

FERGUSONS

FOR

1028 FREMONT, LLC

LAS VEGAS, NEVADA
APN: 139-35-201-006

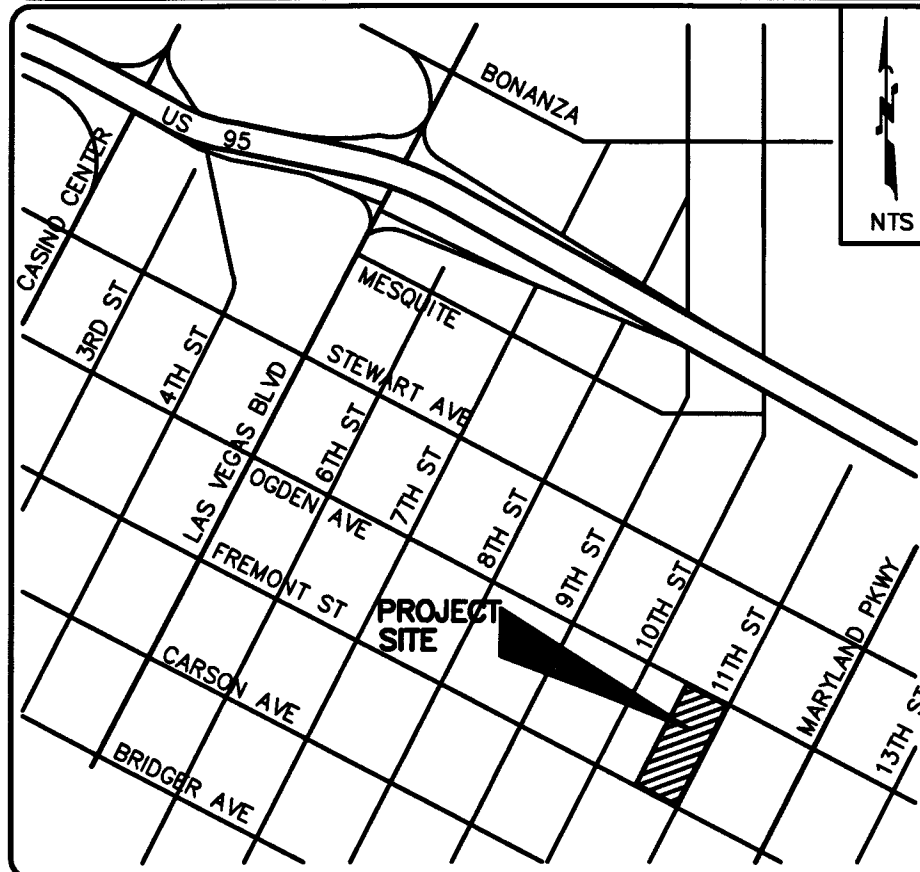
BENCHMARK

CITY OF LAS VEGAS BENCHMARK 13LV0135W4
RIVET AND PLATE IN TOP OF CURB S.E. CORNER OF FREMONT AND 11TH STREET.
ELEV=605.188 METERS
1958.52 US FEET

BASIS OF BEARING

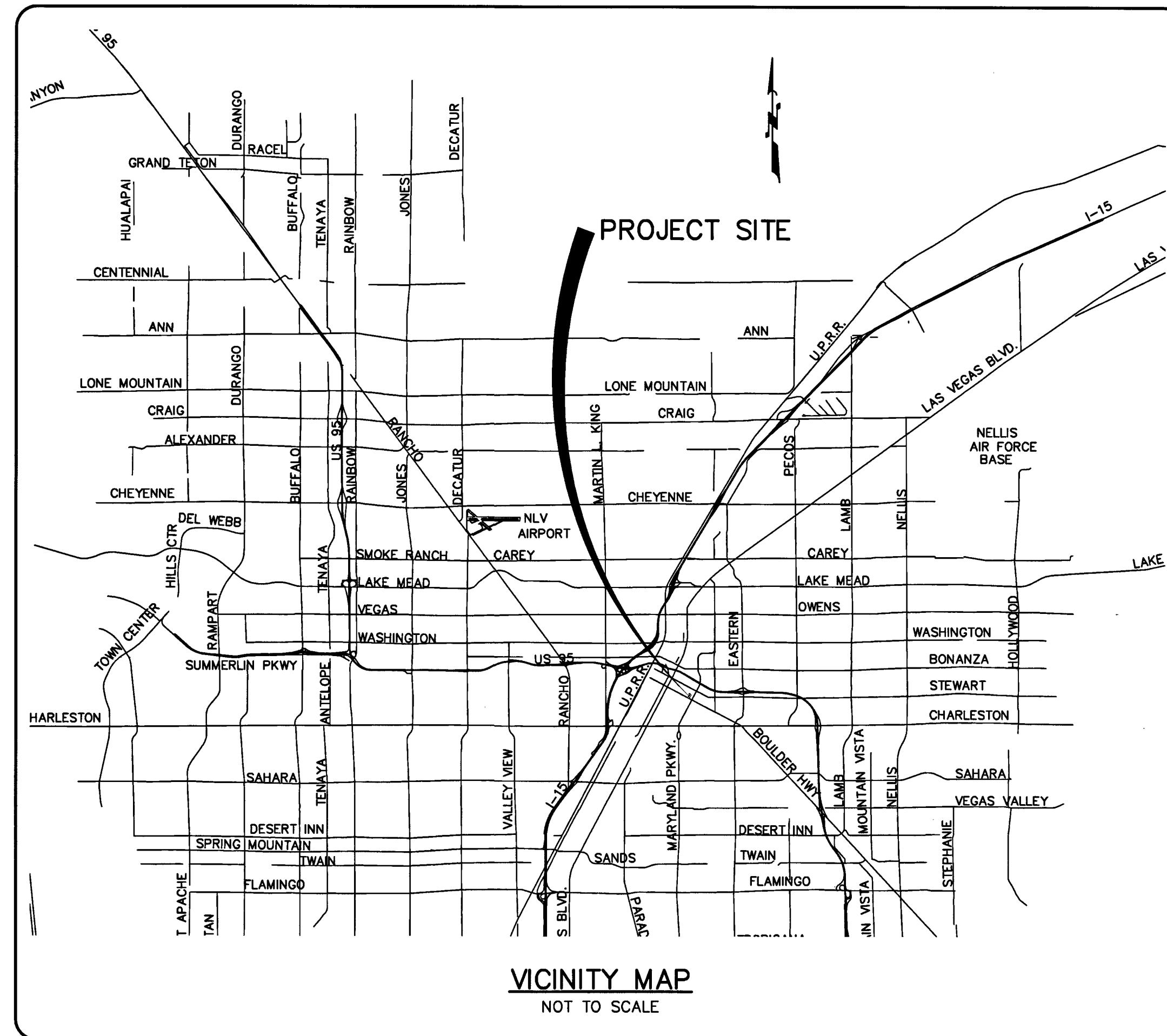
NORTH 00°01'28" WEST BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. AS SHOWN BY THAT CERTAIN RECORD OF SURVEY RECORDED IN FILE 104, PAGE 88 OF SURVEYS ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA.

LOCATION MAP



LEGAL DESCRIPTION

LOTS 12, 13, 14, 15, AND 16 IN BLOCK ONE (1) OF THE FAIRVIEW TRACT AS SHOWN BY MAP THEREOF IN BOOK 1 OF PLATS, PAGE 7, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA; AND ALL OF LOT H IN BLOCK TWENTY-TWO (22) OF BUCK'S SUBDIVISION OF LAS VEGAS AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 15, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, EXCLUDING, HOWEVER, THAT STRIP OF PARCEL OFF THE WESTERLY SIDE OF SAID LOT H, WHICH WAS CONVEYED BY JOHN F. FAGAN TO THE CITY OF LAS VEGAS BY DEED RECORDED ON BOOK 18 OF DEEDS, PAGE 569, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.



OWNER/DEVELOPER:
1028 FREMONT, LLC

P.O. BOX 7516
LAS VEGAS, NV 89125
PHONE: (702) 204-8737

ENGINEER:
HAUNTEC, PLLC

2721 IRONSIDE DRIVE
LAS VEGAS, NEVADA 89108
PHONE: (702) 219-5785

SHEET INDEX

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APPROVALS

Allen Pavelka FOR ALLEN PAVELKA 6/14/17
ALLEN PAVELKA, PE # 9029 DATE
CITY ENGINEER

APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHT-OF-WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS EXCEPT THOSE SPECIFICALLY LISTED UNDER DEVIATIONS FROM STANDARD. THE ENGINEER SHALL RESOLVE ANY DEVIATIONS OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA, NEVADA.

Chris Knight 6-12-17
CHRIS KNIGHT, DIRECTOR DATE
BUILDING AND SAFETY DEPARTMENT

THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT.

K. M. K. 3/29/17
CITY OF LAS VEGAS FIRE DEPARTMENT DATE
APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
PROJECT NO.: 125349 DATE:
SHEETS: COV, N1, C2, & C3

Michael Danna 4/6/17
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. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

Barbara Johnson 4-6-17
NEVADA ENERGY COMPANY DATE

NEVADA POWER COMPANY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NEVADA POWER 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

[Signature] 4-6-17
COX COMMUNICATIONS LAS VEGAS, INC. DATE

N/A N/A
SOUTHWEST GAS CORPORATION DATE

NO.	DATE	BY	REVISIONS

OWNER: 1028 FREMONT, LLC
P.O. BOX 7516
LAS VEGAS, NV 89125
PHONE: (702) 204-8737

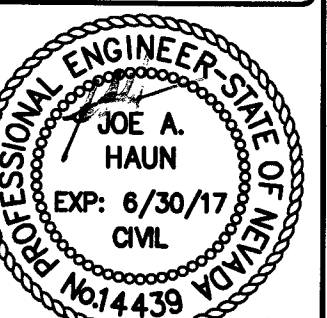
ENGINEER: HAUNTEC
2721 IRONSIDE DRIVE
LAS VEGAS, NEVADA 89108
PHONE: (702) 219-5785 FAX XXX-XXX-XXXX

COVER SHEET

FERGUSONS

PROJECT:

DESIGNER:
DRAWN BY:



JOB NO.
16-0054

CLV DWG. NO.
L-68553

SHEET NO.
COV

1 OF 7



CITY OF LAS VEGAS GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST EDITION, THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA", LATEST REVISED EDITION, THE "SUMMERLIN IMPROVEMENT STANDARDS" FOR WORK IN THE SUMMERLIN AREA, AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODES AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".
- THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITIES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES AS SHOWN FROM CIVIL PLANS LIBRARY ARE APPROXIMATE AND FOR RECORD PURPOSES. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITIES, 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 TO THE ORIGINAL CONDITION BY THE CONTRACTOR 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 LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.
- CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 216.
- SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS.
- ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY COMPANY: N/A, REPORT NO: N/A, DATE: N/A APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
- EXACT LOCATION OF ALL SAWCUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS ENGINEER IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATIONS.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE NO. 625.380 & CITY OF LAS VEGAS TITLE 18, APPENDIX D.
- UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC., SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.

DEVIATIONS TO STANDARDS

- NONE

NOTE

THESE PLANS SHALL NOT, IN PART OR IN FULL, BE USED FOR CONSTRUCTION UNLESS APPROVED AND SIGNED BY THE GOVERNING AGENCY.

CITY OF LAS VEGAS GRADING NOTES

- IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
- CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
- THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
- CONTRACTOR SHALL FOLLOW 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 TOLERANCE: 0.1" +0.0" TO -0.1"
 VERTICAL TOLERANCE: 0.5" +0.1" TO -0.1"
 SEE SOILS REPORT B. ENGINEERED FILL
 SEE SOILS REPORT C. ENGINEERED FILL
 COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN 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 SHALL 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.

CITY OF LAS VEGAS TRAFFIC NOTES

- ALL CONSTRUCTION SIGNING, BARRICADEING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
- THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
- BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING CITY STREETS WHERE WARRANTED IMMEDIATELY AFTER FIRST GRADING WORK IS COMMENCED. THE CONTRACTOR SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.
- WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENCLOSED UPON BY A CONSTRUCTION WORK ZONE AND PUBLIC WORKS STAFF IDENTIFIES A NEED FOR STUDENTS TO BE ASSISTED IN THE SAFE CROSSING THROUGH THE WORK ZONE, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A QUALIFIED "CROSSING GUARD". THE GUARD SHALL BE PRESENT FOR THE FULL DURATION OF THE MORE THAN 2 FIFTEEN MINUTES CAN BE OUT OF SERVICE DUE TO A BREAK IN A WATER MAIN. IFC 503.2.4
- 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 NEW TRAFFIC SIGNS SHALL BE FABRICATED WITH DIAMOND GRADE 1/4" CLASS 6 REFLECTIVE SHEETING OR APPROVED EQUAL. ALL NEW TRAFFIC SIGNS, EXCEPT STREETNAME AND SCHOOL SPEED LIMIT SIGNS, SHALL HAVE 3M SERIES 1160 OR APPROVED EQUIVALENT ANTI-GRAFFITI PROTECTIVE OVERLAY FILM. SCHOOL ZONE SIGNS SHALL HAVE 3M SERIES 1150 ANTI-GRAFFITI PROTECTIVE OVERLAY FILM. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CURRENT CITY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POST SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT CITY STANDARDS.
- WHEN A PROPOSED STREET LIGHT STANDARD IS LOCATED WITHIN FIVE (5') FEET OF ANY PROPOSED SIGN SHOWN ON PLANS TO BE MOUNTED ON A SIGN POST, THE PROPOSED 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 THE STATUS OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- STREET SIGNS AND STOP SIGNS SHALL BE INSTALLED PER CITY STANDARD SPECIFICATIONS FOR PLACEMENT OF STREET NAME SIGNS.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL DEVICES AND FLAGGERS TO INSURE THE SAFETY OF THE PUBLIC IN OR AROUND THE WORK AREA. THE CONTRACTOR SHALL HAVE A CERTIFIED ATSSA TRAFFIC CONTROL TECHNICIAN OR ISMA WORK ZONE SAFETY SPECIALIST SET-UP, MAINTAIN AND/OR REMOVE ALL TRAFFIC CONTROL DEVICES IN THE CITY OF LAS VEGAS RIGHTS OF WAY.
- WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE EXPEDITED TO COMPLETION SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING CITIZENS AREA TRANSIT (C.A.T.) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.
- GUARDS SHALL BE OBTAINED BY CONTACTING THE METROPOLITAN POLICE DEPARTMENT SPECIAL EVENTS UNIT (828-3442) WHO WILL PROVIDE OFFICERS PROPERLY TRAINED IN TRAFFIC CONTROL. FEES FOR THE USE OF THESE OFFICERS SHALL BE SET UP BY METRO AND WILL BE PAID BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL ARRANGEMENTS WITH METRO.
- ANY WORK WITHIN 300' OF A SIGNALIZED INTERSECTION WILL BE NIGHT WORK, UNLESS OTHERWISE DIRECTED BY THE CITY OF LAS VEGAS TRAFFIC ENGINEER.
- THE CONTRACTOR SHALL CONTACT THE TRAFFIC ENGINEERING DIVISION (TRANSPORTATION SECTION) THROUGH THE PROJECT'S OFFSITE INSPECTOR PRIOR TO INITIATING PAVING TO RECEIVE DIRECTION FOR ANY PERMANENT OR TEMPORARY MOGATIONS 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 SPECIFYING 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.

CITY OF LAS VEGAS FIRE & RESCUE GENERAL NOTES

- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LAS VEGAS FIRE AND RESCUE DEPARTMENT ADOPTED FIRE CODE ORDINANCE # 6325 FOR HYDRANT INSTALLATION SPECIFICATIONS.
- ONLY FIRE HYDRANTS THAT ARE AS ON THE LAS VEGAS VALLEY WATER DISTRICTS APPROVED PRODUCTS LIST ARE ALLOWED TO BE INSTALLED.
- A PERMIT IS REQUIRED FROM LAS VEGAS FIRE AND RESCUE FOR THE INSTALLATION OF ON-SITE WATER LINES AND FIRE HYDRANTS. THE PERMIT AND CONTRACTORS MATERIAL TEST CERTIFICATION FOR UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER BEFORE COMMENCEMENT OF WORK. IFC 503.2.12
- 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 503.2.12
- TO IDENTIFY THE FIRE HYDRANT LOCATIONS, THE CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT THE CENTER LINE OF 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 COMMENCING THE LINDING. ACCEPTABLE FOR THE HYDRO TESTS WITH PRIOR FIRE PREVENTION APPROVAL. IFC 108.3
- ALL ON-SITE UNDERGROUND WATER MAINS AND MATERIALS SHALL BE LISTED, A.W.W.A. APPROVED AND SHALL BE RATED FOR APPROPRIATE WORKING PRESSURE. IFC 507.2.1, NEPA 24
- PAINTING OF CURBS, FIRE HYDRANTS, PADS, PROTECTION OF FIRE HYDRANTS FROM PHYSICAL DAMAGE, AND ALL OTHER WORK NECESSARY PER PLANS SHALL BE COMPLETED BEFORE APPROVAL BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION. IFC 507
- PRIVATE FIRE HYDRANTS SHALL BE PAINTED RED. IFC 507.5.7.1
- PRIOR TO THE FINAL OCCUPANCY, A FIRE FLOW TEST SHALL BE WITNESSED BY THE LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION TO VERIFY AVAILABILITY OF THE REQUIRED FIRE FLOW. IFC 507
- FIRE HYDRANTS SPACING SHALL BE AS FOLLOWS: IFC 102 RESIDENTIAL - 500 FEET UNSPRINKLERED; 600 FEET SPRINKLERED. COMMERCIAL - 300 FEET UNSPRINKLERED; 400 FEET SPRINKLERED.
- WHERE THE WATER MAINS ARE EXTENDED ALONG STREETS OR NEW STREETS ARE INSTALLED WHERE FIRE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF THE STRUCTURES, FIRE HYDRANTS SHALL BE INSTALLED AT MAXIMUM 1,000 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 300 PER DAY, FIRE HYDRANTS ARE REQUIRED ON EACH SIDE OF THE STREET SPACED AT 500 FT ON AN ALTERNATING BASIS. IFC 102.3
- 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 FEET OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREETLIGHT OR ANY OTHER OBSTRUCTION. IFC 102.12
- THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A ONE-TWO FAMILY DWELLING SHALL NOT EXCEED 300 FEET, AS MEASURED BY AN APPROVED ROUTE. IFC 102.4
- THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A FIRE DEPARTMENT CONNECTION (FDC) SHALL NOT EXCEED 100 FEET, AS MEASURED BY AN APPROVED ROUTE. IFC 102.7
- THE MAXIMUM DISTANCE FROM A HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200 FEET. IFC 102.8
- TWO (2) SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE IS 4 OR MORE FIRE HYDRANTS/SPRINKLER LEAD-INS ARE INSTALLED ON A SINGLE SYSTEM. SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 2 FIRE HYDRANTS CAN BE OUT OF SERVICE DUE TO A BREAK IN A WATER MAIN. IFC 104
- ALL FIRE APPARATUS ACCESS ROADS SHALL BE PAVED TO PROVIDE ALL WEATHER DRIVING CAPABLE. THE PAVING 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 FEET PRIOR TO OR AFTER THE GRADE CHANGE. ADJACENT TO THE STRUCTURES GRADIENT SHALL NOT EXCEED 6% IFC 503.2.7, 503.2.8
- THE TURNING RADIUS OF THE FIRE APPARATUS ACCESS ROADS SHALL BE NO LESS THAN 52 FEET OUTSIDE AND 28 FEET INSIDE TURNING RADII. IFC 503.2.4
- VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL BE NOT LESS THAN 13 FEET 6 INCHES. IFC 503.2.1
- FIRE DEPARTMENT ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 40 FT FLOW LINE TO FLOW LINE WITH PARALLEL PARKING PERMITTED ON BOTH SIDES. NOT LESS THAN 32 FT WIDE, FLOW-LINE TO FLOW-LINE, WHERE PARKING IS PERMITTED ONLY ON ONE SIDE OF THE FIRE APPARATUS ACCESS ROAD, NOT LESS THAN 24 FEET WIDE, FLOW LINE TO FLOW LINE, WHERE NO PARKING IS PERMITTED ON EITHER SIDE. FIRE LINES FLAMES THROUGH PARKING LOTS SHALL BE NOT LESS THAN 24 FT. IFC 503.2.1.1
- A FIRE APPARATUS ACCESS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FT FROM A FIRE DEPARTMENT VEHICLE ACCESS. THIS DISTANCE COULD BE INCREASED TO 250 FT IF THE BUILDING IS SPRINKLERED. IFC 503.1.1
- APPROVED SECONDARY FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR 100 OR MORE DWELLING UNITS, ROAD(S) WITH DEAD-ENDS OR WITH A SINGLE POINT OF ACCESS IN EXCESS OF 600 FT, COMMERCIAL AND INDUSTRIAL DEVELOPMENTS WHERE BUILDINGS EXCEED 2 STORIES OR 30 FEET IN HEIGHT, OR EXCEEDING 62,000 SQUARE FEET IN AREA. IFC 503.1.2
- ALL DEAD-END FIRE APPARATUS ACCESS ROADS AND/OR FIRE LINES, PUBLIC OR PRIVATE, IN EXCESS OF 150 FT IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND AREA HAVING A MINIMUM DIAMETER OF 81 FT. IFC 503.2.5
- 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 100 FT ALONG ALL 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 ROADWAY SURFACE. THE CURB ALONG OR TO BE PAINTED OR CEMENT (IF NO CURB IS PROVIDED) SHALL BE PAINTED WITH A RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS. IFC 503.3
- ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE IFC 503.6 AND IFC APPENDIX M.

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 II AGGREGATE BASE.
- ALL MANHOLES PAVED IN STREETS EIGHTY (80') FOOT R/W AND LARGER SHALL HAVE CONCRETE COLLARS. STREETS LESS THAN EIGHTY (80') FOOT R/W WILL REQUIRE RETROFIT IF PAVING DOES NOT CONFORM TO CITY STANDARDS AT THE MANHOLE.
- TEE SADDLES SHALL BE USED TO CONNECT SEWER LATERALS TO EXISTING MAIN LINES UP TO TWELVE INCH (12") DIAMETER. CONNECTIONS TO FIFTEEN INCH (15") OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES. IN LINE "Y" S SHALL BE USED ON LINES TWELVE INCHES (12") OR ABOVE.
- WATER MAINS SHALL BE PROTECTED IN ACCORDANCE WITH 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.

ABBREVIATIONS

- BC - BACK OF CURB
- BVC - BEGIN CURB RETURN
- CC - CURB & GUTTER
- CL - CENTERLINE
- CL INT - CENTERLINE INTERSECTION
- CO - SEWER CLEAN OUT
- DOM - DOMESTIC
- E - EAST
- ECR - END CURB RETURN
- EP - EDGE OF PAVEMENT
- EV - END VERTICAL CURVE
- EX - EXISTING
- FDC - FIRE DEPARTMENT CONNECTION
- FG - FINISH GRADE
- FH - FIRE HYDRANT
- FL - FLOW LINE
- FS - FINISHED SURFACE
- GB - GRADE BREAK
- GV - GATE VALVE
- HDPE - HIGH DENSITY POLYETHYLENE
- HP - HIGH POINT
- HYD - FIRE HYDRANT
- INV - INVERT
- LP - LOW POINT
- MVR - METER VAULT REINFORCED
- NC - NORTH
- OC - ON CURVE
- PC - POINT OF CURVATURE
- PI - POINT OF INTERSECTION
- PT - POINT OF TANGENCY
- PVC - POLYVINYL CHLORIDE
- PVI - POINT OF VERTICAL INTERSECTION
- PZ - PRESSURE ZONE
- RPC - REINFORCED CONCRETE PIPE
- S - SOUTH
- SL - STREET LIGHT
- SS - SANITARY SEWER
- SW - SIDEWALK
- TB - TOP OF CURB
- TC - THRUST BLOCK
- TEL - TELEPHONE
- TF - TOP OF FOOTING
- TG - TOP OF GRATE
- TMH - TOP OF MANHOLE
- TOP - TOP OF PIPE
- TR - TOP OF RETAINING WALL
- VC - VERTICAL CURVE
- VG - VALLEY GUTTER
- W - WEST OR WATER

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 13LV0135W4
RIVET AND PLATE IN TOP OF CURB S.E. CORNER OF FREMONT AND 11TH STREET.
ELEV=605.188 METERS / 1958.52 US FEET

BASIS OF BEARING

NORTH 0°01'28" WEST BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN BY THAT CERTAIN RECORD OF SURVEY RECORDED IN FILE 104, PAGE 88 OF SURVEYS ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA.

ESTIMATE OF QUANTITIES

IMPROVEMENTS	UNIT	PRIVATE	PUBLIC	TOTAL
1" COPPER WATER PIPE	LF	282	0	282
1-1/2" COPPER WATER PIPE	LF	0	247	247
1-1/2" WATER METER	EA	0	4	4
1-1/2" RPPA	EA	0	4	4
3/4" WATER FAUCET	EA	14	0	14
6" PVC FIRE LINE	LF	166	67	233
6" RPDA	EA	0	1	1
6" PVC SDR-35 SEWER PIPE	LF	309	0	309
8" PVC SDR-35 SEWER PIPE	LF	11	0	11
4" PVC SEWER CLEAN OUT	EA	20	0	20
POWER CONNECTION PANEL	EA	14	0	14
EXCAVATION & EMBANKMENT	CY	26	112	138
8FT HIGH WROUGHT IRON FENCE	LF	302	0	302
CONCRETE DRIVEWAY	SF	0	194	194
3" CONCRETE OVER 6" TYPE II	SY	1217	0	1217
1" CURB	LF	0	1397	1397
4" AC PAVEMENT	SY	0	109	109
2" VALLEY GUTTER	LF	0	4	4
SLIDING GATE	LF	44	0	44
SIDEWALK DRAIN	LF	0	15	15

NOTE TO CONTRACTORS:
QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING HIS OWN QUANTITY TAKE OFF, AND BID ACCORDINGLY.

CITY OF LAS VEGAS STREET LIGHT NOTES

- ALL STREET LIGHTING INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE STREET LIGHTING PLANS, THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST REVISION, AND THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST REVISION, AND ANY ADOPTED SPECIAL AREA STANDARDS.
- NO DEVIATION OF STREET LIGHT, PULL BOX, CONDUITS (ETC.) LOCATIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF TRAFFIC ENGINEERING AND THE CITY ENGINEER.
- ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION.
- ALL STREET LIGHTING CONDUITS STUB SHALL HAVE AT LEAST ON GREEN #8 THW WIRE INSTALLED, AS TRACER WIRE. WHEN "EMPTY" CONDUIT IS COMPLETELY INSTALLED FROM PB TO PB, IT SHALL HAVE MINIMUM OF 2 #4 AND 1 #8 THW WIRE WITH ENDS TAPED OR "SAFE OFF" PRIOR TO FINAL INSPECTION.
- ANY STRUCTURE SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, ETC., SHALL LEAVE A MINIMUM CLEARANCE IN ACCORDANCE WITH THE USDS NO. 320A.
- AS-BUILT DRAWINGS SHALL BE SUPPLIED TO THE TEFU PRIOR TO ANY PRE-FINAL INSPECTION. THE AS-BUILT DRAWING NEEDS TO BE STAMPED AS-BUILT AND SIGNED BY THE PREPARER.
- SERVICE POINT SHALL BE COORDINATED WITH NV ENERGY COMPANY, AND WHEREVER POSSIBLE, BE LOCATED NEAR THE CENTER OF THE CIRCUIT. SERVICE POINTS SHALL BE SHOWN ON THE CIVIL PLANS.
- IT SHALL BE ASSUMED THAT IN THE ABSENCE OF AN EXISTING, WORKABLE CIRCUIT TO ATTACH TO, ALL INSTALLATIONS SHALL REQUIRE A NEW SERVICE FOR OPERATION OF THE CIRCUIT.
- WHEREVER THERE IS AN OVERHEAD UTILITY THAT MAY CONFLICT WITH THE INSTALLATION OF STREET LIGHTING CIRCUITS AND/OR POLES, THESE CONFLICTS MUST BE RESOLVED BETWEEN THE DEVELOPER AND THE UTILITIES INVOLVED, AT NO EXPENSE TO THE CITY OF LAS VEGAS, BEFORE STREETLIGHT BASES ARE INSTALLED.
- THE CONTRACTOR SHALL FURNISH COMPLETE SERVICE TO TRANSFORMERS AND CONTROL SYSTEMS IF REQUIRED ON PLANS.
- THE DEVELOPER/OWNER WILL BE REQUIRED TO SUPPLY POWER TO ALL NEW PUBLIC STREET LIGHTS INSTALLED UNDER THIS DESIGN PRIOR TO BOND RELEASE OR PROJECT COMPLETION. THE DEVELOPER/OWNER WILL BE RESPONSIBLE FOR ALL ITEMS ASSOCIATED WITH THE INSTALLATION, CONSTRUCTION, MAINTENANCE AND OPERATIONAL COST OF SAID STREET LIGHTS PRIOR TO PROJECT COMPLETION. REFER TO PLAN FOR ANY NEW SERVICE REQUIREMENTS. THE TRANSFER OF OWNERSHIP FROM THE DEVELOPER/OWNER TO THE CITY OF LAS VEGAS FOR ALL NEW PUBLIC STREET LIGHTS AND/OR INSTALLED UNDER THIS PLAN DESIGNS WILL BE IN CONNECTION WITH THIS PROJECT COMPLETION. COORDINATE ALL MAINTENANCE AND OPERATIONAL TRANSFERS WITH THE CITY OF LAS VEGAS TRAFFIC ENGINEERING DEPARTMENT (TEFO) AT (702) 229-6331.

LAS VEGAS VALLEY WATER DISTRICT (LVVWD) STANDARD NOTES
LVVWD PROJECT # 125349

- NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE LVVWD. FOLLOWING WATER PLAN APPROVAL, NOTICE SHALL BE GIVEN TO THE LVVWD COMMUNICATION SUPPORT CENTER (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 APPROVED DRAWINGS AND/OR SPECIFICATIONS.
- ALL WORK, EXCEPT AS MODIFIED BY THESE PLANS OR BY NOTE 2, SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT DRAFT OR EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENTS, CLARK COUNTY AREA, APPROVED BY THE LVVWD.
- 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 SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED, AND AN ACCEPTABLE WATER SAMPLE OBTAINED, PRIOR TO CONNECTION TO THE LVVWD DISTRIBUTION SYSTEM.
- THE CONTRACTOR MUST OBTAIN ALL METERS TWO (2) INCHES AND SMALLER FROM LVVWD CENTRAL STORES. TELEPHONE 258-3152 OR 258-3802, TWO (2) WORKING DAYS PRIOR TO METER PICK-UP.
- ANY INTERRUPTION OF SERVICE MUST BE PERFORMED IN ACCORDANCE WITH UDACS SECTION 3.14.01, AND APPROVED BY THE LVVWD INSPECTION DIVISION PRIOR TO SHUTDOWN. PROPER WRITTEN NOTIFICATION MUST BE GIVEN TO ALL AFFECTED CUSTOMERS.
- ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE LVVWD PRE-APPROVED MATERIALS AND MANUFACTURER'S LISTING FOR NEW FACILITIES. LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS.
- TELEPHONE "CALL BEFORE YOU DIG" AT "811" OR 1-800-227-2600.
- THE INSTALLATION OF LAS VEGAS VALLEY WATER DISTRICT (LVVWD) MUNICIPAL WATER FACILITIES WITHIN ALL STREETS IS ASSUMED TO BE IN COMPLIANCE WITH THE UNIFORM STANDARDS, INCLUDING THE PLACEMENT OF ASPHALT PAVING STREET SURFACES, ANY REPAIR WORK DONE BY THE LVVWD TO THE MUNICIPAL WATER FACILITIES WILL INCLUDE THE PLACEMENT OF AN APPROPRIATELY SIZED ASPHALT REPAIR PATCH ON THE STREET SURFACE.

ANY DECORATIVE PAVING SURFACE WITHIN THE STREET IS THE RESPONSIBILITY OF THE OWNER'S ASSOCIATION, OR THE INDIVIDUAL PROPERTY OWNER. IF NO OWNER'S ASSOCIATION IS IN EXISTENCE, OR THE AGENCY HAVING JURISDICTION, DECORATIVE SURFACE MATERIALS PLACED WITHIN THE TEN FOOT EASEMENT ABUTTING A PUBLIC OR PRIVATE STREET, IF DISTURBED BY THE LVVWD DURING THE REPAIR OR OPERATION OF ITS FACILITIES, WILL BE REPLACED BY LVVWD WITH AN APPROPRIATELY SIZED PLAIN FINISH CONCRETE PATCH. THE LVVWD WILL NOT RESTORE, AND WILL NOT BE RESPONSIBLE FOR THE RESTORATION OF, ANY DECORATIVE PAVING SURFACE WITHIN THE STREET. THE LVVWD WILL NOT ATTEMPT TO MATCH COLOR OR FINISH OF ANY ADJACENT MATERIALS.

APPROVED FOR CONSTRUCTION
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
PROJECT NO. 125349 DATE _____

ENGINEER'S NOTE

- EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT THE EXISTING UTILITIES FACILITIES WILL INCLUDE THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.
- SEE MECHANICAL PLANS FOR LOCATIONS, SIZES, AND DEPTHS OF ALL ONSITE UTILITIES AT THE PROPOSED BUILDINGS
- SEE ELECTRICAL PLAN FOR ONSITE LIGHTING AND POWER SUPPLY
- SEE LANDSCAPE PLANS FOR ONSITE IRRIGATION
- NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY
- ALL LANDSCAPE CONNECTIONS SHALL HAVE BACKFLOW PREVENTORS.
- MAINTAIN MIN CLEARANCES AT POINTS OF SEWER & WATER CROSSINGS (REF UDACS SECTION 2.19)
- REFER TO STREET LIGHTING & TRAFFIC PLAN FOR ELECTRIC SERVICE POINT

LEGEND

- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- GATE VALVE
- REDUCER
- EXISTING WATER VALVE
- EXISTING SEWER CLEANOUT
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING 250W STREET LIGHT
- EXISTING STREET LIGHT
- SUBDIVISION BOUNDARY
- STREET CENTERLINE
- EXISTING CONTOUR
- EXISTING ELEVATION
- EXISTING ELEVATION WITH DESCRIPTION
- GRADE BREAK
- BUILDING SETBACK
- EXISTING IMPROVEMENTS
- EX TREE
- 1-1/4" STREET LIGHT CONDUIT
- 3" PVC TRAFFIC LIGHT CONDUIT
- 9" D-3 STREET NAME SIGN
- TRAFFIC CONTROLLER
- SERVICE PEDESTAL 200 AMP
- PULL BOX PER PLAN
- BLUE REFLECTIVE MARKER
- 36" STOP SIGN
- POWER SOURCE VERIFY WITH NEVADA POWER
- ONSITE PARKING LOT LIGHT SEE LIGHTING PLANS FROM ARCHITECT FOR SCHEDULE AND DETAIL
- FIRE ROUTE TURNING RADIUS INSIDE=28' OUTSIDE=52'
- END OF ROAD MARKERS
- FOUND POINT AS NOTED
- FOUND POINT AS NOTED
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT W/6" LATERAL & 6" G.V.
- PROPOSED WATER VALVE
- PROPOSED SEWER CLEANOUT
- PROPOSED SEWER LINE
- PROPOSED SEWER LATERAL
- PROPOSED SEWER MANHOLE
- 250W LUMINAIRE W/11 GA. POLE
- 100W LUMINAIRE W/ 11 GA. POLE
- PROPOSED NO. 3-1/2 CONCRETE PULL BOX W/ METAL COVER
- NEW SIGN
- PROPOSED FINISH FLOOR
- BLOCK SCREEN WALL
- BLOCK RETAINING WALL
- PROPOSED ELEVATION
- PROPOSED SWALE
- PROPOSED IMPROVEMENTS
- HANDICAP PARKING SPACE
- NEW RATE & FLOW DIRECTION
- PROPOSED ELEVATION WITH DESCRIPTION
- SIGHT VISIBILITY ZONE
- HANDICAP ACCESSIBILITY ROUTE
- NOT TO SCALE
- B.O.B. BASIS OF BEARING
- LIMITS OF NEW AC PAVEMENT
- SAWCUT AND MATCH AC PAVEMENT
- EXISTING BOREHOLE LOCATION AND NUMBER TR= TOP OF ROCK ELEVATION
- NEW BOREHOLE LOCATION AND NUMBER TR= TOP OF ROCK ELEVATION

1028 FREMONT, LLC
P.O. BOX 7516
LAS VEGAS, NV 89125
PHONE: (702) 204-8737

FLOOD ZONE NOTE

ACCORDING TO FEMA FIRM MAP, COMMUNITY PANEL NUMBER 32003 C 2135 F, DATED NOVEMBER 16, 2011, THE SITE IS LOCATED IN A ZONE X, AN AREA OUTSIDE OF THE 0.1% ANNUAL CHANCE OF FLOODPLAIN.

STORM WATER NOTES

1. THERE ARE NO EXISTING DRAINAGE STRUCTURES OR FACILITIES ADJACENT ON THE PROPERTY.
2. THERE ARE NO EXISTING DRAINAGE EASEMENTS ON THE PROPERTY.
3. THERE ARE NO STORM DRAINS ON THE SITE.

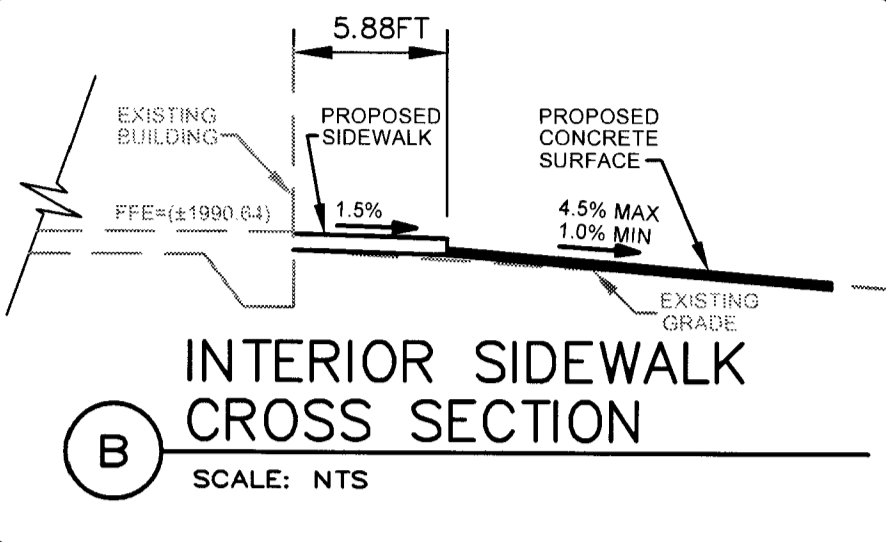
CONSTRUCTION NOTES

1. REMOVE EXISTING FENCE
2. INSTALL 8FT HIGH WROUGHT FENCE PER ARCHITECTURAL PLANS
3. INSTALL COMMERCIAL DRIVEWAY PER DOWNTOWN CENTENNIAL PLAN, SEE DETAIL B, ON SHEET C4
4. INSTALL CONCRETE PARKING LOT 3" AC OVER 6" TYPE II
5. REMOVE AND REPLACE EXISTING SIDEWALK PER CCAUSD No. 234
6. REMOVE AND REPLACE "L" CURB PER CCAUSD No. 216
7. SAWCUT, REMOVE, AND REPLACE EXISTING ASPHALT PAVEMENT
8. INSTALL 4" CONCRETE PLATFORM PER ARCHITECTURAL PLANS
9. INSTALL LANDSCAPE PER ARCHITECTURAL PLANS
10. INSTALL UTILITY CONNECTION ISLAND PER DETAIL C, SEE THIS SHEET
11. INSTALL SLIDING GATE PER ARCHITECTURAL PLANS
12. INSTALL SIDEWALK DRAIN PER CCAUSD No. 236
13. INSTALL 2 FT WIDE VALLEY GUTTER PER CCAUSD No. 228
14. INSTALL 1 FT WIDE TRENCH DRAIN
15. INSTALL ARTIFICIAL TURF OVER CONCRETE SEE ARCHITECTURAL PLANS
16. INSTALL LANDSCAPE PER ARCHITECTURAL PLAN

ENGINEER'S NOTES

1. CONTRACTOR TO VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
3. ENGINEER TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
4. THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
5. ALL WORK SHALL CONFORM WITH THE GEOTECHNICAL REPORT PREPARED BY: _____ DATED: _____ PROJECT#: _____

INTERIOR SIDEWALK CROSS SECTION



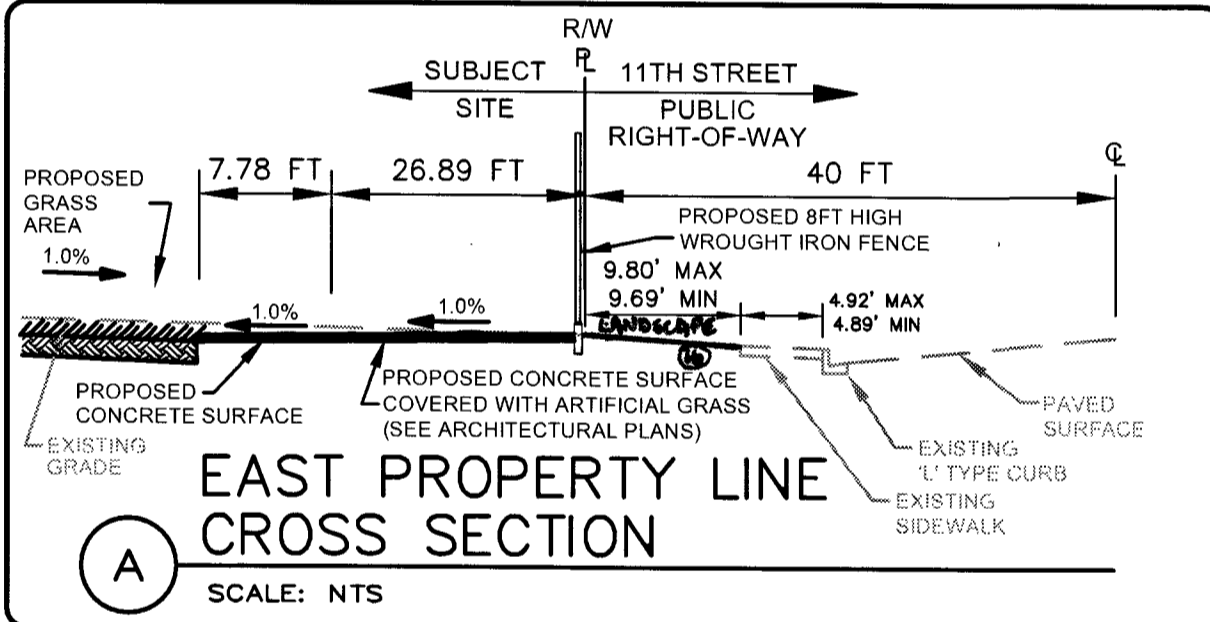
SCALE: NTS

ESTIMATE OF PUBLIC QUANTITIES FOR PERMITTING PURPOSES ONLY

IMPROVEMENTS	PRIVATE	PUBLIC	TOTAL
CUT	50 CY	0 CY	50 CY
FILL	75 CY	0 CY	75 CY
EXCAVATION & EMBANKMENT	26 CY	112 CY	138 CY
8FT HIGH WROUGHT IRON FENCE	302 LF	0 LF	302 LF
CONCRETE DRIVEWAY	0 SF	194 SF	194 SF
3" CONCRETE OVER 6" TYPE II	1217 SY	0 SY	1217 SY
CONCRETE SIDEWALK 5"	0 SF	1397 SF	1397 SF
"L" CURB	0 LF	121 LF	121 LF
4" AC PAVEMENT	0 SY	109 SY	109 SY
2" VALLEY GUTTER	0 LF	4 LF	4 LF
SLIDING GATE	44 LF	0 LF	44 LF
SIDEWALK DRAIN	0 LF	15 LF	15 LF
1FT WIDE TRENCH DRAIN	53 LF	0 LF	53 LF

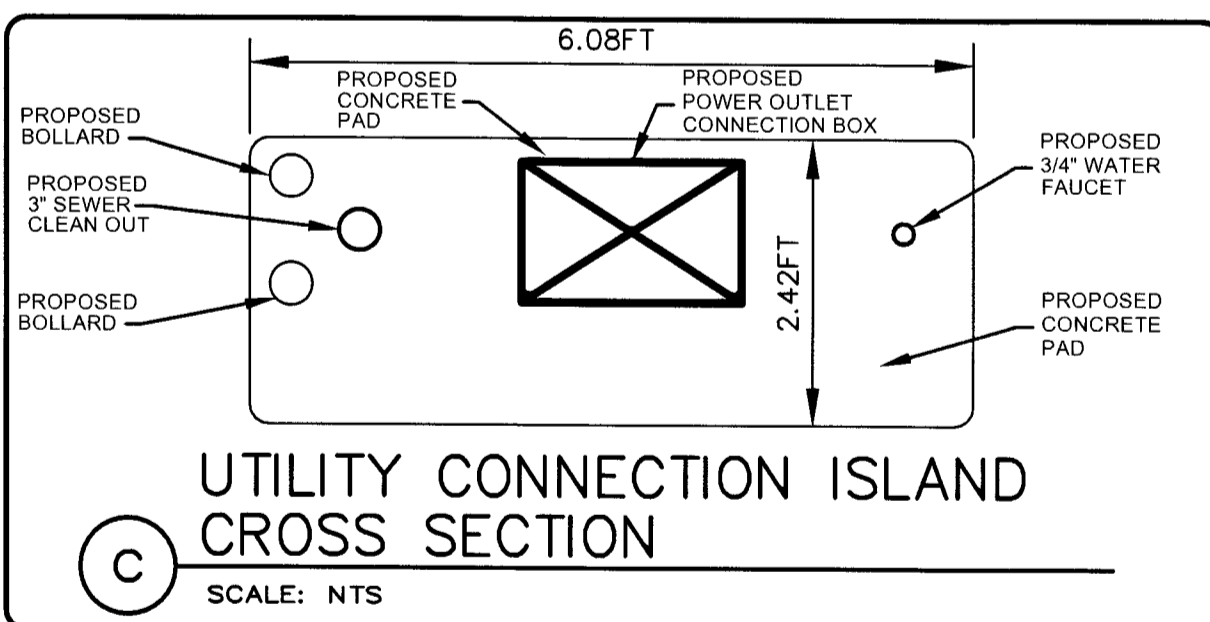
NOTICE TO CONTRACTORS:

QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING HIS OWN QUANTITY TAKE OFF, AND BID ACCORDINGLY.



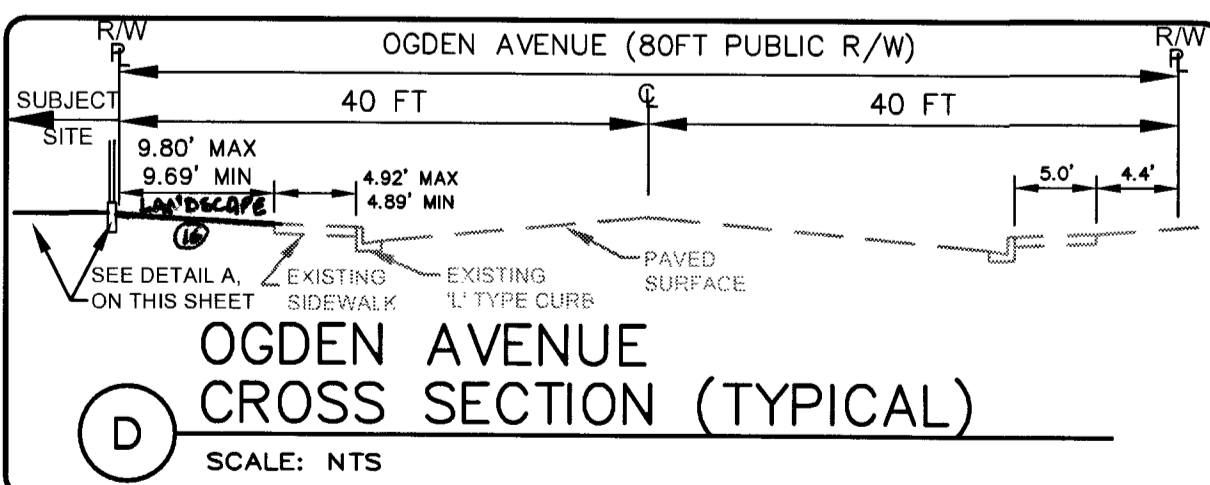
EAST PROPERTY LINE CROSS SECTION

SCALE: NTS



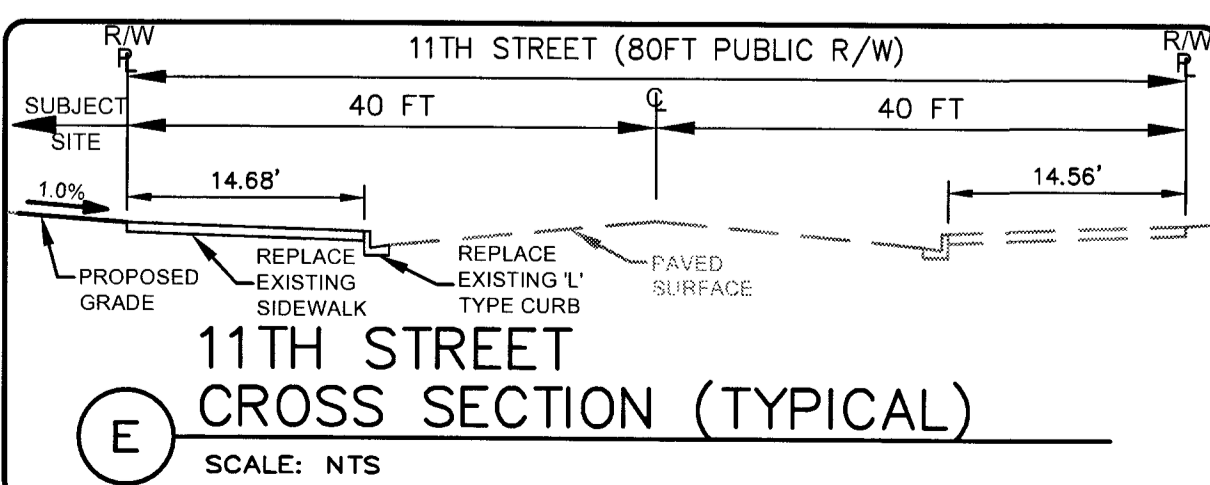
UTILITY CONNECTION ISLAND CROSS SECTION

SCALE: NTS



OGDEN AVENUE CROSS SECTION (TYPICAL)

SCALE: NTS



11TH STREET CROSS SECTION (TYPICAL)

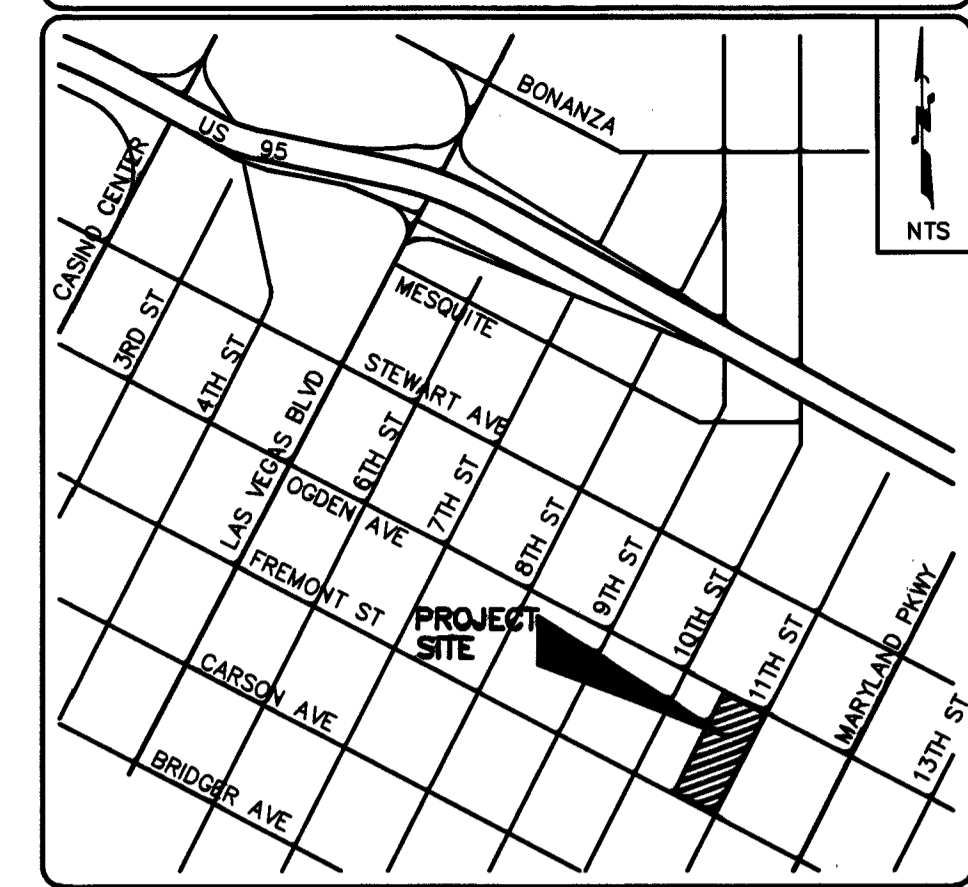
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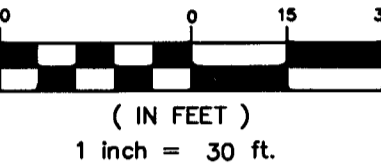
PLAN VIEW

SCALE: 1" = 30'

LOCATION MAP



GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

LEGAL DESCRIPTION

LOTS 10, 11, 12, 13, 14, 15, AND 16 IN BLOCK ONE (1) OF THE FAIRVIEW TRACT AS SHOWN BY MAP THEREOF IN BOOK (1) OF PLATS, PAGE 7, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA; AND ALL OF LOT H IN BLOCK TWENTY-TWO (22) OF BUCK'S SUBDIVISION OF LAS VEGAS AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 15, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, EXCLUDING, HOWEVER, THAT STRIP OF PARCEL OFF THE WESTERLY SIDE OF SAID LOT H, WHICH WAS CONVEYED BY JOHN F. FAGAN TO THE CITY OF LAS VEGAS BY DEED RECORDED ON BOOK 18 OF DEEDS, PAGE 569 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA

BASIS OF BEARING

CITY OF LAS VEGAS BENCHMARK 13LV0135W4
RIVET AND PLATE IN TOP OF CURB S.E. CORNER OF FREMONT AND 11TH STREET.
ELEV=605.188 METERS
1958.52 US FEET

BENCHMARK

NORTH 00°01'28" WEST BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN BY THAT CERTAIN RECORD OF SURVEY RECORDED IN FILE 104, PAGE 88 OF SURVEYS ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA.

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- ADJACENT PARCEL/PROPERTY LINE
- EASEMENT LINE
- TIE LINES
- STREET CENTERLINE
- RIGHT-OF-WAY LINE
- EXISTING CONTOUR LINE
- EXISTING FIRE HYDRANT
- ARCS
- TOP OF ASPHALT ELEVATION
- ASSESSOR PARCEL NUMBER
- CONC
- TOP CONCRETE SURFACE ELEVATION
- EXISTING
- EX
- EXISTING
- FG
- FINISHED GRADE ELEVATION
- FL
- FLOW LINE ELEVATION
- GB
- GRADE BREAK
- MIN FF
- MINIMUM FINISHED FLOOR ELEVATION
- NAP
- NOT-A-PART
- RCB
- REINFORCED CONCRETE BOX CULVERT
- SD
- STORM DRAIN
- SF
- SQUARE FEET
- SMH
- SEWER MANHOLE ELEVATION
- SW
- PROPOSED SIDEWALK ELEVATION
- TC
- TOP OF CURB ELEVATION

1028 FREMONT, LLC
P.O. BOX 7516
LAS VEGAS, NV 89125
PHONE: (702) 204-8737
HAUNTEC
2721 IRONSIDE DRIVE
LAS VEGAS, NV 89128
702-219-5785 FAX: 702-219-5785

GRADING PLAN
FERGUSONS
CITY OF LAS VEGAS, NEVADA

DESIGNER:
DRAWN BY:

PROFESSIONAL ENGINEER STATE OF NEVADA
JOE A. HAUN
EXP: 6/30/17
CIVIL
1014438

JOB NO.
16-0054
CLV DWG. NO.
L-68553
SHEET NO.
C1
3 of 7

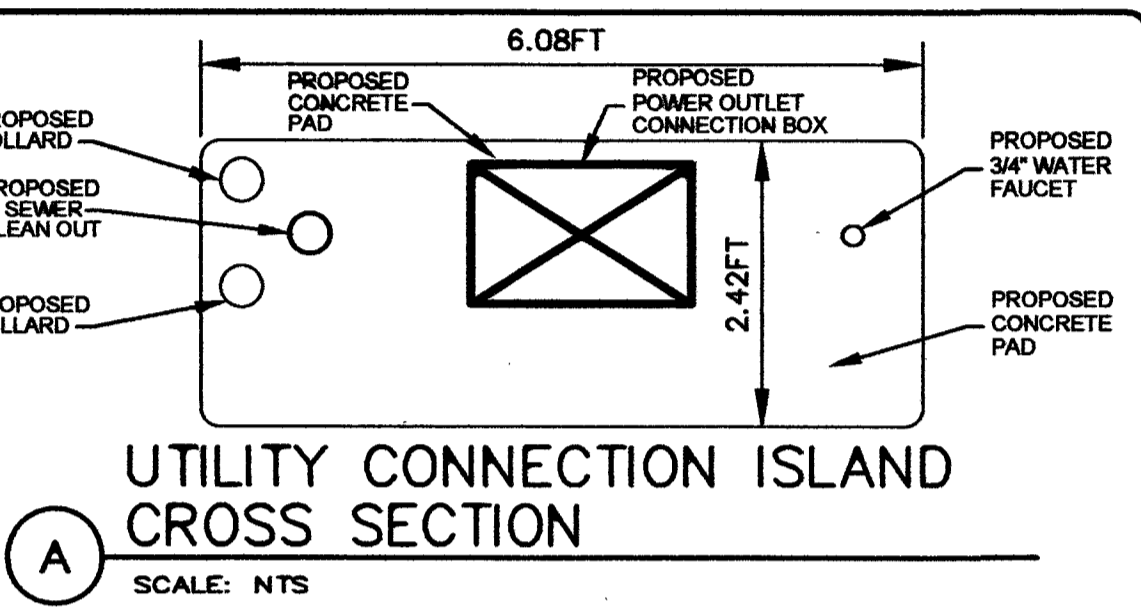
CALL BEFORE YOU DIG
811
FAST
1-702-227-2929
1-800-227-2600
1-800-227-2929

PLOT DATE: 3/22/17

101V617

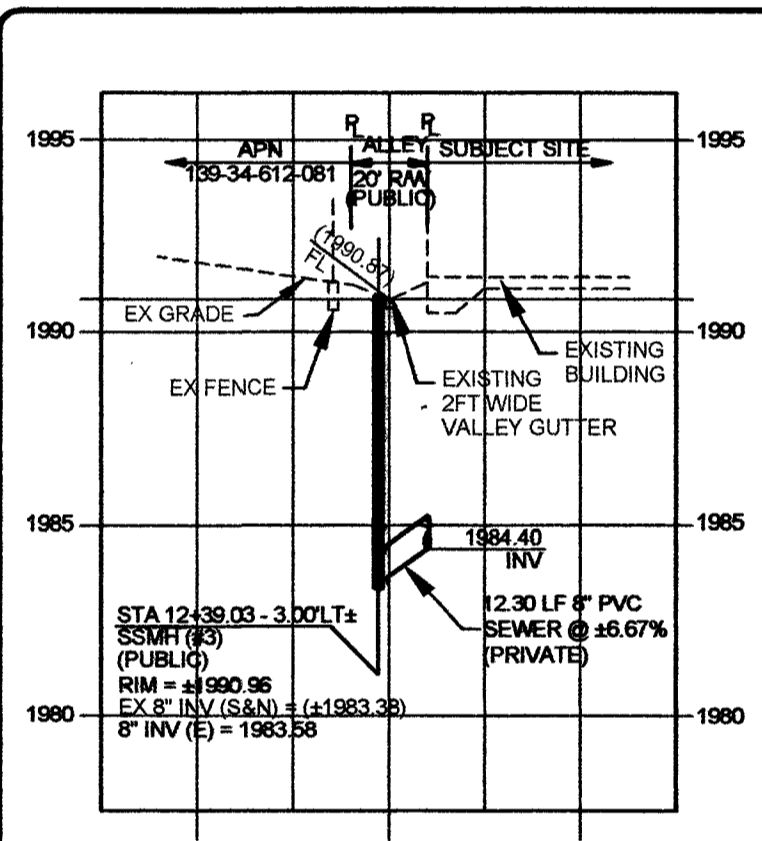
CONSTRUCTION NOTES

- 1 EXISTING WATER METER AND LATERAL IS TO BE ABANDONED PER UDACS SECTION 2.17.04 AND NOTE ON THIS SHEET (ACCT #149611)
- 2 EXISTING WATER METER AND LATERAL IS TO BE ABANDONED PER UDACS SECTION 2.17.04 AND NOTE ON THIS SHEET (ACCT #149612)
- 3 EXISTING WATER METER AND LATERAL IS TO BE ABANDONED PER UDACS SECTION 2.17.04 AND NOTE ON THIS SHEET (ACCT #149614)
- 4 EXISTING WATER METER AND LATERAL IS TO BE ABANDONED PER UDACS SECTION 2.17.04 AND NOTE ON THIS SHEET (ACCT #149613)
- 5 INSTALL 1-1/2" WATER METER PER UDACS PLATE NO. 4
- 6 INSTALL 1-1/2" RPPA PER UDACS PLATE NO. 8 AND NOTE ON THIS SHEET
- 7 AT STATION 10+48.00 CONNECT PROPOSED 1-1/2" COPPER WATER LATERAL TO EXISTING 8" PVC MAIN PER UDACS PLATE NO. 4
- 8 AT STATION 10+48.00 CONNECT PROPOSED 1-1/2" COPPER WATER LATERAL TO EXISTING 8" PVC MAIN PER UDACS PLATE NO. 4
- 9 AT STATION 10+42.25 CONNECT PROPOSED 1-1/2" COPPER WATER LATERAL TO EXISTING 8" PVC MAIN PER UDACS PLATE NO. 4
- 10 AT STATION 10+36.50 CONNECT PROPOSED 1-1/2" COPPER WATER LATERAL TO EXISTING 8" PVC MAIN PER UDACS PLATE NO. 4
- 11 INSTALL 1-1/2" COPPER WATER PIPE (PUBLIC)
- 12 INSTALL 18.83LF 1" COPPER WATER PIPE (PRIVATE)
- 13 INSTALL 7.79LF 1" COPPER WATER PIPE (PRIVATE)
- 14 AT STATION 10+53.50 INSTALL 8"x6" TAPPING SLEEVE W/6" TAPPING VALVE PER UDACS PLATE NO. 34 & 38, AND SECTION 2.24.01 B
- 15 INSTALL 6" PVC C900 PIPE PER UDACS PLATE NO. 17, FIRE LINE (PUBLIC)
- 16 20.50 FT X 14.00 FT LVVMD EXCLUSIVE EASEMENT (SEE DRAWING NOTE)
- 17 INSTALL 6" RPPA PER UDACS PLATE NO. 56 (PUBLIC)
- 18 INSTALL 4" SSMH AS PER DCSWCS SD-7, SD-4 WITH SINGLE 24" LID, & CONNECT 6" SEWER LATERAL TO EXISTING 6" SEWER MAIN (STA 12+39.03)
- 19 INSTALL 8" PVC SDR-35 SEWER PIPE (PRIVATE)
- 20 INSTALL 6" PVC SDR-35 SEWER PIPE (PRIVATE)
- 21 INSTALL 6" PVC SEWER CLEAN OUT W/TRAFFIC RATED LID PER DCSWCS SD-26 (PRIVATE)
- 22 INSTALL UTILITY HOOD-UP ISLAND PER DETAIL A, ON THIS SHEET
- 23 REMOVE AND REINSTALL EXISTING SIGN AND POST 11.2± WEST OF CURRENT LOCATION



ABANDONMENT OF EXISTING SERVICE(S) - 2" AND SMALLER

THE CONTRACTOR SHALL NOTIFY THE INSPECTION DIVISION AT THE LVVMD (702-258-3227) 48 HOURS PRIOR TO THE REQUESTED REMOVAL TIME TO ALLOW THE DISTRICT TO TAKE THE FINAL METER READINGS. AFTER THE FINAL METER READINGS THE CONTRACTOR MAY THEN BEGIN REMOVAL PROCEDURES FOR THE AFFECTED SERVICE AS FOLLOWS: EXISTING SERVICE LATERALS THAT ARE TO BE ABANDONED FROM THE EXISTING WATER MAINS SHALL HAVE THE CORPORATION STOPS TURNED OFF AT THE MAIN, A MINIMUM OF TWELVE (12) INCHES OF THE LATERAL CUT OUT NEAR THE CORPORATION STOP, AND A BRASS CAP INSTALLED ON THE CORPORATION STOP. IF THE CORPORATION STOP IS DAMAGED BEYOND REPAIR OR PULLED FROM THE EXISTING WATER MAIN, THE MAIN SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, IN A MANNER APPROVED BY THE DISTRICT. IF THE CORPORATION STOP IS NOT WATER TIGHT, THE CONTRACTOR SHALL NOTIFY LVVMD COMMUNICATION SUPPORT CENTER AT (702-258-7171) FOR FURTHER DIRECTION. THE EXISTING METER(S) SHALL BE REMOVED AND DELIVERED TO THE DISTRICT. THE CONTRACTOR SHALL REMOVE THE EXISTING SERVICE METER BOX AND APPURTENANCES, FILL AND GRADE ANY AND ALL RESULTING HOLES, AND REPLACE OR RESTORE TO ORIGINAL CONDITIONS OR BETTER, ALL LANDSCAPING, IRRIGATION SYSTEMS, CONCRETE, SIDEWALKS, ASPHALT, OR ANY OTHER ITEMS DAMAGED OR REMOVED DURING THE REMOVAL OF THE EXISTING SERVICE METER BOX.



BENCHMARK

CITY OF LAS VEGAS BENCHMARK 13LV0135W4
 NINET AND PLATE IN TOP OF CURB S.E. CORNER OF FREMONT AND 11TH STREET.
 ELEV=605.189 METERS
 1958.52 US FEET

BASIS OF BEARING

NORTH 00°1'28" WEST BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN BY THAT CERTAIN RECORD OF SURVEY RECORDED IN FILE 104, PAGE 88 OF SURVEYS ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA.

UTILITY QUANTITIES

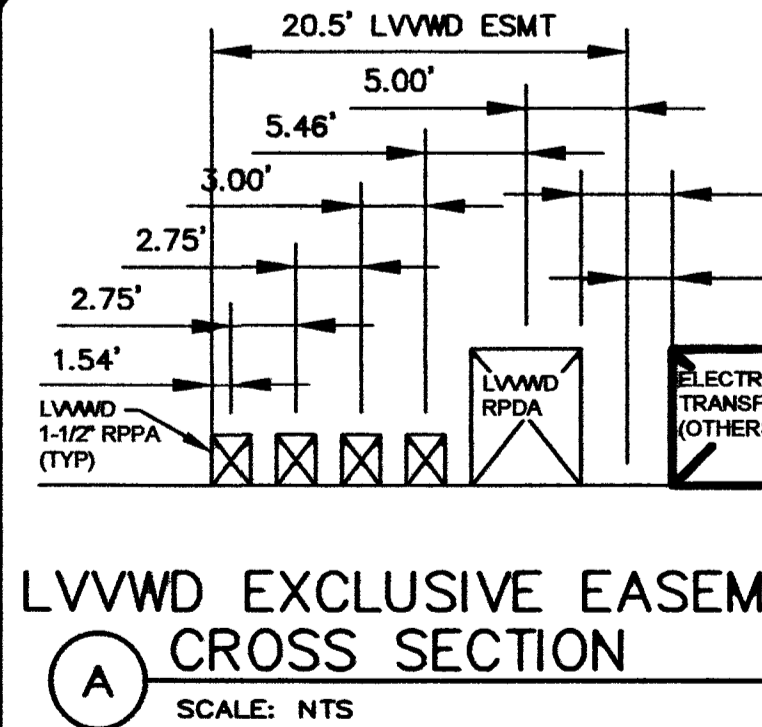
DESCRIPTION	UNIT	PRIVATE	PUBLIC	TOTAL
1" COPPER WATER PIPE	LF	282	0	282
1-1/2" COPPER WATER PIPE	LF	0	247	247
1-1/2" WATER METER	EA	0	2	2
1-1/2" RPPA	EA	0	4	4
3/4" WATER FAUCET	EA	14	0	14
6" PVC WATER PIPE	LF	166	67	233
6" RPPA	EA	0	1	1
6" PVC SDR-35 SEWER PIPE	LF	309	0	309
8" PVC SDR-35 SEWER PIPE	LF	11	0	11
6" PVC SEWER CLEAN OUT	EA	20	0	20
POWER CONNECTION PANEL	EA	14	0	14
48" SSMH	EA	0	1	1

NOTICE TO CONTRACTORS

QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING HIS OWN QUANTITY TAKE OFF, AND BID ACCORDINGLY.

SEWER LATERAL PROFILE STATION 12+39.03 (CONCEPTUAL DESIGN)

SCALE: VERTICAL: 1" = 5'
 HORIZONTAL: 1" = 50'



LVVMD EXCLUSIVE EASEMENT CROSS SECTION

SCALE: NTS

REDUCED PRESSURE PRINCIPLE ASSEMBLY (RPPA) (4) 1-1/2"

THE REDUCED PRESSURE PRINCIPLE ASSEMBLY SHALL BE INSTALLED IN ACCORDANCE WITH THE UDACS PLATE NO. 8. NO WATER SHALL BE TAKEN FROM A SERVICE REQUIRING BACKFLOW PREVENTION UNTIL THE REDUCED PRESSURE PRINCIPLE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED BY LVVMD. ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S) TO ALLOW THE DISTRICT DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY. EASEMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION.

REDUCED PRESSURE DETECTOR ASSEMBLY (RPDA) (1) 6"

THE REDUCED PRESSURE DETECTOR ASSEMBLY SHALL BE INSTALLED IN ACCORDANCE WITH THE UDACS PLATE NO. 56. NO WATER SHALL BE TAKEN FROM A SERVICE REQUIRING BACKFLOW PREVENTION UNTIL THE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED BY LVVMD. ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S) SO AS TO ALLOW LVVMD DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY. EASEMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION.

TRENCHING NOTE

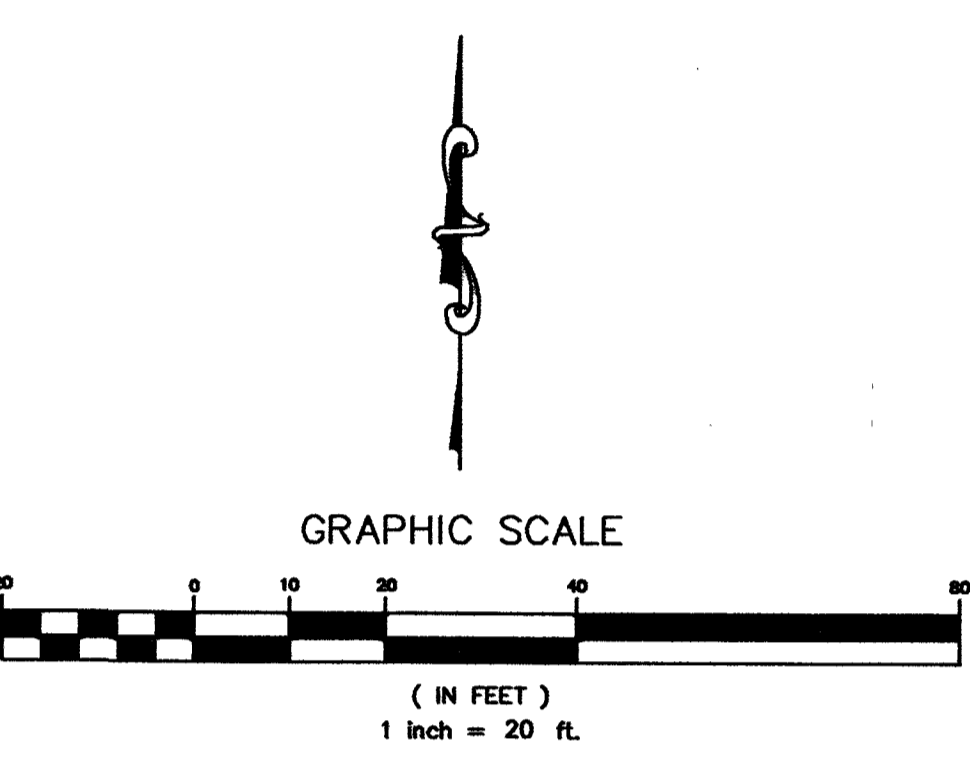
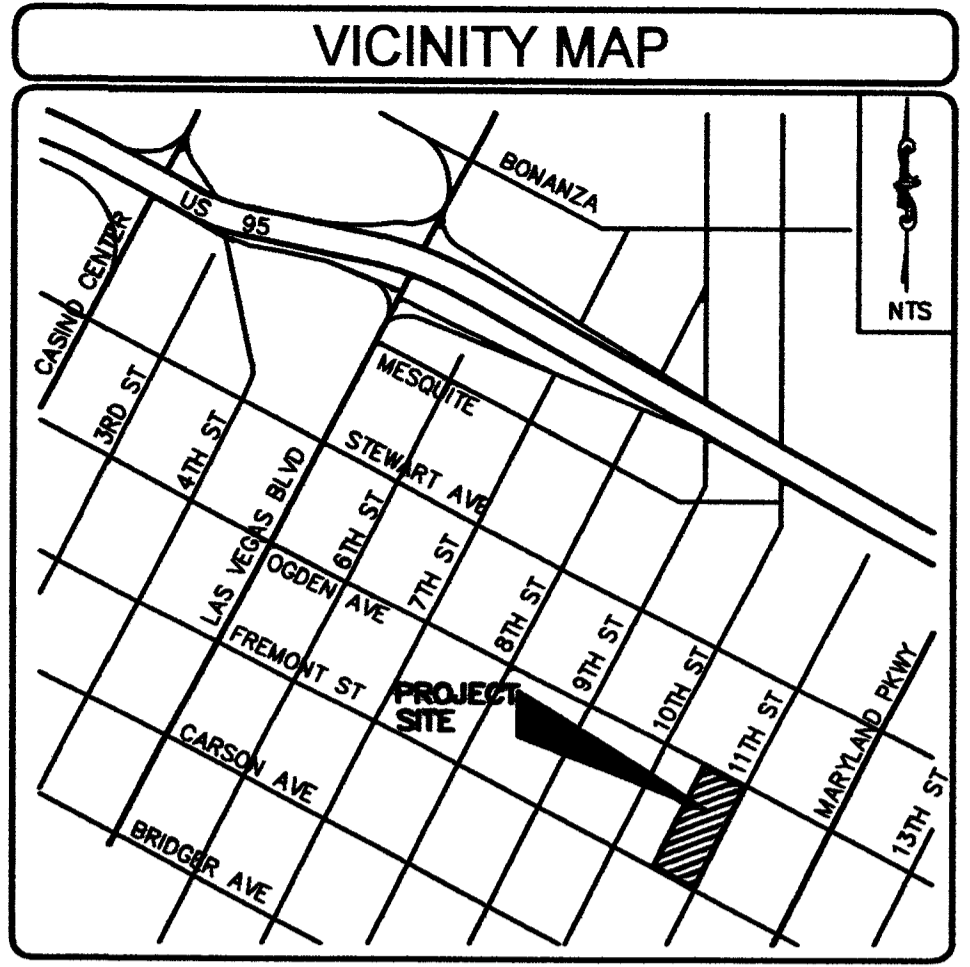
ALL SEWER LINE TRENCHING WITHIN PUBLIC RIGHT-OF-WAY OR UTILITY EASEMENT SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF LAS VEGAS STANDARDS.

SEWER NOTE

ANY DAMAGE TO THE EXISTING 8" SS IN THE ALLEY CAUSED BY CONSTRUCTION ACTIVITY OF THIS PROJECT, WILL BE REPAIRED AND/OR REPLACED BY THE DEVELOPER TO THE SATISFACTION OF CITY OF LAS VEGAS.

WARNING FIRE LINE (NON-POTABLE WATER)
 ALL EXISTING, RELOCATED, OR PROPOSED DCDA/RPDA INSTALLATIONS "TO COMPLY WITH THE FEDERAL SAFE DRINKING WATER ACT, THE FIRE LINE, OR ANY OF ITS COMPONENTS, SHALL NOT BE USED FOR POTABLE DRINKING WATER AT ANY TIME."

LVVMD EXCLUSIVE EASEMENT NOTE
 OGDEN AVENUE
 STA 10+40.00 - 40.00' & 54.00' LT
 STA 10+60.50 - 50.00' & 54.00' LT



FIRE FLOW DATA

FIRE FLOW IS 2,125gpm AT 20 PSI RESIDUAL PRESSURE
 BASED ON SQUARE FOOTAGE: 25,344 SF
 AREA BETWEEN 4 HOUR-SEPARATION WALLS: N/A
 BUILDING HEIGHT: 25'
 NUMBER OF STORIES (INCLUDING GARAGE & MEZZANINE): 2
 TYPE OF CONSTRUCTION: V-B
 OCCUPANCY GROUP: A-3, B, M, R-3, AND R-2
 FULL AUTOMATIC FIRE SYSTEM: YES (550 GPM) (TRAILERS NO SPRINKLERS)

APPROX. SEWER CONTRIBUTION

AVERAGE FLOW (Q_{av}) (COMMERCIAL)
 Q_{av} = (0.130 ERU/1000SF) X (250GALLONS/DAY/ERU) X (50,786SF)
 Q_{av} = 1,650 GALLONS/DAY = 0.00165 MGD
 PEAK FLOW (Q_p)
 DRY, Q_p = 3.4 X Q_{av} = 3.4 X 0.00165 MGD
 DRY, Q_p = 0.00561 MGD
 WET, Q_p = 1.25 X (DRY, Q_p)
 WET, Q_p = 1.25 X 0.00561 MGD
 WET, Q_p = 0.00701 MGD

APPROVALS

APPROVED FOR CONSTRUCTION
 LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
 DATE: PROJECT # 126548
 LVVMD APPROVED FIRE FLOW 1,500 GPM AT 20 PSI RESIDUAL
 LAS VEGAS FIRE & RESCUE DATE: 3/29/17

WATER / SEWER CROSSING TABLE

CROSSING	DESCRIPTION	A
1	6" FIRE LINE INVERT ELEVATION = 2156.30 6" SEWER LINE TOP PIPE ELEVATION = 2154.41	1.89FT

SEWER MANHOLE SCHEDULE

MH#	ID	TYPE	STATION	OFFSET	RM ELEV	INV IN	INV OUT	COMMENTS
SSMH#1	EX	SD-1	11+16.20	R 2.28FT	1991.51	1982.96	1982.96	EX MANHOLE
SSMH#DN-1029	EX	SD-1	8+13.78	R 2.28FT	1991.65	1981.70	1981.70	EX MANHOLE
SSMH#3	NEW	SD-1	12+39.03	R 2.28FT	1990.96	1983.58	1983.58	NEW MANHOLE
SSMH#4	EX	SD-1	14+29.82	R 2.28FT	1990.03	1984.03	1984.03	EX MANHOLE

Call before you Dig
 811
 1-800-227-2600

FAST
 Call before you Dig
 1-702-432-5000

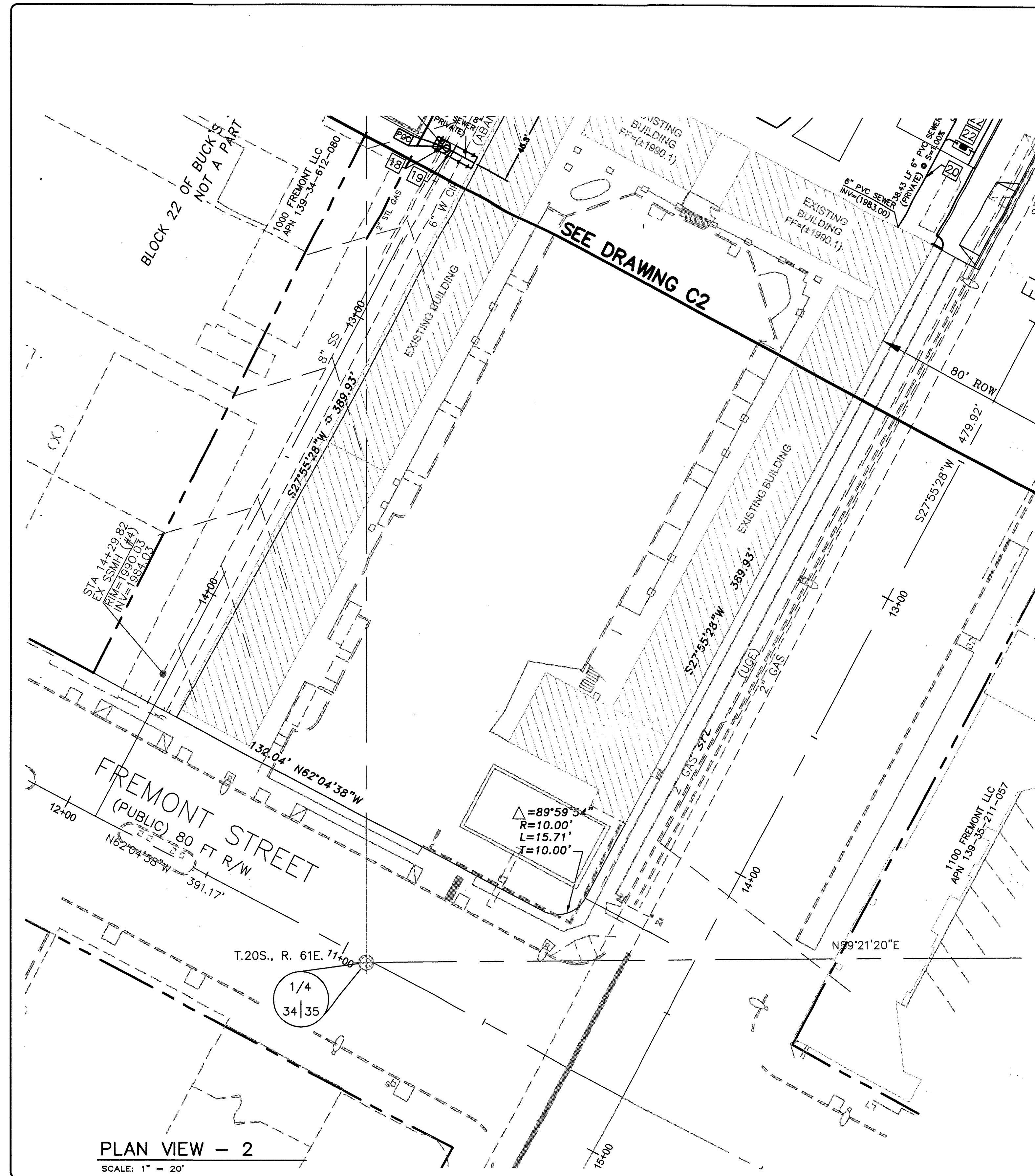
UTILITY PLAN - 1
 PROJECT: FERGUSONS
 CITY OF LAS VEGAS, NEVADA
 DESIGNER:
 DRAWN BY:
 JOB NO. 16-0054
 CLV DWG. NO. L-68553
 SHEET NO. C2
 4 OF 7

OWNER: 1028 FREMONT, LLC
 P.O. BOX 7516
 LAS VEGAS, NV 89125
 PHONE: (702) 251-9231

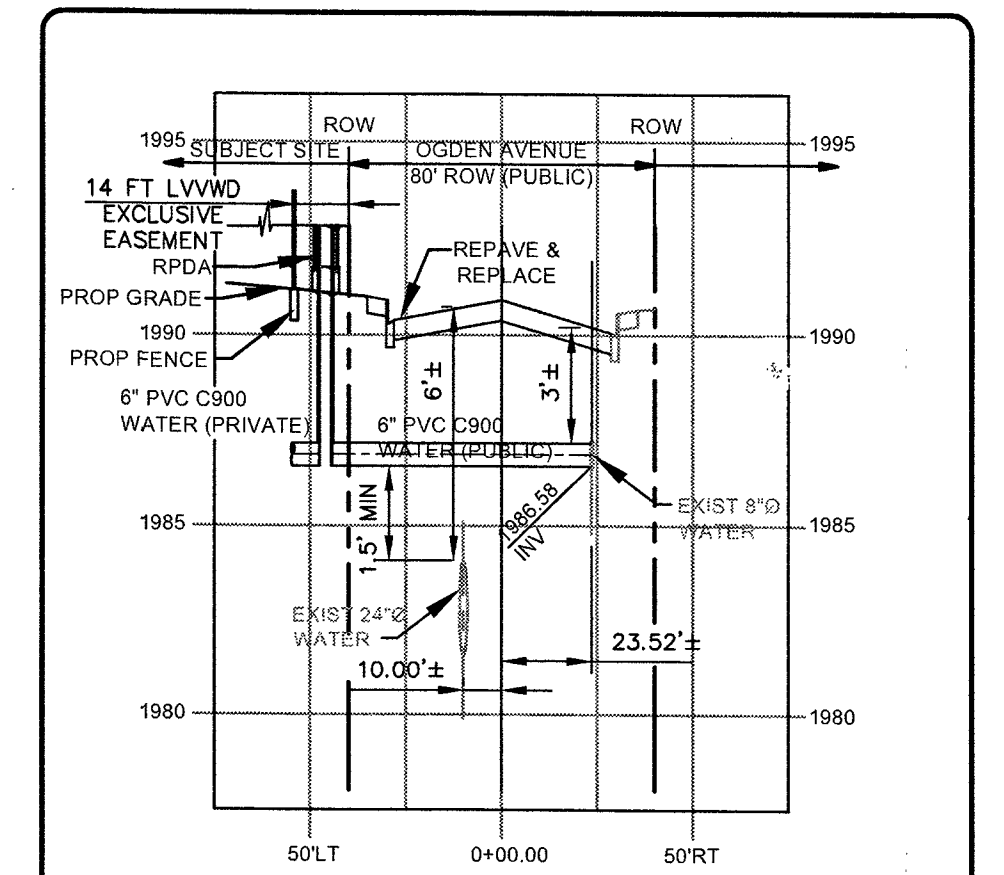
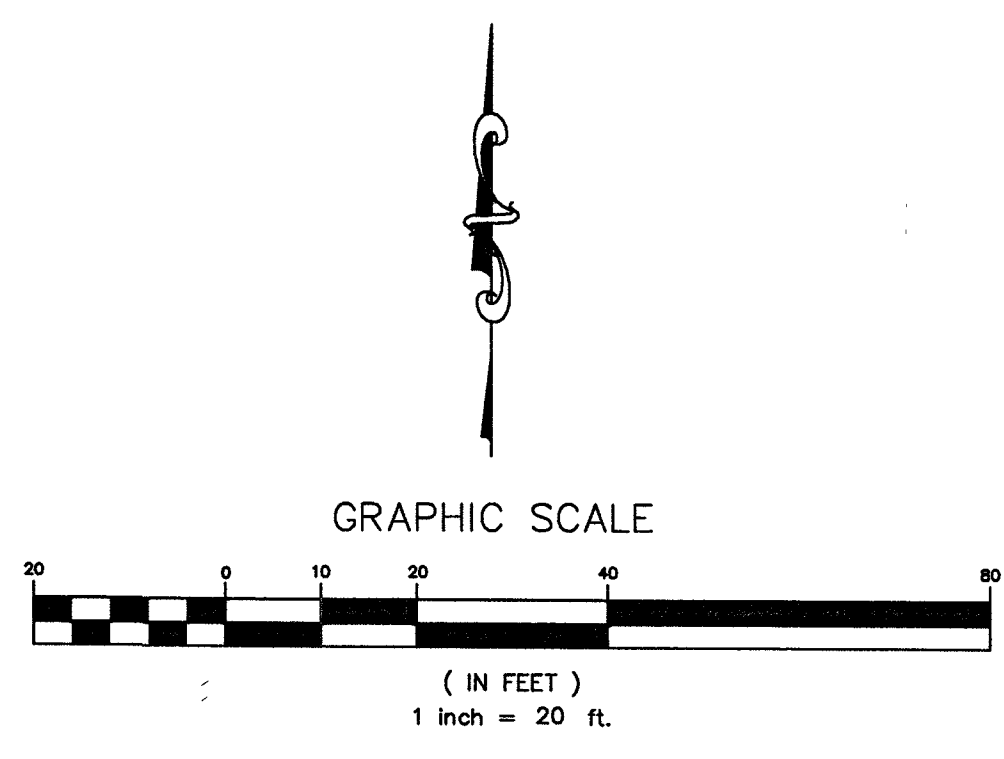
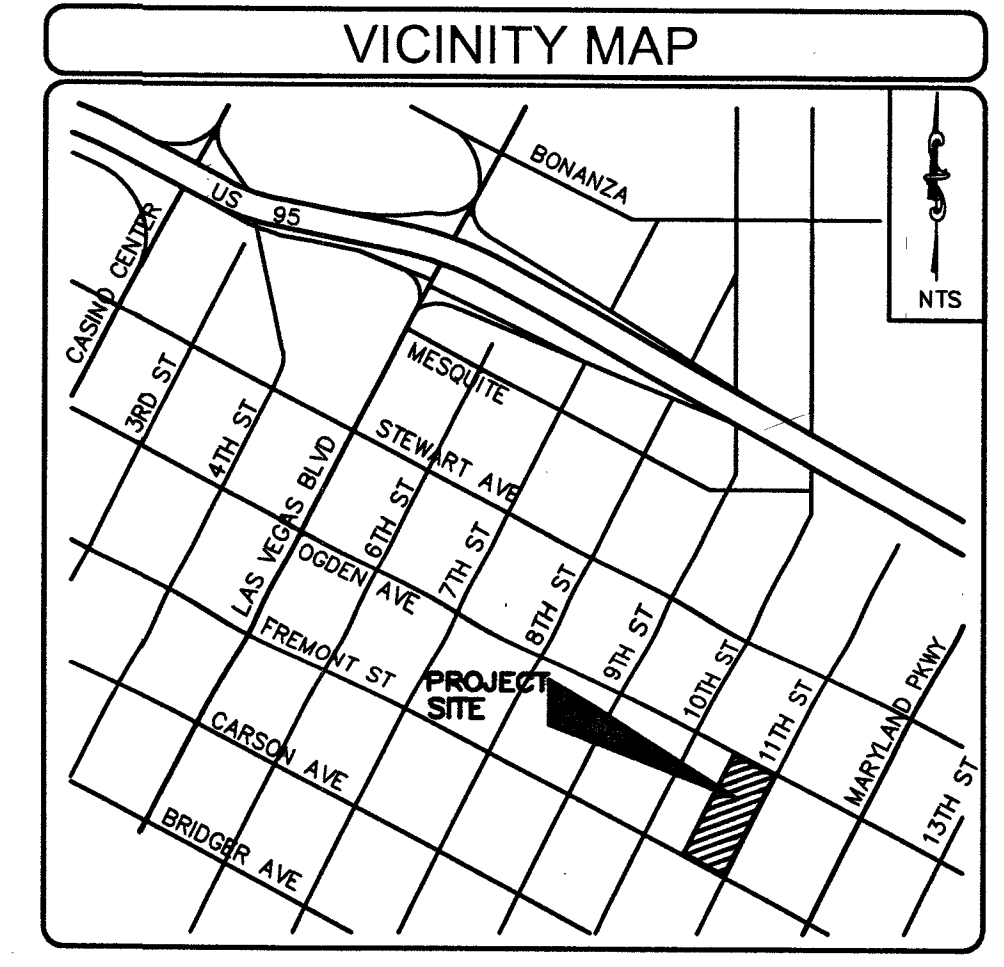
ENGINEER: HAUNTEC
 7701 HUNSELER DRIVE
 LAS VEGAS, NEVADA 89108
 702-219-5785 FAX XXX-XXX-XXXX

CONSTRUCTION NOTES

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- 8 AT STATION 10+46.00 CONNECT PROPOSED 1-1/2" COPPER WATER LATERAL TO EXISTING 8" PVC MAIN PER UDACS PLATE NO. 4
- 9 AT STATION 10+43.25 CONNECT PROPOSED 1-1/2" COPPER WATER LATERAL TO EXISTING 8" PVC MAIN PER UDACS PLATE NO. 4
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- 16 20.50 FT X 14.00 FT LVVWD EXCLUSIVE EASEMENT (SEE DRAWING NOTE)
- 17 INSTALL 8" RPDA PER UDACS PLATE NO. 56 (PUBLIC)
- 18 INSTALL 4" SSMH AS PER USDOCA DWG #403, 408, 409, 410 & CONNECT 8" SEWER LATERAL TO EXISTING 8" SEWER MAIN (STA 12+39.03)
- 19 INSTALL 8" PVC SDR-35 SEWER PIPE (PRIVATE)
- 20 INSTALL 6" PVC SDR-35 SEWER PIPE (PRIVATE)
- 21 INSTALL 8" PVC SEWER CLEAN OUT W/TRAFFIC RATED LID PER DCSWIS SD-26 (PRIVATE)
- 22 INSTALL UTILITY HOOK-UP ISLAND PER DETAIL A, ON THIS SHEET
- 23 REMOVE AND REINSTALL EXISTING SIGN AND POST 11.2'± WEST OF CURRENT LOCATION



PLAN VIEW - 2
SCALE: 1" = 20'



**WATER LATERAL PROFILE
OGDEN AVE STA: 10+54.50
(CONCEPTUAL DESIGN)**
SCALE: VERTICAL: 1" = 5'
HORIZONTAL: 1" = 50'

APPROVALS

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
DATE: PROJECT # 126349
LVVWD APPROVED FIRE FLOW 1500 GPM AT 20 PSI RESIDUAL

[Signature] 3/24/17
LAS VEGAS FIRE & RESCUE DATE

CALL BEFORE YOU DIG
811

FAST
1-702-227-2929

NO.	DATE	BY	REVISIONS:

OWNER: 1028 FREMONT, LLC
P.O. BOX 7516
LAS VEGAS, NV 89145
PHONE: (702) 204-8737

ENGINEER: HAUNTEC
2721 RONNIE DRIVE
LAS VEGAS, NEVADA 89108
702-219-5785 FAX XXX-XXX-XXXX

PROJECT: UTILITY PLAN - 2

FERGUSONS
CITY OF LAS VEGAS, NEVADA

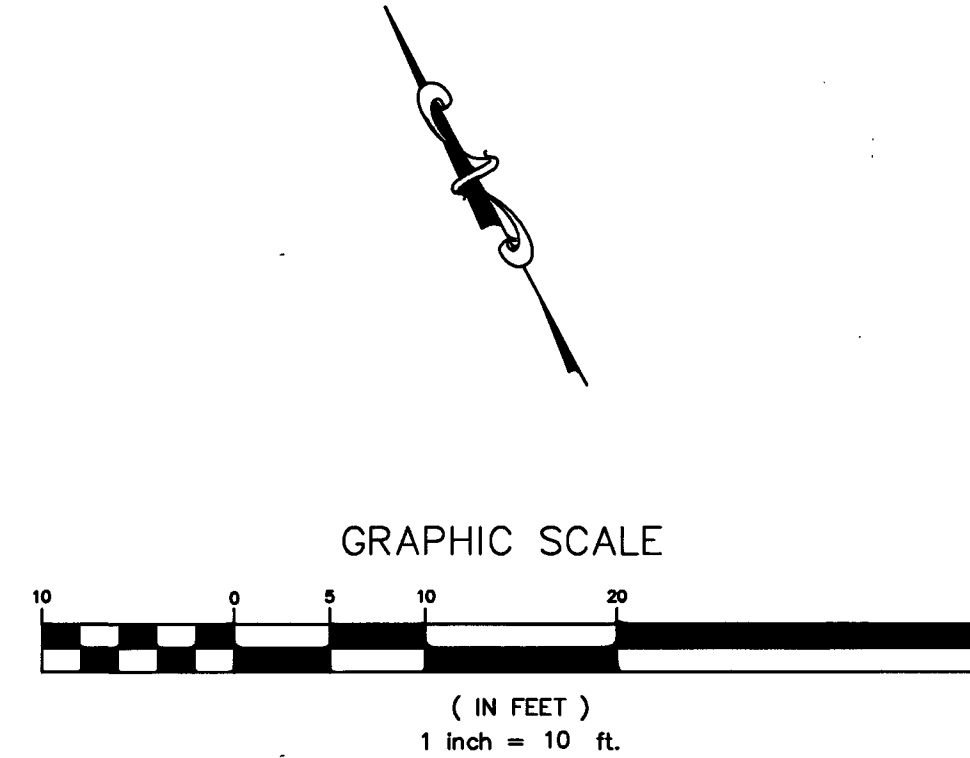
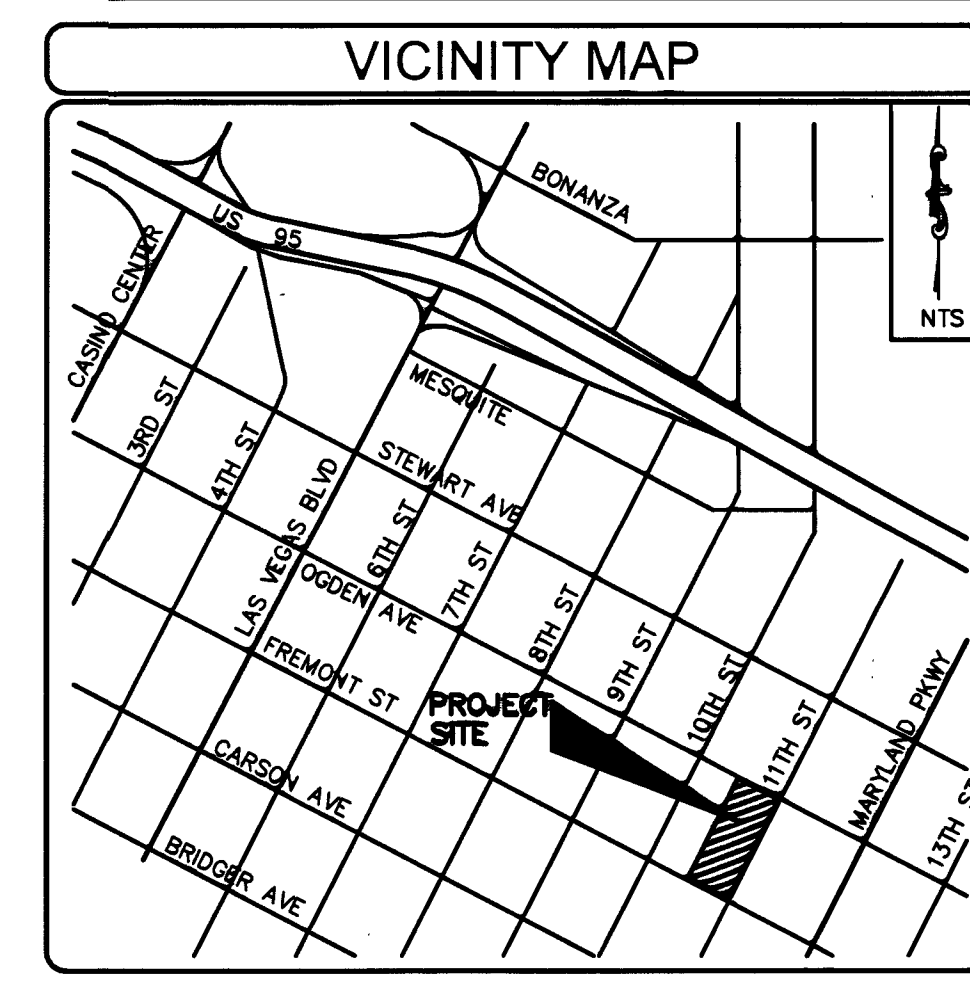
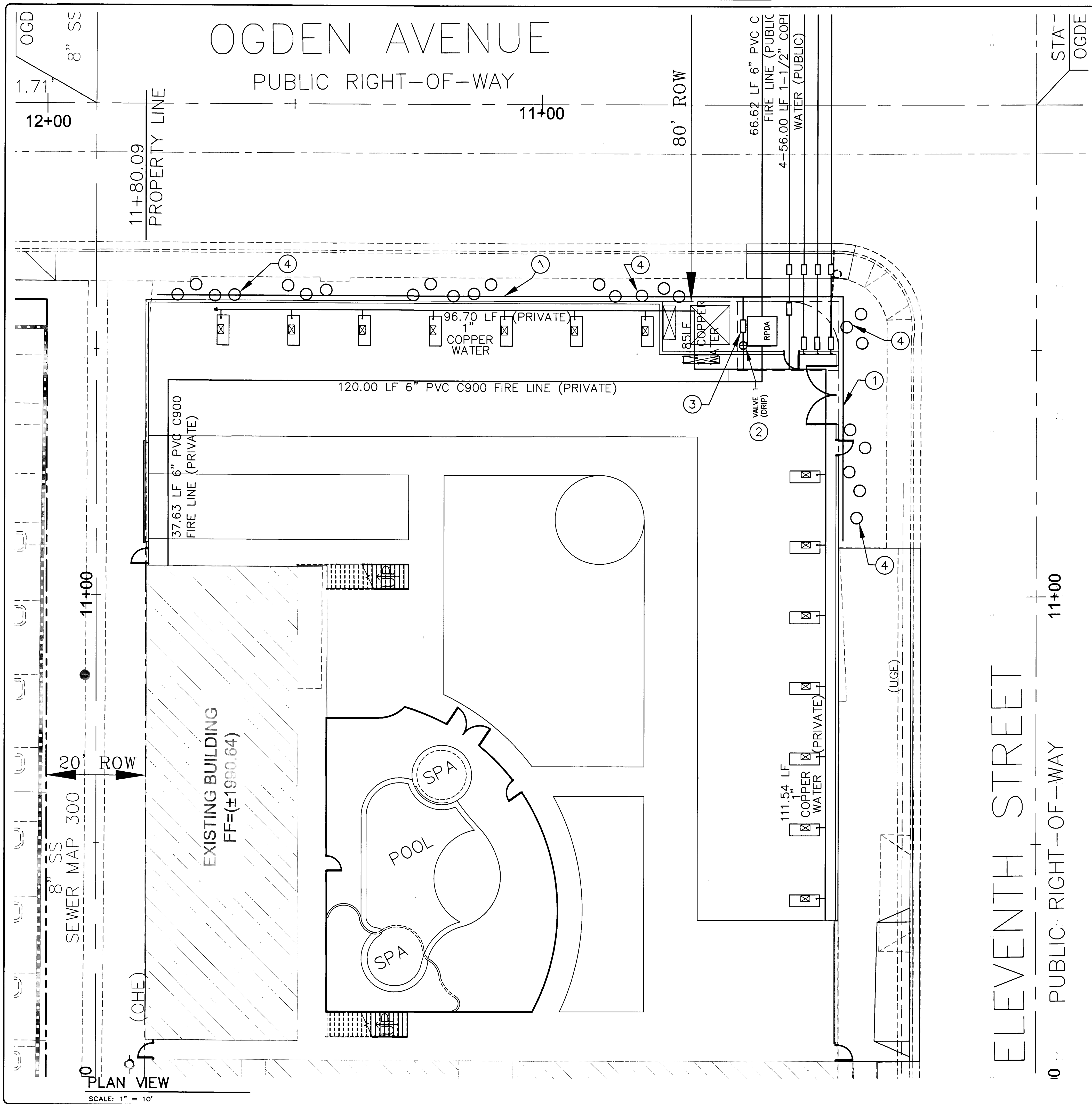
DESIGNER:
DRAWN BY:

PROFESSIONAL ENGINEER-STATE OF NEVADA
JAE A. HAUN
EXP: 6/30/17
CIVIL
No. 1439

JOB NO. 16-0054
CLV DWG. NO. L-68553
SHEET NO. C3
5 OF 7

1076917

PLOT DATE: 3/22/17



IRRIGATION LEGEND	
	VALVE
	1/2" POLY TUBING
	• 1/8" DRIP LINES WILL BE USED
	• 2 GPH FIXED OUTPUT HEADS WILL BE USED
PLANTING LEGEND	
	(25) 5 GALLON SAGE LEUCOPHYLLUM FRUTESCENS

- CONSTRUCTION NOTES**
- INSTALL 1/2" IRRIGATION POLY TUBING
 - INSTALL 1/2" IRRIGATION BACKFLOW VALVE
 - INSTALL 1/2" IRRIGATION RPPA
 - INSTALL 5GALLON SAGE (LEUCOPHYLLUM FRUTESCENS)

1-702-227-2929

1-800-227-2600

1-702-432-9300

<p>NO. DATE BY REVISIONS</p>	<p>OWNER: 1028 FREMONT, LLC 1028 FLEMING ST. #1025 LAS VEGAS, NV 89125 PHONE: (702) 204-8737</p> <p>ENGINEER: HAUNTEC 2721 IRONSIDE DRIVE LAS VEGAS, NEVADA 89108 702-219-5785 FAX XXX-XXX-XXXX</p>
<p>LANDSCAPE AND IRRIGATION PLAN</p>	
<p>PROJECT: FERGUSONS CITY OF LAS VEGAS, NEVADA</p>	
<p>DESIGNER: DRAWN BY:</p>	
<p>JOB NO. 16-0054</p> <p>CLV DWG. NO. L-68553</p> <p>SHEET NO. L1</p> <p>7 OF 7</p>	

1076617