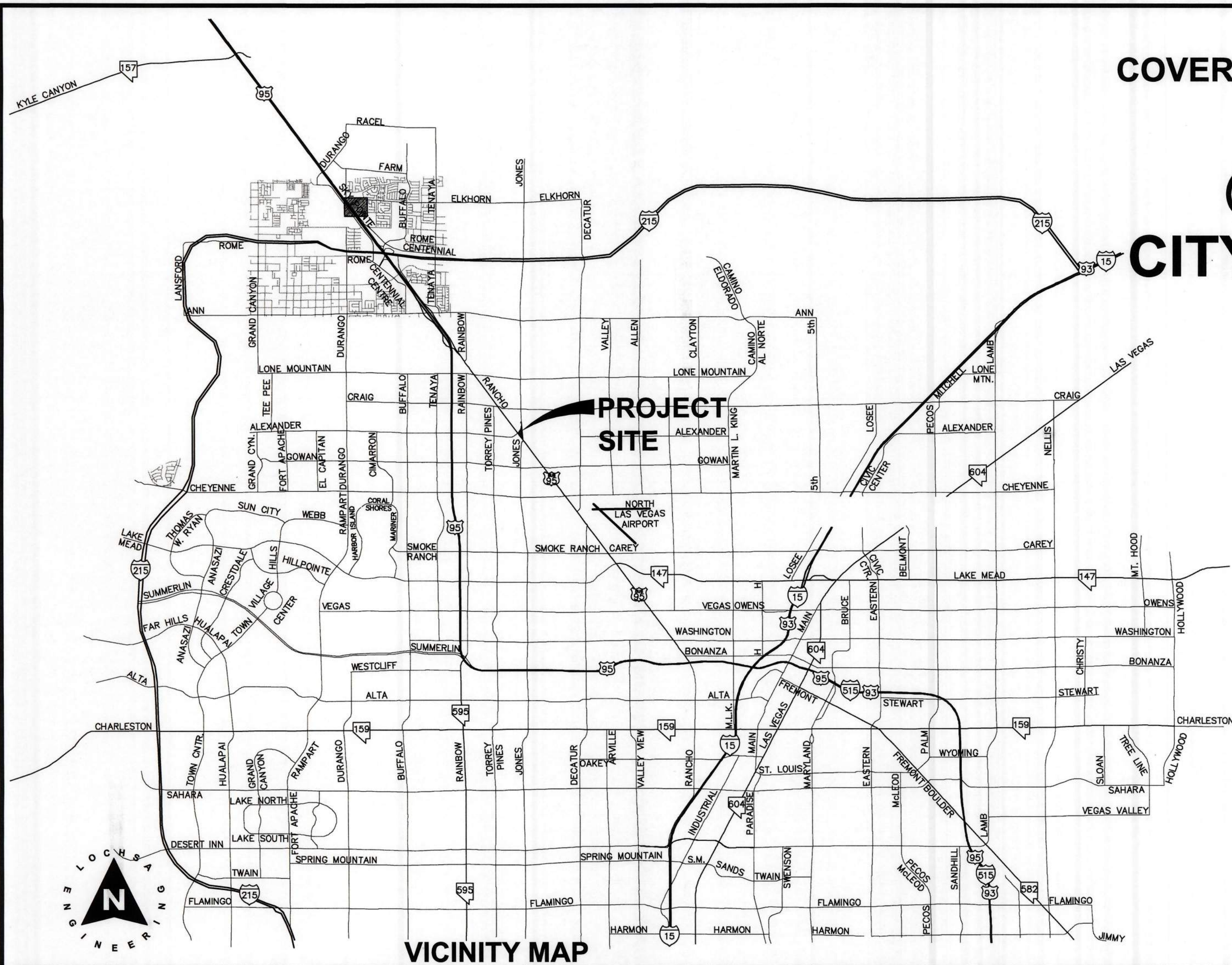
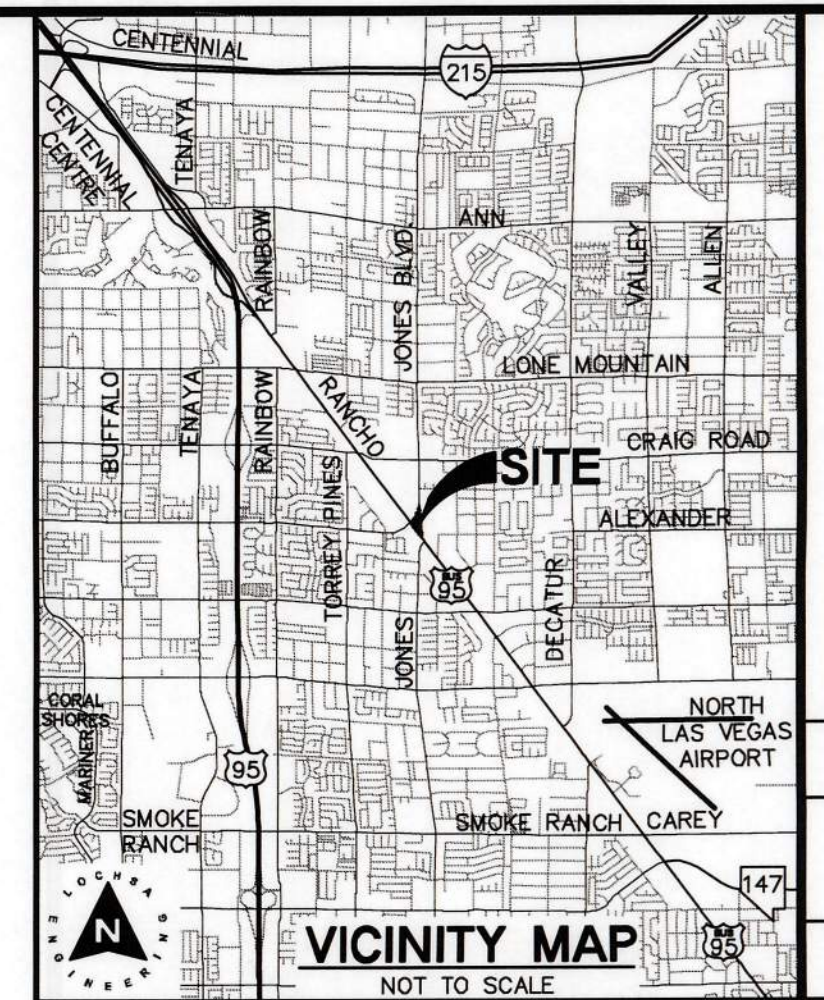




COVER SHEET for THE IMPROVEMENT PLANS of HOLLYWOOD PLAZA @ RANCHO AND JONES CITY OF LAS VEGAS, NEVADA

A PORTION OF A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE
SOUTHEAST QUARTER (SE 1/4) OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE
60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA
A.P.N.: 138-02-804-001



ABBREVIATIONS

ABAN	ABANDON	INV	INVERT
AIP	ABANDON IN PLACE	ISL	ISLAND
AGG	AGGREGATE	JB	JUNCTION BOX
ALT	ALTERNATE	LOC	LENGTH OF CURB
A	ANODE, GAS	LT	LEFT
ACP	ASBESTOS CEMENT PIPE	LVWD	LAS VEGAS VALLEY WATER DISTRICT
AVE	ASPHALTIC CONCRETE	MH	MANHOLE
BC	BACK OF CURB	MAX	MAXIMUM
BCR	BACK OF CURB RADIUS	MIN	MINIMUM
BVC	BEGINNING OF VERTICAL CURVE	MON	MONOLITHIC
BM	BENCHMARK	N/O	NORTH OF
BORY LINE	BOUNDARY LINE	N/O	NOT TO SCALE
CATV	CABLE TELEVISION	OC	ON CENTER
C-C	CENTER TO CENTER	OG	OPEN-GRADED PAVEMENT, ORIGINAL GROUND
CL	CENTERLINE	PVMT	PAVEMENT
CLV	CITY OF BOULDER CITY	PI	POINT OF INTERSECTION
COH	CITY OF LAS VEGAS	PRC	POINT OF REVERSE CURVE
CM	CITY OF HENDERSON	PC	POINT OF CURVE
CNLV	CITY OF MESQUITE	PT	POINT OF TANGENCY
CC	CITY OF NORTH LAS VEGAS	PCC	POINT OF COMPOUND CURVE
CCWRD	CLARK COUNTY	PCC, CONC	PORTLAND CEMENT CONCRETE
CO	CLARK COUNTY WATER RECLAMATION DISTRICT	PP	POWER POLE
COMM	CLEAN OUT, SEWER	P	PROPERTY LINE
CONC, PCC	CONCRETE	PROP	PROPOSED
CONST	CONSTRUCTION OR CONSTRUCT	PULL BOX	PULL BOX
COR	CORNER	RP	RADIUS POINT
OMP	CORRUGATED METAL PIPE	R	RADIUS
CSAP	CORRUGATED STEEL ARCH PIPE	RR	RAILROAD
CSP	CORRUGATED STEEL PIPE	REIN	REINFORCED
C&G	CURB & GUTTER	RC	REINFORCED CONCRETE
QIP	CAST IRON PIPE	RCB	REINFORCED CONCRETE BOX
COL	COLUMN	RCB	REINFORCED CONCRETE PIPE
CU YD, CY	CUBIC YARD	RELOC	RELOCATE
CU FT, CF	CUBIC FOOT	RT	RIGHT
CULV	CULVERT	R/W	RIGHT-OF-WAY
CF	CURB FACE	R	ROAD
DEPT	DEPARTMENT	SS	SANITARY SEWER
DIA	DIAMETER	SHIT	SHEET
DIVY	DRAINAGE	SO	SOUTH OF
DI	DROP INLET	SW	SIDEWALK
ESMT	EASEMENT	SO FT, SF	SQUARE FOOT
E/O	EAST OF	SO YD, SY	SQUARE YARD
EO	EDGE OF PAVEMENT	STA	STATION
EM	EDGE OF OIL	SHP	STEEL HIGH-PRESSURE PIPE
ELEV	ELECTRIC	SNWA	SOUTHERN NEVADA WATER AUTHORITY
EMBK	ELECTRIC METER	SD	STORM DRAIN
ECR	ELEVATION	STD	STANDARD
END	EMBANKMENT	STRUCT	STRUCTURAL OR STRUCTURE
END	END OF CURB RETURN	SURV	SURVEY
END	END OF CURVE	SILT	STREETLIGHT
END	END OF VERTICAL CURVE	TL	TELEPHONE
EXIST	EXISTING	TEMP	TEMPORARY
FT	FEET/FOOT	TBA	TO BE ADJUSTED
FG	FINISH GRADE	TBR	TO BE REMOVED
FA	FIRE ALARM	TP	TOP OF CURB
FL	FLOW LINE	TS	TOP OF PIPE
FL	FLANZIZED	TSI	TRAFFIC SIGNAL
GM	GAS METER	TRANS	TRANSITION
GR	GAS PRESSURE REGULATOR	TYP	TYPICAL
PL-G	PLASTIC GAS	UG	UNDERGROUND
SC	STEEL GAS	VAR	VARIABLE
GB	GRADE BREAK	VERT	VERTICAL
GUT	GUTTER	VC	VERTICAL CURVE
HOWL	HEADWALL	VG	VALLEY GUTTER
IN	INCH	VCP	VITRIFIED CLAY PIPE
INT	INTERSECTION	W	WATER
		WM	WATER METER
		W/O	WEST OF
		YD	YARD

DEVELOPER

JSAAT INC
2016 REDBIRD DRIVE
LAS VEGAS, NEVADA 89134
CONTACT: JON BASSO
PHONE: (702) 956-1811
EMAIL: JON@HEARTATTACKGRILL.COM

OWNER

JSAAT INC
2016 REDBIRD DRIVE
LAS VEGAS, NEVADA 89134
CONTACT: JON BASSO
PHONE: (702) 956-1811
EMAIL: JON@HEARTATTACKGRILL.COM

UTILITY PROVIDERS

WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS
GAS:	SOUTHWEST GAS CORPORATION
ELECTRIC:	NV ENERGY
TELEPHONE:	CENTURYLINK
CABLE TV:	COX COMMUNICATIONS LAS VEGAS, INC.
TRASH:	REPUBLIC SILVER STATE DISPOSAL SERVICE

APPROVALS

CITY OF LAS VEGAS ENGINEERING

LAS VEGAS FIRE AND RESCUE

APPROVED FOR CONSTRUCTION

FIRE DEPARTMENT APPROVAL: APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR TO OBTAINING FINAL APPROVAL FROM LVVWD

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES
PROJECT NO. _____ FIRST APPROVED DATE: _____
SHEETS: C1.01, C1.02

SOUTHWEST GAS CORPORATION

UID

NV ENERGY

COX COMMUNICATIONS LAS VEGAS, INC.

CENTRAL TELEPHONE COMPANY D.B.A. CENTURY LINK

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.

SHEET INDEX

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7	SHEET 1 OF 2	C5.01
8	SHEET 2 OF 2	C5.02
9	SHEET 1 OF 1	C8.01

GENERAL SITE INFORMATION

A.P.N.:
138-02-804-001

BASIS OF BEARINGS:

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS AND LAS VEGAS HIGH ELEVATION ZONES, NORTH AMERICAN DATUM OF 1983, SAID MERIDIAN BEING COINCIDENT WITH 114°05' WEST OF THE GREENWICH MERIDIAN.

BENCHMARK:

CLARK COUNTY BENCHMARK: SLV002SES. BEING A RIVET AND ROUND ALUMINUM PLATE IN TOP OF CURB AT THE SOUTHEAST CORNER OF RANCHO DRIVE AND JONES BOULEVARD (NORTH). 891.97 METERS OR 2,270.23 U.S. SURVEY FEET

UTILITY NOTE:

LOCHSA ENGINEERING ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THIS PLAN ARE FROM THE BEST AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, THE WATER, FIRE, SANITARY SEWER, STORM SEWER, TELEPHONE, POWER, GAS, AND IRRIGATION LINES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IF CONFLICT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE PROJECT ARCHITECT, OWNER'S REPRESENTATIVE AND THE PROJECT ENGINEER IMMEDIATELY.

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FAST
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Underground

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1-702-432-6300
1-702-227-2929

GENERAL
COVER SHEET
HOLLYWOOD PLAZA
@ RANCHO AND JONES
CITY OF LAS VEGAS, NEVADA

PROJECT No.: 221174
DATE: 10/27/2022
SCALE: NTS
DRAWN BY: GLB
DESIGNED BY: GLB
CHECKED BY: CJB

October 27, 2022
SHEET No. C1.01
CLV No. 1 of 9

CL OR SURVEY LINE
PROPERTY LINE
ROW LINE

EASEMENT LINE
SAWCUT LINE
SCARP LINE

DESCRIPTION:
EXISTING:
PROPOSED:

BUILDING OUTLINE
EDGE OF PAVEMENT

"A" TYPE CURBS
"L" TYPE CURBS

WALLS
CONTOUR LINES

AC PAVEMENT
CONCRETE

SPOT ELEVATIONS
SIGNS

MANHOLE W/ DESCRIPTION
MANHOLE DESCRIPTIONS

FIRE HYDRANTS
GATE VALVES

REDUCERS
CLEAN OUTS

UTILITY BOX OR VAULT
60' ROW LED 180' ROW LED 100' ROW LED INTERSECTION

STREETLIGHTS
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10/27/2022 9:45 AM
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CITY OF LAS VEGAS STREETLIGHT NOTES

1. ALL STREET LIGHTING INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE STREET LIGHTING PLANS, THE "UNIFORM STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST REVISION (USS), AND THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA" (USS) LATEST REVISION.
2. DESIGN PROFESSIONAL AND CONTRACTOR SHALL VERIFY CITY'S LATEST LED FIXTURE SPECIFICATIONS AND APPROVED FIXTURES PER CLV WEBSITE, UNDER BUILDING AND SAFETY FORMS, PRIOR TO ORDERING MATERIALS.
3. LUMINAIRES SHALL BE MARKED TO INDICATE INSTALLATION ORIENTATION, AND SHALL HAVE EXTERNAL LABELS PER ANSI C136 THAT INDICATE WATTAGE AND ARE CLEARLY VISIBLE FROM STREET LEVEL.
4. NO DEVIATION OF STREET LIGHT, PULL BOX, CONDUITS, ETC., LOCATIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF THE TRAFFIC AND CITY ENGINEER, ANY DEVIATION FROM THE PLAN LOCATION WILL REQUIRE COMPLIANCE WITH SECTION 623 OF THE USS.
5. ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION IN ACCORDANCE WITH SECTION 623 0.03.01 OF THE USS.
6. ALL EMPTY CONDUIT SHALL HAVE AT LEAST ONE GREEN No. #8 AWG WIRE INSTALLED AS TRACER WIRE IN ACCORDANCE WITH SECTION 623 0.02.01 OF THE USS PRIOR TO BACKFILLING AND FINAL INSPECTION.
7. ANY STRUCTURE SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, SHALL LEAVE A MINIMUM CLEARANCE IN COMPLIANCE WITH USD NO. 320A WHEN POLE IS INSTALLED BEHIND SIDEWALK, AND SHALL AT NO TIME COMPLETELY ENCLOSE THE STREET LIGHTING POLE.
8. AS-BUILT DRAWINGS SHALL BE SUPPLIED TO THE TRAFFIC ENGINEERING DIVISION PRIOR TO ANY PRE-FINAL INSPECTION. THE AS-BUILT DRAWING NEEDS TO BE STAMPED AS-BUILT AND SIGNED BY THE PREPARER.
9. SERVICE POINTS SHALL BE COORDINATED WITH NV ENERGY, AND WHEREVER POSSIBLE, BE LOCATED NEAR THE CENTER OF THE CIRCUIT. SERVICEPOINTS SHALL BE SHOWN ON THE PLANS.
10. NEW STREETLIGHT SERVICES SHALL BE 200 AMP PADMOUNT AND SHALL PROVIDE CAPACITY FOR 20 OR 24 AVAILABLE CIRCUITS.
11. WHEREVER THERE IS AN OVERHEAD UTILITY THAT MAY CONFLICT WITH THE INSTALLATION OF STREETLIGHTING CIRCUITS AND/OR POLES, THESE CONFLICTS MUST BE RESOLVED BETWEEN THE DEVELOPER AND THE UTILITIES INVOLVED BEFORE STREETLIGHT BASES ARE INSTALLED. AT NO EXPENSE TO THE CITY OF LAS VEGAS.
12. THE CONTRACTOR SHALL FURNISH COMPLETE CONDUIT, WIRE, ETC. FROM SERVICE TO TRANSFORMERS AND CONTROL SYSTEMS IF REQUIRED ON THE PLANS.

REVISED MAY 19, 2020 (LD VERSION)

CITY OF LAS VEGAS TRAFFIC NOTES

1. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
2. THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
3. BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING CITY STREETS WHERE WARRANTED IMMEDIATELY AFTER FIRST GRADING WORK IS ACCOMPLISHED, AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.
4. WHEN A DESIGNATED "SUGGESTED 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.
5. IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. ALL NEW TRAFFIC SIGNS SHALL UTILIZE TYPE XI RETROREFLECTIVE SHEETING IN ACCORDANCE WITH CCAUSS 627 AND 716 AND SHALL HAVE AN ANTI-GRAFFITI PROTECTIVE OVERLAY FILM THAT IS A MATCHING COMPONENT TO, AND OF THE SAME MANUFACTURE AS THE RETROREFLECTIVE SHEETING TO WHICH IT IS APPLIED. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CURRENT CITY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS.
7. WHEN A PROPOSED STREET LIGHT STANDARD IS LOCATED WITHIN FIVE (5') FEET OF ANY PROPOSED SIGN SHOWN ON THE PLANS TO BE MOUNTED ON A SIGNPOST, THE SIGN SHALL BE MOUNTED ON THE STREET LIGHT STANDARD AND THE SIGNPOST SHALL BE ELIMINATED.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HERE UNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. STREET SIGNS AND STOP SIGNS SHALL BE INSTALLED PER CITY STANDARD SPECIFICATIONS FOR PLACEMENT OF STREET NAME SIGNS.
10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL DEVICES AND FLAGGERS TO INSURE THE SAFETY OF THE PUBLIC IN OR AROUND THE WORK AREA. THE CONTRACTOR SHALL HAVE A CERTIFIED ATSSA TRAFFIC CONTROL TECHNICIAN OR MSA WORK ZONE SAFETY SPECIALIST SET UP, MAINTAIN AND/OR REMOVE ALL TRAFFIC CONTROL DEVICES IN THE CITY OF LAS VEGAS RIGHT OF WAY.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE EXPEDITED TO COMPLETION SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA (RTC), IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.
13. GUARDS SHALL BE OBTAINED BY CONTACTING THE METROPOLITAN POLICE DEPARTMENT SPECIAL EVENTS UNIT (PHONE # 828-3442) WHO WILL PROVIDE OFFICERS PROPERLY TRAINED IN TRAFFIC CONTROL. FEES FOR THE USE OF THESE OFFICERS SHALL BE SET BY METRO AND WILL BE PAID BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL ARRANGEMENTS WITH METRO.
14. ANY WORK WITHIN 300' OF A SIGNALIZED INTERSECTION WILL BE NIGHT WORK, UNLESS DIRECTED BY THE CITY OF LAS VEGAS TRAFFIC ENGINEER.
15. THE CONTRACTOR SHALL CONTACT THE TRAFFIC ENGINEERING DIVISION (TRANSPORTATION SECTION) THROUGH THE PROJECT'S OFFSITE INSPECTOR PRIOR TO INITIATING PAVING TO RECEIVE DIRECTION FOR ANY PERMANENT OR TEMPORARY MODIFICATIONS TO THE APPROVED DRAWINGS REGARDING FINAL PAVEMENT TRANSITIONS, MARKINGS AND SIGNING THAT ARE REQUIRED TO MATCH ADJACENT ROADWAY SEGMENTS. THE CONTRACTOR SHALL PROVIDE A DRAWING FOR APPROVAL BY THE TRAFFIC ENGINEERING DIVISION DEPICTING ANY ADJUSTMENTS TO THE FINAL PAVEMENT MARKINGS AND SIGNAGE, WHICH MAY INCLUDE OMITTING, ADDING OR MODIFYING PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS SUCH THAT ADEQUATE TRANSITIONS AND LANE TERMINATIONS BETWEEN ADJACENT ROADWAY SEGMENTS ARE CONSTRUCTED.

RTC FAST NOTES

1. CONTRACTOR IS TO MAINTAIN AND KEEP OPERATIONAL ALL EXISTING ITS INFRASTRUCTURE WITHIN THE CONSTRUCTION LIMITS. IF ANY EXISTING ITS INFRASTRUCTURE IS DAMAGED DUE TO CONSTRUCTION WITHIN THE PROJECT LIMITS, THE CONTRACTOR SHALL IMMEDIATELY CONTACT MR. LONNIE BROWN (RTC/FAST MANAGER TRAFFIC SYSTEMS MAINTENANCE) AT 702-290-1979 CELL OR 702-432-5300 GENERAL.
2. IF ANY EXISTING FIBER OPTIC CABLE IS TO BE CUT, SPLICED AND OR PULLED, ALONG OR ADJACENT TO THE PROJECT LIMITS, THE CONTRACTOR IS TO CONTACT MR. LONNIE BROWN TWO (2) WEEKS IN ADVANCE FOR SYSTEM SHUTDOWN COORDINATION.
3. CONTRACTOR MUST NOTIFY MR. LONNIE BROWN AT 702-290-1979 CELL, 702-432-5300 GENERAL, OR AT BrownL@tcsmv.com, ONCE ALL PROJECTS ITS FIBER OPTIC WORK IS COMPLETE.

REVISED: MAY 1, 2020

CITY OF LAS VEGAS FIRE DEPARTMENT NOTES

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LAS VEGAS FIRE & RESCUE ADOPTED FIRE CODE ORDINANCE #6631 FOR HYDRANT SPECIFICATIONS AND HYDRANT INSTALLATION SPECIFICATIONS.
2. ONLY FIRE HYDRANTS THAT ARE ON THE LAS VEGAS VALLEY WATER DISTRICT'S - APPROVED PRODUCTS LIST ARE ALLOWED TO BE INSTALLED.
3. A PERMIT IS REQUIRED FROM LAS VEGAS FIRE & 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 STREET ADJACENT TO THE FIRE HYDRANTS. [IFC § 507.5.7.3]
6. ALL UNDERGROUND INSPECTIONS, PRESSURE AND FLUSH VERIFICATIONS OF ALL FIRE HYDRANTS AND FIRE LINES, SHALL BE CONDUCTED BEFORE COVERING THE LINES. CENTER LOADING IS ACCEPTABLE FOR THE HYDRO TESTS WITH PRIOR FIRE PREVENTION APPROVAL. [IFC § 106.3]
7. ALL ON-SITE UNDERGROUND WATER MAINS AND MATERIALS SHALL BE U.L. LISTED A.W.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 § 507.5.7.1]
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 BE AS FOLLOWS: [IFC § C102]
RESIDENTIAL - 500 FEET UNSPRINKLERED; 600 FEET SPRINKLERED.
COMMERCIAL - 300 FEET UNSPRINKLERED; 400 FEET SPRINKLERED.
12. WHERE THE WATER MAINS ARE EXTENDED ALONG STREETS OR NEW STREETS ARE INSTALLED WHERE FIRE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF 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]
13. 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.
14. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN 6 FT OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREETLIGHT OR ANY OTHER OBSTRUCTION. [IFC § C102.10]
15. A MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A ONE-TWO FAMILY DWELLING SHALL NOT EXCEED 300 FT, AS MEASURED BY AN APPROVED ROUTE. [IFC § C102.4]
16. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A FIRE DEPARTMENT CONNECTION (FDC) SHALL NOT EXCEED 100 FT, AS MEASURED BY AN APPROVED ROUTE. [IFC § C102.7]
17. THE MAXIMUM DISTANCE FROM A HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200 FT. [IFC § C102.6]
18. TWO (2) SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE IS 4 OR MORE FIRE HYDRANTS/SPRINKLER LEAD-INS ARE INSTALLED ON A SINGLE SYSTEM. FOR SYSTEMS REQUIRED TO HAVE TWO (2) SOURCES OF WATER SUPPLY, SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 2 FIRE HYDRANTS AND/OR FIRE SPRINKLER LEAD-INS CAN BE OUT OF SERVICE DUE TO A SERVICE INTERRUPTION. FOR SYSTEMS PERMITTED TO HAVE ONE SOURCE OF WATER SUPPLY, SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 3 FIRE HYDRANTS AND/OR FIRE SPRINKLER LEAD-INS CAN BE OUT OF SERVICE DUE TO SERVICE INTERRUPTION. [IFC § C104]
19. ALL FIRE APPARATUS ACCESS ROADS SHALL BE PAVED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES, AND SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF THE FIRE APPARATUS. [IFC § 503.2.3]
20. THE GRADIENT FOR THE FIRE APPARATUS 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]
21. THE TURNING RADIUS OF THE FIRE APPARATUS ACCESS ROADS SHALL BE NO LESS THAN 52 FT OUTSIDE AND 28 FT INSIDE TURNING RADIUS. [IFC § 503.2.4]
22. VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL NOT BE LESS THAN 13 FT 6 INS. [IFC § 503.2.1]
23. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 33 FT WITH PARKING ON BOTH SIDES MEASURED TO FACE OF CURB, NOT LESS THAN 28 FT WIDE WITH PARKING RESTRICTED TO ONE SIDE MEASURED FROM FACE OF CURB. NOT LESS THAN 24 FT WIDE WITH NO PARKING ON EITHER SIDE MEASURED FROM FACE OF CURB. FIRE LANES THROUGH PARKING LOTS SHALL NOT BE LESS THAN 24 FT. [IFC § 503.2.1.1]
24. FIRE APPARATUS ACCESS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL STORY IS LOCATED MORE THAN 150 FT FROM A FIRE DEPARTMENT VEHICLE ACCESS. [IFC § 503.1.1]
25. APPROVED SECONDARY FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR 200 OR MORE DWELLING UNITS, ROAD(S) WITH DEAD-ENDS OR WITH A SINGLE POINT OF ACCESS IN EXCESS OF 600 FT. CLV REGULATION AND MOUT.
26. ALL DEAD-END FIRE APPARATUS ROADS AND/OR FIRE LANES, PUBLIC OR PRIVATE, IN EXCESS OF 150 FT IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND HAVING A MINIMUM DIAMETER OF 81 FT. CLV REGULATION
27. ALL FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LANE, ONE SIGN AT THE END OF THE FIRE LANE AND WITH SIGNS AT INTERVALS OF 100 FT ALONG THE DESIGNATED FIRE LANES. SIGNS TO BE PLACED ON BOTH SIDES OF AN ACCESS ROADWAY IF NEEDED TO PREVENT PARKING ON EITHER SIDE. SIGNS TO BE INSTALLED TO HIGHER THAN 10 FT OR LESS THAN 6 FT FROM THE ROADWAY LEVEL. THE CURB ALONG OR ON THE PAVEMENT OR CEMENT (IF NO CURB IS PROVIDED) SHALL BE PAINTED WITH RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS. [IFC § 503.3]
28. ELECTRONICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. IFC § 503.6
29. WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS, OR HAVING FOUR OR MORE TRAVEL LANES AND A TRAFFIC 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

- EFFECTIVE DATE 2-4-2019

RTC TRANSIT NOTES

1. THE CONTRACTOR SHALL NOT BE ALLOWED TO CLOSE MORE THAN ONE CONSECUTIVE BUS STOP ON THE SAME SIDE OF THE STREET. TEMPORARY BUS STOPS AND BUS STOP AMENITIES SHALL BE AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANT AT ALL TIMES. THE CONTRACTOR SHALL NOTIFY RTC TRANSIT OF PROPOSED BUS STOP CLOSURES AND/OR BUS STOP AMENITY DISRUPTIONS VIA NOTIFRTCTRANSIT@TCSMV.COM AT LEAST SEVEN CALENDAR DAYS PRIOR TO THE START OF WORK. NOTIFICATION OF BUS STOP CLOSURES INVOLVING REMOVAL OF EXISTING AMENITIES SHALL BE PROVIDED TO RTC TRANSIT AT LEAST 10 CALENDAR DAYS PRIOR TO THE START OF WORK.
2. THE CONTRACTOR SHALL SUBMIT A BUS STOP CLOSURE SCHEDULE TO RTC TRANSIT WITH THE APPROVED TRAFFIC CONTROL PLAN AT LEAST SEVEN CALENDAR DAYS PRIOR TO THE START OF WORK. THE BUS STOP CLOSURE SCHEDULE SHALL IDENTIFY THE DURATION OF PROPOSED BUS STOP CLOSURES AND TEMPORARY BUS STOP RELOCATIONS AND TIMES OF DAY THAT CLOSURES ARE EXPECTED TO BE WORKING BY THE WORK. ALL BUS STOP CLOSURES, TEMPORARY BUS STOPS, AND TEMPORARY BUS TURN OUTS MUST BE APPROVED BY RTC TRANSIT STAFF PRIOR TO THE START OF WORK.

REVISED: JANUARY 24, 2019

CITY OF LAS VEGAS GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST ISSUE; THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA, NEVADA", LATEST REVISED EDITION; THE "SUMMERLIN IMPROVEMENT STANDARDS" FOR WORK IN THE SUMMERLIN AREA; AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".
2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES AS SHOWN FROM CLV PLANS LIBRARY ARE APPROXIMATE AND FOR RECORD PURPOSES. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN LOCATING UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
5. TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGNS TO BE APPROVED BY THE CITY, PRIOR TO THE USE ON THE PROJECT.
6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
7. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED-TYPE CURB.
8. AC PAVEMENT TO BE ONE-HALF INCH (1/2") ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.
9. CURB AND GUTTER DITCH TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 210.
10. SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF THE TRANSITIONS TO BE AS SHOWN ON PLANS.
12. ALL GRADING WORK SHALL CONFORM TO THE SOLLS 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 ENGINEER OF LAS VEGAS ENGINEER IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATIONS.
14. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE NO. 625.380 & CITY OF LAS VEGAS TITLE 18, APPENDIX D.
15. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC., SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APPRONS, 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 REMOVING GRADING RELATIONSHIPS; FLOOR CONSTRUCTION AND JOINT 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 CLAND OUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.
19. MATERIALS, HANDLING AND PLACEMENT OF PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF MDOOT OR THE CLARK COUNTY AREA SPECIFICATIONS (AS APPLICABLE) AND THE PLANS AND DETAILS SHOWN HEREON.
20. WHEN INSTALLING UNDERGROUND FACILITIES THAT REQUIRE UNDERGROUND LOCATING DEVICES SUCH AS MARKER BALLS, LOCATING RIBBON, ETC., THE CONTRACTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO OFFSITE INSPECTION AND TESTING CERTIFYING THAT ALL DEVICES HAVE BEEN PLACED AND VERIFIED TO BE IN GOOD WORKING CONDITION PRIOR TO THE CONSTRUCTION OF ANY ROAD BASE.
21. AFTER HAUNCHING AND PRIOR TO BACKFILL OPERATIONS WHICH WOULD COVER SANITARY SEWER AND STORM DRAIN FACILITIES, CONTRACTOR IS REQUIRED TO SCHEDULE CLV OPEN-TRENCH UTILITY SURVEY INSPECTION FOR DETERMINATION OF FINAL LOCATION COORDINATES. FACILITIES TO BE LOCATED BY CLV SHALL INCLUDE AT A MINIMUM 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 EXCEED THE PUBLIC RIGHT-OF-WAY, SEWER AND STORM DRAIN MAIN ALIGNMENT, INCLUDING DEFLECTION POINTS.
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.

REVISED 06/04/2018

CITY OF LAS VEGAS GRADING NOTES

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY EXCESS MATERIAL REQUIRED OR LEFTOVER MATERIAL AFTER FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
6. CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION, IN THE AREAS INDICATED:

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

COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE.
7. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
8. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
9. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
10. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

REVISED 04/15/10

CITY OF LAS VEGAS SEWER NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS AND THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA, AS AMENDED. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATIONS.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM CONSTRUCTION AS PER PLANS. ANY ADDITIONS, DELETIONS, OR CHANGES SHALL FIRST MEET WITH THE APPROVAL OF THE CITY ENGINEER.
3. CHISEL S"OR 6"IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.
4. POLY(VINYL) (PVC) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35 SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE II AGGREGATE BASE.
5. ALL MANHOLES PAVED IN STREETS EIGHTY (80') FOOT R/W AND LARGER SHALL HAVE CONCRETE COLLARS. STREETS LESS THAN EIGHTY (80') FOOT R/W WILL REQUIRE RETROFIT IF PAVING DOES NOT CONFORM TO CITY STANDARDS AT THE MANHOLE.
6. TEE SADDLES SHALL BE USED TO CONNECT SEWER LATERALS TO EXISTING MAIN LINES UP TO TWELVE INCH (12") DIAMETER. CONNECTIONS TO FIFTEEN INCH (15") OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES. IN LINE "Y" S SHALL BE USED ON LINES TWELVE INCHES (12") OR ABOVE.
7. WATER MAINS SHALL BE PROTECTED IN ACCORDANCE WITH LVVWD STANDARDS WHENEVER A SEWER MAIN CROSSES OVER A WATER MAIN OR THE SEWER IS LESS THAN EIGHTEEN INCH (18") UNDER A WATER MAIN.
8. ALL CONTRACTORS INSTALLING SEWER MAINS THAT WILL BE UNDER THE JURISDICTION OF THE CITY OF LAS VEGAS MUST BE STATE OF NEVADA CLASS "A" CONTRACTORS.
9. THE CITY OF LAS VEGAS WILL NOT ACCEPT ANY SEWER MAINS WHICH HAVE A VERTICAL DEFLECTION OF MORE THAN ONE TENTH (0.1) OF A FOOT FROM THE APPROVED CONSTRUCTION PLANS AT ANY LOCATION. SEWER MAINS FOUND TO EXCEED THIS TOLERANCE WILL HAVE TO BE REPAIRED OR REMOVED OR REPLACED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO ACCEPTANCE BY THE CITY OF LAS VEGAS.
10. INSTALLATION OF CURVED SEWER REQUIRES THE USE OF C-900 PIPE WHICH ALLOWS FOR PIPE DEFLECTION AT THE JOINTS.

REVISED 04/15/10

LAS VEGAS VALLEY WATER DISTRICT NOTES

LVVWD PROJECT # _____

1. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE LVVWD. FOLLOWING WATER PLAN APPROVAL, NOTICE SHALL BE GIVEN TO THE LVVWD COMMUNICATION SUPPORT CENTER (258-7171) TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. CLV FUTURE INSPECTIONS NOTICE MUST BE GIVEN BY 2:00 P.M. THE BUSINESS DAY PRIOR TO THE REQUESTED LVVWD INSPECTION. WHEN REQUESTING INSPECTIONS, PLEASE REFER TO THE PROJECT # IDENTIFIED ABOVE.
 2. ALL WORK SHALL CONFORM TO LVVWD STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS, AND TO THE 2010 EDITION OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS). THE LATEST EDITION OF UDACS SHALL SUPERSEDE ANY CONFLICTS CONTAINED IN THE APPROVED DRAWINGS AND/OR SPECIFICATIONS.
 3. ALL WORK, EXCEPT AS MODIFIED BY THESE PLANS OR BY NOTE 2 ABOVE, SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT DRAFT OR EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENT, CLARK COUNTY AREA.
 4. A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LVVWD.
 5. ALL SERVICE LATERALS TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING WITH LVVWD APPROVED SERVICE SADDLES.
 6. ALL SERVICE WATER PIPES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.
 7. ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, VALLEY AND CURB GUTTERS.
 8. ALL WATER AND STORM DRAIN OR SANITARY SEWER CROSSINGS SHALL CONFORM TO SECTION 2.22 OF THE 2010 EDITION OF THE UDACS.
 9. ALL WATER FACILITIES AND APPURTENANCES SHALL BE DISINFECTED, PRESSURE TESTED, AND HAVE AN ACCEPTABLE PASSING HEALTH WATER SAMPLE OBTAINED, PRIOR TO OPERATION AND USE.
 10. THE CONTRACTOR MUST OBTAIN ALL METERS TWO (2) INCHES AND SMALLER FROM LVVWD CENTRAL STORES. TELEPHONE 258-3152 OR 258-3802, TWO (2) WORKING DAYS PRIOR TO METER PICKUP.
 11. ANY INTERRUPTION OF SERVICE MUST BE PERFORMED IN ACCORDANCE WITH UDACS SECTION 3.14.01, AND APPROVED BY THE LVVWD INSPECTION DIVISION PRIOR TO SHUTDOWN. PROPER WRITTEN NOTIFICATION MUST BE GIVEN TO ALL AFFECTED CUSTOMERS.
 12. ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE LVVWD APPROVED PRODUCTS LIST FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS BY SUBMITTING SHOP DRAWINGS.
 13. TELEPHONE USA NORTH 811 "CALL 811 BEFORE YOU DIG"AT "811"OR 1-800-642-2444.
 14. THE INSTALLATION OF LVVWD MUNICIPAL WATER FACILITIES WITHIN ALL STREETS IS ASSUMED TO BE IN COMPLIANCE WITH THE UNIFORM STANDARDS, INCLUDING THE PLACEMENT OF ASPHALT PAVING STREET SURFACES. ANY REPAIR WORK DONE BY THE LVVWD TO THE MUNICIPAL WATER FACILITIES WILL INCLUDE THE PLACEMENT OF AN APPROPRIATELY SIZED ASPHALT REPAIR PATCH ON THE STREET SURFACE.
- ANY DECORATIVE PAVING SURFACE WITHIN THE STREET IS THE RESPONSIBILITY OF THE OWNER'S ASSOCIATION, OR THE INDIVIDUAL PROPERTY OWNERS IF NO OWNER'S ASSOCIATION IS IN EXISTENCE, OR THE AGENCY HAVING JURISDICTION. DECORATIVE SURFACE MATERIALS PLACED WITHIN THE TEN FOOT EASEMENT ABUTTING A PUBLIC OR PRIVATE STREET, IF DISTURBED BY THE LVVWD DURING THE REPAIR OR OPERATION OF ITS FACILITIES, WILL BE REPLACED BY LVVWD WITH AN APPROPRIATELY SIZED PLAIN FINISH CONCRETE PATCH. THE LVVWD WILL NOT RESTORE, AND WILL NOT BE RESPONSIBLE FOR THE RESTORATION OF ANY DECORATIVE PAVING SURFACE WITHIN THE STREET. THE LVVWD WILL NOT ATTEMPT TO MATCH COLOR OR FINISH OF ANY ADJACENT MATERIALS.

- NO LEAD COMPLIANCE NOTE:**
TO COMPLY WITH THE FEDERAL SAFE DRINKING WATER ACT, ALL WATER BESS BRASS PRODUCTS PROPOSED TO BE RELOCATED, OR INSTALLED AS NEW MUST BE INSTALLED WITH THE LEAD FREE APPROVED PRODUCT. THE OLD LEADED PRODUCT MAY NOT BE REUSED.
16. PROTECT IN PLACE AND ADJUST LVVWD EXISTING FACILITIES TO FINISH GRADE PER UDACS PLATES. ALL LVVWD FACILITIES SHALL BE ACCESSIBLE AT ALL TIMES.
 17. DRY UTILITY NOTES: MAINTAIN A MINIMUM 12" VERTICAL SEPARATION AT ALL POINTS OF CROSSINGS. MAINTAIN A MINIMUM 3' PARALLEL SEPARATION.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING ENGINEERING SERVICES
PROJECT No. _____ FIRST APPROVED DATE: _____

DEVIATIONS FROM STANDARDS

NONE.

QUANTITIES

DESCRIPTION	PUBLIC	PRIVATE
1" COPPER WL	2 LF	
1" BRASS WL	2 LF	
1.5" COPPER WL	2 LF	
1.5" BRASS WL		38 LF
4" PVC WL		30 LF
6" PVC WL	58 LF	751 LF
FIRE HYDRANTS		2 EA
8" PVC SS		65 LF
6" PVC SS		345 LF
SSMH		2 EA
GREASE INTERCEPTOR		4 EA
1.5" METER	1 EA	
1.5" RPFA	1 EA	
1" METER	1 EA	
1" RPFA	1 EA	
10" RPDA	1 EA	

SOUTHERN NEVADA - SOUTHWEST GAS CORPORATION GENERAL NOTES:

1. IN THE EVENT OF NATURAL GAS EMERGENCIES CALL 911 AND 1-877-860-6020.
2. MINIMUM HORIZONTAL AND VERTICAL CLEARANCES BETWEEN NATURAL GAS FACILITIES AND ANY UNDERGROUND UTILITIES AND/OR STRUCTURES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, STORM DRAIN, COMMUNICATIONS, AND ELECTRIC SHALL BE AT LEAST 12-INCHES OR GREATER AS DICTATED BY LOCAL CODES AND STANDARDS.
3. IF ANY DEVIATION FROM SPECIFIED MINIMUM CLEARANCES MUST BE APPROVED BY ALL AFFECTED UTILITIES AND/OR MUNICIPALITIES
4. FOR VALVE ADJUSTMENT CONTACT 702-528-7855 14 DAYS PRIOR TO CONSTRUCTION.
5. FOR ADJUSTMENT OF CATHODIC PROTECTION TEST POINTS CONTACT 702-528-7873 14 DAYS PRIOR TO CONSTRUCTION.
6. IN THE EVENT OF A NATURAL GAS CONFLICT WITH PROPOSED UTILITIES AND STRUCTURES CONTACT 702-365-2099.
7. FOR STANDBY WHEN EXCAVATING (INCLUDING SAW CUTTING AND PAVEMENT REMOVAL) OVER OR NEAR HIGH PRESSURE GAS LINES CONTACT 702-278-8451 48 HOURS PRIOR TO CONSTRUCTION.

ALL CIVIL IMPROVEMENT PLANS MUST INCLUDE SOUTHWEST GAS CORPORATION HIGH PRESSURE NOTES ON THE NOTES SHEET AND ALL SHEETS DEPICTING HIGH PRESSURE NATURAL GAS MAINS AS INDICATED BELOW:

**CAUTION: HIGH PRESSURE GAS!
CALL SOUTHWEST GAS AT 702-278-8451
FOR STANDBY WHEN EXCAVATING
(INCLUDING SAW CUTTING AND PAVEMENT
REMOVAL) OVER OR NEAR HIGH PRESSURE
GAS LINES 48 HOURS PRIOR TO
CONSTRUCTION.**

8445 South Jones Blvd
Suite 100
Las Vegas, NV 89118
Phone 702.968.8872
www.lochsa.com

Lochsa
engineering

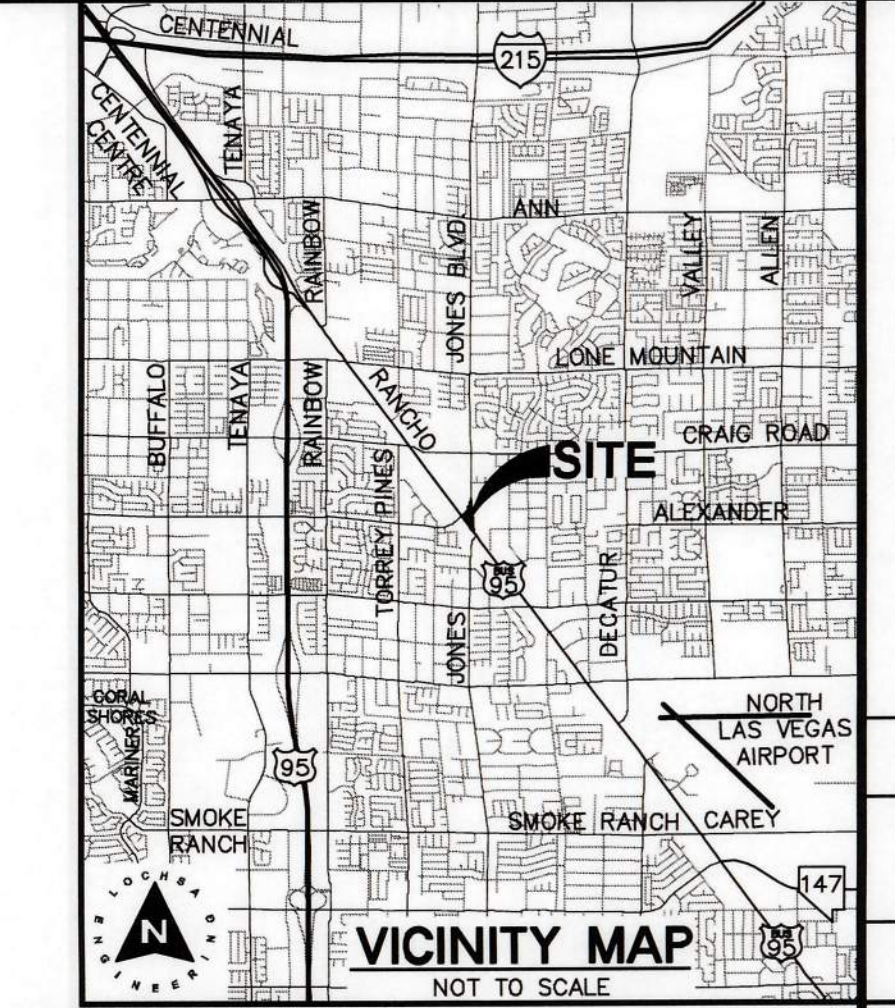
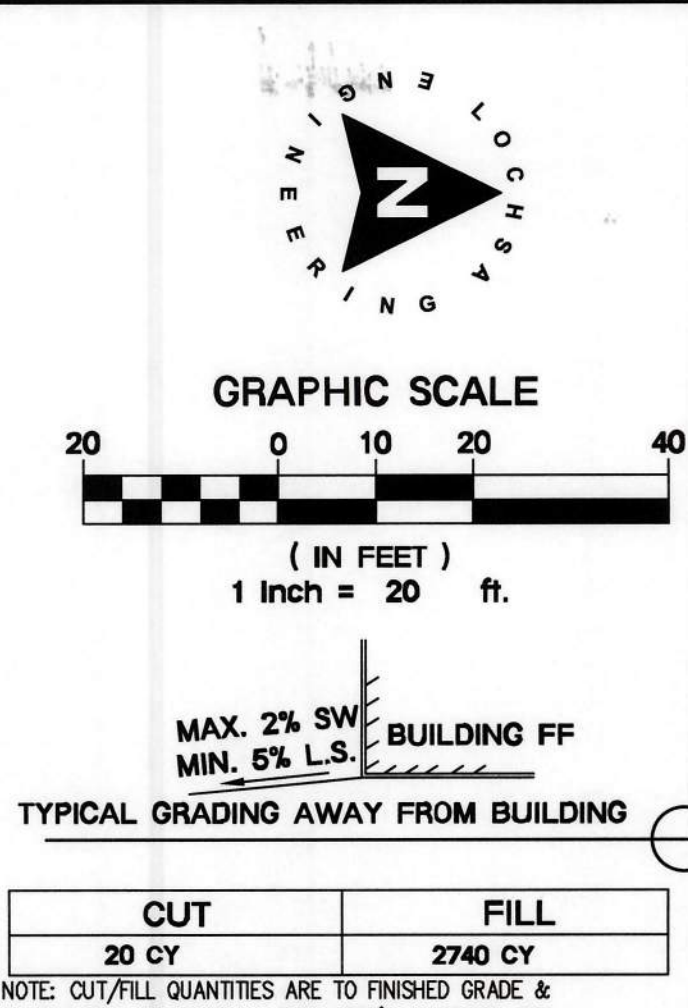
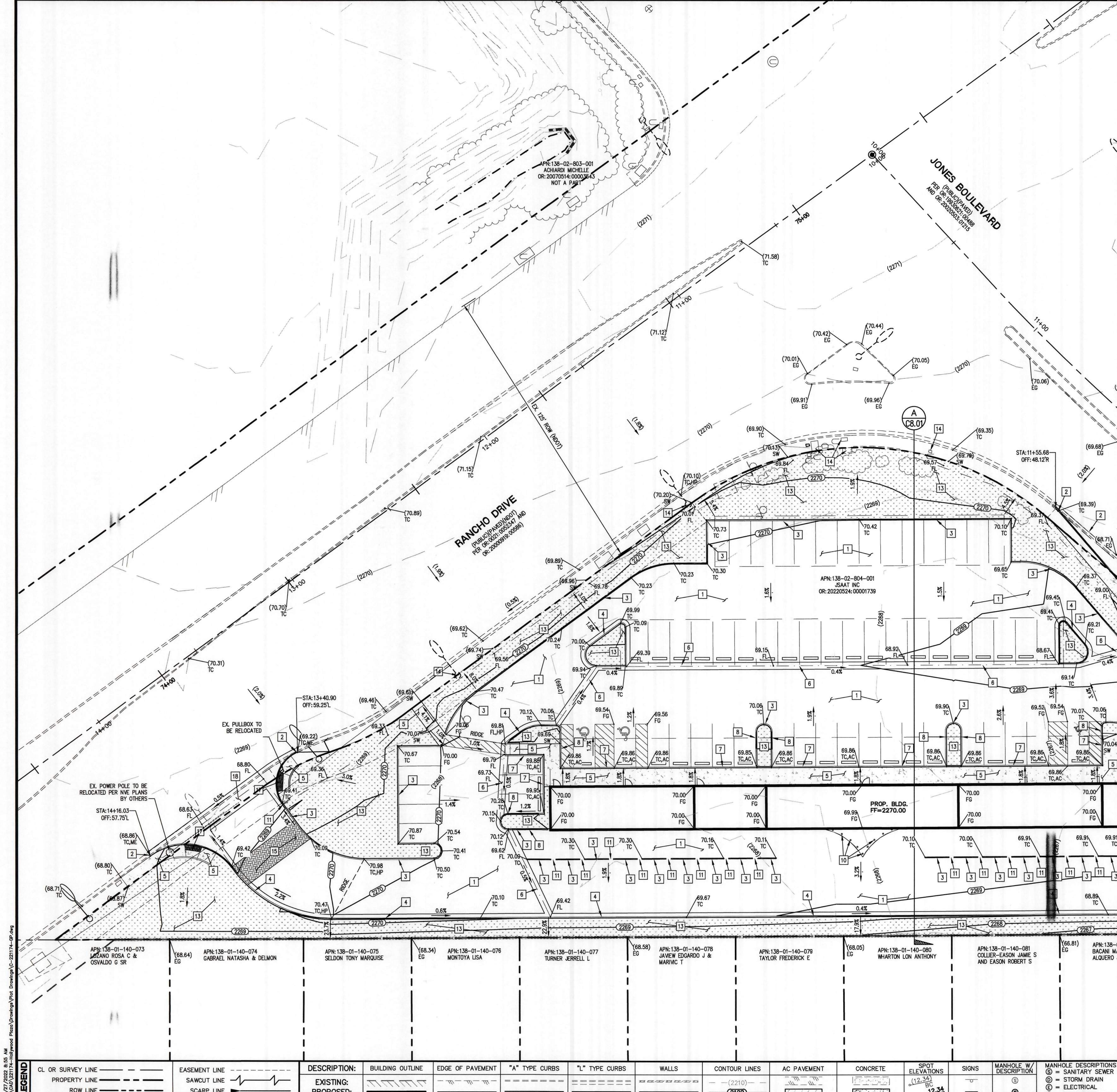
GENERAL NOTE SHEET

HOLLYWOOD PLAZA
© RANCHO AND JONES
CITY OF LAS VEGAS, NEVADA

SHEET No. 221174
DATE: 10/27/2022
SCALE: -----
DRAWN BY: GLB
DESIGNED BY: GLB
CHECKED BY: CJB

SEAL
PROFESSIONAL ENGINEER - STATE OF NEVADA
TED J. BRANTON
EXP. 12-31-22
CIVIL
11286

October 27, 2022
SHEET No. C1.02
SHEET 2 OF 9
CLV No. -----



NOTE: CUT/FILL QUANTITIES ARE TO FINISHED GRADE & DO NOT INCLUDE MATERIAL THICKNESS, FOOTINGS, ETC.

NOTE: ADD 2200 TO ALL ELEVATION TAGS SHOWN.

LAS VEGAS VALLEY BEST MANAGEMENT PRACTICES GUIDANCE MANUAL SECTION 3.5.1 STANDARD NOTES 1-8

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 ACCUMULATED IN, THE PUBLIC RIGHT-OF-WAY OF CITY OF LAS VEGAS, AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE CITY OF LAS VEGAS AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY, REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SITE STABILIZATION REQUIREMENTS, SCHEDULES, AND DEADLINES.
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER ANY RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, INSPECTIONS SECTION.
5. ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.
6. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL RESPOND TO STORMWATER INSPECTION CORRECTIVE ACTIONS IN THE MANNER PRESCRIBED BY CLARK COUNTY, INCLUDING BUT NOT LIMITED TO PROVIDING PHOTOS AND DESCRIPTIONS OF THE CORRECTIONS COMPLETED BY THE CONTRACTOR OR HIS AGENT.

GEOTECHNICAL REPORT:

PREPARED BY: XXXXXXXX
PROJECT: XXXXXXXX
DATED: XXXXXXXX

STORMWATER POLLUTION NOTE:

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 STORM WATER POLLUTION PREVENTION PLAN HAS BEEN DEVELOPED AND IS MAINTAINED ON SITE, FOR GENERAL INCLUSION IN THE STORM WATER GENERAL PERMIT NO. NVR100000. A PHASED CONSTRUCTION UNIT 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)887-9429

EXISTING UTILITY NOTE:

CONTRACTOR TO ADJUST ALL EXISTING UTILITIES TO MATCH PROPOSED FINISH GRADE ELEVATIONS.

NOTE:

ALL SEWER/SD CROSSING WATER LINES MUST COMPLY WITH UDACS SECTION 2.22

BMP NOTE:

PROPERTY OWNER IS RESPONSIBLE TO MAINTAIN THE BEST MANAGEMENT PRACTICES SUCH AS BUT NOT LIMITED TO THE REMOVAL OF ACCUMULATED SEDIMENT AND DEBRIS AND CARE OF VEGETATION.

GRADING NOTES:

1. SLOPES 4:1 OR STEEPER FINE-GRAINED MATERIALS THAT HAVE BEEN DISTURBED (SANDY AND SILTY MATERIALS) SHOULD BE PROTECTED WITH BURLAP OR OTHER EROSION CONTROL FABRIC/MATERIAL, UNLESS OTHERWISE SPECIFIED BY LANDSCAPE DRAWINGS AND SPECIFICATIONS OR THE SOILS REPORT.
2. CONTRACTOR SHALL DETERMINE HIS OWN FOOTING OR BASEMENT EXCAVATION QUANTITIES, EVEN THOUGH SHOWN ON ROUGH GRADING PLANS. ADDITIONALLY, STRUCTURE BACKFILL COSTS SHOULD BE INCLUDED IN THE COST OF THE STRUCTURE, UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
3. CONTRACTOR SHALL NOTIFY LOCHSA ENGINEERING WITHIN 24 HOURS OF OMISSIONS AND ERRORS DISCOVERED ON PLANS. LOCHSA ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY "CORRECTIVE" WORK DONE BY OTHERS.
4. CONTRACTOR TO ENSURE POSITIVE DRAINAGE, NO PONDING ALLOWED. CONTRACTOR TO FOLLOW RECOMMENDATIONS AS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT, INCLUDING BUT NOT LIMITED TO EXCAVATION, GRADING AND COMPACTION.
5. POST CONSTRUCTION BMPs (PCBMPs) / CONTROL MEASURES NOTED ON THE GRADING PLANS ARE MANDATORY PERMANENT REGULATORY STORMWATER POLLUTION CONTROLS. THESE PCBMPs MUST BE INSTALLED PER THE APPROVED PLANS AND MUST BE PERMANENTLY MAINTAINED.

CONSTRUCTION NOTES:

-ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH "CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS (CCAUD)" LATEST EDITION AND/OR REGULATING ENTITY HAVING JURISDICTION

1. CONSTRUCT AC PAVEMENT PER DETAIL 1 ON C8.01
2. SAWCUT AND/OR MATCH EXISTING GRADE REPAIR/REPLACE AC PAVEMENT PER CCAUD 500.3, 500.5, AND 503
3. CONSTRUCT "A" TYPE CURB PER DETAIL 3 ON C8.01
4. CONSTRUCT "L" TYPE CURB PER CCAUD 216
5. CONSTRUCT CONC. SIDEWALK PER CCAUD 234
6. CONSTRUCT 3" CONC. VALLEY GUTTER PER DETAIL 2 ON C8.01
7. CONSTRUCT 0" CURB PER DETAIL 3 ON C8.01
8. TRANSITION FROM 0" CURB TO 6" 'A' CURB PER DETAIL 4 ON SHEET C8.01
9. TRASH ENCLOSURE PER ARCHITECTURAL PLANS
10. INSTALL BOLLARDS PER DCSWCS SD-34
11. CONSTRUCT 2" CURB OPENING PER DETAIL 5 ON C8.01
12. CONSTRUCT RIP-RAP BMP SWALE, D50=4" T=8", PER DETAIL 6 ON C8.01
13. LANDSCAPE PER PLANS BY OTHERS. LANDSCAPING WITHIN SVZ TO COMPLY WITH HEIGHT RESTRICTIONS.
14. PROTECT IN PLACE.
15. INSTALL PAVERS PER ARCHITECTURAL PLANS
16. INSTALL SIDEWALK UNDERDRAIN PER CCAUD 236
17. CONSTRUCT SIDEWALK RAMP PER CCAUD 235 I A=B=8"
18. CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUD 225 & 222.1 WITH 8" CONCRETE GROSS GUTTER
19. CONSTRUCT BUS TURN OUT PER CCAUD 234.1 & 234.4
20. INSTALL BUS STOP PER CCAUD 234.4 & 234.5
21. INSTALL RAMP PER DETAIL ON C8.01

GRADING PLAN CERTIFICATION

NAME: TED EGERTON PE #11286 DATE: 10/27/2022
I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH APPROVED DRAINAGE STUDY FOR THIS SITE ON FILE AT CITY OF LAS VEGAS FOR THIS PROJECT.

FLOOD ZONE NOTE:

THE PROJECT SITE IS COVERED BY FLOOD INSURANCE RATE MAPS (FIRMS) FOR THE CLARK COUNTY, NEVADA, AND INCORPORATED AREAS, COMMUNITY PANEL NUMBERS: 320032155F, EFFECTIVE DATE: NOVEMBER 16, 2011, REVISED TO REFLECT LETTER OF MAP REVISION (LOMR) DATED: JUNE 21, 2017. THE PROJECT SITE IS OUTSIDE ANY SPECIAL FLOOD HAZARD AREA (SFHA). THE PROJECT SITE FALLS ENTIRELY WITHIN ZONE "X" (UNSHARED), DESCRIBED BY FEMA AS: "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

UTILITY NOTE:

LOCHSA ENGINEERING ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THIS PLAN ARE FROM THE BEST AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, THE WATER, FIRE, SANITARY SEWER, STORM SEWER, TELEPHONE, POWER, GAS, AND IRRIGATION LINES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IF CONFLICT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE PROJECT ARCHITECT, OWNER'S REPRESENTATIVE AND THE PROJECT ENGINEER IMMEDIATELY.

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Underground
1-800-842-2444
1-702-432-6300
1-702-227-2929

CL OR SURVEY LINE	EASEMENT LINE	DESCRIPTION:	BUILDING OUTLINE	EDGE OF PAVEMENT	"A" TYPE CURBS	"L" TYPE CURBS	WALLS	CONTOUR LINES	AC PAVEMENT	CONCRETE	SPOT ELEVATIONS	SIGNS	MANHOLE W/ DESCRIPTION	MANHOLE DESCRIPTIONS	FIRE HYDRANTS	GATE VALVES	REDUCERS	CLEAN OUTS	UTILITY BOX OR VAULT	60" ROW LED STREETLIGHTS	80" ROW LED STREETLIGHTS	100" ROW LED INTERSECTION STREETLIGHTS
CL OR SURVEY LINE	EASEMENT LINE	EXISTING: PROPOSED:	BUILDING OUTLINE	EDGE OF PAVEMENT	"A" TYPE CURBS	"L" TYPE CURBS	WALLS	CONTOUR LINES	AC PAVEMENT	CONCRETE	SPOT ELEVATIONS	SIGNS	MANHOLE W/ DESCRIPTION	MANHOLE DESCRIPTIONS	FIRE HYDRANTS	GATE VALVES	REDUCERS	CLEAN OUTS	UTILITY BOX OR VAULT	60" ROW LED STREETLIGHTS	80" ROW LED STREETLIGHTS	100" ROW LED INTERSECTION STREETLIGHTS
PROPERTY LINE	SAWCUT LINE																					
ROW LINE	SCARP LINE																					

6345 South Jones Blvd
Suite 100
Las Vegas, NV 89118
Phone (702) 365-5917
Fax (702) 365-5917
www.lochsa.com

Lochsa
engineering

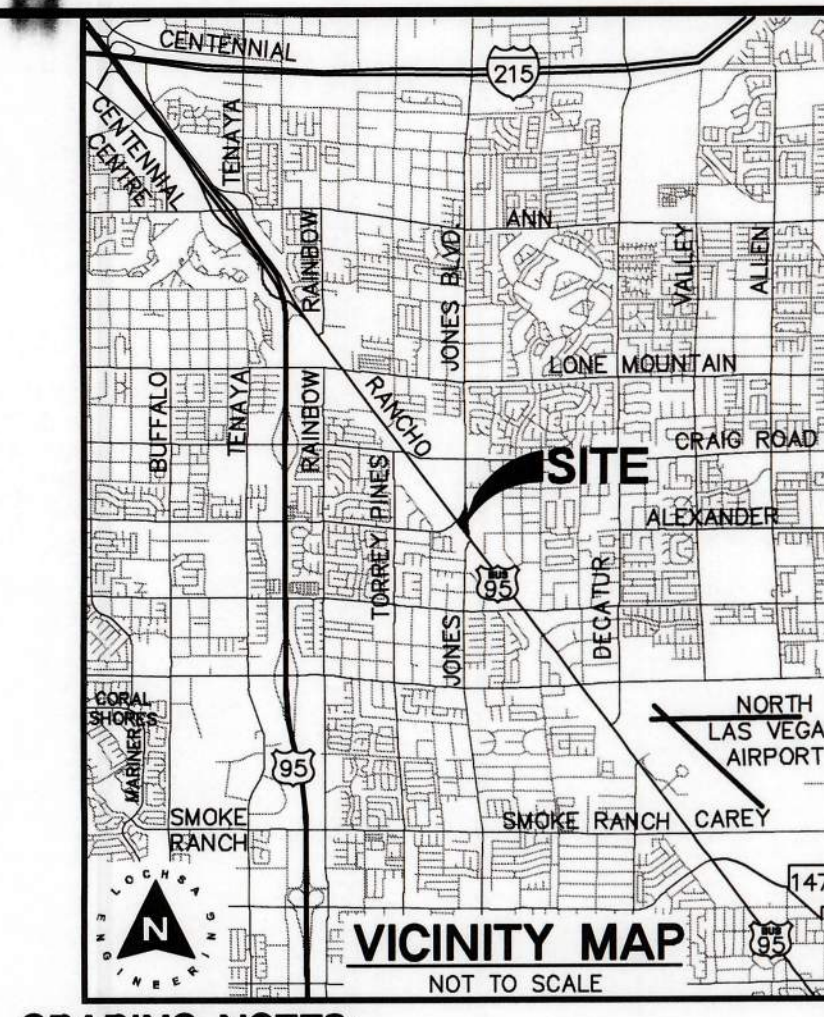
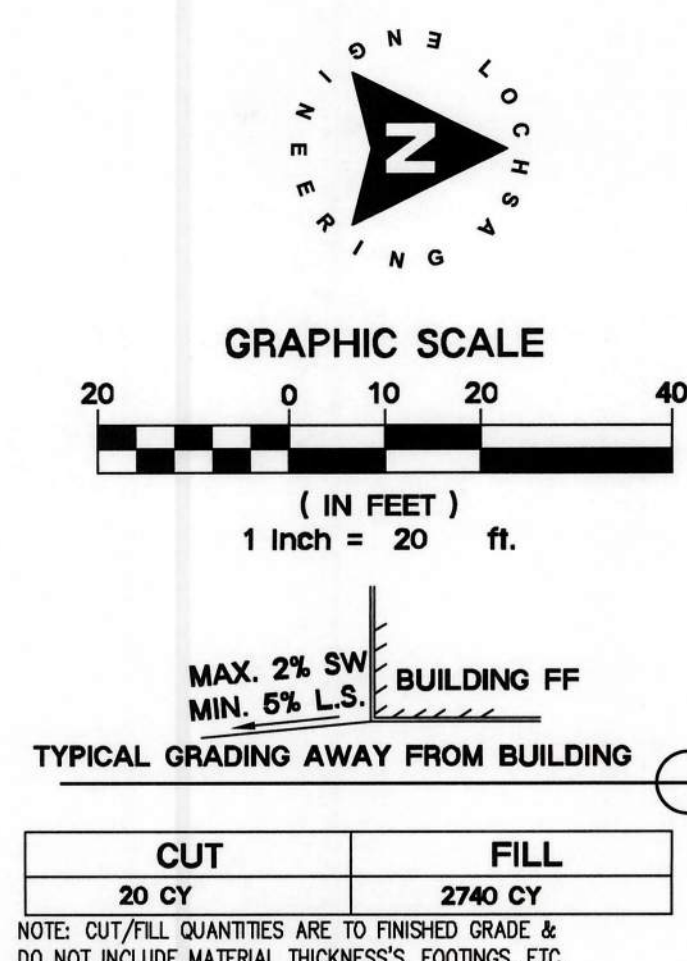
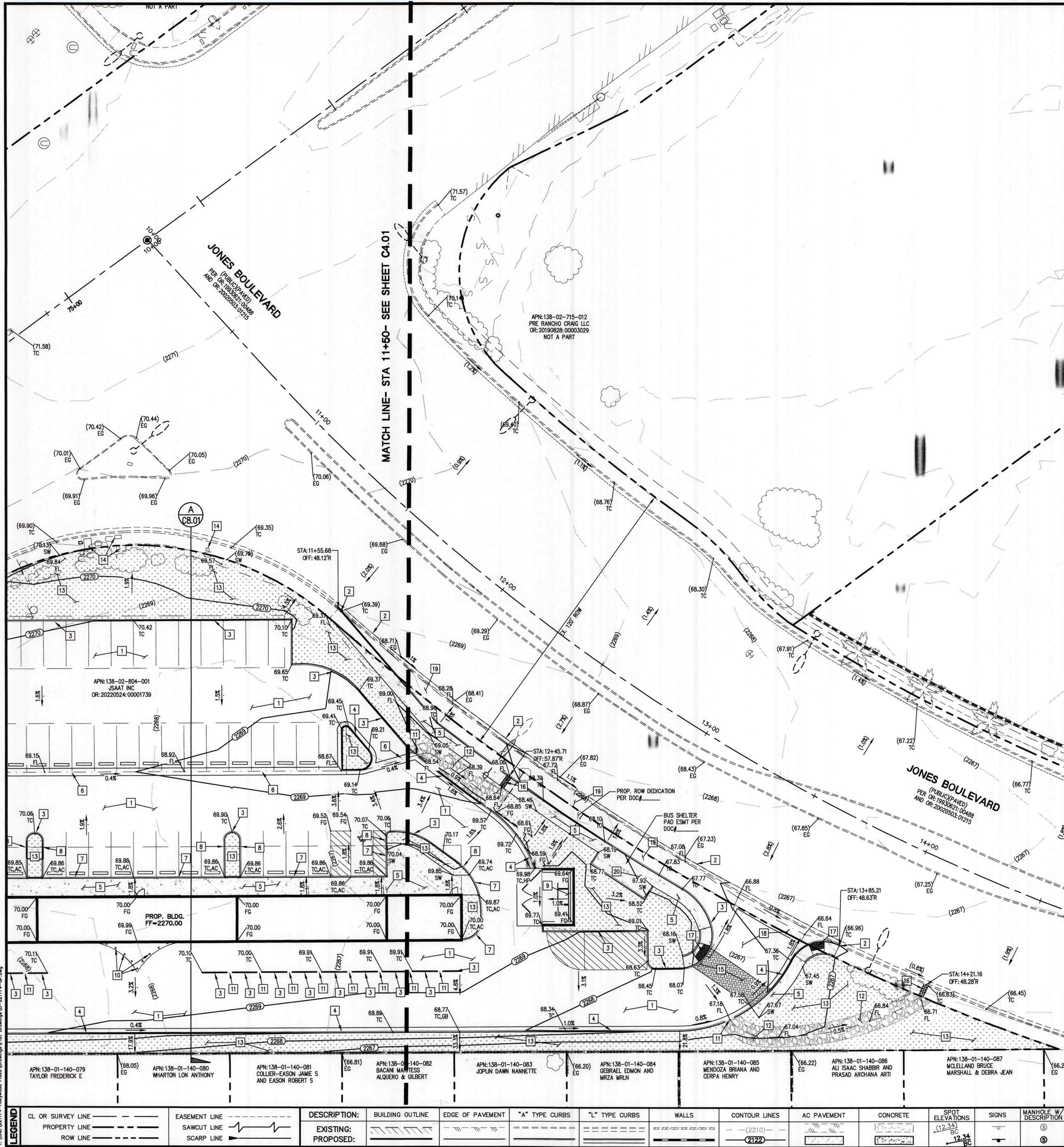
GRADING PLANS
SHEET 1 OF 2

HOLLYWOOD PLAZA
© RANCHO AND JONES
CITY OF LAS VEGAS, NEVADA

PROJECT No.: 221174
DATE: 10/27/2022
SCALE: 1"=20'
DRAWN BY: GLB
DESIGNED BY: GLB
CHECKED BY: CJB

SEAL
TED T. EGERTON
PE #11286
CIVIL
October 27, 2022

SHEET No.
C4.01
SHEET 5 OF 9
CLV No.



NOTE:
ADD 2200 TO ALL ELEVATION TAGS SHOWN.

LAS VEGAS VALLEY BEST MANAGEMENT PRACTICES GUIDANCE MANUAL SECTION 3.5.1 STANDARD NOTES 1-6

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 ACCUMULATED IN, THE PUBLIC RIGHT-OF-WAY OF CITY OF LAS VEGAS AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.

2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE CITY OF LAS VEGAS AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.

3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NV100000, SITE STABILIZATION REQUIREMENTS, SCHEDULES, AND DEADLINES.

4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER ANY RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NV100000, INSPECTIONS SECTION.

5. ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

6. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL RESPOND TO STORMWATER INSPECTION CORRECTIVE ACTIONS IN THE MANNER PRESCRIBED BY CLARK COUNTY, INCLUDING BUT NOT LIMITED TO PROVIDING PHOTOS AND DESCRIPTIONS OF THE CORRECTIONS COMPLETED BY THE CONTRACTOR OR HIS AGENT.

GRADING NOTES:

1. SLOPES 4:1 OR STEEPER AND FINE-GRAINED MATERIALS THAT HAVE BEEN DISTURBED (SANDY AND SILTY MATERIALS) SHOULD BE PROTECTED WITH BURLAP OR OTHER EROSION CONTROL FABRIC/MATERIAL, UNLESS OTHERWISE SPECIFIED BY LANDSCAPE DRAWINGS AND SPECIFICATIONS OR THE SOILS REPORT.

2. CONTRACTOR SHALL DETERMINE HIS OWN FOOTING OR BASEMENT EXCAVATION QUANTITIES, EVEN THOUGH SHOWN ON ROUGH GRADING PLANS. ADDITIONALLY, STRUCTURE BACKFILL COSTS SHOULD BE INCLUDED IN THE COST OF THE STRUCTURE, UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.

3. CONTRACTOR SHALL NOTIFY LOCHSA ENGINEERING WITHIN 24 HOURS OF OMISSIONS AND ERRORS DISCOVERED ON PLANS. LOCHSA ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY "CORRECTIVE" WORK DONE BY OTHERS.

4. CONTRACTOR TO ENSURE POSITIVE DRAINAGE, NO PONDING ALLOWED. CONTRACTOR TO FOLLOW RECOMMENDATIONS AS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT, INCLUDING BUT NOT LIMITED TO EXCAVATION, GRADING AND COMPACTION.

5. POST CONSTRUCTION BMPs (PcBMPs) / CONTROL MEASURES NOTED ON THE GRADING PLANS ARE MANDATORY PERMANENT REGULATORY STORMWATER POLLUTION CONTROLS. THESE PcBMPs MUST BE INSTALLED PER THE APPROVED PLANS AND MUST BE PERMANENTLY MAINTAINED.

CONSTRUCTION NOTES:

—ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH "CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS (CAUSD)" LATEST EDITION AND/OR REGULATING ENTITY HAVING JURISDICTION.

1] CONSTRUCT AC PAVEMENT PER DETAIL 1 ON C8.01

2] SAWCUT AND/OR MATCH EXISTING GRADE REPAIR/REPLACE AC PAVEMENT PER CAUSD 500.3, 500.5, AND 503

3] CONSTRUCT "A" TYPE CURB PER DETAIL 3 ON C8.01

4] CONSTRUCT "L" TYPE CURB PER CAUSD 216.

5] CONSTRUCT CONC. SIDEWALK PER CAUSD 234.

6] CONSTRUCT 3" CONC. VALLEY GUTTER PER DETAIL 2 ON C8.01

7] CONSTRUCT 0" CURB PER DETAIL 3 ON C8.01

8] TRANSITION FROM 0" CURB TO 6" "A" CURB PER DETAIL 4 ON SHEET C8.01

9] TRASH ENCLOSURE PER ARCHITECTURAL PLANS

10] INSTALL BOLLARDS PER DOWNS 50-34

11] CONSTRUCT 2" CURB OPENING PER DETAIL 5 ON C8.01

12] CONSTRUCT RIP-RAP BMP SWALE, D50-4" T=8". PER DETAIL 6 ON C8.01

13] LANDSCAPE PER PLANS BY OTHERS. LANDSCAPING WITHIN SVZ TO COMPLY WITH HEIGHT RESTRICTIONS.

14] PROTECT IN PLACE.

15] INSTALL PAVERS PER ARCHITECTURAL PLANS

16] INSTALL SIDEWALK UNDERDRAIN PER CAUSD 236

17] CONSTRUCT SIDEWALK RAMP PER CAUSD 235.1 A=B=8"

18] CONSTRUCT COMMERCIAL DRIVEWAY PER CAUSD 225 & 222.1 WITH 8" CONCRETE GROSS GUTTER

19] CONSTRUCT BUS TURN OUT PER CAUSD 234.1 & 234.4

20] INSTALL BUS STOP PER CAUSD 234.4 & 234.5

21] INSTALL RAMP PER DETAIL ON C8.01

GEOTECHNICAL REPORT:
PREPARED BY: XXXXXXX
PROJECT: XXXXXXX
DATED: XXXXXXX

STORMWATER POLLUTION NOTE:
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 STORM WATER POLLUTION PREVENTION PLAN HAS BEEN DEVELOPED AND IS MAINTAINED ON SITE. FOR GENERAL INCLUSION IN THE STORMWATER GENERAL PERMIT NO. NV100000, A PHASED CONSTRUCTION UNIT 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

EXISTING UTILITY NOTE:
CONTRACTOR TO ADJUST ALL EXISTING UTILITIES TO MATCH PROPOSED FINISH GRADE ELEVATIONS.

NOTE:
PROTECT IN PLACE AND ADJUST LVWD EXISTING FACILITIES TO FINISH GRADE PER UDACS. ALL LVWD FACILITIES SHALL BE ACCESSIBLE AT ALL TIMES.

NOTE:
ALL SEWER/SD CROSSING WATER LINES MUST COMPLY WITH UDACS SECTION 2.22

BMP NOTE:
PROPERTY OWNER IS RESPONSIBLE TO MAINTAIN THE BEST MANAGEMENT PRACTICES SUCH AS BUT NOT LIMITED TO PERMIT NO. REMOVAL OF ACCUMULATED SEDIMENT AND DEBRIS AND CARE OF VEGETATION.

GRADING PLAN CERTIFICATION

NAME: TED EGERTON PE #11286 DATE: 10/27/2022

CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH APPROVED STUDY FOR THIS SITE ON FILE AT CITY OF LAS VEGAS FOR THIS PROJECT.

FLOOD ZONE NOTE:
THE PROJECT SITE IS COVERED BY FLOOD INSURANCE RATE MAPS (FIRMS) FOR THE CLARK COUNTY, NEVADA, AND INCORPORATED AREAS, COMMUNITY PANEL NUMBERS: 32003C2150F, EFFECTIVE DATE: NOVEMBER 16, 2011, REVISED TO REFLECT LETTER OF MAP REVISION (LOMR) DATED: JUNE 21, 2017. THE PROJECT SITE IS OUTSIDE ANY SPECIAL FLOOD HAZARDS AREA (SFHA). THE PROJECT SITE FALLS ENTIRELY WITHIN ZONE "X" (UNSHADED), DESCRIBED BY FEMA AS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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Avoid cutting underground power lines. It's costly.

FAST
Call before you Underground
1-800-642-2444 1-702-432-6300 1-702-227-2929

CL OR SURVEY LINE	EASEMENT LINE	DESCRIPTION:	BUILDING OUTLINE	EDGE OF PAVEMENT	"A" TYPE CURBS	"L" TYPE CURBS	WALLS	CONTOUR LINES	AC PAVEMENT	CONCRETE	SPOT ELEVATIONS	SIGNS	MANHOLE W/ DESCRIPTION	MANHOLE DESCRIPTIONS	FIRE HYDRANTS	GATE VALVES	REDUCERS	CLEAN OUTS	UTILITY BOX OR VAULT	60" ROW LED STREETLIGHTS	80" ROW LED STREETLIGHTS	ROW LED INTERSECTION STREETLIGHTS
PROPERTY LINE	SAWCUT LINE	EXISTING:						(2210)			(12.34)			○ = SANITARY SEWER ○ = STORM DRAIN ○ = ELECTRICAL ○ = TELEPHONE								
ROW LINE	SCARP LINE	PROPOSED:						(2122)			(12.34)											

PROJECT No.: 221174
DATE: 10/27/2022
SCALE: ---
DRAWN BY: GLB
DESIGNED BY: GLB
CHECKED BY: CJB

SEAL
TED EGERTON
PROFESSIONAL ENGINEER-STATE OF NEVADA
No. 11286
October 27, 2022

SHEET No. C4.02
SHEET 6 of 9
CLV No. ---

GRADING PLANS
SHEET 2 OF 2

HOLLYWOOD PLAZA
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CITY OF LAS VEGAS, NEVADA

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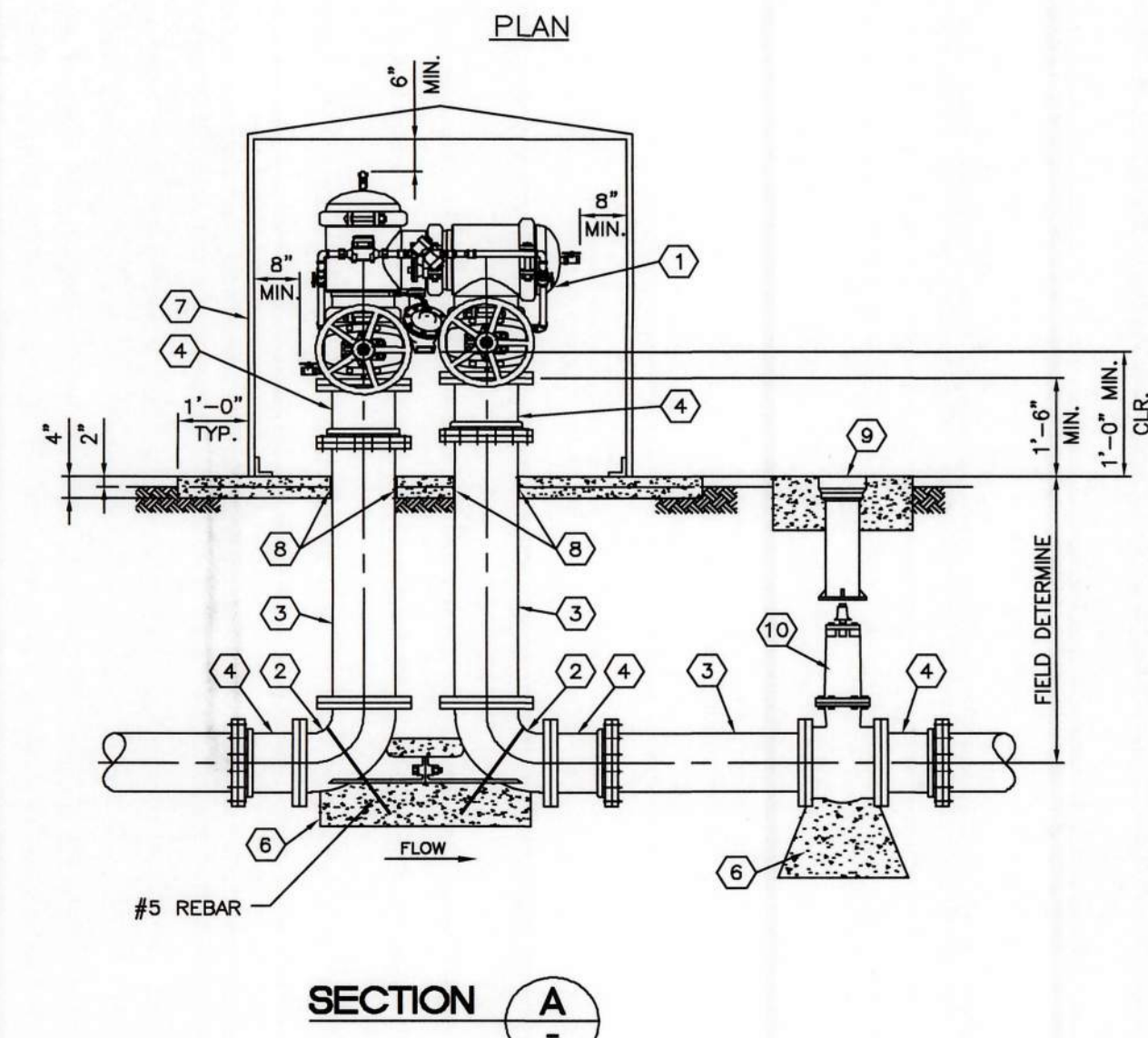
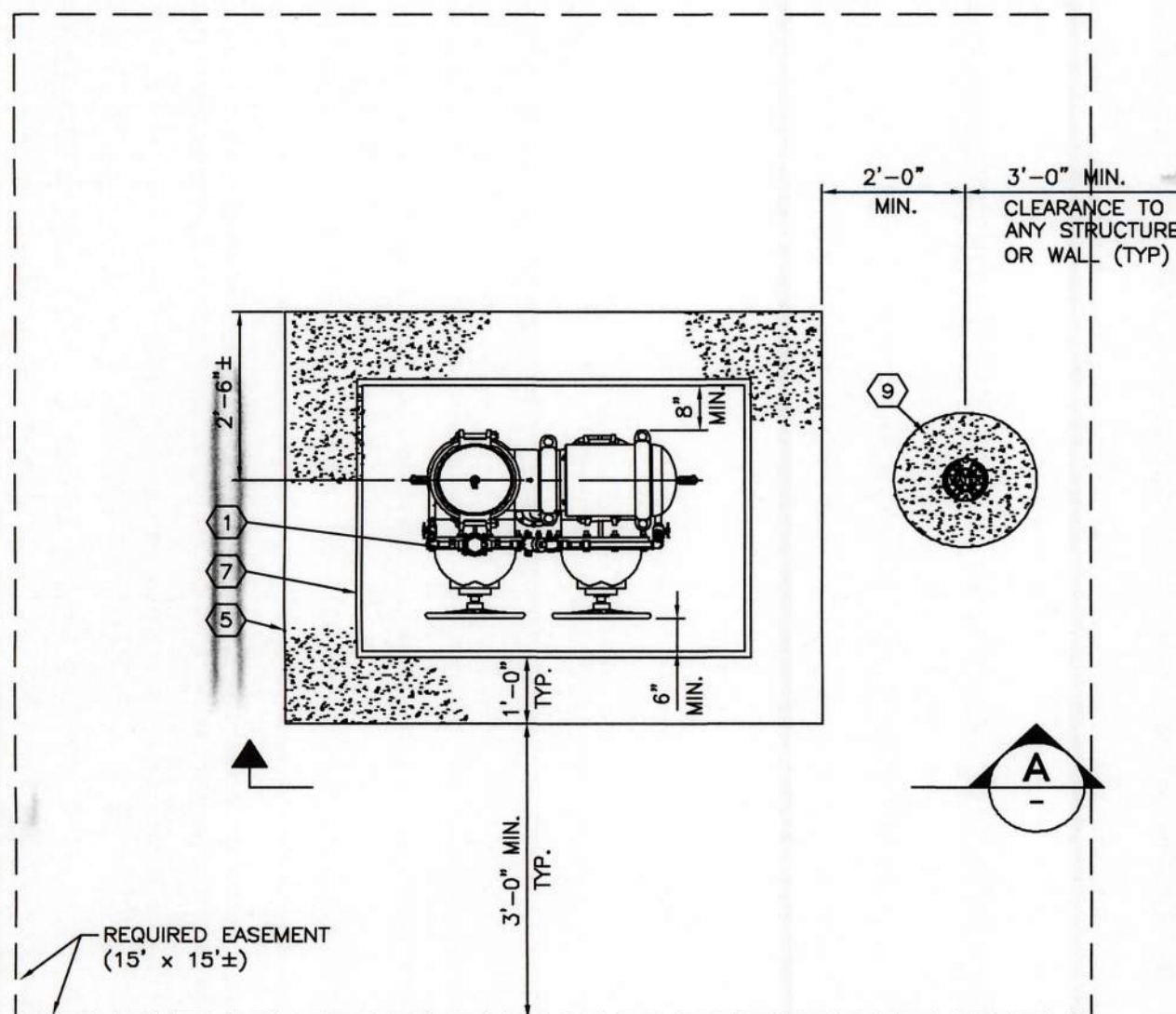
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MATERIAL LIST

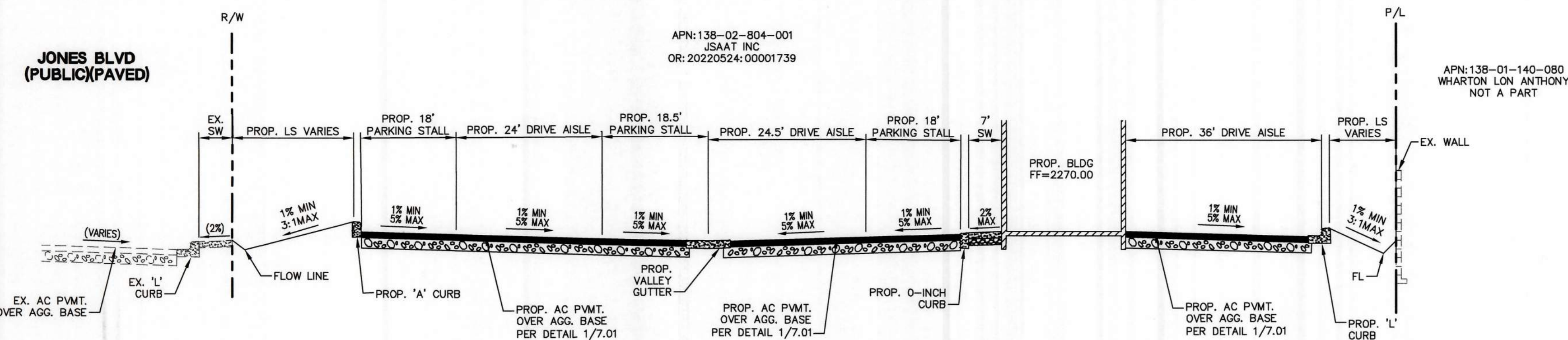
- 10" REDUCED PRESSURE DETECTOR (RPDA) BACKFLOW ASSEMBLY OR APPROVED EQUAL (NOTE 2)
- PIPE SETTER, 90° FLG BEND
- 10" FLG x PE DUCTILE IRON PIPE, PC 350 (CUT TO FIT)
- 10" ADAPTER FLANGE (RESTRAINED)
- CONCRETE SLAB (4" THK) WITH WELDED WIRE FABRIC, 4 x 4 - W1.4 x W1.4
- CONCRETE THRUST/ANCHOR BLOCK
- APPROVED ENCLOSURE (CONTRACTOR TO SUBMIT SHOP DRAWINGS)
- 1/2" EXPANSION JOINT MATERIAL
- VALVE BOX AND COLLAR (NOTE 1)
- 10" FLG GATE VALVE

NOTES:

- CONTRACTOR TO INSTALL VALVE LOCK DEVICE WITH DISTRICT PROVIDED LOCK (AS REQUIRED).
- APPROVED EQUAL MATERIALS CAN BE FOUND ON THE LVWD APPROVED PRODUCTS LIST.



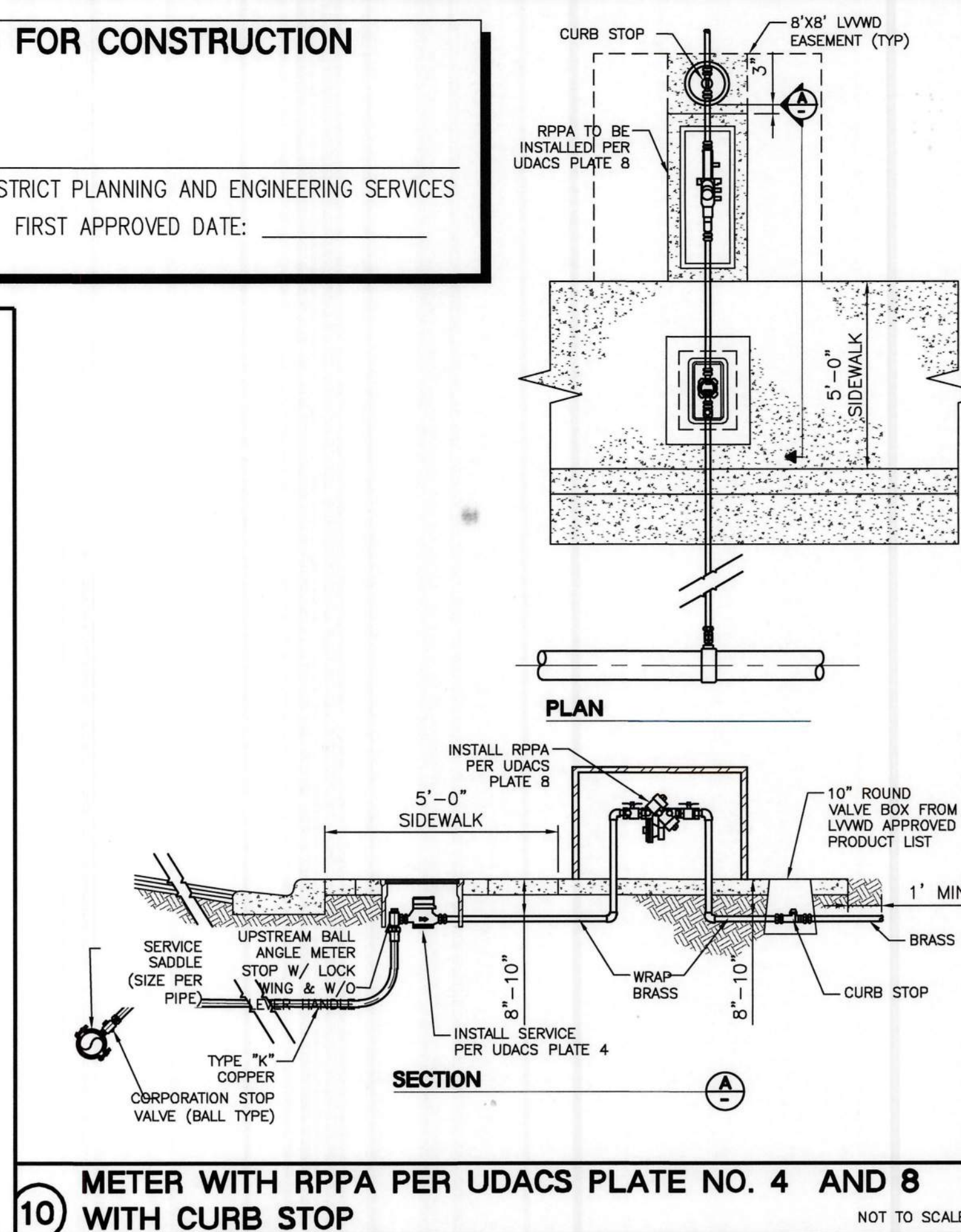
9 10" RPDA



A SECTION A

APPROVED FOR CONSTRUCTION

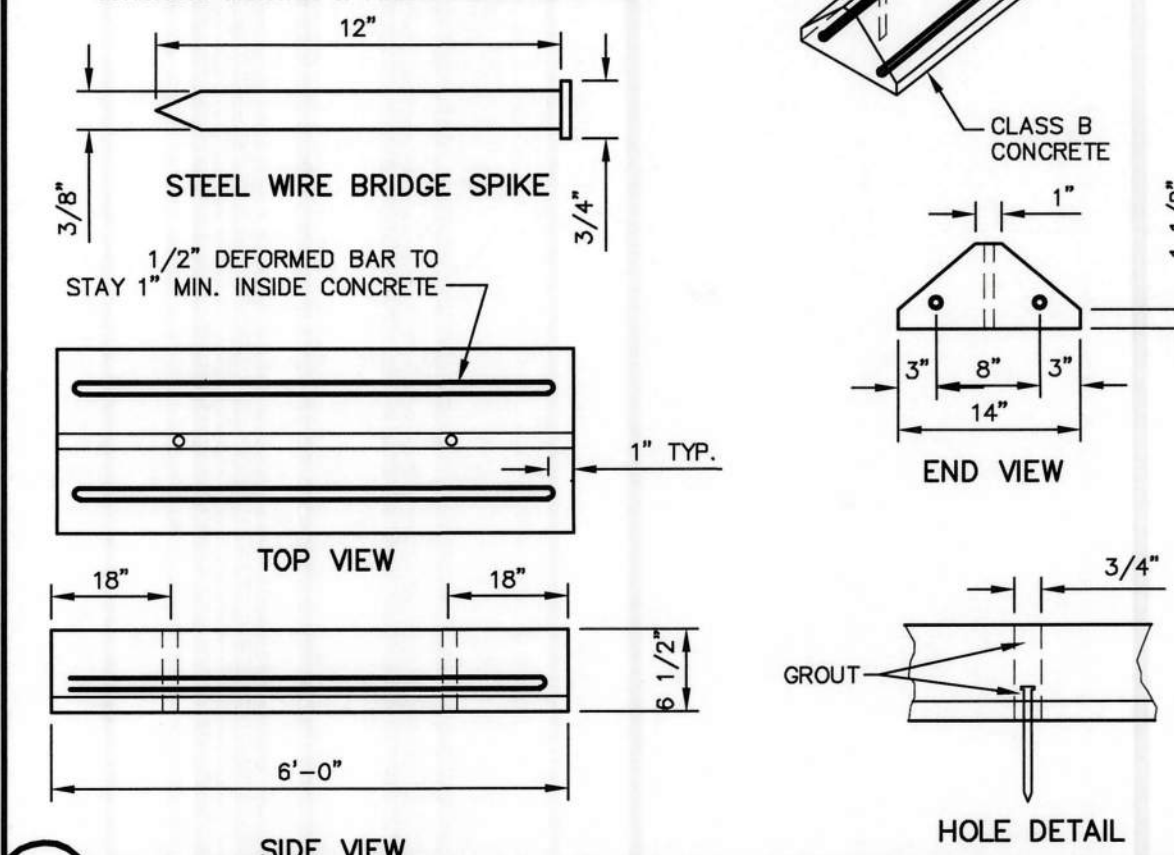
LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES
PROJECT #: _____ FIRST APPROVED DATE: _____



10 METER WITH RPPA PER UDACS PLATE NO. 4 AND 8 WITH CURB STOP

NOTES:

- PRECAST BUMPER BLOCK TO BE USED IN PARKING LOTS ONLY.
- PRE-DRILL CONCRETE AND APPLY EPOXY TO BASE OF BUMPER BLOCK.
- GROUT HOLE BEFORE DRIVING SPIKE. FILL HOLE WITH CONCRETE MORTAR & FINISH FLUSH WITH TOP.

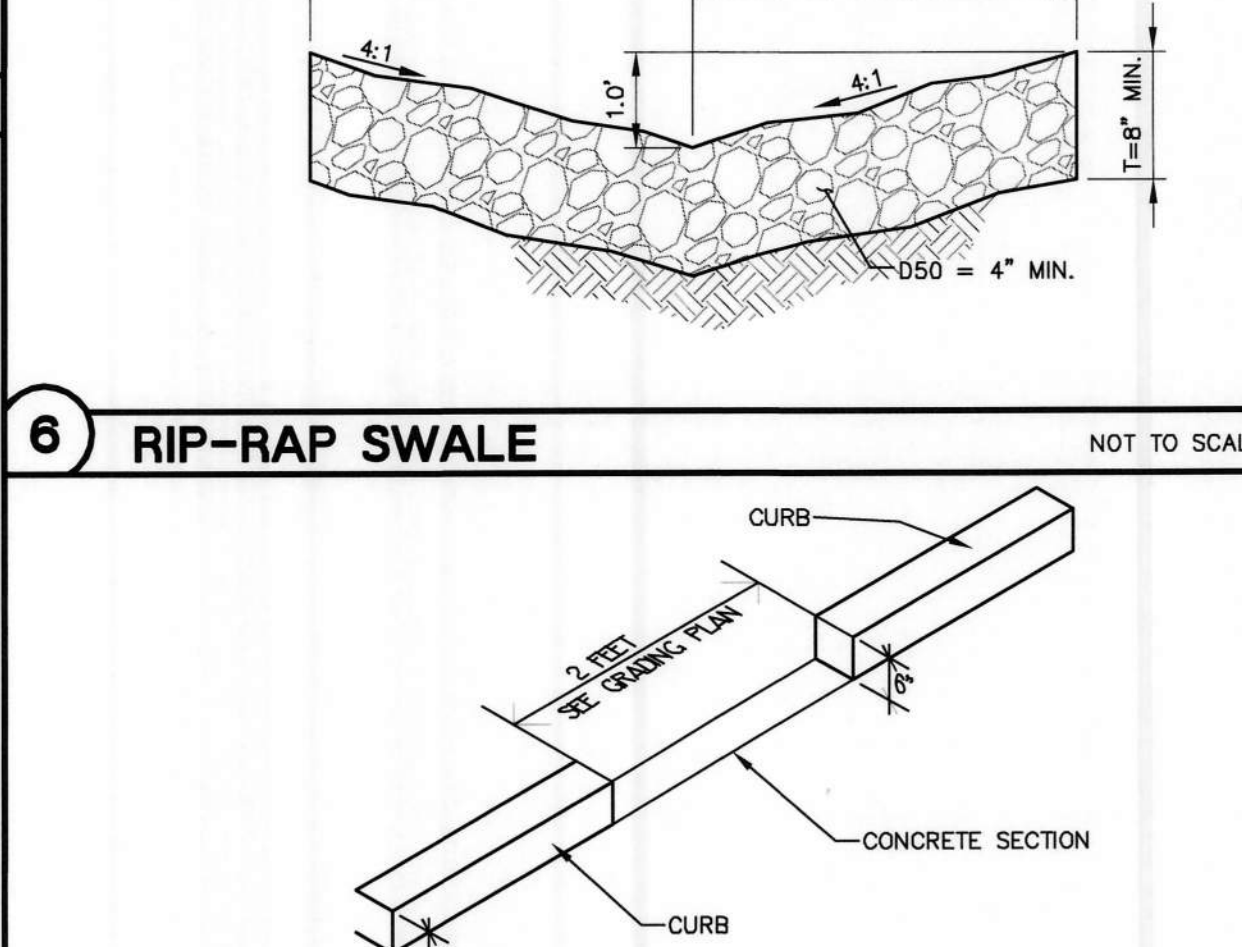


7 WHEEL STOP

NOT TO SCALE

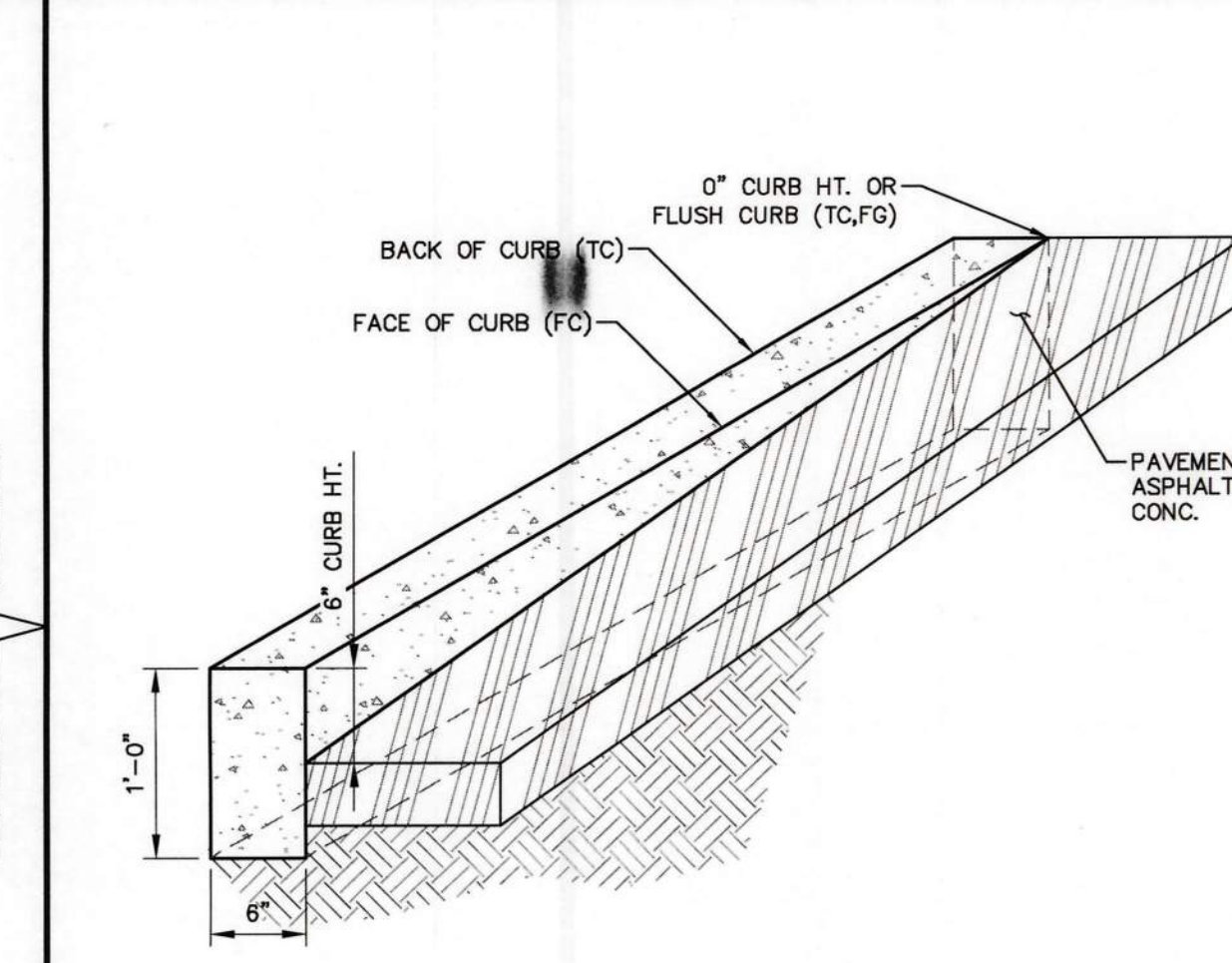
6 RIP-RAP SWALE

NOT TO SCALE



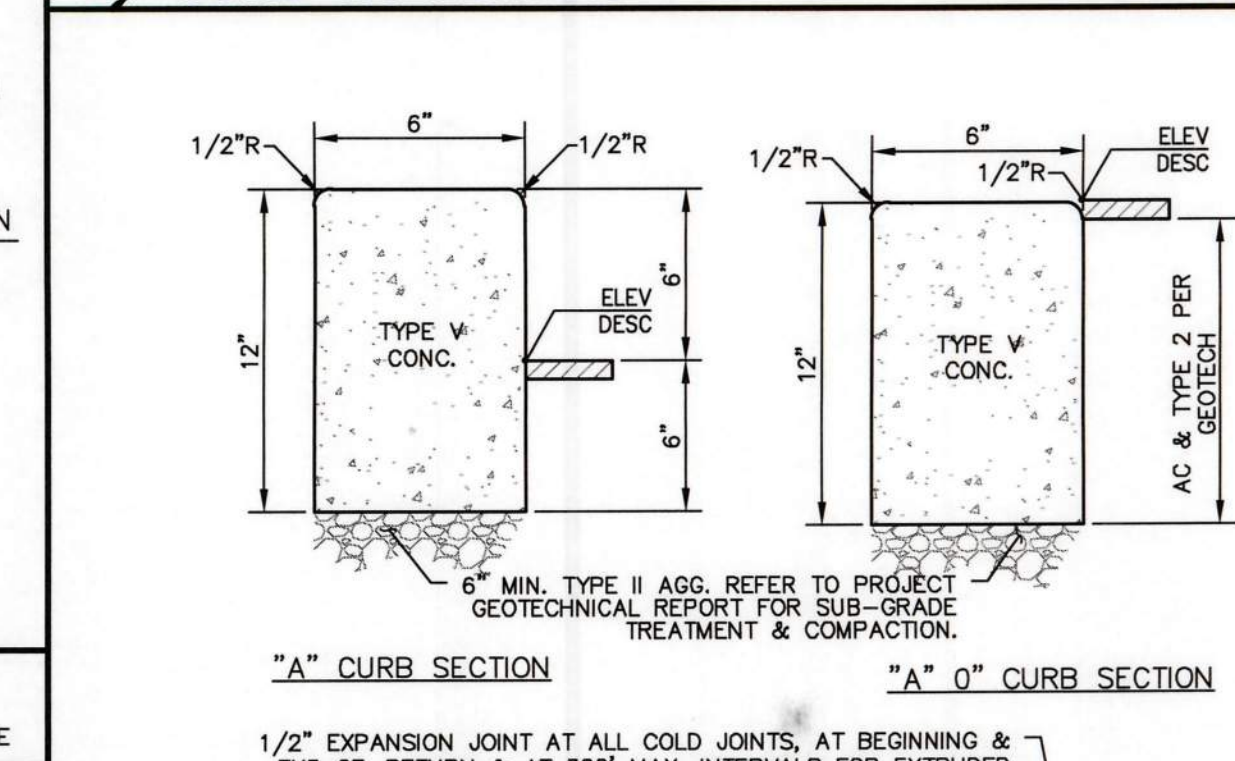
5 CURB CUT

NOT TO SCALE



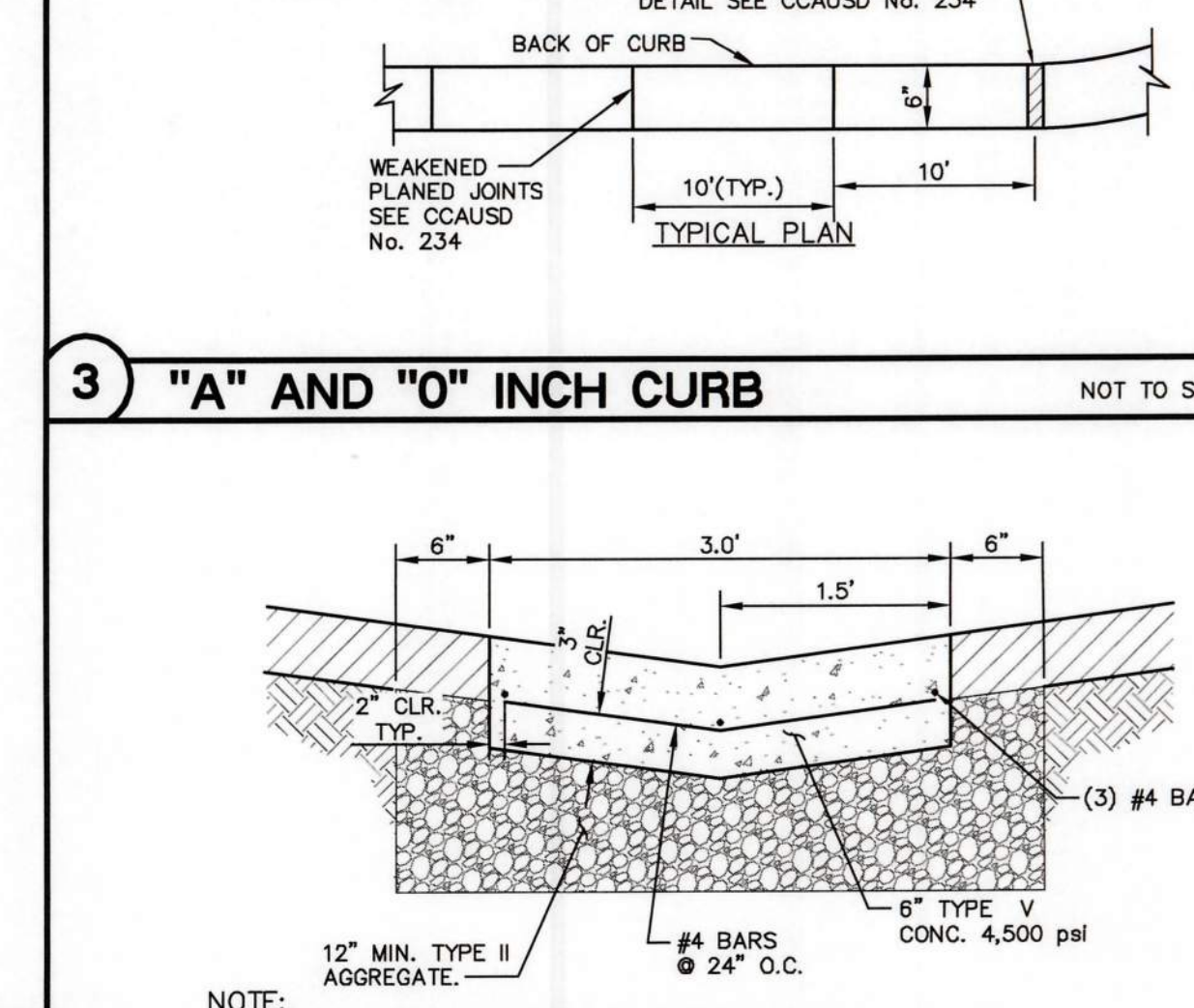
4 CURB TRANSITION

NOT TO SCALE



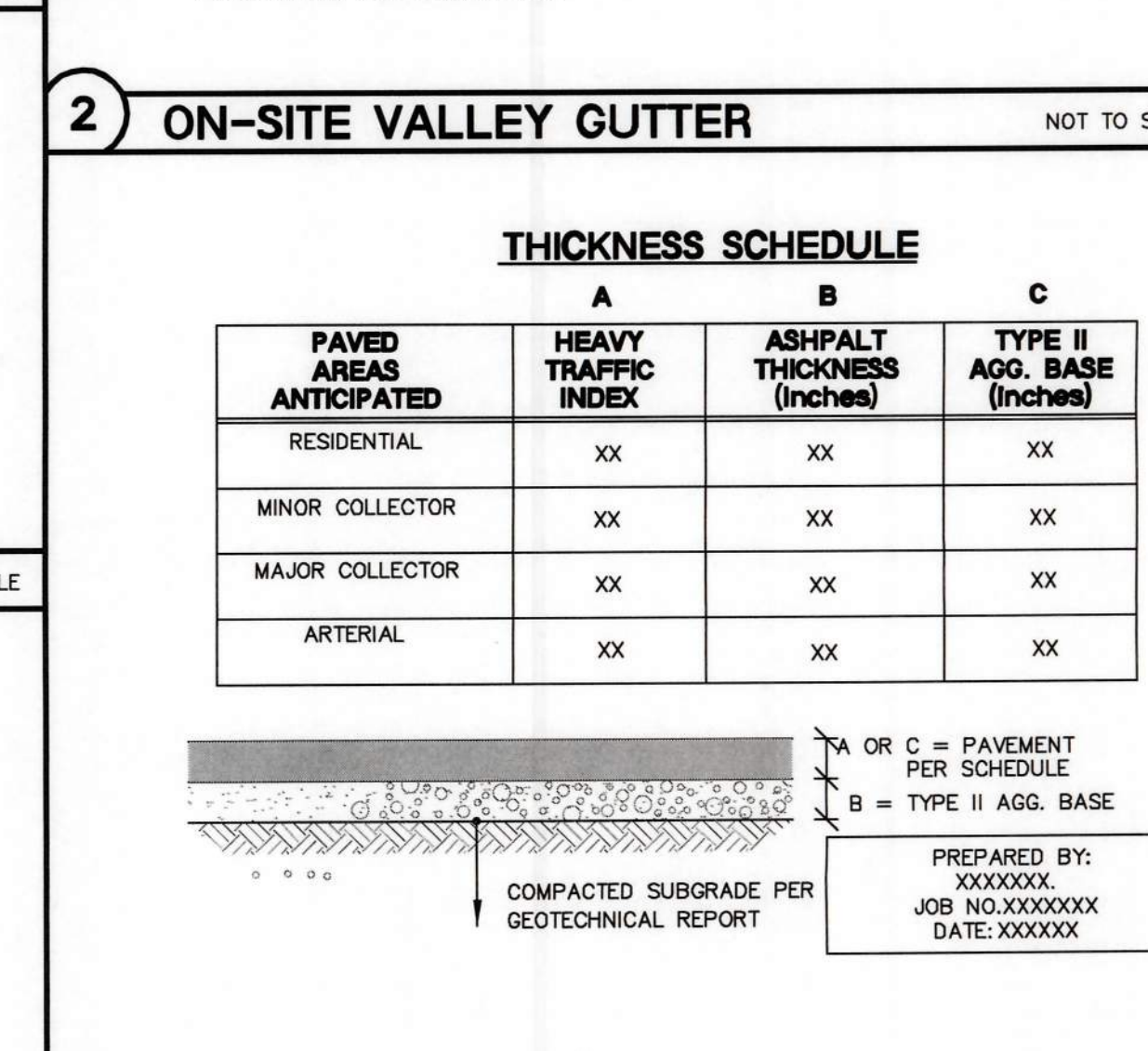
3 "A" AND "O" INCH CURB

NOT TO SCALE



2 ON-SITE VALLEY GUTTER

NOT TO SCALE



1 AC PAVEMENT

NOT TO SCALE

THICKNESS SCHEDULE

PAVED AREAS ANTICIPATED	A HEAVY TRAFFIC INDEX	B ASHPALT THICKNESS (INCHES)	C TYPE II AGG. BASE (INCHES)
RESIDENTIAL	XX	XX	XX
MINOR COLLECTOR	XX	XX	XX
MAJOR COLLECTOR	XX	XX	XX
ARTERIAL	XX	XX	XX

PREPARED BY: XXXXXXXX
JOB NO. XXXXXXXX
DATE: XXXXXXXX

DETAIL SHEETS SHEET 1 OF 1

PROJECT No.: 221174

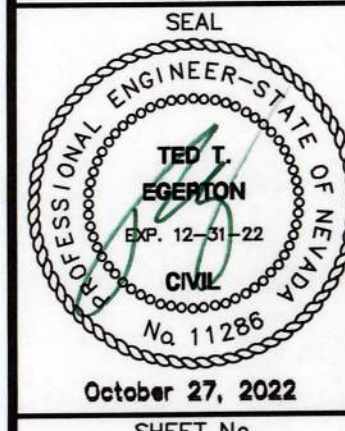
DATE: 10/27/2022

SCALE: ---

DRAWN BY: GLB

DESIGNED BY: GLB

CHECKED BY: CJB



SHEET No. C8.01
SHEET 9 OF 9
CLV No. ---

Lochsa
engineering

HOLLYWOOD PLAZA
© RANCHO AND JONES
CITY OF LAS VEGAS, NEVADA