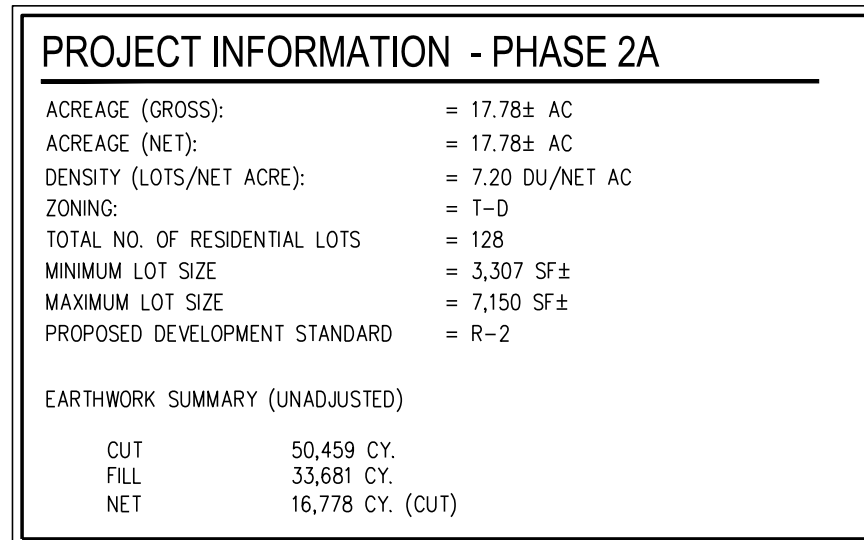
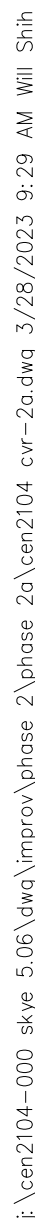




STORMWATER RUNOFF MANAGEMENT

- STANDARD NOTE NO. 1: THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL TAKE EVERY PRECAUTION TO PREVENT EROSION, SEDIMENT, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF THE 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.
- STANDARD NOTE NO. 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 LVMD 14.18.150 AND CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT'S HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL SECTION 1500 AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
- STANDARD NOTE NO. 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 NVRI00000, SECTION III.A.5.
- STANDARD NOTE NO. 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 NVRI00000, SECTION III.A.5.
- STANDARD NOTE NO. 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.

REVISED JANUARY 2022

SOUTHERN NEVADA - SOUTHWEST GAS CORPORATION GENERAL NOTES

- IN THE EVENT OF NATURAL GAS EMERGENCIES CALL 911 AND 1-877-860-6020.
- 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. A) ANY DEVIATION FROM SPECIFIED MINIMUM CLEARANCES MUST BE APPROVED BY ALL AFFECTED UTILITIES AND/OR MUNICIPALITIES.
- FOR VALVE ADJUSTMENT CONTACT 702-528-7855 14 DAYS PRIOR TO CONSTRUCTION.
- FOR ADJUSTMENT OF CATHODIC PROTECTION TEST POINTS CONTACT 702-528-7873 14 DAYS PRIOR TO CONSTRUCTION.
- IN THE EVENT OF A NATURAL GAS CONFLICT WITH PROPOSED UTILITIES AND STRUCTURES CONTACT 702-365-2099.
- 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.

REVISED 1/12/2022

LEGAL DESCRIPTION

LIVING WITHIN THE WEST HALF (W1/2) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BENCHMARK

BENCHMARK NUMBER: USDA1934

U.S. DEPARTMENT OF AGRICULTURE BRASS DISC AT THE SOUTHWEST CORNER OF U.S. 95 AND KYLE CANYON ROAD.
ELEVATION = 2817.61 FEET, 858.81 METERS
N.A.V.D. 88 DATUM
PER THE CITY OF LAS VEGAS VERTICAL CONTROL WEBSITE

BASIS OF BEARINGS

SOUTH 00°33'09" EAST, BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 160, PAGE 72 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

GRADING NOTES

- INDICATED GRADES OTHER THAN T.C., F.G. & GUTTER F.L. ARE ROUGH GRADES.
 - THE ROUGH GRADING PLANS SHALL BE ON THE JOB SITE AT ALL TIMES. THE ROUGH GRADING SHALL BE FINISHED IN CONFORMANCE WITH THE LINES AND GRADES SHOWN ON THE PLANS. THE GRADING QUANTITIES ARE BASED ON THE ELEVATION AND DETAILS SHOWN ON THE PLANS. ANY DEVIATIONS FROM THE PLANS WILL RESULT IN QUANTITY CHANGES.
 - CARE SHALL BE EXERCISED IN GRADING CORNER LOTS.
 - ROUGH PAD ELEVATIONS SHALL BE GRADED TO WITHIN 0.1" OF THE PAD ELEVATIONS SHOWN ON THE PLANS. WHEN GRADING IS COMPLETE PER THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE LOTS CAN BE INSPECTED. AT THAT TIME THE ENGINEER SHALL ALSO DECIDE IF ANY ADDITIONAL DITCHES OR BERMS ARE REQUIRED. THE CONTRACTOR IS REQUESTED NOT TO REMOVE ANY OF HIS ROUGH GRADING EQUIPMENT UNTIL HE RECEIVES GRADING APPROVAL FROM THE ENGINEER.
 - SOILS REPORT PREPARED BY GEOTEK RESIDENTIAL, LLC, PROJECT NO. 12203.5.06-LVR, DATED 11/4/22.
 - EARTHWORK QUANTITIES (RAW):
 - OUT = 50,459 CUBIC YARDS
 - FILL = 33,681 CUBIC YARDS
- A) THE ABOVE QUANTITIES DO NOT REFLECT LOSSES DUE TO SUBSIDENCE OR SHRINKAGE.
B) THE ABOVE QUANTITIES DO REFLECT USING NATIVE MATERIAL IN LIEU OF TYPE I GRAVEL BASE MATERIAL FOR STREET SECTIONS.
C) THE ABOVE QUANTITIES DO NOT REFLECT ANY EARTHWORK WHICH MAY BE REQUIRED BY THE ENGINEER TO CONSTRUCT ADDITIONAL PROTECTIVE DITCHES OR BERMS NOT SHOWN ON THESE DRAWINGS.

CITY OF LAS VEGAS SEWER NOTES

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

REVISED 09/16/2020

LAS VEGAS VALLEY WATER DISTRICT (LVVMD) STANDARD NOTES

LVVMD PROJECT # ##### (REVISED 10/18/2021)

- NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE LVVMD. FOLLOWING WATER PLAN APPROVAL, NOTICE SHALL BE GIVEN TO THE LVVMD 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 LVVMD INSPECTION. WHEN REQUESTING INSPECTIONS, PLEASE REFER TO THE PROJECT # IDENTIFIED ABOVE.
- ALL WORK SHALL CONFORM TO LVVMD STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS, AND TO THE 2010 EDITION OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS). THE LATEST EDITION OF UDACS SHALL SUPERSEDE ANY CONFLICTS CONTAINED IN THE APPROVED DRAWINGS AND/OR SPECIFICATIONS.
- ALL WORK, EXCEPT AS MODIFIED BY THESE PLANS OR BY NOTE 2 ABOVE, SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT DRAFT OR EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENT, CLARK COUNTY AREA.
- A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LVVMD.
- ALL SERVICE LATERALS TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING WITH LVVMD 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 (2) INCHES AND SMALLER FROM LVVMD CENTRAL STORES. TELEPHONE 358-3152 OR 358-3802, 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 LVVMD INSPECTION DIVISION PRIOR TO SHUTDOWN. PROPER WRITTEN NOTIFICATION MUST BE GIVEN TO ALL AFFECTED CUSTOMERS.
- ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE LVVMD APPROVED PRODUCTS LIST FOR NEW UTILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS BY SUBMITTING SHOP DRAWINGS.
- TELEPHONE USA NORTH 811 "CALL BEFORE YOU DIG" AT "811" OR 1-800-642-2444.
- THE INSTALLATION OF LVVMD 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 LVVMD 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 LVVMD DURING THE REPAIR OR OPERATION OF ITS FACILITIES, WILL BE REPLACED BY LVVMD WITH AN APPROPRIATELY SIZED PLAIN FINISH CONCRETE PATCH. THE LVVMD WILL NOT RESTORE, AND WILL NOT BE RESPONSIBLE FOR THE RESTORATION OF, ANY DECORATIVE PAVING SURFACE WITHIN THE STREET. THE LVVMD WILL NOT ATTEMPT TO MATCH COLOR OR FINISH OF ANY ADJACENT MATERIALS.

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

RTC FAST NOTES

- CONTRACTOR IS TO MAINTAIN AND KEEP OPERATIONAL ALL EXISTING INFRASTRUCTURE WITHIN THE CONSTRUCTION LIMITS. IF ANY EXISTING 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.
- 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.
- CONTRACTOR MUST NOTIFY MR. LONNIE BROWN AT 702-290-1979 CELL, 702-432-5300 GENERAL, OR AT BROWN.L@RTCVM.COM, ONCE ALL PROJECT ITS FIBER OPTIC WORK IS COMPLETE.

REVISED 05/01/2020

CITY OF LAS VEGAS FIRE AND RESCUE GENERAL NOTES

- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LAS VEGAS FIRE AND RESCUE ADOPTED FIRE CODE (ORDINANCE # 663) 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 §106.6.15
- 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 OF THE FIRE HYDRANT. IFC §507.2.1, NFPA 24
- 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.I.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 §507.5.1
- 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 §102
- RESIDENTIAL - 500 FT UNSPRINKLERED, 400 FT SPRINKLERED.
 - COMMERCIAL - 300 FT UNSPRINKLERED, 400 FT SPRINKLERED.
- WHERE THE WATER MAINS ARE EXTENDED ALONG STREETS OR NEW STREETS ARE INSTALLED WHERE FIRE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF THE STRUCTURES, FIRE HYDRANTS SHALL BE INSTALLED AT A MAXIMUM OF 1000 FT SPACING, TO PROVIDE FOR TRANSPORTATION HAZARDS, WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS OR HAVE FOUR (4) OR MORE TRAFFIC LANES. IF 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 §102.8
- 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 §102.10
- 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 §102.4
- 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 §102.7
- THE MAXIMUM DISTANCE FROM A HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200 FT. IFC §102.6
- 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 §104
- 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. PROVIDE A MINIMUM 28 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 RADII. 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 LINES 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 LINES, PUBLIC OR PRIVATE, IN EXCESS OF 150 FT IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND HAVING A MINIMUM DIAMETER OF 81 FT. CLV REGULATION
- ALL FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LINE, ONE SIGN AT THE END OF THE FIRE LINE AND WITH SIGNS AT INTERVALS OF 100 FT ALONG THE DESIGNATED FIRE LINES. SIGNS TO BE PLACED ON BOTH SIDES OF AN ACCESS ROADWAY IF NEEDED TO PREVENT PARKING ON EITHER SIDE. SIGNS TO BE INSTALLED NO LESS THAN 6 FT FROM 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, HYDRANTS BEING LOCATED TO DELIVER FIRE FLOW TO THE PROPOSED LOCATION SHALL BE LOCATED ON THE SAME SIDE OF THE STREET AS THE PROPOSED DEVELOPMENT. CLV REGULATION

CITY OF LAS VEGAS GRADING NOTES

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

	HORIZONTAL	VERTICAL	COMPACTION
A.PAVEMENT AREA SUBGRADE	0.1"	+0.0" TO -0.1"	SEE SOILS REPORT
B.ENGINEERED FILL	0.5"	+0.1" TO -0.1"	SEE SOILS REPORT
- COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
- IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

REVISED 04/15/10

UTILITY LOCATION NOTE TO CONTRACTOR

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATIONS. CALL BEFORE YOU DIG: 1 (800) 227-2600; SOUTHWEST GAS CORPORATION: 702-278-8451 (STANDBY CONTACT NUMBER)

CITY OF LAS VEGAS GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA", LATEST ISSUE, THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA", LATEST REVISED EDITION; THE "SUMMERLIN IMPROVEMENT STANDARDS" FOR WORK IN THE SUMMERLIN AREA; AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".
- THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES AS SHOWN FROM CLV PLANS LIBRARY ARE APPROXIMATE AND FOR RECORD PURPOSES. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD 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 SATISFACTORILY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
- ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGNS TO BE APPROVED BY THE CITY, PRIOR TO THE USE ON THE PROJECT.
- PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
- EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED-TYPE CURB.
- AC PAVEMENT TO BE ONE-HALF INCH (3/8") ABOVE PL. OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.
- CURB AND GUTTER FLOW TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 216.
- SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. 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 THE TRANSITIONS TO BE AS SHOWN ON PLANS.
- ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY GEOTEK RESIDENTIAL, LLC, REPORT #12203.5.06-LVR, 11/4/22 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 CITY OF LAS VEGAS ENGINEER IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATIONS.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE 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 CLEAN OUTS, 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 MDOOT 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 OHSITE 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.
 - 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 LATERAL EXIT THE PUBLIC RIGHT-OF-WAY, SEWER AND STORM DRAIN MAIN ALIGNMENT, INCLUDING DEFLECTION POINTS.
- (MAY BE USED ONLY ON PROJECTS ASSOCIATED WITH A TENTATIVE MAP CONTAINING 5 OR MORE LOTS)
 - ~~SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S) BE PROVIDED TO THE CITY ENGINEER AND APPROVED PRIOR TO ACCEPTANCE OF FACILITY-VEHICLE INTERFERENCE. THE MAP(S) SHALL INCLUDE THE HORIZONTAL AND VERTICAL (INVERT) LOCATION OF THE PUBLIC SEWER MANHOLES, STORM DRAIN MANHOLES AND TRANSITION STRUCTURES, STORM DRAIN LATERALS AT THE CONNECTION TO THE STORM DRAIN MAIN AND THE CONNECTION TO A DROP INLET, THE CONNECTION OF SEWER SERVICE LATERALS TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERAL EXIT THE PUBLIC RIGHT-OF-WAY, SEWER AND STORM DRAIN MAIN ALIGNMENT, INCLUDING DEFLECTION POINTS. FINAL LOCATION MAP(S) MUST BE SEALED AND SIGNED BY A NEVADA PROFESSIONAL (LAND) SURVEYOR TO HAVE POSITIONAL CERTAINTY OF ± 0.09 METERS (± 0.3 FEET) HORIZONTALLY AND VERTICALLY. A SEPARATION ELECTRICITY COMMA BE NECESSARY FOR THE SANITARY SEWER AND STORM DRAIN COORDINATE MAP(S). ALSO COMPANY 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 ADDITION.
- A SEPARATE BORING PERMIT IS REQUIRED FOR ALL BORING ACTIVITIES.

REVISED 06/04/2018

CITY OF LAS VEGAS TRAFFIC NOTES

- ALL CONSTRUCTION SIGNING, BARRICADEING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
- THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
- BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING CITY STREETS WHERE WARRANTED IMMEDIATELY AFTER FIRST GRADING WORK IS ACCOMPLISHED, AND SHALL MAINTAIN SAE SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.
- WHEN A DESIGNATED "SUGGESTED ROUTE TO SCHOOL" IS ENCROACHED UPON BY A CONSTRUCTION WORK ZONE AND PUBLIC WORKS STAFF IDENTITIES 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 THE TIME THE CHILDREN ARE LIKELY TO BE PRESENT.
- IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. ALL PERMANENT SIGNS SHALL UTILIZE TYPE X RETROREFLECTIVE SHEETING IN ACCORDANCE WITH CCAUSS 627 AND 716 AND SHALL HAVE AN ANTI-GRAFFITI PROTECTIVE OVERLAY FILM THAT IS A MATCHING COMPLETION 10, AND OF THE SAME MANUFACTURER AS THE RETROREFLECTIVE SHEETING TO WHICH IT IS APPLIED. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CURRENT CITY STANDARDS. ALL OTHER SIGNS BEING IMPROVED 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 ON A SIDEWALK, (5') FEET OF ANY PROPOSED SIGN SHOWN ON THE PLANS TO BE MOUNTED ON THE SIGNPOST, THE SIGN SHALL BE MOUNTED ON THE STREET LIGHT STANDARD AND THE SIGNPOST SHALL BE ELIMINATED.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC INTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED UNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- STREET SIGNS AND STOP SIGNS SHALL BE INSTALLED PER CITY STANDARD SPECIFICATIONS FOR PLACEMENT OF STREET NAME SIGNS.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL DEVICES AND FLAGGERS TO INSURE THE SAFETY OF THE PUBLIC IN OR AROUND THE WORK AREA. THE CONTRACTOR SHALL HAVE A CERTIFIED ATSSA TRAFFIC CONTROL TECHNICIAN OR IMSA WORK ZONE SAFETY SPECIALIST SET UP, MAINTAIN AND/OR REMOVE ALL TRAFFIC CONTROL DEVICES IN THE CITY OF LAS VEGAS RIGHT OF WAY.
- WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE EXPEDITED TO COMPLETION SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA (BTC), IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.
- GUARDS SHALL BE OBTAINED BY CONTACTING THE METROPOLITAN POLICE DEPARTMENT SPECIAL EVENTS UNIT (PHONE # 828-3442) WHO WILL PROVIDE OFFICERS PROPERLY TRAINED IN TRAFFIC CONTROL. FEES FOR THE USE OF THESE OFFICERS SHALL BE SET BY METRO AND WILL BE PAID BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL ARRANGEMENTS WITH METRO.
- ANY WORK WITHIN 300' OF A SIGNALIZED INTERSECTION WILL BE NIGHT WORK, UNLESS DIRECTED BY THE CITY OF LAS VEGAS TRAFFIC ENGINEER.
- THE CONTRACTOR SHALL CONTACT THE TRAFFIC ENGINEERING DIVISION (TRANSPORTATION SECTION) THROUGHOUT THE PROJECT 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, ADJUSTING OR MODIFYING PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS SUCH THAT ADEQUATE TRANSITIONS AND LANE TERMINATIONS BETWEEN ADJACENT ROADWAY SEGMENTS ARE CONSTRUCTED.

REVISED JUNE 4, 2018

CITY OF LAS VEGAS STREETLIGHT NOTES

- ALL STREET LIGHTING INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE STREET LIGHTING PLAN, THE "UNIFORM STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST REVISION (USS), AND THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA" (USD), LATEST REVISION.
- 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.
- 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.
- NO DEVIATION OF STREET LIGHT, PULL BOX, CONDUCATE, 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.
- ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION IN ACCORDANCE WITH SECTION 623 G.03.01 OF THE USS.
- ALL EMPTY CONDUIT SHALL HAVE AT LEAST ONE GREEN NO. 8 AWG WIRE INSTALLED AS TRACER WIRE IN ACCORDANCE WITH SECTION 623 G.02.01 OF THE USS PRIOR TO BACKFILLING AND FINAL INSPECTION.
- ANY STRUCTURE SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, ETC., SHALL LEAVE A MINIMUM CLEARANCE IN COMPLIANCE WITH USD NO. 3024 WHEN POLE IS INSTALLED BEHIND SIDEWALK, AND SHALL AT NO TIME COMPLETELY ENCLOSE THE STREET LIGHTING POLE.
- 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

ABBREVIATIONS					
AC	ASPHALTIC CONCRETE OR ACRE	FL	FLOWLINE	PVI	POINT OF VERTICAL INTERSECTION
AGG	AGGREGATE BASE	FT	FEET OR FOOT	QTY	QUANTITY
APN	ASSESSORS PARCEL NUMBER	FUT	FUTURE	R	RADIUS
APPROX OR ~	APPROXIMATE	GRD	GRADE OR GROUND	RCA	REINFORCED CONCRETE ARCH
AVENUE	AVENUE	GRD BRK	GRADE BREAK OR GRADE CHANGE	RCB	REINFORCED CONCRETE BOX
Ø	AT	GV	GATE VALVE	RCP	REINFORCED CONCRETE PIPE
BC	BEGIN CURVE OR BACK OF CURB	HO	HIGH DENSITY POLYETHYLENE	RD	ROAD
BCR	BEGINNING OF CURB RETURN	HOC	HOME OWNERS ASSOCIATION	RDWY ESMT	ROADWAY EASEMENT
BOTTOM	BOTTOM OF HEADWALL	HORIZ	HORIZONTAL	REQD	REQUIRED
BUDG	BUDGETING	HPD	HIGH POINT	REV	REVISION
BLVD	BOULEVARD	HWL	HIGH WATER LEVEL	RG	ROUGH GRADE
BM	BENCHMARK	HDWL	HEADWALL	RT OR R	RIGHT
BVC	BEGIN VERTICAL CURVE	HYD	HYDRAULIC OR HYDRANT	R/W, ROW	RIGHT OF WAY
BWV	BACK WATER VALVE	ID	INSIDE DIAMETER	S	SLOPE
CC	CLARK COUNTY	IN	INCH	SCH	SCHEDULE
CCAPU	CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS	INT	INTERSECTION	SD	STORM DRAIN
CCPUD	CLARK COUNTY PUBLIC WORKS	INV	INVERT ELEVATION	SDDI	STORM DRAIN DROP INLET
CCRFCD	CLARK COUNTY REGIONAL FLOOD DISTRICT	IRP	IRON PIPE	SDMH	STORM DRAIN MANHOLE
CCWCL	CLARK COUNTY WATER RECLAMATION DISTRICT	IRRIG	IRRIGATION	SCT	SECTION
CL	CLARK COUNTY	LF	LINEAR FEET	SF	SQUARE FEET
CLC/LC	CENTER ELEMENT	LF	LANDSCAPE MAINTENANCE CORPORATION	SH	SHEET
CLR	CLEAR OR CLEARANCE	LW	LOW WATER LEVEL	SLTC	STREET LIGHT & TRAFFIC CONTROL ESMT
CLSM	CONTROLLED LOW STRENGTH MATERIAL	LT OR L	LEFT	SNWA	SOUTHERN NEVADA WATER AUTHORITY
CLV	CITY OF LAS VEGAS	LWVD	LAS VEGAS VALLEY WATER DISTRICT	SPECIS	SPECIFICATIONS
CLM/LC	CEMENT MORTAR LINED AND COATED	LWL	LOW WATER LEVEL	ST	STREET
CMU	CONCRETE MASONRY UNIT	LWX	MAXIMUM	SSMH	SANITARY SEWER MANHOLE
CMV	CITY OF NORTH LAS VEGAS	MECH	MECHANICAL	STA	STATION
CONV	CITY OF HENDERSON	MH	MANHOLE	STD	STANDARD
CONC	CONCRETE	MIN	MINIMUM	STL	STEEL
CT	COURT	MISC	MISCELLANEOUS	STLT	STREET LIGHT
CY OR CU YD	CUBIC YARD	MUE	MUNICIPAL UTILITY EASEMENT	STLMX	SEWERMAN
DCWGS	DESIGN AND CONSTRUCTION FOR WASTEWATER COLLECTION SYSTEMS	MSD	NEVADA DEPARTMENT OF TRANSPORTATION	SW	SOUTHWEST GAS
DE	DRAINAGE EASEMENT	NTS	NOT TO SCALE	SWR OR SS	SANITARY SEWER
DET	DETAIL	NVE	NONEXCLUSIVE UTILITY EASEMENT	SY	SQUARE YARD
DI	DUCTILE IRON OR DRAIN INLET	NVE	NO ENERGY	TANGT	TANGENT
DIA, Ø	DIAMETER	OC	ON CENTER	TC	TOP OF CURB
DIP	DUCTILE IRON PIPE	OD	OUTSIDE DIAMETER OR OVERALL DIMENSION	TF	TOP OF FLOOR OR TOP OF FOOTING
DRP	DRAWING	OFF	OFFSET	TG	TOP OF GRADE
DWG(S)	DRAWING	ORG	ORIGINAL	THRU	THROUGH
DWY	DRIVEWAY	PAE	PUBLIC OR PEDESTRIAN ACCESS EASEMENT	THW	TOP OF HEADWALL
E	EACH	PB	PULL BOX	TP	TOP OF PIPE
EAC	EACH	PC	POINT OF CURVE	TW	TOP OF WALL
ECCR	END CURB RETURN	PCP	POINT OF COMPOUND CURVE	TRW	TOP OF RETAINING WALL
EG	EXISTING GROUND	PD	POINT OF DRAINAGE EASEMENT	TSP	TOP OF SCREEN WALL
ELEV	ELEVATION	PL	PROPERTY LINE	TSW	TYPICAL
EASEMNT	EASEMENT	POR	POINT OF BEGINNING	UDACS	UNIFORM DESIGN AND CONSTRUCTION STANDARDS
EP	EDGE OF PAVEMENT	POT	POINT OF CURVATURE	UE	UTILITY EASEMENT
ERU	EQUIVALENT RESIDENTIAL UNIT	PCE	POINT OF ENDING	VC	VERTICAL CURVE
EV	END VERTICAL CURVE	PRC	POINT OF REVERSE CURVATURE	VERT	VERTICAL
EX OR EXIST	EXISTING	PRELIM	PRELIMINARY	VG	VERTICAL GUTTER
F	FACE OF CURB	PROP	PROPOSED	W	WROUGHT IRON
FF	FINISHED FLOOR	PRV	PRESSURE REDUCING VALVE	WL	WATER LINE
FG	FINISHED GRADE	PUB	PUBLIC UTILITY EASEMENT	WPZ	WATER PRESSURE ZONE
FGH	FINISHED GRADE, HIGH SIDE	PT	POINT OF TANGENT OR POINT	WTR	WEIGHT
FGL	FINISHED GRADE, LOW SIDE	PVC	POLYVINYL CHLORIDE	WTR	WATER LINE
FH	FIRE HYDRANT				

SPECIAL NOTE

IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED WHICH 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 OF LAS VEGAS DEPT. OF PUBLIC WORKS. TEMPORARY CONSTRUCTION ITEMS INCLUDE: PAVEMENT TRANSITIONS, PROTECTIVE DITCHES AND BERMS, ROAD SIGNS AND BARRICADES, ETC.

NOTICE TO CONTRACTOR

-QUANTITIES SHOWN ARE ESTIMATES ONLY AND ARE INTENDED TO ILLUSTRATE SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT QUANTITIES INVOLVED.

-EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATIONS. CALL BEFORE YOU DIG: 1-800-642-2444

LEGEND

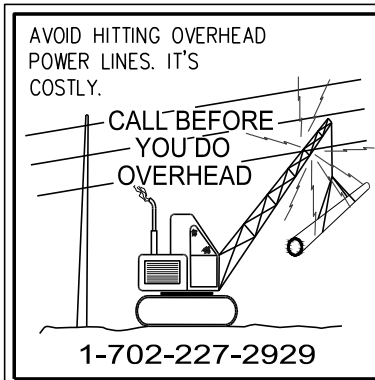
EXISTING	PROPOSED	DESCRIPTION
		5' CONTOUR 1' CONTOUR
		STRIPING
		SEWER MANHOLE CURB AND GUTTER
		SANITARY SEWER PIPE AND FLOW ARROW
		WATER PIPE
		WATER GATE VALVE
		FIRE HYDRANT
		WATER BLOW-OFF
		WATER LATERAL W/ METER
		SANITARY SEWER LATERAL
		STREETLIGHT
		EDGE OF PAVEMENT
		TRAFFIC SIGN
 	 	PAD ELEVATION FINISHED FLOOR ELEVATION
		ELEVATION
		RETAINING WALL
		STORM DRAIN W/ MANHOLE
		EXISTING GAS GATE VALVE PROPOSED SCARP AREA
		EXISTING UNKNOWN MANHOLE DRIVEWAY
		EXISTING GAS, SIZE PER PLAN PROPOSED RIP RAP
		EXISTING POWER POLE SIGHT VISIBILITY ZONE PER STD DWG NO. 201.2
		EXISTING TRAFFIC SIGNAL HANDICAP RAMP
		EXISTING WALL EXISTING BLOCK AND CHAIN FENCE
		WATER PIPE FITTING EXISTING CHAIN LINK FENCE
		WATER POINT OF CONNECTION
		SEWER POINT OF CONNECTION
		DAYLIGHT LINE
		STREET CENTERLINE
		RIGHT-OF-WAY
		MATCHLINE
		BOUNDARY LINE
		PHASE LINE
		PROPERTY LINE
		FLOWLINE
		SAWCUT
		CUT/FILL TRANSITION LINE
		SIDEWALK
		EX STRIPING TO BE OBLITERATED
		GRADE BREAK LINE
		REFLECTIVE RAISED PAVEMENT MARKERS
		BACK WATER VALVE
		WROUGHT IRON FENCE
		PONY WALL
		DECORATIVE PERIMETER WALL
		DECORATIVE PERIMETER RETAINING WALL
		PROPOSED CURB AND GUTTER WITH RIGHT-OF-WAY AT BACK OF CURB
		EXISTING CURB AND GUTTER WITH RIGHT-OF-WAY AT BACK OF CURB
		FUTURE CURB AND GUTTER WITH RIGHT-OF-WAY AT BACK OF CURB

QUANTITIES		PRIVATE	PUBLIC	
DRAINAGE				
1.	RIPRAP D50=6", THK=12"	SF	1,166	-
2.	8" WIDE CONCRETE VALLEY GUTTER W/10" TYPE I AGGREGATE BASE	SF	3,818	-
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				
13.				
SEWER SYSTEM				
1.	4" PVC SEWER LATERAL (PRIVATE)	LF	3,331	-
2.	8" PVC SEWER PIPE (PUBLIC)	LF	-	4,195
3.	STANDARD 48" SEWER MANHOLE (PUBLIC)	EA	-	25
4.	8" SEWER PIPE, CAP	EA	-	3
5.	BACK WATER VALVE	EA	59	-
6.	8" C-900 WATER QUALITY SEWER PIPE (PUBLIC)	EA	-	-
7.				
WATER SYSTEM				
1.	FIRE HYDRANT ASSEMBLY W/6" GATE VALVE PER UDACS PLATE NO. 40	EA	-	9
2.	6" PVC WATER PIPE (CLASS 150)	LF	-	238
3.	8" PVC WATER PIPE (CLASS 150)	LF	-	4,243
4.	8" GATE VALVE WITH VALVE BOX PER UDACS PLATE NO. 30 & 39	EA	-	14
5.	8" x 6" TEE PER UDACS PLATE NO. 31	EA	-	9
6.	8" x 8" TEE PER UDACS PLATE NO. 31	EA	-	7
7.	8" x 8" CROSS PER UDACS PLATE NO. 31	EA	-	1
8.	8" 5 DEGREE BEND PER UDACS PLATE NO. 31	EA	-	14
9.	8" 11.25 DEGREE BEND PER UDACS PLATE NO. 31	EA	-	1
10.	8" 22.5 DEGREE BEND PER UDACS PLATE NO. 31	EA	-	2
11.	8" 45 DEGREE BEND PER UDACS PLATE NO. 31	EA	-	1
12.	CAP AND 2" BLOW-OFF ASSEMBLY W/CAP PER UDACS PLATE NO. 36	EA	-	6
13.	1" COPPER SERVICE W/ 3/4" METER PER UDACS PLATE NO. 2	EA	-	128
14.	1" COPPER SERVICE W/ 1" METER PER UDACS PLATE NO. 4	EA	-	-
15.	1" COPPER SERVICE W/ 3/4" METER & 1" RPPA PER UDACS PLATE NO. 4 & 8	EA	-	1
16.		EA	-	
STREET IMPROVEMENTS				
1.	2" A.C. PAVEMENT W/ 4" TYPE II OVER 6" TYPE I AGGREGATE BASE	SY	14,665	-
2.	MODIFIED 30" TYPE "ROLL" CURB & GUTTER W/6" TYPE I AGGREGATE BASE	LF	7,673	-
3.	5' WIDE CONCRETE SIDEWALK W/5" TYPE II AGGREGATE BASE	SF	19,737	-
4.				
5.				
6.				
7.				
TRAFFIC SIGNALS				
1.	30" STOP SIGN WITH POST (Rt-1)	EA	12	-
2.	9" STREET NAME SIGN (D-3, BROWN W/ WHITE LETTERS)(6 POLES x 2 PER POLE=12)	EA	24	-
3.	BLUE COLORED REFLECTIVE RAISED PAVEMENT MARKER	EA	9	-
4.	CROSSWALK MARKINGS	LF	-	-
5.				
6.				
7.				
8.				
DRY UTILITIES				
1.	100W H.P.S. LUMINAIRE STREET LIGHT W/DECORATIVE POLE	EA	32	-
2.	1-1/4" PVC STREET LIGHT CONDUIT WITH (2) #4 AND (1) #8 CONDUCTORS	LF	4,268	-
3.	NO. 3-1/2" PULL BOX W/METAL COVER	EA	3	-
4.	125 AMP SERVICE PEDESTAL (IRR)	EA	1	-
5.	200 AMP SERVICE PEDESTAL (SLT)	EA	1	-
6.				

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES

PROJECT NO. #00000 FIRST APPROVED DATE:



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

Call
811

OR
1-800-642-2444

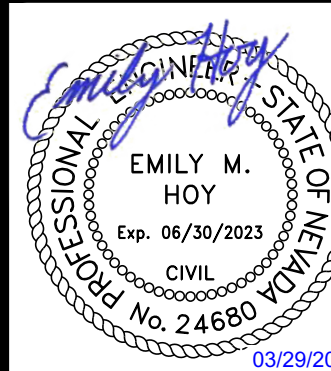
DATE: 3/27/23

DRAFTER: AMM

DESIGNER: HAA

CHECKED: EMH

PROJECT NO.

CEN2104

C-3

SHEET 3 OF 36

CITY OF



CENTURY
COMMUNITIES

SKYE CANYON PARCEL 5.06 PHASE 2A
LEGEND, ABBREVIATIONS, AND QUANTITIES

CITY OF LAS VEGAS, NV

DESCRIPTION

DATE	BY
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APP. DATE:	APP.
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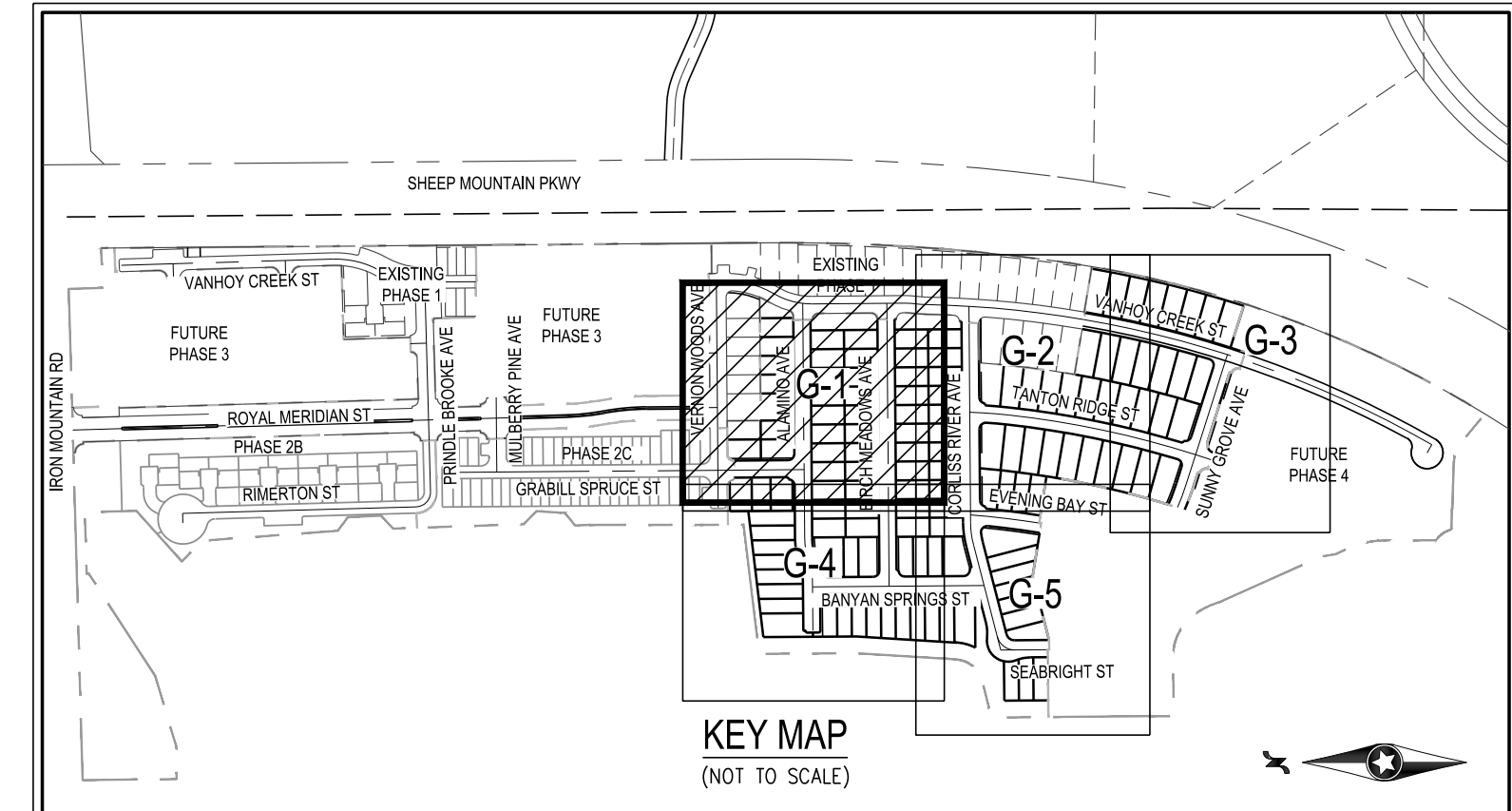
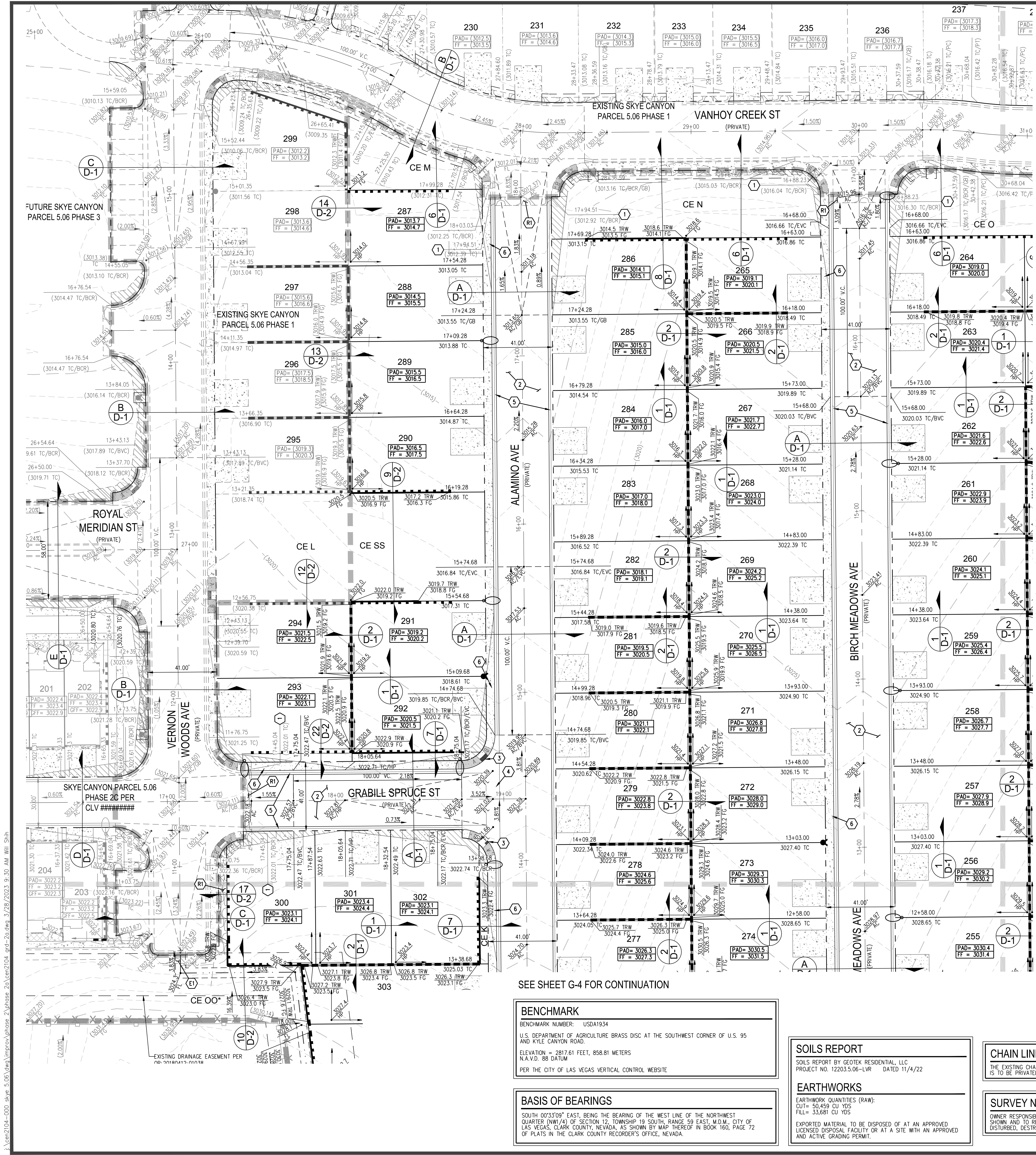
1

Westwood

Phone (702) 284-5300

5725 W. Badura Ave.
Suite 100

westwoodps.com



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2) FOR ROADWAY WIDENING AND HALF STREET IMPROVEMENTS THE CONTRACTOR SHALL VERIFY CROSS SLOPES FROM EXISTING PAVEMENT SAWCUT LINE TO PROPOSED EDGE OF PAVEMENT OR PROTECTED LIP OF CURB PRIOR TO SUBGRADE PREPARATION AND CONSTRUCTION OF PROPOSED CURB LINE. IF MINIMUM OR MAXIMUM CROSS SLOPES DO NOT MEET AGENCY STANDARDS THE CONTRACTOR SHALL NOTIFY THE ENGINEER.

GRADING NOTES

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.

2. ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SMPP.

3. MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.

4. SEE DETAIL SHEET FOR STREET SECTIONS AND DETAILS.

5. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.

6. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL BY THE CITY OF LAS VEGAS BUILDING DEPARTMENT.

7. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITY STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROTECT IN PLACE DURING CONSTRUCTION. ENGINEER/OWNER SHALL BE NOTIFIED OF PRIOR DAMAGE TO EXISTING FACILITIES PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR/REPLACING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.

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LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDELINES

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

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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 IN 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, SECTION III.A.5.

4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER A 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, SECTION III.A.12.

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FLOOD ZONE

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DRAINAGE QUANTITIES		PRIVATE
1. RIPRAP D50=6", THK=12"	SF	1,166
2. 8" WIDE CONCRETE VALLEY GUTTER W/10" TYPE I AGGREGATE BASE	SF	3,818

CONSTRUCTION NOTES

1) FIELD VERIFY AND CONNECT TO EXISTING CURB, GUTTER AND/OR SIDEWALK

2) CONSTRUCT AC PAVEMENT PER STREET SECTIONS, SHEET D-1

3) CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235 CASE I, AND 235.1

4) CONSTRUCT 8" WIDE CROSS GUTTER PER CCAUSD NO. 228

5) CONSTRUCT 30" MODIFIED ROLL CURB AND GUTTER PER CCAUSD NO. 217.1

6) CONSTRUCT 5" WIDE CONCRETE SIDEWALK (5" THICK WITH 5" TYPE II AGGREGATE BASE) PER CCAUSD NO. 234

7) INSTALL RIP RAP W/6" TYPE II GRANULAR BEDDING WITH FILTER FABRIC D50=6", T=12" PER DETAIL 33, SHEET D-2

8) CONSTRUCT DEPRESSED CURB PER DETAIL 32, SHEET D-2

(R) REMOVE EXISTING RIP RAP

(E) EXISTING RIP RAP TO REMAIN

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PRIVATE STREET NOTE

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FLOOD CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED TECHNICAL DRAINAGE STUDY DS 05649 ON FILE AT CITY OF LAS VEGAS FOR THE SUBJECT PROJECT.

EMILY HOY, P.E. 24680 DATE

BENCHMARK

BENCHMARK NUMBER: USDA1934

U.S. DEPARTMENT OF AGRICULTURE BRASS DISC AT THE SOUTHWEST CORNER OF U.S. 95 AND KYLE CANYON ROAD.

ELEVATION = 2817.61 FEET, 858.81 METERS

N.A.S.D. 88 DATUM

PER THE CITY OF LAS VEGAS VERTICAL CONTROL WEBSITE

BASIS OF BEARINGS

SOUTH 00°33'09" EAST, BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 160, PAGE 72 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

SOILS REPORT

SOILS REPORT BY GEOTECH RESIDENTIAL, LLC

PROJECT NO. 12203.5.06-LVR DATED 11/4/22

EARTHWORKS

EARTHWORK QUANTITIES (RAW):

CUT= 50,459 CU YDS

FILL= 33,681 CU YDS

EXPORTED MATERIAL TO BE DISPOSED OF AT AN APPROVED LICENSED DISPOSAL FACILITY OR AT A SITE WITH AN APPROVED AND ACTIVE GRADING PERMIT.

CHAIN LINK FENCE NOTE

THE EXISTING CHAIN LINK FENCE ALONG THE PROJECT BOUNDARY IS TO BE PRIVATELY MAINTAINED BY HOA.

SURVEY NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.



Westwood
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
Phone (702) 284-5300
westwoodps.com
Westwood Professional Services, Inc.

CITY OF LAS VEGAS, NV

CENTURY COMMUNITIES

SKYE CANYON PARCEL 5.06 PHASE 2A

GRADING PLAN I

DATE: 3/27/23

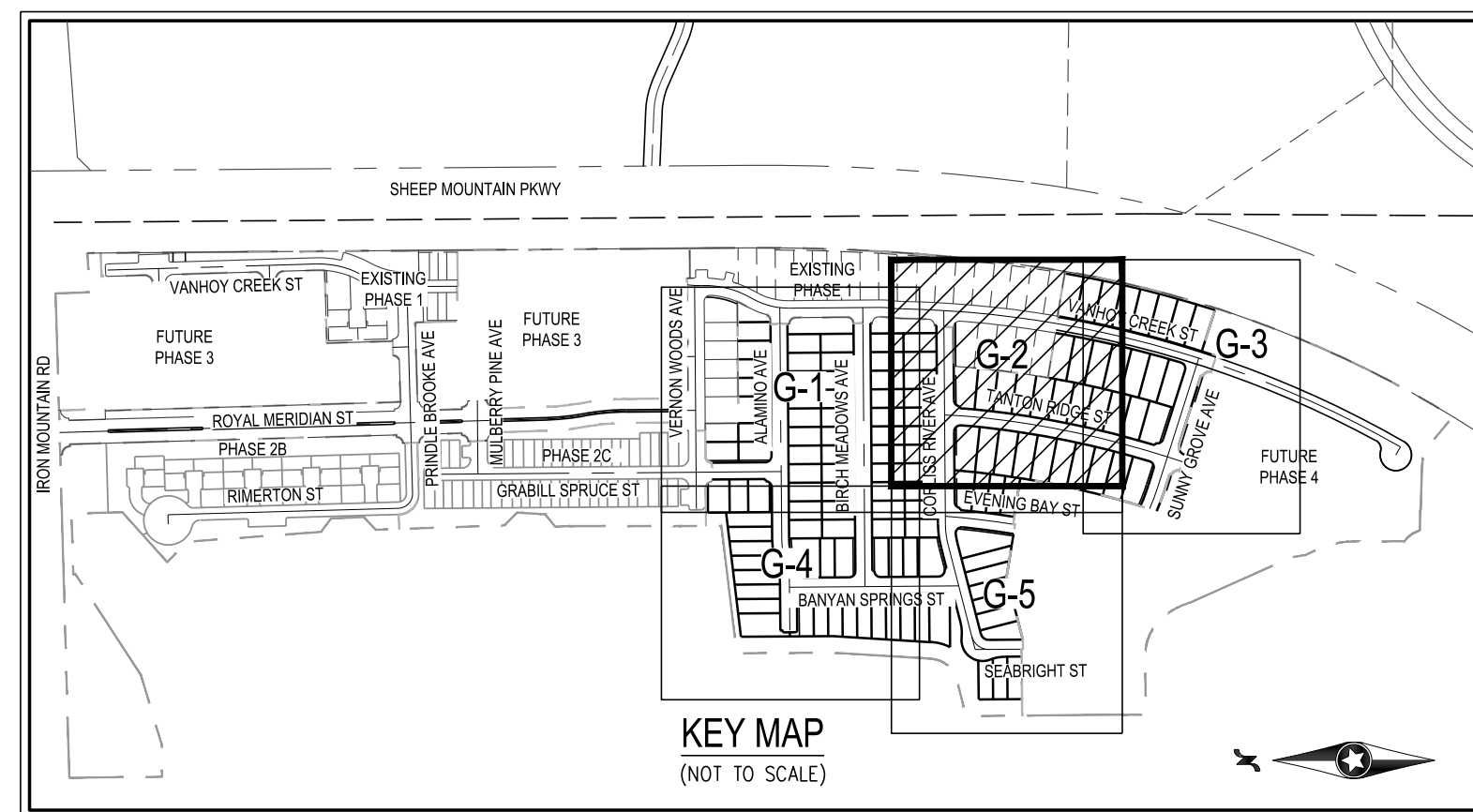
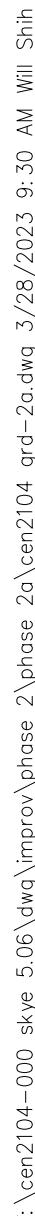
DRAFTER: AMM

DESIGNER: HAA

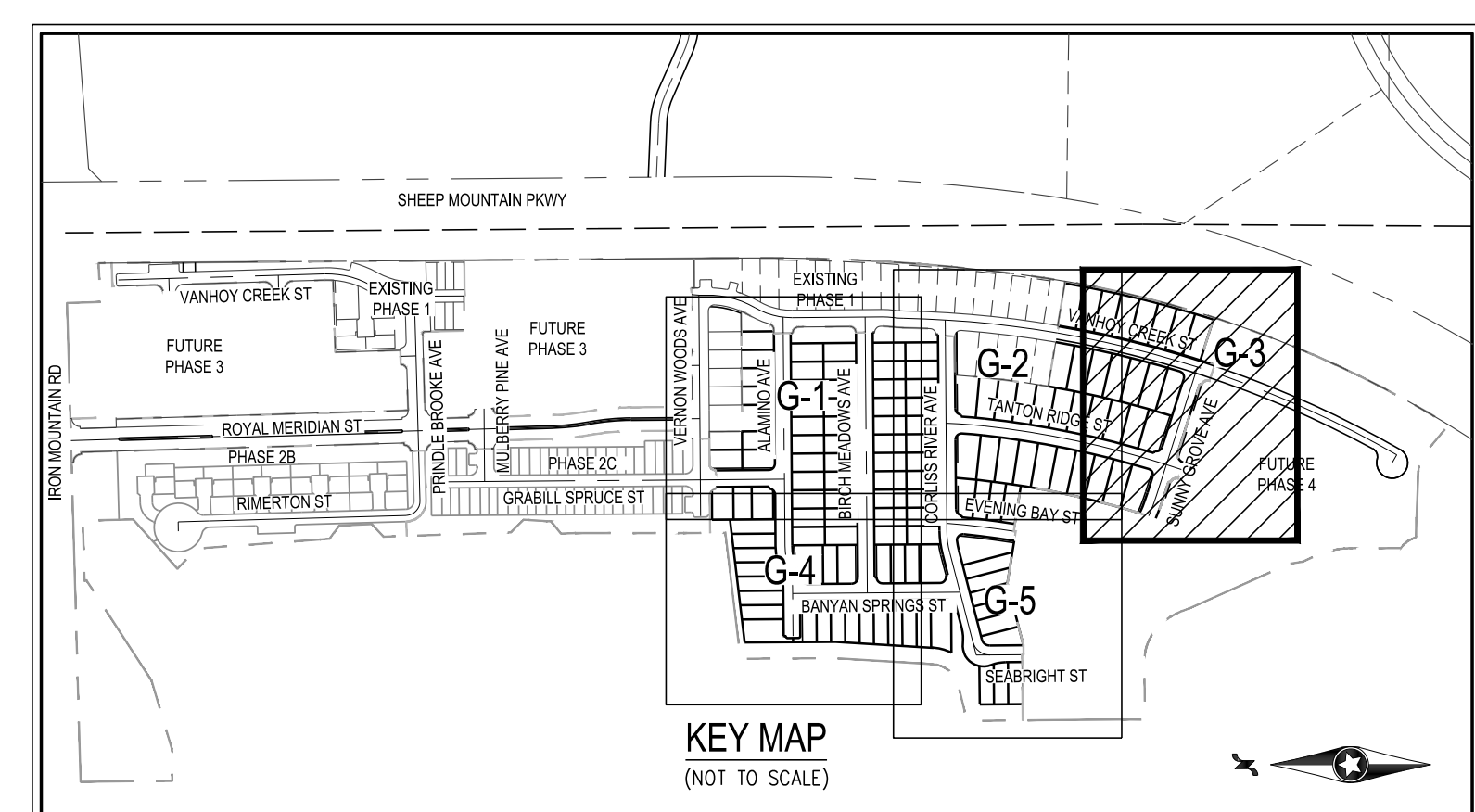
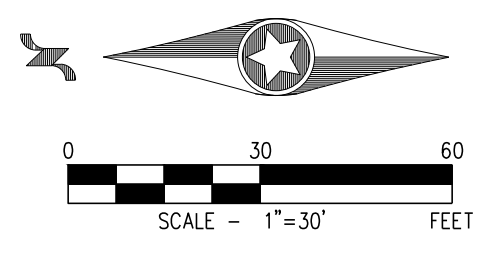
CHECKED: EMH

PROJECT NO. CEN2104

G-1
SHEET 4 OF 36



G-2
SHEET 5 OF 36



DISCLAIMER NOTE

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LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDELINES

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BENCHMARK

BENCHMARK NUMBER: USDA1934

U.S. DEPARTMENT OF AGRICULTURE BRASS DISC AT THE SOUTHWEST CORNER OF U.S. 95 AND KYLE CANYON ROAD.

ELEVATION = 2817.61 FEET, 858.81 METERS

N.A.S.D. 88 DATUM

PER THE CITY OF LAS VEGAS VERTICAL CONTROL WEBSITE

BASIS OF BEARINGS

SOUTH 00°33'09" EAST, BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 160, PAGE 72 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

SOILS REPORT

SOILS REPORT BY GEOTEK RESIDENTIAL, LLC

PROJECT NO. 12203.5.06-LVR DATED 11/4/22

EARTHWORKS

EARTHWORK QUANTITIES (RAW):

CUT= 50,459 CU YDS

FILL= 33,681 CU YDS

EXPORTED MATERIAL TO BE DISPOSED OF AT AN APPROVED LICENSED DISPOSAL FACILITY OR AT A SITE WITH AN APPROVED AND ACTIVE GRADING PERMIT.

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- CONSTRUCTION NOTES**
- 1) FIELD VERIFY AND CONNECT TO EXISTING CURB, GUTTER AND/OR SIDEWALK
 - 2) CONSTRUCT AC PAVEMENT PER STREET SECTIONS, SHEET D-1
 - 3) CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235 CASE I, AND 235.1
 - 4) CONSTRUCT 8" WIDE CROSS GUTTER PER CCAUSD NO. 228
 - 5) CONSTRUCT 30" MODIFIED ROLL CURB AND GUTTER PER CCAUSD NO. 217.1
 - 6) CONSTRUCT 5" WIDE CONCRETE SIDEWALK (5" THICK WITH 5" TYPE II AGGREGATE BASE) PER CCAUSD NO. 234
 - 7) INSTALL RIP RAP W/6" TYPE II GRANULAR BEDDING WITH FILTER FABRIC D50=6", T=12" PER DETAIL 33, SHEET D-2
 - 8) CONSTRUCT DEPRESSED CURB PER DETAIL 32, SHEET D-2
 - (R1) REMOVE EXISTING RIP RAP
 - (E1) EXISTING RIP RAP TO REMAIN

***DRAINAGE EASEMENT NOTE**

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FLOOD CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED TECHNICAL DRAINAGE STUDY DS.05649 ON FILE AT CITY OF LAS VEGAS FOR THE SUBJECT PROJECT.

EMILY HOY, P.E. 24680 DATE



Call before you Dig

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.

Call

811

OR

1-800-642-2444

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westwoodps.com

Westwood Professional Services, Inc.

CITY OF LAS VEGAS, NV

CENTURY COMMUNITIES

SKYE CANYON PARCEL 5.06 PHASE 2A

GRADING PLAN III

DATE: 3/27/23

DRAFTER: AMM

DESIGNER: HAA

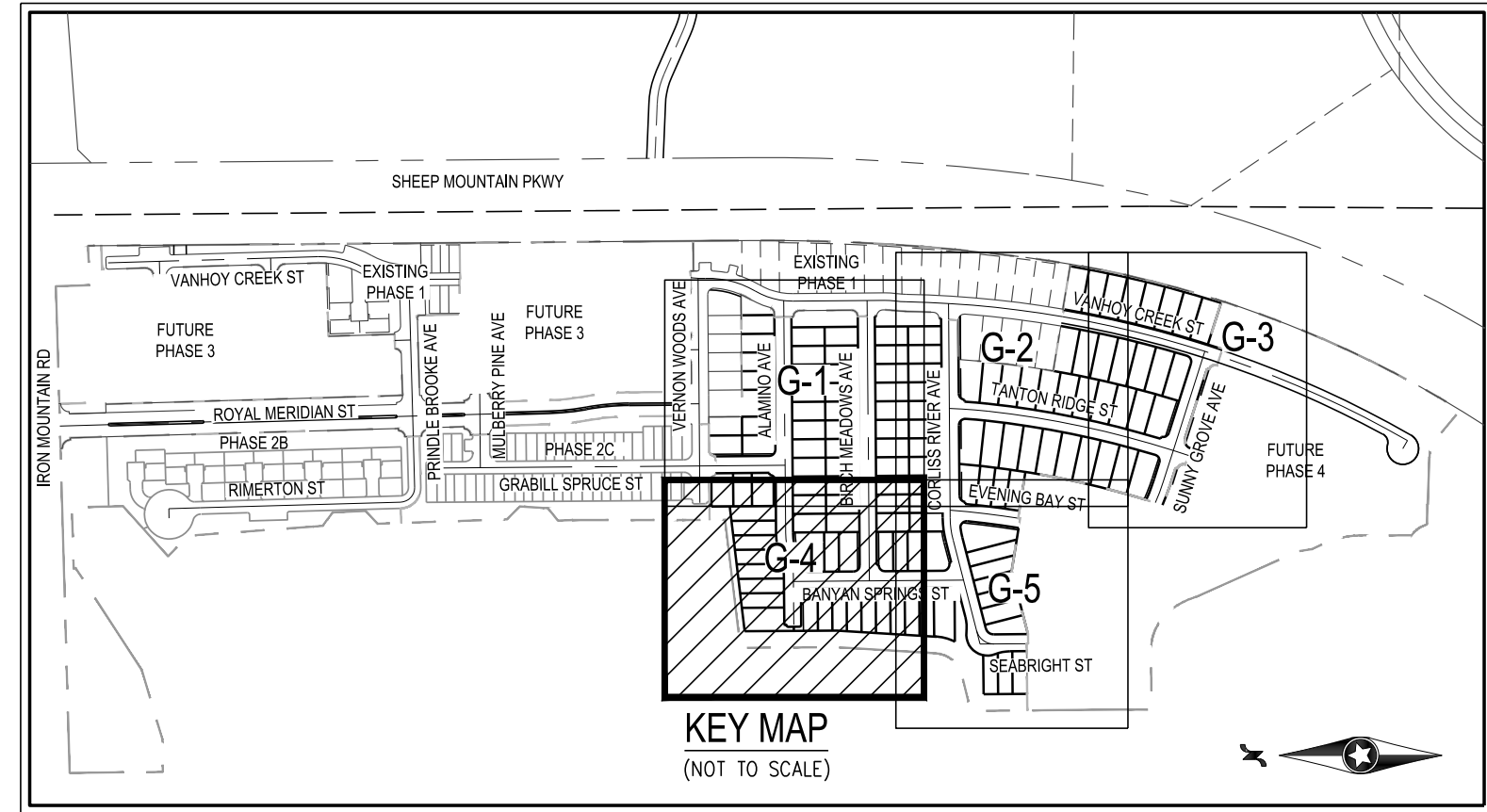
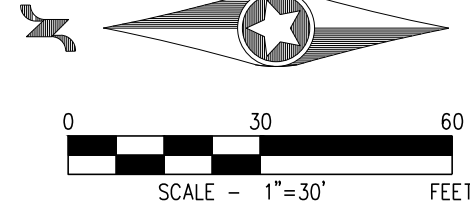
CHECKED: EMH

PROJECT NO. CEN2104

G-3

SHEET 6 OF 36

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CALL SOUTHWEST GAS AT 702-651-2111 FOR STANDBY WHEN EXCAVATING OVER OR NEAR HIGH PRESSURE GAS LINES.

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- 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 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 IN THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE 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 THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NV0100000, SECTION III.A.5.
- AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER A 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 NV0100000, 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.

FLOOD ZONE

THE PROJECT SITE IS NOTE LOCATED WITHIN A FEMA DESIGNATED ZONE 'X' (UNSHADED), PER THE FEMA FIRM PANELS 32003C1750E DATED SEPTEMBER 27, 2002. A ZONE 'X' (UNSHADED) IS DESCRIBED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD PLAN.

DRAINAGE QUANTITIES

	PRIVATE
1. RIPRAP D50=6", THK=12"	SF 1,166
2. 8" WIDE CONCRETE VALLEY GUTTER W/10" TYPE I AGGREGATE BASE	SF 3,818

CHAIN LINK FENCE NOTE

THE EXISTING CHAIN LINK FENCE ALONG THE PROJECT BOUNDARY IS TO BE PRIVATELY MAINTAINED BY HOA.

SURVEY NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.



CONSTRUCTION NOTES

- FIELD VERIFY AND CONNECT TO EXISTING CURB, GUTTER AND/OR SIDEWALK
- CONSTRUCT AC PAVEMENT PER STREET SECTIONS, SHEET D-1
- CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235 CASE I, AND 235.1
- CONSTRUCT 8" WIDE CROSS GUTTER PER CCAUSD NO. 228
- CONSTRUCT 30" MODIFIED ROLL CURB AND GUTTER PER CCAUSD NO. 217.1
- CONSTRUCT 5" WIDE CONCRETE SIDEWALK (5" THICK WITH 5" TYPE II AGGREGATE BASE) PER CCAUSD NO. 234
- INSTALL RIP RAP W/6" TYPE II GRANULAR BEDDING WITH FILTER FABRIC D50=6", T=12" PER DETAIL 33, SHEET D-2
- CONSTRUCT DEPRESSED CURB PER DETAIL 32, SHEET D-2
- REMOVE EXISTING RIP RAP
- EXISTING RIP RAP TO REMAIN

*DRAINAGE EASEMENT NOTE

ALL DRAINAGE EASEMENTS AND COMMON LOTS ARE PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.

PRIVATE STREET NOTE

ALL PRIVATE STREETS ARE PUBLIC UTILITY EASEMENTS, PUBLIC SEWER EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY HOA.

FLOOD CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED TECHNICAL DRAINAGE STUDY DS.05649 ON FILE AT CITY OF LAS VEGAS FOR THE SUBJECT PROJECT.

EMILY HOY, P.E. 24680

DATE

BENCHMARK

BENCHMARK NUMBER: USDA1934
U.S. DEPARTMENT OF AGRICULTURE BRASS DISC AT THE SOUTHWEST CORNER OF U.S. 95 AND KYLE CANYON ROAD.
ELEVATION = 2817.61 FEET, 858.81 METERS
N.A.S.D. 88 DATUM
PER THE CITY OF LAS VEGAS VERTICAL CONTROL WEBSITE

BASIS OF BEARINGS

SOUTH 00°33'09" EAST, BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 160, PAGE 72 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

SOILS REPORT

SOILS REPORT BY GEOTECH RESIDENTIAL, LLC
PROJECT NO. 12203.5.06-LVR DATED 11/4/22

EARTHWORKS

EARTHWORK QUANTITIES (RAW):
CUT= 50,459 CU YDS
FILL= 33,681 CU YDS
EXPORTED MATERIAL TO BE DISPOSED OF AT AN APPROVED LICENSED DISPOSAL FACILITY OR AT A SITE WITH AN APPROVED AND ACTIVE GRADING PERMIT.

CENTURY COMMUNITIES

SKYE CANYON PARCEL 5.06 PHASE 2A
GRADING PLAN IV

3/27/23

DATE: 3/27/23

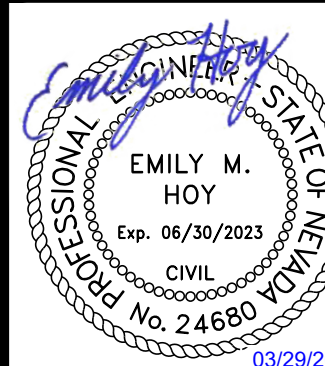
DRAFTER: AMM

DESIGNER: HAA

CHECKED: EMH

PROJECT NO.

CEN2104



G-4

SHEET 7 OF 36

Westwood
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
Phone (702) 284-5300
westwoodps.com
Westwood Professional Services, Inc.

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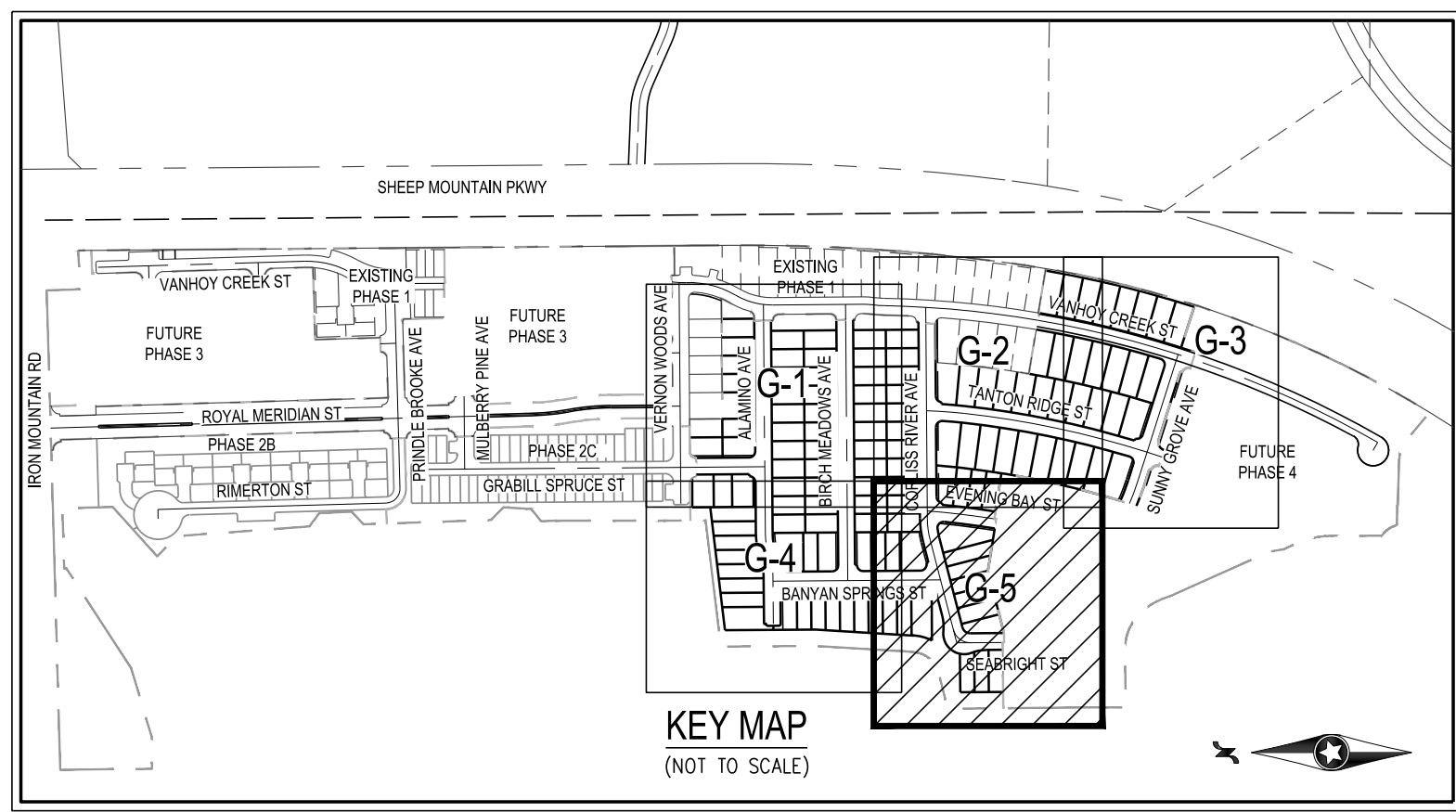
DESCRIPTION

DATE

BY

APP

DATE



CONSTRUCTION NOTES

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- (R1) REMOVE EXISTING RIP RAP
- (E1) EXISTING RIP RAP TO REMAIN

PRIVATE STREET NOTE

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GRADING NOTES

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
2. ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SWPPP.
3. MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
4. SEE DETAIL SHEET FOR STREET SECTIONS AND DETAILS.
5. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
6. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL BY THE CITY OF LAS VEGAS BUILDING DEPARTMENT.
7. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITY STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROTECT IN PLACE DURING CONSTRUCTION. ENGINEER/OWNER SHALL BE NOTIFIED OF PRIOR DAMAGE TO EXISTING FACILITIES PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR/REPLENISHING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
8. NO STRUCTURE, VEGETATION, OR OBJECTS OF ANY KIND IS PERMITTED OVER TWENTY-FOUR (24) INCHES IN HEIGHT (MEASURED FROM THE TOP OF THE ADJACENT CURB IF CURB EXIST) WITHIN THE SIGHT VISIBILITY ZONES.

FLOOD CERTIFICATION I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED TECHNICAL DRAINAGE STUDY <u>DS_05649</u> ON FILE AT CITY OF LAS VEGAS FOR THE SUBJECT PROJECT.	
EMILY HOY, P.E. 24680	DATE

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