

CITY OF LAS VEGAS
PUBLIC WORKS
REAL ESTATE

2004 NOV 22 P 1:39

IMPROVEMENT PLANS FOR GOWAN DETENTION BASIN-NORTH

APN # 138-10-101-018

CITY OF LAS VEGAS
STATE OF NEVADA

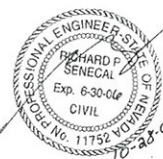
DEVELOPED BY:

KB HOME NEVADA, INC.

750 PILOT ROAD, SUITE F
LAS VEGAS, NEVADA 89119
(702) 614-2500



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7251 W. Charleston Blvd.
Las Vegas, Nevada, U.S.A.
89117
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[Signature] 6/2/04
LAS VEGAS VALLEY WATER DISTRICT
(SHEET C1, C2, C3, C4 & UT1) DATE

[Signature] 6-21-04
SOUTHWEST GAS CORPORATION DATE

N/A. No Street Lights on Offsites
NEVADA POWER 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 COMMISSIONS RULES AND REGULATIONS.

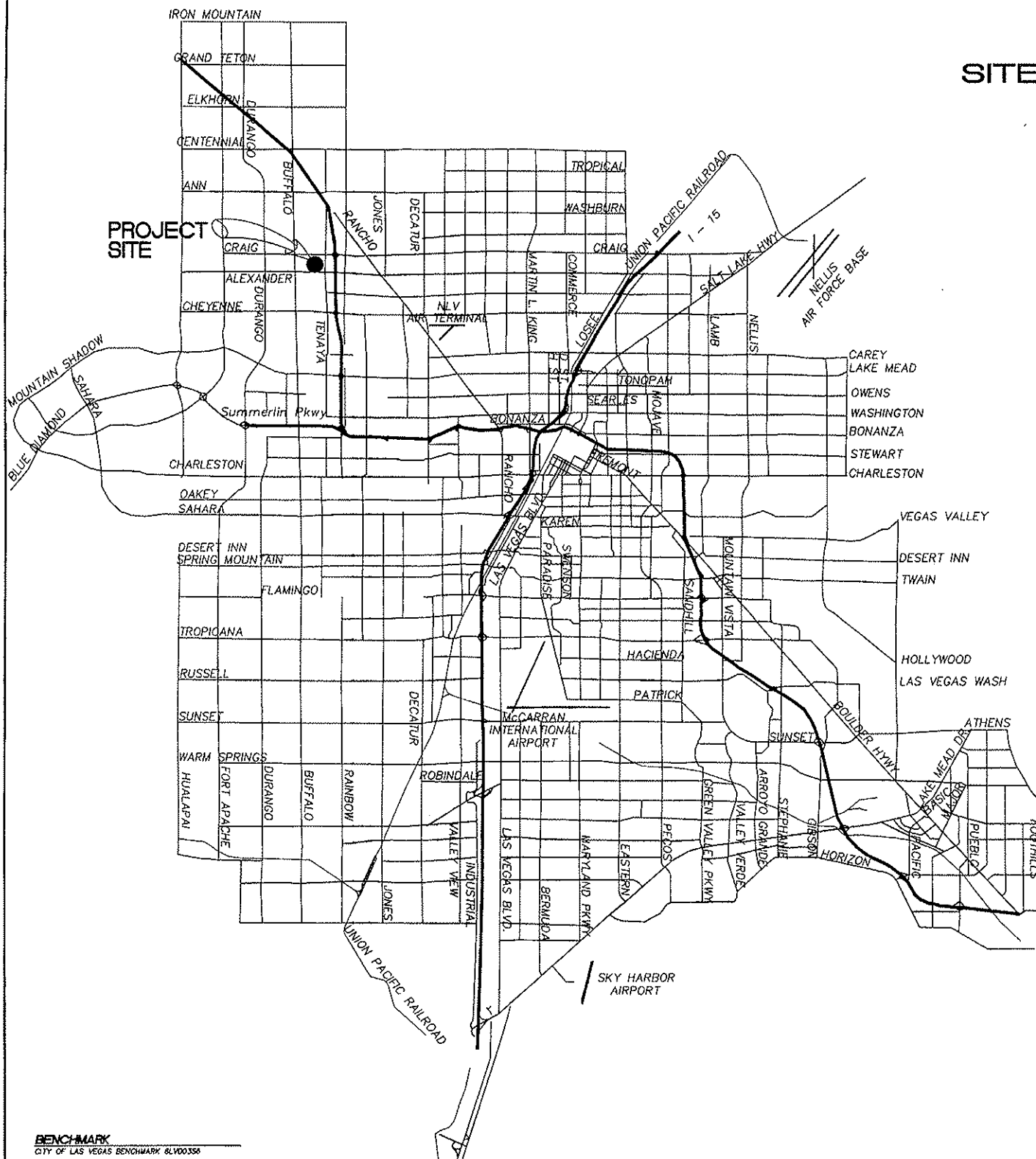
[Signature] 10/18/2004
M. MARGO WHEELER, AICP
Current Planning Manager
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE
PLANNING AND DEVELOPMENT DEPARTMENT.

[Signature] 10/18/2004
CHARLES KAJKOWSKI, P.E. #4784
CLV City Engineer
APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS
CONSTRUCTED IN THE DEDICATED RIGHTS-OF-WAY AND/OR
DEDICATED EASEMENTS. THE APPROVAL DOES NOT AUTHORIZE
THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM
ADOPTED STANDARDS AND/OR SPECIFICATIONS EXCEPT THOSE
SPECIFICALLY LISTED UNDER "DEVIATIONS FROM STANDARDS".
THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE
LISTED IN "DEVIATIONS FROM STANDARDS" IN FAVOR OF THE
UNIFORM STANDARDS DRAWINGS AND SPECIFICATIONS CLARK
COUNTY AREA NEVADA.

BASIS OF BEARING
BEARING SOUTH 00°36'14" WEST, BEING THE EAST LINE
OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 3,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF
LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN IN FILE
98, PAGE 37 OF PARCEL MAPS.

BENCHMARK
CITY OF LAS VEGAS BENCHMARK 8LV00336
RIVET AND PLATE IN TOP OF CURB ON EAST SIDE OF
TENAYA WAY 2400 FEET NORTH OF LARKVALE
ELEVATION: 709.4087 METERS (NAVD 88)
2327.45 FEET (NAVD 88)

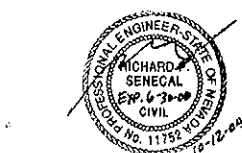
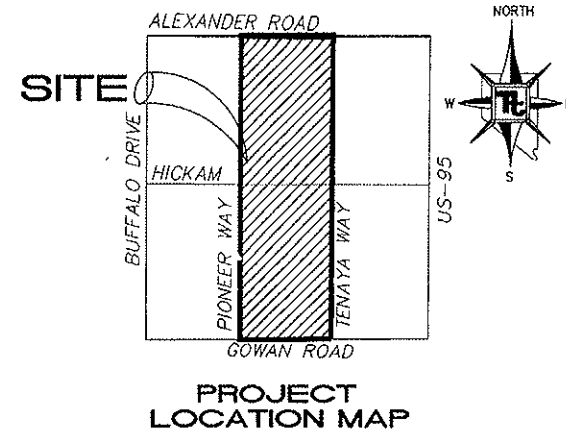
JOB		REV. DATE BY	
7 STANTEC CONSULTING AS OF 9/3/04			
KB HOMES NEVADA, INC.			
750 PILOT ROAD, SUITE F LAS VEGAS, NEVADA 89119 TEL. (702) 614-2500			
TETRA TECH, INC.			
1000 S. TENAYA WAY, SUITE 100, LAS VEGAS, NEVADA 89102			
COVER SHEET		TITLE	
GOWAN DETENTION BASIN-NORTH		CITY OF LAS VEGAS	
SHEET		PROJECT NO.	
QUALITY CONTROL BY		JOB	
DESIGNED BY		PROJECT NO.	
CHECKED BY		PROJECT NO.	
DRAWN BY		PROJECT NO.	
SEAL		PROJECT NO.	
C1		PROJECT NO.	
1 OF 14		PROJECT NO.	



BENCHMARK
CITY OF LAS VEGAS BENCHMARK 8LV00358
RIVET AND PLATE IN TOP OF CURB ON EAST SIDE OF
TENAYA WAY 400 FEET NORTH OF LARKVALE
ELEVATION: 708.4097 METERS (NAVD 83)
2327.45 FEET (NAVD 83)

BASIS OF BEARING
BEARING SOUTH 00°38'14" WEST, BEING THE EAST LINE
OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 3,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. CITY OF
LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN IN FILE
98, PAGE 37 OF PARCEL MAPS.

VICINITY MAP
NO SCALE



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SHEET INDEX	
SHEET #	DESCRIPTION
1	C1 COVER SHEET
2	C2 VICINITY MAP
3	C3 GENERAL NOTES
4	C4 QUANTITIES AND MANHOLE SCHEDULE
5	GR1 GRADING PLAN
6	GR2 GRADING PLAN
7	GR3 GRADING PLAN
8	GR4 GRADING PLAN
9	GR5 GRADING PLAN
10	GR6 GRADING PLAN
11	DT1 DETAILS AND SECTIONS
12	HS1 HYDROGRAPHS AND STAGE RELATIONSHIPS
13	UT1 UTILITY PLAN
14	OV1 OVERALL PLAN

APPROVED FOR CONSTRUCTION
[Signature]
LAS VEGAS VALLEY WATER DISTRICT
DATE 6/2/04

SYMBOLS LEGEND

SYMBOLS/LINE TYPES	TO BE CONSTRUCTED	EXISTING (SHADED BOX)
CENTERLINE	N/A	N/A
RIGHT OF WAY	N/A	N/A
PROPERTY LINE	N/A	N/A
CONSTRUCTION	100	100
CHAIN LINK FENCE	X X X X X	X X X X X
WALL	12" XXX SS	12" XXX SS
SEWER MAIN (12" AND SMALLER)	18" XXX SS	18" XXX SS
SEWER MAIN (ABOVE 12")	60" XXX SS	60" XXX SS
SEWER MAIN (ABOVE 60")	12" XXX SD	12" XXX SD
STORM DRAIN (12" AND SMALLER)	18" XXX SD	18" XXX SD
STORM DRAIN (ABOVE 12")	60" XXX SD	60" XXX SD
STORM DRAIN (ABOVE 60")	12" XXX WM	12" XXX WM
WATER MAIN (12" AND SMALLER)	18" XXX WM	18" XXX WM
WATER MAIN (ABOVE 12")	60" XXX WM	60" XXX WM
WATER MAIN (ABOVE 60")	N/A	N/A
GAS	N/A	N/A
TELEPHONE	N/A	N/A
UNDERGROUND POWER	N/A	N/A
OVERHEAD POWER	N/A	N/A
STREETLIGHT CONDUIT	N/A	N/A
TRAFFIC SIGNAL CONDUIT	N/A	N/A
TRAFFIC SIGNAL INTERCONNECT	N/A	N/A
CABLE TELEVISION	N/A	N/A
EDGE-OF-PAVEMENT	N/A	N/A
FLOWLINE OF DITCH/CHANNEL	N/A	N/A
CURB AND GUTTER	N/A	N/A
SIDEWALK RAMPS	N/A	N/A
VALLEY GUTTER	N/A	N/A
DROP INLET	N/A	N/A
DRIVEWAY APRON	N/A	N/A
CUT OR FILL SLOPE	N/A	N/A
WATER VALVE	N/A	N/A
FIRE HYDRANT	N/A	N/A
MONUMENT	N/A	N/A
BUILDING	N/A	N/A
MISC. SYMBOLS	N/A	N/A
STUB OUT	N/A	N/A
DIRECTION OF FLOW	N/A	N/A
ELEVATION	N/A	N/A
TRAFFIC SIGNAL CONTROLLER	N/A	N/A
PULL BOX	N/A	N/A
TRAFFIC SIGNAL LOOP DETECTORS	N/A	N/A
AMP SERVICE POINT & METER PED.	N/A	N/A
BREAK AWAY TYPE BASE	N/A	N/A
W/250 W	N/A	N/A
100 W LUMINAIRE	N/A	N/A
150 W LUMINAIRE	N/A	N/A
200 W LUMINAIRE	N/A	N/A
250 W LUMINAIRE	N/A	N/A
400 W LUMINAIRE	N/A	N/A
TRAFFIC SIGNAL POLE	N/A	N/A
W/LUMINAIRE	N/A	N/A
TRAFFIC SIGNAL POLE	N/A	N/A
SCHOOL FLASHER	N/A	N/A
TRAFFIC CONTROL SIGN	N/A	N/A
STREET NAME SIGN	N/A	N/A
PAD ELEVATION	N/A	N/A
NORTH ARROW	N/A	N/A
GRAPHIC SCALE	N/A	N/A
SECTION BUBBLE	N/A	N/A
DETAIL BUBBLE	N/A	N/A

STANTEC CONSULTING AS OF 9/3/04

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1875 W. WILLOW STREET, SUITE 200
LAS VEGAS, NEVADA 89105
(702) 614-2500

VICINITY MAP

GOWAN DETENTION BASIN-NORTH
CITY OF LAS VEGAS

SHEET

QUALITY CONTROL BY:

QUALITY CONTROL BY:

SCALE:

PROJECT NO.

P08042-0040

SEAL

REGISTERED PROFESSIONAL ENGINEER STATE OF NEVADA

12-12-04

CIVIL

SHEET

C2

2 OF 14

DRAWING NO.

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 SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA, NEVADA", LATEST EDITION, 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".
- 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 CLV 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 UTILITY LINES, STRUCTURES AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
- ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM 0.28 DAYS. MIX DESIGN TO BE APPROVED BY THE CITY ENGINEER, 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 TOP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.
- CURB AND GUTTER FOLD 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 THE SOILS ENGINEER APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
- EXACT LOCATION OF ALL SLOUT 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.E.S. STATUTE No. 825.550.
- UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC., SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.
- WALL NOTES:
 - ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVEALING GRADING RELATIONSHIPS, FLOOD CONTROL AND SIGHT DISTANCE AT INTERSECTIONS.
 - NEW WALLS REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.
- CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEAN OUTS, ETC., TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.
- MATERIALS, HANDLING AND PLACEMENT OF PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF MOST OR THE CLARK COUNTY AREA SPECIFICATIONS (AS APPLICABLE) AND THE PLANS AND DETAILS SHOWN HEREON.

CITY OF LAS VEGAS GRADING NOTES

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

	HORIZONTAL	VERTICAL	COMPACTION
A. PAVEMENT AREA SUBGRADE	0.1"	+0.0' TO -0.1'	SEE SOILS REPORT
B. ENGINEERED FILL	0.5"	+0.1' TO -0.1'	SEE SOILS REPORT
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
- IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMES, ROAD SIGNS AND BARRICADES, ETC.

CITY OF LAS VEGAS SEWER NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE DESIGN CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS AND THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA, AS AMENDMENTS 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.
- CHSE: "S" OR "G" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.
- POLYHIN (PH) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35 SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE A AGGREGATE BASE.
- ALL MANHOLES IN PAVED STREETS 80" 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 STANDARD 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 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 PVC PIPE WHICH ALLOWS FOR PIPE DEFLECTION AT THE JOINTS.

REVISED NOVEMBER 1998

CITY OF LAS VEGAS STREETLIGHT NOTES

- ALL STREET LIGHTING INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE STREET LIGHTING PLANS, THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST EDITION, AND THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST EDITION.
- NO DEVIATION OF STREET LIGHT, PULL BOX, CONDENS (ETC.) LOCATIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF THE CITY ENGINEER AND THE CITY ENGINEER. ANY DEVIATION FROM THE PLAN LOCATION WILL REQUIRE COMPLIANCE WITH SECTION 623.0.03 (E) OF THE SPECIFICATIONS.
- ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION.
- ALL EMPTY CONDUIT SHALL HAVE PULL STRINGS INSTALLED PRIOR TO FINAL INSPECTION.
- ANY STRUCTURE SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, ETC., SHALL LEAVE A MINIMUM CLEARANCE OF EIGHTEEN INCHES (18") TO THE FACE OF STREET LIGHTING POLE ON ALL SIDES WHEN STREETLIGHT IS INSTALLED BEHIND SIDEWALK, AND SHALL AT NO TIME COMPLETELY ENCLOSE THE STREET LIGHTING POLE.
- AS-BUILT DRAWINGS SHALL BE SUPPLIED TO THE ELECTRICAL SERVICES SECTION PRIOR TO ANY PRELIMINARY INSPECTION. THE AS-BUILT DRAWING NEEDS TO BE STAMPED AS-BUILT AND SIGNED BY THE PREPARER.
- SERVICE POINT SHALL BE COORDINATED WITH NEVADA POWER COMPANY, AND WHEREVER POSSIBLE, BE LOCATED NEAR THE CENTER OF THE CIRCUIT. SERVICE POINT SHALL BE SHOWN ON THE 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 BEFORE STREETLIGHT BASES ARE INSTALLED AT NO EXPENSE OF THE CITY OF LAS VEGAS.
- THE CONTRACTOR SHALL FURNISH COMPLETE SERVICE TO TRANSFORMERS AND CONTROL SYSTEMS IF REQUIRED ON PLANS.

REVISED NOVEMBER 1998

CITY OF LAS VEGAS TRAFFIC NOTES

- ALL CONSTRUCTION SIGNING, BARRICADES, 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 ENDS OR EXISTING CITY STREETS WHERE WARRANTED IMMEDIATELY AFTER GRADING WORK IS ACCOMPLISHED, AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.
- WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENVOACHED BY A CONSTRUCTION WORK ZONE AND PUBLIC WORKS STAFF IDENTIFIES A NEED FOR STUDENTS TO BE ASSISTED IN THE SAFE CROSSING THROUGH THAT WORK ZONE, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A QUALIFIED "CROSSING GUARD". THE GUARD SHALL BE PRESENT FOR THE FULL DURATION OF TIME THAT CHILDREN ARE LIKELY TO BE PRESENT.
- IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTIONS, TEMPORARY REMOVAL OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKINGS 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. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CURRENT CITY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS.
- WHEN A PROPOSED STREET LIGHT STANDARD IS LOCATED WITHIN FIVE (5') FEET OF ANY PROPOSED SIGN SHOWN ON THE PLANS TO BE MOUNTED ON A SIGNPOST, THE SIGN SHALL BE MOUNTED ON THE STREET LIGHT STANDARD AND THE SIGNPOST SHALL BE ELIMINATED.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREON, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- STREET SIGNS AND STOP SIGNS SHALL BE INSTALLED PER CITY STANDARD SPECIFICATIONS FOR PLACEMENT OF STREET NAME SIGNS.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL DEVICES AND FLAGGERS TO ENSURE THE SAFETY OF THE PUBLIC IN OR AROUND THE WORK AREA. THE CONTRACTOR SHALL HAVE A CERTIFIED ATSSA TRAFFIC CONTROL TECHNICIAN OR ILLINOIS WORK ZONE SAFETY SPECIALIST SET-UP, MAINTAIN AND/OR REMOVE ALL TRAFFIC CONTROL DEVICES IN THE CITY OF LAS VEGAS RIGHT OF WAY.
- WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE EXPEDITED TO COMPLETION SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING CITIZENS AREA TRANSIT (C.A.T.) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.
- GUARDS SHALL BE OBTAINED BY CONTACTING THE METROPOLITAN POLICE DEPARTMENT SPECIAL EVENTS UNIT (PHONE No. 15 229-3442) 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 DIRECTED BY THE CITY OF LAS VEGAS TRAFFIC ENGINEER.

REVISED JUNE 2002

LAS VEGAS VALLEY WATER DISTRICT NOTES

(LVVWD) STANDARD NOTES

LVVWD PROJECT # 27910

- 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 PM 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'S STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS, AND THE 2003 EDITION OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDAS).
- 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 OFF-SITE IMPROVEMENT, CLARK COUNTY AREA.
- A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LVVWD.
- ALL SERVICE LATERALS TWO (2) INCHES DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING WITH LVVWD APPROVED SERVICE SADDLES.
- ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE THE DRIVEWAY AREAS.
- ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, VALLEY AND CURB GUTTERS.
- ALL WATER AND STORM DRAIN OR SANITARY SEWER PRESSURES SHALL CONFORM TO SECTION 2.19 OF THE 2003 EDITION OF THE UDAS.
- ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED AND AN ACCEPTABLE WATER SAMPLE OBTAINED, PRIOR TO CONNECTION TO THE LVVWD'S DISTRIBUTION SYSTEM.
- THE CONTRACTOR MUST OBTAIN ALL METERS TWO (2) INCHES AND SMALLER FROM THE LVVWD CENTRAL STORES. TELEPHONE 258-3152 OR 258-3802, TWO (2) WORKING DAYS PRIOR TO METER PICKUP.
- ANY INTERRUPTION OF SERVICE MUST BE 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'S PRE-APPROVED MATERIALS AND MANUFACTURERS LISTING FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS.
- TELEPHONE "CALL BEFORE YOU DIG" AT 1-800-227-2800.



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89117
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APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT
DATE 6/21/04

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	MH	MANHOLE
ACP	ASBESTOS CEMENT PIPE	MIL	MINIMUM
ADJ	ADJUST	NO	NUMBER
BC	BEGINNING OF CURB OR BACK OF CURB	OC	ON CENTER
BCR	BEGINNING OF CURB RETURN OR BACK	OD	OUTSIDE DIAMETER
BO	BOUNDARY	P	POWERLINE
BOD	BOUNDARY	PC	POINT OF CURVATURE
BSC	BACK OF SIDEWALK	PCC	POINT OF COMPOUND CURVE
BSM	BENCHMARK	PG	PAID GRADE
BVC	BEGINNING OF VERTICAL CURVE	PHP	PLASTIC HIGH PRESSURE
C & G	CURB AND GUTTER	PI	POINT OF INTERSECTION
CF	CURB FACE	PL	PROPERTY LINE
CP	CAST IRON PIPE	PP	POWER POLE
CR	CENTERLINE	PRC	POINT OF REVERSED CURVE
CMP	CORRUGATED METAL PIPE	PROP	PROPOSED
COV	CONCRETE	PT	POINT OF TANGENT
CONST	CONSTRUCT	PVC	POLY VINYL CHLORIDE PIPE
DC	DEPRESSED CURB	PIV	POINT OF VERTICAL INTERSECTION
DI	DROP INLET	PMT	PAVEMENT
DI	DIAMETER	R	RATE OF FLOW
DR	DUCTILE IRON PIPE	RC	REINFORCED CONCRETE PIPE
DWL	DROP MANHOLE	RT	RIGHT
EC	END OF CURVE	R/W	RIGHT-OF-WAY
EOR	END OF CURB RETURN	SS	SANITARY SEWER
EL	ELEVATION	SD	STORM DRAIN
EVC	END OF VERTICAL CURVE	SH	STEEL HIGH PRESSURE
EX	EXISTING	SH	SHEET
FC	FACE OF CURB	SP	SPECIAL MANHOLE
FF	FINISHED FLOOR	STA	STATION
FG	FINISH GRADE	STD	STANDARD
FI	FIRE HYDRANT	STL	STEEL
FL	FLOW LINE	T	TANGENT DISTANCE
G	GAS	TC	TOP OF CURB
GR	GRADE BREAK	TOC	TOP OF CHANNELED
HGT	HEIGHT OR HEIGHT	TBL	TOP OF MANHOLE
HOR	HORIZONTAL	TRANS	TRANSITION
ID	INSIDE DIAMETER	TSC	TRAFFIC SIGNAL CONDUIT
INV	INVERT	TSW	TOP OF SIDEWALK
LAT	LATERAL	VC	VERTICAL CURVE
LF	LINEAL FEET	WOP	WATER MAIN PIPE
LT	LEFT	VERT	VERTICAL
MAX	MAXIMUM	VG	VALLEY GUTTER
		W	WATER

REFERENCE DRAWINGS

DEVIATION FROM STANDARDS

- NONE

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 6LY00356
RIVET AND PLATE IN TOP OF CURB ON EAST SIDE OF
TENTH AVENUE 4400 FEET NORTH OF LAKEVALE
ELEVATION: 709.4097 METERS (NAVD 88)
2327.45 FEET (NAVD 88)

BASE OF BEARING

BEARING SOUTH 00°36'14" WEST, BEING THE EAST LINE
OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 3,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF
LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN IN FILE
08, PAGE 37 OF PARCEL MAPS.

STANTEC CONSULTING AS OF 6/21/04

KB HOME NEVADA, INC.

7500 PILOT ROAD, SUITE F
LAS VEGAS, NEVADA 89119
TEL. (702) 614-2500

TETRA-TECH, INC.

11450 W. BURNING BUSH DRIVE, SUITE 100
LAS VEGAS, NEVADA 89135
TEL. (702) 799-0000

GENERAL NOTES

GOWAN DETENTION BASIN-NORTH

CITY OF LAS VEGAS

QUANTITY CONTROL BY:

QUALITY CONTROL BY:

SCALE:

PROJECT NO. P08042-0040

SEAL

REGISTERED PROFESSIONAL ENGINEER

NO. 6012

EXPIRATION DATE 12/31/05

5491

C3

3 OF 13

REVISIONS

[illegible]

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before you
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UNDERGROUND SERVICE (USA)



PROFESSIONAL ENGINEER-STATE OF NEVADA
 RICHARD SENECAL
 Exp. 6-30-00
 CIVIL
 No. 11752

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Las Vegas, Nevada, U.S.A.
89117
Tel. (702) 258-0115
Fax. (702) 258-4956
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6/21/04
LAS VEGAS VALLEY WATER DISTRICT DATE

STANTEC CONSULTING AS OF 9/3/04

KB HOME NEVADA, INC.
750 PILOT ROAD, SUITE F

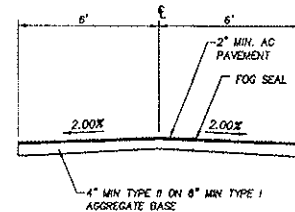
TETRA TECH, INC.

1302
SHEET

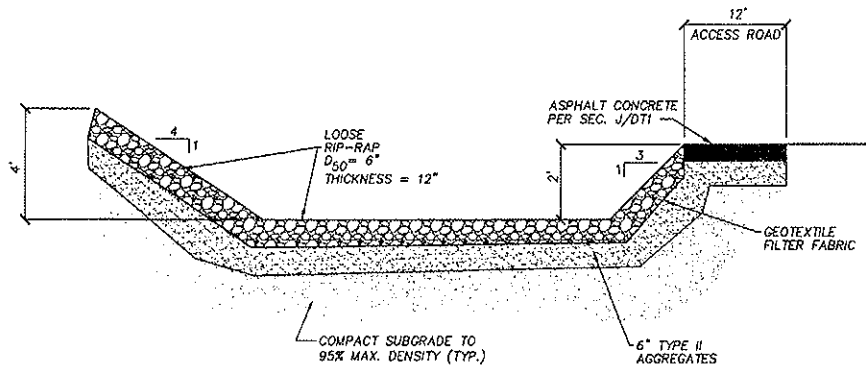
QUANTITIES AND MANHOLE SCHEDULE

GOWAN DETENTION BASIN-NORTH
CITY OF LAS VEGAS

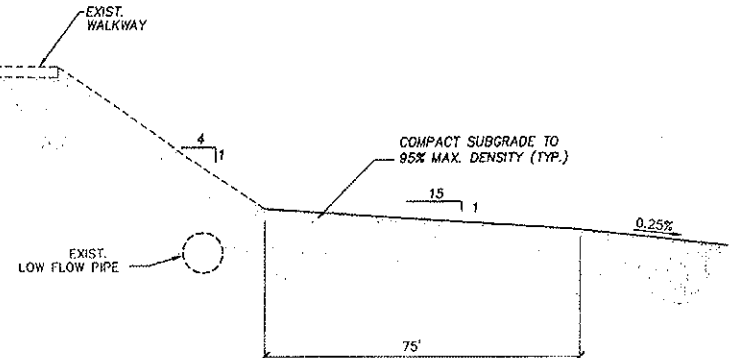
P08042-0040



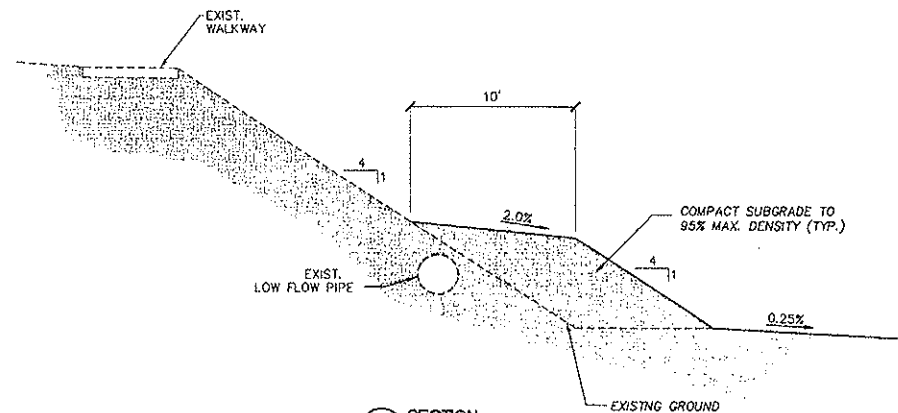
J TYPICAL ACCESS ROAD SECTION
PRIVATE STREET N.T.S.



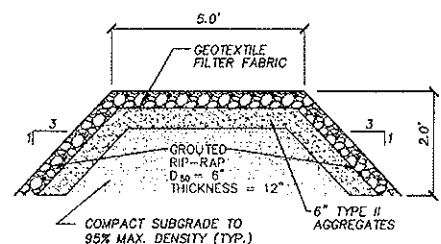
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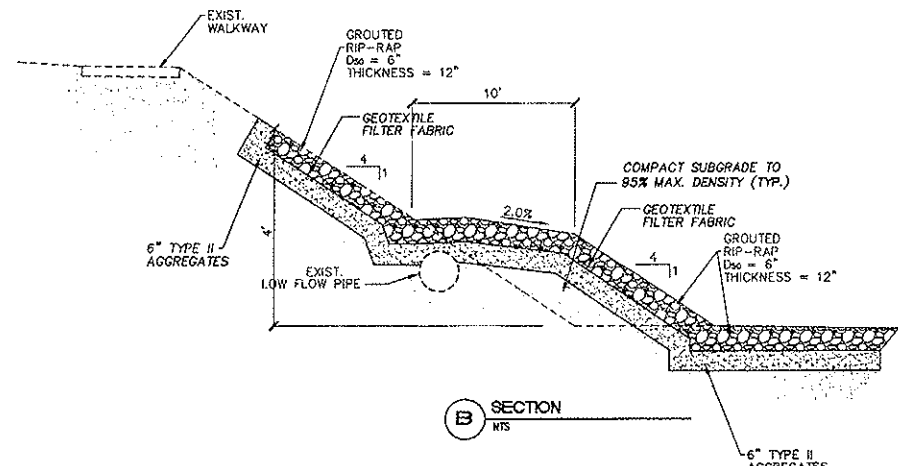
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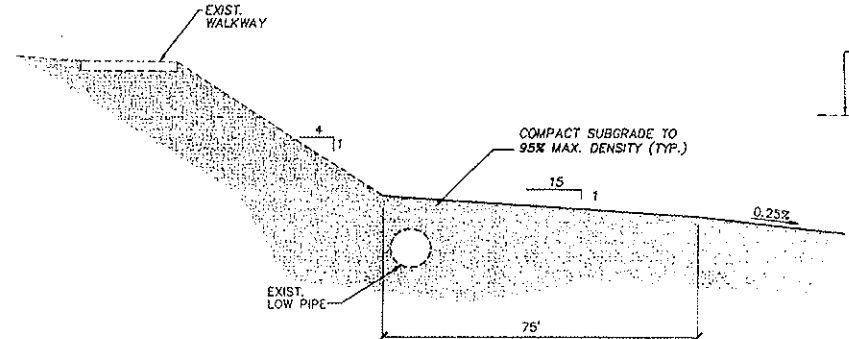
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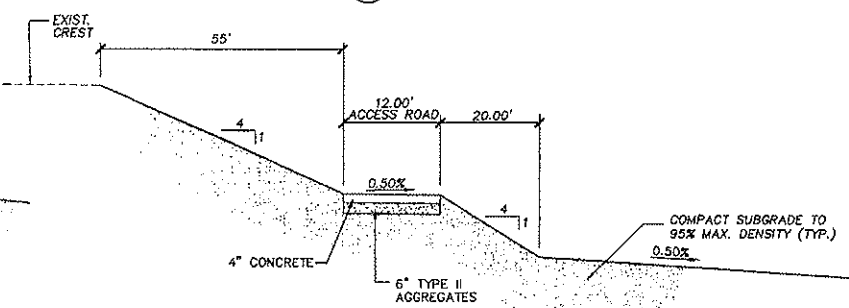
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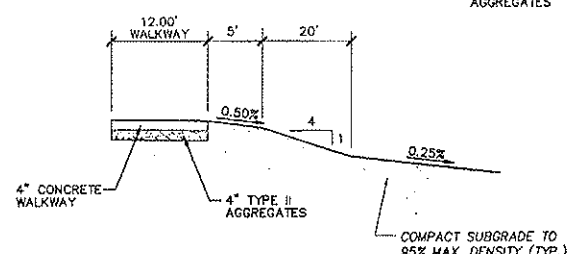
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N.T.S.



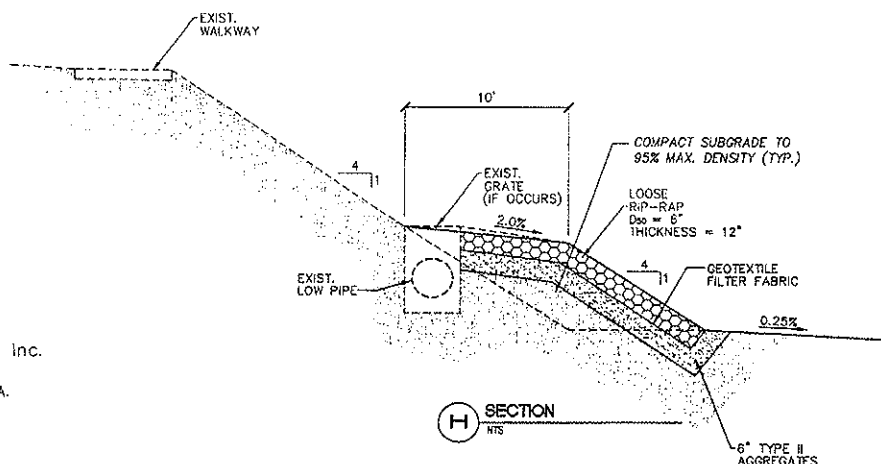
K SECTION
N.T.S.



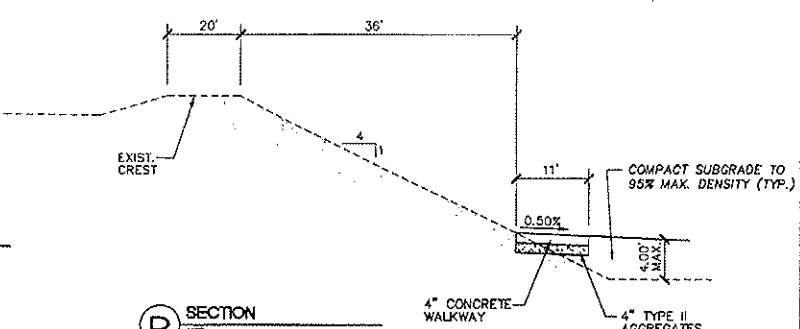
G SECTION
N.T.S.



C SECTION
N.T.S.



H SECTION
N.T.S.



D SECTION
N.T.S.

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NEVADA POWER ENVIRONMENTAL SAFETY SERVICES DEPARTMENT

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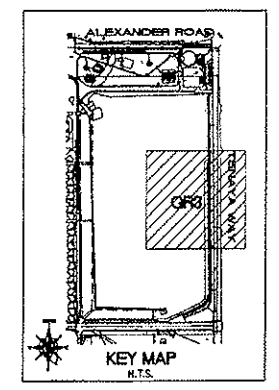
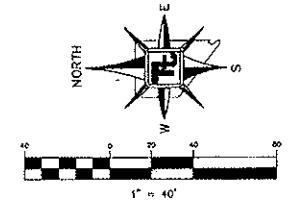
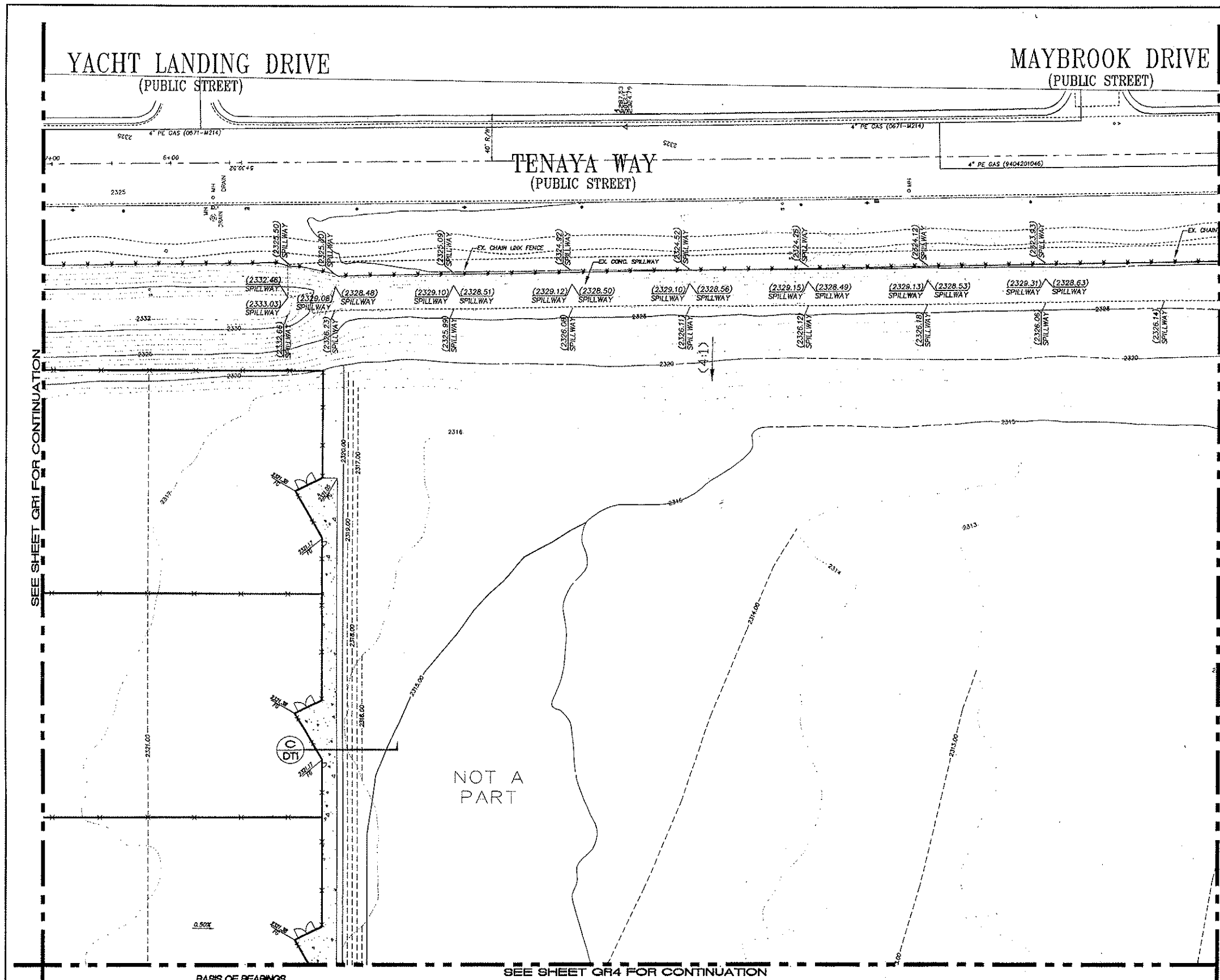
KB HOME NEVADA INC.

1435 S. RIVINGTON AVE.
LAS VEGAS, NEVADA 89119
(702) 614-2500

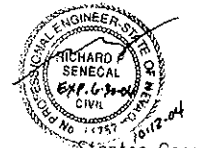
DETAILS AND SECTIONS

GOWAN DETENTION BASIN - NORTH
CITY OF LAS VEGAS

SHEET	QUALITY CONTROL	DATE	SCALE	AS SHOWN	PROJECT NO.
DT1	11 OF 14				P08042-0040



- LEGEND**
- MATCH LINE
 - PROPERTY LINE / RIGHT-OF-WAY
 - CHAIN LINK FENCE
 - EX. GROUND CONTOUR (5' INTERVAL)
 - PROPOSED GRADE CONTOUR (1' INTERVAL)
 - PROPOSED GRADE CONTOUR (5' INTERVAL)



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89117
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Fax: (702) 258-4956
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CERTIFICATION
I HEREBY CERTIFY THAT THE GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE WITH THE CITY OF LAS VEGAS PUBLIC WORKS FOR THIS PROJECT.
10-20-04
DATE

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NEVADA POWER ENVIRONMENTAL SAFETY SERVICES DEPARTMENT

Avoid cutting underground utility lines. N.Y. South.
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1-800-227-2600
UNDERGROUND SERVICE (USA)

BASIS OF BEARINGS
SOUTH 00°22'00" WEST, BEING THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, T. 20 S., R. 60 E., M.D.M. AS SHOWN IN FILE 72, PAGE 02 OF SURVEYS.

BENCHMARK
CITY OF LAS VEGAS BENCHMARK BLVD00 1058
RIVET AND PLATE IN TOP OF CURB @ SW CORNER OF TENAYA AND BUICKSON.
ELEVATION: 706.4195 METERS (NAVD 88)
2324.21 FEET (NAVD 88)

SEE SHEET GR4 FOR CONTINUATION

STANTEC CONSULTING AS OF 9/3/04

KB HOME NEVADA INC.
750 PILOT ROAD SUITE F
LAS VEGAS, NEVADA 89119
(702) 614-2500

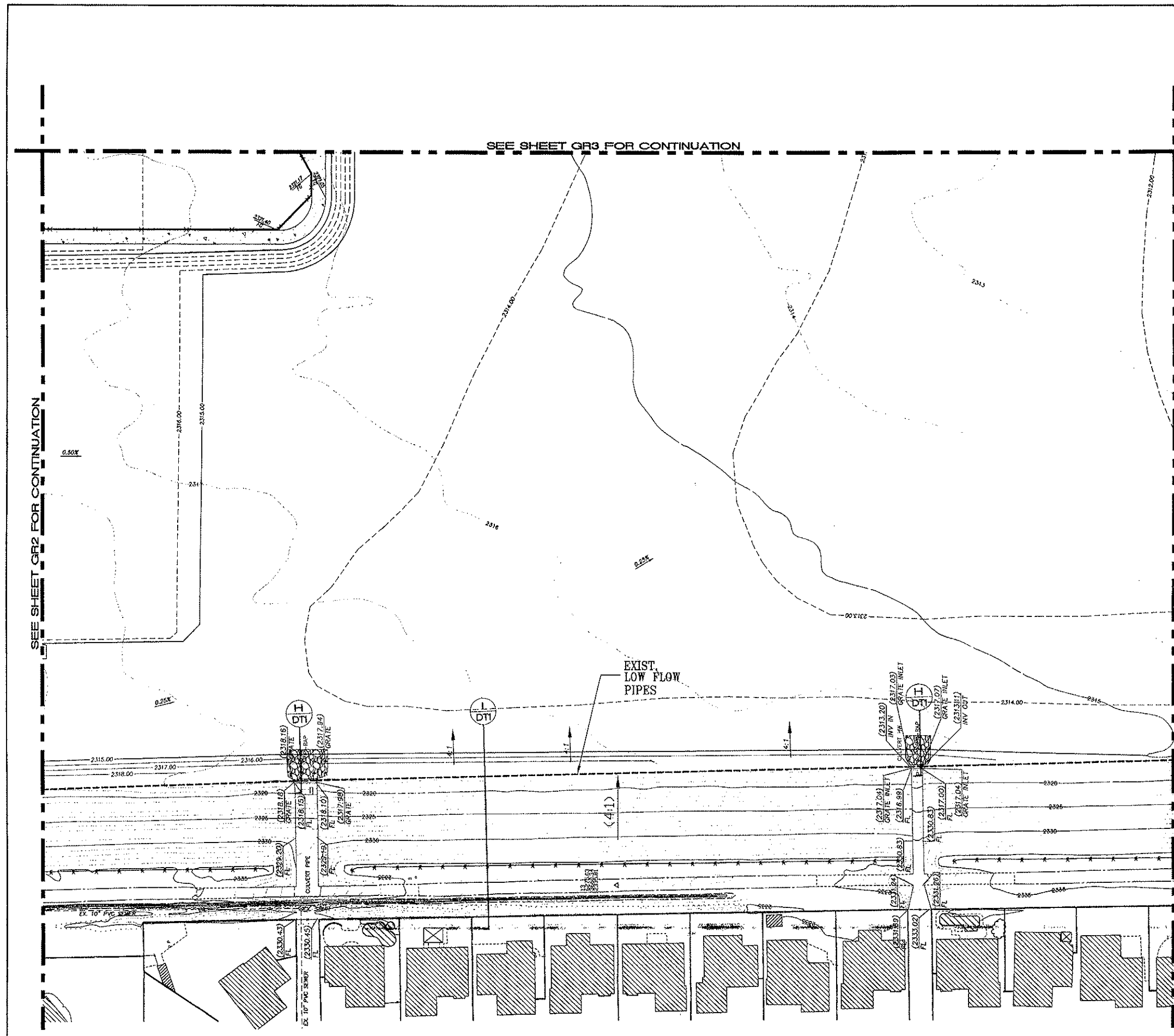
TETRA TECH, INC.
1315 WEST WYOMING STREET, SUITE 200
LAS VEGAS, NEVADA 89102
301 N. Buffalo Dr. Suite 100, Las Vegas, Nevada 89105 (702) 734-4400

GRADING PLAN

GOWAN DETENTION BASIN - NORTH
CITY OF LAS VEGAS

DATE	10-20-04
BY	Richard P. Senecal
CHECKED BY	
DESIGNED BY	
DRAWN BY	
PROJECT NO.	P08042-0040
SHEET	7 of 14

SEAL



- LEGEND**
- MATCH LINE
 - PROPERTY LINE / RIGHT-OF-WAY
 - CHAIN LINK FENCE
 - EX. GROUND CONTOUR (5' INTERVAL)
 - PROPOSED GRADE CONTOUR (1' INTERVAL)
 - PROPOSED GRADE CONTOUR (5' INTERVAL)

BENCHMARK
CITY OF LAS VEGAS BENCHMARK 61000 1058
RIVET AND PLATE IN TOP OF CURB @ SW CORNER
OF TENAYA AND BUCKSON.
ELEVATION: 708.4196 METERS (NAVD 88)
2324.21 FEET (NAVD 88)

BASIS OF BEARINGS
SOUTH 00°22'09" WEST, BEING THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF
THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, T. 20 S., R. 80 E., M.D.M. AS SHOWN
IN FILE 72, PAGE 82 OF SURVEYS.

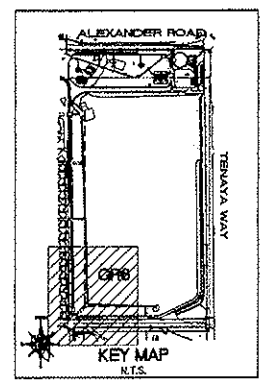
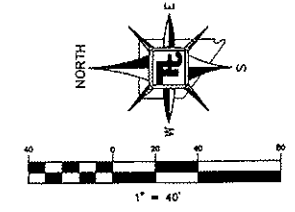
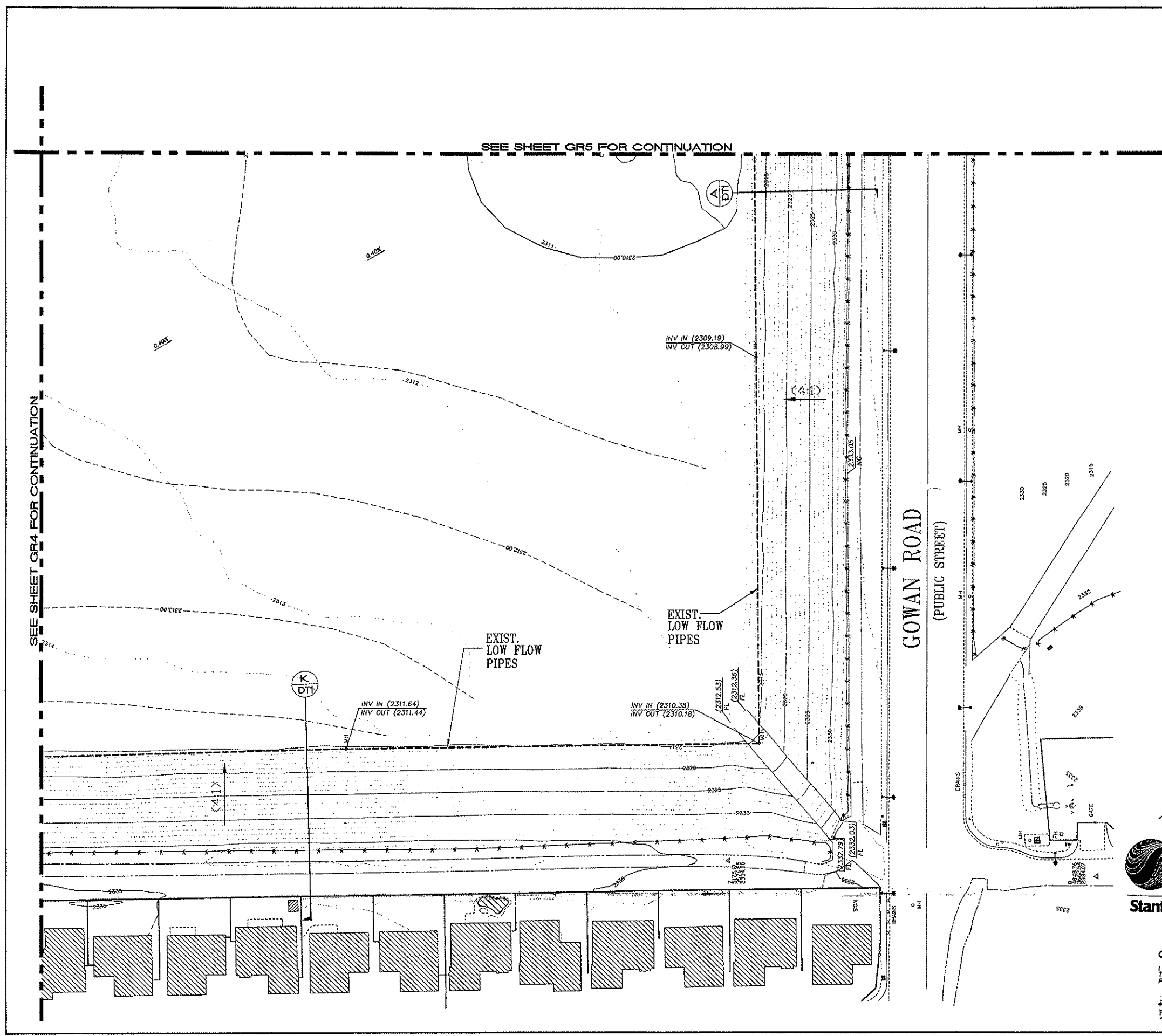


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Tel. (702) 258-0115
Fax. (702) 258-4956
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CERTIFICATION
I HEREBY CERTIFY THAT THE GRADING PLAN IS IN CONFORMANCE WITH
THE APPROVED DRAINAGE STUDY ON FILE WITH THE CITY OF LAS VEGAS
PUBLIC WORKS FOR THIS PROJECT.
RICHARD P. SENECAL P.E. #11752
10-20-04 DATE

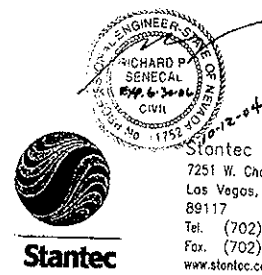
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KB HOME NEVADA INC. 780 PILOT ROAD SUITE F LAS VEGAS, NEVADA 89119 (702) 814-2500	
TETRA TECH, INC. 1312 ALABAMA STREET SUITE 200 LAS VEGAS, NEVADA 89101 (702) 798-4200	
GRADING PLAN	
THE GOWAN DETENTION BASIN - NORTH CITY OF LAS VEGAS	
DESIGNED BY: RICHARD P. SENECAL	QUALITY CONTROL BY: RICHARD P. SENECAL
CHECKED BY: RICHARD P. SENECAL	QUALITY CONTROL BY: RICHARD P. SENECAL
DATE: 10-20-04	SCALE: 1"=40'
PROJECT NO. P08042-0040	
SHEET 8 OF 14	



- LEGEND**
- MATCH LINE
 - PROPERTY LINE / RIGHT-OF-WAY
 - CHAIN LINK FENCE
 - EX. GROUND CONTOUR (5' INTERVAL)
 - PROPOSED GRADE CONTOUR (1' INTERVAL)
 - PROPOSED GRADE CONTOUR (5' INTERVAL)

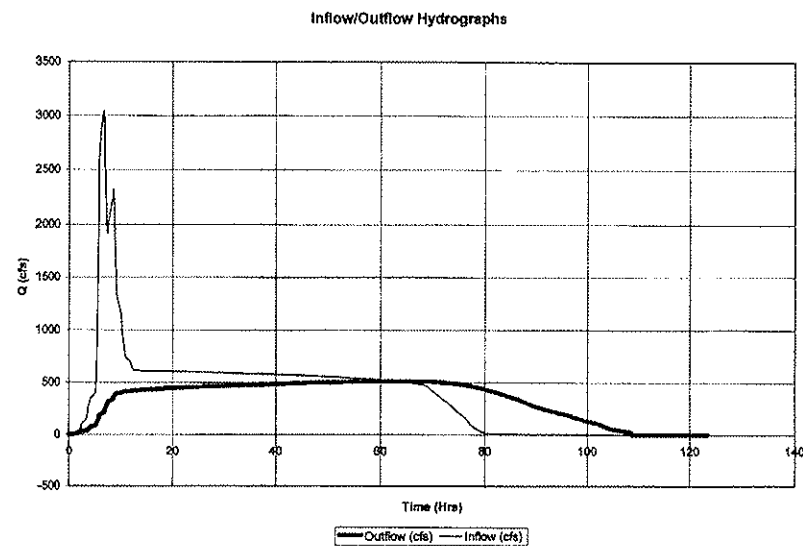
BENCHMARK
CITY OF LAS VEGAS BENCHMARK 6LV00 1056
RIVET AND PLATE IN TOP OF CURB @ SW CORNER
OF TENAYA AND BUCKSKY.
ELEVATION: 708.4196 METERS (NAVD 88)
2324.21 FEET (NAVD 88)

BASIS OF BEARINGS
SOUTH 00°22'09" WEST, BEING THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, T. 20 S., R. 60 E., W.D.M. AS SHOWN IN FILE 72, PAGE 82 OF SURVEYS.



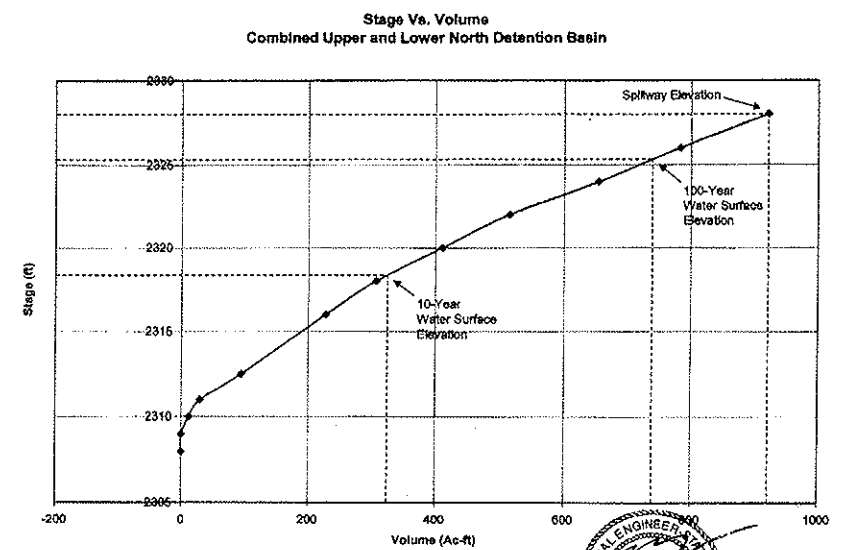
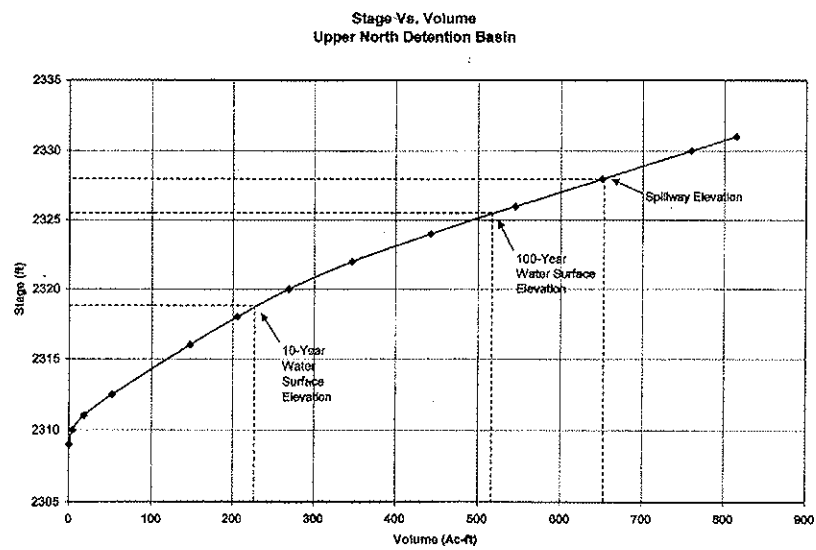
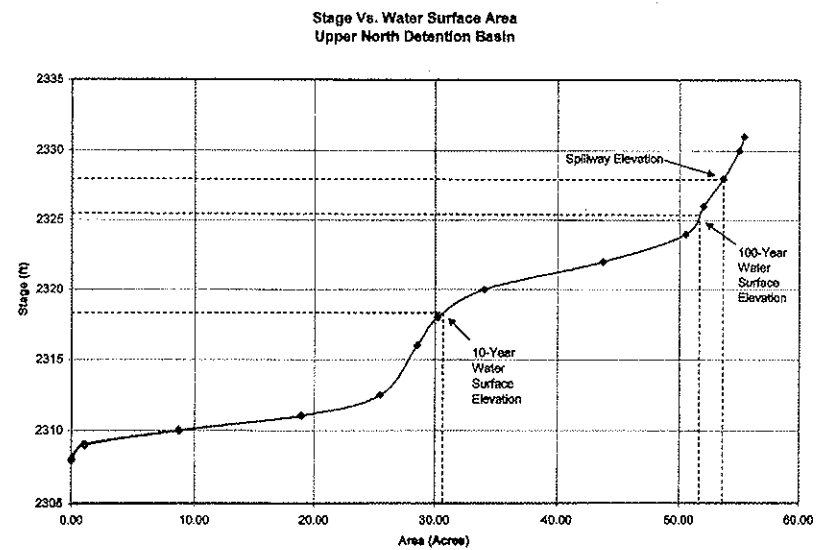
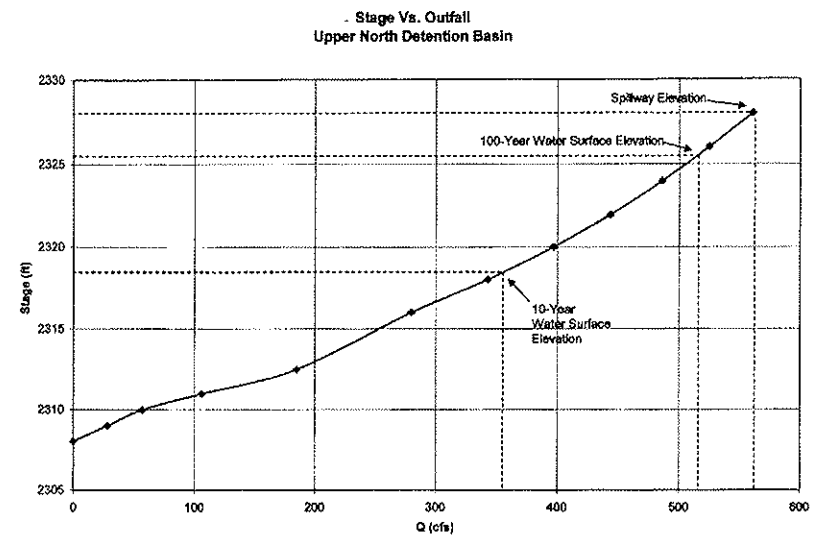
CERTIFICATION
I HEREBY CERTIFY THAT THE GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE WITH THE CITY OF LAS VEGAS PUBLIC WORKS FOR THIS PROJECT.
10-20-04
RICHARD P. SENECAL P.E. #11792 DATE

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KB HOME NEVADA INC. 750 PILOT ROAD, SUITE F LAS VEGAS, NEVADA 89119 (702) 614-2500	
TETRA TECH, INC. 11500 W. BURNING WOOD DRIVE, SUITE 200 LAS VEGAS, NEVADA 89135 (702) 614-2500	
GRADING PLAN	GOWAN DETENTION BASIN - NORTH CITY OF LAS VEGAS
DESIGNED BY: RICHARD P. SENECAL	PROJECT NO.: PNKAB014
DRAWN BY: [blank]	SCALE: 1"=40'
CHECKED BY: [blank]	DATE: 10-20-04
QUALITY CONTROL BY: [blank]	DATE: [blank]
DRAWING NO.: 10 OF 14	

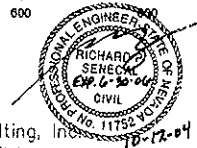


		ELEVATION	VOLUME (Ac-ft)
SPILLWAY		2328	921
EXISTING	10-YEAR WATER SURFACE	2318.86	351
PROPOSED	10-YEAR WATER SURFACE	2318.86	351

		ELEVATION	VOLUME (Ac-ft)
SPILLWAY		2328	921
EXISTING	100-YEAR WATER SURFACE	2325.8	743
PROPOSED	100-YEAR WATER SURFACE	2325.8	743



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STANTEC CONSULTING AS OF 9/3/04

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750 PILOT ROAD, SUITE F
LAS VEGAS, NEVADA 89119
(702) 614-2500



HYDROGRAPHS
AND STAGE RELATIONSHIPS
GOWAN DETENTION BASIN - NORTH
CITY OF LAS VEGAS

SHEET
QUALITY CHECK BY: []
DESIGNED BY: []
CHECKED BY: []
SCALE: AS SHOWN
PROJECT NO. P08042-0040

SHEET
HS1
12 of 14
DRAWING NO.

UTILITIES

IRRIGATION METER AND BACKFLOW PREVENTION DEVICE AT TENAYA. SEE CIVIL DRAWINGS AND IRRIGATION PLAN.

EXISTING LANDSCAPE

EXISTING PARK, STREETSCAPE, TRAIL SYSTEM AND BOLLARD SYSTEM TO REMAIN. PROTECT IN PLACE.

ENTRY VESTIBULE

CONCRETE ENTRY AREA TO PREVENT PETS FROM ESCAPING WHILE NEW USERS ENTER.

PARK ACCESS

SIDEWALK, STEPS AND RAMP PROVIDE ACCESS TO DOG PARK FROM EXISTING PARK AND TRAIL SYSTEM. TYPICAL OF 2.

DOG CELL

EACH DOG RUN TO INCLUDE TWO DOG BAG DISPENSERS, ONE DRINKING FOUNTAIN, A PATHWAY, SEATING, TRASH RECEPTACLES AND SHADE.

SPECTATOR AREA

BENCHES, TRASH RECEPTACLES AND SHADE TREES PROVIDE A COMFORTABLE SETTING FOR SPECTATORS.

SEATING AREAS

BENCHES, TRASH RECEPTACLES AND FABRIC SHADE SYSTEMS ARE PROVIDED TO ALLOW USERS COMFORTABLE SEATING AREAS WITH A VARIETY OF VIEWS.

SLOPED LANDSCAPE

THE AREAS OUTSIDE THE LIMIT OF LANDSCAPE WORK ARE TO BE SLOPED, GRADED, AND TREATED PER CIVIL DRAWINGS.

MAINTENANCE ROAD

A 12' WIDE ASPHALT ROAD FOR MAINTENANCE ACCESS. NEW MAINTENANCE ROAD TIES INTO EXISTING MAINTENANCE ROAD. SEE LAYOUT SHEETS.

SITE INFORMATION

SITE AREA (LIMIT OF WORK): 8.00 ACRES

GRASS AREA: 6.51 ACRES

ALEXANDER ROAD

EXISTING PARK

W. WAYNE BUNKER FAMILY PARK

TENAYA WAY

MAINTAIN AREAS OUTSIDE OF LIMIT OF WORK PER CIVIL DRAWINGS. (TYP.)

NOT A PART

2.27 ACRE DOG RUN

2.26 ACRE DOG RUN

2.25 ACRE DOG RUN

MAINTAIN AREAS OUTSIDE OF LIMIT OF WORK PER CIVIL DRAWINGS. (TYP.)

NOT A PART

MAINTAIN AREAS OUTSIDE OF LIMIT OF WORK PER CIVIL DRAWINGS. (TYP.)

THESE PLANS WERE CHECKED UNDER THE 2003 IBC / IRC, 2000 UPC AND UMC AND THE 2002 NEC

RECEIVED
MAY 21 2004
CITY OF LAS VEGAS PERMITS



FOR STRUCTURAL
SEE SHEET
L.S. 01



**SOUTHWICK
LANDSCAPE
ARCHITECTS**

6362 McLeod Drive
Suite 3
Las Vegas, NV 89120

Phone: 702.597.3108
Fax: 702.597.3177



CONSULTANT:
CITY OF LAS VEGAS
PUBLIC WORKS
REPLACEMENT
ESTIMATE
**MAYFIELD GOWAN
BASIN PARK**
LAS VEGAS, NEVADA



KB HOME NEVADA INC.

REVISIONS:

SHEET CONTENTS:

**SITE
PLAN**

DRAWN BY: CD

REVIEWED BY: JWS

DATE: March 17, 2004

PROJECT NO: 02-092

SHEET:

L1.00

SITE LEGEND

SYMBOL	DESCRIPTION	QUANTITY
	6' HIGH CHAIN LINK FENCE WITH 1 1/2" WIDE CONCRETE MOWCURB. SEE DETAILS 'D' AND 'C', SHEET L5.01.	
	TRASH RECEPTACLE. MODEL #28-PS2532W A21, 11-SMOOTH STAINED CONCRETE, COLOR: LATTE WITH STANDARD GLOSS SCALER, CAST AND PAINTED CITY OF LAS VEGAS TEXT, STEEL LIDS INCLUDING CABLE AND BOLTS, Q-GL27 GALVANIZED 30 GAL LINER, WITH 2" DIA. DRAIN HOLE, BY QUICK CRETE PRODUCTS CORP. PHONE: (702) 897-2277.	33
	7" BENCH. MODEL #G2-VIC-84B, 5-SMOOTH TEXTURE, COLOR: LATTE, BY QUICK CRETE PRODUCTS CORP. PHONE: (702) 897-2277.	24
	7" BACKLESS BENCH. #G1-VIC-84B, SMOOTH TEXTURE, COLOR: LATTE, BY QUICK CRETE PRODUCTS CORP. PHONE: (702) 897-2277.	12
	DRINKING FOUNTAIN. MODEL #440DB S5, 11-10 BOWL WITH ADDED PET FOUNTAIN, STANDARD POWDER COATED FINISH, BY MOST DEFENDABLE FOUNTAIN. PHONE: (800) 552-6331. COLOR: BLUE. SEE DETAIL 'E', SHEET L5.01.	4
	DOG WASTE BAG DISPENSER WITH SIGN. DOGPOY JUNIOR BAG DISPENSER, ARTICLE #10024, 15.5X9.4X3.25", .05 ALUMINUM, POWDER COATED FOREST GREEN, WITH LOCKING FRONT ACCESS PANEL, 400 BAG CAPACITY, BY DOGPOY. PHONE: (800) 364-7661. INSTALL PER MANUFACTURER'S SPECIFICATIONS. SEE DETAILS 'C' AND 'D', SHEET L5.02.	6
	MARKER POST IN SAND. SEE DETAIL 'E', SHEET L5.01.	3
	DOG AREA CELL SIGN, ONE "SMALL DOG AREA" SIGN AND ONE "LARGE DOG AREA" SIGN TO BE ATTACHED TO FENCE PER PLAN. SEE DETAILS 'F' AND 'G', SHEET L5.02.	2
	DOG PARK RULES SIGN. SEE DETAILS 'E', SHEET L5.02.	3
	6" THICK CONCRETE PATHS AND PLAZA AREAS. WIDTH PER PLAN. SCORE AS SHOWN. SEE DETAILS 'F' AND 'G', SHEET L5.01.	
	WASHED SAND AT MARKING POST. SEE DETAIL 'E', SHEET L5.01.	
	12" WIDE ASPHALT MAINTENANCE ROAD. SEE CIVIL PLANS AND DETAILS FOR GRADES AND INSTALLATION.	
	16' X 16' PYRAMID FABRIC SHADE SYSTEM. INSTALL PER MANUFACTURER'S SPECIFICATIONS. MANUFACTURER: SUNPORTS, PHONE: (800) 866-5005. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY OWNER PRIOR TO CONSTRUCTION. SEE DETAIL 'A', SHEET L5.03 FOR ADDITIONAL INFORMATION.	6

NOTES:

- CONTRACTOR TO PRESERVE AND PROTECT EXISTING PARK AND STREETSCAPE ELEMENTS, INCLUDING: WALKWAYS AND ADJACENT AREAS. CONTRACTOR TO GRADE SITE PER CIVIL DRAWINGS. CONTRACTOR TO VERIFY THAT THE GRADING PER CIVIL DRAWINGS IS CONSISTENT WITH THE DESIGN IN THESE DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IMMEDIATELY.
- CONTRACTOR SHALL OBTAIN AND COORDINATE ALL NECESSARY PERMITS, INSPECTIONS AND APPROVALS REQUIRED FOR THIS WORK. ALL CONSTRUCTION SHALL BE PERFORMED ACCORDING TO LOCAL CODES AND ORDINANCES.
- THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR FABRIC SHADE SYSTEMS FOR APPROVAL BY OWNER PRIOR TO CONSTRUCTION. CONTRACTOR TO PROVIDE ALL NECESSARY DRAWINGS AND CALCULATIONS. CONTRACTOR TO PROVIDE COLOR SAMPLE FOR APPROVAL BY OWNER.
- INSTALL ALL PARK EQUIPMENT AND COMPONENTS AT LOCATIONS SHOWN ON DRAWINGS, PROPERLY ALIGNED AND SPACED, PLUMBED VERTICALLY, COMPLETE AND READY FOR USE.
- INSTALL ALL PARK EQUIPMENT AND COMPONENTS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
- IF ANCHORING OR FOOTING DETAILS ARE REQUIRED OR RECOMMENDED BY THE MANUFACTURER, THE CONTRACTOR SHALL SUBMIT COPIES OF DETAIL TO THE OWNER'S REPRESENTATIVE FOR REVIEW, PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL PLANS, ENGINEERING DRAWINGS, DESIGN CALCULATIONS, NECESSARY FOR PERMITTING AND INSPECTION BY THE CITY OF LAS VEGAS BUILDING DEPARTMENT, IF REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE LAYOUT OF THE PROJECT, FOR ESTABLISHING ALL REFERENCE POINTS AND LINES SET FOR CONSTRUCTION. SEE CIVIL DRAWINGS NOT A PART OF THIS PACKAGE FOR GRADING AND UTILITY DRAWINGS. VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. BRING ALL DISCREPANCIES TO THE ATTENTION OF THE OWNER PRIOR TO CONSTRUCTION.
- VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES AND SERVICES PRIOR TO ANY EXCAVATION OR CONSTRUCTION. CONTRACTOR TO COORDINATE WITH OFF-SITE IMPROVEMENTS AND UTILITIES. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ALL DAMAGE CAUSED BY THE FAILURE TO DO SO.
- CONTRACTOR TO LOCATE SITE FURNITURE (BENCHES, TRASH RECEPTACLES, DOG WASTE BAG DISPENSERS, ETC.) PER PLANS, WITH FINAL PLACEMENT APPROVAL BY OWNER. SEE DETAIL 'A', SHEET L5.03 FOR DOG CELL FURNITURE LAYOUT. ALL BENCHES AND TRASH RECEPTACLES AT SPECTATOR AREAS TO BE LOCATED 6' SOUTH OF CONCRETE EDGE.

PLANS APPROVED
ARCHITECTURAL
Building & Safety Dept.
City of Las Vegas, Nevada

DWG JUN 07 2004

Drawn By: [Signature]
Reviewed By: [Signature]
Checked By: [Signature]
Scale: 1" = 30'-0"



SCALE: 1" = 30'-0"

SOUTHWICK LANDSCAPE ARCHITECTS

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CONSULTANT:

MAYFIELD GOWAN BASIN PARK LAS VEGAS, NEVADA



KB HOME NEVADA INC.

REVISIONS:

SHEET CONTENTS LAYOUT PLAN

DRAWN BY: CD

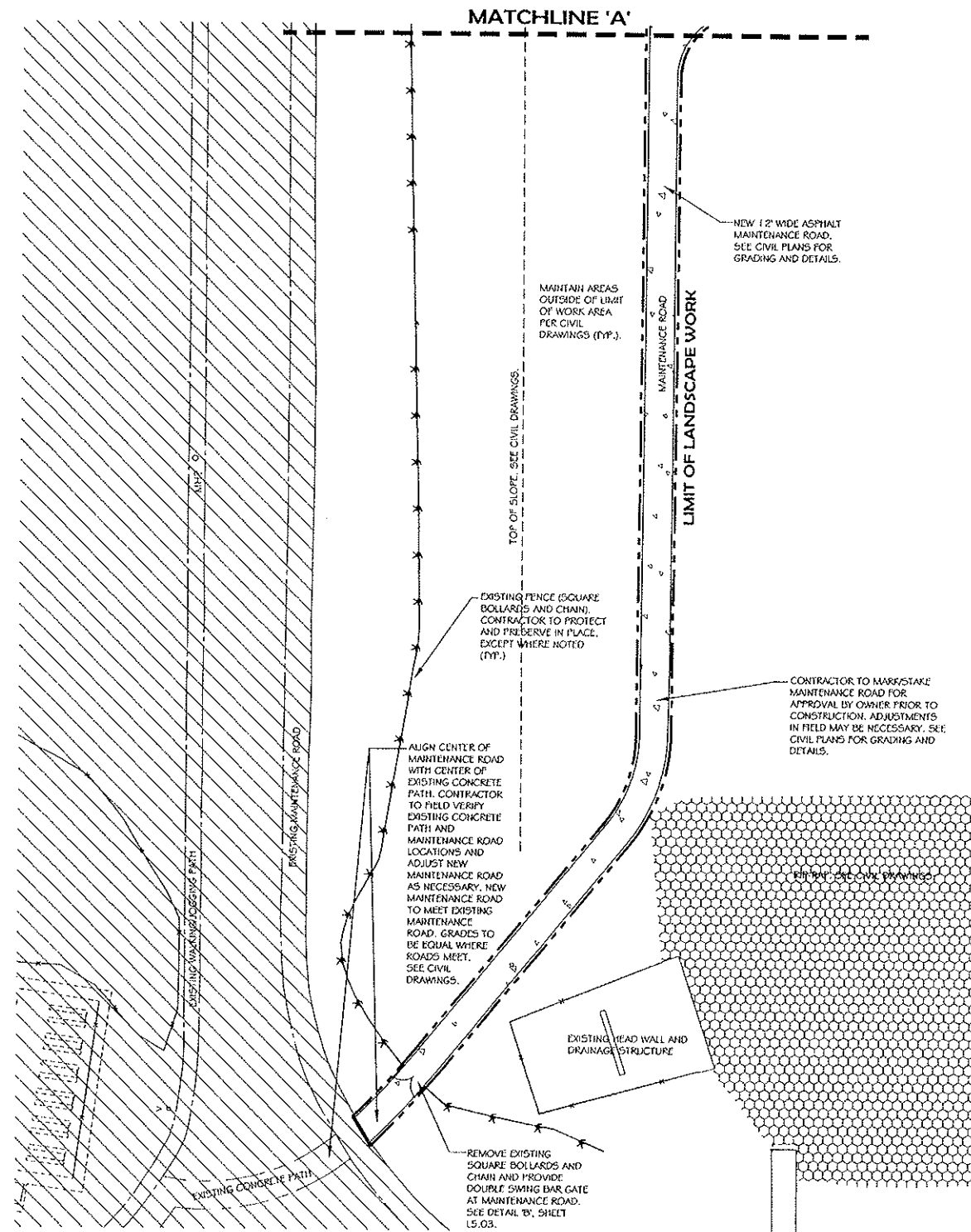
REVIEWED BY: JWS

DATE: March 17, 2004

PROJECT NO: 02-092

SHEET:

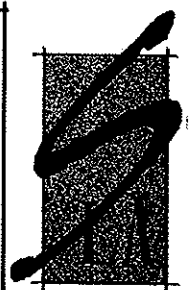
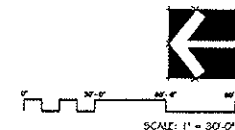
L1.01



SYMBOL	DESCRIPTION	QUANTITY
---	LIMIT OF WORK	
---	6" HIGH CHAIN LINK FENCE WITH 1 1/2" WIDE CONCRETE MOWCUT. SEE DETAILS 'B' AND 'C', SHEET L5.01.	
⊙	TRASH RECEPTACLE, MODEL #05-PS2532WA21, 11" SMOOTH STAINED CONCRETE, COLOR: LATTE WITH STANDARD GLOSS SEALER, CAST AND PAINTED CITY OF LAS VEGAS TEXT, STEEL LIDS INCLUDING CABLE AND BOLTS, 0-32.27 GALVANEZED 50 GAL LINER, WITH 2" DIA. DRAIN HOLE, BY QUICK CRETE PRODUCTS CORP. PHONE: (702) 897-2277.	33
—	7" BENCH, MODEL #02-VIC-64B, SMOOTH TEXTURE, COLOR: LATTE, BY QUICK CRETE PRODUCTS CORP. PHONE: (702) 897-2277.	24
—	7" BACKLESS BENCH, #01-VIC-64B, SMOOTH TEXTURE, COLOR: LATTE, BY QUICK CRETE PRODUCTS CORP. PHONE: (702) 897-2277.	12
⊙	DRINKING FOUNTAIN, MODEL #440DB 55, 18-LO BOWL WITH ADDED PET FOUNTAIN, STANDARD POWDER-COATED FINISH, BY MOST DEPENDABLE FOUNTAIN. PHONE: (800) 552-6331. COLOR: BLUE. SEE DETAIL 'H', SHEET L5.01.	4
⊙	DOG WASTE BAG DISPENSER WITH SIGN, DOGIPOT JUNIOR BAG DISPENSER, ARTICLE #10024, 15.5X9.4X3.25", 0.05 ALUMINUM, POWDER COATED FOREST GREEN, WITH LOCKING FRONT ACCESS PANEL, 400 BAG CAPACITY, BY DOGIPOT, PHONE: (800) 364-7681. INSTALL PER MANUFACTURER'S SPECIFICATIONS. SEE DETAILS 'C' AND 'D', SHEET L5.02.	6
•	MARKER POST IN SAND, SEE DETAIL 'E', SHEET L5.01.	3
1	DOG AREACELL SIGN, ONE "SMALL DOG AREA" SIGN AND ONE "LARGE DOG AREA" SIGN TO BE ATTACHED TO FENCE PER PLAN. SEE DETAILS 'F' AND 'G', SHEET L5.02.	2
0	DOG PARK RULES SIGN, SEE DETAILS 'E', SHEET L5.02.	3
□	6" THICK CONCRETE PATHS AND PLAZA AREAS. WIDTH PER PLAN. SCORE AS SHOWN. SEE DETAILS 'F' AND 'G', SHEET L5.01.	
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◇	16" X 16" PYRAMID FABRIC SHADE SYSTEM. INSTALL PER MANUFACTURER'S SPECIFICATIONS. MANUFACTURER: SUNFLOORS, PHONE: (800) 566-5005. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY OWNER PRIOR TO CONSTRUCTION. SEE DETAIL 'W', SHEET L5.03 FOR ADDITIONAL INFORMATION.	6

NOTES:

- 1) CONTRACTOR TO PRESERVE AND PROTECT EXISTING PARK AND STREETSCAPE ELEMENTS, INCLUDING LANDSCAPE, IRRIGATION, WALKWAYS AND AMENITIES. CONTRACTOR TO GRADE SITE PER CIVIL DRAWINGS. CONTRACTOR TO VERIFY THAT THE GRADING PER CIVIL DRAWINGS IS CONSISTENT WITH THE DESIGN IN THESE DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IMMEDIATELY.
- 2) CONTRACTOR SHALL OBTAIN AND COORDINATE ALL NECESSARY PERMITS, INSPECTIONS AND APPROVALS REQUIRED FOR THIS WORK. ALL CONSTRUCTION SHALL BE PERFORMED ACCORDING TO LOCAL CODES AND ORDINANCES.
- 3) THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR FABRIC SHADE SYSTEMS FOR APPROVAL BY OWNER PRIOR TO CONSTRUCTION. CONTRACTOR TO PROVIDE ALL NECESSARY DRAWINGS AND CALCULATIONS. CONTRACTOR TO PROVIDE COLOR SAMPLE FOR APPROVAL BY OWNER.
- 4) INSTALL ALL PARK EQUIPMENT AND COMPONENTS AT LOCATIONS SHOWN ON DRAWINGS; PROPERLY ALIGNED AND SPACED; PLUMBED VERTICALLY, COMPLETE AND READY FOR USE.
- 5) INSTALL ALL PARK EQUIPMENT AND COMPONENTS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
- 6) IF ANCHORING OR FOOTING DETAILS ARE REQUIRED OR RECOMMENDED BY THE MANUFACTURER, THE CONTRACTOR SHALL SUBMIT COPIES OF DETAIL TO THE OWNER'S REPRESENTATIVE FOR REVIEW, PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL PLANS, ENGINEERING DRAWINGS, DESIGN CALCULATIONS, NECESSARY FOR PERMITTING AND INSPECTION BY THE CITY OF LAS VEGAS BUILDING DEPARTMENT, IF REQUIRED.
- 7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE LAYOUT OF THE PROJECT, FOR ESTABLISHING ALL REFERENCE POINTS AND LINES SET FOR CONSTRUCTION. SEE CIVIL DRAWINGS (NOT A PART OF THIS PACKAGE) FOR GRADING AND UTILITY DRAWINGS. VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. BRING ALL DISCREPANCIES TO THE ATTENTION OF THE OWNER PRIOR TO CONSTRUCTION.
- 8) VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES AND SERVICES PRIOR TO ANY EXCAVATION OR CONSTRUCTION. CONTRACTOR TO COORDINATE WITH OFF-SITE IMPROVEMENTS AND UTILITIES. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ALL DAMAGE CAUSED BY THE FAILURE TO DO SO.
- 9) CONTRACTOR TO LOCATE SITE FURNITURE (BENCHES, TRASH RECEPTACLES, DOG WASTE BAG DISPENSERS, ETC.) PER PLANS, WITH FINAL PLACEMENT APPROVAL BY OWNER. SEE DETAIL 'W', SHEET L5.03 FOR DOG CELL FURNITURE LAYOUT. ALL BENCHES AND TRASH RECEPTACLES AT SPECTATOR AREAS TO BE LOCATED 8' SOUTH OF CONCRETE EDGE.



SOUTHWICK LANDSCAPE ARCHITECTS

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CONSULTANT:

MAYFIELD GOWAN BASIN PARK LAS VEGAS, NEVADA



KB HOME NEVADA INC.

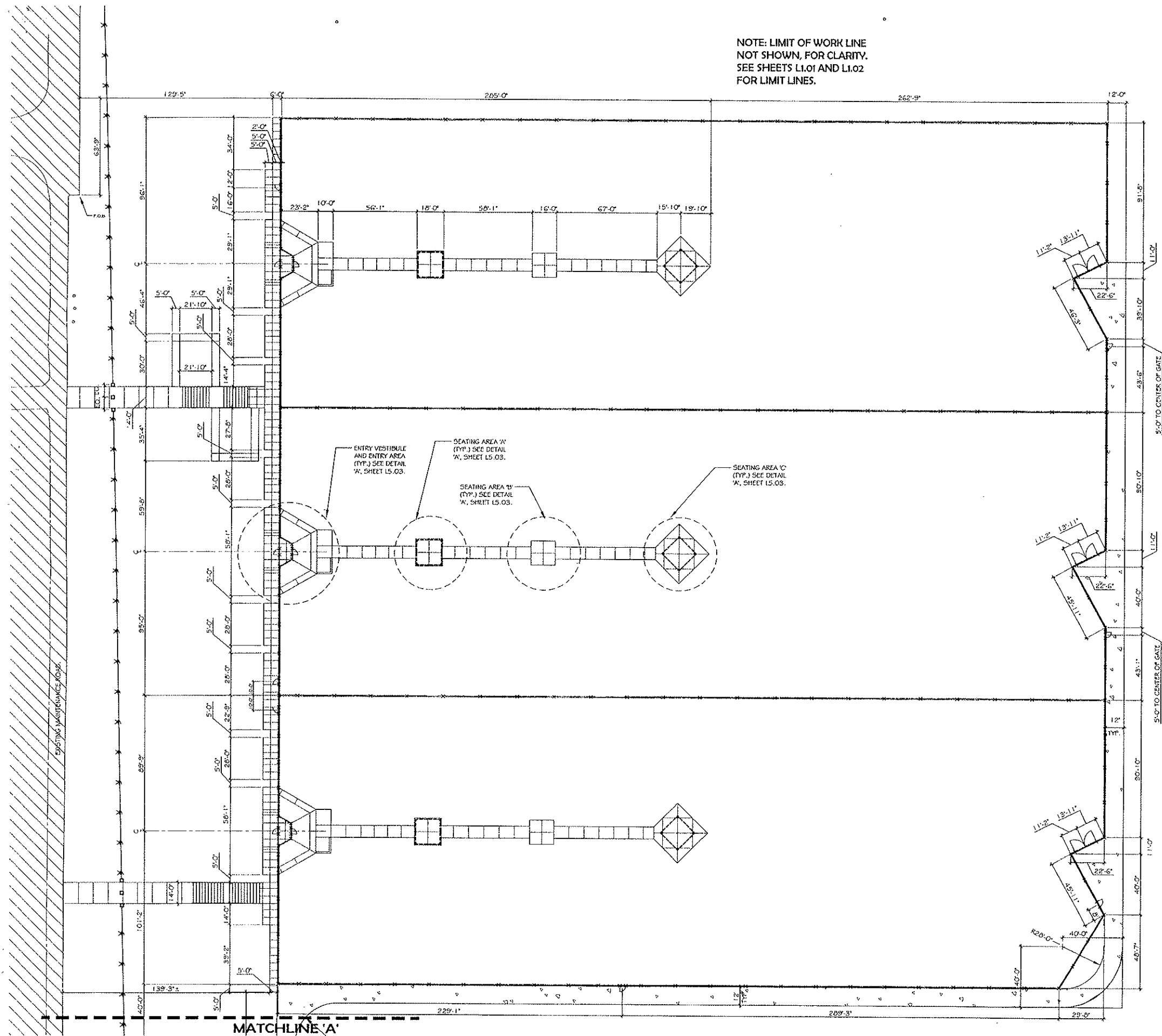
REVISIONS:

LAYOUT PLAN

DRAWN BY: CD
REVIEWED BY: JWS
DATE: March 17, 2004
PROJECT NO: 02-092

SHEET:

L1.02

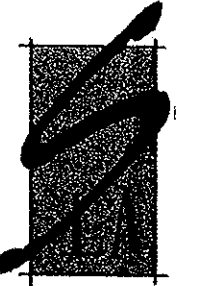
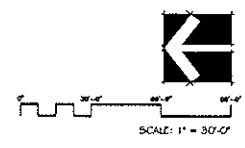


CONSTRUCTION NOTES:

- 1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE LAYOUT OF THE PROJECT. FOR ESTABLISHING ALL REFERENCE POINTS AND LINES SET FOR CONSTRUCTION. SEE CIVIL DRAWINGS NOT A PART OF THIS PACKAGE FOR GRADING AND UTILITY DRAWINGS. VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE PLANS AND ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO CONSTRUCTION. CONTACT SHARJANE DOTSON AT KB HOME, (702) 614-2500, FOR ADDITIONAL INFORMATION.
- 2) ALL FORMS AND ALIGNMENTS OF PAVING, LAYOUT, AREAS SHALL BE REVIEWED AND APPROVED BY THE OWNER'S CONSTRUCTION PROJECT REPRESENTATIVE PRIOR TO POURING (GIVE A MINIMUM OF 48 HOURS NOTICE).
- 3) CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PUBLIC IMPROVEMENTS, INCLUDING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ALL DAMAGE CAUSED BY THE FAILURE TO DO SO. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN-KIND ALL PUBLIC IMPROVEMENTS DAMAGED, BROKEN, OR REMOVED DURING CONSTRUCTION.
- 4) CONTRACTOR MUST CHECK ALL DIMENSIONS, FRAMING CONDITIONS AND SITE CONDITIONS BEFORE STARTING WORK. PROJECT REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR POSSIBLE DEFICIENCIES.
- 5) CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED SIMILAR TO THE DETAILS FOR THE RESPECTIVE MATERIALS.
- 6) CONTRACTOR TO PRESERVE AND PROTECT ALL OFF-SITE IMPROVEMENTS AND TO REPAIR ANY DAMAGE AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO COORDINATE WITH ALL CONSTRUCTION WITH ANY ON-SITE AND OFF-SITE IMPROVEMENTS BY OTHERS.
- 7) THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED WORK. ALL BRACING, TEMPORARY SUPPORTS, SHORING, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

SCORING NOTES:

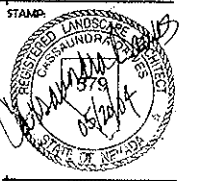
- 1) SCORE 8' WIDE WALKS APPROXIMATELY EVERY 8'-0".
- 2) SCORE SPECTATOR AREA PER PLAN.
- 3) SCORE 14' WIDE WALK APPROXIMATELY EVERY 10'-0".
- 4) SEE DETAILS 'F' AND 'G', SHEET L5.01 FOR ADDITIONAL INFORMATION.



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CONSULTANT:

**MAYFIELD GOWAN
BASIN PARK**
LAS VEGAS, NEVADA



KB HOME NEVADA INC.

REVISIONS:

SHEET CONTENTS:
**DIMENSION
PLAN**

DRAWN BY: CD
REVIEWED BY: SW1
DATE: March 17, 2004
PROJECT NO: 02-092

SHEET:

L2.01

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE LAYOUT OF THE PROJECT; FOR ESTABLISHING ALL REFERENCE POINTS AND LINES SET FOR CONSTRUCTION. SEE CIVIL DRAWINGS (NOT A PART OF THIS PACKAGE) FOR GRADING AND UTILITY DRAWINGS. VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE PLANS AND ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO CONSTRUCTION. CONTACT SHARABINE DOTSON AT KB HOME, (702) 614-2500, FOR ADDITIONAL INFORMATION.

2) ALL FORMS AND ALIGNMENTS OF PAVING, LAYOUT, AREAS SHALL BE REVIEWED AND APPROVED BY THE OWNERS CONSTRUCTION PROJECT REPRESENTATIVE PRIOR TO POURING (GIVE A MINIMUM OF 48 HOURS NOTICE).

3) CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PUBLIC IMPROVEMENTS, INCLUDING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ALL DAMAGE CAUSED BY THE FAILURE TO DO SO. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN-KIND ALL PUBLIC IMPROVEMENTS DAMAGED, BROKEN, OR REMOVED DURING CONSTRUCTION.

4) CONTRACTOR MUST CHECK ALL DIMENSIONS, FRAMING CONDITIONS AND SITE CONDITIONS BEFORE STARTING WORK. PROJECT REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR POSSIBLE DEFICIENCIES.

5) CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED SIMILAR TO THE DETAILS FOR THE RESPECTIVE MATERIALS.

G) CONTRACTOR TO PRESERVE AND PROTECT ALL OFF-SITE IMPROVEMENTS AND TO REPAIR ANY DAMAGE AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO COORDINATE WITH ALL CONSTRUCTION WITH ANY ON-SITE AND OFF-SITE IMPROVEMENTS BY OTHERS.

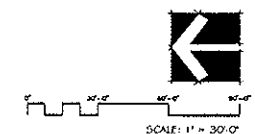
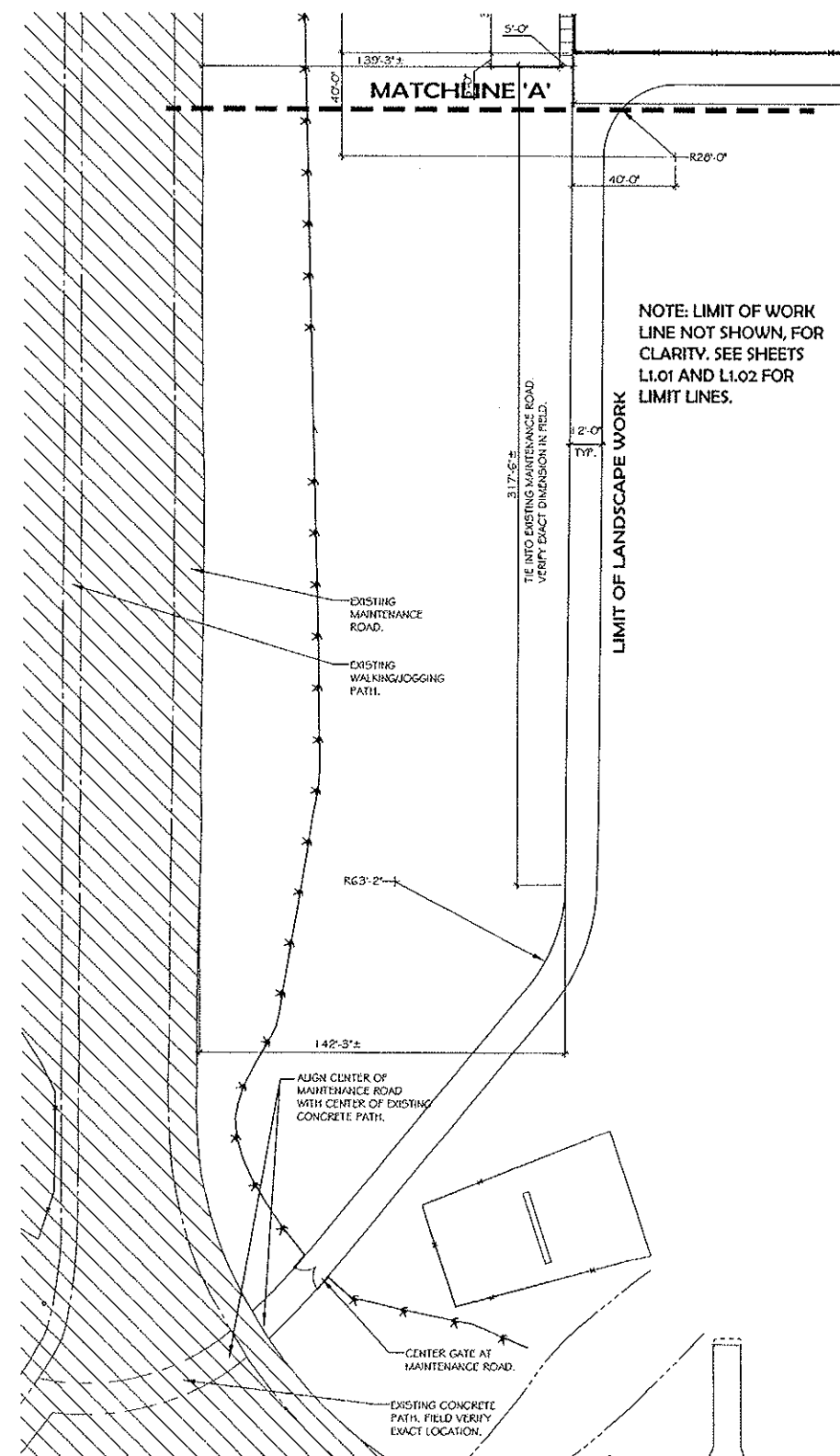
7) THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED WORK. ALL BRACING, TEMPORARY SUPPORTS, SHORING, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

1) SCORE 8' WIDE WALKS APPROXIMATELY EVERY 8'-0".

2) SCORE SPECTATOR AREA PER PLAN.

3) SCORE 14' WIDE WALK APPROXIMATELY EVERY 10'-0".

4) SEE DETAILS 'F' AND 'G', SHEET L5.01 FOR ADDITIONAL INFORMATION.



**SOUTHWICK
LANDSCAPE
ARCHITECTS**

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Phone: 702 597 3108

Fax: 702 597 3177



CONSULTANT:

**MAYFIELD GOWAN
BASIN PARK**
LAS VEGAS, NEVADA



B HOME NEVADA INC.

EXPOSURE:

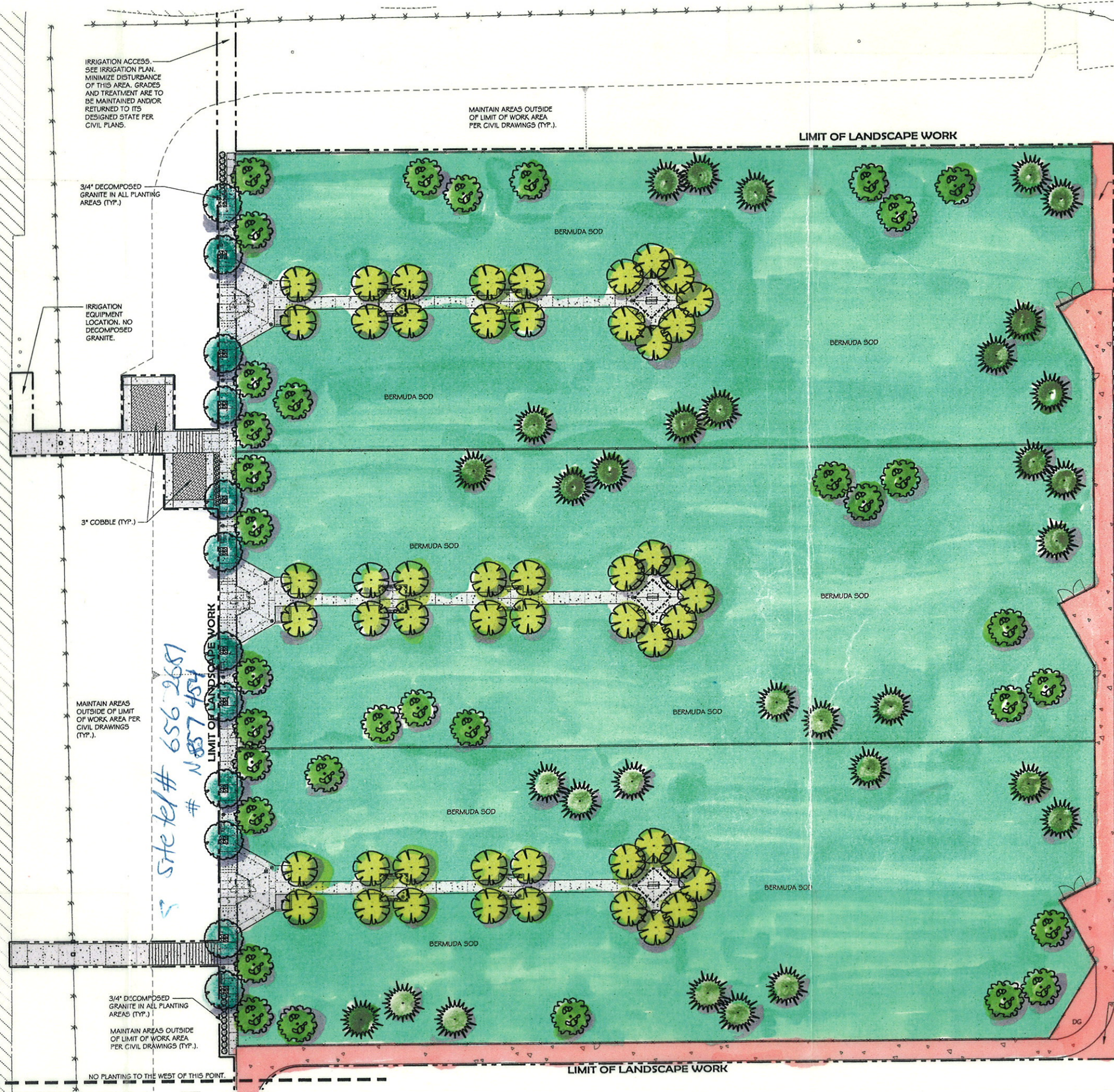
SHEET CONTENTS:

**DIMENSION
PLAN**

DRAWN BY: CD
 REVIEWED BY: SWS
 DATE: March 17, 2004
 PROJECT NO: 02-092

HEET:

L2.02



PLANTING LEGEND

SYMBOL	BOTANICAL-COMMON NAME
	FRAXINUS VELUTINA 'RIO GRANDE' - A FAN-TEX ASH - STD.
	FRAXINUS VELUTINA 'RIO GRANDE' - B FAN-TEX ASH - STD.
	PINUS ELДАРICA MONDEL PINE
	PISTACIA CHINENSIS CHINESE PISTACHE - STD.
	TEUCRUM CHAMAEDRYS 'PROSTRATUM' PROSTRATE GERMANDER
	XYLOSMA CONGESTUM 'COMPACTA' COMPACT XYLOSMA
	CYNODON SPECIES 'TIFWAY II' SOD TIFWAY II HYBRID BERMUDA
	3" SCREENED GRANITE COBBLE, 6" DEPTH. COLOR TO MATCH DECOMPOSED GRANITE COLOR.
	WASHED SAND AT MARKING POST.

NOTES:

1) DECOMPOSED GRANITE (DG) - INSTALL A 2" LAYER OF 3/4" MINUS (40% 3/4", 40% 1/2", 20% MINUS) REBEL RED DECOMPOSED GRANITE CONTINUOUS IN ALL PLANTERS UNDER ALL TREES & SHRUBS AND IN ALL NOTED AREAS, EXCEPT FOR NOTED HATCHED AREAS. HATCHED AREAS AS IDENTIFIED ON THE LEGEND TO RECEIVE 3" SCREENED ROCK, REBEL RED, AVAILABLE FROM KALAMAZOO MATERIALS (520-575-9601). BEFORE PLACING GRANITE, COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE: RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL. SEE DETAIL 11, SHEET LG.01. SUBMIT COLOR SAMPLE FOR APPROVAL.

2) SEE SHEET LG.01 FOR PLANTING DETAILS, PLANT SIZES, AND PLANT QUANTITIES.

CLV, R.R.
SITE
CISCO GONZALEZ
203 9073

839 Tree
x .50
672 Tree
x 116
7.7949

RICK BAIRD
C 249 3042
keys to Basin bollard locks

Plaque delivered on 5-10-05
Per Jack Watson

**SOUTHWICK
LANDSCAPE
ARCHITECTS**

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STAMP

CONSULTANT:

**MAYFIELD GOWAN
BASIN PARK**

LAS VEGAS, NEVADA

REVISIONS:

**KB
HOME**

KB HOME NEVADA INC.

SHEET CONTENTS:

**PLANTING
PLAN**

DRAWN BY: CD

REVIEWED BY: SWI

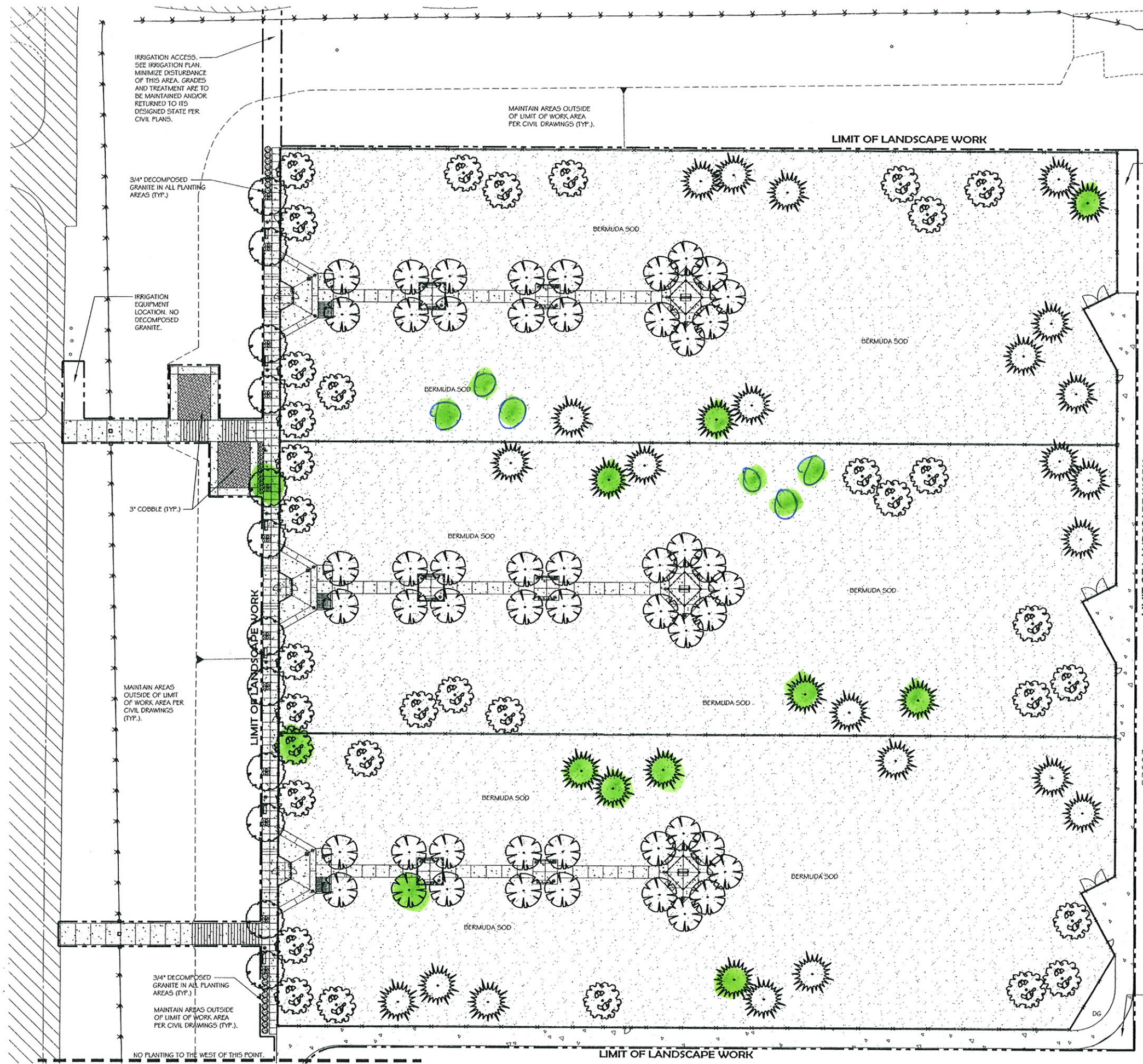
DATE: MARCH 1, 2004

PROJECT NO: 02-092

SHEET:

L3.01

90% CONSTRUCTION DOCUMENT. NOT FOR CONSTRUCTION.



PLANTING LEGEND

SYMBOL	BOTANICAL-COMMON NAME
	FRAXINUS VELUTINA 'RIO GRANDE' - A FAN-TEX ASH - STD.
	FRAXINUS VELUTINA 'RIO GRANDE' - B FAN-TEX ASH - STD.
	PINUS ELДАРICA MONDEL PINE
	PISTACIA CHINENSIS CHINESE PISTACHE - STD.
	TEUCRUM CHAMAEDRYS 'PROSTRATUM' PROSTRATE GERMANDER
	XYLOSMA CONGESTUM 'COMPACTA' COMPACT XYLOSMA
	CYNODON SPECIES 'TIFWAY II' SOD TIFWAY II HYBRID BERMUDA
	3\"/>
	WASHED SAND AT MARKING POST.

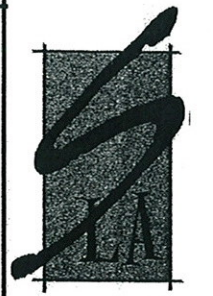
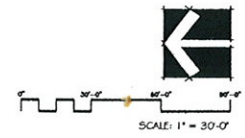
NOTES:

- 1) DECOMPOSED GRANITE (DG) - INSTALL A 2\"/>
- 2) SEE SHEET LG.01 FOR PLANTING DETAILS, PLANT SIZES, AND PLANT QUANTITIES.

Handwritten note:
 = trees replaced by
 25I - verified
 by DIX on 6-8-06

APPROVED LANDSCAPING PLAN

 Planning & Development Department



**SOUTHWICK
LANDSCAPE
ARCHITECTS**

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CONSULTANT:

**MAYFIELD GOWAN
BASIN PARK
LAS VEGAS, NEVADA**

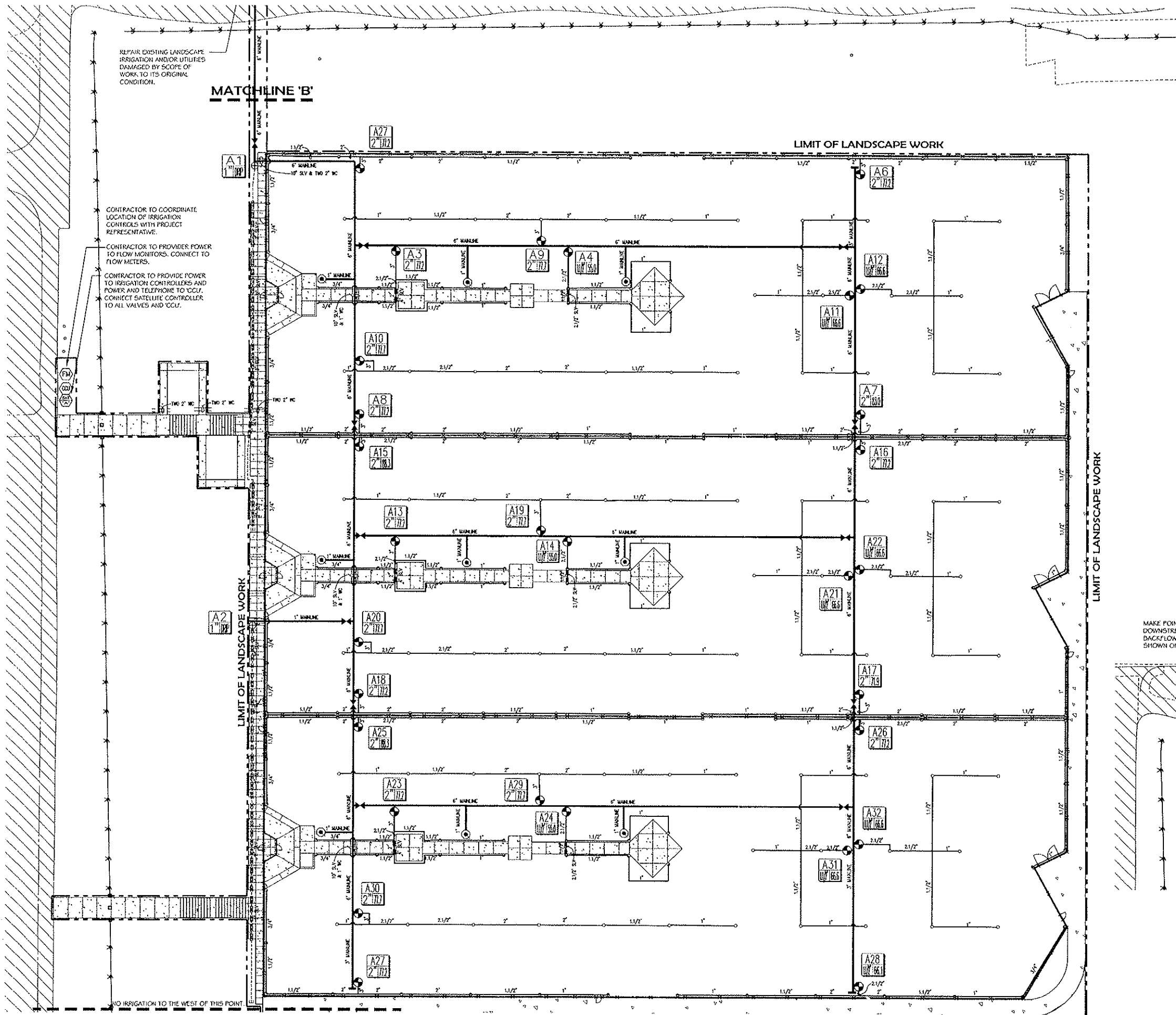


REVISIONS:

SHEET CONTENTS:
**PLANTING
PLAN**

DRAWN BY: CD
 REVIEWED BY: SWS
 DATE: March 17, 2004
 PROJECT NO: 02-092

SHEET:
L3.01



IRRIGATION LEGEND

SYMBOL BOTANICAL COMMON NAME

- POINT OF CONNECTION. SEE CIVIL UTILITY DRAWINGS.
- HUNTER I-25-AD5 ROTOR HEAD WITH 5 NOZZLE
- HUNTER I-25-AD5 ROTOR HEAD WITH 10 NOZZLE
- HUNTER I-25-3G5 ROTOR HEAD WITH 10 NOZZLE
- GATE VALVE
- REMOTE CONTROL VALVE FOR TURF
- DRIP VALVE ASSEMBLY
- RAINBIRD 44NP QUICK COUPLER
- AUTOMATIC END FLUSH VALVE
- MAINLINE
- LATERAL LINE
- DRIP LINE HEADER
- SLEEVES
- FLOW GAUGES AND MASTER VALVES
- FLOW MONITOR, PEDESTAL MOUNT
- SATELLITE CONTROLLER, PEDESTAL MOUNT
- CLUSTER CONTROL UNIT, PEDESTAL MOUNT
- SLEEVE
- WIRE CHASE

VALVE IDENTIFICATION:
STATION NUMBER, VALVE SIZE & GPM

NOTES:

- SEE SHEETS L7.01 & L7.02 FOR IRRIGATION DETAILS.
- INSTALL MAINLINE ADJACENT TO CURB OR SIDEWALK WHERE POSSIBLE.
- INSTALL CONTROL WIRE ADJACENT TO MAINLINE WHERE POSSIBLE.
- CONTRACTOR TO COORDINATE THE EXACT LOCATION OF THE CONTROLLER(S) WITH THE OWNER'S REPRESENTATIVE.
- THE IRRIGATION SYSTEM IS BASED ON THE SITE STATIC WATER PRESSURE OF 95 PSF (BASED ON INFORMATION FROM TETRA TECH NEVADA, 12-09-03). CONTRACTOR TO VERIFY PRIOR TO IRRIGATION WORK AND NOTIFY OWNER OF ANY DISCREPANCIES IMMEDIATELY. DRIP VALVES ARE DESIGNED FOR A MAXIMUM OF 6 GPM.

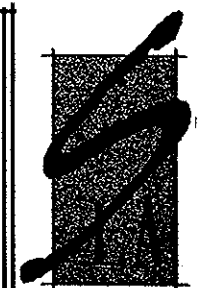
MAKE POINT OF CONNECTION
DOWNSTREAM FROM
BACKFLOW PREVENTER
SHOWN ON CIVIL PLANS.

TENAYA WAY

REPAIR EXISTING LANDSCAPE
IRRIGATION AND/OR UTILITIES
DAMAGED BY SCOPE OF
WORK TO ITS ORIGINAL
CONDITION.

MATCHLINE 'B'

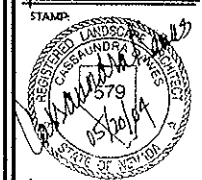
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**SOUTHWICK
LANDSCAPE
ARCHITECTS**

6362 McLeod Drive
Suite 3
Las Vegas, NV 89120

Phone: 702.597.3108
Fax: 702.597.3177



CONSULTANT:

**MAYFIELD GOWAN
BASIN PARK**
LAS VEGAS, NEVADA



KB HOME NEVADA INC.

REVISIONS:

SHEET CONTENTS:
**IRRIGATION
PLAN**

DRAWN BY: CD

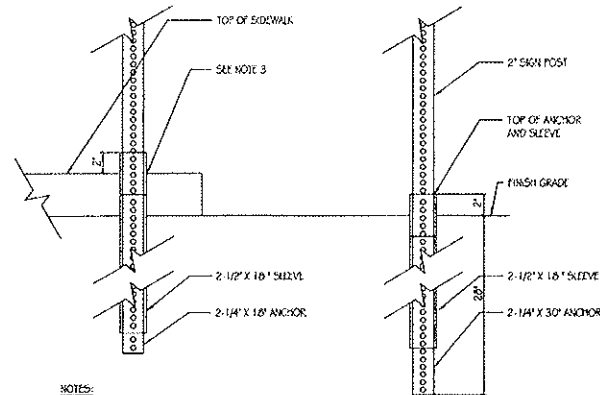
REVIEWED BY: SW1

DATE: March 17, 2004

PROJECT NO.: 02-092

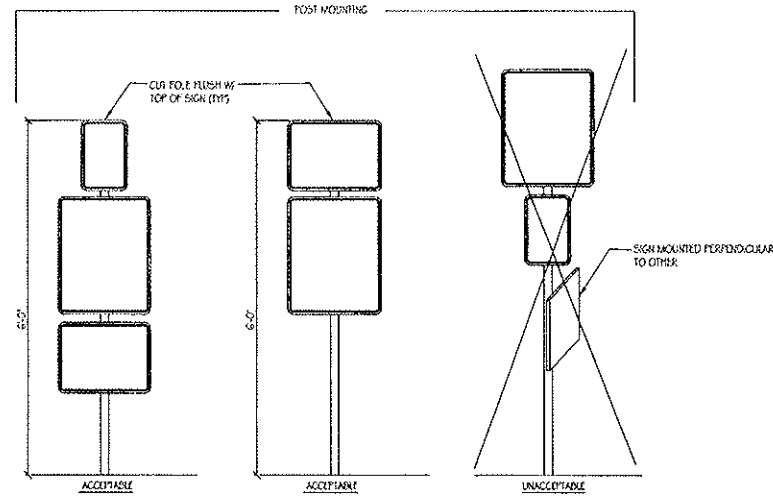
SHEET:

L4.01



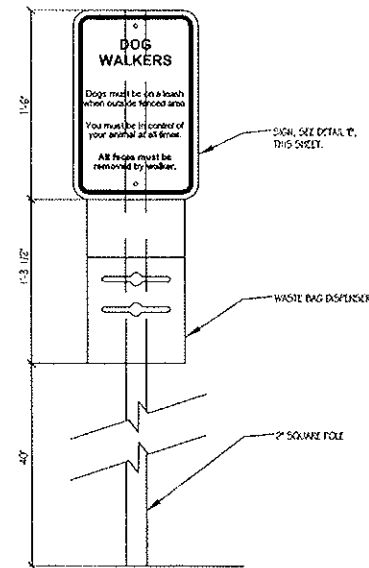
- NOTES:**
1. ALL COMPONENTS SHALL BE SQUARE POST, PERFORATED ON ALL FOUR SIDES.
 2. ATTACH ANCHOR AND SLEEVE TOGETHER PRIOR TO DRIVING INTO GROUND. LEAVE AT LEAST ONE HOLE, BUT NO MORE THAN TWO, ABOVE GROUND OR ABOVE SIDEWALK.
 3. FOR SIDEWALK INSTALLATION: DRILL SIDEWALK WITH A 3\"/>

A SIGN POST INSTALLATION

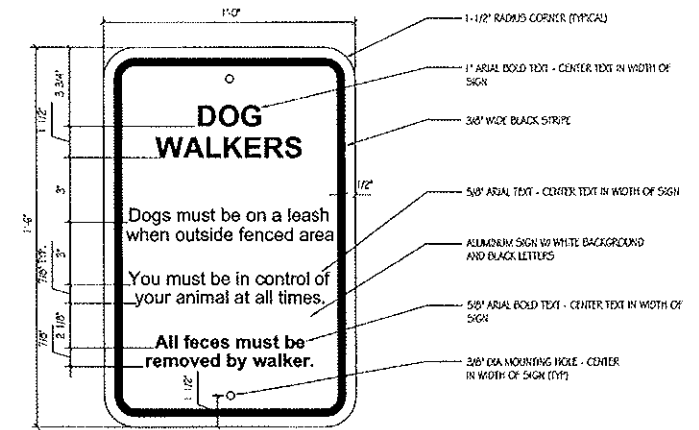


1. SIGNS ATTACHED TO FENCE SHALL BE LEFT SIDE JUSTIFIED WITH EACH OTHER.
2. SIGNS MOUNTED ON GATES SHALL BE CENTERED ON WIDTH OF GATE.
3. NO POST MOUNTED SIGNS SHALL BE INSTALLED PERPENDICULAR TO EACH OTHER.
4. SIGNS MOUNTED BACK TO BACK MUST BE THE SAME SIZE AND ORIENTATION.
5. FENCE MOUNTED SIGNS SHOULD NOT HAVE ANY BOLTS, FASTENERS, OR OTHER SHARP EDGES ON THE FIELD SIDE OF ANY FENCE.

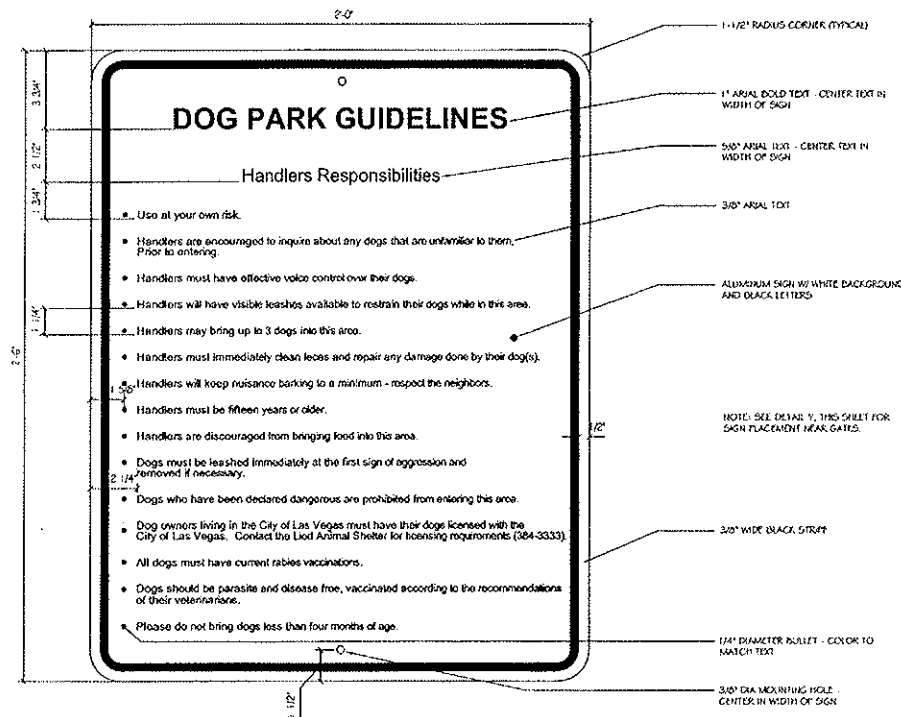
B TYPICAL SIGN MOUNTING



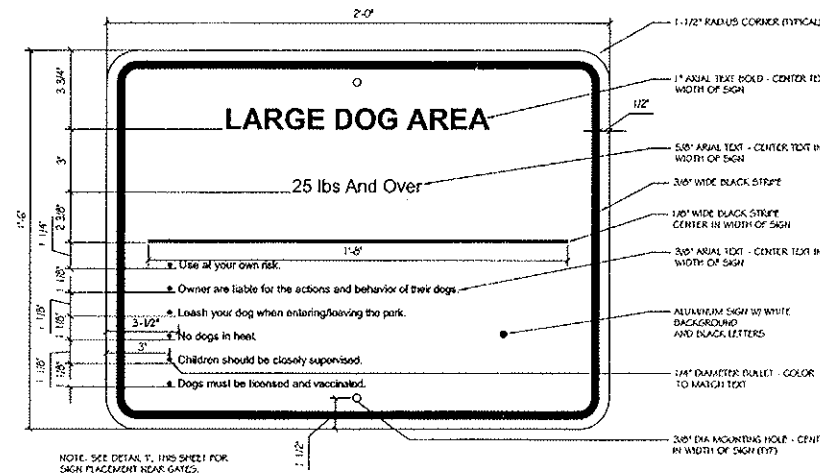
C DOG SIGN WITH BAG DISPENSER



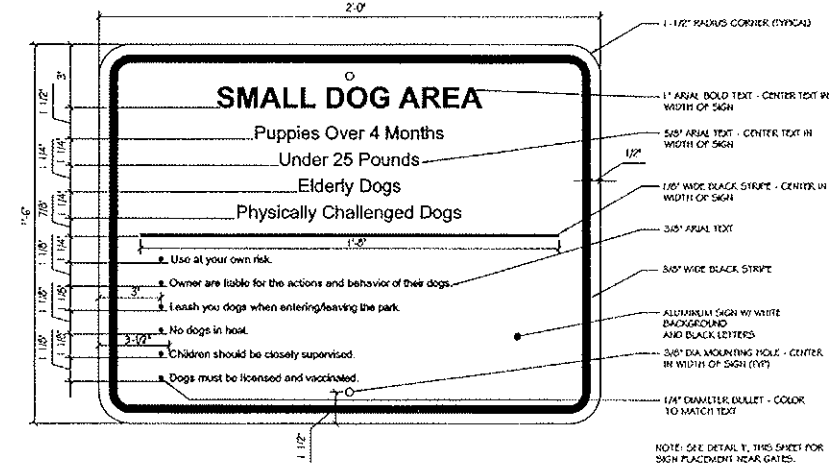
D DOG SIGN



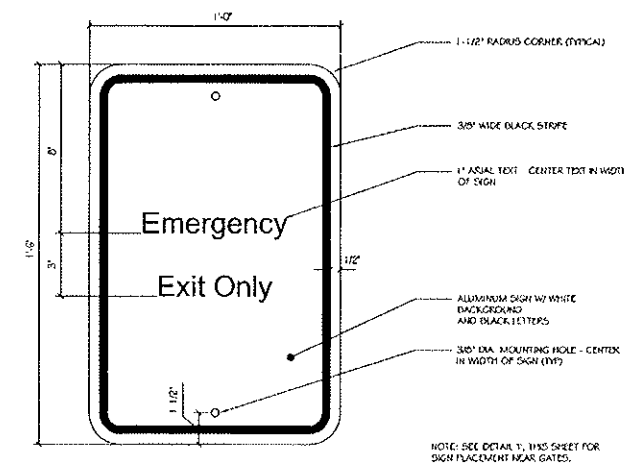
E DOG PARK GUIDELINES



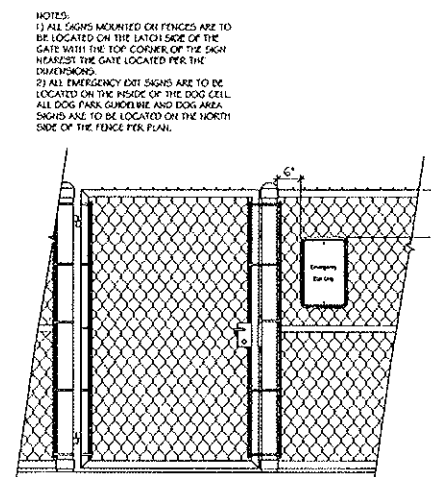
F LARGE DOG AREA SIGN



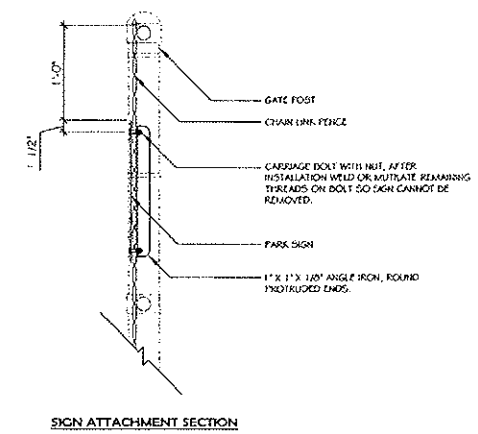
G SMALL DOG AREA SIGN



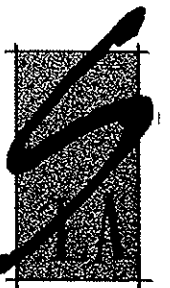
H EMERGENCY EXIT SIGN



I FENCE SIGN PLACEMENT AND ATTACHMENT



J SIGN ATTACHMENT SECTION



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CONSULTANT:

**MAYFIELD GOWAN
BASIN PARK
LAS VEGAS, NEVADA**



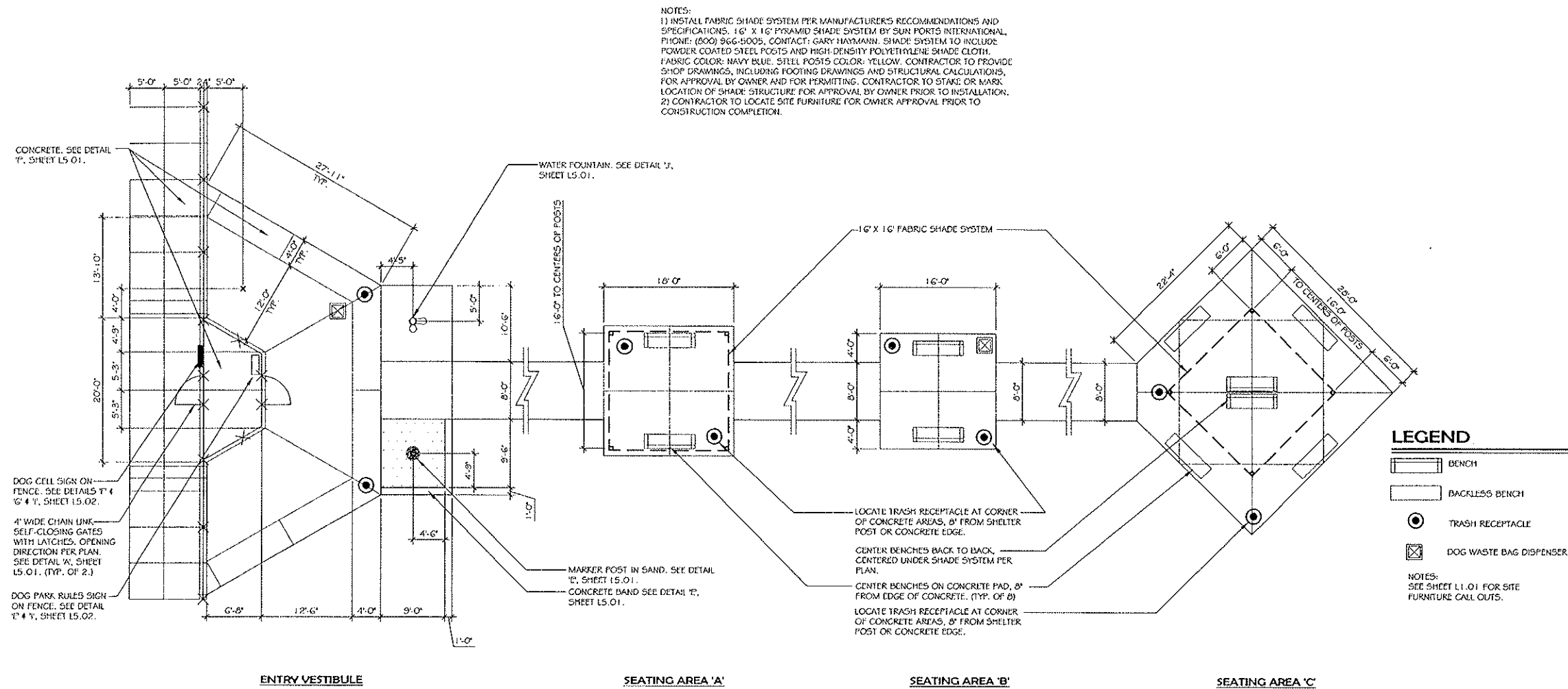
KB HOME NEVADA INC.

REVISIONS:

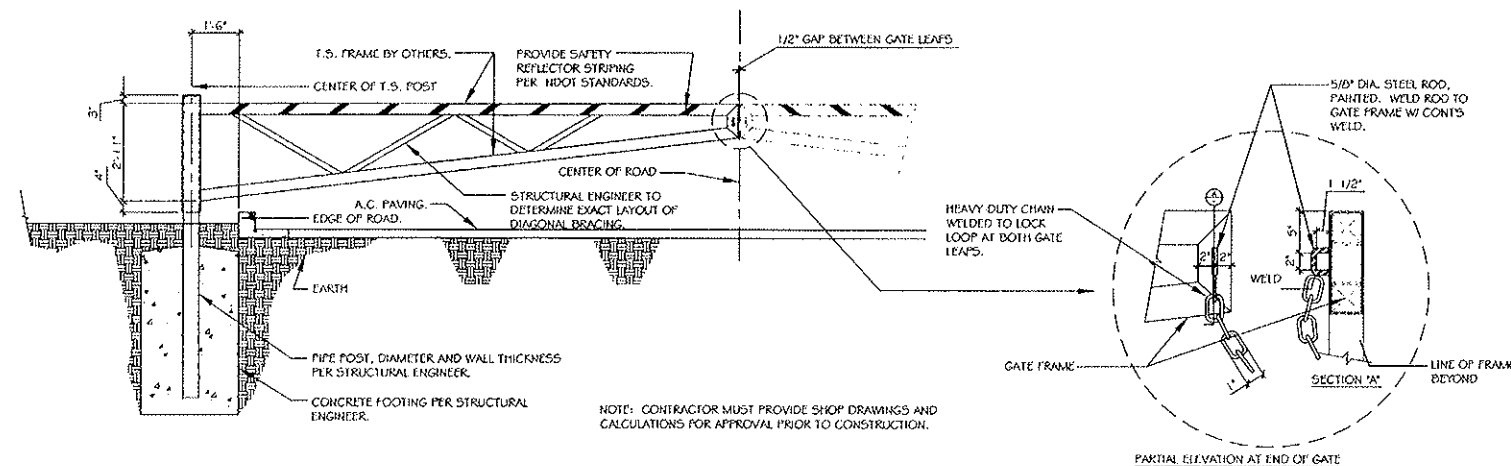
SHEET CONTENTS: SITE DETAILS

DRAWN BY: CD
REVIEWED BY: SW1
DATE: March 17, 2004
PROJECT NO: 02-092

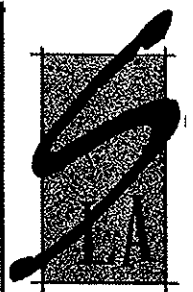
SHEET: **L5.02**



A ENTRY VESTIBULE AND DOG CELL WALK LAYOUT 1/8" = 1'-0"



B VEHICULAR GATE WITH CHAIN LOCK



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REVISIONS:

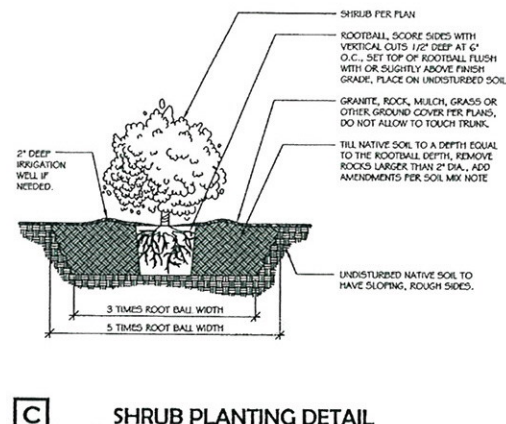
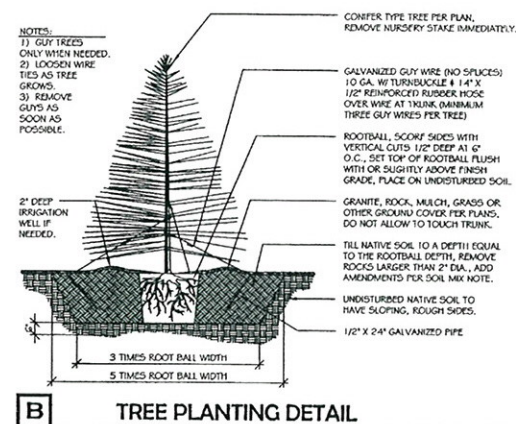
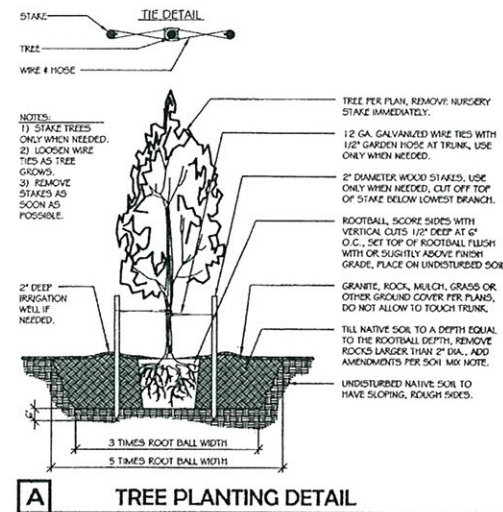
SHEET CONTENTS:

**SITE
DETAILS**

DRAWN BY: CD
REVIEWED BY: SWJ
DATE: March 17, 2004
PROJECT NO: 02-092

SHEET:

L5.03



TO ALL LAWN AREAS AND PRIOR TO IRRIGATION SYSTEM INSTALLATION, CROSS RIP OR OTHERWISE TILL SUBGRADE TO A DEPTH OF 6". AFTER CROSS RIPPING, REMOVE ALL STONES GREATER THAN 1" DIAMETER AND APPLY A 6" LAYER OF TOP SOIL AS SPECIFIED. ROTOTILL THE FOLLOWING AMENDMENTS INTO THE 6" LAYER OF TOPSOIL.

AMOUNT PER 1000 SQ. FT.

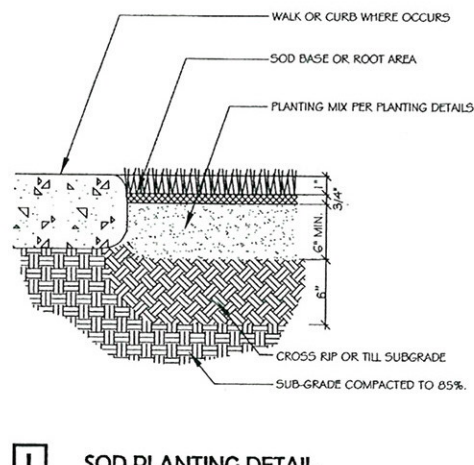
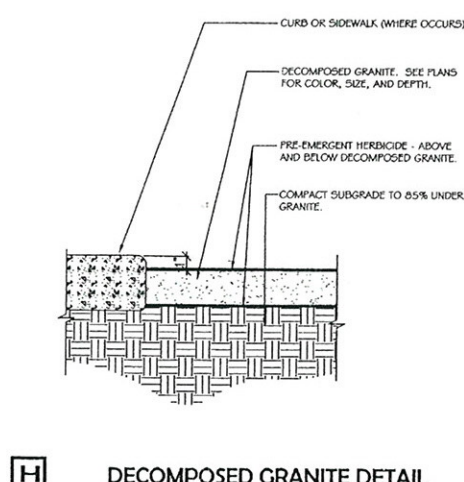
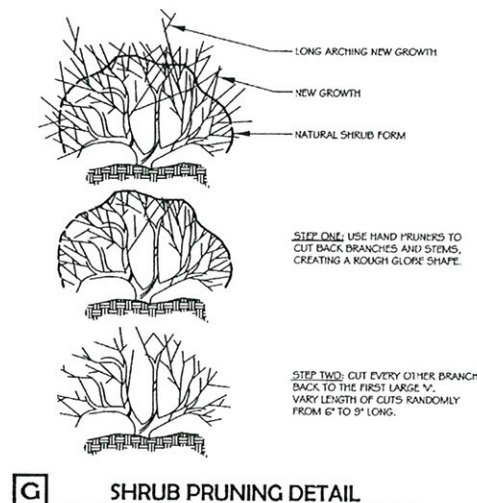
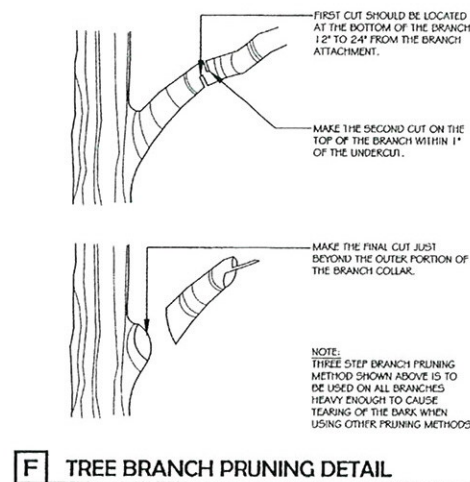
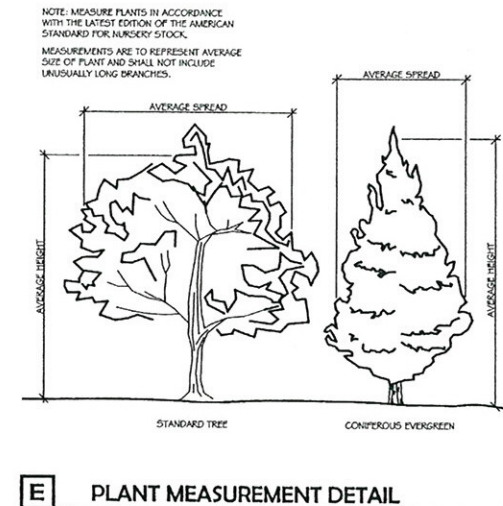
4 CU. YDS. NUTRI-MULCH ORGANIC SOIL CONDITIONER
15 LBS. 16-20-0 COMMERCIAL FERTILIZER WITH SOIL SULFUR
100 LBS. "GRO-POWER PLUS" CONDITIONING FERTILIZER
25 LBS. SOIL SULFUR

BACK FILL MOW FOR ALL TREES, SHRUBS, VINES AND OTHER CONTAINER PLANT MATERIAL OTHER THAN BARE ROOT PLANT TREES TO BE THOROUGHLY MIXED IN THE TILLED NATIVE SOIL AREA OF THE PLANTING HOLE AND CONSIST OF THE FOLLOWING:

6 PARTS BY VOLUME ON SITE SOIL (NO PARTICLE OVER 1 1/2" DIA.)
2 PARTS BY VOLUME COMPOST SOIL ADDITIVE

AFTER PLANT INSTALLATION, EVENLY BROADCAST THE FOLLOWING AMENDMENTS OVER THE TILLED NATIVE SOIL AREA AROUND THE ROOTBALL OF THE PLANT AND WORK INTO THE TOP 2" OF SOIL:

1 LB. 15-15-15 FERTILIZER PER 25 SQ. FT. OF TILLED SURFACE AREA
1 LB. IRON SULFATE PER 25 SQ. FT. OF TILLED SURFACE AREA
15 LBS. "GRO-POWER PLUS" FERTILIZER PER 25 SQ. FT. OF TILLED SURFACE AREA
25 LBS. SOIL SULFUR PER 25 SQ. FT. OF TILLED SURFACE AREA



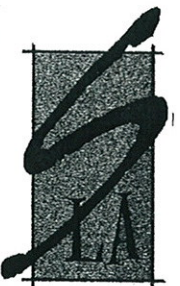
AFTER AMENDING GROUND PER 50L MIX NOTE, LEVEL, SMOOTH AND RAKE ALL AREAS TO RECEIVE SOD. SODDED AREAS MUST BE FREE OF ANY LUMPS, DEPRESSIONS, IRREGULAR AREAS OR ROCKS GREATER THAN 3/8" DIAMETER. ALL MOUNDS MUST BLEND SMOOTHLY INTO LEVEL GRADE.

LAYING OF SOD:

- LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
- LAY SOD IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR DEFECTIVE SODS WITH A SHARP KNIFE.
- LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
- AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND SOD ROLLER.
- REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS OR OTHER IRREGULARITIES.
- HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
- WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.

MAKING ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNERS REPRESENTATIVE.

- REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.

[illegible]

**SOUTHWICK
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CONSULTANT:

**MAYFIELD GOWAN
BASIN PARK**
LAS VEGAS, NEVADA



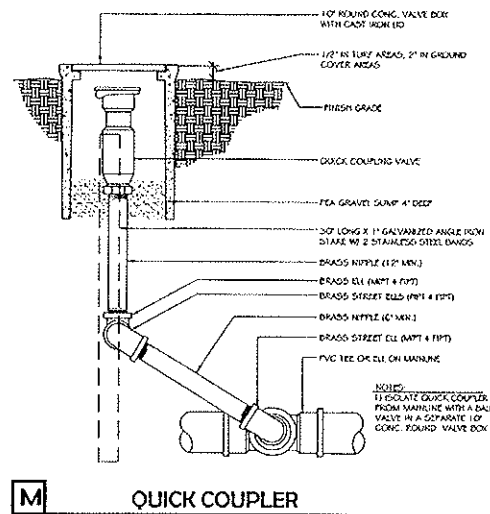
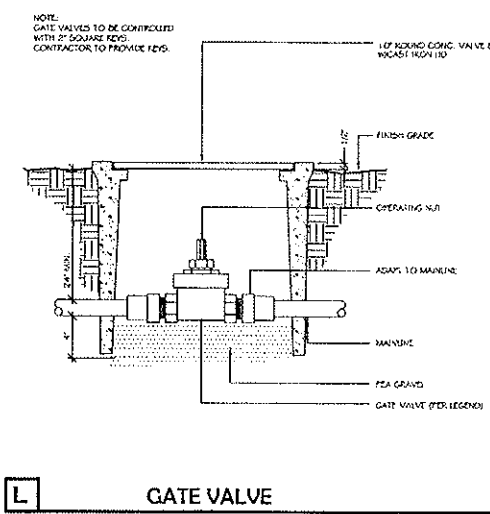
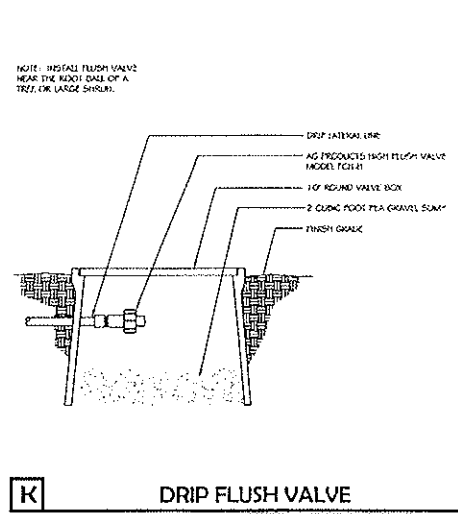
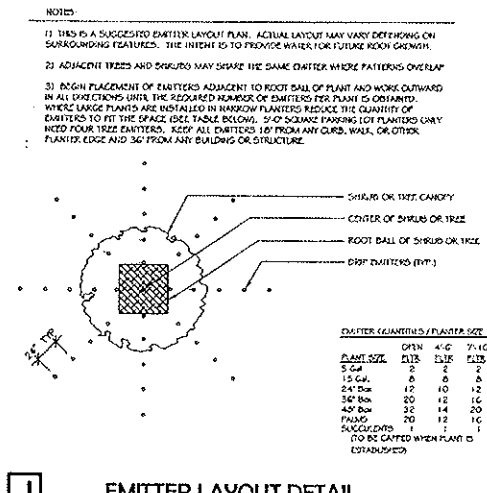
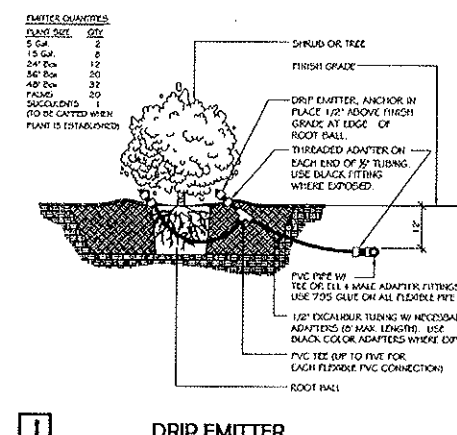
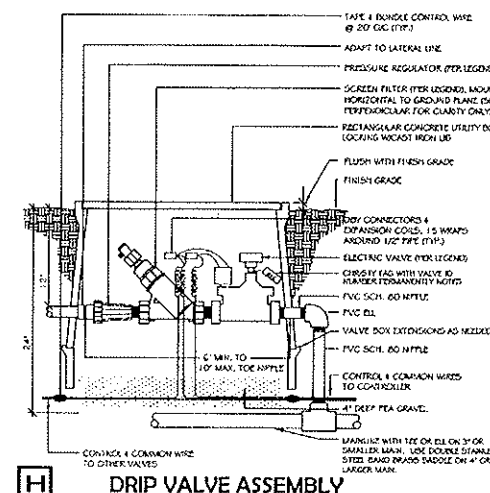
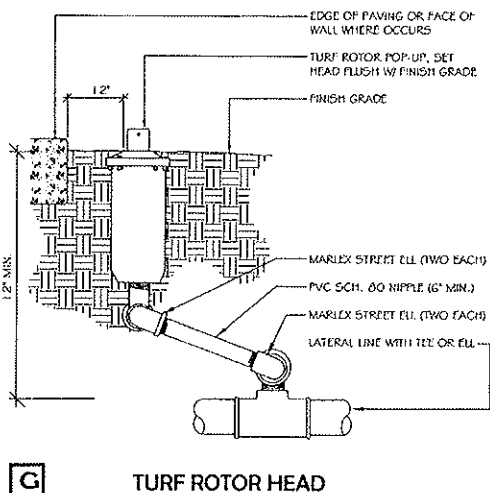
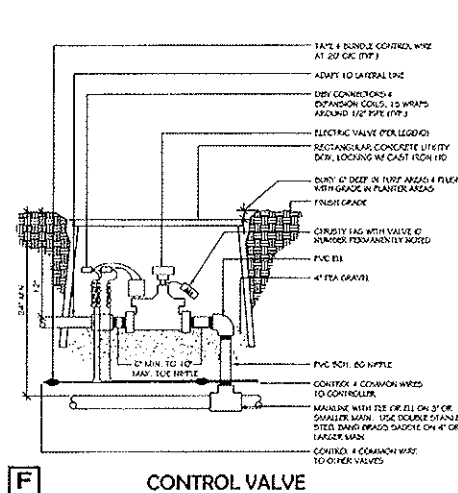
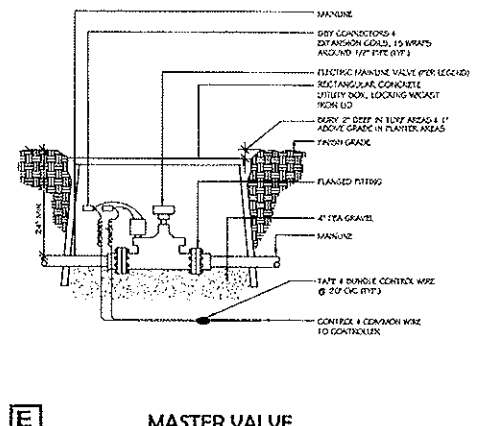
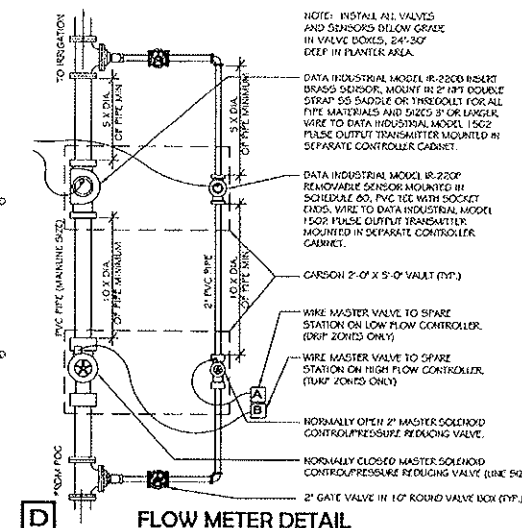
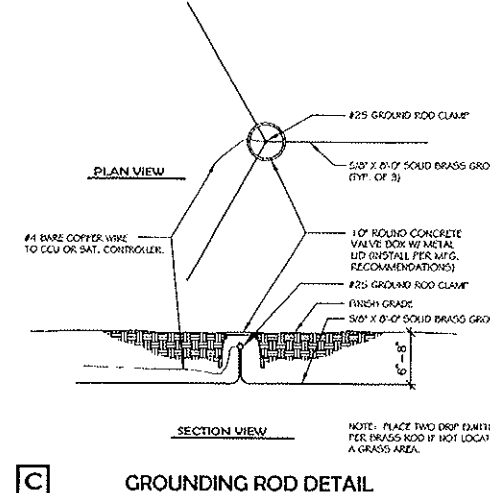
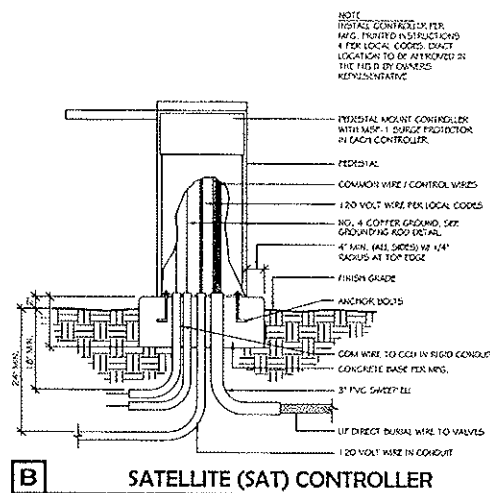
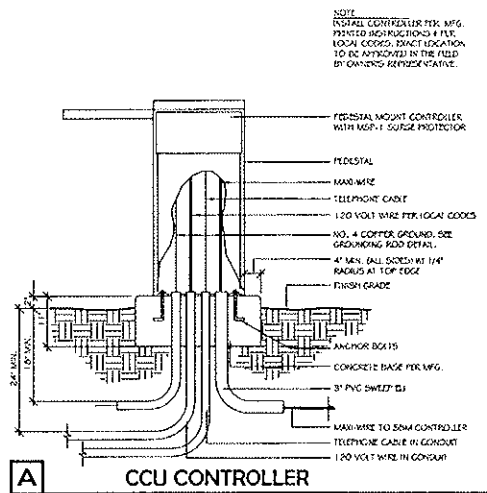
KB HOME NEVADA INC.

REVISIONS:

**PLANTING
DETAILS**

DRAWN BY: CD
REVIEWED BY: SWS
DATE: March 17, 2004
PROJECT NO: 02-092

L6.01



SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM				DRIP GPH	DTL.	REMARKS
		F	TQ	H	Q						
NOT SHOWN NOT SHOWN	AGRIFIM THREADED EMITTER, UNC. TO, PRESSURE COMP.	---	---	30					1.0	I	SEE DETAIL FOR EMITTER QUANTITIES
	AGRIFIM THREADED EMITTER, UNC. TO, PRESSURE COMP.	---	---	30					2.0	I.J	
○	HUNTER I-25 ADS ROTOR HEAD WITH 5 NOZZLE	H	45	60				5.8		G	
○	HUNTER I-25 ADS ROTOR HEAD WITH 10 NOZZLE	O	52	60			11.1			G	
○	HUNTER I-25-365 ROTOR HEAD WITH 10 NOZZLE	F	52	60	11.1					G	

IRRIGATION LEGEND

NOTE: IRRIGATION DETAILS ARE ON SHEETS 17.01 AND 17.02

SOUTHWICK LANDSCAPE ARCHITECTS

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CONSULTANT

MAYFIELD GOWAN BASIN PARK LAS VEGAS, NEVADA



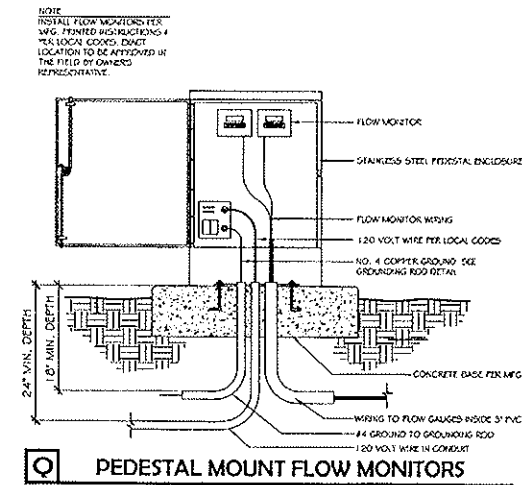
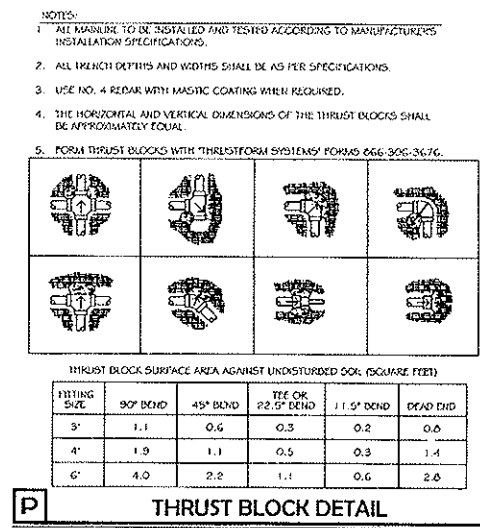
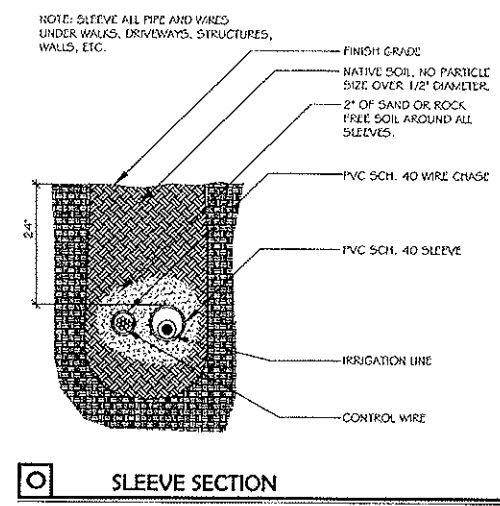
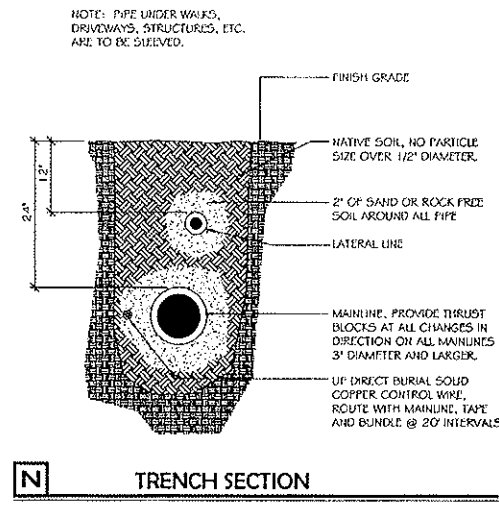
KB HOME NEVADA, INC.

REVISIONS:

IRRIGATION DETAILS

DRAWN BY: CD
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PROJECT NO: 02-092

SHEET:
L7.01



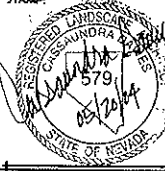


**SOUTHWICK
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STAMP:



CONSULTANT:

**MAYFIELD GOWAN
BASIN PARK**

LAS VEGAS, NEVADA

**KB
HOME**

KB HOME NEVADA INC.

REVISIONS:

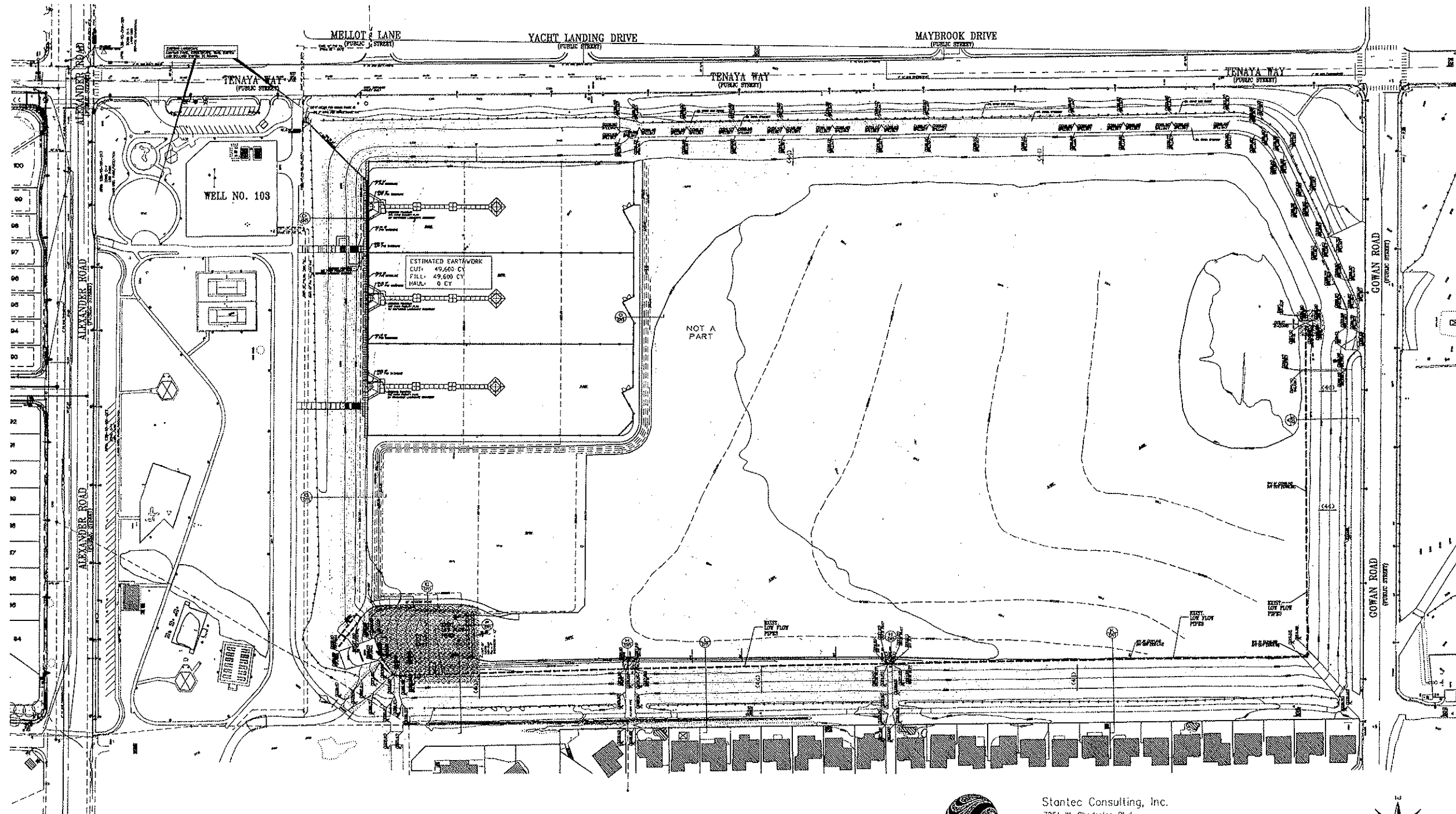
SHEET CONTENTS:

**IRRIGATION
DETAILS**

DRAWN BY: CD
REVIEWED BY: SWJ
DATE: March 17, 2004
PROJECT NO: 02-092

SHEET:

L7.02



Avoid overhead power line contact.
Call before you Overhead
 1-702-593-6111
 NEVADA POWER ENVIRONMENTAL SAFETY SERVICES DEPARTMENT

Avoid cutting underground utility lines. It's costly.
Call before you Dig
 1-800-227-2600
 UNDERGROUND SERVICE (USA)

BENCHMARK
 CITY OF LAS VEGAS BENCHMARK 61500 1058
 RIVET AND PLATE IN TOP OF CURB @ SW CORNER OF TENAYA AND BUCKSKIN.
 ELEVATION: 708.4106 METERS (NAVD 88)
 2324.21 FEET (NAVD 88)

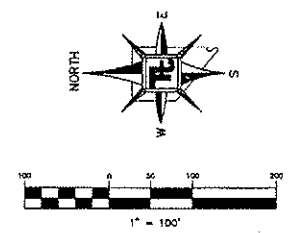
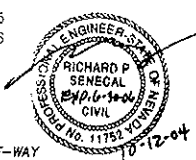
BASIS OF BEARINGS
 SOUTH 00°22'09" WEST, BEING THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, T. 20 S., R. 60 E., M.D.M. AS SHOWN IN FILE 72, PAGE 62 OF SURVEYS.

	ELEVATION	VOLUME (AC-10)
SPILLWAY	2328	921
EXISTING 100-YEAR WATER SURFACE	2325.8	743
PROPOSED 100-YEAR WATER SURFACE	2325.8	743



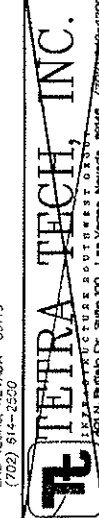
Stantec Consulting, Inc.
 7251 W. Charleston Blvd.
 Las Vegas, Nevada U.S.A.
 89117
 Tel. (702) 258-0115
 Fax. (702) 258-4956
 www.stantec.com

- LEGEND**
- MATCH LINE
 - PROPERTY LINE / RIGHT-OF-WAY
 - CHAIN LINK FENCE
 - EX. GROUND CONTOUR (5' INTERVAL)
 - PROPOSED GRADE CONTOUR (1' INTERVAL)
 - PROPOSED GRADE CONTOUR (5' INTERVAL)



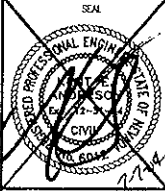
STANTEC CONSULTING AS OF 9/13/04

KB HOME NEVADA INC.
 750 PILOT ROAD SUITE F
 LAS VEGAS, NEVADA 89119
 (702) 911-2520



OVERALL PLAN
 GOWAN DETENTION BASIN - NORTH
 CITY OF LAS VEGAS

PROJECT NO. P08042-0040



14 of 14



3. 5. 2000