

CITY OF LAS VEGAS GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA," LATEST EDITION, AND THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA, NEVADA," LATEST EDITION, AND THE "SUMMERLIN IMPROVEMENT STANDARDS" FOR WORK IN THE SUMMERLIN AREA, AND OTHER APPLICABLE APPROVED STANDARDS 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 RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES ARE SHOWN FROM CIVIL PLANS LIBRARY ARE APPROXIMATE AND FOR RECORD PURPOSES. EXISTING UTILITIES ARE LOCATED ON PLANS ONCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS ARE LOCATED ON PLANS ONCE OF THE CONTRACTOR. 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 AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LABELING IN CONNECTION THEREWITH.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
- ALL CONSTRUCTION SHALL BE, AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK, CONCRETE TO BE 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 (1/2") ABOVE UP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSSEINGS.
- 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 216. 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 GEO TEK, PROJECT NO. 15642-LVR DATED AUGUST 10, 2020, 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, DRIVEWAYS, DRIVEWAYS, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER. WALL NOTICES.
- 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 ANSWER 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 THE CODE OF THE CLARK COUNTY AREA SPECIFICATIONS (AS APPLICABLE) AND THE PLANS AND DETAILS SHOWN HEREON.
- WHEN INSTALLING UNDERGROUND FACILITIES THAT REQUIRE UNDERGROUND LOCATING DEVICES SUCH AS MARKER BALLS, LOCATING RIBBON, ETC., THE CONTRACTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO OFFSITE INSPECTOR AND TESTING CERTIFYING THAT ALL DEVICES HAVE BEEN PLACED AND VERIFIED TO BE IN GOOD WORKING CONDITION PRIOR TO THE CONSTRUCTION OF ANY ROAD BASE.
- SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S) SHALL BE PROVIDED TO THE CITY AND APPROVED PRIOR TO ACCEPTANCE OF FACILITY VIDEO INSPECTION. THE MAP(S) SHALL INCLUDE THE HORIZONTAL AND VERTICAL (INVERT) LOCATION OF PUBLIC WORKS CONSTRUCTION STORM DRAIN MANHOLES, STORM DRAIN LATERALS AT THE CONNECTION TO THE STORM DRAIN MAIN AND AT THE CONNECTION TO A DROP INLET, THE CONNECTION OF SEWER SERVICE LATERALS TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERALS EXIT THE PUBLIC RIGHT-OF-WAY, AND STORM DRAIN MAIN ALIGNMENT INCLUDING DEFLECTION POINTS. THE LOCATION SHALL BE DESCRIBED BY COORDINATES WHICH SHALL BE BASED ON THE OFFICIAL HORIZONTAL AND VERTICAL CONTROL NETWORKS OF THE CITY OF LAS VEGAS. FINAL LOCATION MAP(S) MUST BE PROVIDED TO THE CITY AND APPROVED PRIOR TO THE CONSTRUCTION OF ANY ROAD BASE. CERTAINITIES OF ± 0.09 METERS (± 0.3 FEET) HORIZONTALLY AND VERTICALLY. A SEPARATE ELECTRONIC COMMA DELIMITED FILE FOR THE SANITARY SEWER AND STORM DRAIN COORDINATES SHALL ALSO ACCOMPANY THE SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S).
- CCTV VIDEO INSPECTION IS REQUIRED FOR ALL SEWER AND STORM DRAINS. THE CCTV VIDEO INSPECTIONS SHALL BE PERFORMED PER THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS LATEST EDITION.
- A SEPARATE BORING PERMIT IS REQUIRED FOR ALL BORING ACTIVITIES.

CITY OF LAS VEGAS TRAFFIC NOTES

- ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
- THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
- BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING CITY STREETS WHERE WARRANTED IMMEDIATELY AFTER FIRST GRADING WORK IS ACCOMPLISHED, AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.
- WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENCLOSED UPON BY A CONSTRUCTION WORK ZONE AND PUBLIC WORKS STAFF IDENTIFIES A NEED FOR STUDENTS TO BE ASSISTED IN THE SAFE CROSSING THROUGH THAT WORK ZONE, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A QUALIFIED "CROSSING GUARD", THE GUARD SHALL BE PRESENT FOR THE FULL DURATION OF THE THAT CHILDREN ARE LIKELY TO BE PRESENT.
- IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL OR RELOCATION OF ANY EXISTING PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. ALL NEW TRAFFIC SIGNS SHALL BE FABRICATED WITH DIAMOND GRADE VIP CLASS 6 REFLECTIVE SHEETING OR APPROVED EQUAL. ALL NEW TRAFFIC SIGNS, EXCEPT STREETNAME AND SCHOOL SPEED LIMIT SIGNS, SHALL HAVE 3M SERIES 1160 OR APPROVED EQUIVALENT ANTI-GRAFFITI PROTECTIVE OVERLAY FILM; SCHOOL ZONE SIGNS SHALL HAVE 3M SERIES 1150 ANTI-GRAFFITI PROTECTIVE OVERLAY FILM. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CURRENT CITY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS.
- WHEN A PROPOSED STREET LIGHT STANDARD IS LOCATED WITHIN FIVE (5') FEET OF ANY PROPOSED SIGN SHOWN ON THE PLANS TO BE MOUNTED ON A SIGNPOST, THE SIGN SHALL BE MOUNTED ON THE STREET LIGHT STANDARD AND THE SIGNPOST SHALL BE ELIMINATED.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HERE UNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- STREET SIGNS AND STOP SIGNS SHALL BE INSTALLED PER CITY STANDARD SPECIFICATIONS FOR PLACEMENT OF STREET NAME SIGNS.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL DEVICES AND FLAGGERS TO INSURE THE SAFETY OF THE PUBLIC IN OR AROUND THE WORK AREA. THE CONTRACTOR SHALL HAVE A CERTIFIED ATSSA TRAFFIC CONTROL TECHNICIAN OR INSA WORK ZONE SAFETY SPECIALIST SET UP, MAINTAIN AND/OR REMOVE ALL TRAFFIC CONTROL DEVICES IN THE CITY OF LAS VEGAS RIGHT OF WAY.
- WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE EXPEDITED TO COMPLETION SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING CITIZENS AREA TRANSIT (C.A.T.) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP AND 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 OTHERWISE DIRECTED BY THE CITY OF LAS VEGAS TRAFFIC ENGINEER.
- THE CONTRACTOR SHALL CONTACT THE TRAFFIC ENGINEERING DIVISION (TRANSPORTATION SECTION) THROUGH THE PROJECT'S OFFSITE INSPECTOR PRIOR TO INITIATING PAVING TO RECEIVE DIRECTION FOR ANY PERMANENT OR TEMPORARY MODIFICATIONS TO THE APPROVED DRAWINGS REGARDING FINAL PAVEMENT TRANSITIONS, MARKINGS AND SEGMENTS TO MATCH ADJACENT 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.

DEVIATIONS FROM STANDARDS

NONE

CITY OF LAS VEGAS HYDRANT AND ACCESS GENERAL NOTES

- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LAS VEGAS FIRE AND RESCUE ADOPTED FIRE CODE ORDINANCE #6631 FOR HYDRANT SPECIFICATIONS AND HYDRANT INSTALLATION SPECIFICATIONS.
- ALL FIRE HYDRANTS THAT ARE ON THE LAS VEGAS VALLEY WATER DISTRICTS - APPROVED PRODUCTS LIST ARE ALLOWED TO BE INSTALLED.
- A PERMIT IS REQUIRED FROM LAS VEGAS FIRE AND RESCUE FOR THE INSTALLATION OF ON-SITE WATER LINES AND FIRE HYDRANTS. THE PERMIT AND CONTRACTORS MATERIAL TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER BEFORE COMMENCEMENT OF WORK. IFC § 105.6.15
- ON ANY RESIDENTIAL OR COMMERCIAL INSTALLATIONS, FIRE HYDRANTS SHALL BE INSTALLED AND FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED BEFORE COMMENCEMENT OF ANY COMBUSTIBLE CONSTRUCTION. ALL FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER AND SHALL BE CAPABLE OF DELIVERING THE REQUIRED FIRE FLOW. IFC § 3310, § 3312
- TO IDENTIFY THE FIRE HYDRANT LOCATIONS, THE CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT THE CENTER LINE OF THE STREET ADJACENT TO THE FIRE HYDRANTS. IFC § 507.5.7.3
- ALL UNDERGROUND INSPECTIONS, PRESSURE AND FLUSH VERIFICATIONS OF ALL FIRE HYDRANTS AND FIRE LINES, SHALL BE CONDUCTED BEFORE COVERING THE LINES. CENTER LOADING IS ACCEPTABLE FOR THE HYDRO TESTS WITH PRIOR FIRE PREVENTION APPROVAL. IFC § 106.5
- ALL ON-SITE UNDERGROUND WATER MAINS AND MATERIALS SHALL BE U.L. LISTED, A.W.W.A. APPROVED AND SHALL BE RATED FOR THE APPROPRIATE WORKING PRESSURE. IFC § 507.2.1, NFPA 24
- PAINTING OF CURBS, FIRE HYDRANTS, PAOS, PROTECTION OF FIRE HYDRANTS FROM PHYSICAL DAMAGE, AND ALL OTHER WORK NECESSARY PER PLANS SHALL BE COMPLETED BEFORE APPROVAL BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION. IFC § 507
- PRIVATE HYDRANTS SHALL BE PAINTED RED. IFC § 507.5.7.1
- PRIOR TO THE FINAL OCCUPANCY, A FIRE FLOW TEST SHALL BE WITNESSED BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION TO VERIFY AVAILABILITY OF THE REQUIRED FIRE FLOW. IFC § 507
- FIRE HYDRANT SPACING SHALL BE AS FOLLOWS: IFC § C102 * RESIDENTIAL - 500 FT UNSPRINKLERED; 600 FT SPRINKLERED. * COMMERCIAL - 500 FT UNSPRINKLERED; 400 FT SPRINKLERED.
- WHERE THE WATER MAINS ARE EXTENDED ALONG STREETS OR NEW STREETS ARE INSTALLED WHERE FIRE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF THE STRUCTURES, FIRE HYDRANTS SHALL BE INSTALLED AT A MAXIMUM OF 1000 FT SPACING, TO PROVIDE FOR TRANSPORTATION HAZARDS, WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS OR HAVE FOUR (4) OR MORE TRAFFIC LANES AND HAVE A TRAFFIC COUNT OF MORE THAN 400 PER DAY. HYDRANTS ARE REQUIRED ON EACH SIDE OF THE STREET SPACED AT 500 FT ON AN ALTERNATING BASIS. IFC § C102.8
- NO FIRE HYDRANTS SHALL BE LOCATED WITHIN THE RADIUS OF A CUL-DE-SAC OR WITHIN 20 FT OF THE PERIMETER OF THE RADIUS OF THE CUL-DE-SAC.
- A FIRE HYDRANT SHALL BE LOCATED WITHIN 6 FT OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREETLIGHT OR ANY OTHER OBSTRUCTION. IFC § C102.10
- A MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A ONE-TWO FAMILY DWELLING SHALL NOT EXCEED 300 FT, AS MEASURED BY AN APPROVED ROUTE. IFC § C102.4
- THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A FIRE DEPARTMENT CONNECTION (FDC) SHALL NOT EXCEED 100 FT, AS MEASURED BY AN APPROVED ROUTE. IFC § C102.7
- THE MAXIMUM DISTANCE FROM A HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200 FT. IFC § C102.6
- THE 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 § 810.4
- ALL FIRE APPARATUS ACCESS ROADS SHALL BE PAVED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES, AND SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF THE FIRE APPARATUS. IFC § 503.2.3
- THE GRADIENT FOR THE FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 12% ANGLES OF APPROACH AND ANGLES OF DEPARTURE SHALL NOT EXCEED 6X FOR 25 FT PRIOR TO OR AFTER THE GRADE CHANGE, ADJACENT TO THE STRUCTURES GRADIENT. ANGLES SHALL NOT EXCEED: IFC § 503.2.7, § 503.2.8
- THE TURNING RADIUS OF THE FIRE APPARATUS ACCESS ROADS SHALL BE NO LESS THAN 52 FT OUTSIDE AND 28 FT INSIDE TURNING RADIUS IFC § 503.2.4
- VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL NOT BE LESS THAN 13FT 6 INS. IFC § 503.2.1
- FIRE DEPARTMENT ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 35 FT WITH PARKING ON BOTH SIDES MEASURED TO FACE OF CURB, NOT LESS THAN 28 FT WIDE WITH PARKING RESTRICTED TO ONE SIDE MEASURED TO FACE OF CURB, NOT LESS THAN 24 FT WIDE WITH NO PARKING ON EITHER SIDE MEASURED TO FACE OF CURB. FIRE LANES THROUGH PARKING LOTS SHALL BE NOT LESS THAN 24 FT. IFC § 503.2.1
- A FIRE APPARATUS 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 DEADENDS OR A SINGLE POINT OF ACCESS IN EXCESS OF 600 FT. CLV REGULATION AND EXC 105
- ALL DEAD-END FIRE APPARATUS ROADS OR FIRE LANES, PUBLIC OR PRIVATE, IN EXCESS OF 150 FT IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND HAVING A MINIMUM DIAMETER OF 81 FT. CLV REGULATION
- ALL FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LANE, ONE SIGN AT THE END OF THE FIRE LANE AND WITH SIGNS AT INTERVALS OF 100 FT ALONG THE DESIGNATED FIRE LANES. SIGNS TO BE PLACED ON BOTH SIDES OF AN ACCESS ROADWAY IF NEEDED TO PREVENT PARKING ON EITHER SIDE. SIGNS TO BE INSTALLED NO HIGHER THAN 10 FT OR LESS THAN 6 FT FROM THE ROADWAY LEVEL. THE CURB ALONG OR ON THE PAVEMENT OR CEMENT (IF NO CURB IS PROVIDED) SHALL BE PAINTED WITH A RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS. IFC § 503.5
- 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 50,000 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

CITY OF LAS VEGAS GRADING NOTES

- IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
- CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
- THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
- CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION, IN THE AREAS INDICATED: HORIZONTAL: 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
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF POTABLE WATER WITHOUT SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ANY 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 THROUGHOUT THE ENTIRE DURATION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF LAS VEGAS TRAFFIC STANDARDS.
- 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.

STORMWATER RUNOFF MANAGEMENT

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

- THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAYS OF THE CITY OF LAS VEGAS AS A RESULT OF CONSTRUCTION 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 THE CITY OF LAS VEGAS AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BEST MANAGEMENT PRACTICES MANUAL.
- TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY. REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.12.
- 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 ACTUAL RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE THE BMP MANUAL AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, 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.

SOUTHWEST GAS CONSTRUCTION NOTES

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 DETAILED IN THE FOLLOWING TABLES
- (A) ANY DEVIATION FROM SPECIFIED MINIMUM CLEARANCES MUST BE APPROVED BY ALL AFFECTED UTILITIES AND/OR MUNICIPALITIES
- FOR VALVE ADJUSTMENT CONTACT 702-528-7781 14 DAYS PRIOR TO CONSTRUCTION
- IN THE EVENT OF A NATURAL GAS CONFLICT WITH PROPOSED UTILITIES AND STRUCTURES CONTACT 702-365-2099
- SOUTHWEST GAS CORPORATION STAND BY CONTACT NUMBER 702-278-6451

SOUTHWEST GAS CORPORATION

SWG UID

DATE

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 OBTAIN THE LATEST EDITION OF THE CONTENTS OF THE 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 "G" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.
- POLYVINYL (PVC) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35 SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE I 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 LVVWD 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".
- 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.

LAS VEGAS VALLEY WATER DISTRICT (LVVWD) STANDARD NOTES

LVVWD PROJECT # 138764
(REVISED 08/01/2017)

- 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 (702-258-7171) 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 LVED INSPECTION. WHEN REQUESTING INSPECTIONS, PLEASE REFER TO THE PROJECT # IDENTIFIED ABOVE
- ALL WORK SHALL CONFORM TO LVVWD STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS, AND TO THE 2010 EDITION OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS). THE LATEST EDITION OF UDACS SHALL SUPERSEDE ANY CONFLICTS CONTAINED IN THE APPROVED DRAWINGS AND/OR SPECIFICATIONS.
- ALL WORK, EXCEPT AS EDITED BY THESE PLANS OR BY NOTE 2 ABOVE, SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT DRAFT OR EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENT, CLARK COUNTY AREA.
- A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LVVWD.
- ALL SERVICE LATERALS TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING WITH LVVWD APPROVED SERVICE SADDLES.
- ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.
- ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, VALLEY AND CURB GUTTERS.
- ALL WATER AND STORM DRAIN OR SANITARY SEWER CROSSINGS SHALL CONFORM TO SECTION 2.22 OF THE 2010 EDITION OF THE UDACS.
- ALL WATER FACILITIES 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 LVVWD CENTRAL STORES. TELEPHONE 702-258-3152 OR 702-258-3802, TWO (2) WORKING DAYS PRIOR TO METER PICKUP.
- ANY INTERRUPTION OF SERVICE MUST BE PERFORMED IN ACCORDANCE WITH UDACS SECTION 3.14.01, AND APPROVED BY THE LVVWD INSPECTION DIVISION PRIOR TO SHUTDOWN. PROPER WRITTEN NOTIFICATION MUST BE GIVEN TO ALL AFFECTED CUSTOMERS.
- ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE LVVWD APPROVED PRODUCT'S LIST FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS BY SUBMITTING SHOP DRAWINGS.
- TELEPHONE "CALL BEFORE YOU DIG" AT "811" OR 1-800-642-2444.
- 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 ADJUTING A PUBLIC OR PRIVATE STREET, IF DISTURBED BY THE LVVWD DURING THE REPAIR OR OPERATION OF ITS FACILITIES, WILL BE REPLACED BY LVVWD WITH AN APPROPRIATELY SIZED PLAIN FINISH CONCRETE PATCH. THE LVVWD WILL NOT RESTORE, AND WILL NOT BE RESPONSIBLE FOR THE RESTORATION OF, ANY DECORATIVE PAVING SURFACE WITHIN THE STREET. THE LVVWD WILL NOT ATTEMPT TO MATCH COLOR OR FINISH OF ANY ADJACENT MATERIALS.
- NO LEAD COMPLIANCE NOTE:
TO COMPLY WITH THE FEDERAL SAFE DRINKING WATER ACT, ALL WATER 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 RE-USED.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES
PROJECT NO. 138764 FIRST APPROVED DATE:

CITY OF LAS VEGAS STREETLIGHT NOTES

- ALL STREET LIGHTING INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE STREET LIGHTING PLANS, THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA," LATEST REVISION, AND THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA," LATEST REVISION, AND ANY ADOPTED SPECIAL STANDARDS.
- NO DEVIATION OF STREET LIGHT, PULL BOX, CONDUITS (ETC.) LOCATIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF TRAFFIC ENGINEERING AND THE CITY ENGINEER.
- ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION.
- ALL STREET LIGHTING CONDUITS SUB SHALL HAVE AT LEAST ONE GREEN #8 THW WIRE INSTALLED, AS TRACER WIRE. WHEN "EMPTY" CONDUIT IS COMPLETELY INSTALLED FROM PB TO PB, IT SHALL HAVE MINIMUM OF 2 #4 AND 1 #8 THW WIRE WITH THE ENDS TAPED OR "SAFE OFF" PRIOR TO FINAL INSPECTION.
- ANY STRUCTURE, SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, ETC., SHALL LEAVE A MINIMUM CLEARANCE IN ACCORDANCE WITH THE CITY OF LAS VEGAS TRAFFIC STANDARDS.
- AS-BUILT DRAWINGS SHALL BE SUPPLIED TO THE TEF0 PRIOR TO ANY PRE-FINAL INSPECTION. THE ASBUILT DRAWING NEEDS TO BE STAMPED AS-BUILT AND SIGNED BY THE PREPARER.
- SERVICE POINT SHALL BE COORDINATED WITH NV ENERGY COMPANY, AND WHEREVER POSSIBLE, BE LOCATED NEAR THE CENTER OF THE CIRCUIT. SERVICE POINTS SHALL BE SHOWN ON THE CIVIL PLANS.
- IT SHALL BE ASSUMED THAT IN THE ABSENCE OF AN EXISTING, WORKABLE CIRCUIT TO ATTACH TO, ALL INSTALLATIONS SHALL REQUIRE A NEW SERVICE FOR OPERATION OF THE CIRCUIT.
- WHEREVER THERE IS AN OVERHEAD UTILITY THAT MAY CONFLICT WITH THE INSTALLATION OF STREET LIGHTING CIRCUITS AND/OR POLES, THESE CONFLICTS MUST BE RESOLVED BETWEEN THE DEVELOPER AND THE UTILITIES INVOLVED, AT NO EXPENSE TO THE CITY OF LAS VEGAS, BEFORE STREETLIGHT BASES ARE INSTALLED.
- THE CONTRACTOR SHALL FURNISH COMPLETE SERVICE TO TRANSFORMERS AND CONTROL SYSTEMS IF REQUIRED ON PLANS.
- THE DEVELOPER/OWNER WILL BE REQUIRED TO SUPPLY POWER TO ALL NEW PUBLIC STREET LIGHTS INSTALLED UNDER THIS DESIGN PRIOR TO BOND RELEASE OR PROJECT COMPLETION. THE DEVELOPER/OWNER WILL BE RESPONSIBLE FOR ALL ITEMS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND OPERATION OF THE LIGHTS. IF SAID STREET LIGHTS PRIOR TO PROJECT COMPLETION, REFER TO THE PLAN FOR ANY NEW SERVICE REQUIREMENTS. THE TRANSFER OF OWNERSHIP FROM THE DEVELOPER TO THE CITY OF LAS VEGAS FOR ALL NEW STREET LIGHTS AND/OR SERVICE/S INSTALLED UNDER THIS PLAN DESIGN WILL BE IN CONJUNCTION WITH THIS PROJECT COMPLETION. COORDINATE ALL MAINTENANCE AND OPERATIONAL TRANSFERS WITH THE CITY OF LAS VEGAS TRAFFIC ENGINEERING DEPARTMENT (TEFO) AT (702) 229-6331.

DISCLAIMER NOTE:

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

811

Call before you UnderGround
1-800-642-2444

Call before you Dig
Call before you UnderGround
1-702-432-5300

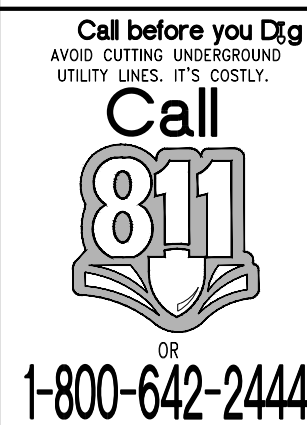
Call before you Dig
Call before you UnderGround
1-702-227-2929

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		ROW OR PROPERTY LINE
		EASEMENT LINE
		CENTERLINE
		CURB
		VALLEY GUTTER
		EDGE OF PAVEMENT
		SIDEWALK
		SIDEWALK RAMP
		DRIVEWAY
		SAWCUT LINE
		RETAINING WALL
		FLOOD WALL
		WROUGHT IRON VEHICULAR GATES
		WROUGHT IRON PEDESTRIAN GATES
		INDEX CONTOURS
		INTERMEDIATE CONTOURS
		ROUGH GRADE INDEX CONTOURS
		ROUGH GRADE INTERMEDIATE CONTOURS
		CUT OR FILL SLOPE
		CUT AND FILL LINE
		LOT NUMBER
		FF AND PAD ELEVATION
		GRADE SLOPE
		SPOT ELEVATION
		SWALE LINE
		LOT DIMENSION
		SIGHT VISIBILITY ZONE
		WATERLINE MAIN AND SIZE
		FIRE HYDRANT
		WATER METER AND SERVICE LATERAL
		WATER VALVE
		WATER FITTINGS
		WATER LINE REDUCER
		WATER CAP WITH WATER BLOW OFF ASSEMBLY
		IRRIGATION SLEEVE
		PRESSURE REDUCING VALVE
		REDUCED PRESSURE PRINCIPLE ASSEMBLY
		SEWERLINE MAIN AND SIZE
		SEWERLINE MANHOLE
		SEWERLINE CAP
		SEWER LATERAL
		BACK WATER VALVE
		100W HPS STREET LIGHT
		250W HPS STREET LIGHT
		400W HPS STREET LIGHT
		STREET LIGHT CONDUIT AND CAP
		4" FIBER OPTIC CONDUIT AND CAP
		PULLBOX
		REFLECTIVE FIRE HYDRANT MARKER
		STORM DRAIN MAIN AND SIZE
		ROCK RIP RAP
		STORM DRAIN MANHOLE
		STORM DRAIN DROP INLET

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BENCHMARK

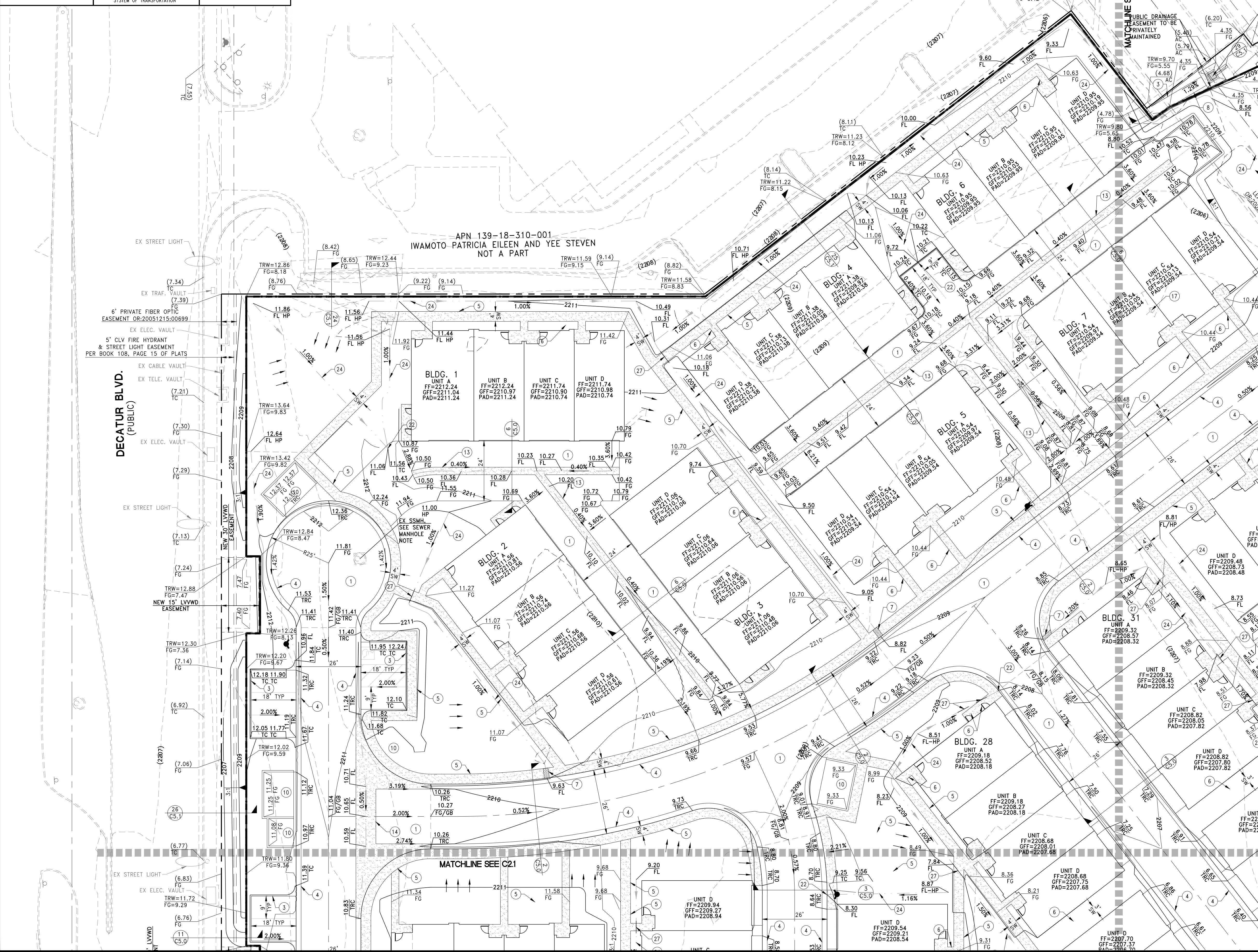
CITY OF LAS VEGAS BENCHMARK: 7LV01 185W06
RIVET & PLATE (OLD RECTANGULAR) IN TOP OF CURB AT THE SW CORNER BEVVE RD. & DECATUR BLVD.
ELEVATION=672.300 Meters (NAVD'88 v.2008)
ELEVATION=2205.71 US Survey Feet (NAVD'88 v.2008)

BASIS OF BEARINGS

NORTH 89°26'38" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 61 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN BOOK 108, PAGE 15 OF PLATS.

BUILDING PERMIT NOTE

ALL STRUCTURES SHOWN OR INDICATED ON THIS SUBMITTAL WITHIN THE PROPERTY REQUIRE A BUILDING PERMIT APPLICATION AND SUBMITTAL THIS INCLUDES BUILDINGS, ABOVE GROUND TANKS, SIGNS, RETAINING WALLS, FENCES, TRASH ENCLOSURES, SHADE STRUCTURES, STAIRWAYS, RAMPS, LIGHT POLES, LIGHT BOLLARDS, ETC. THIS DOES NOT INCLUDE ANY FLOOD CONTROL STRUCTURE SUCH AS PIPES, CULVERTS, ARCH CULVERTS, HEADWALLS, ETC. THIS DOES NOT INCLUDE ANY WORK WITHIN A PUBLIC STREET RIGHT-OF-WAY. THIS DOES NOT INCLUDE PRIVATE STREETS. THE REVIEW OF CIVIL IMPROVEMENT AND/OR GRADING PLANS DOES NOT INCLUDE ANY REVIEW OF ANY STRUCTURE THAT REQUIRES A BUILDING PERMIT APPLICATION.



CONSTRUCTION NOTES

1. CONSTRUCT AC PAVEMENT REFERENCE DETAIL 13 ON SHEET C5.0.
2. CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD #216
3. CONSTRUCT "A" TYPE CURB PER 16 ON SHEET C5.1
4. CONSTRUCT "R" TYPE CURB AND GUTTER PER CCAUSD #217.3.S1
5. CONSTRUCT 4' SIDEWALK PER CCAUSD #234
6. CONSTRUCT 3' SIDEWALK PER CCAUSD #234
7. CONSTRUCT 24" WIDE SIDEWALK UNDERDRAIN PER CCAUSD #236
8. CONSTRUCT 4' WIDE CONCRETE "U"-CHANNEL PER DETAIL 22 SHEET C5.1
9. REMOVE EXISTING DRIVEWAY APRON AND CONSTRUCT BUS TURNOUT AND 5' SIDEWALK PER CCAUSD #234 & #234.1
10. CONSTRUCT TRASH ENCLOSURES, SEE ARCH. PLANS
11. REMOVE EXISTING DRIVEWAY APRON AND CONSTRUCT "L" CURB AND 5' SIDEWALK PER CCAUSD #216 AND #234
12. CONSTRUCT SIDEWALK RAMP USING AMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE 1)
13. CONSTRUCT 3' WIDE CROSS GUTTER WITH 3/4" DEEP FLOWLINE SIMILAR TO CCAUSD #228
14. CONSTRUCT 8' WIDE CROSS GUTTER WITH 3/4" DEEP FLOWLINE SIMILAR TO CCAUSD #228
15. REMOVE EXISTING CURB, GUTTER & SIDEWALK AND CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD #222.1, #225 & #228
16. LANDSCAPE AREA PER LANDSCAPE PLANS BY OTHERS
17. EXISTING RETIRED POWER POLE TO BE REMOVED
18. RAISE EXISTING SSMH RIM TO NEW FINISHED GRADE
19. CONSTRUCT 6" TALL DECORATIVE WROUGHT IRON FENCE
20. SAWCUT AC PAVEMENT, TRENCH, BACKFILL AND MATCH EXISTING IMPROVEMENTS PER CCAUSD #503, #500.4 & #500.5
21. CONSTRUCT LEADWALK CROSS DRAIN AS PER DETAIL 17 SHEET C5.1
22. CONSTRUCT "V" NOTCH TO DRAIN CURB INTO BMP PER DETAIL 14 SHEET C5.0
23. REMOVE ALL EXISTING VEGETATION ON SITE
24. CONSTRUCT RIP RAP LINED DRAINAGE SWALE PER DETAIL 15 ON SHEET C5.0
25. CONSTRUCT PRECAST 3' X 3' DROP INLET PER DETAIL 23 SHEET C5.1
26. CONSTRUCT PRECAST 6' X 6' DROP INLET PER DETAIL 20 SHEET C5.1
27. INSTALL 4" SD PIPE UNDER SIDEWALK, SLOPE TO MATCH SWALE

FLOOD ZONE NOTE

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PLAN NUMBERS 32003C2155F DATED NOVEMBER 16, 2011, THE SITE IS LOCATED IN A ZONE "X".

SURVEY MONUMENT NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS REQUIRED BY CITY OF LAS VEGAS AND CLARK COUNTY UNIFORM STANDARD DRAWING NUMBER 243. OWNER IS ALSO RESPONSIBLE TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DESTROYED, OR OBTAINED DURING CONSTRUCTION.

SIGHT VISIBILITY ZONE

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 EXISTS) WITHIN THE SIGHT VISIBILITY ZONES.

ENGINEERS NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION..
2. SEE SHEET C5.0 FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
3. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
4. THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
5. ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
6. DURING CONSTRUCTION, SURVEYORS AND CONTRACTORS MUST VERIFY THAT ALL STREETS AND LOTS HAVE POSITIVE DRAINAGE. SAME MUST UTILIZE AT LEAST THREE GRADES ON VERTICAL TANGENTS TO VERIFY SLOPES.
7. SOIL REPORT NOTE:
GRADING SHALL BE IN ACCORDANCE WITH SOILS REPORT PREPARED BY:
ENGINEER: Geo Tek
PROJECT NO. 15642-LVR
DATED: August 10, 2020
8. CUT/FILL ESTIMATES
EXISTING TO FINISH GRADE ELEVATIONS
NET CUT: 1,200 CY
NET FILL: 8,500 CY
9. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET C0.01

NOTE

ALL ON-SITE STORM DRAINS AND THE ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED

NOTE

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

SEWER EASEMENT NOTE

NO STRUCTURES AND NO TREES OR VEGETATION TALLER THAN THREE FEET ALLOWED WITHIN CLV SEWER EASEMENT

SANITARY SEWER MANHOLE NOTE

THE CONTRACTOR IS TO VERIFY THE POSITION OF THIS EXISTING SEWER MANHOLE CONE TO DETERMINE IF IT CAN BE ROTATED TO RE-POSITION THE MANHOLE RIM AND LID MORE TO THE WEST OF ITS EXISTING LOCATION. IF THAT IS THE CASE, NOTIFY THE ENGINEER FOR AN ALTERNATE DESIGN FOR THE STREET, CURB, AND GUTTER IMPROVEMENTS AT THAT LOCATION.

I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #XXXXX ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER L. THOMPSON, PE, NO. 14134

DATE

FOR REVIEW ONLY	DATE	REV	DESCRIPTION	BY	DATE
DATE: December 15, 2020	DATE: 12/15/2020	REV	DESCRIPTION	BY	DATE
HORIZ. SCALE: 1"=50'	HORIZ. SCALE: 1"=50'	REV	DESCRIPTION	BY	DATE
VERT. SCALE: N/A	VERT. SCALE: N/A	REV	DESCRIPTION	BY	DATE
DRAWN BY: NDI	DRAWN BY: NDI	REV	DESCRIPTION	BY	DATE
DESIGNED BY: CLT	DESIGNED BY: CLT	REV	DESCRIPTION	BY	DATE
CHECKED BY: CLT	CHECKED BY: CLT	REV	DESCRIPTION	BY	DATE
APPROVED BY: 4555.0007	APPROVED BY: 4555.0007	REV	DESCRIPTION	BY	DATE
PROJECT #:	PROJECT #:	REV	DESCRIPTION	BY	DATE

RANCHO VILLAGE PARTNERS LLC.
2222 MARTIN STREET, SUITE #160
LAS VEGAS, NEVADA 89102
PH: (855) 510-7572 FAX: (702) 603-9007

RCI Engineering
500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106
PH: 702.451.0800 FAX: 702.451.0801

NEVADA

RANCHO VILLAGE APARTMENTS - PHASE 1
AIRPORT DRIVE

GRADING PLAN (SHEET 1 OF 6)

CITY OF LAS VEGAS

12/15/2020 10:51am

0:\4555_Edward Homes\0007_Rancho Multi-Family_C0VLA_IPS\004_G01.dwg bread

DATE: 12/15/2020

DRAWING

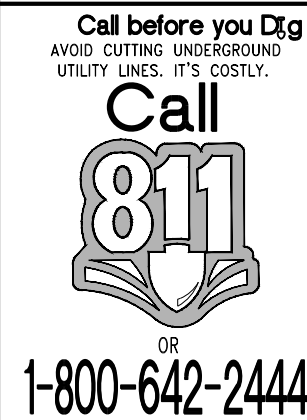
C2.0

SHT 9 OF 28

CLV PROJECT #

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BENCHMARK

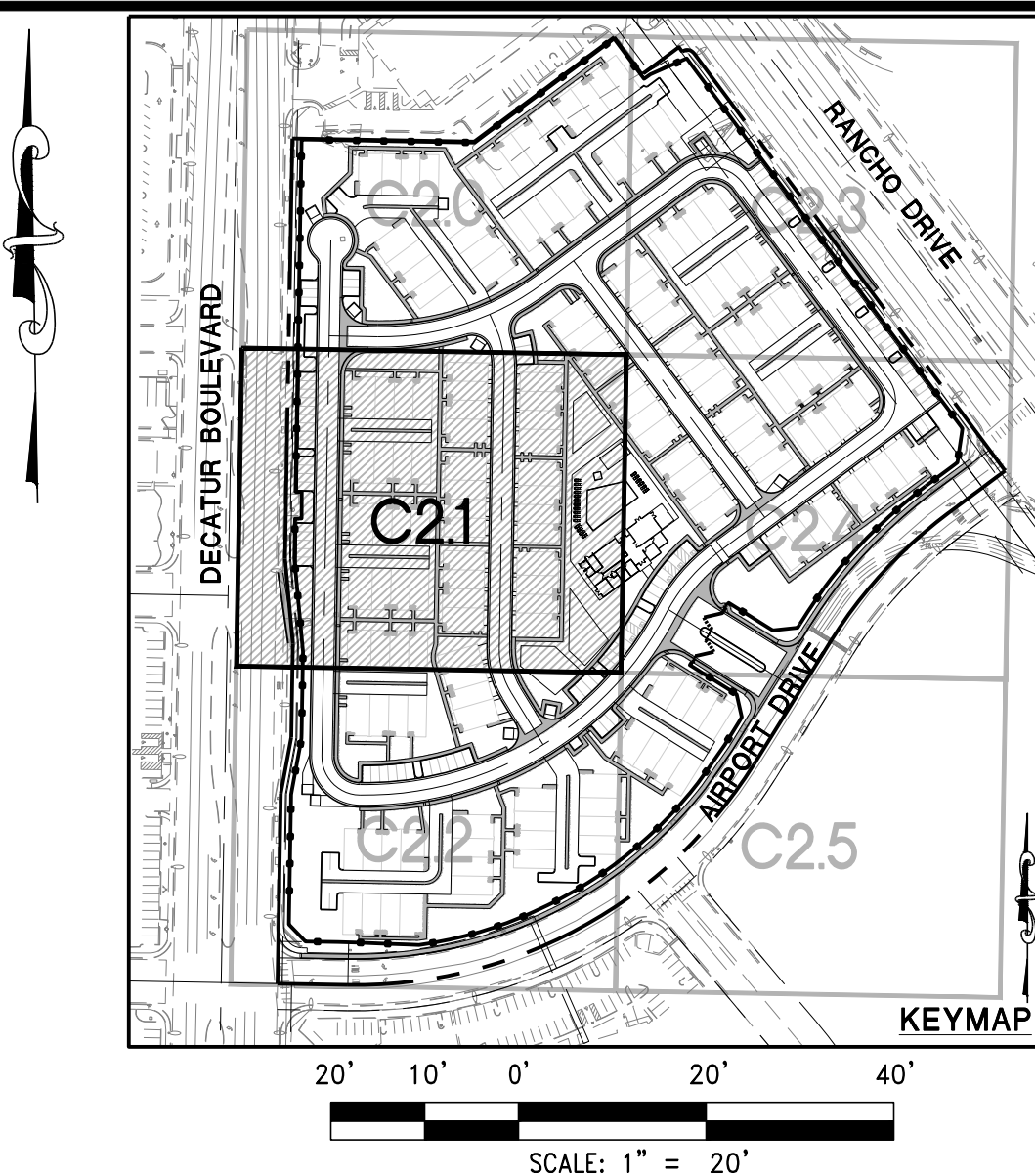
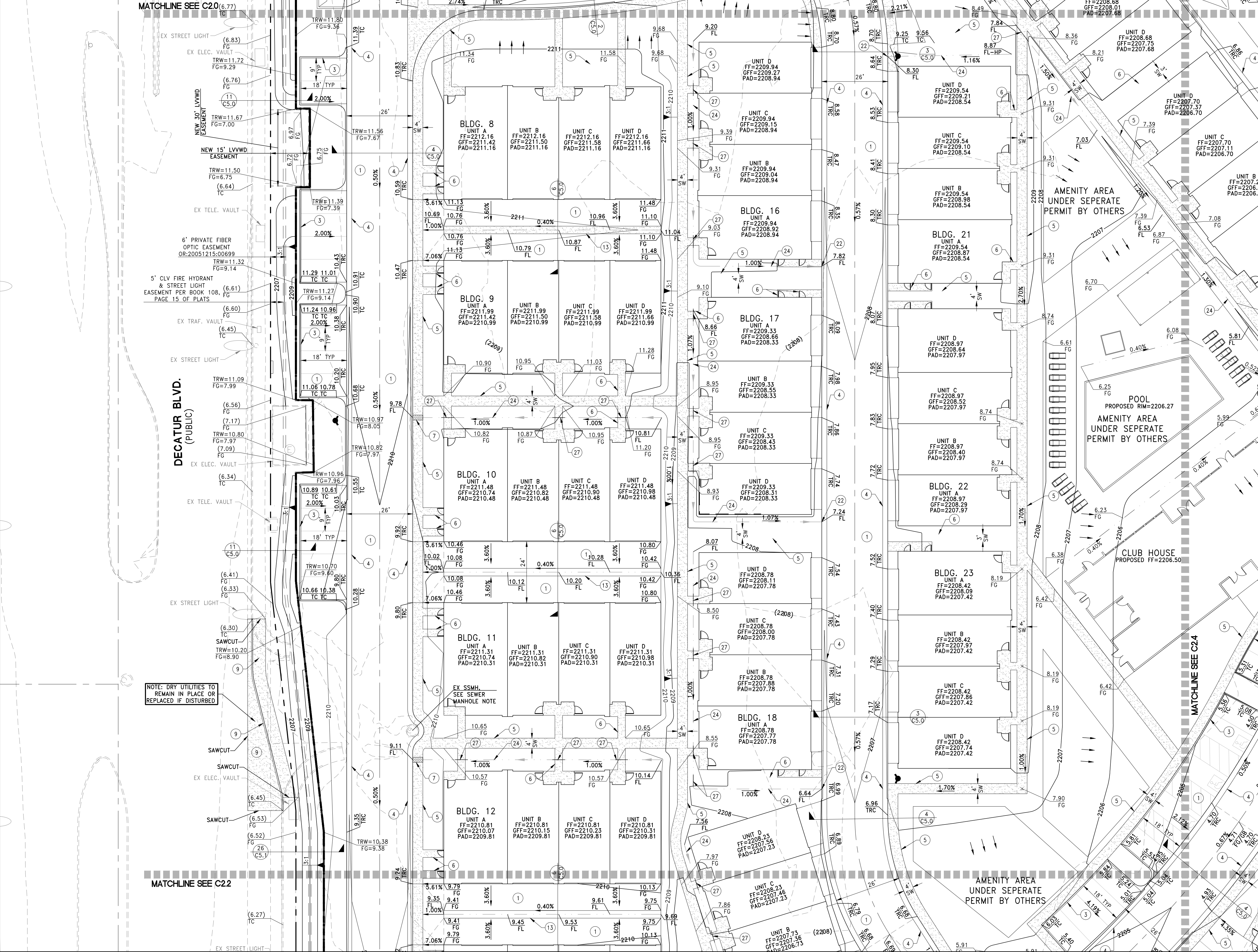
CITY OF LAS VEGAS BENCHMARK: 7LV01 185WSW6
RIVET & PLATE (OLD RECTANGULAR) IN TOP OF CURB AT THE SW CORNER BEVVE RD. &
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ELEVATION=2205.71 US Survey Feet (NAVD'88 v.2008)

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VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREON ON FILE IN THE OFFICE OF
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CONSTRUCTION NOTES

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3. CONSTRUCT "A" TYPE CURB PER 16 ON SHEET C5.1
4. CONSTRUCT "R" TYPE CURB AND GUTTER PER CCAUSD #217.3.51
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20. SAWCUT AC PAVEMENT, TRENCH, BACKFILL AND MATCH EXISTING IMPROVEMENTS PER CCAUSD #500.4 & #500.5
21. CONSTRUCT LEADWALK CROSS DRAIN AS PER DETAIL 17 SHEET C5.1
22. CONSTRUCT "V" NOTCH TO DRAIN CURB INTO BMP PER DETAIL 14 SHEET C5.0
23. REMOVE ALL EXISTING VEGETATION ON SITE
24. CONSTRUCT RIP RAP LINED DRAINAGE SWALE PER DETAIL 15 ON SHEET C5.0
25. CONSTRUCT PRECAST 3' X 3' DROP INLET PER DETAIL 23 SHEET C5.1
26. CONSTRUCT PRECAST 6' X 6' DROP INLET PER DETAIL 20 SHEET C5.1
27. INSTALL 4" SD PIPE UNDER SIDEWALK, SLOPE TO MATCH SWALE

FLOOD ZONE NOTE

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS 32003C2155F DATED NOVEMBER 16, 2011, THE SITE IS LOCATED IN A ZONE "X".

SURVEY MONUMENT NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS REQUIRED BY CITY OF LAS VEGAS AND CLARK COUNTY UNIFORM STANDARD DRAWING NUMBER 243. OWNER IS ALSO RESPONSIBLE TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

SIGHT VISIBILITY ZONE

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 EXISTS) WITHIN THE SIGHT VISIBILITY ZONES.

ENGINEERS NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION..
2. SEE SHEET C5.0 FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
3. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
4. THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
5. ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
6. DURING CONSTRUCTION, SURVEYORS AND CONTRACTORS MUST VERIFY THAT ALL STREETS AND LOTS HAVE POSITIVE DRAINAGE. SAME MUST UTILIZE AT LEAST THREE GRADES ON VERTICAL TANGENTS TO VERIFY SLOPES.
7. SOIL REPORT NOTE:
GRADING SHALL BE IN ACCORDANCE WITH SOILS REPORT PREPARED BY:
ENGINEER: Geo Tek
PROJECT NO. 15542-LVR
DATED: August 10, 2020
8. CUT/FILL ESTIMATES
EXISTING TO FINISH GRADE ELEVATIONS
NET CUT: 1,200 CY
NET FILL: 8,500 CY
9. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET C0.01

NOTE

ALL ON-SITE STORM DRAINS AND THE ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED

NOTE

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

SEWER EASEMENT NOTE

NO STRUCTURES AND NO TREES OR VEGETATION TALLER THAN THREE FEET ALLOWED WITHIN CLV SEWER EASEMENT

SANITARY SEWER MANHOLE NOTE

THE CONTRACTOR IS TO VERIFY THE POSITION OF THIS EXISTING SEWER MANHOLE CONE TO DETERMINE IF IT CAN BE ROTATED TO RE-POSITION THE MANHOLE RIM AND LID MORE TO THE WEST OF ITS EXISTING LOCATION. IF THAT IS THE CASE, NOTIFY THE ENGINEER FOR AN ALTERNATE DESIGN FOR THE STREET, CURB, AND GUTTER IMPROVEMENTS AT THAT LOCATION.

I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #XXXXX ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER L. THOMPSON, PE NO. 14134

DATE

FOR REVIEW ONLY

REV	DESCRIPTION	DATE
1	15, 2020	

DATE: December 15, 2020
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
DRAWN BY: NDU
DESIGNED BY: CLT
CHECKED BY: CLT
APPROVED BY: 4555.0007
PROJECT #: 4555.0007

RANCHO VILLAGE PARTNERS LLC.
2222 MARTIN STREET, SUITE #160
LAS VEGAS, NEVADA 89102
PH: (702) 510-7572 FAX: (702) 603-9007

RCI Engineering
500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106
PH: 702.451.0800 FAX: 702.451.0801

NEVADA

IMPROVEMENT PLANS FOR
RANCHO VILLAGE APARTMENTS - PHASE 1
AIRPORT DRIVE

GRADING PLAN (SHEET 2 OF 6)

CITY OF LAS VEGAS

12/15/2020

DRAWING

C2.1

SHT 10 OF 28

CLV DRAWING NUMBER

CLV PROJECT #

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

Call
811
OR
1-800-642-2444

AVOID HITTING OVERHEAD
POWER LINES. IT'S COSTLY.



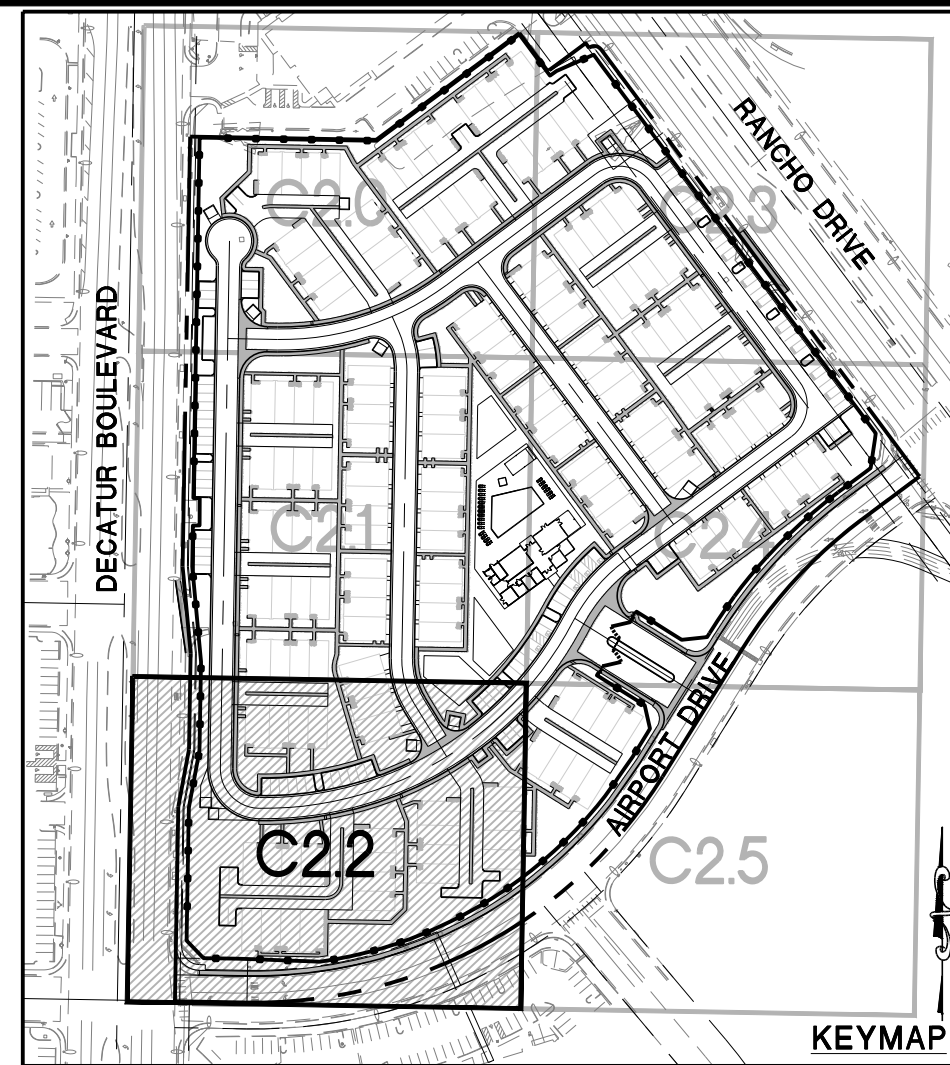
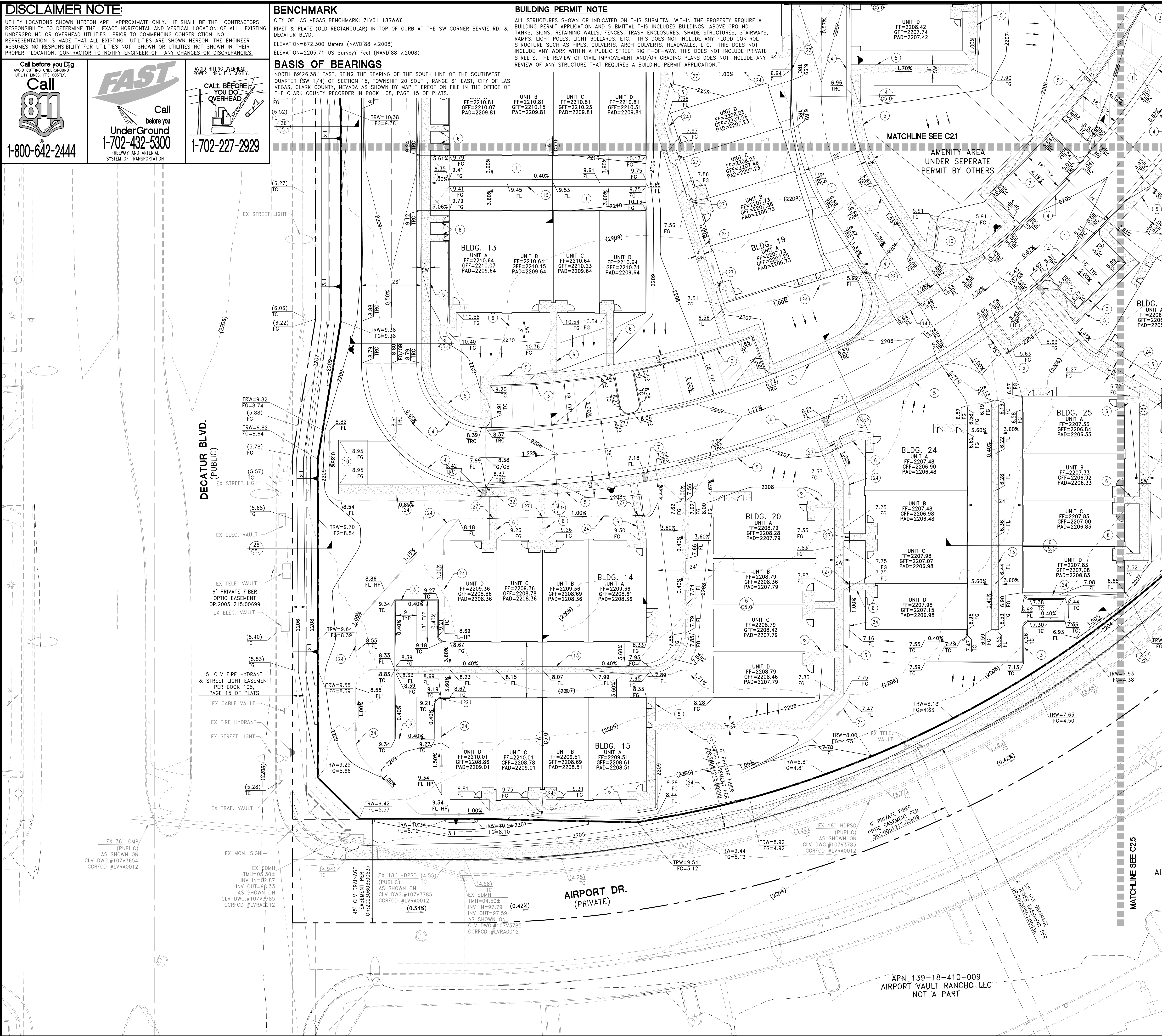
CALL BEFORE
YOU DO
OVERHEAD

1-702-227-2929

CITY OF LAS VEGAS BENCHMARK: 7LV01 18SWW6
RIVET & PLATE (OLD RECTANGULAR) IN TOP OF CURB &
DECATUR BLVD.
ELEVATION=672.300 Meters (NAVD'88 v.2008)
ELEVATION=2205.71 US Survey Feet (NAVD'88 v.2008)

NORTH 89°26'38" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST
QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 61 EAST, CITY OF LAS
VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF
THE CLARK COUNTY RECORDER IN BOOK 108, PAGE 15 OF PLATS.

ALL STRUCTURES SHOWN OR INDICATED ON THIS SUBMITTAL WITHIN THE PROPERTY REQUIRE A BUILDING PERMIT APPLICATION AND SUBMITTAL THIS INCLUDES BUILDINGS, ABOVE GROUND TANKS, SIGNS, RETAINING WALLS, FENCES, TRASH ENCLOSURES, SHADE STRUCTURES, STAIRWAYS, RAMPS, LIGHT POLES, LIGHT BOLLARDS, ETC. THIS DOES NOT INCLUDE ANY FLOOD CONTROL STRUCTURE SUCH AS PIPES, CULVERTS, ARCH CULVERTS, HEADWALLS, ETC. THIS DOES NOT INCLUDE ANY WORK WITHIN A PUBLIC STREET RIGHT-OF-WAY. THIS DOES NOT INCLUDE PRIVATE STREETS. THE REVIEW OF CIVIL IMPROVEMENT AND/OR GRADING PLANS DOES NOT INCLUDE ANY REVIEW OF ANY STRUCTURE THAT REQUIRES A BUILDING PERMIT APPLICATION."



- 1 CONSTRUCT AC PAVEMENT REFERENCE DETAIL 13 ON SHEET C5.0
- 2 CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD #216
- 3 CONSTRUCT "A" TYPE CURB PER 16 ON SHEET C5.1
- 4 CONSTRUCT "B" TYPE CURB AND GUTTER PER CCAUSD #217.3.51
- 5 CONSTRUCT 4' SIDEWALK PER CCAUSD #234
- 6 CONSTRUCT 3' SIDEWALK PER CCAUSD #234
- 7 CONSTRUCT 24" WIDE SIDEWALK UNDERDRAIN PER CCAUSD #236
- 8 CONSTRUCT 4' WIDE CONCRETE "U"-CHANNEL PER DETAIL 22 SHEET C5.1
- 9 REMOVE EXISTING DRIVEWAY APRON AND CONSTRUCT BUS TURNOUT TO "V" SIDEWALK PER CCAUSD #234 & #234.1
- 10 CONSTRUCT TRASH ENCLOSURES, SEE ARCH. PLANS
- 11 REMOVE EXISTING DRIVEWAY APRON AND CONSTRUCT "L" CURB AND 5' SIDEWALK PER CCAUSD #216 AND #234
- 12 CONSTRUCT SIDEWALK RAMP USING AMOR TIE TRUNCATED DORIES OR EQUIVALENT PER CCAUSD #235 (CASE I)
- 13 CONSTRUCT 3' WIDE CROSS GUTTER WITH 3/4" DEEP FLOWLINE SIMILAR TO CCAUSD #228
- 14 CONSTRUCT 6' WIDE CROSS GUTTER WITH 3/4" DEEP FLOWLINE SIMILAR TO CCAUSD #228
- 15 REMOVE EXISTING CURB, GUTTER & SIDEWALK AND CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD #222.1, #225 & #228
- 16 LANDSCAPE AREA FOR LANDSCAPE PLANS BY OTHERS
- 17 EXISTING RETAINED POWER POLE TO BE REMOVED
- 18 RAISE EXISTING SSMH RIM TO NEW FINISHED GRADE
- 19 CONSTRUCT 6' TALL DECORATIVE WROUGHT IRON FENCE
- 20 SAWCUT AC PAVEMENT, TRENCH, BACKFILL AND MATCH EXISTING IMPROVEMENTS PER CCAUSD #503, #500.4 & #500.5
- 21 CONSTRUCT LEADWALK CROSS DRAIN AS PER DETAIL 17 SHEET C5.1
- 22 CONSTRUCT "W" DETAIL TO DRAIN CURB INTO BMP PER DETAIL 14 SHEET C5.0
- 23 REMOVE ALL EXISTING VESTIBULE ON SITE
- 24 CONSTRUCT RIP RAP LINED DRAINAGE SWALE PER DETAIL 15 ON SHEET C5.0
- 25 CONSTRUCT PRECAST 3' x 3' DROP INLET PER DETAIL 23 SHEET C5.1
- 26 CONSTRUCT PRECAST 6' x 6' DROP INLET PER DETAIL 20 SHEET C5.1
- 27 INSTALL 4" SD PIPE UNDER SIDEWALK, SLOPE TO MATCH SWALE

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS 32003C2155F DATED NOVEMBER 16, 2011, THE SITE IS LOCATED IN A ZONE "X".

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS REQUIRED BY CITY OF LAS VEGAS AND CLARK COUNTY UNIFORM STANDARD DRAWING NUMBER 243. OWNER IS ALSO RESPONSIBLE TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DESTROYED, OR OBSCURED DURING CONSTRUCTION

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 EXISTS) WITHIN THE SIGHT VISIBILITY ZONES.

1. CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION..
2. SEE C5.60 FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
3. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
4. THE CONTRACTOR SHALL NOT REMOVE OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
5. ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
6. DURING CONSTRUCTION, SURVEYORS AND CONTRACTORS MUST VERIFY THAT ALL STREETS AND LOT LINES POSITIVE DRAINAGE. SAME MUST UTILIZE AT LEAST THREE GRADES ON VERTICAL TANGENTS TO VERIFY SLOPES.
7. SOIL REPORT NOTE:
GRADING SHALL BE IN ACCORDANCE
WITH SOILS REPORT PREPARED BY:
ENGINEER: Geo Tek
PROJECT NO. 15642-LVR
DATED: August 10, 2020
8. CUT/FILL ESTIMATES
EXISTING TO FINISH GRADE ELEVATIONS
NET CUT: 1,200 CY
NET FILL: 8,500 CY
9. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET CO.01

ALL ONSITE STORM DRAINS AND THE ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED

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

NO STRUCTURES AND NO TREES OR VEGETATION TALLER THAN THREE FEET ALLOWED WITHIN
CLV SEWER EASEMENT

I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #XXXXX ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER L. THOMPSON, PE NO. 14134

DATE _____

IMPROVEMENT PLANS FOR

RANCHO VILLAGE APARTMENTS – PHASE 1

AIRPORT DRIVE

CITY OF LAS VEGAS

GRADING PLAN (SHEET 3 OF 6)

NEVADA



DATE: 12/15/2020

DRAWING

C2.2

SHEET 11 OF 28

CLV DRAWING NUMBER

CLV PROJECT #

RANCHO VILLAGE PARTNERS LLC.

2222 MARTIN STREET, SUITE #160
IRVINE, CALIFORNIA 92612
PH: (951) 518-1572 FAX: (951) 663-6007

RCI Engineering

500 S. Rancho Drive, Suite 200 Las Vegas, NV 89106
702.753.0800 FAX: 702.753.0901

REV	DESCRIPTION	BY	APPD	DATE
	HORIZ. SCALE: 1"=20'			
	VERT. SCALE: N/A			
	DRAWN BY: NDJ			
	DESIGNED BY: CLT			
	CHECKED BY: CLT			
	APPROVED BY: CLT			
	PROJECT #:			4555-0097

DATE: December 15, 2020

HORIZ. SCALE: 1"=20'

VERT. SCALE: N/A

DRAWN BY: NDJ

DESIGNED BY: CLT

CHECKED BY: CLT

APPROVED BY: CLT

PROJECT #:

CITY OF LAS VEGAS BENCHMARK: 7LV01 18SWW6
RIVET & PLATE (OLD RECTANGULAR) IN TOP OF CURB AT THE SW CORNER BEVVIE RD. &
DECATUR BLVD.
ELEVATION=672.300 Meters (NAVD'88 v.2008)
ELEVATION=2205.71 US SurveyY Feet (NAVD'88 v.2008)

NORTH 89°26'38" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 61 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN BOOK 108, PAGE 15 OF PLATS.

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

FAST

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

ALL STRUCTURES SHOWN/IR INDICATED ON THIS SUBMITTAL WITHIN THE PROPERTY REQUIRE A BUILDING PERMIT APPLICATION AND SUBMITTAL. THIS INCLUDES BUILDINGS, ABOVE GROUND TANKS, SIGNS, RETAINING WALLS, FENCES, TRASH ENCLOSURES, SHADE STRUCTURES, STAIRWAYS, RAMPS, LIGHT POLES, LIGHT BOLLARDS, ETC. THIS DOES NOT INCLUDE ANY FLOOD CONTROL STRUCTURE SUCH AS PIPES, CULVERTS, ARCH CULVERTS, HEADWALLS, ETC. THIS DOES NOT INCLUDE ANY WORK WITHIN A PUBLIC STREET RIGHT-OF-WAY. THIS DOES NOT INCLUDE PRIVATE STREETS. THE REVIEW OF CIVIL IMPROVEMENT AND/OR GRADING PLANS DOES NOT INCLUDE ANY REVIEW OF ANY STRUCTURE THAT REQUIRES A BUILDING PERMIT APPLICATION."

- 1 CONSTRUCT AC PAVEMENT REFERENCE DETAIL 13 ON SHEET
- 2 C5.0
- 3 CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD #216
- 4 CONSTRUCT "A" TYPE CURB PER 16 ON SHEET C5.1
- 5 CONSTRUCT "R" TYPE CURB AND GUTTER PER CCAUSD #217.3.51
- 6 CONSTRUCT 4" SIDEWALK PER CCAUSD #234
- 7 CONSTRUCT 3" SIDEWALK PER CCAUSD #234
- 8 CONSTRUCT 24" WIDE SIDEWALK UNDERDRAIN PER CCAUSD #236
- 9 CONSTRUCT 4" WIDE CONCRETE "U"-CHANNEL PER DETAIL 22
- 10 SHEET C5.1
- 11 REMOVE EXISTING DRIVEWAY APRON AND CONSTRUCT BUS
- 12 TURNOUT AND 5" SIDEWALK PER CCAUSD #234 & #234.1.
- 13 CONSTRUCT TRASH ENCLOSURES. SEE ARCH. PLANS
- 14 REMOVE EXISTING DRIVEWAY APRON AND CONSTRUCT "L" CURB
- 15 AND 5" SIDEWALK PER CCAUSD #216 AND #234
- 16 CONSTRUCT SIDEWALK RAMP USING AMOR TILE TRUNCATED
- 17 DOMES OR EQUIVALENT PER CCAUSD #235 (CASE I)
- 18 CONSTRUCT 3" WIDE CROSS GUTTER WITH 3/4" DEEP FLOWLINE
- 19 SIMILAR TO CCAUSD #228
- 20 CONSTRUCT 8" WIDE CROSS GUTTER WITH 3/4" DEEP FLOWLINE
- 21 SIMILAR TO CCAUSD #228
- 22 REMOVE EXISTING CURB, GUTTER & SIDEWALK AND CONSTRUCT
- 23 COMMERCIAL DRIVEWAY PER CCAUSD #222.1, #225 & #228
- 24 LANDSCAPE AREA FOR LANDSCAPE PLANS BY OTHERS
- 25 RAISE EXISTING RETIRED POWER POLE TO BE REMOVED
- 26 CONSTRUCT 6" TALL DECORATIVE WROUGHT IRON FENCE
- 27 SAWCUT AC PAVEMENT, TRENCH, BACKFILL AND MATCH EXISTING
- 28 IMPROVEMENTS PER CCAUSD #503, #500.4 & #500.5
- 29 CONSTRUCT LEADWALK CROSS DRAIN FROM DETAIL 17 SHEET C5.1
- 30 CONSTRUCT "V" NOTCH TO DRAIN CURB INTO
- 31 RAMP PER DETAIL 14 SHEET C5.0
- 32 REMOVE ALL EXISTING VEGETATION ON SITE
- 33 CONSTRUCT RIP RAP LINED DRAINAGE SWALE PER
- 34 DETAIL 15 ON SHEET C5.0
- 35 CONSTRUCT PRECAST 3' x 3' DROP INLET PER DETAIL 23 SHEET C5.1
- 36 CONSTRUCT PRECAST 6' x 6' DROP INLET PER DETAIL 20 SHEET C5.1
- 37 INSTALL 4" SD PIPE UNDER SIDEWALK, SLOPE TO MATCH SWALE

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS 32003C2155F DATED NOVEMBER 16, 2011, THE SITE IS LOCATED IN A ZONE "X".

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS REQUIRED BY CITY OF LAS VEGAS AND CLARK COUNTY UNIFORM STANDARD DRAWING NUMBER 243. OWNER IS ALSO RESPONSIBLE TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

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 EXISTS) WITHIN THE SIGHT VISIBILITY ZONES.

1. CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION..
2. SEE SHEET C5.0 FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
3. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
4. THIS PLAN IS NOT TO BE USED IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
5. ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
6. DURING CONSTRUCTION, SURVEYORS AND CONTRACTORS MUST VERIFY THAT ALL STREETS AND LOTS HAVE POSITIVE DRAINAGE. SAME MUST UTILIZE AT LEAST THREE GRADES ON VERTICAL ANGLES TO VERIFY SLOPES.
7. SOIL REPORT NOTE:
GRADING SHALL BE IN ACCORDANCE
WITH SOILS REPORT PREPARED BY:
ENGINEER: Geo Tek
PROJECT NO. 15642-LVR
DATED: August 10, 2020
8. CUT/FILL ESTIMATES
EXISTING TO FINISH GRADE ELEVATIONS
NET CUT: 1,200 CY
NET FILL: 8,500 CY
9. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET C0.01

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NO STRUCTURES AND NO TREES OR VEGETATION TALLER THAN THREE FEET ALLOWED WITHIN
CLV SEWER EASEMENT

THE CONTRACTOR IS TO VERIFY THE POSITION OF THIS EXISTING STORM DRAIN MANHOLE CONE TO DETERMINE IF IT CAN BE ROTATED TO RE-POSITION THE MANHOLE RIM AND LID MORE TO THE EAST OF ITS EXISTING LOCATION. IF THAT IS THE CASE, NOTIFY THE ENGINEER FOR AN ALTERNATE DESIGN FOR THE PAVEMENT, CURB & GUTTER, FLOOD WALL, AND FENCE IMPROVEMENTS AT THAT LOCATION.

I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #XXXXX ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER L. THOMPSON, PE NO. 14134

DATE _____

REV	DESCRIPTION	BY	APPD	DATE
	DATE: December 15, 2020 HORIZ. SCALE: 1"=20' VERT. SCALE: N/A DRAWN BY: N/D DESIGNED BY: CLT CHECKED BY: CLT APPROVED BY: CLT PROJECT #:			

RANCHO VILLAGE PARTNERS LLC.
 2225 EAST 15TH STREET, SUITE 160
 IRVINE, CALIFORNIA 92612
 PH: (858) 518-7372 FAX: (760) 683-6007

RCI Engineering
 500 S. Rancisco Drive, Suite 217 Las Vegas, NV 89106

RANCHO VILLAGE APARTMENTS – PHASE 1
AIRPORT DRIVE

GRADING PLAN (SHEET 4 OF 6)

DATE: 12/15/2020

C2.3

SHT 12 OF 28

CIV. PROJECT #

CITY OF LAS VEGAS

NEWCOM

DISCLAIMER NOTE:

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

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

**Call
811**
OR
1-800-642-2444

FAST

Call
before you
UnderGround
1-702-432-5300
FREWAY AND ARTERIAL
SYSTEM OF TRANSPORTATION

AVOID HITTING OVERHEAD
POWER LINES. IT'S COSTLY.

**CALL BEFORE
YOU DO
OVERHEAD**

1-702-227-2929

BENCHMARK

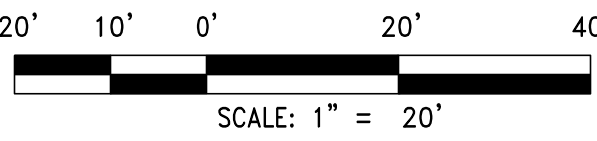
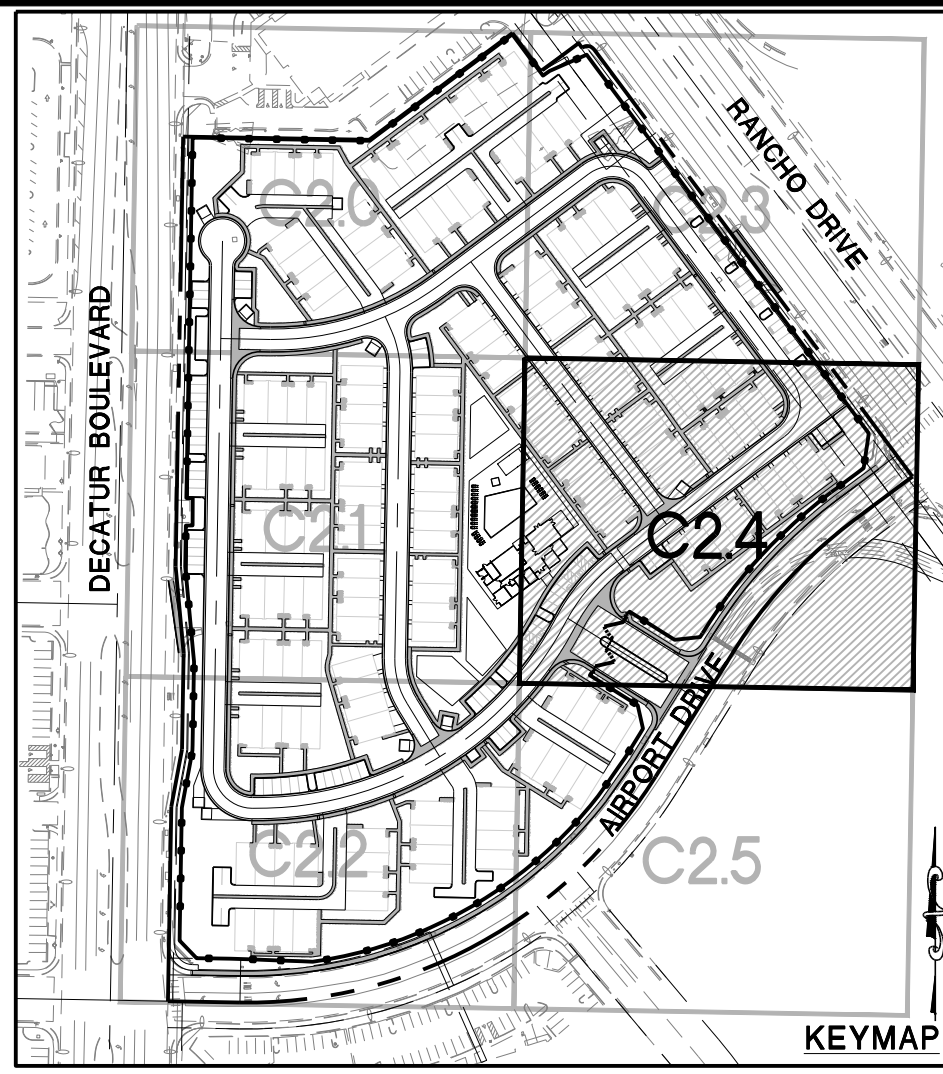
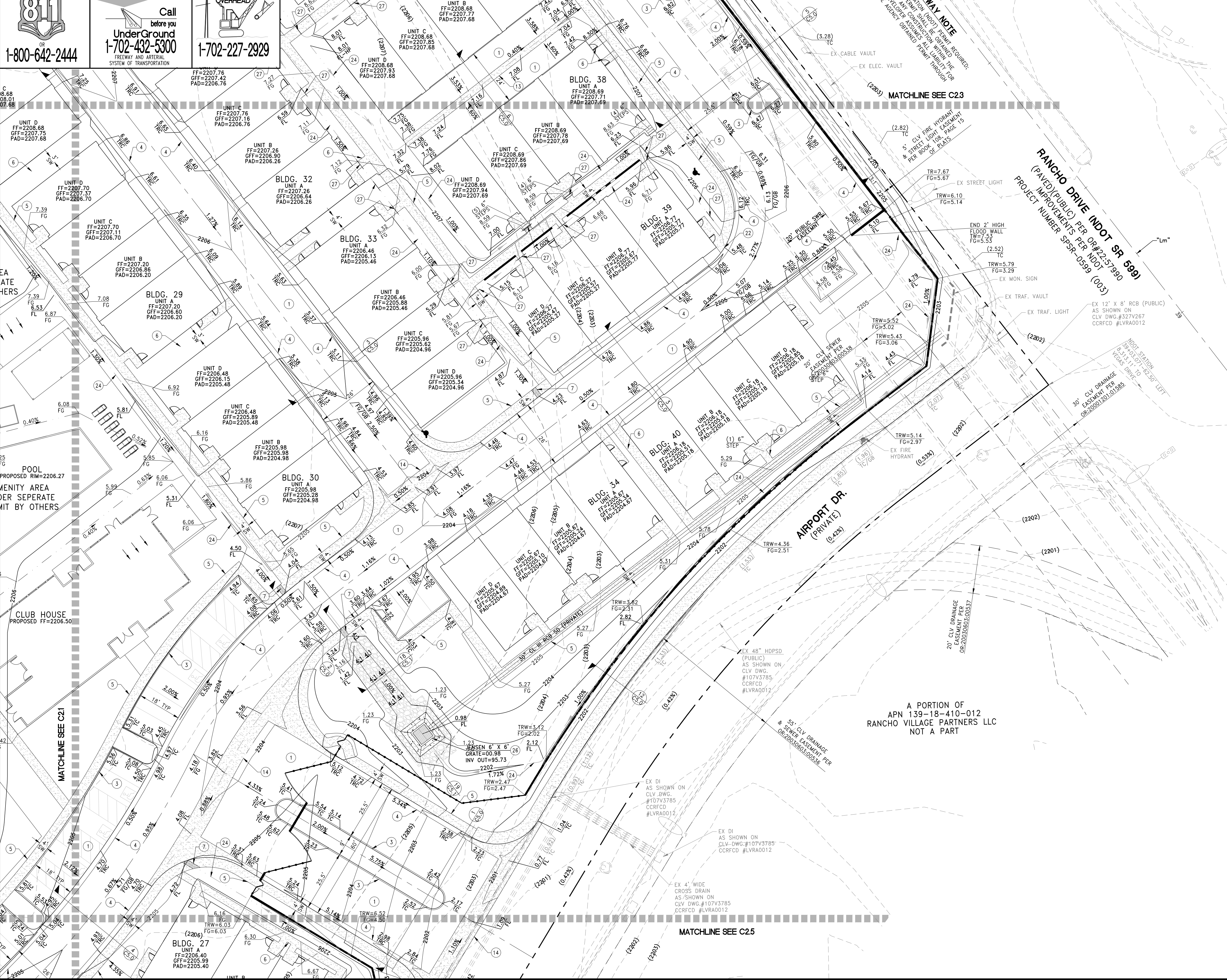
CITY OF LAS VEGAS BENCHMARK: 7LV01 18SWW6
RIVET & PLATE (OLD RECTANGULAR) IN TOP OF CURB AT THE SW CORNER BEVIE RD. &
DECATUR BLVD.
ELEVATION=672.300 Meters (NAVD'88 v.2008)
ELEVATION=2205.71 US Survey Feet (NAVD'88 v.2008)

BASIS OF BEARINGS

NORTH 89°26'38" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST
QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 61 EAST, CITY OF LAS
VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF
THE CLARK COUNTY RECORDER IN BOOK 108, PAGE 15 OF PLATS.

BUILDING PERMIT NOTE

ALL STRUCTURES SHOWN OR INDICATED ON THIS SUBMITTAL WITHIN THE PROPERTY REQUIRE A
BUILDING PERMIT APPLICATION AND SUBMITTAL THIS INCLUDES BUILDINGS, ABOVE GROUND
TANKS, SIGNS, RETAINING WALLS, FENCES, TRASH ENCLOSURES, SHADE STRUCTURES, STAIRWAYS,
RAMPS, LIGHT POLES, LIGHT BOLLARDS, ETC. THIS DOES NOT INCLUDE ANY FLOOD CONTROL
STRUCTURE SUCH AS PIPES, CULVERTS, ARCH CULVERTS, HEADWALLS, ETC. THIS DOES NOT
INCLUDE ANY WORK WITHIN A PUBLIC STREET RIGHT-OF-WAY. THIS DOES NOT INCLUDE PRIVATE
STREETS. THE REVIEW OF CIVIL IMPROVEMENT AND/OR GRADING PLANS DOES NOT INCLUDE ANY
REVIEW OF ANY STRUCTURE THAT REQUIRES A BUILDING PERMIT APPLICATION.



CONSTRUCTION NOTES

1. CONSTRUCT AC PAVEMENT REFERENCE DETAIL 13 ON SHEET C5.0
2. CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD #216
3. CONSTRUCT "A" TYPE CURB PER 16 ON SHEET C5.1
4. CONSTRUCT "R" TYPE CURB AND GUTTER PER CCAUSD #217.3.S1
5. CONSTRUCT 4' SIDEWALK PER CCAUSD #234
6. CONSTRUCT 3' SIDEWALK PER CCAUSD #234
7. CONSTRUCT 24" WIDE SIDEWALK UNDERDRAIN PER CCAUSD #236
8. CONSTRUCT 4' WIDE CONCRETE "U"-CHANNEL PER DETAIL 22 SHEET C5.1
9. REMOVE EXISTING DRIVEWAY APRON AND CONSTRUCT BUS TURNOUT AND 5' SIDEWALK PER CCAUSD #234 & #234.1
10. CONSTRUCT TRASH ENCLOSURES. SEE ARCH. PLANS
11. REMOVE EXISTING DRIVEWAY APRON AND CONSTRUCT "L" CURB AND 5' SIDEWALK PER CCAUSD #216 AND #234
12. CONSTRUCT SIDEWALK RAMP USING AMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE 1)
13. CONSTRUCT 3' WIDE CROSS GUTTER WITH 3/4" DEEP FLOWLINE SIMILAR TO CCAUSD #228
14. CONSTRUCT 8' WIDE CROSS GUTTER WITH 3/4" DEEP FLOWLINE SIMILAR TO CCAUSD #228
15. REMOVE EXISTING CURB, GUTTER & SIDEWALK AND CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD #222.1, #225 & #228
16. LANDSCAPE AREA PER LANDSCAPE PLANS BY OTHERS
17. EXISTING RETIRED POWER POLE TO BE REMOVED
18. RAISE EXISTING SSMH RIM TO NEW FINISHED GRADE
19. CONSTRUCT 6' TALL DECORATIVE WROUGHT IRON FENCE
20. SAWCUT AC PAVEMENT, TRENCH, BACKFILL AND MATCH EXISTING IMPROVEMENTS PER CCAUSD #503, #504 & #505
21. CONSTRUCT LEADWALK CROSS DRAIN AS PER DETAIL 17 SHEET C5.1
22. CONSTRUCT "V" NOTCH TO DRAIN CURB INTO BMP PER DETAIL 14 SHEET C5.0
23. REMOVE ALL EXISTING VEGETATION ON SITE
24. CONSTRUCT RIP RAP LINED DRAINAGE SWALE PER DETAIL 15 ON SHEET C5.0
25. CONSTRUCT PRECAST 3' X 3' DROP INLET PER DETAIL 23 SHEET C5.1
26. CONSTRUCT PRECAST 6' X 6' DROP INLET PER DETAIL 20 SHEET C5.1
27. INSTALL 4" SD PIPE UNDER SIDEWALK, SLOPE TO MATCH SWALE

FLOOD ZONE NOTE

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS 32003C2155F DATED NOVEMBER 16, 2011, THE SITE IS LOCATED IN A ZONE "X".

SURVEY MONUMENT NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS REQUIRED BY CITY OF LAS VEGAS AND CLARK COUNTY UNIFORM STANDARD DRAWING NUMBER 243. OWNER IS ALSO RESPONSIBLE TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DESTROYED, OR OBTAINED DURING CONSTRUCTION.

SIGHT VISIBILITY ZONE

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 EXISTS) WITHIN THE SIGHT VISIBILITY ZONES.

ENGINEERS NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
2. SEE SHEET C5.0 FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
3. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
4. THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
5. ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
6. DURING CONSTRUCTION, SURVEYORS AND CONTRACTORS MUST VERIFY THAT ALL STREETS AND LOTS HAVE POSITIVE DRAINAGE. SAME MUST UTILIZE AT LEAST THREE GRADES ON VERTICAL TANGENTS TO VERIFY SLOPES.
7. SOIL REPORT NOTE:
GRADING SHALL BE IN ACCORDANCE WITH SOILS REPORT PREPARED BY:
ENGINEER: Geo Tek
PROJECT NO. 15642-LVR
DATED: August 10, 2020
8. CUT/FILL ESTIMATES
EXISTING TO FINISH GRADE ELEVATIONS
NET CUT: 1,200 CY
NET FILL: 8,500 CY
9. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET C0.01

NOTE

ALL ON-SITE STORM DRAINS AND THE ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED

NOTE

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

SEWER EASEMENT NOTE

NO STRUCTURES AND NO TREES OR VEGETATION TALLER THAN THREE FEET ALLOWED WITHIN CLV SEWER EASEMENT
I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #XXXXX ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

FOR REVIEW ONLY

REV	DESCRIPTION	DATE
1	15, 2020	

DATE: December 15, 2020
HORIZ. SCALE: 1"=200'
VERT. SCALE: N/A
DRAWN BY: NDU
CHECKED BY: CLT
DESIGNED BY: CLT
APPROVED BY: CLT
PROJECT #: 4555.0007

RANCHO VILLAGE PARTNERS LLC.
2222 MARTIN STREET, SUITE #160
LAS VEGAS, NV 89102
PH: (702) 510-7572 FAX: (702) 603-9007

RCI Engineering
500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106
PH: 702.451.0800 FAX: 702.451.0801

NEVADA

CITY OF LAS VEGAS

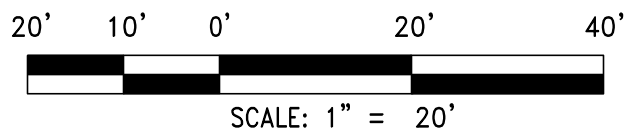
12/15/20

10:54am

IMPROVEMENT PLANS FOR
RANCHO VILLAGE APARTMENTS - PHASE 1
AIRPORT DRIVE

GRADING PLAN (SHEET 5 OF 6)

DATE: 12/15/2020
DRAWING
C2.4
SHT 13 OF 28
CLV PROJECT #



DATE _____

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

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

Call
811

OR
1-800-642-2444

FAST



Call
before you
UnderGround
1-702-432-5300
FREEWAY AND ARTERIAL

AVOID HITTING OVERHEAD
POWER LINES. IT'S COSTLY.

**CALL BEFORE
YOU DO
OVERHEAD**



1-702-227-2929

CITY OF LAS VEGAS BENCHMARK: 7LV01 18SWW6

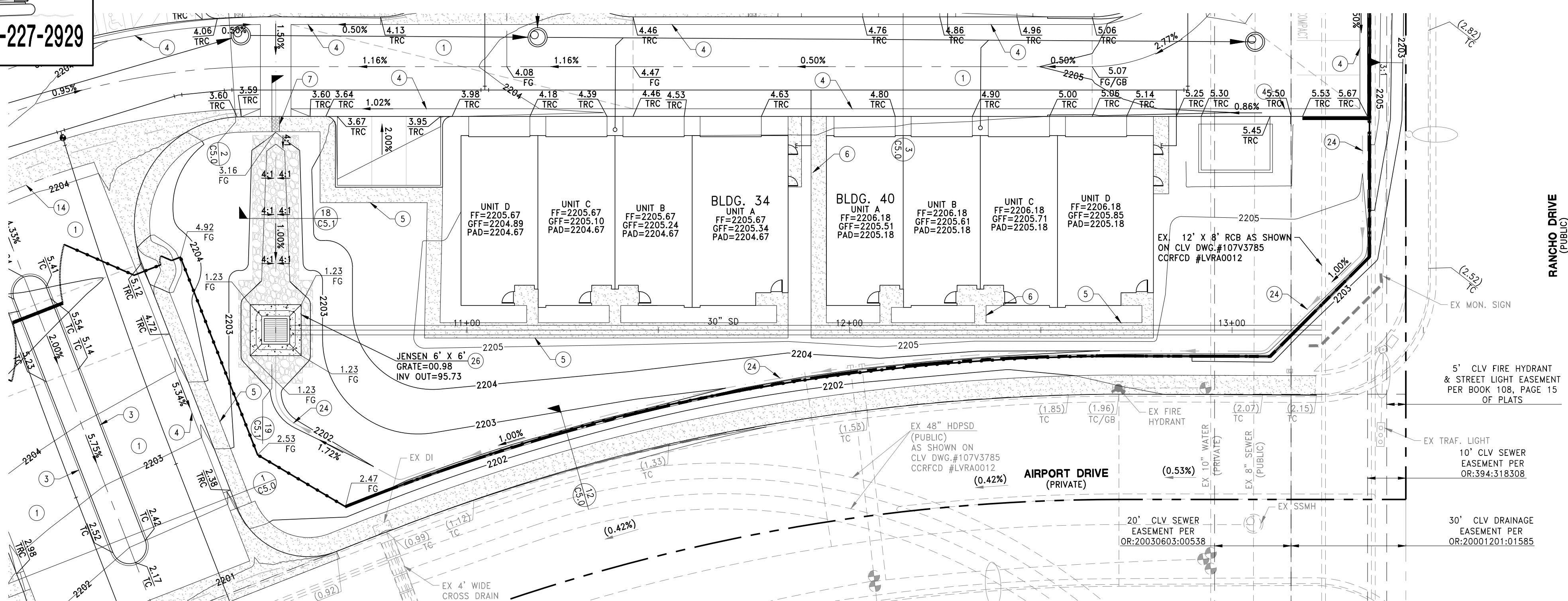
RIVET & PLATE (OLD RECTANGULAR) IN TOP OF CURB AT THE SW CORNER BEVVIE RD. & DECATUR BLVD.

ELEVATION=672.300 Meters (NAVD'88 v.2008)
ELEVATION=2205.71 US Survey Feet (NAVD'88 v.2008)

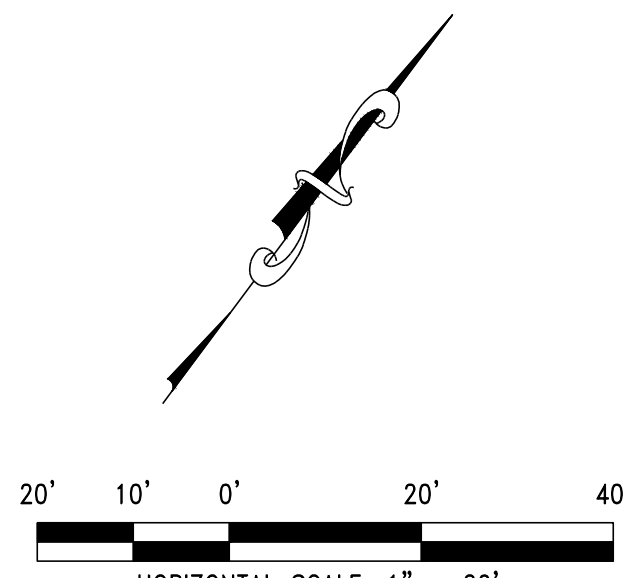
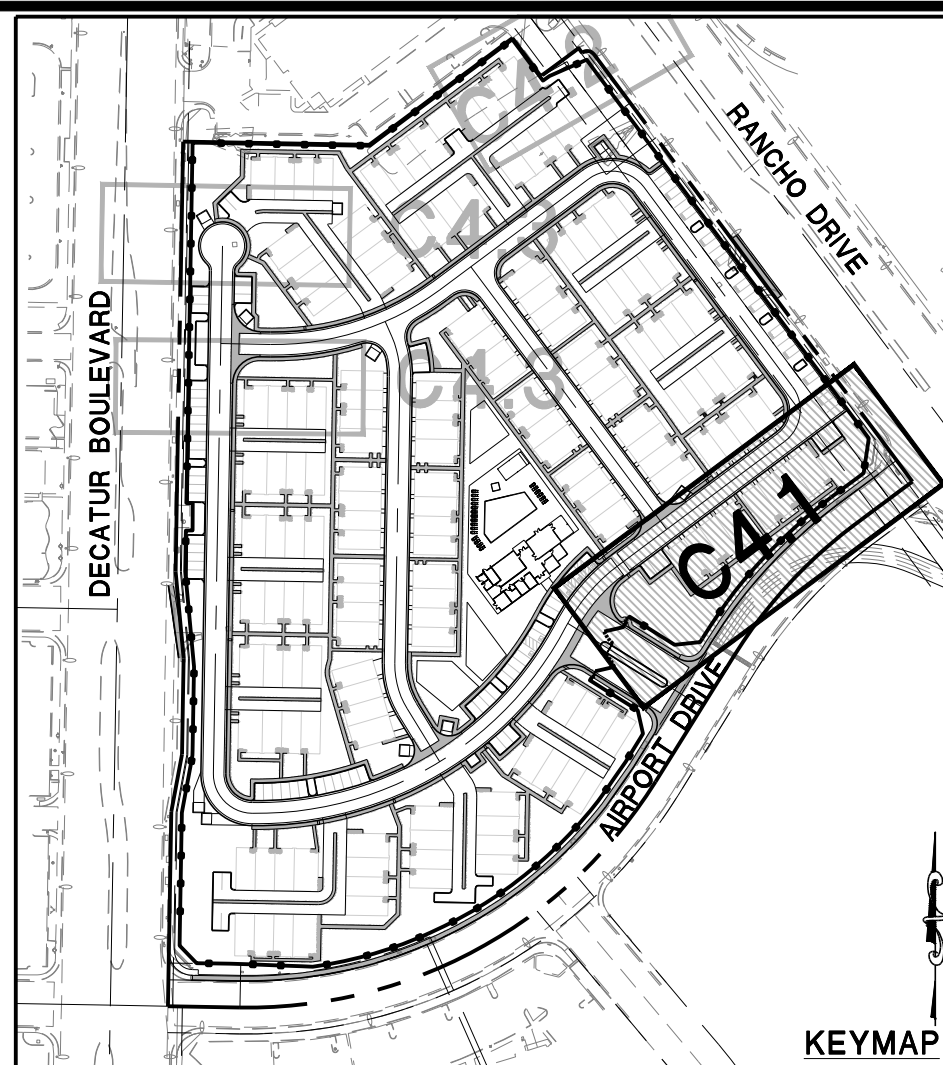
NORTH 89°26'38" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 61 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN BOOK 108, PAGE 15 OF PLATS.

CONSTRUCTION NOTES

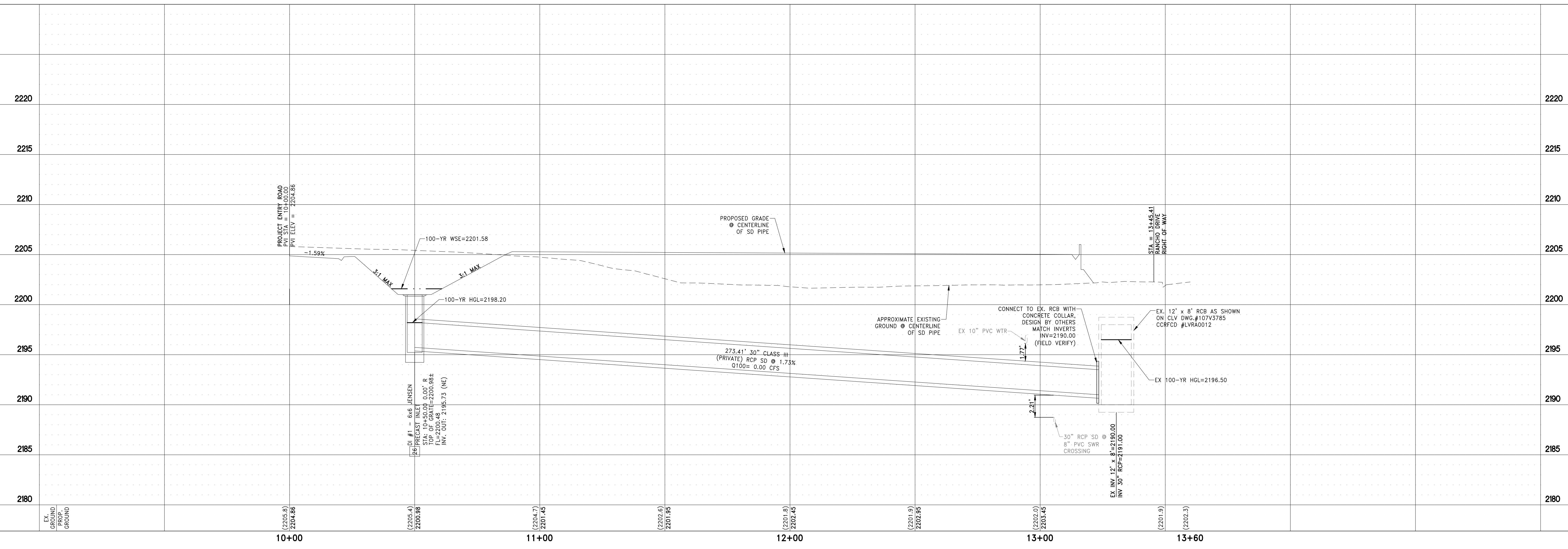
- 1) CONSTRUCT CA PAVEMENT REFERENCE DETAIL 13 ON SHEET C5.0
- 2) CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD #216
- 3) CONSTRUCT "A" TYPE CURB PER 16 ON SHEET C5.1
- 4) CONSTRUCT "R" TYPE CURB AND GUTTER PER CCAUSD #217.3.51
- 5) CONSTRUCT 4' SIDEWALK PER CCAUSD #234
- 6) CONSTRUCT 3' SIDEWALK PER CCAUSD #234
- 7) CONSTRUCT 24" WIDE SIDEWALK UNDERDRAIN PER CCAUSD #236
- 8) CONSTRUCT 4' WIDE CONCRETE "U"-CHANNEL PER DETAIL 22 SHEET C5.1
- 9) REMOVE EXISTING DRIVEWAY APRON AND CONSTRUCT BUS TURNOUT AND 5' SIDEWALK PER CCAUSD #234 & #234.1
- 10) CONSTRUCT TRASH ENCLOSURES, SEE ARCH. PLANS
- 11) REMOVE EXISTING DRIVEWAY APRON AND CONSTRUCT "L" CURB AND 5' SIDEWALK PER CCAUSD #216 AND #234
- 12) CONSTRUCT SIDEWALK RAMP USING AROM TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE I)
- 13) CONSTRUCT 3' WIDE CROSS GUTTER WITH 3/4" DEEP FLOWLINE SIMILAR TO CAUSD #228
- 14) CONSTRUCT 6' WIDE CROSS GUTTER WITH 3/4" DEEP FLOWLINE SIMILAR TO CAUSD #228
- 15) REMOVE EXISTING CURB, GUTTER & SIDEWALK AND CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD #222.1, #225 & #228
- 16) LANDSCAPE AREA PER LANDSCAPE PLANS BY OTHERS
- 17) EXISTING RETIRED POWER POLE TO BE REMOVED
- 18) RAISE EXISTING SSMH RIP TO NEW FINISHED GRADE
- 19) CONSTRUCT 6' TALL DECORATIVE WROUGHT IRON FENCE
- 20) SAWCUT CA PAVEMENT, TRENCH, BACKFILL AND MATCH EXISTING IMPROVEMENTS PER CCAUSD #503, #500.4 & #500.5
- 21) CONSTRUCT LEADWALK CROSS DRAIN FROM DETAIL 17 SHEET C5.1
- 22) CONSTRUCT "V" NOTCH TO DRAIN CURB INTO BMP PER DETAIL 14 SHEET C5.0
- 23) REMOVE ALL EXISTING VEGETATION ON SITE
- 24) CONSTRUCT RIP RAP UNED DRAINAGE SVALE PER DETAIL 15 ON SHEET C5.0
- 25) CONSTRUCT PRECAST 3' x 5' DROP INLET PER DETAIL 23 SHEET C5.1
- 26) CONSTRUCT PRECAST 6' x 6' DROP INLET PER DETAIL 20 SHEET C5.1
- 27) INSTALL 4" SD PIPE UNDER SIDEWALK, SLOPE TO MATCH SWALE



DROP INLET TO BOX CULVERT SOUTH - DI #1
(PRIVATE)



		IMPROVEMENT PLANS FOR RANCHO VILLAGE APARTMENTS - PHASE 1 AIRPORT DRIVE PLAN AND PROFILE - DROP INLET TO BOX CULVERT SOUTH CITY OF LAS VEGAS NEVADA		RANCHO VILLAGE PARTNERS LLC. 2222 MARTIN STREET, SUITE # 60 CALIFORNIA, NV 89106 PH: (893) 518-3732 FAX: (760) 683-8007  500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106 PHN702-453-0800 FAX702-453-0801		DATE: December 15, 2020 HORIZ. SCALE: 1"=20' VERT. SCALE: 1"=5' DRAWN BY: RJD DESIGNED BY: CLE CHECKED BY: CLE APPROVED BY: CLE PROJECT #: 4555.0002		FOR REVIEW ONLY DATE BY APPD	
DRAWING C4.1 SHY 23 OF 28 CLV DRAWING NUMBER		DATE: 12/15/2020							
CLV PROJECT #									



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Call
811

FAST



**Call
before you
UnderGround**

1-702-432-5300

**FREWAY AND ARTERIAL
SYSTEM OF TRANSPORTATION**

CITY OF LAS VEGAS BENCHMARK: 7LV01 18SWW6

CITY OF LAS VEGAS BENCHMARK: 7LV01 18SWW6

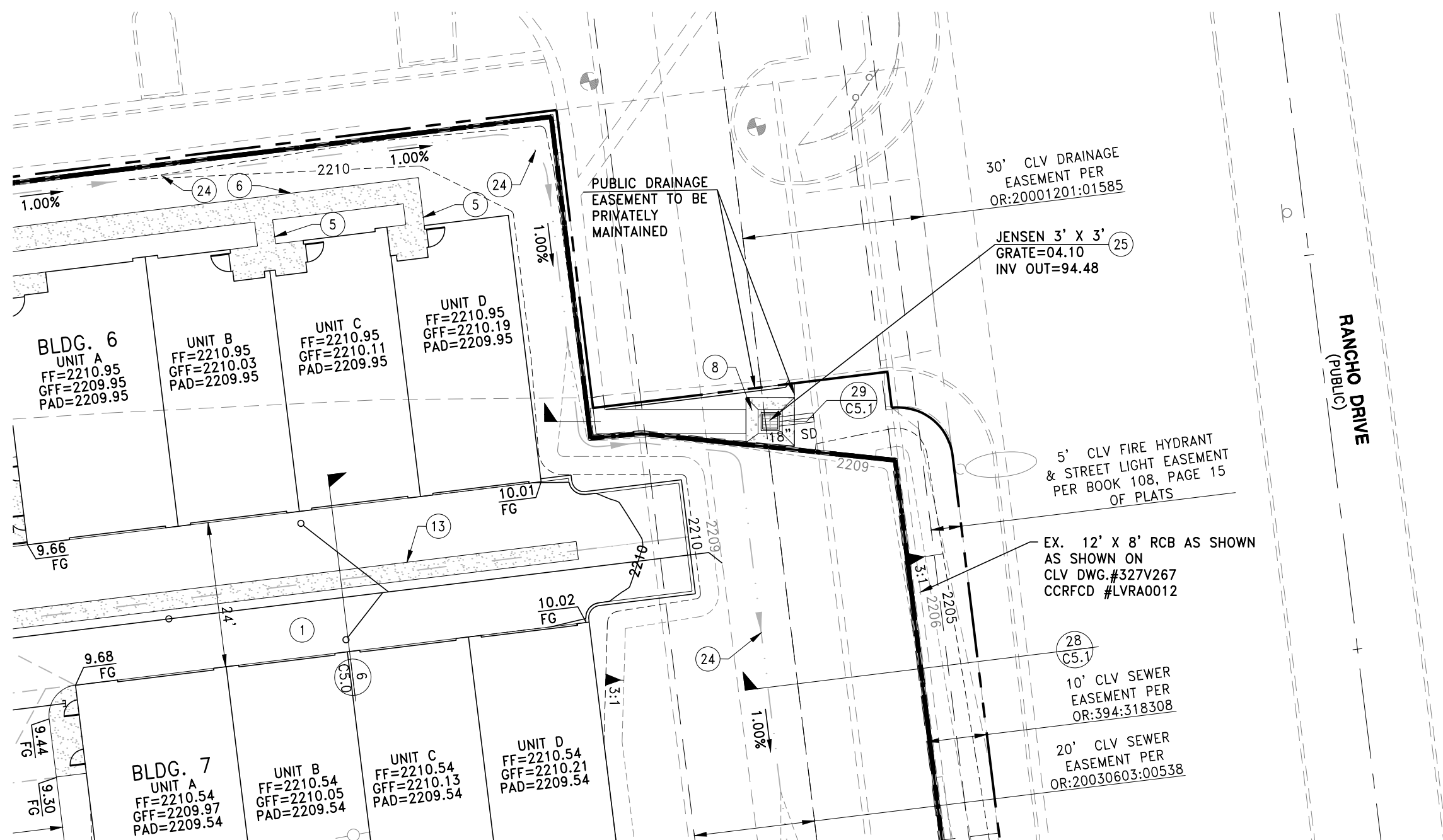
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ELEVATION=2205.71 US Survey Feet (NAVD'88 v.2008)

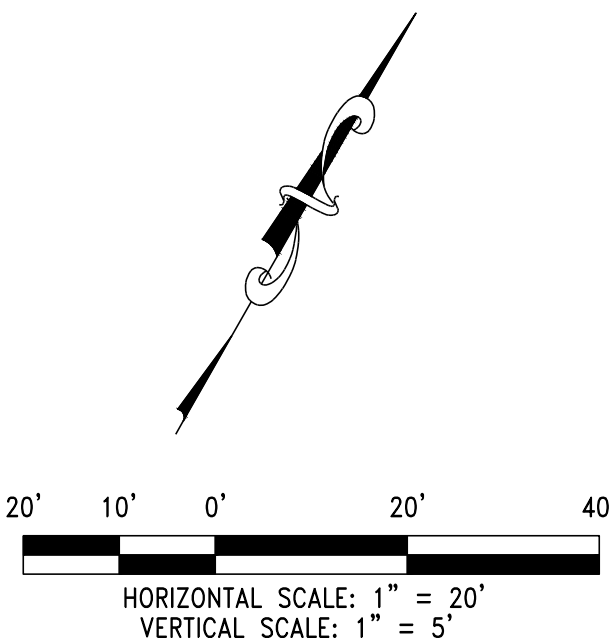
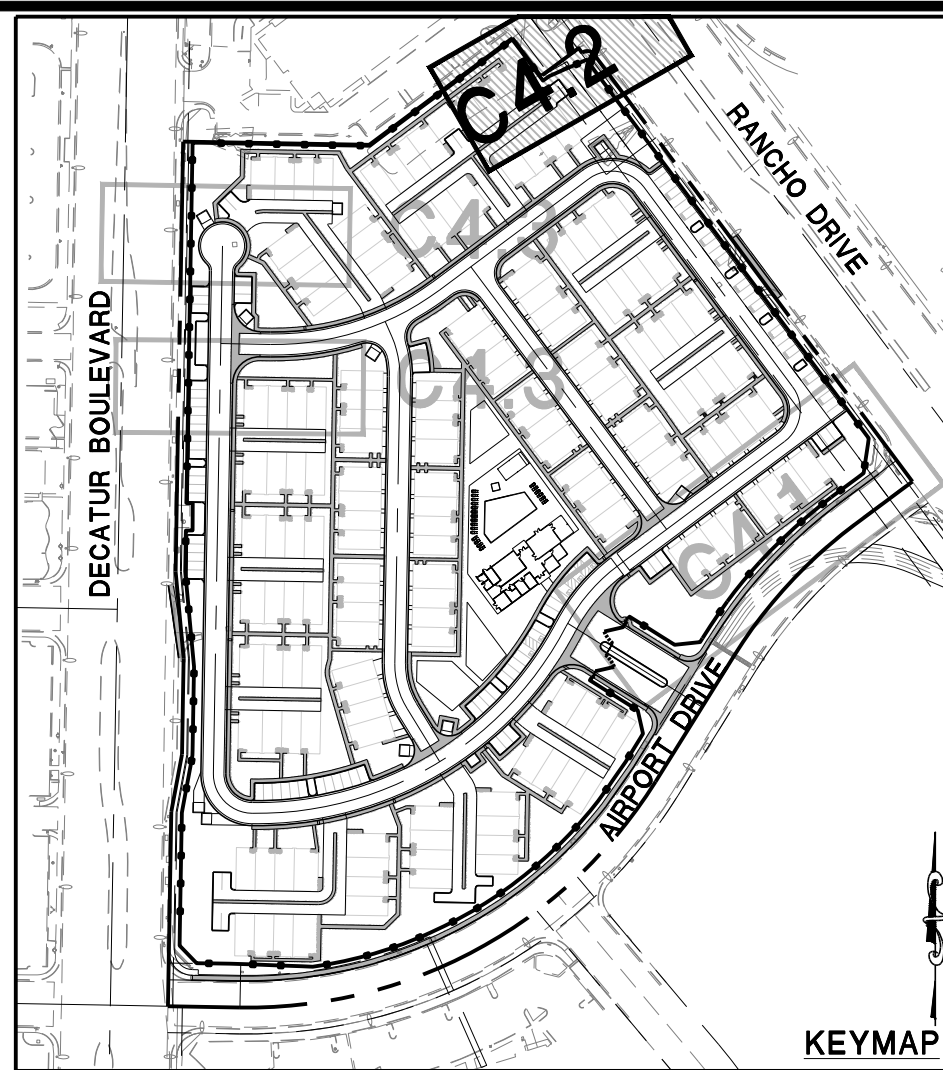
NORTH 89°26'38" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 61 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN BOOK 108, PAGE 15 OF PLATS.

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- 11) REMOVE EXISTING DRIVEWAY APRON AND CONSTRUCT "L" CURB AND 5' SIDEWALK PER CCAUSD #216 AND #234
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- 27) INSTALL 4" SD PIPE UNDER SIDEWALK, SLOPE TO MATCH SWALE

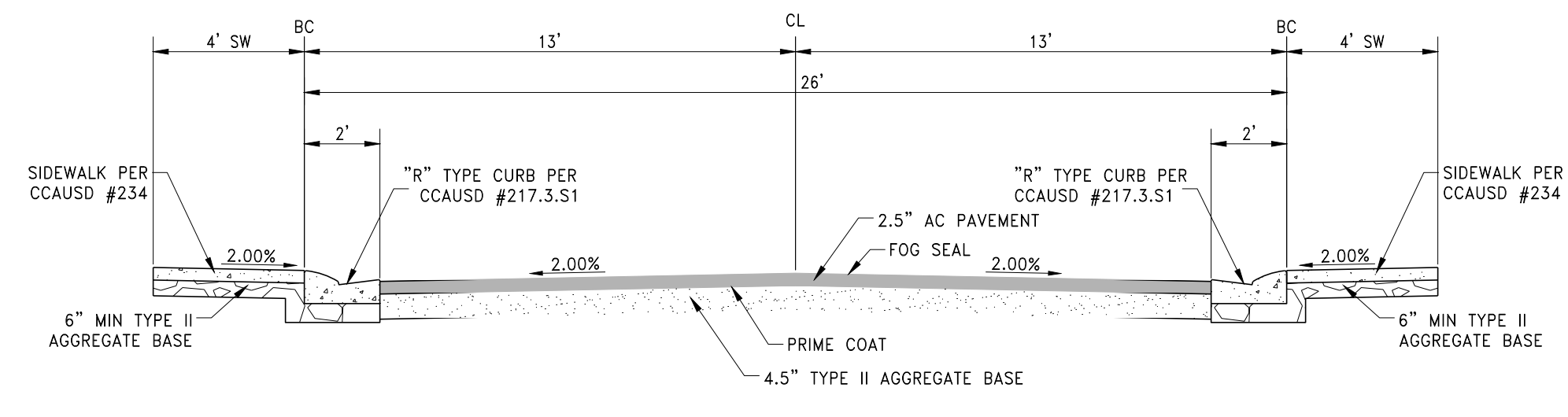


DROP INLET TO BOX CULVERT NORTH - DI #2
(PRIVATE)

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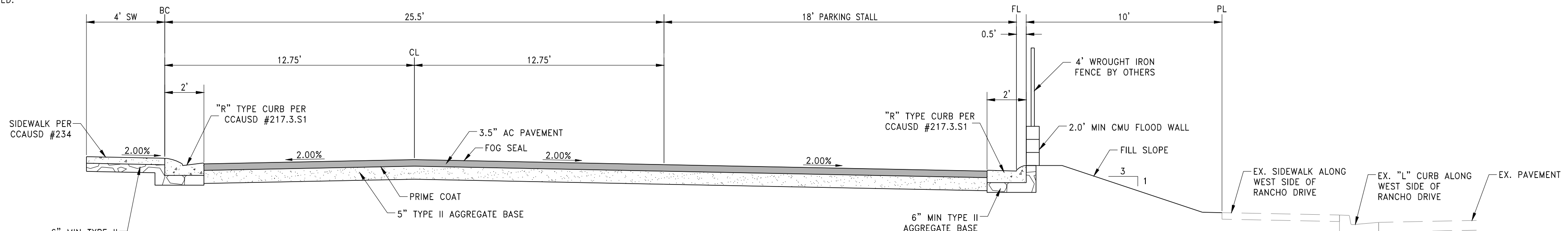
						FOR REVIEW ONLY	
	REV	DESCRIPTION	BY	APPD	DATE		
DATE: December 15, 2020 HORIZ. SCALE: 1"=20' VERT. SCALE: 1"=4' DRAWN BY: NDJ DESIGNED BY: CLT CHECKED BY: CLT APPROVED BY: CLT PROJECT #: 4555-0007 RANCHO VILLAGE PARTNERS LLC. 2222 MARTIN STREET, SUITE #150 IRVINE, CALIFORNIA 92618 PH. (858) 510-7124 FAX. (951) 685-5007 RCI Engineering 500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106 PH/702-453-0800 FAX/702-453-0801							
IMPROVEMENT PLANS FOR RANCHO VILLAGE APARTMENTS – PHASE 1 AIRPORT DRIVE PLAN AND PROFILE - DROP INLET TO BOX CULVERT NORTH CITY OF LAS VEGAS NEVADA							
 DATE: 12/15/2020 DRAWING C4.2 SHEET 24 OF 28 CLV DRAWING NUMBER							

NOTE: ALL AGGREGATE BASES SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT PW20-XXXX. PRELIMINARY PAVEMENT SECTIONS SHALL BE VERIFIED WITH THE FINAL PAVEMENT SECTION RECOMMENDATION REPORT PRIOR TO CONSTRUCTION. IF FINAL PAVEMENT SECTIONS ARE DIFFERENT A REVISION TO THE IMPROVEMENT PLANS WILL BE REQUIRED.



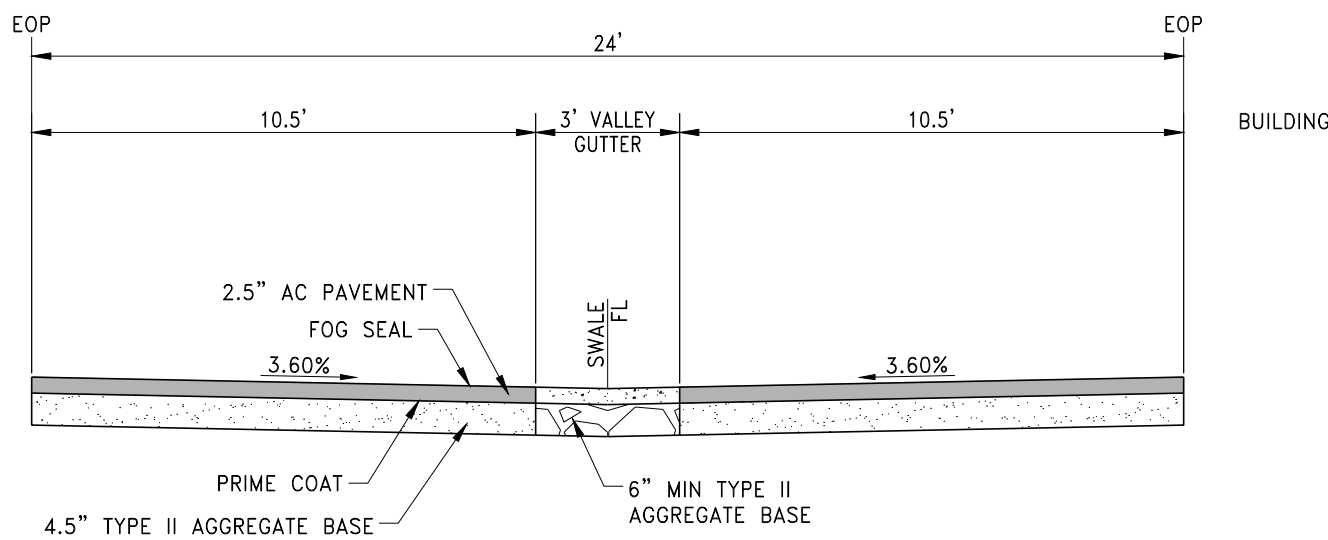
34' PRIVATE DRIVE SECTION 2
SIDEWALK BOTH SIDES N.T.S. **C5.0**

NOTE: ALL AGGREGATE BASES SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT PW20-XXXX. PRELIMINARY PAVEMENT SECTIONS SHALL BE VERIFIED WITH THE FINAL PAVEMENT SECTION RECOMMENDATION REPORT PRIOR TO CONSTRUCTION. IF FINAL PAVEMENT SECTIONS ARE DIFFERENT A REVISION TO THE IMPROVEMENT PLANS WILL BE REQUIRED.



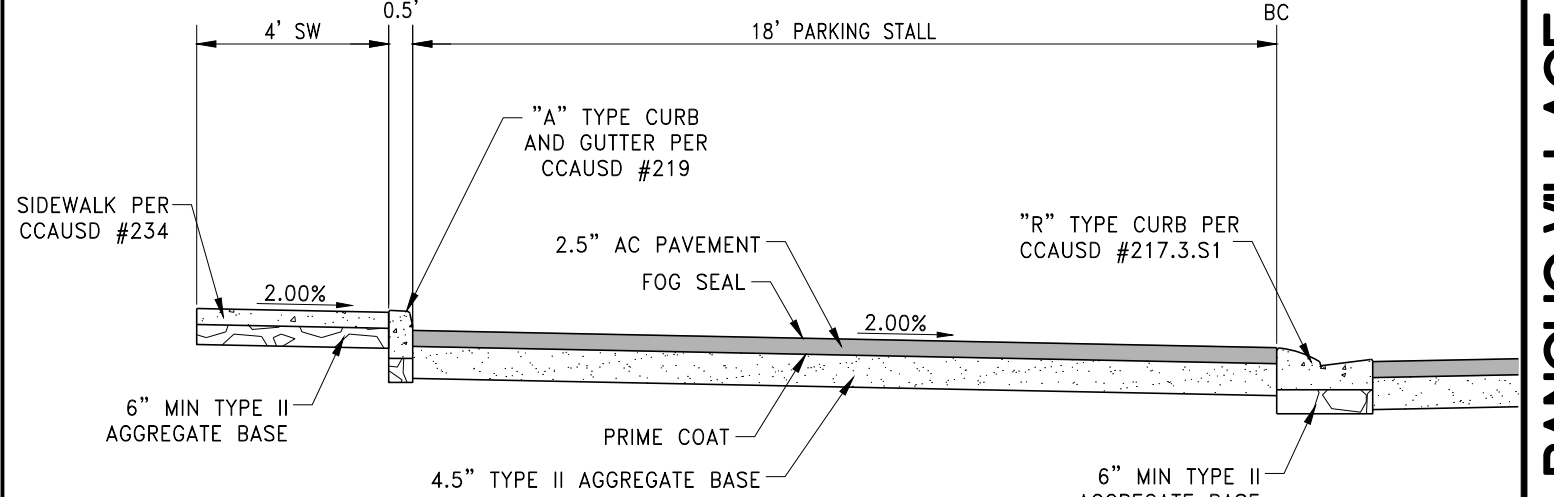
29.5' PRIVATE DRIVE SECTION 5
WITH PARKING STALL N.T.S. **C5.0**

NOTE: ALL AGGREGATE BASES SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT PW20-XXXX. PRELIMINARY PAVEMENT SECTIONS SHALL BE VERIFIED WITH THE FINAL PAVEMENT SECTION RECOMMENDATION REPORT PRIOR TO CONSTRUCTION. IF FINAL PAVEMENT SECTIONS ARE DIFFERENT A REVISION TO THE IMPROVEMENT PLANS WILL BE REQUIRED.



24' PRIVATE DRIVE SECTION 6
WITH 3' VALLEY GUTTER N.T.S. **C5.0**

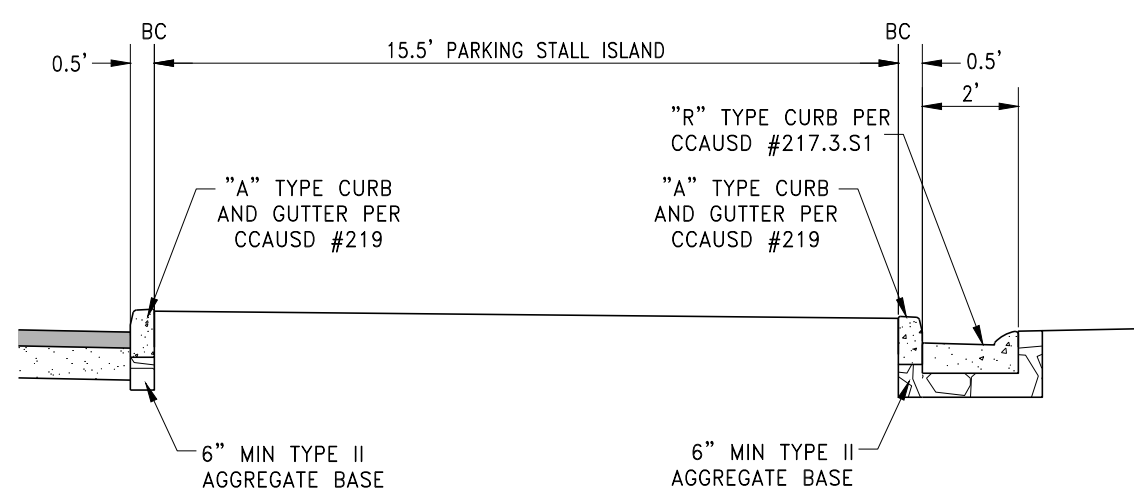
NOTE: ALL AGGREGATE BASES SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT PW20-XXXX. PRELIMINARY PAVEMENT SECTIONS SHALL BE VERIFIED WITH THE FINAL PAVEMENT SECTION RECOMMENDATION REPORT PRIOR TO CONSTRUCTION. IF FINAL PAVEMENT SECTIONS ARE DIFFERENT A REVISION TO THE IMPROVEMENT PLANS WILL BE REQUIRED.



TYPICAL PARKING STALL
WITH SIDEWALK

N.T.S.

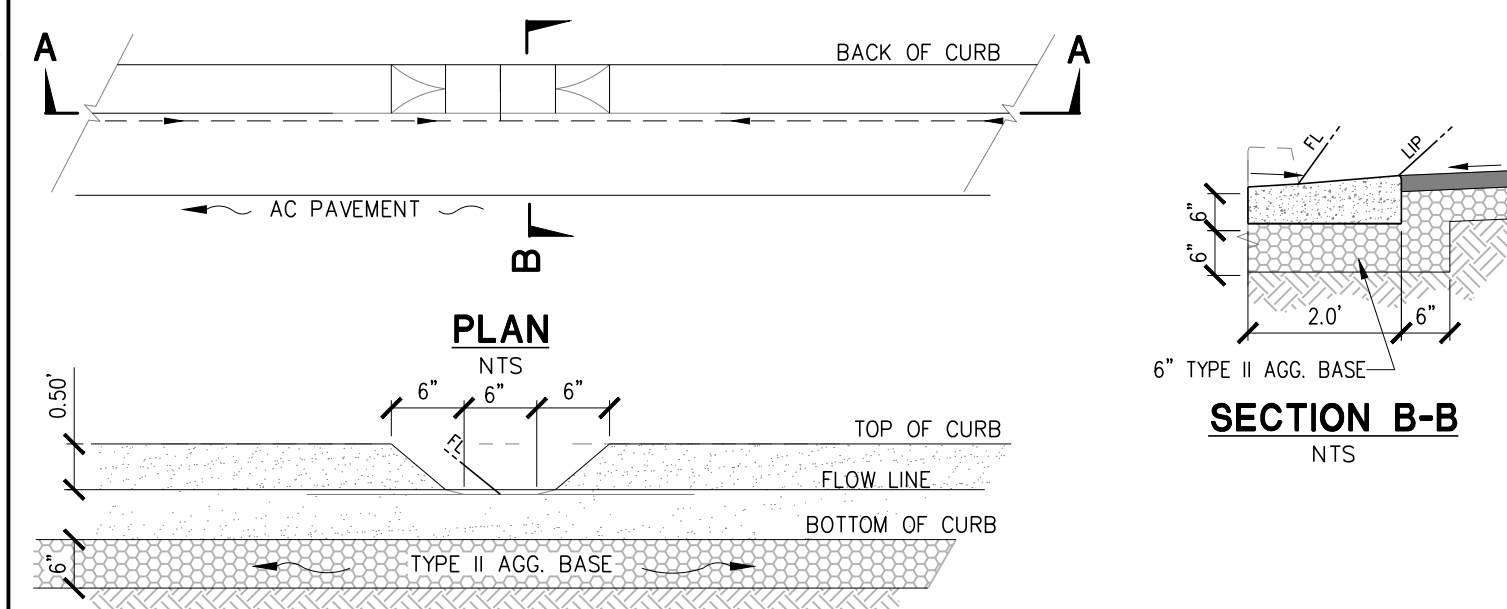
8
C5.0



PARKING STALL ISLAND 10
 N.T.S. **C5.0**

RETAINING WALL ALONG SOUTH

PAVING TO BE IN ACCORDANCE WITH GEOTEK PROJECT NO. 15642-LVR
"GEOTECHNICAL EVALUATION FOR 13.0± ACRE MULTI-FAMILY RESIDENTIAL
DEVELOPMENT SOUT OF THE INTERSECTION OF NORTH DECATUR
BOULEVARD AND NORTH RANCH DRIVE LAS VEGAS, NEVADA"
DATED AUGUST 10, 2020



SECTION A-A
NTS

CURB "V" NOTCH DETAIL

N.T.S.

14
C5.0



A GEOLOGIST OR GEOTECHNICAL ENGINEER SHALL BE ON SITE DURING EXCAVATION AND MASS GRADING OPERATIONS TO EXAMINE THE SOIL CHARACTERISTICS AND GEOLOGICAL CONDITIONS ENCOUNTERED, AND TO PROVIDE PROFESSIONAL ADVICE TO THE OWNER IN THE EVENT THAT UNANTICIPATED SOIL PROBLEMS ARISE AND/OR SUBSURFACE SITE CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THAN DEFINED BY PRE EXPLORATION AND TESTING.

1. CONTRACTOR TO CONSTRUCT ALL SCARP AND MAINTAIN PROPER COVER OVER AND FROM ALL WALL FOOTINGS PER THE SOILS REPORT REFERRED TO ON THE GRADING PLANS, REPORT ANY PROBLEMS IN DOING SO TO THE DEVELOPER AND THE ENGINEER IMMEDIATELY.
2. SCARP LESS THAN 1' VERTICAL NOT SHOWN ON PLANS.
3. ALL WALL ALIGNMENTS SHALL FOLLOW SIGHT VISIBILITY ZONE ALIGNMENT AND REMAIN OUTSIDE OF SIGHT VISIBILITY ZONE.

[illegible]

