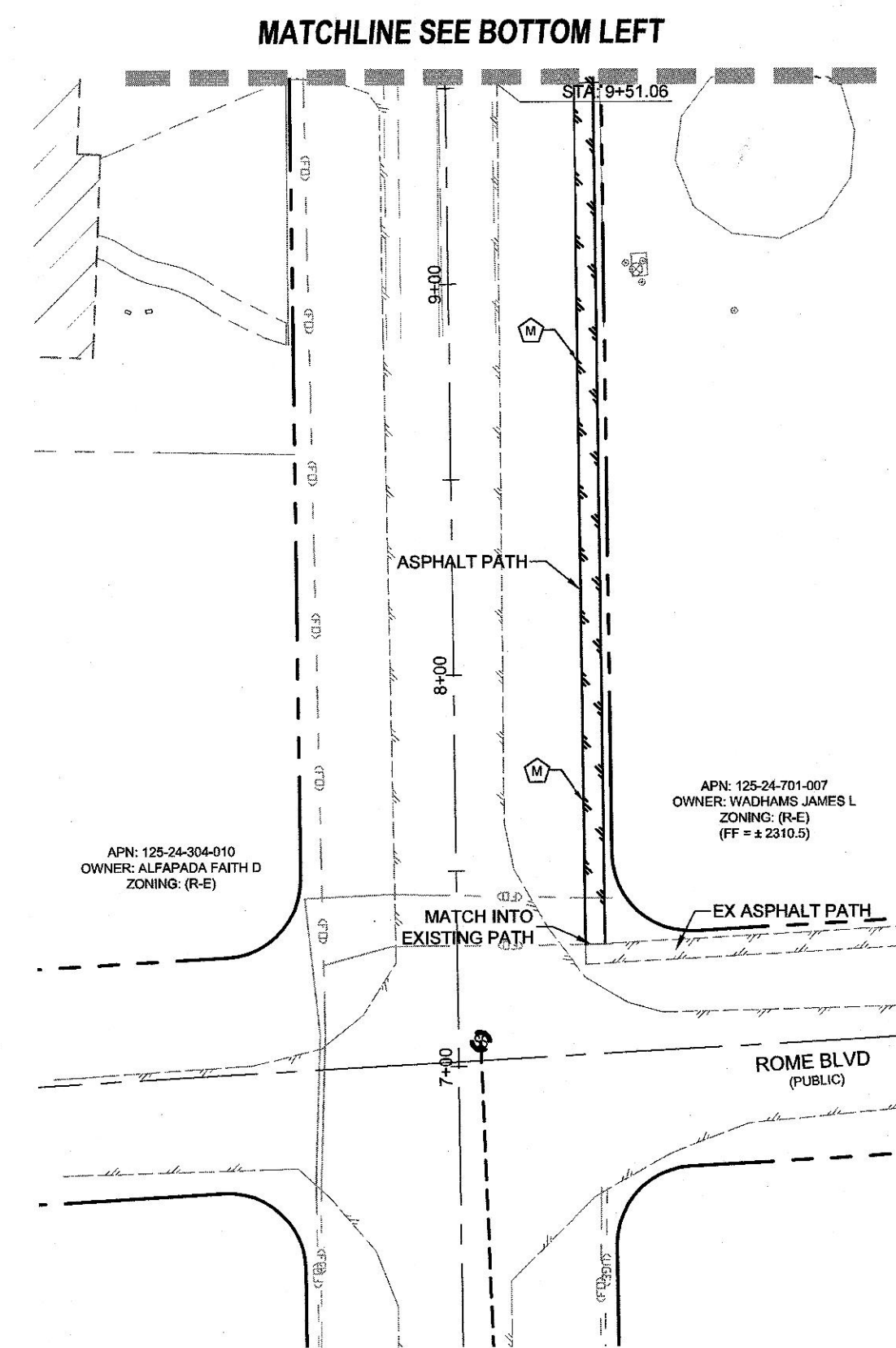


LAST PLOT: Katrina Eguierra
FILE NAME: S:\ACTIVE\LENLARKEN\19-014 - BRADLEY & ANO\ENGINEERING\SSHEET DWG\LENL014_SHT_TR.DWG



CONSTRUCTION NOTES

- INSTALL 30" R1-1 "STOP" SIGN (W/ 9" D3 STREET NAME SIGN)
- BLUE COLORED REFLECTIVE RAISED PAVEMENT MARKERS
- PAINT CURB RED 15' EACH SIDE OF HYDRANT (CURB LENGTH PERMITTING)
- INSTALL TYPE "B" "ON STREET PARKING IN MARKED FIRE LANES PROHIBITED" SIGN
- INSTALL 3 1/2 PULLBOX W/ TRACER FOR FUTURE STREETLIGHT (CCAUSD# 705)
- INSTALL 2" STLT CONDUIT WITH PULL STRING
- INSTALL TYPE II CENTERLINE (CCAUSD# 244)
- PAINT CURB RED IN CUL-DE-SAC EXCEPT FOR CURB FRONTING DRIVEWAYS
- INSTALL 250 WATT LED EQUIVALENT OF A 250W HPS STREET LIGHT-GE-EVOLVE ERL10-09-C3-40-A-GRAY-ALR-GBSP OR APPROVED CLV EQUIVALENT. INSTALL STREETLIGHT FOUNDATION PER CCAUSD 311.1, 300.53, 314, 320, AND 321
- INSTALL 4" WHITE EDGE LINE
- REMOVE EXISTING OM-3R SIGNS
- OBLITERATE EXISTING PAVEMENT STRIPING AND MARKING
- 5' WIDE ASPHALT CONCRETE SIDEWALK
- INSTALL 2" STLT CONDUIT



SIGHT VISIBILITY ZONES (SVZ)
NO WALLS, FENCES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES, FIRE HYDRANTS, TREES, AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL OR PAVEMENT STREET SURFACE. THIS RESTRICTION EXTENDS ALONG THE SIGHT VISIBILITY LINE THRU LANDSCAPED MEDIANS, (CCAUSD 201)

TRAFFIC SIGN LEGEND



ON STREET PARKING IN MARKED FIRE LANES PROHIBITED
"ON STREET PARKING IN MARKED FIRE LANES PROHIBITED" SIGN
18" X 24"

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL
811
OR
1-800-227-2800

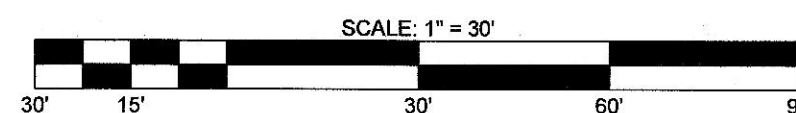
Call before you Overhead
1-702-227-2929

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BENCHMARK
MONUMENT ID: 7LV9024SSE6
RIVET AND PLATE IN TOP OF CURB AT WEST SIDE OF THOM BLVD AT CENTENNIAL.
ELEVATION: 700.104 METERS (NAVDS83)
2,296.92 FEET
APPROVED FOR CONSTRUCTION
CITY OF LAS VEGAS FIRE DEPARTMENT
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REVISIONS			
NO.	DESCRIPTION	BY	DATE

LENLARKEN	TANNEY ENGINEERING 603 S. JONES BOULEVARD LAS VEGAS, NV 89101 (702) 362-8844 EMAIL: INFO@TANNEYCORP.COM
BRADLEY AND ANO A RESIDENTIAL SUBDIVISION	TRAFFIC PLAN 1
DATE: 4/1/2020 SCALE: 1"=30' JOB NO: LEN-19-014 DESIGNED BY: SF CHECKED BY: RC SHEET NAME: TR1 SHEET NUMBER: 13 OF 14 CITY: L20-00173 107Y5128	



- (A)** INSTALL 30" R11+"STOP" SIGN (W/ 9" D3 STREET NAME SIGN)
- (B)** BLUE COLOURED REFLECTIVE RAISED PAVEMENT MARKERS
- (C)** PAINT CURB RED 15" EACH SIDE OF HYDRANT (CURB LENGTH PERMITTING)
- (D)** INSTALL TYPE 'B' ON- STREET PARKING IN MARKED FIRE LANES PROHIBITED SIGN
- (E)** INSTALL 3 1/2 PULLBOX W/ TRACER FOR FUTURE STREETLIGHT (CCAUSD# 705)
- (F)** INS ALL 2" STLT CONDUIT WITH PULL STRING
- (G)** INSTALL TYPE II CENTERLINE (CCAUSD# 244)
- (H)** PAINT CURB RED IN CUL-DE-SAC EXCEPT FOR CURB FRONTING DRIVEWAY
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- (J)** INSTALL 4" WHITE EDGE LINE
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R1-1 "STOP" SIGN
36" X 36"

D-3 "STREET NAME" SIGN
12" X 12"

ON STREET PARKING
IN MARKED
FIRE LANES
PROHIBITED

**"ON STREET PARKING IN
MARKED FIRE LANES
PROHIBITED" SIGN
18" X 24"**

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

OR
1-800-227-2600

Avoid overhead power
line contact. it's costly.

Call
before you
Overhead
1-702-227-2929

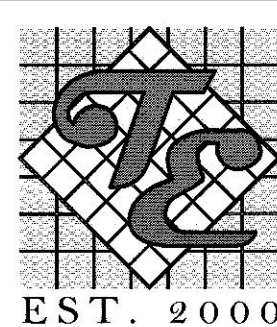
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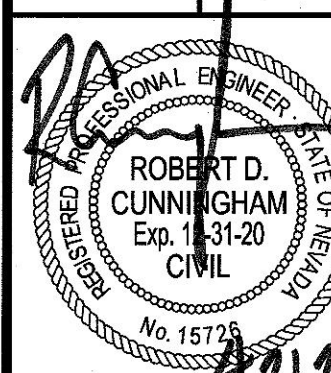
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LENNAR



**BRADLEY AND ANO
A RESIDENTIAL SUBDIVISION**



DATE: 4/1/2020

SCALE: 1"=30'

JOB NO: **LEN-19-014**

DESIGNED BY:	CHECKED BY:
SE	PC

SHEET NAME: **TR0**

IR2

14 OF 14

14 OF 14

CITY L20-00173 107Y5128