

IMPROVEMENT PLANS FOR RANCHO VILLAGE APARTMENTS PHASE 2

A SINGLE FAMILY RESIDENTIAL SUBDIVISION

LEGAL DESCRIPTION

BEING A PORTION OF "LOT 1" OF "SMOKE RANCH COMMERCIAL DEVELOPMENT (A COMMERCIAL SUBDIVISION)", AS SHOWN BY MAP THEREOF ON FILE IN BOOK 108, PAGE 15 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTHWEST (SW 1/4) OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. FURTHER DEPICTED AS "LOT 1-C-1" ON THAT CERTAIN RECORD OF SURVEY ON FILE IN FILE 221, PAGE 48 OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA OFFICIAL RECORDS.

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

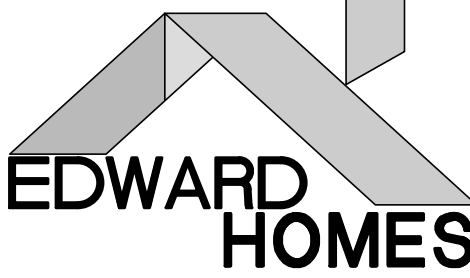
NORTH 89°26'38" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 61 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN BOOK 108, PAGE 15 OF PLATS.

OWNERS:

NOLA SOL HOLDINGS, LLC
CRAIG HORN-PRINCIPAL
919 N. MARKET STREET, SUITE 725
WILMINGTON, NEW CASTLE COUNTY, DELAWARE, 19801
HORN.CRAIG@GMAIL.COM

PRIMARY CONTACT:
STEVE LOWELL, CCIM C/O
LITTLE GIANT HOLDINGS, LLC
MANAGING DIRECTOR
CELL: 480-577-3989
FAX: 480-718-8283
STEVE@LITTLEGIANTHOLDINGS.COM

DEVELOPER:



EDWARD HOMES INC.

8475 EASTERN AVE, SUITE 105
LAS VEGAS, NEVADA 89123
PH. 702-665-6989 FAX. 702-675-6319
ATTN: BROCK METZKA
BMETZKA@YAHOO.COM

DESIGN ENGINEER:

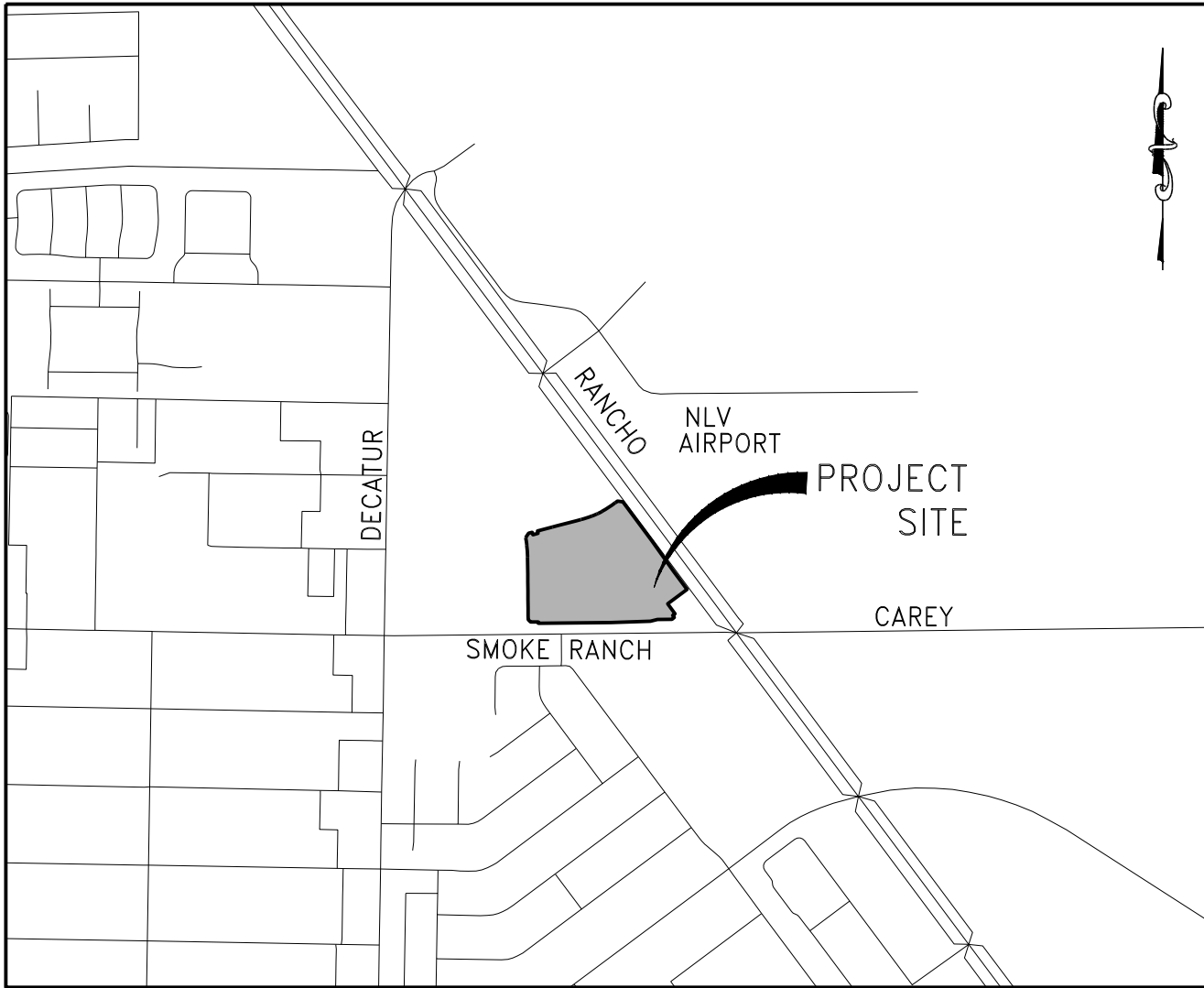


RCI ENGINEERING

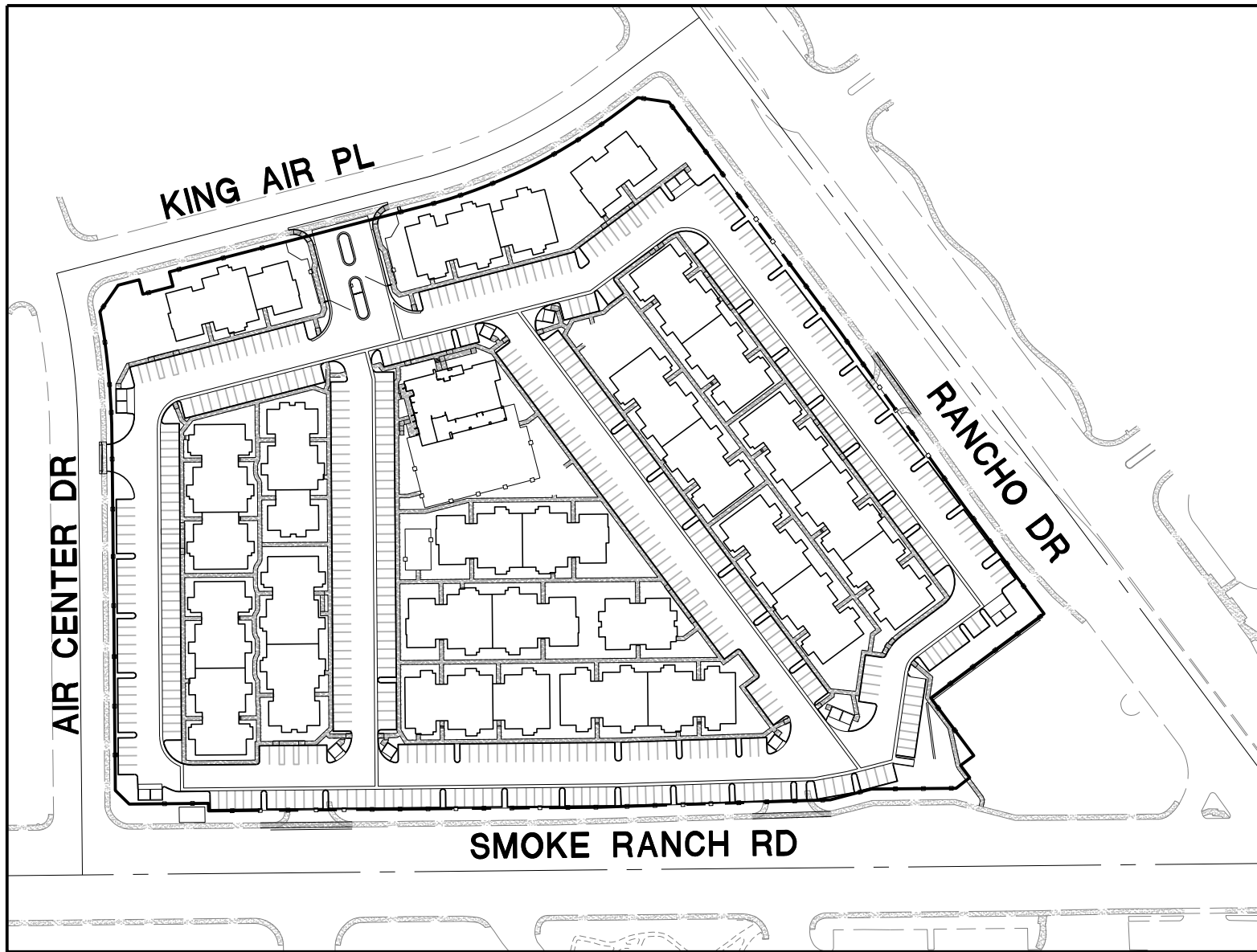
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

BY **EDWARD HOMES**

APN: 139-18-410-017
CITY OF LAS VEGAS, NEVADA
PHASE 2 = 11.77+/- ACRES



VICINITY MAP
NOT TO SCALE



SITE PLAN
NOT TO SCALE

APPROVED BY:

CITY OF LAS VEGAS ENGINEERING

CITY OF LAS VEGAS DEPARTMENT OF PLANNING

CITY OF LAS VEGAS FIRE & RESCUE

CENTURYLINK

CENTRAL TELEPHONE COMPANY - dba CENTURYLINK DATE

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 SWG UID DATE

NV ENERGY

NV ENERGY COMPANY DATE

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. XXXXXXXX FIRST APPROVED DATE: _____
LVWD APPROVED FIRE FLOW XXXX GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 26 GPM
(SHEETS C-1, N-1, MU-1, U-1 THRU U-X, AND P-1 THRU P-X)

SHEET INDEX

SHT No.	DWG ID	DRAWING DESCRIPTION
1	C0.0	COVER SHEET
2	C0.1	GENERAL NOTES, LEGENDS, AND ABBREVIATIONS
3	C1.0	CIVIL SITE PLAN (SHEET 1 OF 7)
4	C1.1	CIVIL SITE PLAN (SHEET 2 OF 7)
5	C1.2	CIVIL SITE PLAN (SHEET 3 OF 7)
6	C1.3	CIVIL SITE PLAN (SHEET 4 OF 7)
7	C1.4	CIVIL SITE PLAN (SHEET 5 OF 7)
8	C1.5	CIVIL SITE PLAN (SHEET 6 OF 7)
9	C1.6	CIVIL SITE PLAN (SHEET 7 OF 7)
10	C2.0	GRADING PLAN (SHEET 1 OF 7)
11	C2.1	GRADING PLAN (SHEET 2 OF 7)
12	C2.2	GRADING PLAN (SHEET 3 OF 7)
13	C2.3	GRADING PLAN (SHEET 4 OF 7)
14	C2.4	GRADING PLAN (SHEET 5 OF 7)
15	C2.5	GRADING PLAN (SHEET 6 OF 7)
16	C2.6	GRADING PLAN (SHEET 7 OF 7)
17	C3.0	MASTER UTILITY PLAN
18	C3.1	EXISTING UTILITIES EXHBIT
19	C3.2	UTILITY PLAN (SHEET 1 OF 8)
20	C3.3	UTILITY PLAN (SHEET 2 OF 8)
21	C3.4	UTILITY PLAN (SHEET 3 OF 8)
22	C3.5	UTILITY PLAN (SHEET 4 OF 8)
23	C3.6	UTILITY PLAN (SHEET 5 OF 8)
24	C3.7	UTILITY PLAN (SHEET 6 OF 8)
25	C3.8	UTILITY PLAN (SHEET 7 OF 8)
26	C3.9	UTILITY PLAN (SHEET 8 OF 8)
27	C4.0	PLAN AND PROFILE EXISTING SANITARY SEWER
28	C4.1	PLAN AND PROFILE EXISTING SANITARY SEWER
29	C4.2	PLAN AND PROFILE SMOKE RANCH RD WATER
30	C4.3	PLAN AND PROFILE SMOKE RANCH RD WATER
31	C4.4	PLAN AND PROFILE STORM DRAIN AND BOX CULVERT
32	C5.0	GENERAL DETAILS (SHEET 1 OF 3)
33	C5.1	GENERAL DETAILS (SHEET 2 OF 3)
34	C5.2	GENERAL DETAILS (SHEET 3 OF 3)
35	C6.0	SIGNAGE AND STRIPING/FIRE ACCESS PLAN
36	C6.1	SIGNAGE AND STRIPING OFFSITE STREET

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.



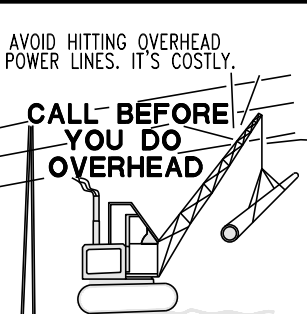
1-800-642-2444

FAST

Call before you UnderGround

1-702-432-5300

FREWAY AND ARTERIAL SYSTEM OF TRANSPORTATION



1-702-227-2929

DATE: August 09, 2022	HORIZ. SCALE: N/A	VERT. SCALE: N/A	DRAWN BY: VW	DESIGNED BY: DSP	CHECKED BY: BKR	APPROVED BY: BKR	PROJECT #:
8475 S EASTERN AVE SUITE# 105 LAS VEGAS, NEVADA 89123 PH. 702-665-6989 FAX. 702-675-6319							
RCI ENGINEERING							
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106 MAIN: 702.453.0800 FAX: 702.453.0801							
EDWARD HOMES							
NEVADA							
IMPROVEMENT PLANS FOR							
RANCHO VILLAGE APARTMENTS PHASE 2							
COVER SHEET							
CITY OF LAS VEGAS							
PROJECT NO. XXXXXXXX FIRST APPROVED DATE: 08/09/2022							
LVWD APPROVED FIRE FLOW XXXX GPM AT 20 PSI RESIDUAL							
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 26 GPM							
(SHEETS C-1, N-1, MU-1, U-1 THRU U-X, AND P-1 THRU P-X)							
DATE: 08/09/2022							
DRAWING							
C0.0							
SHT 1 OF 36							

CITY OF LAS VEGAS GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS" PUBLISHED BY THE CLARK COUNTY AREA, NEVADA, LATEST EDITION, THE "SUMMERLIN IMPROVEMENT STANDARDS" FOR WORK IN THE SUMMERLIN AREA, AND OTHER APPLICABLE STANDARDS ISSUED BY THE CONTROLLING AGENCY, THE "UNIFORM BUILDING CODE", AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".
- EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY RESEARCH AND AVAILABLE RECORDS. EXISTING UTILITIES AS SHOWN FROM CLP PLANS LIBRARY ARE APPROXIMATE AND FOR RECORD PURPOSES. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS OF CONNECTION THEREWITH.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORILY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
- ALL CONSTRUCTION SHALL BE, AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGNS TO BE APPROVED BY THE CITY, PRIOR TO THE USE ON THE PROJECT.
- PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
- EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED-TYPE CURB.
- AC PAVEMENT TO BE ONE-HALF INCH (1/2") ABOVE UP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.
- CURB AND GUTTER FLOW TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 216.
- SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 233, EXACT LOCATION OF RAMPS IN THE FIELD BY A CITY INSPECTOR.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION, THE EXTENT OF THE TRANSITIONS TO BE AS SHOWN ON PLANS.
- ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY GEOTEK RESIDENTIAL PROJECT NO. 16813-LVR, DATED APRIL 6, 2022, 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 INSPECTOR. LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RECONSTRUCTION.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS, ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.E.S. STATUTE NO. 425.580 & CITY OF LAS VEGAS TITLE 16, APPENDIX D.
- UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC., SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.
- WALL NOTES: ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS, FLOOD CONTROL, AND SIGHT DISTANCE AT INTERSECTIONS. NEW WALLS REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.
- CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RISERS, AND SEWER CLEAN OUTS, ETC., TO THROUGH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.
- MATERIALS, HANDLING AND PLACEMENT OF PORTLAND CEMENT CEMENT SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF MDOT OR THE CLARK COUNTY AREA SPECIFICATIONS (AS APPLICABLE) AND THE PLANS AND DETAILS SHOWN HEREON.
- WHEN INSTALLING UNDERGROUND FACILITIES THAT REQUIRE UNDERGROUND LOCATING DEVICES SUCH AS MARKER BALLS, LONG RIBBON, ETC., THE CONTRACTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO OFFSITE INSPECTION AND TESTING CERTIFYING THAT ALL DEVICES HAVE BEEN PLACED AND VERIFIED TO BE IN GOOD WORKING CONDITION PRIOR TO THE CONSTRUCTION OF ANY ROAD BASE.
- AFTER HAUNCHING AND PRIOR TO BACKFILL OPERATIONS WHICH WOULD COVER SANITARY SEWER AND STORM DRAIN FACILITIES, CONTRACTOR SHALL SCHEDULE CLON OPEN-TRENCH UTILITY SURVEY INSPECTION FOR DETERMINATION OF FINAL LOCATION COORDINATES. FACILITIES TO BE LOCATED BY CLV SHALL INCLUDE AT A MINIMUM THE HORIZONTAL AND VERTICAL (INVERT) LOCATION OF PUBLIC SEWER MANHOLES, STORM DRAIN MANHOLES AND TRANSITION STRUCTURES, STORM DRAIN LATERALS AT THE STORM DRAIN AND AT THE CONNECTION TO A DROP INLET, AND STORM DRAIN LATERALS AT THE CONNECTION OF SEWER SERVICE LATERALS TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERALS EXIT THE PUBLIC RIGHT-A-WAY, SEWER AND STORM DRAIN MAIN ALIGNMENT, INCLUDING DRAINAGE POINTS.
- OR
(MAY BE USED ONLY ON PROJECTS ASSOCIATED WITH A TENTATIVE MAP CONTAINING 5 LOTS OR MORE)
- SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S) SHALL BE PROVIDED TO THE CITY AND APPROVED PRIOR TO ACCEPTANCE OF FACILITY VIDEO INSPECTION. THE MAP(S) SHALL INCLUDE THE HORIZONTAL AND VERTICAL (INVERT) LOCATION OF PUBLIC SEWER MANHOLES, STORM DRAIN MANHOLES AND TRANSITION STRUCTURES, STORM DRAIN LATERALS AT THE CONNECTION TO THE MAIN AND AT THE CONNECTION TO A DROP INLET, THE CONNECTION OF SEWER SERVICE LATERALS AT THE STORM DRAIN AND AT THE CONNECTION TO A DROP INLET, AND STORM DRAIN LATERALS AT THE CONNECTION OF SEWER SERVICE LATERALS TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERALS EXIT THE PUBLIC RIGHT-A-WAY, SEWER AND STORM DRAIN MAIN ALIGNMENT, INCLUDING DRAINAGE POINTS. THE LOCATION SHALL BE DESCRIBED BY COORDINATES WHICH SHALL BE BASED ON THE OFFICIAL HORIZONTAL AND VERTICAL CONTROL NETWORKS OF THE CITY OF LAS VEGAS. FINAL LOCATION MAPS MUST BE SEALED AND CERTIFIED BY A NEVADA PROFESSIONAL LAND SURVEYOR TO HAVE POSITIONAL CERTAINLY (40 ± 0.3 FEET) HORIZONTAL AND VERTICALLY. A SEPARATE ELECTRONIC COMMA DELIMITED FILE FOR THE SANITARY SEWER AND STORM DRAIN COORDINATES SHALL ALSO ACCOMPANY THE SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S).
- CCTV VIDEO INSPECTION IS REQUIRED FOR ALL SEWER AND STORM DRAINS. THE CCTV VIDEO INSPECTIONS TO BE PERFORMED PER THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS LATEST EDITION.
- A SEPARATE BORING PERMIT IS REQUIRED FOR ALL BORING ACTIVITIES.

CITY OF LAS VEGAS TRAFFIC NOTES

- ALL CONSTRUCTION SIGNING, REARRANGING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
- THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
- BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING CITY STREETS WHERE WARRANTED IMMEDIATELY AFTER FIRST GRADING WORK IS ACCOMPLISHED, AND SHALL MAINTAIN SAYS SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.
- WHEN A DESIGNATED "SUGGESTED ROUTE TO SCHOOL" IS ENCLOSED UPON BY A CONSTRUCTION WORK ZONE AND PUBLIC WORKS STAFF IDENTIFIES A NEED FOR STUDENTS TO BE ASSISTED IN THE SAFE CROSSING THROUGH THAT WORK ZONE, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A QUALIFIED "CROSSING GUARD". THE GUARD SHALL BE PRESENT FOR THE FULL DURATION OF TIME THAT CHILDREN ARE LIKELY TO BE PRESENT.
- IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. ALL TRAFFIC SIGNS SHALL USE TYPE VI RETROREFLECTIVE SHEETING IN ACCORDANCE WITH CAAUS 627 AND 716 AND SHALL HAVE ANTI-GRAFFITI PROTECTIVE OVERLAY FILM THAT IS A MATCHING COMPONENT TO, AND OF THE SAME MANUFACTURER AS THE RETROREFLECTIVE SHEETING TO WHICH IT IS APPLIED. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CURRENT CITY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS.
- WHEN A PROPOSED STREET LIGHT STANDARD IS LOCATED WITHIN FIVE (5') FEET OF ANY PROPOSED SIGN SHOWN ON THE PLANS TO BE MOUNTED ON A SIGNPOST, THE SIGN SHALL BE MOUNTED ON THE STREET LIGHT STANDARD AND THE SIGNPOST SHALL BE ELIMINATED.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HERE UNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- STREET SIGNS AND 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 REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA (RTC), IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.
- GUARDS SHALL BE OBTAINED BY CONTACTING THE METROPOLITAN POLICE DEPARTMENT SPECIAL EVENTS UNIT (PHONE # 828-3442) WHO WILL PROVIDE OFFICERS PROPERLY TRAINED IN TRAFFIC CONTROL. FEES FOR THE USE OF THESE OFFICERS SHALL BE SET BY METRO AND WILL BE PAID BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL ARRANGEMENTS WITH METRO.
- ANY WORK WITHIN 300' OF A SIGNALIZED INTERSECTION WILL BE NIGHT WORK, UNLESS OTHERWISE DIRECTED BY THE CITY OF LAS VEGAS TRAFFIC ENGINEER.
- THE CONTRACTOR SHALL CONTACT THE TRAFFIC ENGINEERING DIVISION (TRANSPORTATION SECTION) THROUGH THE PROJECT'S TRAFFIC ENGINEER PRIOR TO INITIATING PAVING TO RECEIVE DIRECTION FOR ANY PERMANENT OR TEMPORARY MODIFICATIONS TO THE APPROVED DRAWINGS REGARDING FINAL PAVEMENT TRANSITIONS, MARKINGS AND SIGNING THAT ARE REQUIRED TO MATCH ADJACENT ROADWAY SEGMENTS. THE CONTRACTOR SHALL PROVIDE A DRAWING FOR APPROVAL BY THE TRAFFIC ENGINEERING DIVISION DEPICTING ANY ADJUSTMENTS TO THE FINAL PAVEMENT MARKINGS AND SIGNAGE, WHICH MAY INCLUDE OMITTING, ADDING OR MODIFYING PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS SUCH THAT ADEQUATE TRANSITIONS AND LANE TERMINATIONS BETWEEN ADJACENT ROADWAY SEGMENTS ARE CONSTRUCTED.

GENERAL NOTES FOR HYDRANT AND ACCESS

- 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 LISTS ARE ALLOWED TO BE INSTALLED.
- A PERMIT IS REQUIRED FROM LAS VEGAS FIRE AND RESCUE FOR THE INSTALLATION OF ON-SITE WATER LINES AND FIRE HYDRANTS. THE PERMIT AND CONTRACTORS MATERIAL TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER BEFORE COMMENCEMENT OF WORK. IFC # 105.6.15.
- ON ANY RESIDENTIAL OR COMMERCIAL INSTALLATIONS, FIRE HYDRANTS SHALL BE INSTALLED AND FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED BEFORE COMMENCEMENT OF ANY COMBUSTIBLE CONSTRUCTION. ALL FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER AND SHALL BE CAPABLE OF DELIVERING THE REQUIRED FIRE FLOW. IFC # 3310, IFC # 3312.
- TO IDENTIFY THE FIRE HYDRANT LOCATIONS, THE CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT THE CENTER LINE OF THE STREET ADJACENT TO THE FIRE HYDRANTS. IFC # 507.5.7.3.
- ALL UNDERGROUND INSPECTIONS, PRESSURE AND FLUSH VERIFICATIONS OF ALL FIRE HYDRANTS AND FIRE LINES, SHALL BE CONDUCTED BEFORE COVERING THE LINES. CENTER LOGGING IS ACCEPTABLE FOR THE HYDRO TESTS WITH PRIOR FIRE PREVENTION APPROVAL. IFC # 106.5.
- ALL ON-SITE UNDERGROUND WATER MAINS AND MATERIALS SHALL BE U.L. LISTED, A.W.M.A. APPROVED AND SHALL BE RATED FOR THE APPROPRIATE WORKING PRESSURE. IFC # 507.2.1, NFPA 24.
- PAINTING OF CURBS, FIRE HYDRANTS, PAIDS, PROTECTION OF FIRE HYDRANTS FROM PHYSICAL DAMAGE, AND ALL OTHER WORK NECESSARY PER PLANS SHALL BE COMPLETED BEFORE APPROVAL BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION. IFC # 507.
- PRIVATE HYDRANTS SHALL BE PAINTED RED. IFC # 507.5.7.1.
- PRIOR TO THE FINAL OCCUPANCY, A FIRE FLOW TEST SHALL BE WITNESSED BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION TO VERIFY AVAILABILITY OF THE REQUIRED FIRE FLOW. IFC # 507.
- FIRE HYDRANT SPACING SHALL BE AS FOLLOWS: IFC # C102.
 - * COMMERCIAL - 500 FT UNSPRINKLERED; 400 FT SPRINKLERED.
 - * RESIDENTIAL - 500 FT UNSPRINKLERED; 600 FT SPRINKLERED.
- WHERE THE WATER ALONG STREETS OR SIDEWALKS ARE EXTENDED LONGER THAN THE DISTANCE BETWEEN FIRE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF THE STRUCTURES, FIRE HYDRANTS SHALL BE INSTALLED AT A MAXIMUM OF 1000 FT SPACING, TO PROVIDE FOR TRANSPORTATION HAZARDS, WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS OR HAVE FOUR (4) OR MORE TRAFFIC LANES AND HAVE A TRAFFIC COUNT OF MORE THAN 30,000 PER DAY, HYDRANTS ARE REQUIRED ON EACH SIDE OF THE STREET SPACED AT 500 FT ON AN ALTERNATING BASIS. IFC # 503.2.1.
- NO FIRE HYDRANTS SHALL BE LOCATED WITHIN THE RADIUS OF A CUL-DE-SAC OR WITHIN 20 FT OF THE PERIMETER OF THE RADIUS OF THE CUL-DE-SAC.
- NO FIRE HYDRANTS SHALL BE LOCATED WITHIN 6 FT OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREETLIGHT OR ANY OTHER OBSTRUCTION. IFC # C102.12.
- 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.
- THE MAXIMUM DISTANCE FROM A HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200FT. IFC # C102.6.
- TWO (2) SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE IS 4 OR MORE FIRE HYDRANTS/SPRINKLER LEAD-INS ARE INSTALLED ON A SINGLE SYSTEM. FOR SYSTEMS REQUIRED TO HAVE TWO (2) SOURCES OF WATER SUPPLY, SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 2 FIRE HYDRANTS AND/OR FIRE SPRINKLER LEAD-INS CAN BE OUT OF SERVICE DUE TO A SERVICE INTERRUPTION. IFC # C104.
- ALL FIRE APPARATUS ACCESS ROADS SHALL BE PAVED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES, AND SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF THE FIRE APPARATUS. IFC # 503.2.3.
- THE GRADIENT FOR THE FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 12% ANGLES OF APPROACH AND ANGLES OF DEPARTURE SHALL NOT EXCEED 6% FOR 25 FT PRIOR TO AND AFTER THE GRADE CHANGE. ADJACENT TO THE STRUCTURES GRADIENT SHALL NOT EXCEED 6%. IFC # 503.2.7, IFC # 503.2.8.
- THE TURNING RADIUS OF THE FIRE APPARATUS ACCESS ROADS SHALL BE NO LESS THAN 52 FT OUTSIDE AND 28 FT INSIDE TURNING RADIUS. IFC # 503.2.4.
- VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL NOT BE LESS THAN 13FT 6 INS. IFC # 503.2.1.
- FIRE DEPARTMENT ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 33 FT WITH PARKING ON BOTH SIDES MEASURED TO FACE OF CURB, NOT LESS THAN 24 FT CURB WIDTH NO PARKING ON EITHER SIDE MEASURED TO FACE OF CURB. FIRE LANES THROUGH PARKING LOTS SHALL BE NOT LESS THAN 24 FT. IFC # 503.2.1.
- A FIRE APPARATUS ACCESS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FT FROM A FIRE DEPARTMENT VEHICLE ACCESS. IFC # 503.1.1.
- APPROVED SECONDARY FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR 200 OR MORE DWELLING UNITS, ROAD(S) WITH DEAD-ENDS OR WITH A SINGLE POINT OF ACCESS IN EXCESS OF 600 FT. CLV REGULATION AND MDT.
- ALL DEAD-END FIRE APPARATUS ROADS AND/OR FIRE LANES, PUBLIC OR PRIVATE, IN EXCESS OF 150 FT IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND HAVING A MINIMUM DIAMETER OF 81 FT. CLV REGULATION.
- ALL FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LANE, ONE SIGN AT THE END OF THE FIRE LANE AND WITH SIGNS AT INTERVALS OF 100 FT ALONG THE DESIGNATED FIRE LANES. SIGNS TO BE PLACED ON BOTH SIDES OF AN ACCESS ROADWAY IF NEEDED TO PREVENT PARKING ON EITHER SIDE. SIGNS TO BE INSTALLED NO HIGHER THAN 10 FT OR LESS THAN 6 FT FROM THE ROADWAY LEVEL. THE CURB ALONG OR ON THE PAVEMENT OR CURB (IF NO CURB IS PROVIDED) SHALL BE PAINTED WITH A RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS. IFC # 503.3.
- ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED WEATHER VEHICLE DETECTOR/RECEIVER SYSTEM. IFC # 503.6.
- WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS, OR HAVING FOUR OR MORE TRAVEL LANES AND A TRAFFIC COUNT OF MORE THAN 30,000 PER DAY, ALL HYDRANTS BEING UTILIZED TO DELIVER FIRE FLOW TO THE PROPOSED DEVELOPMENT, SHALL BE LOCATED ON THE SAME SIDE OF THE STREET AS THE PROPOSED DEVELOPMENT. CLV REGULATION

CITY OF LAS VEGAS GRADING NOTES

- IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THE PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
- CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION, ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
- THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
- CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION, IN THE AREAS INDICATED:
 - A. PAVEMENT AREA SUBGRADE 0.1" +0.0' TO -0.1" SEE SOILS REPORT
 - B. ENGINEERED FILL 0.1" +0.0' TO -0.1" SEE SOILS REPORT
 - C. NON-ENGINEERED FILL 0.1" +0.0' TO -0.1" SEE SOILS REPORT
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
- IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

STORMWATER RUNOFF MANAGEMENT

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

- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF THE CITY OF LAS VEGAS AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
- ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE LVMC 14.18.130 AND THE CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT'S HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL SECTION 1500 AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
- TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NOT LATER THAN 14 DAYS AFTER THE PORTION OF THE SITE HAS TEMPORARILY BEEN STABILIZED AND ALL BMPs WEEKLY CEASED. SOME EXCEPTIONS MAY APPLY. REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR10000, SECTION III.A.5.
- AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE SUBJECT TO PRECIPITATION EVENTS AND EXIT LOCATIONS AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE 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 NVR10000, SECTION III.A.12.
- ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

SOUTHWEST GAS CONSTRUCTION NOTES
SOUTHERN NEVADA - SOUTHWEST GAS CORPORATION

- IN THE EVENT OF NATURAL GAS EMERGENCIES CALL 911 AND 1-877-860-6020
 - MINIMUM HORIZONTAL AND VERTICAL CLEARANCES BETWEEN NATURAL GAS FACILITIES AND ANY UNDERGROUND UTILITIES AND/OR STRUCTURES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, STORM DRAIN, COMMUNICATIONS, AND ELECTRIC SHALL BE AT LEAST 12-INCHES FROM THE BOTTOM OF THE EXCAVATION.
 - (A) ANY DEVIATION FROM SPECIFIED MINIMUM CLEARANCES MUST BE APPROVED BY ALL AFFECTED UTILITIES AND/OR MUNICIPALITIES.
 - FOR VALVE ADJUSTMENT CONTACT 702-528-7855 14 DAYS PRIOR TO CONSTRUCTION.
 - FOR ADJUSTMENT OF CATHODIC PROTECTION TEST POINTS CONTACT 702-528-7873 14 DAYS PRIOR TO CONSTRUCTION.
 - IN THE EVENT OF A NATURAL GAS CONFLICT WITH PROPOSED UTILITIES AND STRUCTURES CONTACT 702-365-2099.
 - FOR STANDBY (NIGHT) EXCAVATING AND PAVEMENT REMOVAL/REPAIR OR NEAR HIGH PRESSURE GAS LINES CONTACT 702-728-8451 48 HOURS PRIOR TO CONSTRUCTION.
- CAUTION: HIGH PRESSURE GAS!!**
CALL SOUTHWEST GAS AT 702-278-8451 FOR STANDBY WHEN EXCAVATING OVER OR NEAR HIGH PRESSURE GAS LINES 48 HOURS PRIOR TO CONSTRUCTION

SOUTHWEST GAS CORPORATION SWG UID DATE

CITY OF LAS VEGAS SEWER NOTES

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

LAS VEGAS VALLEY WATER DISTRICT (LVVWD) STANDARD NOTES

LVVWD PROJECT #
(REVISED 10/18/2021)

- NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE LVVWD. FOLLOWING WATER PLAN APPROVAL, NOTICE SHALL BE GIVEN TO THE LVVWD COMMUNICATIONS SUPPORT CENTER (702-258-7171) TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. FOR FUTURE INSPECTIONS, NOTICE MUST BE GIVEN BY 2:00 P.M. THE BUSINESS DAY PRIOR TO THE REQUESTED LVVWD INSPECTION. WHEN REQUESTING INSPECTIONS, PLEASE REFER TO THE PROJECT # IDENTIFIED ABOVE.
- ALL WORK SHALL CONFORM TO LVVWD STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS, AND TO THE 2010 EDITION OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS), THE LATEST EDITION OF UDACS SHALL SUPERSEDE ANY CONFLICTS CONTAINED IN THE APPROVED DRAWINGS AND/OR SPECIFICATIONS.
- ALL WORK, EXCEPT AS MODIFIED BY THESE PLANS OR BY NOTE 2 ABOVE, SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT DRAFT OR EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENT, CLARK COUNTY AREA.
- A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LVVWD.
- ALL SERVICE LATERALS TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING WITH LVVWD APPROVED SERVICE SADDLES.
- ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.
- ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, VALLEY AND CURB GUTTERS.
- ALL WATER AND STORM DRAIN OR SANITARY SEWER CROSSINGS SHALL CONFORM TO SECTION 2.22 OF THE 2010 EDITION OF THE UDACS.
- ALL WATER FACILITIES AND APPURTENANCES SHALL BE DISINFECTED, PRESSURE TESTED, AND HAVE AN ACCEPTABLE PASSING HEALTH WATER SAMPLE OBTAINED, PRIOR TO OPERATION AND USE.
- THE CONTRACTOR MUST OBTAIN ALL METERS TWO (2) INCHES AND SMALLER FROM LVVWD CENTRAL STORES. TELEPHONE 702-258-3152 OR 702-258-3802, TWO (2) WORKING DAYS PRIOR TO METER PICKUP.
- ANY INTERRUPTION OF SERVICE MUST BE PERFORMED IN ACCORDANCE WITH UDACS SECTION 3.1.4.01, AND APPROVED BY THE LVVWD INSPECTION DIVISION PRIOR TO SHUTDOWN. PROPER WRITTEN NOTIFICATION MUST BE GIVEN TO ALL AFFECTED CUSTOMERS.
- ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE LVVWD APPROVED PRODUCT'S LIST (APL) FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS BY SUBMITTING SHOP DRAWINGS.
- TELEPHONE USA NORTH 811 "CALL BEFORE YOU DIG" AT "811" OR 1-800-642-2444.
- THE INSTALLATION OF LAS VEGAS VALLEY WATER DISTRICT (LVVWD) MUNICIPAL WATER FACILITIES WITHIN ALL STREETS IS ASSUMED TO BE IN COMPLIANCE WITH THE LVVWD STANDARD SPECIFICATIONS FOR THE PLACEMENT OF ASPHALT PAVING STREET SURFACES. ANY REPAIR WORK DONE BY THE LVVWD TO THE MUNICIPAL WATER FACILITIES WILL INCLUDE THE PLACEMENT OF AN APPROPRIATELY SIZED ASPHALT REPAIR PATCH ON THE STREET SURFACE.
- ANY DECORATIVE PAVING SURFACE WITHIN THE STREET IS THE RESPONSIBILITY OF THE OWNER'S ASSOCIATION, OR THE INDIVIDUAL PROPERTY OWNERS IF NO OWNER'S ASSOCIATION IS IN EXISTENCE, OR THE AGENCY HAVING JURISDICTION. DECORATIVE SURFACES WITHIN THE TEN FOOT EASEMENT ADJUTIVE A PUBLIC OR PRIVATE STREET, IF DISTURBED BY THE LVVWD DURING THE REPAIR OR OPERATION OF ITS FACILITIES, WILL BE REPLACED BY LVVWD WITH AN APPROPRIATELY SIZED PLANT FINISH CONCRETE PATCH. THE LVVWD WILL NOT RESTORE, AND WILL NOT BE RESPONSIBLE FOR THE RESTORATION OF, ANY DECORATIVE PAVING SURFACE WITHIN THE STREET. THE LVVWD WILL NOT ATTEMPT TO MATCH COLOR OR FINISH OF ANY ADJACENT MATERIALS.
- NO LEAD COMPLIANCE NOTE:**
TO COMPLY WITH THE FEDERAL SAFE DRINKING WATER ACT, ALL WATER BRASS PRODUCTS PROPOSED TO BE RELOCATED, OR INSTALLED AS NEW MUST BE INSTALLED WITH THE LEAD FREE APPROVED PRODUCT, THE OLD LEADED PRODUCT MAY NOT BE REUSED.
- PROTECT IN PLACE AND ADJUST LVVWD EXISTING FACILITIES TO FINISHED GRADE PER PLATES. ALL LVVWD FACILITIES SHALL BE ACCESSIBLE AT ALL TIMES.
- DRY UTILITY NOTES** MAINTAIN A MINIMUM 12" VERTICAL SEPARATION AT ALL POINTS OF CROSSING, MAINTAIN A MINIMUM 3' PARALLEL SEPARATION.

APPROVED FOR CONSTRUCTION

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

CITY OF LAS VEGAS STREETLIGHT NOTES

- ALL STREET LIGHTING INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE "STREET LIGHTING PLANS, THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST REVISION (USS), AND THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA (USS)", LATEST REVISION.
- DESIGN PROFESSIONAL AND CONTRACTOR SHALL VERIFY CITY'S LATEST LED FIXTURE SPECIFICATIONS AND APPROVED FIXTURES PER CLV WEBSITE, UNDER BUILDING AND SAFETY FORMS, PRIOR TO ORDERING MATERIALS.
- LUMINAIRES SHALL BE MARKED TO INDICATE INSTALLATION ORIENTATION, AND SHALL HAVE EXTERNAL LABELS PER SECTION 1.03.01 OF THE USS.
- NO DEVIATION OF STREET LIGHT, PULL BOX, CONDUITS, ETC., LOCATIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF THE TRAFFIC AND CITY ENGINEER. ANY DEVIATION FROM THE PLAN LOCATION WILL REQUIRE COMPLIANCE WITH SECTION 623 OF THE USS.
- ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION IN ACCORDANCE WITH SECTION 623 OF THE USS.
- ALL EMPTY CONDUIT SHALL HAVE AT LEAST ONE GREEN NO. #8 AWG WIRE INSTALLED TRACER WIRE IN ACCORDANCE WITH SECTION 623 G.02.01 OF THE USS PRIOR TO BACKFILLING AND FINAL INSPECTION.
- ANY STRUCTURE SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, ETC., SHALL LEAVE A MINIMUM CLEARANCE IN COMPLIANCE WITH USD NO. 320A WHEN POLE IS INSTALLED BETWEEN SIDEWALK AND SHALL AT NO TIME COMPLETELY ENCLOSE THE STREET LIGHTING POLE.
- AS-BUILT DRAWINGS SHALL BE SUPPLIED TO THE TRAFFIC ENGINEERING DIVISION PRIOR TO ANY PRE-FINAL INSPECTION. THE AS-BUILT DRAWING NEEDS TO BE STAMPED AS-BUILT AND SIGNED BY PREPARER.
- SERVICE POINT SHALL BE COORDINATED WITH NV ENERGY COMPANY, AND WHEREVER POSSIBLE, BE LOCATED NEAR THE CENTER OF THE CIRCUIT. SERVICE POINTS SHALL BE SHOWN ON PLANS.
- NEW STREETLIGHT SERVICES SHALL BE 200 AMP PADMOUNT AND SHALL PROVIDE CAPACITY FOR 20 OR 24 AVAILABLE CIRCUITS.
- WHENEVER THERE IS AN OVERHEAD UTILITY THAT MAY CONFLICT WITH THE INSTALLATION OF STREETLIGHTING CIRCUITS AND/OR POLES, THESE CONFLICTS MUST BE RESOLVED BETWEEN THE DEVELOPER AND THE UTILITIES INVOLVED BEFORE STREETLIGHT BASES ARE INSTALLED. AT NO EXPENSE TO THE CITY OF LAS VEGAS.
- THE CONTRACTOR SHALL COMPLETE CONDUIT, WIRE, ETC. FROM SERVICE TO TRANSFORMERS AND CONTROL SYSTEMS IF REQUIRED ON THE PLANS.

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 utilities

Call 811

UnderGround
1-800-642-2444

Call before you Dig
Avoid hitting overhead power lines, it's costly.

Call before you Dig
UnderGround
1-800-642-2444

Call before you Dig
Avoid hitting overhead power lines, it's costly.

Call before you Dig
UnderGround
1-800-642-2444

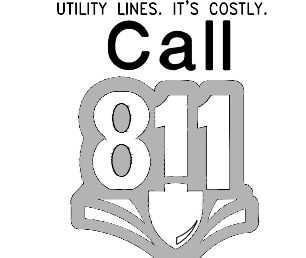
LEGEND

EXISTING	PROPOSED	DESCRIPTION
		ROW OR PROPERTY LINE
		EASEMENT LINE
		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

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.

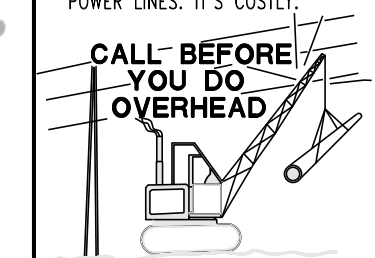


OR
1-800-642-2444



Call before you
UnderGround
FIREARM AND ARTIFACT
SYSTEM OF TRANSPORTATION

AVOID HITTING OVERHEAD
POWER LINES. IT'S COSTLY.



1-702-432-5300
1-702-227-2929

BENCHMARK

CITY OF LAS VEGAS BENCHMARK: 7LV01 185WN6

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

ELEVATION=672.300 Meters (NAVD'88 v.2008)

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

BASIS OF BEARINGS

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

BUILDING PERMIT NOTE

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

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

- CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
- SEE DETAIL SHEET FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
- SEE FINAL MAP FOR EXACT PROPERTY LINE DIMENSIONS.
- 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: GEOTEC RESIDENTIAL
PROJECT NO: 16813-LVR
DATED: APRIL 6, 2022
- CUT/FILL ESTIMATES
EXISTING TO FINISH GRADE ELEVATIONS
NET CUT:
NET FILL:
- FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

NOTE

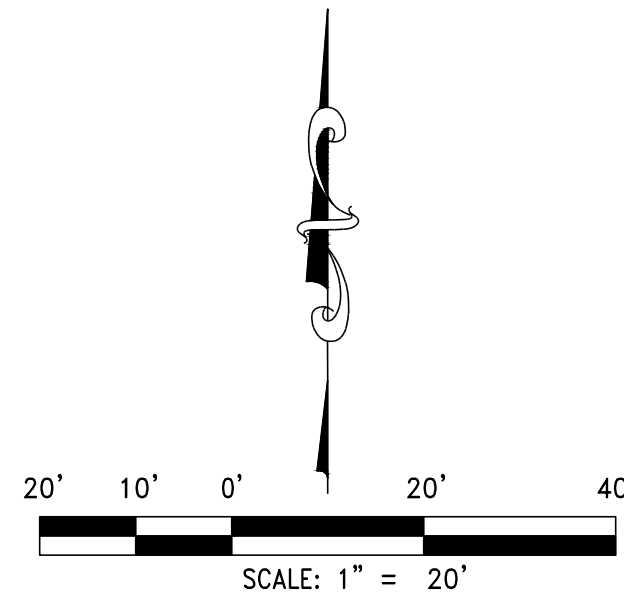
ALL ONSITE STORM DRAINS AND THE
ASSOCIATED FACILITIES ARE PRIVATELY
OWNED AND TO BE PRIVATELY MAINTAINED
BY THE HOA

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



CONSTRUCTION NOTES

- CONSTRUCT AC PAVEMENT REFERENCE DETAIL 22 ON SHEET C5.1
- CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD #216
- CONSTRUCT "A" TYPE CURB PER 10 ON SHEET C5.0
- CONSTRUCT ISLAND "L" CURB PER CCAUSD #219
- CONSTRUCT 4' SIDEWALK PER CCAUSD #234
- CONSTRUCT 5' SIDEWALK PER CCAUSD #234
- CONSTRUCT 3" PIPE UNDER SIDEWALK PER DETAILS 32, 33 SHEET C5.2
- CONSTRUCT SIDEWALK RAMP PER DETAIL 36 SHEET C5.2
- CONSTRUCT SIDEWALK RAMP USING AMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE 1) WITH A & B = 6'-0" EXCEPT WHERE NOTED ON PLANS
- SAWOUT PAVEMENT AND MATCH. FINAL LIMITS TO BE SET BY FIELD INSPECTOR
- CONSTRUCT SIDEWALK UNDERDRAIN PER CCAUSD #236
- CONSTRUCT BLOCK WALL OPENING PER DETAIL 19 SHEET C5.0
- CALL BOX BY OTHERS
- ELECTRONIC CONTROLLED GATES BY OTHERS
- PEDESTRIAN ACCESS GATE BY PER ARCHITECTURAL PLANS
- CONSTRUCT 3' VALLEY GUTTER PER DETAIL 7 SHEET C5.0
- REMOVE EXISTING CURB, GUTTER, SIDEWALK AND CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD #222.1, #225 AND #228
- CONSTRUCT TRASH ENCLOSURES PER ARCHITECTURAL PLANS
- CDS (STORMWATER TRASH, SEDIMENT AND OIL INTERCEPTOR STRUCTURE) SEE DETAIL 38 ON SHEET C5.2
- CONSTRUCT 1.5' VALLEY GUTTER PER DETAIL 23 ON SHEET C5.1
- REMOVE EXISTING DRIVEWAY APRON AND CONSTRUCT "L" CURB AND 5' SIDEWALK PER CCAUSD #216 AND #234
- REMOVE EXISTING SIDEWALK "L" CURB AND CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD #224
- INSTALL EMERGENCY VEHICLE ACCESS GATE PER ARCHITECTURAL PLANS
- CONSTRUCT FLUSH "A" CURB PER DETAIL 37 ON SHEET C5.2
- INSTALL RIP-RAP, 050=6", 12" THICK BACK OF SIDEWALK TO ON ELEVATION OF 1.2' ABOVE BACK OF SIDEWALK PLANT MATERIALS IN ZONE TO BE EVASION RESISTANT

DATE	BY	APP'D	DESCRIPTION
08/09/2022			

REV	DESCRIPTION
1	ISSUED FOR PERMIT

DATE	DESCRIPTION	SCALE	DRAWN BY	CHECKED BY	APPROVED BY	PROJECT #
08/09/2022	1"=20'	N/A	WW	DSP	BKR	4555.0008

EDWARD HOMES

8475 S EASTERN AVE SUITE# 105
LAS VEGAS, NEVADA 89123
PH. 702-663-6889 FAX. 702-675-6319

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

RANCHO VILLAGE APARTMENTS PHASE 2

GRADING PLAN (SHEET 1 OF 7)

DATE: 08/09/2022
DRAWING
C2.0
SHT 10 OF 36

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

BRIAN K REED, PE NO. 14464

DATE

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.

UTILITY LINES. IT'S COSTLY.
Call
811

OR
1-800-642-2444



1-702-227-2929

CITY OF LAS VEGAS BENCHMARK: 7LV01 18SWW6

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

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

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

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 BRIDGES, ETC. THIS DOES NOT INCLUDE ANY STRUCTURE 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."

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 DETAIL SHEET FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
3. SEE FINAL MAP FOR EXACT PROPERTY LINE DIMENSIONS.
4. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
5. THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
6. ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
7. 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.
8. SOIL REPORT NOTE:
GRADING SHALL BE IN ACCORDANCE
WITH SOILS REPORT PREPARED BY:
ENGINEER: GEOTEC RESIDENTIAL
PROJECT NO. 16813-LVR
DATED: APRIL 6, 2022
9. CUT/FILL ESTIMATES
EXISTING TO FINISH GRADE ELEVATIONS
NET CUT:
NET FILL:
10. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

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

NOTE
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



A graphic scale bar and a north arrow. The scale bar is horizontal, with alternating black and white segments. It is marked with '20'', '10'', '0'', '20'', and '40'' from left to right. Below the bar, the text 'SCALE: 1" = 20'' is printed. Above the scale bar is a north arrow pointing upwards, consisting of a vertical line with a decorative swirl at the top.

- 1) CONSTRUCT AC PAVEMENT REFERENCE DETAIL 22 ON SHEET C5.1
- 2) CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD #216
- 3) CONSTRUCT "A" TYPE CURB PER 10 ON SHEET C5.0
- 4) CONSTRUCT ISLAND "L" CURB PER CCAUSD #219
- 5) CONSTRUCT 4' SIDEWALK PER CCAUSD #234
- 6) CONSTRUCT 5' SIDEWALK PER CCAUSD #234
- 7) CONSTRUCT 3" PIPE UNDER SIDEWALK PER DETAILS 32, 33 SHEET C5.2
- 8) CONSTRUCT SIDEWALK RAMP PER DETAIL 36 SHEET C5.2
- 9) CONSTRUCT SIDEWALK RAMP USING AMOR THE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE I) WITH A & B = 6"-0" EXCEPT WHERE NOTED ON PLANS
- 10) SAWCUT PAVEMENT AND MATCH. FINAL LIMITS TO BE SET BY FIELD INSPECTOR
- 11) CONSTRUCT SIDEWALK UNDERDRAIN PER CCAUSD #236
- 12) CONSTRUCT BLOCK WALL OPENING PER DETAIL 19 SHEET C5.0
- 13) CANT BOX BY OTHERS
- 14) ELECTRONIC CONTROLLED GATES BY OTHERS
- 15) PEDESTRIAN ACCESS GATE BY PER ARCHITECTURAL PLANS
- 16) CONSTRUCT 3' VALLEY GUTTER PER DETAIL 7 SHEET C5.0
- 17) REMOVE EXISTING CURB, GUTTER, SIDEWALK AND CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD #222.1, #225 AND #228
- 18) CONSTRUCT TRASH ENCLOSURES PER ARCHITECTURAL PLANS
- 19) CDS (STORMWATER TROUGH, SEDIMENT AND OIL INTERCEPTOR STRUCTURE) SEE DETAIL 38 ON SHEET C5.2
- 20) CONSTRUCT 1.5' VALLEY GUTTER PER DETAIL 23 ON SHEET C5.1
- 21) REMOVE EXISTING DRIVEWAY APRON AND CONSTRUCT "L" CURB AND 5' SIDEWALK PER CCAUSD #216 AND #234
- 22) REMOVE EXISTING SIDEWALK "L" CURB AND CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD #224
- 23) INSTALL EMERGENCY VEHICLE ACCESS GATE PER ARCHITECTURAL PLANS
- 24) CONSTRUCT FLUSH "A" CURB PER DETAIL 37 ON SHEET C5.2
- 25) INSTALL RIP-RAP, US50=6, 12" THICK BACK OF SIDEWALK TO ON ELEVATION OF 1.2' ABOVE BACK OF SIDEWALK PLANT MATERIALS IN ZONE TO BE EVASION RESISTANT

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

BRIAN K REED, PE NO. 14464

DATE _____

DATE	BY	APPRO	DATE	DESCRIPTION	REV
DATE: August 09, 2022					
 EDWARDS HOUSES					
8475 S. EASTER AVE. SUITE 105 702-655-6889 FAX: 702-675-6319 PH: 702-655-6889 FAX: 702-675-6319  RCI ENGINEERING 500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106 MAIN: 702.453.0800 FAX: 702.453.0801					
DATE: August 09, 2022 BY: _____ APPRO: _____ DATE: _____ HORIZ. SCALE: 1" = 20' VERT. SCALE: N/A DRAWN BY: WW DESIGNED BY: DSP CHECKED BY: BKR APPROVED BY: BKR PROJECT #: 4555.0008					

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

FAST

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

**FREeway and ARterial
SYSTEM TRANSPORTATION**

BENCHMARK

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.

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 OVERS, HEADWALLS, ETC. THIS DOES NOT INCLUDE ANY WORK ON THE PUBLIC STREET OR 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."

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
OBSCURD 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 DETAIL SHEET FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
3. SEE FINAL MAP FOR EXACT PROPERTY LINE DIMENSIONS.
4. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
5. THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
6. ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
7. 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.
8. SOIL REPORT NOTE:
GRADING SHALL BE IN ACCORDANCE
WITH SOILS REPORT PREPARED BY:
ENGINEER: GEOTEC RESIDENTIAL
PROJECT NO. 16813-LVR
DATED: APRIL 6, 2022
9. CUT/FILL ESTIMATES
EXISTING TO FINISH GRADE ELEVATIONS
NET CUT:
NET FILL:
10. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

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

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



- 1 CONSTRUCT "A" PAVEMENT REFERENCE DETAIL 22 ON SHEET C5.1
- 2 CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD #216
- 3 CONSTRUCT "A" TYPE CURB PER 10 ON SHEET C5.0
- 4 CONSTRUCT ISLAND "L" CURB PER CCAUSD #219
- 5 CONSTRUCT 4' SIDEWALK PER CCAUSD #234
- 6 CONSTRUCT 5' SIDEWALK PER CCAUSD #234
- 7 CONSTRUCT 3" PIPE UNDER SIDEWALK PER DETAILS 32, 33 SHEET C5.2
- 8 CONSTRUCT SIDEWALK RAMP PER DETAIL 36 SHEET C5.2
- 9 CONSTRUCT SIDEWALK RAMP USING ALTERNATE TRUNCATED DOMES
OR EQUIVALENT PER CCAUSD #235 (CASE 1) WITH A & B = 6"-0" EXCEPT WHERE NOTED ON PLANS
- 10 SANCUIT PAVEMENT AND MATCH. FINAL LIMITS TO BE SET BY FIELD INSPECTOR
- 11 CONSTRUCT SIDEWALK UNDERDRAIN PER CCAUSD #236
- 12 CONSTRUCT BLOCK WALL OPENING PER DETAIL 19 SHEET C5.0
- 13 CALL BOX BY OTHERS
- 14 ELECTRONIC CONTROLLED GATES BY OTHERS
- 15 PEDESTRIAN ACCESS GATE BY PER ARCHITECTURAL PLANS
- 16 CONSTRUCT 3' VALLEY GUTTER PER DETAIL 7 SHEET C5.0
- 17 REMOVE EXISTING CURB, GUTTER, SIDEWALK AND CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD #222.1, #225 AND #228.1
- 18 CONSTRUCT TRASH ENCLOSURES PER ARCHITECTURAL PLANS
- 19 CDS (STORMWATER TRASH, SEDIMENT AND ILL INTERCEPTOR STRUCTURE) SEE DETAIL 38 ON SHEET C5.2
- 20 CONSTRUCT 1.5' VALLEY GUTTER PER DETAIL 23 ON SHEET C5.1
- 21 REMOVE EXISTING DRIVEWAY AROUND AND CONSTRUCT "L" CURB AND 5' SIDEWALK PER CCAUSD #216 AND #234
- 22 REMOVE EXISTING SIDEWALK "L" CURB AND CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD #224
- 23 INSTALL EMERGENCY VEHICLE ACCESS GATE PER ARCHITECTURAL PLANS
- 24 CONSTRUCT FLUSH "A" CURB PER DETAIL 37 ON SHEET C5.2
INSTALL RIP-RAP, 550#-6, 12" THICK BACK OF SIDEWALK TO 10 ON
ELEVATION OF 1.2' ABOVE BACK OF SIDEWALK PLANT MATERIALS IN
ZONE TO BE AVESION RESISTANT

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

BRIAN K REED, PE NO. 14464

DATE _____

REV	DESCRIPTION	BY	APPRO	DATE
	DATE: August 08, 2022			
	USER: N/A			
	VER. SCALE: 1" = 20'			
	DRAWN BY: VW			
	DESIGNED BY: DSP			
	CHECKED BY: BKR			
	APPROVED BY: BKR			
	PROJECT #: 4555.0008			

EDWARD J. HOMES 8475 S. EASTERN AVE. SUITE# 105
 LAS VEGAS, NEVADA. 89123
 PH: 702-665-6989 FAX: 702-675-6319

RCI ENGINEERING
 500 SOUTH RANCHO DRIVE, SUITE 117 LAS VEGAS, NV 89101
 MAIN: 702.453.0800 FAX: 702.453.0801

IMPROVEMENT PLANS FOR RANCHO VILLAGE APARTMENTS PHASE 2

GRADING PLAN (SHEET 3 OF 7)

NEVADA

DATE: 08/09/2022

DATE: 08/09/2022

DRAWING

C2.2

SHT 12 OF 36

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

FAST

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

**FREeway and ARterial
SYSTEM TRANSPORTATION**

BENCHMARK

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.

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 BRIDGES, 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."

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 DETAIL SHEET FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
3. SEE FINAL MAP FOR EXACT PROPERTY LINE DIMENSIONS.
4. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
5. THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
6. ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
7. 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.
8. SOIL REPORT NOTE:
GRADING SHALL BE IN ACCORDANCE
WITH GRADING REPORT PREPARED BY:
ENGINEER: GEOTEC RESIDENTIAL
PROJECT NO. 16813-LVR
DATED: APRIL 6, 2022
9. CUT/FILL ESTIMATES
EXISTING TO FINISH GRADE ELEVATIONS
NET CUT:
NET FILL:
10. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

NOTE

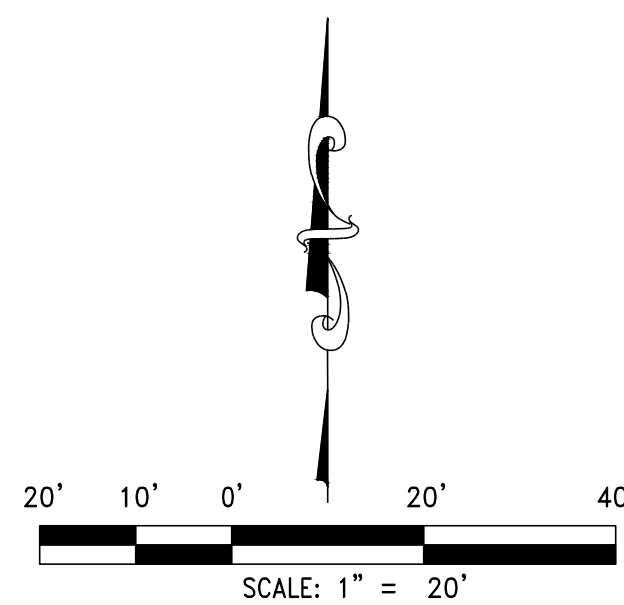
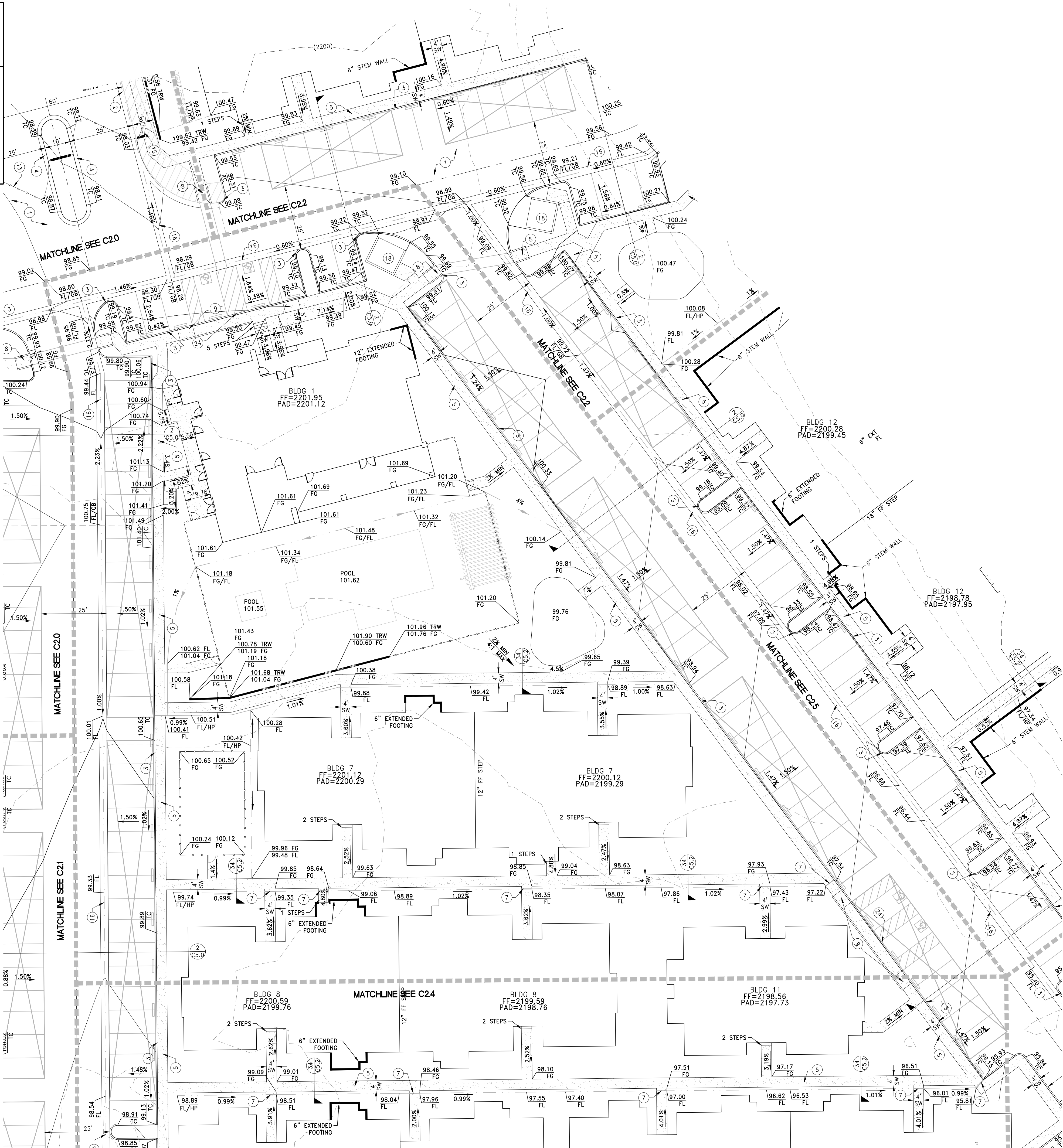
ALL ONSITE STORM DRAINS AND THE ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED BY THE HOA

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



CONSTRUCTION NOTES

- 1 CONSTRUCT AC PAVEMENT REFERENCE DETAIL 22 ON SHEET C5.1
- 2 CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD #216
- 3 CONSTRUCT "A" TYPE CURB PER 10 ON SHEET C5.0
- 4 CONSTRUCT ISLAND "L" CURB PER CCAUSD #219
- 5 CONSTRUCT 4' SIDEWALK PER CCAUSD #234
- 6 CONSTRUCT 5' SIDEWALK PER CCAUSD #234
- 7 CONSTRUCT 3" PIPE UNDER SIDEWALK PER DETAILS 32, 33 SHEET C5.2
- 8 CONSTRUCT SIDEWALK RAMP PER DETAIL 36 SHEET C5.2
- 9 CONSTRUCT SIDEWALK RAMP USING AMOR TILE TRUNCATED DOMES
OR EQUIVALENT PER CCAUSD #235 (CASE I) WITH A & B = 6'-0"
EXCEPT WHERE NOTED ON PLANS
- 10 SAWCUT PAVEMENT AND MATCH. FINAL LIMITS TO BE SET BY FIELD
INSPECTOR
- 11 CONSTRUCT SIDEWALK UNDERDRAIN PER CCAUSD #236
- 12 CONSTRUCT BLOCK WALL OPENING PER DETAIL 19 SHEET C5.0
- 13 CALL BOX BY OTHERS
- 14 ELECTRONIC CONTROLLED GATES BY OTHERS
- 15 PEDESTRIAN ACCESS GATE BY PER ARCHITECTURAL PLANS
- 16 CONSTRUCT 3' VALLEY GUTTER PER DETAIL 7 SHEET C5.0
- 17 REMOVE EXISTING CURB, GUTTER, SIDEWALK AND CONSTRUCT
COMMERCIAL DRIVEWAY PER CCAUSD #222.1, #225 AND #228
- 18 CONSTRUCT TRASH ENCLOSURES PER ARCHITECTURAL PLANS
- 19 CDS (STORMWATER TRASH, SEDIMENT AND ILL INTERCEPTOR
STRUCTURE) SEE DETAIL 38 ON SHEET C5.2
- 20 CONSTRUCT 1.5' VALLEY GUTTER PER DETAIL 23 ON SHEET C5.1
- 21 REMOVE EXISTING DRIVEWAY APRON AND CONSTRUCT "L" CURB AND 5'
SIDEWALK PER CCAUSD #216 AND #234
- 22 REUSE EXISTING SIDEWALK "L" CURB AND CONSTRUCT COMMERCIAL
DRIVEWAY PER CCAUSD #224
- 23 INSTALL EMERGENCY VEHICLE ACCESS GATE PER ARCHITECTURAL PLANS
- 24 CONSTRUCT FLUSH "A" CURB PER DETAIL 37 ON SHEET C5.2
INSTALL RIF-RAP, D50+6", 12" THICK GRADE OF SIDEWALK TO ON
ELEVATION OF +1.2' ABOVE GRADE OF SIDEWALK PLANT MATERIALS IN
ZONE TO BE EVASION RESISTANT

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

BRIAN K REED, PE NO. 14464

DATE _____

DATE	REC	DESCRIPTION	BY	APPRO	DATE
August 09, 2012					
TIME: 11:20					
PORT SCALE:					
N/A					
WV					
SDANN BY:					
DESIGNED BY:					
DSP					
CHECKED BY:					
BKR					
APPROVED BY:					
BKR					
PROJECT #:					
4555-0098					

EDWARD JONES
8475 S EASTERN AVE SUITE# 105
LAS VEGAS, NEVADA. 89123
PH. 702-665-6989 FAX. 702-673-6319

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17 LAS VEGAS, NV 89101
MAN: 702.451.0800 FAX: 702.453.0801

IMPROVEMENT PLANS FOR
RANCHO VILLAGE APARTMENTS PHASE 2
GRADING PLAN (SHEET 4 OF 7)
OF LAS VEGAS

DATE: 08/09/2022

DRAWING

C2.3

SHT 13 OF 36

C:\4555_Edward Homes\0008_Rancho Ph 2&3_CIVIL_IPS\Ph2\S0004_G-1.dwg WWillis 8/09/22 11:17am

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.

FAST

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

**FREeway and ARterial
SYSTEM TRANSPORTATION**

BENCHMARK

CITY OF LAS VEGAS BENCHMARK: 7LV01 18SWW6

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

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

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

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 BRIDGES, 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."

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 DETAIL SHEET FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
3. SEE FINAL MAP FOR EXACT PROPERTY LINE DIMENSIONS.
4. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
5. THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
6. ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
7. 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.
8. SOIL REPORT NOTE:
GRADING SHALL BE IN ACCORDANCE
WITH SOILS REPORT PREPARED BY:
ENGINEER: GEOTEC RESIDENTIAL
PROJECT NO. 16813-LVR
DATED: APRIL 6, 2022
9. CUT/FILL ESTIMATES
EXISTING TO FINISH GRADE ELEVATIONS
NET CUT:
NET FILL:
10. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

NOTE

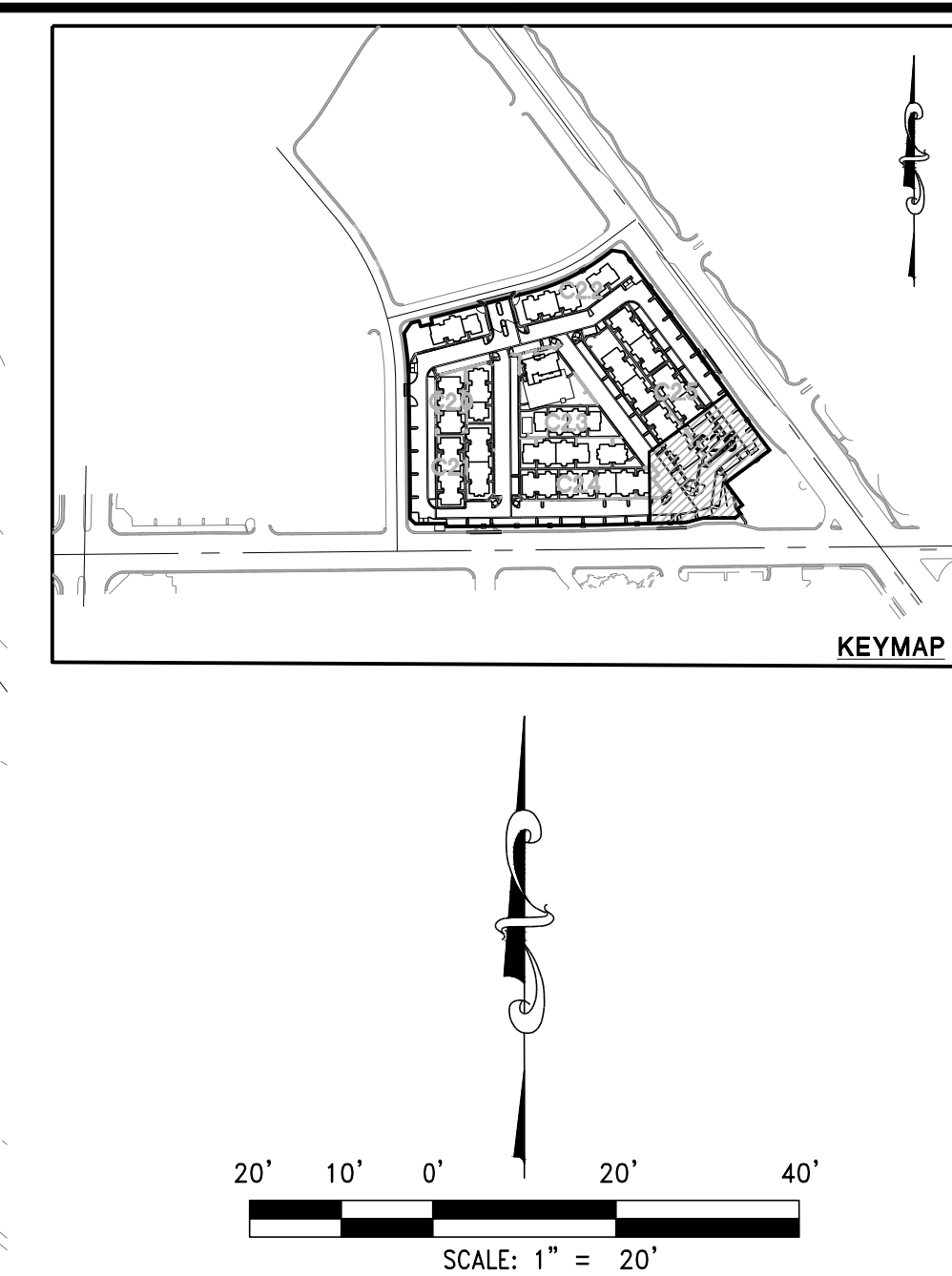
ALL ONSITE STORM DRAINS AND THE ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED BY THE HOA

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



CONSTRUCTION NOTES

- 1 CONSTRUCT AC PAVEMENT REFERENCE DETAIL 22 ON SHEET C5.1
- 2 CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD #216
- 3 CONSTRUCT "A" TYPE CURB PER 10 ON SHEET C5.0
- 4 CONSTRUCT ISLAND "L" CURB PER CCAUSD #219
- 5 CONSTRUCT 4' SIDEWALK PER CCAUSD #234
- 6 CONSTRUCT 5' SIDEWALK PER CCAUSD #234
- 7 CONSTRUCT 3" PIPE UNDER SIDEWALK PER DETAILS 32, 33 SHEET C5.2
- 8 CONSTRUCT SIDEWALK RAMP PER DETAIL 36 SHEET C5.2
- 9 CONSTRUCT SIDEWALK RAMP USING AROUND THE TRUNCATED CORNERS
OR EQUIVALENT PER CCAUSD #235 (CASE 1) WITH A & B = 6'-0"
EXCEPT WHERE NOTED ON PLANS
- 10 SAWCUT PAVEMENT AND MATCH. FINAL LIMITS TO BE SET BY FIELD
INSPECTOR
- 11 CONSTRUCT SIDEWALK UNDERDRAIN PER CCAUSD #236
- 12 CONSTRUCT BLOCK WALL OPENING PER DETAIL 19 SHEET C5.0
- 13 CALL BOX BY OTHERS
- 14 ELECTRONIC CONTROLLED GATES BY OTHERS
- 15 PEDESTRIAN ACCESS GATE BY PER ARCHITECTURAL PLANS
- 16 CONSTRUCT 3' VALLEY GUTTER PER DETAIL 7 SHEET C5.0
- 17 REMOVE EXISTING CURB, GUTTER, SIDEWALK AND CONSTRUCT
COMMERCIAL DRIVEWAY PER CCAUSD #222.1, #225 AND #228
- 18 CONSTRUCT TRASH ENCLOSURES PER ARCHITECTURAL PLANS
- 19 CDS (STORMWATER TRASH, SEDIMENT AND ILL INTERCEPTOR
STRUCTURE) SEE DETAIL 38 ON SHEET C5.2
- 20 CONSTRUCT 1.5' VALLEY GUTTER PER DETAIL 23 ON SHEET C5.1
- 21 REMOVE EXISTING DRIVEWAY APRON AND CONSTRUCT "L" CURB AND 5'
SIDEWALK PER CCAUSD #216 AND #234
- 22 REUSE EXISTING SIDEWALK "L" CURB AND CONSTRUCT COMMERCIAL
DRIVEWAY PER CCAUSD #224
- 23 INSTALL EMERGENCY VEHICLE ACCESS GATE PER ARCHITECTURAL PLANS
- 24 CONSTRUCT FLUSH "A" CURB PER DETAIL 37 ON SHEET C5.2
- 25 INSTALL RP-RAP, D5066", 12" THICK BACK OF SIDEWALK TO
ON ELEVATION OF 1.2' ABOVE BACK OF SIDEWALK PLANT MATERIALS IN
ZONE TO BE EAVEN RESISTANT

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

BRIAN K REED, PE NO. 14464

DATE _____

DATE	BY	APPRO	DESCRIPTION	REV
DATE: August 09, 2022				
HORIZ. SCALE: 1" = 50'				
VERT. SCALE: N/A				
DRAWN BY: WW				
CHECKED BY: DSP				
DESIGNED BY: BSR				
APPROVED BY: BHR				
PROJECT #: 4555-0008				

EDWARD J. HOMES

8475 S EASTERN AVE. SUITE 105
LAS VEGAS, NV 89123
PH: 702-465-6888 FAX: 702-475-6319

RCI ENGINEERING

500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

IMPROVEMENT PLANS FOR

RANCHO VILLAGE APARTMENTS PHASE 2

NEVADA

GRADING PLAN (SHEET 7 OF 7)

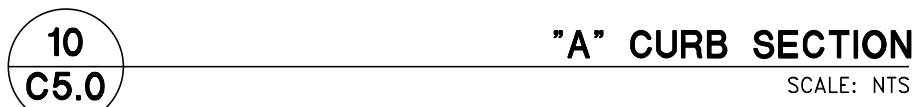
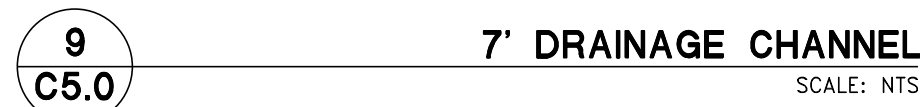
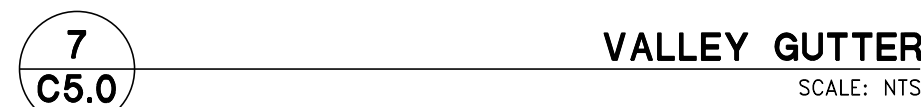
CITY OF LAS VEGAS

DATE: 08/09/2022

DRAWING

C2.6

SHT 16 OF 36



GEOTECHNICAL NOTE:
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.

WALL & SCARP NOTE:
1. CONTRACTOR TO CONSTRUCT ALL SCARP AND MAINTAIN PROPER COVER OVER AND FROM ALL WALL FOOTINGS PER THE SOILS REPORT REFERRED TO ON THE SCARP EROSION CONTROL PLAN 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 ALIGNMENT SHALL BE WITHIN 1' OF THE 10' BIGHT VISIBILITY ZONE ALIGNMENT AND REMAIN OUTSIDE OF SIGHT TRIANGULAR ZONE.

DATE:	August 09, 2022	REV	DESCRIPTION	BY	APP'D	DATE
ORIG. SCALE:	N/A					
DATE:	N/A					
DESIGNED BY:	WW					
CHECKED BY:	DSP					
APPROVED BY:	BKR					
PROJECT #:	4555.0008					

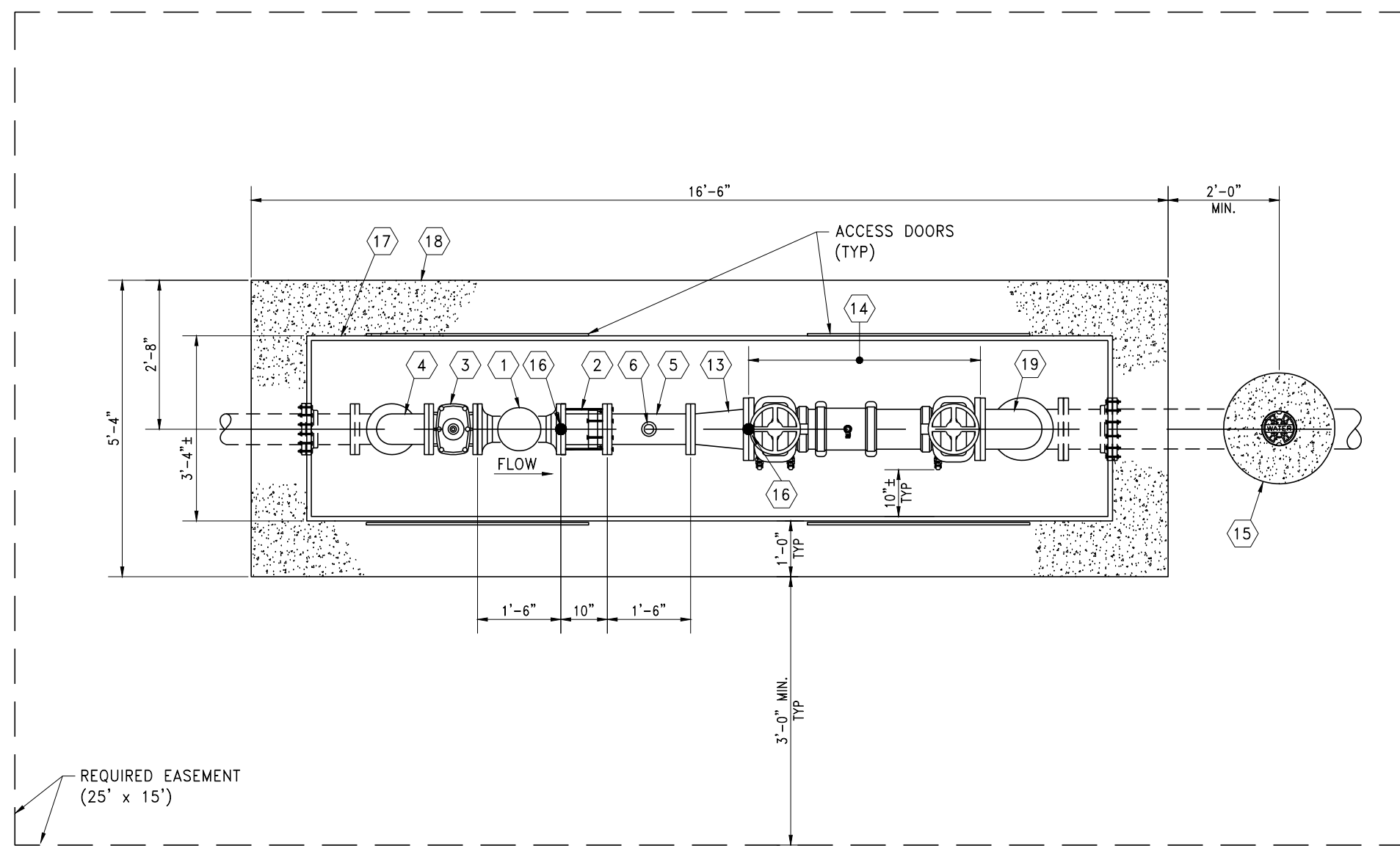
EDWARD HOMES **RCI ENGINEERING**

8475 S EASTERN AVE SUITE# 105
LAS VEGAS, NEVADA 89123
PH. 702-665-6989 FAX. 702-675-6319

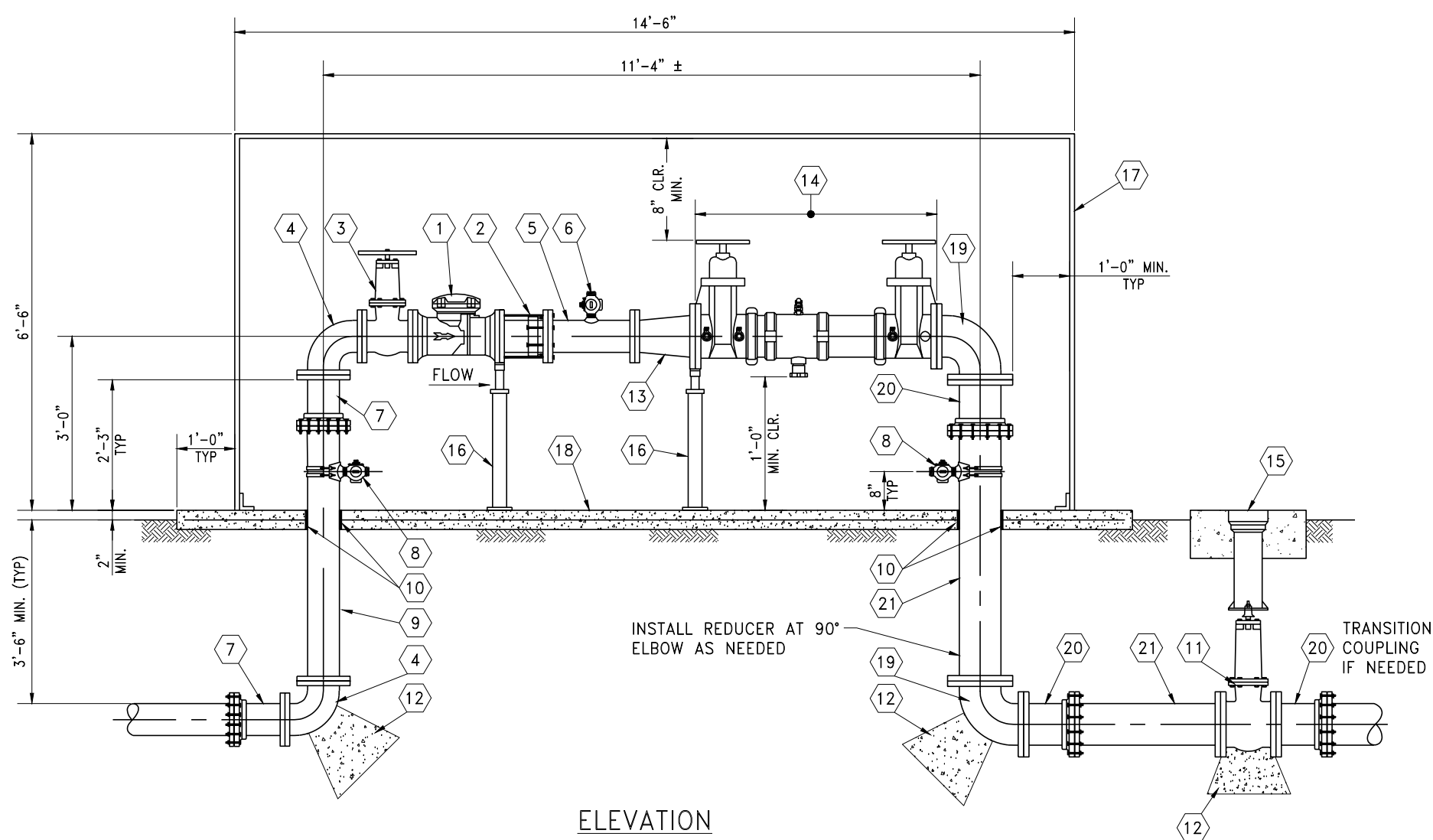
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MINI: 702-453-0800 FAX: 702-453-0801

IMPROVEMENT PLANS FOR
RANCHO VILLAGE APARTMENTS PHASE 2
GENERAL DETAILS (SHEET 1 OF 3)

DATE: 08/09/2022
DRAWING
C5.0
SHT 32 OF 36



PLAN



ELEVATION

21
C5.1 6" OCTAVE WITH 8" REDUCED PRESSURE PRINCIPLE ASSEMBLY
SCALE: NTS

INSTALLATION NOTES:

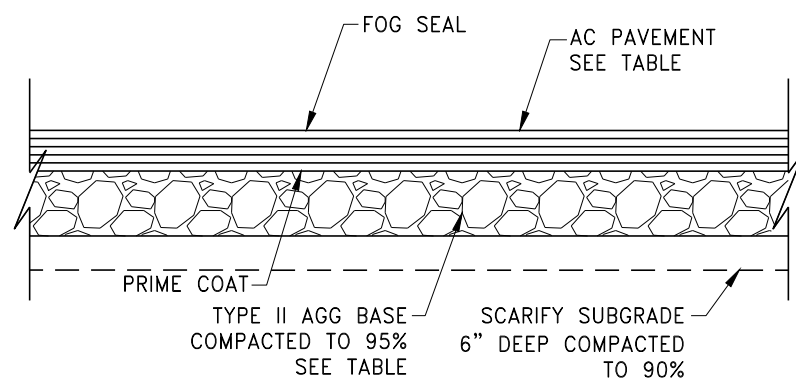
1. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY AND ALL DAMAGED OR DISTURBED EXISTING LANDSCAPING AND IRRIGATION FACILITIES, IN AND ADJACENT TO PROJECT SITE, DURING CONSTRUCTION OPERATIONS.
2. CONTRACTOR TO HAVE NEVADA LICENSED PROFESSIONAL LAND SURVEYOR LOCATE LVVWD EASEMENT PRIOR TO CONSTRUCTION.
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 (LVVWD 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 6" 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 | |

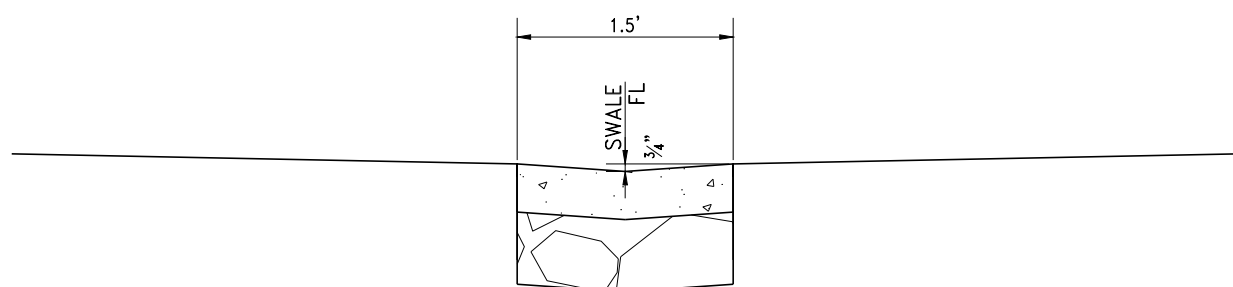
USE	AC	TYPE II AGG. BASE
DRIVE LANES	3.5"	5"
AUTOMOBILE PARKING	2.5"	4.5"
ALLEY BETWEEN UNITS	2.5"	4.5"

PAVING TO BE IN ACCORDANCE WITH GEOTEK PROJECT NO. 16813-LVR
"GEOTECHNICAL EVALUATION FOR 20.6+ ACRE MULTI-FAMILY RESIDENTIAL DEVELOPMENT LOCATED NORTH OF SMOKE RANCH ROAD AND WEST OF NORTH RANCHO DRIVE, LAS VEGAS, NEVADA" DATED APRIL 6, 2022



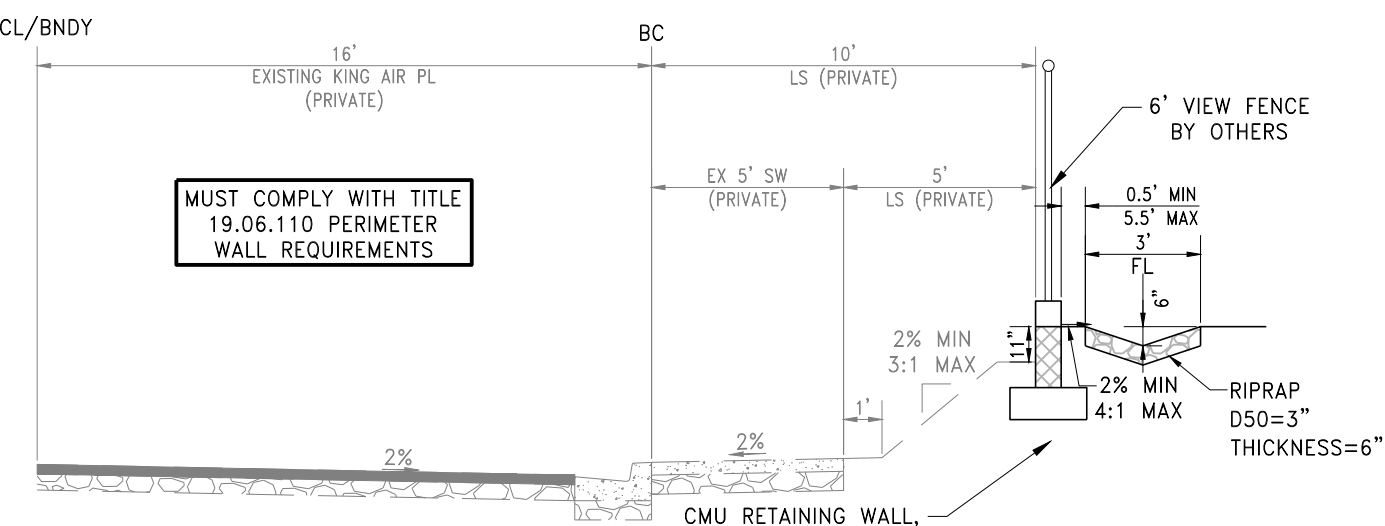
22
C5.1

AC PAVEMENT SECTION
SCALE: NTS



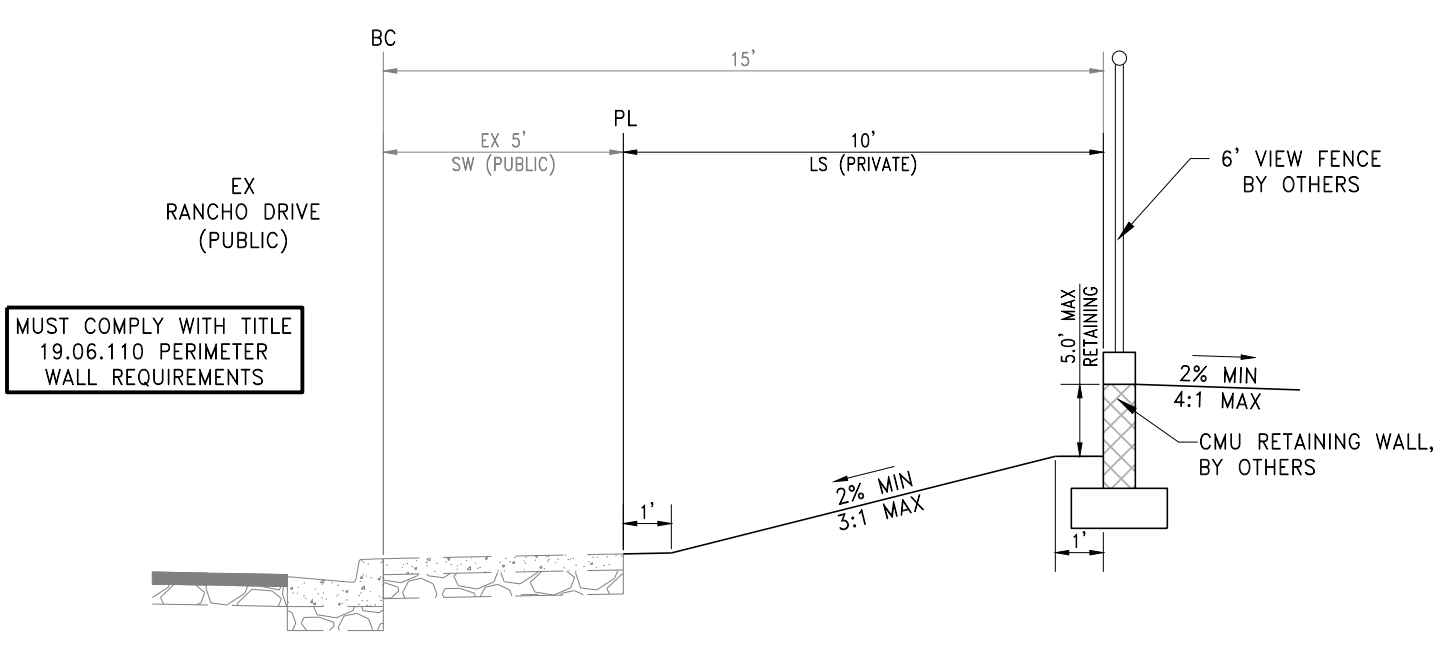
23
C5.1

VALLEY GUTTER
SCALE: NTS



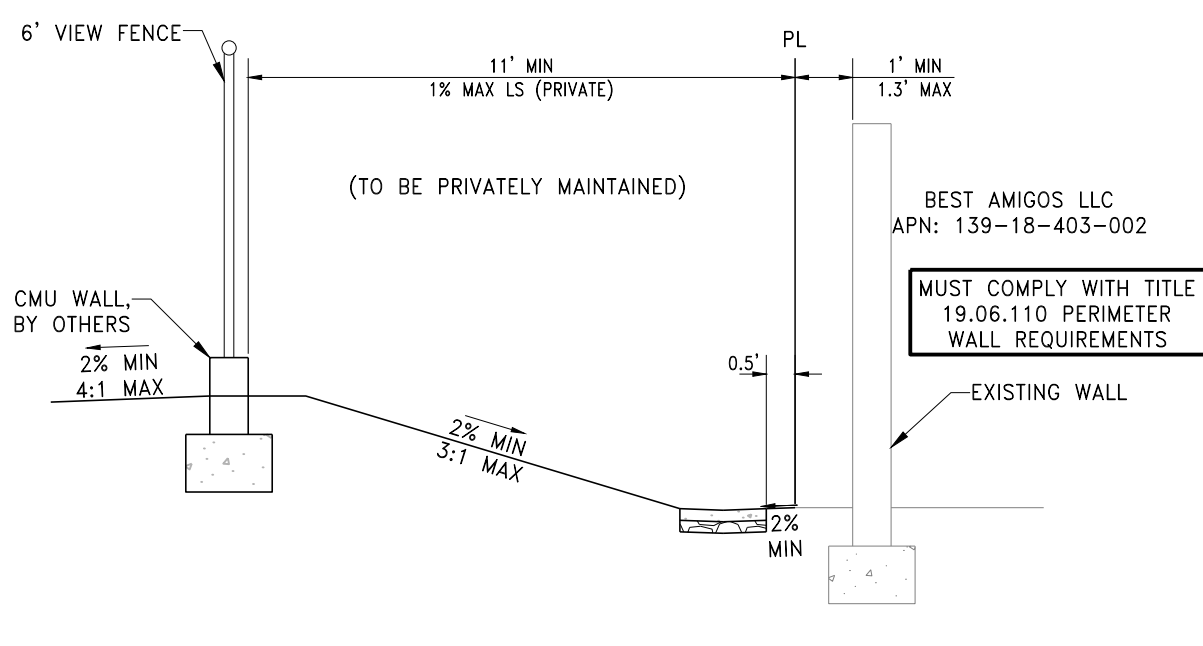
24
C5.1

PROPOSED TO KING AIR PL
SCALE: NTS



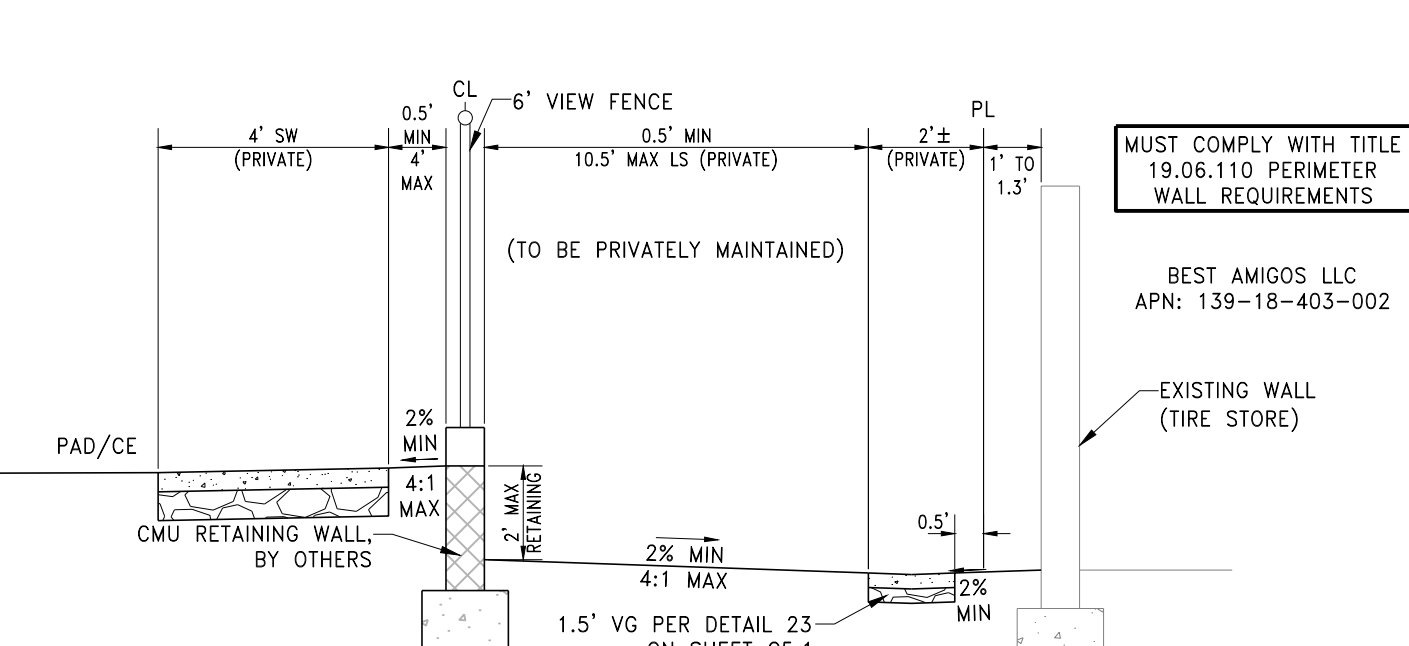
25
C5.1

PROPOSED TO RANCHO DRIVE
SCALE: NTS



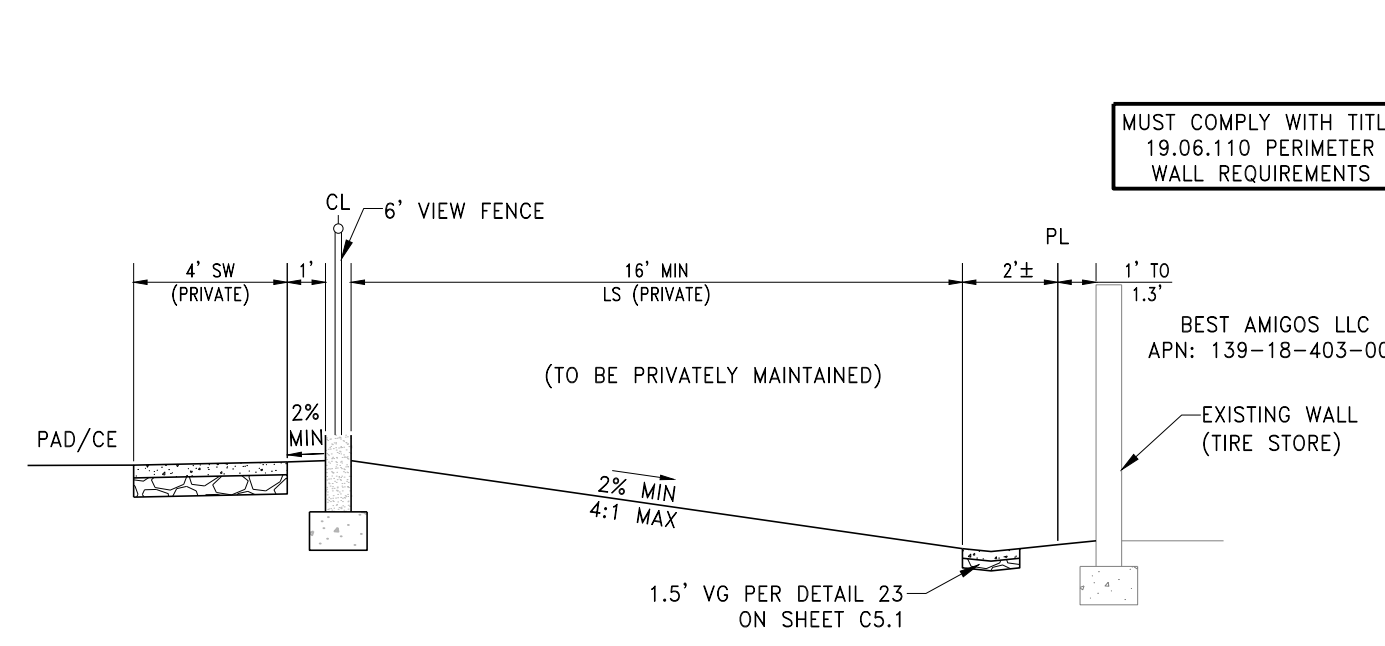
26
C5.1

PROPOSED TO EXISTING TIRE STORE
SCALE: NTS



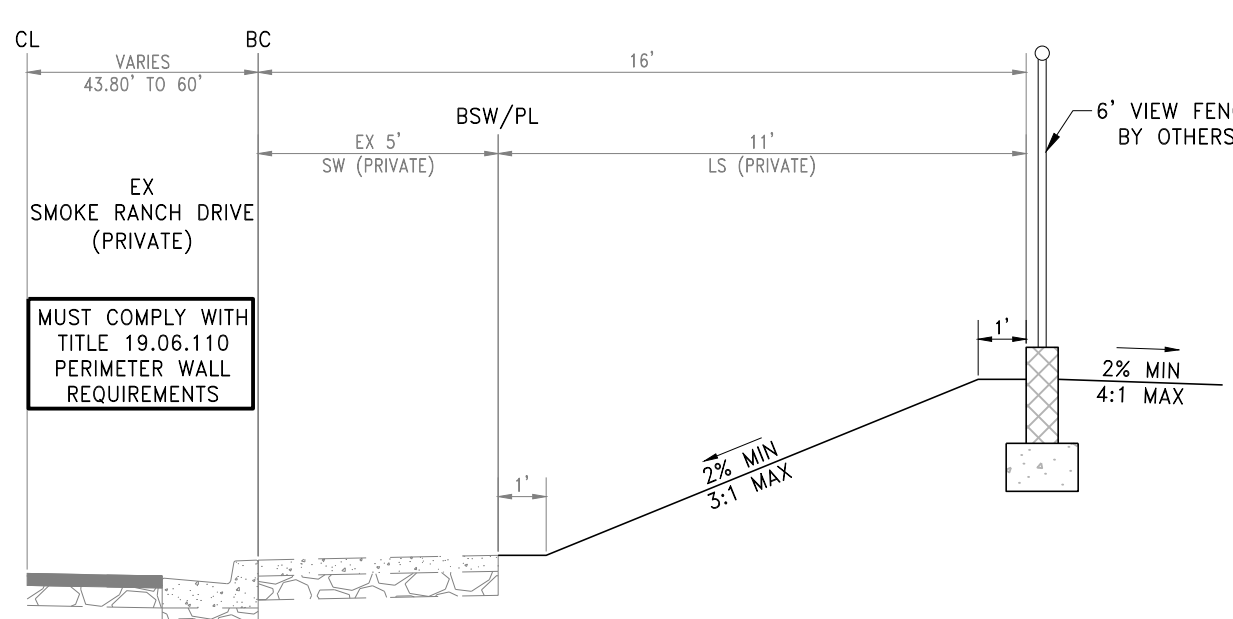
27
C5.1

PROPOSED TO EXISTING TIRE STORE
SCALE: NTS



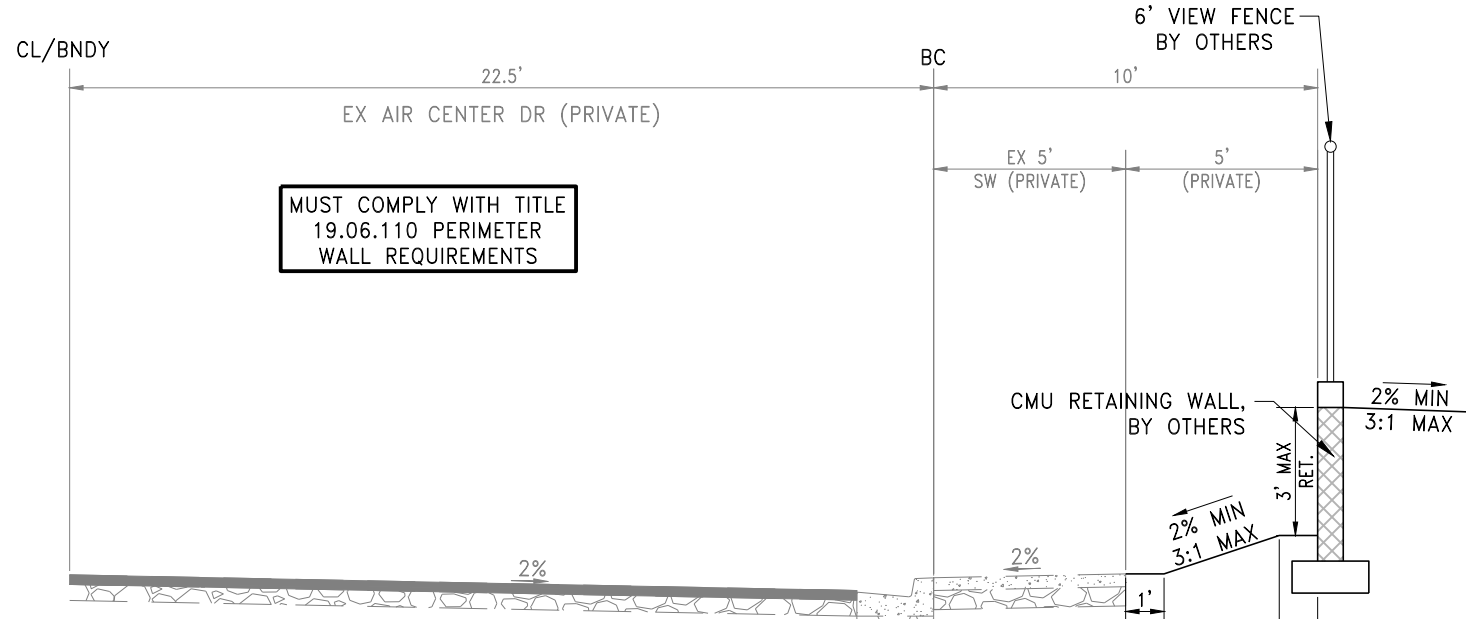
28
C5.1

PROPOSED TO EXISTING TIRE STORE
SCALE: NTS



29
C5.1

PROPOSED TO SMOKE RANCH DR
SCALE: NTS



30
C5.1

PROPOSED TO AIR CENTER DR
SCALE: NTS

GEOTECHNICAL NOTE:

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.

WALL & SCARP NOTE:

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.

DATE	BY	APPD	DESCRIPTION	REV
August 10, 2022	N/A	N/A		
HORIZ. SCALE:	N/A	N/A		
VERT. SCALE:	N/A	N/A		
DRAWN BY:	WW	DSP		
DESIGNED BY:	BKR	BKR		
CHECKED BY:	BKR	BKR		
APPROVED BY:				
PROJECT #:				

8475 S EASTERN AVE SUITE# 105
LAS VEGAS, NEVADA 89123
PH. 702-663-6889 FAX. 702-675-6319

EDWARD HOMES

RCI ENGINEERING

500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702-453-0800 FAX: 702-453-0801

IMPROVEMENT PLANS FOR

RANCHO VILLAGE APARTMENTS PHASE 2

GENERAL DETAILS (SHEET 2 OF 3)

CITY OF LAS VEGAS

8/10/22 9:23am

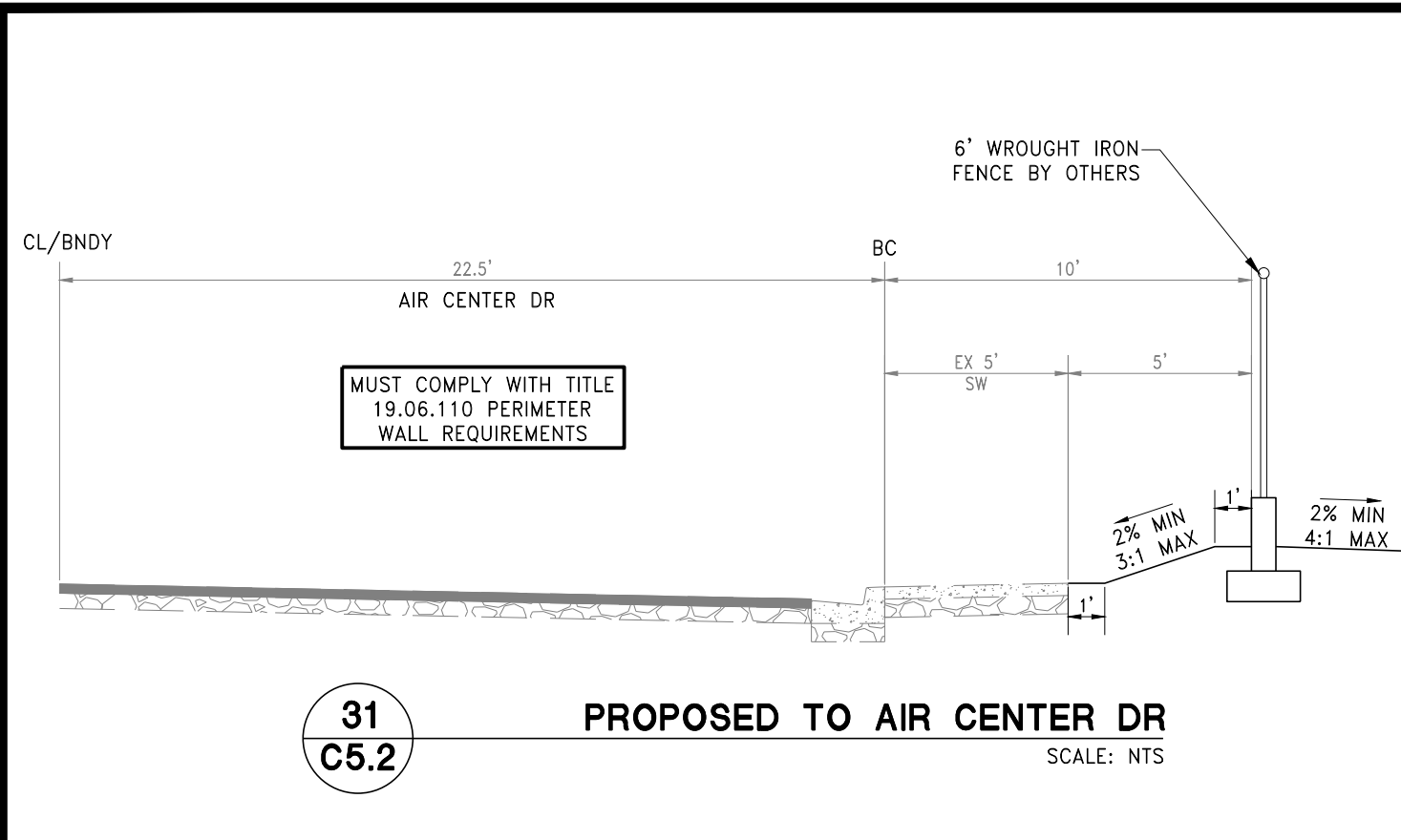
PROFESSIONAL ENGINEER
BRIAN K. REED
Exp. 12/31/2023
CIVIL
No. 14464

DATE: 08/10/2022

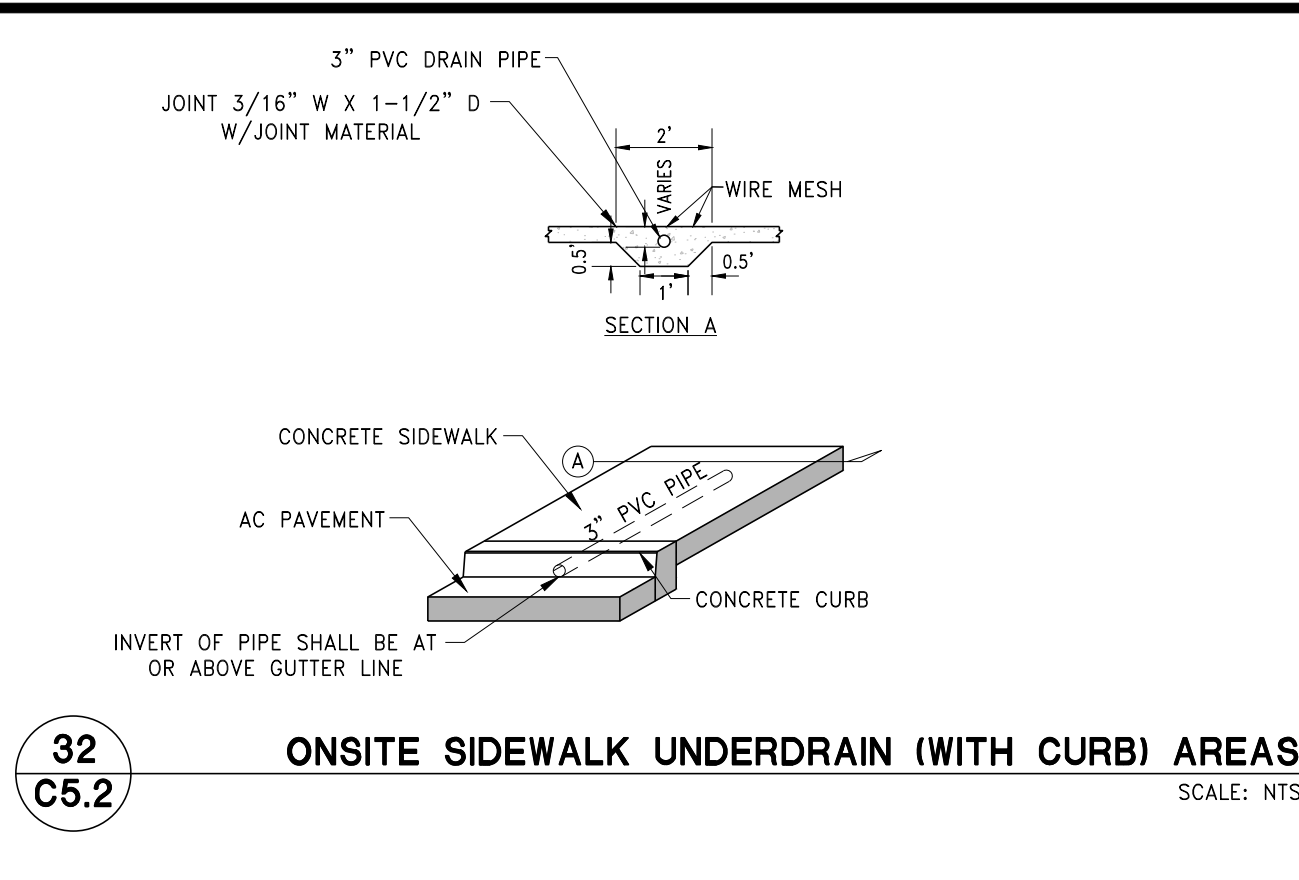
DRAWING

C5.1

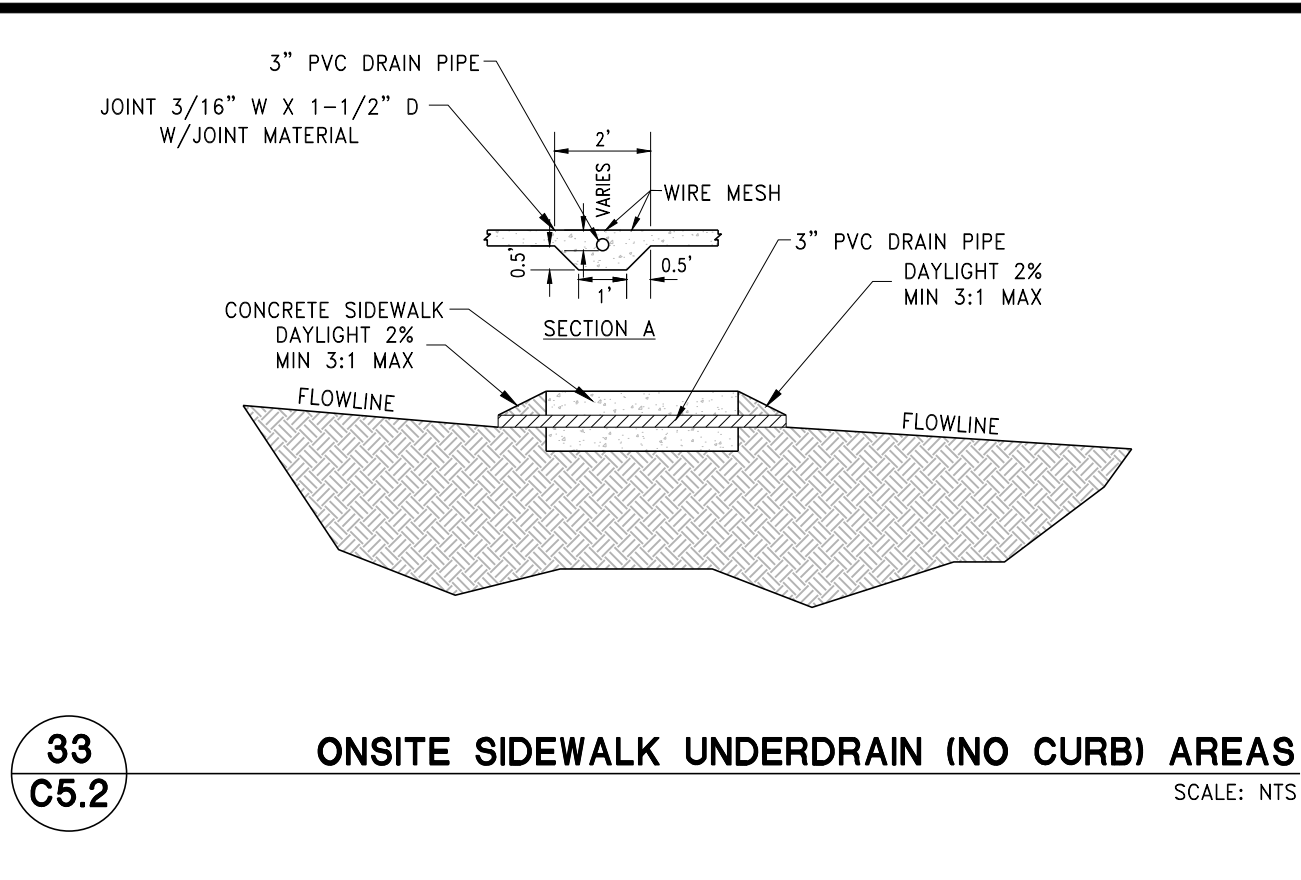
SHT 33 OF 36



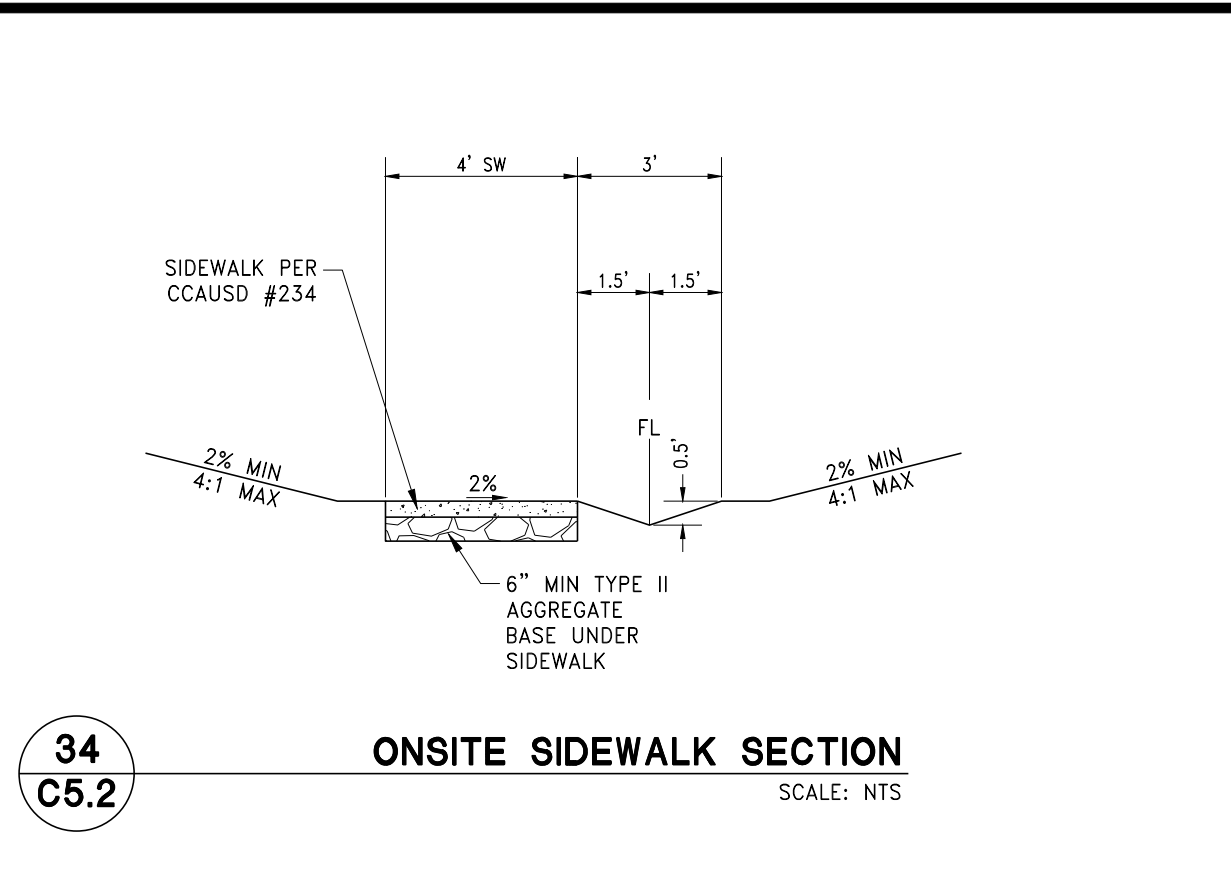
31
C5.2
PROPOSED TO AIR CENTER DR
SCALE: NTS



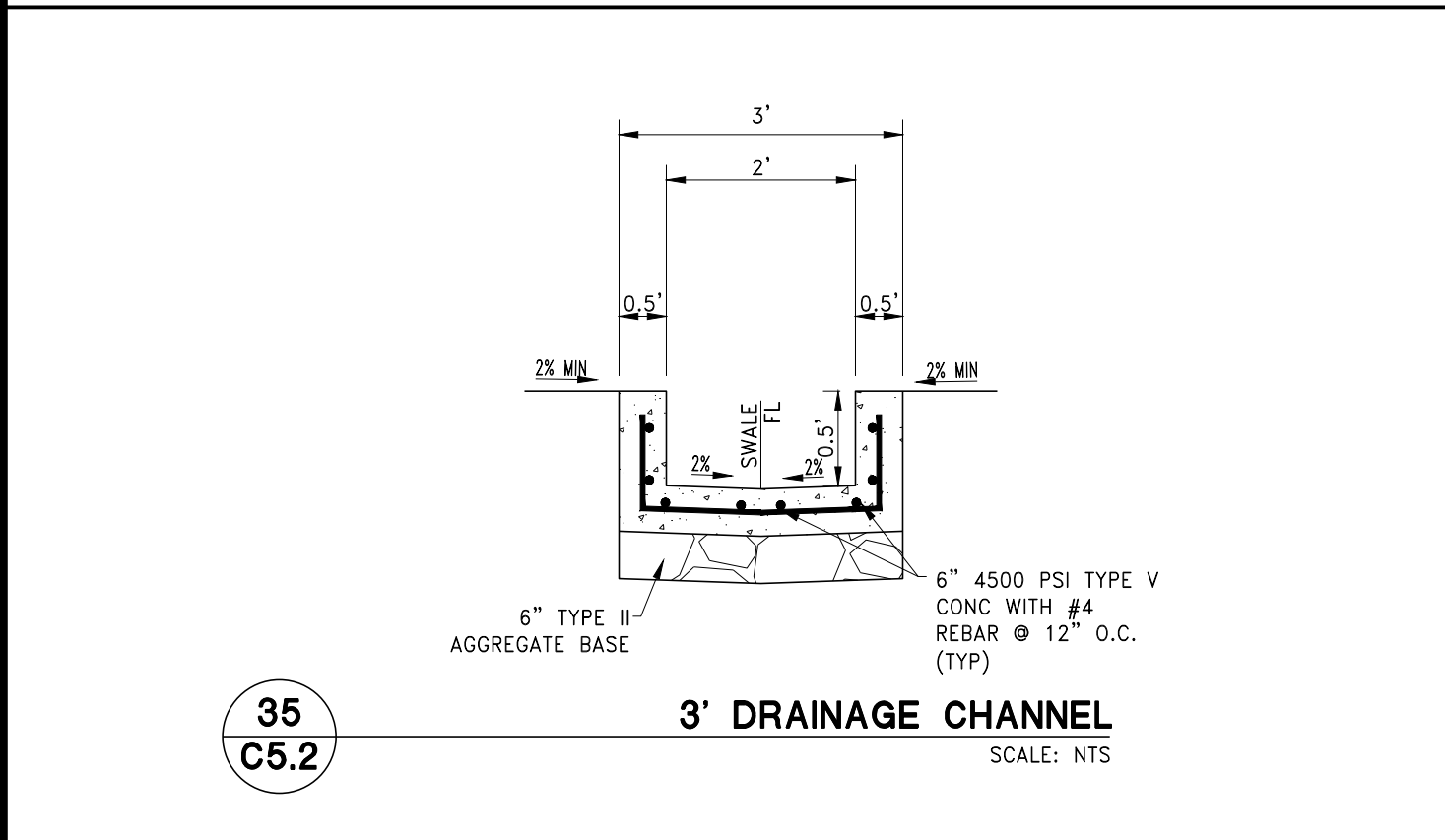
32
C5.2
ONSITE SIDEWALK UNDERDRAIN (WITH CURB) AREAS
SCALE: NTS



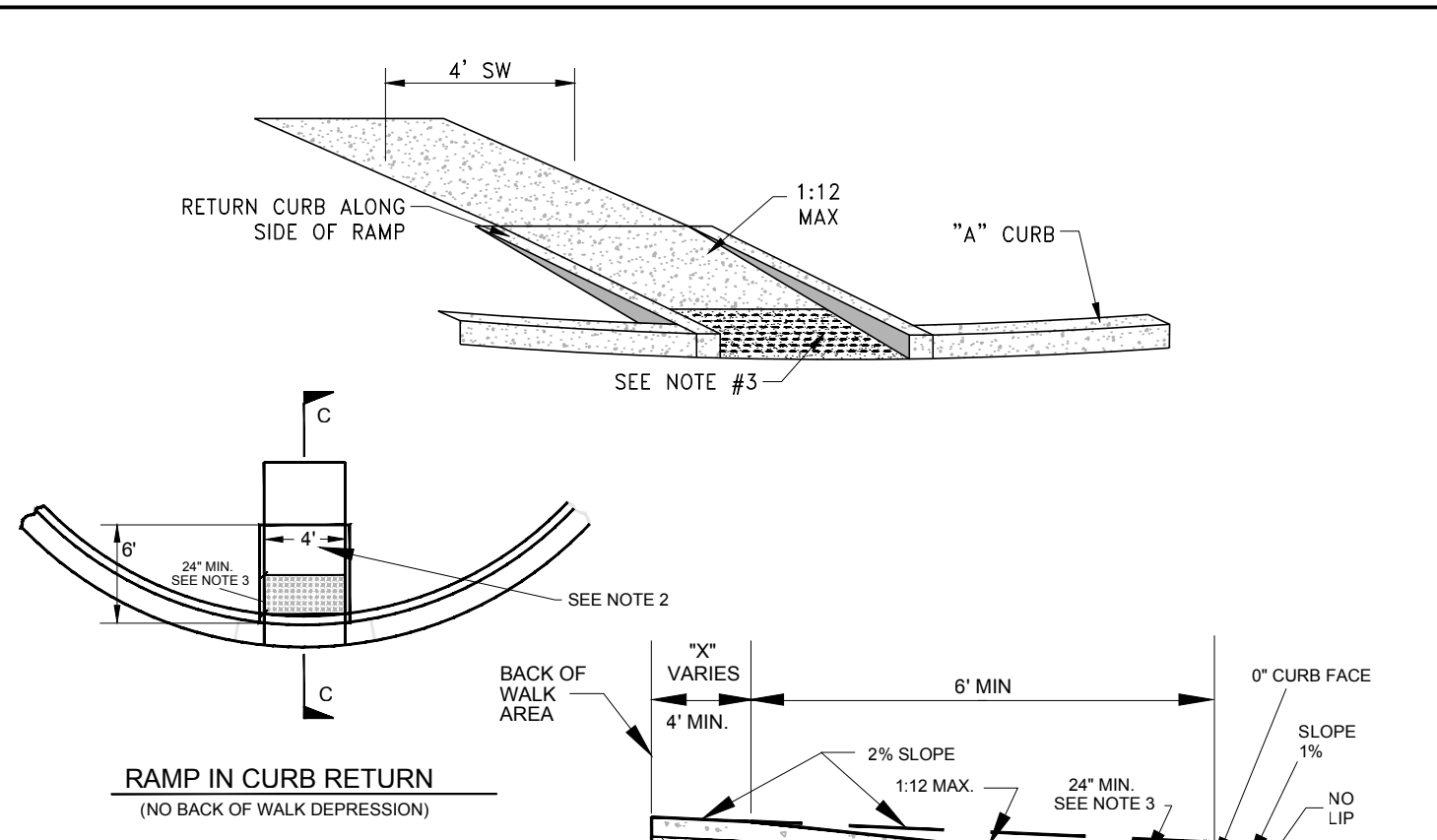
33
C5.2
ONSITE SIDEWALK UNDERDRAIN (NO CURB) AREAS
SCALE: NTS



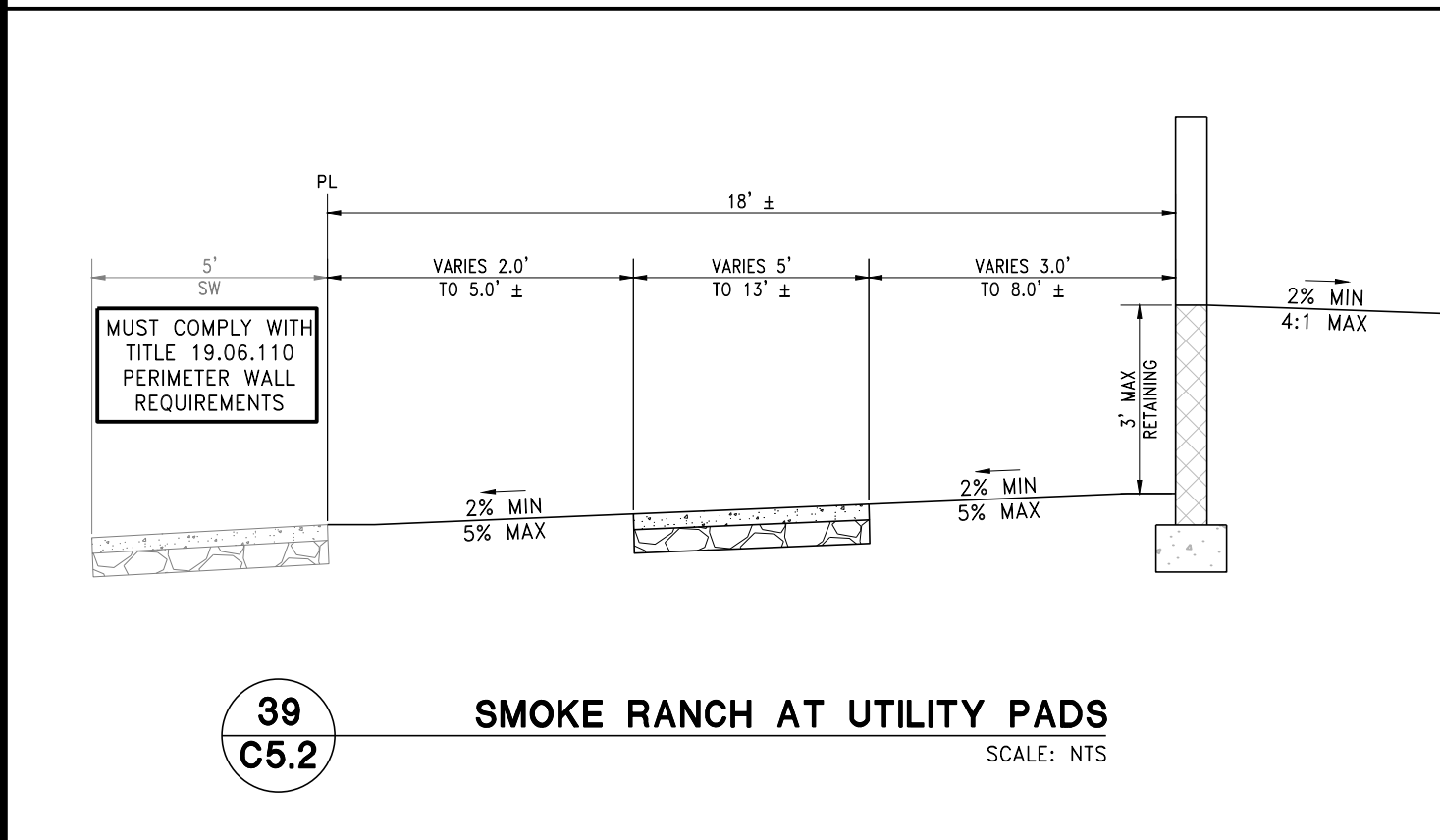
34
C5.2
ONSITE SIDEWALK SECTION
SCALE: NTS



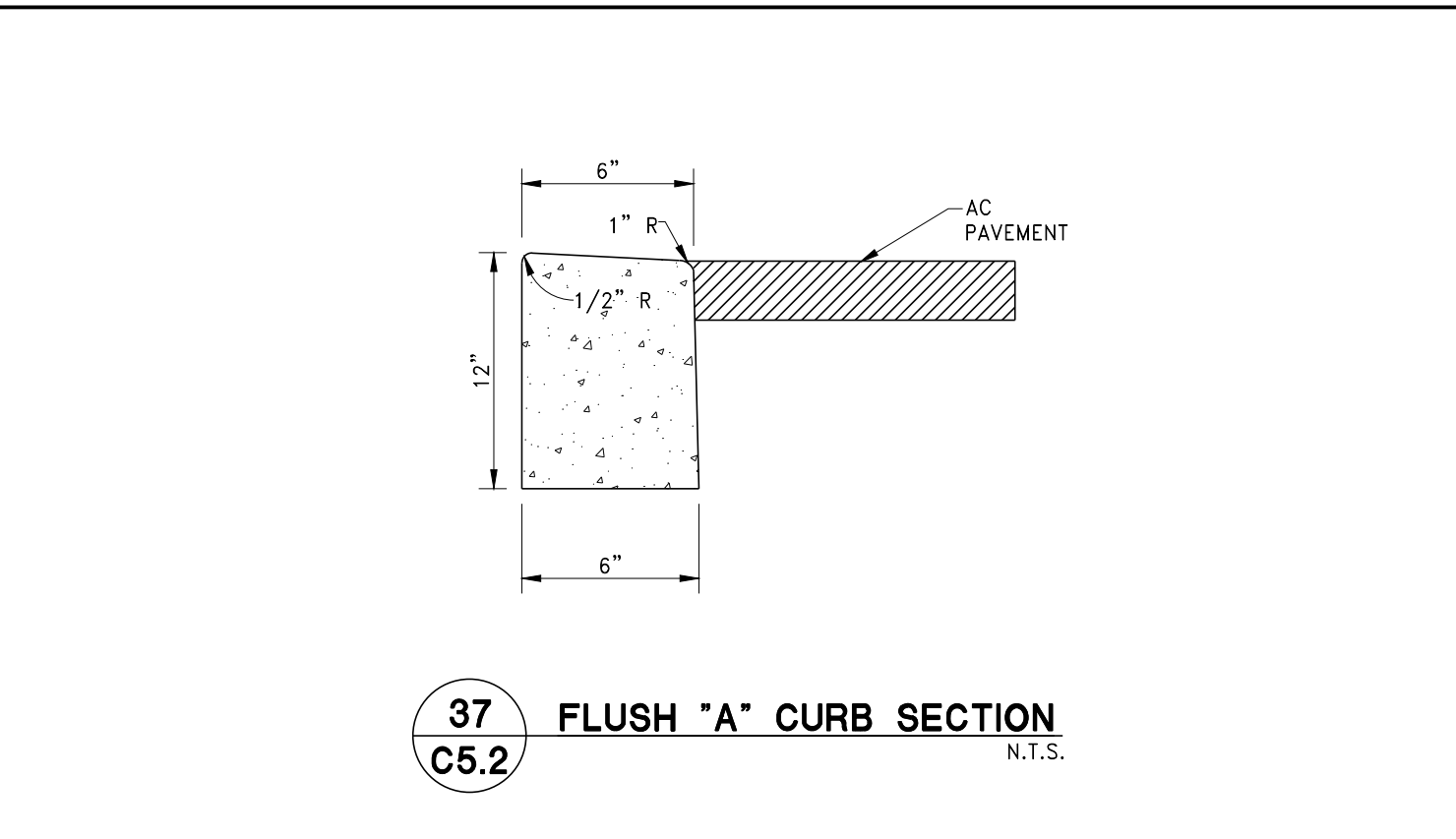
35
C5.2
3' DRAINAGE CHANNEL
SCALE: NTS



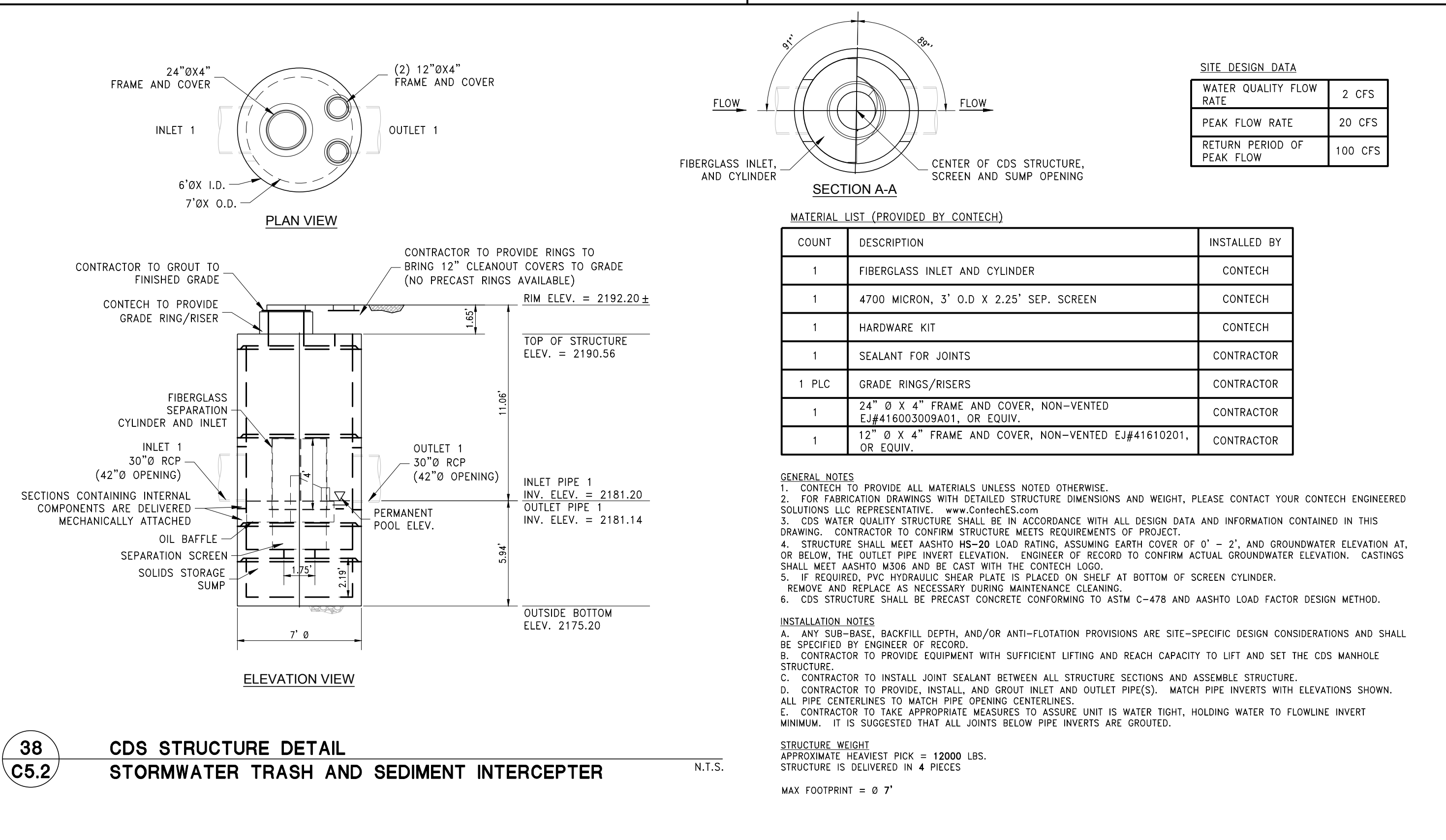
36
C5.2
PRIVATE PEDESTRIAN RAMP
SCALE: NTS



39
C5.2
SMOKE RANCH AT UTILITY PADS
SCALE: NTS



37
C5.2
FLUSH "A" CURB SECTION
N.T.S.



38
C5.2
CDS STRUCTURE DETAIL
STORMWATER TRASH AND SEDIMENT INTERCEPTER
N.T.S.

GEOTECHNICAL NOTE:
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.

WALL & SCARP NOTE:
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.

DATE	BY	APPD	DESCRIPTION	REV
August 10, 2022	N/A			
HORIZ. SCALE:	N/A			
VERT. SCALE:	N/A			
DRAWN BY:	WW			
DESIGNED BY:	DSP			
CHECKED BY:	BKR			
APPROVED BY:	BKR			
PROJECT #:	4555.0008			

8475 S EASTERN AVE SUITE# 105
LAS VEGAS, NEVADA 89123
PH. 702-683-9889 FAX. 702-675-6319

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702-453-0800 FAX: 702-453-0801

EDWARD HOMES

IMPROVEMENT PLANS FOR
RANCHO VILLAGE APARTMENTS PHASE 2
GENERAL DETAILS (SHEET 3 OF 3)

DATE: 08/10/2022
DRAWING
C5.2
SHT 34 OF 36

PROFESSIONAL ENGINEER
BRIAN K. REED
Exp. 12/31/2023
CIVIL
No. 14464

STATE OF NEVADA

9/24/2022

0:\4555_Edward Homes\0008_Rancho Ph 2d3\IPSPH2\S0008_D-1.dwg WWilliams 8/10/22 9:24am

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

FAST

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

**FREeway and ARterial
SYSTEM 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)

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 22 ON SHEET C5.1 | 15 | PEDESTRIAN ACCESS GATE BY PER ARCHITECTURAL PLANS |
| 2 | CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD #216 | 16 | CONSTRUCT 3" VALLEY GUTTER PER DETAIL 7 SHEET C5.0 |
| 3 | CONSTRUCT "AT" TYPE CURB PER 10 ON SHEET C5.0 | 17 | REMOVE EXISTING CURB, GUTTER, SIDEWALK AND CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD #222.1, #225 AND #228 |
| 4 | CONSTRUCT ISLAND "L" CURB PER CCAUSD #219 | 18 | CONSTRUCT TRASH ENCLOSURES PER ARCHITECTURAL PLANS |
| 5 | CONSTRUCT 4' SIDEWALK PER CCAUSD #234 | 19 | CDS (STORMWATER TRASH, SEDIMENT AND OIL INTERCEPTOR STRUCTURE) SEE DETAIL 38 ON SHEET C5.2 |
| 6 | CONSTRUCT 5' SIDEWALK PER CCAUSD #234 | 20 | CONSTRUCT 1.5" VALLEY GUTTER PER DETAIL 23 ON SHEET C5.1 |
| 7 | CONSTRUCT 3" PIPE UNDER SIDEWALK PER DETAILS 32, 33 SHEET C5.2 | 21 | REMOVE EXISTING DRIVEWAY APRON AND CONSTRUCT "L" CURB AND 5' SIDEWALK PER CCAUSD #216 AND #234 |
| 8 | CONSTRUCT SIDEWALK RAMP PER DETAIL 36 SHEET C5.2 | 22 | REMOVE EXISTING SIDEWALK "L" CURB AND CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD #224 |
| 9 | CONSTRUCT SIDEWALK RAMP USING AMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE 1) WITH A & B = 6'-0" EXCEPT WHERE NOTED ON PLAINS | 23 | INSTALL EMERGENCY VEHICLE ACCESS GATE PER ARCHITECTURAL PLANS |
| 10 | SAWCUT PAVEMENT AND MATCH. FINAL LIMITS TO BE SET BY FIELD INSPECTOR | 24 | CONSTRUCT FLUSH "A" CURB PER DETAIL 37 ON SHEET C5.2 |
| 11 | CONSTRUCT SIDEWALK UNDERDRAIN PER CCAUSD #236 | 25 | INSTALL RIP-RAP, D50=6", 12" THICK BACK OF SIDEWALK TO ON ELEVATION OF 1.2' ABOVE BACK OF SIDEWALK PLANT MATERIALS IN ZONE TO BE EVASION RESISTANT |
| 12 | CONSTRUCT BLOCK WALL OPENING PER DETAIL 19 SHEET C5.0 | | |
| 13 | CALL BOX BY OTHERS | | |
| 14 | ELECTRONIC CONTROLLED GATES BY OTHERS | | |

