

ENGINEER

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LAS VEGAS, NV 89119
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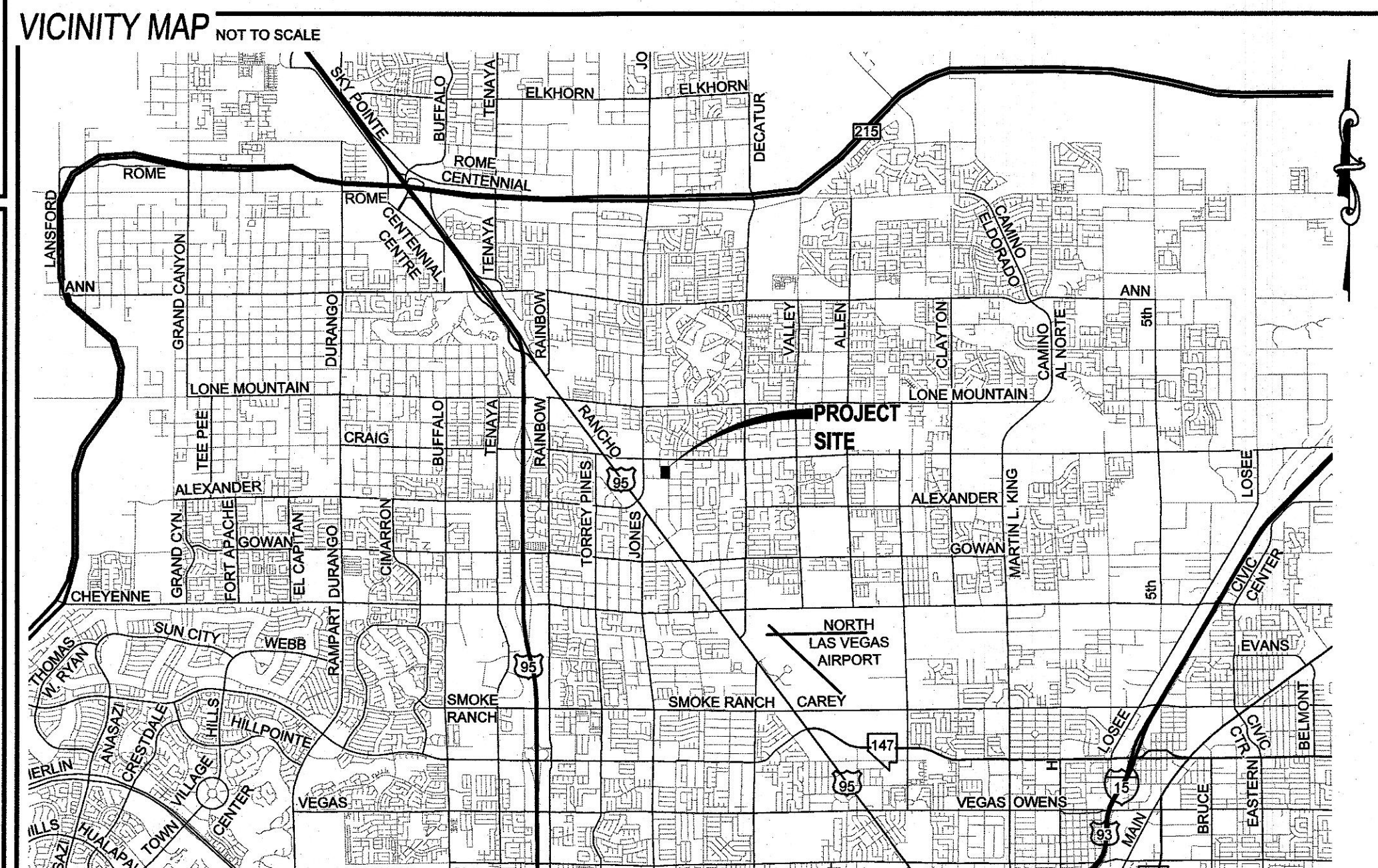
OWNER

VEGAS HOMES, LLC
19333 COLLINS AVE. #1708
SUNNY ISLES BEACH, FL 33160
(702) 355-1400
BRAD.BURNS@BLENDCOMMUNITIES.COM

DEVELOPER

BLEND COMMUNITIES, LLC
9876 WELFARE MANOR AVENUE
LAS VEGAS, NV 89149
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AC	ASPHALTIC CONCRETE	EX	EXISTING	PT	POINT OF TANGENCY
ACP	ASTESQUES CEMENT PIPE	FF	FINISH FLOOR ELEVATION	PVC	POLYVINYL CHLORIDE
AVE	AVENUE	FG	FINISH GRADE	R	RADIUS
BC	BACK OF CURB	FH	FIRE HYDRANT	RCB	REINFORCED CONCRETE BOX
BOR	BACK OF RADIUS	FL	FLOW LINE	RCR	REINFORCED CONCRETE PIPE
BFE	BASE FLOOR ELEVATION	FT	FEET	R/W	RIGHT-OF-WAY
BFP	BACK FLOOR PREVENTOR	G	GRADING	RT	RIGHT
BUR	BUREAU OF LAND MANAGEMENT	GB	GRADE BREAK	SD	STORM DRAIN
BM	BENCH MARK	GFF	GRADE FINISH FLOOR	SHT	SHEET
BO	BOUNDARY	HP	HIGH POINT	STLT	STREETLIGHT
BPM	BLUES RAISED PAVEMENT MARKER	HPG	HIGH PRESSURE GAS	SNWA	SOUTHERN NEVADA WATER AUTHORITY
BVC	BEGIN VERTICAL CURVE	INVERT	INVERT	SS	SANITARY SEWER
BW	BOTTOM OF WALL	LF	LINEAR FEET	ST	STREET
CATV	CABLE TELEVISION	LN	LANE	STA	STATION
CC	CLARK COUNTY	LS	LANDSCAPE	STD	STANDARD
CCFD	CABLE COUNTY FIRE DEPARTMENT	LT	LEFT	SVZ	SIGHT VISIBILITY ZONE
CCWRD	CLARK COUNTY WATER RECLAMATION DISTRICT	LVW	LAS VEGAS VALLEY WATER DISTRICT	SW	SEWELAK
CL	CENTERLINE	MAX	MAXIMUM	SQ	SQUARE YARD
CLSM	CONTROLLED LOW STRENGTH MATERIAL	MH	MANHOLE	TC	TOP OF CURB
CLV	CITY OF LAS VEGAS	MIN	MINIMUM	TELE	TELEPHONE
CMP	CORRUGATED METAL PIPE	NO	NUMBER	TOP	TOP OF FOOTING
CO	CITY OF NORTH LAS VEGAS	NOT	NOT TO SCALE	T.O.P.	TOP OF PIPE
CO	CLEAN OUT, SEWER	OC	ON CENTER	TR	TOP OF RETAINING
COH	CITY OF HENDERSON	PB	PULL BOX	TW	TOP OF WALL
COY	CUBIC YARD	PC	POINT OF CURVE	TY	TYPICAL
DCSWG	DESIGN AND CONSTRUCTION STANDARDS FOR WATERWAY COLLECTION SYSTEMS	PCC	POINT OF COMPOUND CURVE	UDCS	UNDERGROUND DESIGN AND CONSTRUCTION STANDARDS
DG	DECOMPOSED GRANITE	PI	POINT OF INTERSECTION	UT	UTILITY
DI	DROP INLET	PL	PROPERTY LINE	USD	UNIFORM STANDARD DRAWING
DIP	DUCTILE IRON PIPE	PLT	PLATE	VC	VERTICAL CURVE
DR	DRIVE	POC	POINT OF CONNECTION	VCP	VATIFIED CLAY PIPE
DR	DRIP AND CURVE	PO	POWER POLE	VG	VALLEY GUTTER
EG	EXISTING GRADE	P&P	PLAN AND PROFILE	W	WATER
ELEC	ELECTRICAL	PRC	POINT OF REVERSE CURVE	ZC	ZERO LIP CURB
EP	EDGE OF PAVEMENT	PROJ	PROJECT		
EW	EDGE OF VERTICAL CURVE	PRV	PRESSURE REDUCING VALVE		



Sheet Number	Sheet Title	Sheet Description
01	C1	COVER SHEET
02	C2	NOTES SHEET
03	G1	GRADING PLAN
04	GD1	GRADING DETAILS
05	PP1	PLAN & PROFILE
06	PP2	PLAN & PROFILE
07	PP3	PLAN & PROFILE
08	PP4	PLAN & PROFILE
09	UT1	UTILITY PLAN 1
10	TR1	TRAFFIC PLAN 1

	EXISTING	PROPOSED
PROJECT BOUNDARY	----	----
RIGHT-OF-WAY	----	----
CENTERLINE	----	----
PROPERTY LINE	----	----
EDGE OF PAVEMENT	----	----
SIDEWALK	[]	[]
CURB AND GUTTER	----	----
FENCE	----	----
CONTOUR (1' INTERVAL)	----	----
CONTOUR (5' INTERVAL)	----	----
DIRECTION OF FLOW	----	----
CUT LINE-ASPHALT	----	----
SCARP (SLOPE VARIES)	----	----
DESIGN ELEVATION	(10.00)	10.00
FUTURE ELEVATION		[10.00]
STEP RETAINING COURSES		[S]
RETAINING WALL	----	----
CMU WALL	----	----
SOLID GROUTED WALL - NO RETAINING	----	----
CUT-OFF WALL	----	----
POWER POLE		
SIDEWALK RAMP		
CURB DROP INLET		
STORM DRAIN W/ MANHOLE		
CUT-FILL LINE		
SIGHT VISIBILITY ZONE		
CAP & 2" BLOW OFF VALVE		
WATERLINE FITTINGS		
GATE VALVE		
FIRE HYDRANT		
SEWER LINE W/ MANHOLE		
SEWER LATERAL		
WATER LINE		
WATER LATERAL W/ METER		
PRESSURE REDUCING VALVE		
BACKWATER VALVE		
200A SERVICE PEDESTAL		
STREET LIGHT CONDUIT		
F.A.S.T. CONDUIT		
TRAFFIC SIGN		
STOP SIGN W/ STREET NAME SIGN		
100W HPS LUMINAIRE W/ 11 GA. POLE		
250W HPS LUMINAIRE W/ 11 GA. POLE		
400W HPS LUMINAIRE W/ 11 GA. POLE		

APPROVED FOR CONSTRUCTION	
COX COMMUNICATIONS LAS VEGAS, INC.	DATE
SOUTHWEST GAS CORPORATION	DATE
SWG UID	DATE
CENTRAL TELEPHONE COMPANY dba CENTURYLINK	DATE
*THE AFFIXED CENTURYLINK APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. *FOR ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS*	
NV ENERGY	DATE
NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NV ENERGY 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.	
LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES	
PROJECT# 1222XX, FIRST APPROVED DATE	
LVWVD APPROVED FIRE FLOW: 1,500 GPM AT 20 PSI RESIDUAL	
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 26 GPM	
SHEETS: C1, C2, PP1-PP4, & UT1	

ACRES:	4.99 AC
AREA DISTURBED:	4.99 AC
LOTS:	9
LOT SIZE:	16,000 SF MIN
ZONING:	RESIDENCE ESTATES DISTRICT (R-E)
FMP:	XX
TMP:	XX
SETBACKS:	
FRONT:	30 FT
REAR:	5 FT
SIDE:	10 FT
CORNER:	15 FT

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

BASIS OF BEARING	
SOUTH 88°57'40" EAST, BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 20 SOUTH, RANGE 80 EAST, ALSO BEING THE CENTERLINE OF CRAIG ROAD, HEREIN ONES BOLLIED TO BRADLEY ROAD, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN FILE 121, PAGE 06, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.	

BENCHMARK	
CITY OF LAS VEGAS BENCHMARK ID 5LV00156 PIVET & PLATE IN TOP OF CURB AT NE CORNER OF BRADLEY & HICKAM ELEVATION: 678.12 METERS (NAVD 88) 2,224.80 FEET (NAVD 88)	

LEGAL DESCRIPTION	
THAT PORTION OF THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 60 WEST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA,	

Avoid overhead power line contact. It's costly.

Call
before you
Overhead
1-702-227-2929

Call before you Dig
Avoid cutting underground
utility lines. It's costly.

CALL

811

OR

1-800-642-2444

LAS VEGAS FIRE AND RESCUE

CLV CIVIL ENGINEERING APPROVAL

CLV PLANNING APPROVAL

BLEND COMMUNITIES, LLC

TANEY & ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
702.362-8844 EMAIL: INFO@TANEYCORP.COM



**HICKAM & LEON WEST
SINGLE-FAMILY-RESIDENTIAL**

COVER SHEET

REGISTERED PROFESSIONAL ENGINEER - STATE OF NEVADA
 ROBERT D. CUNNINGHAM
 Exp. 12-31-12
 CIVIL
 No. 45226

DATE: 2/3/2022

NTS

BND-21-003

JT	RC
----	----

C1

01 OF 10

1000

AST PLOT: Jeff Thomson
FILE NAME: S:\ACTIVE\BEND COMMUNITIES\11\CBND-21-003 - HICKAM & LEONIE\GIS\IPS3 SHEET DWG\SHEETBND003.SHT C W.DWG

CLV GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST REVISION, THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA, NEVADA", LATEST REVISION, THE "SUMMERLIN IMPROVEMENT STANDARDS" FOR WORK IN THE SUMMERLIN AREA, AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY, THE UNIFORM BUILDING CODE, AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".
2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES AS SHOWN FROM CLVPLANS LIBRARY ARE APPROXIMATE AND FOR RECORD PURPOSES. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
5. TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGNS TO BE APPROVED BY THE CITY, PRIOR TO THE USE ON THE PROJECT.
6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
7. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED-TYPE CURB.
8. AC PAVEMENT TO BE ONE-HALF INCH (1/2") ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.
9. CURB AND GUTTER FLOW TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 216.
10. SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF THE TRANSITIONS TO BE AS SHOWN ON PLANS.
12. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE (COMPANY, REPORT #, DATE) APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
13. EXACT LOCATION OF ALL SAVCUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS ENGINEER IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATIONS.
14. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS, ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.S. STATUTE NO. 625.300 & CITY OF LAS VEGAS TITLE 18, APPENDIX D.
15. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC., SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAYS, AND CROSSING AREAS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.
16. 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.
17. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.
18. CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEAN OUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.
19. MATERIALS, HANDLING AND PLACEMENT OF PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF NDOT OR THE CLARK COUNTY AREA SPECIFICATIONS (AS APPLICABLE) AND THE PLANS AND DETAILS SHOWN HEREON.
20. WHEN INSTALLING UNDERGROUND FACILITIES THAT REQUIRE UNDERGROUND LOCATING DEVICES SUCH AS MARKER BALLS, LOCATING RIBBON, ETC., THE CONTRACTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO OFFSITE INSPECTION AND TESTING CERTIFYING THAT ALL DEVICES HAVE BEEN PLACED AND VERIFIED TO BE IN GOOD WORKING CONDITION PRIOR TO THE CONSTRUCTION OF ANY ROAD BASE.
21. AFTER HAUNCHING AND PRIOR TO BACKFILL OPERATIONS WHICH WOULD COVER SANITARY SEWER AND STORM DRAIN FACILITIES, CONTRACTOR IS REQUIRED TO SCHEDULE CLV OPEN-TRENCH UTILITY SURVEY INSPECTION FOR DETERMINATION OF FINAL LOCATION COORDINATES. FACILITIES TO BE LOCATED BY CLV SHALL INCLUDE AT A MINIMUM THE HORIZONTAL AND VERTICAL (INVERT) LOCATION OF PUBLIC SEWER MANHOLES, STORM DRAIN MANHOLES AND TRANSITION STRUCTURES, STORM DRAIN LATERALS AT THE CONNECTION TO THE STORM DRAIN MAIN AND AT A DROP INLET, AND THE CONNECTION OF THE SEWER SERVICE LATERALS TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERALS EXIT THE PUBLIC RIGHT-OF-WAY, SEWER AND STORM DRAIN MAIN ALIGNMENT, INCLUDING DEFLECTION POINTS.
22. CCTV VIDEO INSPECTION IS REQUIRED FOR ALL SEWER AND STORM DRAINS. THE CCTV VIDEO INSPECTIONS NEED TO BE PERFORMED PER THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS LATEST EDITION.
23. A SEPARATE BORING PERMIT IS REQUIRED FOR ALL BORING ACTIVITIES.

CLV STREETLIGHT NOTES

1. ALL STREET LIGHTING INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE STREET LIGHTING PLANS, THE "UNIFORM STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST REVISION (USS), AND THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA"(USD), LATEST REVISION.
2. DESIGN PROFESSIONAL AND CONTRACTOR SHALL VERIFY CITY'S LATEST LED FIXTURE SPECIFICATIONS AND APPROVED FIXTURES PER CLV WEBSITE, UNDER BUILDING AND SAFETY FORMS, PRIOR TO ORDERING MATERIALS.
3. LUMINAIRE SHALL BE MARKED TO INDICATE INSTALLATION ORIENTATION, AND SHALL HAVE EXTERNAL LABELS PER ANSI C136 THAT INDICATE WATTAGE AND ARE CLEARLY VISIBLE FROM STREET LEVEL.
4. NO DEVATION OF STREET LIGHT, PULL BOX, CONDUITS, ETC., LOCATIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF THE TRAFFIC AND CITY ENGINEER. ANY DEVIATION FROM THE PLAN LOCATION WILL REQUIRE COMPLIANCE WITH SECTION 623 OF THE USS.
5. ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION IN ACCORDANCE WITH SECTION 623 G.03.01 OF THE USS.
6. ALL EMPTY CONDUIT SHALL HAVE AT LEAST ONE GREEN NO. #8 AWG WIRE INSTALLED AS TRACER WIRE IN ACCORDANCE WITH SECTION 623 G.02.01 OF THE USS PRIOR TO BACKFILLING AND FINAL INSPECTION.
7. 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 BEHIND SIDEWALK, AND SHALL AT NO TIME COMPLETELY ENCLOSE THE STREET LIGHTING POLE.
8. AS-BUILT DRAWINGS SHALL BE SUPPLIED TO THE TRAFFIC ENGINEERING DIVISION PRIOR TO ANY PRE-FINAL INSPECTION. THE AS-BUILT DRAWING NEEDS TO BE STAMPED AS-BUILT AND SIGNED BY THE PREPARER.
9. SERVICE POINTS SHALL BE COORDINATED WITH NV ENERGY, AND WHEREVER POSSIBLE, BE LOCATED NEAR THE CENTER OF THE CIRCUIT. SERVICEPOINTS SHALL BE SHOWN ON THE PLANS.
10. NEW STREETLIGHT SERVICES SHALL BE 200 AMP PADMOUNT AND SHALL PROVIDE CAPACITY FOR 20 OR 24 AVAILABLE CIRCUITS.
11. WHEREVER THERE IS AN OVERHEAD UTILITY THAT MAY CONFLICT WITH THE INSTALLATION OF STREETLIGHTING CIRCUITS AND/OR POLES, THESE CONFLICTS MUST BE RESOLVED BETWEEN THE DEVELOPER AND THE UTILITIES INVOLVED BEFORE STREETLIGHT BASES ARE INSTALLED, AT NO EXPENSE TO THE CITY OF LAS VEGAS.
12. THE CONTRACTOR SHALL FURNISH COMPLETE CONDUIT, WIRE, ETC. FROM SERVICE TO TRANSFORMERS AND CONTROL SYSTEMS IF REQUIRED ON THE PLANS.

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

EARTHWORK

TOTAL FOR OVERALL DEVELOPMENT: 2.275 CY CUT / 6.225 CY FILL / 3.950 CY NET -FILL-

NOTE: THIS OPINION OF THE CUT AND FILL QUANTITIES IS PROVIDED AS REQUESTED BY THE GOVERNING ENTITY. THIS INFORMATION SHOULD NOT BE USED FOR BIDDING PURPOSES. ALL CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN QUANTITIES. THESE TOTALS ARE RAW AND DO NOT ACCOUNT FOR SHRINKAGE AND SUCSIDENCE.

CLV TRAFFIC NOTES

1. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
2. THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
3. BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONES. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENT INTO EXISTING CITY STREETS WHERE WARRANTED IMMEDIATELY AFTER GRADING WORK IS ACCOMPLISHED, AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.
4. WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENCROACHED UPON BY A CONSTRUCTION WORK ZONE AND PUBLIC WORKS STAFF IDENTIFIES A NEED FOR STUDENTS TO BE ASSISTED IN THE SAFE CROSSING THROUGH THAT WORK ZONE, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A QUALIFIED "CROSSING GUARD". THE GUARD SHALL BE PRESENT FOR THE FULL DURATION OF TIME THAT CHILDREN ARE LIKELY TO BE PRESENT.
5. IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL, OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CURRENT CITY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS.
7. WHEN A PROPOSED STREET LIGHT STANDARD IS LOCATED WITHIN FIVE FEET (5') OF ANY PROPOSED SIGN SHOWN ON THE PLANS TO BE MOUNTED ON A SIGN POST, THE SIGN SHALL BE MOUNTED ON THE STREET LIGHT STANDARD AND THE SIGN POST SHALL BE ELIMINATED.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN THE FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. STREET SIGNS AND STOP SIGNS SHALL BE INSTALLED PER CITY STANDARD SPECIFICATIONS FOR PLACEMENT OF STREET NAME SIGNS.
10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL DEVICES AND FLAGGERS TO EQUIPMENT AND FLAG PERSONS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC IN AND AROUND THE WORK AREA. THE CONTRACTOR SHALL HAVE A CERTIFIED ATSSA TRAFFIC CONTROL TECHNICIAN OR IMSA WORK ZONE SAFETY SPECIALIST SET UP, MAINTAIN AND/OR REMOVE ALL TRAFFIC CONTROL DEVICES IN THE CITY OF LAS VEGAS RIGHT-OF-WAY.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE EXPEDITED TO COMPLETION SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA (RTC), IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.
13. GUARDS SHALL BE OBTAINED BY CONTACTING THE METROPOLITAN POLICE DEPARTMENT SPECIAL EVENTS UNIT (PHONE NO. 229-3442) WHO WILL PROVIDE OFFICERS TRAINED IN TRAFFIC CONTROL FEES FOR THE USE OF THESE OFFICERS SHALL BE SET BY METRO AND WILL BE PAID BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL ARRANGEMENTS WITH METRO.
14. ALL WORK WITHIN 300' OF A SIGNALIZED INTERSECTION WILL BE NIGHT WORK, UNLESS DIRECTED BY THE CITY OF LAS VEGAS TRAFFIC ENGINEER.
15. CONTRACTOR SHALL CONTACT THE TRAFFIC ENGINEERING DIVISION (TRANSPORTATION SECTION) THROUGH THE PROJECT'S OFFSITE INSPECTOR PRIOR TO INITIATING PAVING TO RECEIVE DIRECTION FOR ANY PERMANENT OR TEMPORARY MODIFICATIONS TO THE APPROVED DRAWINGS REGARDING FINAL PAVEMENT TRANSITIONS, MARKINGS AND SIGNING THAT ARE REQUIRED TO MATCH ADJACENT ROADWAY SEGMENTS. THE CONTRACTOR SHALL PROVIDE A DRAWING FOR APPROVAL BY THE TRAFFIC ENGINEERING DIVISION DEPICTING ANY ADJUSTMENTS TO THE FINAL PAVEMENT MARKINGS AND SIGNAGE, WHICH MAY INCLUDE OMITTING, ADDING OR MODIFYING PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS SUCH THAT ADEQUATE TRANSITIONS AND LANE TERMINATIONS BETWEEN ADJACENT ROADWAY SEGMENTS ARE CONSTRUCTED.

CLV GRADING NOTES

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

	HORIZONTAL	VERTICAL	COMPACTION	
A. PAVEMENT AREA SUBGRADE	+/- 1"	+/- 0.1"	SEE SOILS REPORT	
B. ENGINEERED FILL	0.5"	+/- 0.1"	SEE SOILS REPORT	

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

STORMWATER RUNOFF MANAGEMENT NOTES

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, THE PUBLIC RIGHTS OF WAY OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CLARK COUNTY TITLE 24.40 AND 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 START OF CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY. REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.5.
4. AT A MINIMUM, THE CONTRACTOR R 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 BERMS WEEKLY, AND WITHIN 24 HOURS AFTER AND 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 MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.12.
5. ACCUMULATED SEDIMENT IN BMP'S SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT 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.

CLV FIRE DEPARTMENT NOTES

1. 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.
2. ONLY FIRE HYDRANTS THAT ARE ON THE LAS VEGAS VALLEY WATER DISTRICTS - APPROVED PRODUCTS LIST ARE ALLOWED TO BE INSTALLED.
3. 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 § 105.5.15
4. ON ANY RESIDENTIAL OR COMMERCIAL INSTALLATIONS, FIRE HYDRANTS SHALL BE INSTALLED AND FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED BEFORE COMMENCEMENT OF ANY COMBUSTIBLE CONSTRUCTION. ALL FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER AND SHALL BE CAPABLE OF DELIVERING THE REQUIRED FIRE FLOW. IFC § 5310, § 5312
5. 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
6. ALL UNDERGROUND INSPECTIONS, PRESSURE AND FLUSH VERIFICATIONS OF ALL FIRE HYDRANTS AND FIRE LINES, SHALL BE CONDUCTED BEFORE COVERING THE LINES. CENTER LOADING IS ACCEPTABLE FOR THE HYDRO TESTS WITH PRIOR FIRE PREVENTION APPROVAL. IFC § 106.3
7. ALL ON-SITE UNDERGROUND WATER MAINS AND MATERIALS SHALL BE U.L. LISTED, A.W.W.A APPROVED AND SHALL BE RATED FOR THE APPROPRIATE WORKING PRESSURE. IFC § 507.2.1, NFPA 24
8. PAINTING OF CURBS, FIRE HYDRANTS, PADS, PROTECTION OF FIRE HYDRANTS FROM PHYSICAL DAMAGE, AND ALL OTHER WORK NECESSARY PER PLANS SHALL BE COMPLETED BEFORE APPROVAL BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION. IFC § 507
9. PRIVATE HYDRANTS SHALL BE PAINTED RED. IFC § 507.5.1
10. PRIOR TO THE FINAL OCCUPANCY, A FIRE FLOW TEST SHALL BE WITNESSED BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION TO VERIFY AVAILABILITY OF THE REQUIRED FIRE FLOW. IFC § 507
11. FIRE HYDRANT SPACING SHALL BE AS FOLLOWS: IFC § C102
 - H RESIDENTIAL - 500 FT UNSPRINKLERED; 600 FT SPRINKLERED.
 - H COMMERCIAL - 300 FT UNSPRINKLERED; 400 FT SPRINKLERED.
12. WHERE THE WATER MAINS ARE EXTENDED ALONG STREETS OR NEW STREETS ARE INSTALLED WHERE FIRE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF THE STRUCTURES, FIRE HYDRANTS SHALL BE INSTALLED AT A MAXIMUM OF 1000 FT SPACING, TO PROVIDE FOR TRANSPORTATION HAZARDS, WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS OR HAVE FOUR (4) OR MORE TRAFFIC LANES AND HAVE A TRAFFIC COUNT OF MORE THAN 30,000 PER DAY, HYDRANTS ARE REQUIRED ON EACH SIDE OF THE STREET SPACED AT 500 FT ON AN ALTERNATING BASIS. IFC § C102.8

10. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN THE RADIUS OF A CUL-DE-SAC OR WITHIN 20 FT OF THE PERIMETER OF THE RADIUS OF THE CUL-DE-SAC.
14. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN 6 FT OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREETLIGHT OR ANY OTHER OBSTRUCTION. IFC § C102.10
15. A MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A ONE-TWO FAMILY DWELLING SHALL NOT EXCEED 300 FT, AS MEASURED BY AN APPROVED ROUTE. IFC § C102.4
16. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A FIRE DEPARTMENT CONNECTION (FDC) SHALL NOT EXCEED 100 FT, AS MEASURED BY AN APPROVED ROUTE. IFC § C102.7

20. THE MAXIMUM DISTANCE FROM A HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200 FT. IFC § C102.6
18. TWO (2) SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE IS 4 OR MORE FIRE HYDRANTS/SPRINKLER LEAD-INS ARE INSTALLED ON A SINGLE SYSTEM, FOR SYSTEMS REQUIRED TO HAVE TWO (2) SOURCES OF WATER SUPPLY, SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN TWO (2) FIRE HYDRANTS AND/OR FIRE SPRINKLER LEAD-INS CAN BE OUT OF SERVICE DUE TO A SERVICE INTERRUPTION. FOR SYSTEMS PERMITTED TO HAVE ONE SOURCE OF WATER SUPPLY, SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 3 FIRE HYDRANTS AND/OR FIRE SPRINKLER LEAD-INS CAN BE OUT OF SERVICE DUE TO A SERVICE INTERRUPTION. IFC § C104

11. ALL FIRE APPARATUS ACCESS ROADS SHALL BE PAVED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES, AND SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF THE FIRE APPARATUS. IFC § 503.2.3
20. THE GRADIENT FOR THE FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 12% ANGLES OF APPROACH AND ANGLES OF DEPARTURE SHALL NOT EXCEED 6% FOR 25 FT PRIOR TO OR AFTER THE GRADE CHANGE, ADJACENT TO THE STRUCTURES GRADIENT SHALL NOT EXCEED 6%. IFC § 503.2.7, § 503.2.8
21. THE TURNING RADIUS OF THE FIRE APPARATUS ACCESS ROADS SHALL BE NO LESS THAN 52 FT OUTSIDE AND 28 FT INSIDE TURNING RADIUS. IFC § 503.2.4

22. VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL NOT BE LESS THAN 13FT 6 INS. IFC § 503.2.1
23. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 33 FT WITH PARKING ON BOTH SIDES MEASURED TO FACE OF CURB, NOT LESS THAN 28 FT WIDE WITH PARKING RESTRICTED TO ONE SIDE MEASURED TO FACE OF CURB, NOT LESS THAN 24 FT WIDE WITH NO PARKING ON EITHER SIDE MEASURED TO FACE OF CURB. FIRE LANES THROUGH PARKING LOTS SHALL BE NOT LESS THAN 24 FT. IFC § 503.2.1.1

24. 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
25. APPROVED SECONDARY FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR 200 OR MORE DWELLING UNITS, ROAD(S) WITH DEAD-ENDS OR A SINGLE POINT OF ACCESS IN EXCESS OF 600 FT, CLV REGULATION AND MOW
26. ALL DEAD-END FIRE APPARATUS ROADS AND/OR FIRE LANES, PUBLIC OR PRIVATE, IN EXCESS OF 150 FT IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND HAVING A MINIMUM DIAMETER OF 81 FT, CLV REGULATION

27. ALL FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LANE, ONE SIGN AT THE END OF THE FIRE LANE AND WITH SIGNS AT INTERVALS OF 100 FT ALONG THE DESIGNATED FIRE LANES. SIGNS TO BE PLACED ON BOTH SIDES OF AN ACCESS ROADWAY IF NEEDED TO PREVENT PARKING ON EITHER SIDE, SIGNS TO BE INSTALLED NO HIGHER THAN 10 FT OR CURBS NOT LESS THAN 6 FT FROM THE ROADWAY LEVEL. THE CURB ALONG OR ON THE PAVEMENT OR CEMENT (IF NO CURB IS PROVIDED) SHALL BE PAINTED WITH A RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS. IFC § 503.3

28. ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. IFC § 503.6

29. WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS, OR HAVING FOUR OR MORE TRAVEL LANES AND A TRAFFIC COUNT OF MORE THAN 30,000 VEHICLES PER DAY, ALL HYDRANTS BEING UTILIZED TO DELIVER FIRE FLOW TO THE PROPOSED LOCATION SHALL BE LOCATED ON THE SAME SIDE OF THE STREET AS THE PROPOSED DEVELOPMENT. CLV REGULATION

SEWER MANHOLE SCHEDULE

1. IN THE EVENT OF NATURAL GAS EMERGENCIES CALL 811 AND 1-877-369-6020.
2. MINIMUM HORIZONTAL AND VERTICAL CLEARANCES BETWEEN NATURAL GAS FACILITIES AND ANY UNDERGROUND UTILITIES AND/OR STRUCTURES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, STORM DRAIN, COMMUNICATIONS, AND ELECTRIC SHALL BE AT LEAST 12-INCHES OR GREATER AS SPECIFIED BY LOCAL CODES AND STANDARDS.
 - A) ANY DEVIATION FROM SPECIFIED MINIMUM CLEARANCES MUST BE APPROVED BY ALL AFFECTED UTILITIES AND/OR MUNICIPALITIES.
3. FOR VALVE ADJUSTMENT CONTACT 702-628-7855 14 DAYS PRIOR TO CONSTRUCTION.
4. FOR ADJUSTMENT OF CATHODIC PROTECTION TEST POINTS CONTACT 702-628-7873 14 DAYS PRIOR TO CONSTRUCTION.
5. IN THE EVENT OF A NATURAL GAS CONFLICT WITH PROPOSED UTILITIES AND/OR STRUCTURES CONTACT 702-365-2015
6. FOR STANDBY WHEN EXCAVATING (INCLUDING SAW CUTTING AND PAVEMENT REMOVAL) OVER OR NEAR HIGH PRESSURE GAS LINES CONTACT 702-278-8451 48 HOURS PRIOR TO CONSTRUCTION.

STORM DRAIN MANHOLE SCHEDULE

1. IN THE EVENT OF NATURAL GAS EMERGENCIES CALL 811 AND 1-877-369-6020.
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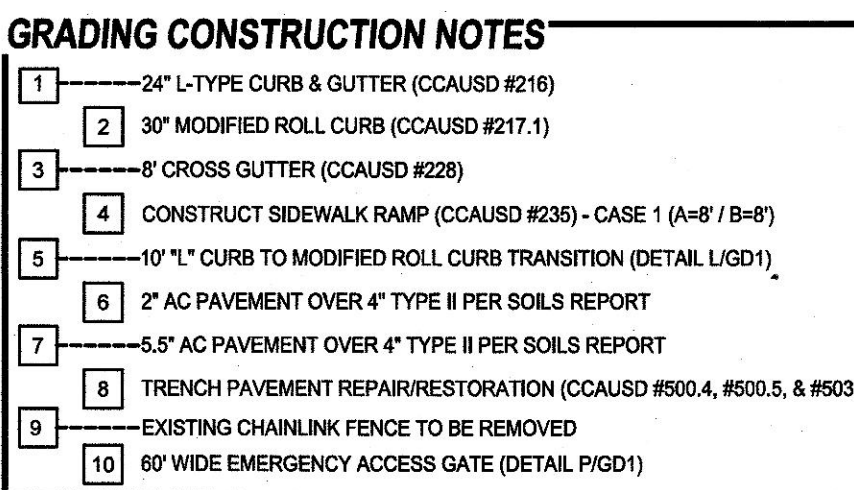
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4. FOR ADJUSTMENT OF CATHODIC PROTECTION



ALL PRIVATE STREETS AND DRAINAGE EASEMENTS ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (H.O.A.).

ALL WORK TO BE PERFORMED OUTSIDE OF THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL NOT BE PERFORMED UNTIL WRITTEN PERMISSION AND EASEMENTS HAVE BEEN OBTAINED FROM THE OFFSITE OWNER AND GIVEN TO THE GOVERNING ENTITY.

TOTAL FOR OVERALL DEVELOPMENT: 2,275 CY CUT / 6,225 CY FILL / 3,950 CY NET <FILL>

NOTE: THIS OPINION OF THE CUT AND FILL QUANTITIES IS PROVIDED AS REQUIRED BY THE GOVERNING ENTITY. THIS INFORMATION SHOULD NOT BE USED FOR BIDDING PURPOSES. ALL CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN QUANTITIES. THESE TOTALS ARE RAW AND DO NOT ACCOUNT FOR SHRINKAGE AND SUBSIDENCE.

REPORT NO: 16360-LVR
DATE: 08/30/21

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Avoid cutting underground utility lines. It's costly.

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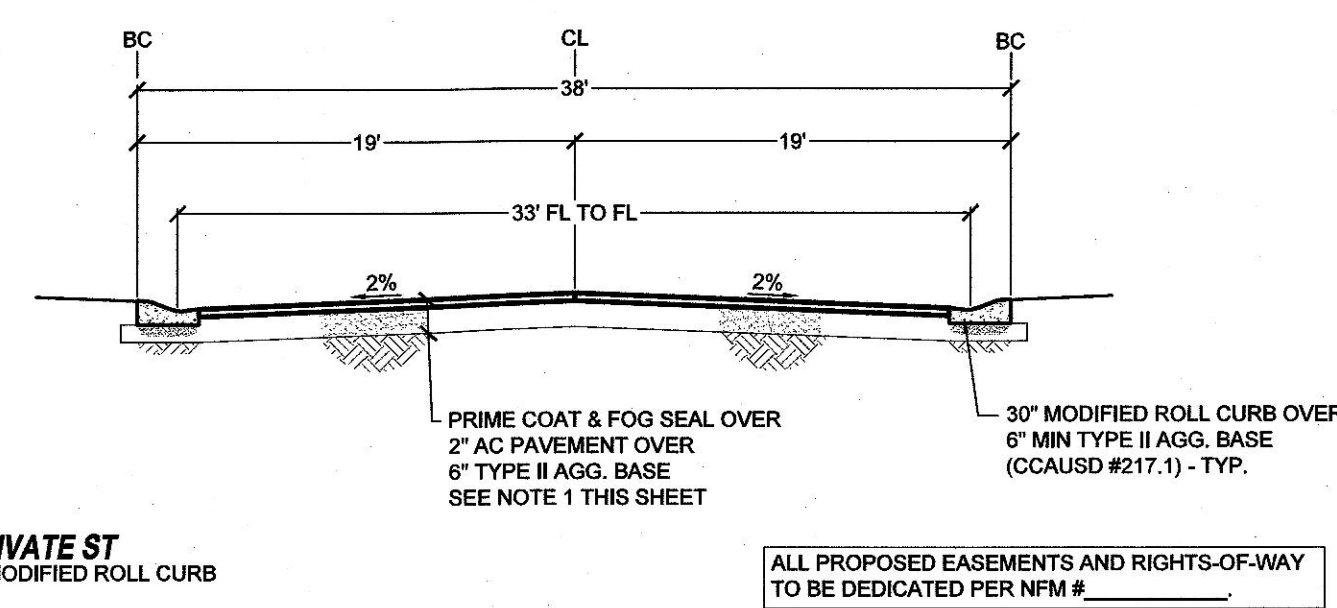
1-800-642-2444

ROBERT D. CUNNINGHAM, PE



HICKAM & LEON SINGLE-FAMILY-Y-

1. ALL AGG. BASES SHALL BE COMPACTED PER GEOTECH REPORT. 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 PRELIMINARY PLANS WILL BE REQUIRED.
2. ALL SLOPES GREATER THAN 1:1 WILL HAVE A 2 FT AT 2% BENCH AT THE TOP OF SLOPE.
3. SLOPES GREATER THAN 6:1 UP TO 3:1 WILL HAVE A 1 FT BENCH AT 2% AT THE TOP OF SLOPE.
4. ALL PERIMETER WALLS SHALL BE DECORATIVE.
5. MAINTAIN A 4 INCHES OR LESS SEPARATION BETWEEN WALLS ONLY. SEE 30.4.02.019. GAP TO BE FILLED & COVERED WITH METAL FLASHING.
6. WALL SECTIONS SHOWN ON THIS SHEET ARE FOR REFERENCE ONLY. SEE GEOTECH REPORT AND STRUCTURAL DRAWINGS FOR DESIGN AND WATERPROOFING REQUIREMENTS.
7. FOR SLOPE DEPTH BELOW LOWEST ADJACENT GRADE, SEE GEOTECH REPORT RECOMMENDATIONS AND STRUCTURAL DRAWINGS.
8. DISTANCE FROM OUTSIDE EDGE OF FOOTING TO THE FACE OF ADJACENT DESCENDING SLOPE SHOULD MEET THE MINIMUM DISTANCES OUTLINED IN THE GEOTECH REPORT.
9. ALL AREAS COMPACTED PER THE GEOTECH REPORT.
10. A/C PAVEMENT TO BE A MAXIMUM 1/2" ABOVE UP OF ADJACENT CONCRETE AFTER COMPACTION.
11. ALL LOTS ARE TYPE "A" DRAINAGE PATTERN (DETAIL K/G/D1)

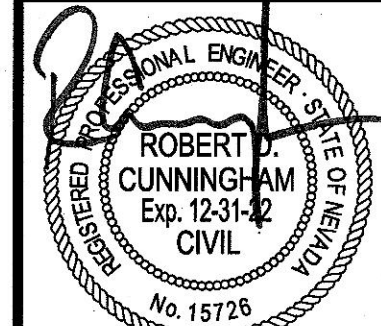


TANEY & ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 352-8844 EMAIL: INFO@TANEYCORP.COM



HICKAM & LEON WEST SINGLE-FAMILY-RESIDENTIAL

GRADING DETAILS



DATE:		2/3/2022	
SCALE:		NTS	
JOB NO:		BND-21-0033	
DESIGNED BY:	JT	CHECKED BY:	RC
SHEET NAME:		GD1	
SHEET NUMBER:		04 OF 10	
CLV		00000000	

Avoid overhead power
line contact. It's costly.

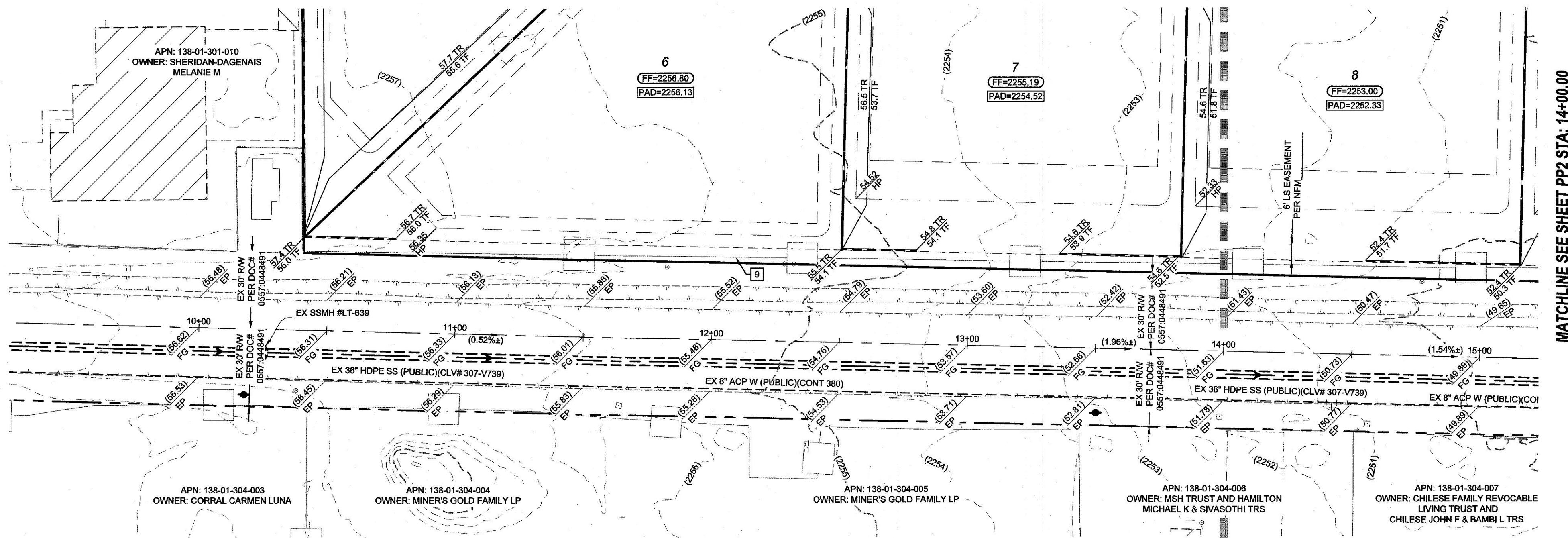
Call
before you
Overhead
1-702-227-2929

Call before you Dig
Avoid cutting underground utility lines, it's costly.

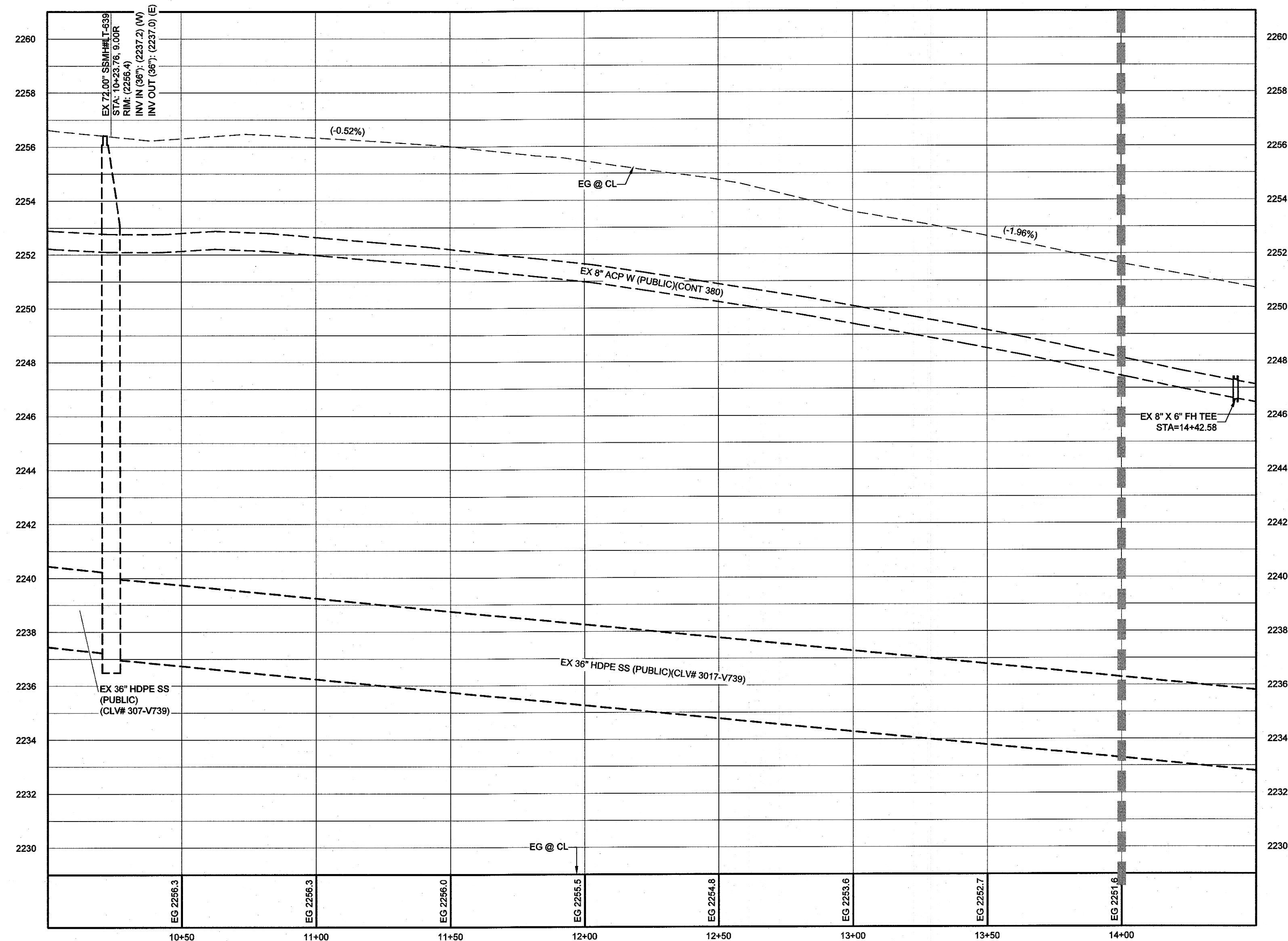
CALL
811
OR
1-800-642-2444

LAST PLOT: Jeff Thomson
FILE NAME: S:\ACTIVEBLEND COMMUNITIES\LLC\BND-21-003 - HICKAM & LEONIENG3 IPS3 SHEET DWG\SWESTBND003_SHT_GD_W.DWG

LAST PLOT: Jeff Thomson
FILE NAME: S:\ACTIVE\BLEND COMMUNITIES\11\BND-21-003 - HICKAM & LEON WEST\11\BND-21-003_SHT_PP_V.DWG



HICKAM AVE (PUBLIC) - PLAN
STA: 10+00.00 TO 14+00.00



HICKAM AVE (PUBLIC) - PROFILE
STA: 10+00.00 TO 14+00.00
SCALE: 1"=30' HORIZONTAL; 1"=3' VERTICAL

GEOTECHNICAL

GEOTEK RESIDENTIAL, LLC
6835 S. ESCONDIDO AVE.
LAS VEGAS, NV 89119
(702) 897-1424
REPORT NO: 16360-LVR
DATE: 08/30/21

BENCHMARK

CITY OF LAS VEGAS
BENCHMARK ID 5LV001S8
RIVET & PLATE IN TOP OF CURB AT NE CORNER OF BRADLEY & HICKAM
ELEVATION: 678.12 METERS (NAVD 88)
2,224.80 FEET (NAVD 88)

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line contact. It's costly.
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Overhead**
1-702-227-2929

Avoid cutting underground
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**Call
before you Dig**
CALL
811
OR
1-800-642-2444

PROFILE NOTES

ADD 2200 FEET TO ALL GRADE TAGS TO GET ACTUAL ELEVATION.
ALL PRIVATE STREETS AND DRAINAGE EASEMENTS ARE TO BE PRIVATELY OWNED AND
MAINTAINED BY THE HOMEOWNERS ASSOCIATION (H.O.A.).
ALL WORK TO BE PERFORMED OUTSIDE OF THE PROJECT BOUNDARY AND ON PRIVATE
PROPERTY SHALL NOT BE PERFORMED UNTIL WRITTEN PERMISSION AND EASEMENTS HAVE
BEEN OBTAINED FROM THE OFFSITE OWNER AND GIVEN TO GOVERNING ENTITY.

LVVWD NOTES:

- LVVWD CANNOT GUARANTEE A WATERTIGHT SHUTDOWN WHERE CONNECTIONS OR
REPAIRS TO EXISTING FACILITIES ARE REQUIRED. THE CONTRACTOR SHALL ENSURE
ALL LABOR AND EQUIPMENT IS AVAILABLE TO REMOVE REMAINING WATER.
COORDINATION WITH INSPECTION DIVISION MUST TAKE PLACE PRIOR TO ANY TRIAL
SHUTDOWN.
- CONTRACTOR TO INSTALL TEMPORARY SERVICE TO ENSURE PROPER SHUTDOWN IN
THE EVEN NO OTHER APPURTENANCES ARE AVAILABLE.
- DEPTH OF COVER DURING CONSTRUCTION
MAINTAIN MINIMUM TWENTY-FOUR (24) INCH COVER PER UDACS SECTION 2.08.04.
GRADING MUST BE COMPLETED PRIOR TO WATERLINE INSTALLATION.
- WATER MAIN JOINT DEFLECTION PER UDACS 2.07.01 AND 2.07.03.
- PROTECT IN PLACE AND ADJUST LVVWD EXISTING FACILITIES TO FINISHED GRADE PER
UDACS. ALL LVVWD FACILITIES SHALL BE ACCESSIBLE AT ALL TIMES.
- INSTALL PIPELINE MARKER BALLS, PER UDACS PLATE #15.

UTILITY DISCLAIMER

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CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL
LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING
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UTILITIES NOT SHOWN IN THEIR EXISTING LOCATIONS.

LINE AND CURVE DATA

FOR LINE AND CURVE DATA TABLES, SEE THE GRADING PLAN SHEETS FOR THIS PROJECT.

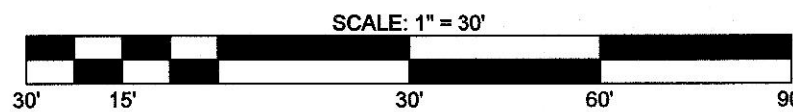
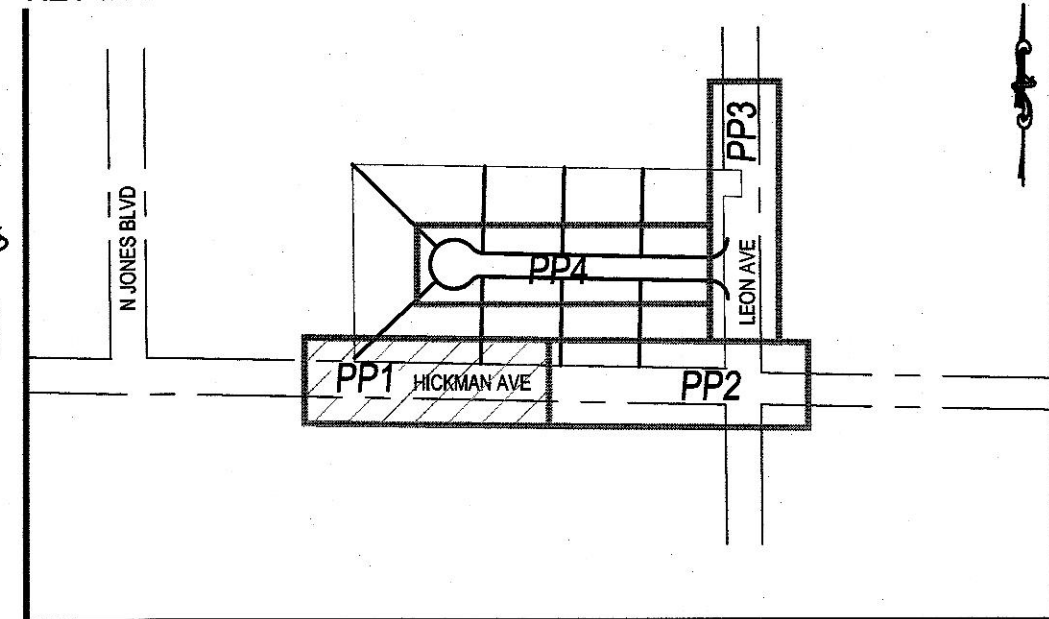
APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES
PROJECT# 12200X, FIRST APPROVED DATE
LVVWD APPROVED FIRE FLOW: 1,500 GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 28 GPM

GRADING CONSTRUCTION NOTES

- 24" L-TYPE CURB & GUTTER (CCAUD #216)
- 30" MODIFIED ROLL CURB (CCAUD #217.1)
- 8" CROSS GUTTER (CCAUD #228)
- CONSTRUCT SIDEWALK RAMP (CCAUD #235) - CASE 1 (A=8' / B=8')
- 10' L" CURB TO MODIFIED ROLL CURB TRANSITION (DETAIL L/GD1)
- 2" AC PAVEMENT OVER 4" TYPE II PER SOILS REPORT
- 5.5" AC PAVEMENT OVER 4" TYPE II PER SOILS REPORT
- TRENCH PAVEMENT REPAIR/RESTORATION (CCAUD #500.4, #500.5, & #503)
- EXISTING CHAINLINK FENCE TO BE REMOVED
- 60" WIDE EMERGENCY ACCESS GATE (DETAIL P/GD1)

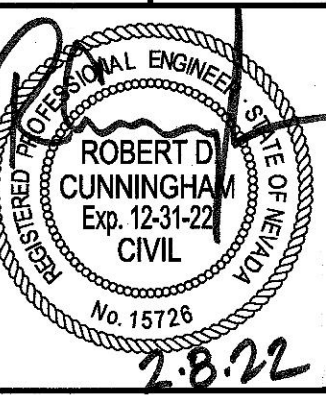
KEY MAP



BLEND COMMUNITIES, LLC



HICKAM & LEON WEST
SINGLE-FAMILY-RESIDENTIAL
HICKAM AVE (PUBLIC)
PLAN & PROFILE 1
STA: 10+00 TO 14+00



DATE: 2/3/2022

SCALE: 1"=30'

JOB NO: BND-21-003

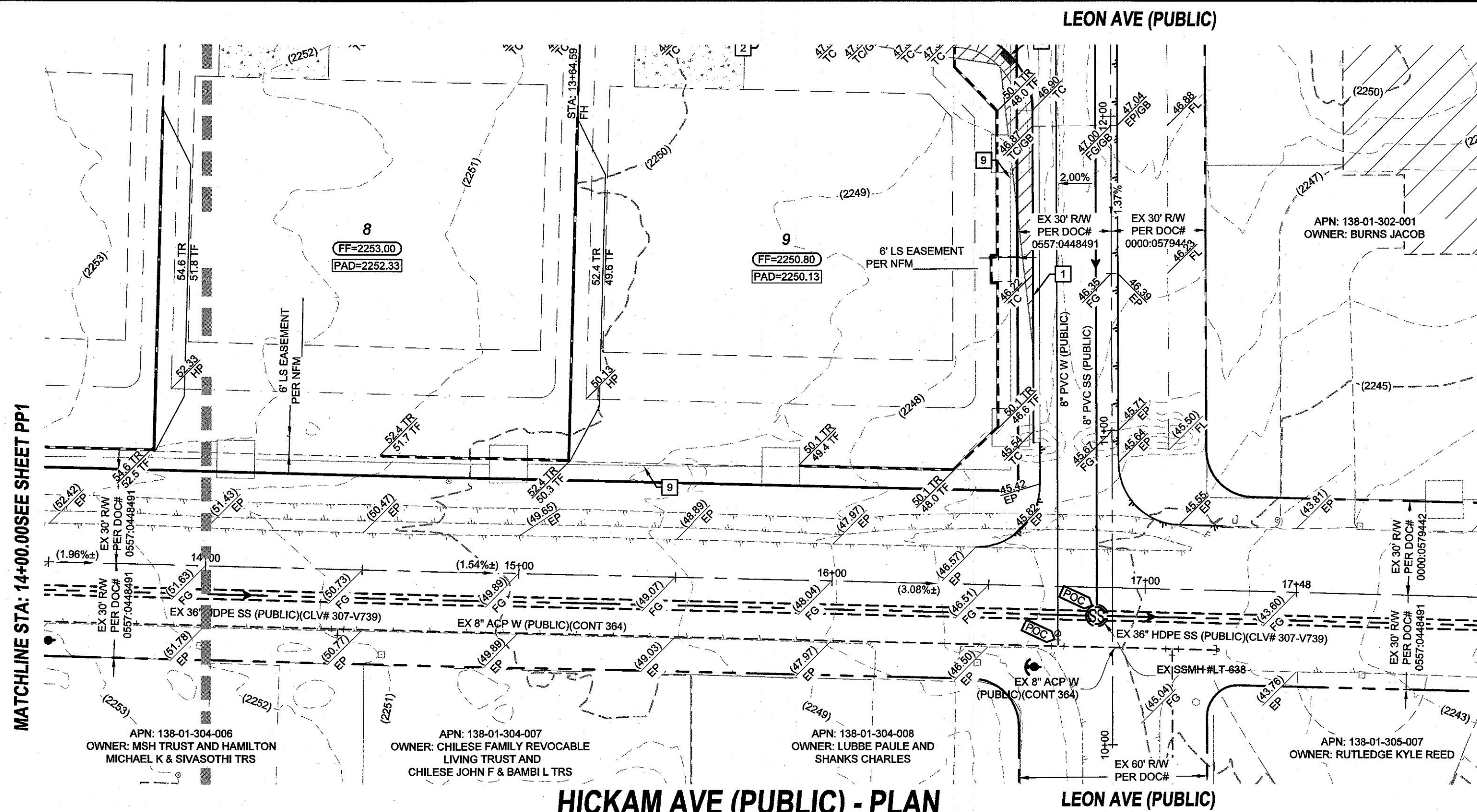
DESIGNED BY: JT CHECKED BY: RC

SHEET NAME: PP1

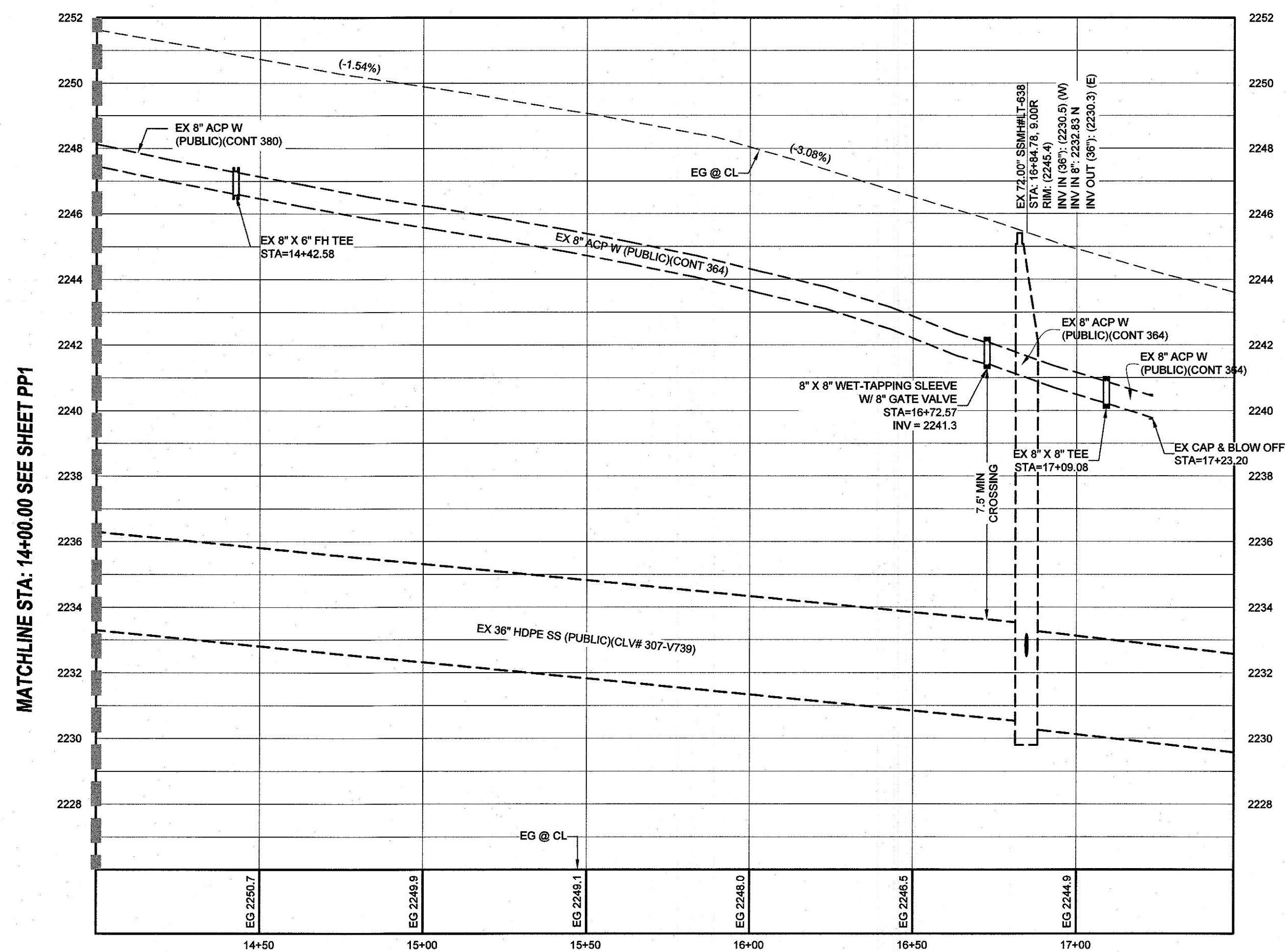
SHEET NUMBER: 05 OF 10

CLV 0000000

LAST PLOT: Jeff Thompson
FILE NAME: S:\ACTIVE\BLEND COMMUNITIES\1\LLC\BND-21-003 - HICKAM & LEON\03 IPS3 SHEET DWG\BND-21-003_SHT_PP_1.DWG



HICKAM AVE (PUBLIC) - PLAN
STA: 14+00.00 TO 17+00.00



HICKAM AVE (PUBLIC) - PROFILE
STA: 14+00.00 TO 17+00.00
SCALE: 1"=30' HORIZONTAL; 1"=3' VERTICAL

GEOTECHNICAL

GEOTEK RESIDENTIAL, LLC
8835 S. ESCONDIDO AVE.
LAS VEGAS, NV 89119
(702) 897-1424
REPORT NO: 16360-LVR
DATE: 08/30/21

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Overhead**
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OR
1-800-642-2444

PROFILE NOTES

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LVWD NOTES:

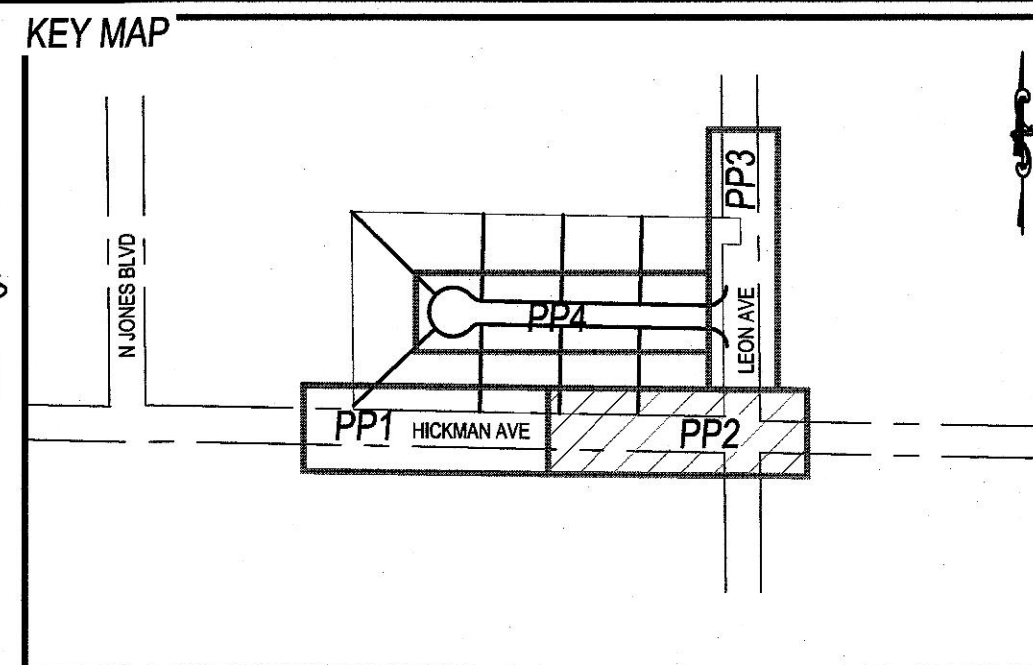
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LINE AND CURVE DATA

FOR LINE AND CURVE DATA TABLES, SEE THE GRADING PLAN SHEETS FOR THIS PROJECT.



SCALE: 1" = 30'

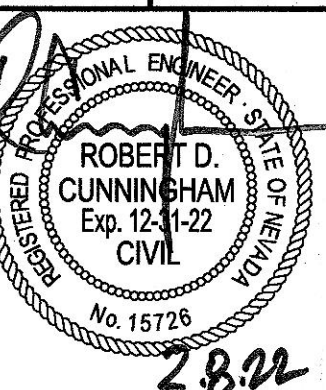
GRADING CONSTRUCTION NOTES

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- 60" WIDE EMERGENCY ACCESS GATE (DETAIL PGD1)

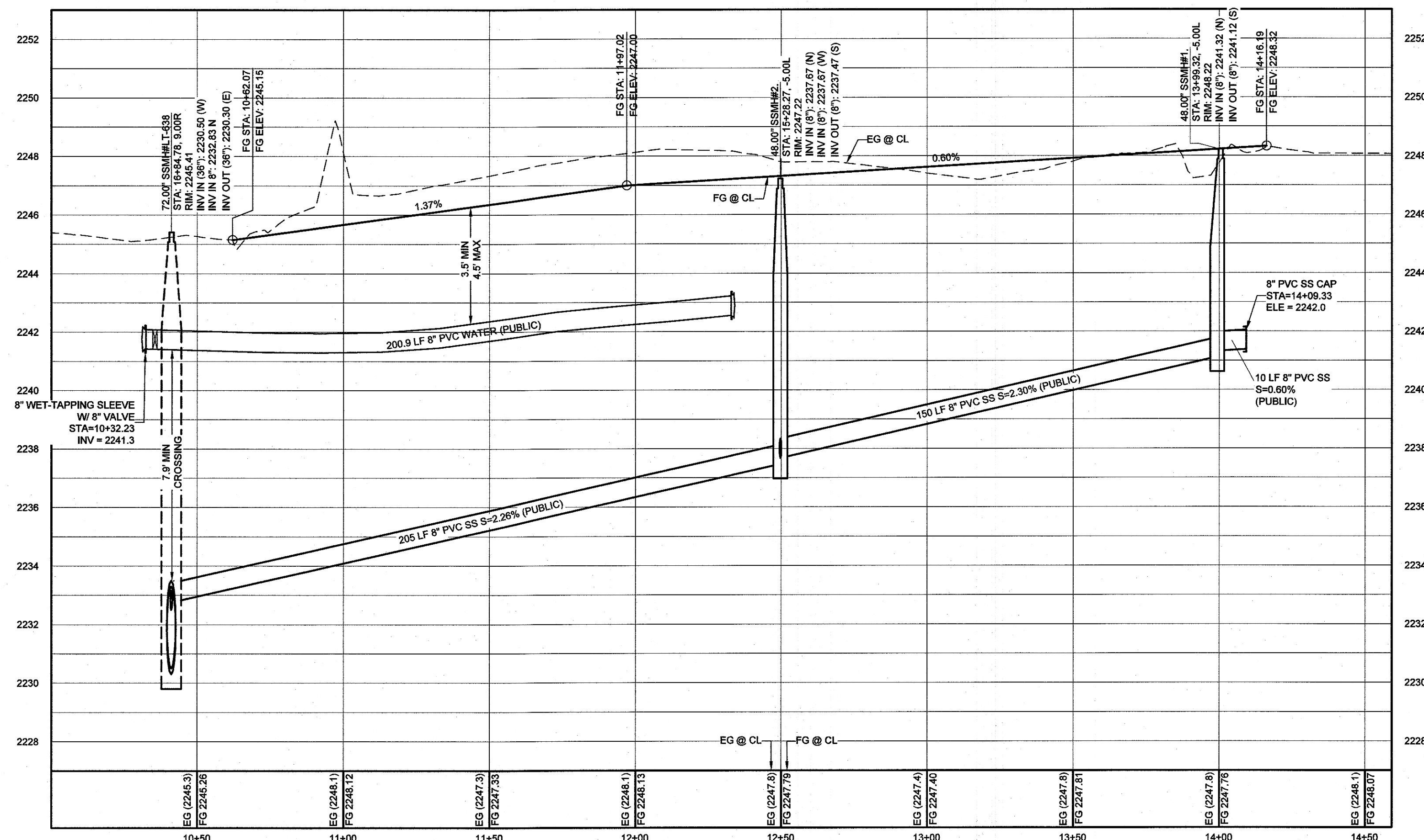
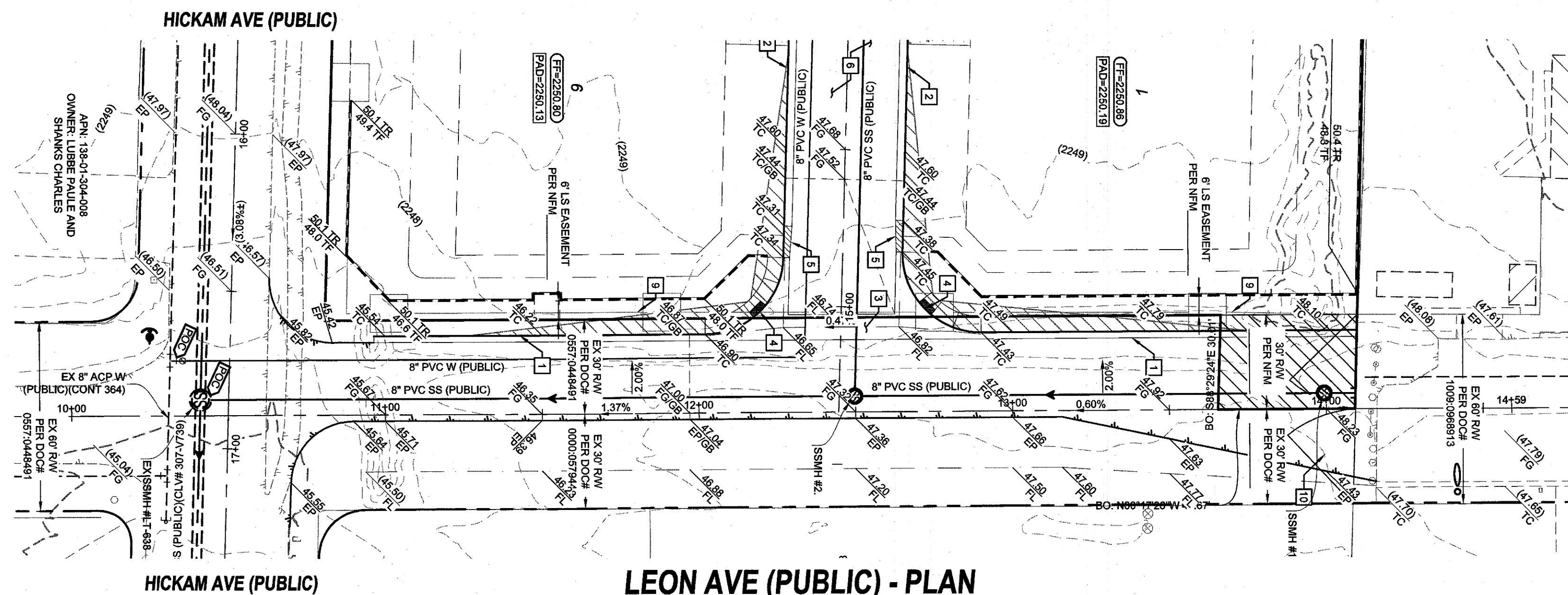
BLEND COMMUNITIES, LLC



HICKAM & LEON WEST
SINGLE-FAMILY-RESIDENTIAL
HICKAM AVE (PUBLIC)
PLAN & PROFILE 2
STA: 14+00 TO 17+00



DATE: 2/3/2022
SCALE: 1"=30'
JOB NO: BND-21-003
DESIGNED BY: JT CHECKED BY: RC
SHEET NAME: PP2
SHEET NUMBER: 06 OF 10
CLV 0000000



GEOTECHNICAL

GEOTEK RESIDENTIAL, LLC
6835 S. ESCONDIDO AVE.
LAS VEGAS, NV 89119
(702) 897-1424

REPORT NO: 16360-LVF
DATE: 08/30/21

BENCHMARK
CITY OF LAS VEGAS
BENCHMARK ID 5LV001S6
RIVET & PLATE IN TOP OF CURB AT NE CORNER OF BRADLEY & HICKAM
ELEVATION: 678.12 METERS (NAVD 88)
2,224.80 FEET (NAVD 88)

Avoid overhead power
line contact. it's costly.

Ca
before yo
Overhea
1-702-227-292

Call before you Dig
Avoid cutting underground utility lines. It's costly.

CALL
811

OR
1-800-642-2444

PROFILE NOTES

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- WATER MAIN JOINT DEFLECTION PER UDACS 2.07.01 AND 2.07.03

- PROTECT IN PLACE AND ADJUST LVWD EXISTING FACILITIES TO FINISHED GRADE PER UDACS. ALL LVWD FACILITIES SHALL BE ACCESSIBLE AT ALL TIMES.

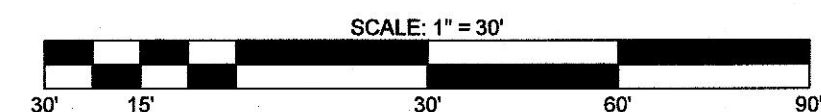
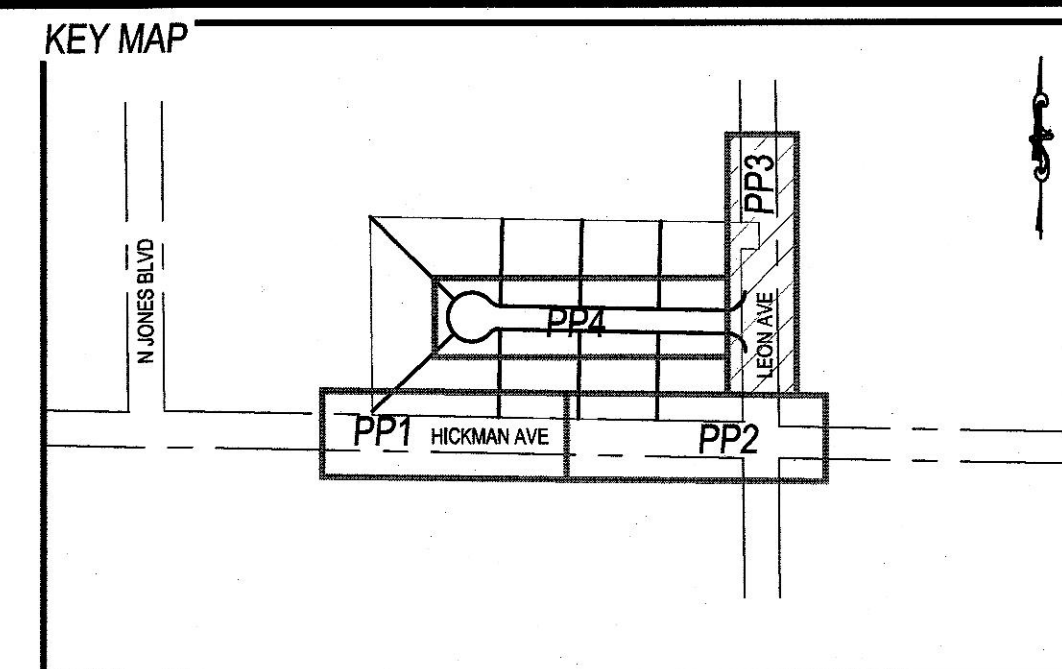
- INSTALL PIPELINE MARKER BALLS, PER UDACS PLATE #15.

UTILITY DISCLAIMER

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LINE AND CURVE DATA

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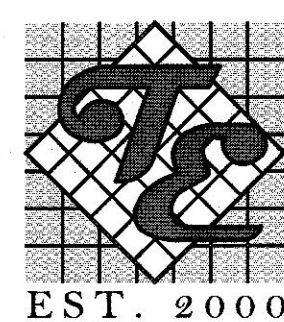


GRADING CONSTRUCTION NOTES

- 1 24" L-TYPE CURB & GUTTER (CAUSD #216)
- 2 30" MODIFIED ROLL CURB (CAUSD #217.1)
- 3 8" CROSS GUTTER (CAUSD #228)
- 4 CONSTRUCT SIDEWALK RAMP (CAUSD #235) - CASE 1 (A=8' / B=8')
- 5 10" L" CURB TO MODIFIED ROLL CURB TRANSITION (DETAIL L/GD1)
- 6 2" AC PAVEMENT OVER 4" TYPE II PER SOILS REPORT
- 7 5.5" AC PAVEMENT OVER 4" TYPE II PER SOILS REPORT
- 8 TRENCH PAVEMENT REPAIR/RESTORATION (CAUSD #500.4, #500.5, & #500.3)
- 9 EXISTING CHAINLINK FENCE TO BE REMOVED
- 10 60' WIDE EMERGENCY ACCESS GATE (DETAIL P/GD1)

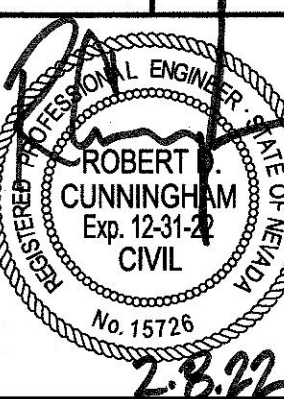
BLEND COMMUNITIES, LLC

TANEY & ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
702.362-9844 EMAIL: INFO@TANEYCORP.COM



**HICKAM & LEON WEST
SINGLE-FAMILY-RESIDENTIAL**

**LEON AVE (PUBLIC)
PLAN & PROFILE 3
STA:11+00 TO 14+00**



TE: 2/3/2022

SCALE: 1"=30'

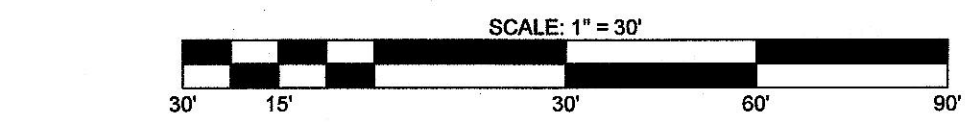
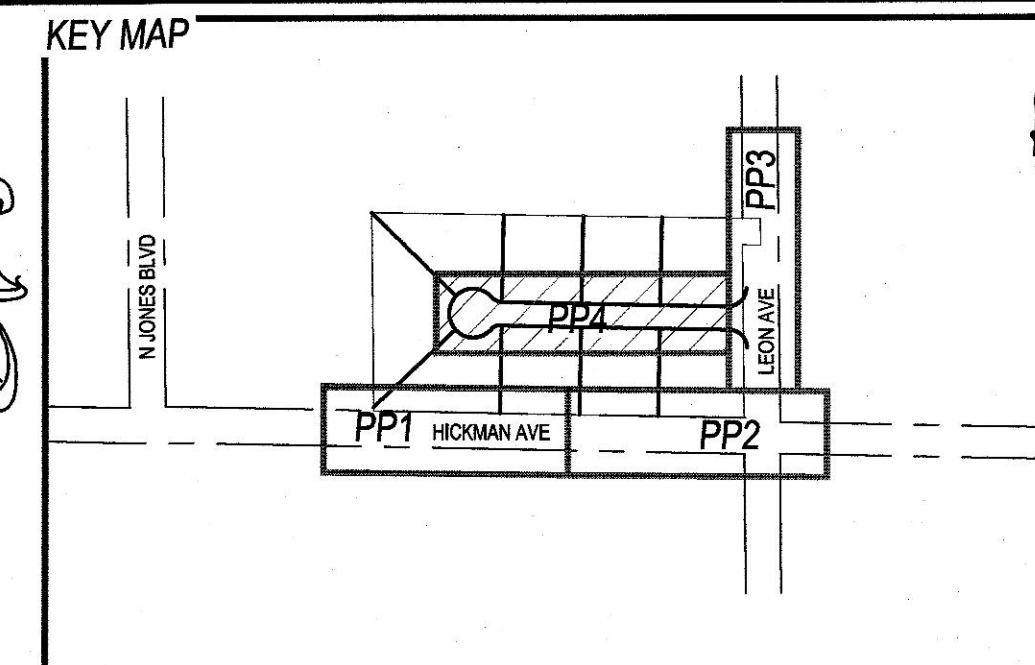
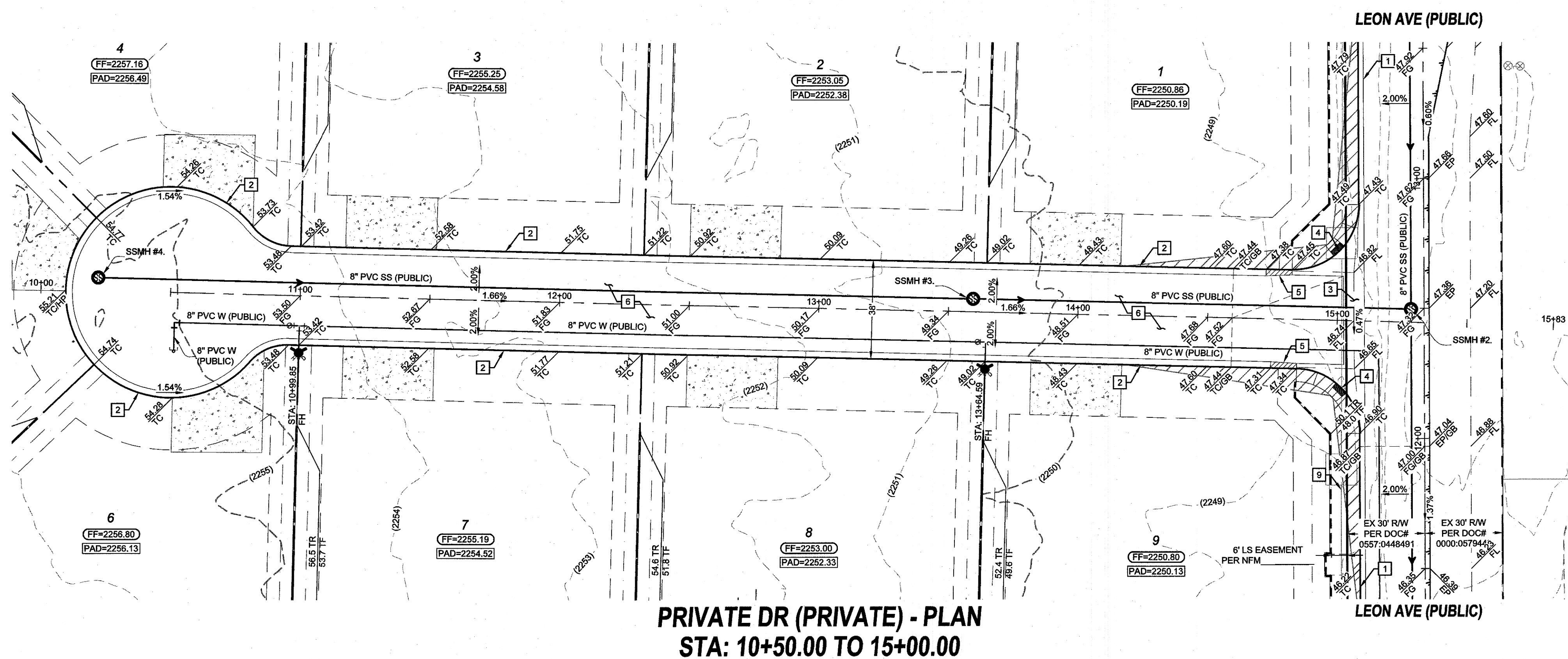
BND-21-003

SIGNED BY:	CHECKED BY:
JT	RC

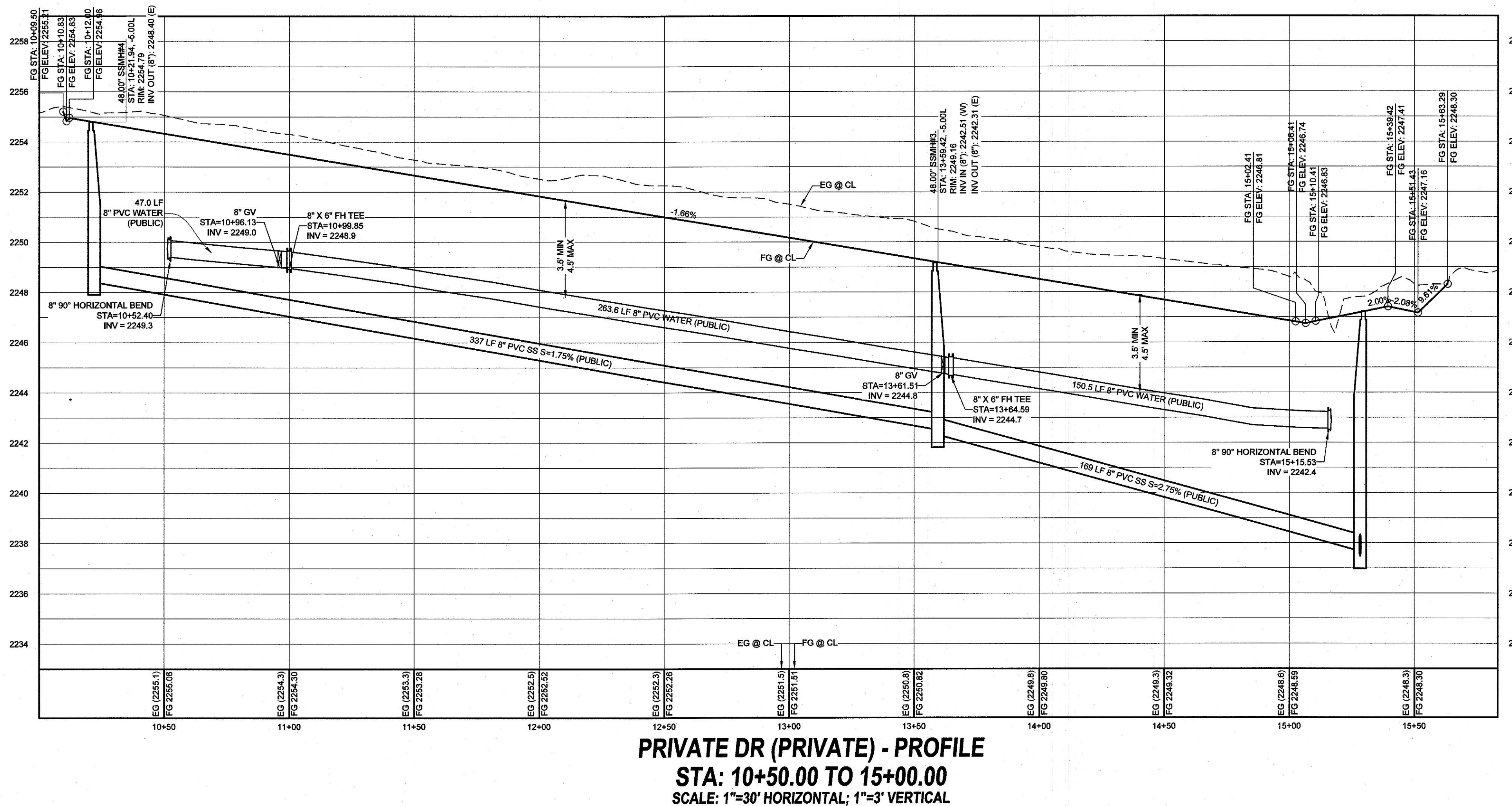
HEET NAME: **DRG**

PP3

SHEET NUMBER:
07 10



- GRADING CONSTRUCTION NOTES**
1. 24" L-TYPE CURB & GUTTER (CCAUSSD #216)
 2. 30" MODIFIED ROLL CURB (CCAUSSD #217.1)
 3. 6" CROSS GUTTER (CCAUSSD #228)
 4. CONSTRUCT SIDEWALK RAMP (CCAUSSD #235) - CASE 1 (A=8' / B=8')
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 10. 60' WIDE EMERGENCY ACCESS GATE (DETAIL PGD1)



GEOTECHNICAL
GEOTEK RESIDENTIAL, LLC
8835 S. ESCONDIDO AVE.
LAS VEGAS, NV 89119
(702) 897-1424
REPORT NO: 18360-LVR
DATE: 08/30/21

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PROFILE NOTES

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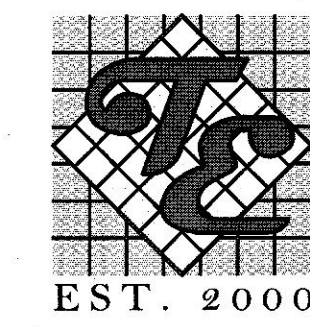
LINE AND CURVE DATA

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APPROVED FOR CONSTRUCTION

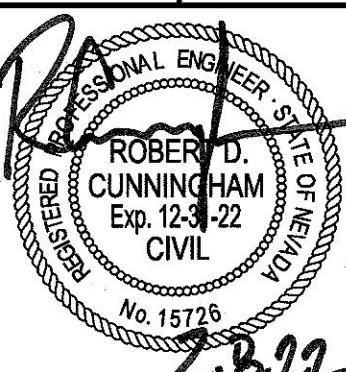
LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES
PROJECT# 12200X, FIRST APPROVED DATE
LVWD APPROVED FIRE FLOW: 1,500 GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 26 GPM

BLEND COMMUNITIES, LLC



HICKAM & LEON WEST
SINGLE-FAMILY-RESIDENTIAL

PRIVATE DR (PRIVATE)
PLAN & PROFILE 4
STA: 10+50 TO 15+00



DATE: 2/3/2022

SCALE: 1"=30'

JOB NO: BND-21-003

DESIGNED BY: JT CHECKED BY: RC

SHEET NAME: PP4

SHEET NUMBER: 08 OF 10

CLV 0000000