

# IMPROVEMENT PLANS FOR RANCHO VILLAGE APARTMENTS - PHASE 1

AIRPORT ROAD

BY RANCHO VILLAGE PARTNERS LLC

## LEGAL DESCRIPTION

A PORTION OF LOT 1 OF "SMOKE RANCH COMMERCIAL DEVELOPMENT" AS SHOWN BY MAP THEREOF IN BOOK 109, PAGE 15 OF PLATS IN THE CLARK COUNTY RECORDERS'S OFFICE, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SWQ) OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 61 EAST, MDLM., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

## 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 109, PAGE 15 OF PLATS.

## OWNER/DEVELOPER:

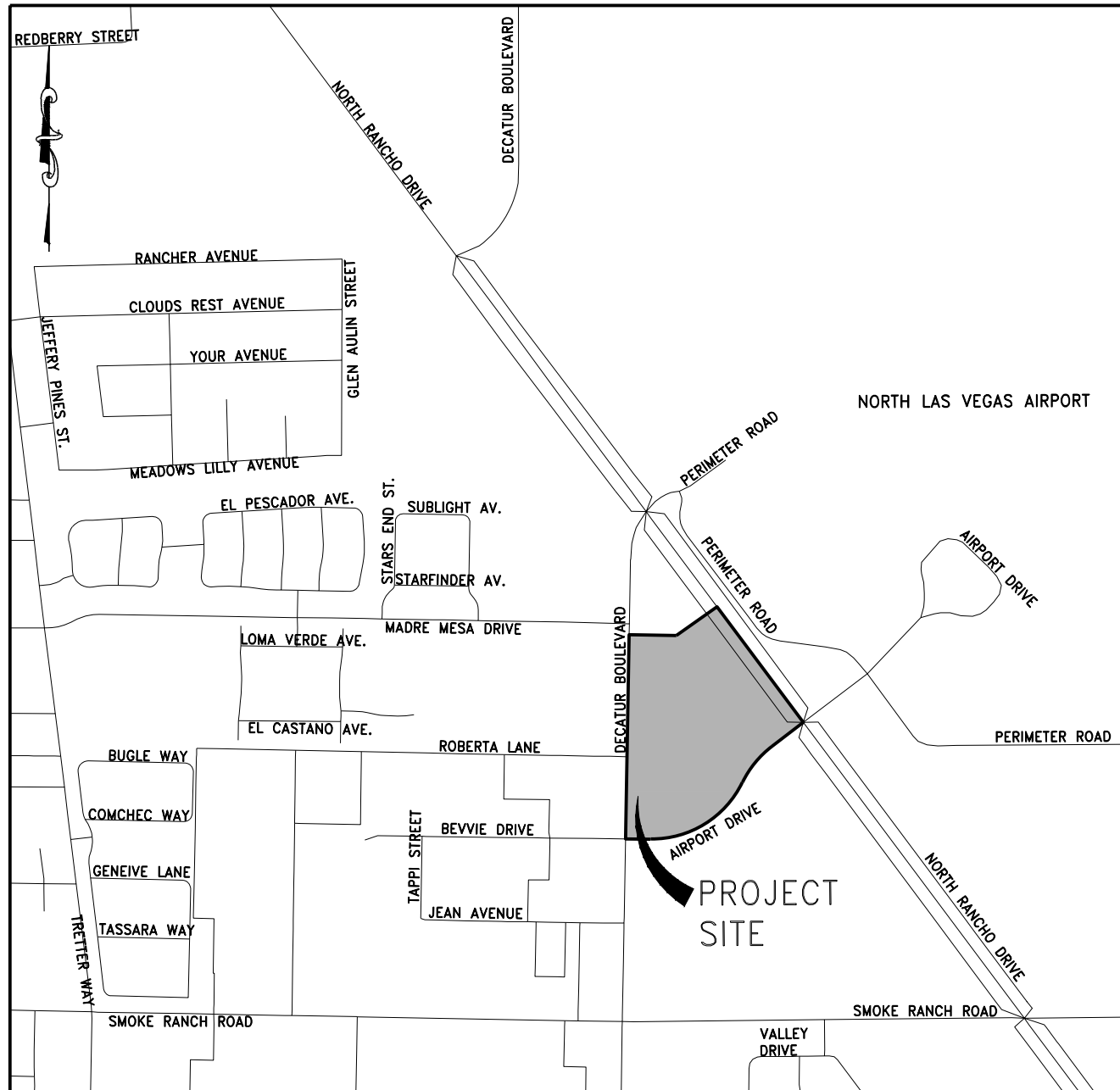
RANCHO VILLAGE PARTNERS LLC  
2222 MARTIN STREET, SUITE #160  
IRVINE, CALIFORNIA 92612  
PH: (858) 518-7372  
FAX: (760) 683-6007  
EMAIL: richard@pbsconstructionservices.com

## DESIGN ENGINEER:

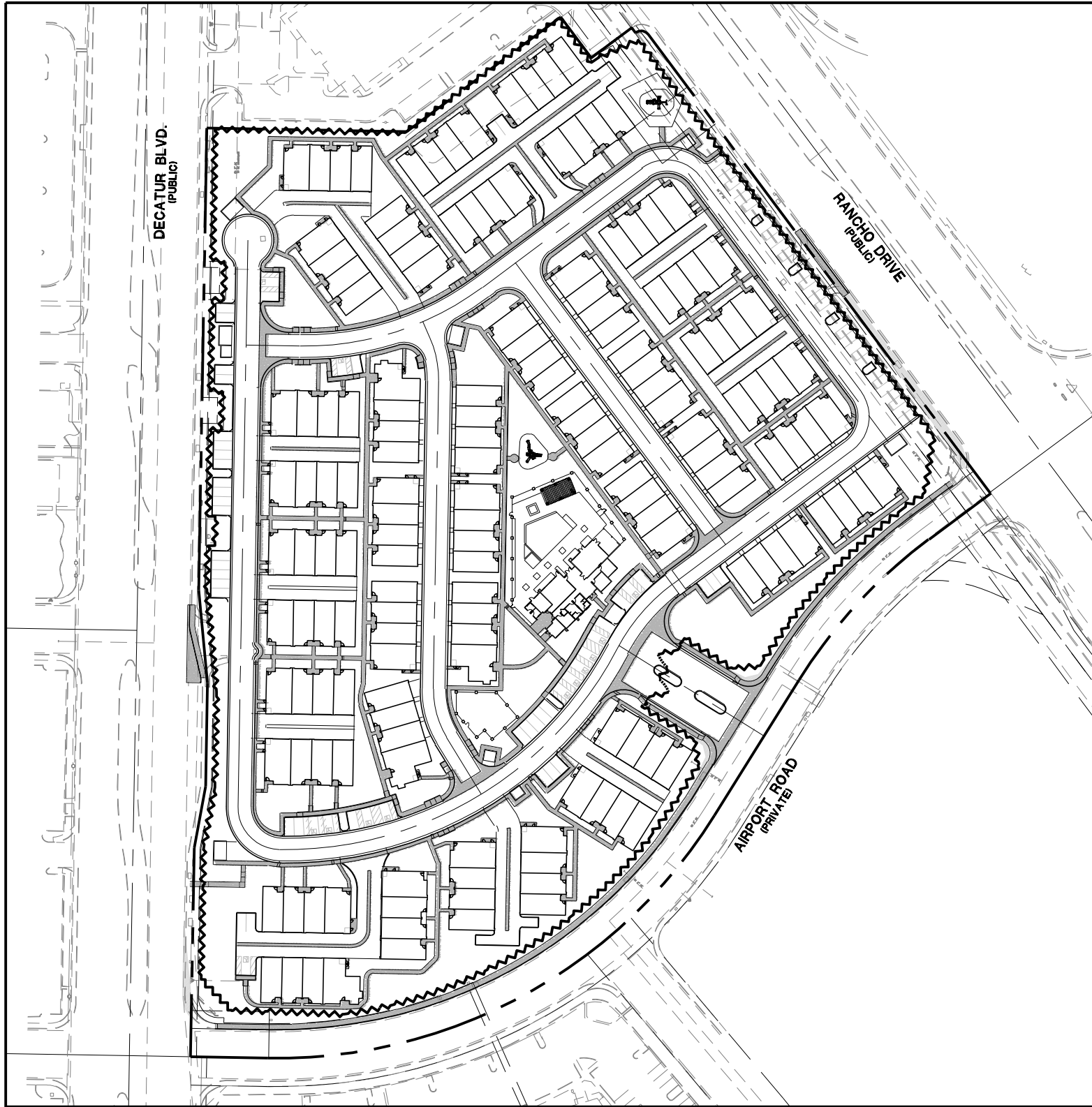
**RCI** Engineering

500 South Ranch Drive, Suite 17, Las Vegas, NV 89106  
PH#702.453.0800 FAX#702.453.0801

APN: 139-18-410-012  
CITY OF LAS VEGAS, NEVADA  
UNIT 1 = 11.95+/- ACRES



VICINITY MAP  
NOT TO SCALE



SITE PLAN  
NOT TO SCALE

## APPROVED BY:

CITY OF LAS VEGAS ENGINEERING

CITY OF LAS VEGAS PLANNING DEPARTMENT

CITY OF LAS VEGAS FIRE AND RESCUE

CENTURYLINK

CENTRAL TELEPHONE COMPANY - dba CENTURYLINK

THE CENTURYLINK APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

SOUTHWEST GAS CORPORATION

SOUTHWEST GAS CORPORATION

COX COMMUNICATIONS LAS VEGAS INC.

COX COMMUNICATIONS LAS VEGAS INC.

NV ENERGY

NV ENERGY COMPANY

NV ENERGY COMPANY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NV ENERGY COMPANY RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE FINAL DESIGN IS COMPLETED. THE NEW SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.

## APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES  
PROJECT NO. 138764 FIRST APPROVED DATE:  
LVVWD APPROVED FIRE FLOW: TOTAL 1,500 GPM/ONSITE 1,500 GPM  
(SHEETS C0.0, C0.1, C3.0 THRU C3.6, C4.0, AND C4.3)

**Brian Reed** Digitally signed by Brian Reed  
Date: 2021.04.15 10:27:35 -07'00'

## SHEET INDEX

| SHT No. | DWG ID | DRAWING DESCRIPTION                                            |
|---------|--------|----------------------------------------------------------------|
| 1       | C0.0   | COVER SHEET                                                    |
| 2       | C0.1   | GENERAL NOTES, LEGEND & ABBREVIATIONS                          |
| 3       | C1.0   | CIVIL SITE PLAN (SHEET 1 OF 6) IRRIGATION PLAN (SHEET 6 OF 10) |
| 4       | C1.1   | CIVIL SITE PLAN (SHEET 2 OF 6)                                 |
| 5       | C1.2   | CIVIL SITE PLAN (SHEET 3 OF 6)                                 |
| 6       | C1.3   | CIVIL SITE PLAN (SHEET 4 OF 6)                                 |
| 7       | C1.4   | CIVIL SITE PLAN (SHEET 5 OF 6)                                 |
| 8       | C1.5   | CIVIL SITE PLAN (SHEET 6 OF 6)                                 |
| 9       | C2.0   | GRADING PLAN (SHEET 1 OF 6)                                    |
| 10      | C2.1   | GRADING PLAN (SHEET 2 OF 6)                                    |
| 11      | C2.2   | GRADING PLAN (SHEET 3 OF 6)                                    |
| 12      | C2.3   | GRADING PLAN (SHEET 4 OF 6)                                    |
| 13      | C2.4   | GRADING PLAN (SHEET 5 OF 6)                                    |
| 14      | C2.5   | GRADING PLAN (SHEET 6 OF 6)                                    |
| 15      | C3.0   | MASTER UTILITY PLAN                                            |
| 16      | C3.1   | UTILITY PLAN (SHEET 1 OF 6)                                    |
| 17      | C3.2   | UTILITY PLAN (SHEET 2 OF 6)                                    |
| 18      | C3.3   | UTILITY PLAN (SHEET 3 OF 6)                                    |
| 19      | C3.4   | UTILITY PLAN (SHEET 4 OF 6)                                    |
| 20      | C3.5   | UTILITY PLAN (SHEET 5 OF 6)                                    |
| 21      | C3.6   | UTILITY PLAN (SHEET 6 OF 6)                                    |
| 22      | C3.7   | EXISTING PRIVATE UTILITIES EXHIBIT                             |
| 23      | C4.0   | PLAN AND PROFILE - DECATUR BLVD. - NORTH & SOUTH RPPA VAULT    |
| 24      | C4.1   | PLAN AND PROFILE - DROP INLET TO BOX CULVERT SOUTH             |
| 25      | C4.2   | PLAN AND PROFILE - DECATUR BLVD. - BOX CULVERT NORTH           |
| 26      | C4.3   | PLAN AND PROFILE - EXISTING SANITARY SEWER                     |
| 27      | C4.4   | PLAN AND PROFILE -                                             |
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| 29      | C5.1   | DETAIL SHEET (SHEET 2 OF 3)                                    |
| 30      | C5.2   | DETAIL SHEET (SHEET 3 OF 3)                                    |
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| 32      | S0.00  | GENERAL STRUCTURAL NOTES                                       |
| 33      | S1.00  | STRUCTURAL DETAIL                                              |
| 34      | L1.01  | PLANTING PLAN (SHEET 1 OF 10)                                  |
| 35      | L1.02  | PLANTING PLAN (SHEET 2 OF 10)                                  |
| 36      | L1.03  | PLANTING PLAN (SHEET 3 OF 10)                                  |
| 37      | L1.04  | PLANTING PLAN (SHEET 4 OF 10)                                  |
| 38      | L1.05  | PLANTING DETAILS (SHEET 5 OF 10)                               |
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| 40      | L2.02  | IRRIGATION PLAN (SHEET 7 OF 10)                                |
| 41      | L2.03  | IRRIGATION PLAN (SHEET 8 OF 10)                                |
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## 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

## PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER: 139-18-410-012  
ZONING: R3  
GROSS ACREAGE: 11.95± AC  
NUMBER OF UNITS: 160 UNITS (40 BLDGS)  
PHASE I: 160 UNITS (40 BLDGS)  
PHASE II: FUTURE UNITS (NO WATER COMMITMENT)  
PHASE III: FUTURE DEVELOPMENT (NO WATER COMMITMENT)

|                 |              |    |     |      |
|-----------------|--------------|----|-----|------|
| FOR REVIEW ONLY | DATE         | BY | APP | DATE |
| DESCRIPTION     |              |    |     |      |
| REV             |              |    |     |      |
| DATE            | APR 08, 2021 |    |     |      |
| HORIZ. SCALE    | 1"=20'       |    |     |      |
| VERT. SCALE     | 1"=5'        |    |     |      |
| DRAWN BY        | NDJ          |    |     |      |
| DESIGNED BY     | CLT          |    |     |      |
| CHECKED BY      | CLT          |    |     |      |
| APPROVED BY     | CLT          |    |     |      |
| PROJECT #       | 4555.0007    |    |     |      |

|                                                                                                                                      |                                                                                                    |        |
|--------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|--------|
| RANCHO VILLAGE PARTNERS LLC.<br>2222 MARTIN STREET, SUITE #160<br>IRVINE, CALIFORNIA 92612<br>PH: (858) 518-7372 FAX: (760) 683-6007 | RANCHO VILLAGE PARTNERS LLC. - PHASE 1<br>RANCHO VILLAGE APARTMENTS - AIRPORT DRIVE<br>COVER SHEET | NEVADA |
|--------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|--------|

|                  |                    |      |
|------------------|--------------------|------|
| DATE: 04/08/2021 | DRAWING            | C0.0 |
| SHT 1 OF 35      | CLV DRAWING NUMBER |      |
| CLV PROJECT #    | L21-00070          |      |

|                  |                    |      |
|------------------|--------------------|------|
| DATE: 04/08/2021 | DRAWING            | C0.0 |
| SHT 1 OF 35      | CLV DRAWING NUMBER |      |
| CLV PROJECT #    | L21-00070          |      |



ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OF IMPROVEMENTS, CEMENT, CONCRETE, CLAY AREA AVEADA", LATEST SPECIFICATION FOR "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CLAY AREA AVEADA", LATEST REVISIONED EDITION, THE "SUMMERLIN IMPROVEMENT STANDARDS" FOR WORK IN THE SUMMERLIN AREA, LATEST REVISIONED EDITION, 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 ARE SHOWN ON OR OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES AS SHOWN FROM CIVIL PLANS LIBRARY ARE APPROXIMATE AND FOR RECORD PURPOSES. EXISTING UTILITIES ARE NOT TO BE SHOWN ON THE PLANS, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCE'S WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES TO AVOID DAMAGE TO THE UTILITIES. EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT FROM ANY POSSIBLE HAZARD.

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 BY THE CONTRACTOR 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.

AS PAVEMENT TO BE ONE-HALF INCH (½") ABOVE SLIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.

CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER THE CITY ENGINEER'S REQUIREMENTS.

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 ALL NEW CONSTRUCTION.

ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY GEO TEK, PROJECT NO. 5644, DATE 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 REPAIRS.

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 THE PUBLIC RIGHT-OF-WAY. ANY MONUMENTS OR MARKERS WITHOUT 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 WALL DETAIL.

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, ANDSEWER 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 THE SPECIFICATIONS AND DETAILS 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 THE CITY INSPECTOR OF THE TYPE OF DEVICES TO BE USED, THE DEVICES TO BE 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 CLAY OPEN-TRENCH UTILITY SURVEY FOR INSPECTION FOR THE LOCATION OF ALL UTILITY LINES. LOCATIONS TO BE LOCATED BY SURV 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 INTERSECTION OF THE SEWER MAIN AND THE STORM DRAIN AT THE TOP OF THE INLET, THE CONNECTION OF SEWER SERVICE LATERALS TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERALS EXIST THE PUBLIC RIGHT-OF-WAY, SEWER AND STORM DRAIN MAIN ALIGNMENT, INCLUDING DEFLECTION POINTS.

CCTV VIDEO INSPECTION IS REQUIRED FOR ALL SEWER AND STORM DRAINS. THE CCTV VIDEO INSPECTIONS SHALL BE IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS LATEST EDITION.

A SEPARATE BORING PERMIT REQUIRED FOR ALL BORING ACTIVITIES.

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 NAME STAMPS 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 ENCROACHED UPON BY A CONSTRUCTION WORK ZONE AND THE CONTRACTOR IS REQUIRED TO STOP FOR A SHORT PERIOD OF TIME TO BE ASSISTED IN THE SAFE CROSSING THROUGH THAT WORK ZONE, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A QUALIFIED "CROSSING GUARD". THE GUARD SHALL BE PRESENT FOR THE FULL DURATION OF TIME THAT CHILDREN ARE LIKELY TO BE PRESENT.

IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL OR RELOCATION OF ANY EXISTING TRAFFIC PAYMENT MARKING, SUCH PAYMENT 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 PIV CLASS 6 REFLECTIVE WHITE BACKGROUND OR COLOR AND WITH 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 FABRICATED AND SIZE TO CONFORM TO THE STANDARDS ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS.

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 PAYING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.

STREET SIGNS AND STOPS 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 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 AT 223-2221 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 SHALL BE NIGHT WORK, UNLESS OTHERWISE DIRECTED BY THE CITY OF LAS VEGAS TRAFFIC ENGINEER.

OR TEMPORARY MODIFICATIONS TO THE APPROVED DRAWINGS REGARDING FINAL PAVEMENT TRANSITIONS, MARKINGS AND SIGNING THAT ARE REQUIRED TO MATCH ADJACENT ROADWAY SEGMENTS, THE CONTRACTOR SHALL PROVIDE A DRAWING FOR APPROVAL BY THE TRAFFIC ENGINEERING DIVISION DEPICTING ANY ADJUSTMENTS TO THE FINAL PAVEMENT MARKINGS AND SIGNAGE, WHICH MAY INCLUDE OMITTING, ADDING OR MODIFYING PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS SUCH THAT ADEQUATE TRANSITIONS AND LANE TERMINATIONS BETWEEN ADJACENT ROADWAY SEGMENTS ARE CONSTRUCTED.

ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LAS VEGAS FIRE AND RESCUE ADOPTED FIRE CODE ORDINANCE #6631 FOR HYDRANT SPECIFICATIONS AND HYDRANT INSTALLATION SPECIFICATIONS.

ONLY FIRE HYDRANTS THAT ARE ON THE LAS VEGAS VALLEY WATER DISTRICT'S - APPROVED PRODUCTS LIST ARE ALLOWED TO BE INSTALLED.

A PERMIT IS REQUIRED FROM LAS VEGAS FIRE AND RESCUE FOR THE INSTALLATION OF ON-SITE WATER LINES AND FIRE HYDRANTS. THE PERMIT AND CONTRACTORS MATERIAL TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL BEFORE ANY CONSTRUCTION BEGINS.

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 # 5310.8, # 5312

LOCATING THE FIRE HYDRANT LOCATION, THE CONTRACTOR SHALL PROVIDE 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 DEPARTMENT APPROVAL.

ON ALL ON-SITE UNDERGROUND WATER MAINS AND MATERIALS SHALL BE U.L. LISTED, A.W.W.A APPROVED AND SHALL BE RATED FOR THE APPROPRIATE WORKING PRESSURE. IFC # 507.2.1, NFPA 24

PAINTING OF CURBS, FIRE HYDRANTS, PADS, PROTECTION OF FIRE HYDRANTS FROM PHYSICAL DAMAGE, AND ALL OTHER NECESSARY PREP PLANS SHALL BE COMPLETED BEFORE APPROVAL OF 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. A FIRE FLOW AVAILABILITY TEST SHALL BE CONDUCTED TO DETERMINE 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 ABOVE OR BELOW 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 HAVES ONE OR MORE LANEWAYS OR MORE THAN ONE LANEWAY, FIRE HYDRANTS SHALL BE INSTALLED AT 100 FT ALONG THE DESIGNATED AREAS. FIRE HYDRANTS ARE REQUIRED ON EACH SIDE OF THE STREET SPACED AT 500 FT ON AN ALTERNATING BASIS. IFC # C102.8

NO FIRE HYDRANTS SHALL BE LOCATED WITHIN THE RADIUS OF A CUL-DE-SAC OR WITHIN 20 FT OF THE PERIMETER OF THE RADIUS OF THE CUL-DE-SAC.

NO FIRE HYDRANTS SHALL BE LOCATED WITHIN 6 FT OF ANY CURB TURN, 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

A MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A FIRE DEPARTMENT CONNECTION (FDC) SHALL NOT EXCEED 100 FT, AS MEASURED BY AN APPROVED ROUTE. IFC # C102.7

THE MAXIMUM DISTANCE FROM A HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200 FT. IFC # C102.6

TWO (2) SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE IS 4 OR MORE FIRE HYDRANTS/SPRINKLER LINE-INS ARE INSTALLED ON A SINGLE SYSTEM, FOR SYSTEMS REQUIRED TO HAVE TWO (2) SOURCES OF WATER SUPPLY. SECTIONAL CONTROL VALVES SHALL BE INSTALLED TO PROVIDE FOR 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 LINE-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 LINE-INS CAN BE OUT OF SERVICE DUE TO A SERVICE INTERRUPTION. IFC # C104

ALL FIRE APPARATUS SHALL BE PROVIDED WITH THE FOLLOWING 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 60° FOR 25 FT PRIOR TO OR AFTER THE GRADE CHANGE. ADJACENT TO THE STRUCTURES

THE TURNING RADIUS OF THE FIRE APPARATUS ACCESS ROADS SHALL BE NO LESS THAN 52 FT INSIDE AND 28 FT INSIDE THE TURNING RADIUS. IFC # 503.2.2

VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL NOT BE LESS THAN 13FT 6 INS. IFC # 503.2.1

THE MAXIMUM DISTANCE FROM A FIRE APPARATUS ACCESS ROAD TO THE STRUCTURE SHALL BE NO 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. IFC # 503.2.1

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) OF 100 FT OR MORE IN SINGLE LANE ACCESS. IFC # 503.1.2

ALL DEAD-END FIRE APPARATUS ROAD(S) OR/AND LANE(S), 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 APPARATUS ACCESS ROAD, ON BOTH SIDES OF THE ROADWAY. APPROVED SIGNS SHALL BE 100 FT LONG AND 36 INCHES WIDE. 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 LENGTH THE CURB ALONG OR ON THE PAVEMENT OR CEMENT (IF NO CURB IS PROVIDED) SHALL BE PAINTED WITH A RED WEATHER RESISTANT PAINT.

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 CONTROL SIGNAL, THE LOCATION SHALL BE LOCATED ON THE SAME SIDE OF THE STREET AS THE PROPOSED DEVELOPMENT. CLV REGULATION

IN THE EVENT THAT ANY UNFORSEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OR CONSTRUCTION, THE OWNER SHALL IMMEDIATELY NOTIFY THE CONTRACTOR IN WRITING OF SUCH DIRECTIONS.

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.

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

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 TOLERANCES INDICATED FOR HORIZONTAL AND VERTICAL LOCATIONS AND DEGREES OF COMPACTION, IN THE AREAS INDICATED: HORIZONTAL  
VERTICAL COMPACTION

A PAVEMENT AREA SUBGRADE 0.1" +0.0' TO -0.1" SOILS REPRESENTATIVE OF THE SUBGRADE SHALL BE OBTAINED FROM EACH 10' X 10' SOILS REPORT COMPACTED 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 CONSTRUCTION OF NEW OR EXISTING STRUCTURES OR INFRASTRUCTURE IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.

CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND OTHER PUBLIC RIGHT-OF-WAY A CLEAN, SAFE AND ACCESSIBLE CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL OBSTRUCTIONS FROM THE OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PRIVATE, PRIVATE OR

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.

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, ANY OF THE DISTURBED AREAS DUE TO UNDESIRABLE EROSION PRODUCTIVITY. THIS PLAN DOES NOT PREVENT THE PERFORMANCE OF ANY SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE EROSION BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNDESIRABLE EROSION PRODUCTIVITY. IF THE DISTURBED AREAS ARE NOT PROTECTED BY THE PERFORMANCE STANDARDS SPECIFIED IN THE CITY OF LAS VEGAS AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BEST MANAGEMENT PRACTICES MANUAL.
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY BEEN CEASED, AND THE EXCEPTED AREA MAY APPLY; REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NW100000, 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. THE CONTRACTOR OR HIS AGENT SHALL REPORT ANY VIOLATIONS OF THE DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS, OR AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NW100000, SECTION III.A.12.
5. ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT RAINFALL EVENT. SEDIMENT REMOVAL MUST BE COMPLETED EARLIER, HOWEVER, WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

**SOUTHERN NEVADA - SOUTHWEST GAS CORPORATION  
GENERAL NOTES**

IN THE EVENT OF NATURAL GAS EMERGENCIES CALL 911 AND 1-877-860-8020

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 SPECIFIED BY LOCAL CODES AND STANDARDS

(A) ANY DEVIATION FROM SPECIFIED MINIMUM CLEARANCES MUST BE APPROVED BY ALL AFFECTED UTILITIES AND/OR MUNICIPALITIES FOR VALUATION PURPOSES. CONTACT 702-358-1881 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 702-278-8451

CONSTRUCTION STANDARD FOR WASTEWATER COLLECTION SYSTEMS AND THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS' STANDARD OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA, AS AMENDED. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE LATEST EDITION 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 RETEIF 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 FIVE INCH (5") OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES. IN LINE "Y" SHALL BE USED ON LINES TWELVE INCHES (12") OR LARGER.

WATER MAINS SHALL BE PROTECTED IN ACCORDANCE WITH LVWD STANDARDS WHENEVER A SEWER MAIN CROSS 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 STATESIDE 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.

INSTALLATION OF CURVED SEWER REQUIRES THE USE OF C-900 PIPE WHICH ALLOWS FOR PIPE DEFLECTION AT THE JOINTS.

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

1. 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 (702-258-7171) TWO (2) WORKDAYS PRIOR TO 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.
2. 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.
3. ALL WORK, EXCEPT AS MODIFIED BY THESE PLANS OR BY NOTE 2 ABOVE, SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFICE IMPROVEMENT, CLARK COUNTY AREA.
4. A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LVVMD.
5. ALL SERVICE LATERALS TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING WITH LVVMD APPROVED SERVICE SADDLES.
6. ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.
7. ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, VALLEY AND CURB GUTTERS.
8. ALL WATER AND STORM DRAIN OR SANITARY SEWER CROSSINGS SHALL CONFORM TO SECTION 2.22 OF THE 2000 EDITION OF THE UDACS.
9. ALL WATER FACILITIES AND APPURTENANCES SHALL BE DISINFECTED, PRESSURE TESTED, AND HAVE AN ACCEPTABLE PASSING HEALTH WATER SAMPLE OBTAINED, PRIOR TO OPERATION AND USE.
10. THE CONTRACTOR MUST OBTAIN ALL METERS TWO (2) INCHES AND SMALLER FROM LVVMD CENTRAL STORES. TELEPHONE 702-258-3152 OR 702-258-3802, TWO (2) WORKING DAYS PRIOR TO METER PICKUP.
11. ANY INTERRUPTION OF SERVICE MUST BE PERFORMED IN ACCORDANCE WITH UDACS SECTION 3.4.01, AND APPROVED BY THE LVVMD INSPECTION DIVISION PRIOR TO SHUTDOWN. PROPER WRITTEN NOTIFICATION MUST BE GIVEN TO ALL AFFECTED CUSTOMERS.
12. ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST AS BE LISTED ON THE LVVMD APPROVED PRODUCT'S LIST FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS BY SUBMITTING SHOP DRAWINGS.
13. TELEPHONE "CALL BEFORE YOU DIG" AT "811" OR 1-800-642-2444.
14. THE INSTALLATION OF LVVMD MUNICIPAL WATER FACILITIES WITHIN ALL STREETS IS ASSUMED TO BE IN COMPLIANCE WITH THE UNIFORM STANDARD SPECIFICATIONS FOR 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.
15. ANY DECORATIVE PAVING SURFACE WITHIN THE STREET IS THE RESPONSIBILITY OF THE OWNER'S ASSOCIATION, OR THE INDIVIDUAL PROPERTY OWNER IF NO OWNER'S ASSOCIATION IS IN EXISTENCE, OR THE AGENCY HAVING JURISDICTION. IF DECORATIVE SURFACE FINISHES ARE REQUIRED WITHIN THE TEXT OF THE CONTRACT 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.
15. **NO LEAD COMPLIANCE NOTICE:**  
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 REUSED.

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

ALL STREET LIGHTING INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE STREET LIGHTING PLAN, THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS" AND THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS" CITY AREA-NEVADA, LATEST REVISION, AND THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS LIGHTING OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST REVISION.

DESIGN PROFESSIONAL AND CONTRACTOR SHALL VERIFY CITY'S LATEST LED FIXTURE SPECIFICATIONS AND APPROVED FIXTURES PER CITY SPECIFICATIONS AND BUILDING SAFETY FORM, 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, CONDUITS, ETC., LOCATIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF THE CITY ENGINEER. ANY DEVIATION FROM THE PLAN LOCATION WILL REQUIRE COMPLIANCE WITH SECTION 623 OF THE U.S.S.

ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION IN ACCORDANCE WITH SECTION 623 G.03.01 OF THE U.S.S.

ALL EMPTY CONDUIT SHALL HAVE AT LEAST ONE GREEN NO. #8 AWG WIRE INSTALLED AS TRACER WIRE IN ACCORDANCE WITH SECTION 623 G.03.01 OF THE U.S.S. 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 U.S.D. NO. 320A WHEN POLE IS INSTALLED BEHIND SIDEWALK, AND SHALL AT NO TIME BE IN CONTACT WITH THE STREET LIGHTING SYSTEM.

AS-BUILT DRAWINGS SHALL BE SUPPLIED TO THE TRAFFIC ENGINEERING DIVISION PRIOR TO ANY PRE-FINAL INSPECTION. THE AS-BUILT DRAWING NEEDS TO BE STAMPED AS-BUILT AND SIGNED BY THE PREPARER.

SERVICE POINTS SHALL BE COORDINATED WITH NV ENERGY, AND WHEREVER POSSIBLE, BE LOCATED NEAR THE CENTER OF THE CIRCUIT. SERVICE POINTS SHALL BE SHOWN ON THE PLANS.

NEW STREETLIGHT SERVICES SHALL BE 200 AMP PAD MOUNT AND SHALL PROVIDE CAPACITY FOR 20 OR 24 AVAILABLE CIRCUITS.

WHEREVER THERE IS AN OVERHEAD UTILITY THAT MAY CONFLICT WITH THE INSTALLATION OF STREETLIGHTING CIRCUITS AND/OR POLES, THESE CONFLICTS MUST BE RESOLVED BETWEEN THE DEVELOPER AND THE UTILITIES INVOLVED BEFORE ANY LIGHT RIGS ARE INSTALLED. THE CONTRACTOR SHALL NOT EXPOSE TO THE CITY OF LAS VEGAS.

THE CONTRACTOR SHALL FURNISH COMPLETE CONDUIT, WIRE, ETC. FROM SERVICE TO TRANSFORMERS AND CONTROL SYSTEMS IF REQUIRED ON THE PLANS.

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



1-800-642-24

**FA**144 F-702-  
FREEWA

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**Call**  
before you

432-5301  
 ... AND ARTERIAL

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1-702-227

| 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              |

|           |                                                                     |      |                |
|-----------|---------------------------------------------------------------------|------|----------------|
| AGG       | AGGREGATE                                                           | FG   | FINISH GRAD    |
| ALC       | ALLOPHANIC CONCRETE                                                 | FLW  | FLOW LINE      |
| ANG       | ANGLE                                                               | FRR  | FIRE RISER     |
| BC        | BEGIN CURB                                                          | FUT  | FUTURE         |
| BCH       | BEGIN STREET IMPROVEMENTS                                           | LUT  | PLASTIC GUT    |
| BVC       | BEGINNING OF VERTICAL CURVE                                         | S-G  | STEEL GASKET   |
| BWM       | BENCH MARK                                                          | GB   | GRADE BENCH    |
| BY        | BOUNDARY                                                            | HG   | HIGH POINT     |
| CATV      | CABLE TELEVISION                                                    | HDP  | HIGH DENS      |
| CL        | CENTERLINE                                                          | HSI  | HALF STREET    |
| CCUSD     | CLEAR COUNTY UNIFORM STANDARD DRAWINGS                              | INT  | INTERSECTION   |
| CCWRD     | CLEAR COUNTY WATER RECLAMATION DISTRICTS                            | INVT | INVERT         |
| CMH       | COUNTY OF MANHOLE                                                   | LV   | LESS THAN      |
| CL        | CLEAN OUT, SEWER                                                    | LFZ  | LINEAR FEET    |
| COMM      | COMMERCIAL                                                          | WH   | MANHOLE        |
| CONC, PCC | CONCRETE                                                            | MAX  | MAXIMUM        |
| CONC      | CONSTRUCTION OR CONSTRUCT                                           | MIN  | MINIMUM        |
| CU        | CUBIC YARD                                                          | NIS  | NOT TO SO      |
| CU YD, CY | CUBIC YARD                                                          | OC   | ON CENTER      |
| CU FT, CF | CUBIC FEET                                                          | PMT  | PAVEMENT       |
| DCSWCS    | DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS | PI   | POINT OF       |
| DIA       | DIAMETER                                                            | PRC  | POINT OF       |
| DWY       | DRIVEWAY                                                            | PT   | POINT OF       |
| DR        | DRIVE INLET                                                         | PT   | POINT OF       |
| DS        | DRAINAGE                                                            | PCC  | PORTLAND       |
| E         | EASEMENT                                                            | PUB  | PUBLIC UTILITY |
| ESI       | EARTH STREET IMPROVEMENTS                                           | PVC  | POLYVINYL      |
| E         | EDGE OF PAVEMENT                                                    | PP   | POWER POLE     |
| E         | ELECTRIC                                                            | PL   | PROPERTY       |
| ELEV      | ELEVATION                                                           | PL   | POINT OF       |
| ECR       | END OF CURB RETURN                                                  | PROP | PROPOSED       |
| EXT       | EXTENSION                                                           | PB   | PISTON         |
| EX, EXIST | EXISTING                                                            | RAD  | RADIUS OF      |
| FT        | FEET OR FOOT                                                        | RPPA | REDUCED B      |
| FO        | FOOTING WALL                                                        | AS   | ASSEMBLY       |
| FR        | FIRE HYDRANT                                                        | REIN | REINFORCE      |
|           |                                                                     | RCB  | REINFORCE      |

| QUANTITY ESTIMATE                |          |           |  |
|----------------------------------|----------|-----------|--|
| DESCRIPTION                      | PUBLIC   | PRIVATE   |  |
| 1 INCH ASPHALTIC CONCRETE PAVING | - SY     | 5,961 SY  |  |
| 1 INCH ASPHALTIC CONCRETE PAVING | - SY     | 7,829 SY  |  |
| 1 INCH ASPHALTIC CONCRETE PAVING | 250 SY   | - SY      |  |
| BASE MATERIAL                    | - CY     | 1,096 CY  |  |
| BASE MATERIAL                    | - CY     | 769 CY    |  |
| GRADE PREPARATION (SCARIFY)      | 250 SY   | - SF      |  |
| 1/2 GRAVEL BASE MATERIAL         | 50 CY    | - SF      |  |
| "A" & "L" CURB & GUTTER W/ BASE  | 200 LF   | 2,126 LF  |  |
| 1/2" "R" CURB & GUTTER WITH BASE | - LF     | 6,713 LF  |  |
| CONCRETE VALLEY GUTTER           | - SF     | 3,010 SF  |  |
| LONGITUDINAL VALLEY GUTTER       | - SF     | 3,820 SF  |  |
| 1 INCH CONCRETE SIDEWALK         | - SF     | 41,529 SF |  |
| 1 INCH CONCRETE SIDEWALK         | 1,000 SF | - SF      |  |
| WALK UNDER DRINK                 | - EA     | 14 EA     |  |
| STRIP STRIPPER                   | 200 LF   | - LF      |  |
| ET SIGNS - STAND ALONE           | - EA     | 6 EA      |  |
| RAMPS                            | - EA     | - EA      |  |
| ER MAIN TAP                      | 2 EA     | - EA      |  |
| WATER METER                      | - EA     | - EA      |  |
| IRRIGATION METER WITH 1" RPPA    | - EA     | - EA      |  |
| WATER LATERAL                    | - LF     | 61 LF     |  |
| WIRSDO WATER SERVICE             | - LF     | 790 LF    |  |
| 1 INCH PVC WATER MAIN            | - LF     | 402 LF    |  |
| 1 INCH PVC WATER MAIN            | 34 LF    | 3,465 LF  |  |
| 1 INCH GATE VALVE                | - EA     | 12 EA     |  |
| 1 INCH OCTAVE METER              | 2 EA     | - EA      |  |
| 1 INCH RPPA, WILKINS 475/475V    | 2 EA     | - EA      |  |
| HYDRANT                          | - EA     | 11 EA     |  |

|                       |      |          |
|-----------------------|------|----------|
| ER MAIN TAP           | 3 EA | - EA     |
| ICH SEWER LATERAL     | - LF | 1,501 LF |
| ICH PVC SEWER MAIN    | - LF | 1,221 LF |
| INCH SEWER MANHOLES   | 1 EA | 8 EA     |
| ER MANHOLE ADJUSTMENT | 1 EA | - EA     |

| DRAINAGE QUANTITY ESTIMATE       |      |        |  |
|----------------------------------|------|--------|--|
| 1 INCH STORM DRAIN               | - LF | 7 LF   |  |
| 1 INCH STORM DRAIN               | - LF | 273 LF |  |
| 12" JENSEN PRECAST INLET         | - EA | 1 EA   |  |
| 18" JENSEN PRECAST INLET         | - EA | 1 EA   |  |
| RAP (050=12")                    | - CY | 57 CY  |  |
| 18" DRAIN TAP                    | 2 EA | - EA   |  |
| 12" STORM DRAIN MANHOLE TO GRADE | 1 EA | - EA   |  |

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F. QUANTITY ESTIMATE IS FOR BONDING PURPOSES ONLY.  
TRACTOR TO DETERMINE INDEPENDENT ESTIMATIONS.

# BENCHMARK

OF LAS VEGAS BENCHMARK: 7LV01 18SWW6

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

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

ORTH 89°26'38" EAST, BEING THE BEARING OF THE SOUTH LINE  
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.

|                   |           |                          |
|-------------------|-----------|--------------------------|
|                   | RCP       | REINFORCED CONCRETE PIPE |
|                   | R         | RIGHT OF WAY             |
|                   | R/W       | RIGHT-OF-WAY             |
|                   | SS        | SEWER                    |
|                   | SHT       | SHEET                    |
|                   | SID       | SEWER LATERAL            |
|                   | SW        | SIDEWALK                 |
|                   | SO FT, 5F | SQUARE FOOT              |
| OLYETHYLENE       | SO YD, 5Y | SQUARE YARD              |
| IMPROVEMENTS      | STA       | STATION                  |
| LY POLY PROPYLENE | SD        | STORM DRAIN              |
|                   | ST        | STREET                   |
|                   | STL       | STREETLIGHT              |
| Y POLY DISTRICT   | TE        | TELEPHONE                |
|                   | TEMP      | TEMPORARY                |
|                   | TC        | TOP OF CURB              |
|                   | TF        | TOP OF FOOTING           |
|                   | TRC       | TOP OF ROLL CURB         |
|                   | TRW       | TOP OF RETAINING WALL    |
|                   | TS        | TRAFFIC SIGNAL           |
|                   | TSI       | TRAFFIC SIGNAL INTERCON  |
|                   | TRANS     | TRANSITION               |
| SECTION           | TYPE      | TYPICAL                  |
| SE CURVE          | UC        | UNDERGROUND              |
|                   | UDACS     | UNIFORM DESIGN AND       |
| NCY               | VC        | CONSTRUCTION STANDARDS   |
| AT CONCRETE       | VAR       | VARIABLE                 |
| ASEMENT           | VERT      | VERTICAL                 |
|                   | VC        | VERTICAL CURVE           |
|                   | VUT       | VALLEY CUTTER            |
|                   | VCP       | VITRIFIED CLAY PIPE      |
|                   | WTR       | WATER                    |
| CTION             | WATER     | WATER LATERAL            |
|                   | WIRBRO    | WATER PIPING             |
|                   |           |                          |
| URE PRINCIPLE     |           |                          |
|                   |           |                          |
| CRETE BOX         |           |                          |

[illegible]



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.

10+00

9+00

8+00

7+00

N01°00'08"E

60' ROW (PUBLIC)

60' ROW (PUBLIC)

EX STREET LIGHT

EX TRAF. VAULT (7.39) FG

6' PRIVATE FIBER OPTIC EASEMENT OR:20051215/00699

EX ELEC. VAULT

5' CLV FIRE HYDRANT & STREET LIGHT EASEMENT PER BOOK 108, PAGE 15 OF PLATS

EX CABLE VAULT

EX TELE. VAULT (7.21) TC

EX ELEC. VAULT (7.30) FG

EX STREET LIGHT (7.13) TC

(7.24) FG

TRW=12.88 FG=7.47

(7.24) FG

(7.19) FG

TRW=12.26 FG=7.50

TRW=12.47 FG

NEW 2.5' LVWD EASEMENT

(7.12) FG

TRW=12.18 FG=7.31

(6.92) TC

(2007)

(7.06) FG

(26) (C5.1)

(6.77) TC

EX STREET LIGHT (6.82) FG

EX ELEC. VAULT TRW=11.72 FG=9.29

LVWD (11) (C5.0) (6.75)

TRW=12.86 FG=8.18 (8.76) FG

11.86 FL HP

TRW=13.64 FG=9.83

12.64 FL HP

TRW=13.42 FG=9.82

24

12.37 FG

1.90%

1.42%

2.12%

3

18' TYP

TRW=12.02 FG=9.59

11.25 11.25 FG FG

11.08 11.08 FG FG

11.06 11.06 FG FG

TRW=11.82 FG=9.35

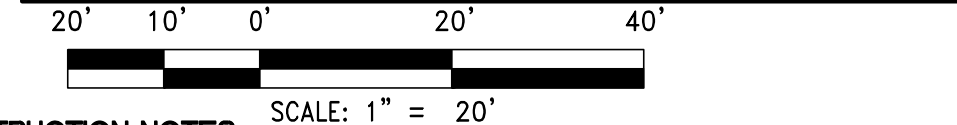
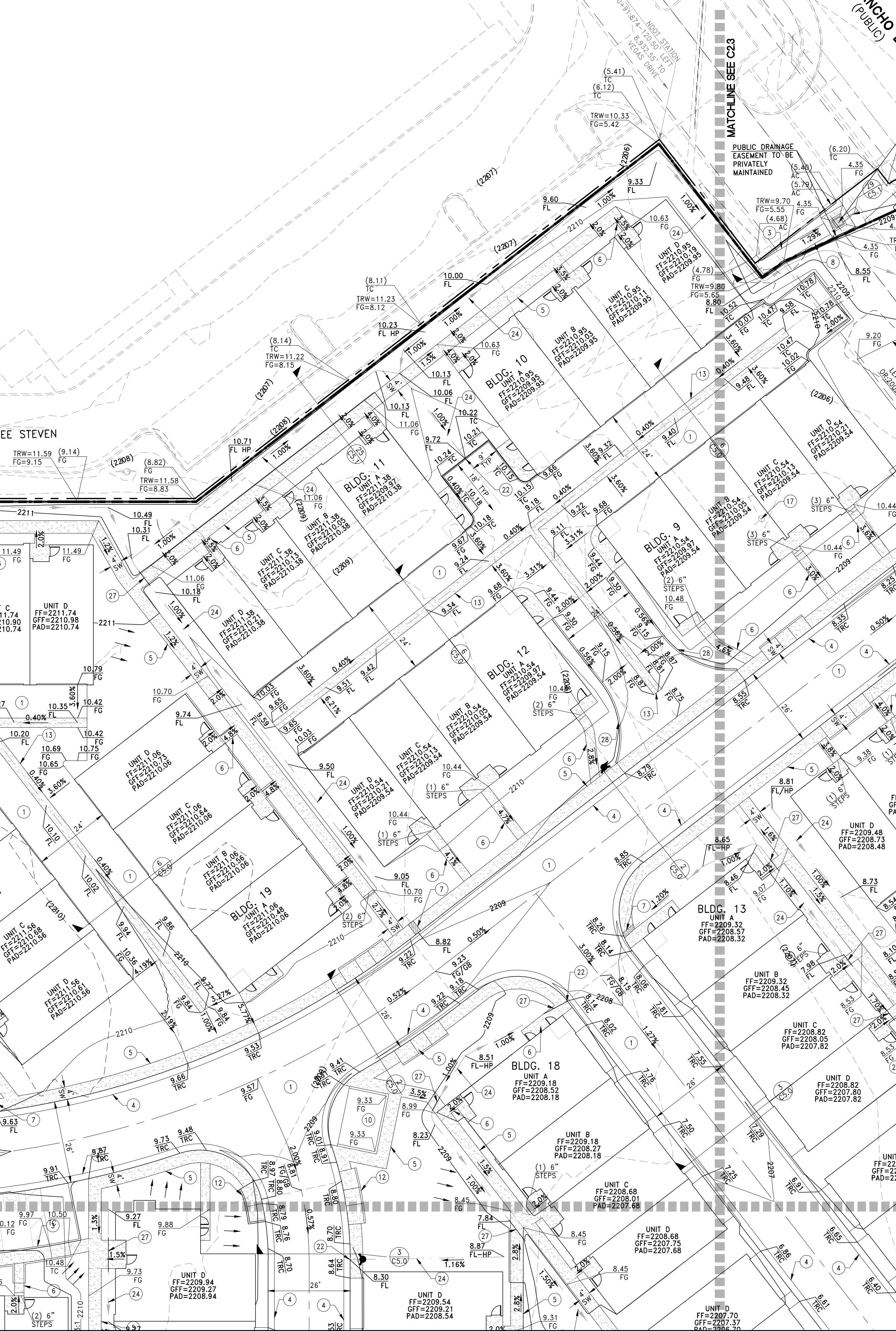
3

18' TYP

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)

[illegible]

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
- 2 C5.0
- 3 CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD #216
- 4 CONSTRUCT "A" TYPE CURB PER DETAIL C5.1
- 5 CONSTRUCT "B" TYPE CURB AND GUTTER PER CCAUSD #217.3.51
- 6 CONSTRUCT 4' OR 5' 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
- 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 AROM 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 CONCRETE DRIVEWAY PER CCAUSD #222.1, #225 & #228
- 24 LANDSCAPE AREA PER LANDSCAPE PLANS BY OTHERS
- 25 EXISTING RETIRED POWER POLE TO BE REMOVED
- 26 RAISE EXISTING SSMH RIM / VALVE BOX TO NEW FINISHED GRADE
- 27 CONSTRUCT 6" TALL DECORATIVE WROUGHT IRON FENCE
- 28 SARCOT AC PAVEMENT, FRENCH, BACKFILL AND MATCH EXISTING
- 29 IMPROVEMENT PER CCAUSD #503, #504.4 & #505.3
- 30 CONSTRUCT LEADWALK CROSS DRAIN AS PER DETAIL 17 SHEET C5.1
- 31 CONSTRUCT "V" NOTCH TO DRAIN CURB INTO
- 32 BMP PER DETAIL 14 SHEET C5.0
- 33 REMOVE ALL EXISTING VEGETATION ON SITE
- 34 CONSTRUCT RIP RAP LINED DRAINAGE SWALE PER
- 35 DETAIL 15 ON SHEET C5.0
- 36 CONSTRUCT PRECAST 3' X 3' DROP INLET PER DETAIL 23 SHEET C5.1
- 37 CONSTRUCT PRECAST 6' X 6' DROP INLET PER DETAIL 20 SHEET C5.1
- 38 INSTALL 4" SD PIPE UNDER SIDEWALK, SLOPE TO MATCH SWALE
- 39 CONSTRUCT "A" TYPE CURB FLUSH PER 30 ON SHEET C5.1

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.

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 SPECIFICATIONS. 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 DRIVEWAYS 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

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

ALL PRIVATE STREETS ARE P.D.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

THE CONTRACTOR IS TO VERIFY THE POSITION OF THIS EXISTING SEWER MANHOLE CURE 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 DS5380 ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER L. THOMPSON, PE NO. 14134

[illegible]



## DISCLAIMER NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S 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.



1-800-642-2444



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

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

## BENCHMARK

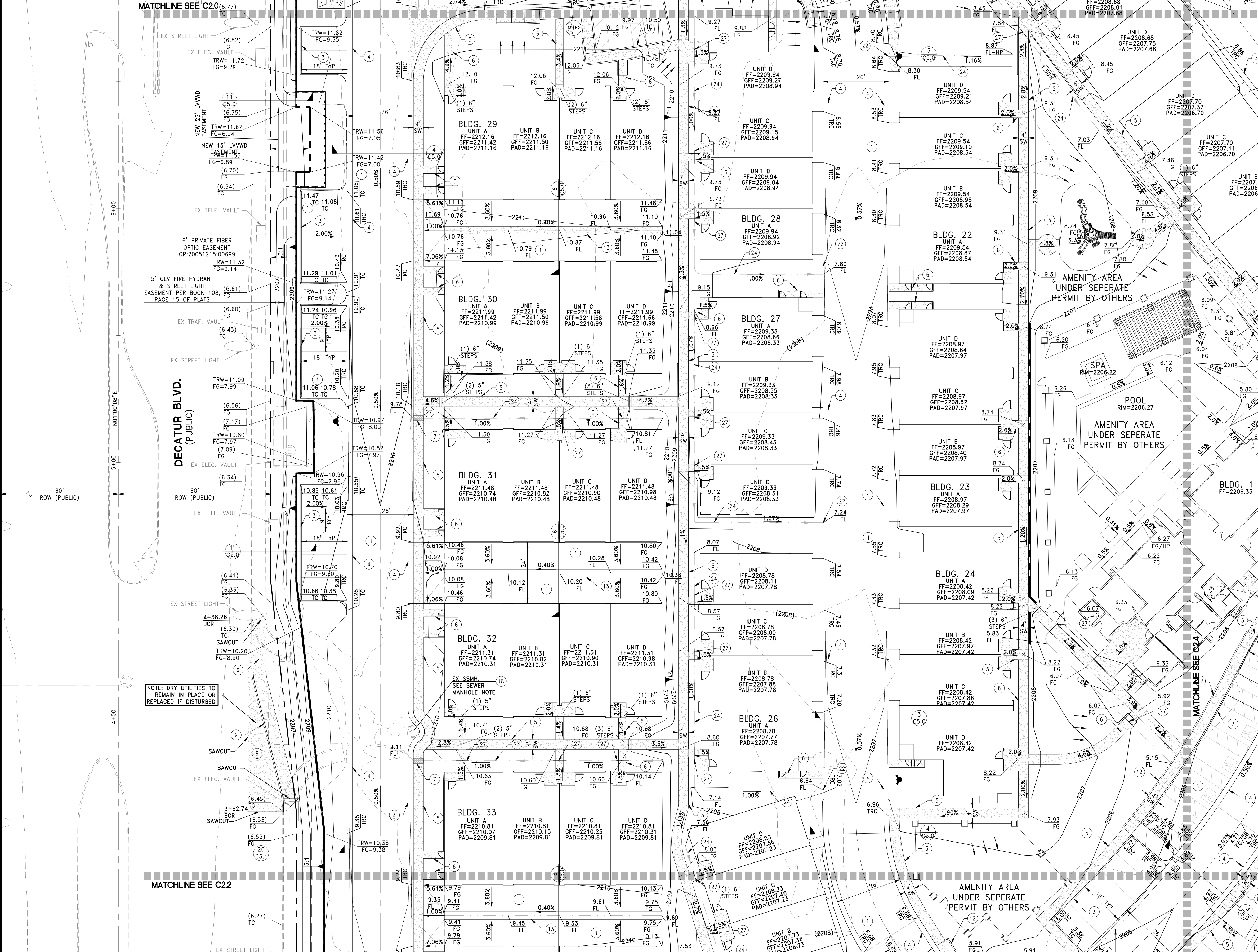
CITY OF LAS VEGAS BENCHMARK: 7LV01 18SWW6  
RIVET & PLATE (OLD RECTANGULAR) IN TOP OF CURB AT THE SW CORNER BEVIE RD. &  
DECATUR BLVD.  
ELEVATION=672.300 Meters (NAVD'88 v.2008)  
ELEVATION=2205.71 US Survey Feet (NAVD'88 v.2008)

## BASIS OF BEARINGS

NORTH 89°28'38" 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 THEREON 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 #217.3.51
5. CONSTRUCT 4" OR 5" 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 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 #221.1, #223 & #228
16. LANDSCAPE AREA PER LANDSCAPE PLANS BY OTHERS
17. EXISTING RETIRED POWER POLE TO BE REMOVED
18. RAISE EXISTING SSMH RIM / VALVE BOX 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
28. CONSTRUCT "A" TYPE CURB FLUSH PER 30 ON SHEET C5.1

## 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 OBSOLETE 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: 1,000 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 D55380 ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER L. THOMPSON, PE NO. 14134

DATE

FOR REVIEW ONLY

| REV | DESCRIPTION          | DATE |
|-----|----------------------|------|
| 1   | DATE: April 08, 2021 |      |
| 2   | DATE: April 08, 2021 |      |
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| 99  | DATE: April 08, 2021 |      |
| 100 | DATE: April 08, 2021 |      |

IMPROVEMENT PLANS FOR

RANCHO VILLAGE PARTNERS LLC.

RANCHO VILLAGE APARTMENTS - PHASE 1

AIRPORT DRIVE

GRADING PLAN (SHEET 2 OF 6)

DATE: April 08, 2021

1"=20'

VERT. SCALE: 1"=5'

DRAWN BY: NDI

DESIGNED BY: CLT

CHECKED BY: CLT

PROJECT #:

4555.0007

PH: (702) 515-1512 FAX: (702) 683-9007

**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

0:\4555\_Edward Homes\007\_Rancho Multi-Family\civil\1\_PSF\004\_001.dwg njmes 4/08/21 11:36am

DATE: 04/08/2021

DRAWING

**C21**

SHT 10 OF 35

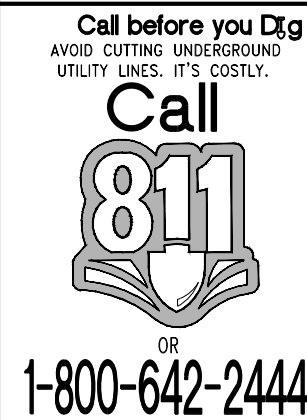
CLV DRAWING NUMBER

CLV PROJECT # L21-00070



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.



BENCHMARK

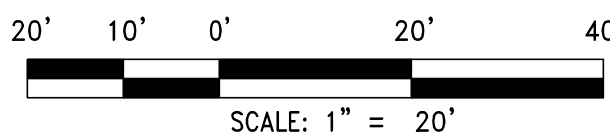
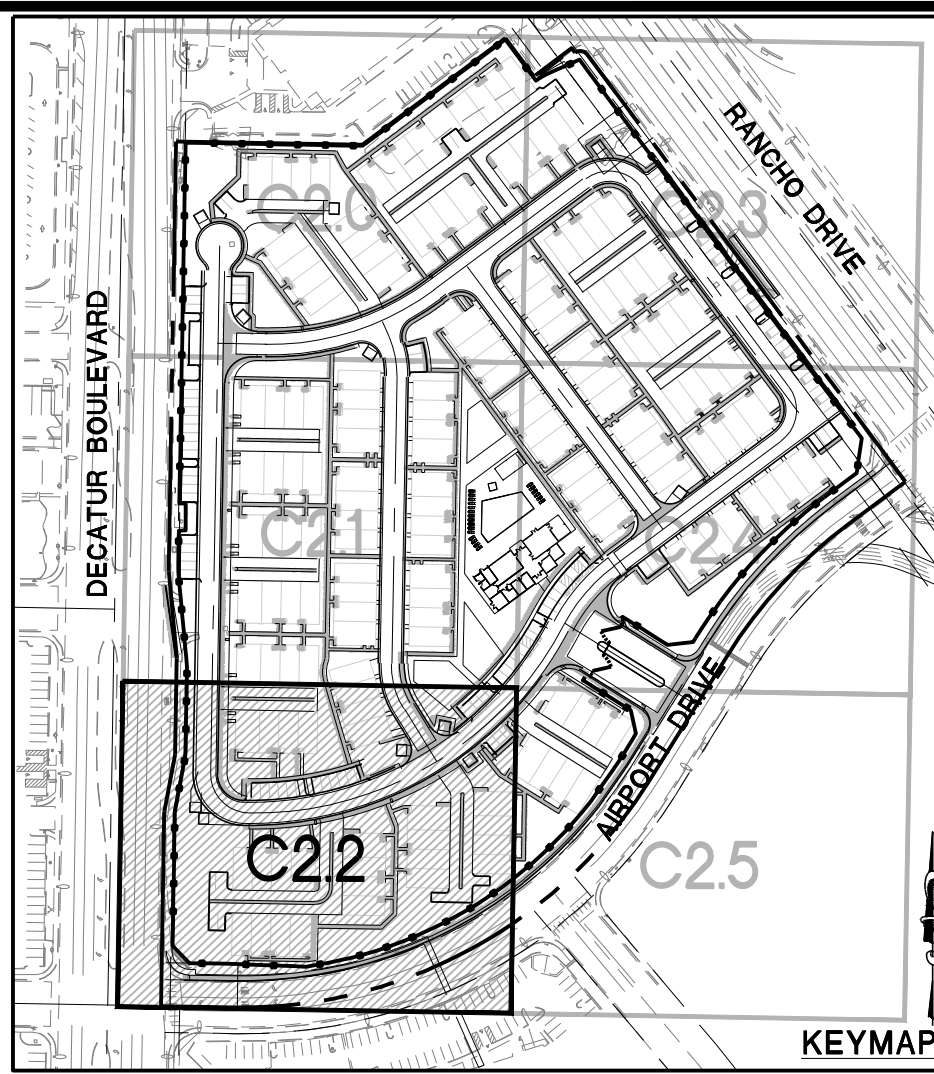
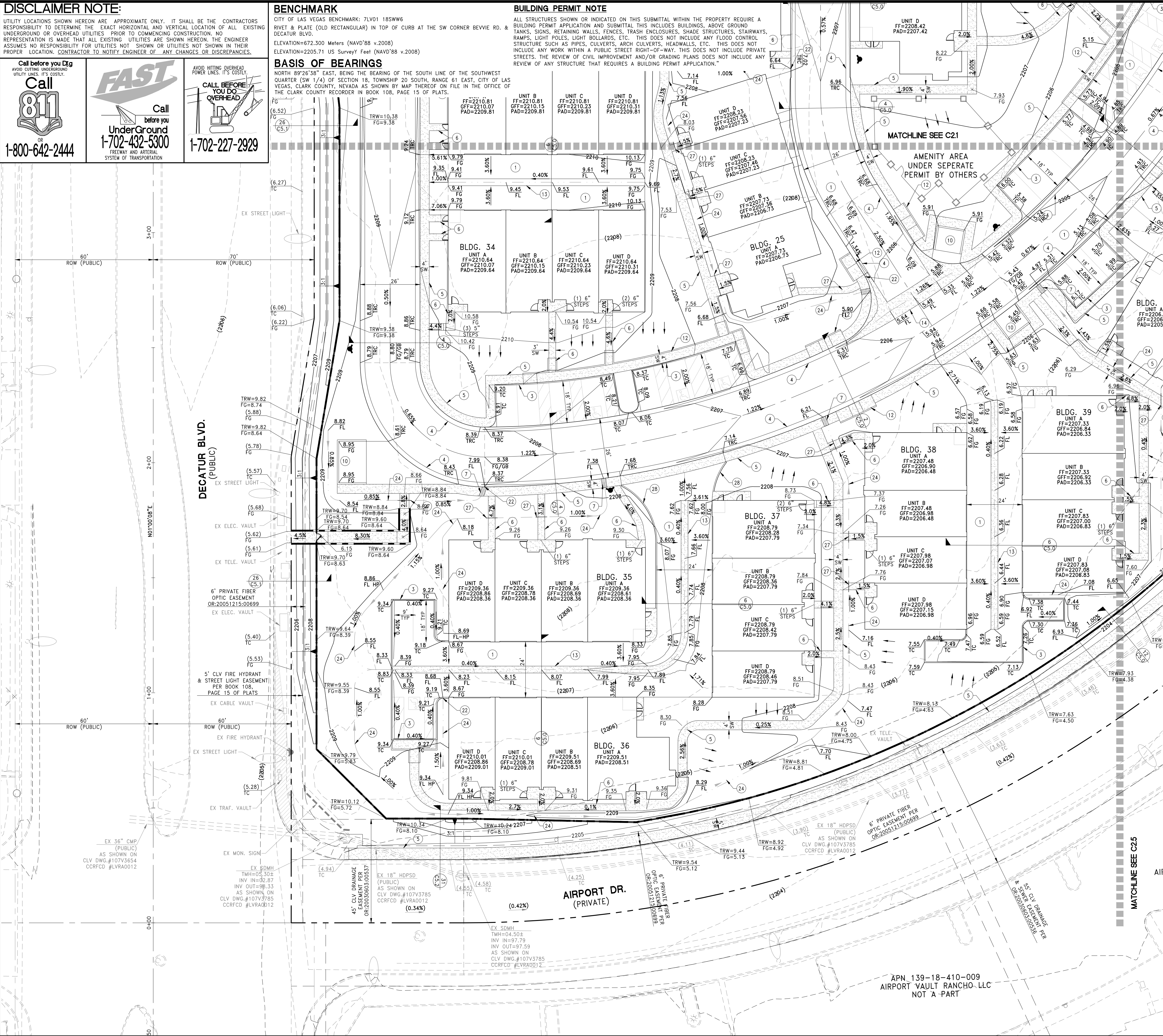
CITY OF LAS VEGAS BENCHMARK: 71V01 18SWWS  
RIVET & PLATE (OLD RECTANGULAR) IN TOP OF CURB AT THE SW CORNER BEVIE RD. &  
DECATUR BLVD.  
ELEVATION=672.300 Meters (NAVD'88 v.2008)  
ELEVATION=2205.71 US Survey Feet (NAVD'88 v.2008)

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 PILES, 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

- CONSTRUCT AC PAVEMENT REFERENCE DETAIL 13 ON SHEET C5.0
- CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD #216
- CONSTRUCT "A" TYPE CURB PER 16 ON SHEET C5.1
- CONSTRUCT "R" TYPE CURB AND GUTTER PER CCAUSD #217.3.S1
- CONSTRUCT 4' OR 5' SIDEWALK PER CCAUSD #234
- CONSTRUCT 3' SIDEWALK PER CCAUSD #234
- CONSTRUCT 24" WIDE SIDEWALK UNDERDRAIN PER CCAUSD #236
- CONSTRUCT 4' WIDE CONCRETE "U"-CHANNEL PER DETAIL 22 SHEET C5.1
- REMOVE EXISTING DRIVEWAY APRON AND CONSTRUCT BUS TURNOUT AND 5' SIDEWALK PER CCAUSD #234 & #234.1
- CONSTRUCT TRASH ENCLOSURES, SEE ARCH. PLANS
- REMOVE EXISTING DRIVEWAY APRON AND CONSTRUCT "L" CURB AND 5' SIDEWALK PER CCAUSD #216 AND #234
- CONSTRUCT SIDEWALK RAMP USING AMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE 1)
- CONSTRUCT 3' WIDE CROSS GUTTER WITH 3/4" DEEP FLOWLINE SIMILAR TO CCAUSD #228
- CONSTRUCT 8' WIDE CROSS GUTTER WITH 3/4" DEEP FLOWLINE SIMILAR TO CCAUSD #228
- REMOVE EXISTING CURB, GUTTER & SIDEWALK AND CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD #222.1, #225 & #228
- LANDSCAPE AREA PER LANDSCAPE PLANS BY OTHERS
- EXISTING RETIRED POWER POLE TO BE REMOVED
- RAISE EXISTING SSMH RM / VALVE BOX TO NEW FINISHED GRADE
- CONSTRUCT 6' TALL DECORATIVE WROUGHT IRON FENCE
- SAWCUT AC PAVEMENT, TRENCH, BACKFILL AND MATCH EXISTING IMPROVEMENTS PER CCAUSD #503, #504 & #505.1
- CONSTRUCT LEADWALK CROSS DRAIN AS PER DETAIL 17 SHEET C5.1
- CONSTRUCT "V" NOTCH TO DRAIN CURB INTO BMP PER DETAIL 14 SHEET C5.0
- REMOVE ALL EXISTING VEGETATION ON SITE
- CONSTRUCT RIP RAP LINED DRAINAGE SWALE PER DETAIL 15 ON SHEET C5.0
- CONSTRUCT PRECAST 3' X 3' DROP INLET PER DETAIL 23 SHEET C5.1
- CONSTRUCT PRECAST 6' X 6' DROP INLET PER DETAIL 20 SHEET C5.1
- INSTALL 4" SD PIPE UNDER SIDEWALK, SLOPE TO MATCH SWALE
- CONSTRUCT "A" TYPE CURB FLUSH PER 30 ON SHEET C5.1

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

- CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
- SEE SHEET C5.0 FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
- ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
- THESE PLANS SHALL NOT BE PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
- ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
- 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.
- SOIL REPORT NOTE:  
GRADING SHALL BE IN ACCORDANCE WITH SOILS REPORT PREPARED BY:  
ENGINEER: Geo Tek  
PROJECT NO. 15642-LVR  
DATED: August 10, 2020
- CUT/FILL ESTIMATES  
EXISTING TO FINISH GRADE ELEVATIONS  
NET CUT: 1,200 CY  
NET FILL: 8,500 CY
- FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET C0.01

NOTE

ALL ONSITE 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 D55380 ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER L. THOMPSON, PE NO. 14134

DATE

RANCHO VILLAGE PARTNERS LLC.  
2222 MARTIN STREET, SUITE #160  
PH: (850) 510-7572 FAX: (781) 603-9007

IMPROVEMENT PLANS FOR  
RANCHO VILLAGE APARTMENTS - PHASE 1  
AIRPORT DRIVE

GRADING PLAN (SHEET 3 OF 6)

DATE: 04/08/2021  
DRAWING  
C2.2  
SHEET 11 OF 35  
CLV DRAWING NUMBER  
CLV PROJECT # L21-000070



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.

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.

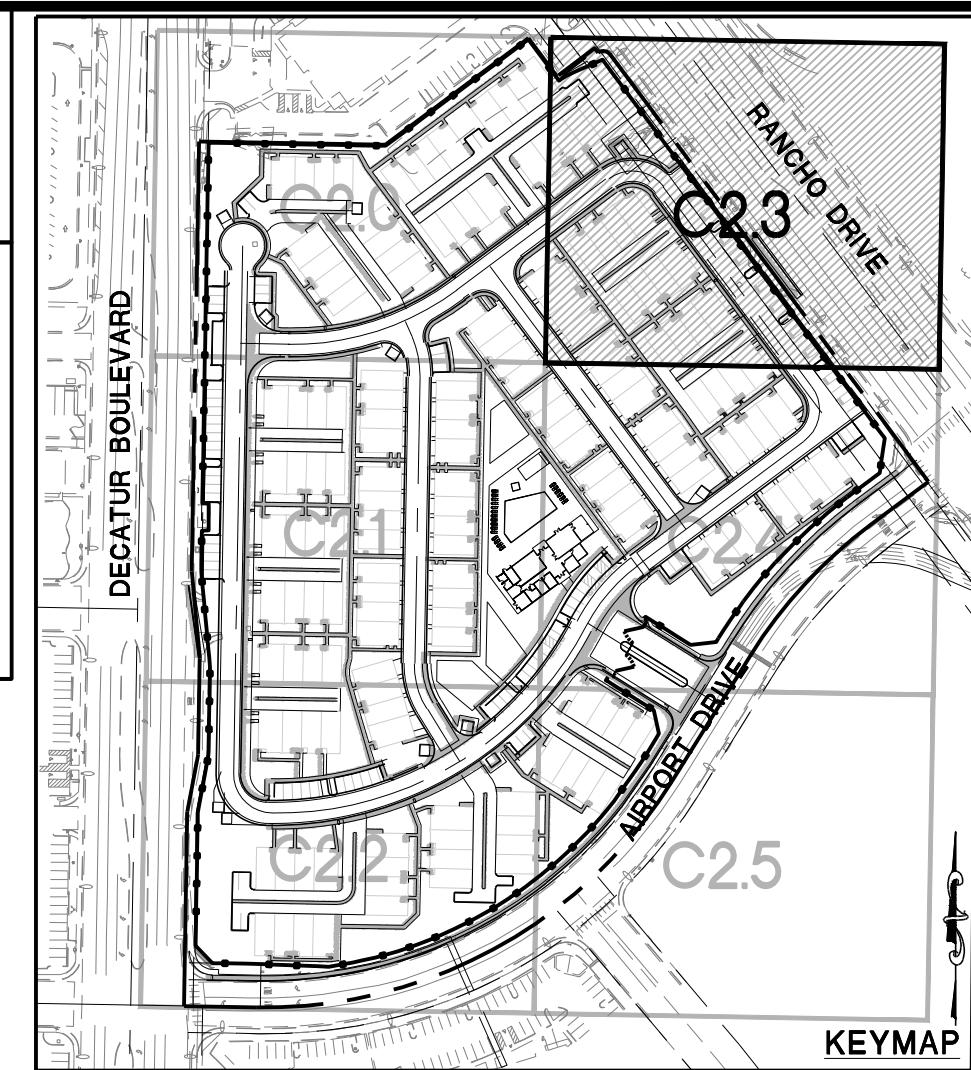
Call 811  
OR  
1-800-642-2444

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

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.  
CALL BEFORE YOU DO OVERHEAD  
1-702-227-2929

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

- CONSTRUCT AC PAVEMENT REFERENCE DETAIL 13 ON SHEET C5.0
- CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD #216
- CONSTRUCT "A" TYPE CURB PER 16 ON SHEET C5.1
- CONSTRUCT "R" TYPE CURB AND GUTTER PER CCAUSD #217.3.5.1
- CONSTRUCT 4" OR 5" SIDEWALK PER CCAUSD #234
- CONSTRUCT 3" SIDEWALK PER CCAUSD #234
- CONSTRUCT 24" WIDE SIDEWALK UNDERDRAIN PER CCAUSD #236
- CONSTRUCT 4" WIDE CONCRETE "U"-CHANNEL PER DETAIL 22 SHEET C5.1
- REMOVE EXISTING DRIVEWAY APRON AND CONSTRUCT BUS TURNOUT AND 5' SIDEWALK PER CCAUSD #234 & #234.1
- CONSTRUCT TRASH ENCLOSURES, SEE ARCH. PLANS
- REMOVE EXISTING DRIVEWAY APRON AND CONSTRUCT "L" CURB AND 5' SIDEWALK PER CCAUSD #216 AND #234
- CONSTRUCT SIDEWALK RAMP USING AMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE 1)
- CONSTRUCT 3" WIDE CROSS GUTTER WITH 3/4" DEEP FLOWLINE SIMILAR TO CCAUSD #228
- CONSTRUCT 8" WIDE CROSS GUTTER WITH 3/4" DEEP FLOWLINE SIMILAR TO CCAUSD #228
- REMOVE EXISTING CURB, GUTTER & SIDEWALK AND CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD #222.1, #225 & #228
- LANDSCAPE AREA PER LANDSCAPE PLANS BY OTHERS
- EXISTING RETIRED POWER POLE TO BE REMOVED
- RAISE EXISTING SSMH RIM / VALVE BOX TO NEW FINISHED GRADE
- CONSTRUCT 6" TALL DECORATIVE WROUGHT IRON FENCE
- SAWCUT AC PAVEMENT, TRENCH, BACKFILL AND MATCH EXISTING IMPROVEMENTS PER CCAUSD #503, #500.4 & #500.5
- CONSTRUCT LEADWALK CROSS DRAIN AS PER DETAIL 17 SHEET C5.1
- CONSTRUCT "Y" NOTCH TO DRAIN CURB INTO BMP PER DETAIL 14 SHEET C5.0
- REMOVE ALL EXISTING VEGETATION ON SITE
- CONSTRUCT RIP RAP LINED DRAINAGE SWALE PER DETAIL 15 ON SHEET C5.0
- CONSTRUCT PRECAST 3' X 3' DROP INLET PER DETAIL 23 SHEET C5.1
- CONSTRUCT PRECAST 6' X 6' DROP INLET PER DETAIL 20 SHEET C5.1
- INSTALL 4" SD PIPE UNDER SIDEWALK, SLOPE TO MATCH SWALE
- CONSTRUCT "A" TYPE CURB FLUSH PER 30 ON SHEET C5.1

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

- CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
- SEE SHEET C5.0 FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
- ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
- THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
- ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
- 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.
- SOIL REPORT NOTE: GRADING SHALL BE IN ACCORDANCE WITH SOILS REPORT PREPARED BY: ENGINEER: Geo 144 PROJECT NO. 15642-LVR DATED: August 10, 2020
- CUT/FILL ESTIMATES: EXISTING TO FINISH GRADE ELEVATIONS: NET CUT: 1,200 CY NET FILL: 8,500 CY
- 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

STORM DRAIN MANHOLE NOTE

THE CONTRACTOR IS TO VERIFY THE POSITION OF THIS EXISTING STORM DRAIN MANHOLE CONE TO DETERMINE IF IT CAN BE ROTATED TO BE POSITIONED 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 D55380 ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER L. THOMPSON, PE NO. 14134

DATE

|                                                                                                                                 |                  |         |             |
|---------------------------------------------------------------------------------------------------------------------------------|------------------|---------|-------------|
| FOR REVIEW ONLY                                                                                                                 | DATE: 04/08/2021 | BY: JPT | DATE:       |
| DESCRIPTION                                                                                                                     | REV              | DATE    | DESCRIPTION |
| RANCHO VILLAGE PARTNERS LLC.<br>2222 MARTIN STREET, SUITE #160<br>LAS VEGAS, NV 89102<br>PH: (702) 510-7572 FAX: (702) 603-9007 |                  |         |             |
| RANCHO VILLAGE APARTMENTS - PHASE 1<br>AIRPORT DRIVE                                                                            |                  |         |             |
| GRADING PLAN (SHEET 4 OF 6)                                                                                                     |                  |         |             |
| CITY OF LAS VEGAS<br>11:37am<br>4/08/21                                                                                         |                  |         |             |
| ENGINEER<br>BRIAN K. REED<br>Exp. 12/31/2021<br>No. 14464<br>CIVIL                                                              |                  |         |             |
| DATE: 04/08/2021                                                                                                                |                  |         |             |
| DRAWING<br>C2.3                                                                                                                 |                  |         |             |
| SHEET 12 OF 35                                                                                                                  |                  |         |             |
| CLV DRAWING NUMBER                                                                                                              |                  |         |             |
| CLV PROJECT # L21-00070                                                                                                         |                  |         |             |



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08.68  
08.01  
07.88

UNIT D  
FF=2208.68  
GFF=2207.75  
PAD=2207.68

UNIT C  
FF=2207.70  
GFF=2207.37  
PAD=2206.70

UNIT B  
FF=2207.20  
GFF=2206.86  
PAD=2206.20

BLDG. 17  
UNIT A  
FF=2207.20  
GFF=2206.80  
PAD=2206.20

UNIT D  
FF=2206.48  
GFF=2206.13  
PAD=2205.48

UNIT C  
FF=2206.48  
GFF=2205.89  
PAD=2205.48

BLDG. 1  
FF=2206.33

BLDG. 41  
UNIT A  
FF=2206.40  
GFF=2205.99  
PAD=2205.40

POOL  
RIM=2206.27

SEPARATE AREA  
FOR OTHERS

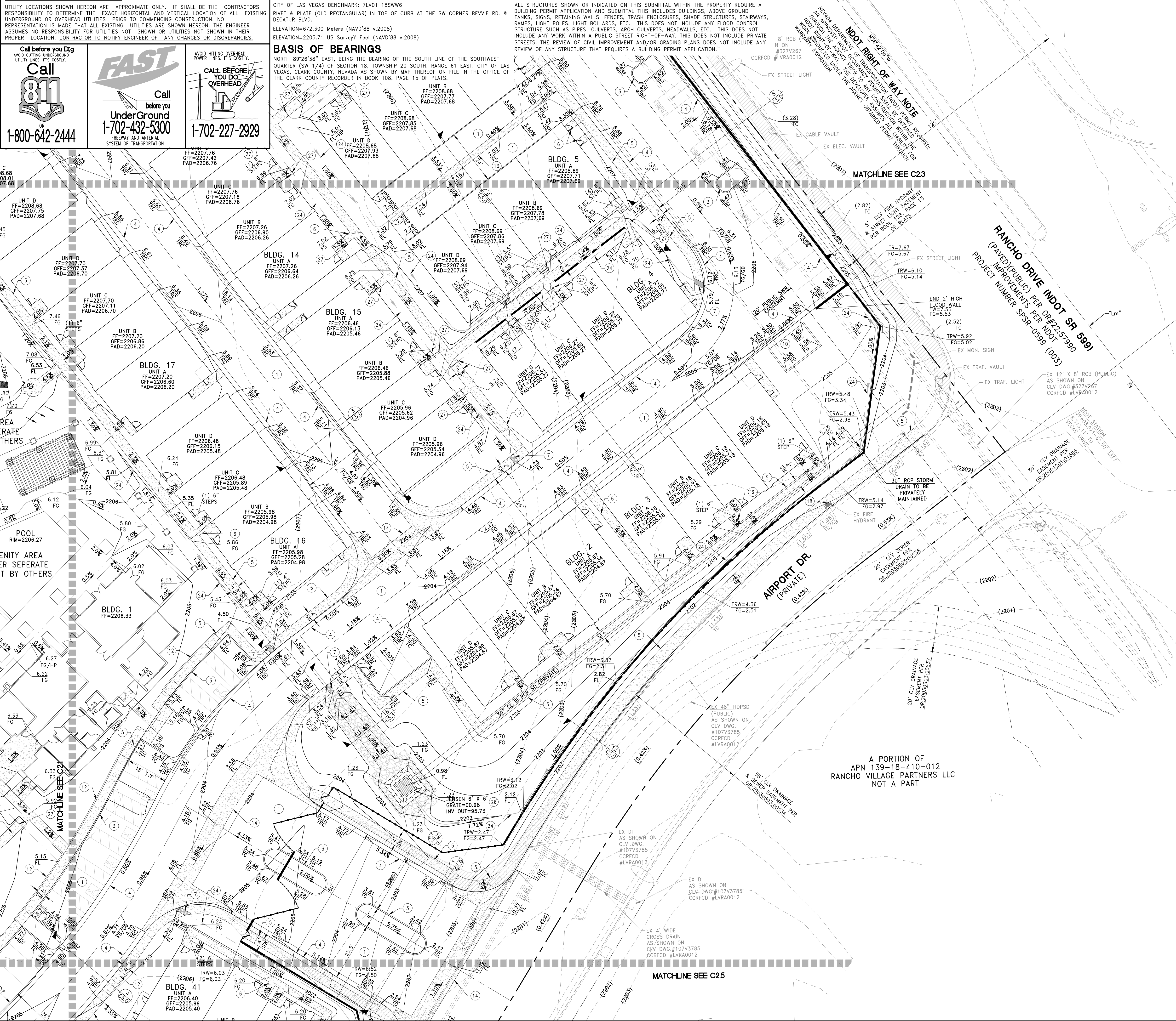
MATCHLINE SEE C-1

TRW=6.03  
FG=6.03

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.

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- 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 DETAIL SHEET C5.1
- 5 CONSTRUCT "R" TYPE CURB AND GUTTER PER CCAUSD #217.3.51
- 6 CONSTRUCT 4' OR 5' 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
- 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 CONSTRUCT SIDEWALK PER CCAUSD #222.1, #225 & #226
- 24 LANDSCAPE AREA PER LANDSCAPE PLANS BY OTHERS
- 25 EXISTING RETAINED POWER POLE TO BE REMOVED
- 26 RAISE RAISED SSMH RIM / VALVE BOX TO NEW FINISHED GRADE
- 27 CONSTRUCT 6" TALL DECORATIVE WROUGHT IRON FENCE
- 28 SAWCUT AC PAVEMENT, TRENCH, BACKFILL AND MATCH EXISTING
- 29 IMPROVEMENTS PER CCAUSD #503, #500.1 & #500.5
- 30 CONSTRUCT LEADWALK CROSS DRAIN AS PER DETAIL 17 SHEET C5.1
- 31 CONSTRUCT "V" NOTCH TO DRAIN CURB INTO
- 32 BMP PER DETAIL 14 SHEET C5.0
- 33 REMOVE ALL EXISTING VEGETATION ON SITE
- 34 CONSTRUCT RIP RAP LINER DRAINAGE SWALE PER
- 35 DETAIL 15 ON SHEET C5.0
- 36 CONSTRUCT PRECAST 3' x 3' DROP INLET PER DETAIL 23 SHEET C5
- 37 CONSTRUCT PRECAST 6' x 6' DROP INLET PER DETAIL 20 SHEET C5
- 38 INSTALL 4" SD PIPE UNDER SLOPE, SLOPE TO MATCH SWALE
- 39 CONSTRUCT "A" TYPE CURB FLOWLINE PER DETAIL 13 ON SHEET C5.1

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 SPEC C5.0 FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
3. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
4. THIS SPEC SHALL BE USED IN WHOLE, 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 TANGENTS HAVE POSITIVE DRAHGE. 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: 8,900 CY
9. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET CO.01

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 DS5380 ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER L. THOMPSON, PE NO. 14134

DATE \_\_\_\_\_

[illegible]

**RANCHO VILLAGE PARTNERS LLC.**

2222 MARTIN STREET, SUITE #160  
 PH: (848) 518-7372 FAX: (760) 883-6007

**RCI Engineering**

500 S. Rancho Drive, Suite 117, Las Vegas, NV 89106

|                |                |
|----------------|----------------|
| DATE:          | April 08, 2021 |
| HOURS: SOCIAL: | 11 - 201       |
| DRAWN BY:      | NDL            |
| CHECKED BY:    | CLT            |
| APPROVED BY:   | CLT            |
| PROJECT #:     | 4555.0007      |

IMPROVEMENT PLANS FOR  
RANCHO VILLAGE APARTMENTS - PHASE 1  
AIRPORT DRIVE

GRADING PLAN (SHEET 5 OF 6)

OF LAS VEGAS

NEVADA



DATE: 04/08/2021

DRAWING

**C2.4**

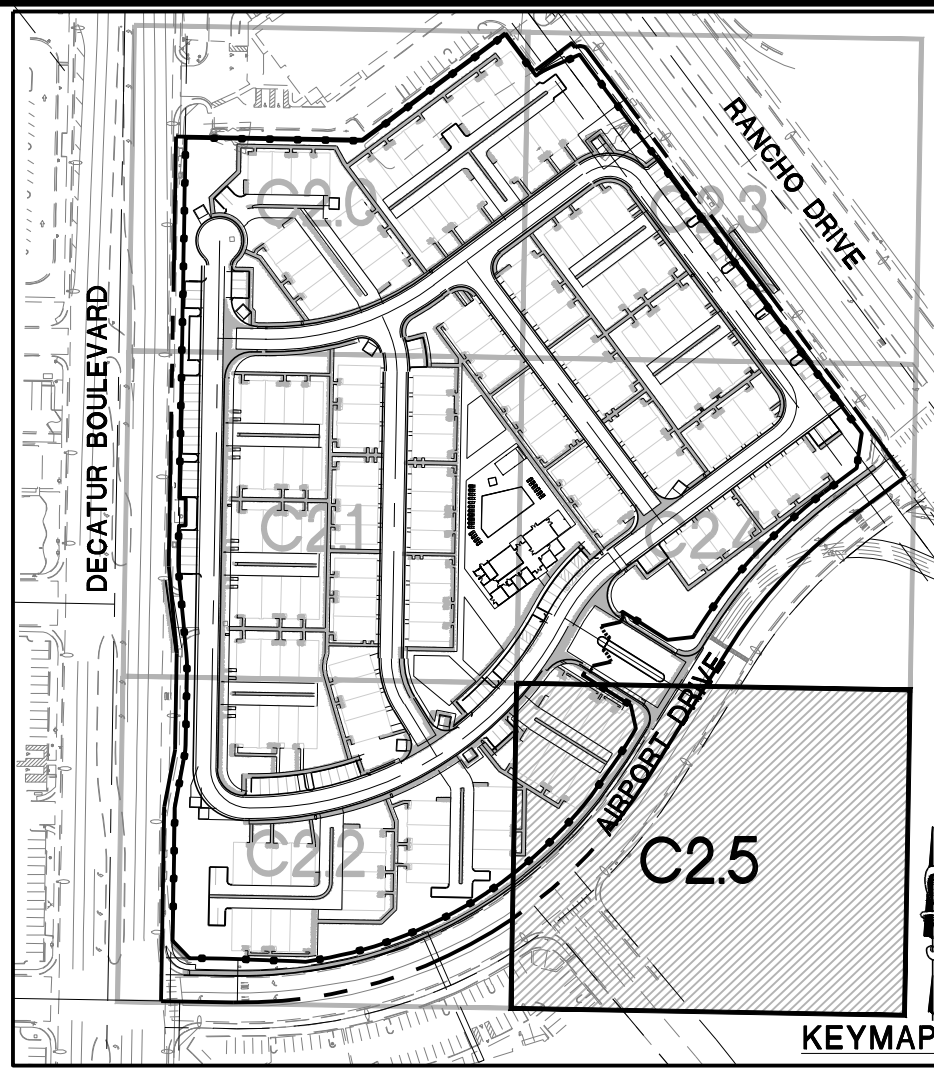
SHT **13** OF **35**

CLV DRAWING NUMBER

CLV PROJECT # **L21-00070**

| FILE NAME                                                            | DATE    | TIME    |
|----------------------------------------------------------------------|---------|---------|
| D:\4555_Edward Homes\0007_Rancho Multi-family\CIVIL\IPS\S004_G01.dwg | 4/08/21 | 11:38am |





20' 10' 0' 20' 40'

SCALE: 1" = 20'

### 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 #217.3.51
- 5 CONSTRUCT 4' OR 5' 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 LITE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE I)
- 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 #221.1, #225 & #228
- 16 LANDSCAPE AREA FOR LANDSCAPE PLANS BY OTHERS
- 17 EXISTING RETAINED POWER POLE TO BE REMOVED
- 18 REUSE EXISTING SSMH RIP / VALVE BOX TO NEW FINISHED GRADE
- 19 CONSTRUCT 6' TALL DECORATIVE WROUGHT IRON FENCE
- 20 SAWCUT AC PAVEMENT, TRENCH, BACKFILL AND MATCH EXISTING IMPROVEMENTS PER CCAUSD #203, #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 VEGATION 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
- 28 CONSTRUCT "A" TYPE CURB FLUSH PER 30 ON SHEET C5.1

### 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 C.05 FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
3. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
4. THIS PAVING SHALL BE IN PLACE 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:  
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WITH SOILS REPORT PREPARED BY:  
ENGINEER: Geo Tek  
PROJECT NO. 15642-LVR  
DATED: August 10, 2020
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NET FILL: 8,500 CY
9. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET C.O.01

### 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 DS5380 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

### GRADING PLAN (SHEET 6 OF 6)

CITY OF LAS VEGAS

NEVADA

DATE: 04/08/2021

DRAWING

# C2.5

SHT 14 OF 35

CLV DRAWING NUMBER

CLV PROJECT # L21-0000

PROFESSIONAL ENGINEER



BRIAN K. REED

Exp. 12/31/2021

CIVIL

No. 14464 NV

RANCHO VILLAGE PARTNERS LLC.

2222 MARTIN STREET, SUITE #160

IRVING, CALIFORNIA 92618

PH. (858) 510-1721 FAX. (760) 865-5007

**RCI** Engineering

500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106

PH#702.453.0800 FAX#702.453.0801

| DATE:         | April 08, 2021 |
|---------------|----------------|
| HORIZ. SCALE: | 1"=20'         |
| VERT. SCALE:  | 1"=5'          |
| DRAWN BY:     | NBJ            |
| DESIGNED BY:  | CLT            |
| CHECKED BY:   | CLT            |
| APPROVED BY:  | CLT            |
| PROJECT #:    | 4555.0007      |

RANCHO VILLAGE PARTNERS LLC.

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| PROJECT #:    | 4555.0007      |

0:\4555\_Edward Homes\0007\_Rancho Multi-family\\_CIVIL\\_S004\_G01.dwg njames 4/08/21 11:39am



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

 **Call  
before you  
UnderGround**

**1-702-432-5300**  
 FREEWAY AND ARTERIAL  
 DIVISION OF TRANSPORTATION

1-702-227-2929

**NOTE**  
THE STATIONING OF THESE FACILITIES IS PER DECATUR BOULEVARD CENTERLINE STATIONING.

## 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.

**REDUCED PRESSURE PRINCIPLE ASSEMBLY (2) 8**

APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY(S) SHALL BE INSTALLED PER THE UDACS PLATE NO. 59. NO WATER SHALL BE TAKEN FROM THE SERVICE REQUIRING BACKFLOW PREVENTION UNTIL THE REDUCED PRESSURE PRINCIPLE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED BY LVWDD. ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S) TO ALLOW THE DISTRICT DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY. EASEMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION.

**WATER SERVICE NOTES:**

1. FSM III - MUST BE MASTER METER OCTAVE AS APPROVED
2. ONSITE BOOSTER PUMPS TO BE INSTALLED WHERE MINIMUM RESIDENTIAL PRESSURE IS NOT MET.

## WATER CONSTRUCTION NOTES

- 1 INSTALL FIRE HYDRANT ASSEMBLY PER UDACS PLATE No. 40 (INCLUDES 6" GATE VALVE)
- 2 INSTALL CAP AND THRUST BLOCK PER UDACS PLATE No. 31
- 3 INSTALL GATE VALVE (SAME SIZE AS PIPE) PER UDACS PLATE No. 30 & No. 39
- 4 NOT USED
- 5 INSTALL 8" x 8" TEE PER UDACS PLATE No. 31
- 6 INSTALL 5" BEND (SAME SIZE AS PIPE) PER UDACS PLATE No. 31
- 7 INSTALL 45° BEND (SAME SIZE AS PIPE) PER UDACS PLATE No. 31
- 8 INSTALL 22.5° BEND (SAME SIZE AS PIPE) PER UDACS PLATE No. 31
- 9 INSTALL 11.25° BEND (SAME SIZE AS PIPE) PER UDACS PLATE No. 31
- 10 INSTALL 90° BEND (SAME SIZE AS PIPE) PER UDACS PLATE No. 31
- 11 INSTALL 2.5" WATER SERVICE (UNPONOR PE) WITH 2.5" MIP WET TAP & 2.5" ISOLATION VALVE (BALL VALVE) AND VALVE BOX. FDC WILL BE INSTALLED PER ARCHITECTURAL / PLUMBING PLANS
- 12 INSTALL COPPER (1" (FIRE IRRIGATION) WITH 1" RPPA PER UDACS PLATE 4 & 6 (NO METER)
- 13 INSTALL 1" DOMESTIC WATER SERVICE (UNPONOR PE) FOR AMENITY SITE
- 14 INSTALL (2) 4" SCHEDULE 40 PVC IRRIGATION SLEEVES
- 15 INSTALL 6" FINDER MASTER OCTAVE WATER METER AND 8" RPPA ZURN 475 STR BACKFLOW, PER DETAIL 31/C5.2
- 16 INSTALL 8" x 6" TEE PER UDACS PLATE No. 31
- 17 CUT AND CAP EX WATER STUB AT BACK OF CURB

**NOTES (WATER):**

1. ADJUST WATER VALVE BOXES TO FINISH GRADE PER UDACS PLATE NO. 39. VALVES SHALL BE ACCESSIBLE AT ALL TIMES.
2. ALL SEWER/STORM DRAINS CROSSING WATERLINES MUST CONFORM TO SECTION 2.22 OF UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS) FOR WATER AND STORM MAIN CROSSING AND CLEARANCES.
3. ALL WATER PIPE DIMENSIONS SHOWN ARE GIVEN FROM FITTING TO FITTING AND ARE FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL DIMENSION PRIOR TO CONSTRUCTION.

## CITY OF LAS VEGAS FIRE DEPARTMENT APPROVAL

BY: \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR,  
OR ANY APPROVAL OF, ANY VIOLATION OF ANY OF THE PROVISIONS OF THE  
STATE OR COUNTY LAWS.

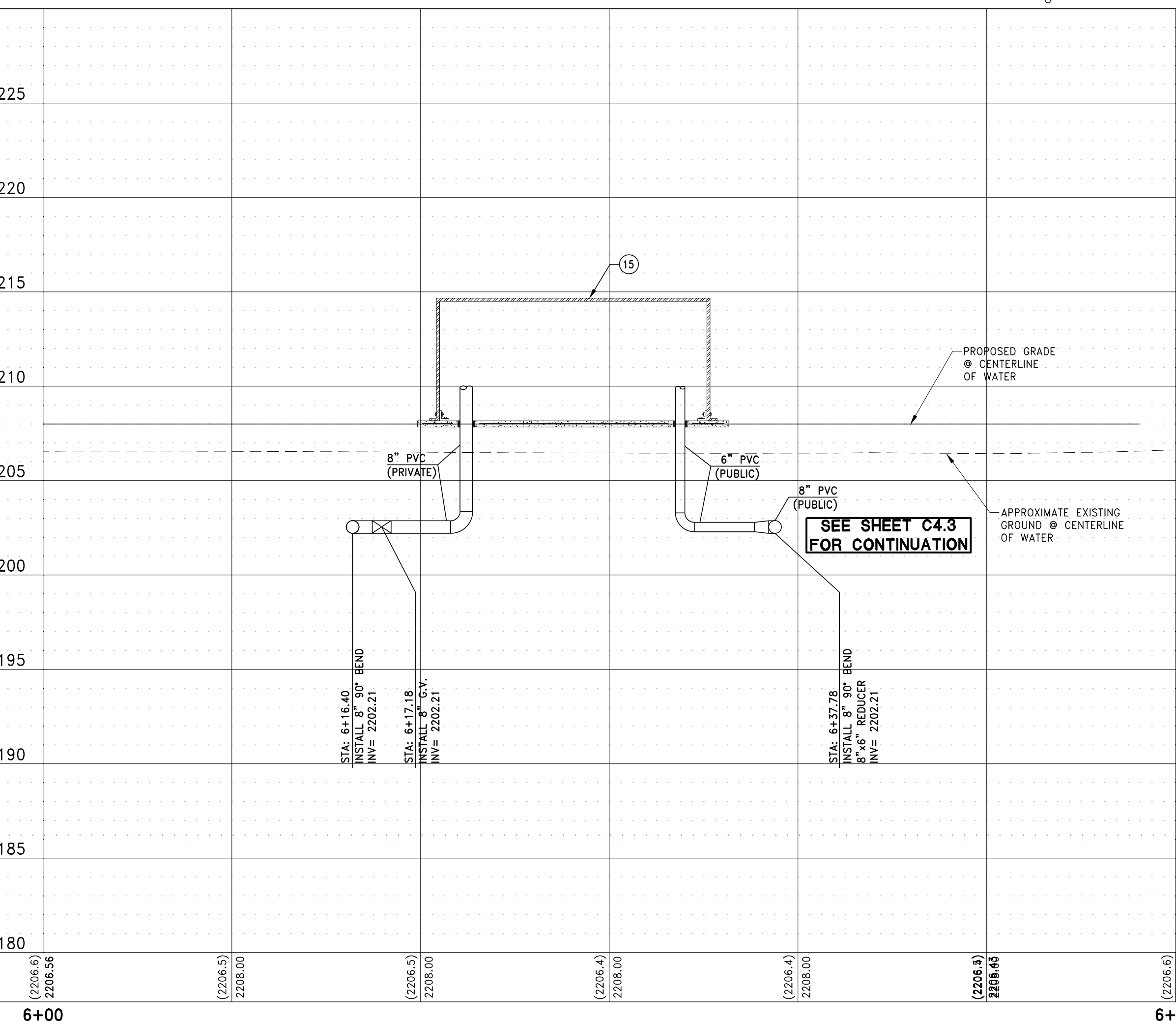
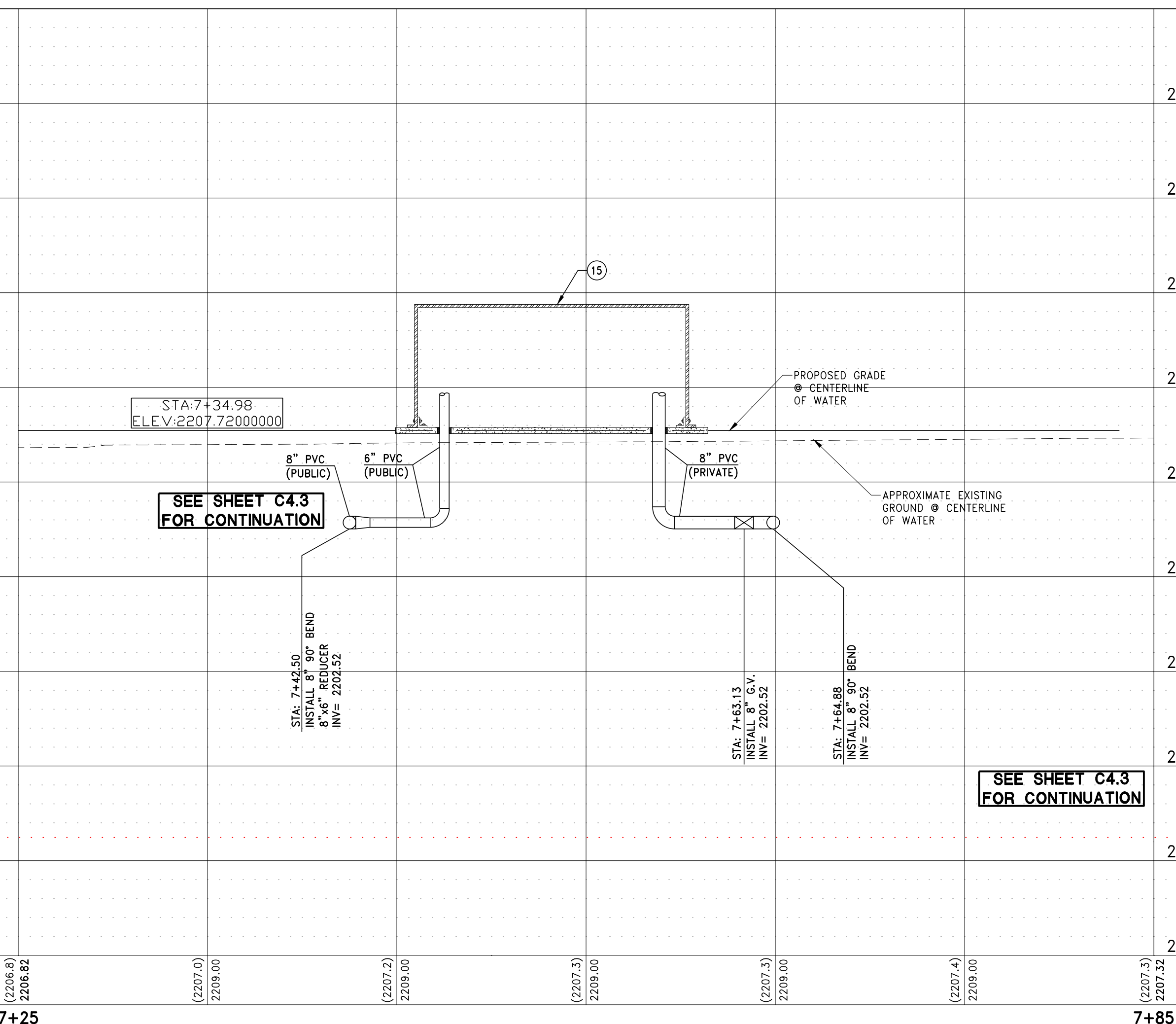
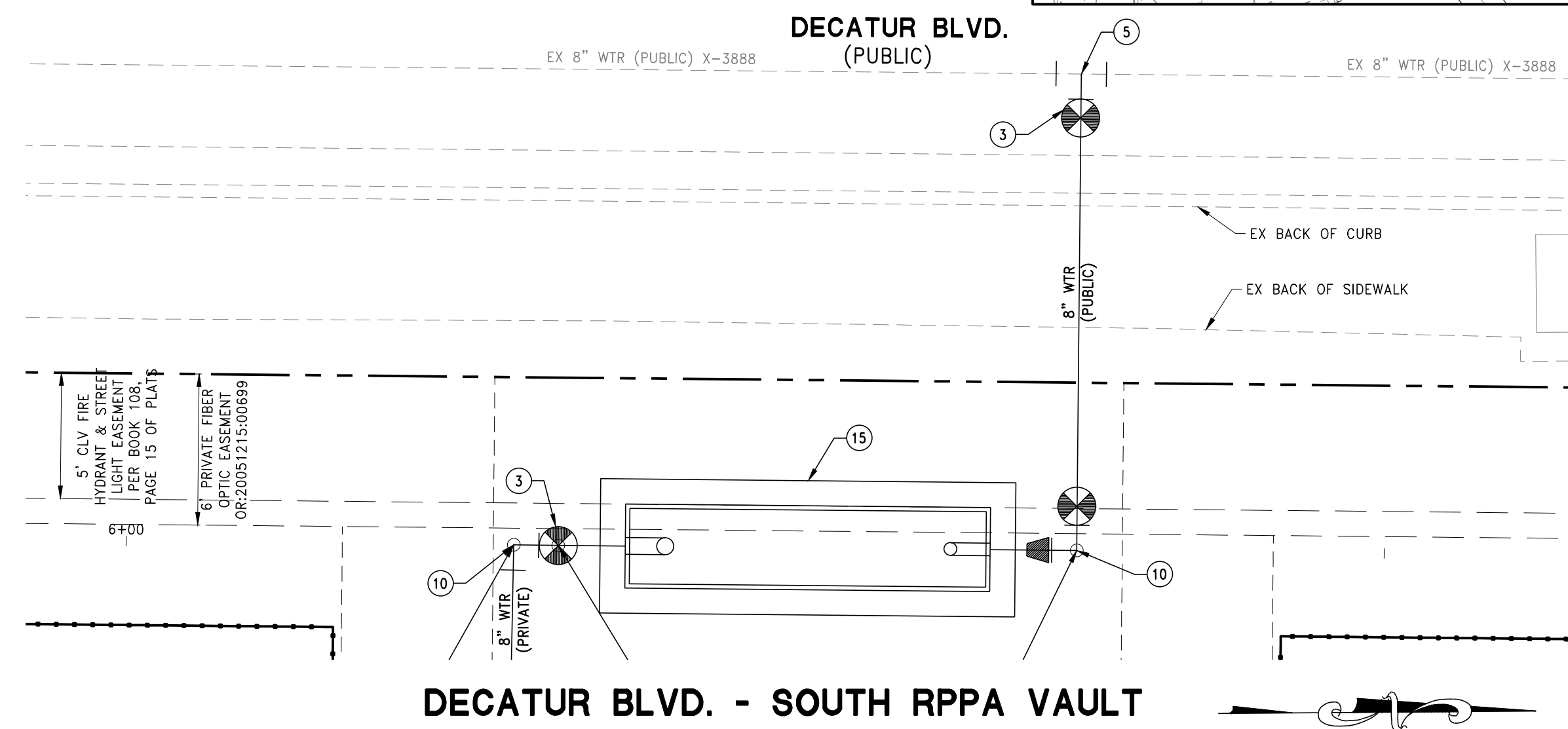
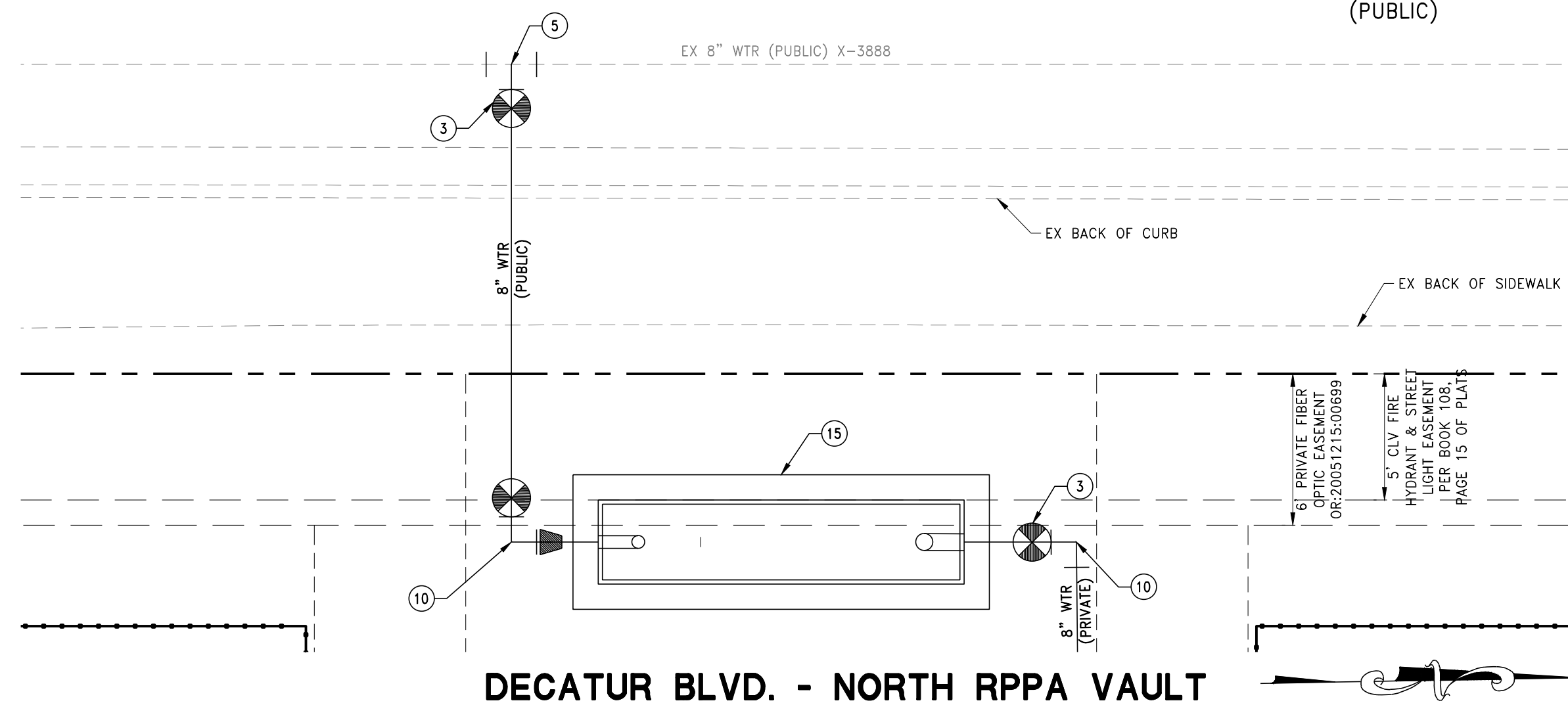
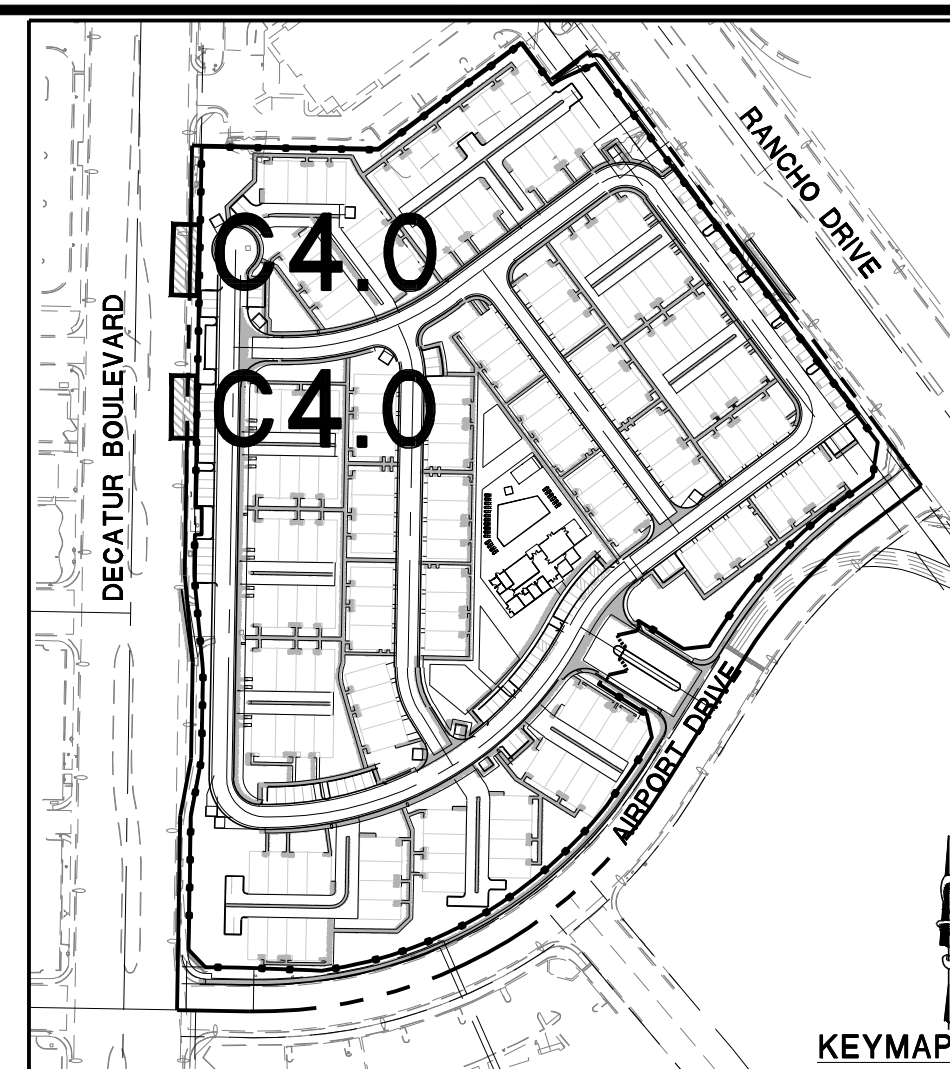
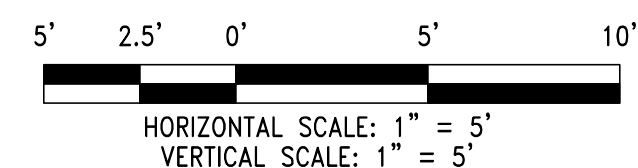
APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR  
TO OBTAINING FINAL APPROVAL FROM THE LVVWD.

FIRE FLOW 1,500 GPM AT 20 PSI RESIDUAL WITH RESIDENTIAL FIRE SPRINKLERS.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES

PROJECT NO. 138764 FIRST APPROVED DATE: \_\_\_\_\_  
LVVWD APPROVED FIRE FLOW: TOTAL 1,500 GPM/ONSITE 1,500 GPM

[illegible]

|                                                                     |        |         |         |
|---------------------------------------------------------------------|--------|---------|---------|
| \\4555_Edward_Homes\0007_Rancho_Multi-family\CIVIL\IPS\S005_U37.dwg | njames | 4/08/21 | 11:48am |
|---------------------------------------------------------------------|--------|---------|---------|



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**

**FAST**  
Call  
before you  
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**1-702-432-5300**  
FREEWAY AND ARTERIAL

1-702-227-2929

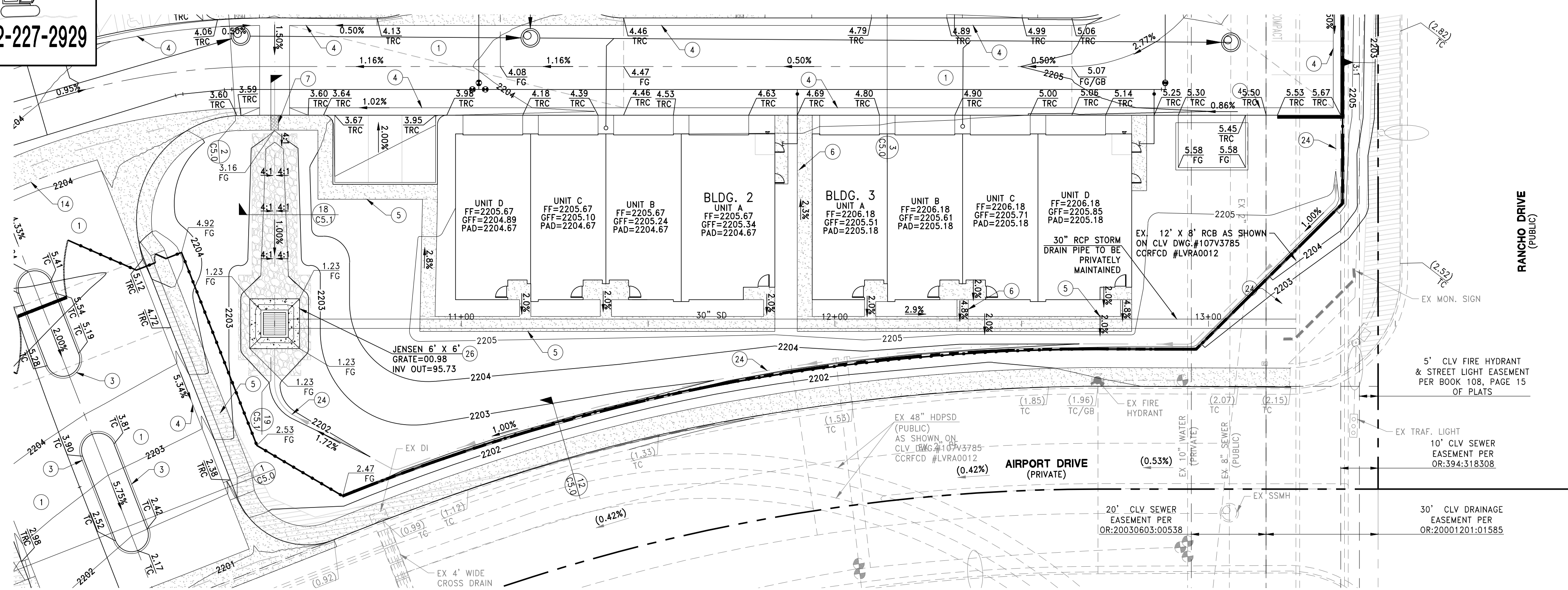
## CITY OF LAS VEGAS BENCHMARK: 7LV01 18SWW6

CITY OF LAS VEGAS BENCHMARK: 7LV01 18SWW6

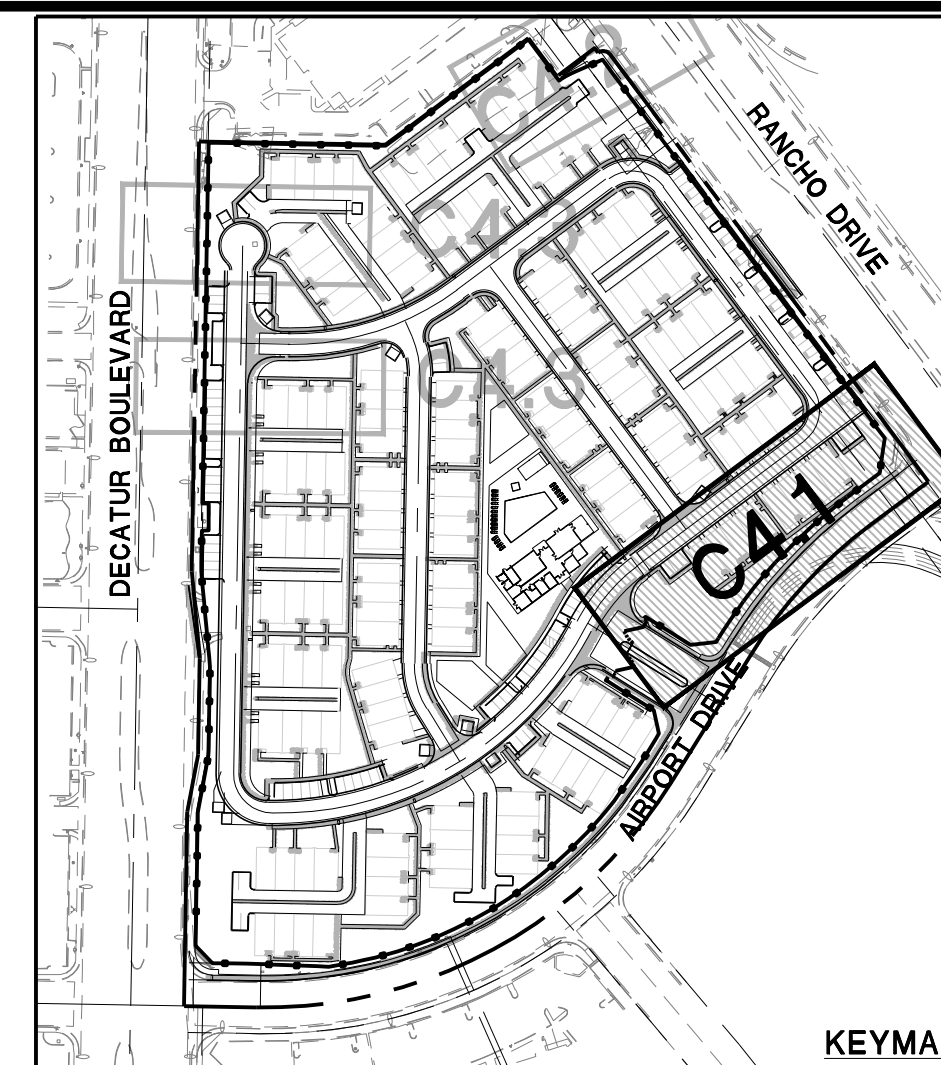
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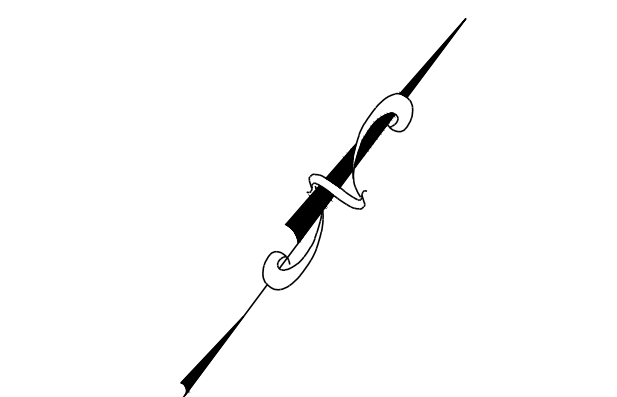
NORTH 89°26'38" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 61 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN BOOK 108, PAGE 15 OF PLATS.



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



KEYMA



20' 10' 0' 20' 4

HORIZONTAL SCALE: 1" = 20'

VERTICAL SCALE: 1" = 5'

PROJECT ENTRY ROAD  
PVI STA = 10+00.00  
PVI ELEV = 2204.86

100-YR WSE=2201.58

100-YR HGL=2198.20

100-YR HGL=2196.50

DI #1 - 6x6 HENSEN  
20" PRECAST INLET  
STA 10+00.00 0.00'  
FL=2200.48  
INV. OUT=2195.73 (NE)

DI #2 - 6x6 HENSEN  
20" PRECAST INLET  
STA 10+00.00 0.00'  
FL=2200.48  
INV. OUT=2195.73 (NE)

27.5' x 30" CLASS-III  
(PRIVATE) RCP SD @ 1.73%  
Q100= 28.0 CFS

PROPOSED GRADE  
@ CENTERLINE  
OF SD PIPE

APPROXIMATE EXISTING  
GROUND @ CENTERLINE  
OF SD PIPE

EX 10" PVC WTR  
(PRIVATE)

CONNECT TO EX. RCB WITH  
CONCRETE COLLAR,  
DESIGN BY OTHERS  
MATCH INVERTS  
INV=2190.00  
(FIELD VERIFY)

EX. 12" x 8" RCB AS SHOWN  
ON CLV DWG.#107V3785  
CCRFCO #LVRA0012

EX 100-YR HGL=2196.50

8" PVC SWR  
(PUBLIC)

EX INV. 12" x 8" =2190.00  
INV 30" RCP=2191.00

TO BE PRIVATELY MAINTAINED

2.21'

1.77'

3.1' MAX

3.1' MAX

1.59%

2205

2210

2215

2220

2180

2185

2190

2195

2200

2205

2210

2215

2220

10+00

11+00

12+00

13+00

13+60

EXIST. GROUND  
PROPOSED  
GROUND

[illegible]

|                                                                       |       |         |         |
|-----------------------------------------------------------------------|-------|---------|---------|
| \\:\4555 Edward Homes\0007 Rancho Multi-family\CIVIL\IPS\S006 P01.dwg | ni vi | 4/08/21 | 11:46am |
|-----------------------------------------------------------------------|-------|---------|---------|



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**

**FAST**

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

1-702-227-2929

## CITY OF LAS VEGAS BENCHMARK: 7LV01 18SWW6

CITY OF LAS VEGAS BENCHMARK: 7LV01 18SWW6

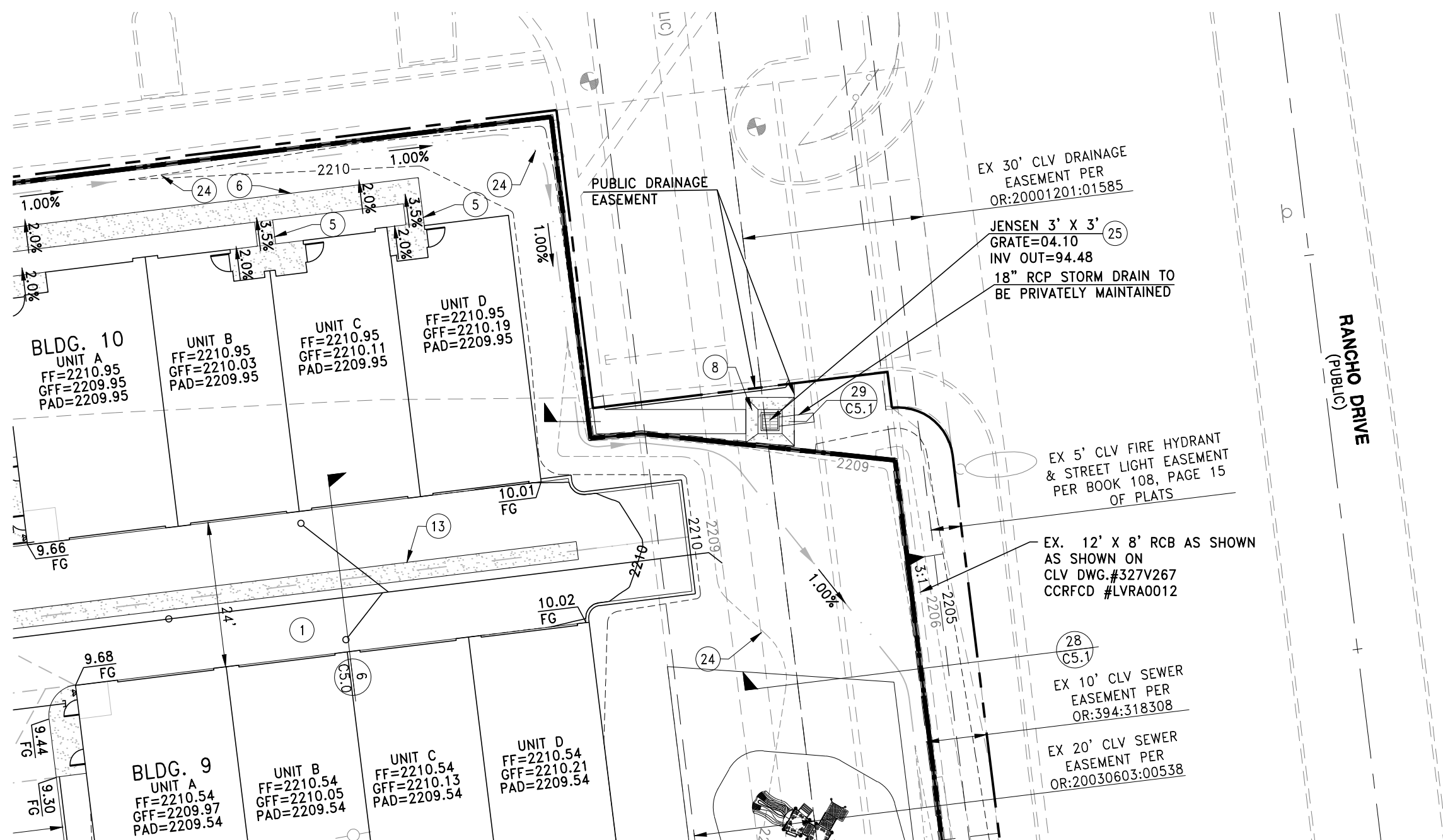
RIVET & PLATE (OLD RECTANGULAR) IN TOP OF CURB AT THE SW CORNER BEVVIE RD. & DECATUR BLVD.

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

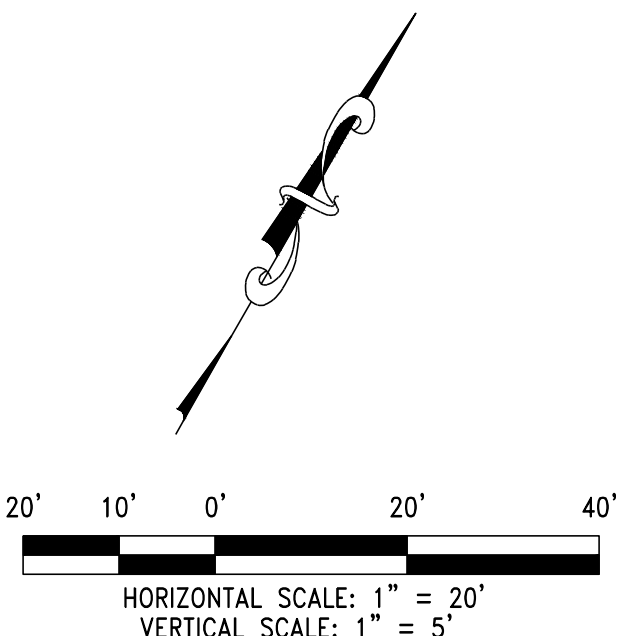
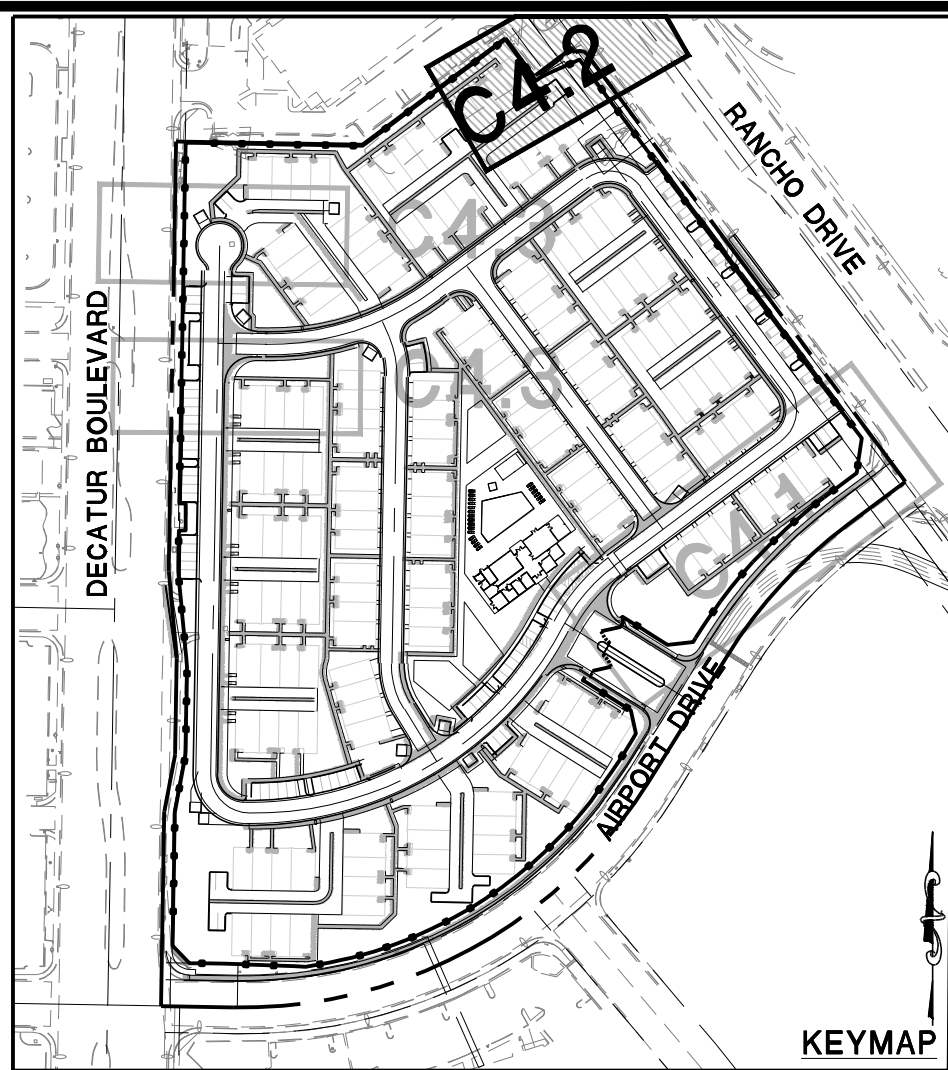
NORTH 89°26'38" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 61 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN BOOK 108, PAGE 15 OF PLATS.

## CONSTRUCTION NOTES

- 1 CONSTRUCT 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 #217.3.51
- 5 CONSTRUCT 4' OR 5' 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 LITE TRUNCATED DOWNS OR EQUIVALENT PER CCAUSD #235 (CASE I)
- 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 WITH OTHERS
- 17 EXISTING RETIRED POWER POLE TO BE REMOVED
- 18 RAISE EXISTING SSMH RIP / VALVE BOX TO NEW FINISHED GRADE
- 19 CONSTRUCT 6' TALL DECORATIVE WROUGHT IRON FENCE
- 20 SAWCUT AC PAVEMENT, TRENCH, BACKFILL AND MATCH EXISTING IMPROVEMENTS PER CCAUSD #502, #503, #504 & #505
- 21 CONSTRUCT LEADWAK CROWN 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 DRAIN 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
- 28 CONSTRUCT "A" TYPE CURB FLUSH PER 30 ON SHEET C5.1



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

[illegible]

|                                                                                                                                                                                                            |  |                                                                                                                                                                                                                                                                                 |    |       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|-------|
| FOR REVIEW ONLY                                                                                                                                                                                            |  | DATE                                                                                                                                                                                                                                                                            | BY | APP'D |
| REVISION                                                                                                                                                                                                   |  | REV                                                                                                                                                                                                                                                                             |    |       |
| DESCRIPTION                                                                                                                                                                                                |  |                                                                                                                                                                                                                                                                                 |    |       |
| <p>DATE: APRIL 08, 2021</p> <p>HORIZ. SCALE: 1"=20'</p> <p>VERT. SCALE: 1"=5'</p> <p>DRAWN BY: NJL</p> <p>DESIGNED BY: CLT</p> <p>CHECKED BY: CLT</p> <p>APPROVED BY: CLT</p> <p>PROJECT #: 4555.08007</p> |  | <p><b>RANCHO VILLAGE PARTNERS LLC</b></p> <p>2222 MARTIN STREET, SUITE #160<br/>         PH: (659) 518-7372 FAX: (760) 683-6007</p> <p><b>RCI Engineering</b></p> <p>500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106<br/>         PH: (702) 453-0800 FAX: (702) 453-0801</p> |    |       |
| <p>IMPROVEMENT PLANS FOR</p> <p><b>RANCHO VILLAGE APARTMENTS - PHASE 1</b></p> <p><b>AIRPORT DRIVE</b></p>                                                                                                 |  | <p><b>PLAN AND PROFILE -</b></p> <p><b>DROP INLET TO BOX CULVERT NORTH</b></p> <p>CITY OF LAS VEGAS</p> <p>NEVADA</p>                                                                                                                                                           |    |       |
|  <p>DATE: 04/08/2021</p>                                                                                              |  | <p>DRAWING</p> <p><b>C4.2</b></p> <p>SHEET 25 OF 35</p> <p>CLY DRAWING NUMBER</p>                                                                                                                                                                                               |    |       |
| CLY PROJECT # L21-0007                                                                                                                                                                                     |  |                                                                                                                                                                                                                                                                                 |    |       |



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Call  
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**FAST**

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

## CITY OF LAS VEGAS BENCHMARK: 7LV01 18SWW6

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.

- 1 INSTALL FIRE HYDRANT ASSEMBLY PER UDACS PLATE No. 40 (INCLUDES 6" GATE VALVE)
- 2 INSTALL CAP AND THROCK BLOCK PER UDACS PLATE No. 31
- 3 INSTALL GATE VALVE (SAME SIZE AS PIPE) PER UDACS PLATE No. & No. 39
- 4 NOT USED
- 5 INSTALL 8" X 8" TEE PER UDACS PLATE No. 31
- 6 INSTALL 5" BEND (SAME SIZE AS PIPE) PER UDACS PLATE No. 31
- 7 INSTALL 45° BEND (SAME SIZE AS PIPE) PER UDACS PLATE No. 3
- 8 INSTALL 22.5° BEND (SAME SIZE AS PIPE) PER UDACS PLATE No. 3
- 9 INSTALL 11.25° BEND (SAME SIZE AS PIPE) PER UDACS PLATE No. 31
- 10 INSTALL 90° BEND (SAME SIZE AS PIPE) PER UDACS PLATE No. 3
- 11 INSTALL 2.5" WATER SERVICE (UPON PEX) WITH 2.5" MIP WET TAP & 2.5" ISOLATION VALVE (BALL VALVE) AND VALVE BOX. FD WILL BE INSTALLED PER ARCHITECTURAL / PLUMBING PLAN
- 12 COPPER SERVICE 1" FERRAL (FOR IRRIGATION) WITH 1" RPPA PER UDACS PLATE 4 & 8 (NO METER)
- 13 INSTALL 1" DOMESTIC WATER SERVICE (UPON PEX) FOR AMENITY SUITE
- 14 INSTALL (2) 4" SCHEDULE 40 PVC IRRIGATION SLEEVES
- 15 INSTALL 6" METER MASTER OCTAVE WATER METER AND 8" RPPA ZURN 475 STR BACKFLOW, PER DETAIL 31/CS.2
- 16 INSTALL 8" X 6" TEE PER UDACS PLATE No. 31
- 17 CUT AND CAP EX WATER STUB AT BACK OF CURB

1. ADJUST WATER VALVE BOXES TO FINISH GRADE PER UDACS PLATE NO. 39. VALVES SHALL BE ACCESSIBLE AT ALL TIMES.
2. ALL SEWER/STORM DRAINS CROSSING WATERLINES MUST CONFORM TO SECTION 2.22 OF UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS) FOR WATER AND STORM MAIN CROSSING AND CLEARANCES.
3. ALL WATER PIPE DIMENSIONS SHOWN ARE GIVEN FROM FITTING TO FITTING AND ARE FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL DIMENSION PRIOR TO CONSTRUCTION.

BY: \_\_\_\_\_ DA: \_\_\_\_\_  
APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR  
OR ANY APPROVAL OF, ANY VIOLATION OF ANY OF THE PROVISIONS OF THE  
STATE OR COUNTY LAWS.

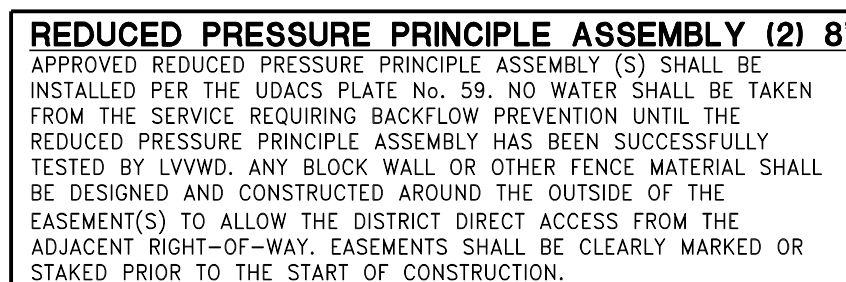
APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRECEDENT  
TO OBTAINING FINAL APPROVAL FROM THE LVVWD.

FIRE FLOW 1,500 GPM AT 20 PSI RESIDUAL WITH RESIDENTIAL FIRE SPRINKLER

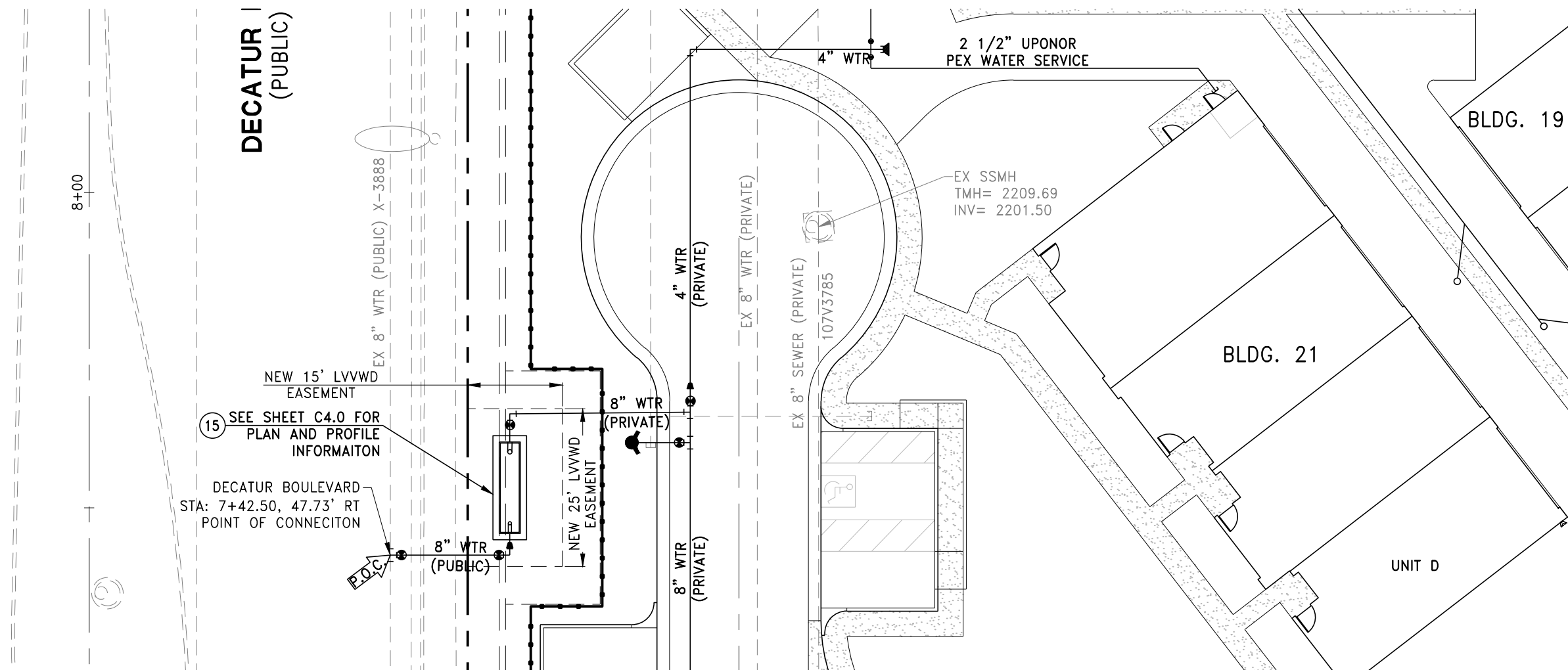
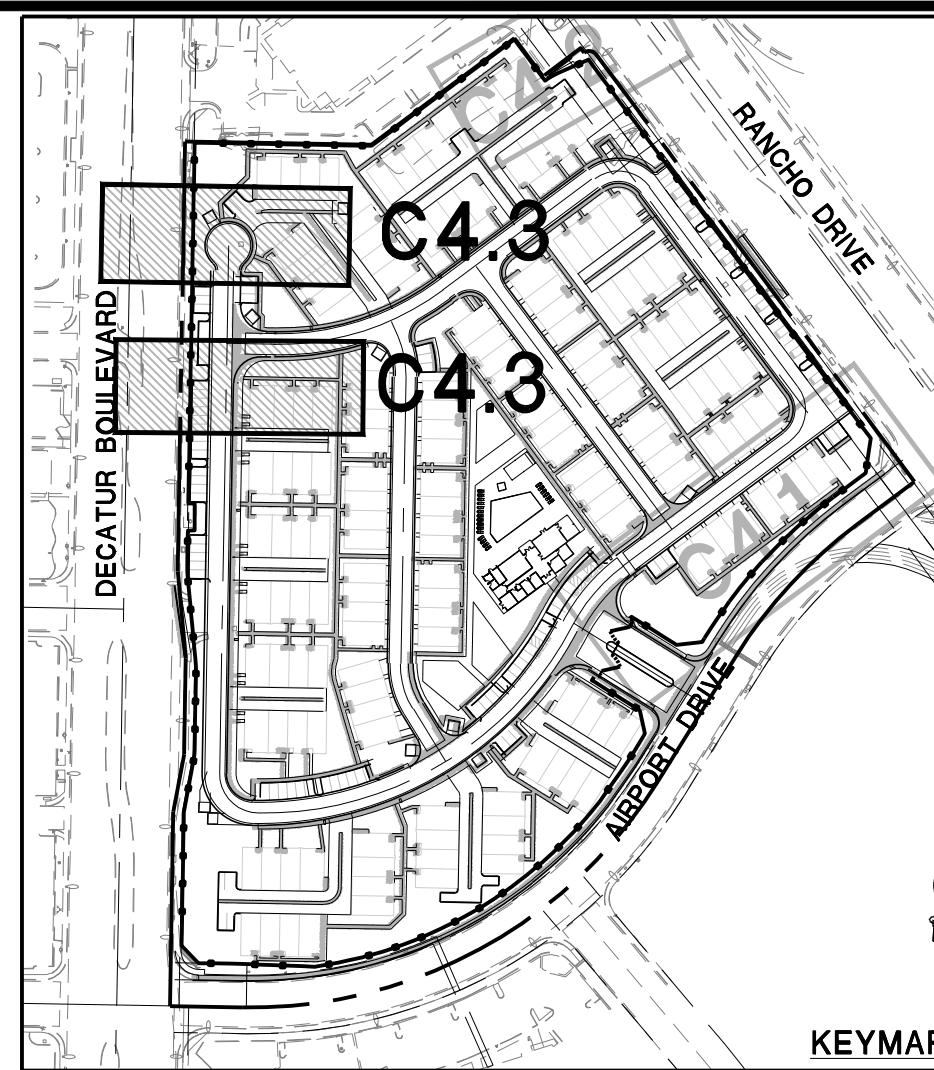
LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES

PROJECT NO. 138764 FIRST APPROVED DATE:

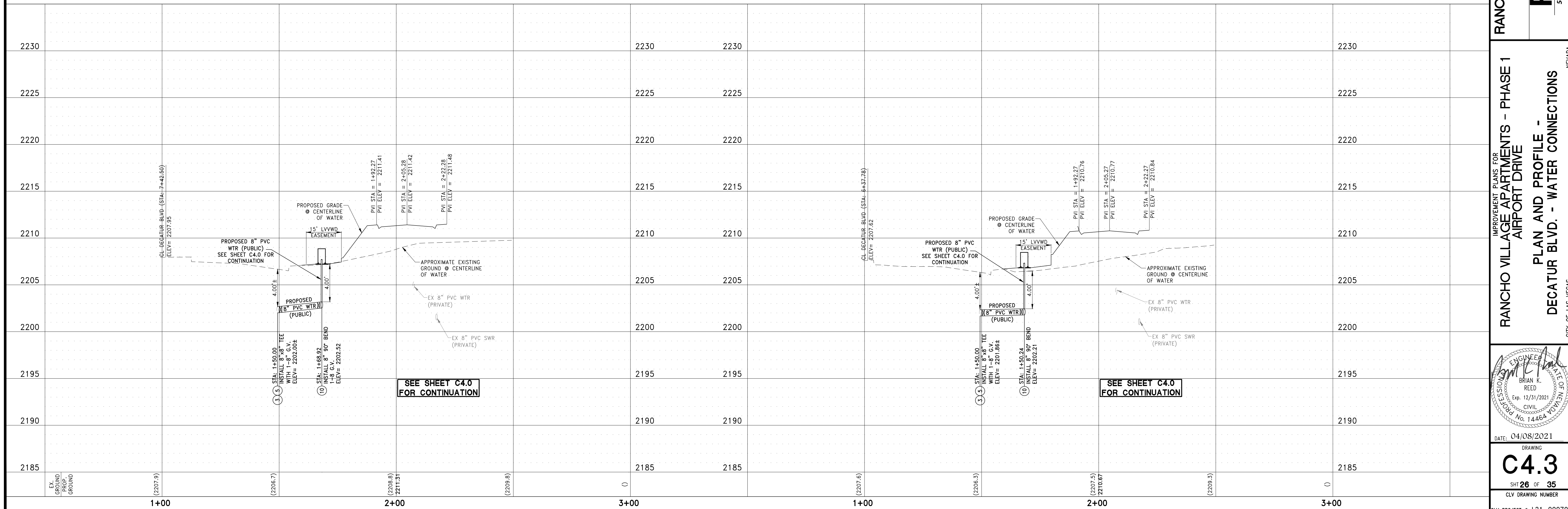
LVVWD APPROVED FIRE FLOW: TOTAL 1,500 GPM/ONSITE 1,500 GPM



1. FSM III - MUST BE MASTER METER OCTAVE AS APPROVED
2. ONSITE BOOSTER PUMPS TO BE INSTALLED WHERE MINIMUM RESIDENTIAL PRESSURE IS NOT MET.



## DECATUR BLVD. - SOUTH WATER CONNECTION



| FOR REVIEW ONLY |                | REV | DESCRIPTION | BY | APPRO | DATE |
|-----------------|----------------|-----|-------------|----|-------|------|
| DATE:           | April 08, 2021 |     |             |    |       |      |
| HORIZ. SCALE:   | 1"=20'         |     |             |    |       |      |
| VERT. SCALE:    | 1"=5'          |     |             |    |       |      |
| DRAWN BY:       | NDJ            |     |             |    |       |      |
| DESIGNED BY:    | CLT            |     |             |    |       |      |
| CHECKED BY:     | CLT            |     |             |    |       |      |
| APPROVED BY:    | CLT            |     |             |    |       |      |
| PROJECT #:      | 4555.00097     |     |             |    |       |      |

**RANCHO VILLAGE PARTNERS LLC.**

2232 MARTIN STREET, SUITE #160  
IRVINE, CALIFORNIA 92614  
PH: (951) 518-3732 FAX: 866-6007



**RCI Engineering**  
500 S. Ranchito Drive, Suite 200 Las Vegas, NV 89106  
(702) 880-0800

IMPROVEMENT PLANS FOR

**RANCHO VILLAGE APARTMENTS – PHASE 1**

**AIRPORT DRIVE**

**PLAN AND PROFILE -**

**DECATUR BLVD. - WATER CONNECTIONS**

DATE: 04/08/2021



DRAWING

**C4.3**

SHT 26 OF 35

CLV DRAWING NUMBER

|                                                                      |        |         |         |
|----------------------------------------------------------------------|--------|---------|---------|
| 4555 Edward Homes\0007 Rancho Multi-family\ CIVIL\ IPS\ S006_P03.dwg | niames | 4/08/21 | 11:45am |
|----------------------------------------------------------------------|--------|---------|---------|



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**FAST**

Call  
before you  
**UnderGround**  
**1-702-432-5300**  
FREeway and ARTERIAL  
SYSTEM OF TRANSPORTATION

## BENCHMARK

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)

## BASIS OF BEARINGS

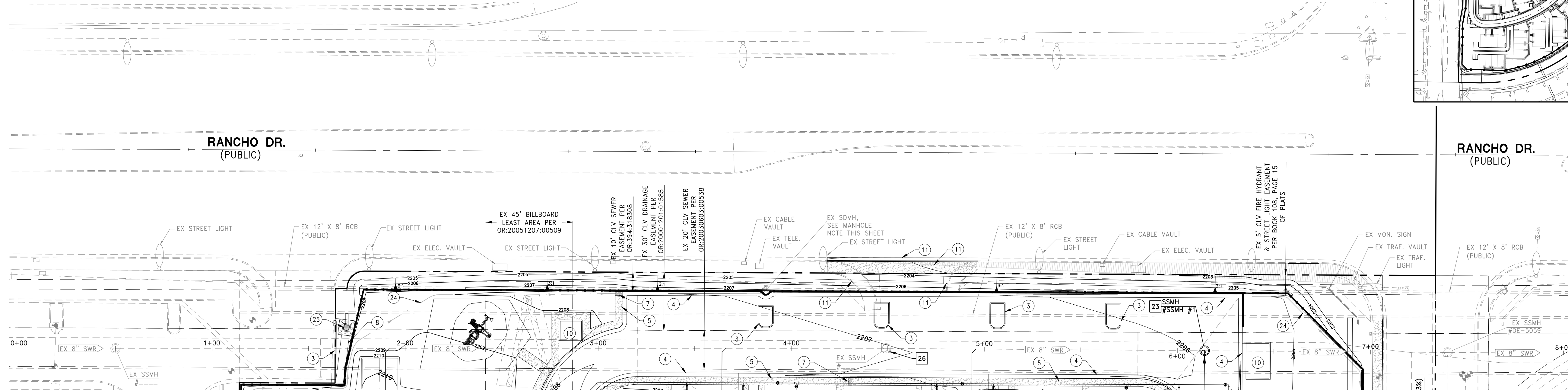
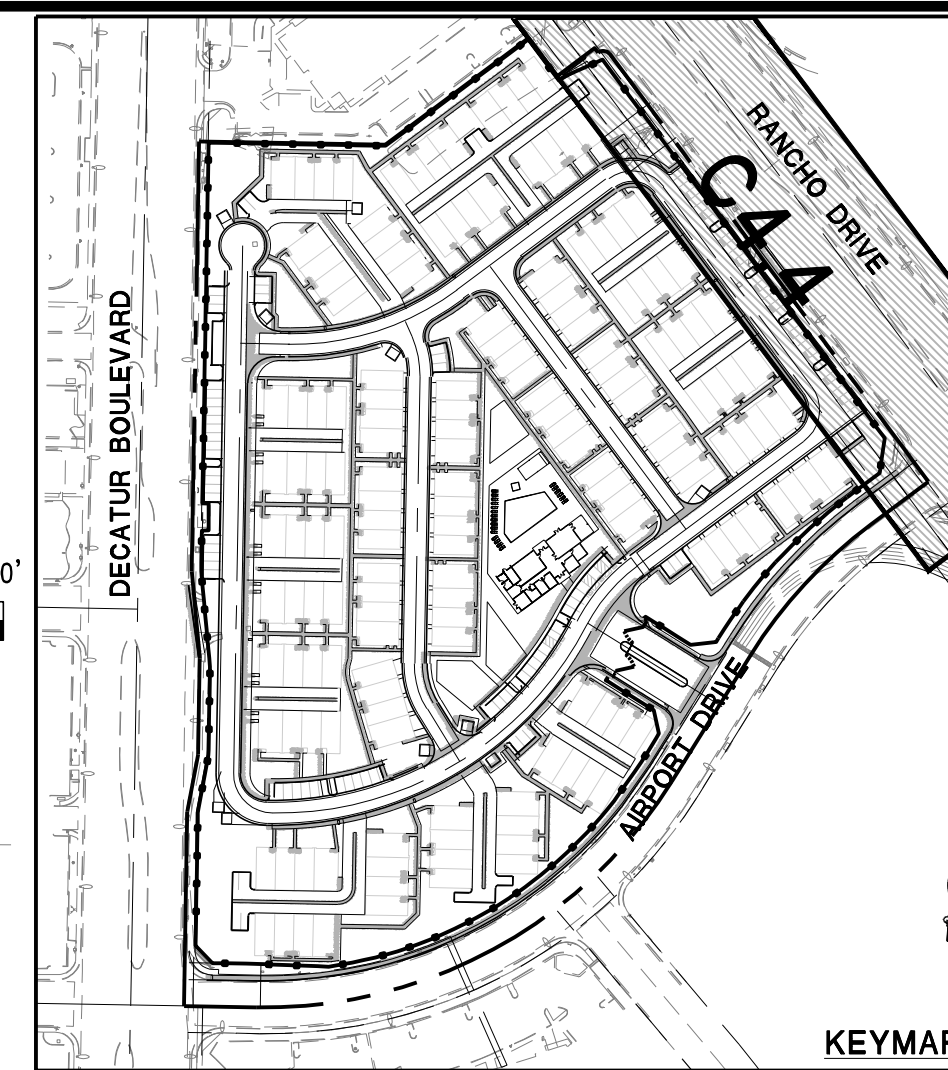
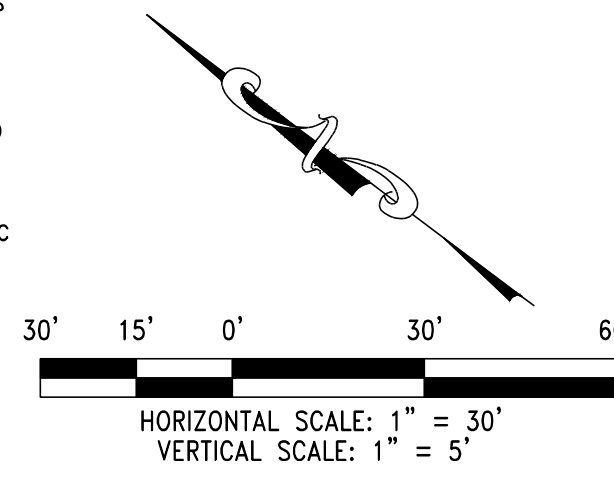
NORTH 89°26'38" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 61 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN BOOK 108, PAGE 15 OF PLATS.

### CONSTRUCTION NOTES

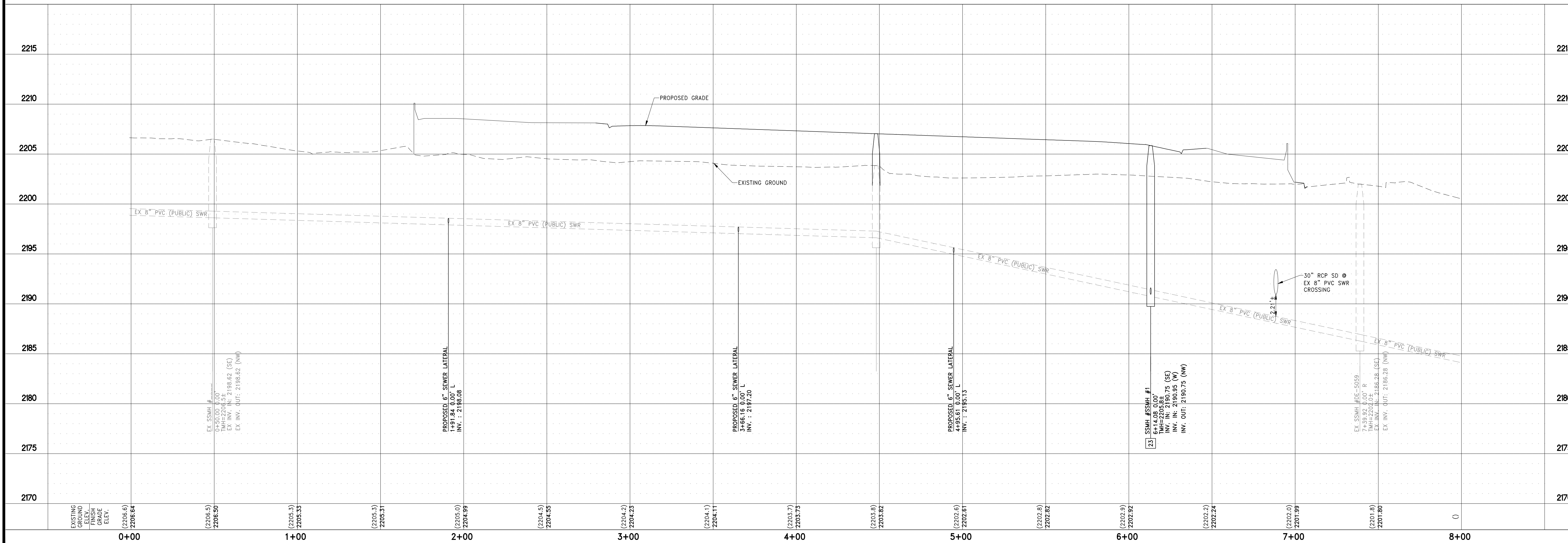
- |    |                                                                                                   |    |                                                                                                        |
|----|---------------------------------------------------------------------------------------------------|----|--------------------------------------------------------------------------------------------------------|
| 1  | CONSTRUCT AC PAVEMENT REFERENCE DETAIL 13 ON SHEET C5.0                                           | 14 | CONSTRUCT 8" WIDE CROSS GUTTER WITH 3/4" DEEP FLOWLINE SIMILAR TO CAUSD #228                           |
| 2  | CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD #216                                                | 15 | REMOVE EXISTING CURB, GUTTER & SIDEWALK AND CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD #221, #225 & #228 |
| 3  | CONSTRUCT "AT" TYPE CURB PER 16 ON SHEET C5.1                                                     | 16 | LANDSCAPE AREA FOR LANDSCAPE PLANS BY OTHERS                                                           |
| 4  | CONSTRUCT "RT" TYPE CURB AND GUTTER PER CCAUSD #217.3.S1                                          | 17 | EXISTING RETIRED POWER POLE TO BE REMOVED                                                              |
| 5  | CONSTRUCT 4' OR 5' SIDEWALK PER CCAUSD #234                                                       | 18 | RAISE EXISTING SSMH RIM / VALVE BOX TO NEW FINISHED GRADE                                              |
| 6  | CONSTRUCT 3' SIDEWALK PER CCAUSD #234                                                             | 19 | CONSTRUCT 6" TALL DECORATIVE WROUGHT IRON FENCE                                                        |
| 7  | CONSTRUCT 24" WIDE SIDEWALK UNDERDRAIN PER CCAUSD #236                                            | 20 | SAWCUT AC PAVEMENT, TRENCH, BACKFILL AND MATCH EXISTING IMPROVEMENTS PER CCAUSD #503, #500.4 & #500.5  |
| 8  | CONSTRUCT 4' WIDE CONCRETE "U"-CHANNEL PER DETAIL 22 SHEET C5.1                                   | 21 | CONSTRUCT LEADWALK CROSS DRAIN AS PER DETAIL 17 SHEET C5.1                                             |
| 9  | REMOVE EXISTING DRIVEWAY APRON AND CONSTRUCT BUS TURNOUT AND 5' SIDEWALK PER CCAUSD #234 & #234.1 | 22 | CONSTRUCT "V" NOTCH TO DRAIN CURB INTO BMP PER DETAIL 14 SHEET C5.0                                    |
| 10 | CONSTRUCT TRASH ENCLOSURES, SEE ARCH. PLANS                                                       | 23 | REMOVE ALL EXISTING VEGETATION ON SITE                                                                 |
| 11 | REMOVE EXISTING DRIVEWAY APRON AND CONSTRUCT "L" CURB AND 5' SIDEWALK PER CCAUSD #216 AND #234    | 24 | CONSTRUCT RIP RAP LINED DRAINAGE SWALE PER DETAIL 15 ON SHEET C5.0                                     |
| 12 | CONSTRUCT SIDEWALK RAMP USING AMOR TYPE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE I)    | 25 | CONSTRUCT PRECAST 3' X 3' DROP INLET PER DETAIL 23 SHEET C5.1                                          |
| 13 | CONSTRUCT 3' WIDE CROSS GUTTER WITH 3/4" DEEP FLOWLINE SIMILAR TO CAUSD #228                      | 26 | CONSTRUCT PRECAST 6' X 6' DROP INLET PER DETAIL 20 SHEET C5.1                                          |

SEWER CONSTRUCTION NOTES

- 21 (TYP) INSTALL 6" SEWER LATERAL (PER DCSWCS STD. NO. SD-20 & SD-23)
- 22 INSTALL 48" STANDARD MANHOLE (PER DCSWCS STD. NO. SD-1, SD-4, SD-5 & SD-6)
- 23 INSTALL 48" DIA. MANHOLE WITH WATERTIGHT JOINTS PER DCSWCS SD-1 AND SINGLE 24" LID PER SD-3 (PUBLIC)
- 24 INSTALL 6" SEWER LATERAL CLEANOUT (PER DCSWCS STD. NO. SD-27 & SD-24)
- 25 ABANDONMENT OF SEWER FACILITY BY METHOD C (3.18.1 OF DCSWCS)
- 26 ADJUST MANHOLE TO GRADE



**EXISTING SANITARY SEWER**  
(PUBLIC)

[illegible]

|               |                |
|---------------|----------------|
| DATE:         | April 08, 2021 |
| HORIZ. SCALE: | 1"=20'         |
| VERT. SCALE:  | 1"=5'          |
| DRAWN BY:     | NDJ            |
| DESIGNED BY:  | CLT            |
| CHECKED BY:   | CLT            |
| APPROVED BY:  | CLT            |
| PROJECT #:    | 4555.0007      |

**RANCHO VILLAGE PARTNERS LLC.**  
2022 MARTIN STREET, SUITE #160  
IRVINE, CALIFORNIA 92612  
PH: (858) 518-1572 FAX: (760) 883-6007

---

**RCI** *Engineering*

---

500 S. RANCHO DRIVE, SUITE 100, LAS VEGAS, NV 89106  
702.734.0153 FAX 702.734.0151

**IMPROVEMENT PLANS FOR  
RANCHO VILLAGE APARTMENTS - PHASE 1  
AIRPORT DRIVE**

**PLAN AND PROFILE -  
EXISTING SANITARY SEWER**

CITY OF LAS VEGAS NEVADA

0

5

0

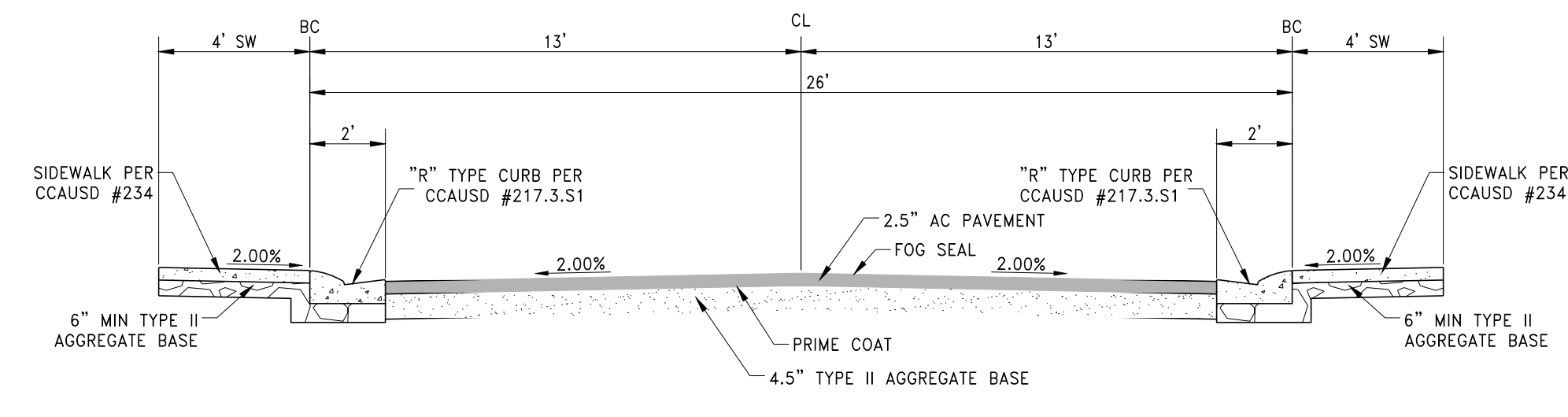
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CLV PROJECT # 121 00070

| FILE NAME                                                         | DATE    | TIME    |
|-------------------------------------------------------------------|---------|---------|
| 4555_Edward Homes\0007_Rancho Multi-family\CIVIL\IPS\S006_P04.dwg | 4/08/21 | 11:50am |

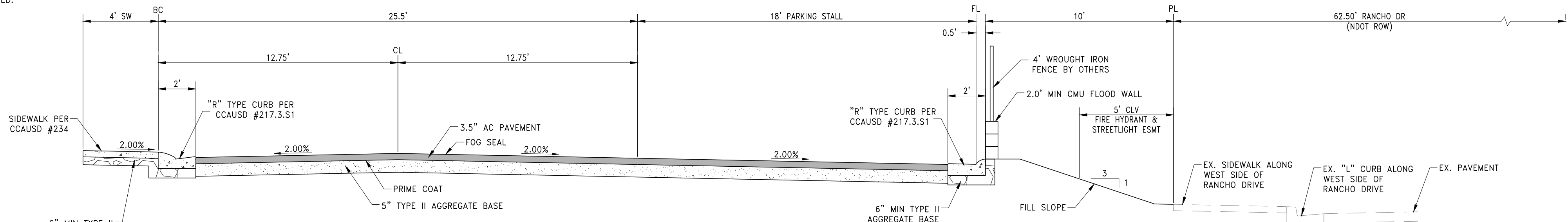


NOTE: ALL AGGREGATE BASES SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT PW20-XXXX. PRELIMINARY PAVEMENT SECTIONS SHALL BE VERIFIED WITH THE FINAL PAVEMENT SECTION RECOMMENDATION REPORT PRIOR TO CONSTRUCTION. IF FINAL PAVEMENT SECTIONS ARE DIFFERENT A REVISION TO THE IMPROVEMENT PLANS WILL BE REQUIRED.



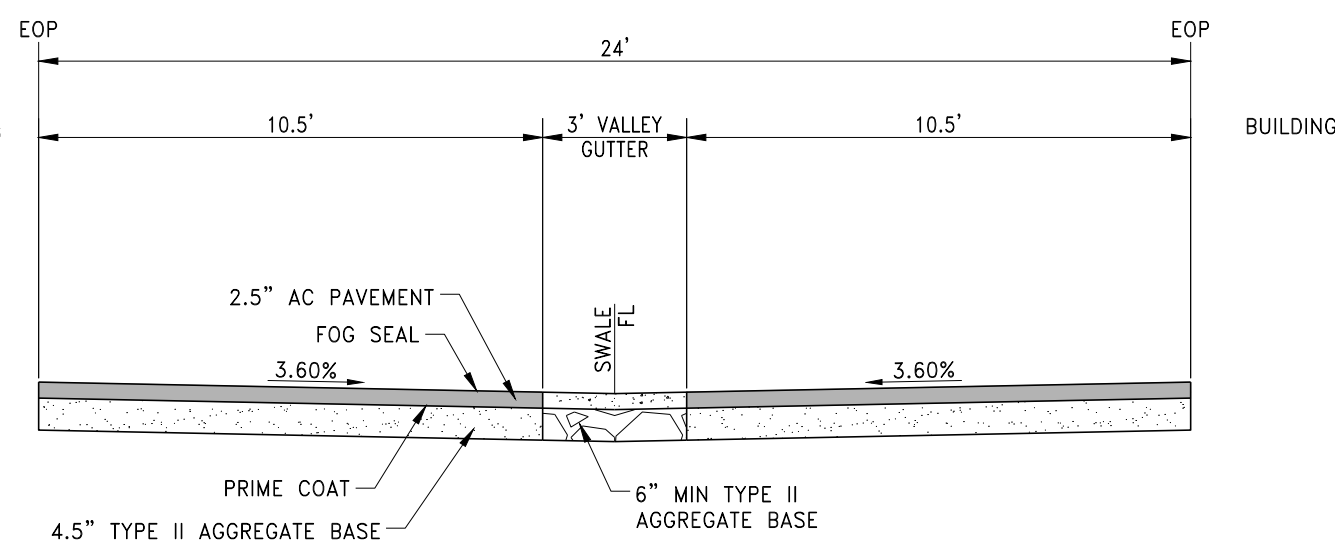
**34' PRIVATE DRIVE SECTION** 2  
SIDEWALK BOTH SIDES N.T.S. **C5.0**

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.

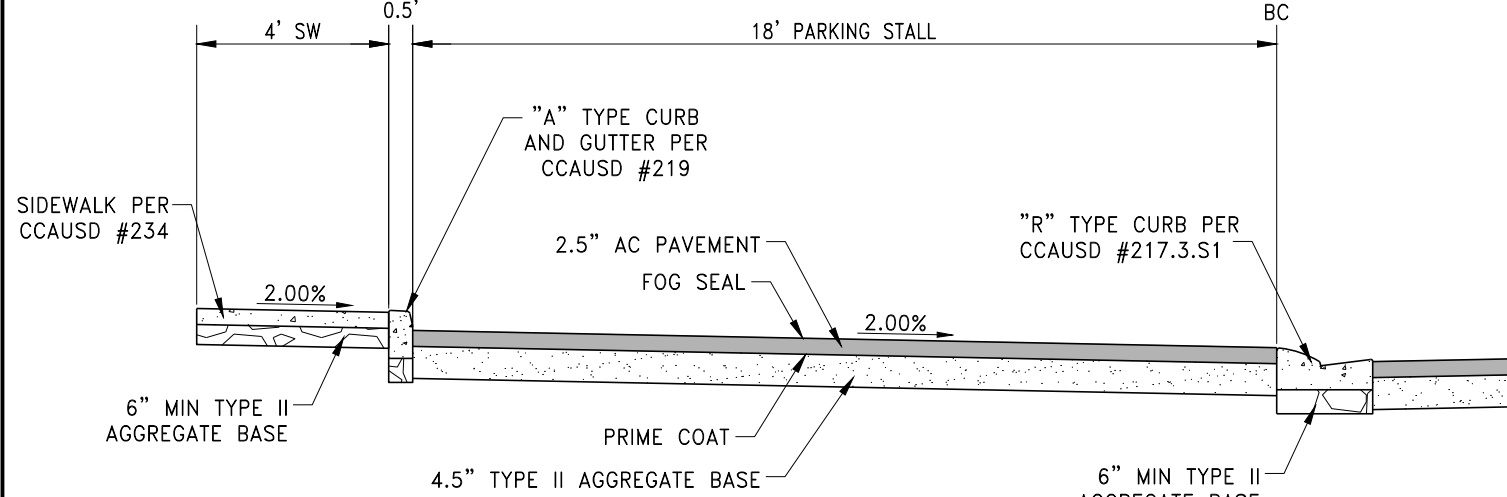


**24' PRIVATE DRIVE SECTION**  
WITH 3' VALLEY GUTTER

N.T.S.

6  
C5.0

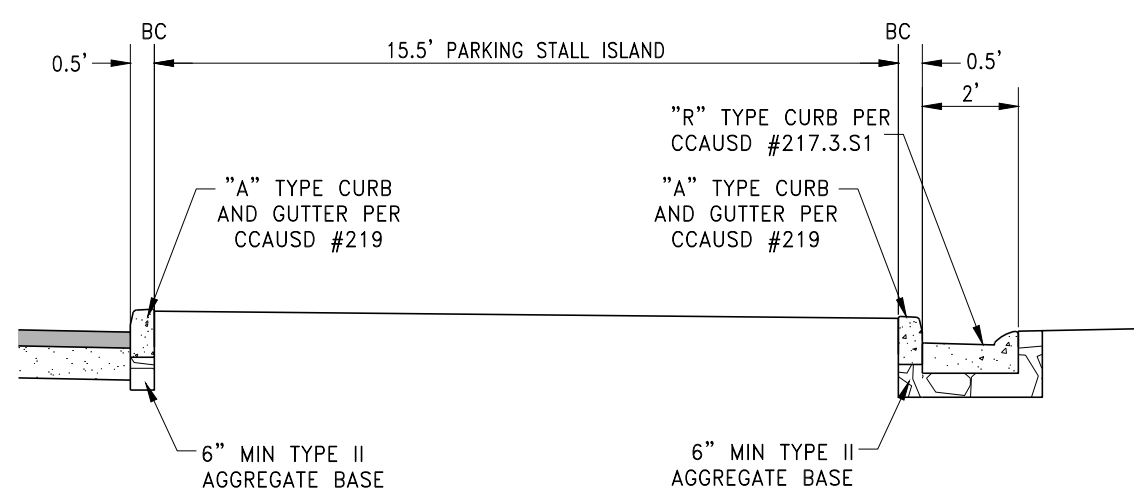
NOTE: ALL AGGREGATE BASES SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT PW20-XXXX. PRELIMINARY PAVEMENT SECTIONS SHALL BE VERIFIED WITH THE FINAL PAVEMENT SECTION RECOMMENDATION REPORT PRIOR TO CONSTRUCTION. IF FINAL PAVEMENT SECTIONS ARE DIFFERENT A REVISION TO THE IMPROVEMENT PLANS WILL BE REQUIRED.



**TYPICAL PARKING STALL**  
WITH SIDEWALK

N.T.S.

8  
C5.0



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

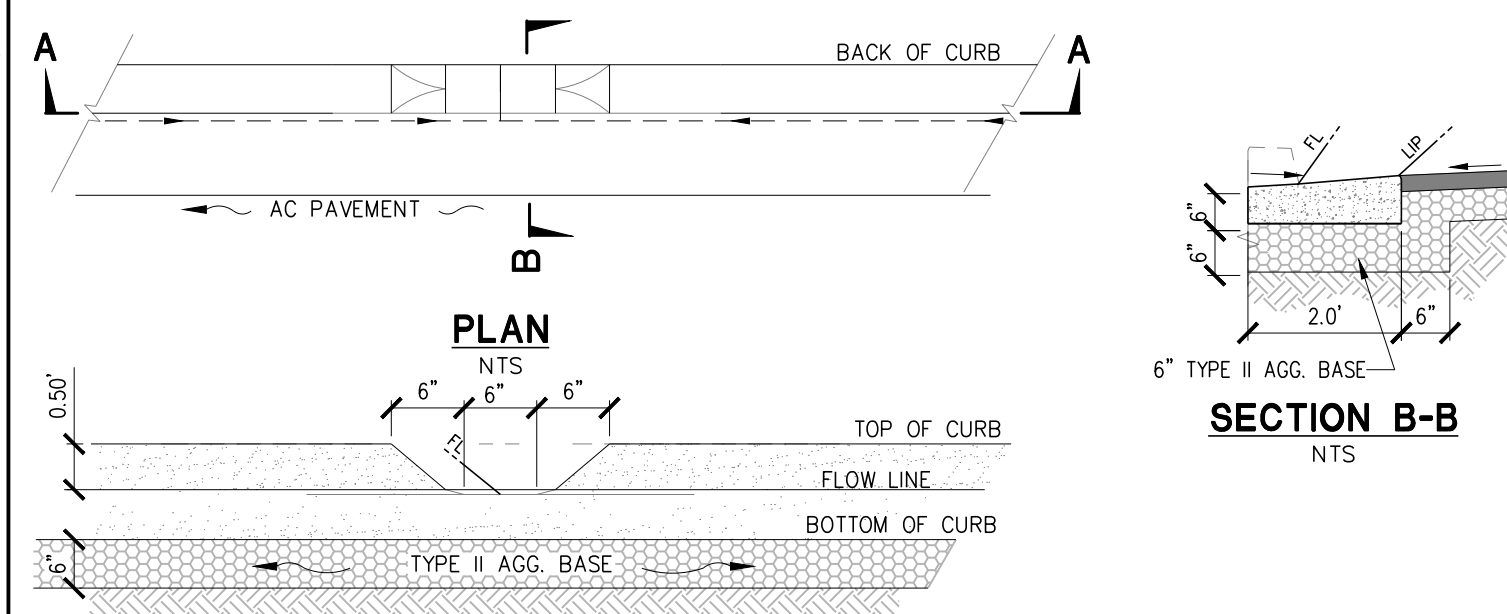
Technical drawing of a sidewalk cross-section. The drawing shows a sidewalk with a 2.00% slope. Key dimensions and components include:

- 5' SW (Sidewalk Width)
- BSW (Base Sidewalk Width)
- 5' PL TO CL WALL (Placing to Center Line Wall)
- C/L (Center Line)
- 6" WROUGHT IRON FENCE BY OTHERS
- 3' (Distance from fence to wall)
- 0.5' (Distance from wall to drainage swale)
- FIN. (Finish)
- 2.5' MAX. RETAINING (Maximum retaining wall height)
- 1' (Distance from retaining wall to drainage swale)
- 1' (Distance from drainage swale to wall)
- RIP RAP LINED DRAINAGE SWALE
- CMU RETAINING WALL, BY OTHERS
- EX. CURB & GUTTER
- 2.00% (Sidewalk slope)
- 3:1 MAX. (Maximum retaining wall slope)
- SIDWALK PER CCAUSD #234

**RETAINING WALL ALONG SOUTH**

N.T.S. 12  
**C5.0**

PAYING 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.

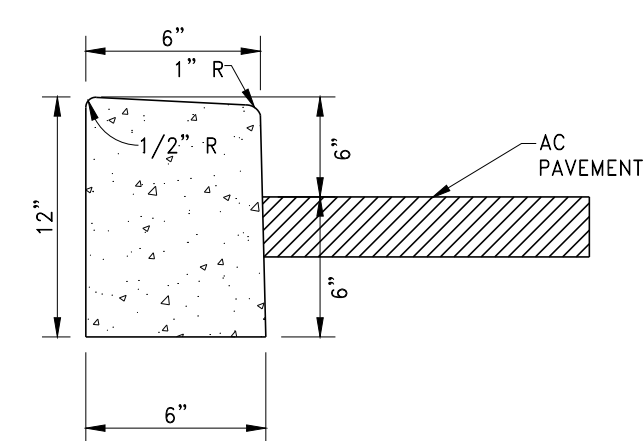


A GEOLOGIST OR GEOTECHNICAL ENGINEER SHALL BE ON SITE DURING EXCAVATION AND MASS GRADING OPERATIONS TO EXAMINE THE SOIL CHARACTERISTICS AND GEOLOGICAL CONDITIONS ENCOUNTERED, AND TO PROVIDE PROFESSIONAL ADVICE TO THE OWNER IN THE EVENT THAT UNANTICIPATED SOIL PROBLEMS ARISE AND/OR SUBSURFACE SITE CONDITIONS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

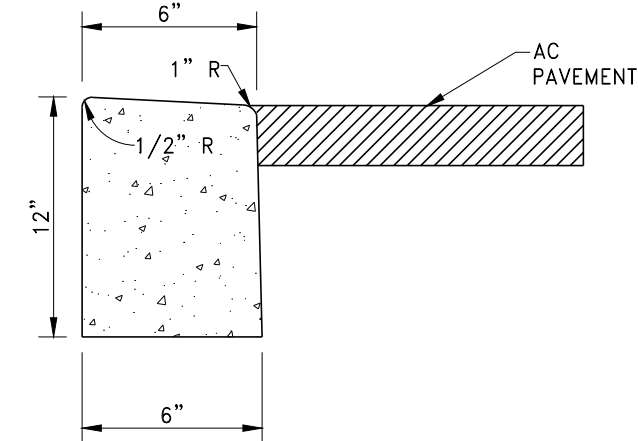
1. CONTRACTOR TO CONSTRUCT ALL SCARP AND MAINTAIN PROPER COVER OVER AND FROM ALL WALL FOOTINGS PER THE SOILS REPORT REFERRED TO ON THE GRADING PLANS, REPORT ANY PROBLEMS IN DOING SO TO THE DEVELOPER AND THE ENGINEER IMMEDIATELY.
2. SCARP LESS THAN 1' VERTICAL NOT SHOWN ON PLANS.
3. ALL WALL ALIGNMENTS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

[illegible]

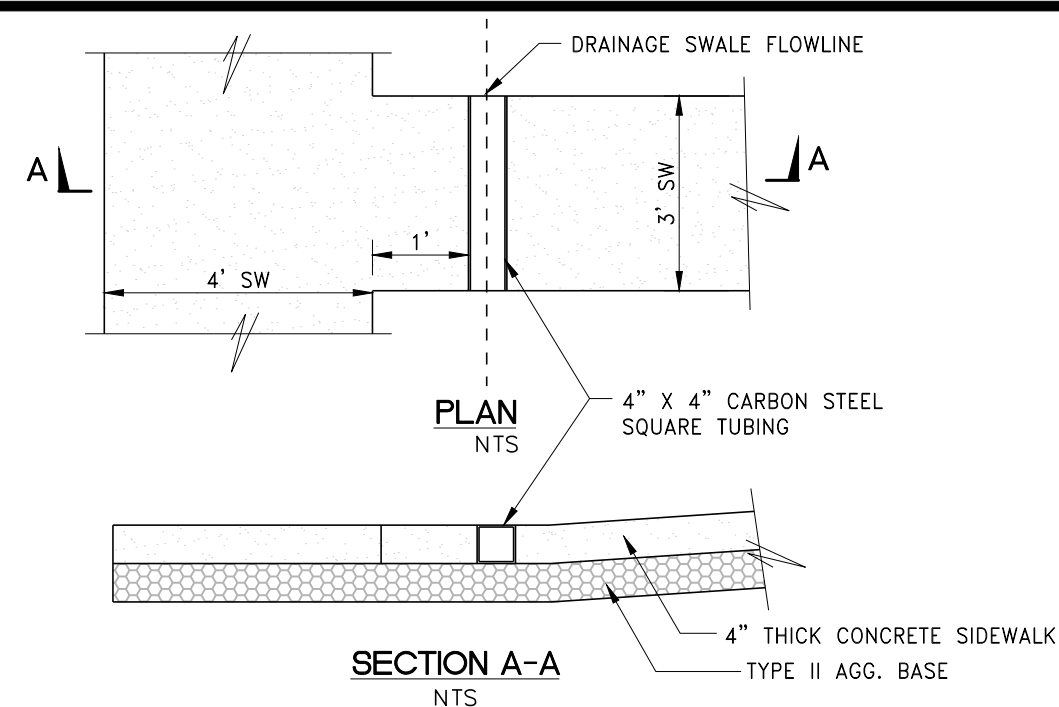




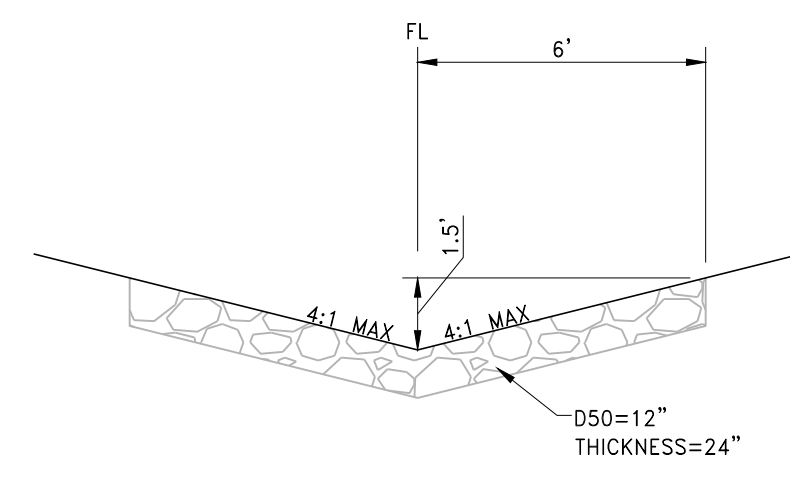
"A" CURB SECTION 16  
N.T.S. C5.1



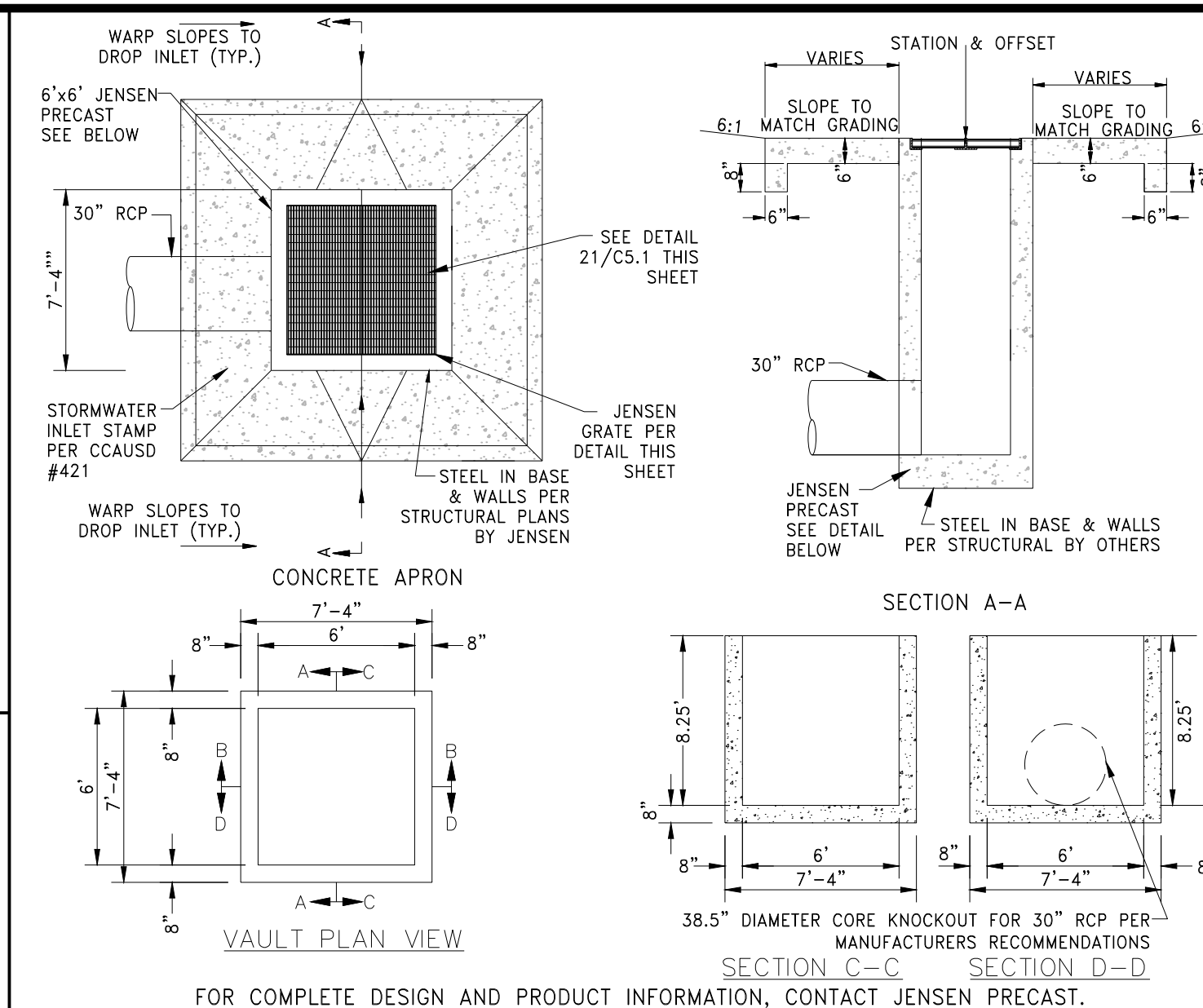
**FLUSH "A" CURB SECTION** 30  
N.T.S. C51



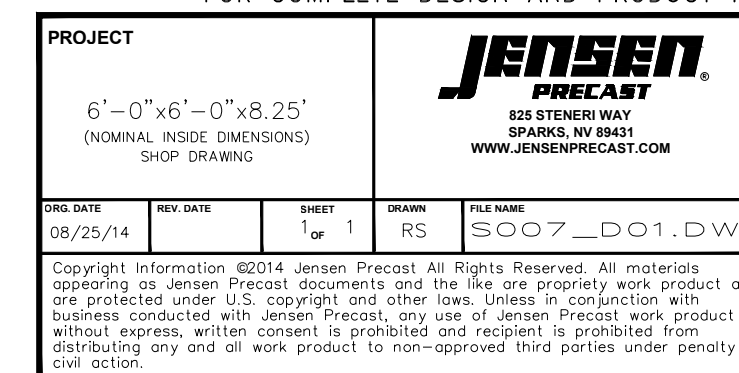
**LEADWALK CROSSDRAIN DETAIL** 17  
N.T.S. C5.1



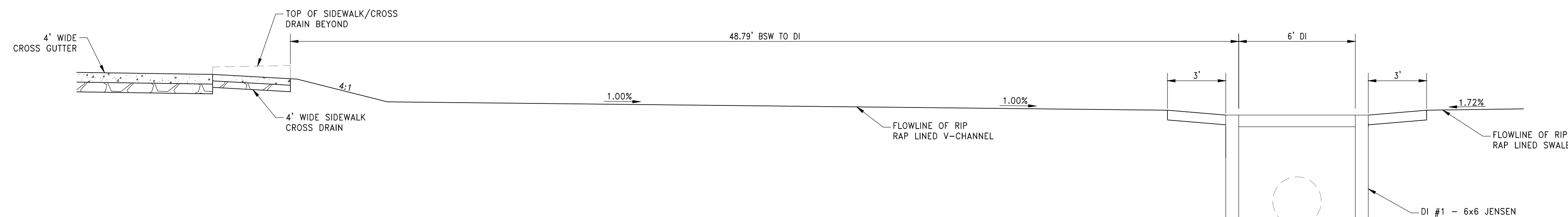
**RIP RAP LINED DRAINAGE CHANNEL** 18  
N.T.S. C5.1



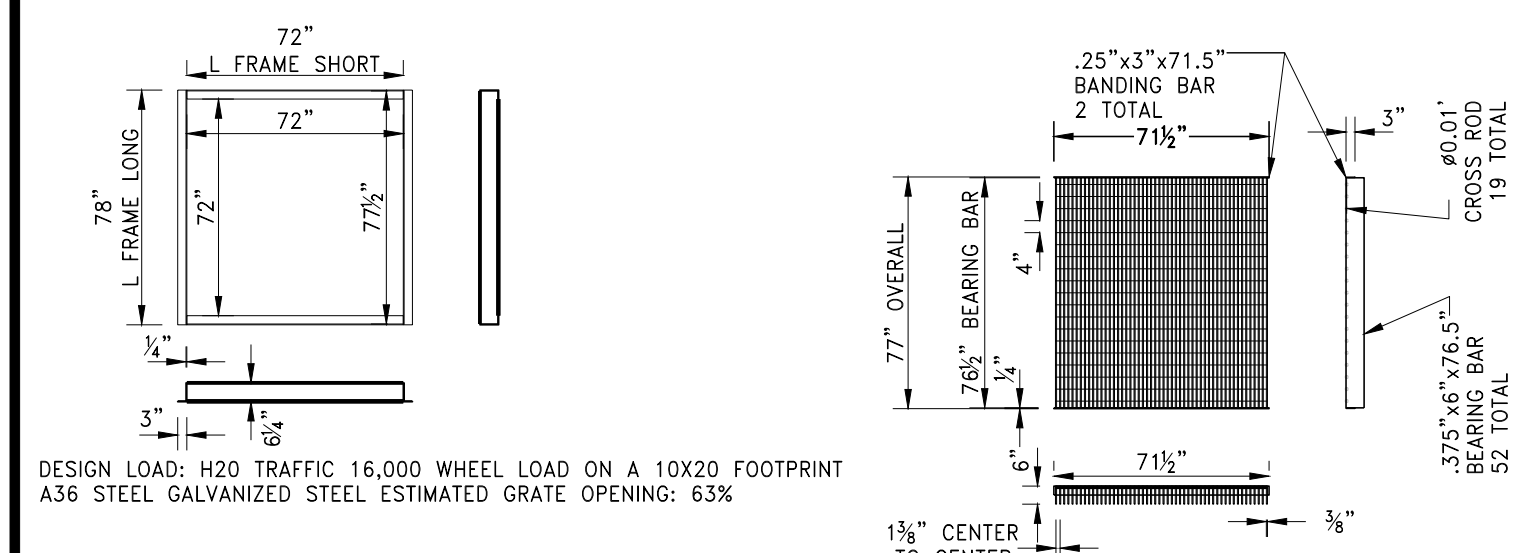
FOR COMPLETE DESIGN AND PRODUCT INFORMATION, CONTACT JENSEN PRECAST.



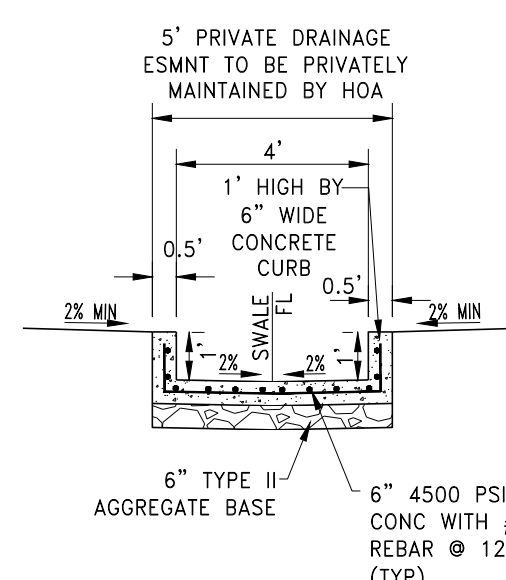
CONCRETE APRON AND JENSEN PRECAST DROP INLET STRUCTURE - D.I. #1



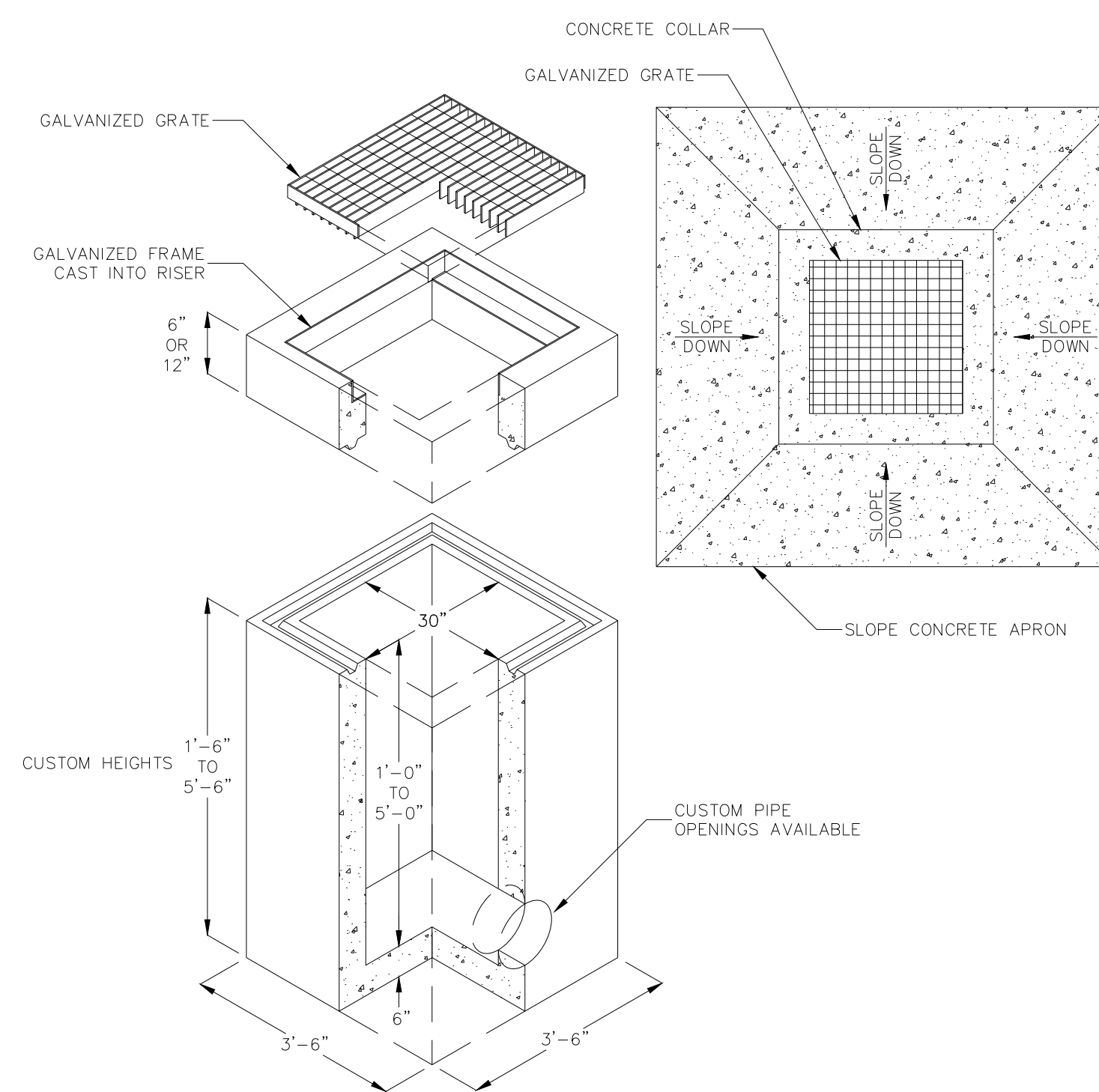
**DRAINAGE CHANNEL AT 6'x6' DI** 19  
N.T.S. C5.1



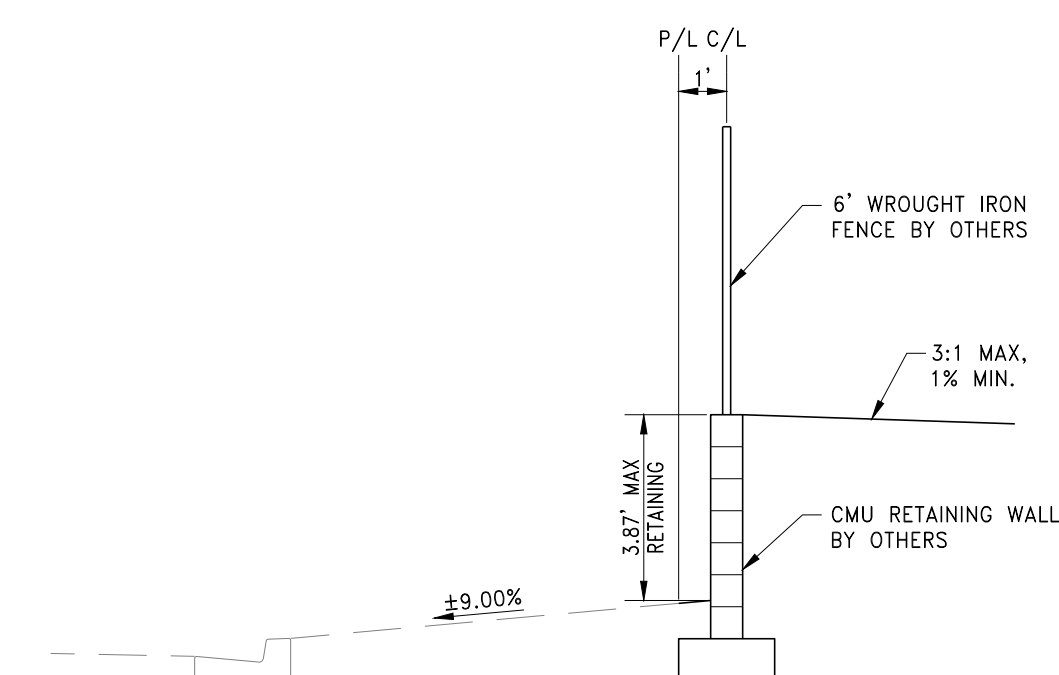
GRATE DETAIL D.I. #1



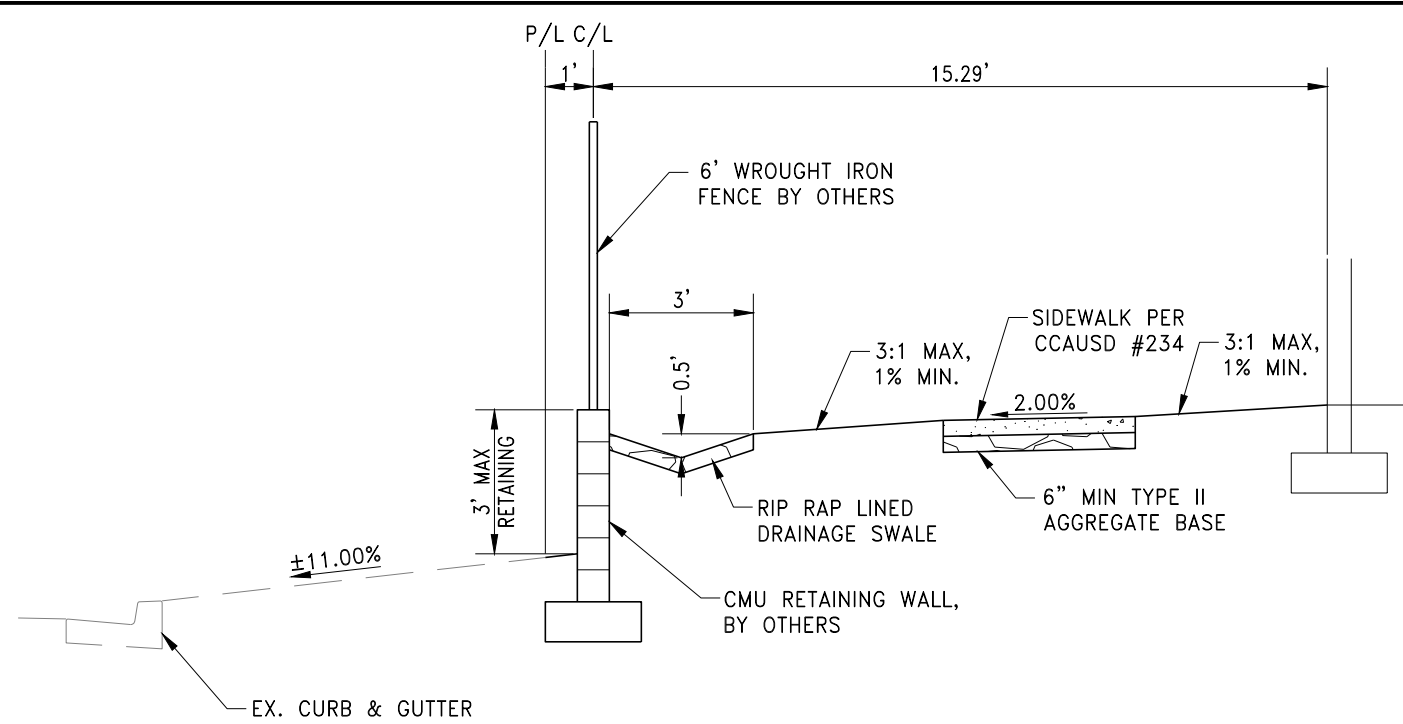
**DRAINAGE CHANNEL** 22  
SCALE: NTS C5.1



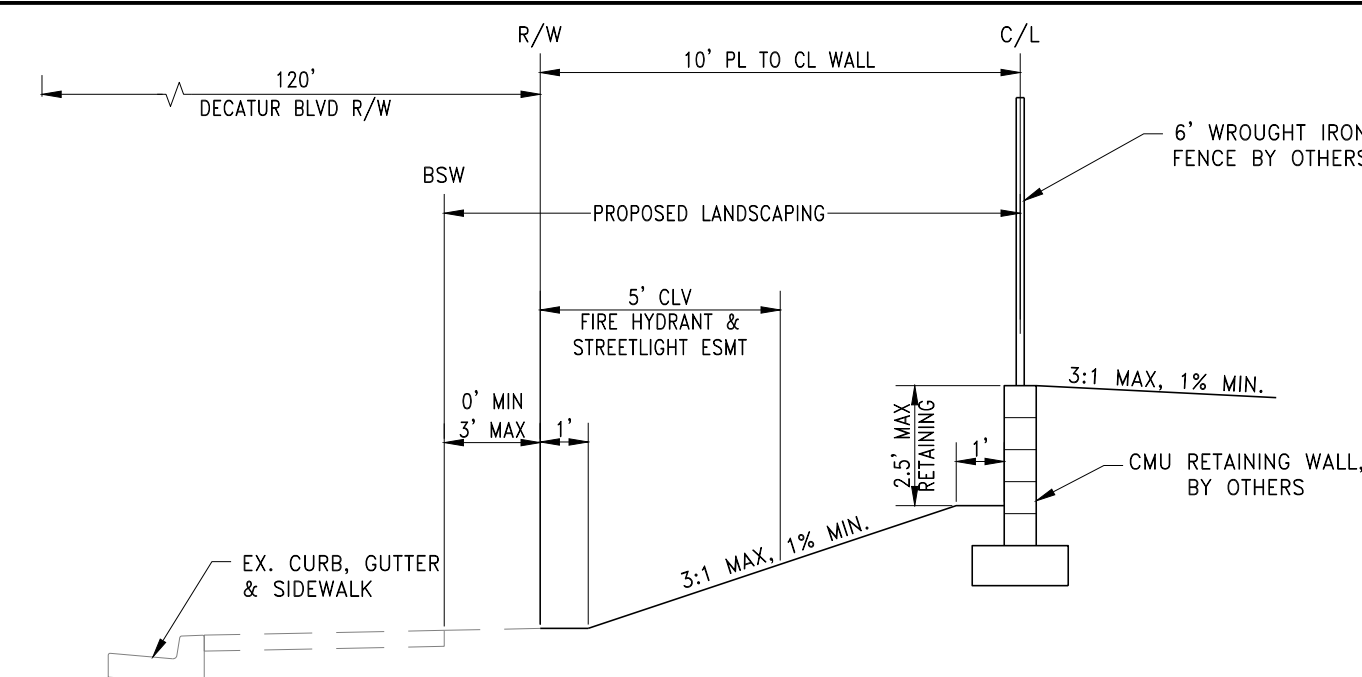
CONCRETE APRON AND JENSEN PRECAST DROP INLET STRUCTURE - D.I. #2



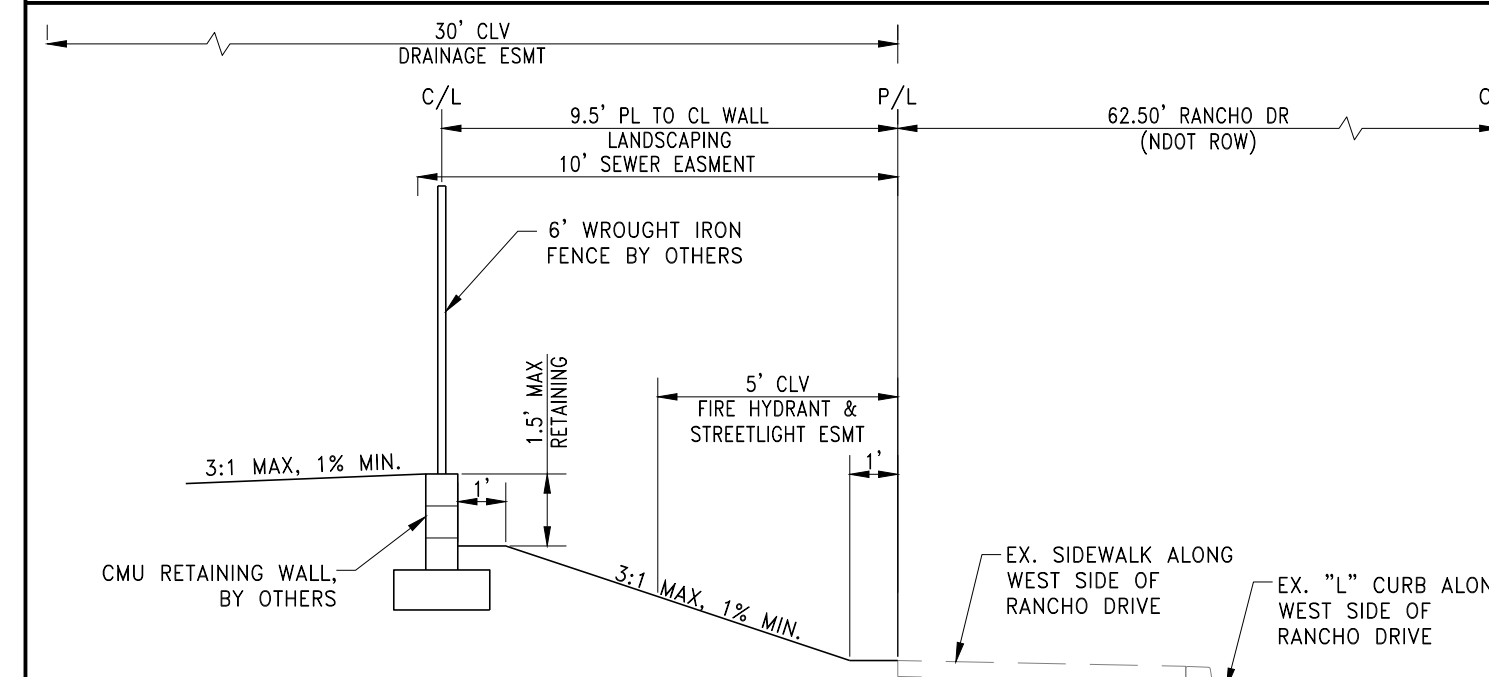
RETAINING WALL ALONG NORTH PL



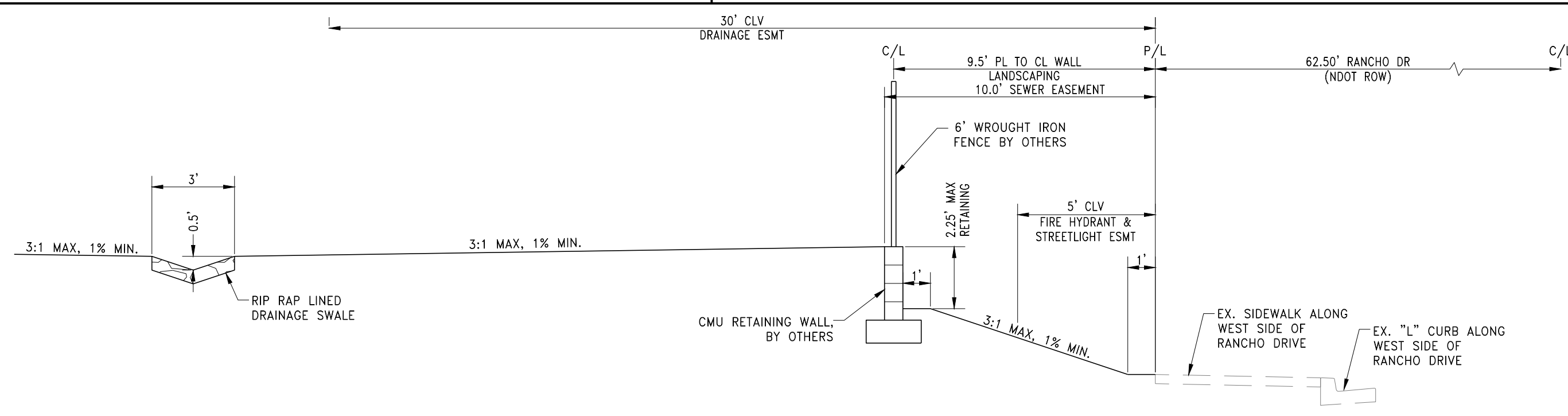
RETAINING WALL ALONG NORTH PL



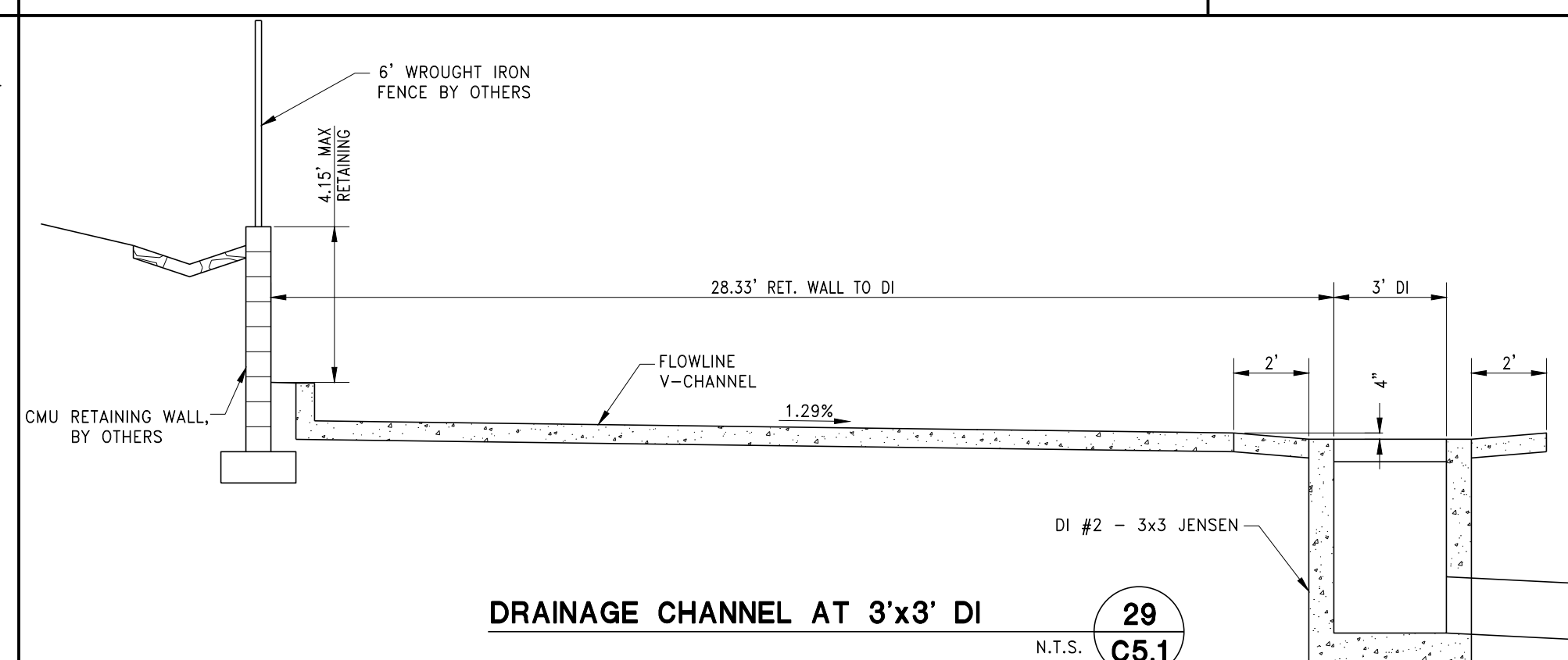
RETAINING WALL ALONG WEST PL  
DECATUR BLVD N.T.S. 26  
C51



RETAINING WALL ALONG EAST PL 27  
N.T.S. C5.1



RETAINING WALL ALONG EAST PL



**DRAINAGE CHANNEL AT 3'x3' DI**

N.T.S.

29  
C5.1

**GEOTECHNICAL NOTE:**

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**WALL & SCARP NOTE:**

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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.

| DATE:                | REV | DESCRIPTION | BY | APPD | DATE |
|----------------------|-----|-------------|----|------|------|
| DATE: April 08, 2021 |     |             |    |      |      |
| HORIZ. SCALE: 1"=20' |     |             |    |      |      |
| VERT. SCALE: 1"=5'   |     |             |    |      |      |
| DRAWN BY: NGS        |     |             |    |      |      |
| DESIGNED BY: CLT     |     |             |    |      |      |
| CHECKED BY: CLT      |     |             |    |      |      |
| APPROVED BY: CLT     |     |             |    |      |      |
| PROJECT #:           |     |             |    |      |      |
| 4555.0097            |     |             |    |      |      |

**RANCHO VILLAGE PARTNERS LLC.**

**RCI** Engineering  
2222 MARTIN STREET, SUITE #160  
IRVINE, CALIFORNIA 92612  
PH: (858) 518-7372 FAX: (760) 683-6007  
5500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106

IMPROVEMENT PLANS FOR  
RANCHO VILLAGE APARTMENTS - PHASE 1  
AIRPORT DRIVE

DETAIL SHEET (SHEET 2 OF 3)

Professional Engineer Seal for Brian K. Reed, State of Nevada, Civil, No. 14464, Exp. 12/31/2021.

DATE: 04/09/2021

DRAWING

**C5.1**

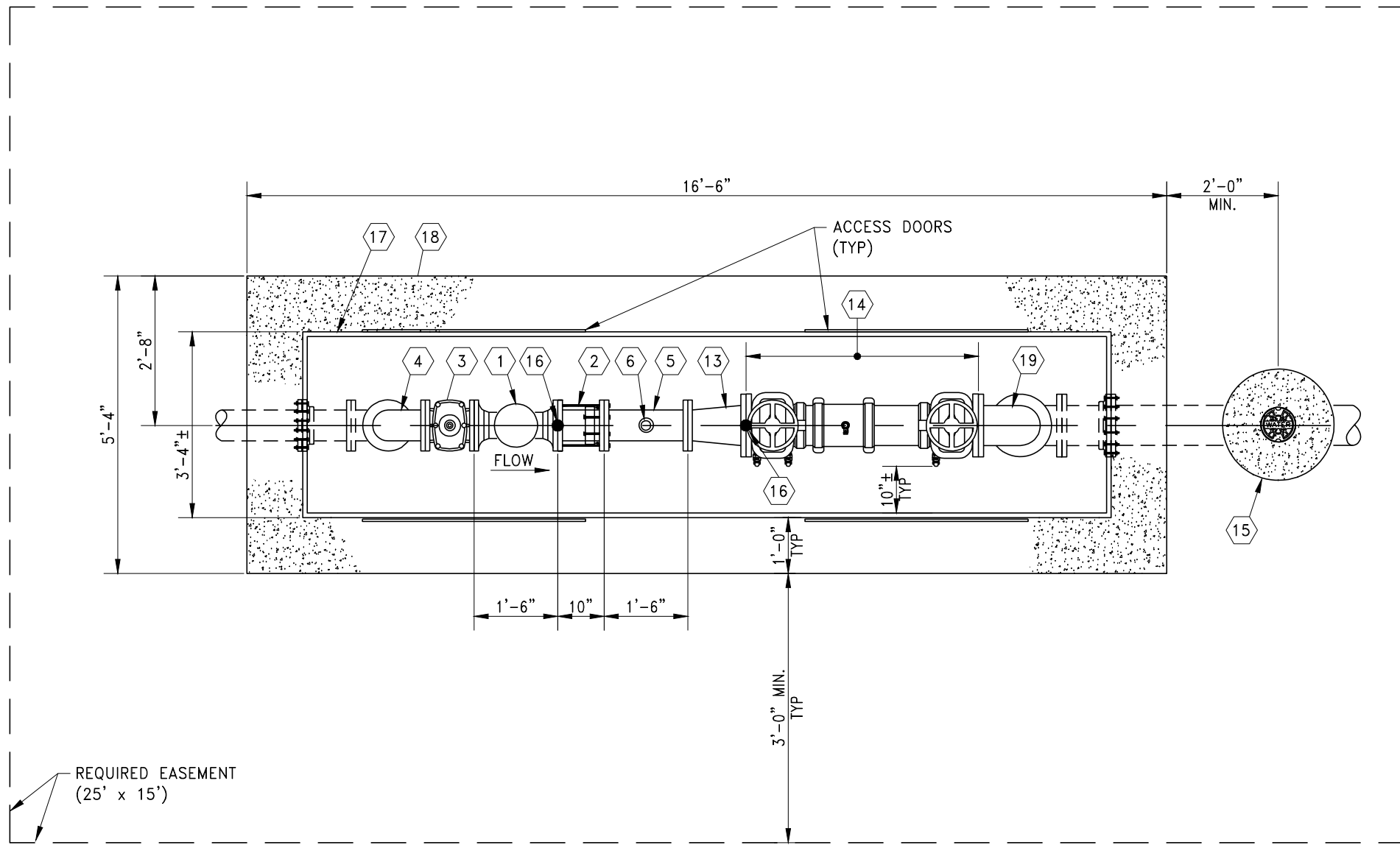
SHT 29 OF 35

CLV DRAWING NUMBER

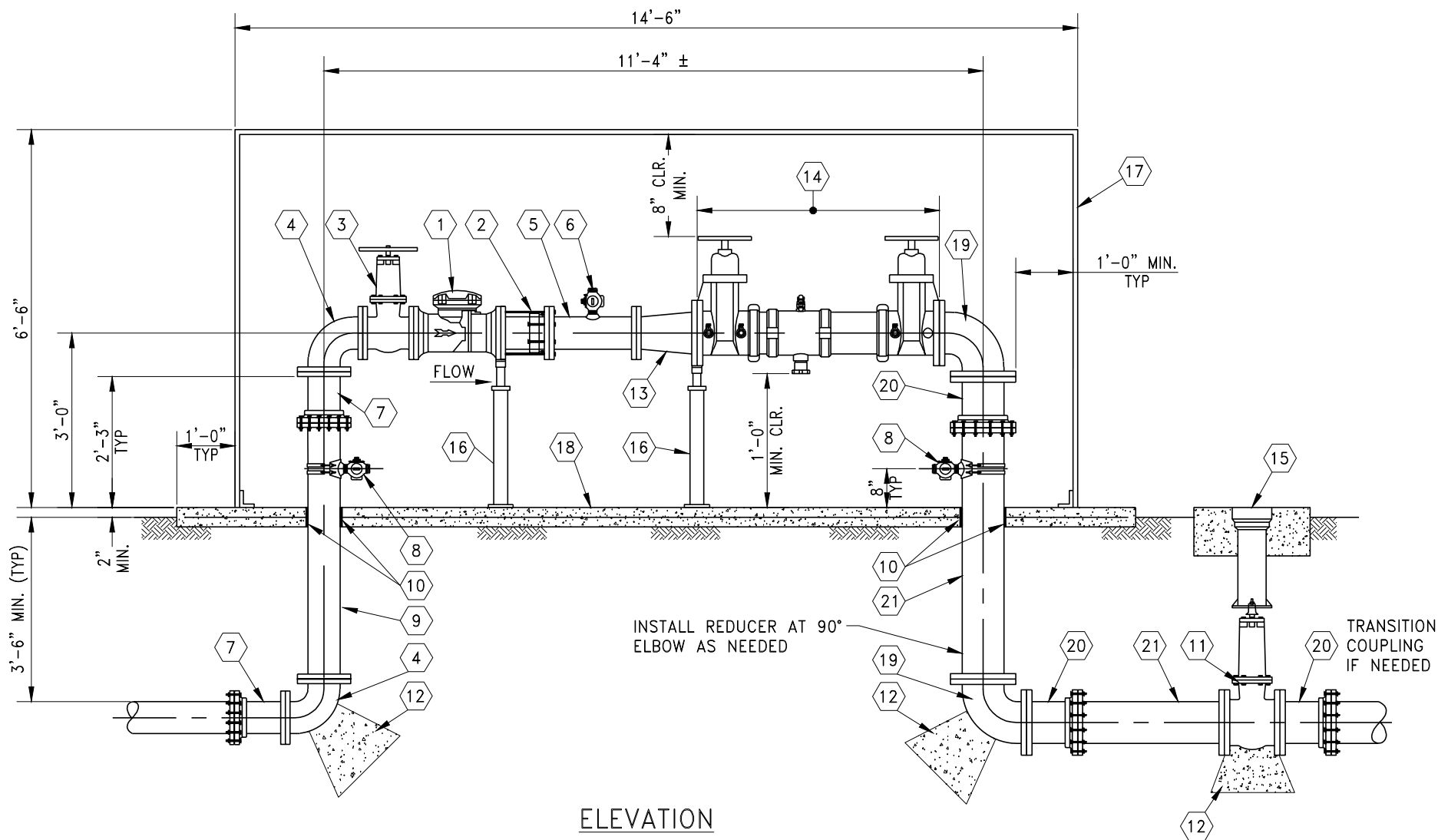
CLV PROJECT # L21-0007

|    |                                                                                       |                   |
|----|---------------------------------------------------------------------------------------|-------------------|
| 10 |  | CITY OF LAS VEGAS |
|----|---------------------------------------------------------------------------------------|-------------------|





PLAN



ELEVATION

6" OCTAVE WITH 8" REDUCED PRESSURE PRINCIPLE ASSEMBLY  
N.T.S.

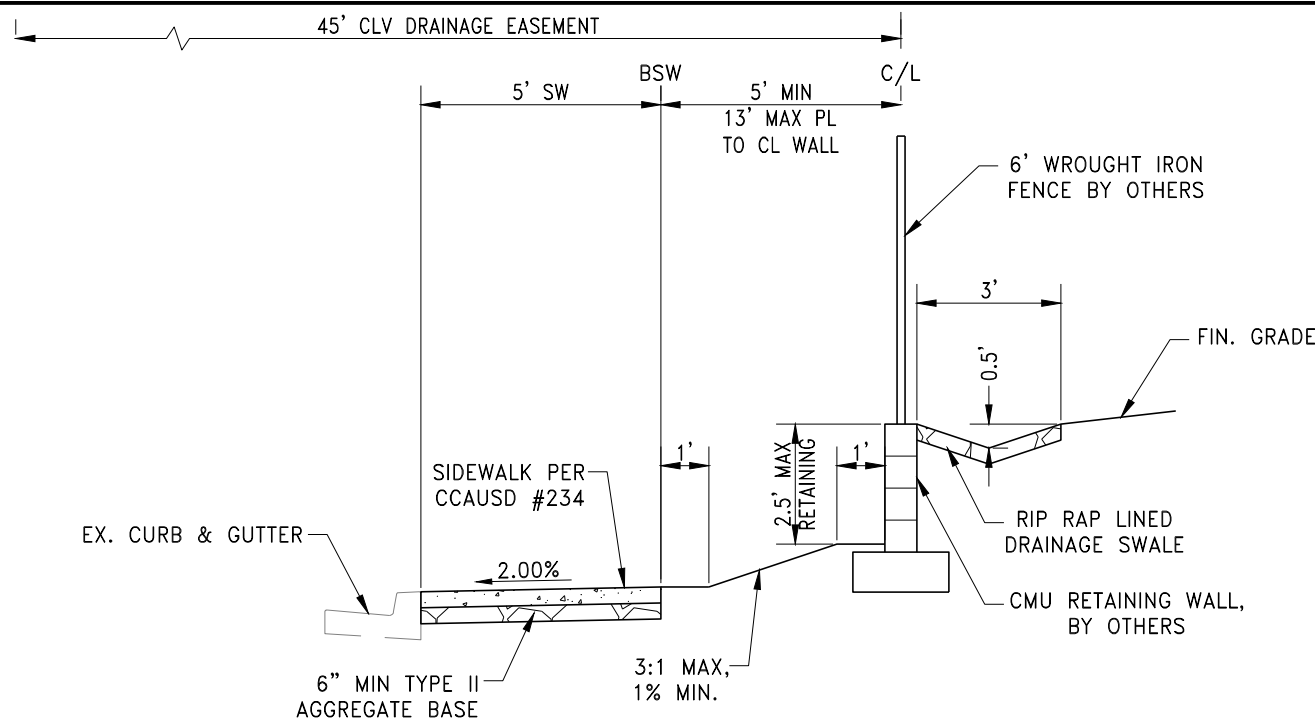
30  
C5.2

INSTALLATION NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY AND ALL DAMAGED OR DISTURBED EXISTING LANDSCAPING AND IRRIGATION FACILITIES, IN AND ADJACENT TO PROJECT SITE, DURING CONSTRUCTION OPERATIONS.
2. CONTRACTOR TO HAVE NEVADA LICENSED PROFESSIONAL LAND SURVEYOR LOCATE LVWVD EASEMENT PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO LOCATE ONSITE PIPING AND CONFIRM DIAMETER, PIPE DEPTH, AND PIPE MATERIAL PRIOR TO ORDERING MATERIAL AND INSTALLATION.
4. CONTRACTOR TO VERIFY DIMENSIONS OF CABINET BASED ON INSTALLED DIMENSIONS OF PIPE AND FITTINGS PRIOR TO FABRICATION.
5. CONTRACTOR TO INSTALL VALVE LOCK DEVICE WITH DISTRICT PROVIDED LOCK (AS REQUIRED).

MATERIAL LIST

- |                                                                               |                                                             |
|-------------------------------------------------------------------------------|-------------------------------------------------------------|
| ① 6" METER MASTER OCTAVE WATER METER (LVWVD FURNISHED)                        | ⑫ CONCRETE THRUST/ANCHOR BLOCK                              |
| ② 6" RESTRAINED DISMANTLING JOINT                                             | ⑬ 8" X 6" FLG REDUCER                                       |
| ③ 6" FLG GATE VALVE WITH HANDWHEEL                                            | ⑭ 8" REDUCED PRESSURE PRINCIPLE (RPPA) BACKFLOW ASSEMBLY    |
| ④ 6" FLG 90° BEND                                                             | ⑮ VALVE BOX AND COLLAR (NOTE 5)                             |
| ⑤ 6" FLG x FLG DUCTILE IRON PIPE WITH 2" NPT OUTLET                           | ⑯ ADJUSTABLE PIPE SUPPORT                                   |
| ⑥ 2" CORP STOP                                                                | ⑰ INSULATED ENCLOSURE w/ 4 DOORS                            |
| ⑦ 6" ADAPTER FLANGE (RESTRAINED)                                              | ⑱ CONCRETE PAD WITH WELDED WIRE FABRIC, 4 x 4 - W1.4 x W1.4 |
| ⑧ 2" SERVICE SADDLE AND 2" CORP STOP (BYPASS NOT REQUIRED ON LOOPED SERVICES) | ⑲ 8" FLG 90° BEND                                           |
| ⑨ 8" FLG x PE DUCTILE IRON PIPE (CUT TO FIT)                                  | ⑳ 8" ADAPTER FLANGE (RESTRAINED)                            |
| ⑩ 1/2" EXPANSION JOINT MATERIAL                                               | ㉑ 8" FLG x PE DUCTILE IRON PIPE (CUT TO FIT)                |
| ⑪ 8" FLG GATE VALVE                                                           |                                                             |



RETAINING WALL ALONG SOUTH

N.T.S.

31  
C5.2

GEOTECHNICAL NOTE:

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WALL & SCARP NOTE:

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NOTES (WATER):

1. ADJUST WATER VALVE BOXES TO FINISH GRADE PER UDACS PLATE NO. 39. VALVES SHALL BE ACCESSIBLE AT ALL TIMES.
2. ALL SEWER/STORM DRAINS CROSSING WATERLINES MUST CONFORM TO SECTION 2.22 OF UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS) FOR WATER AND STORM MAIN CROSSING AND CLEARANCES.
3. ALL WATER PIPE DIMENSIONS SHOWN ARE GIVEN FROM FITTING TO FITTING AND ARE FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL DIMENSION PRIOR TO CONSTRUCTION.

REDUCED PRESSURE PRINCIPLE ASSEMBLY (2) 8"

APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY (S) SHALL BE INSTALLED PER THE UDACS PLATE NO. 59. NO WATER SHALL BE TAKEN FROM THE SERVICE REQUIRING BACKFLOW PREVENTION UNTIL THE REDUCED PRESSURE PRINCIPLE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED BY LVWVD. ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S) TO ALLOW THE DISTRICT DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY. EASEMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION.

WATER SERVICE NOTES:

1. FSM III - MUST BE MASTER METER OCTAVE AS APPROVED
2. ONSITE BOOSTER PUMPS TO BE INSTALLED WHERE MINIMUM RESIDENTIAL PRESSURE IS NOT MET.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES

PROJECT NO. 138764 FIRST APPROVED DATE: LVWVD APPROVED FIRE FLOW: TOTAL 1,500 GPM/ONSITE 1,500 GPM

FOR REVIEW ONLY

| DATE | BY | DATE |
|------|----|------|
|      |    |      |
|      |    |      |
|      |    |      |
|      |    |      |
|      |    |      |
|      |    |      |
|      |    |      |
|      |    |      |
|      |    |      |

DESCRIPTION

REV

DATE: APRIL 08, 2021

HORIZ. SCALE: 1"=20'

VERT. SCALE: 1"=5'

DRAWN BY: NDI

DESIGNED BY: CLT

CHECKED BY: CLT

APPROVED BY: CLT

PROJECT #: 4555.0007

RANCHO VILLAGE PARTNERS LLC.

2222 MARTIN STREET, SUITE #160

IRVINE, CALIFORNIA 92614

PH: (949) 518-7572 FAX: (949) 603-8007

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

DETAIL SHEET (SHEET 3 OF 3)

CITY OF LAS VEGAS

4/08/21 11:53am



DATE: 04/08/2021

DRAWING

C5.2

SHT 30 OF 35

CLV DRAWING NUMBER

CLV PROJECT # L21-00070