

ABN - ABANDON
 AC - ASPHALTIC CONCRETE
 AGGR - AGGREGATE
 & - AND
 APN - ASSESSOR PARCEL NUMBER
 APPROX - APPROXIMATE
 ASST - ASSEMBLY
 AVE - AVENUE
 BC - BACK OF CURB
 BR - BACK OF CURVE RETURN
 BK - BOOK/BACK
 BLDG - BUILDING
 BLK - BLOCK
 BLV - BUREAU OF LAND MANAGEMENT
 BLM - BOULEVARD
 BM - BENCHMARK
 BO - BLOW OFF ASSEMBLY
 BOB - BACK OF CURB
 BOT - BOTTOM
 BOW - BACK OF WALK
 BRG - BEARING
 BWC - BACK OF WALK
 BW - BACK OF WALK
 BWB - BACK WATER VALVE
 C/C - CENTER TO CENTER
 C&G - CURB & GUTTER
 CC - CLARK COUNTY
 CE - CEMENT
 CI - CAST IRON
 CP - CAST IRON PIPE/
 CP - CAST IN PLACE
 CR - CIRCLE
 CL OR C - CENTERLINE
 CLV - CITY OF LAS VEGAS
 CLNY - CITY OF NORTH CAROLINA
 CLN - LAS VEGAS
 CO - COUNTY
 CH - CITY OF HENDERSON
 CON - CONCRETE
 CONT - CONTINUOUS
 COORD - COORDINATE
 CTR - CENTER
 CV - CONTROL VALVE
 Δ - DELTA ANGLE
 D/W OR DWY - DRAINWAY
 DEP - DEPARTMENT
 DET - DETAIL
 DVC - DEVELOPMENT
 CG - DESIGN GRADE
 DI - DROP INLET/DUCTILE IRON
 DIA OR Ø - DIAMETER
 DM - DIMENSION
 DIP - DUCTILE IRON PIPE
 DIR - DIRECTION
 DIST - DISTANCE
 DMH - DROP MANHOLE
 DR - DOWN
 DRC - DRAINAGE
 DWG - DRAWING
 E - EAST/EDGE
 EA - EXISTING
 EC - EXACTING
 ELEV - ELEVATION
 EOP - EDGE OF PAVEMENT
 EOS - EDGE OF SHOULDER
 EQ - EQUAL OR EQUATION
 ES - EQUALLY SPACED
 ESM - EASEMENT
 EST - ESTIMATE
 EVC - END OF VERTICAL CURVE
 EW - EACH WAY
 EX - EXISTING
 F/F - FACE TO FACE
 FC - FACE OF CURB
 FF - FINISHED FLOOR
 FG - FINISHED GRADE
 FH - FIRE HYDRANT
 FIG - FIGURE
 FL - FLOW LINE
 FLR - FLOOR
 FN - FENCE
 FO - FLOW
 FOC - FACE OF CURB
 FOW - FACE OF WALL
 FPM - FEET PER MINUTE
 FPS - FEET PER SECOND
 FT - FOOT OR FEET
 FUT - FOOTING
 FUT - FUTURE
 G/B - GRADE BREAK
 GALV - GALVANIZED
 GB - GRADE BREAK
 GND - GROUND
 GPD - GALLONS PER DAY
 GPM - GALLONS PER MINUTE
 GPM - GALLONS PER MINUTE
 GRD - GRADE
 GRT - GATE
 GV - GATE VALVE
 HORIZ - HORIZONTAL
 HP - HIGH POINT
 HPC - HIGH PRESSURE GAS
 HT - HEIGHT
 HWY - HIGHWAY
 IN - INCH
 INST - INSTALL
 INT - INTERIOR
 INV - INVERT
 IRR - IRRIGATION
 LB OR # - POUND
 LEN OR L - LENGTH OF CURVATURE
 LF - LINEAR FOOT
 LG - LONG
 LN - LANE
 LT - LEFT/LIGHT
 LVMD - LAS VEGAS VALLEY
 WATER DISTRICT
 LWR - LOWER
 M - METER
 MAT - MATERIAL
 MAX - MAXIMUM
 MECH - MECHANICAL
 MFR - MANUFACTURER
 MI - MILLION GALLONS
 MGD - MILLION GALLONS PER DAY
 MN - MANHOLE
 MM - MINIMUM
 MISC - MISCELLANEOUS
 MJ - MECHANICAL JOINT
 MR - MARKER
 M - MORTAR LINED
 MLC - MORTAR LINED & COATED
 MVE - MIDDLE OF VERTICAL CURVE
 N - NORTH
 N/A - NOT APPLICABLE
 NAP - NOT A PART
 NDOT - NEVADA DEPARTMENT OF TRANSPORTATION
 NE - NORTHEAST
 NF - NORTH FACE
 NG - NATURAL GROUND
 NO. OR # - NUMBER
 NTS - NOT TO SCALE
 NW - NORTHWEST
 O/O - OUT TO OUT
 OC - ON CENTER
 OD - OUTSIDE DIAMETER
 OF - OUTSIDE FACE
 OHP - OVER HEAD POWER
 OHTEL - OVER HEAD TELEPHONE
 ORIG - ORIGINAL
 OVL - OVERFLOW
 O/O - OUT TO OUT
 OC - ON CENTER
 OD - OUTSIDE DIAMETER
 OF - OUTSIDE FACE
 OHP - OVER HEAD POWER
 OHTEL - OVER HEAD TELEPHONE
 ORIG - ORIGINAL
 OVL - OVERFLOW
 PL OR P - PROPERTY LINE
 PAVMT - PAVEMENT
 PB - PULL BOX
 PC - POINT OF CURVE
 PCC - POINT OF COMPOUND CURVE
 PE - POLYETHYLENE
 PED - PEDESTAL
 PERM - PERMANENT
 PERP - PERPENDICULAR
 PH - PHASE
 PI - POINT OF INTERSECTION
 PKG - PACKAGE
 PKWY - PARKWAY
 PL - PLACE/PLATE/PARCEL LINE
 PLT - PLATE (DRAWING)
 POLY - POLYETHYLENE
 PP - POWER POLE
 PR - PAIR
 PRG - POINT OF REVERSE CURVE/
 PRECAST REINFORCED CONCRETE
 PRELIM - PRELIMINARY
 PRG - PROPOSED
 PRV - PRESSURE REGULATING VALVE
 PS - PUMP STATION
 PSF - POUNDS PER SQUARE FOOT
 PSF - POUNDS PER SQUARE INCH
 PT - POINT/POINT OF TANGENT
 PUE - PUBLIC UTILITY EASEMENT
 PV - POINT OF VERTICAL INTERSECTION
 PVC - POLYVINYL CHLORIDE PIPE
 QTR - QUARTER
 QTY - QUANTITY
 R - RADIUS
 (R) - RADIAL
 R/W - RIGHT OF WAY
 ROB - REINFORCED CONCRETE BOX
 ROP - REINFORCED CONCRETE PIPE
 RD - ROAD
 RED - REDUCER
 REQD - REQUIRED
 RET - RETURN
 REV - REDUCION OR REVERSE
 ROW - RIGHT OF WAY
 RPPA - REDUCED PRESSURE PRINCIPLE ASSEMBLY
 RR - RAILROAD
 RT - RIGHT
 S - SOUTH/SLOPE
 S/C - SAW CUT
 SCOP - STEEL CYLINDER CONCRETE PIPE
 SCH - SCHEDULE
 SD - STORM DRAIN
 SDW - STORM DRAIN MANHOLE
 SDWK - SIDEWALK
 SEC - SECTION
 SEC - SECTION/SECOND
 SEG - SEGMENT
 SHLD - SHOULDER
 SHET - SHEET
 SHD - SPECIAL IMPROVEMENT DISTRICT
 SIG - SIGNAL
 SL - SLOPE
 SV - SUEVEE
 SNWA - SOUTHERN NEVADA WATER AUTHORITY
 SPEC(S) - SPECIFICATION(S)
 SQ - SQUARE
 SQ FT - SQUARE FOOT/FEET
 SQ YD - SQUARE YARD
 SS - SANITARY SEWER
 ST - STREET
 STA - STATION
 STD - STANDARD
 STL - STEEL
 STLT - STREET LIGHT
 SUR - SURVEY
 SW - SIDEWALK OR SOUTHWEST
 SY - SQUARE YARD
 SYN - SYMBOL
 SYS - SYSTEM
 T&B - TOP & BOTTOM
 TAN - TANGENT
 TB - TEMPORARY BENCH MARK
 TC - TOP OF CURB
 TD - TRENCH DRAIN
 TGP - TEMPORARY THICKNESS
 THR BLK - THRUST BLOCK
 THM - TOP OF MANHOLE
 TOF - TOP OF FOOTING
 TOR - TOP OF GRADE
 TOP - TOP OF PIPE
 TOP - TOP OF RIM
 TOS - TOP OF SLAB
 TOSW - TOP OF SIDEWALK
 TOT - TOTAL
 TOT - TOP OF WALL
 (TYP) - TYPICAL
 UNP - UNLESS NOTED OTHERWISE
 UNPR - UNION PACIFIC RAILROAD
 USSS - UNITED STATES GEOLOGIC SURVEY
 UTL - UTILITY
 V - VOLT OR VALVE
 VAR - VARIES
 VB - VALVE BOX
 VCB - VERTICAL CURVE
 VL - VELOCITY
 VERT - VERTICAL
 VS - VALLEY CUTTER
 VOL - VOLUME
 VPI - VERTICAL POINT OF INTERSECTION
 W/ - WITH
 W - WEST/WATER
 W/O - WITH OUT
 WO - WOOD
 WDM - WASTE DRAIN
 WM - WROUGHT IRON
 W - WASTE LINE
 WP - WORK POINT/WEATHER PROOF
 WS - WATER SURFACE
 WIR - WATER
 WIR - WATER
 WV - WATER VALVE
 WWF - WELDED WIRE FABRIC
 WW - WELDED WIRE MESH
 XFRM - TRANSFORMER
 XFR - CROSS SECTION
 YD - YARD
 YD - YELD

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST ISSUE; THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS, 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 HARBOR AND MARINA DISTRICT AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".
2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES AS SHOWN FROM 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 PLANNED. THE CONTRACTOR SHALL PROTECT ALL UTILITIES AT HIS OWN EXPENSE. LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCE WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
5. P.T.V. CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM 28 DAYS. MIX DESIGNS TO BE APPROVED BY THE CITY, PRIOR TO THE USE ON THE PROJECT.
6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
7. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED-TYPE CURB.
8. AS PAVEMENT TO BE ONE-HALF INCH (1/2") ABOVE UP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.
9. CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 216.
10. SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF THE TRANSITIONS TO BE AS SHOWN ON PLANS.
12. ALL GRADING WORK SHALL CONFORM TO THE SOLS REPORT AS PREPARED BY THE (COMPANY, _____, REPORT #, DATE) APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
13. 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.
14. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE NO. 625.380 & CITY OF LAS VEGAS TITLE 18, APPENDIX D.
15. 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:

11. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LAS VEGAS FIRE AND RESCUE ADOPTED FIRE CODE ORDINANCE # 6325 FOR HYDRANT SPECIFICATIONS AND HYDRANT INSTALLATION SPECIFICATIONS.

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

13. A PERMIT IS REQUIRED FROM LAS VEGAS FIRE AND RESCUE FOR THE INSTALLATION OF FIRE HYDRANTS AND FIRE HYDRANTS. THE PERMIT AND CONTRACTORS MATERIAL TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER BEFORE COMMENCEMENT OF WORK. [FC § 105.7.12]

14. ON ANY RESIDENTIAL OR COMMERCIAL INSTALLATIONS, FIRE HYDRANTS SHALL BE INSTALLED AND FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED BEFORE CONSTRUCTION OF OR SUBSEQUENT TO CONSTRUCTION OF THE HYDRANTS SHALL BE IN GOOD WORKING ORDER AND SHALL BE CAPABLE OF DELIVERING THE REQUIRED FIRE FLOW. [FC § 3310, § 3312]

15. TO IDENTIFY THE FIRE HYDRANT LOCATIONS, THE CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT THE CENTER LINE OF THE STREET ADJACENT TO THE FIRE HYDRANTS. [FC § 507.5.7.3]

16. ALL UNDERGROUND INSPECTIONS, PRESSURE AND FLUSH VERIFICATIONS OF ALL FIRE HYDRANTS AND MAINS SHALL BE CONDUCTED BEFORE COVERING THE LINES. A CENTER LOADING IS ACCEPTABLE FOR THE HYDRO TESTS WITH PRIOR FIRE PREVENTION APPROVAL. [FC § 106.3]

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

18. PAINTING OF CURBS, FIRE HYDRANTS, PADS, PROTECTION OF FIRE HYDRANTS FROM VEHICLES AND OTHER WORK NECESSARY PER PLANS SHALL BE COMPLETED BEFORE APPROVAL BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION. [FC § 507]

19. PRIVATE HYDRANTS SHALL BE PAINTED RED. [FC § 507.5.7.1]

20. PRIOR TO THE FINAL OCCUPANCY, A FIRE FLOW TEST SHALL BE WITNESSED BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION TO VERIFY AVAILABILITY OF THE REQUIRED FIRE FLOW. [FC § 507]

21. FIRE HYDRANT SPACING SHALL BE AS FOLLOWS: [FC § C102]

- RESIDENTIAL - 500 FT UNSPRINKLERED; 600 FT SPRINKLERED.
- COMMERCIAL - 300 FT UNSPRINKLERED; 400 FT SPRINKLERED.

22. WHERE THE WATER MAINS ARE EXTENDED ALONG STREETS OR NEW STREETS ARE INSTALLED WHERE FIRE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF THE STRUCTURES, FIRE HYDRANTS SHALL BE INSTALLED AT A MAXIMUM OF 1000 FT SPACING, TO PROVIDE FOR TRANSPORTATION HAZARDS, WHERE STREETS ARE PROVIDED WITH ONE WAY DIVIDER OR HAVE FOUR (4) OR MORE TRAFFIC LANES AND HAVE A TRAFFIC COUNT OF MORE THAN 30,000 PER DAY, HYDRANTS ARE REQUIRED ON EACH SIDE OF THE STREET SPACED AT 500 FT ON AN ALTERNATING BASIS. [FC § C102.B]

23. 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.

24. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN 6 FT OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREETLIGHT OR ANY OTHER OBSTRUCTION. [FC § C102.12]

25. A MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A ONE-TWO FAMILY DWELLING SHALL BE 1500 FEET, AS MEASURED BY AN APPROVED ROUTE. [FC § C12.4]

26. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A FIRE DEPARTMENT CONNECTION (FDC) SHALL NOT EXCEED 100 FT, AS MEASURED BY AN APPROVED ROUTE. [FC § C102.7]

27. THE MAXIMUM DISTANCE FROM A HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200 FT. [FC § C102.6]

28. 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. [FC § C104]

29. ALL FIRE APPARATUS ACCESS ROADS SHALL BE PAVED TO PROVIDE ALL-WEATHER ACCESS AND STABILITIES AND SHALL BE MAINTAINED TO SUPPORT THE IMPOSED LOADS OF THE FIRE APPARATUS. [FC § 503.2.3]

30. THE GRADIENT FOR THE FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 12% ANGLES OF APPROACH AND ANGLES OF DEPARTURE SHALL NOT EXCEED 6% FOR 25 FT PRIOR TO OR AFTER THE GRADE CHANGE. ADJACENT TO THE STRUCTURES GRADIENT SHALL NOT EXCEED 6%. [FC § 503.2.7, § 503.2.8]

31. THE TURNING RADIUS OF THE FIRE APPARATUS ACCESS ROADS SHALL BE NO LESS THAN 52 FT OUTSIDE AND 28 FT INSIDE TURNING RADIUS. [FC § 503.2.4]

32. VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL NOT BE LESS THAN 14 FT. [FC § 503.2.1]

33. 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. PARKING SHALL BE PERMITTED ON BOTH SIDES OF AN ACCESS ROAD IF PARKING IS PERMITTED ON EITHER SIDE. FIRE LANES THROUGH PARKING LOTS SHALL BE NOT LESS THAN 24 FT. [FC § 503.2.1.1]

34. 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 HYDRANT OR SCOS PROVIDED). THE CLEARANCE COULD BE INCREASED TO 250 FT IF THE BUILDING IS SPRINKLERED. [FC § 503.1.1]

35. APPROVED SECONDARY FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR 100 OR MORE DWELLING UNITS, ROAD(S) WITH DEAD-ENDS AND 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. [FC § 503.2]

36. ALL DEAD-END FIRE APPARATUS ROADS AND/OR FIRE LANES, PUBLIC OR PRIVATE, IN EXCESS OF 150 FT IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND HAVING A MINIMUM DIAMETER OF 81 FT. [FC § 503.2.5]

37. ALL FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LANE, ONE SIGN AT THE END OF THE FIRE LANE AND WITH SIGNS AT INTERVALS OF 100 FT ALONG THE DESIGNATED FIRE LANE. SIGNS SHALL BE PLACED ON BOTH SIDES OF AN ACCESS ROAD IF NEEDED TO PREVENT PARKING ON EITHER SIDE. SIGNS TO BE INSTALLED NO HIGHER THAN 10 FT OR LESS THAN 6 FT FROM THE ROADWAY LEVEL. THE CURB ALONG THE PAVEMENT OR DRIVEWAY SHALL BE PAINTED WITH A RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS. [FC § 503.3]

38. 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.

EFFECTIVE DATE: MARCH 15, 2016

	CENTERLINE
	UNIT BOUNDARY
	PROPOSED 1' GRADE CONTOUR
	PROPOSED 5' GRADE CONTOUR
	EXISTING 1' GRADE CONTOUR
	EXISTING 5' GRADE CONTOUR
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK LINE
	PROPOSED HINGE LINE
	PROPOSED SWALE
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	RETAINING WALL
	GARDEN WALL WITH SOLID GROUT
	8' WIDE CMU FLOOD WALL
	EXISTING FENCE
	EXISTING EDGE OF PAVEMENT
	PROPOSED EDGE OF PAVEMENT
	PROPOSED STREETLIGHT CONDUIT
	PROPOSED NO. 3 1/2 CONCRETE PULL BOX W/ METAL COVER
	EXISTING GAS
	EXISTING SEWER MAIN
	PROPOSED SEWER MAIN
	PROPOSED SEWER LATERAL
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN
	EXISTING WATER MAIN
	PROPOSED WATER MAIN
	PROPOSED FIRE HYDRANT
	LOT NUMBER
	PROPOSED FINISH FLOOR
	PROPOSED PAD ELEVATION
	EXISTING STREET LIGHT
	PROPOSED 100w HPS STREET LIGHT
	PROPOSED 150w HPS STREET LIGHT
	PROPOSED 200w HPS STREET LIGHT
	PROPOSED 250w HPS STREET LIGHT
	PROPOSED 400w HPS STREET LIGHT
	PROPOSED HANDICAP RAMP
	PROPOSED CONCRETE DRIVEWAY
	0" LIP DRIVEWAY
	2:1 SCARP
	COURSES OF 8" CMU NUMBER OF COURSES
	CUL-DE-SAC BACK OF CURB STATION
	KNUCKLE BACK OF CURB STATION
	SIGHT VISIBILITY ZONE
	PROPOSED RATE & FLOW DIRECTION
	PROPOSED ELEVATION WITH DESCRIPTION
	EXISTING ELEVATION WITH DESCRIPTION

ITEMS		QUANTITY	
		PRIVATE	PUBLIC
<u>STREET IMPROVEMENTS (PUBLIC)</u>			
1. 4.5" THICK AC WITH 4" TYPE II BASE	- SY	10,452	SY
2. 3" THICK AC WITH 4" TYPE II BASE	- SY	3,134	SY
3. 2" THICK AC WITH 10" TYPE II BASE	- SY	698	SY
4. 24" WIDE L-TYPE CURB AND GUTTER WITH 6" TYPE II BASE	- LF	1,244	LF
5. 18" WIDE L-TYPE CURB AND GUTTER WITH 6" TYPE II BASE	- LF	610	LF
6. 24" WIDE R-TYPE CURB AND GUTTER WITH 6" TYPE II BASE	- LF	308	LF
7. 4" THICK CONCRETE SIDEWALK WITH 5" TYPE II BASE	- SF	11,085	SF
8. 8" WIDE CONCRETE VALLEY GUTTER WITH 10" TYPE II BASE	- SF	1,292	SF
<u>DRAINAGE IMPROVEMENTS (PUBLIC)</u>			
1. 5' LONG CM2 DROP INLET	- EA	2	EA
2. MODIFIED RPT HEADWALL	- LF	20	LF
3. 36" RCP STORM DRAIN	- LF	84	LF
4. 36" PVC C900 STORM DRAIN	- LF	66	LF
5. RIP-RAP	- CY	11	CY
6. 24" RCP FLARED END SECTION	- EA	1	EA
7. 24" RCP STORM DRAIN	- LF	413	LF
<u>SEWER IMPROVEMENTS</u>			
1. 48" DIAMETER MANHOLE	- EA	3,641	EA
2. 8" PVC PUBLIC SEWER MAIN	- LF	1	LF
3. 4" PVC SERVICE LATERAL	- EA	1	EA
4. 8" C900 PUBLIC SEWER MAIN PHASE 1	-	214	LF
<u>WATER IMPROVEMENTS (PUBLIC)</u>			
1. 10" PVC PUBLIC WATER MAIN	- LF	633	LF
2. 10" CLASS 53 DIP PUBLIC WATER MAIN	- LF	1,655	LF
3. 8" PVC PUBLIC WATER MAIN	- LF	35	LF
4. 8" CLASS 53 DIP PUBLIC WATER MAIN	- LF	109	LF
5. 6" PVC PUBLIC WATER MAIN	- LF	23	LF
6. 18" STEEL CASING PER UDACS PLATE NO. 22 AND PLATE NO. 23	- EA	1	EA
7. 10"x8" TAPPING SLEEVE W/ 8" TAPPING GATE VALVE PER UDACS PLATE NO. 31 AND 34	-		
8. 8"x8" CUT IN TEE PER UDACS PLATE NO. 31 AND 34	- EA	2	EA
9. 10" GATE VALVE PER UDACS PLATE NO. 30 AND PLATE NO. 39	- EA	1	EA
10. 10"x8" GROSS PER UDACS PLATE NO. 31	- EA	1	EA
11. 10" 22.5" BEND PER UDACS PLATE NO. 31	- EA	2	EA
12. 8" GATE VALVE PER UDACS PLATE NO. 30 AND PLATE NO. 39	- EA	9	EA
13. 8" 45" BEND PER UDACS PLATE NO. 31	- EA	2	EA
14. 8" 45" BEND PER UDACS PLATE NO. 31	- EA	14	EA
15. 2" BLOW OFF ASSEMBLY WITH CAP PER UDACS PLATE NO. 36	- EA	7	EA
16. FIRE HYDRANT ASSEMBLY WITH 6" GATE VALVE, 6" LATERAL, AND 10"x6" TEE PER UDACS PLATE NO. 40	- EA	2	EA
17. FIRE HYDRANT ASSEMBLY WITH 6" GATE VALVE, 6" LATERAL, AND 8"x6" TEE PER UDACS PLATE NO. 40	- EA	3	EA
18. 1" COPPER WATER SERVICE WITH 3/4" METER PER UDACS PLATE NO. 4	- EA	0	EA
19. 3/4" IRRIGATION METER W/ 1" RPPA PER UDACS PLATE NO. 4 & 8	- EA	1	EA
20. FLUSHING VALVE - A WATER QUALITY MITIGATION STATION	- EA	0	EA
<u>TRAFFIC IMPROVEMENTS</u>			
SEE SHEET 23 FOR TRAFFIC QUANTITIES.			
<u>NOTE TO CONTRACTOR:</u>			
QUANTITIES SHOWN ARE APPROXIMATIONS ONLY AND ARE INTENDED TO ILLUSTRATE SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT QUANTITIES INVOLVED.			

1. 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.
2. 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.
3. CHISEL "S" OR "O" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.
4. POLYVNYL (PVC) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35 SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE II AGGREGATE BASE.
5. 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.
6. TIE 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.
7. WATER MAINS SHALL BE PROTECTED IN ACCORDANCE WITH LVWDG STANDARDS WHENEVER A SEWER MAIN CROSSES OVER A WATER MAIN OR THE SEWER IS LESS THAN EIGHTEEN INCH (18") UNDER A WATER MAIN.
8. 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.
9. 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.
10. INSTALLATION OF CURVED SEWER REQUIRES THE USE OF C-900 PVC PIPE WHICH ALLOWS FOR PIPE DEFLECTION AT THE JOINTS.

REVISED 04/05/10

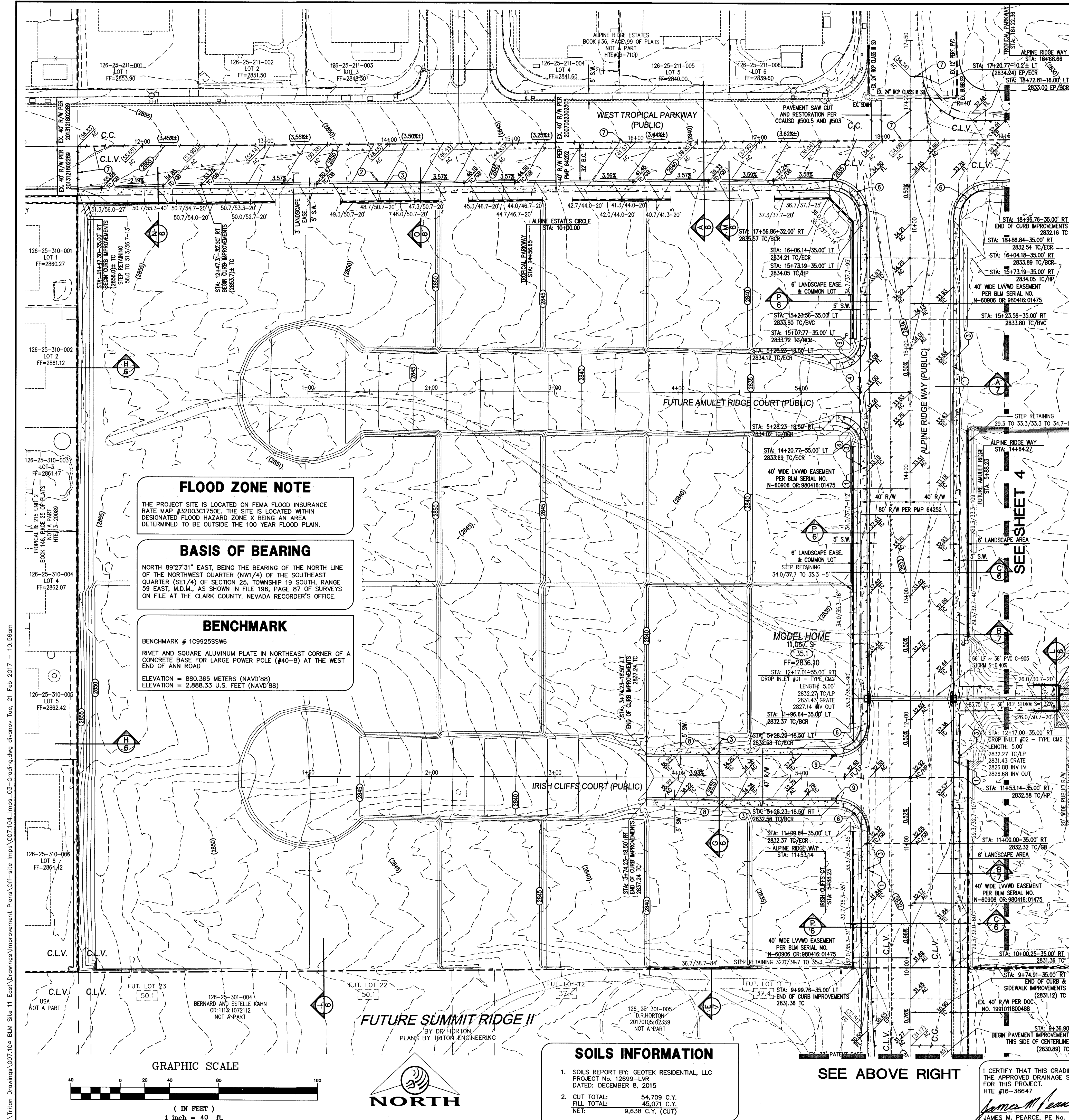
ITEMS		QUANTITY	
PHASE 2 WATER IMPROVEMENTS (PUBLIC)		<u>PRIVATE</u>	<u>PUBLIC</u>
1.	6" PVC PUBLIC WATER MAIN	-- LF	472 LF
2.	8" CLASS 53 DIP PUBLIC WATER MAIN	-- LF	35 LF
3.	8" GATE VALVE PER UDACS PLATE NO. 30 AND PLATE NO. 39	-- EA	1 EA
4.	8" TEE PER UDACS PLATE NO. 31	-- EA	1 EA
5.	8" 45° BEND PER UDACS PLATE NO. 31	-- EA	1 EA
6.	2" BLOW OFF ASSEMBLY WITH CAP PER UDACS PLATE NO. 36	-- EA	4 EA
7.	1" COPPER WATER SERVICE WITH 3/4" METER PER UDACS PLATE NO. 4	-- EA	1 EA
8.	FLUSHING VALVE -- A WATER QUALITY MITIGATION STATION	-- EA	1 EA

1. OFFSET INTERSECTIONS ARE LESS THAN REQUIRED. (WAIVER)
2. CONNECTIVITY RATIO IS 1.00 WHERE 1.3 IS REQUIRED. (VARIANCE)

4, SHADI, FOR. SM
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
DATE: 5/31/17 PROJECT No.: 124612 1

1. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE LVVMD. FOLLOWING WATER PLAN APPROVAL, NOTICE SHALL BE GIVEN TO THE LVVMD COMMUNICATION SUPPORT CENTER (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 LVVMD INSPECTION. WHEN REQUESTING INSPECTIONS, PLEASE REFER TO THE PROJECT # IDENTIFIED ABOVE.
2. ALL WORK SHALL CONFORM TO LVVMD STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS AND TO THE 2010 EDITION OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS). THE LATEST EDITION OF UDACS SHALL SUPERSEDE ANY CONFLICTS CONTAINED IN THE APPROVED DRAWINGS AND/OR SPECIFICATIONS.
3. ALL WORK, EXCEPT AS MODIFIED BY THESE PLANS OR BY NOTE 2 ABOVE, SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT EDITION OR EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENT, CLARK COUNTY AREA.
4. A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LVVMD.
5. ALL SERVICE LATERALS TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING WITH LVVMD APPROVED SERVICE SADDLES.
6. ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.
7. ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, VALLEY AND CURB GUTTERS.
8. ALL WATER AND STORM DRAIN OR SANITARY SEWER CROSSINGS SHALL CONFORM TO SECTION 2.2.2 OF THE 2010 EDITION OF THE UDACS.
9. ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED AND AN ACCEPTABLE WATER SAMPLE OBTAINED, PRIOR TO CONNECTION TO THE LVVMD DISTRIBUTION SYSTEM.
10. THE CONTRACTOR MUST OBTAIN ALL METERS TWO (2) INCHES AND SMALLER FROM LVVMD CENTRAL STORES. TELEPHONE 258-3152 OR 258-3802, TWO (2) WORKING DAYS PRIOR TO METER PICKUP.
11. ANY INTERRUPTION OF SERVICE MUST BE PERFORMED IN ACCORDANCE WITH UDACS SECTION 3.1.01, AND APPROVED BY THE LVVMD INSPECTION DIVISION PRIOR TO SHUTDOWN. PROPER WRITTEN NOTIFICATION MUST BE GIVEN TO ALL AFFECTED CUSTOMERS.
12. ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE LVVMD PRE-APPROVED MATERIALS AND MANUFACTURER'S LISTING FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS.
13. TELEPHONE "CALL BEFORE YOU DIG" AT "811" OR 1-800-227-2600.
14. THE INSTALLATION OF LAS VEGAS VALLEY WATER DISTRICT (LVVMD) 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 LVVMD TO THE MUNICIPAL WATER FACILITIES WILL INCLUDE THE PLACEMENT OF APPROPRIATELY SIZED ASPHALT REPAIR PATCH ON THE STREET SURFACE.

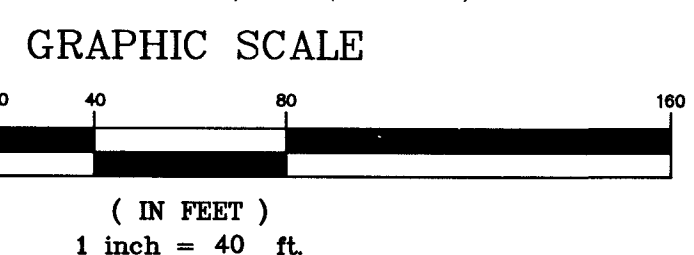
DATE : 01/20/2017
PM : J. PEARCE
DRAWN BY :
DESIGNED BY :
CHECKED BY :
ADA CHECKED :
JOB NO. : 007104
SCALE : NONE



FLOOD ZONE NOTE
THE PROJECT SITE IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP #320001750E. THE SITE IS LOCATED WITHIN DESIGNATED FLOOD HAZARD ZONE X BEING AN AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

BASIS OF BEARING
NORTH 89°27'31" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 196, PAGE 87 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK
BENCHMARK # 1099255SW6
RIVET AND SQUARE ALUMINUM PLATE IN NORTHEAST CORNER OF A CONCRETE BASE FOR LARGE POWER POLE (#40-B) AT THE WEST END OF ANN ROAD
ELEVATION = 880.365 METERS (NAVD'88)
ELEVATION = 2,898.33 U.S. FEET (NAVD'88)

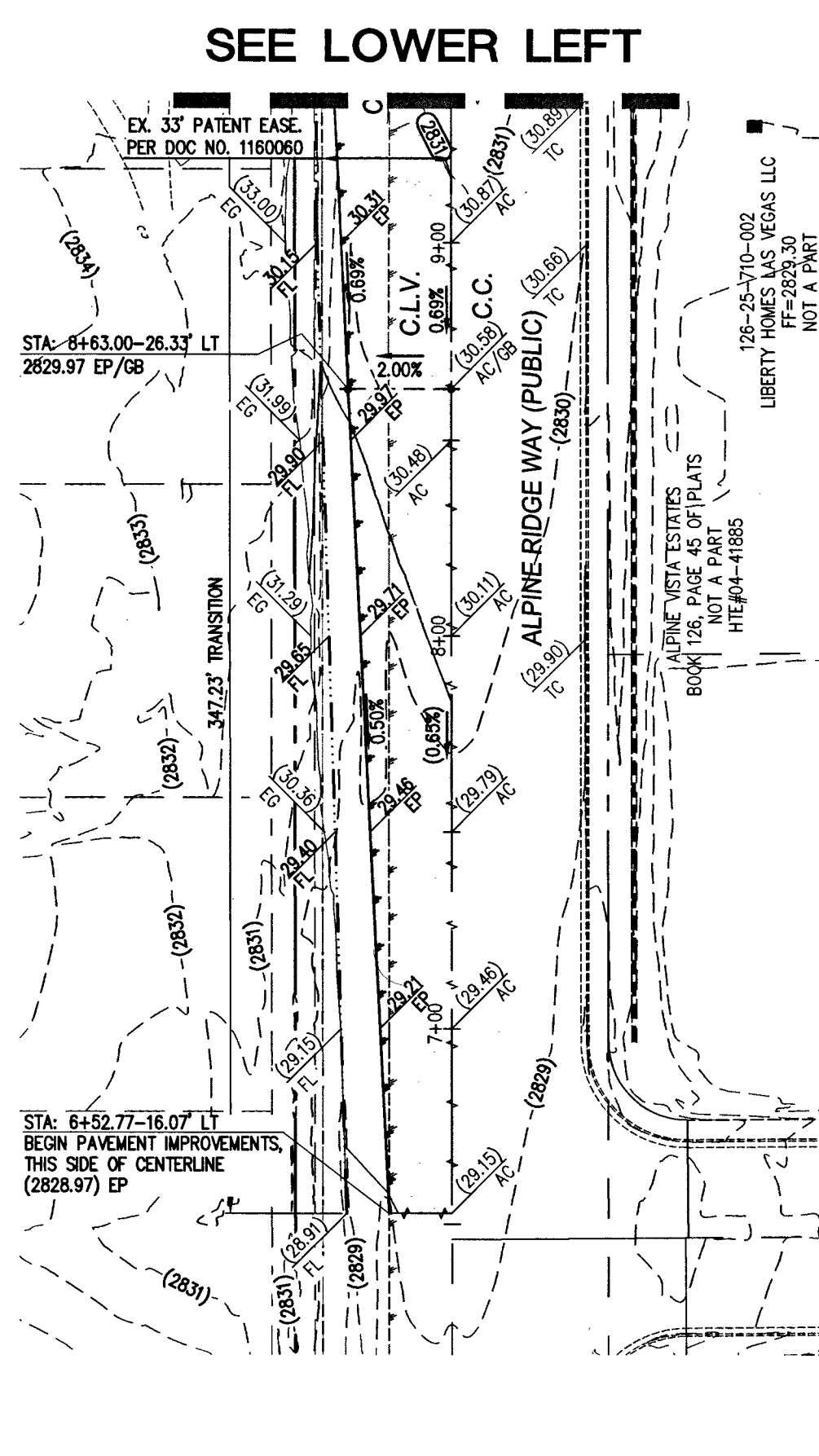
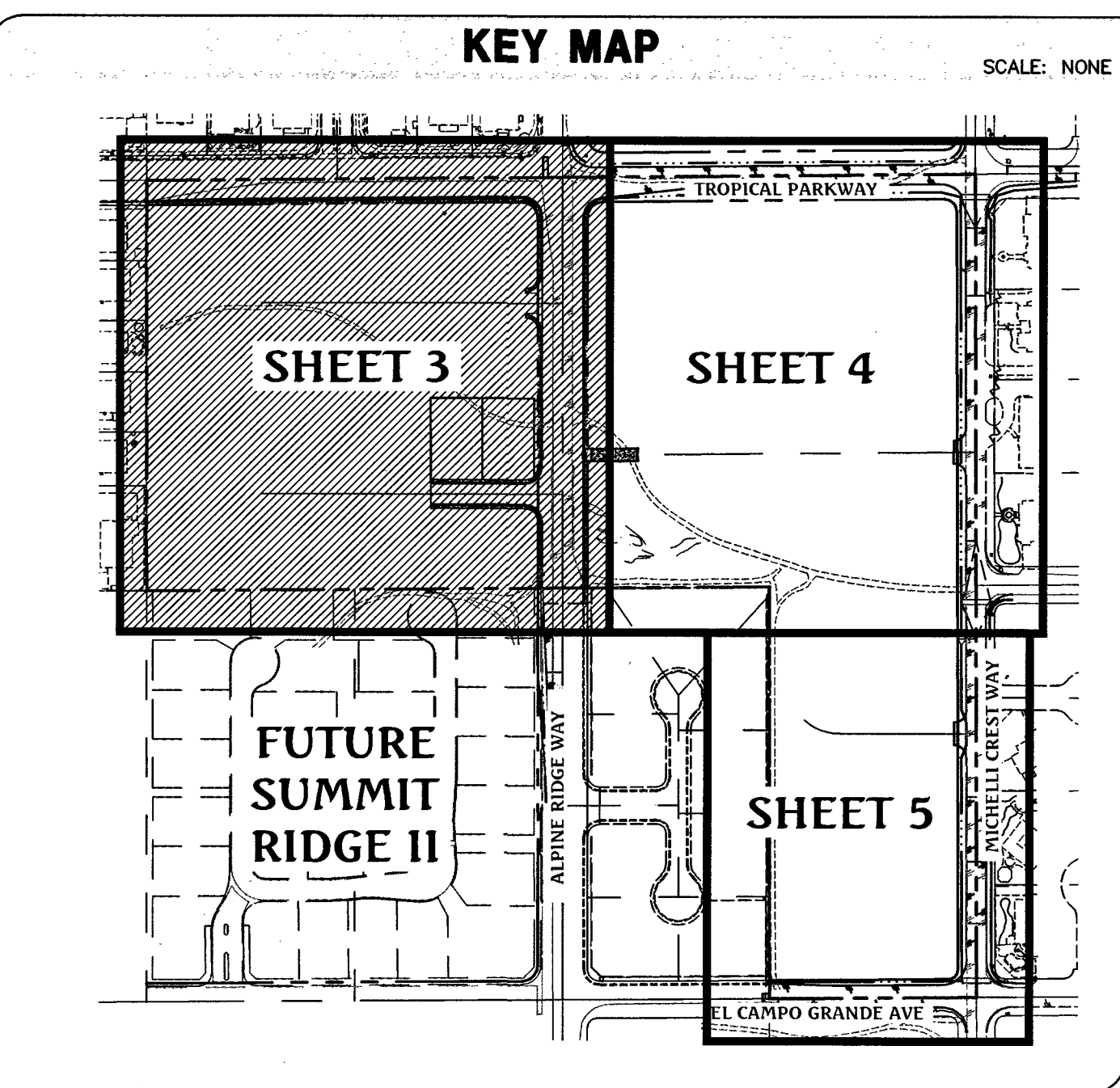


SOILS INFORMATION
1. SOILS REPORT BY: GEOTEK RESIDENTIAL, LLC
PROJECT No. 12699-L-APPROVED DRAINAGE STUDY ON FILE AT CLARK COUNTY
DATED: DECEMBER 8, 2015
2. CUT TOTAL: 54,709 C.Y.
FILL TOTAL: 45,071 C.Y.
NET: 9,638 C.Y. (CUT)

SEE ABOVE RIGHT

CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT CLARK COUNTY FOR THIS PROJECT.
HTE #16-38647
James M. Pearce
JAMES M. PEARCE, PE No. 9552
DATE: 3-6-17

FAST
Call before you Undergo
1-702-432-5300
Avoid overhead power line contact. It's costly.
Call before you Overhead
1-702-227-2929
Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811 OR 1-800-227-2600



- GRADING NOTES**
1. ALL PROPOSED PAD ELEVATIONS AND SWALE ELEVATIONS ARE ROUGH GRADES. ALL OTHER PROPOSED ELEVATIONS ARE FINISHED GRADES.
 2. THE GRADING PLANS SHALL BE AT THE PROJECT SITE THROUGHOUT THE COURSE OF CONSTRUCTION.
 3. ALL GRADING SHALL BE PERFORMED IN CONFORMANCE WITH THE LINES, GRADES AND DETAILS AS SHOWN ON THESE PLANS. ANY DEVIATION FROM THESE PLANS WILL ONLY BE PERMITTED UPON WRITTEN APPROVAL FROM THE ENGINEER.
 4. ALL PADS ARE TO BE GRADED WITHIN ±0.3' OF THE ELEVATIONS AS SHOWN ON THE PLANS. GRADING IS NOT COMPLETE UNTIL THE ENGINEER HAS CERTIFIED THAT THE PADS HAVE BEEN GRADED IN SUBSTANTIAL CONFORMANCE TO THE PLANS.
 5. ALL PLACEMENT OF OVERSIZED MATERIALS AND/OR FILL MATERIALS SHALL BE PER THE SOILS REPORT REFERENCED ON THIS PLAN.
 6. ADD 2800' TO ALL SPOT GRADES AND TOP OF CURB, FLOW LINE AND FINISH GRADE ELEVATIONS.
 7. ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.
 8. ANY CURVED CURB LESS THAN 12' MUST BE WATER TESTED BY CONTRACTOR AS REQUIRED BY CITY INSPECTOR.

- GRADING LEGEND**
- PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - EX. MAJOR CONTOUR
 - EX. MINOR CONTOUR
 - BOUNDARY LINE
 - STREET CENTERLINE
 - EDGE OF PAVEMENT
 - EXISTING CURB, GUTTER, & SIDEWALK
 - PROPOSED CURB, GUTTER, & SIDEWALK
 - PROPOSED AC PAVING
 - EX. FENCE
 - EX. BLOCK WALL
 - PROPOSED RETAINING WALL
 - TOP OF FOOTING
 - APPROX. WALL LENGTH
 - TOP OF RETAINING WALL
 - PROPOSED SCARP

- CONSTRUCTION NOTES**
1. CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #216.
 2. CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #216.1.S1.
 3. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #234.
 4. CONSTRUCT 8' WIDE VALLEY GUTTER PER CCAUSD #228 AND #229.
 5. INSTALL 24" RCP FLARED END SECTION PER NDOT #R-2.3.1. SEE DETAIL G/SHEET 7.
 6. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOWNS OR EQUIVALENT PER CCAUSD #235, CASE 1.
 7. SAWCUT AND MATCH EXISTING ASPHALT.
 8. CONSTRUCT "H" TYPE CURB & GUTTER PER CCAUSD #217.S2.
 9. 4' LONG CURB TRANSITION FROM "R" CURB TO "L" CURB

FOR CLARK COUNTY JURISDICTION ONLY
CLARK COUNTY
DEPARTMENT OF PUBLIC WORKS
DEVELOPMENT REVIEW
Acceptance of plans for filing

By Acceptance of these plans for filing shall not be construed to be a permit for or an approval of any violation of any of the provisions of the state or county laws and/or specifications. Clark County shall be held free from damages which may result from the construction of the improvements shown hereon relocated at no expense to Clark County.

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT.
#054789
James M. Pearce
JAMES M. PEARCE, PE No. 9552
DATE: 2-21-17
107V6762

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

DR HORTON
BLM SITE 11
OFF-SITE IMPROVEMENT PLANS
GRADING PLAN I

DATE: 01/20/2017
DRAWN BY: J. PEARCE
DESIGNED BY: J. PEARCE
CHECKED BY: J. PEARCE
JOB NO.: 107V6762
SCALE: 1" = 40'

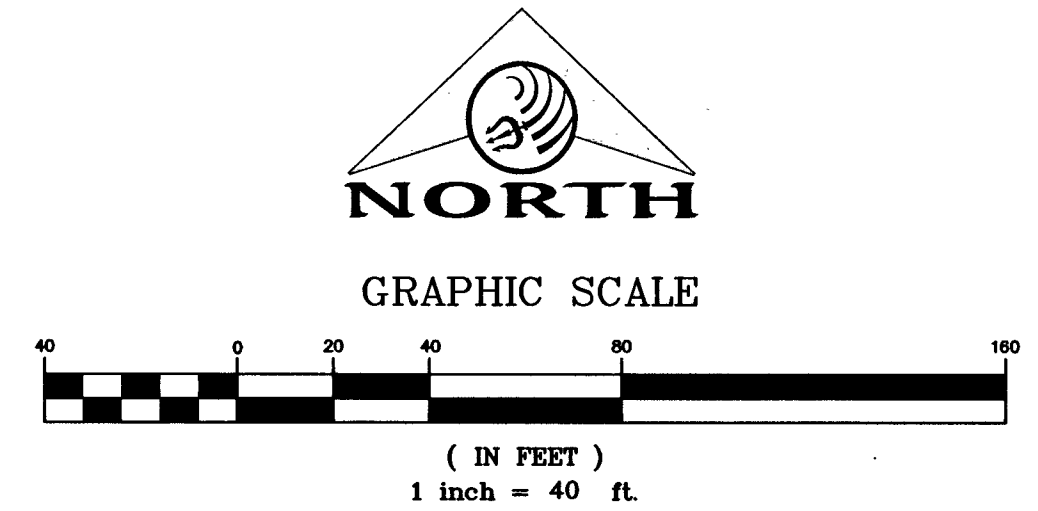
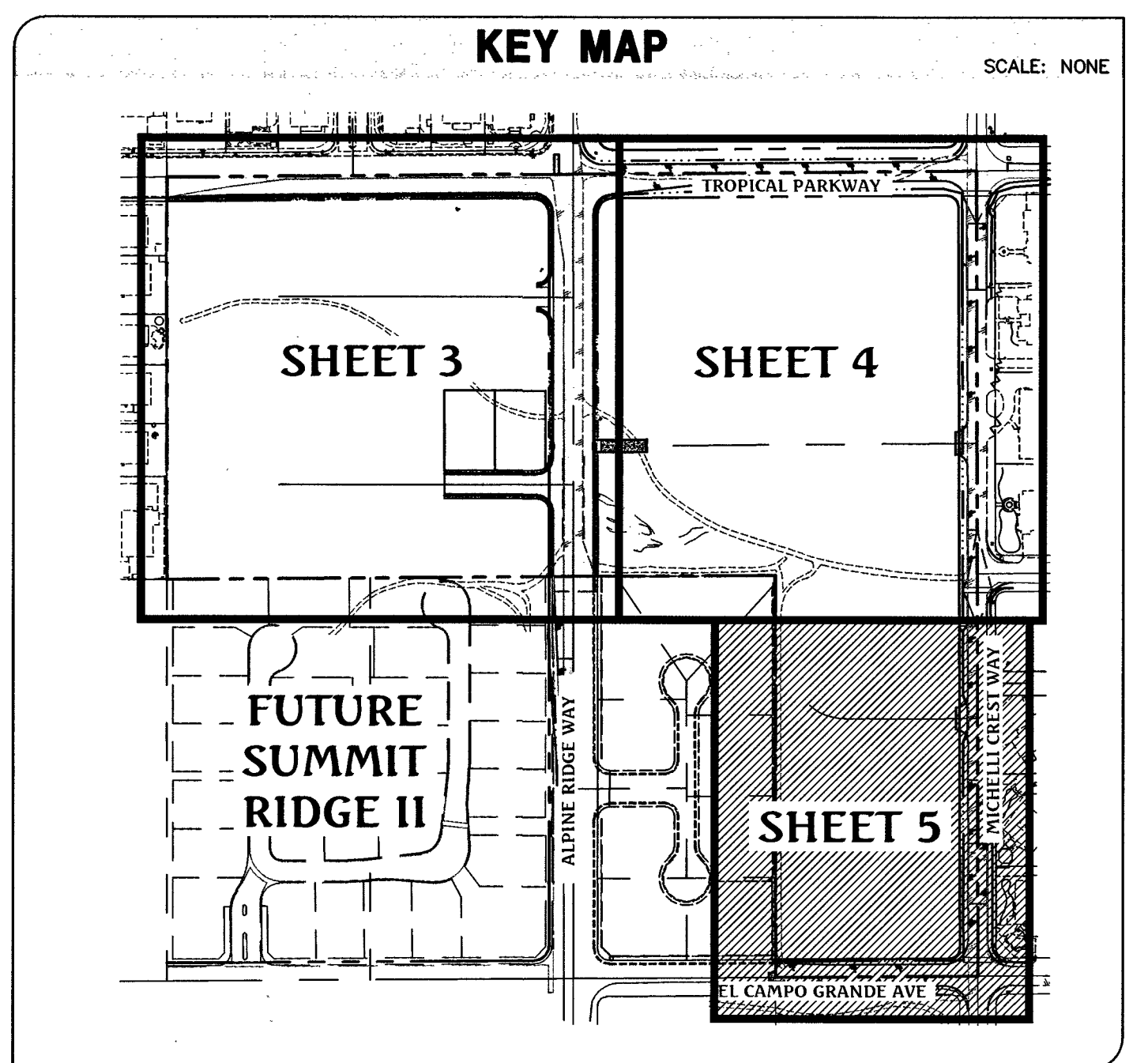
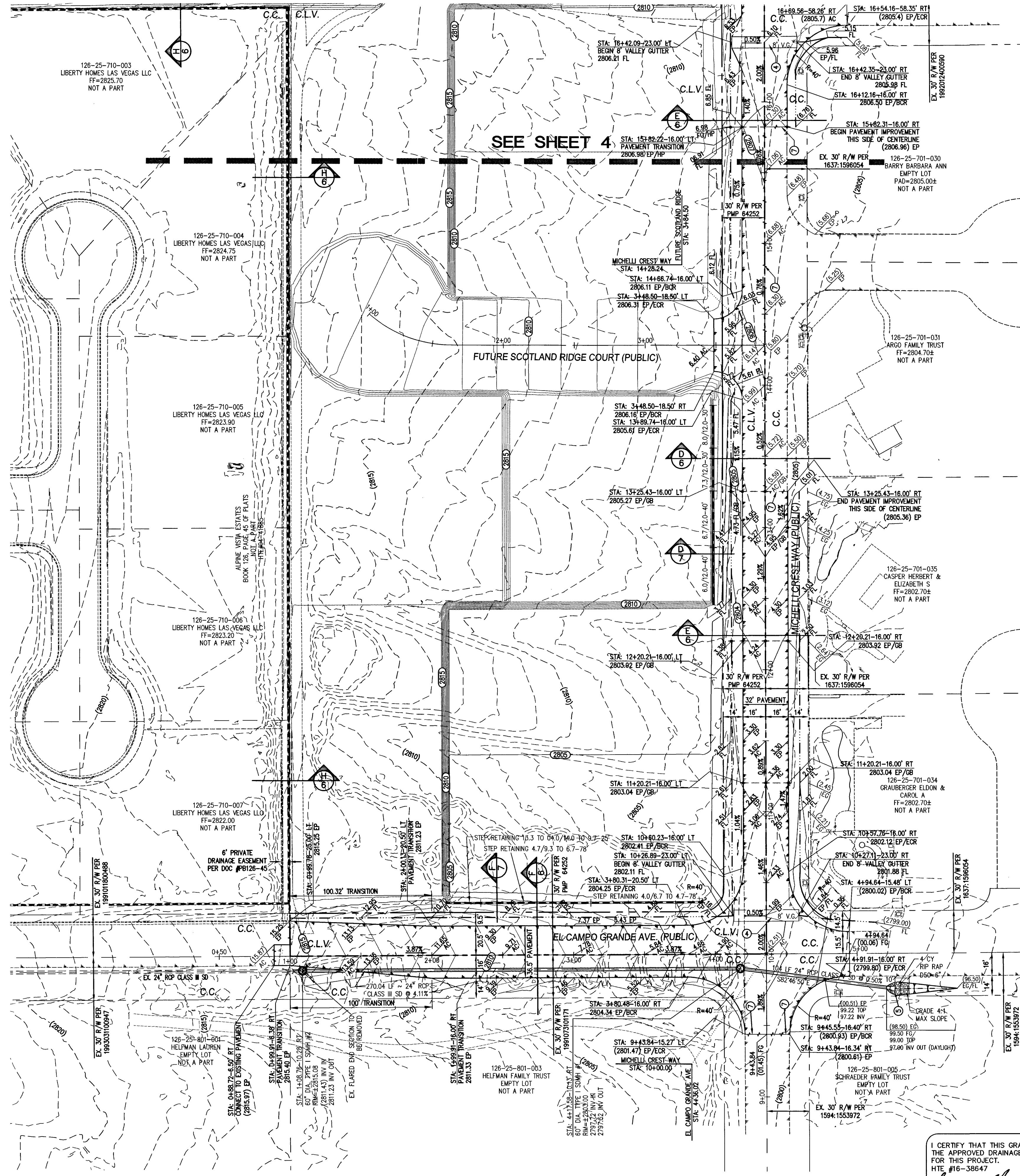
PROFESSIONAL ENGINEER - STATE OF NEVADA
JAMES M. PEARCE
Exp. 12-31-17
CIVIL
No. 9552

SHEET 3 OF 25
C.L.V. DWG.# 66442
HTE#16-54282

FAST
Call before you
Underground
1-702-432-5300

Avoid overhead power
line contact. It's costly.
Call before you
Overhead
1-702-227-2929

Call before you Dig
Avoid cutting underground
utility lines. It's costly.
CALL
811
OR
1-800-227-2600



- ### CONSTRUCTION NOTES
1. CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #216.
 2. CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #216.1.S1.
 3. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #234.
 4. CONSTRUCT 8' WIDE VALLEY GUTTER PER CCAUSD #228 AND #229.
 5. INSTALL 24" RCP FLARED END SECTION PER NDOT #R-2.3.1. SEE DETAIL G/SHEET 7.
 6. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235, CASE 1.
 7. SAWCUT AND MATCH EXISTING ASPHALT.
 8. CONSTRUCT "R" TYPE CURB & GUTTER PER CCAUSD #217.52.
 9. 4' LONG CURB TRANSITION FROM "R" CURB TO "L" CURB

- ### SOILS INFORMATION
1. SOILS REPORT BY: GEOTEK RESIDENTIAL, LLC
PROJECT No. 12699-LVR
DATED: DECEMBER 8, 2015
 2. CUT TOTAL: 54,709 C.Y.
FILL TOTAL: 45,071 C.Y.
NET: 9,638 C.Y. (CUT)

FOR CLARK COUNTY
JURISDICTION ONLY
CLARK COUNTY
DEPARTMENT OF PUBLIC WORKS
DEVELOPMENT REVIEW
Acceptance of plans for filing

By: *James M. Pearce*
Acceptance of these plans for filing shall not be construed to be a permit for or an approval of any violation of any of the provisions of the state or county laws and/or specifications. Clark County shall be held free from damages which may result from the construction of the improvements from the engineering design depicted herein.
NOTE: Power poles and/or other existing facilities not in proper location based on proposed improvements shown hereon will be relocated at no expense to Clark County.

- ### GRADING NOTES
1. ALL PROPOSED PAD ELEVATIONS AND SWALE ELEVATIONS ARE FINISHED GRADES. ALL OTHER PROPOSED ELEVATIONS ARE FINISHED GRADES.
 2. THE GRADING PLANS SHALL BE AT THE PROJECT SITE THROUGHOUT THE COURSE OF CONSTRUCTION.
 3. ALL GRADING SHALL BE PERFORMED IN CONFORMANCE WITH THE LINES, GRADES AND DETAILS AS SHOWN ON THESE PLANS. ANY DEVIATION FROM THESE PLANS WILL ONLY BE PERMITTED UPON WRITTEN APPROVAL FROM THE ENGINEER.
 4. ALL PADS ARE TO BE GRADED WITHIN $\pm 0.3'$ OF THE ELEVATIONS AS SHOWN ON THE PLANS. GRADING IS NOT COMPLETE UNTIL THE ENGINEER HAS CERTIFIED THAT THE PADS HAVE BEEN GRADED IN SUBSTANTIAL CONFORMANCE TO THE PLANS.
 5. ALL PLACEMENT OF OVERSIZED MATERIALS AND/OR FILL MATERIALS SHALL BE PER THE SOILS REPORT REFERENCED ON THIS PLAN.
 6. ADD 2800 TO ALL SPOT GRADES AND TOP OF CURB, FLOW LINE AND FINISH GRADE ELEVATIONS.
 7. ALL PRIVATE STREETS ARE P.U.E. PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.
 8. ANY CURVED CURB LESS THAN 12' MUST BE WATER TESTED BY CONTRACTOR AS REQUIRED BY CITY INSPECTOR.

- ### GRADING LEGEND
- PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - EX. MAJOR CONTOUR
 - EX. MINOR CONTOUR
 - BOUNDARY LINE
 - STREET CENTERLINE
 - EDGE OF PAVEMENT
 - EXISTING CURB, GUTTER, & SIDEWALK
 - PROPOSED CURB, GUTTER, & SIDEWALK
 - PROPOSED AC PAVING
 - EX. FENCE
 - EX. BLOCK WALL
 - PROPOSED RETAINING WALL
 - TOP OF FOOTING
 - APPROX. WALL LENGTH
 - TOP OF RETAINING WALL
 - PROPOSED SCARP

FLOOD ZONE NOTE

THE PROJECT SITE IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP #32003C1750E. THE SITE IS LOCATED WITHIN DESIGNATED FLOOD HAZARD ZONE X BEING AN AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

BASIS OF BEARING

NORTH 89°27'31" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 59 EAST, D.M.M., AS SHOWN IN FILE 196, PAGE 87 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK

BENCHMARK # 1C9925SSW5
RIVET AND SQUARE ALUMINUM PLATE IN NORTHEAST CORNER OF A CONCRETE BASE FOR LARGE POWER POLE (#40-6) AT THE WEST END OF ANN ROAD
ELEVATION = 890.365 METERS (NAVD'88)
ELEVATION = 2,888.33 U.S. FEET (NAVD'88)

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT.
#054789
James M. Pearce 2-21-17
JAMES M. PEARCE, PE No. 9552 DATE:

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT CLARK COUNTY FOR THIS PROJECT.
#16-38647
James M. Pearce 3-6-17
JAMES M. PEARCE, PE No. 9552 DATE:

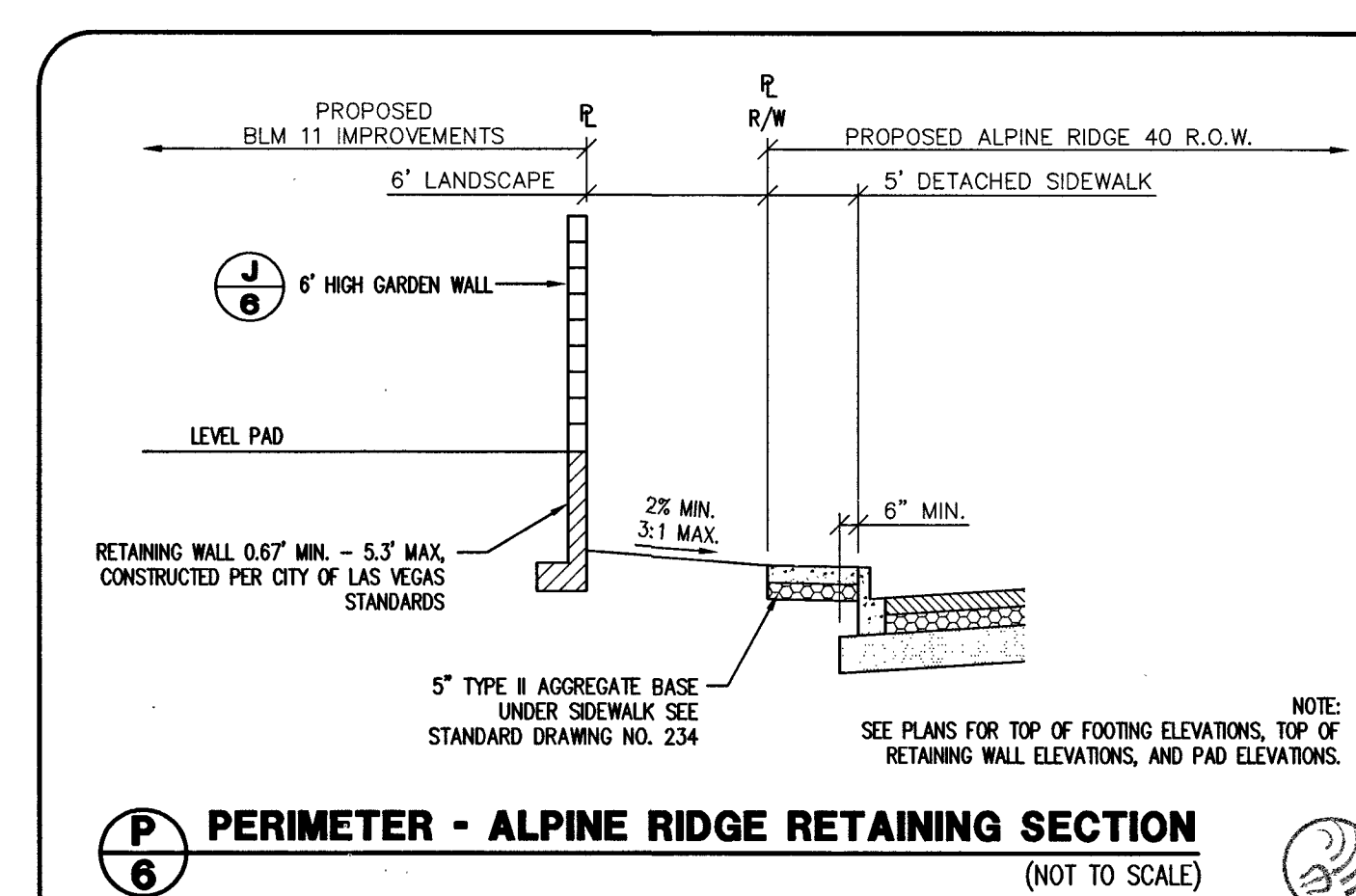
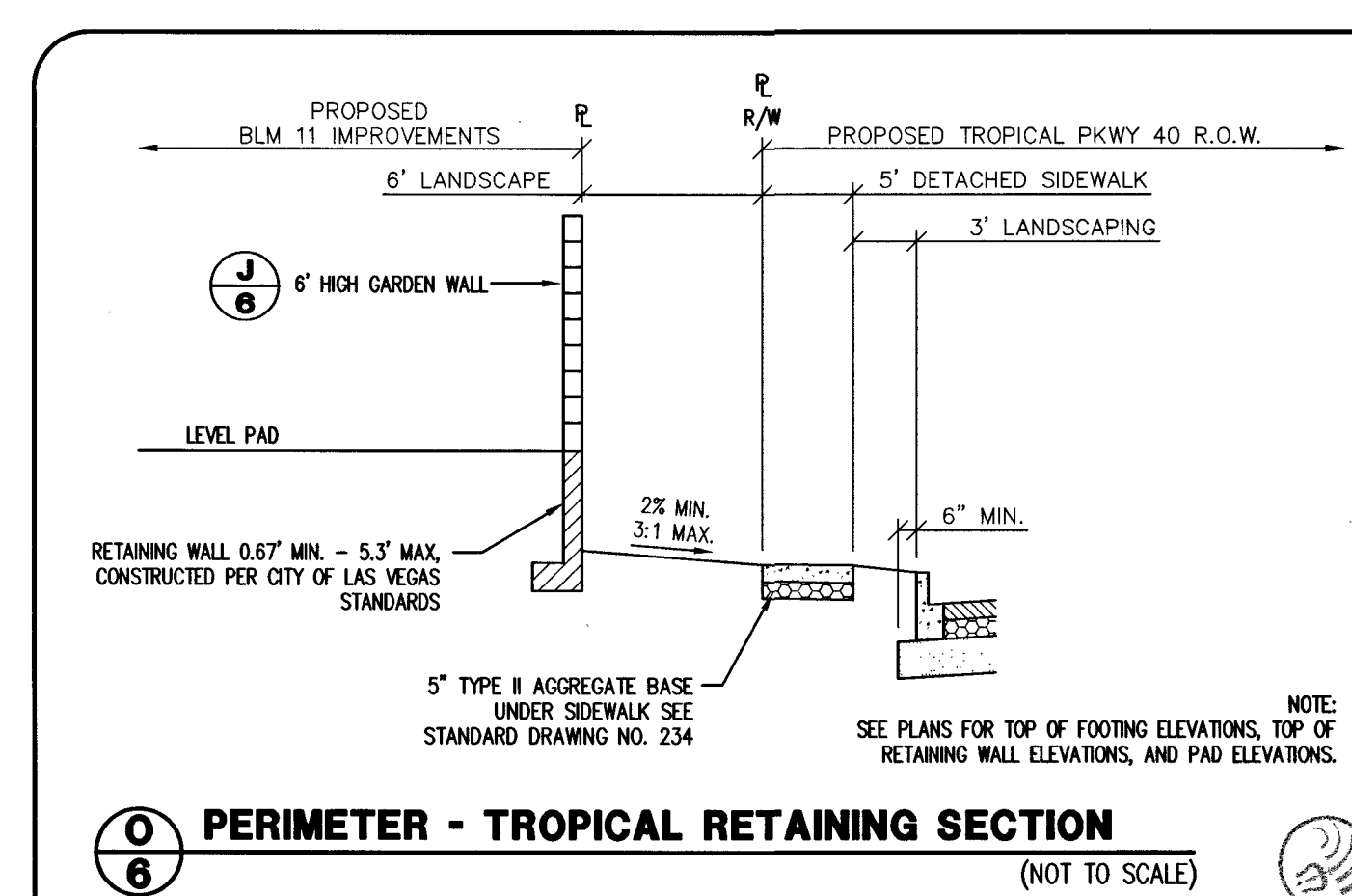
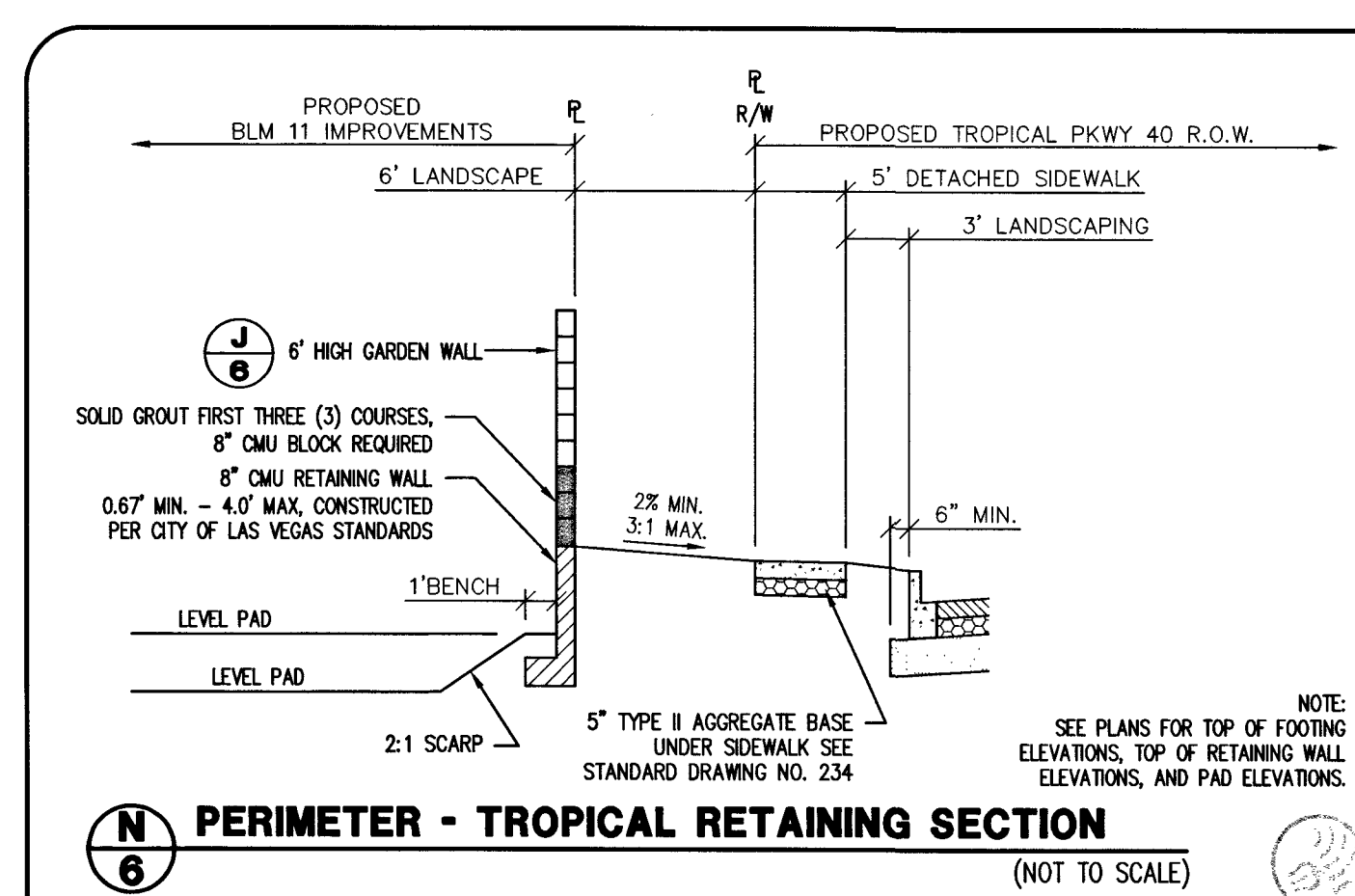
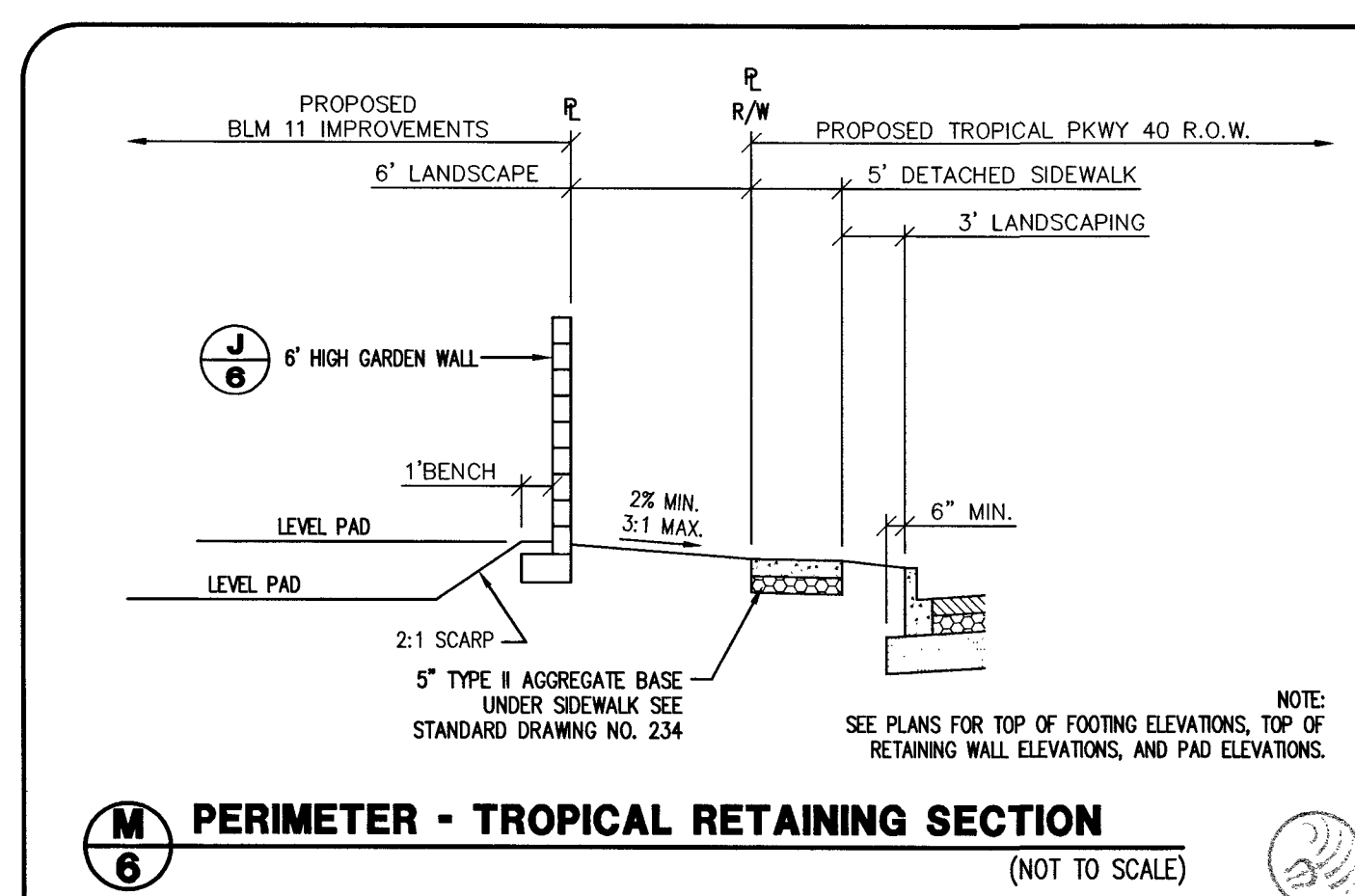
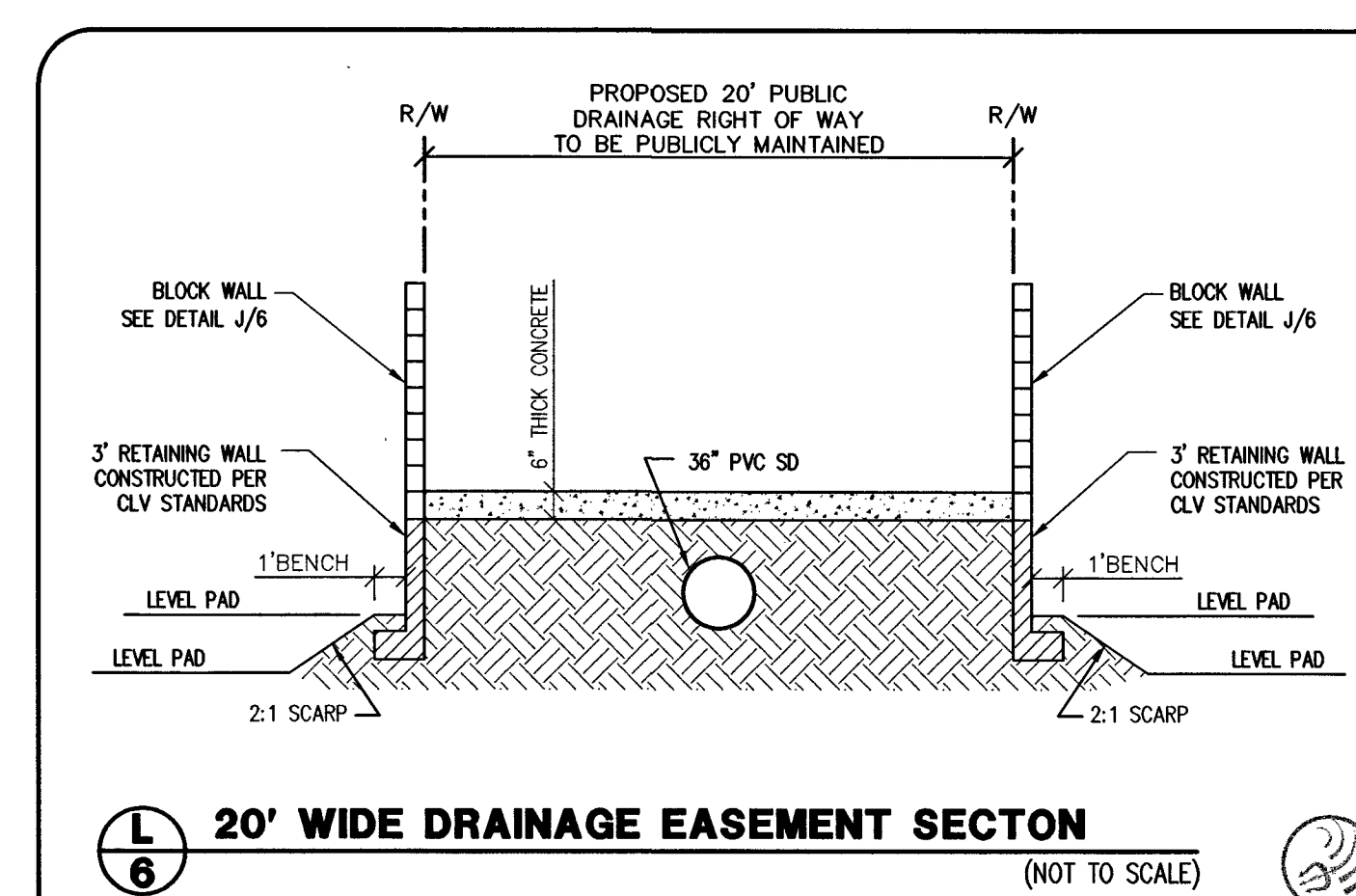
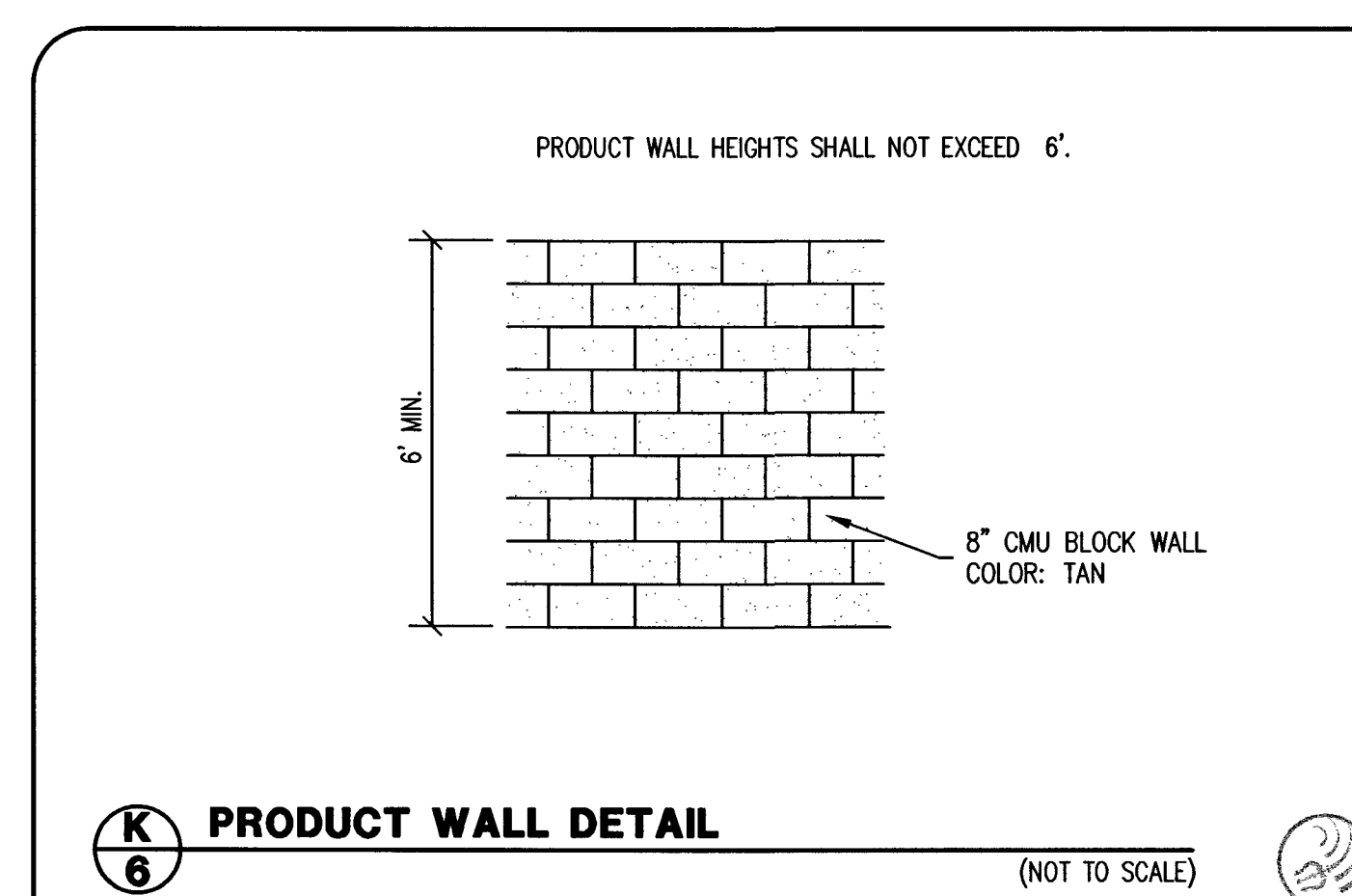
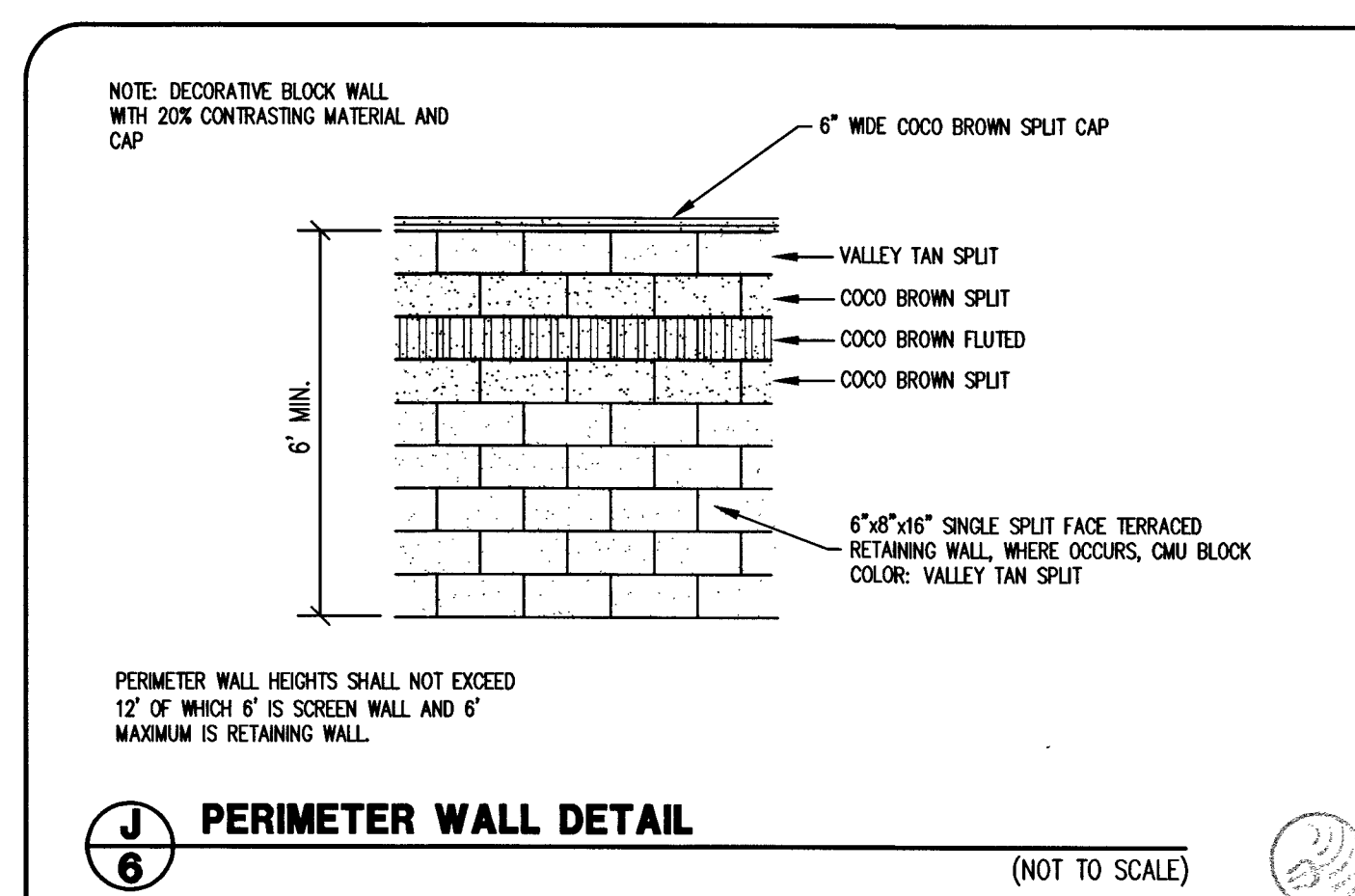
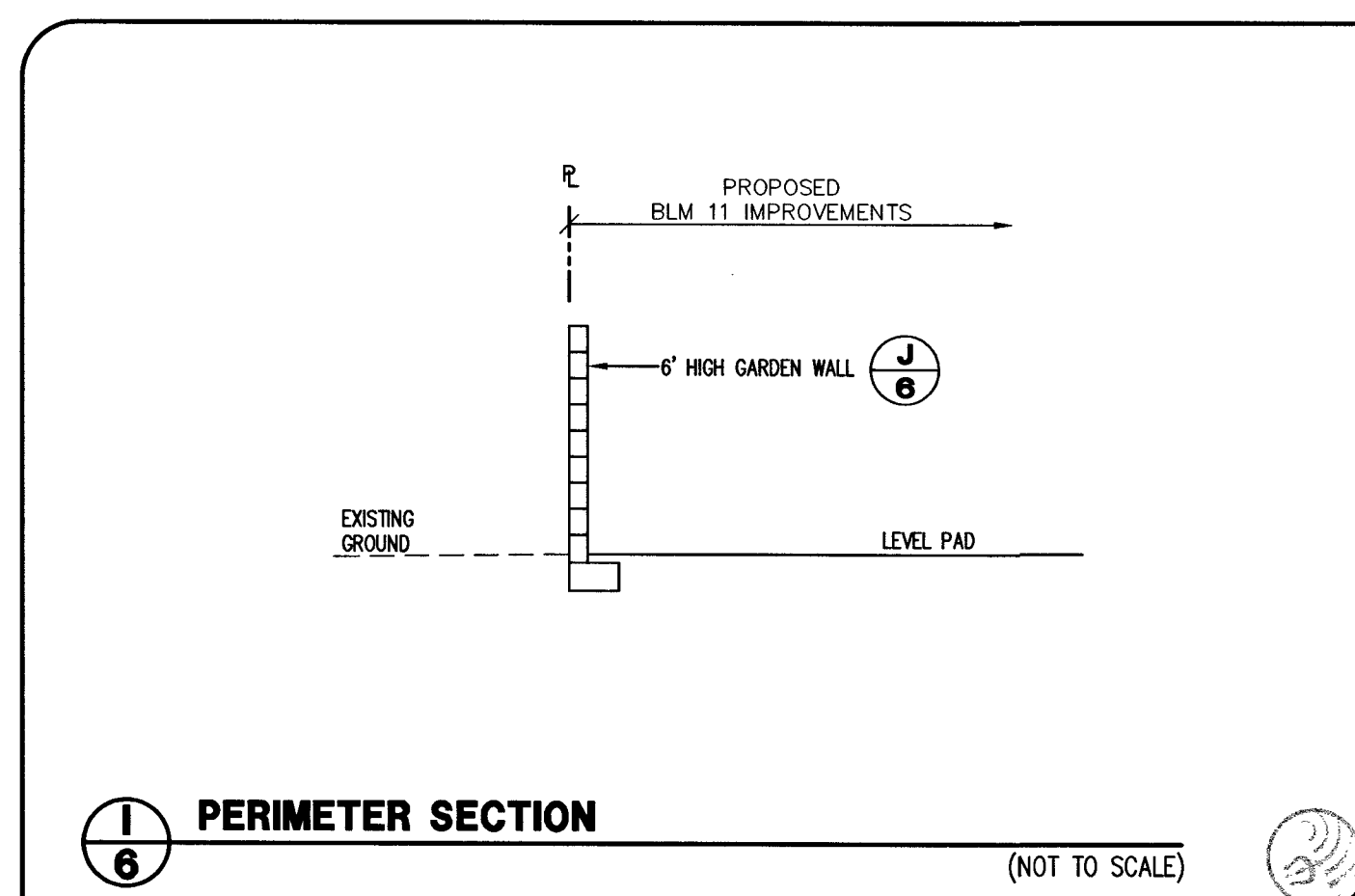
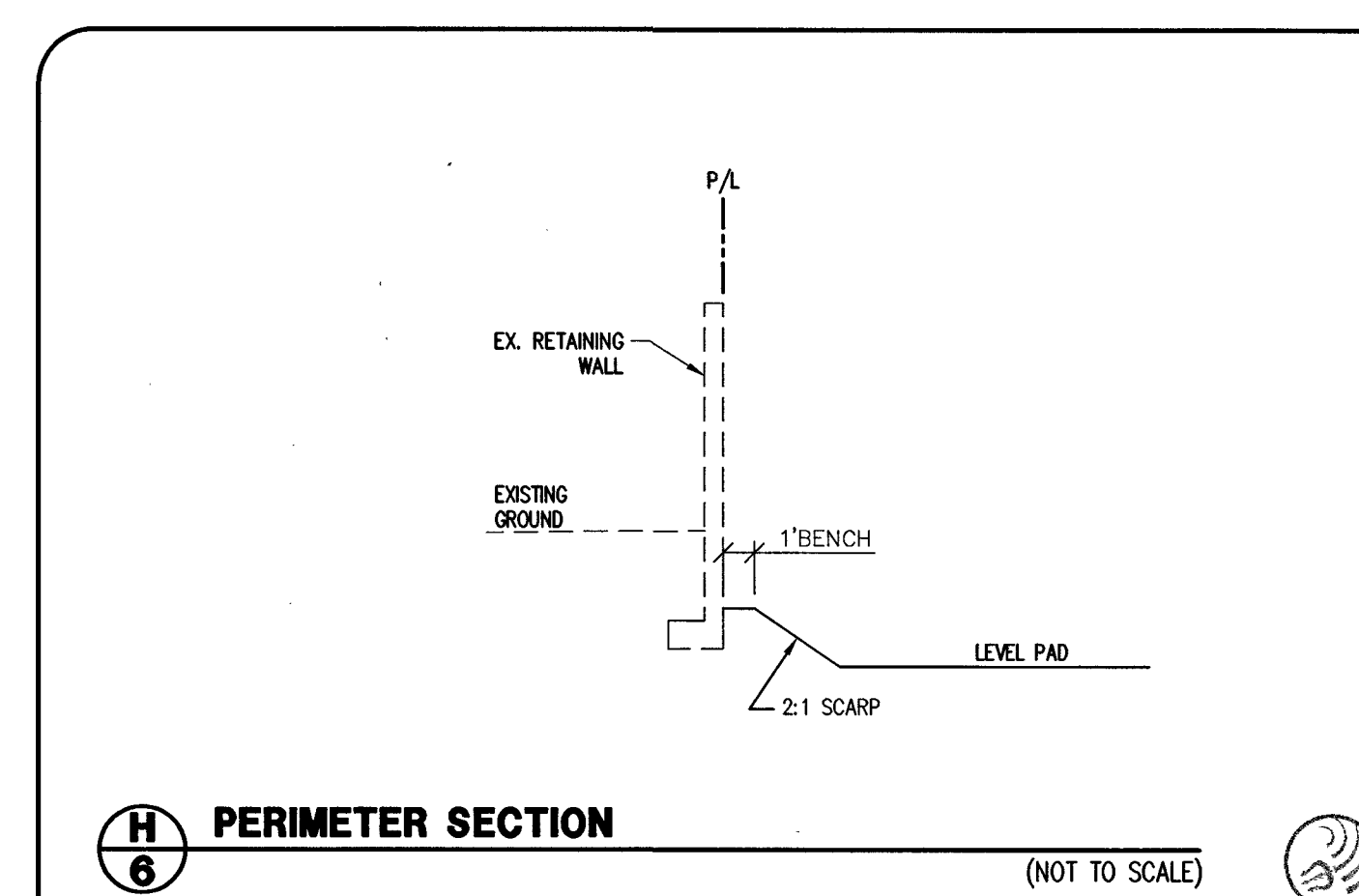
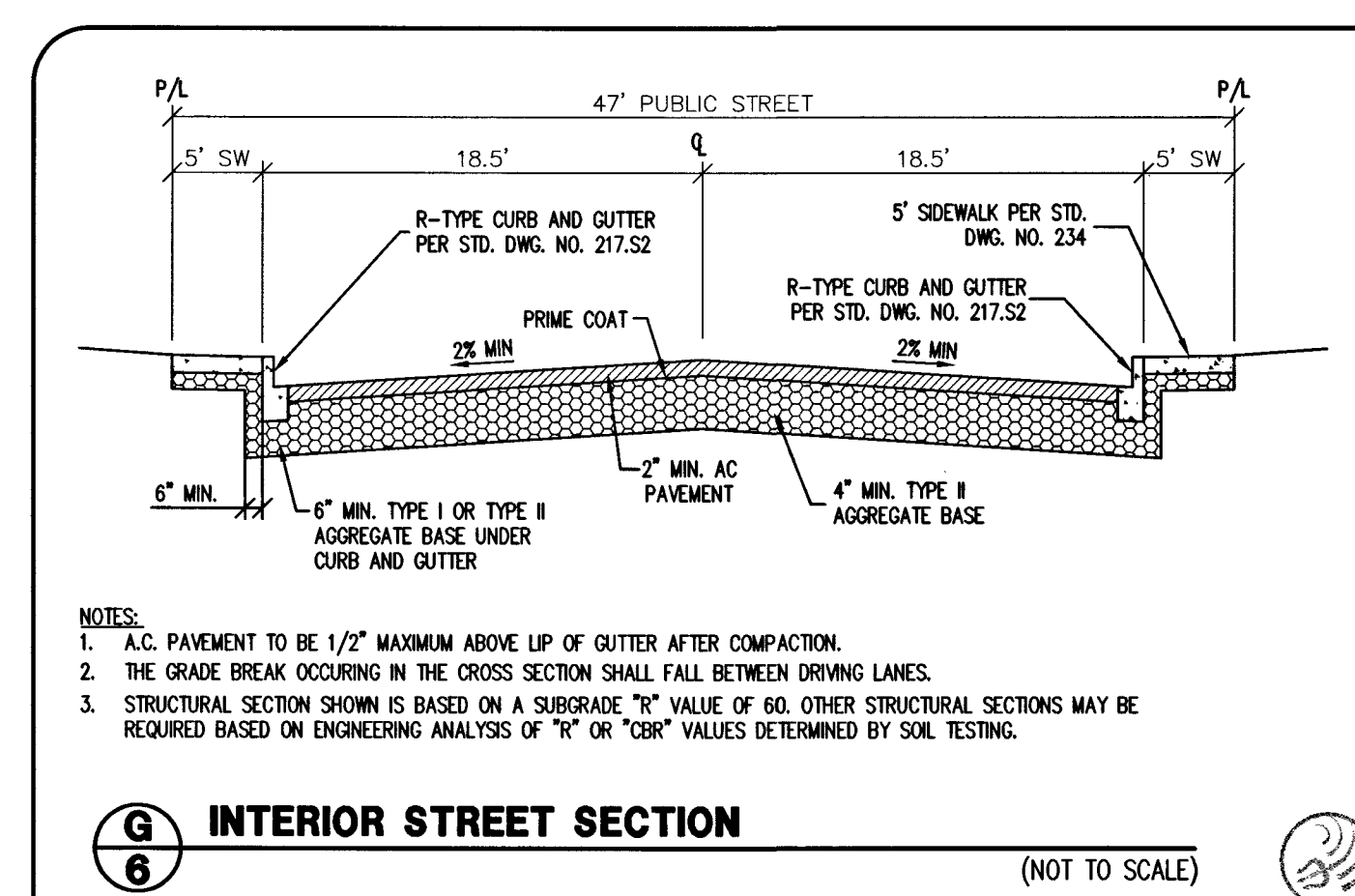
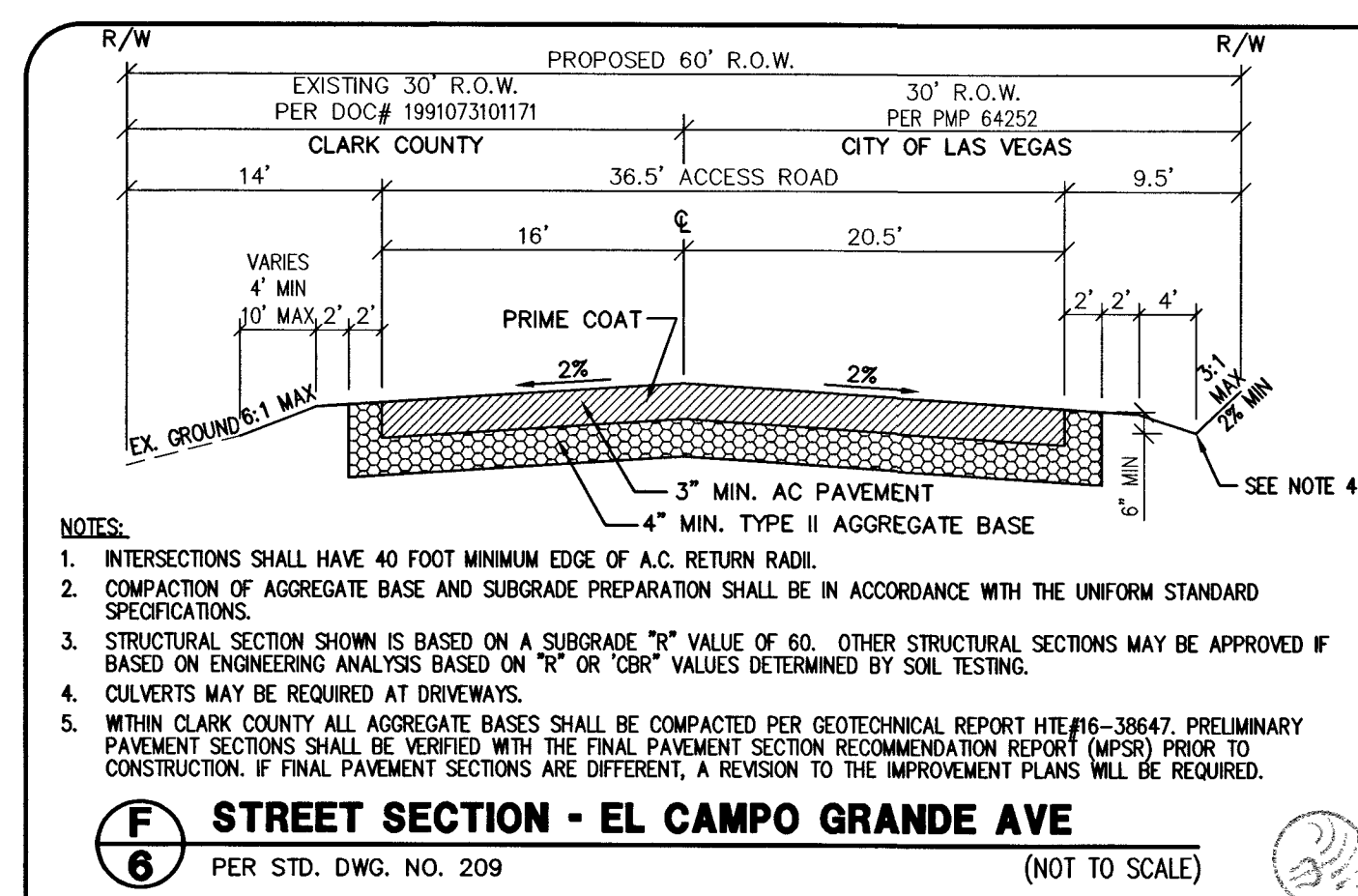
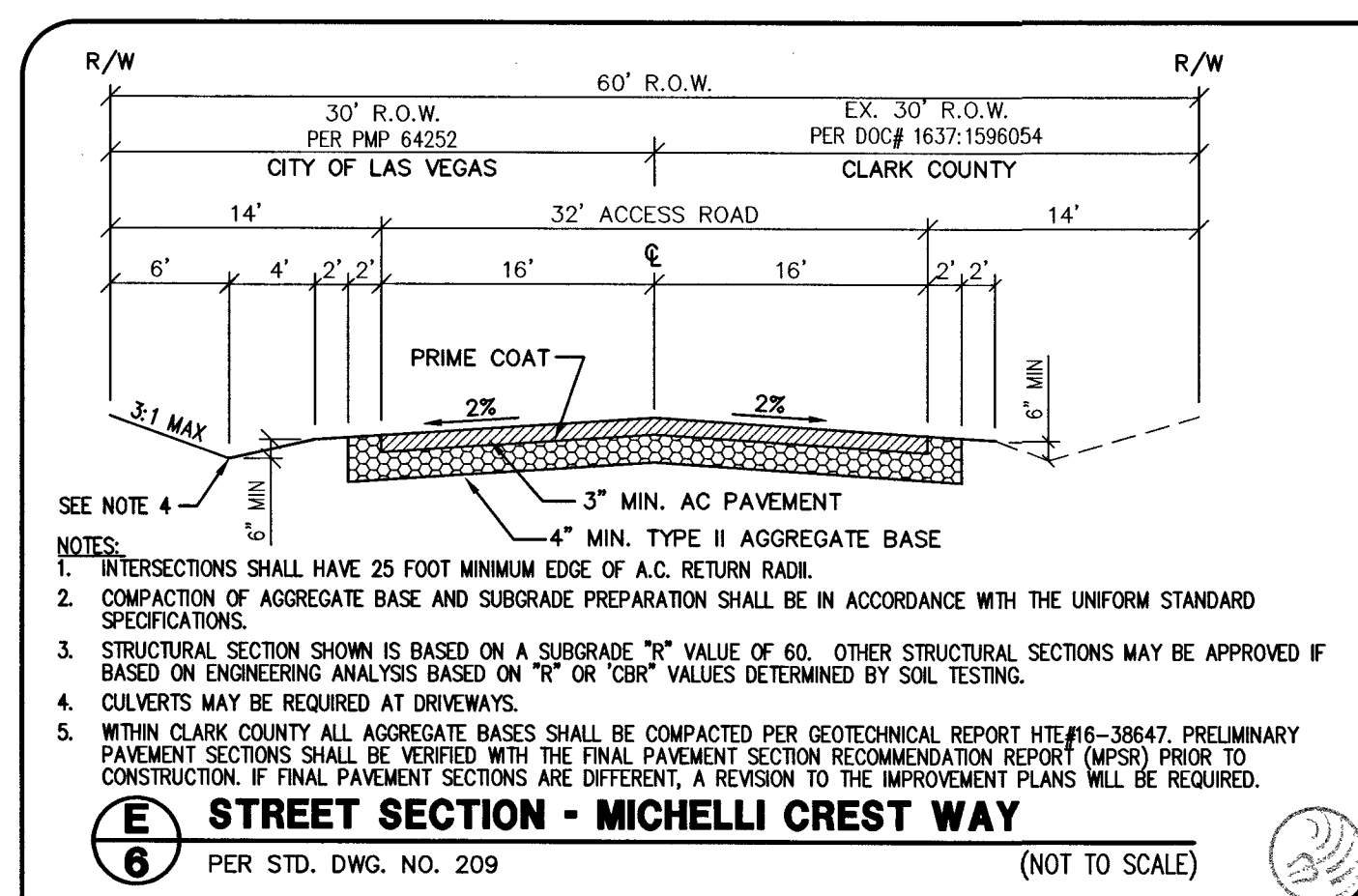
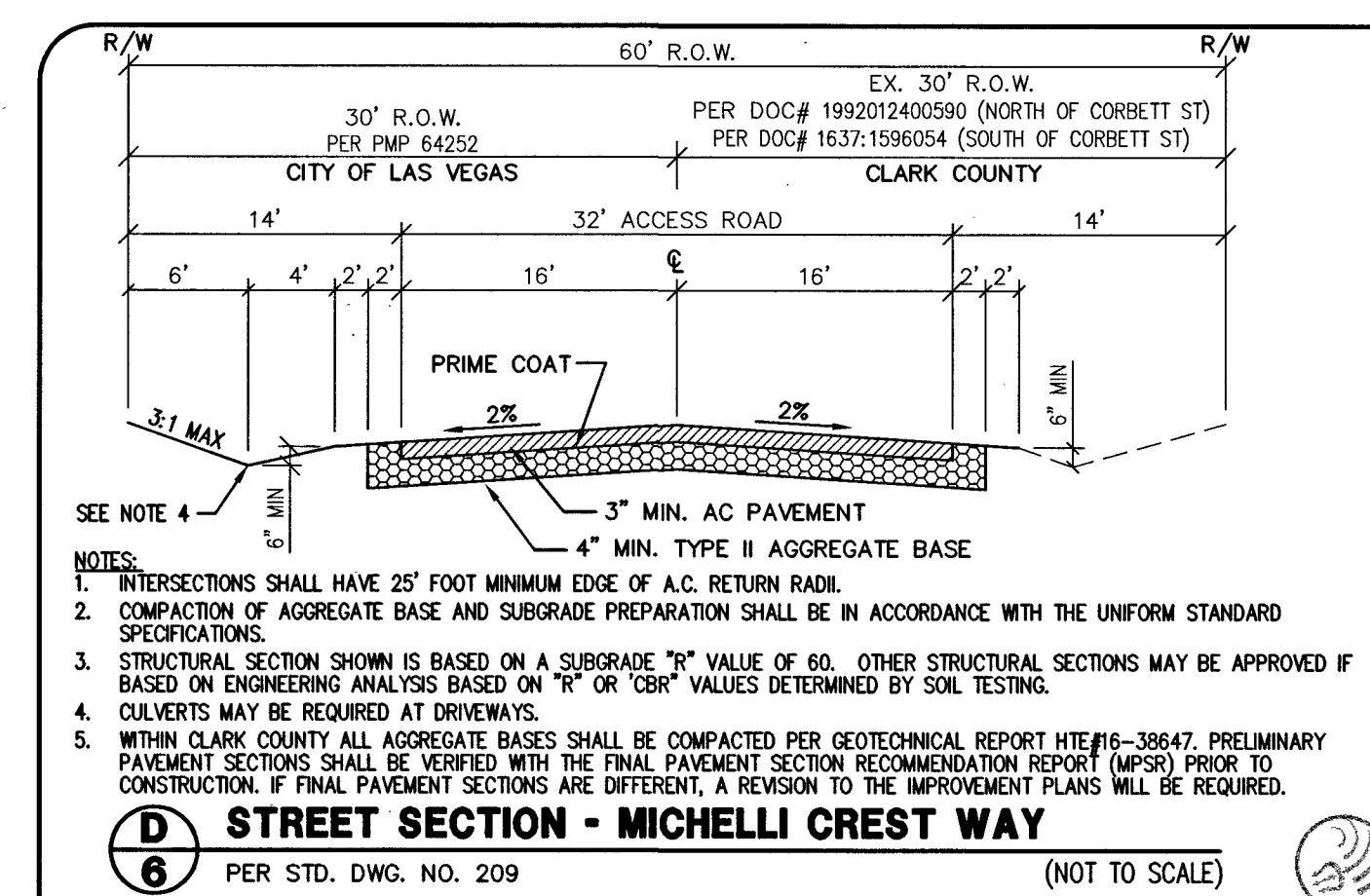
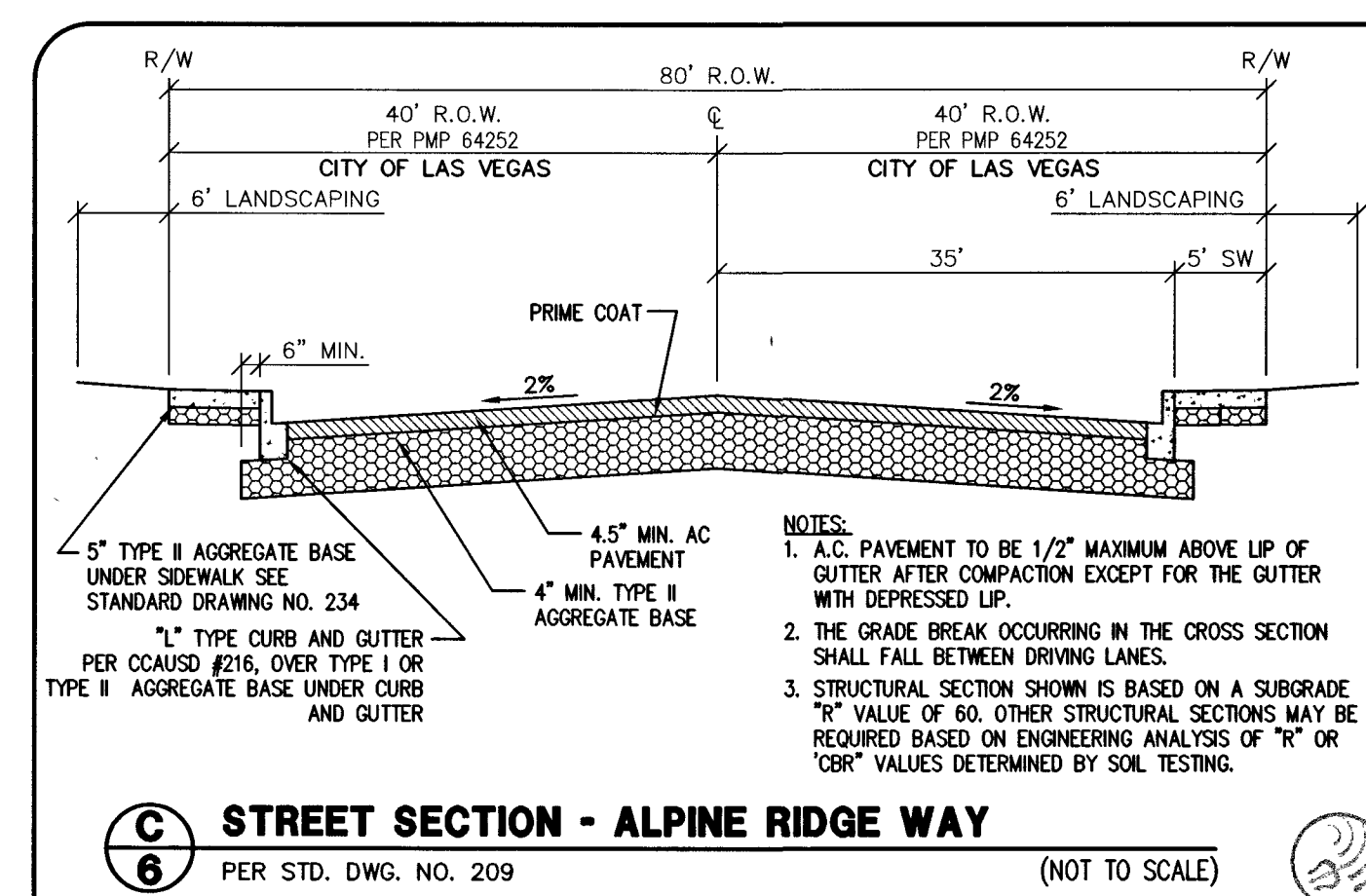
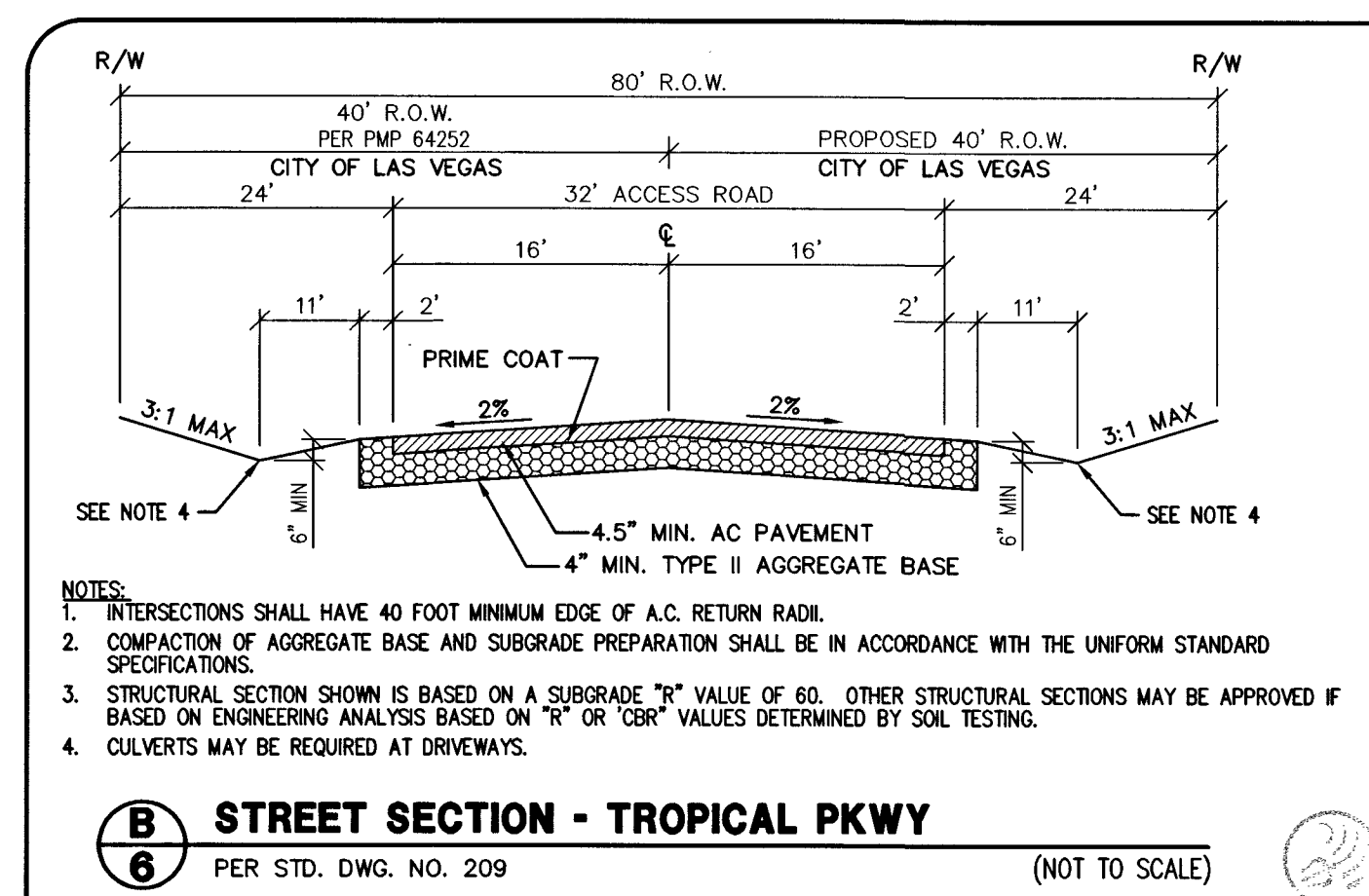
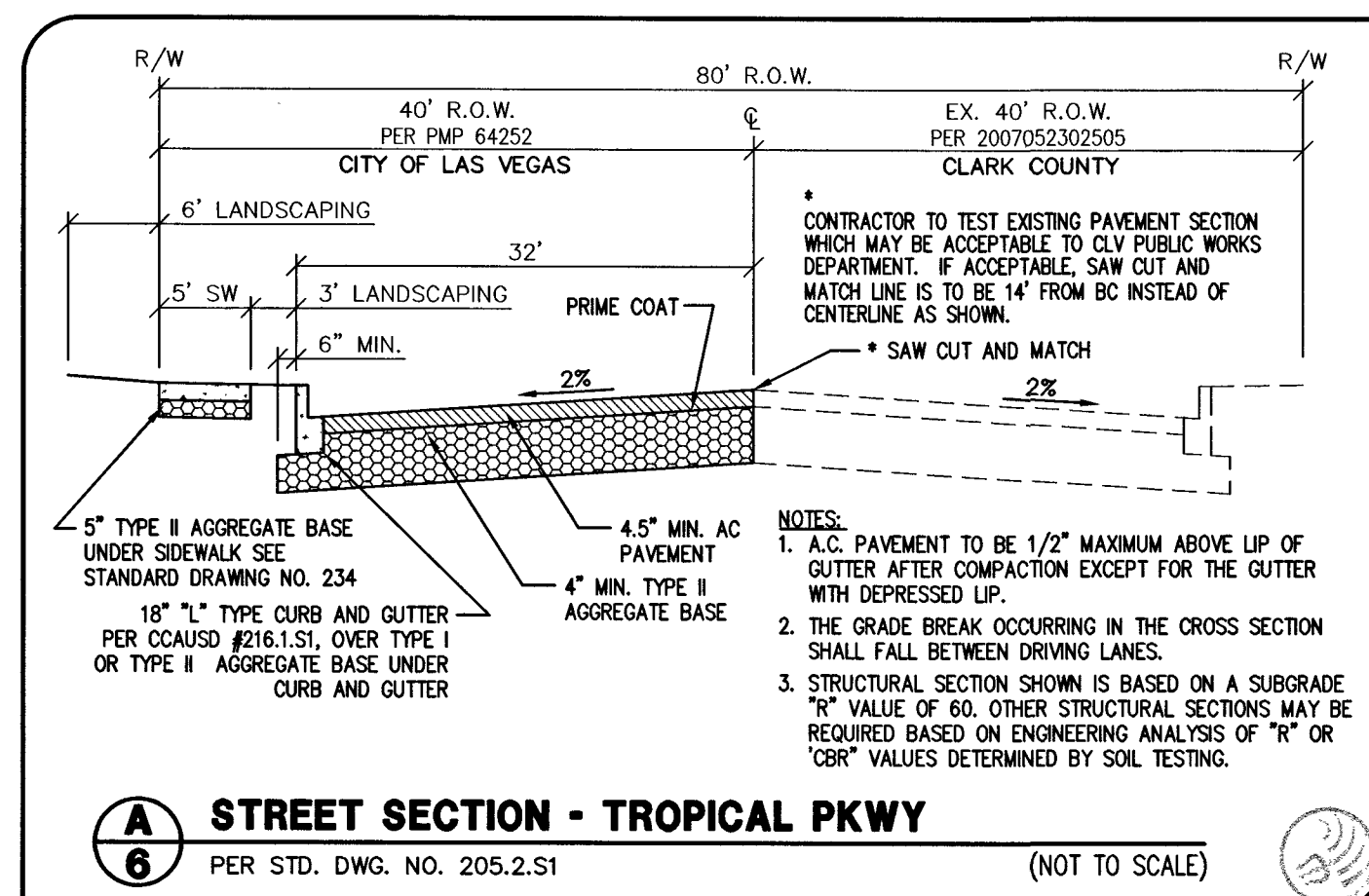
DATE	NO.	DESCRIPTION	SCALE	1" = 40'	APP'D
01/20/2017					
PM: J. PEARCE					
DRAWN BY:					
DESIGNED BY:					
CHECKED BY:					
ADA CHECKED:					
JOB NO.:					
SCALE:					

Triton Engineering
Office: (702) 254-1480
Fax: (702) 254-5062
www.tritoneng.com
6575 W. Charleston Blvd.
Las Vegas, Nevada 89146

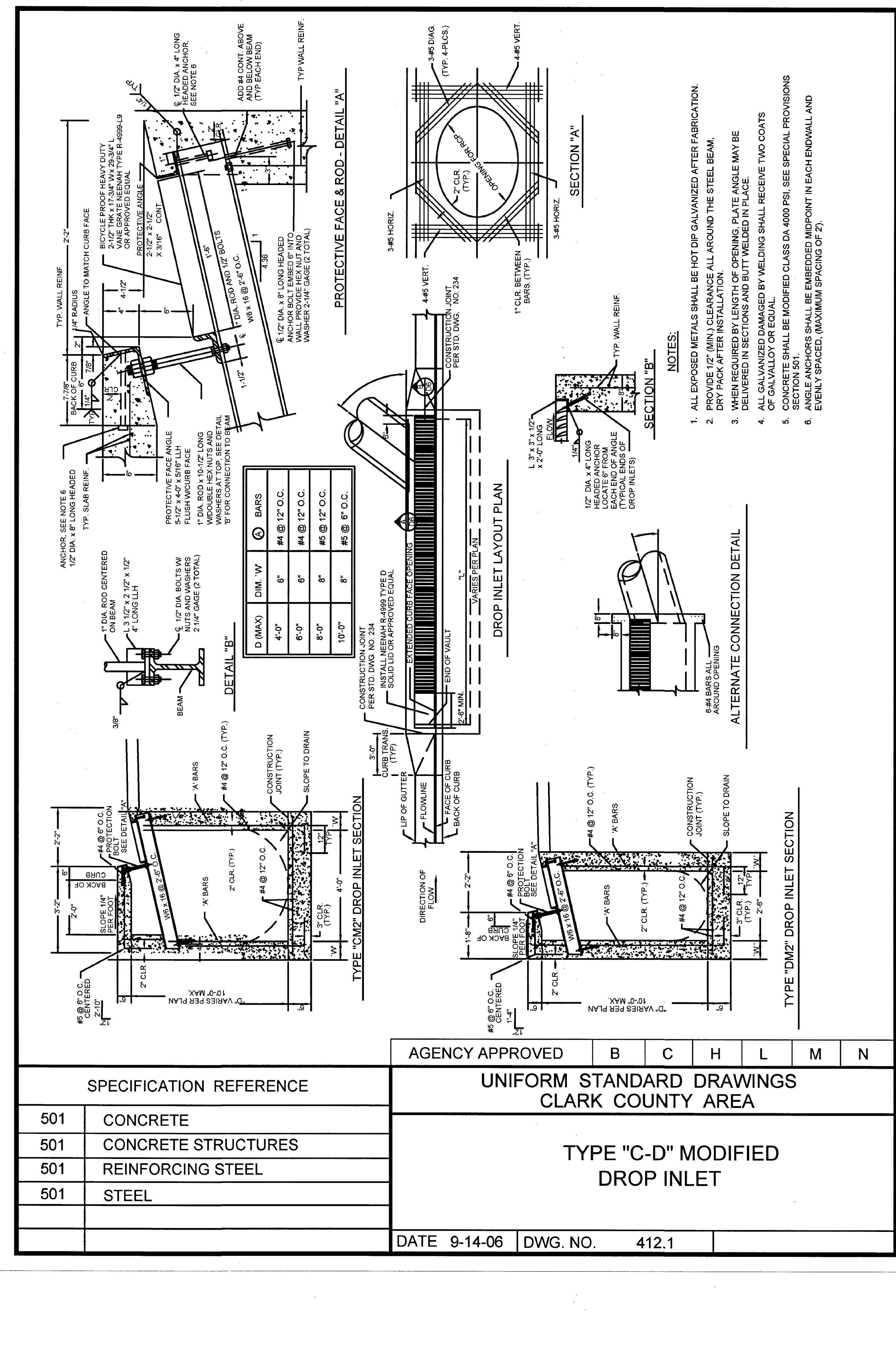
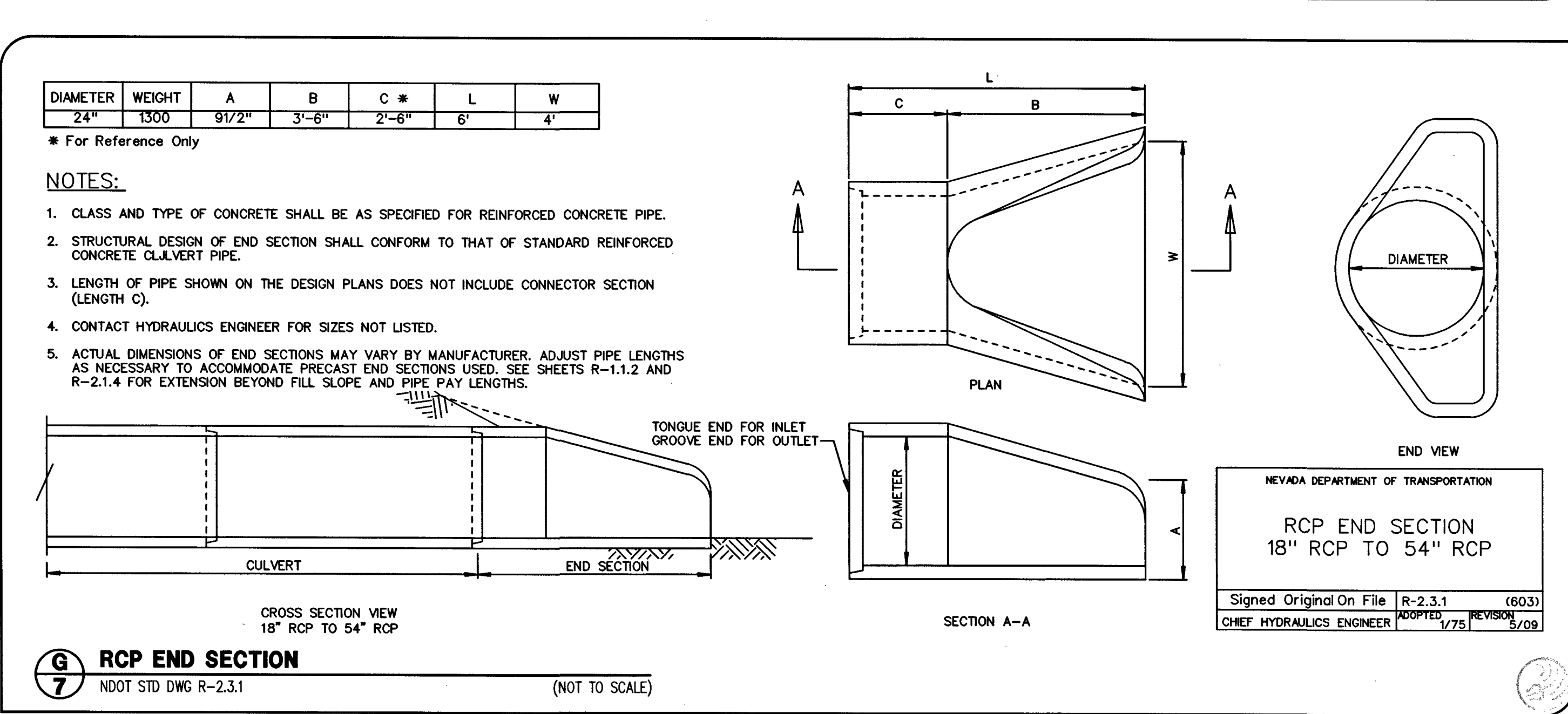
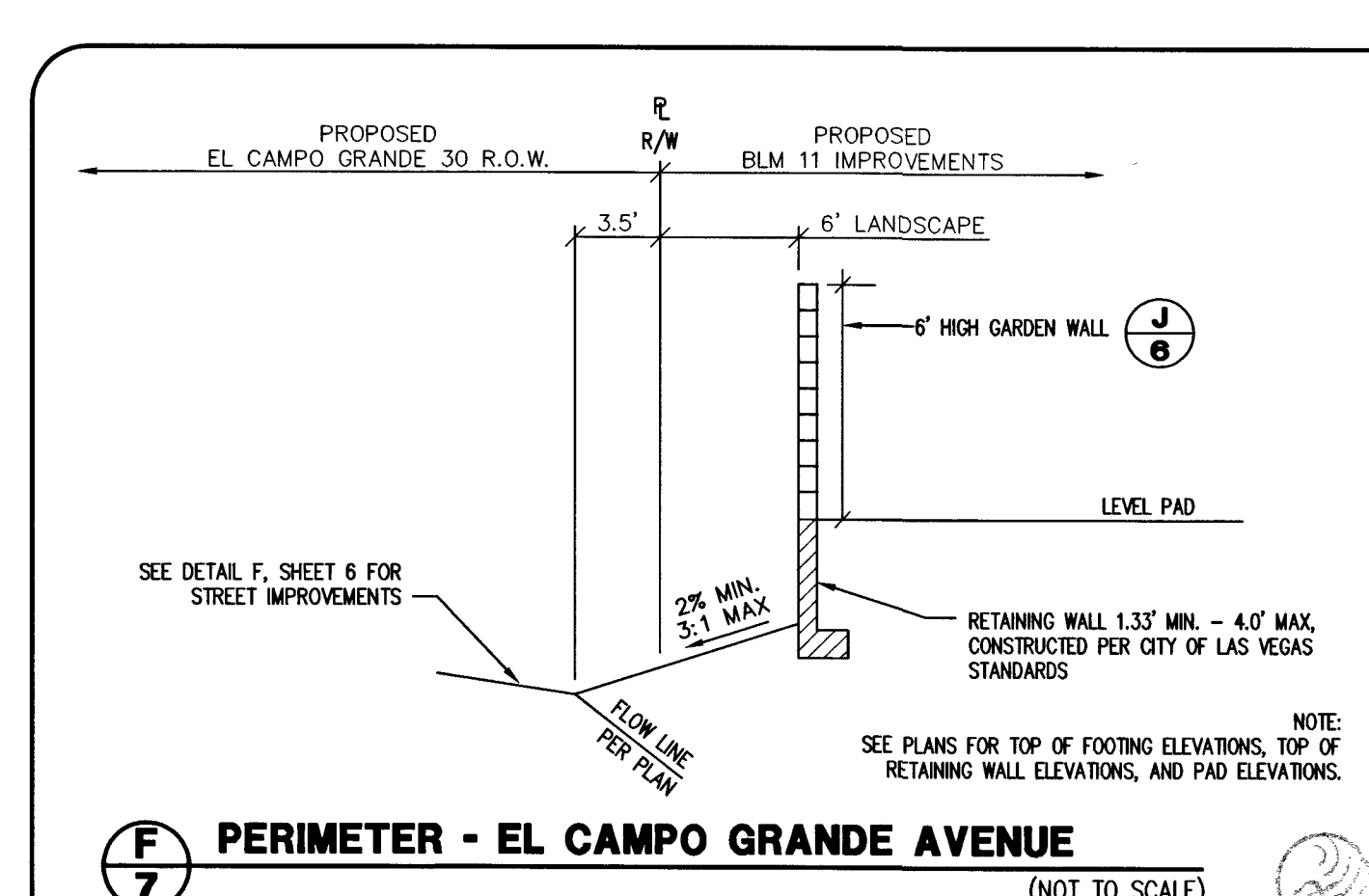
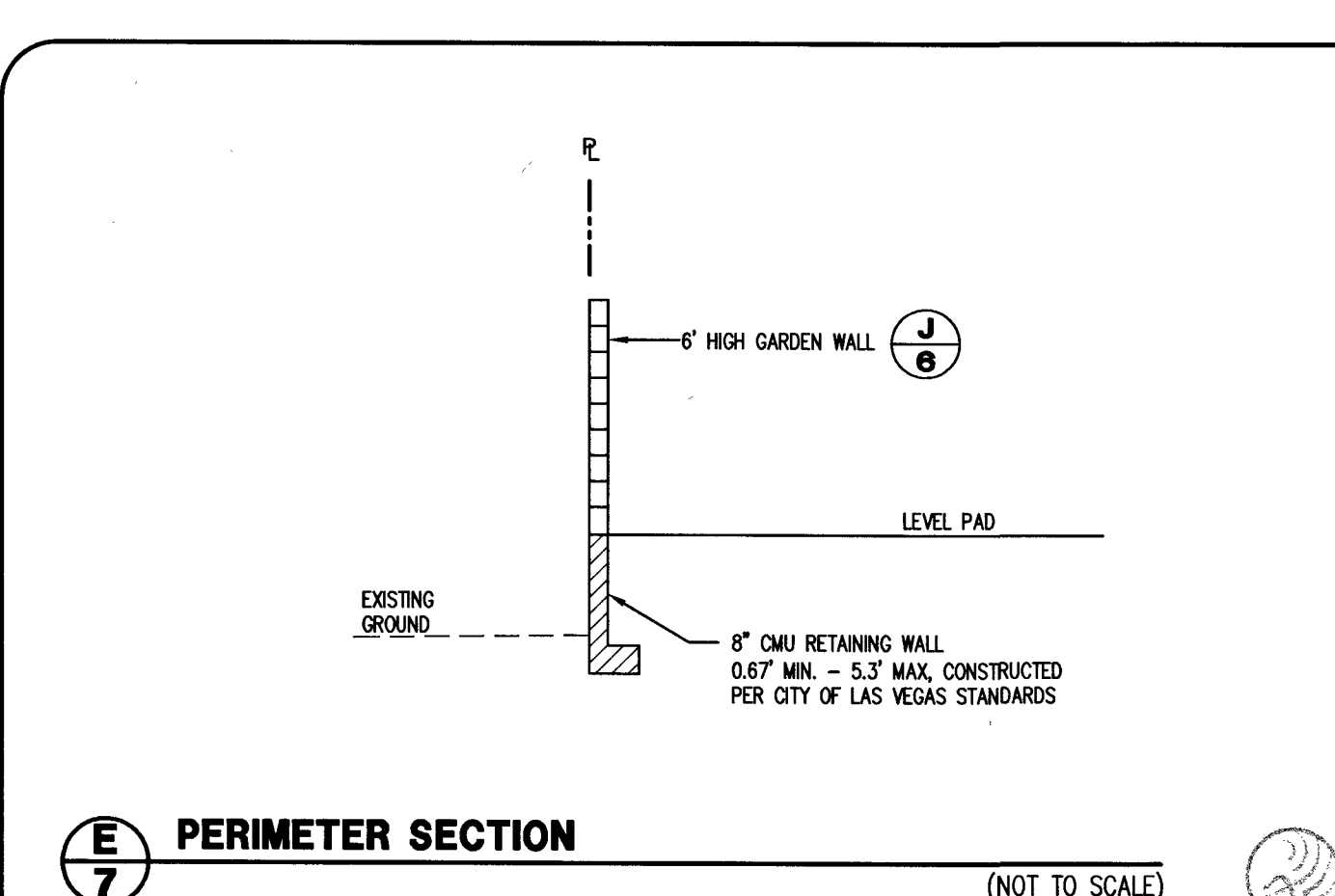
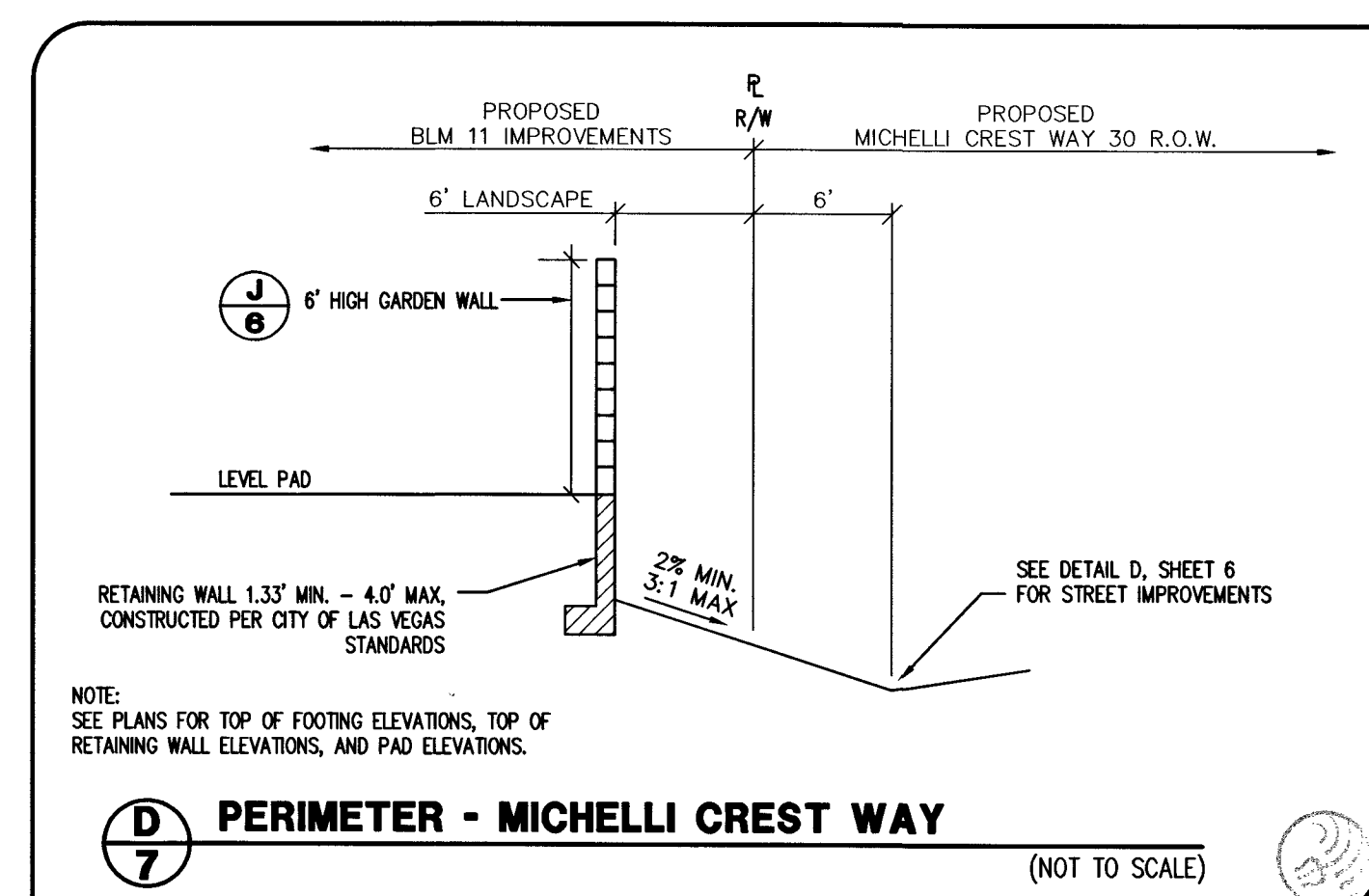
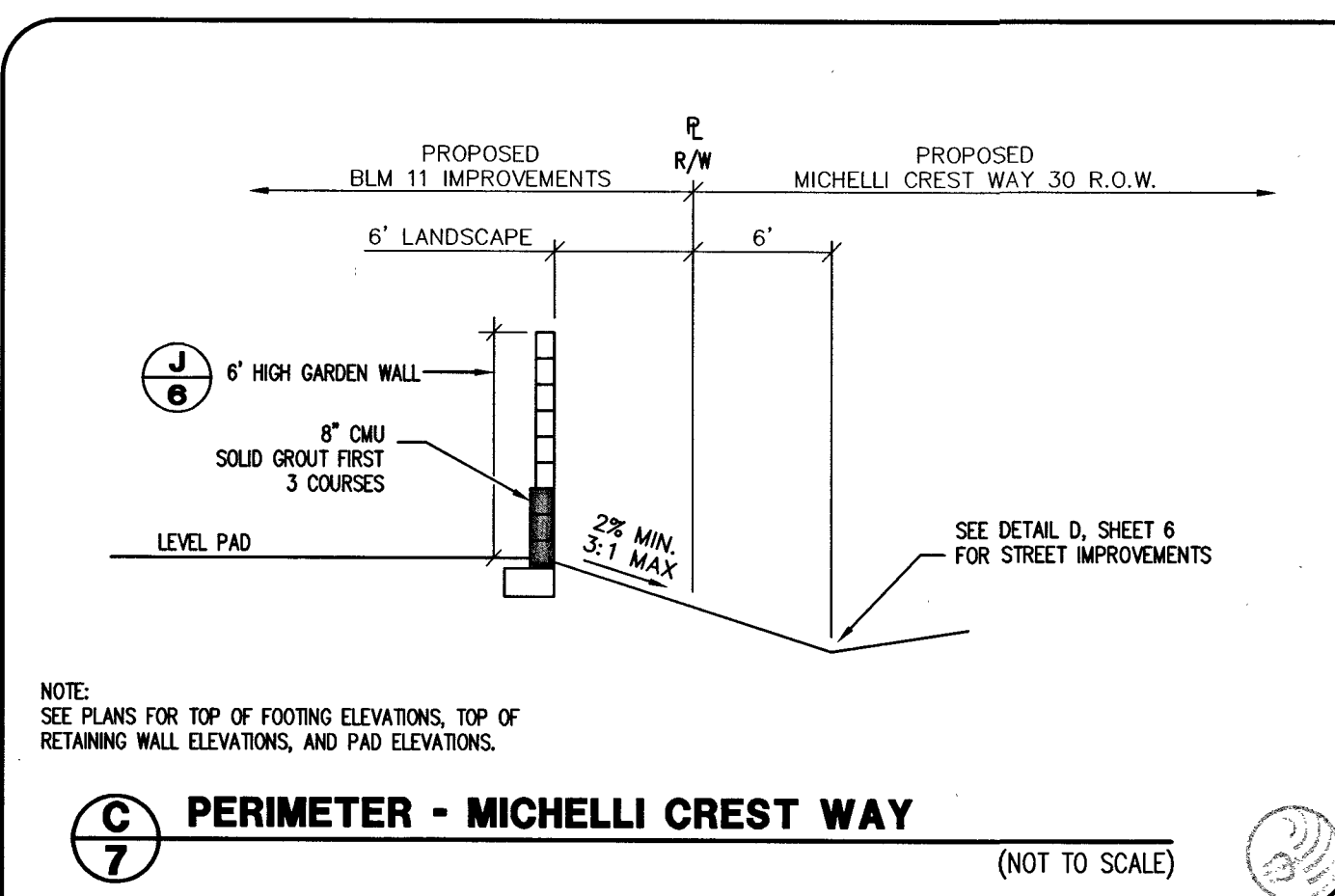
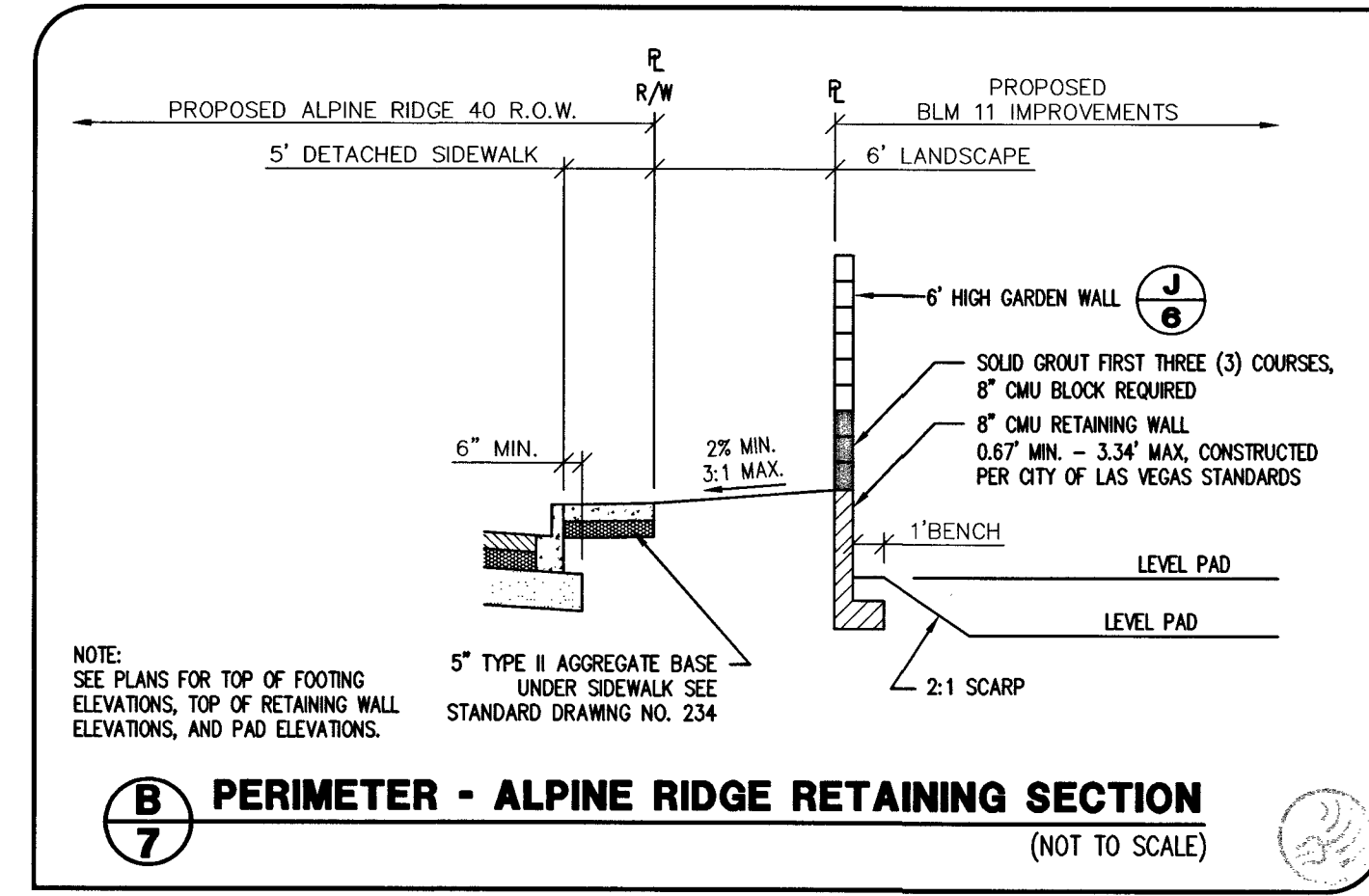
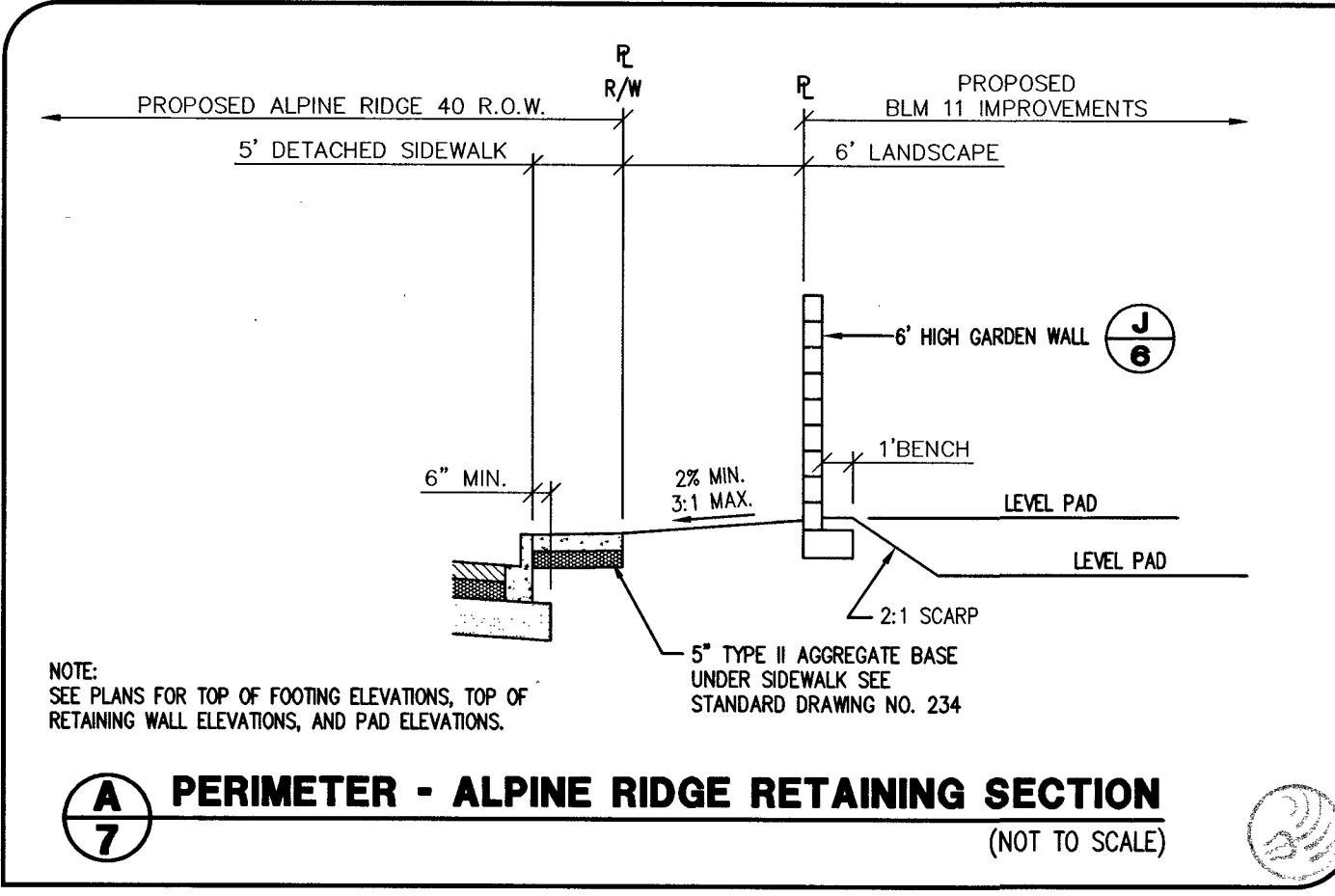
DR HORTON
BLM SITE 11
OFF-SITE IMPROVEMENT PLANS
GRADING PLAN III

PROFESSIONAL ENGINEER - STATE OF NEVADA
JAMES M. PEARCE
Exp. 12-31-17
CIVIL
No. 9552
2-21-17

SHEET 5 OF 25
C.L.V. DWG.# 66442
HTE#16-54282



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DR HORTON
BLM SITE 11
OFF-SITE IMPROVEMENT PLANS
GRADING DETAILS II

Triton Engineering
Office: (702) 254-1480
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Fax: (702) 254-3062
www.tritioneng.com

DATE: 01/20/2017
PW: J. PEARCE
DRAWN BY:
DESIGNED BY:
CHECKED BY:
JOB NO.: 007.004
SCALE: AS SHOWN

NO. DESCRIPTION DATE APP'D

AGENCY APPROVED

UNIFORM STANDARD DRAWINGS
CLARK COUNTY AREA

TYPE "C-D" MODIFIED
DROP INLET

DATE 9-14-06 DWG. NO. 412.1

501 CONCRETE

501 CONCRETE STRUCTURES

501 REINFORCING STEEL

501 STEEL

PROFESSIONAL ENGINEER-STATE OF NEVADA
JAMES M. PEARCE
Exp. 12-31-17
CIVIL
No. 9552

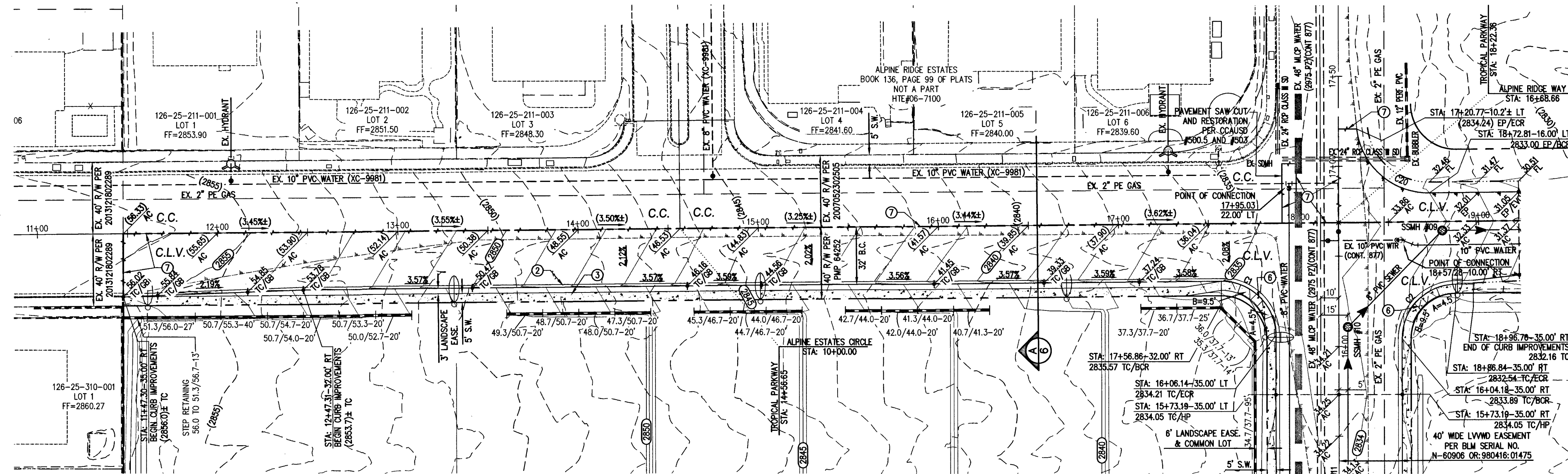
SHEET 7 OF 25
C.L.V. DWG.# 66442

107V6762

HTE#16-54282

C:\Trition Drawings\007104 BLM Site 11 East\Drawings\Improvement Plans\007104 Imps_08-Profile.dwg drawn: Tue, 21 Feb 2017 - 10:30am

BY OTHERS
EX. ALPINE ESTATES CIR



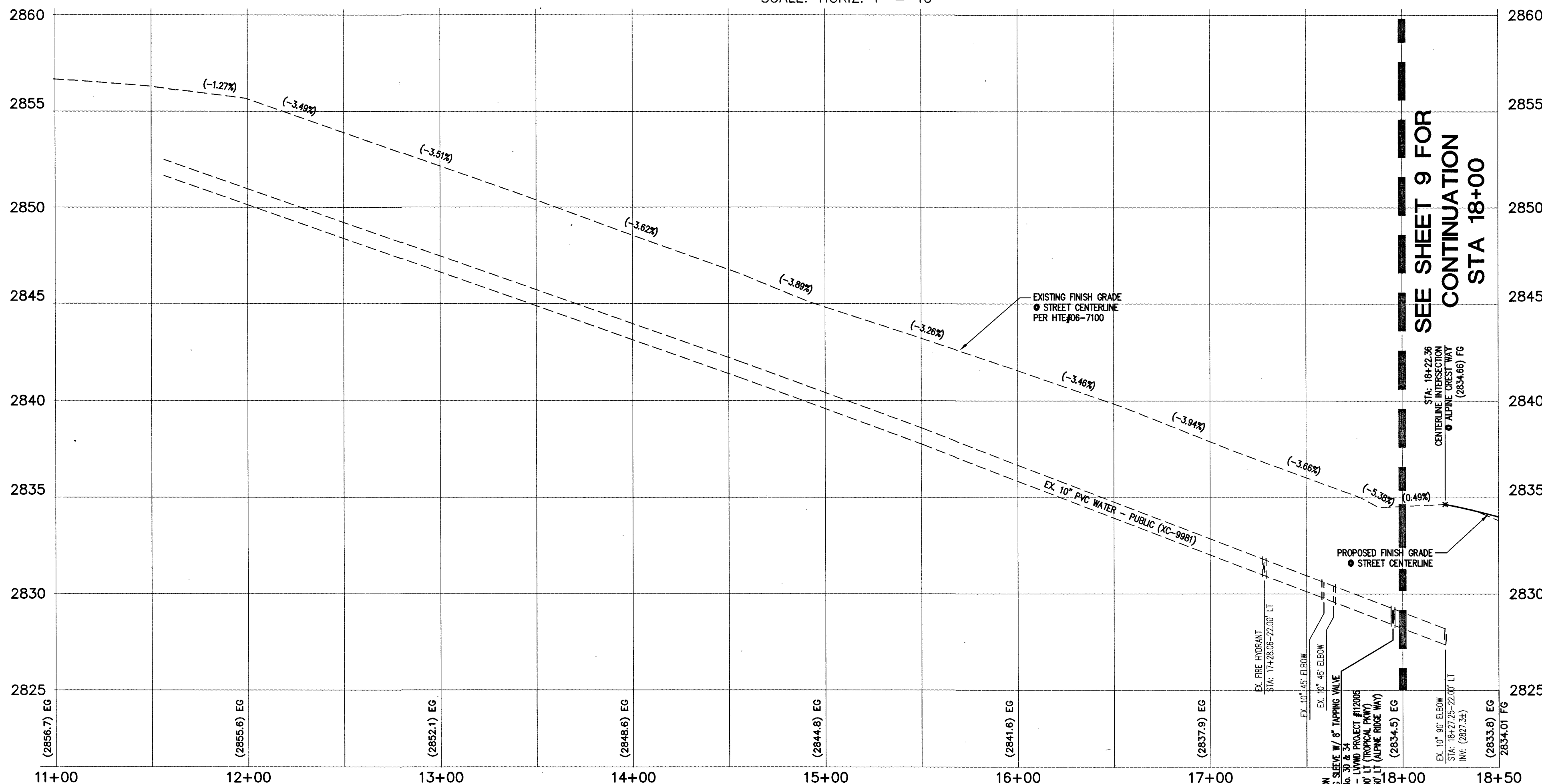
TROPICAL PARKWAY (PUBLIC)

PLAN

SCALE: HORIZ. 1" = 40'

ALPINE RIDGE WAY

SEE SHEET 11



TROPICAL PARKWAY (PUBLIC)

PROFILE

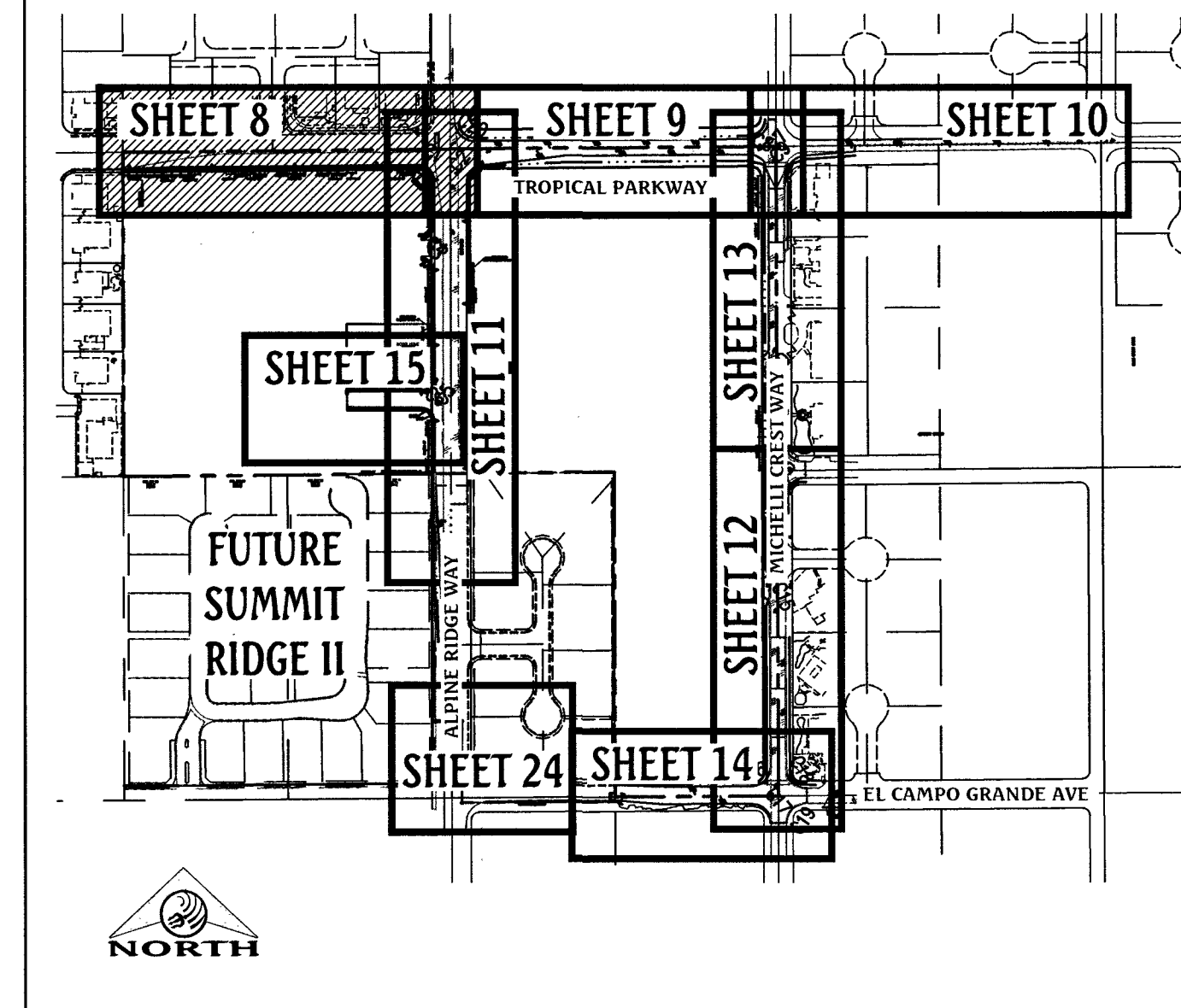
SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'

GRAPHIC SCALE



KEY MAP

SCALE: NONE



SEE SHEET 9 FOR CONTINUATION
STA 18+00

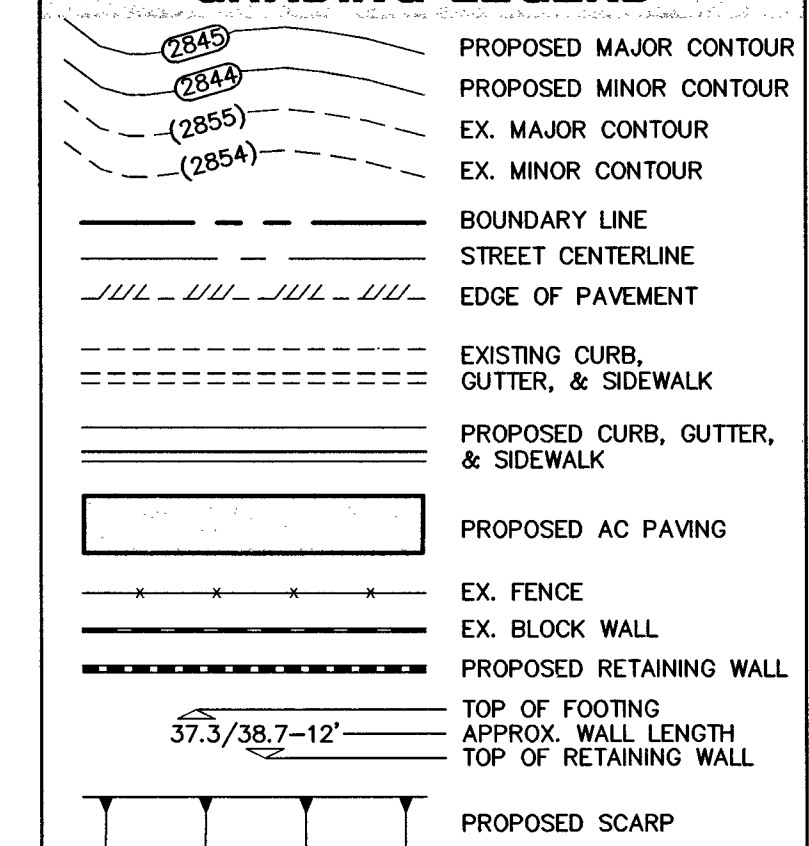
CONSTRUCTION NOTES

1. CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #216.
2. CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #216.1.S1.
3. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #234.
4. CONSTRUCT 8' WIDE VALLEY GUTTER PER CCAUSD #228 AND #229.
5. INSTALL 24" RCP FLARED END SECTION PER NDOT #R-2.3.1. SEE DETAIL G/SHEET 7.
6. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235, CASE 1.
7. PAVEMENT SAW CUT AND RESTORATION PER CCAUSD #500.5 AND #500.5.
8. CONSTRUCT "R" TYPE CURB & GUTTER PER CCAUSD #217.52.
9. 4' LONG CURB TRANSITION FROM "R" CURB TO "L" CURB.

GRADING NOTES

1. ALL PROPOSED PAD ELEVATIONS AND SWALE ELEVATIONS ARE ROUGH GRADES. ALL OTHER PROPOSED ELEVATIONS ARE FINISHED GRADES.
2. THE GRADING PLANS SHALL BE AT THE PROJECT SITE THROUGHOUT THE COURSE OF CONSTRUCTION.
3. ALL GRADING SHALL BE PERFORMED IN CONFORMANCE WITH THE LINES, GRADES AND DETAILS AS SHOWN ON THESE PLANS. ANY DEVIATION FROM THESE PLANS WILL ONLY BE PERMITTED UPON WRITTEN APPROVAL FROM THE ENGINEER.
4. ALL PADS ARE TO BE GRADED WITHIN $\pm 0.3'$ OF THE ELEVATIONS AS SHOWN ON THE PLANS. GRADING IS NOT COMPLETE UNTIL THE ENGINEER HAS CERTIFIED THAT THE PADS HAVE BEEN GRADED IN SUBSTANTIAL CONFORMANCE TO THE PLANS.
5. ALL PLACEMENT OF OVERSIZED MATERIALS AND/OR FILL MATERIALS SHALL BE PER THE SOILS REPORT REFERENCED ON THIS PLAN.
6. ADD 2800 TO ALL SPOT GRADES AND TOP OF CURB, FLOW LINE AND FINISH GRADE ELEVATIONS.
7. ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.
8. ANY CURVED CURB LESS THAN 1% MUST BE WATER TESTED BY CONTRACTOR AS REQUIRED BY CITY INSPECTOR.

GRADING LEGEND



FLOOD ZONE NOTE

THE PROJECT SITE IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP #32003C1750E. THE SITE IS LOCATED WITHIN DESIGNATED FLOOD HAZARD ZONE X BEING AN AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

BASIS OF BEARING

NORTH 89°27'31" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 195, PAGE 87 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK

BENCHMARK # 1099255SW6
RIVET AND SQUARE ALUMINUM PLATE IN NORTHEAST CORNER OF A CONCRETE BASE FOR LARGE POWER POLE (#40-8) AT THE WEST END OF ANN ROAD
ELEVATION = 880.365 METERS (NAVD'88)
ELEVATION = 2,888.33 U.S. FEET (NAVD'88)

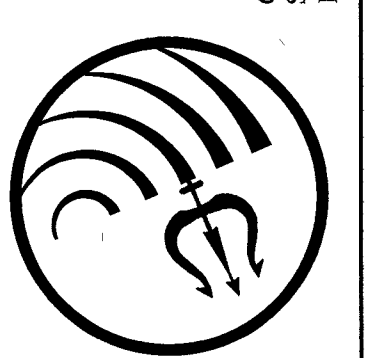
APPROVED FOR CONSTRUCTION

DATE: 2/23/17 PROJECT No.: 124612
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES-MANAGER

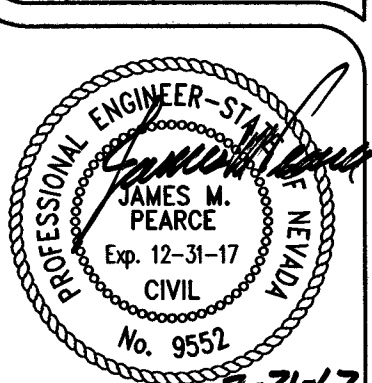
NO.	DESCRIPTION	DATE	APP'D.

DATE: 07/20/2017
DRAWN BY: J. PEARSE
DESIGNED BY: J. PEARSE
CHECKED BY: J. PEARSE
JOB NO.: 007104
SCALE: 1" = 40'

Triton Engineering
Office: (702) 254-1480
Fax: (702) 254-9062
www.tritioneng.com
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146



DR HORTON
BLM SITE 11
OFF-SITE IMPROVEMENT PLANS
TROPICAL PARKWAY PLAN & PROFILE
STA 10+00.00 TO STA 18+00.00



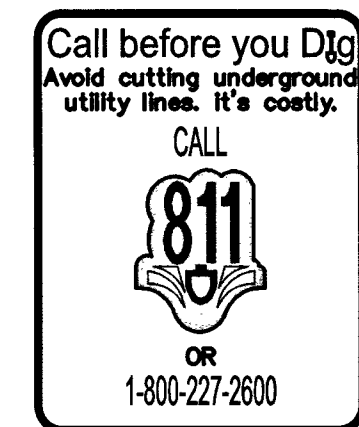
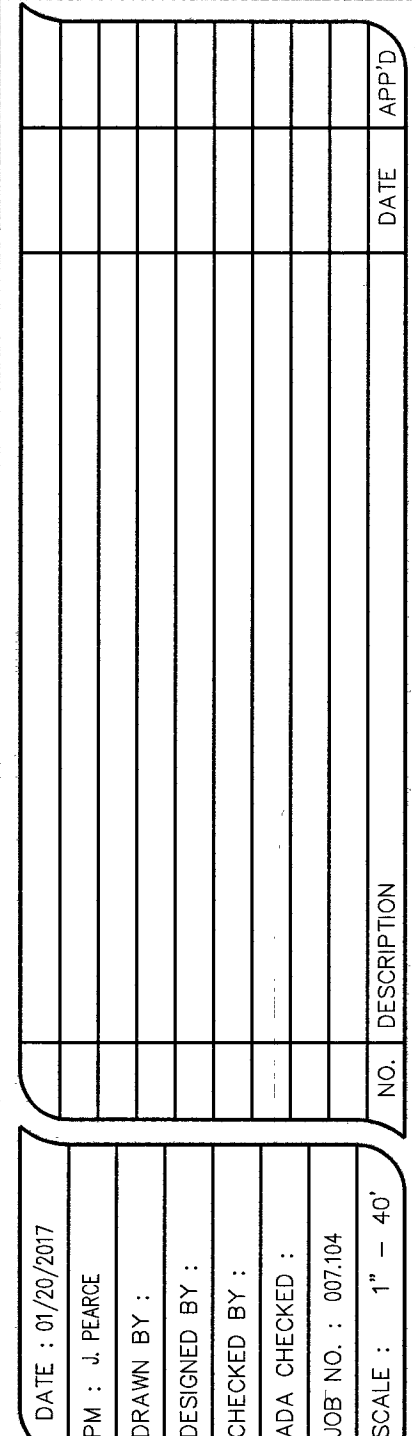
SHEET 8 OF 25
C.L.V. DWG.# 66442

HTE#16-54282



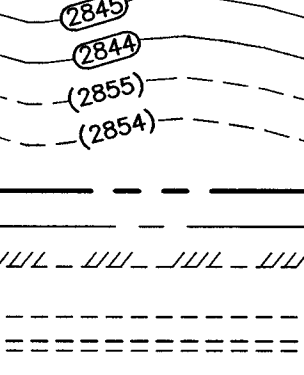
Call before you Dig
Overhead
1-702-227-2929

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



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	090°27'29"	30.00'	47.36'	30.24'
C2	089°32'27"	30.00'	46.88'	29.76'
C3	090°00'00"	25.00'	39.27'	25.00'
C4	090°00'00"	25.00'	39.27'	25.00'
C5	090°00'00"	25.00'	39.27'	25.00'
C6	090°00'00"	25.00'	39.27'	25.00'
C7	089°32'53"	40.00'	62.52'	39.69'
C8	055°5'57"	40.00'	39.07'	21.25'
C9	084°09'17"	48.00'	70.50'	43.34'
C10	089°37'21"	20.00'	31.28'	19.87'
C11	090°22'39"	20.00'	31.55'	20.13'
C12	090°36'03"	40.00'	63.25'	40.42'
C13	090°28'20"	42.00'	66.32'	42.35'
C14	090°00'00"	20.00'	31.42'	20.00'
C15	090°00'00"	20.00'	31.42'	20.00'
C16	089°42'51"	40.00'	62.64'	39.80'
C17	090°07'30"	40.00'	62.92'	40.09'
C18	090°44'51"	42.00'	66.52'	42.55'
C19	087°36'25"	40.00'	61.16'	38.36'
C20	084°71'01"	40.00'	58.84'	36.20'
C21	025°23'32"	45.50'	20.16'	10.25'

GRADING LEGEND



The diagrams illustrate various grading symbols and their corresponding descriptions:

- PROPOSED MAJOR CONTOUR:** A solid line with a dashed line above it, labeled with an elevation (e.g., 284.5).
- PROPOSED MINOR CONTOUR:** A dashed line with a solid line above it, labeled with an elevation (e.g., 284.0).
- EX. MAJOR CONTOUR:** A solid line with a dashed line above it, labeled with an elevation (e.g., 285.5).
- EX. MINOR CONTOUR:** A dashed line with a solid line above it, labeled with an elevation (e.g., 285.0).
- BOUNDARY LINE:** A solid line with a dashed line above it.
- STREET CENTERLINE:** A dashed line with a solid line above it.
- EDGE OF PAVEMENT:** A solid line with a dashed line above it.
- EXISTING CURB, GUTTER, & SIDEWALK:** A solid line with a dashed line above it.
- PROPOSED CURB, GUTTER, & SIDEWALK:** A solid line with a dashed line above it.
- EX. FENCE:** A solid line with a dashed line above it.
- EX. BLOCK WALL:** A solid line with a dashed line above it.
- PROPOSED RETAINING WALL:** A solid line with a dashed line above it.
- TOP OF FOOTING:** A solid line with a dashed line above it.
- APPROX. WALL LENGTH:** A solid line with a dashed line above it.
- TOP OF RETAINING WALL:** A solid line with a dashed line above it.
- PROPOSED SCARP:** A solid line with a dashed line above it.

BASIS OF BEARING

NORTH 89°27'31" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 196, PAGE 87 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

APPROVED FOR CONSTRUCTION
This document is to be used for construction purposes only. It is not to be used for any other purpose.

1 **DISCARD** *BR* *[Signature]*

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER

DATE: 2/23/17 PROJECT No.: 124612

DR HORTON
BLM SITE 11
OFF-SITE IMPROVEMENT PLANS TROPICAL PARKWAY PLAN & PROFILE STA 18+00.00 TO STA 25+50.00

SHEET **9** OF 25
107V6762
C.L.V. DWG.#
66442

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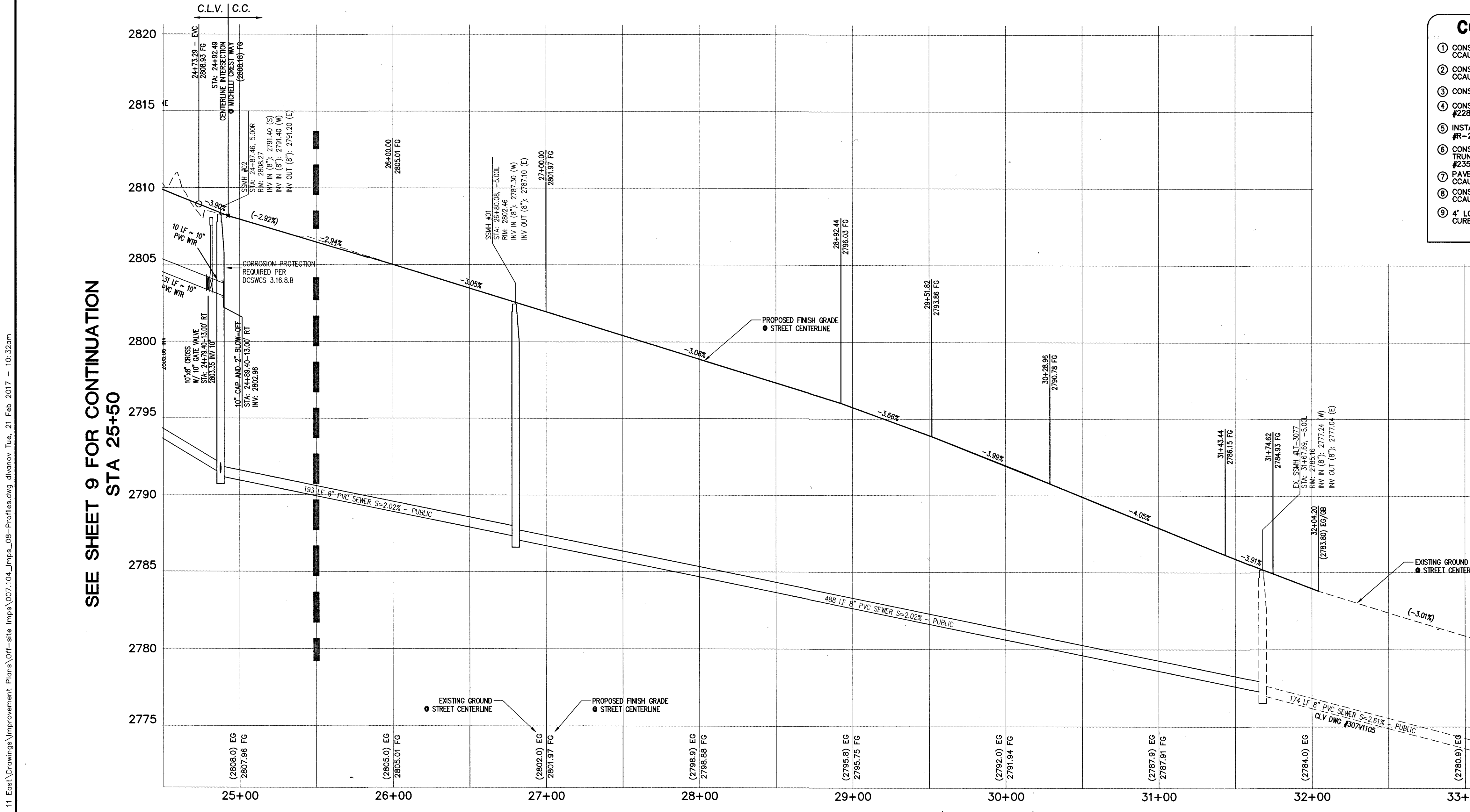
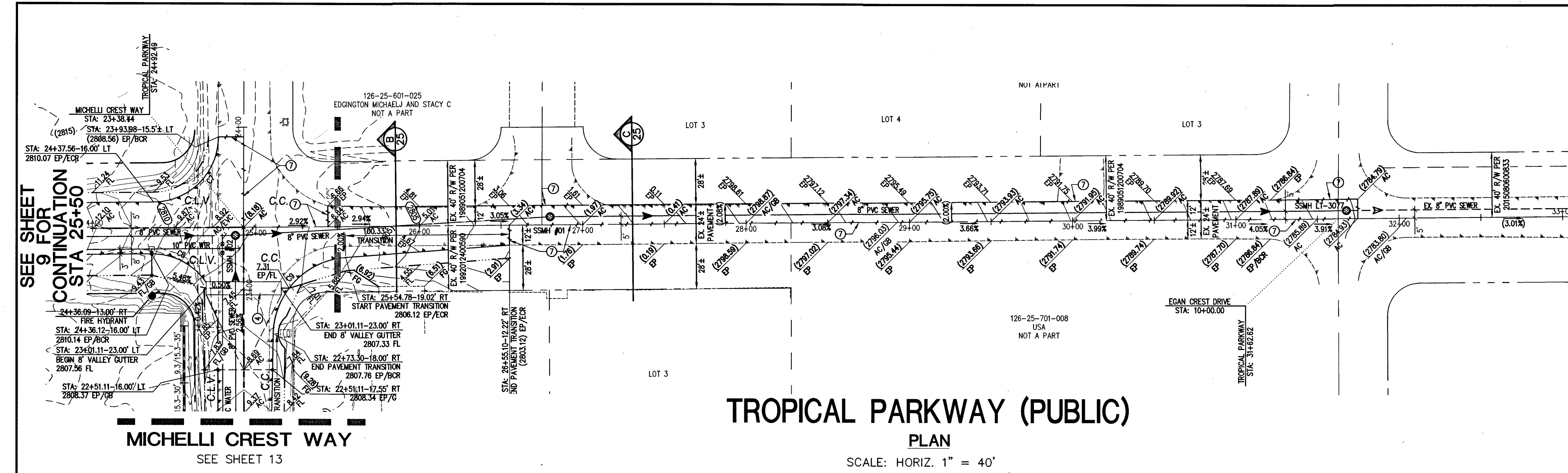
FAST
Call before you
Underground
1-702-432-5300
FREEWAY & ARTERIAL
SYSTEM OF TRANSPORTATION

Avoid overhead power
line contact. It's costly.

**Call before you
Overhead**
1-702-227-2929

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

811
CALL
OR
1-800-227-2600



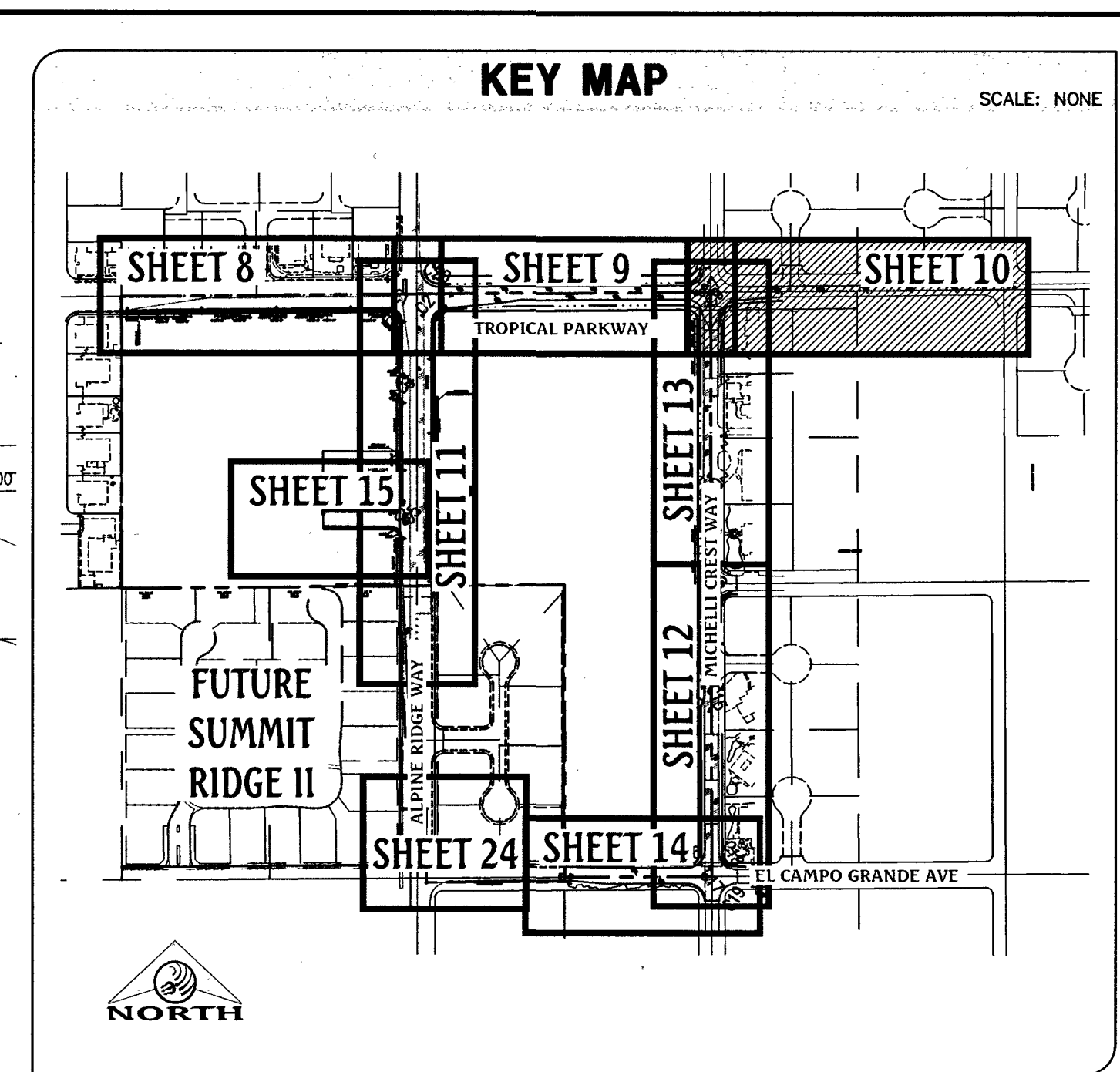
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C8	055°57'57"	40.00'	39.07'	21.25'
C9	084°09'17"	48.00'	70.50'	43.34'

TROPICAL PARKWAY (PUBLIC)

SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'

GRAPHIC SCALE
1 inch = 40 ft.

NORTH



CONSTRUCTION NOTES

1. CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #216.
2. CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #216.1.S1.
3. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #234.
4. CONSTRUCT 8' WIDE VALLEY GUTTER PER CCAUSD #228 AND #229.
5. INSTALL 24" RCP FLARED END SECTION PER NDOT #R-2.3.1. SEE DETAIL G/SHEET 7.
6. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235, CASE 1.
7. PAVEMENT SAW CUT AND RESTORATION PER CCAUSD #500.5 AND #500.5.
8. CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #217.S2.
9. 4' LONG CURB TRANSITION FROM "R" CURB TO "L" CURB.

GRADING NOTES

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4. ALL PADS ARE TO BE GRADED WITHIN ±0.3' OF THE ELEVATIONS AS SHOWN ON THE PLANS. GRADING IS NOT COMPLETE UNTIL THE ENGINEER HAS CERTIFIED THAT THE PADS HAVE BEEN GRADED IN SUBSTANTIAL CONFORMANCE TO THE PLANS.
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8. ANY CURVED CURB LESS THAN 1% MUST BE WATER TESTED BY CONTRACTOR AS REQUIRED BY CITY INSPECTOR.

GRADING LEGEND

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- BOUNDARY LINE
- STREET CENTERLINE
- EDGE OF PAVEMENT
- EXISTING CURB, GUTTER, & SIDEWALK
- PROPOSED CURB, GUTTER, & SIDEWALK
- PROPOSED AC PAVING
- EX. FENCE
- EX. BLOCK WALL
- PROPOSED RETAINING WALL
- TOP OF FOOTING
- APPROX. WALL LENGTH
- TOP OF RETAINING WALL
- PROPOSED SCARP

FLOOD ZONE NOTE

THE PROJECT SITE IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP #320003C1750E. THE SITE IS LOCATED WITHIN DESIGNATED FLOOD HAZARD ZONE X BEING AN AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

BASIS OF BEARING

NORTH 89°27'31" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 196, PAGE 87 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK

BENCHMARK # 109925SSW6
RIVET AND SQUARE ALUMINUM PLATE IN NORTHEAST CORNER OF A CONCRETE BASE FOR LARGE POWER POLE (#40-8) AT THE WEST END OF ANN ROAD
ELEVATION = 880.365 METERS (NAV'D'88)
ELEVATION = 2,888.33 U.S. FEET (NAV'D'88)

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY DISTRICT ENGINEER
PROJECT No.: 124612

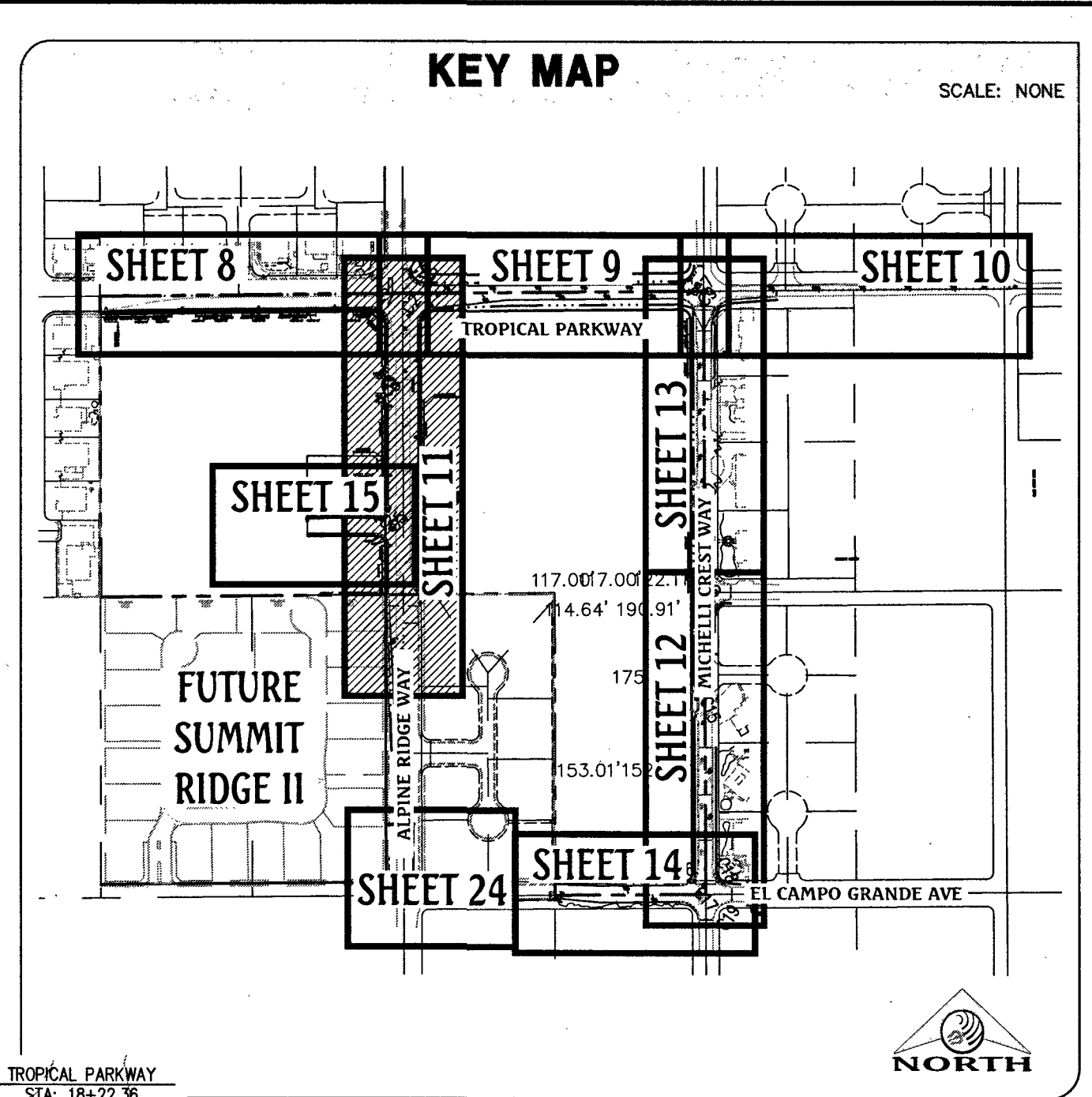
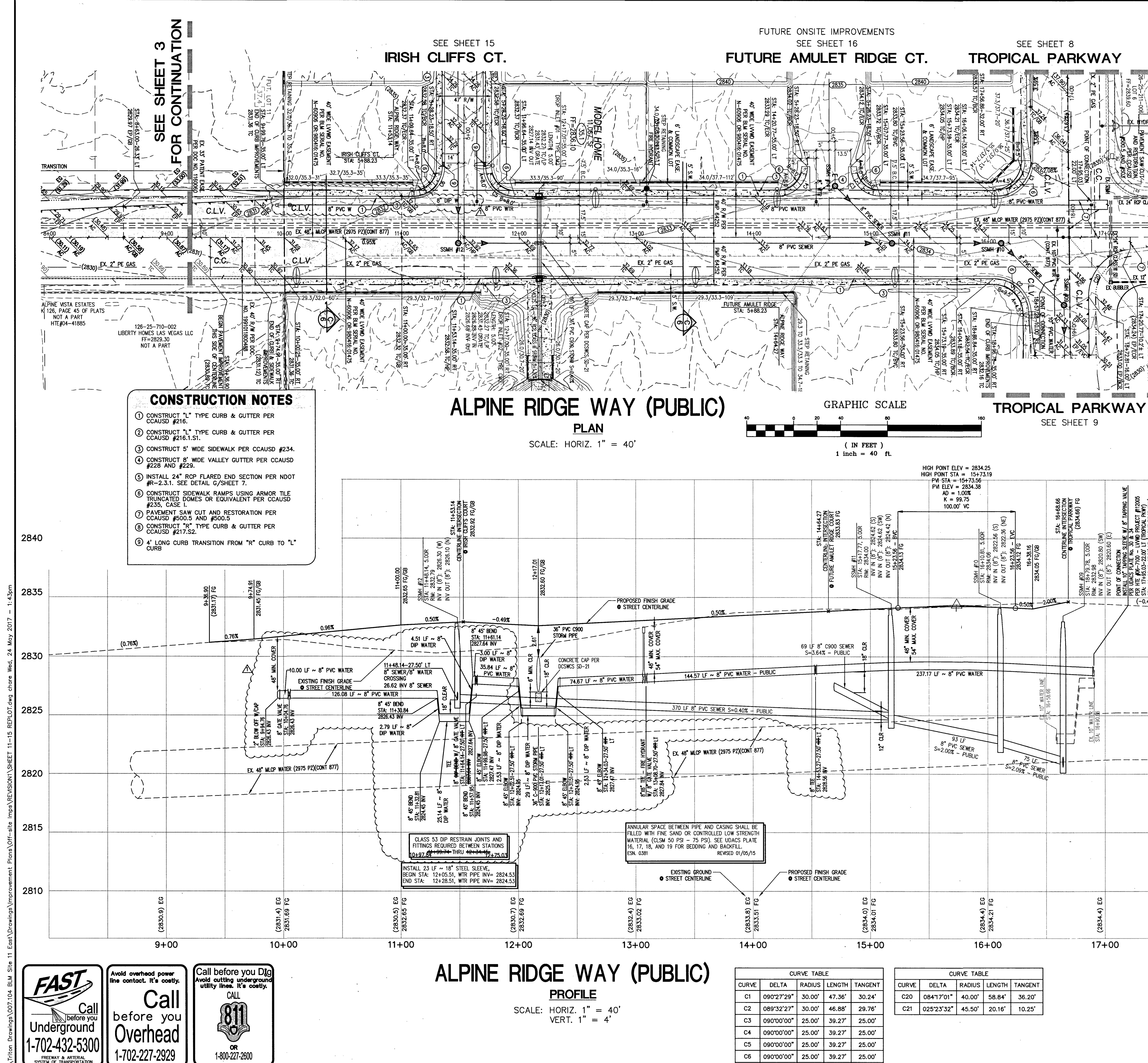
DATE: 01/20/2017
PW: J. PERCE
DRAWN BY: J. PERCE
DESIGNED BY: J. PERCE
CHECKED BY: J. PERCE
ADA CHECKED: J. PERCE
JOB NO.: 007104
SCALE: 1" = 40'

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-1062
www.tritoneng.com

DR HORTON
BLM SITE 11
OFF-SITE IMPROVEMENT PLANS
TROPICAL PARKWAY PLAN & PROFILE
STA 25+50.00 TO STA 33+00.00

PROFESSIONAL ENGINEER - STATE OF NEVADA
JAMES M. PEARCE
Exp. 12-31-17
CIVIL
No. 9551
2-21-17

SHEET 10 OF 25
C.L.V. DWG.# 66442



GRADING NOTES

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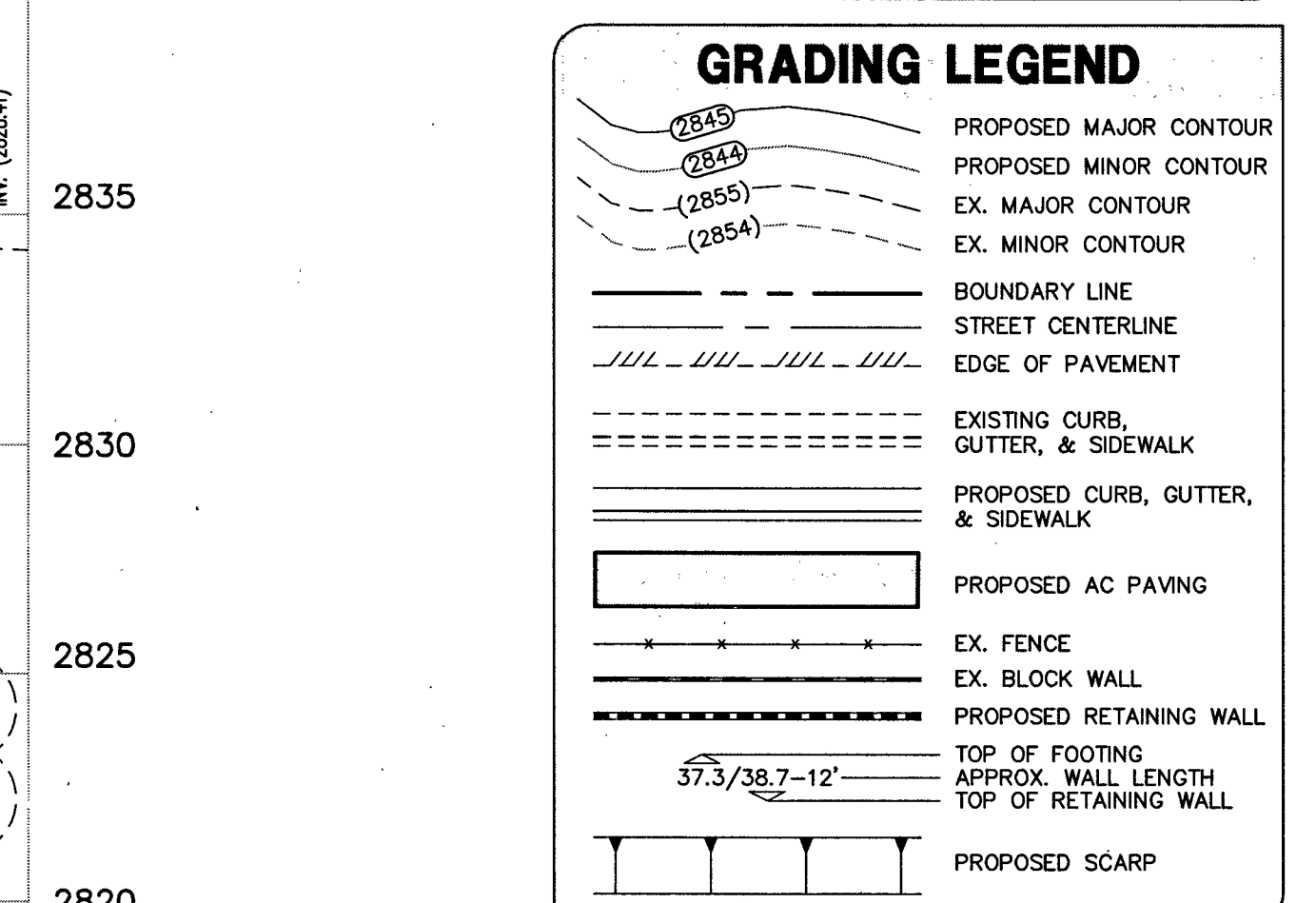
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5. ALL PLACEMENT OF OVERSIZED MATERIALS AND/OR FILL MATERIALS SHALL BE PER THE SOILS REPORT REFERENCED ON THIS PLAN.

6. ADD 2800 TO ALL SPOT GRADES AND TOP OF CURB, FLOW LINE AND FINISH GRADE ELEVATIONS.

7. ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.

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BASIS OF BEARING

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BENCHMARK

BENCHMARK # 10992255SW6

RIVET AND SQUARE ALUMINUM PLATE IN NORTHEAST CORNER OF A CONCRETE BASE FOR LARGE POWER POLE (#40-8) AT THE WEST END OF ANN ROAD

ELEVATION = 880.365 METERS (NAVD88)

ELEVATION = 2,888.33 U.S. FEET (NAVD88)

APPROVED FOR CONSTRUCTION

1st Approved 2/23/17

DATE: 5/31/17 PROJECT No.: 124612

DATE: 01/20/2017

PM: J. PEARCE

DRAWN BY:

DESIGNED BY:

CHECKED BY:

DATE: 05/17/2017

NO. DESCRIPTION

SCALE: 1" = 40'

APPROVED

TRITON Engineering

Office: (702) 254-1480

6757 W. Charleston Blvd.

Suite B

Las Vegas, Nevada 89146

DR. HORTON

BLM SITE 11

OFF-SITE IMPROVEMENT PLANS

ALPINE RIDGE WAY PLAN & PROFILE

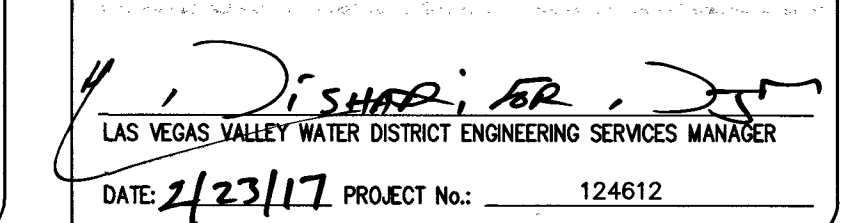
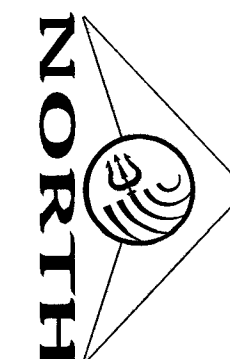
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PROJ #124612 AGR #176028 QS 125-25-SE XC# 11263

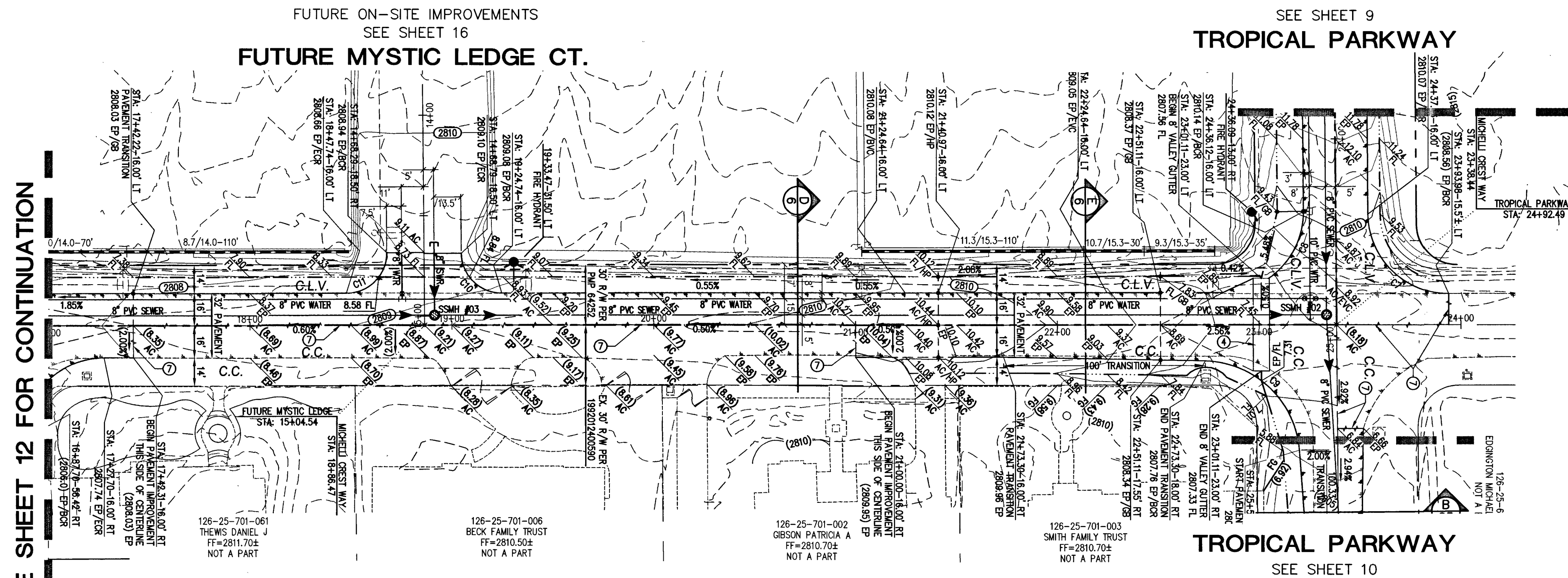
SHEET 11 OF 25

C.L.V. DWG # 66442

HTE#16-54282



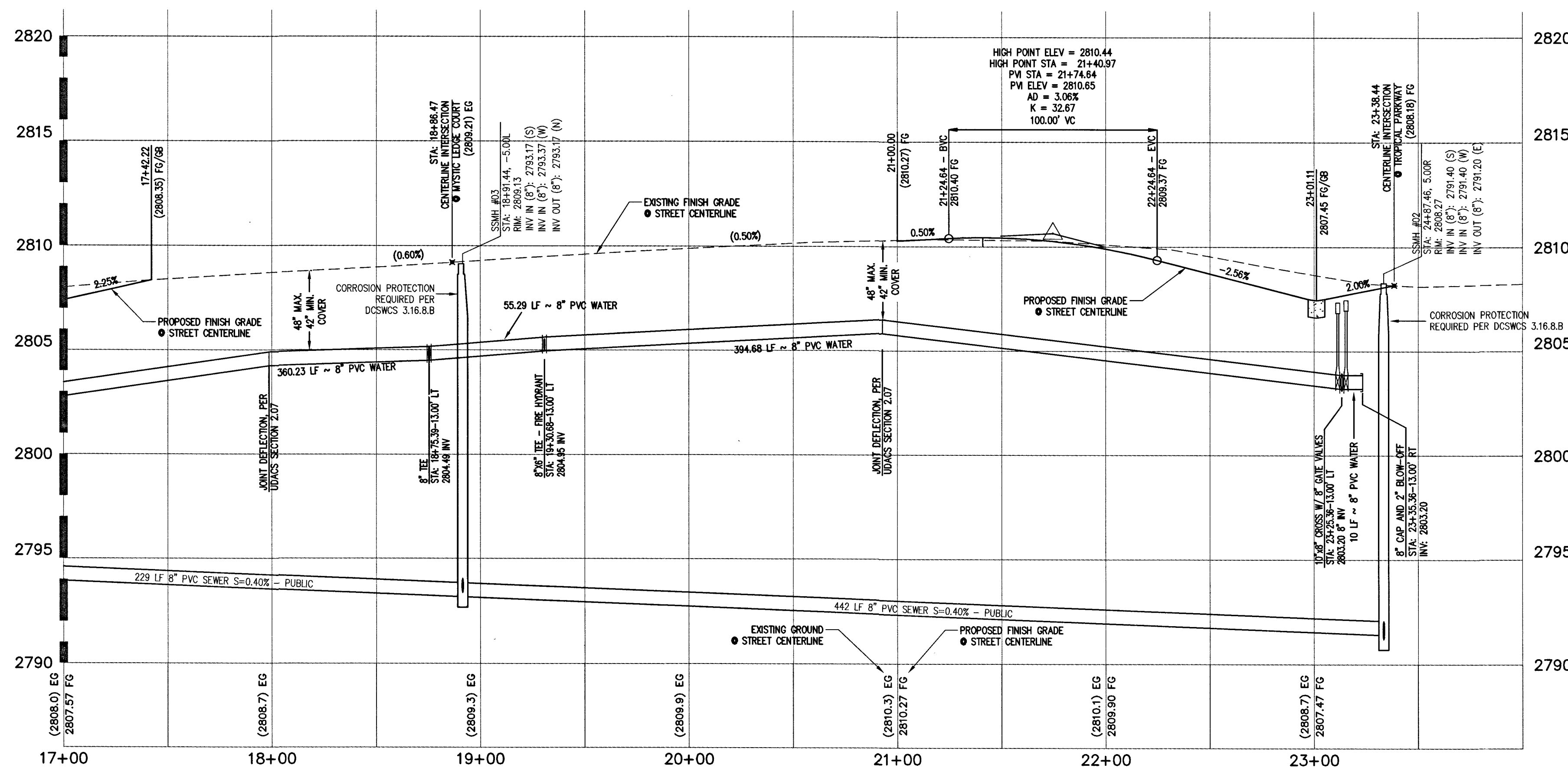
By _____
Acceptance of these plans for filing shall not be construed to be a permit for or an approval of any violation of any of the provisions of the state or county laws and/or specifications. Clark County shall be held free from damages which may result from the construction of the improvements from the engineering design depicted herein.



MICHELLI CREST WAY (PUBLIC)

PLAN

SCALE: HORIZ. 1" = 40'

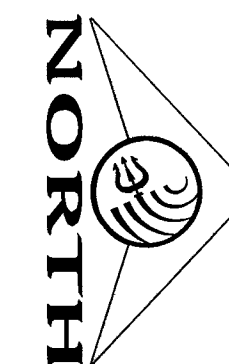
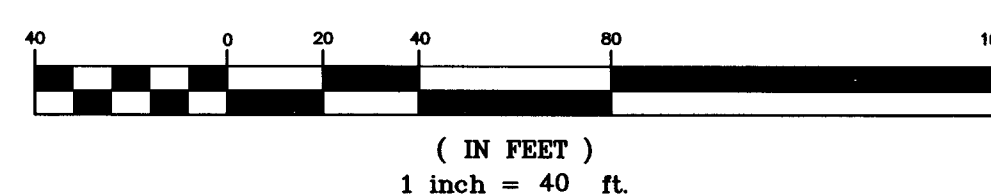


MICHELLI CREST WAY (PUBLIC)

PROFILE

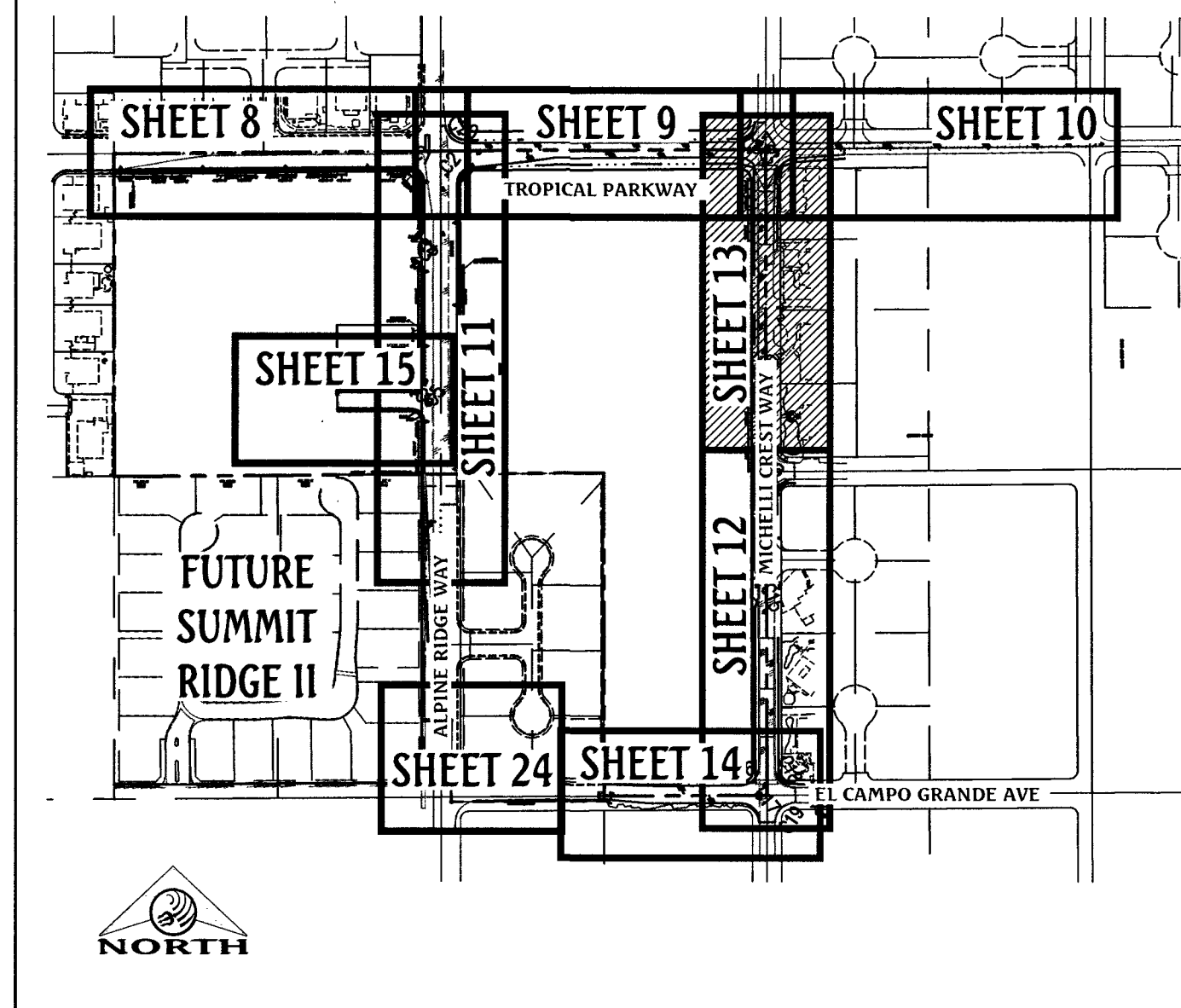
SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'

GRAPHIC SCALE



KEY MAP

SCALE: NONE



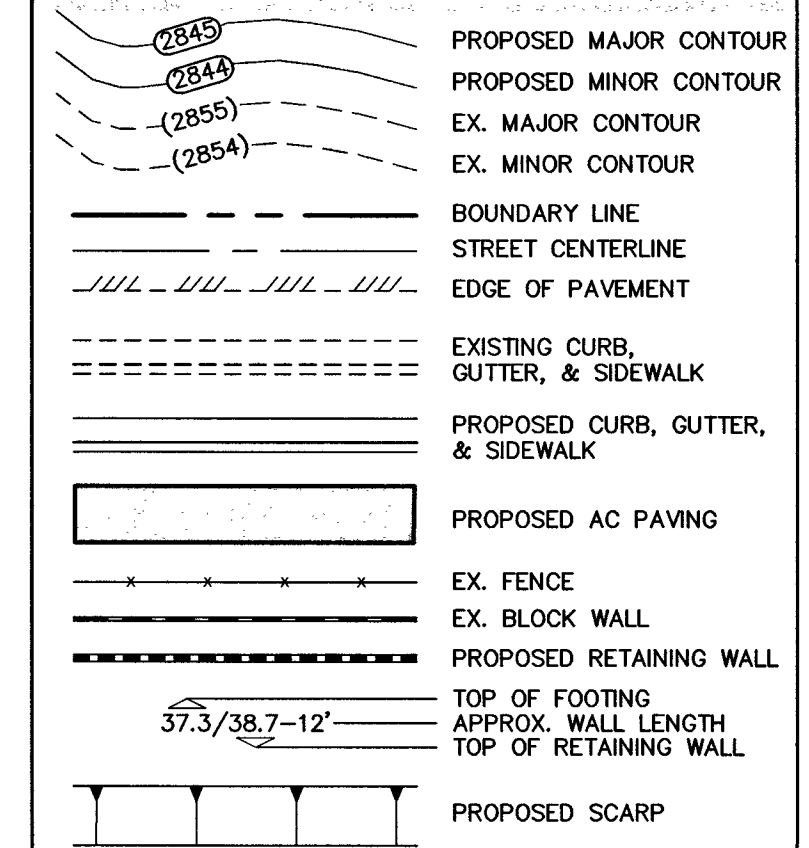
CONSTRUCTION NOTES

- CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #216.
- CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #216.1.S1.
- CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #234.
- CONSTRUCT 8" WIDE VALLEY GUTTER PER CCAUSD #228 AND #229.
- INSTALL 24" RCP FLARED END SECTION PER NDOT #R-2.3.1. SEE DETAIL G/SHEET 7.
- CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235, CASE 1.
- PAYEMENT SAW CUT AND RESTORATION PER CCAUSD #500.5 AND #500.5.
- CONSTRUCT "R" TYPE CURB & GUTTER PER CCAUSD #217.52.
- 4' LONG CURB TRANSITION FROM "R" CURB TO "L" CURB

GRADING NOTES

- ALL PROPOSED PAD ELEVATIONS AND SWALE ELEVATIONS ARE ROUGH GRADES. ALL OTHER PROPOSED ELEVATIONS ARE FINISHED GRADES.
- THE GRADING PLANS SHALL BE AT THE PROJECT SITE THROUGHOUT THE COURSE OF CONSTRUCTION.
- ALL GRADING SHALL BE PERFORMED IN CONFORMANCE WITH THE LINES, GRADES AND DETAILS AS SHOWN ON THESE PLANS. ANY DEVIATION FROM THESE PLANS WILL ONLY BE PERMITTED UPON WRITTEN APPROVAL FROM THE ENGINEER.
- ALL PADS ARE TO BE GRADED WITHIN $\pm 0.3'$ OF THE ELEVATIONS AS SHOWN ON THE PLANS. GRADING IS NOT COMPLETE UNTIL THE ENGINEER HAS CERTIFIED THAT THE PADS HAVE BEEN GRADED IN SUBSTANTIAL CONFORMANCE TO THE PLANS.
- ALL PLACEMENT OF OVERSIZED MATERIALS AND/OR FILL MATERIALS SHALL BE PER THE SOILS REPORT REFERENCED ON THIS PLAN.
- ADD 2800 TO ALL SPOT GRADES AND TOP OF CURB, FLOW LINE AND FINISH GRADE ELEVATIONS.
- ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.
- ANY CURVED CURB LESS THAN 1% MUST BE WATER TESTED BY CONTRACTOR AS REQUIRED BY CITY INSPECTOR.

GRADING LEGEND



FLOOD ZONE NOTE

THE PROJECT SITE IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP #32003C1750E. THE SITE IS LOCATED WITHIN DESIGNATED FLOOD HAZARD ZONE X BEING AN AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

BASIS OF BEARING

NORTH 89°27'31" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 196, PAGE 87 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK

BENCHMARK # 1C9925SSW6
RIVET AND SQUARE ALUMINUM PLATE IN NORTHEAST CORNER OF A CONCRETE BASE FOR LARGE POWER POLE (#40-B) AT THE WEST END OF ANN ROAD
ELEVATION = 880.365 METERS (NAVD'88)
ELEVATION = 2,888.33 U.S. FEET (NAVD'88)

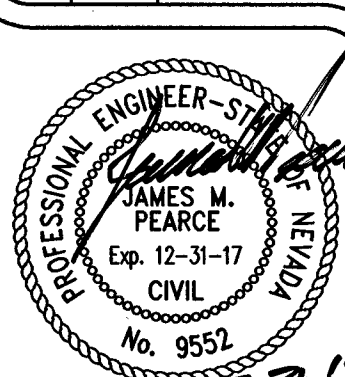
APPROVED FOR CONSTRUCTION

DATE: 2/23/17. PROJECT No.: 124612
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
www.tritoneng.com



DR HORTON
BLM SITE 11
OFF-SITE IMPROVEMENT PLANS
MICHELLI CREST PLAN & PROFILE
STA 17+00.00 TO STA 24+00.00



SHEET 13 OF 25
C.L.V. DWG.# 66442

HTE#16-54282

Call before you Dig
1-702-432-5300

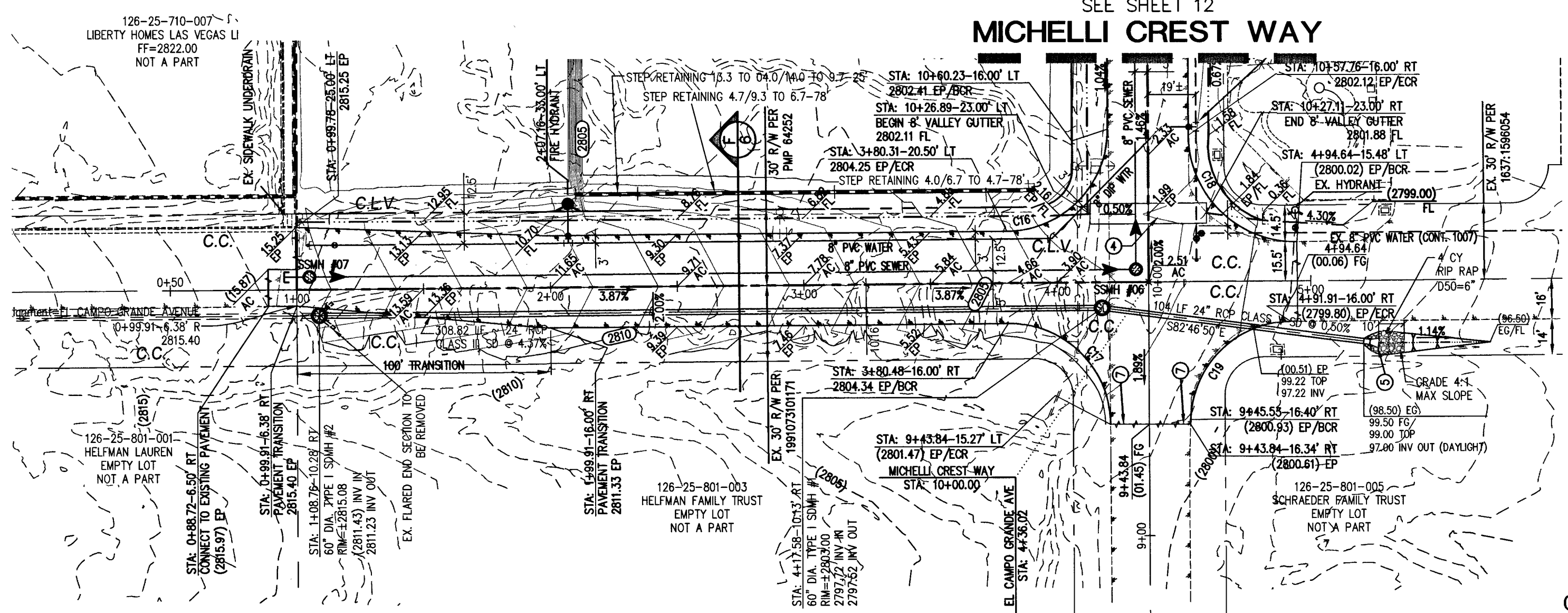
Avoid overhead power line contact. It's costly.

Call before you Overhead
1-702-227-2929

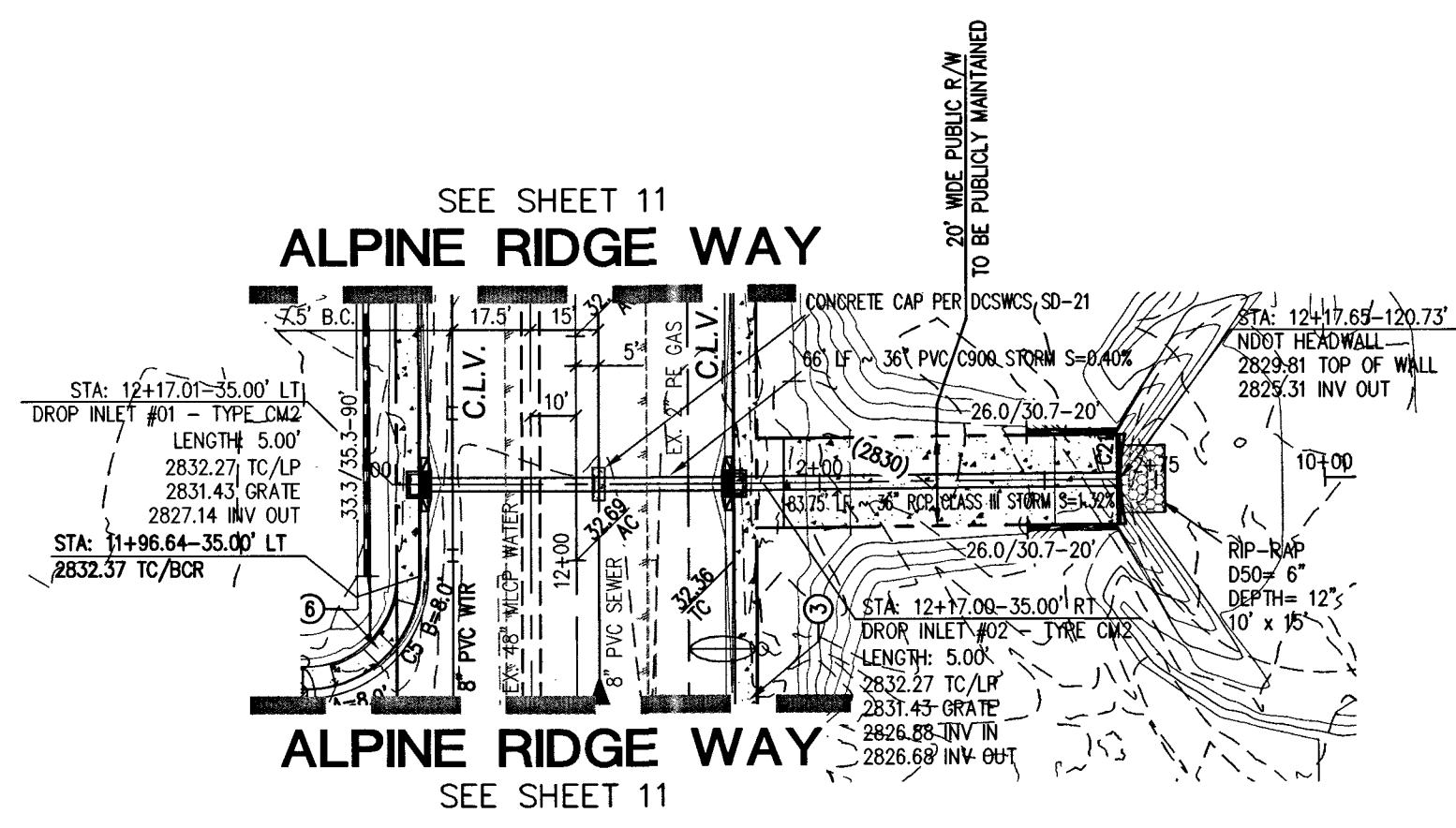
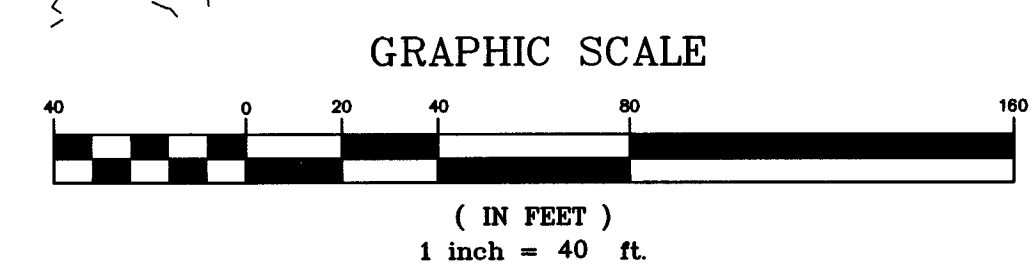
Call before you Dig
Avoid cutting underground utility lines. It's costly.

CALL 811
OR 1-800-227-2600

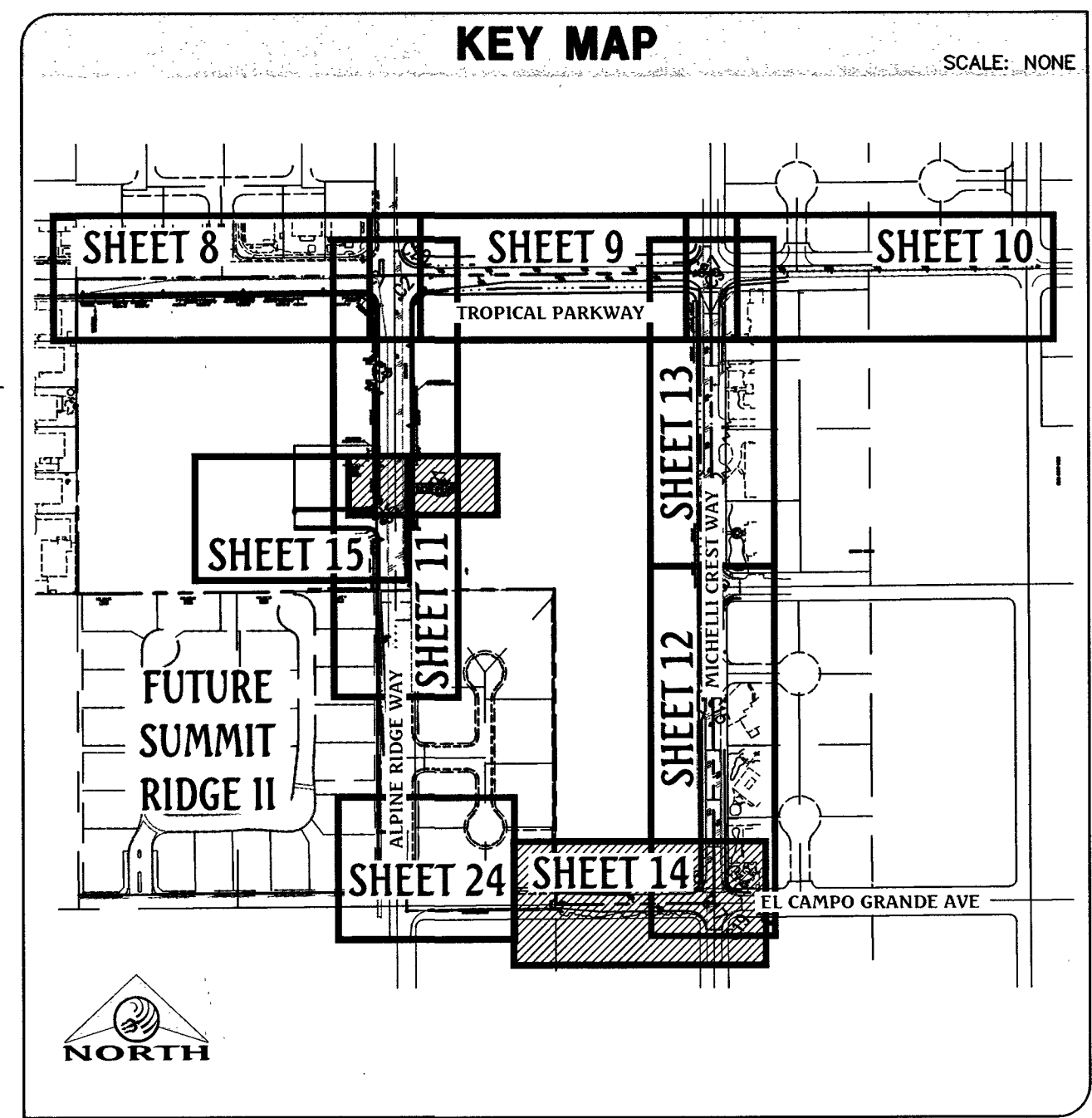
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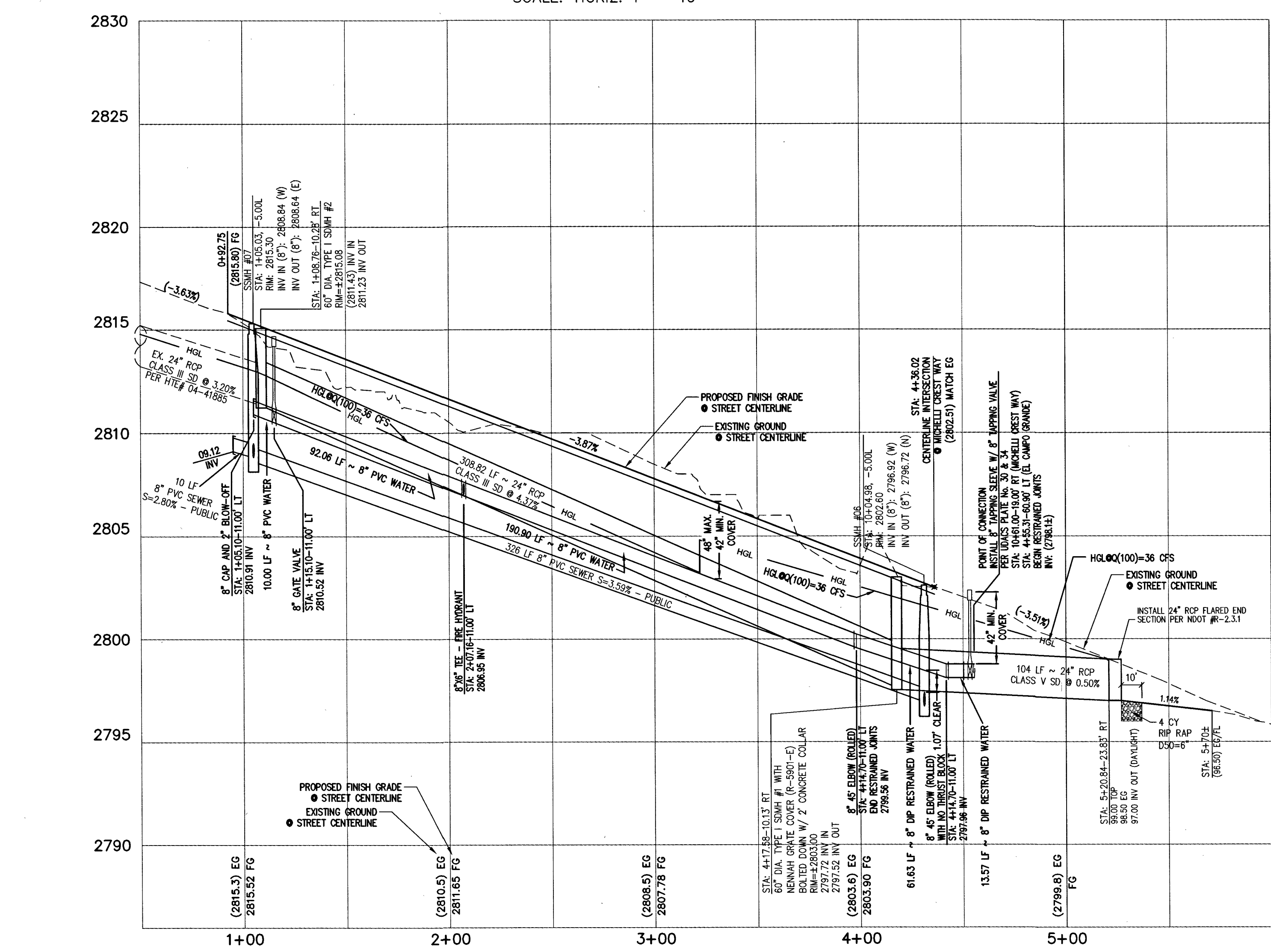
EL CAMPO GRANDE AVENUE (PUBLIC)
PLAN
SCALE: HORIZ. 1" = 40'



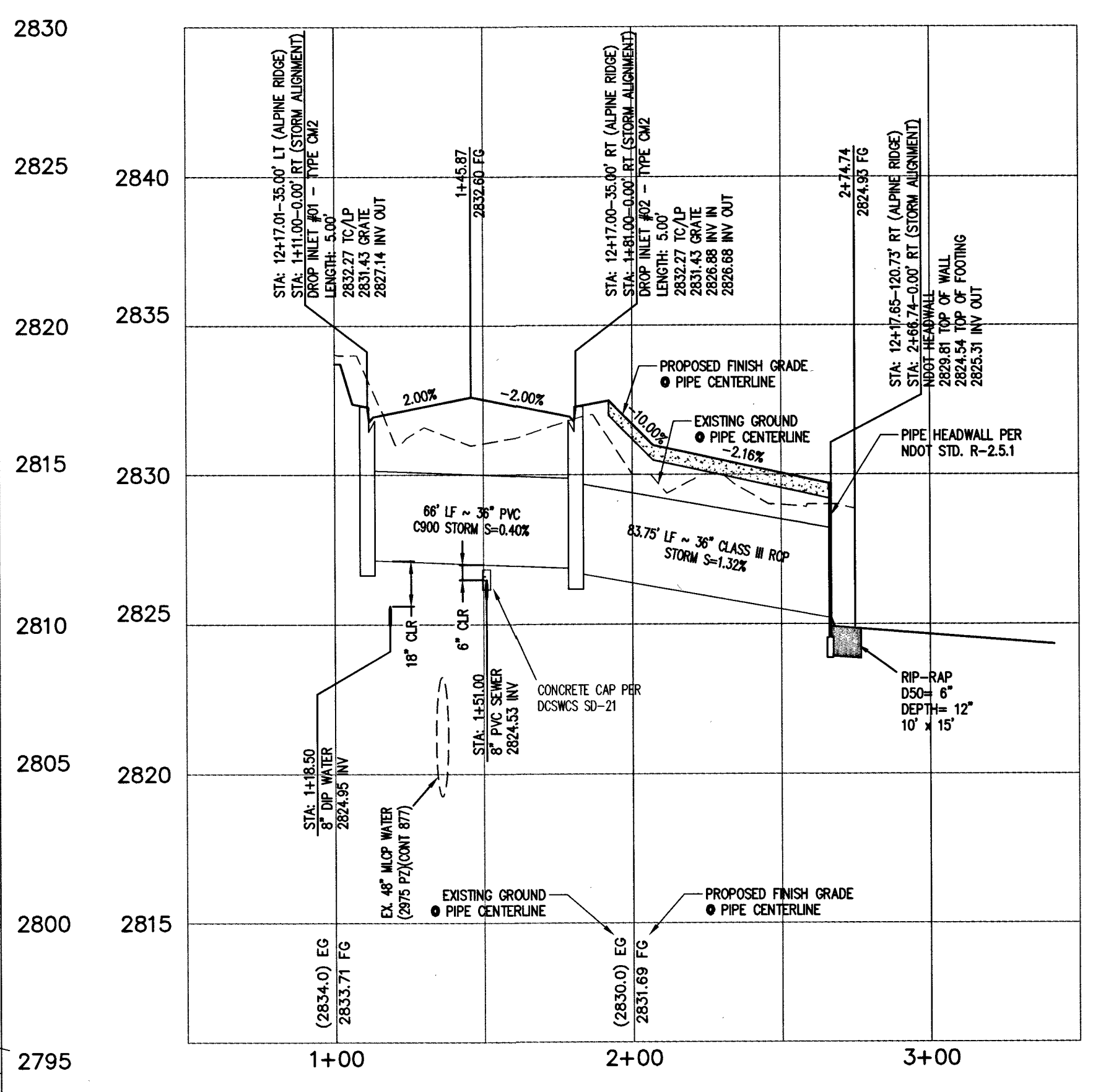
36" STORM DRAIN
PLAN
SCALE: HORIZ. 1" = 40'



KEY MAP
SCALE: NONE



EL CAMPO GRANDE AVENUE (PUBLIC)
PROFILE
SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'



36" STORM DRAIN
PROFILE
SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'

- GRADING NOTES**
1. ALL PROPOSED PAD ELEVATIONS AND SWALE ELEVATIONS ARE FINISHED GRADES. ALL OTHER PROPOSED ELEVATIONS ARE FINISHED GRADES.
 2. THE GRADING PLANS SHALL BE AT THE PROJECT SITE THROUGHOUT THE COURSE OF CONSTRUCTION.
 3. ALL GRADING SHALL BE PERFORMED IN CONFORMANCE WITH THE LINES, GRADES AND DETAILS AS SHOWN ON THESE PLANS. ANY DEVIATION FROM THESE PLANS WILL ONLY BE PERMITTED UPON WRITTEN APPROVAL FROM THE ENGINEER.
 4. ALL PADS ARE TO BE GRADED WITHIN 40.3' OF THE ELEVATIONS AS SHOWN ON THE PLANS. GRADING IS NOT COMPLETE UNTIL THE ENGINEER HAS CERTIFIED THAT THE PADS HAVE BEEN GRADED IN SUBSTANTIAL CONFORMANCE TO THE PLANS.
 5. ALL PLACEMENT OF OVERSIZED MATERIALS AND/OR FILL MATERIALS SHALL BE PER THE SOILS REPORT REFERENCED ON THIS PLAN.
 6. ADD 2800 TO ALL SPOT GRADES AND TOP OF CURB, FLOW LINE AND FINISH GRADE ELEVATIONS.
 7. ALL PRIVATE STREETS ARE P.U.E. PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.
 8. ANY CURVED CURB LESS THAN 1% MUST BE WATER TESTED BY CONTRACTOR AS REQUIRED BY CITY INSPECTOR.

- GRADING LEGEND**
- PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - EX. MAJOR CONTOUR
 - EX. MINOR CONTOUR
 - BOUNDARY LINE
 - STREET CENTERLINE
 - EDGE OF PAVEMENT
 - EXISTING CURB, GUTTER, & SIDEWALK
 - PROPOSED CURB, GUTTER, & SIDEWALK
 - PROPOSED AC PAVING
 - EX. FENCE
 - EX. BLOCK WALL
 - PROPOSED RETAINING WALL
 - TOP OF FOOTING
 - APPROX. WALL LENGTH TOP OF RETAINING WALL
 - PROPOSED SCARP

FLOOD ZONE NOTE

THE PROJECT SITE IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP #32003C1750E. THE SITE IS LOCATED WITHIN DESIGNATED FLOOD HAZARD ZONE X BEING AN AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

BASIS OF BEARING

NORTH 89°27'31" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 198, PAGE 87 OF SURVEY'S ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK

BENCHMARK # 1C99255SW5
RIVET AND SQUARE ALUMINUM PLATE IN NORTHEAST CORNER OF A CONCRETE BASE FOR LARGE POWER POLE (#40-8) AT THE WEST END OF ANN ROAD
ELEVATION = 880.365 METERS (NAVD'83)
ELEVATION = 2,888.33 U.S. FEET (NAVD'83)

APPROVED FOR CONSTRUCTION

DATE: 2/23/17 PROJECT NO.: 124612

- CONSTRUCTION NOTES**
1. CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #216.1.
 2. CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #216.1.S1.
 3. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #234.
 4. CONSTRUCT 8' WIDE VALLEY GUTTER PER CCAUSD #228 AND #229.
 5. INSTALL 24" RCP FLARED END SECTION PER NDOT #2-3.1. SEE DETAIL G/SHEET 7.
 6. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235, CASE 1.
 7. PAVEMENT SAW CUT AND RESTORATION PER CCAUSD #500.5 AND #500.5.
 8. CONSTRUCT "R" TYPE CURB & GUTTER PER CCAUSD #217.52.
 9. 4' LONG CURB TRANSITION FROM "R" CURB TO "L" CURB

FOR CLARK COUNTY JURISDICTION ONLY

CLARK COUNTY DEPARTMENT OF PUBLIC WORKS DEVELOPMENT REVIEW
Acceptance of plans for filing

By: [Signature]
Acceptance of these plans for filing shall not be construed to be a permit for or an approval of any violation of any of the provisions of the state or county laws and/or specifications. Clark County shall be held free from damages which may result from the construction of the improvements from the engineering design depicted herein.

NOTE: Power poles and/or other existing facilities not in proper location based on proposed improvements shown herein will be relocated at no expense to Clark County.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	090°27'29"	30.00'	47.36'	30.24'
C2	089°32'27"	30.00'	46.88'	29.76'
C3	090°00'00"	25.00'	39.27'	25.00'
C4	090°00'00"	25.00'	39.27'	25.00'
C5	090°00'00"	25.00'	39.27'	25.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C16	089°42'51"	40.00'	62.64'	39.80'
C17	090°07'30"	40.00'	62.92'	40.09'
C18	090°44'51"	42.00'	66.52'	42.55'
C19	087°38'25"	40.00'	61.16'	38.36'
C20	084°17'01"	40.00'	58.84'	36.20'
C21	025°23'32"	45.50'	20.16'	10.25'

FAST
Call before you Undergo
1-702-432-5300
FREEMAN & ARTERIAL SYSTEMS OF TRANSPORTATION

Call before you Dig
Avoid cutting underground utility lines. It's costly.
811
OR
1-800-227-2600

Call before you Overhead
Avoid overhead power line contact. It's costly.
1-702-227-2929

DATE: 01/20/2017
DRAWN BY: J. PEARCE
DESIGNED BY:
CHECKED BY: A.D.
JOB NO.: 007104
SCALE: 1" = 40'

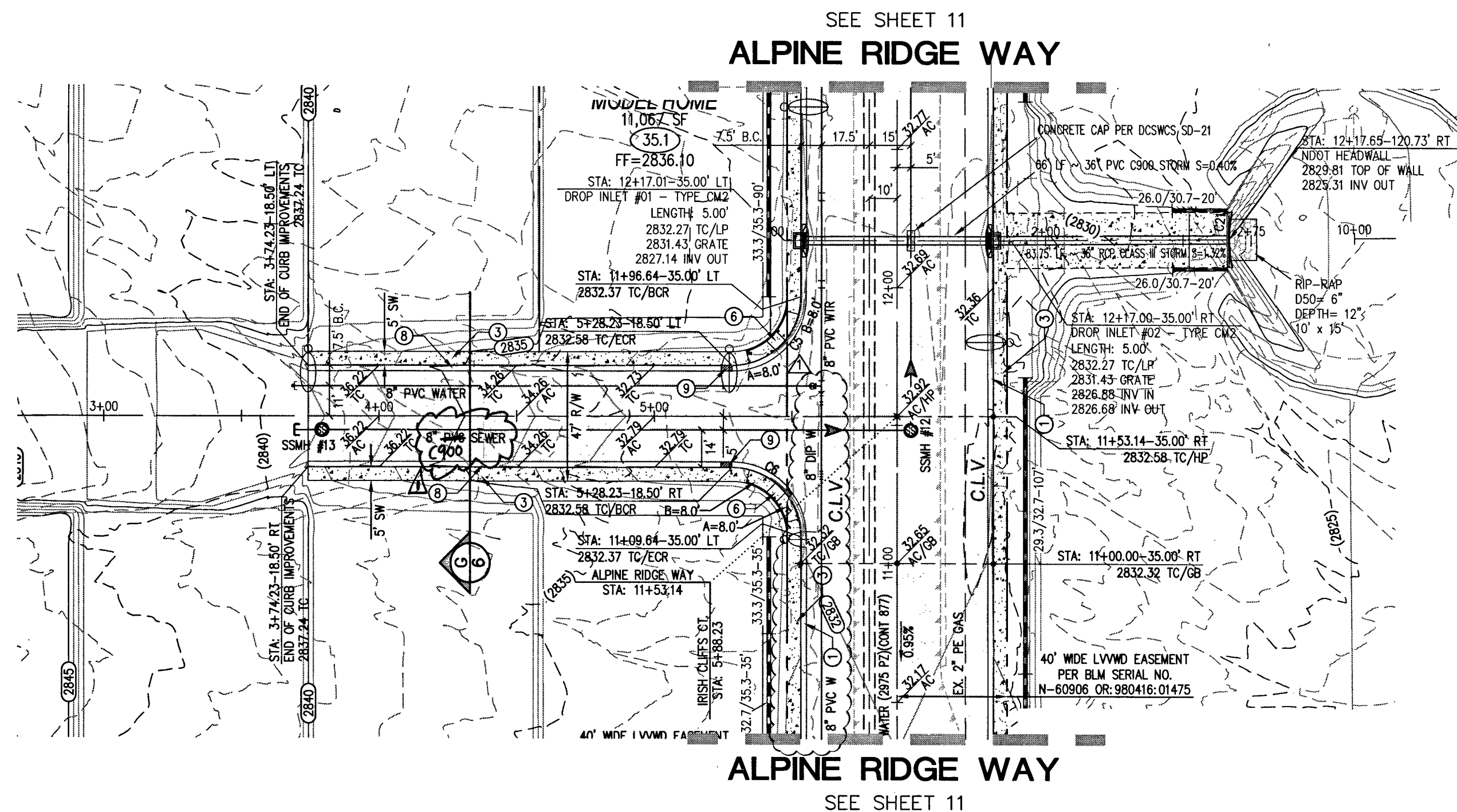
Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

DR. HORTON
BLM SITE 11
OFF-SITE IMPROVEMENT PLANS
EL CAMPO GRANDE AVENUE PLAN & PROFILE
STA 1+00.00 TO STA 5+00.00

PROFESSIONAL ENGINEER
JAMES M. PEARCE
Exp. 12-31-17
CIVIL
No. 9552
2-2-17

SHEET 14 OF 25
C.L.V. DWG.# 66442
HTE#16-54282

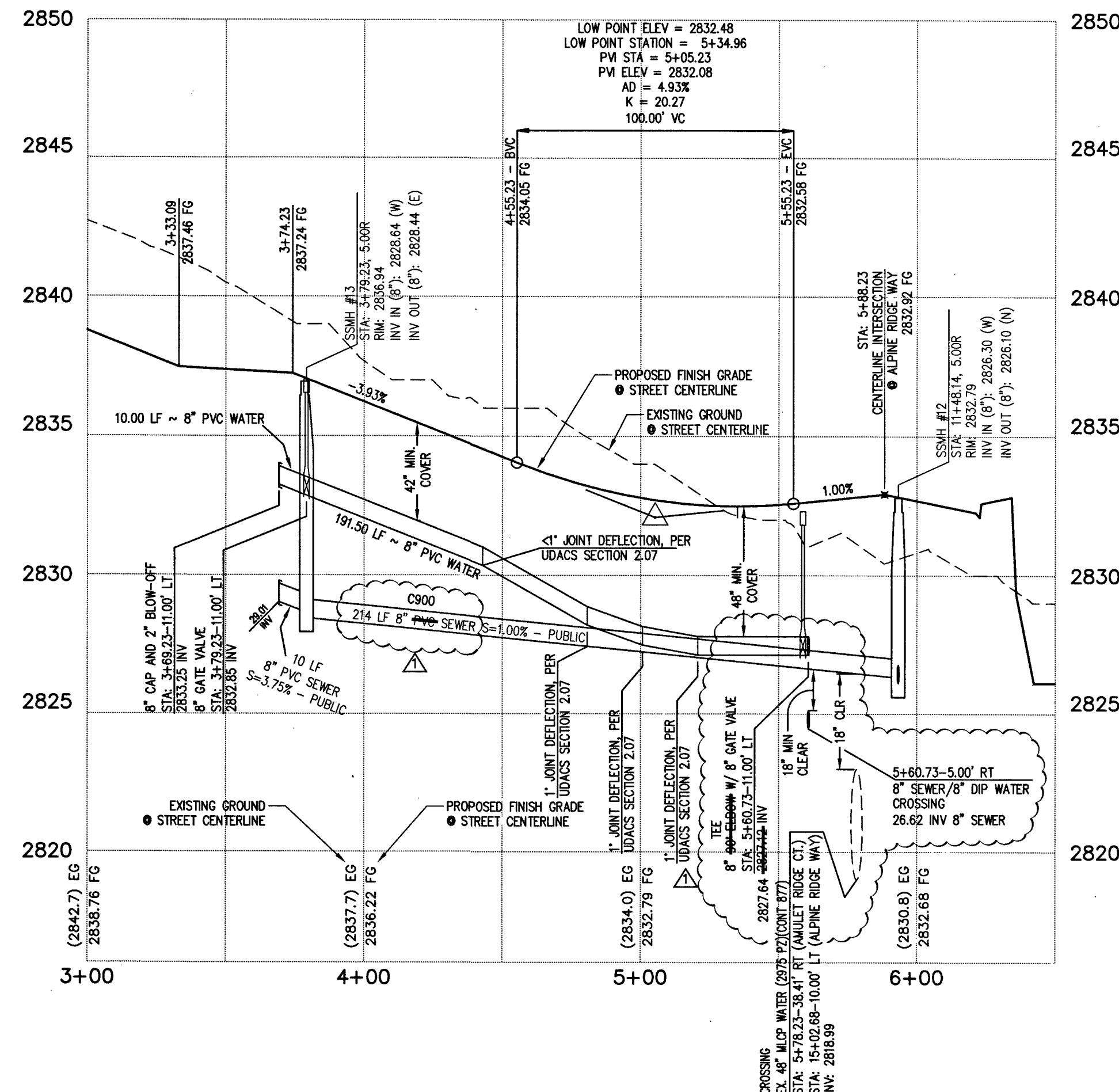
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IRISH CLIFFS COURT (PUBLIC)

PLAN

SCALE: HORIZ. 1" = 40'

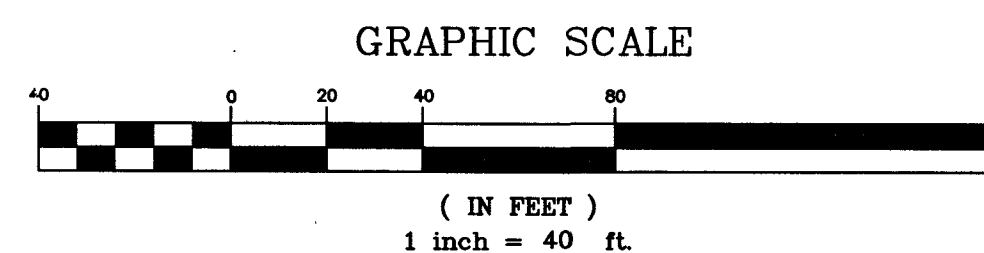


IRISH CLIFFS COURT (PUBLIC)

PROFILE

SCALE: HORIZ. 1" = 40'

VERT. 1" = 4'



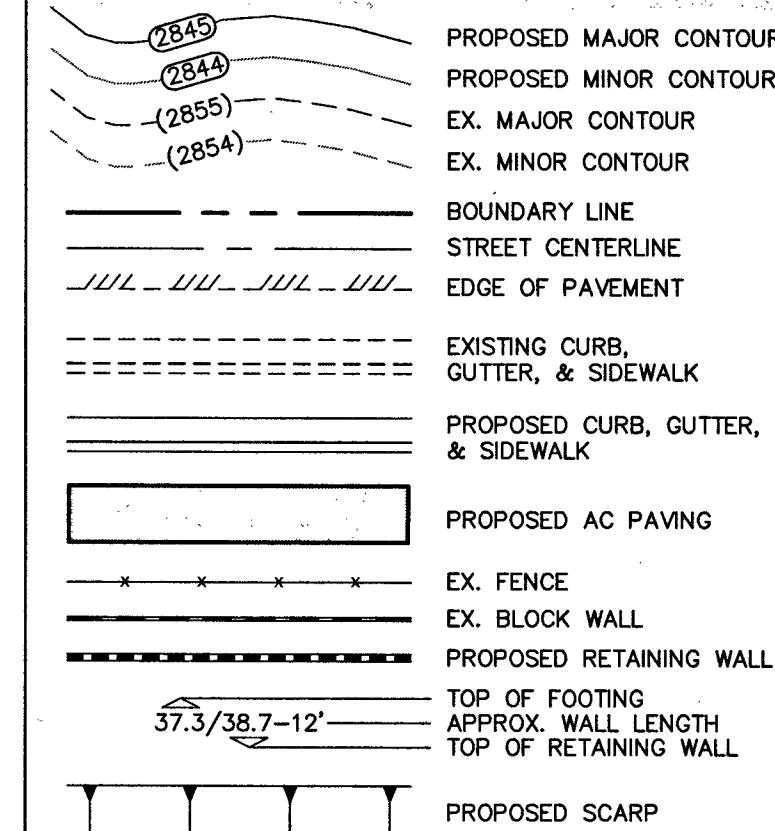
CONSTRUCTION NOTES

1. CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #216.
2. CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #216.1S1.
3. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #234.
4. CONSTRUCT 8" WIDE VALLEY GUTTER PER CCAUSD #228 AND #229.
5. INSTALL 24" RCP FLARED END SECTION PER NDOT #R-2.3.1. SEE DETAIL G/SHEET 7.
6. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235, CASE 1.
7. PAVEMENT SAW CUT AND RESTORATION PER CCAUSD #500.5 AND #500.5.
8. CONSTRUCT "R" TYPE CURB & GUTTER PER CCAUSD #217.52.
9. 4' LONG CURB TRANSITION FROM "R" CURB TO "L" CURB.

GRADING NOTES

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GRADING LEGEND



FLOOD ZONE NOTE

THE PROJECT SITE IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP #32003C1750E. THE SITE IS LOCATED WITHIN DESIGNATED FLOOD HAZARD ZONE X BEING AN AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

BASIS OF BEARING

NORTH 89°27'31" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 59 EAST, W.D.M., AS SHOWN IN FILE 198, PAGE 87 OF SURVEY'S ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK

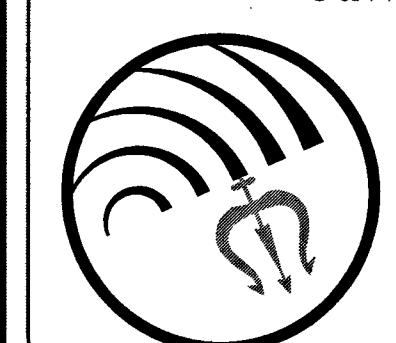
BENCHMARK # 1C99255SW6
RIVET AND SQUARE ALUMINUM PLATE IN NORTHEAST CORNER OF A CONCRETE BASE FOR LARGE POWER POLE (#40-8) AT THE WEST END OF ANN ROAD
ELEVATION = 880.365 METERS (NAVD88)
ELEVATION = 2,888.33 U.S. FEET (NAVD88)

APPROVED FOR CONSTRUCTION

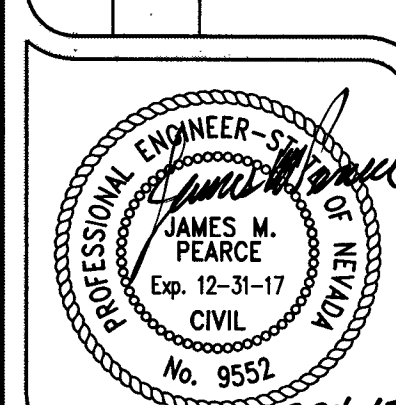
1st Approved 2/23/17
DATE: 5/31/17 PROJECT No.: 124612

DATE : 01/20/2017																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						</
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DATE: 01/20/2017
PM: J. PEARCE
DRAWN BY:
DESIGNED BY:
CHECKED BY:
ADA CHECKED BY:
JOB NO.: 007104
SCALE: 1" = 40'



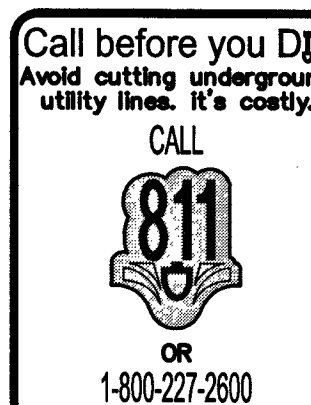
DR. HORTON
BLM SITE 11
OFF-SITE IMPROVEMENT PLANS
IRISH CLIFFS COURT PLAN & PROFILE
STA 3+00.00 TO STA 6+50.00

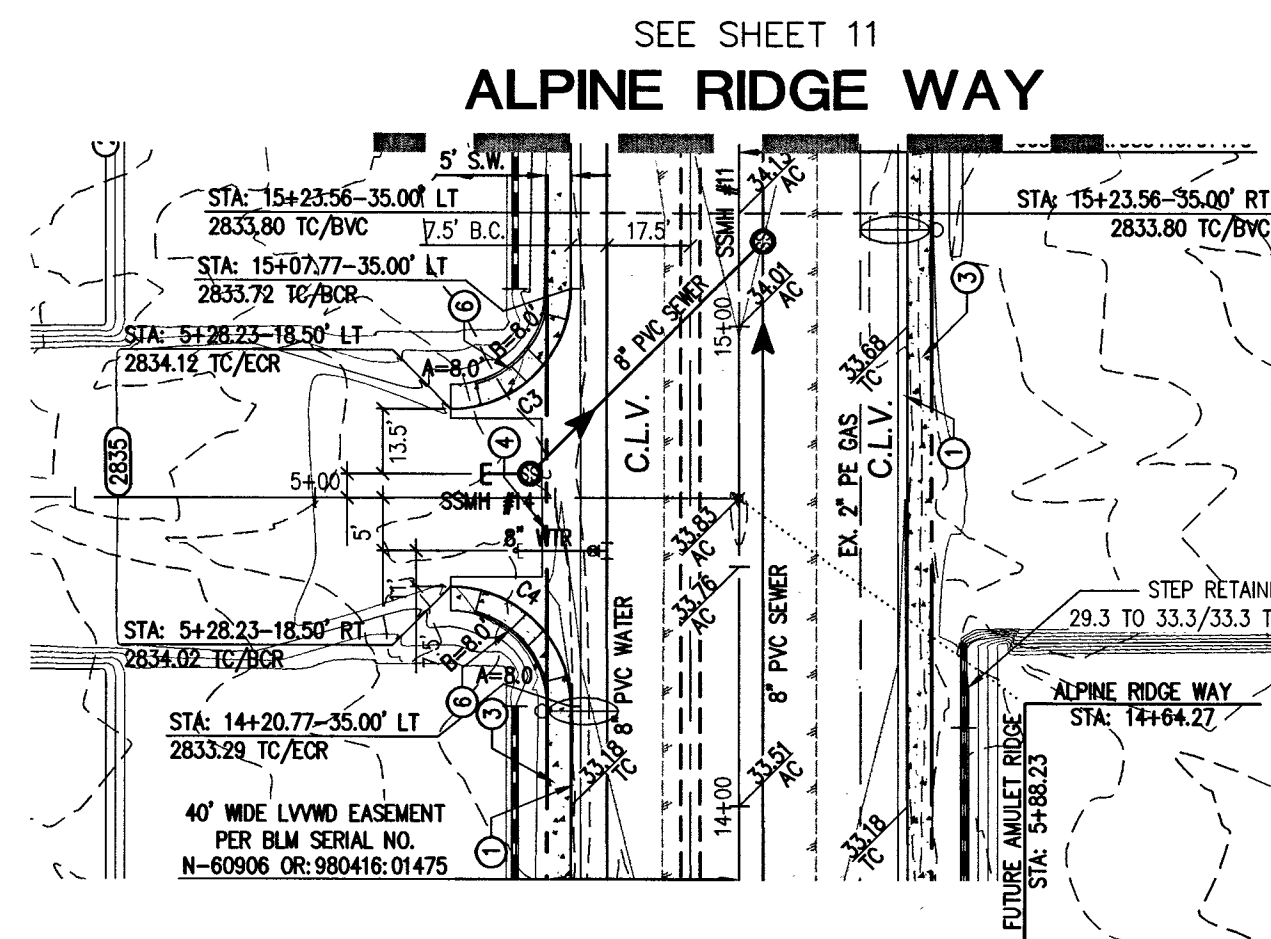


SHEET 15 OF 25
C.L.V. DWG.# 66442

PROJ. #124612 AGR #116026 QS 126-25-5E XC# 11263

HTE#16-54282

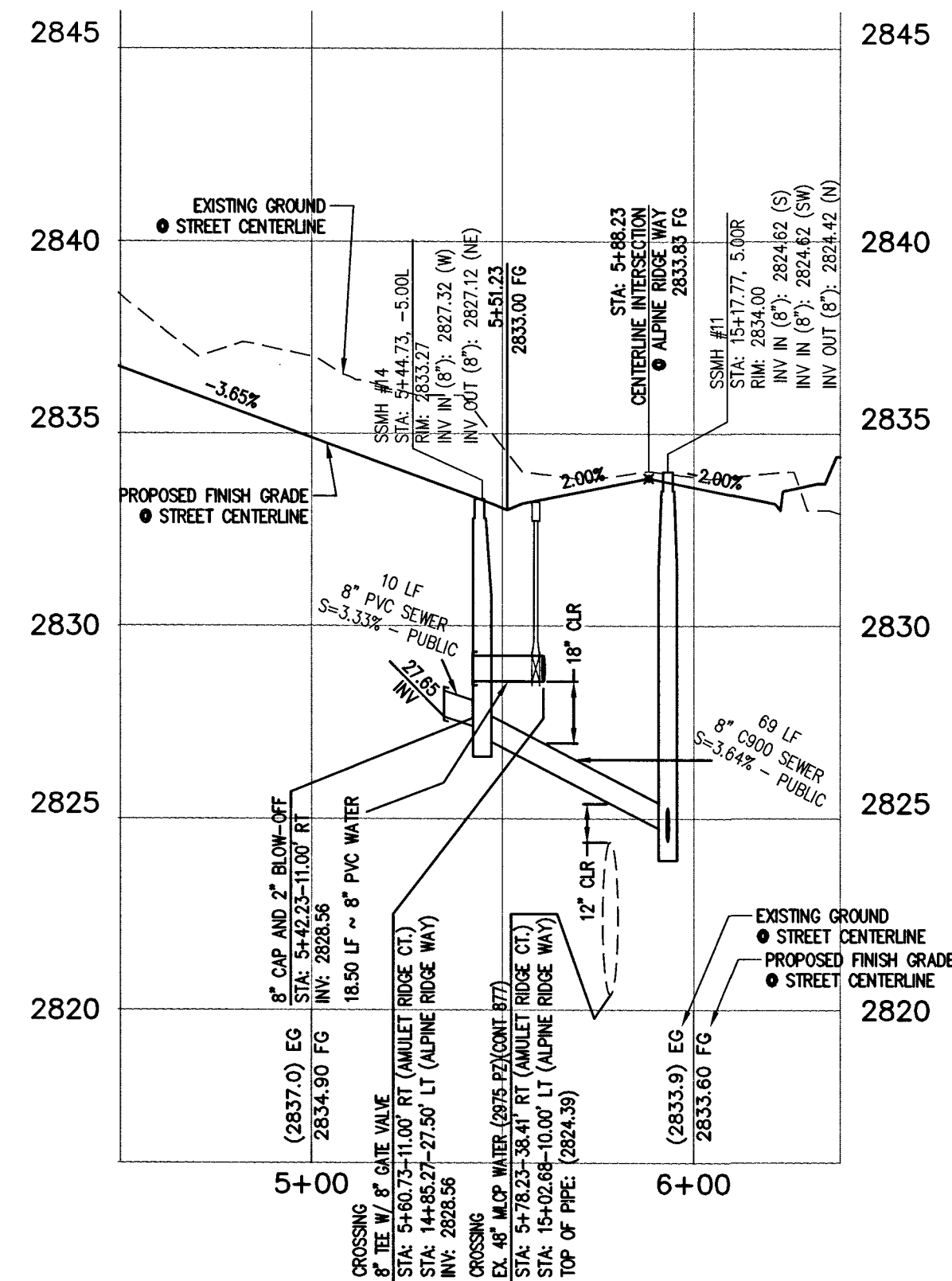




AMULET RIDGE CT. (PUBLIC)

PLAN

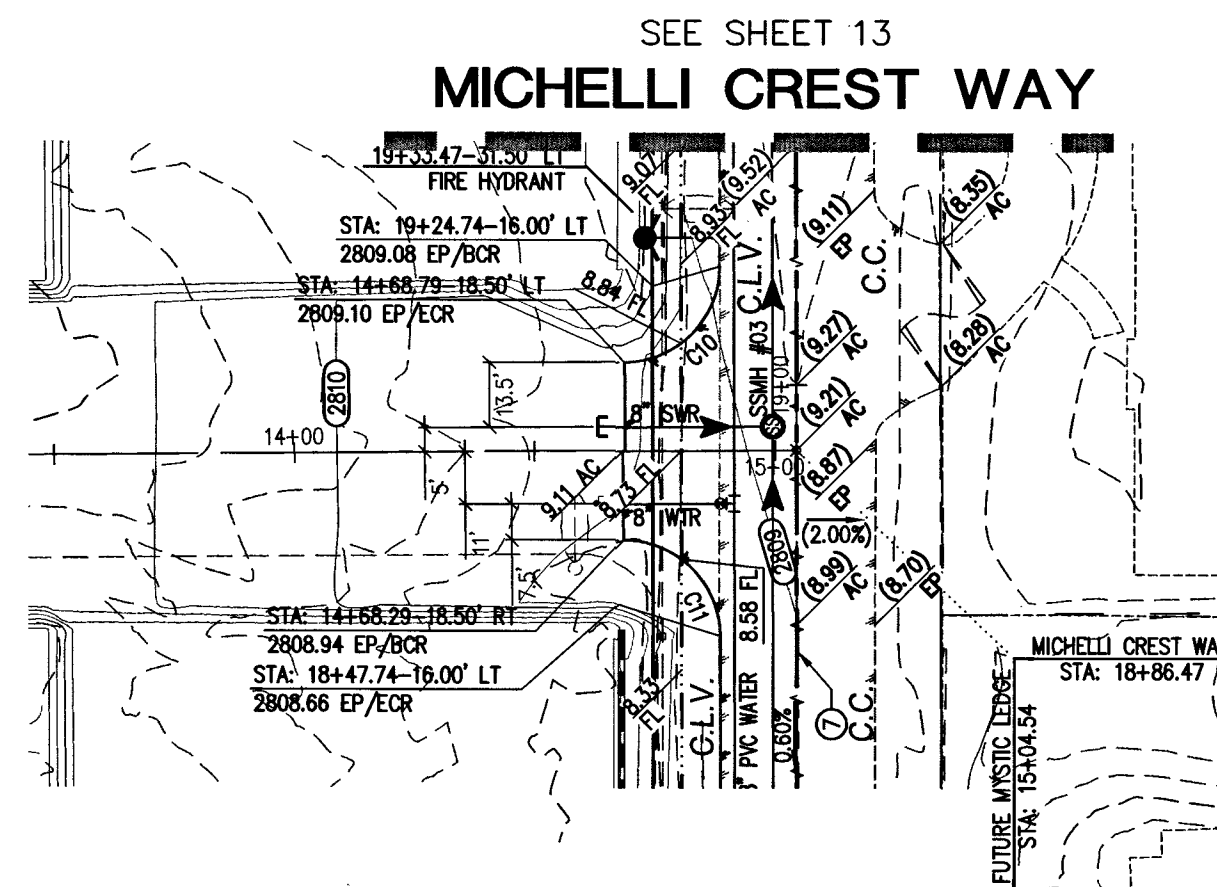
SCALE: HORIZ. 1" = 40'



AMULET RIDGE CT. (PUBLIC)

PROFILE

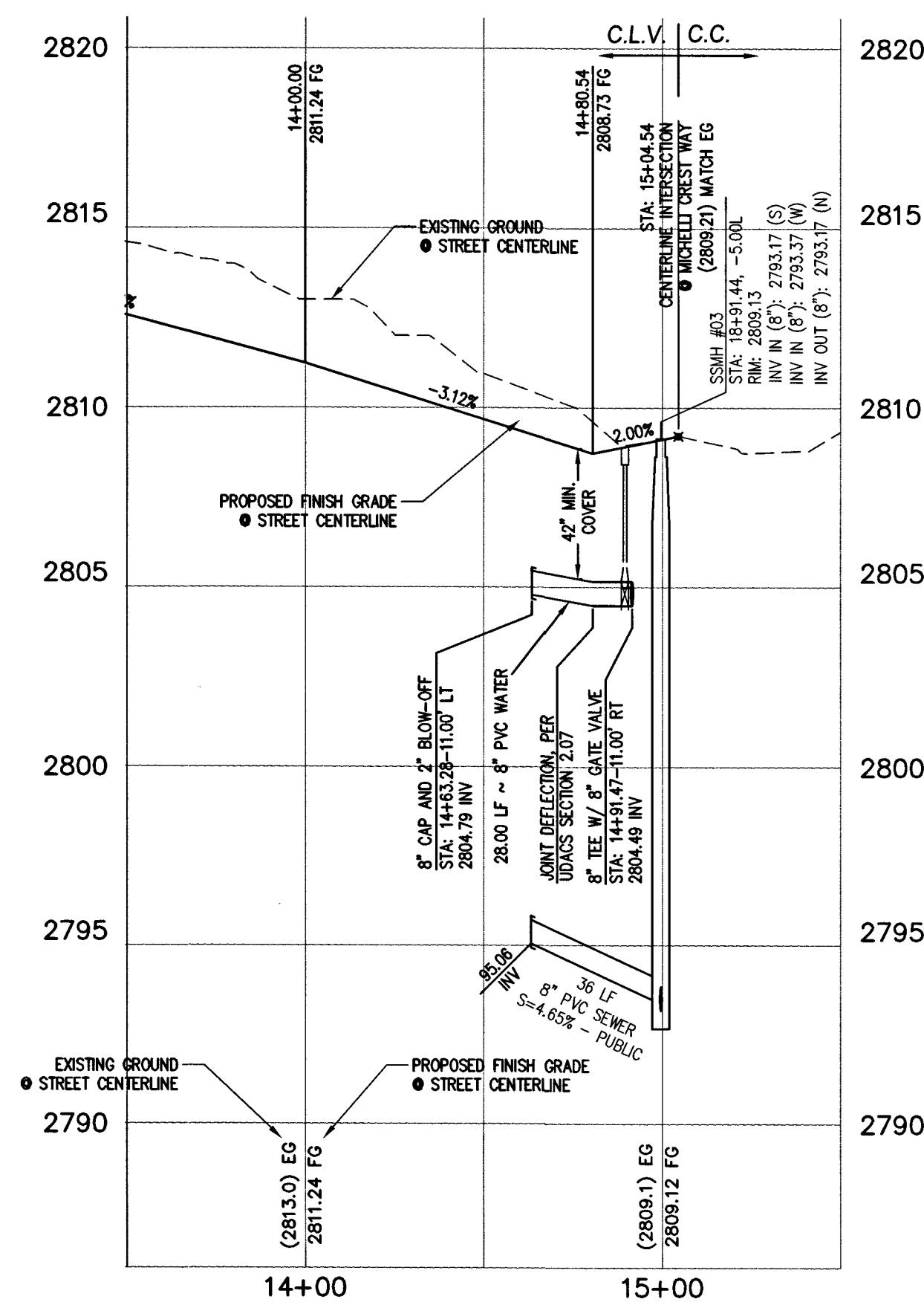
SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'



MYSTIC LEDGE CT. (PUBLIC)

PLAN

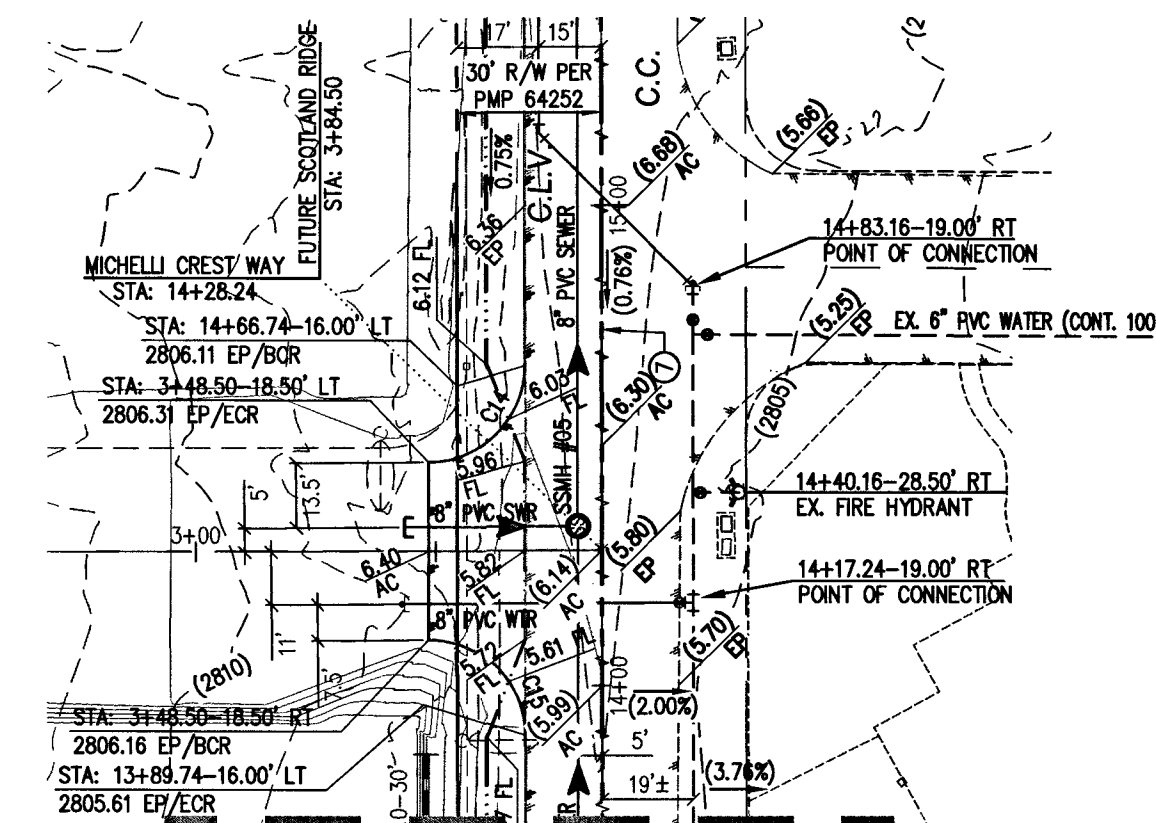
SCALE: HORIZ. 1" = 40'



MYSTIC LEDGE CT. (PUBLIC)

PROFILE

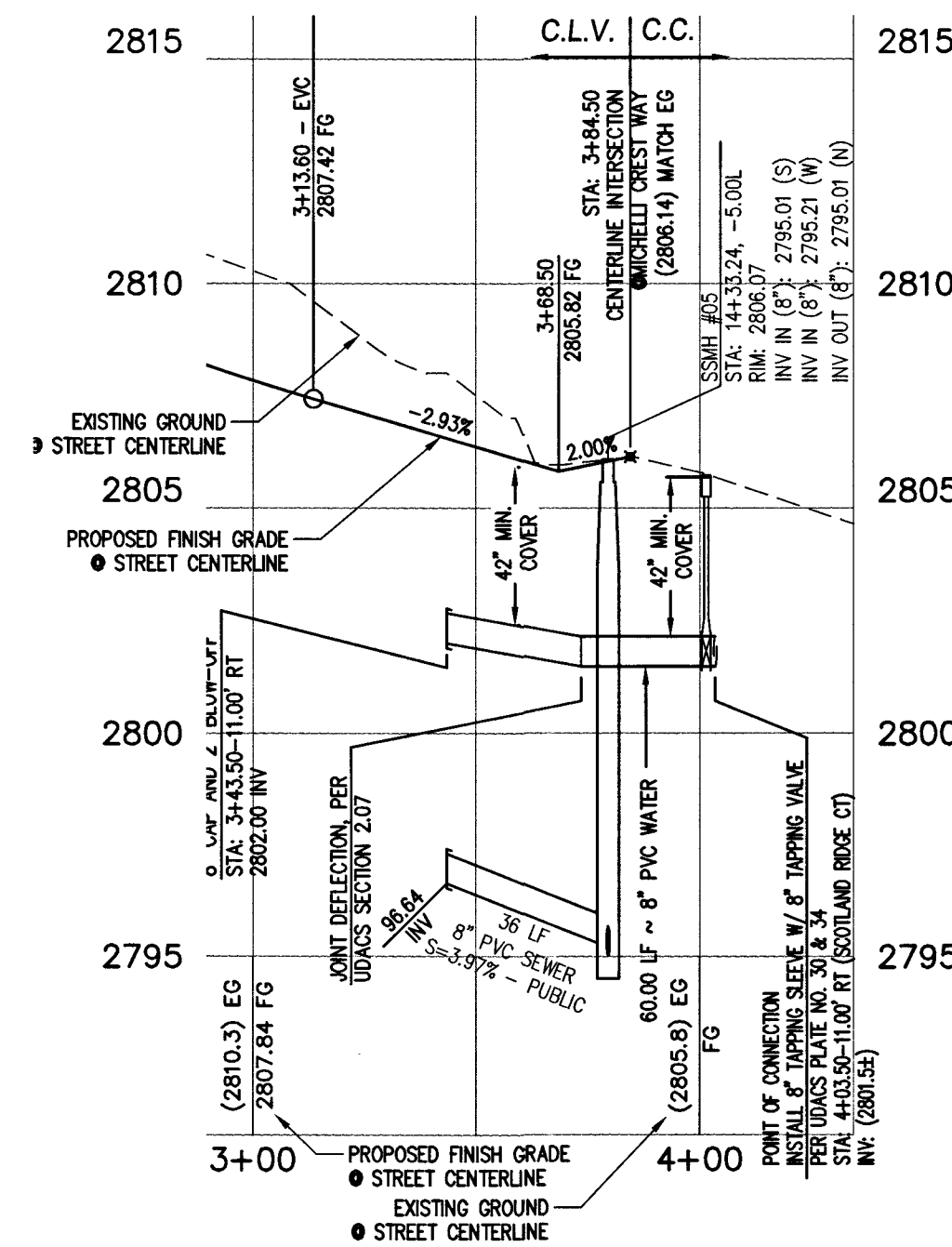
SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'



SCOTLAND RIDGE CT. (PUBLIC)

PLAN

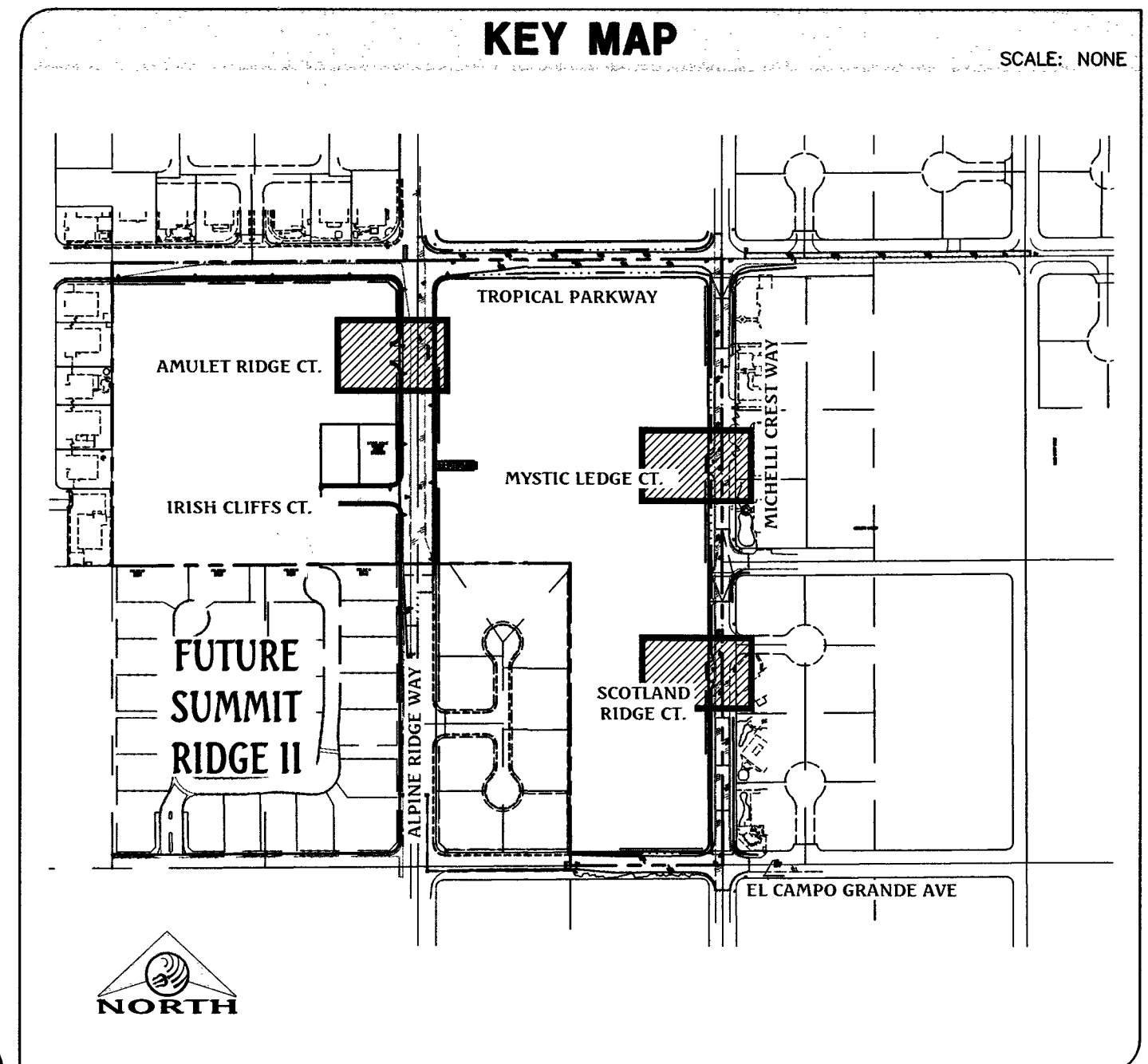
SCALE: HORIZ. 1" = 40'



SCOTLAND RIDGE CT. (PUBLIC)

PROFILE

SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'



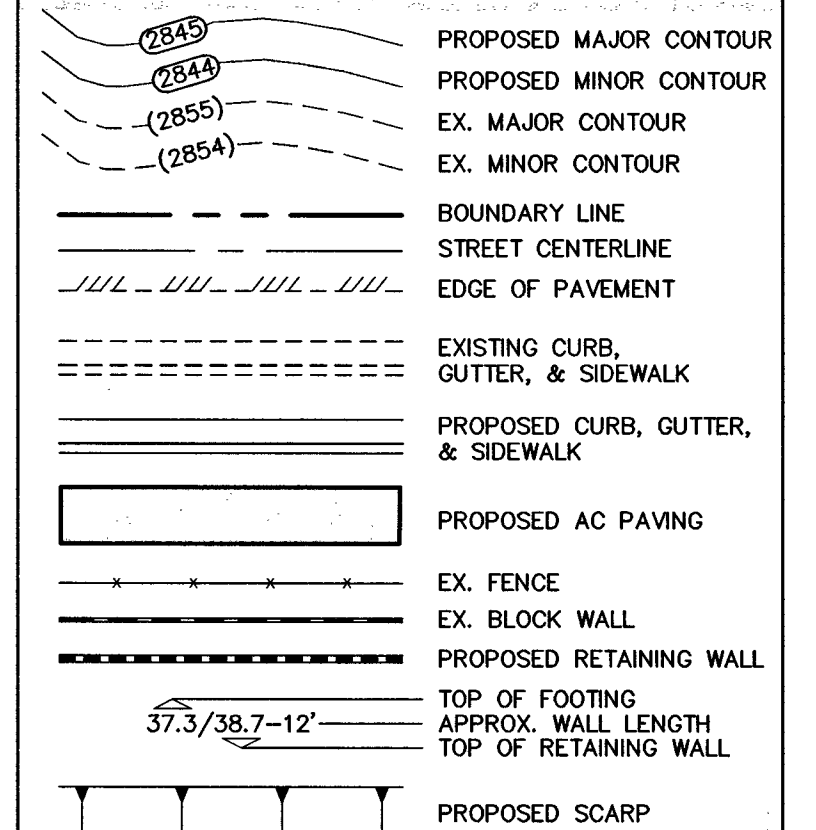
CONSTRUCTION NOTES

- CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #216.
- CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #216.1.S1.
- CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #228 AND #229.
- INSTALL 24" RCP FLARED END SECTION PER NDOT #R-2.3.1. SEE DETAIL G/SHEET 7.
- CONSTRUCT SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOWNS OR EQUIVALENT PER CCAUSD #235, CASE 1.
- PAVEMENT SAW CUT AND RESTORATION PER CCAUSD #500.5 AND #500.5.
- CONSTRUCT "R" TYPE CURB & GUTTER PER CCAUSD #217.52.
- 4' LONG CURB TRANSITION FROM "R" CURB TO "L" CURB

GRADING NOTES

- ALL PROPOSED PAD ELEVATIONS AND SWALE ELEVATIONS ARE ROUGH GRADES. ALL OTHER PROPOSED ELEVATIONS ARE FINISHED GRADES.
- THE GRADING PLANS SHALL BE AT THE PROJECT SITE THROUGHOUT THE COURSE OF CONSTRUCTION.
- ALL GRADING SHALL BE PERFORMED IN CONFORMANCE WITH THE LINES, GRADES AND DETAILS AS SHOWN ON THESE PLANS. ANY DEVIATION FROM THESE PLANS WILL ONLY BE PERMITTED UPON WRITTEN APPROVAL FROM THE ENGINEER.
- ALL PADS ARE TO BE GRADED WITHIN $\pm 0.3'$ OF THE ELEVATIONS AS SHOWN ON THE PLANS. GRADING IS NOT COMPLETE UNTIL THE ENGINEER HAS CERTIFIED THAT THE PADS HAVE BEEN GRADED IN SUBSTANTIAL CONFORMANCE TO THE PLANS.
- ALL PLACEMENT OF OVERSIZED MATERIALS AND/OR FILL MATERIALS SHALL BE PER THE SOILS REPORT REFERENCED ON THIS PLAN.
- ADD 2800 TO ALL SPOT GRADES AND TOP OF CURB, FLOW LINE AND FINISH GRADE ELEVATIONS.
- ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.
- ANY CURVED CURB LESS THAN 12' MUST BE WATER TESTED BY CONTRACTOR AS REQUIRED BY CITY INSPECTOR.

GRADING LEGEND



FLOOD ZONE NOTE

THE PROJECT SITE IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP #32003C1750E. THE SITE IS LOCATED WITHIN DESIGNATED FLOOD HAZARD ZONE X BEING AN AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

BASIS OF BEARING

NORTH 89°27'31" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 196, PAGE 67 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

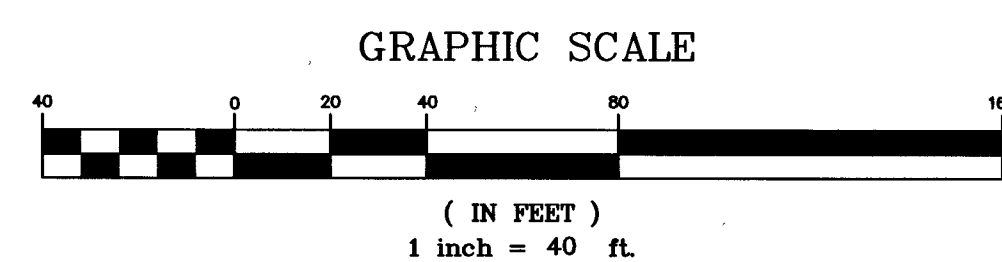
BENCHMARK

BENCHMARK # 1C99255SW6
RIVET AND SQUARE ALUMINUM PLATE IN NORTHEAST CORNER OF A CONCRETE BASE FOR LARGE POWER POLE (#40-B) AT THE WEST END OF ANN ROAD
ELEVATION = 880.365 METERS (NAVD'88)
ELEVATION = 2,888.33 U.S. FEET (NAVD'88)

APPROVED FOR CONSTRUCTION

DATE: 2/23/17 PROJECT NO.: 124612
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	090°27'29"	30.00'	47.36'	30.24'
C2	089°32'27"	30.00'	46.88'	29.76'
C3	090°00'00"	25.00'	39.27'	25.00'
C4	090°00'00"	25.00'	39.27'	25.00'
C5	090°00'00"	25.00'	39.27'	25.00'
C6	090°00'00"	25.00'	39.27'	25.00'
C7	089°32'53"	40.00'	62.52'	39.69'
C8	055°57'57"	40.00'	39.07'	21.25'
C9	084°09'17"	48.00'	70.50'	43.34'
C10	089°37'21"	20.00'	31.28'	19.87'
C11	090°22'39"	20.00'	31.55'	20.13'
C12	090°36'03"	40.00'	63.25'	40.42'
C13	090°28'20"	42.00'	66.32'	42.35'
C14	090°00'00"	20.00'	31.42'	20.00'
C15	090°00'00"	20.00'	31.42'	20.00'
C16	089°42'51"	40.00'	62.64'	39.80'
C17	090°07'30"	40.00'	62.92'	40.09'
C18	090°44'51"	42.00'	66.52'	42.55'
C19	087°36'25"	40.00'	61.16'	38.36'
C20	084°17'01"	40.00'	58.84'	36.20'
C21	025°23'32"	45.50'	20.16'	10.25'



Call before you Dig
1-702-432-5300

Avoid overhead power line contact. It's costly.

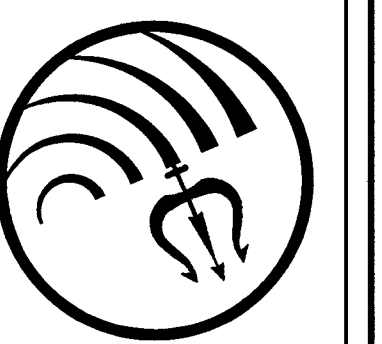
Call before you Dig
Overhead
1-702-227-2929

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

CALL 811
OR 1-800-227-2800

DATE	NO.	DESCRIPTION	SCALE	DATE	APP'D
01/20/2017			1" = 40'		
PM: J. PEARCE					
DRAWN BY:					
DESIGNED BY:					
CHECKED BY:					
ADA CHECKED:					
JOB NO.: 00704					

Office: (702) 254-1480
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
www.tritoneng.com



DR. HORTON
BLM SITE 11
OFF-SITE IMPROVEMENT PLANS
STUB STREET PLAN & PROFILES

SHEET 16 OF 25
C.L.V. DWG.# 66442

C:\Triton Drawings\007104 BLM Site 11 East\Drawings\Improvement Plans\Off-site Imps\REVISED\Sheet 17 REPT.dwg Date Wed, 24 May 2017 - 3:21pm

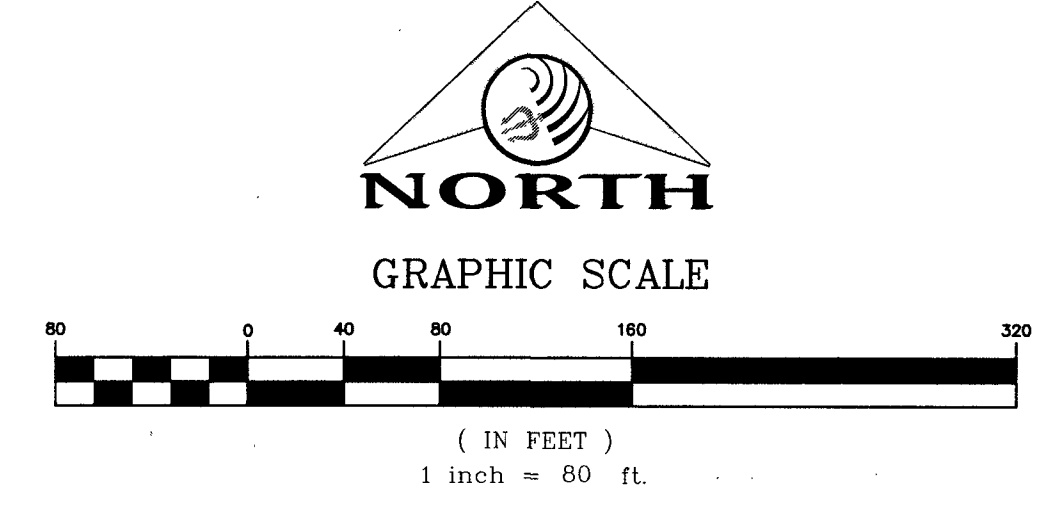
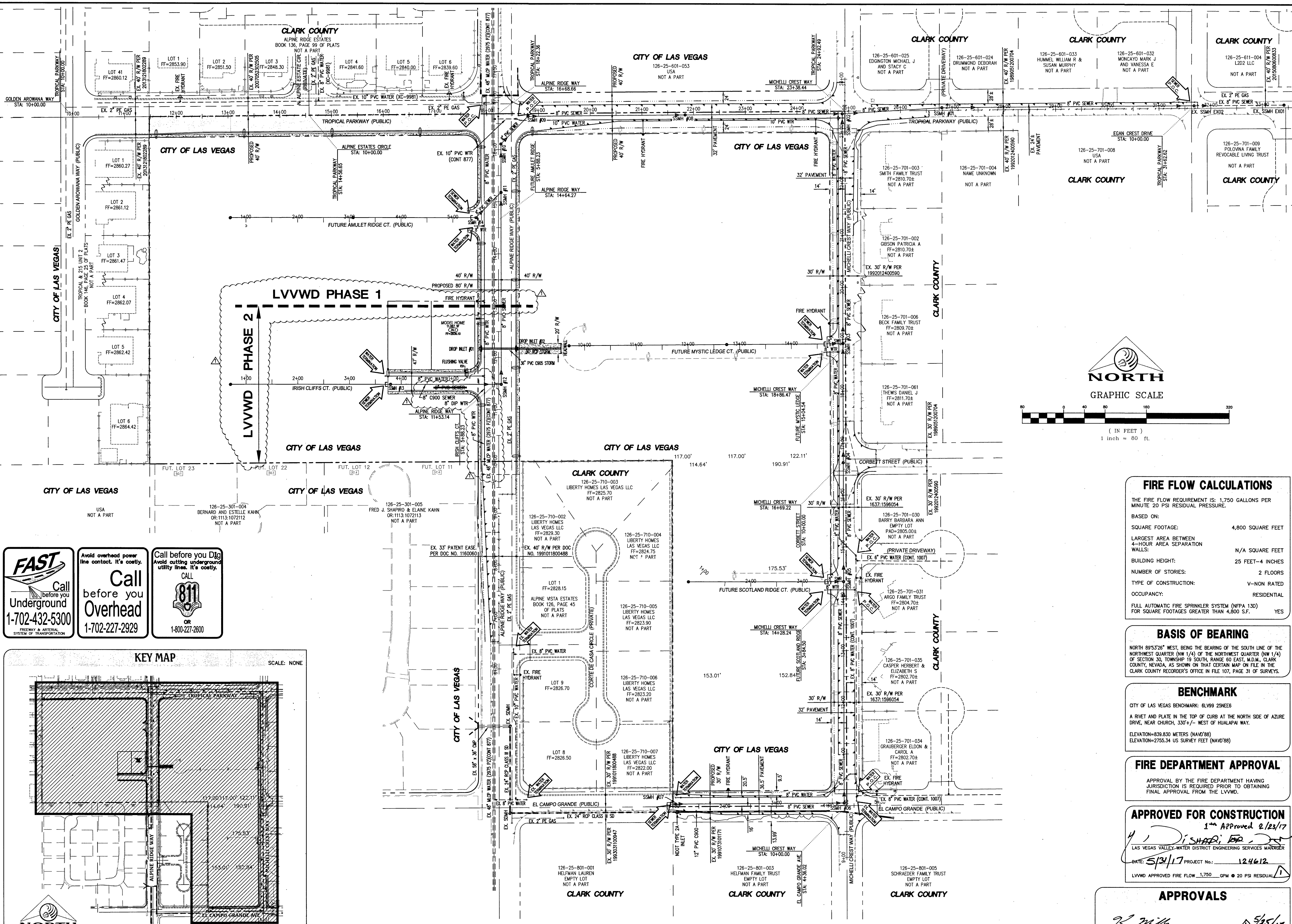
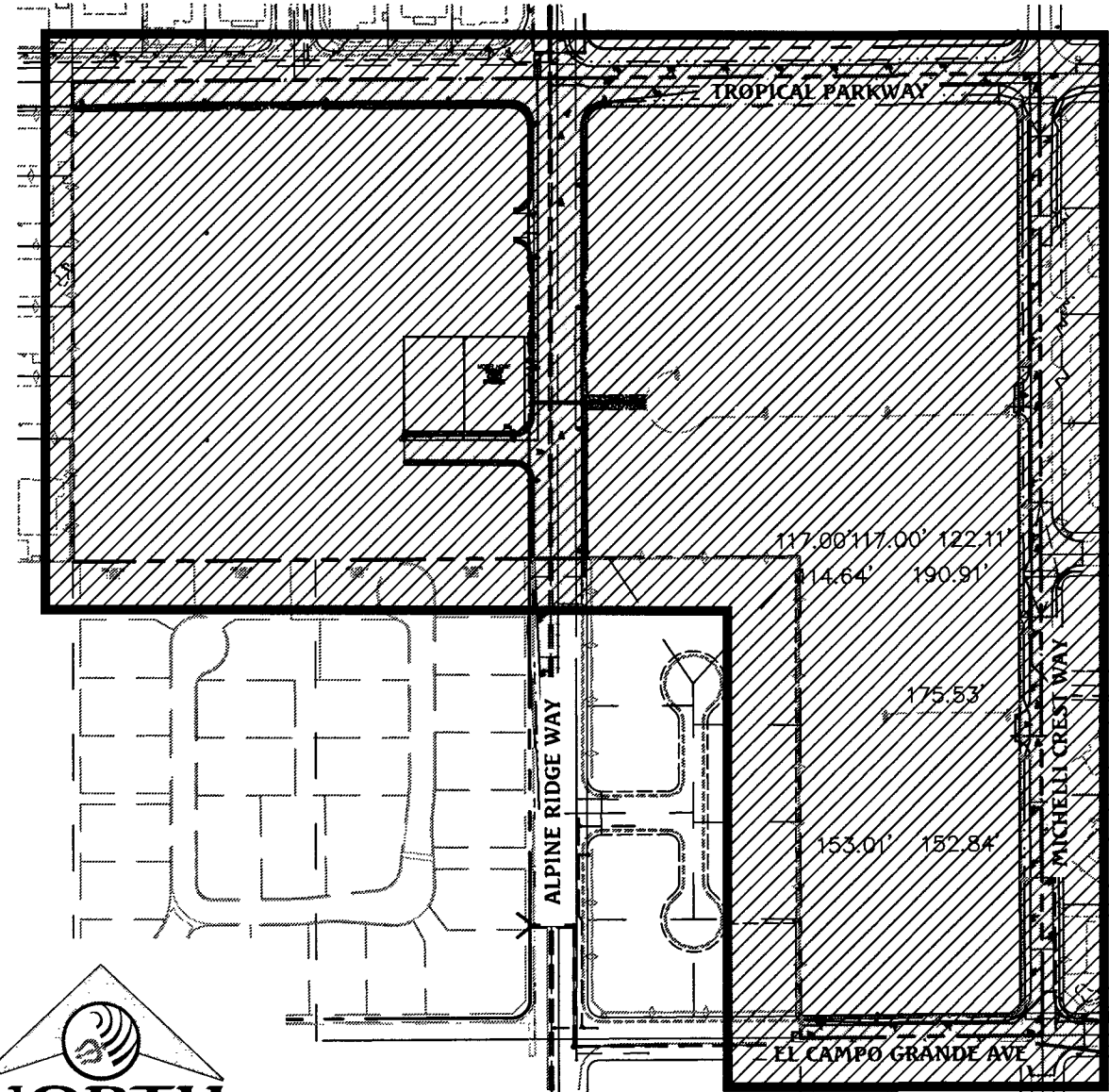
FAST
Call before you Dig
Underground
1-702-432-5300
PREWY & ARTERIAL
SYSTEM OF TRANSPORTATION

Avoid overhead power
line contact. It's costly.
Call before you Dig
Overhead
1-702-227-2929

Call before you Dig
Avoid cutting underground
utility lines. It's costly.
CALL
811
OR
1-800-227-2600

KEY MAP

SCALE: NONE



FIRE FLOW CALCULATIONS

THE FIRE FLOW REQUIREMENT IS: 1,750 GALLONS PER MINUTE 20 PSI RESIDUAL PRESSURE.
BASED ON:
SQUARE FOOTAGE: 4,800 SQUARE FEET
LARGEST AREA BETWEEN 4-HOUR AREA SEPARATION WALLS: N/A SQUARE FEET
BUILDING HEIGHT: 25 FEET-4 INCHES
NUMBER OF STORIES: 2 FLOORS
TYPE OF CONSTRUCTION: V-NON RATED
OCCUPANCY: RESIDENTIAL
FULL AUTOMATIC FIRE SPRINKLER SYSTEM (NFPA 13D) FOR SQUARE FOOTAGES GREATER THAN 4,800 S.F. YES

BASIS OF BEARING

NORTH 89°53'28" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 107, PAGE 31 OF SURVEYS.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK: 6LY99 25NE6B
A RIVET AND PLATE IN THE TOP OF CURB AT THE NORTH SIDE OF AZURE DRIVE, NEAR CHURCH, 330' +/- WEST OF HUALAPAI WAY.
ELEVATION=839.830 METERS (NAVD'88)
ELEVATION=2755.34 US SURVEY FEET (NAVD'88)

FIRE DEPARTMENT APPROVAL

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

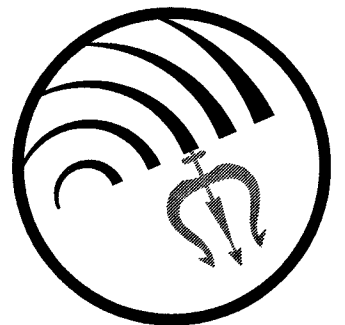
APPROVED FOR CONSTRUCTION

1" Approved 2/23/17
LAS VEGAS VALLEY-WATER DISTRICT ENGINEERING SERVICES MANAGER
DATE: 5/24/17 PROJECT NO.: 124612
LVVWD APPROVED FIRE FLOW 1,750 GPM @ 20 PSI RESIDUAL

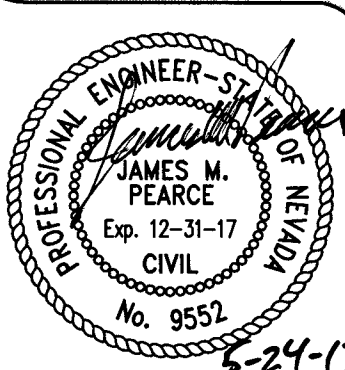
APPROVALS

Signature of R. M. H. (Las Vegas Fire and Rescue)
DATE: 5/25/17

Triton Engineering
Office: (702) 254-1480
Fax: (702) 254-3262
Las Vegas, Nevada 89146
www.tritoneng.com



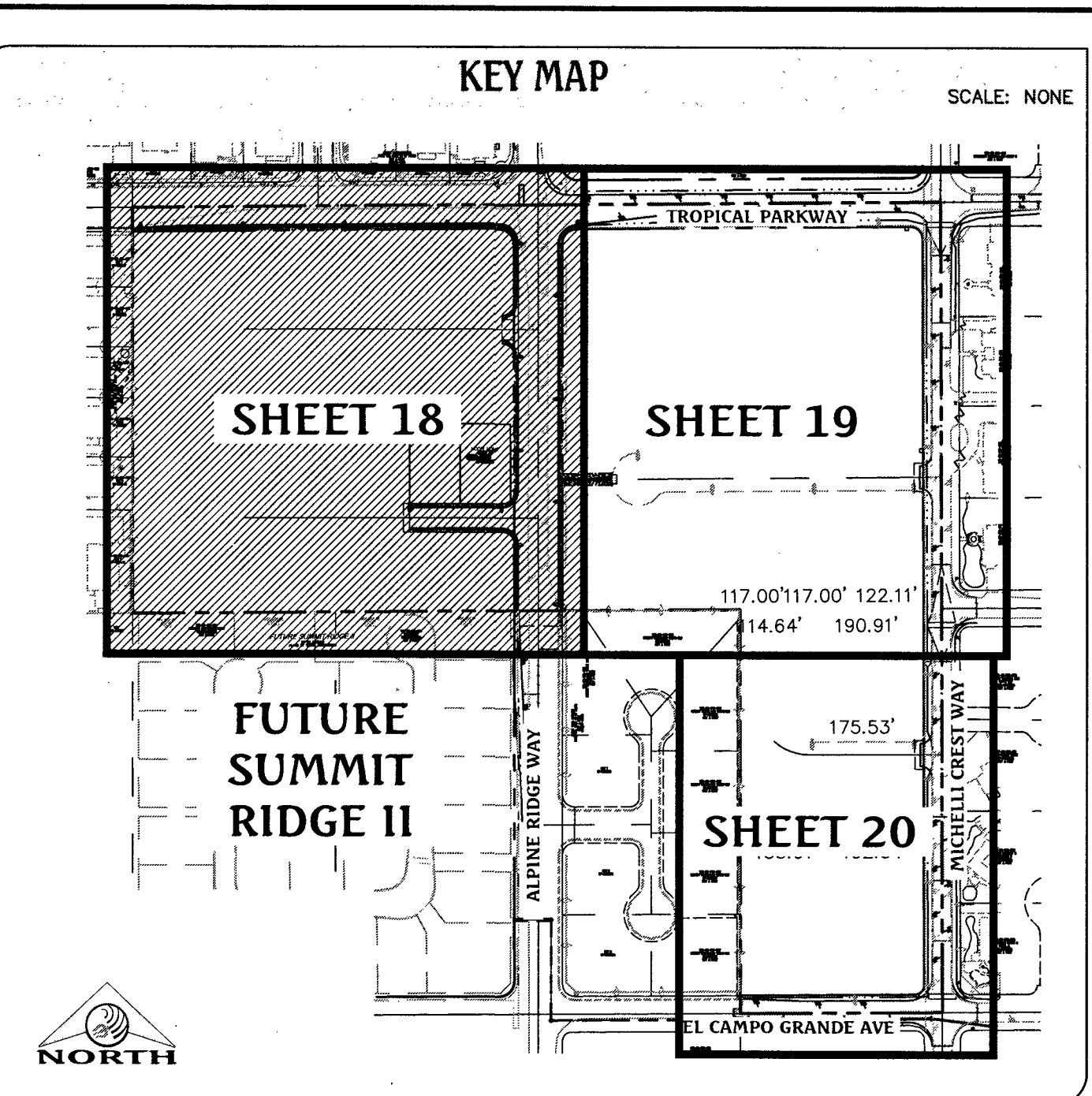
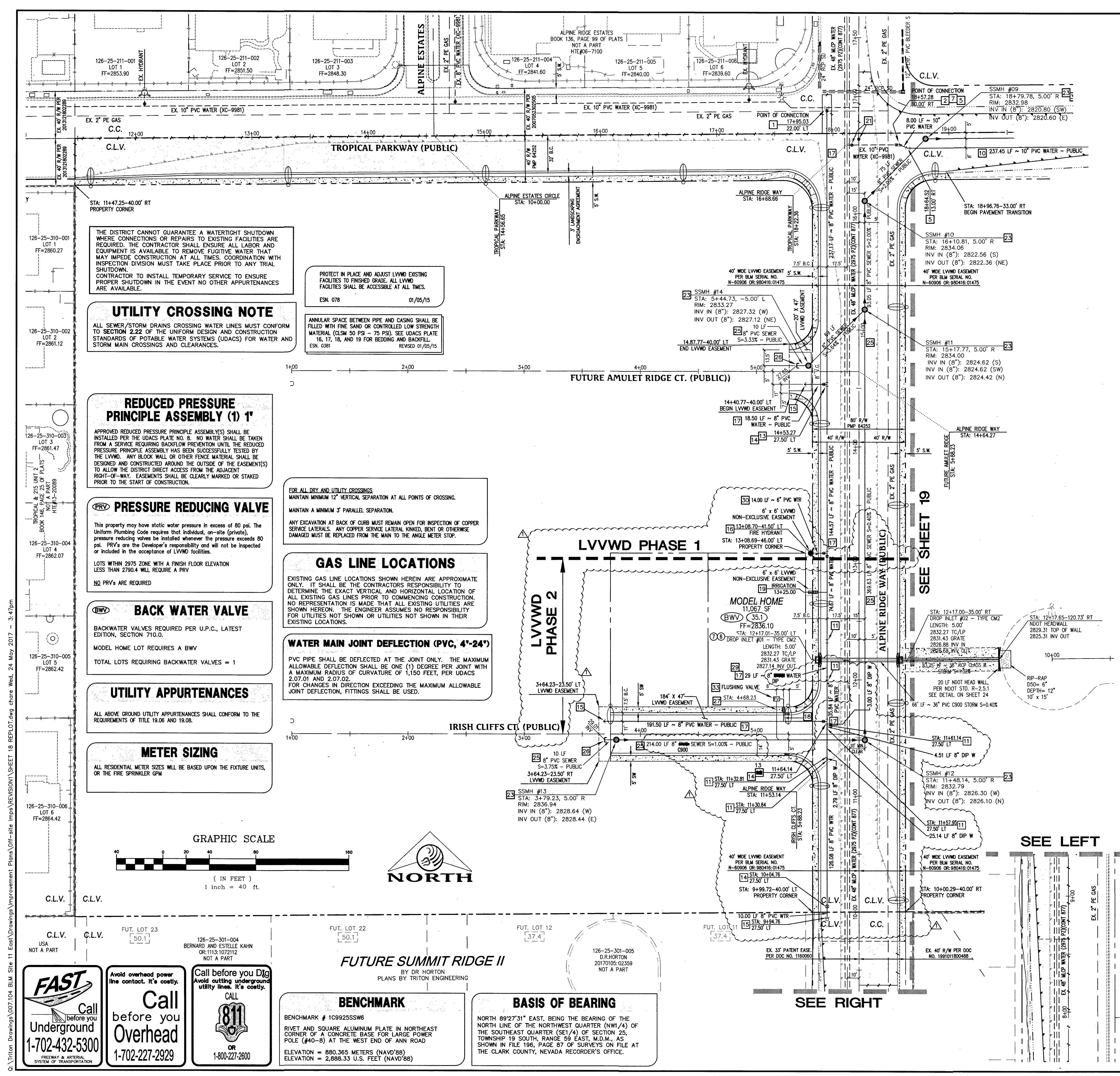
DR HORTON
BLM SITE 11
OFF-SITE IMPROVEMENT PLANS
MASTER UTILITY PLAN



SHEET 17 OF 25
C.L.V. DWG.# 66442

HTE#16-54282

PROJ #124612 AGR #16026 QS 126-25-SE XCF 11263



WATER & SEWER CONSTRUCTION NOTES

- POC (2875 P2) - INSTALL 10" TAPPING SLEEVE WITH 8" TAPPING VALVE PER UDACS PLATE NO. 30, 34 & SEC. 2.24.01B
- POC (2875 P2) - REMOVE EXISTING BLOW OFF W/ CAP PER UDACS PLATE NO. 36 AND INSTALL 10" GATE VALVE & 22.5" BEND PER UDACS PLATE NO. 31
- POC (2875 P2) - REMOVE EXISTING BLOW OFF W/ CAP PER UDACS PLATE NO. 36 AND INSTALL 8" 45° BEND PER UDACS PLATE NO. 31
- POC (2875 P2) - INSTALL 8" TAPPING SLEEVE WITH 8" TAPPING VALVE PER UDACS PLATE NO. 30, 34, 39 & SEC. 2.24.01B
- INSTALL 10" 22.5° BEND PER UDACS PLATE NO. 31
- INSTALL 10" 90° BEND PER UDACS PLATE NO. 31
- INSTALL 10" GATE VALVE PER UDACS PLATE NO. 30 AND 39
- INSTALL 10"x8" REDUCER PER UDACS PLATE NO. 30
- INSTALL FIRE HYDRANT ASSEMBLY WITH 6" GATE VALVE AND 10"x6" TEE PER UDACS PLATE NO. 39 & 40
- INSTALL 10" PVC WATER PIPE PER UDACS PLATE NO. 17
- INSTALL 8" 45° BEND PER UDACS PLATE NO. 31
- INSTALL 8" 90° BEND PER UDACS PLATE NO. 31
- INSTALL 8" TEE PER UDACS PLATE NO. 31
- INSTALL 8" GATE VALVE PER UDACS PLATE NO. 30 AND 39
- INSTALL 2" BLOW OFF ASSEMBLY WITH CAP PER UDACS PLATE NO. 36
- INSTALL FIRE HYDRANT ASSEMBLY WITH 6" GATE VALVE AND 8"x6" TEE PER UDACS PLATE NO. 39 & 40
- INSTALL 8" PVC WATER PIPE PER UDACS PLATE NO. 17
- INSTALL 1" COPPER WATER SERVICE W/ 3/4" METER PER UDACS PLATE NO. 4
- INSTALL 3/4" RPPA IRRIGATION METER W/ 1" RPPA PER UDACS PLATE NO. 4 & 6 (BRASS BETWEEN METER & RPPA)
- EX. 6" BLOW OFF, PROTECT IN PLACE, ADJUST RIM PER UDACS PLATE NO. 37
- EX. WATER GATE VALVE, PROTECT IN PLACE, ADJUST/REPLACE CONCRETE COLLAR PER UDACS PLATE NO. 39
- POC - CONNECT TO EXISTING 8" SEWER, REPLACE EXISTING 48" MANHOLE PER DCSWS SD-1A, SD-1B, SD-4 WITH PRECAST BASE
- INSTALL 48" MANHOLE PER DCSWS SD-1A, SD-1B, SD-4 WITH PRECAST BASE, WITH 2" SINGLE COVER
- INSTALL 48" SHALLOW MANHOLE "B" PER DCSWS SD-13, SD-1A, SD-1B, SD-4 WITH PRECAST BASE
- INSTALL 8" PVC SEWER PIPE PER DCSWS SD-16
- INSTALL STUB & CAP WITH 1 CUBIC-FT THRUST BLOCK
- INSTALL 4" PVC SEWER LATERAL WITH MARKER BALL & CURB MARKING, PER DCSWS SD-22 AND SD-25
- INSTALL WATER MAIN CROSSING PER UDACS PLATE NO. 22 AND 23
- INSTALL 6" PVC WATER PIPE PER UDACS PLATE NO. 17
- INSTALL 8" 22.5° BEND PER UDACS PLATE NO. 31
- INSTALL 10"x8" CROSS PER UDACS PLATE NO. 31
- INSTALL FLUSHING VALVE & WATER QUALITY MONITORING STATION, SEE VALVE DETAIL A-20
- SEWER MANHOLE TO BE CONSTRUCTED WITH WATERTIGHT JOINTS PER UDACS SECTION 2.22.01-B2 AND DCSWS 4.9.7

UTILITY LEGEND

- | EX. GAS | EXISTING GAS |
|------------|---|
| EX. 10" S | EXISTING SEWER MAIN |
| EX. 36" SD | PROPOSED SEWER MAIN |
| EX. 36" SD | EXISTING STORM DRAIN |
| EX. 36" SD | PROPOSED STORM DRAIN |
| EX. 8" W | EXISTING WATER MAIN |
| EX. 8" W | PROPOSED WATER MAIN |
| EX. 8" W | PROPOSED WATER LATERAL WITH 3/4" METER |
| EX. 8" W | EXISTING UTILITY MANHOLE |
| EX. 8" W | PROPOSED UTILITY MANHOLE |
| EX. 8" W | EXISTING VALVE |
| EX. 8" W | PROPOSED VALVE |
| EX. 8" W | PROPOSED REDUCER |
| EX. 8" W | PROPOSED STANDARD FIRE HYDRANT WITH 6" LATERAL, 6" GATE VALVE AND TEE |
| EX. 8" W | BACK WATER VALVE |
| EX. 8" W | PRESSURE REDUCING VALVE |
| EX. 8" W | EXISTING STREET LIGHT |
| EX. 8" W | FUTURE STREET LIGHT |
| EX. 8" W | PROPOSED 100W HPS STREET LIGHT |
| EX. 8" W | PROPOSED 150W HPS STREET LIGHT |
| EX. 8" W | PROPOSED 200W HPS STREET LIGHT |
| EX. 8" W | PROPOSED 250W HPS STREET LIGHT |
| EX. 8" W | PROPOSED 400W HPS STREET LIGHT |
| EX. 8" W | PROPOSED CONCRETE DRIVEWAY |

FIRE FLOW CALCULATIONS

THE FIRE FLOW REQUIREMENT IS: 1,750 GALLONS PER MINUTE 20 PSI RESIDUAL PRESSURE.

BASED ON:

PARAMETER	VALUE
SQUARE FOOTAGE:	4,800 SQUARE FEET
LARGEST AREA BETWEEN 4-HOUR AREA SEPARATION WALLS:	N/A SQUARE FEET
BUILDING HEIGHT:	25 FEET-4 INCHES
NUMBER OF STORIES:	2 FLOORS
TYPE OF CONSTRUCTION:	V-NON RATED
OCCUPANCY:	RESIDENTIAL
FULL AUTOMATIC FIRE SPRINKLER SYSTEM (NFPA 13D) FOR SQUARE FOOTAGES GREATER THAN 4,800 S.F.:	YES

FIRE DEPARTMENT APPROVAL

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

APPROVED FOR CONSTRUCTION

DATE: 5/31/17 PROJECT NO.: 124612
LVWWD APPROVED FIRE FLOW 1,750 GPM @ 20 PSI RESIDUAL

APPROVALS

LAS VEGAS FIRE AND RESCUE
DATE: 5/31/17

DATE: 01/20/2017
DRAWN BY: J. PEARCE
DESIGNED BY:
CHECKED BY:
ADA CHECKED: 007104
JOB NO.: 254-1480
SCALE: 1" = 40'

Triton Engineering
6257 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3882
www.tritoneng.com

DR HORTON
BLM SITE 11
OFF-SITE IMPROVEMENT PLANS
UTILITY PLAN 1

PROJ #124612 AGR #16028 QS 126-25-SE XC# 11263
SHEET 18 OF 25
C.L.V. DWG.# 66442

FAST
Call before you dig
1-702-432-5300
FREEMAN & ARTS
SYSTEM OF PROTECTION

Avoid overhead power line contact. It's costly.
Call before you dig
1-702-227-2929

Call before you dig
Avoid cutting underground utility lines. It's costly.
811
OR
1-800-227-2600

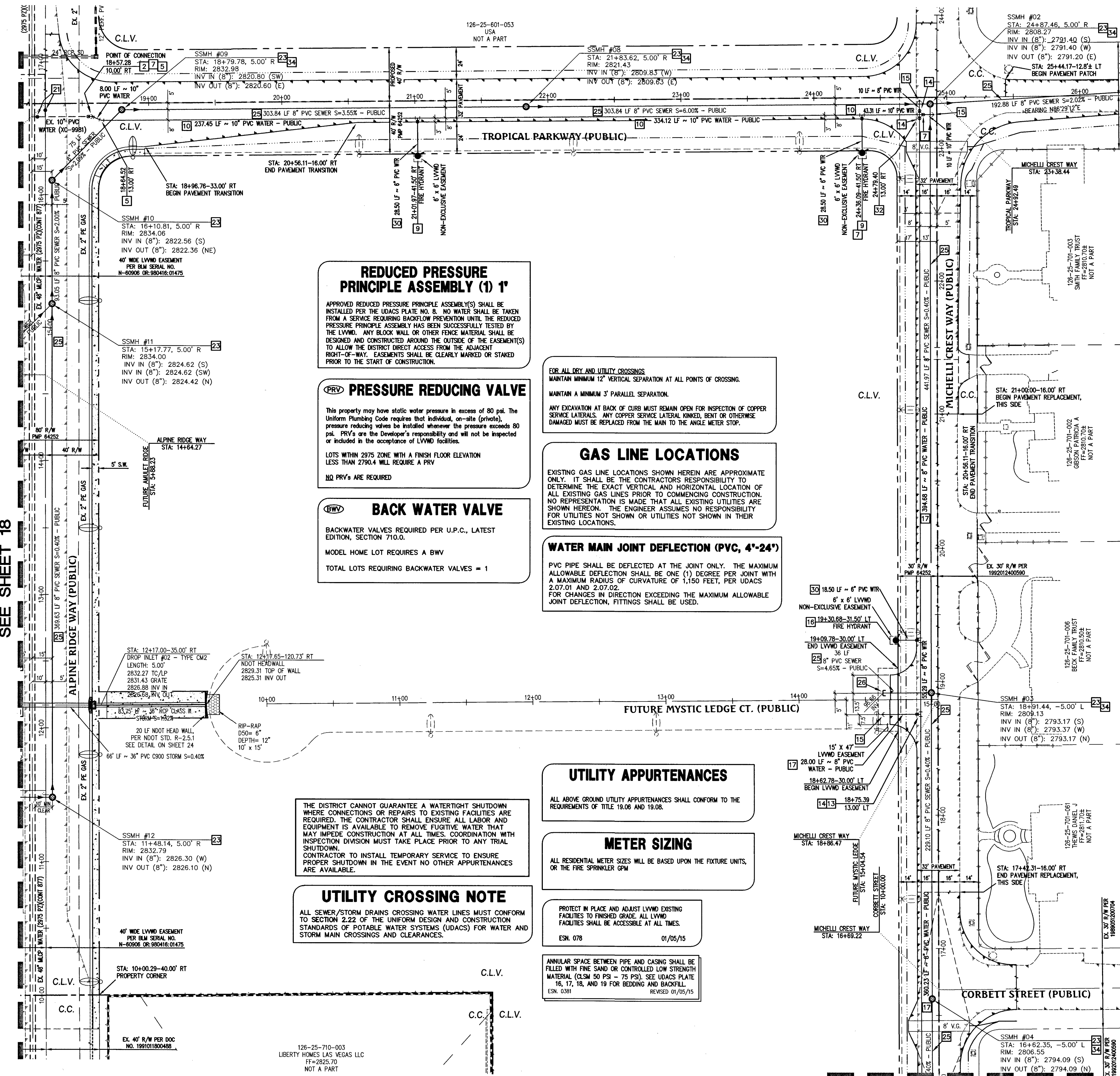
BENCHMARK
BENCHMARK # 1C992555W6
RIVET AND SQUARE ALUMINUM PLATE IN NORTHEAST CORNER OF A CONCRETE BASE FOR LARGE POWER POLE (#40-8) AT THE WEST END OF ANN ROAD
ELEVATION = 880.365 METERS (NAV'D/88)
ELEVATION = 2,888.33 U.S. FEET (NAV'D/88)

BASIS OF BEARING
NORTH 89°27'31" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 196, PAGE 87 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

SEE SHEET 18

SEE SHEET 10

SEE SHEET 20



REDUCED PRESSURE PRINCIPLE ASSEMBLY (1) 1'

APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY(S) SHALL BE INSTALLED PER 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 THE LVWD. 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.

PRV PRESSURE REDUCING VALVE

This property may have static water pressure in excess of 80 psi. The Uniform Plumbing Code requires that individual, on-site (private), pressure reducing valves be installed whenever the pressure exceeds 80 psi. PRVs are the developer's responsibility and will not be inspected or included in the acceptance of LVWD facilities.

LOTS WITHIN 2975 ZONE WITH A FINISH FLOOR ELEVATION LESS THAN 2790.4 WILL REQUIRE A PRV

NO PRVs ARE REQUIRED

BWV BACK WATER VALVE

BACKWATER VALVES REQUIRED PER U.P.C., LATEST EDITION, SECTION 710.0.

MODEL HOME LOT REQUIRES A BWV

TOTAL LOTS REQUIRING BACKWATER VALVES = 1

FOR ALL DRY AND UTILITY CROSSINGS
MAINTAIN MINIMUM 12" VERTICAL SEPARATION AT ALL POINTS OF CROSSING.
MAINTAIN A MINIMUM 3" PARALLEL SEPARATION.

ANY EXCAVATION AT BACK OF CURB MUST REMAIN OPEN FOR INSPECTION OF COPPER SERVICE LATERALS. ANY COPPER SERVICE LATERAL, RIMMED, BENT OR OTHERWISE DAMAGED MUST BE REPLACED FROM THE MAIN TO THE ANGLE METER STOP.

GAS LINE LOCATIONS

EXISTING GAS LINE LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING GAS LINES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR EXISTING LOCATIONS.

WATER MAIN JOINT DEFLECTION (PVC, 4"-24")

PVC PIPE SHALL BE DEFLECTED AT THE JOINT ONLY. THE MAXIMUM ALLOWABLE DEFLECTION SHALL BE ONE (1) DEGREE PER JOINT WITH A MAXIMUM RADIUS OF CURVATURE OF 1,150 FEET, PER UDACS 2.07.01 AND 2.07.02.
FOR CHANGES IN DIRECTION EXCEEDING THE MAXIMUM ALLOWABLE JOINT DEFLECTION, FITTINGS SHALL BE USED.

UTILITY APPURTENANCES

ALL ABOVE GROUND UTILITY APPURTENANCES SHALL CONFORM TO THE REQUIREMENTS OF TITLE 19.06 AND 19.08.

METER SIZING

ALL RESIDENTIAL METER SIZES WILL BE BASED UPON THE FIXTURE UNITS, OR THE FIRE SPRINKLER GPM.

UTILITY CROSSING NOTE

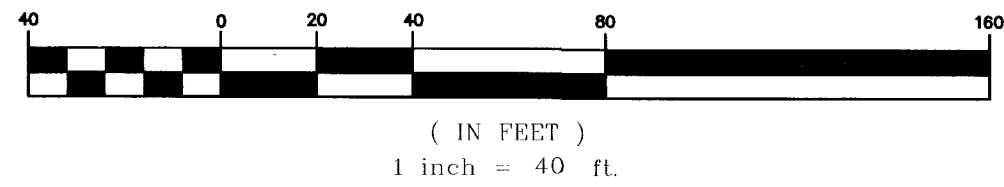
ALL SEWER/STORM DRAINS CROSSING WATER LINES MUST CONFORM TO SECTION 2.22 OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS OF POTABLE WATER SYSTEMS (UDACS) FOR WATER AND STORM MAIN CROSSINGS AND CLEARANCES.

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

ANNULAR SPACE BETWEEN PIPE AND CASING SHALL BE FILLED WITH FINE SAND OR CONTROLLED LOW STRENGTH MATERIAL (CLSM 50 PSI - 75 PSI). SEE UDACS PLATE 16, 17, 18, AND 19 FOR BEDDING AND BACKFILL.

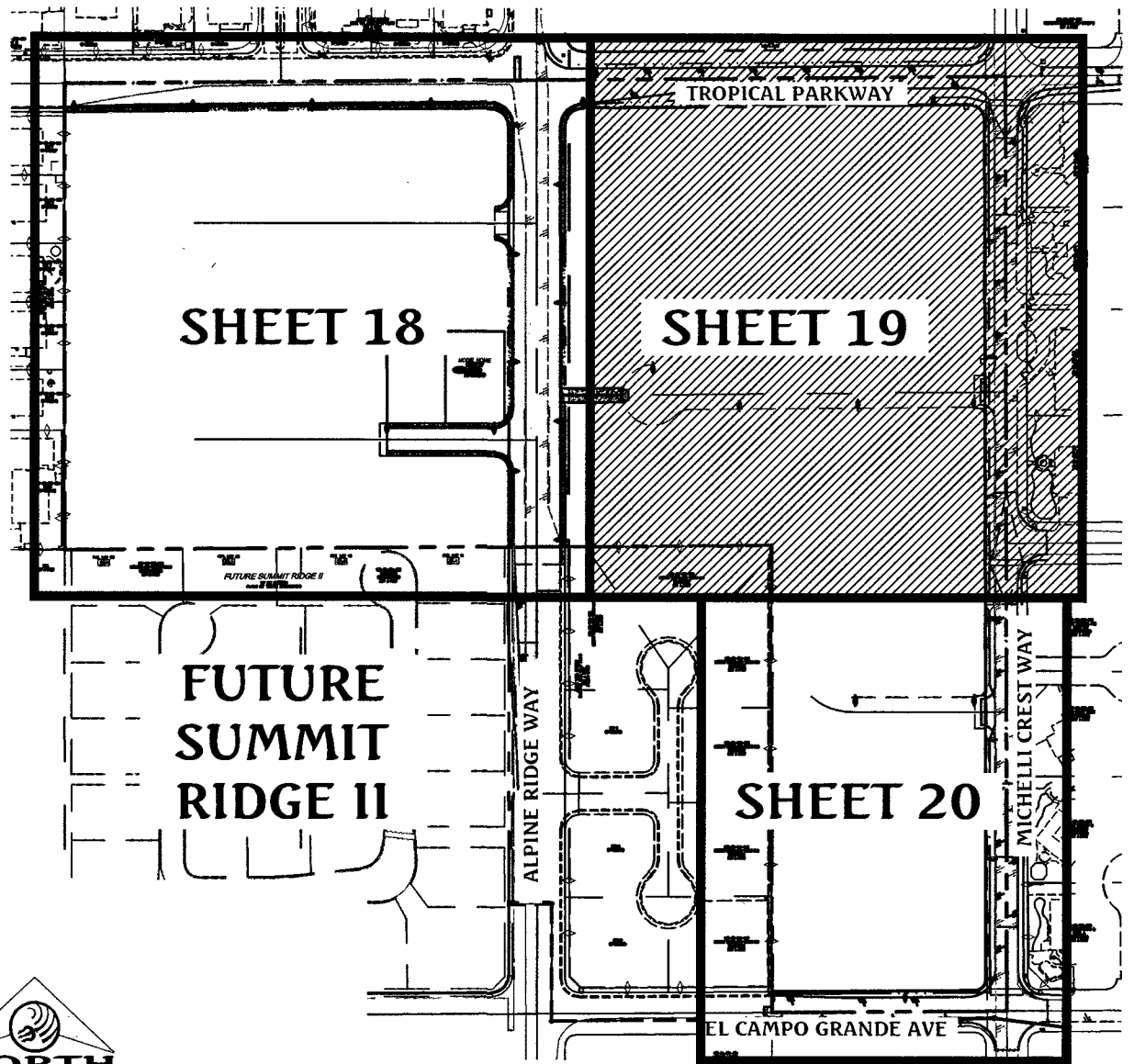
126-25-710-003
LIBERTY HOMES LAS VEGAS LLC
FF=2825.70
NOT A PART

GRAPHIC SCALE



KEY MAP

SCALE: NONE



WATER & SEWER CONSTRUCTION NOTES

- POC (2975 P2) - INSTALL 10" TAPPING SLEEVE WITH 8" TAPPING VALVE PER UDACS PLATE NO. 30, 34 & SEC. 2.24.01B
- POC (2975 P2) - REMOVE EXISTING BLOW OFF W/ CAP PER UDACS PLATE NO. 36 AND INSTALL 10" GATE VALVE & 22.5' BEND PER UDACS PLATE NO. 31
- POC (2975 P2) - REMOVE EXISTING BLOW OFF W/ CAP PER UDACS PLATE NO. 36 AND INSTALL 8" 45' BEND PER UDACS PLATE NO. 31
- POC (2975 P2) - INSTALL 8" TAPPING SLEEVE WITH 8" TAPPING VALVE PER UDACS PLATE NO. 30, 34, 39 & SEC. 2.24.01B
- INSTALL 10" 22.5' BEND PER UDACS PLATE NO. 31
- INSTALL 10" 90' BEND PER UDACS PLATE NO. 31
- INSTALL 10" GATE VALVE PER UDACS PLATE NO. 30 AND 39
- INSTALL 10" 8" REDUCER PER UDACS PLATE NO. 30
- INSTALL FIRE HYDRANT ASSEMBLY WITH 6" GATE VALVE AND 10" 45' TEE PER UDACS PLATE NO. 39 & 40
- INSTALL 10" PVC WATER PIPE PER UDACS PLATE NO. 17
- INSTALL 8" 45' BEND PER UDACS PLATE NO. 31
- INSTALL 8" 90' BEND PER UDACS PLATE NO. 31
- INSTALL 8" TEE PER UDACS PLATE NO. 31
- INSTALL 8" GATE VALVE PER UDACS PLATE NO. 30 AND 39
- INSTALL 2" BLOW OFF ASSEMBLY WITH CAP PER UDACS PLATE NO. 36
- INSTALL FIRE HYDRANT ASSEMBLY WITH 6" GATE VALVE AND 8" 45' TEE PER UDACS PLATE NO. 39 & 40
- INSTALL 8" PVC WATER PIPE PER UDACS PLATE NO. 17
- INSTALL 1" COPPER WATER SERVICE W/ 3/4" METER PER UDACS PLATE NO. 4
- INSTALL 3/4" IRRIGATION METER W/ 1" RPPA PER UDACS PLATE NO. 4 & 8 (BRASS BETWEEN METER & RPPA)
- EX. 6" BLOW OFF, PROTECT IN PLACE, ADJUST RIM PER UDACS PLATE NO. 37
- EX. WATER GATE VALVE, PROTECT IN PLACE, ADJUST/REPLACE CONCRETE COLLAR PER UDACS PLATE NO. 39
- POC - CONNECT TO EXISTING 8" SEWER, REPLACE EXISTING 48" MANHOLE PER DCSWCS SD-1A, SD-1B, SD-4 WITH PRECAST BASE
- INSTALL 48" MANHOLE PER DCSWCS SD-1A, SD-1B, SD-4 WITH PRECAST BASE WITH 24" SINGLE COVER
- INSTALL 48" SHALLOW MANHOLE 18" PER DCSWCS SD-13, SD-1A, SD-1B, SD-4 WITH PRECAST BASE
- INSTALL 8" PVC SEWER PIPE PER DCSWCS SD-16
- INSTALL STUB & CAP WITH 1 CUBIC-FT THRUST BLOCK
- INSTALL 4" PVC SEWER LATERAL WITH MARKER BALL & CURB MARKING, PER DCSWCS SD-22 AND SD-25
- INSTALL (2 EA) 4" PVC IRRIGATION CONDUIT
- INSTALL WATER MAIN CROSSING PER UDACS PLATE NO. 22 AND 23
- INSTALL 6" PVC WATER PIPE PER UDACS PLATE NO. 17
- INSTALL 8" 22.5' BEND PER UDACS PLATE NO. 31
- INSTALL 10" 8" CROSS PER UDACS PLATE NO. 31
- INSTALL FLUSHING VALVE & WATER QUALITY MITIGATION STATION. SEE VALVE DETAIL A/20
- SEWER MANHOLE TO BE CONSTRUCTED WITH WATER TIGHT JOINTS PER UDACS SECTION 2.22.01-B2 AND DCSWCS 4.3.7

BASIS OF BEARING

NORTH 89°27'31" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 196, PAGE 87 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK

BENCHMARK # 1099255SW6
RIVET AND SQUARE ALUMINUM PLATE IN NORTHEAST CORNER OF A CONCRETE BASE FOR LARGE POWER POLE (#40-8) AT THE WEST END OF ANN ROAD
ELEVATION = 880.365 METERS (NAV88)
ELEVATION = 2,888.33 U.S. FEET (NAV88)

UTILITY LEGEND

- | | |
|------------------|---|
| EX. GAS | EXISTING GAS |
| EX. 10" S | EXISTING SEWER MAIN |
| 8" S | PROPOSED SEWER MAIN |
| EX. 36" SD | EXISTING STORM DRAIN |
| 36" SD | PROPOSED STORM DRAIN |
| EX. 8" W | EXISTING WATER MAIN |
| 8" W | PROPOSED WATER MAIN |
| EX. 3" M | EXISTING UTILITY MANHOLE |
| 3" M | PROPOSED UTILITY MANHOLE |
| EX. VALVE | EXISTING VALVE |
| VALVE | PROPOSED VALVE |
| EX. REDUCER | PROPOSED REDUCER |
| REDUCER | PROPOSED STANDARD FIRE HYDRANT WITH 6" LATERAL, 6" GATE VALVE AND TEE |
| EX. BWV | BACK WATER VALVE |
| PRV | PRESSURE REDUCING VALVE |
| EX. STREET LIGHT | EXISTING STREET LIGHT |
| STREET LIGHT | FUTURE STREET LIGHT |
| EX. 150W HPS | PROPOSED 150W HPS STREET LIGHT |
| 150W HPS | PROPOSED 200W HPS STREET LIGHT |
| EX. 250W HPS | PROPOSED 250W HPS STREET LIGHT |
| 250W HPS | PROPOSED 400W HPS STREET LIGHT |
| EX. DRIVEWAY | PROPOSED CONCRETE DRIVEWAY |

FIRE FLOW CALCULATIONS

THE FIRE FLOW REQUIREMENT IS: 1,750 GALLONS PER MINUTE 20 PSI RESIDUAL PRESSURE.

BASED ON:

SQUARE FOOTAGE:	4,800 SQUARE FEET
LARGEST AREA BETWEEN 4-HOUR AREA SEPARATION WALLS:	N/A SQUARE FEET
BUILDING HEIGHT:	25 FEET-4 INCHES
NUMBER OF STORIES:	2 FLOORS
TYPE OF CONSTRUCTION:	V-NON RATED
OCCUPANCY:	RESIDENTIAL
FULL AUTOMATIC FIRE SPRINKLER SYSTEM (NFPA 13D) FOR SQUARE FOOTAGES GREATER THAN 4,800 S.F.	YES

FIRE DEPARTMENT APPROVAL

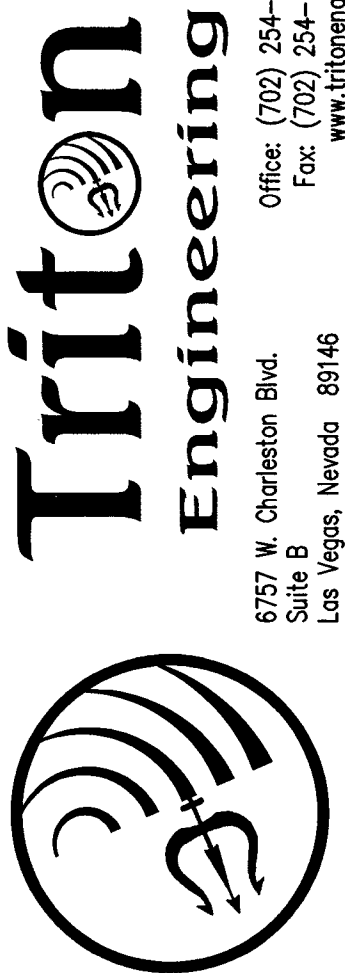
APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR TO OBTAINING FINAL APPROVAL FROM THE LVWD.

APPROVED FOR CONSTRUCTION

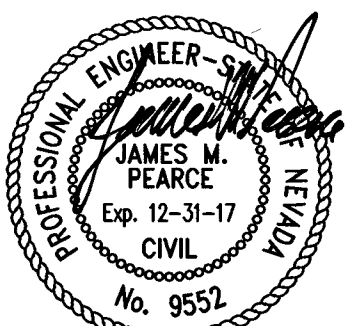
DATE: 2/23/17 PROJECT NO.: 124612
LVWD APPROVED FIRE FLOW 1,750 GPM @ 20 PSI RESIDUAL

APPROVALS

DATE: 2/21/17
LAS VEGAS FIRE AND RESCUE

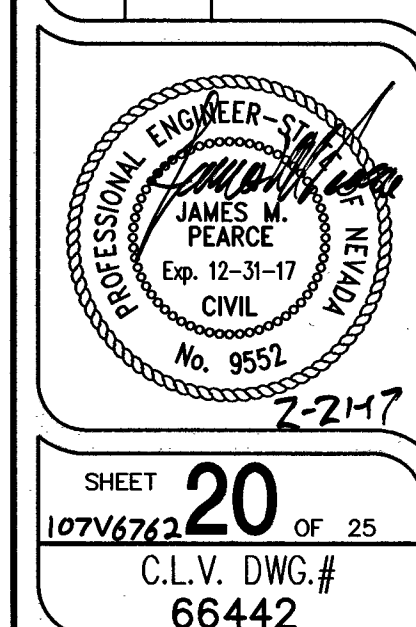


DR HORTON
BLM SITE 11
OFF-SITE IMPROVEMENT PLANS
UTILITY PLAN II

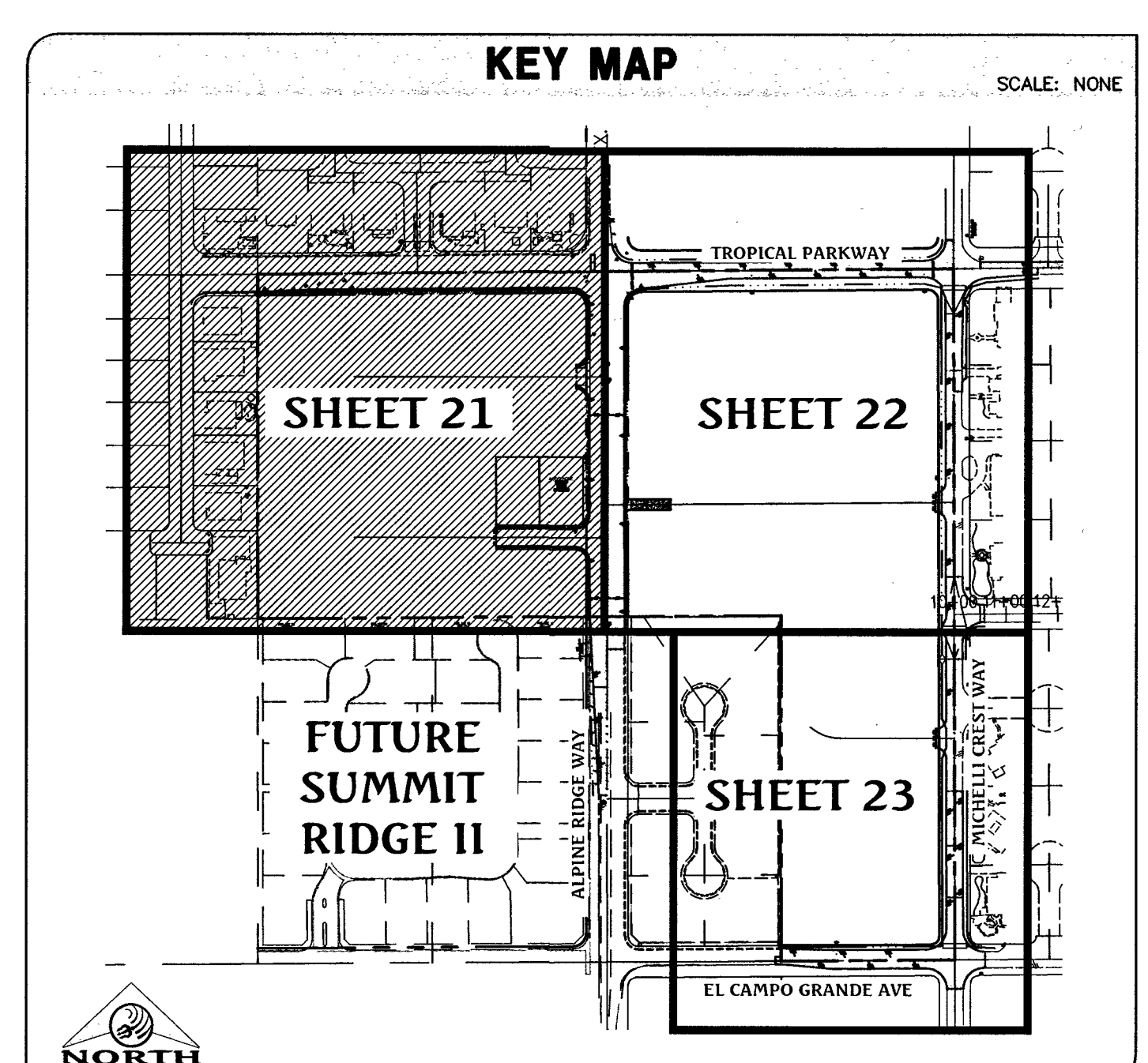
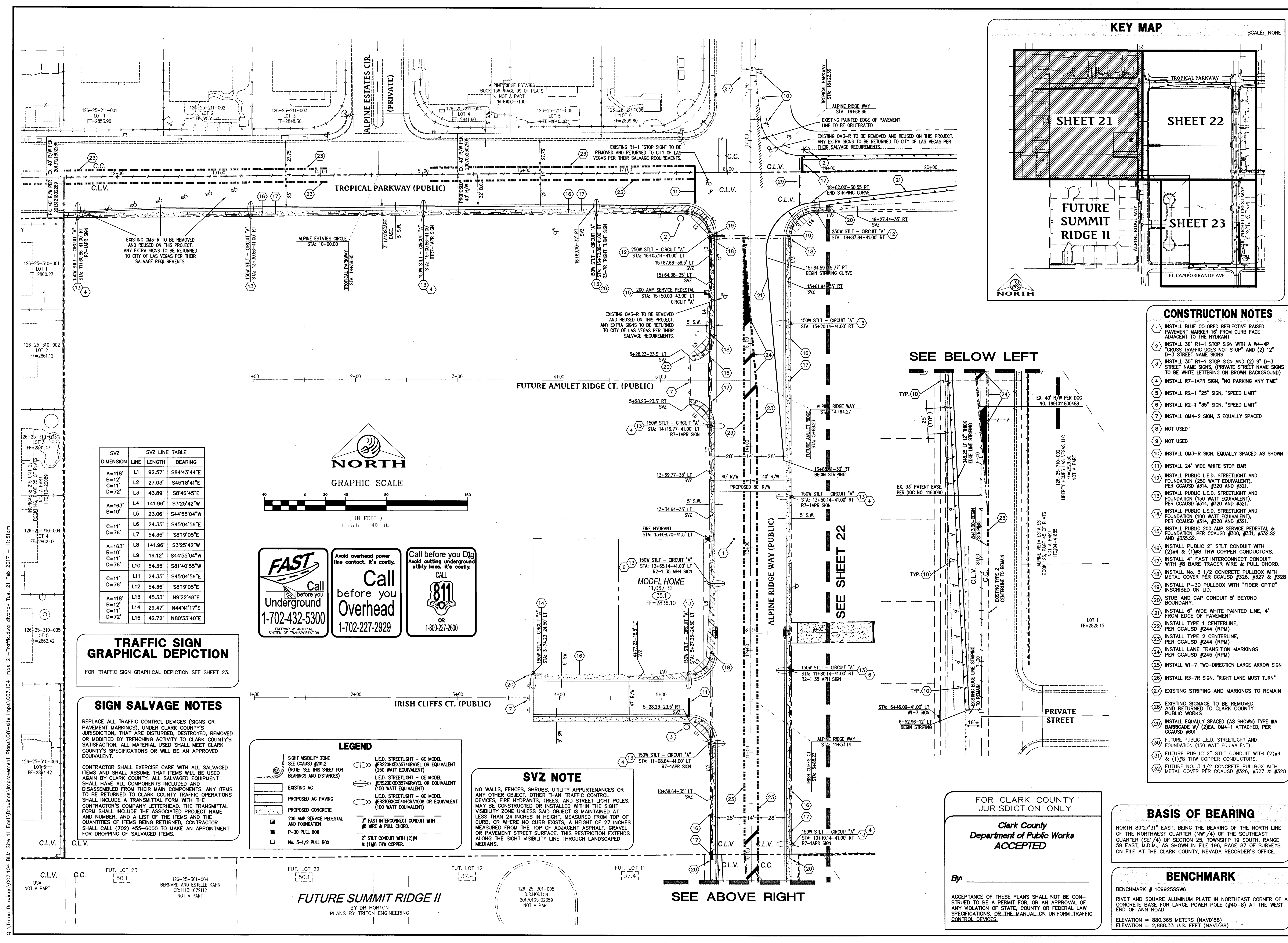


SHEET 19 OF 25
C.L.V. DWG.# 66442

HTE#16-54282



Q:\Triton Drawings\007104 BLM Site 11 East\Drawings\Improvement Plans\007104 Imps_21-Traffic.dwg d:\horton Tue, 21 Feb 2017 11:51am



- ### CONSTRUCTION NOTES
1. INSTALL BLUE COLORED REFLECTIVE RAISED PAVEMENT MARKER 16" FROM CURB FACE ADJACENT TO THE HYDRANT
 2. INSTALL 36" R1-1 STOP SIGN WITH A W4-4P "CROSS TRAFFIC DOES NOT STOP" AND (2) 12" D-3 STREET NAME SIGNS
 3. INSTALL 30" R1-1 STOP SIGN AND (2) 9" D-3 STREET NAME SIGNS, (PRIVATE STREET NAME SIGNS) TO BE WHITE LETTERING ON BROWN BACKGROUND
 4. INSTALL R7-1A/R SIGN, "NO PARKING ANY TIME"
 5. INSTALL R2-1 "25" SIGN, "SPEED LIMIT"
 6. INSTALL R2-1 "35" SIGN, "SPEED LIMIT"
 7. INSTALL OM4-2 SIGN, 3 EQUALLY SPACED
 8. NOT USED
 9. NOT USED
 10. INSTALL OM3-R SIGN, EQUALLY SPACED AS SHOWN
 11. INSTALL 24" WIDE WHITE STOP BAR
 12. INSTALL PUBLIC L.E.D. STREETLIGHT AND FOUNDATION (250 WATT EQUIVALENT), PER CCAUSD #314, #320 AND #321.
 13. INSTALL PUBLIC L.E.D. STREETLIGHT AND FOUNDATION (150 WATT EQUIVALENT), PER CCAUSD #314, #320 AND #321.
 14. INSTALL PUBLIC L.E.D. STREETLIGHT AND FOUNDATION (100 WATT EQUIVALENT), PER CCAUSD #314, #320 AND #321.
 15. INSTALL PUBLIC 200 AMP SERVICE PEDESTAL & FOUNDATION, PER CCAUSD #300, #331, #332.S2 AND #335.S2.
 16. INSTALL PUBLIC 2" STLT CONDUIT WITH (2) #4 & (1) #8 THW COPPER CONDUCTORS.
 17. INSTALL 4" FAST INTERCONNECT CONDUIT WITH #8 BARE TRACER WIRE & PULL CHORD.
 18. INSTALL NO. 3 1/2 CONCRETE PULLBOX WITH METAL COVER PER CCAUSD #326, #327 & #328
 19. INSTALL P-30 PULLBOX WITH "FIBER OPTIC" INSCRIBED ON LID.
 20. STUB AND CAP CONDUIT 5' BEYOND BOUNDARY.
 21. INSTALL 4" WIDE WHITE PAINTED LINE, 4' FROM EDGE OF PAVEMENT
 22. INSTALL TYPE 1 CENTERLINE, PER CCAUSD #244 (RPM)
 23. INSTALL TYPE 2 CENTERLINE, PER CCAUSD #244 (RPM)
 24. INSTALL LANE TRANSITION MARKINGS PER CCAUSD #245 (RPM)
 25. INSTALL W1-7 TWO-DIRECTION LARGE ARROW SIGN
 26. INSTALL R3-7R SIGN, "RIGHT LANE MUST TURN"
 27. EXISTING STRIPING AND MARKINGS TO REMAIN
 28. EXISTING SIGNAGE TO BE REMOVED AND RETURNED TO CLARK COUNTY
 29. INSTALL EQUALLY SPACED (AS SHOWN) TYPE IIIA BARRICADE W/ (2)EA. OM4-1 ATTACHED, PER CCAUSD #301
 30. FUTURE PUBLIC L.E.D. STREETLIGHT AND FOUNDATION (150 WATT EQUIVALENT)
 31. FUTURE PUBLIC 2" STLT CONDUIT WITH (2) #4 & (1) #8 THW COPPER CONDUCTORS.
 32. FUTURE NO. 3 1/2 CONCRETE PULLBOX WITH METAL COVER PER CCAUSD #326, #327 & #328

SVZ			SVZ LINE TABLE		
DIMENSION	LINE	LENGTH	BEARING		
A=118' B=12' C=11'	L1	92.57'	S84°43'44"E		
	L2	27.03'	S45°18'41"E		
	L3	43.89'	S8°46'45"E		
A=163' B=10' C=11'	L4	141.96'	S32°5'42"W		
	L5	23.06'	S44°55'04"W		
	L6	24.35'	S45°04'56"E		
A=111' B=76' C=11'	L7	54.35'	S81°9'05"E		
	L8	141.96'	S32°5'42"W		
	L9	19.12'	S44°55'04"W		
A=111' B=76' C=11'	L10	54.35'	S81°9'05"E		
	L11	24.35'	S45°04'56"E		
	L12	54.35'	S81°9'05"E		
A=118' B=12' C=11'	L13	45.33'	N9°22'48"E		
	L14	29.47'	N44°41'17"E		
	L15	42.72'	N80°33'40"E		

TRAFFIC SIGN GRAPHICAL DEPICTION
FOR TRAFFIC SIGN GRAPHICAL DEPICTION SEE SHEET 23.

SIGN SALVAGE NOTES
REPLACE ALL TRAFFIC CONTROL DEVICES (SIGNS OR PAVEMENT MARKINGS), UNDER CLARK COUNTY'S JURISDICTION, THAT ARE DISTURBED, DESTROYED, REMOVED OR MODIFIED BY TRENCHING ACTIVITY TO CLARK COUNTY'S SATISFACTION. ALL MATERIAL USED SHALL MEET CLARK COUNTY'S SPECIFICATIONS OR WILL BE AN APPROVED EQUIVALENT.
CONTRACTOR SHALL EXERCISE CARE WITH ALL SALVAGED ITEMS AND SHALL ASSUME THAT ITEMS WILL BE USED AGAIN BY CLARK COUNTY. ALL SALVAGED EQUIPMENT SHALL HAVE ALL COMPONENTS INCLUDED AND DISASSEMBLED FROM THEIR MAIN COMPONENTS. ANY ITEMS TO BE RETURNED TO CLARK COUNTY TRAFFIC OPERATIONS SHALL INCLUDE A TRANSMITTAL FORM WITH THE CONTRACTOR'S COMPANY LETTERHEAD, THE TRANSMITTAL FORM SHALL INCLUDE THE ASSOCIATED PROJECT NAME AND NUMBER, AND A LIST OF THE ITEMS AND THE QUANTITIES OF ITEMS BEING RETURNED. CONTRACTOR SHALL CALL (702) 455-6000 TO MAKE AN APPOINTMENT FOR DROPPING OF SALVAGED ITEMS.

FAST
Call before you
Underground
1-702-432-5300

Avoid overhead power
line contact. It's costly.
**Call before you
Overhead**
1-702-227-2929

Call before you dig
Avoid cutting underground
utility lines. It's costly.
CALL 811
OR
1-800-227-2600

LEGEND

	SIGHT VISIBILITY ZONE SEE CCAUSD #201.2 (NOTE: SEE THIS SHEET FOR BEARINGS AND DISTANCES)
	EXISTING AC
	PROPOSED AC PAVING
	PROPOSED CONCRETE
	200 AMP SERVICE PEDESTAL AND FOUNDATION
	P-30 PULL BOX
	No. 3-1/2 PULL BOX
	L.E.D. STREETLIGHT - GE MODEL #RS20X00X5574GRAYEL OR EQUIVALENT (250 WATT EQUIVALENT)
	L.E.D. STREETLIGHT - GE MODEL #RS20X00X5574GRAYEL OR EQUIVALENT (150 WATT EQUIVALENT)
	L.E.D. STREETLIGHT - GE MODEL #RS20X00X5574GRAYEL OR EQUIVALENT (100 WATT EQUIVALENT)
	3" FAST INTERCONNECT CONDUIT WITH #8 WIRE & PULL CHORD.
	2" STLT CONDUIT WITH (2) #4 & (1) #8 THW COPPER.

SVZ NOTE
NO WALLS, FENCES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES, FIRE HYDRANTS, TREES, AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL OR PAVEMENT STREET SURFACE. THIS RESTRICTION EXTENDS ALONG THE SIGHT VISIBILITY LINE THROUGH LANDSCAPED MEDIANS.

BASIS OF BEARING
NORTH 89°27'31" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 196, PAGE 87 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK
BENCHMARK # 109925SSW6
RIVET AND SQUARE ALUMINUM PLATE IN NORTHEAST CORNER OF A CONCRETE BASE FOR LARGE POWER POLE (#40-8) AT THE WEST END OF ANN ROAD
ELEVATION = 880.365 METERS (NAVD'88)
ELEVATION = 2,888.33 U.S. FEET (NAVD'88)

DATE: 01/20/2017
PM: J. PEARCE
DRAWN BY: J. PEARCE
DESIGNED BY: J. PEARCE
CHECKED BY: J. PEARCE
ADA CHECKED BY: J. PEARCE
JOB NO.: 007104
SCALE: 1" = 40'
NO. DESCRIPTION
DATE
APP'D

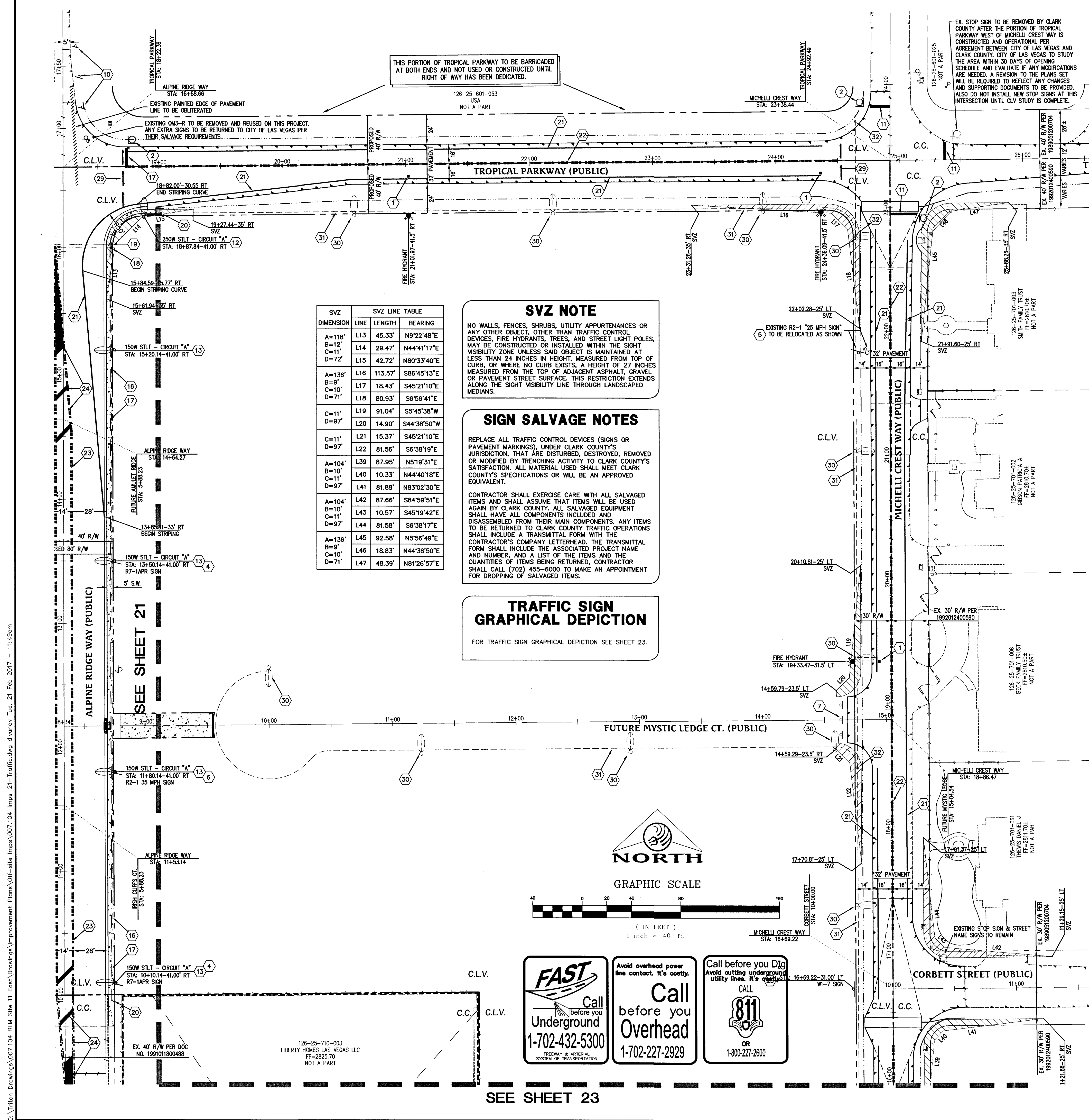
Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-4380
Fax: (702) 254-3062
www.tritoneng.com

DR. HORTON
BLM SITE 11
OFF-SITE IMPROVEMENT PLANS
TRAFFIC PLAN I

PROFESSIONAL ENGINEER-STATE OF NEVADA
JAMES M. PEARCE
Exp. 12-31-17
No. 9552
CIVIL
2-21-17

SHEET 21 OF 25
C.L.V. DWG.# 66442

HTE#16-54282



SVZ	SVZ LINE TABLE		
DIMENSION	LINE	LENGTH	BEARING
A=118' B=112' D=72'	L13	45.33'	N9°22'48"E
	L14	29.47'	N44°41'17"E
	L15	42.72'	N80°33'40"E
	L16	113.57'	S86°45'13"E
A=136' B=9' D=71'	L17	18.43'	S45°21'10"E
	L18	80.83'	S8°56'41"E
	L19	91.04'	S5°45'38"W
	L20	14.90'	S44°38'50"W
C=11' D=97'	L21	15.37'	S45°12'10"E
	L22	81.56'	S6°38'19"E
A=104' B=10' D=97'	L39	87.95'	N51°19'31"E
	L40	10.33'	N44°40'18"E
	L41	81.88'	N83°02'30"E
	L42	87.66'	S84°59'51"E
A=104' B=10' D=97'	L43	10.57'	S45°19'42"E
	L44	81.58'	S6°38'17"E
	L45	92.58'	N56°56'49"E
	L46	18.83'	N44°38'50"E
A=136' B=9' D=71'	L47	48.39'	N81°26'57"E

SVZ NOTE

NO WALLS, FENCES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES, FIRE HYDRANTS, TREES, AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT SIDEWALK, GRAVEL, OR PAVEMENT STREET SURFACE. THIS RESTRICTION EXISTS ALONG THE SIGHT VISIBILITY LINE THROUGH LANDSCAPED MEDIANS.

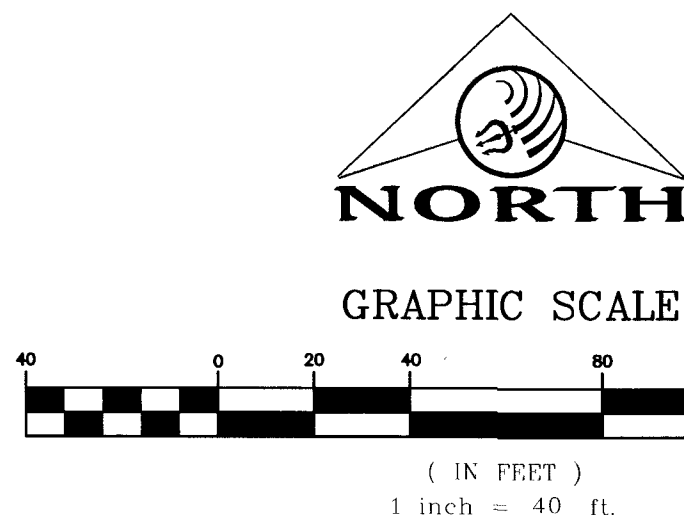
SIGN SALVAGE NOTES

REPLACE ALL TRAFFIC CONTROL DEVICES (SIGNS OR PAVEMENT MARKINGS), UNDER CLARK COUNTY'S JURISDICTION, THAT ARE DISTURBED, DESTROYED, REMOVED OR MODIFIED BY TRENCHING ACTIVITY TO CLARK COUNTY'S SATISFACTION. ALL MATERIAL USED SHALL MEET CLARK COUNTY'S SPECIFICATIONS OR WILL BE AN APPROVED EQUIVALENT.

CONTRACTOR SHALL EXERCISE CARE WITH ALL SALVAGED ITEMS AND SHALL ASSUME THAT ITEMS WILL BE USED AGAIN BY CLARK COUNTY. ALL SALVAGED EQUIPMENT SHALL HAVE ALL COMPONENTS INCLUDED AND DISASSEMBLED FROM THEIR MAIN COMPONENTS. ANY ITEMS TO BE RETURNED TO CLARK COUNTY TRAFFIC OPERATIONS SHALL INCLUDE A TRANSMITTAL FORM WITH THE CONTRACTOR'S COMPANY LETTERHEAD, THE TRANSMITTAL FORM SHALL BE DATED, SIGNED BY THE PROJECT NAME AND NUMBER, AND A LIST OF THE ITEMS AND THE QUANTITIES OF ITEMS BEING RETURNED. CONTRACTOR SHALL CALL (702) 455-6000 TO MAKE AN APPOINTMENT FOR DROPPING OF SALVAGED ITEMS.

TRAFFIC SIGN GRAPHICAL DEPICTION

FOR TRAFFIC SIGN GRAPHICAL DEPICTION SEE SHEET 23.



FAST
Call before you
Underground
1-702-432-5300
FREEWAY & ARTERIAL
SYSTEM OF TRANSPORTATION

Avoid overhead power line contact. It's costly.

Call
before you
Overhead
1-702-227-2929

Call before you Dig
Avoid cutting underground
utility lines. It's costly.
CALL
811
OR
1-800-227-2600

BASIS OF BEARING

NORTH 89°27'31" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 196, PAGE 87 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK

BENCHMARK # 1C9925SSW6

RIVET AND SQUARE ALUMINUM PLATE IN NORTHEAST CORNER OF A
CONCRETE BASE FOR LARGE POWER POLE (#40-8) AT THE WEST
END OF ANN ROAD

ELEVATION = 880.365 METERS (NAVD'88)
ELEVATION = 2,888.33 U.S. FEET (NAVD'88)

CONSTRUCTION NOTES

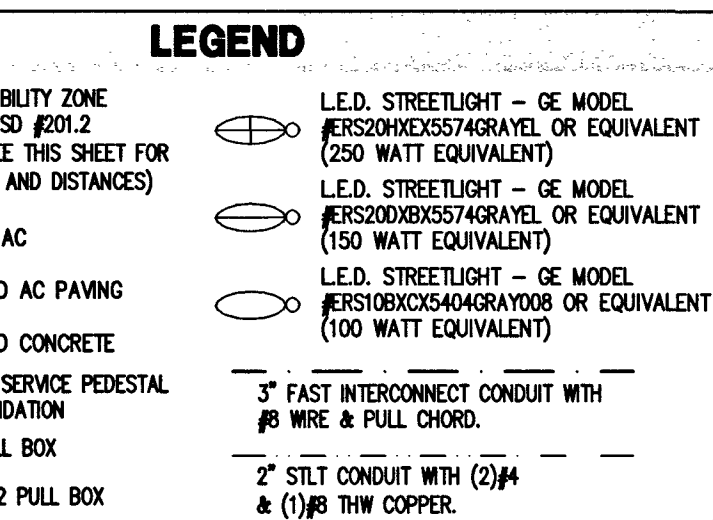
- (1) INSTALL BLUE COLORED REFLECTIVE RAISED PAVEMENT MARKER 16" FROM CURB FACE ADJACENT TO THE HYDRANT
- (2) INSTALL 30" R1-1 STOP SIGN WITH A W4-4P "CROSS TRAFFIC DOES NOT STOP" AND (2) 12" D-3 STREET NAME SIGNS
- (3) INSTALL 30" R1-1 STOP SIGN AND (2) 9" D-3 STREET NAME SIGNS, (PRIVATE STREET NAME SIGNS TO BE WHITE LETTERING ON DARK BACKGROUND)
- (4) INSTALL R7-1APR SIGN, "NO PARKING ANY TIME"
- (5) INSTALL R2-1 "25" SIGN, "SPEED LIMIT"
- (6) INSTALL R2-1 "35" SIGN, "SPEED LIMIT"
- (7) INSTALL OM4-2 SIGN, 3 EQUALLY SPACED
- (8) NOT USED
- (9) NOT USED
- (10) INSTALL OM3-R SIGN, EQUALLY SPACED AS SHOWN
- (11) INSTALL 24" WIDE WHITE STOP BAR
- (12) INSTALL PUBLIC L.E.D. STREETLIGHT AND FOUNDATION (250 WATT EQUIVALENT), PER CAUSD #314, #320 AND #321.
- (13) INSTALL PUBLIC L.E.D. STREETLIGHT AND FOUNDATION (150 WATT EQUIVALENT), PER CAUSD #314, #320 AND #321.
- (14) INSTALL PUBLIC L.E.D. STREETLIGHT AND FOUNDATION (150 WATT EQUIVALENT), PER CAUSD #314, #320 AND #321.
- (15) INSTALL PUBLIC 200 AMP SERVICE PEDESTAL & FOUNDATION, PER CAUSD #300, #331, #332, S2 AND S3.
- (16) INSTALL PUBLIC 2" STLT CONDUIT WITH (2) #4 & (1) #8 THW COPPER CONDUCTORS.
- (17) INSTALL 4" FAST INTERCONNECT CONDUIT WITH #0 BARE TRACER WIRE & PULL CHORD.
- (18) INSTALL NO. 3 1/2" CONCRETE PULLBOX WITH METAL COVER PER CAUSD #326, #327 & #328
- (19) INSTALL P-30 PULLBOX WITH "FIBER OPTIC" INSCRIBED ON LID.
- (20) STUB AND CAP CONDUIT 5' BEYOND BOUNDARY.
- (21) INSTALL 6" WIDE WHITE PAINTED LINE, 4' FROM EDGE OF DRIVE
- (22) INSTALL TYPE 1 CENTERLINE, PER CAUSD #244 (RPM)
- (23) INSTALL TYPE 2 CENTERLINE, PER CAUSD #244 (RPM)
- (24) INSTALL LANE TRANSITION MARKINGS PER CAUSD #245 (RPM)
- (25) INSTALL W1-7 TWO-DIRECTION LARGE ARROW SIGN
- (26) INSTALL R3-R7 SIGN, "RIGHT LANE MUST TURN"
- (27) EXISTING STRIPING AND MARKINGS TO REMAIN
- (28) EXISTING SIGNAGE TO BE REMOVED AND RETURNED TO CLARK COUNTY PUBLIC WORKS
- (29) INSTALL EQUALLY SPACED (AS SHOWN) TYPE IIIA BARRICADE W/ (2)EA. OM4-1 ATTACHED, PER CAUSD #601
- (30) FUTURE PUBLIC L.E.D. STREETLIGHT AND FOUNDATION (150 WATT EQUIVALENT)
- (31) FUTURE PUBLIC 2" STLT CONDUIT WITH (2) #4 & (1) #8 THW COPPER CONDUCTORS.
- (32) FUTURE NO. 3 1/2" CONCRETE PULLBOX WITH METAL COVER PER CAUSD #326, #327 & #328

FOR CLARK COUNTY
JURISDICTION ONLY

Clark County
Department of Public Works
ACCEPTED

By:

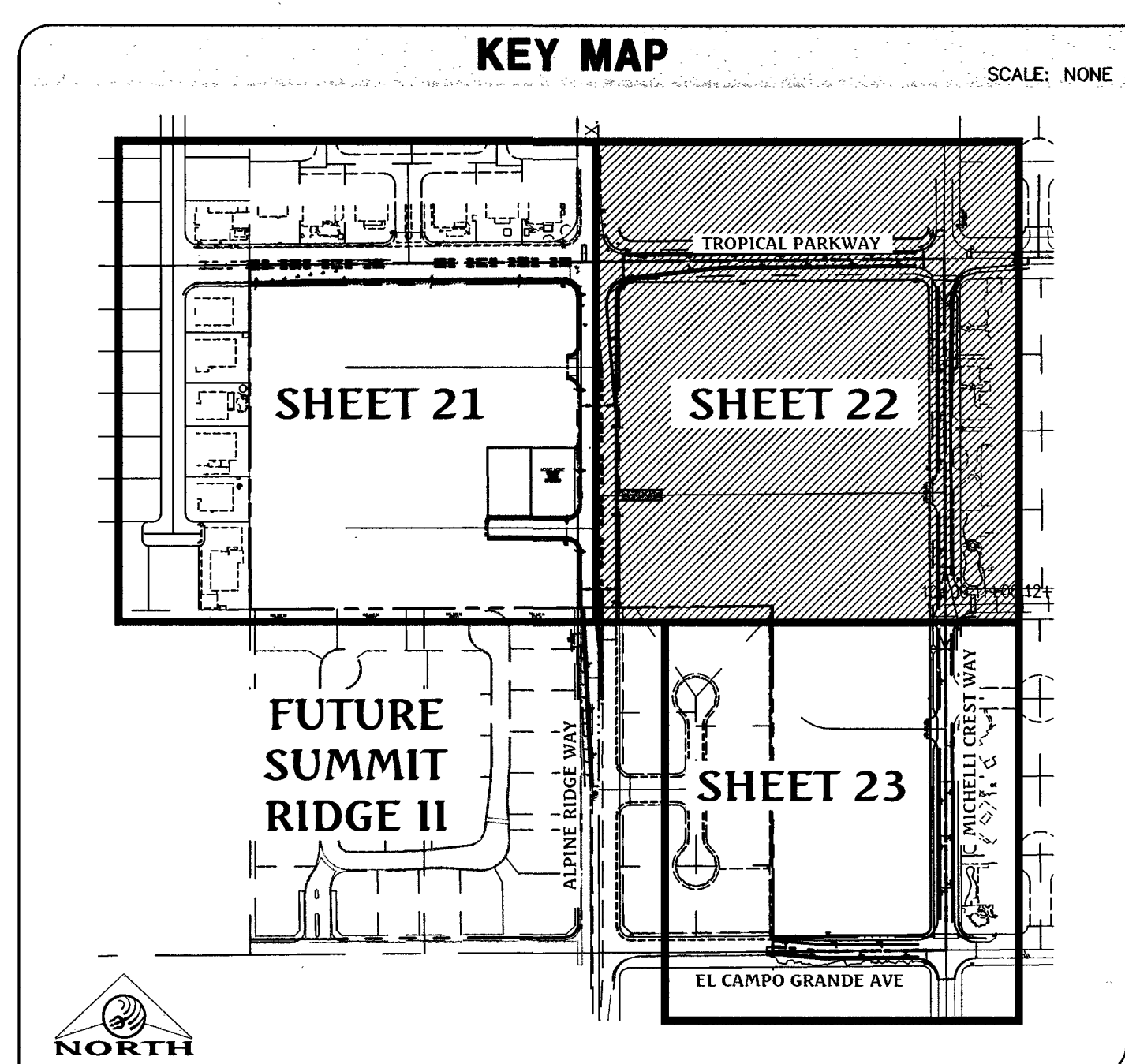
ACCEPTANCE OF THESE PLANS SHALL NOT BE CON-
STRUED TO BE A PERMIT FOR, OR AN APPROVAL OF
ANY VIOLATION OF STATE, COUNTY OR FEDERAL LAW
SPECIFICATIONS, OR THE MANUAL ON UNIFORM TRAFFIC
CONTROL DEVICES.



CITY OF LAS VEGAS STREETLIGHT NOTES

1. 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, 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.
2. NO DEVIATION OF STREET LIGHT, PULL BOX, CONDUITS (ETC.) LOCATIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF TRAFFIC ENGINEERING AND THE CITY ENGINEER.
3. ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION.
4. ALL STREET LIGHTING CONDUITS STUB SHALL HAVE AT LEAST ONE 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 THE ENDS TAPED OR "SAFE OFF" PRIOR TO FINAL INSPECTION.
5. ANY STRUCTURE SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, ETC., SHALL LEAVE A MINIMUM CLEARANCE IN ACCORDANCE WITH THE USD NO. 320A.
6. AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE TEFPO PRIOR TO ANY COMMENCEMENT OF CONSTRUCTION. THE DRAWING NEEDS TO BE STAMPED AS-BUILT AND SIGNED BY THE PREPARED.
7. 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.
8. IT SHALL BE ASSUMED THAT IN THE ABSENCE OF AN EXISTING, WORKABLE SERVICE POINT TO ATTACH TO, UTILITIES SHALL REQUIRE A NEW SERVICE FOR OPERATION OF THE CIRCUIT.
9. 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 NEW LOCATIONS TO THE CITY OF LAS VEGAS, BEFORE STREETLIGHT BASES ARE INSTALLED.
10. THE CONTRACTOR SHALL FURNISH COMPLETE SERVICE TO TRANSFORMERS AND CONTROL SYSTEMS IF REQUIRED ON PLANS.
11. 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 MAY BE IN CONJUNCTION WITH THE CITY ENGINEER, THE TEFPO, THE CITY OF LAS VEGAS, FOR ALL ASSESSMENTS, PERMITS, CONSTRUCTION, ENERGIZING, MAINTENANCE AND OPERATIONAL COST OF SAID STREET LIGHTS PRIOR TO PROJECT COMPLETION. REFER TO THE PLAN FOR ANY ADDITIONAL REQUIREMENTS. THE TRANSFER OF OWNERSHIP FROM THE DEVELOPER/OWNER TO THE CITY OF LAS VEGAS FOR ALL NEW PUBLIC STREET LIGHTS AND/OR SERVICE/S INSTALLED UNDER THIS PLAN DESIGN WILL BE IN CONJUNCTION WITH THIS PROJECT COMPLETION. COORDINATE ALL MAINTENANCE AND REPAIR WORK WITH THE CITY OF LAS VEGAS TRAFFIC ENGINEERING DEPARTMENT (TEFO) AT (702) 229-6331.

REVISÉ 04/15/10

[illegible]

DATE : 01/20/2017
 PPM : J. PEARCE
 DRAWN BY :
 DESIGNED BY :
 CHECKED BY :
 QA CHECKED :
 JOB NO. : 007.104
 SCALE : 1" = 4'

Triton

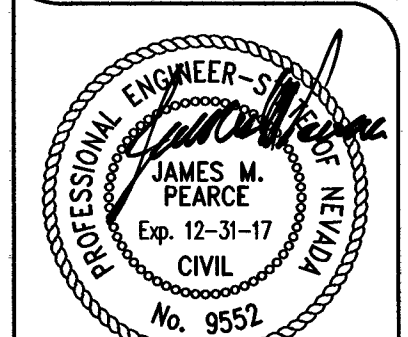
Engineering

6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146

Office: (702) 254-
Fax: (702) 254-
www.tritongen.com



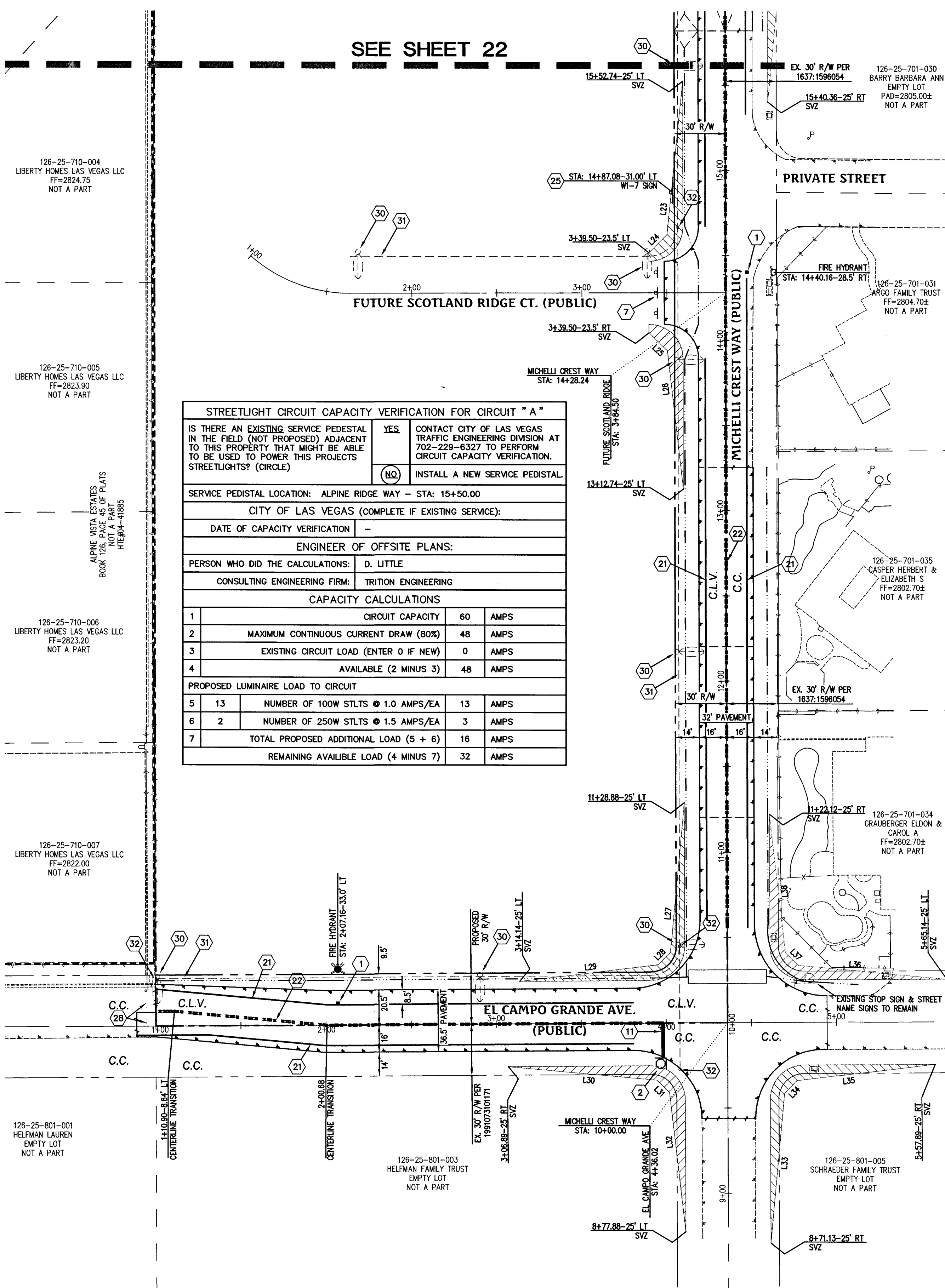
DR HORTON
BLM SITE 11
OFF-SITE IMPROVEMENT PLANS TRAFFIC PLAN II



SHEET **22** OF 25
107V6762
C.L.V. DWG.#
66442

HTE#16-54282

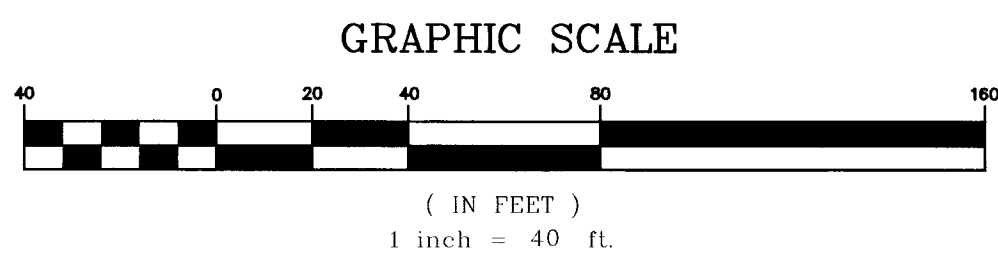
Q:\Triton Drawings\007104 BLM Site 11 East\Drawings\Improvement Plans\007104_11_East\Traffic\sig.dwg Date: 21 Feb 2017 - 11:50am



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FREEWAY & ARTERIAL
SYSTEM OF TRANSPORTATION

Avoid overhead power line contact. It's costly.
Call before you Overhead
1-702-227-2929

Call before you Dig
Avoid cutting underground utility lines. It's costly.
811
OR
1-800-227-2600



SIGN SALVAGE NOTES

REPLACE ALL TRAFFIC CONTROL DEVICES (SIGNS OR PAVEMENT MARKINGS), UNDER CLARK COUNTY'S JURISDICTION, THAT ARE DISTURBED, DESTROYED, REMOVED OR MODIFIED BY TRENCHING ACTIVITY TO CLARK COUNTY'S SATISFACTION. ALL MATERIAL USED SHALL MEET CLARK COUNTY'S SPECIFICATIONS OR WILL BE AN APPROVED EQUIVALENT.

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BASIS OF BEARING

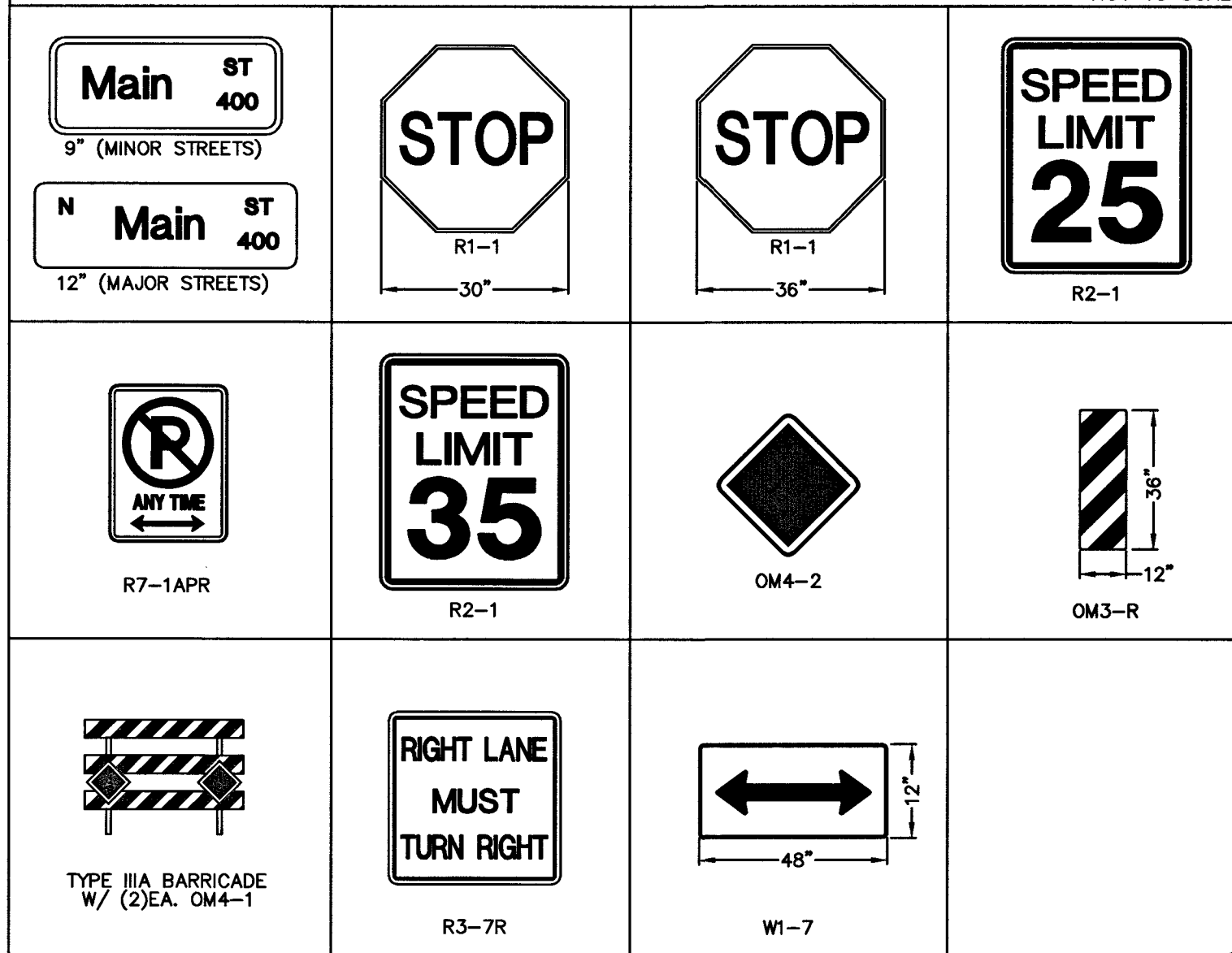
NORTH 69°27'31" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 196, PAGE 87 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK

BENCHMARK # 1099255SW6
RIVET AND SQUARE ALUMINUM PLATE IN NORTHEAST CORNER OF A CONCRETE BASE FOR LARGE POWER POLE (#40-B) AT THE WEST END OF ANN ROAD
ELEVATION = 880.365 METERS (NAV'D'88)
ELEVATION = 2,888.33 U.S. FEET (NAV'D'88)

TRAFFIC SIGN GRAPHICAL DEPICTION

NOT TO SCALE



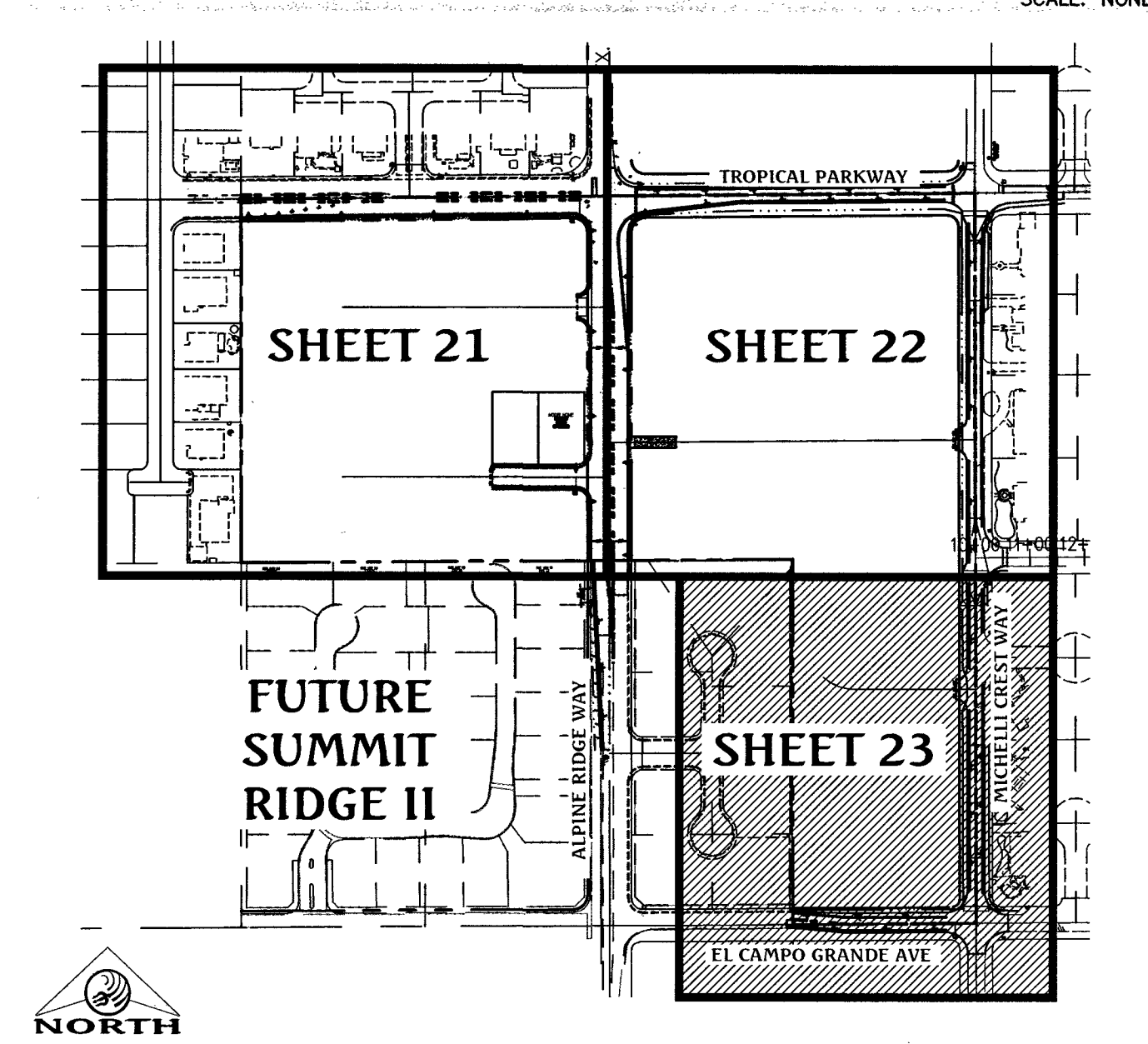
CITY OF LAS VEGAS TRAFFIC NOTES

- ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
- THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
- BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING CITY STREETS WHERE WARRANTED IMMEDIATELY AFTER FIRST GRADING WORK IS ACCOMPLISHED, AND SHALL MAINTAIN 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 THAT WORK ZONE, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A QUALIFIED "CROSSING GUARD". THE GUARD SHALL BE PRESENT FOR THE FULL DURATION OF TIME THAT CHILDREN ARE LIKELY TO BE PRESENT.
- IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL, OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. ALL NEW TRAFFIC SIGNS SHALL BE FABRICATED WITH DIAMOND GRADE WP 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 POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS.
- WHEN A PROPOSED STREET LIGHT STANDARD IS LOCATED WITHIN FIVE (5') FEET OF ANY PROPOSED SIGN SHOWN ON THE PLANS TO BE MOUNTED ON A SIGNPOST, THE SIGN SHALL BE MOUNTED ON THE STREET LIGHT STANDARD AND THE SIGNPOST SHALL BE ELIMINATED.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HERE UNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- STREET SIGNS AND 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 IMA 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 # 828-3442) WHO WILL PROVIDE OFFICERS PROPERLY TRAINED IN TRAFFIC CONTROL. FEES FOR THE USE OF THESE OFFICERS SHALL BE SET BY METRO AND WILL BE PAID BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL ARRANGEMENTS WITH METRO.
- ANY WORK WITHIN 300' OF A SIGNALIZED INTERSECTION WILL BE NIGHT WORK, UNLESS OTHERWISE DIRECTED BY THE CITY OF LAS VEGAS TRAFFIC ENGINEER.
- THE CONTRACTOR SHALL CONTACT THE TRAFFIC ENGINEERING DIVISION (TRANSPORTATION SECTION) THROUGH THE PROJECT'S OFFSITE INSPECTOR PRIOR TO INITIATING PAVING TO RECEIVE DIRECTION FOR ANY PERMANENT OR TEMPORARY MODIFICATIONS TO THE APPROVED DRAWINGS REGARDING FINAL PAVEMENT TRANSITIONS, MARKINGS AND SIGNING THAT ARE REQUIRED TO MATCH ADJACENT ROADWAY SEGMENTS. THE CONTRACTOR SHALL PROVIDE A DRAWING FOR APPROVAL BY THE TRAFFIC ENGINEERING DIVISION DEPICTING ANY ADJUSTMENTS TO THE FINAL PAVEMENT MARKINGS AND SIGNAGE, WHICH MAY INCLUDE OMITTING, ADDING OR MODIFYING PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS SUCH THAT ADEQUATE TRANSITIONS AND LANE TERMINATIONS BETWEEN ADJACENT ROADWAY SEGMENTS ARE CONSTRUCTED.

REVISED 04/15/10

KEY MAP

SCALE: NONE



TRAFFIC QUANTITIES

1 BLUE COLORED REFLECTIVE RAISED PAVEMENT MARKER	6 EA
2 36" R1-1 STOP SIGN	4 EA
3 30" R1-1 STOP SIGN	1 EA
4 12" D-3 STREET NAME SIGNS	8 EA
5 9" D-3 STREET NAME SIGNS	4 EA
6 R7-1APR "NO PARKING ANY TIME" SIGNS	6 EA
7 R2-1 "SPEED LIMIT 35" SIGNS	2 EA
8 OM4-2 OBJECT MARKER SIGNS	12 EA
9 L.E.D. STREETLIGHT, FOUNDATION, POLE AND MAST ARM (250 WATT EQUIVALENT)	2 EA
10 L.E.D. STREETLIGHT, FOUNDATION, POLE AND MAST ARM (150 WATT EQUIVALENT)	12 EA
11 L.E.D. STREETLIGHT, FOUNDATION, POLE AND MAST ARM (100 WATT EQUIVALENT)	1 EA
12 2" STILT CONDUIT WITH (2) #4 & (1) #8 THW COPPER CONDUCTORS	2,227 LF
13 4" FAST CONDUIT WITH #8 BARE TRACER WIRE & PULL CHORD	1,998 LF
14 200 AMP SERVICE PEDESTAL & FOUNDATION	1 EA
15 No. 3 1/2 CONCRETE PULLBOX WITH METAL COVER	4 EA
16 P-30 PULLBOX WITH "FIBER OPTIC" INSCRIBED ON LID	2 EA
17 6" WIDE WHITE PAINTED LINE	4,001 LF
18 12" WIDE WHITE PAINTED LINE	345 LF
19 2" WIDE WHITE STOP BAR	109 LF
20 TYPE 1 CENTERLINE	4,516 LF
21 R3-7R "RIGHT LANE MUST TURN" SIGN	1 EA
22 TYPE IIIA BARRICADE	5 EA
23 W4-4P "CROSS TRAFFIC DOES NOT STOP"	4 EA
24 OM3-R OBJECT MARKER SIGNS	19 EA
25 W1-7 TWO-DIRECTION LARGE ARROW SIGN	3 EA

FUTURE STREET LIGHT QUANTITIES

1 L.E.D. STREETLIGHT, FOUNDATION, POLE AND MAST ARM (150 WATT EQUIVALENT)	19 EA
2 2" STILT CONDUIT WITH (2) #4 & (1) #8 THW COPPER CONDUCTORS	2,885 LF
3 No. 3 1/2 CONCRETE PULLBOX WITH METAL COVER	7 EA

DIMENSION	LINE	LENGTH	BEARING
C=11' D=97'	L23	90.86'	S54°38'W
	L24	15.02'	S44°50'09"W
C=11' D=97'	L25	15.26'	S45°09'51"E
	L26	81.73'	S6°38'02"E
A=104' B=10' C=11' D=97'	L27	87.93'	S51°9'32"W
	L28	10.34'	S44°41'45"W
	L29	81.86'	S83°05'22"W
A=104' B=10' C=11' D=97'	L30	87.68'	S84°56'58"E
	L31	10.55'	S45°18'14"E
	L32	81.60'	S6°38'12"E
A=104' B=10' C=11' D=97'	L33	87.93'	N51°9'35"E
	L34	10.34'	N44°41'48"E
	L35	81.86'	N83°05'25"E
A=104' B=10' C=11' D=97'	L36	87.68'	N84°56'58"W
	L37	10.55'	N45°18'14"W
	L38	81.60'	N6°38'12"W

CONSTRUCTION NOTES

- INSTALL BLUE COLORED REFLECTIVE RAISED PAVEMENT MARKER 16" FROM CURB FACE ADJACENT TO THE HYDRANT
- INSTALL 36" R1-1 STOP SIGN WITH A W4-4P "CROSS TRAFFIC DOES NOT STOP" AND (2) 12" D-3 STREET NAME SIGNS
- INSTALL 30" R1-1 STOP SIGN AND (2) 9" D-3 STREET NAME SIGNS. (PRIVATE STREET NAME SIGNS TO BE WHITE LETTERING ON BROWN BACKGROUND)
- INSTALL R7-1APR SIGN, "NO PARKING ANY TIME"
- INSTALL R2-1 "25" SIGN, "SPEED LIMIT"
- INSTALL R2-1 "35" SIGN, "SPEED LIMIT"
- INSTALL OM4-2 SIGN, 3 EQUALLY SPACED
- NOT USED
- NOT USED
- INSTALL OM3-R SIGN, EQUALLY SPACED AS SHOWN
- INSTALL 24" WIDE WHITE STOP BAR
- INSTALL PUBLIC L.E.D. STREETLIGHT AND FOUNDATION (250 WATT EQUIVALENT), PER CCAUSD #314, #320 AND #321.
- INSTALL PUBLIC L.E.D. STREETLIGHT AND FOUNDATION (150 WATT EQUIVALENT), PER CCAUSD #314, #320 AND #321.
- INSTALL PUBLIC L.E.D. STREETLIGHT AND FOUNDATION (100 WATT EQUIVALENT), PER CCAUSD #314, #320 AND #321.
- INSTALL PUBLIC 200 AMP SERVICE PEDESTAL & FOUNDATION, PER CCAUSD #300, #331, #332.52 AND #335.52
- INSTALL PUBLIC 2" STILT CONDUIT WITH (2) #4 & (1) #8 THW COPPER CONDUCTORS.
- INSTALL 4" FAST INTERCONNECT CONDUIT WITH #8 BARE TRACER WIRE & PULL CHORD.
- INSTALL No. 3 1/2 CONCRETE PULLBOX WITH METAL COVER PER CCAUSD #326, #327 & #328
- INSTALL P-30 PULLBOX WITH "FIBER OPTIC" INSCRIBED ON LID.
- STUB AND CAP CONDUIT 5' BEYOND BOUNDARY.
- INSTALL 6" WIDE WHITE PAINTED LINE, 4' FROM EDGE OF PAVEMENT
- INSTALL TYPE 1 CENTERLINE, PER CCAUSD #244 (RPM)
- INSTALL TYPE 2 CENTERLINE, PER CCAUSD #244 (RPM)
- INSTALL LANE TRANSITION MARKINGS PER CCAUSD #245 (RPM)
- INSTALL W1-7 TWO-DIRECTION LARGE ARROW SIGN
- INSTALL R3-7R SIGN, "RIGHT LANE MUST TURN"
- EXISTING STRIPING AND MARKINGS TO REMAIN
- EXISTING SIGNAGE TO BE REMOVED AND RETURNED TO CLARK COUNTY PUBLIC WORKS
- INSTALL EQUALLY SPACED (AS SHOWN) TYPE IIIA BARRICADE W/ (2)EA OM4-1 ATTACHED, PER CCAUSD #60
- FUTURE PUBLIC L.E.D. STREETLIGHT AND FOUNDATION (150 WATT EQUIVALENT)
- FUTURE PUBLIC 2" STILT CONDUIT WITH (2) #4 & (1) #8 THW COPPER CONDUCTORS
- FUTURE No. 3 1/2 CONCRETE PULLBOX WITH METAL COVER PER CCAUSD #326, #327 & #328

FOR CLARK COUNTY JURISDICTION ONLY

Clark County
Department of Public Works
ACCEPTED

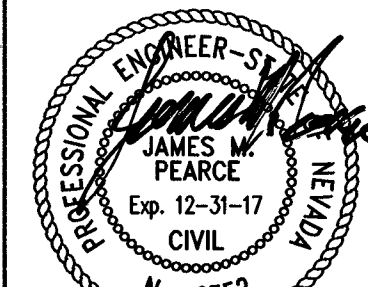
By: _____

ACCEPTANCE OF THESE PLANS SHALL NOT BE CONSIDERED TO BE A PERMIT FOR OR APPROVAL OF ANY VIOLATION OF STATE, COUNTY OR FEDERAL LAW SPECIFICATIONS, OR THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

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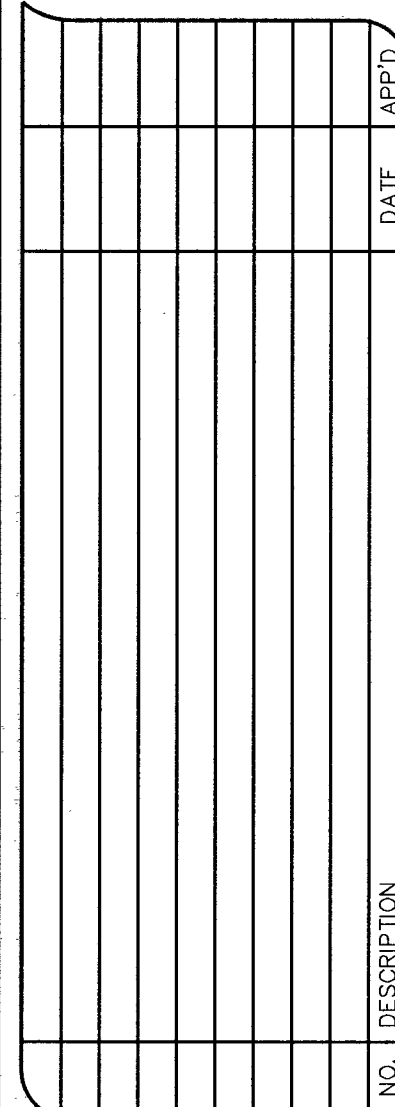
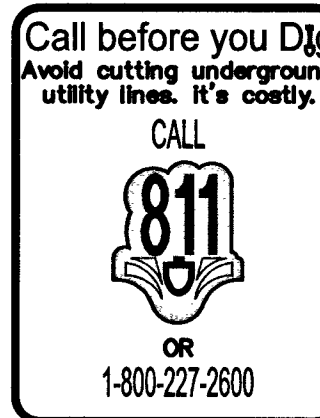
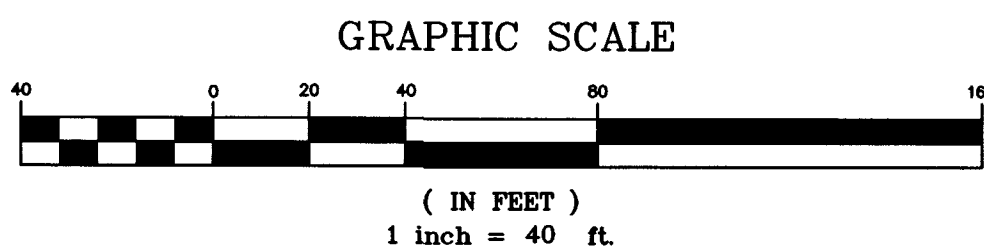


DR HORTON
BLM SITE 11
OFF-SITE IMPROVEMENT PLANS
TRAFFIC PLAN III



SHEET 23 OF 25
107V6762
C.L.V. DWG.# 66442

HTE#16-54282

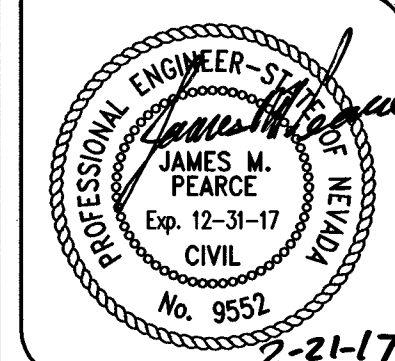
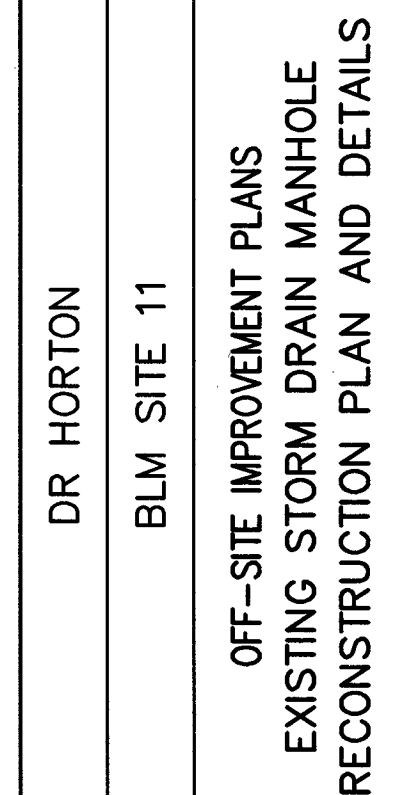


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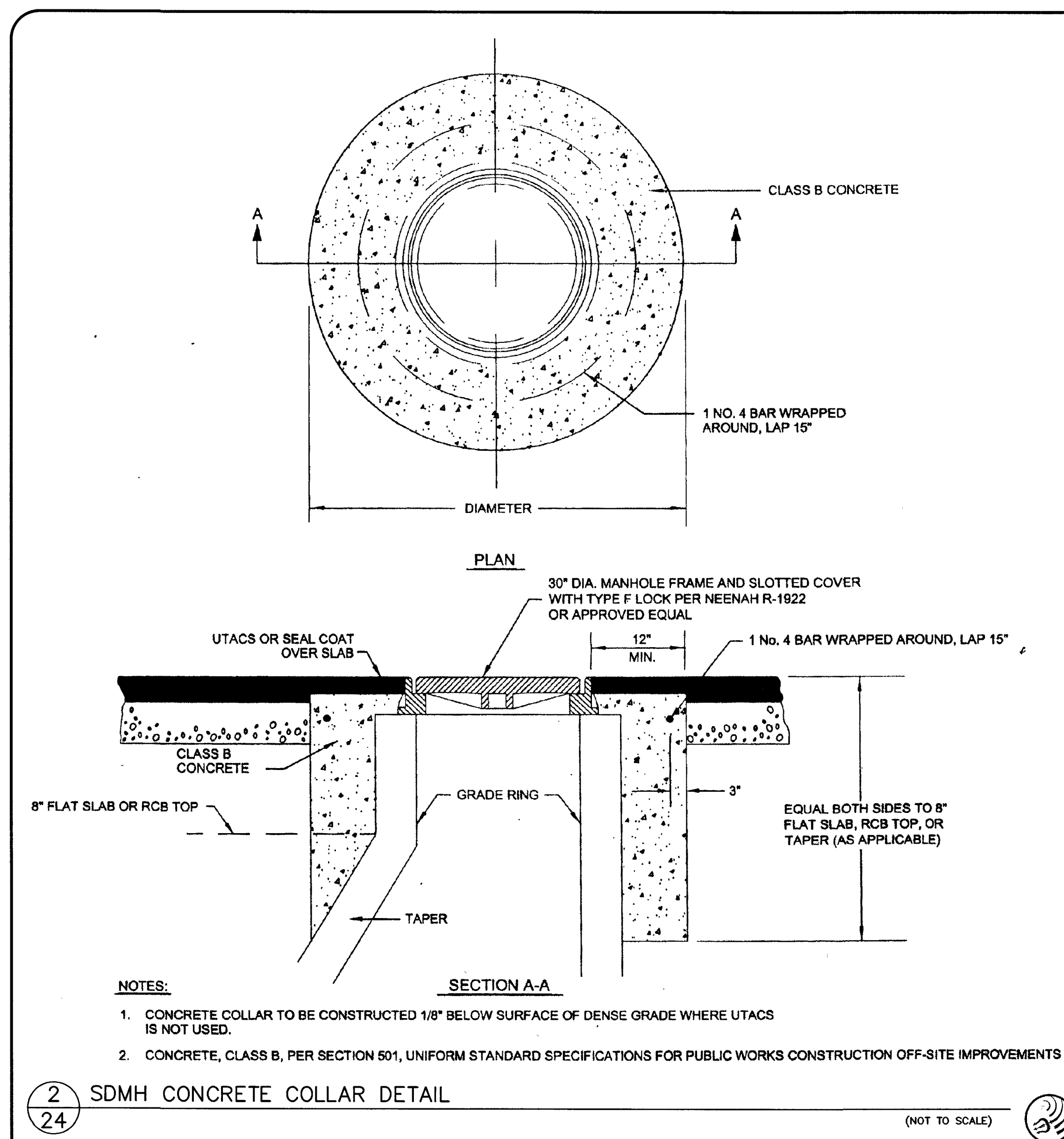
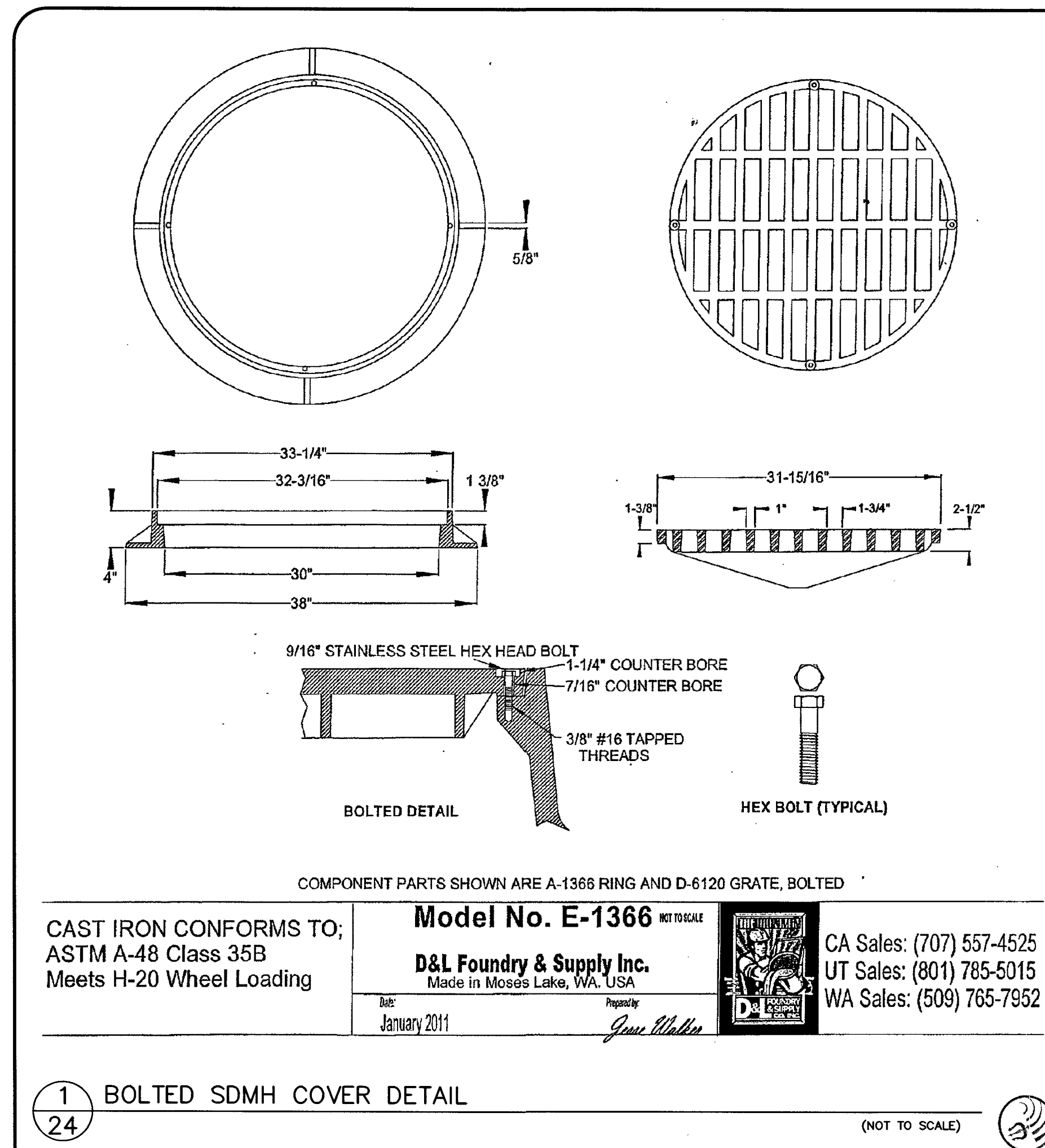
SHEET **24** OF 25
C.L.V. DWG.#
66442

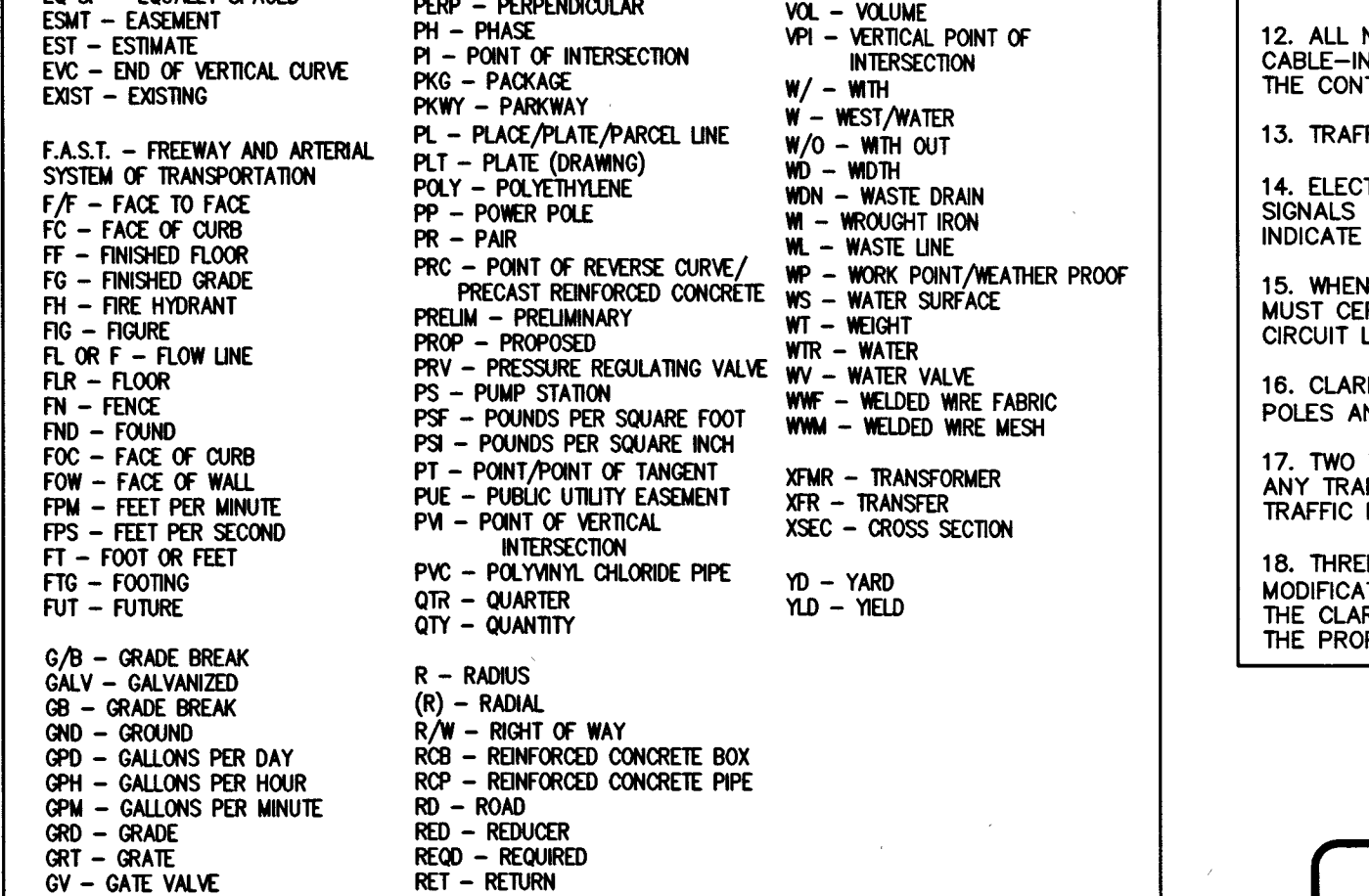
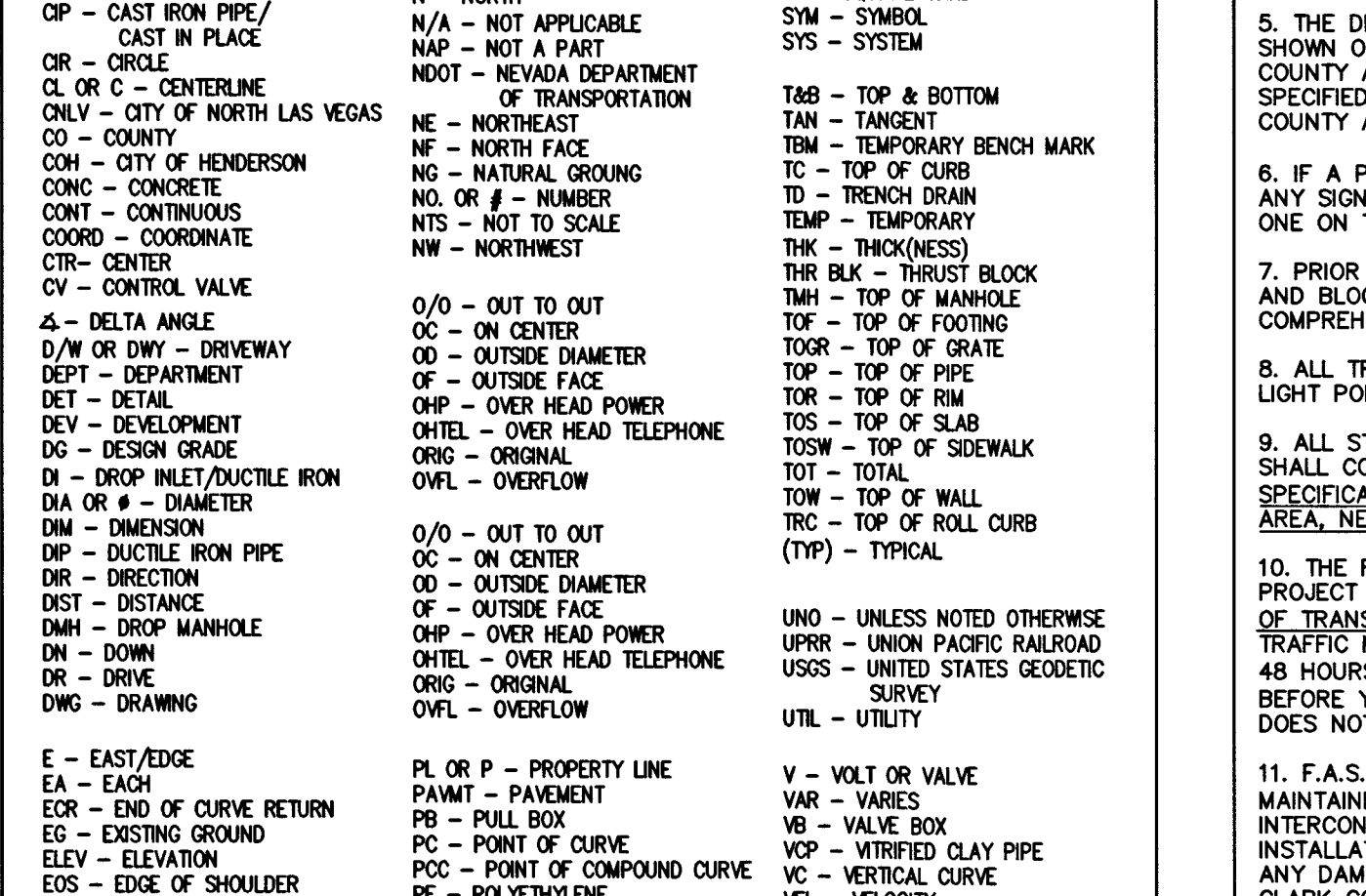
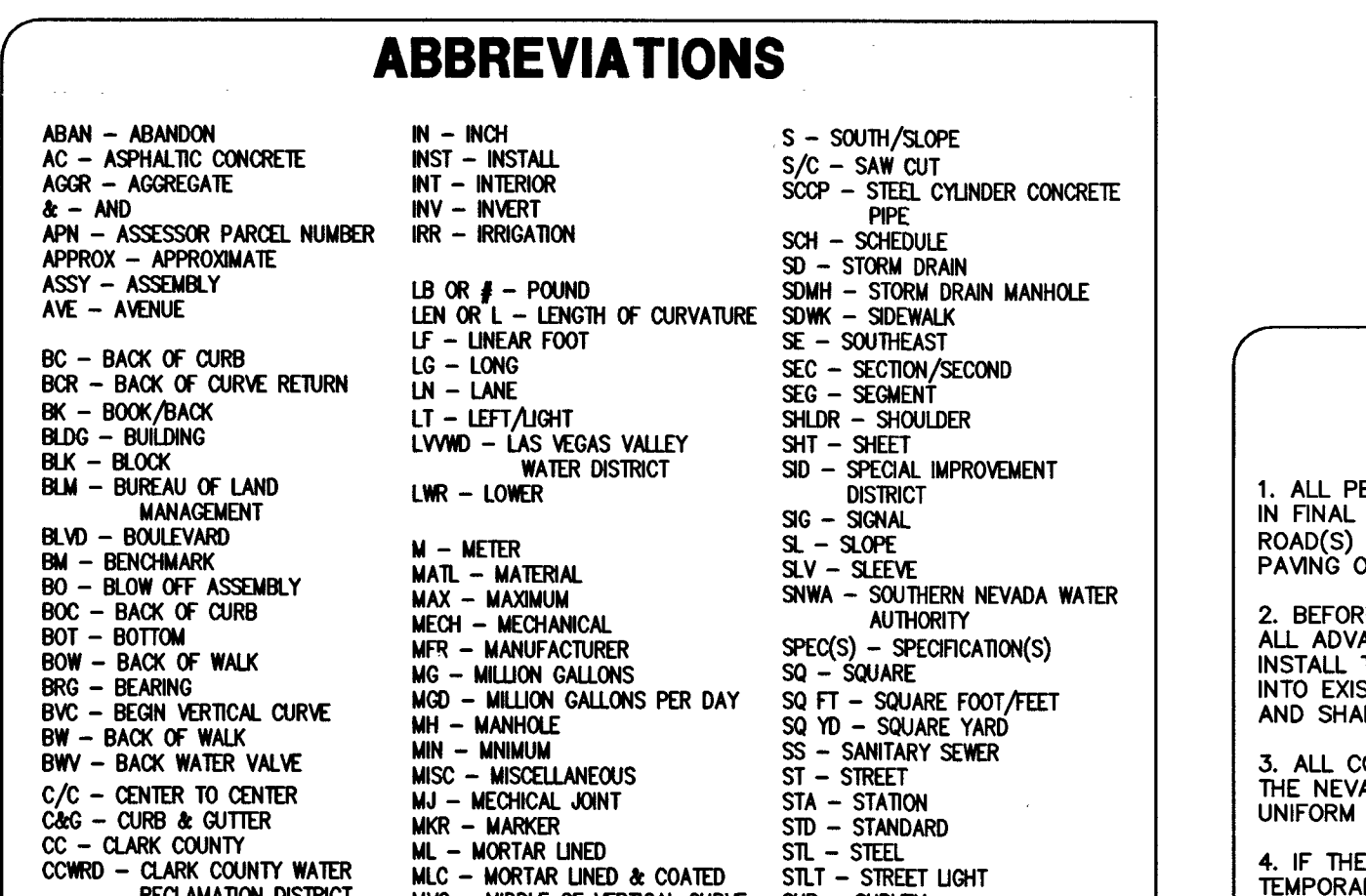
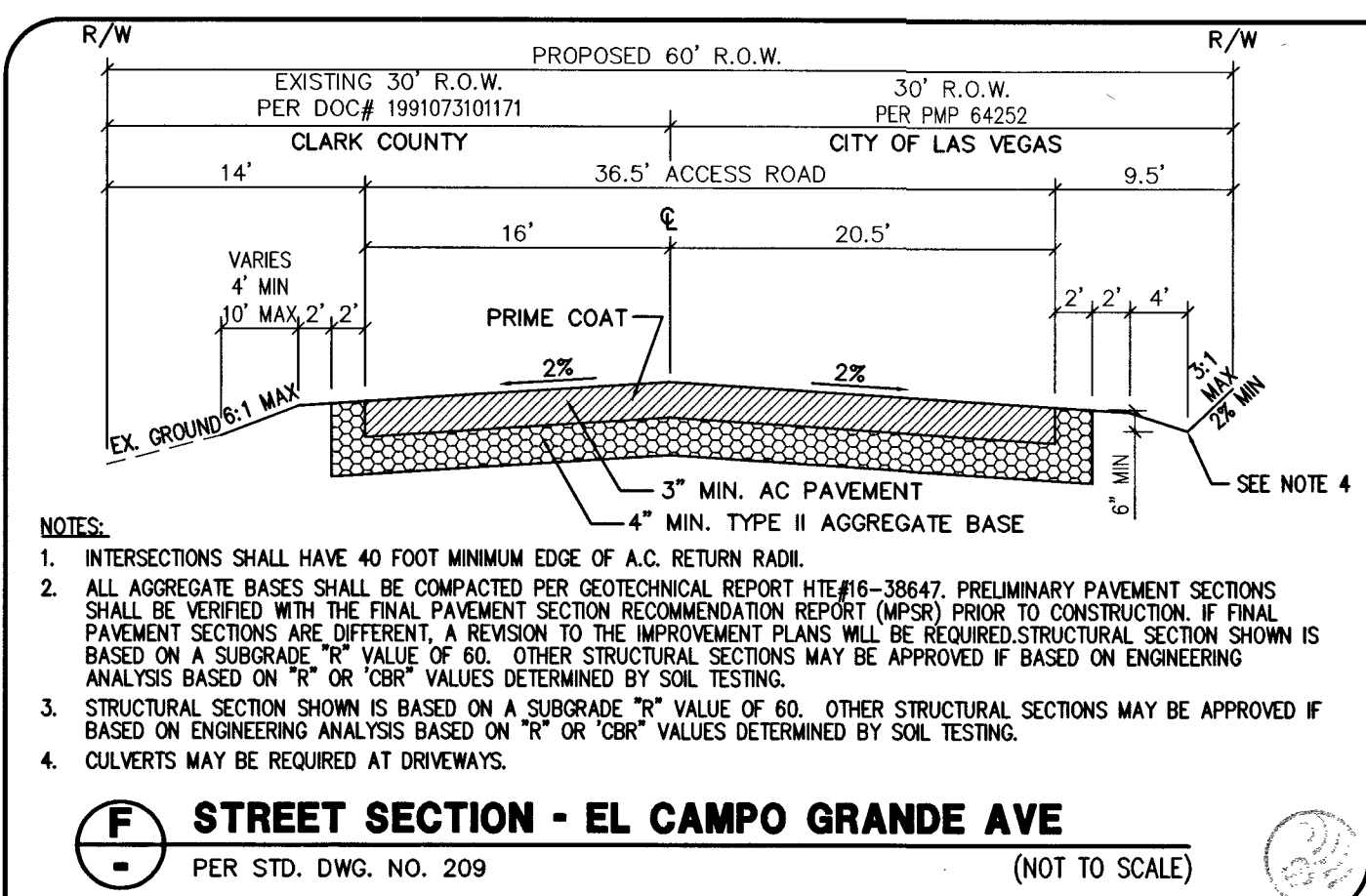
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EX. ALPINE RIDGE WAY

PLAN

SCALE: HORIZ. 1" = 40'





VI. FIRE PREVENTION BUREAU GENERAL NOTES

UNIFORM GUIDELINES, INSTALLATION, AND SPECIFICATION OF FIRE HYDRANTS

A. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE CLARK COUNTY FIRE CODE AS AMENDED, AND THE 2007 EDITION OF NATIONAL FIRE PROTECTION ASSOCIATION PAMPHLET #24.

B. FIRE HYDRANTS AND WATER SUPPLIES FOR FIRE PROTECTION SHALL BE MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 1412 OF THE CLARK COUNTY FIRE CODE, AS AMENDED.

C. IF DURING CONSTRUCTION IT BECOMES NECESSARY TO CLOSE ANY CONTROL VALVE OR PLUG OF SERVICE, APPROVAL SHALL BE OBTAINED FROM THE FIRE PREVENTION BUREAU PRIOR TO PLACING THE HYDRANT OUT OF SERVICE.

D. PAINTING OF CURBS AND/OR STRIPING OF ASPHALT AREAS AND PROTECTION OF HYDRANT FROM PHYSICAL INJURY SHALL BE PER THE FIRE HYDRANT INSTALLATION SPECIFICATIONS OF THE FIRE PREVENTION BUREAU.

E. NO FIRE HYDRANT SHALL BE LOCATED WITHIN 25 FEET OF ANY STRUCTURE, OR 6 FEET OF A DRIVEWAY, POWER POLE, LIGHT STANDARD, OR ANY OTHER OBSTRUCTION. FOR WALL, FENCE AND PLANTER LOCATIONS, A PERIMETER AROUND THE HYDRANT MEASURING A MINIMUM OF 3 FEET FROM ITS EXTERIOR SHALL BE MAINTAINED CLEAR OF ALL OBSTRUCTION AT ALL TIMES.

F. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE WEIGHT OF A FIRE TRUCK WITH A MINIMUM VEHICLE LOAD OF 18,000 POUNDS PER AXLE, AND SHALL BE SURFACED AND PAVED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.

G. EXISTING: TEMPORARY ACCESS ROADS SERVING ONLY BUILDINGS UNDER CONSTRUCTION SHALL NOT BE REQUIRED TO BE PAVED, BUT SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF SECTION 503.2.3 OF THE CLARK COUNTY FIRE CODE.

G. PRIOR TO ACCEPTANCE OF ANY FIRE SERVICE MAIN, A SATISFACTORY HYDROSTATIC TEST WITH PIPING JOINTS UNCOVERED MUST BE CONDUCTED. APPROVED PLANS, AN INSTALLATION PERMIT AND A CONTRACTOR'S MATERIALS AND TEST CERTIFICATE MUST BE PROVIDED AT TIME OF INSPECTION. SCHEDULED INSPECTION AT www.clarkcountynv.gov/DEPTS/DEVELOPMENT_SERVICES/FIRE_PREVENTION.

H. FIRE HYDRANTS SHALL BE LOCATED 4' TO 7' FROM BACK OF CURB AND A MINIMUM OF 6 FEET AWAY FROM TURNS.

I. BLUE REFLECTIVE MARKERS MUST BE INSTALLED BEFORE FINAL HYDRANT ACCEPTANCE CAN BE ATTAINED (SECTION C107 OF THE CLARK COUNTY FIRE CODE, AS AMENDED).

J. FIRE HYDRANTS THAT ARE PROPOSED FOR INSTALLATION IN PUBLIC WATER SYSTEMS SHALL BE IN ACCORDANCE WITH APPROVED FIRE HYDRANTS AS ALLOWED BY THE WATER PURVEYOR. HYDRANTS PROPOSED FOR INSTALLATION ON PRIVATE WATER SYSTEMS SHALL BE IN ACCORDANCE WITH APPROVED FIRE HYDRANTS AS ALLOWED BY THE FIRE PREVENTION

1. 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 HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
2. 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 AND MOUNTED STOP SIGNS AT ALL NEW STREET ENCROACHMENTS PRIOR TO ENTRY INTO EXISTING COUNTY STREETS IMMEDIATELY AFTER FIRST GRADING WORK IS ACCOMPLISHED AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.
3. ALL CONSTRUCTION SIGNING, BARRICADING AND PAVEMENT MARKINGS SHALL CONFORM TO THE NEVADA WORK ZONE TRAFFIC CONTROL HANDBOOK – 1986 AND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
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 COUNTY TRAFFIC MANAGER.
5. THE DEVELOPER SHALL BE RESPONSIBLE TO PROVIDE AND INSTALL ALL PERMANENT SIGNS AND PAVEMENT MARKINGS. ALL SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CLARK COUNTY AREA STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGNPOSTS SHALL BE INSTALLED IN ACCORDANCE WITH CLARK COUNTY AREA STANDARDS. ALL SIGNS SHALL USE CLASS VI SHEETING.
6. IF A PROPOSED STREET LIGHT STANDARD IS FIELD LOCATED TO WITHIN FIVE (5) FEET OF ANY SIGN SHOWN HEREON TO BE MOUNTED ON A SIGN POST, CHANGE SIGN MOUNTING TO ONE ON THE STREETLIGHT STANDARD.
7. PRIOR TO CONSTRUCTION, THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE CURRENT PLANNING DIVISION OF THE DEPARTMENT OF COMPREHENSIVE PLANNING.
8. ALL TRAFFIC SIGNAL POLE ASSEMBLIES, STEEL PEDESTAL FOR CABINETS AND STREET LIGHT POLES SHALL BE GALVANIZED PER ASTM A.123.
9. ALL STREET LIGHTING INSTALLATIONS EXCEPT NOTED ON THE STREET LIGHTING PLANS SHALL CONFORM TO THE UNIFORM STANDARD DRAWINGS AND THE UNIFORM STANDARD SPECIFICATIONS FOR STREET LIGHTING. ALL CONSTRUCTION OFF-SITE IMPROVEMENTS CLARK COUNTY AREA, NEVADA, LATEST EDITION OF EACH.

1. INSPECTIONS ARE REQUIRED. CALL 24 HOURS IN ADVANCE AT (702) 455-4610. YOUR PERMIT, APPROVED PLANS, AND BARRICADE PLANS FOR THIS WORK MUST BE ON THE JOB SITE AT ALL TIMES.
2. EXACT LOCATION OF ALL SAW-CUT LINES SHALL BE DETERMINED IN THE FIELD BY A CLARK COUNTY INSPECTOR.
3. CURB AND GUTTER WITH A GRADE OF LESS THAN 4/10 OF ONE PERCENT SHALL BE CONSTRUCTED BY FORMING. EACH JOINT SHALL BE CHECKED FOR GRADE PRIOR TO CONSTRUCTION AND WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION.
4. FINAL ASPHALTIC CONCRETE (AC) PAVEMENT SURFACES SHALL BE ONE-HALF (1/2") INCH ABOVE THE TOP OF THE GUTTER (INCLUDING OPEN GRADE).
5. ALL OFF-SITE IMPROVEMENT CONSTRUCTION SHALL CONFORM TO THE UNIFORM STANDARD SPECIFICATIONS AND STANDARD DRAWINGS CLARK COUNTY AREA NEVADA AND CLARK COUNTY SUPPLEMENT TO UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS, LATEST REVISION.
6. PRIVATE STREETS, CURB & GUTTER, AND VALLEY GUTTERS REFLECTED ON THESE PLANS ARE TO BE INSPECTED BY A CLARK COUNTY INSPECTOR.
7. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION. PER STANDARD DRAWING 600-1, EACH SLOPE OF RAMPS SHALL BE DETERMINED IN THE FIELD BY A CLARK COUNTY INSPECTOR.
8. PROPER SIGNS, BARRIERS, BARRICADES AND LIGHTS SHALL BE PLACED AND MAINTAINED IN ACCORDANCE WITH THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, TRAFFIC SCHOOL, OR STREET SIGNS OF ANY KIND ARE NOT TO BE MOVED FOR ANY REASON WITHOUT FIRST COORDINATING WITH THE DEPARTMENT OF PUBLIC WORKS OFF-SITE INSPECTOR AT (702) 455-4610.
9. THIS PLAN DOES NOT AUTHORIZE CLOSURE OF ANY ROAD OR STREET.
10. NO OPEN TRENCH SHALL BE ALLOWED ACROSS ANY STREET OR WITHIN TEN (10) FEET OF ANY TRAVEL--WAY, EXCEPT WHEN WORK IS IN ACTUAL PROGRESS. AREAS COVERED BY ACCEPTABLE STEEL PLATE ARE NOT TO BE CONSTRUED AS A TRENCH. NO OPEN TRENCH IS PERMITTED IN EXCESS OF 500 FEET OR LENGTH NECESSARY TO ACCOMMODATE PIPE CROSSING. IF A SINGLE DAY, WHICHEVER IS GREATER, ALL TRENCH CROSSINGS AND BACKFILL SHALL MEET THE STANDARD SPECIFICATION UNLESS OTHERWISE STATED.
11. A TEMPORARY PATCH IS TO BE IN PLACE AT THE END OF EACH WORK DAY WHERE THE BACKFILL OF THE TRENCH HAS BEEN COMPLETED AND PRIOR TO OPENING THE WORK AREA BACK TO TRAFFIC AND IS TO BE MAINTAINED BY THE PERMITTEE. A PERMANENT PATCH IS TO BE IN PLACE WITHIN THIRTY (30) DAYS AFTER THE INSTALLATION OF THE TEMPORARY PATCH.
12. COMPACTION TESTS ARE REQUIRED.

A) THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHT-OF-WAY OR CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.

B) ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION OR SEDIMENTATION OF THE PUBLIC RIGHT-OF-WAY OR CLARK COUNTY. THE EROSION OR SEDIMENTATION SPECIFIED IN CLARK COUNTY TITLE 24-40 AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.

C) TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS, AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITIES BEGIN. TEMPORARY OR PERMANENT VEGETATION OR EROSION CONTROL, SOME EXCEPTIONS MAY APPLY; REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.5.

D) AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BAYS WEEKLY AND RECORD AND REPORT ANY EXISTING OR NEW EROSION OR SEDIMENTATION TO HIS OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.12

E) ACCUMULATED SEDIMENT IN BMP'S SHALL BE REMOVED WITHIN 7 DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS

STREET IMPROVEMENTS (PUBLIC)		
1.	4.5" THICK AC WITH 4" TYPE I BASE	2,120 SY
2.	3" THICK AC WITH 4" TYPE I BASE	3,319 SY
3.	8' WIDE CONCRETE VALLEY GUTTER WITH 10" TYPE II BASE	552 SF
DRAINAGE IMPROVEMENTS (PUBLIC)		
1.	60" DIA. TYPE I STORM DRAIN MH	2 EA
2.	24" RCP CLASS III STORM DRAIN	309 LF
3.	24" RCP CLASS V STORM DRAIN	104 LF
4.	24" RCP FLARED END SECTION PER NDOT #R-2.3.1	1 EA
5.	12" THICK .05066" BIRPAP	4 CY

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

	HORIZONTAL	VERTICAL	COMPACTION
A. PAVEMENT AREA SUBGRADE 0.1+ "		+0.0' TO -0.1'	SEE SOILS REPORT
B. ENGINEERED FILL	0.5+ "	+0.1' TO -0.1'	SEE SOILS REPORT

COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE.

7. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.

8. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.

9. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED AND PUBLICLY ACCESSIBLE PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT, ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

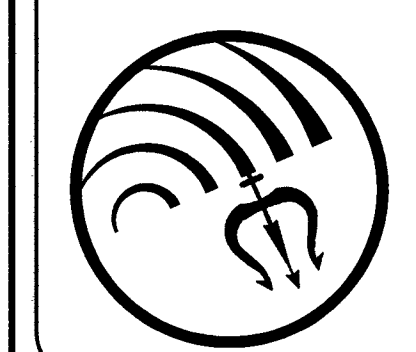
10. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMES, ROAD SIGNS AND BARRICADES, ETC.

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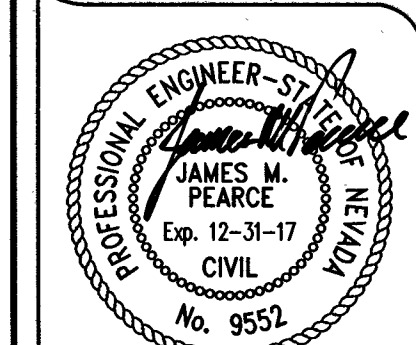
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OFF-SITE IMPROVEMENT PLANS
CLARK COUNTY GENERAL NOTES



2-21-17

SHEET **25** OF 25

C.L.V. DWG.#
66442

Q:\Triton Drawings\007.104 BLM Site 11 East\Drawings\Improvement Plans\Off-site Imps\007.104_Imps_02-Notes.dwg divanov Tue, 21 Feb 2017 - 11:03am

PROJECT: **BLM 11**
Tropical Parkway & Alpine Ridgeway Streetscape

DEVELOPER: **D.R. Horton**
1081 Whitney Ranch Dr. #191
Henderson, NV 89014

SHEET INDEX:	SHEET NO:	DRAWING NO:	SHEET TITLE:
	1	LA-0	Cover Sheet
	2	LA-1	Planting Plan
	3	LA-2	Planting Plan
	4	LA-3	Planting Plan
	5	LA-4	Planting Details, Legend & Notes
	6	LA-5	Irrigation Plan
	7	LA-6	Irrigation Plan
	8	LA-7	Irrigation Plan
	9	LA-8	Irrigation Legend & Notes
	10	LA-9	Irrigation Details

APPROVALS

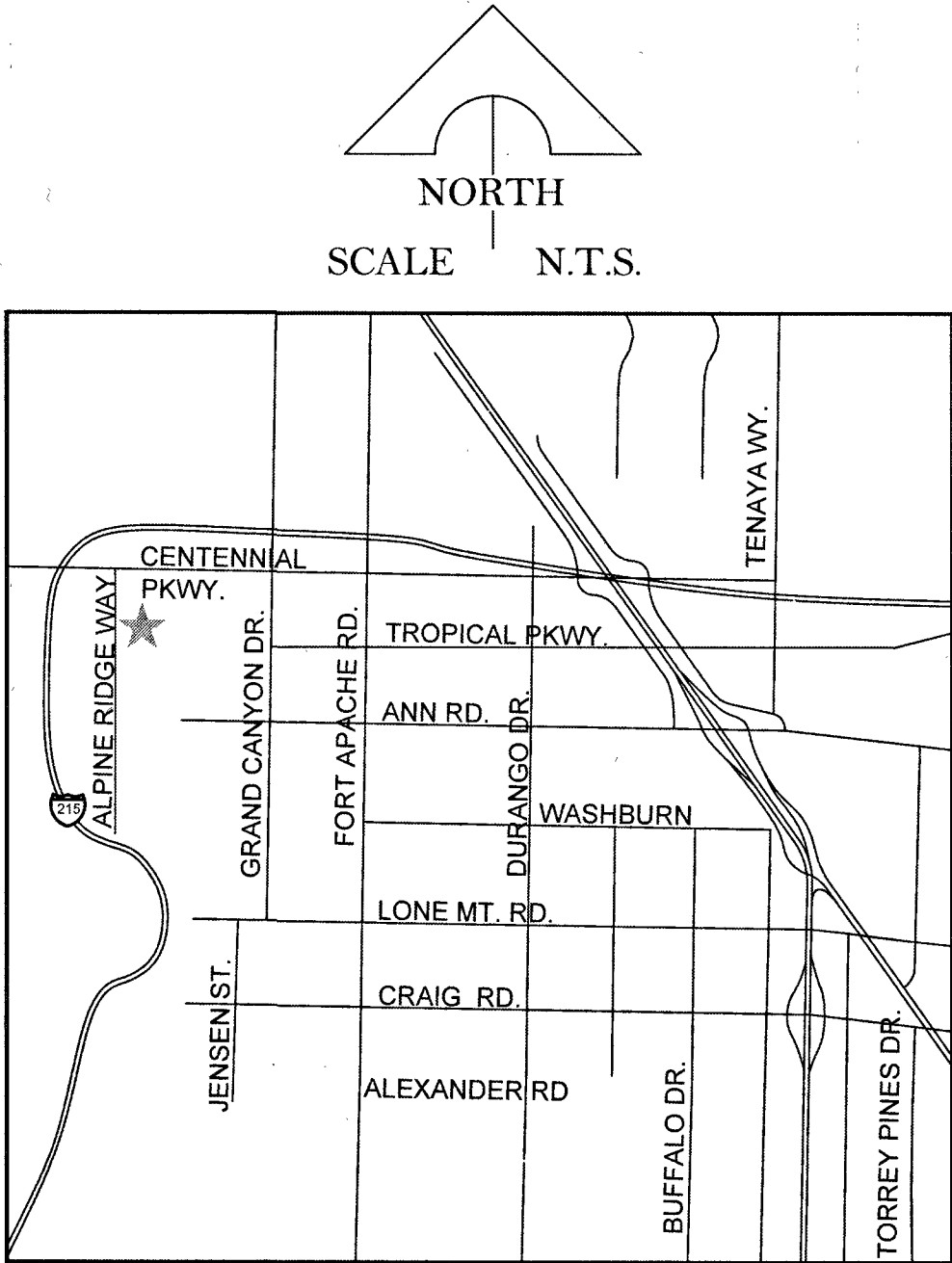
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Landscape Architect: Thinh Tran, RLA #820

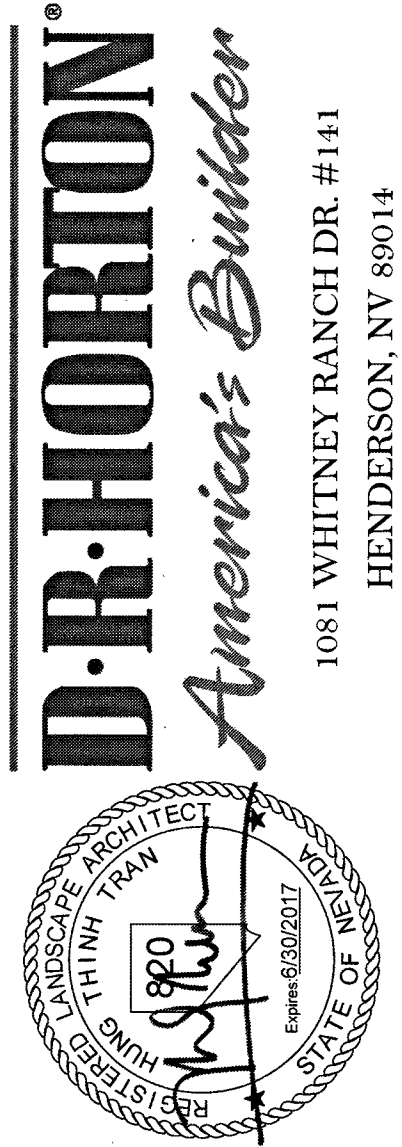
Date

Development Services/Project Owner

Date



VICINITY MAP



PROJECT NAME
BLM 11
Tropical Parkway
& Alpine Ridgeway
Streetscape

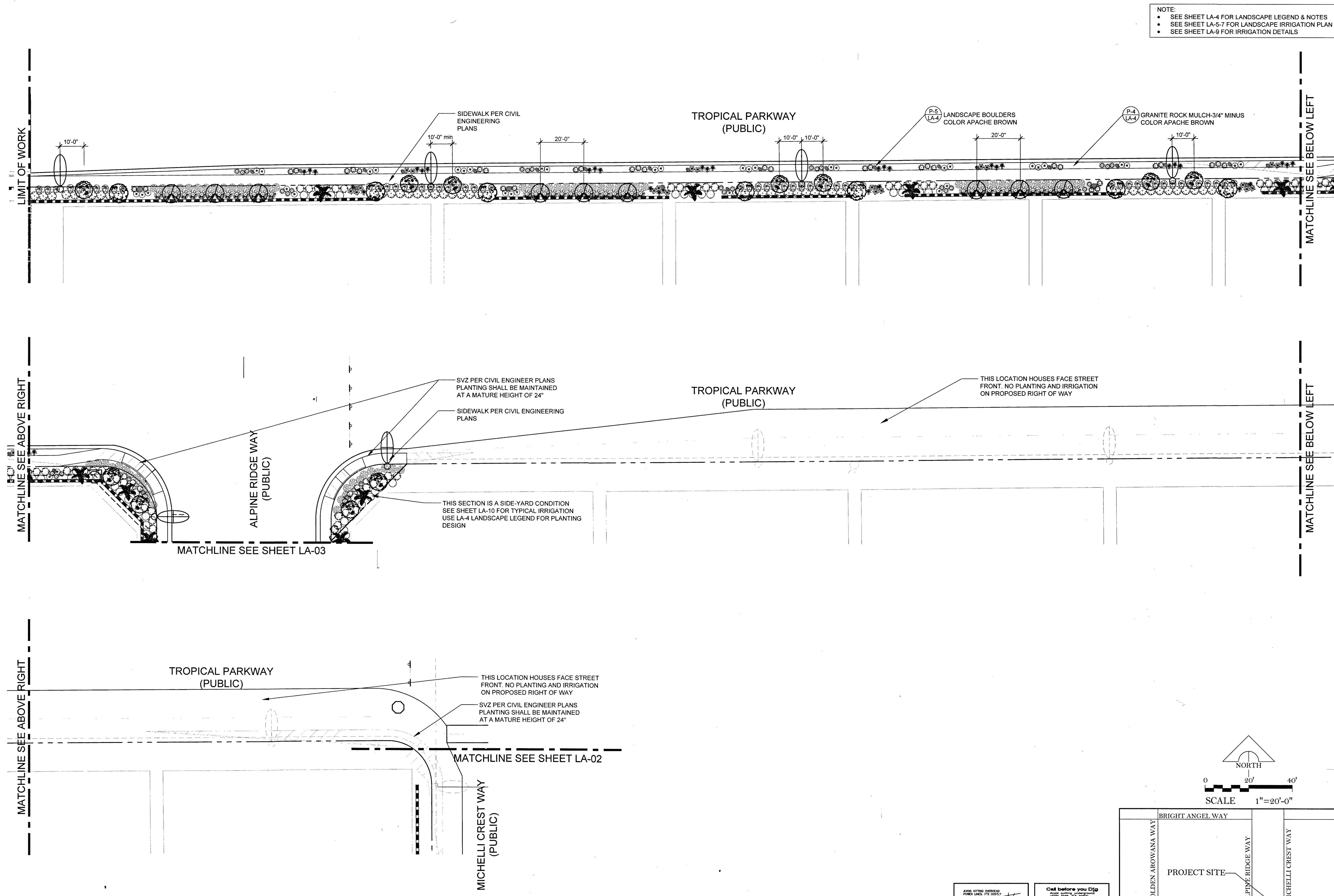
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No.	Date	Description
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	09-02-2016	100%
	09-23-2016	Keymap Revision

SHEET TITLE
Cover Sheet

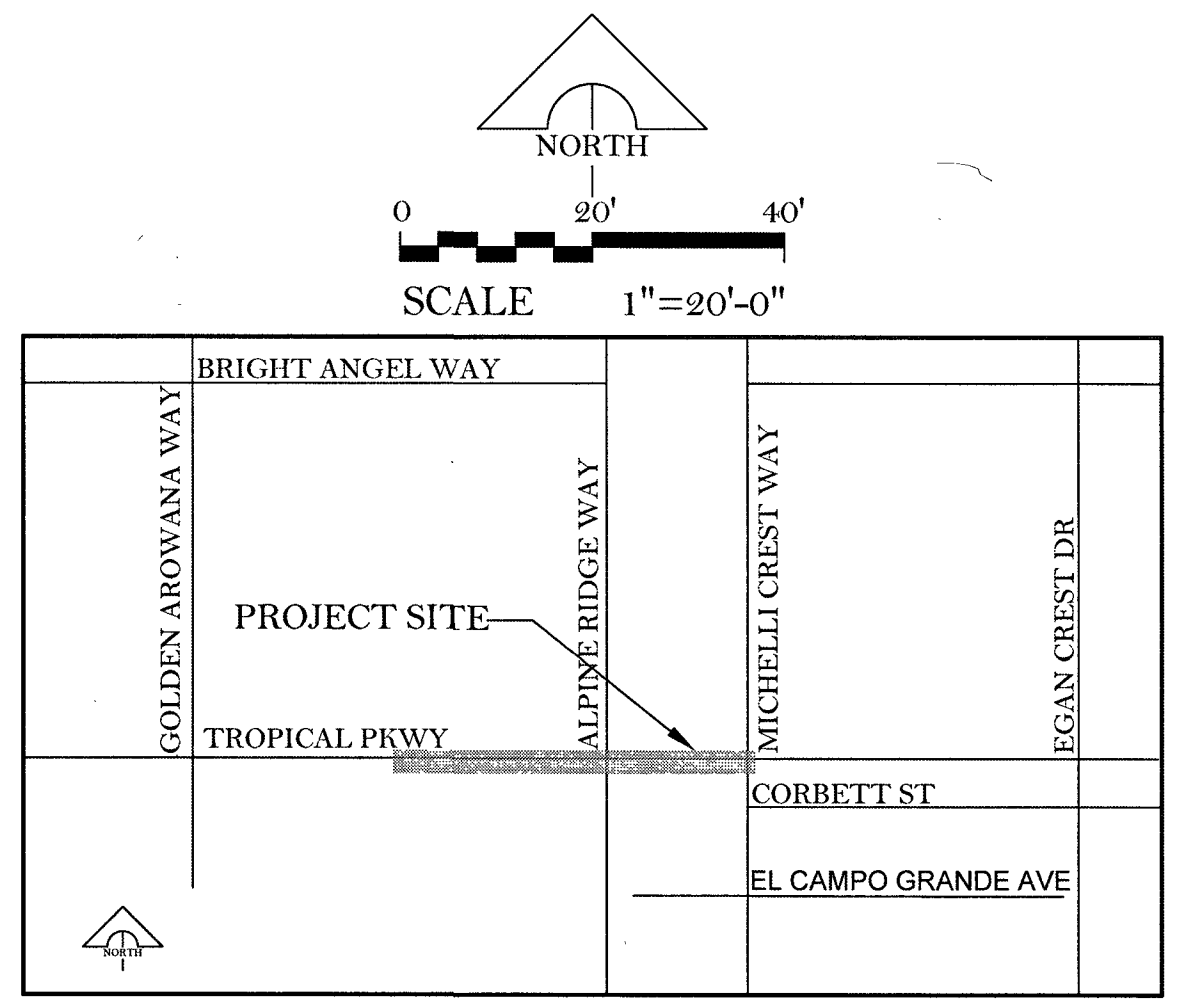
PER PLAN Scale: 02/02/2016
Date drawn: LT
Drawn by: TT
Designed by: TT
Approved by: TT
Job Number: 800072

Sheet No.	Drawing No.
1	LA-0

107V6762 H#66442



NOTE:
 • SEE SHEET LA-4 FOR LANDSCAPE LEGEND & NOTES
 • SEE SHEET LA-5-7 FOR LANDSCAPE IRRIGATION PLAN
 • SEE SHEET LA-9 FOR IRRIGATION DETAILS



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D.R. HORTON

America's Builder

1081 WHITNEY RANCH DR. #141
HENDERSON, NV 89014

PROJECT NAME
BLM 11
Tropical Parkway
& Alpine Ridgeway
 Streetscape

REVISIONS		
No.	Date	Description
02	02-18-2016	100% REVIEW
06	06-02-2016	100% REVIEW
09	09-23-2016	Keymap Revision
12	12-16-2016	Per Civil
01	01-06-2017	Per Builder

SHEET TITLE

Planting Plan

PER PLAN Scale: 02/02/2016

Date drawn: 02/02/2016

Drawn by: LT

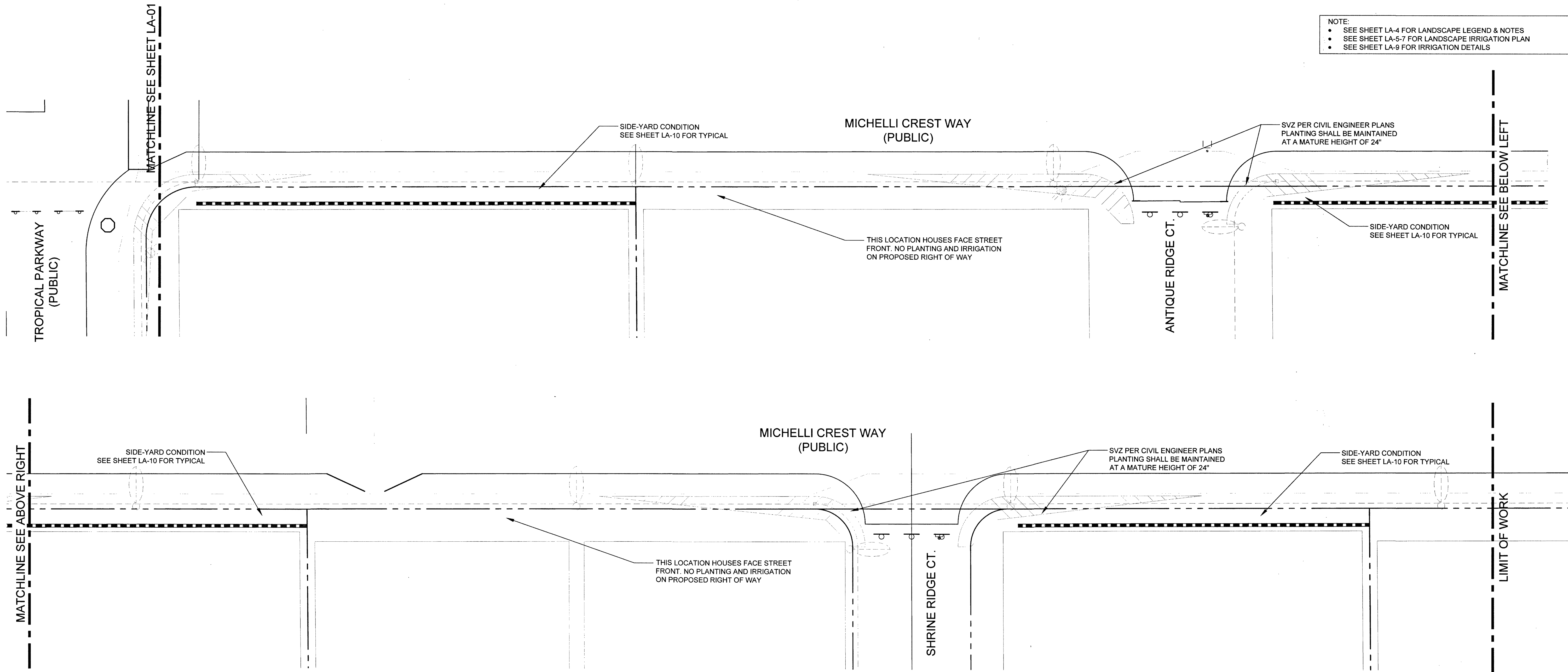
Designed by: LT

Approved by: TT

Job Number: 800072

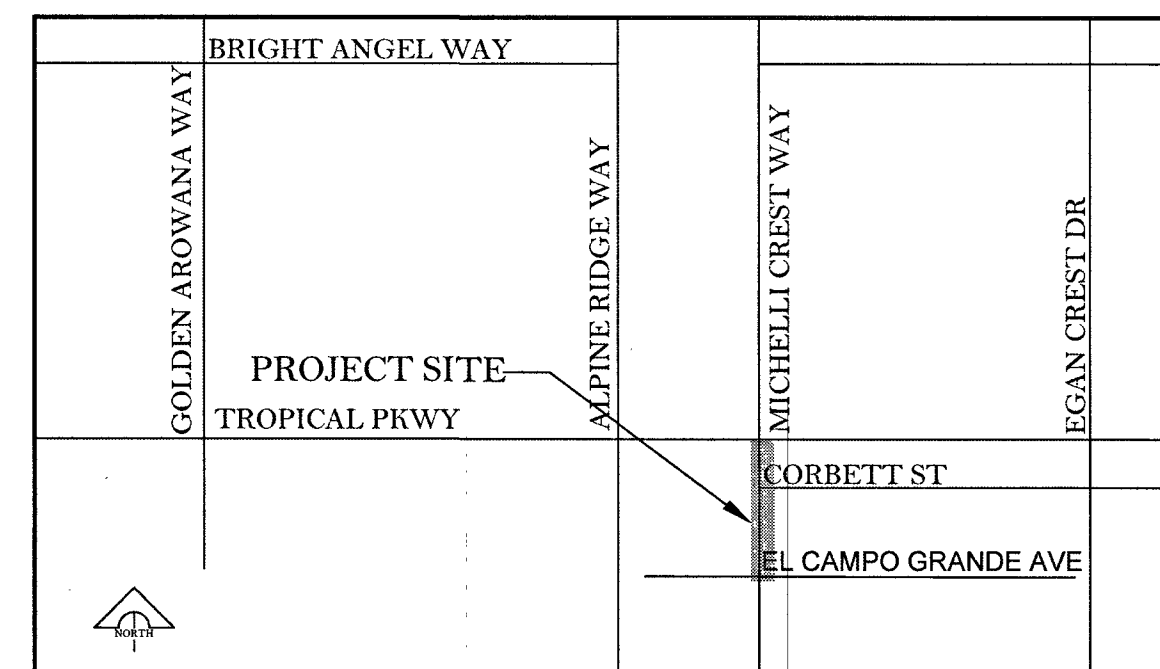
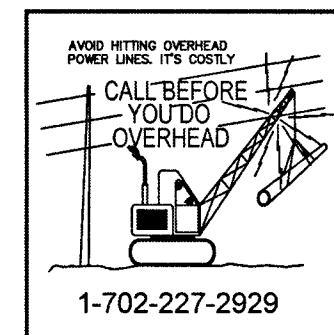
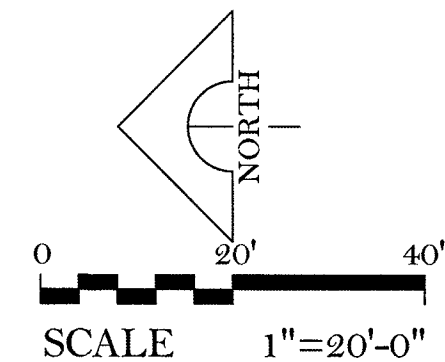
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107V6762 H#66442



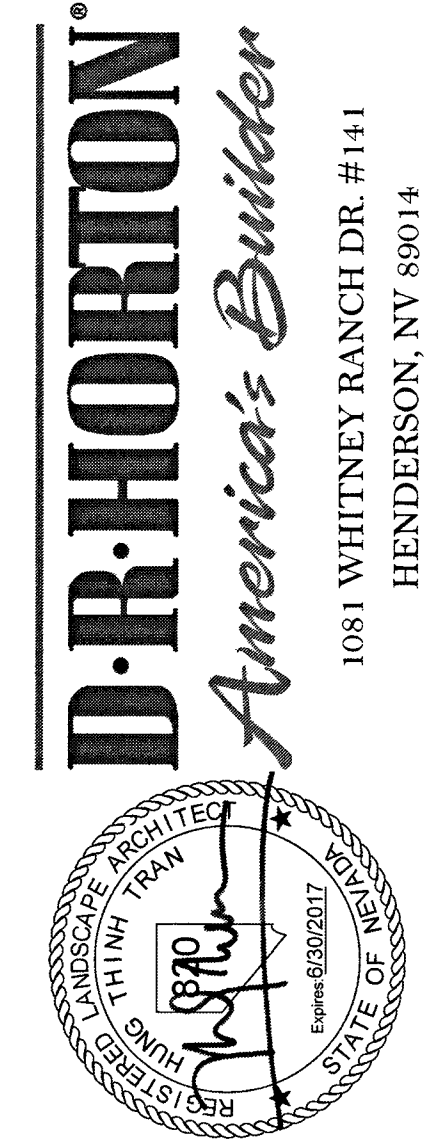
NOTE:

- SEE SHEET LA-4 FOR LANDSCAPE LEGEND & NOTES
- SEE SHEET LA-5-7 FOR LANDSCAPE IRRIGATION PLAN
- SEE SHEET LA-9 FOR IRRIGATION DETAILS



KEY MAP

N.T.S.



PROJECT NAME
BLM 11
Tropical Parkway
& Alpine Ridgeway
 Streetscape

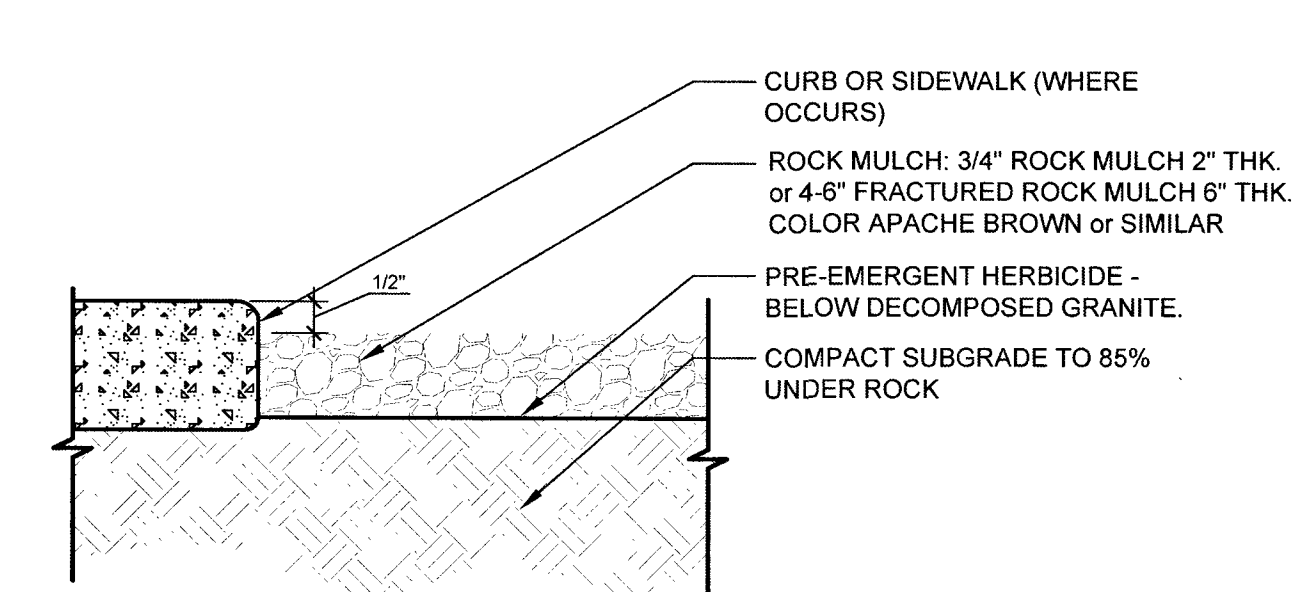
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01-06-2017	Per Builder

SHEET TITLE
Planting Plan

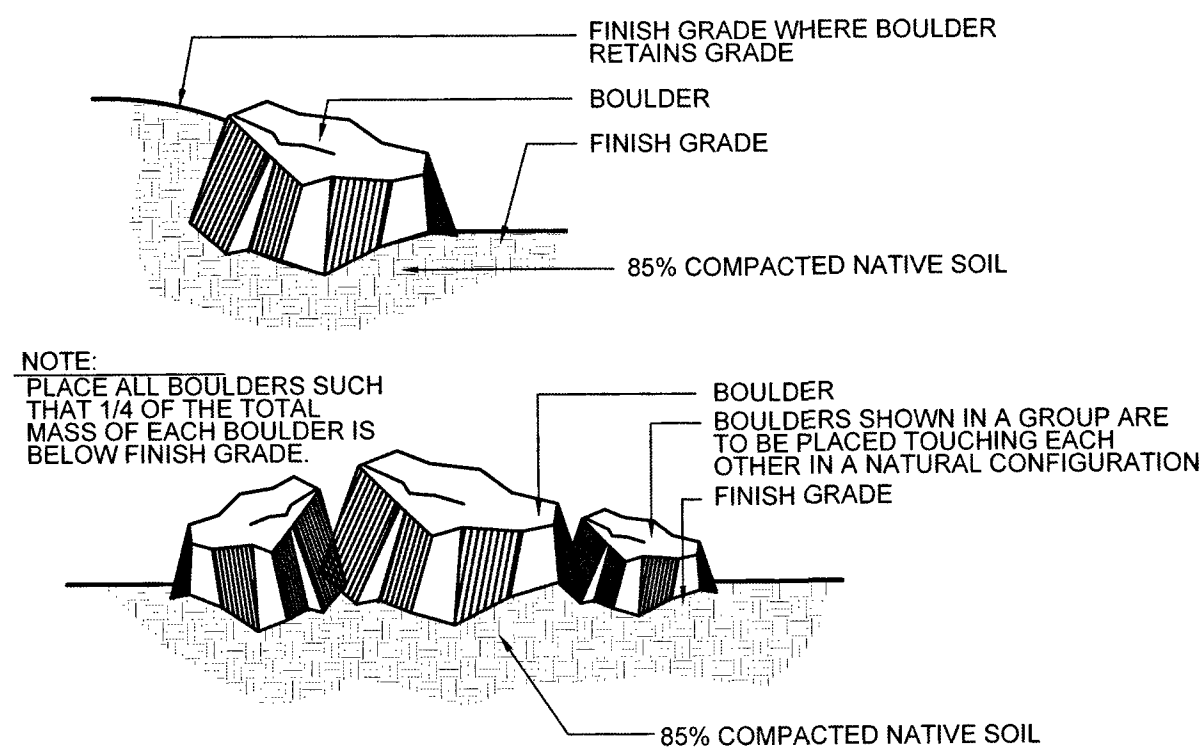
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 Drawn by: LT
 Designed by: TT
 Approved by: TT
 Job Number: 800072

Sheet No. 3
 Drawing No. LA-2

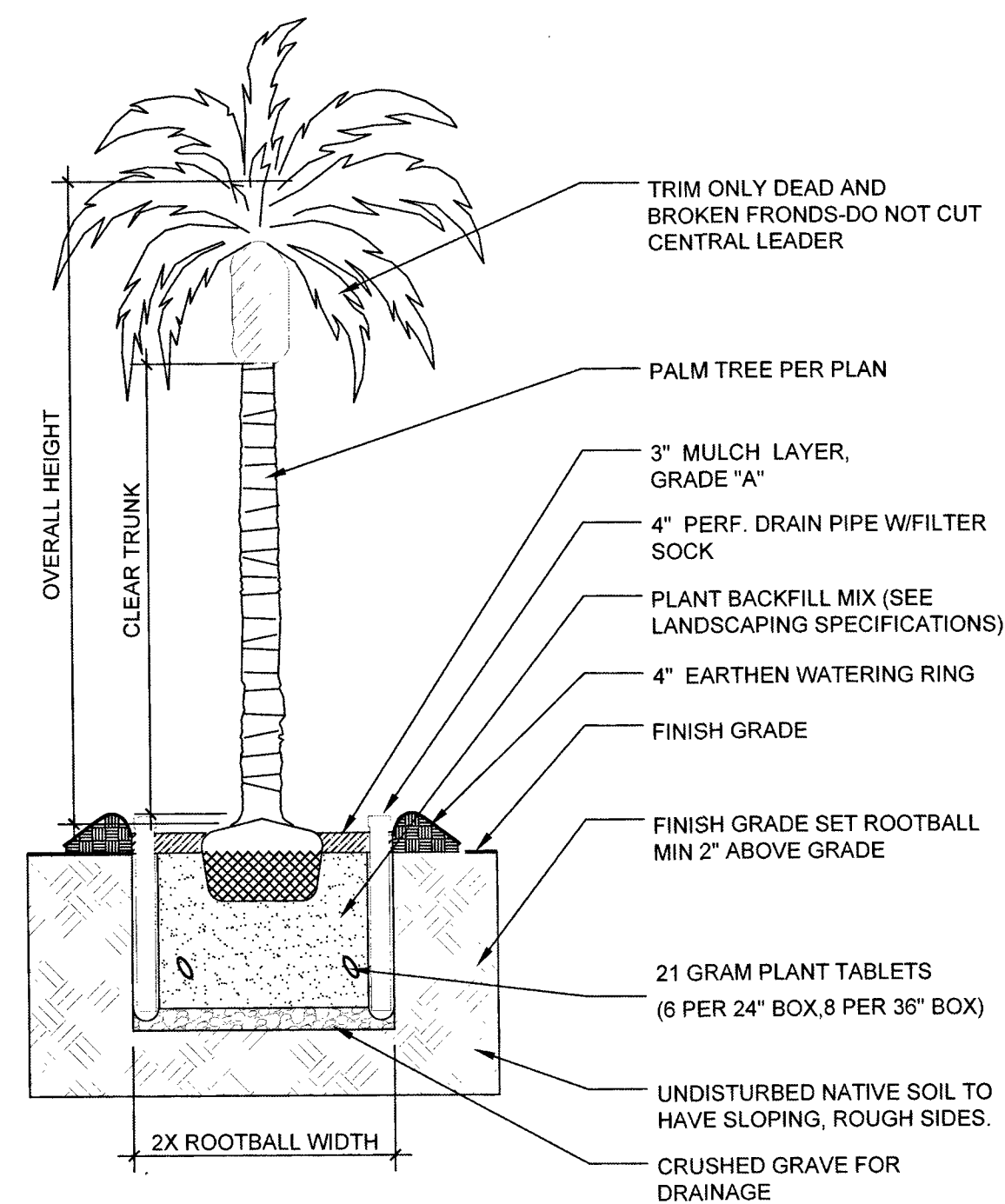
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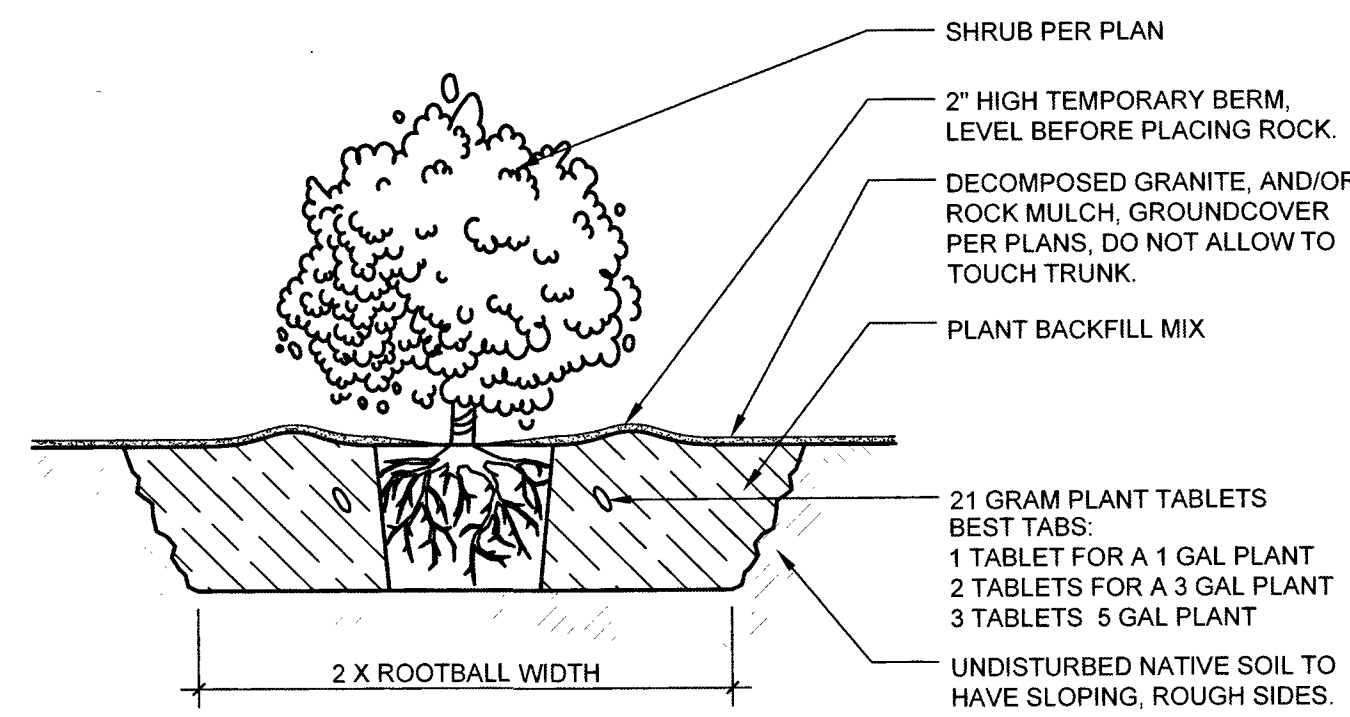
ROCK MULCH
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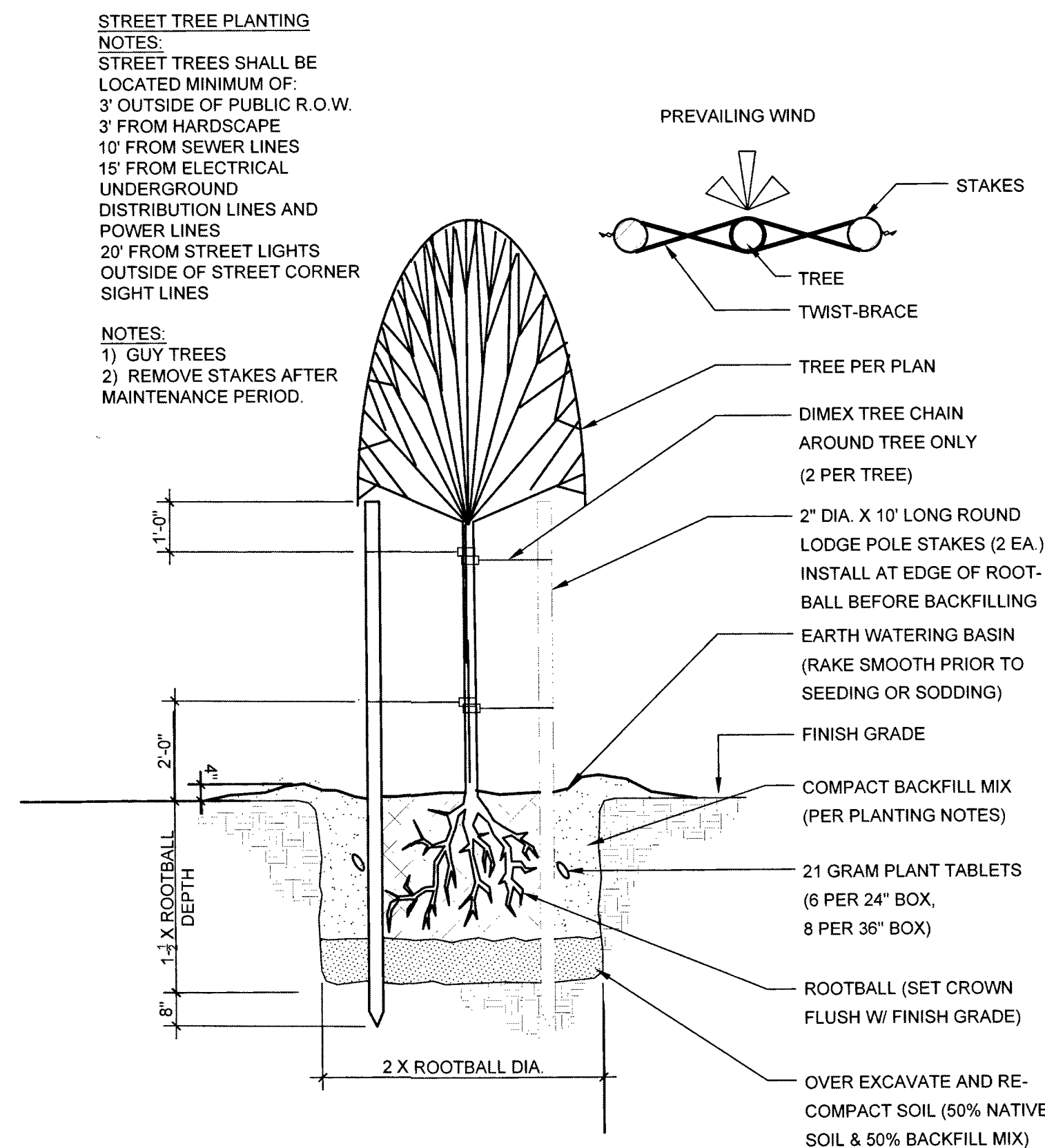
GRANITE BOULDERS
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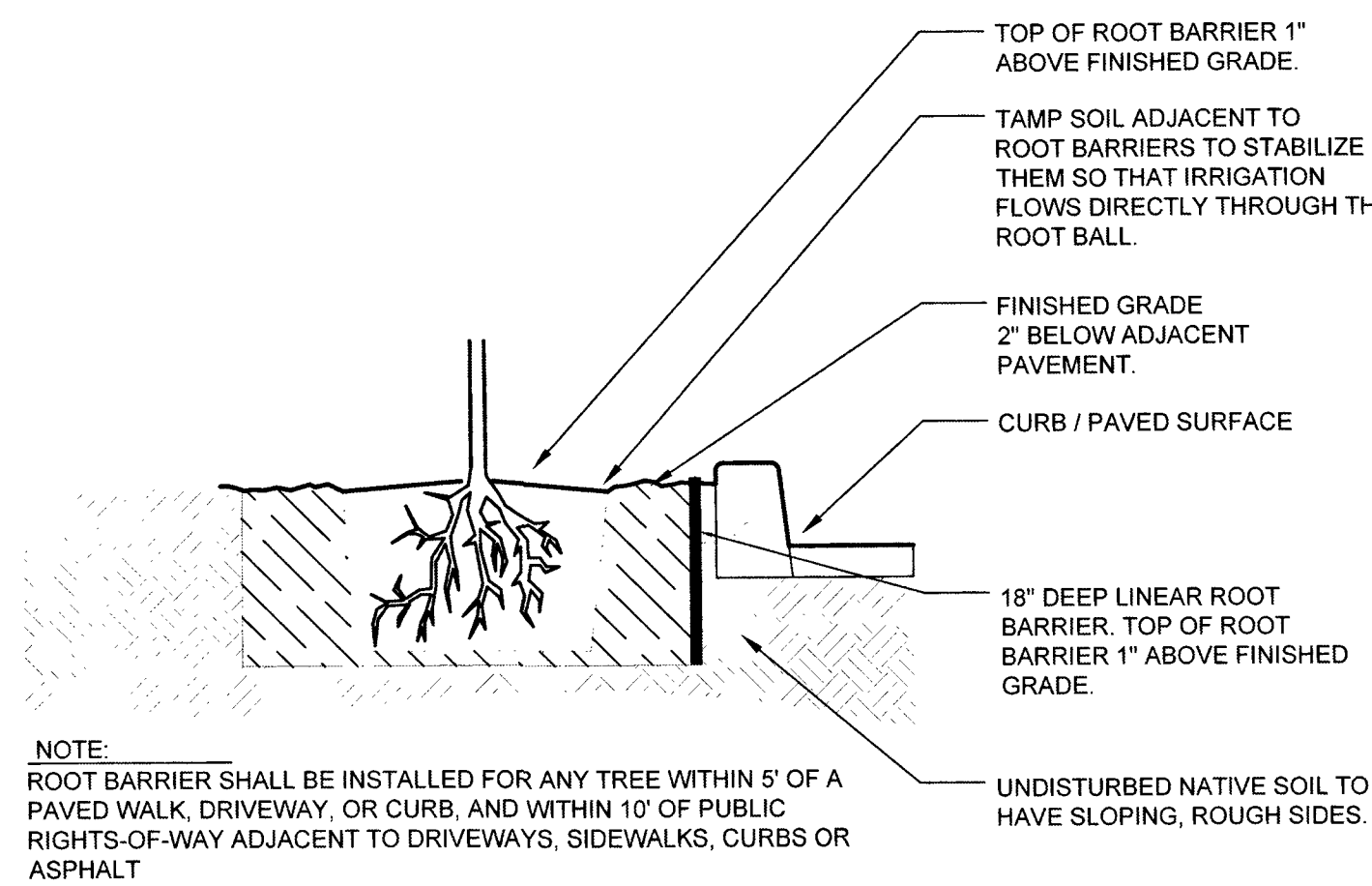
PALM PANTING DETAIL
SCALE: N.T.S. (P-6)



SHRUB PLANTING DETAIL
SCALE: N.T.S. (P-1)



TREE PLANTING DETAIL
SCALE: N.T.S. (P-2)



ROOT BARRIER
SCALE: N.T.S. (P-3)

LANDSCAPE PLANTING LEGEND

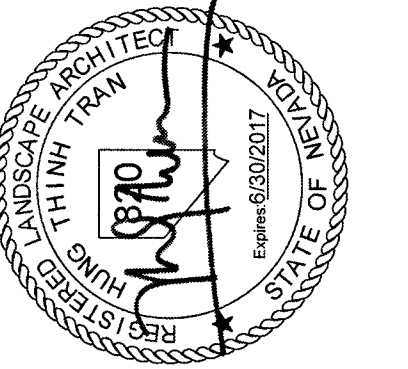
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	PINUS ELДАРICA	MONDELL PINE	24" BOX	3
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	12" BTH	9
	CHILOPSIS LINEARIS	DESERT WILLOW	36" BOX "STD"	9
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	3
	BRACHYCHITON POPULNEUS	BOTTLE TREE	24" BOX	18
	SCHINUS MOLLE	CALIFORNIA PEPPER TREE	24" BOX	9
	CHITALPA TASHKENTENSIS	CHITALPA	36" BOX	4
	CASSIA NEMOPHYLLA	GREEN CASSIA	5 GAL	45
	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	5 GAL	29
	PENNISETUM SETACEUM	GREEN FOUNTAIN GRASS	5 GAL	54
	PHOTINIA FRASERI	RED TIP PHOTINIA	5 GAL	13
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL	52
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	CREEPING ROSEMARY	5 GAL	35
	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED PITTOSPORUM	5 GAL	26
	TEUCRIUM CHAMAEDRY	GERMANDER	5 GAL	89
	CALLISTEMON CITRINUS 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	5 GAL	92
	CHYSACTIANA MEXICANA	DAMIANITA DAISY	5 GAL	80
	MICROPHYLLA	BOX-LEAF EUONYMUS	5 GAL	50
	DIETES BI-COLOR	BUTTERFLY IRIS	5 GAL	33
	LANTANA	RADATION LANTANA	5 GAL	33
	EREMOPHYLLA MACULATA 'VALENTINE'	VALENTINE EMU BUSH	5 GAL	39
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	26
	LANTANA	NEW GOLD LANTANA	5 GAL	19

MATERIAL LEGEND

SIZE	COLOR	QUANTITY
18x18x12"	APACHE BROWN OR EQUAL	25
24x24x24"	APACHE BROWN OR EQUAL	3
3/4" GRANITE ROCK MULCH	APACHE BROWN OR EQUAL	APROX. 10,900.00SF

GENERAL LANDSCAPE PLANTING NOTES

- PLANT QUANTITIES ARE PROVIDED FOR THE CONVENIENCE OF THE OWNER. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PLANT QUANTITIES AS THEY APPEAR ON THE PLAN.
- ALL TREES PLANTED WITHIN FIVE (5) FEET OF HARDSCAPE SHALL RECEIVE DEEP ROOT BARRIERS.
- ALL TREE & SHRUB MATERIAL SPECIFIED MUST MEET STANDARD INDUSTRY SPECIFICATIONS FOR THE CONTAINER SIZE INDICATED. IF CONTRACTOR CANNOT LOCATE MATERIAL OF ACCEPTABLE SIZE AT THE TIME OF INSTALLATION, CONTACT CONSTRUCTION MANAGER FOR SPECIES SUBSTITUTION, DOWN-SIZING OR SUBSTITUTION OF PLANT MATERIAL WITHOUT PRIOR APPROVAL OF CONSTRUCTION MANAGER IS NOT PERMISSIBLE.
- TREE LOCATIONS SHOWN ON PLANS MAY REQUIRE ADJUSTMENTS IN THE FIELD. WHENEVER FEASIBLE, TREES SHOULD BE PLANTED A MINIMUM OF TEN (10) FEET FROM ALL UNDERGROUND UTILITIES, STREETLIGHTS, HYDRANTS, AND OUT OF DRAINAGE FLOW LINES. VERIFY WITH SOUTHERN NEVADA PRACTICES. SHOULD THIS NOT BE POSSIBLE, CONTACT THE CONSTRUCTION MANAGER FOR DECISION ON PLACEMENT.
- SHRUB AREAS SHALL RECEIVE 2" MINIMUM THICK LAYER OF DECORATIVE CRUSHED ROCK. COLOR TO BE DETERMINED BY LANDSCAPE ARCHITECT.
- ALL PLANTS SHALL BE INSTALLED PER PLANTING DETAILS PROVIDED IN THESE PLAN. PLANT MATERIAL SHALL NOT BE ROOT BOUND. FIVE GALLON PLANTS AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF 6 MONTHS AND MAXIMUM OF TWO YEARS. PLANTS SHALL EXHIBIT HEALTHY GROWTH AND BE FREE OF DISEASES AND PESTS.
- PLANT BACKFILL SHALL BE 75% REJECT SAND AND 25% MULCH. SOIL TEST MAY BE RECOMMENDED PRIOR TO PLANTING.
- STAKE ALL TREES PER DETAIL. REMOVE NURSERY STAKES AND TIES FROM ALL CONTAINER STOCK.
- ALL SODDED LAWNS SHALL HAVE CONCRETE MOW CURB OR SHOVEL CUT HEADER AS PER PLAN.
- VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON THE SITE PRIOR TO ISSUANCE OF ANY BIDS, OR PROCEEDING WITH ANY CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES, WHICH OCCUR BETWEEN THE EXISTING CONDITIONS AND THE CONSTRUCTION DRAWINGS, SO THEY MAY BE CORRECTED PRIOR TO INSTALLATION. CONSTRUCTION MANAGER SHALL CONTACT LANDSCAPE ARCHITECT WITH ANY DISCREPANCES.
- THE CONTRACTOR SHALL CARRY OUT THE FULL INTENT OF THE PLANS, DETAILS AND SPECIFICATIONS, USING WORKMANSHIP IN A MANNER IN ACCORDANCE WITH THE BEST METHODS OF THE TRADE.
- THE CONTRACTOR SHALL NOT MAKE ANY CHANGES OR DEVIATIONS FROM THE FINAL DRAWINGS WITHOUT THE PERMISSION OF THE CONSTRUCTION MANAGER.
- THE CONTRACTOR IS TO PROVIDE CONTINUOUS INSPECTIONS DURING CONSTRUCTION AND SHALL COORDINATE AND BE RESPONSIBLE FOR THE ACTIONS OF HIS OR HER SUBCONTRACTORS.
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER A MINIMUM OF 48 HOURS PRIOR TO THE GOVERNING AUTHORITY'S FINAL INSPECTION AND ANY OTHER WARRANTED SITE VISITS.
- THE CONTRACTOR SHALL WARRANT ALL WORK AGAINST DEFECTIVE MATERIAL AND WORKMANSHIP FOR 90 DAYS FROM DATE OF FINAL APPROVAL, UNLESS OTHERWISE NOTED. THE CONTRACTOR AGREES TO REPLACE ANY DEFECTIVE MATERIAL AND/OR WORKMANSHIP AT NO ADDITIONAL COST TO THE OWNER.

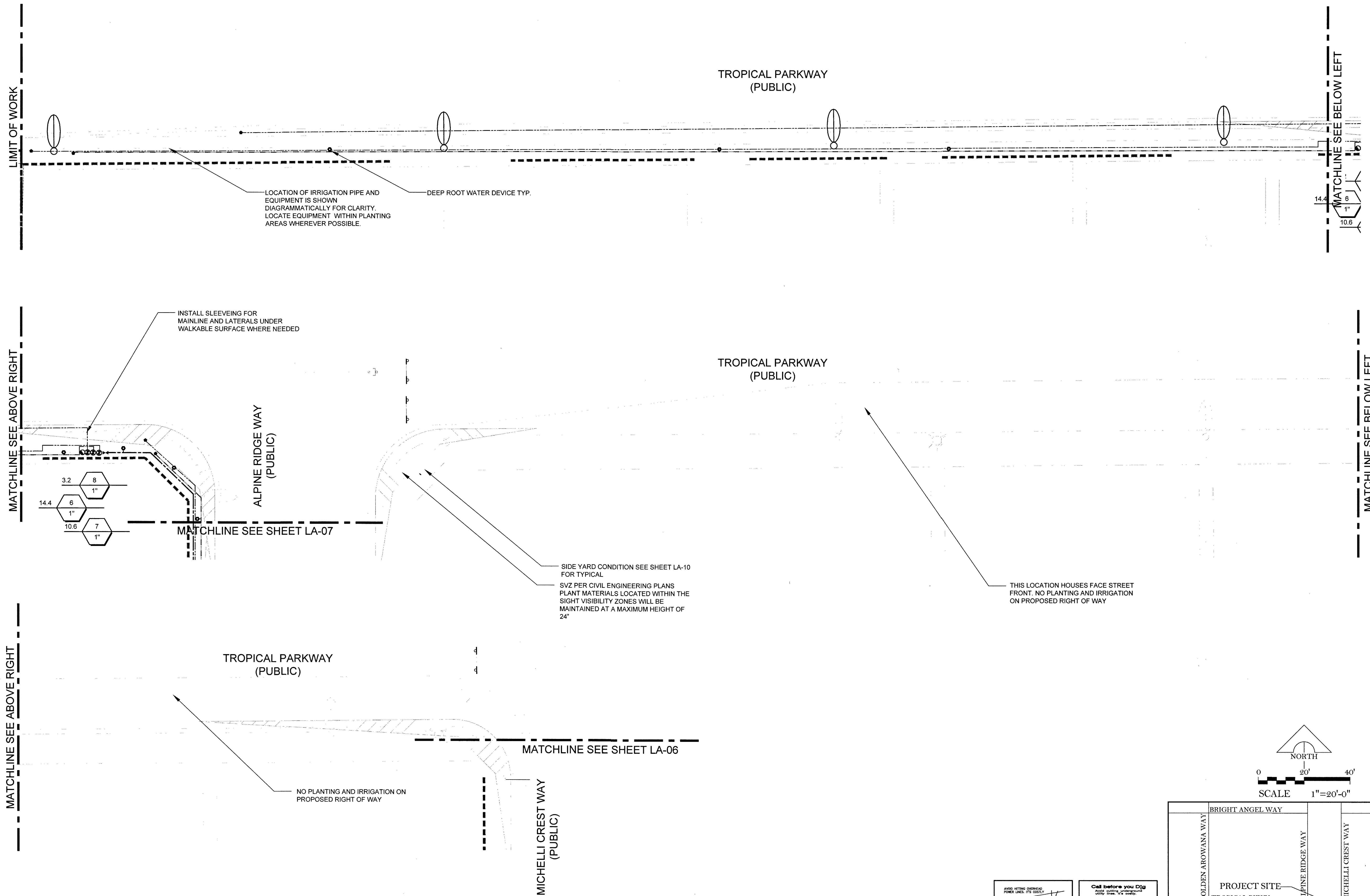


REVISIONS	No.	Date	Description
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	2	09-02-2016	100% Keymap Revision
	3	12-16-2016	Per Civil
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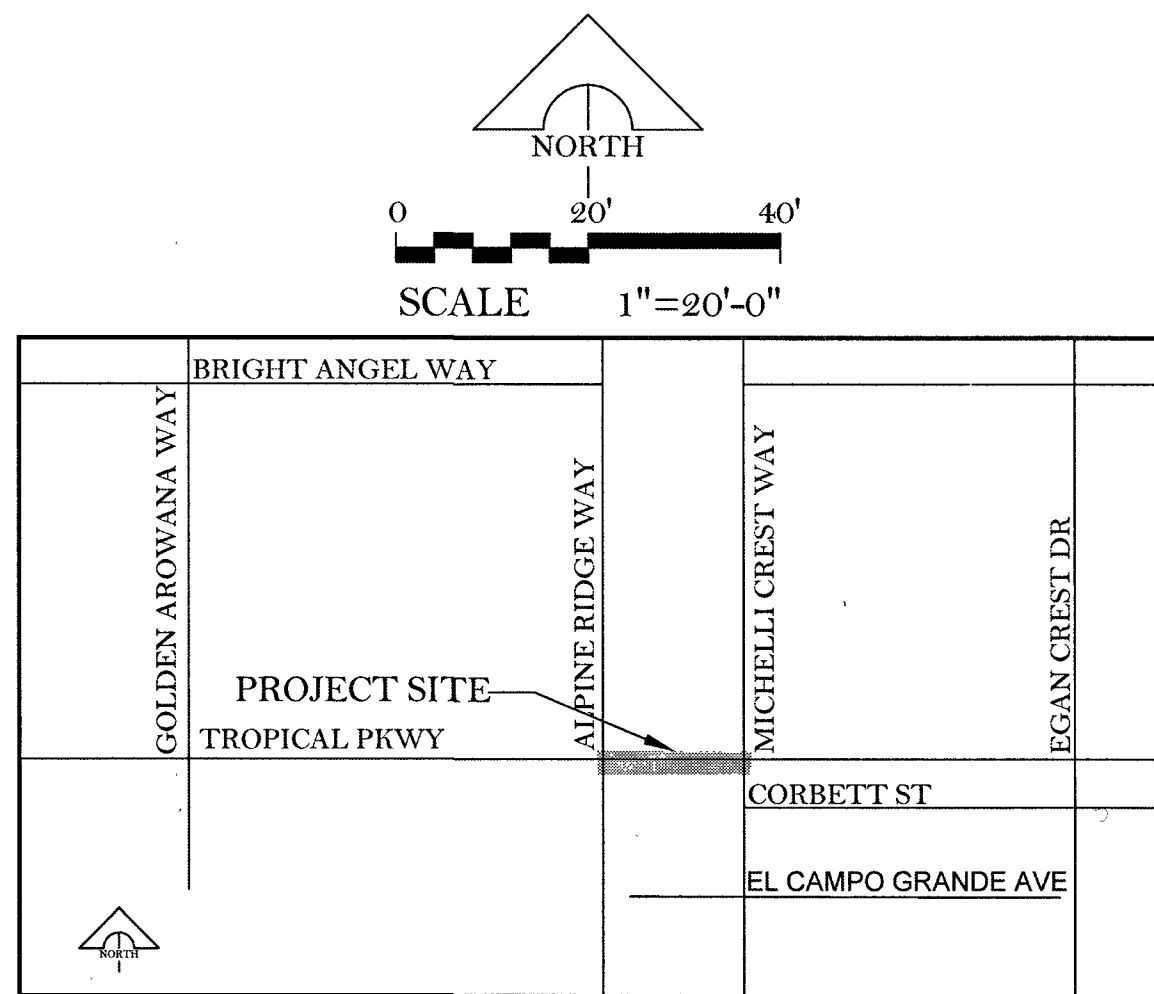
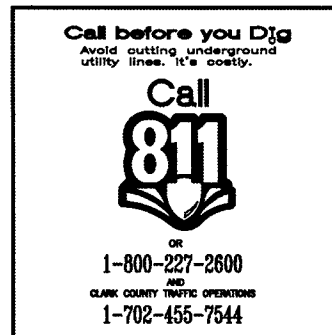
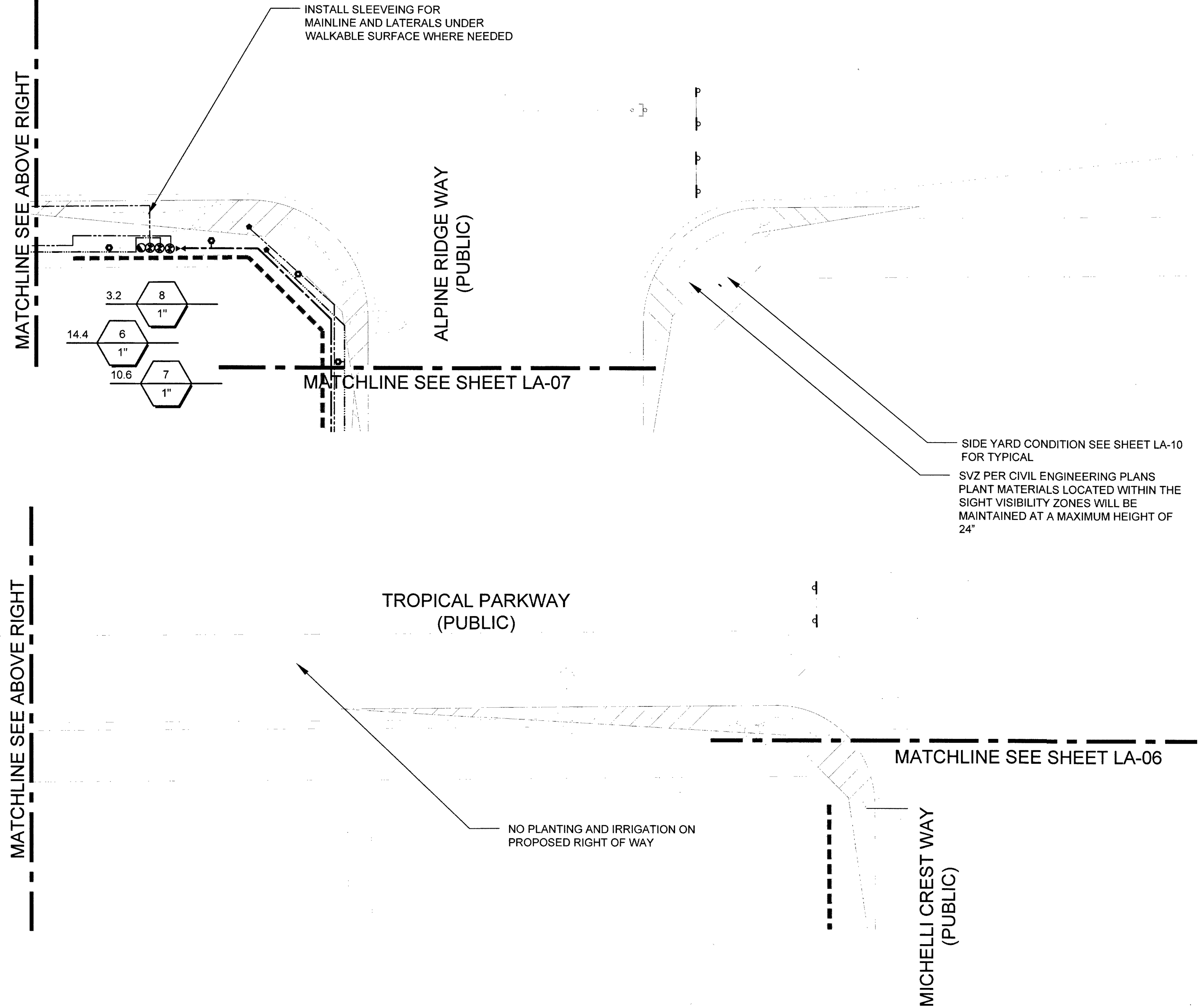
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Date drawn:	LT	
Drawn by:	LT	
Designed by:	TT	
Approved by:	TT	
Job Number:	800072	

Sheet No.	Drawing No.
5	LA-4





NOTE:
• SEE SHEET LA-4 FOR LANDSCAPE LEGEND & NOTES
• SEE SHEET LA-1-3 FOR LANDSCAPE PLANTING PLAN
• SEE SHEET LA-9 FOR IRRIGATION DETAILS



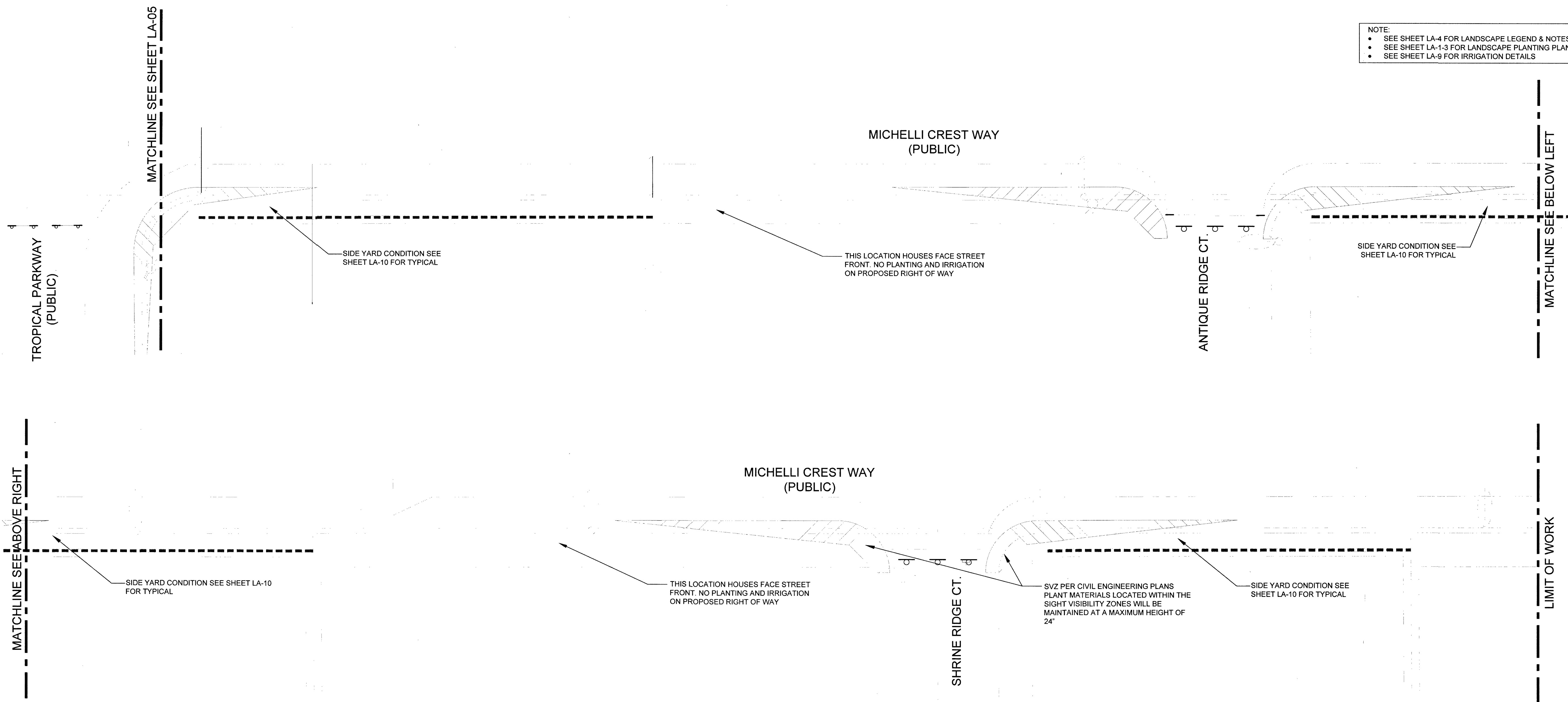
KEY MAP N.T.S.

D.R. HORTON
America's Builder
1081 WHITNEY RANCH DR. #141
HENDERSON, NV 89014

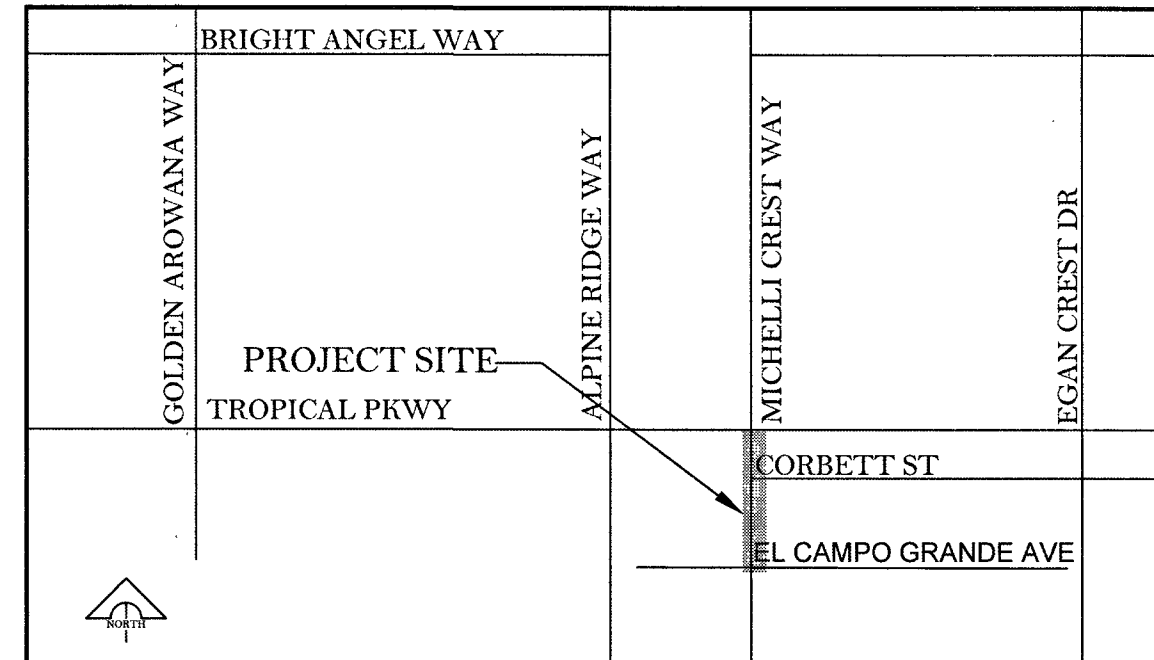
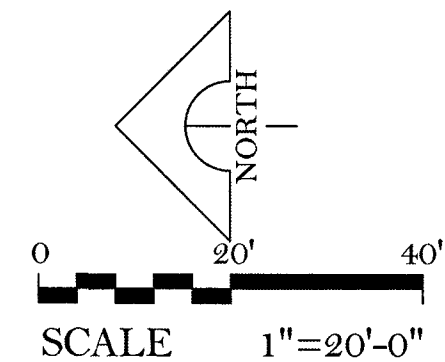
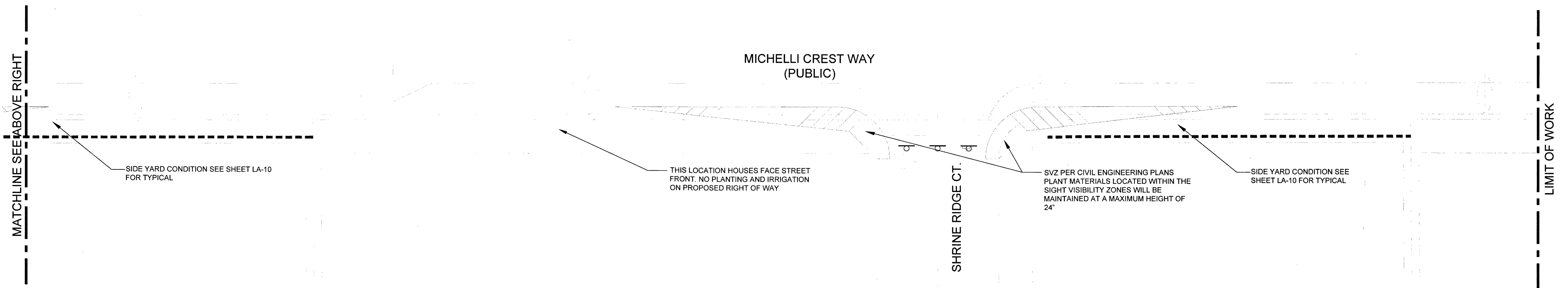
PROJECT NAME	
BLM 11 Tropical Parkway & Alpine Ridgeway Streetscape	
REVISIONS	
No.	Description
02-16-2016	100% REVIEW
09-02-2016	100%
09-23-2016	Keymap Revision
12-16-2016	Per Civil
01-06-2017	Per Builder

SHEET TITLE	
Irrigation Plan	
PER PLAN Scale: Date drawn: 02/02/2016 Drawn by: LT Designed by: LT Approved by: TT Job Number: 800072	
Sheet No. 6	Drawing No. LA-5

107V6762 H#66442



NOTE:
• SEE SHEET LA-4 FOR LANDSCAPE LEGEND & NOTES
• SEE SHEET LA-1-3 FOR LANDSCAPE PLANTING PLAN
• SEE SHEET LA-9 FOR IRRIGATION DETAILS



KEY MAP N.T.S.

D.R. HORTON
America's Builder

1081 WHITNEY RANCH DR. #41
HENDERSON, NV 89014

PROJECT NAME
**BLM 11
Tropical Parkway
& Alpine Ridgeway**
Streetscape

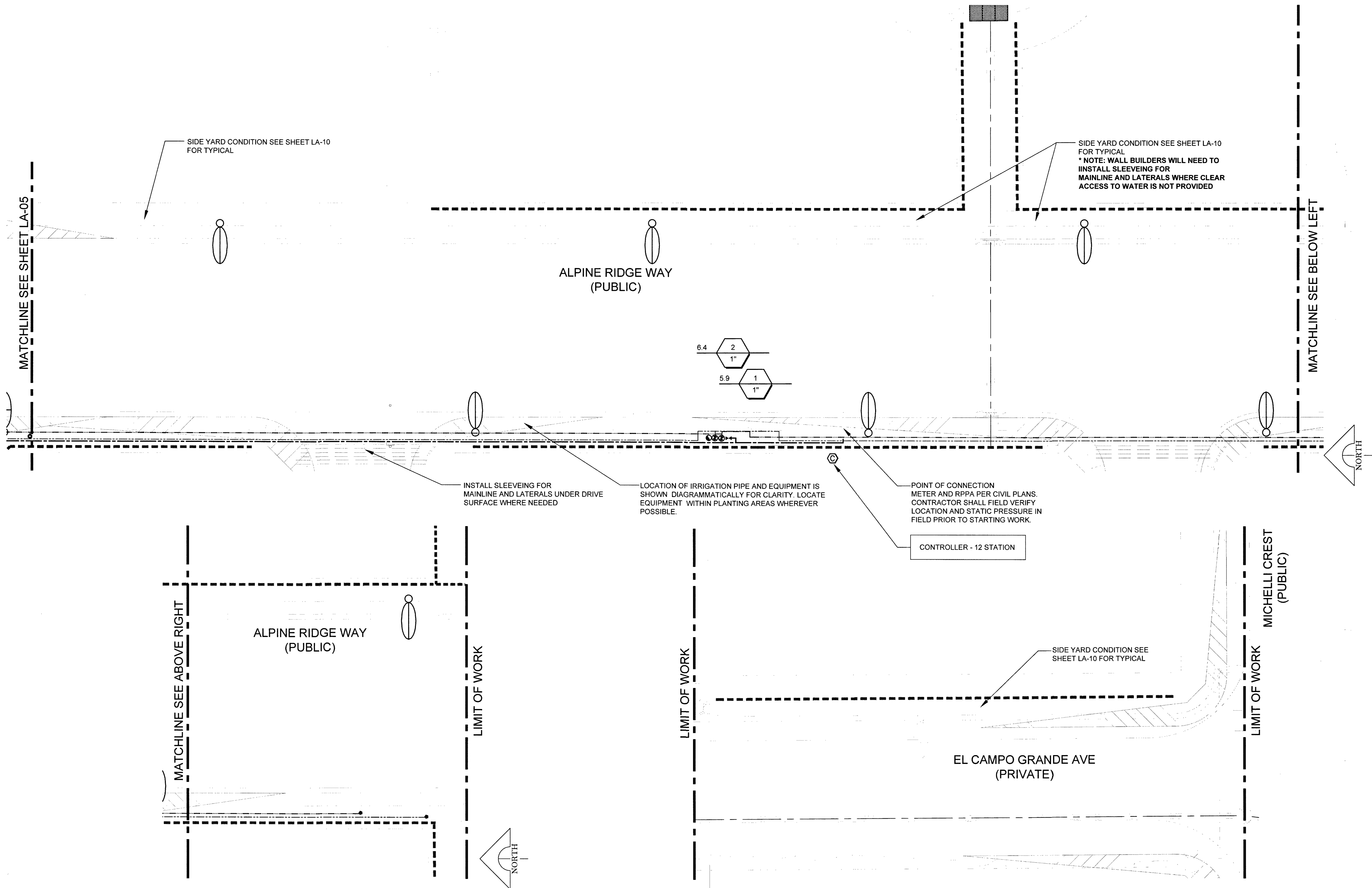
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No.	Description
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12-18-2016	Per Civil
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SHEET TITLE
Irrigation Plan

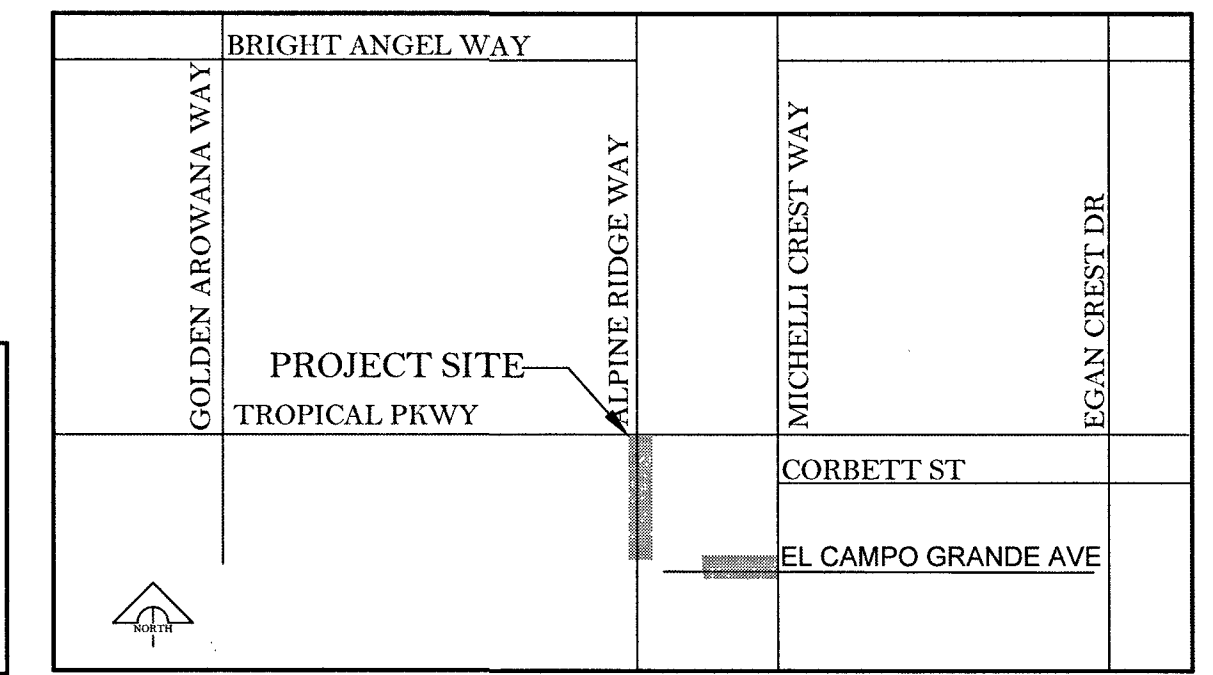
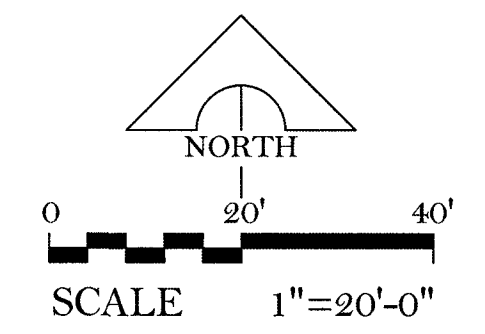
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Approved by: TT
Job Number: 800072

Sheet No. 7	Drawing No. LA-6
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107V6762 H#66442



NOTE:
 • SEE SHEET LA-4 FOR LANDSCAPE LEGEND & NOTES
 • SEE SHEET LA-1-3 FOR LANDSCAPE PLANTING PLAN
 • SEE SHEET LA-9 FOR IRRIGATION DETAILS



KEY MAP

N.T.S.

D.R. HORTON
America's Builder
 1081 WHITNEY RANCH DR. #141
 HENDERSON, NV 89014

PROJECT NAME
BLM 11
Tropical Parkway
& Alpine Ridgeway
 Streetscape

REVISIONS	
No.	Description
02-16-2016	100% REVIEW
09-02-2016	100% Keymap Revision
12-16-2016	Per Civil
01-06-2017	Per Builder

SHEET TITLE
Irrigation Plan

PER PLAN Scale: 02/02/2016
 Date drawn: 02/02/2016
 Drawn by: LT
 Designed by: LT
 Approved by: TT
 Job Number: 800072

Sheet No.	Drawing No.
8	LA-7

107V6762 H#66442

GENERAL LANDSCAPE IRRIGATION NOTES

1. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
4. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL INCLUDING TURF. SINGLE LINES SHOWN MAY REPRESENT MULTIPLE LINES OF CONDUIT, PVC WATER LINES OR PVC SLEEVES DEPENDING ON INSTALLATION DESIGN REQUIREMENTS.
5. DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
6. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
7. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
8. CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE TO THE END OF THE MAINLINE RUN IN TWO DIRECTIONS FROM THE CONTROLLER.
9. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE TWICE THE DIAMETER OF THE PIPE CARRIED. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
10. ALL QUICK COUPLER VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER VALVES WITHIN 18" OF HARDSCAPE.
11. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
12. LOCATION OF IRRIGATION EQUIPMENT IS SHOWN DIAGRAMMATICALLY FOR CLARITY. LOCATE EQUIPMENT WITHIN PLANTING AREAS WHEREVER POSSIBLE.

DRIP SYSTEM NOTES:

1. ALL LATERAL LINES FOR DRIP SYSTEM SHALL BE PVC AS SHOWN IN THE LEGEND. POLY TUBING SHALL BE CONNECTED TO THE PVC LATERAL LINES IN LOCATIONS ALONG THE LATERAL LINE ROUTE IN QUANTITIES AND LOCATIONS REQUIRED BY THE PLANT GROUPS AND THE MAXIMUM POLY TUBING RUN AS INDICATED IN THE DETAILS.
2. CONNECT POLY TUBING TO PVC AS PER DETAILS AND ROUTE TUBING THROUGH PLANT MASSES. INSERT DRIP EMITTERS INTO TUBING AS CLOSE AS POSSIBLE TO PLANT MATERIALS. ROUTE 1/4" TUBING FROM EMITTER TO PLANT, MAX. DISTANCE 6 FT. STAKE ALL DRIP TUBING TO GRADE USING WIRE STAKES. COVER ALL DRIP TUBING COMPLETELY WITH MULCH SPECIFIED ON LANDSCAPE PLANS.
3. CONTRACTOR TO PROVIDE THE QUANTITY OF EMITTERS BASED ON THE ACTUAL PLANT COUNT AND THE EMITTER LEGEND SHOWN ABOVE. ANY REFERENCE TO EMITTER QUANTITIES ON THESE PLANS IS FOR DESIGN USE ONLY. ALL EMITTER TUBE OUTLETS SHALL HAVE A BUG CAP AND PLASTIC TUBING STAKE INSTALLED. VERIFY THE ACTUAL PLANT QUANTITIES AND SIZES FROM THE LANDSCAPE PLANS PRIOR TO BIDDING OR STARTING WORK.
4. DRIP SYSTEM HAS BEEN DESIGNED TO ACCOMMODATE THE UPSIZING OF EMITTERS TO COMPENSATE FOR FUTURE PLANT GROWTH. MAINTENANCE PERSONNEL SHALL UPGRADE EMITTER SIZES AS REQUIRED TO PROVIDE ADEQUATE WATER FOR HEALTHY PLANT GROWTH.

- NOTE:
- SEE SHEET LA-9 FOR IRRIGATION DETAILS
 - SEE SHEET LA-1-3 FOR PLANTING PLAN
 - SEE SHEET LA-5-7 FOR IRRIGATION PLAN

IRRIGATION SCHEDULE

EMITTERS

SYMBOL	DESCRIPTION	PAT.	RAD.	PSI	GPM/GPH	MANUFACTURER	
NOT SHOWN	EMITTER	DRIP	-	7		TORO DPJ	1/4" TORO BLUE STRIPE LINE
NOT SHOWN	EMITTER	DRIP	-	7		TORO DPJ	1/4" TORO BLUE STRIPE LINE

PLANT EMITTER LEDGEND

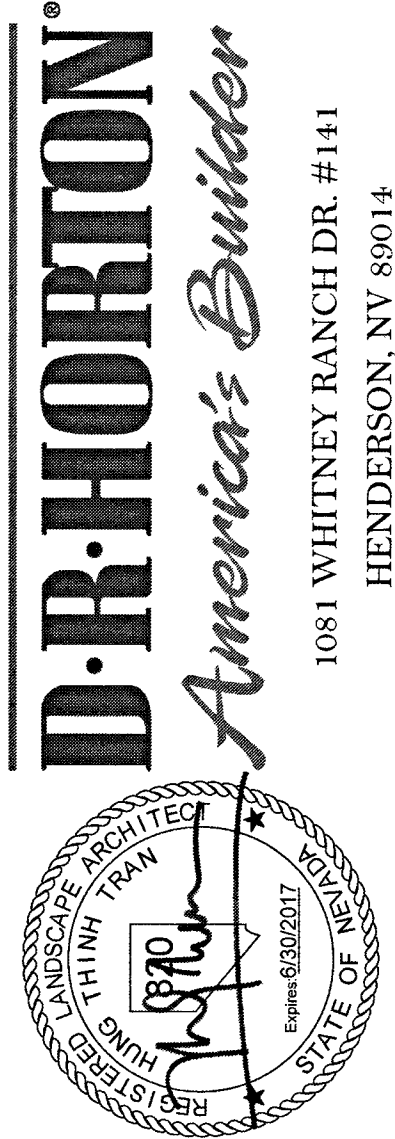
PLANT SIZE	# OF EMITTERS
1 GALLON	2
5 GAL. & LARGER SHRUBS	2
15 GAL. & LARGER SHRUBS	2
24" BOX & LARGER TREES	8

EQUIPMENT

SYMBOL	DESCRIPTION	MODEL
	IRRIGATION CONTROLLER	RAINBIRD ESP-LX
	BALL VALVE	NIBCO T-113
	DRIP VALVE WITH PRESSURE REGULATOR	RAINBIRD PESB Series, HYDRO-RAIN PRESSURE REG
	INSTALL ROOT WATERING SYSTEM FOR PALM TREE	RAINBIRD RWS-BCG02
	FLUSH VALVE	FCH-L-FIPT
	QUICK COUPLER VALVE	RAINBIRD 44 LRC
	VALVE KEY A = GPM B = VALVE SEQUENCE NUMBER C = VALVE SIZE	
	IRRIGATION METER & RPPA PER CIVIL PLANS	

PIPE AND WIRE

SYMBOL	MANUFACTURER - MODEL NUMBER	MODEL
	MAINLINE: PVC SCH. 40 (1-1/2"); UNLESS NOTED OTHERWISE	
	LATERAL SHRUB LINE: 1" POLY; UNLESS NOTED OTHERWISE	
	LATERAL TREE LINE: 1" POLY; UNLESS NOTED OTHERWISE	
NOT SHOWN	CONTROL WIRE, UF DIRECT BURIAL, SOLID COPPER, 12 GA. COMMON, 14 GA. PILOT	
	MAINLINE SLEEVES, PVC SCH. 40 - 2 TIMES (2X) DIA. OF MAINLINE PIPE BEING USED; UNLESS OTHERWISE NOTED; MIN. 4"	
	LATERAL SLEEVES, PVC SCH. 40 - 2 TIMES (2X) DIA. OF LATERAL PIPE BEING USED; UNLESS OTHERWISE NOTED; MIN. 2"	
	IRRIGATION SLEEVES PER UTILITY PLANS	



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Streetscape

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SHEET TITLE

Irrigation
Legend & Notes

PER PLAN Scale: 02/02/2016
Date drawn: LT
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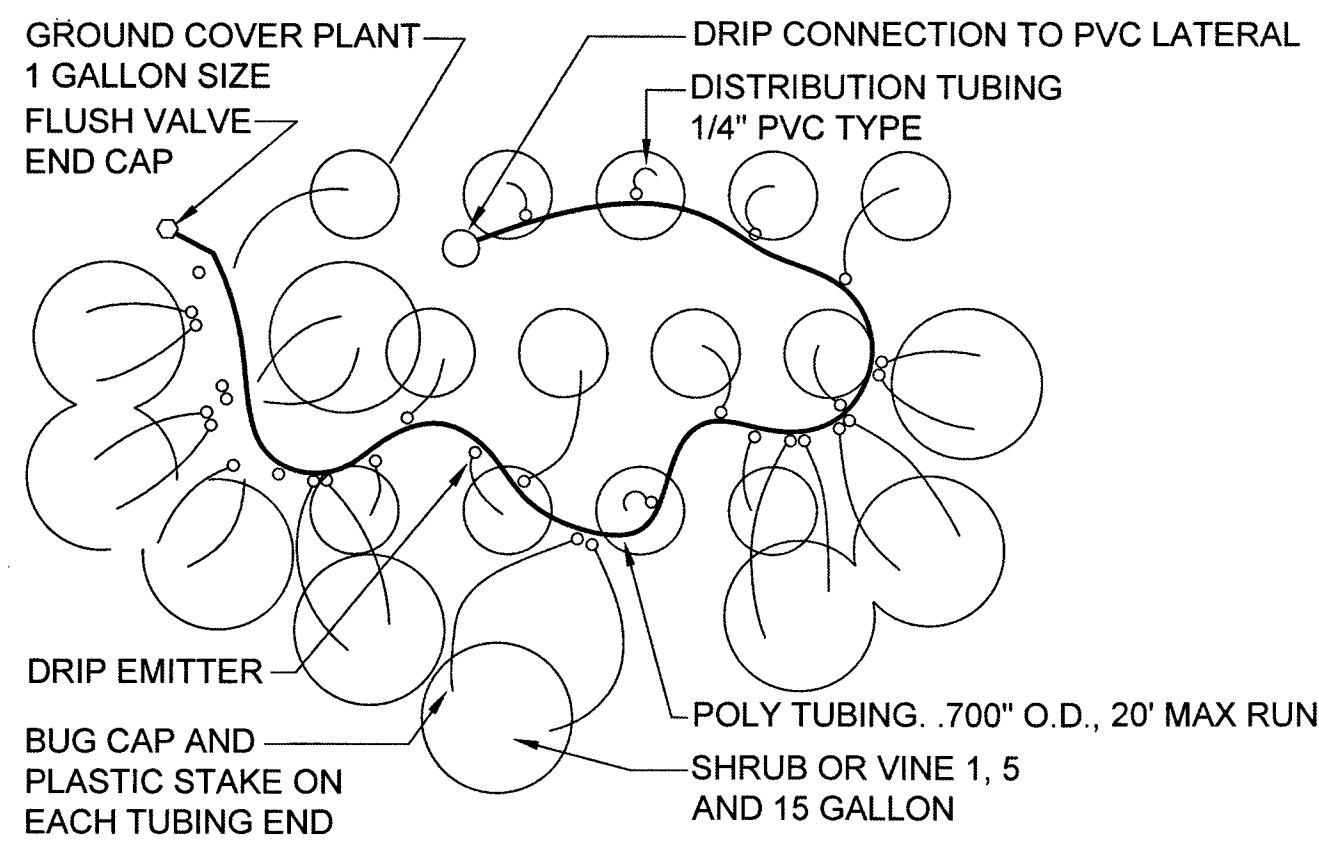
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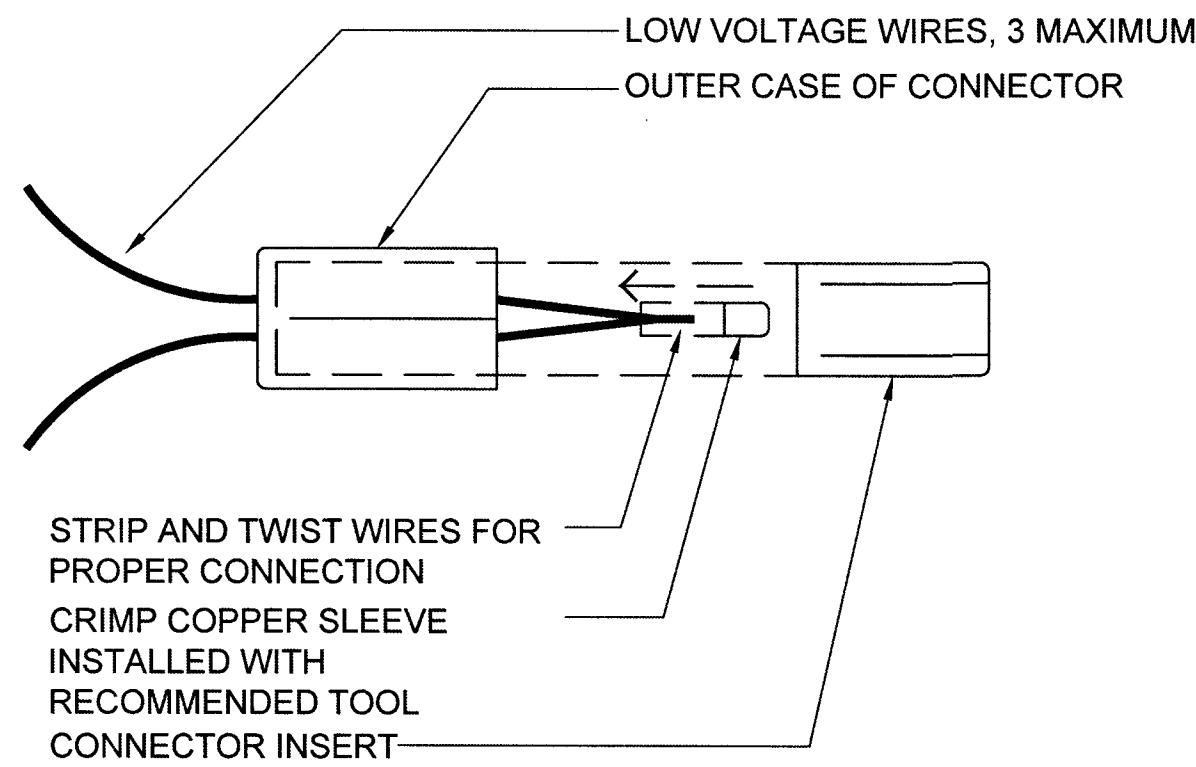
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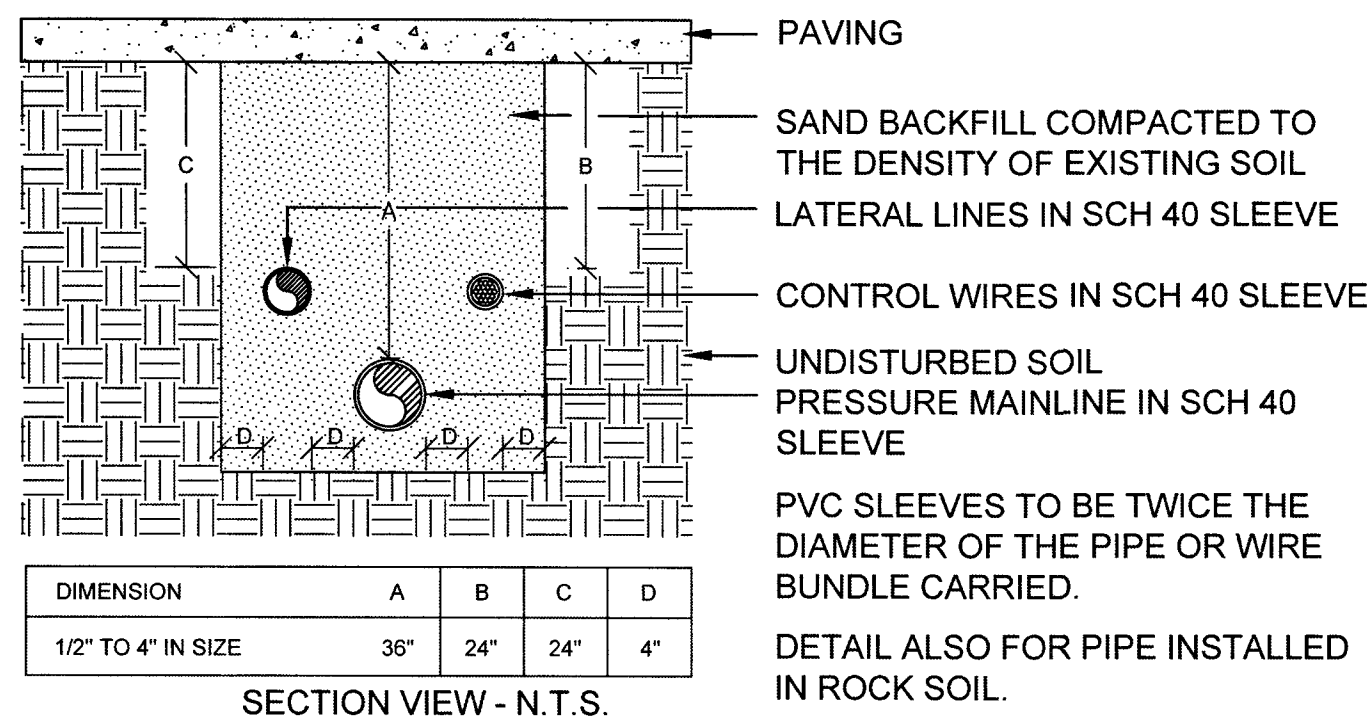
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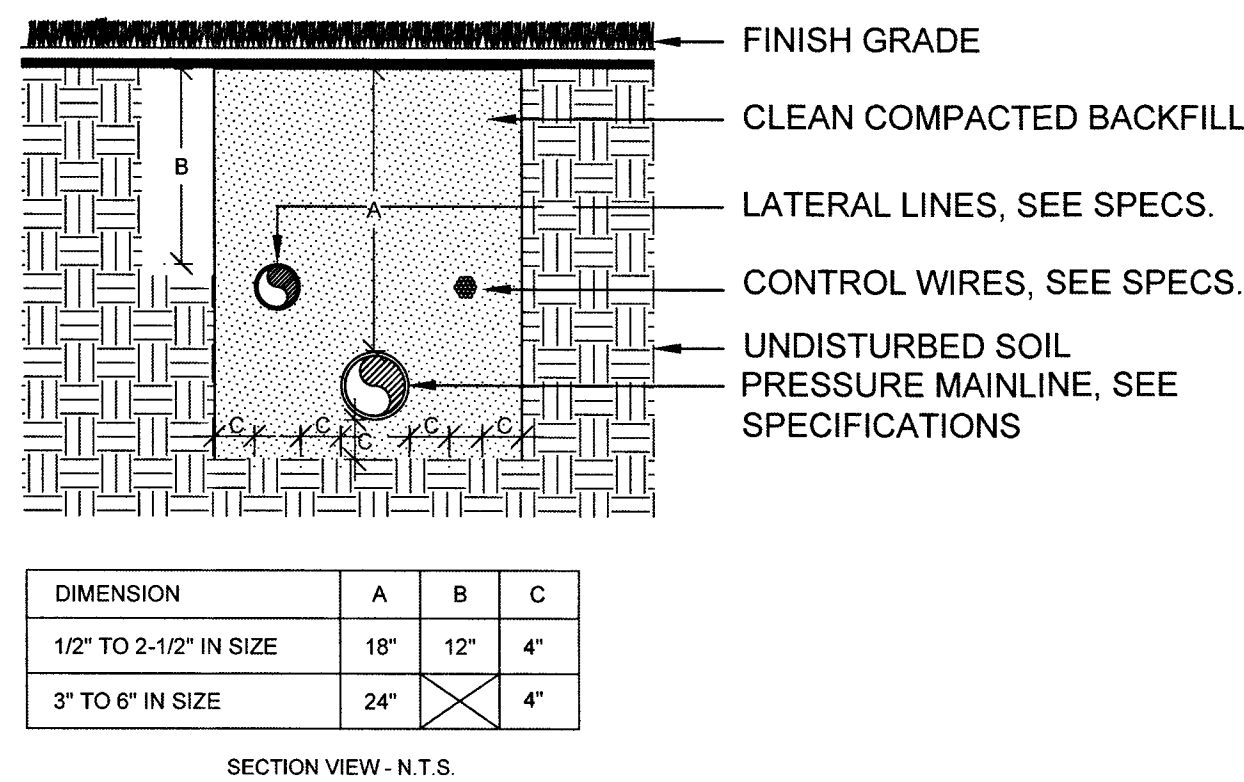
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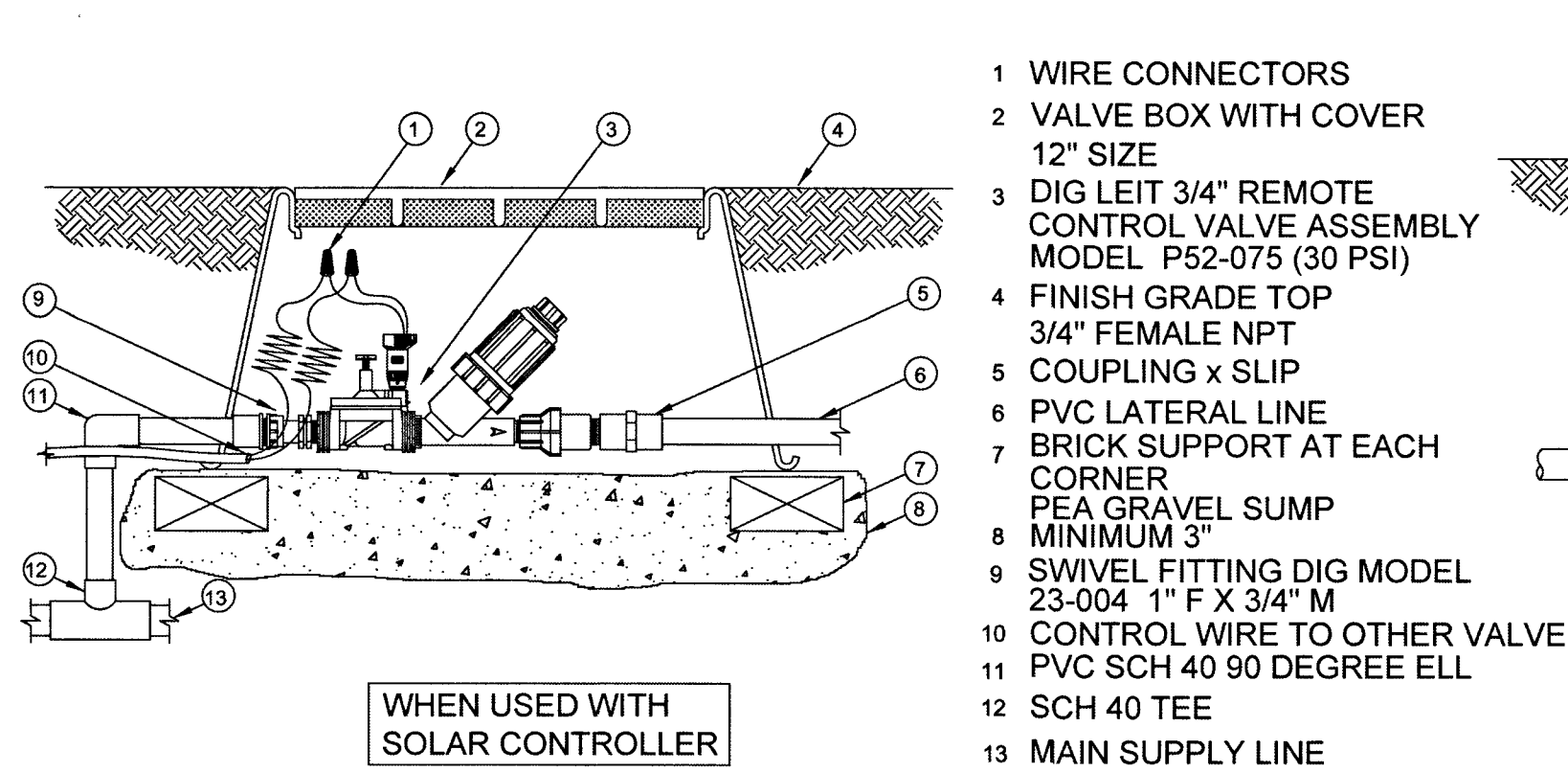
WIRE CONNECTION
SCALE: N.T.S.



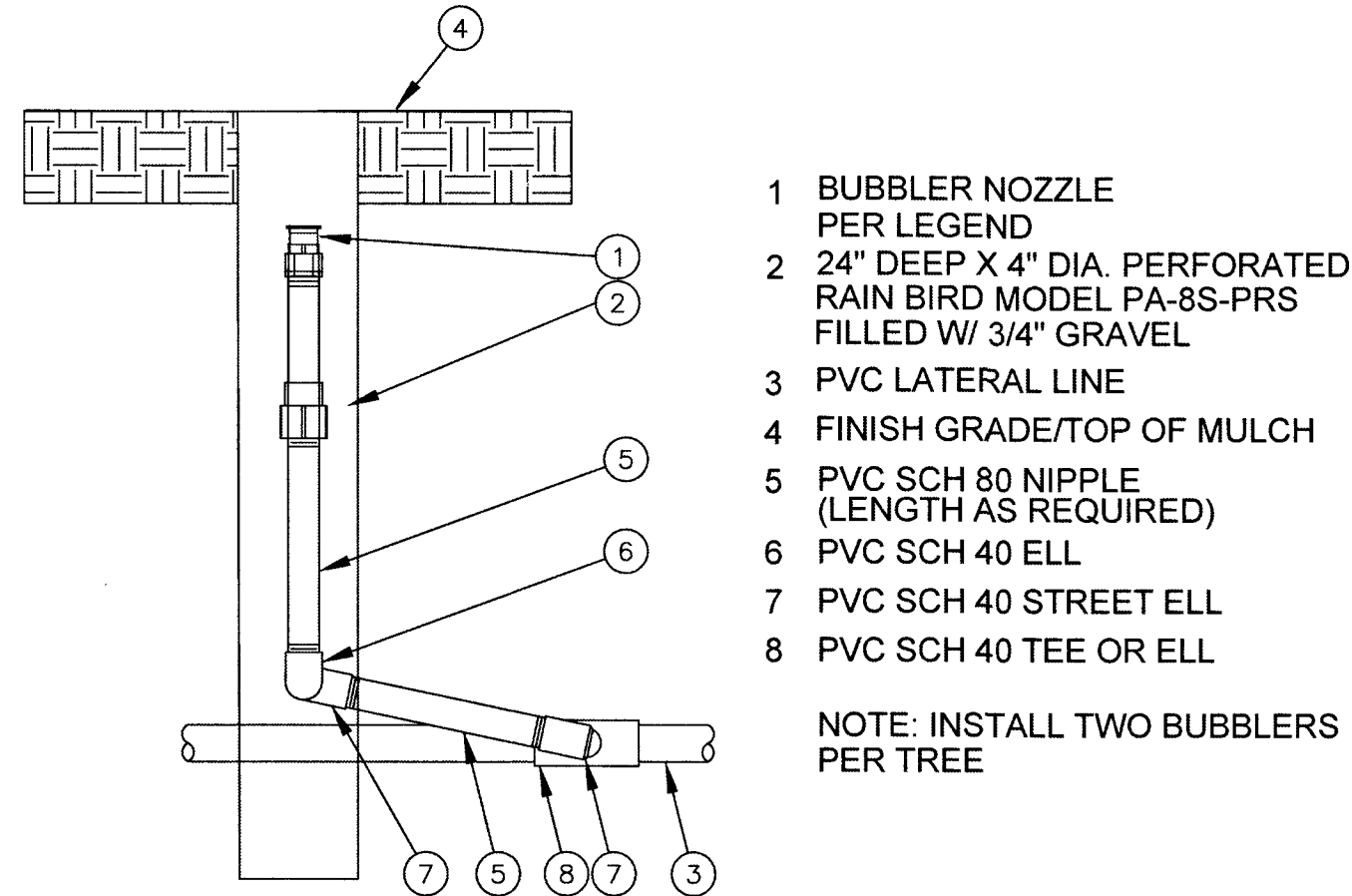
SLEEVE INSTALLATION
SCALE: N.T.S.



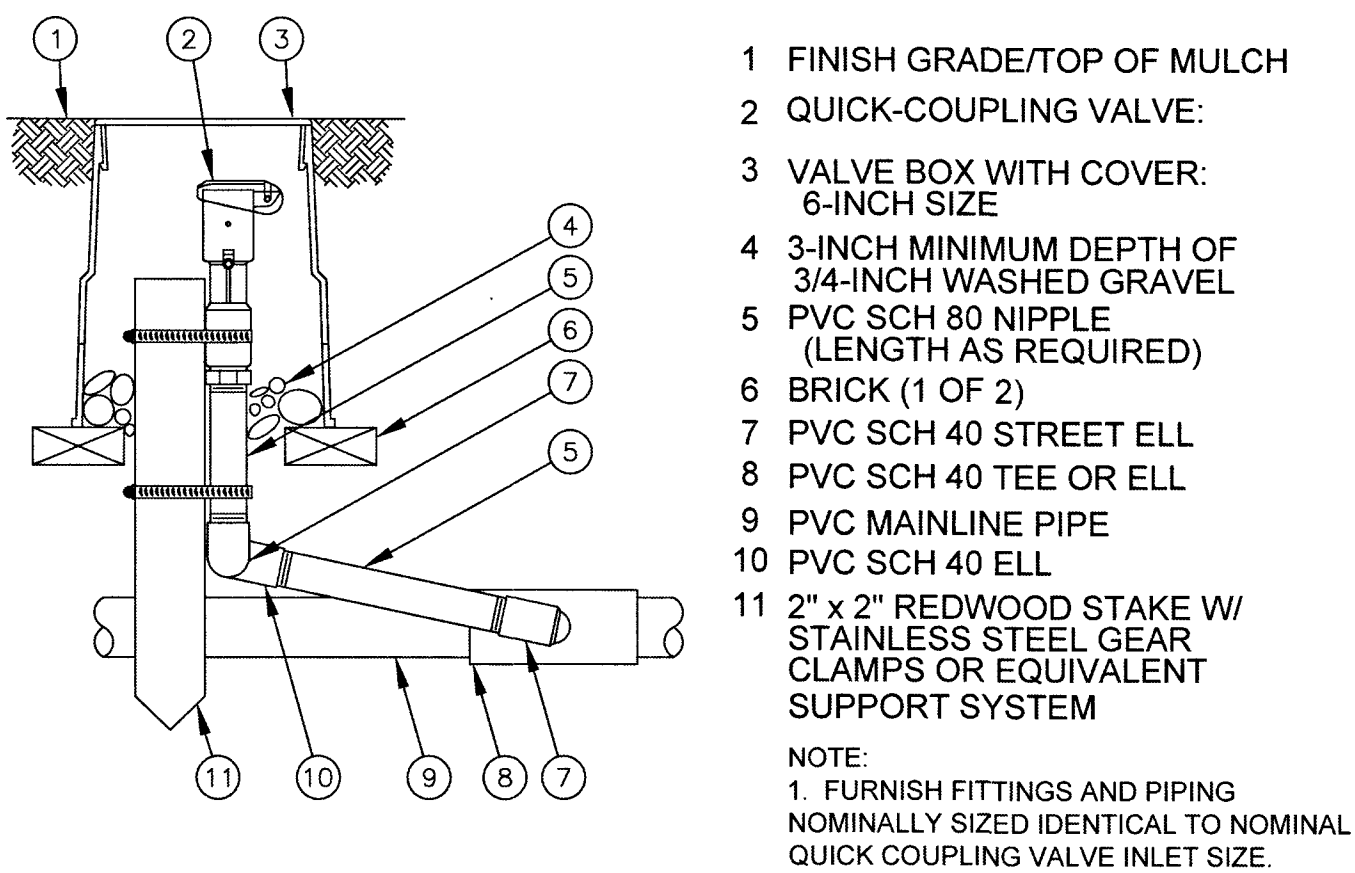
PIPE INSTALLATION
SCALE: N.T.S.



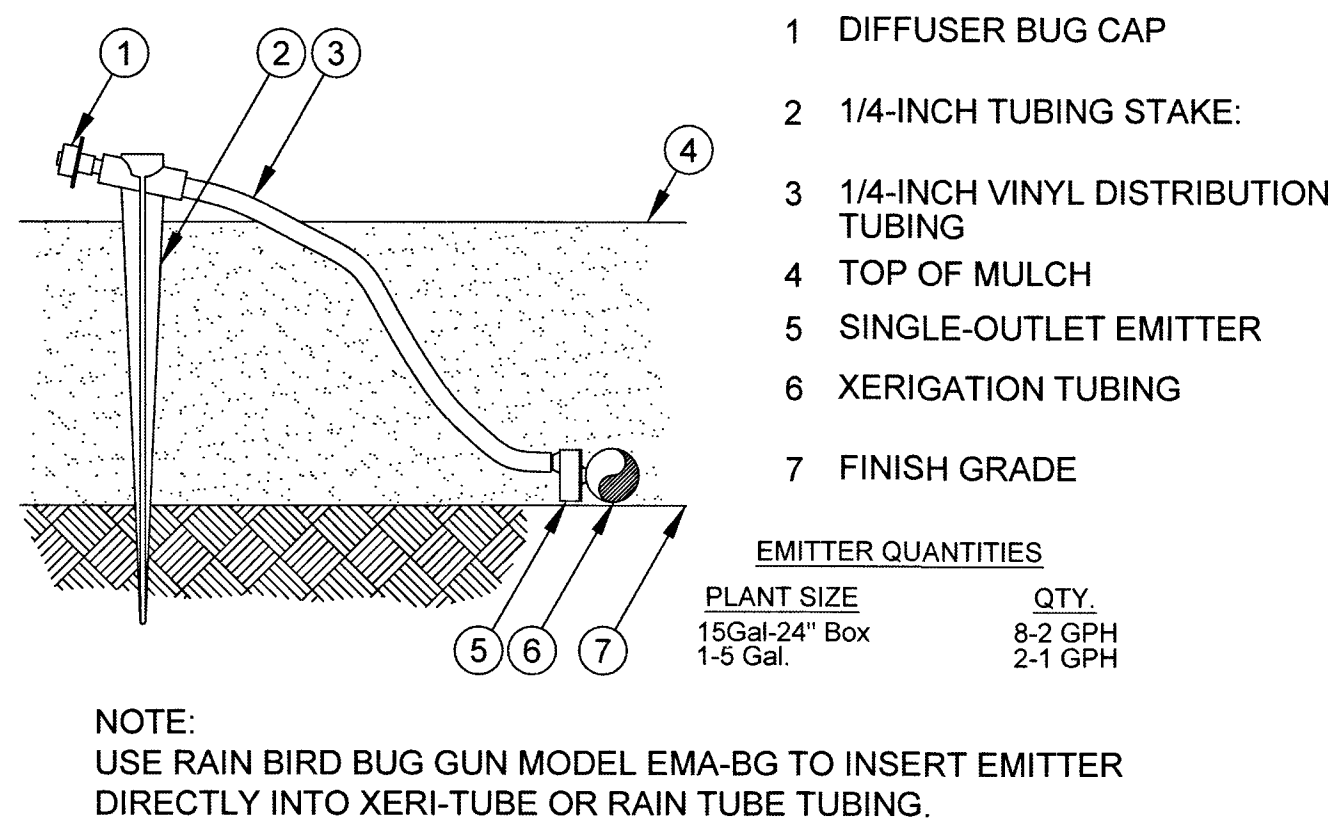
DRIPI CONTROL ZONE KIT
SCALE: N.T.S.



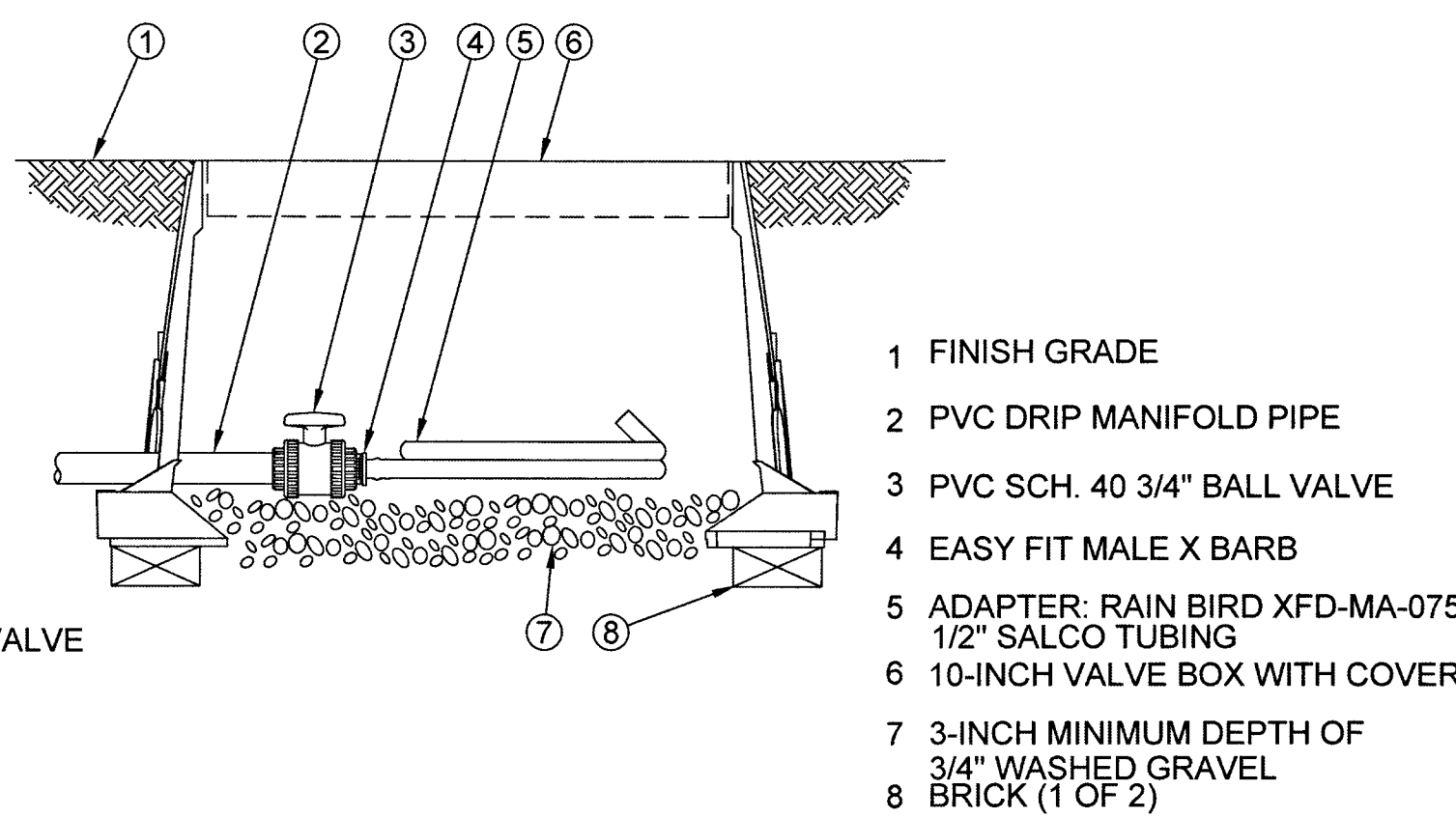
DEEP WATERING DEVICE FOR PALM TREE
SCALE: N.T.S.



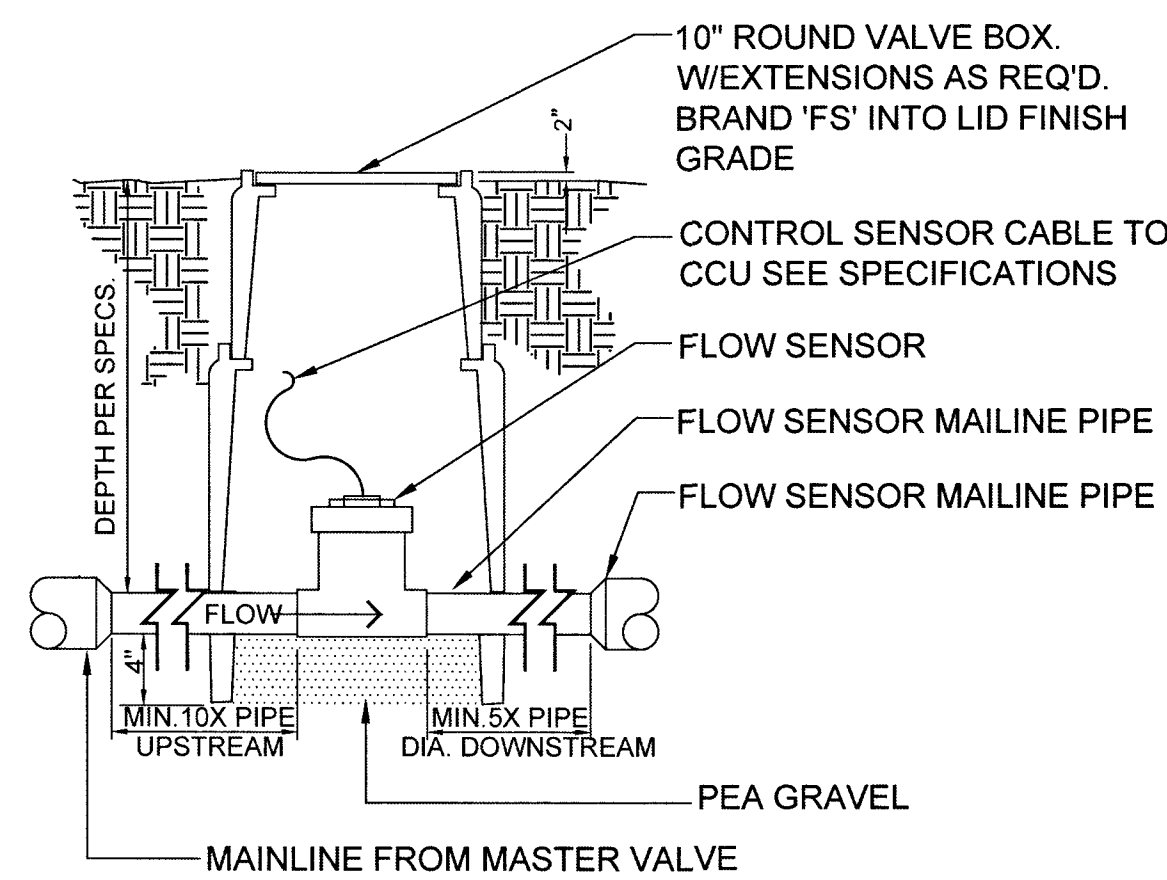
QUICK-COUPLING VALVE
SCALE: N.T.S.



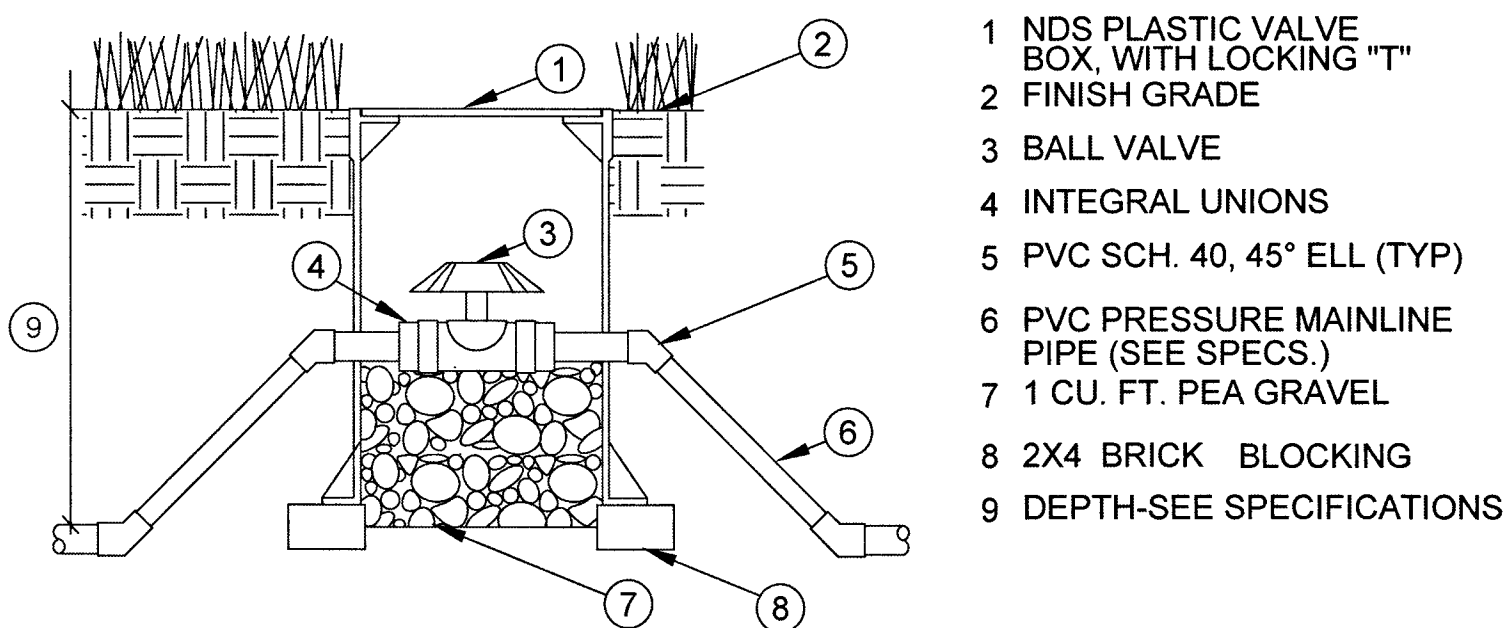
DRIPI EMITTER
SCALE: N.T.S.



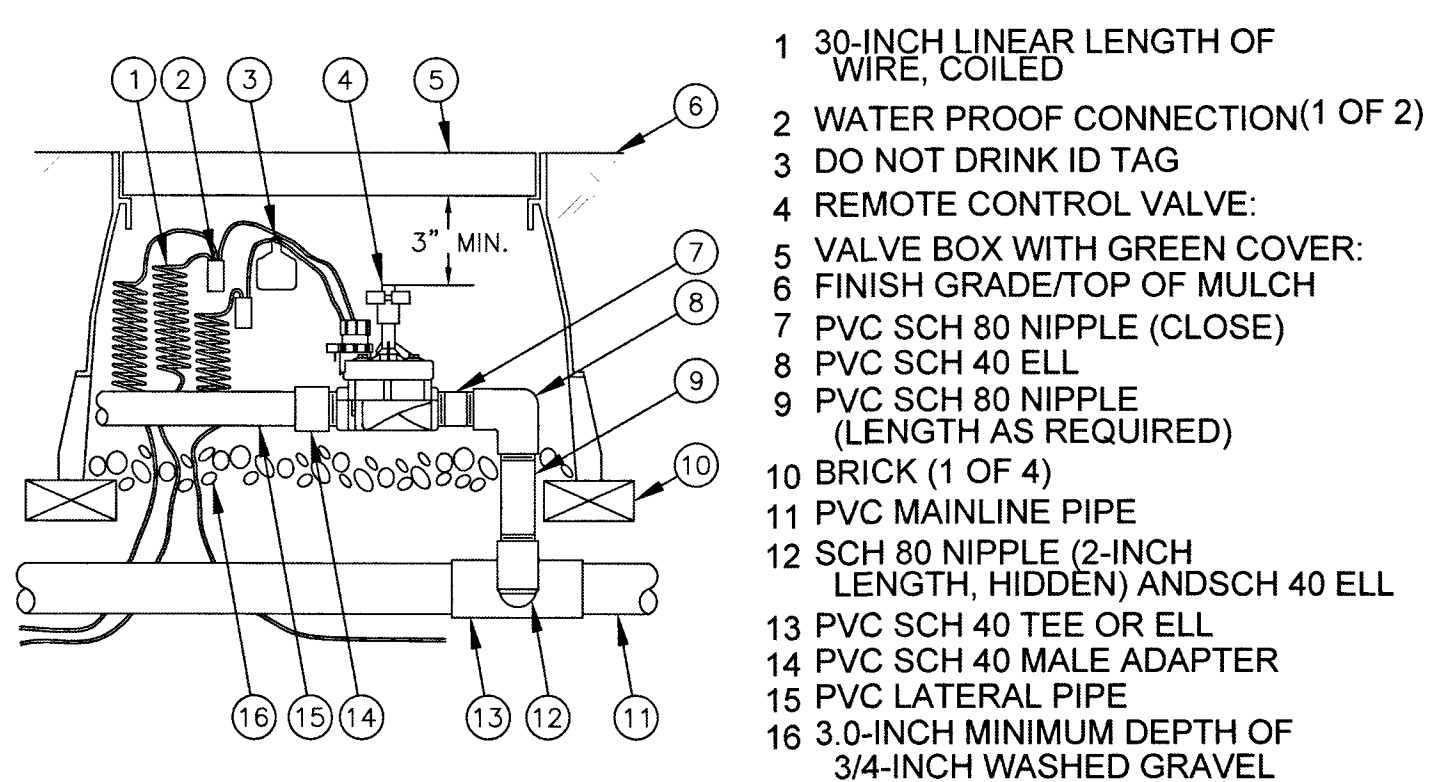
FLUSH VALVE
SCALE: N.T.S.



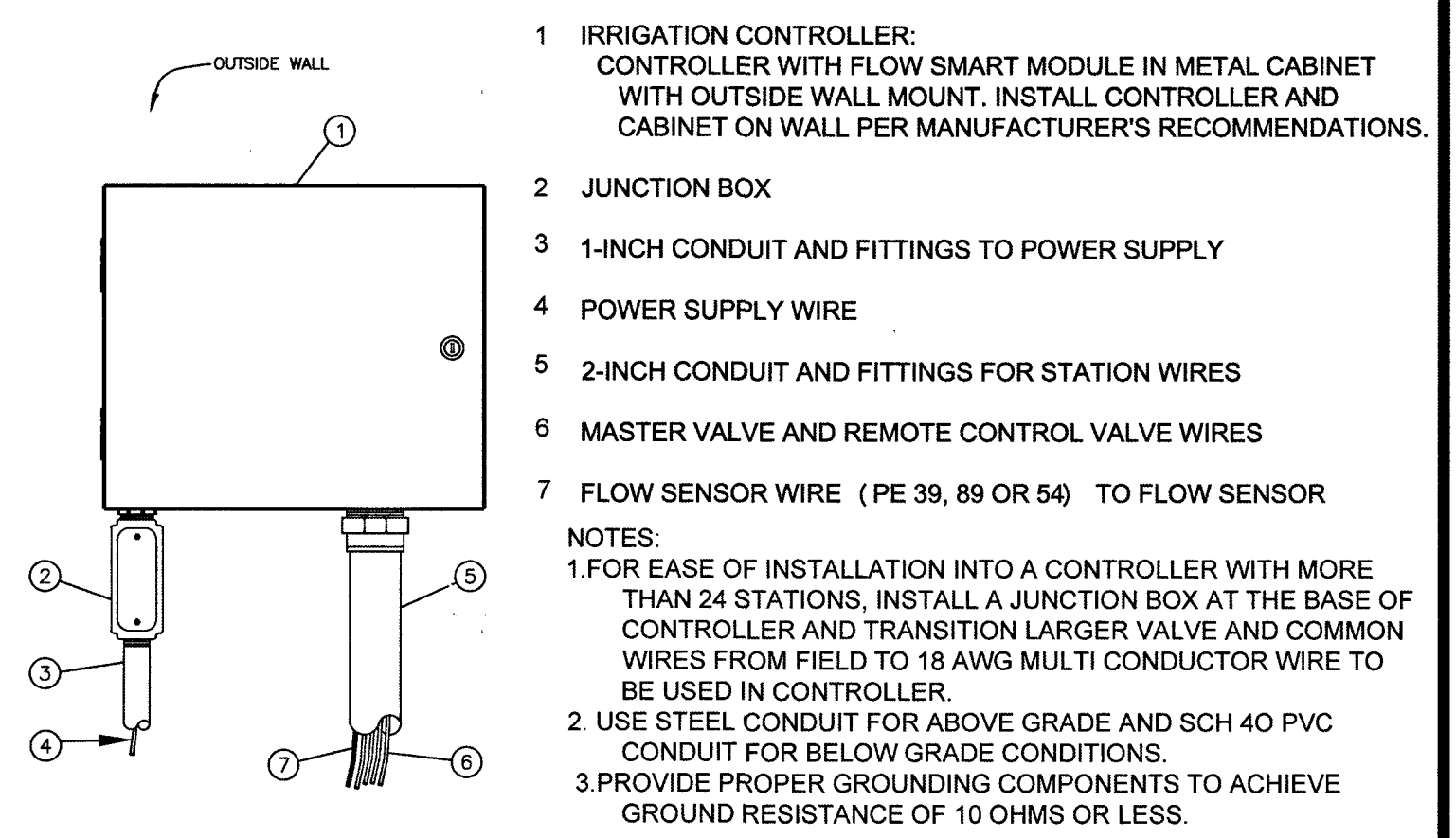
FLOW SENSOR
SCALE: N.T.S.



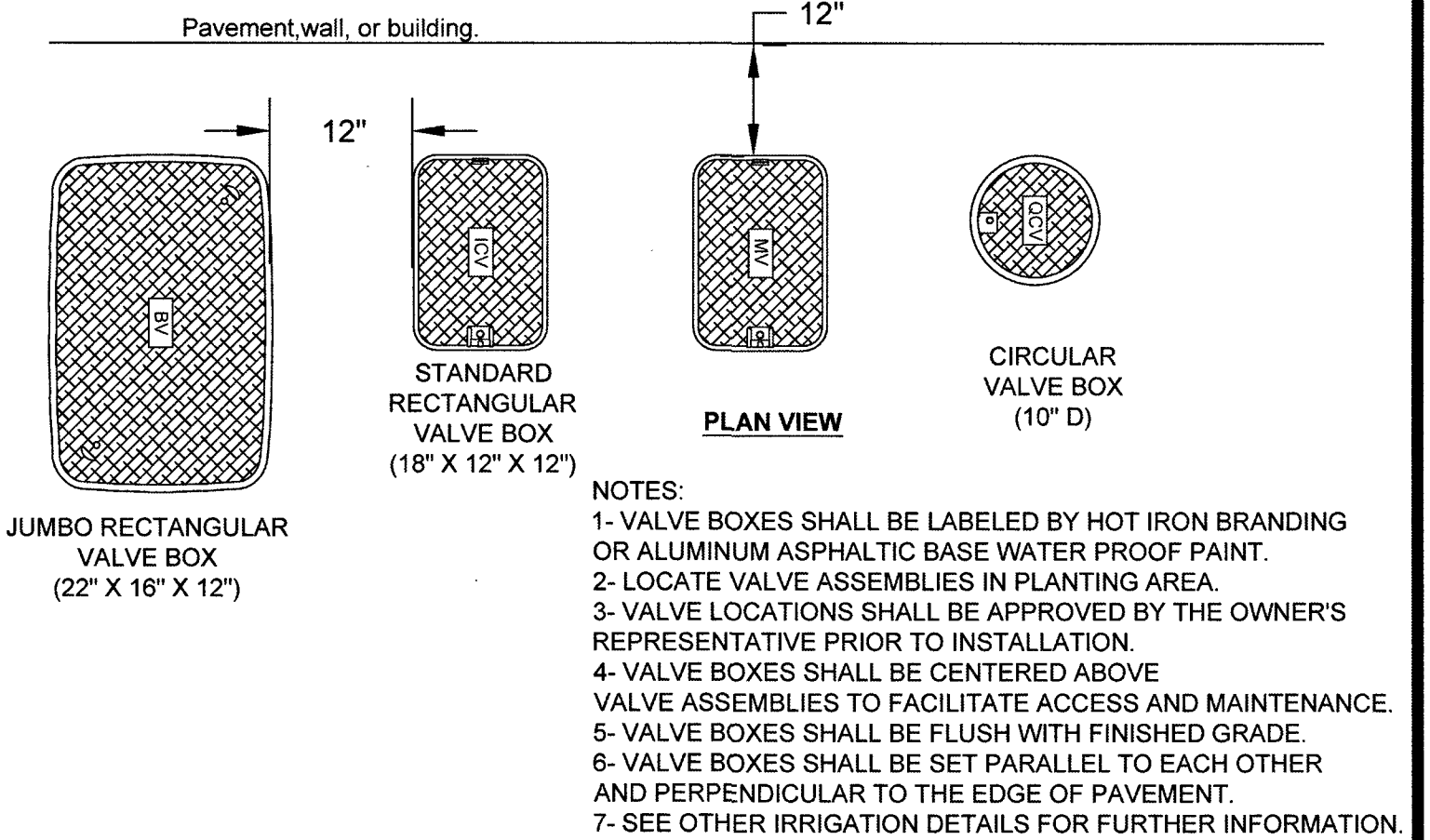
BALL VALVE
SCALE: N.T.S.



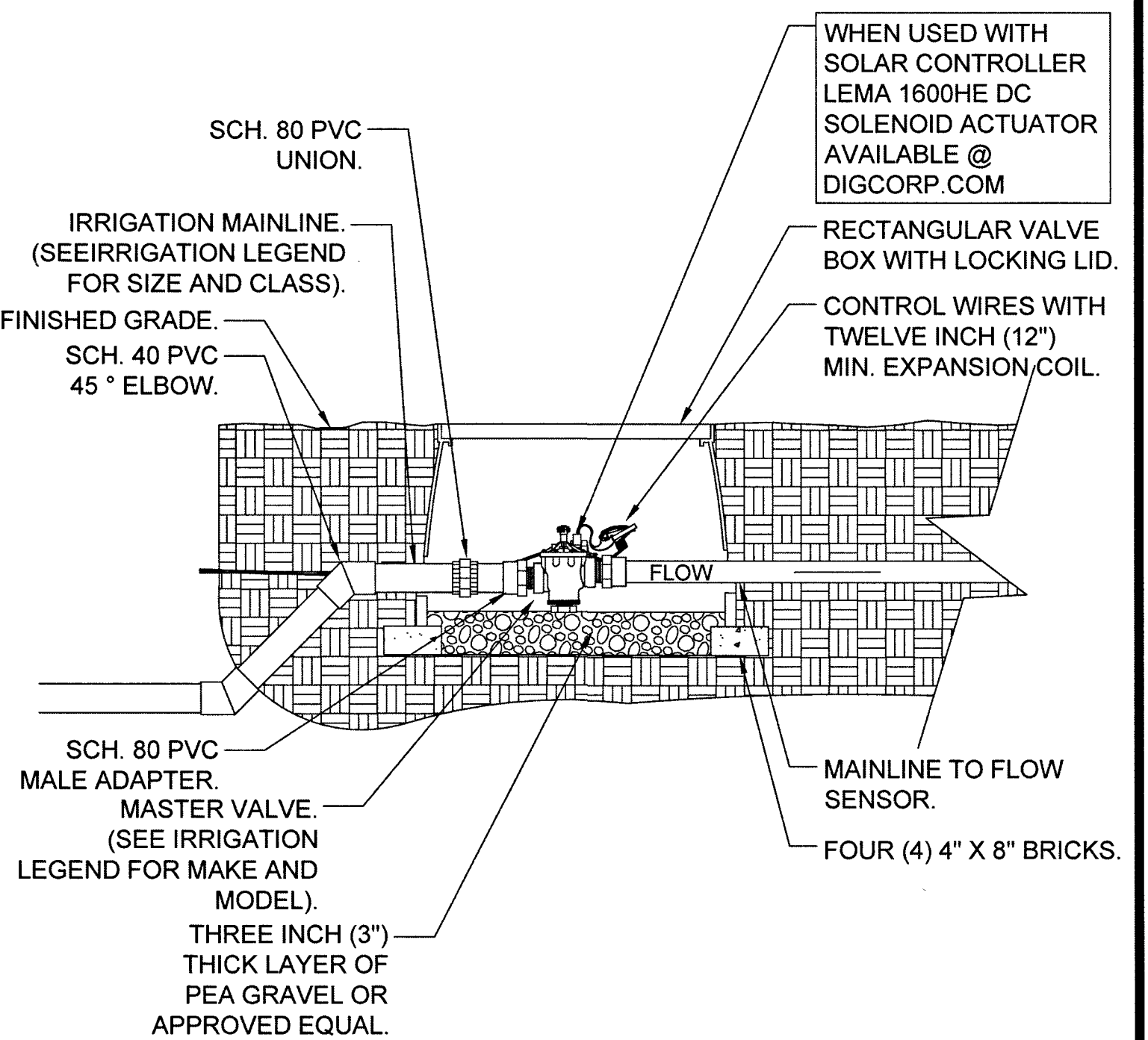
DRIPI VALVE WITH PRESSURE REGULATOR
SCALE: N.T.S.



CONTROLLER
SCALE: N.T.S.



VALVE BOX PLACEMENT
SCALE: N.T.S.

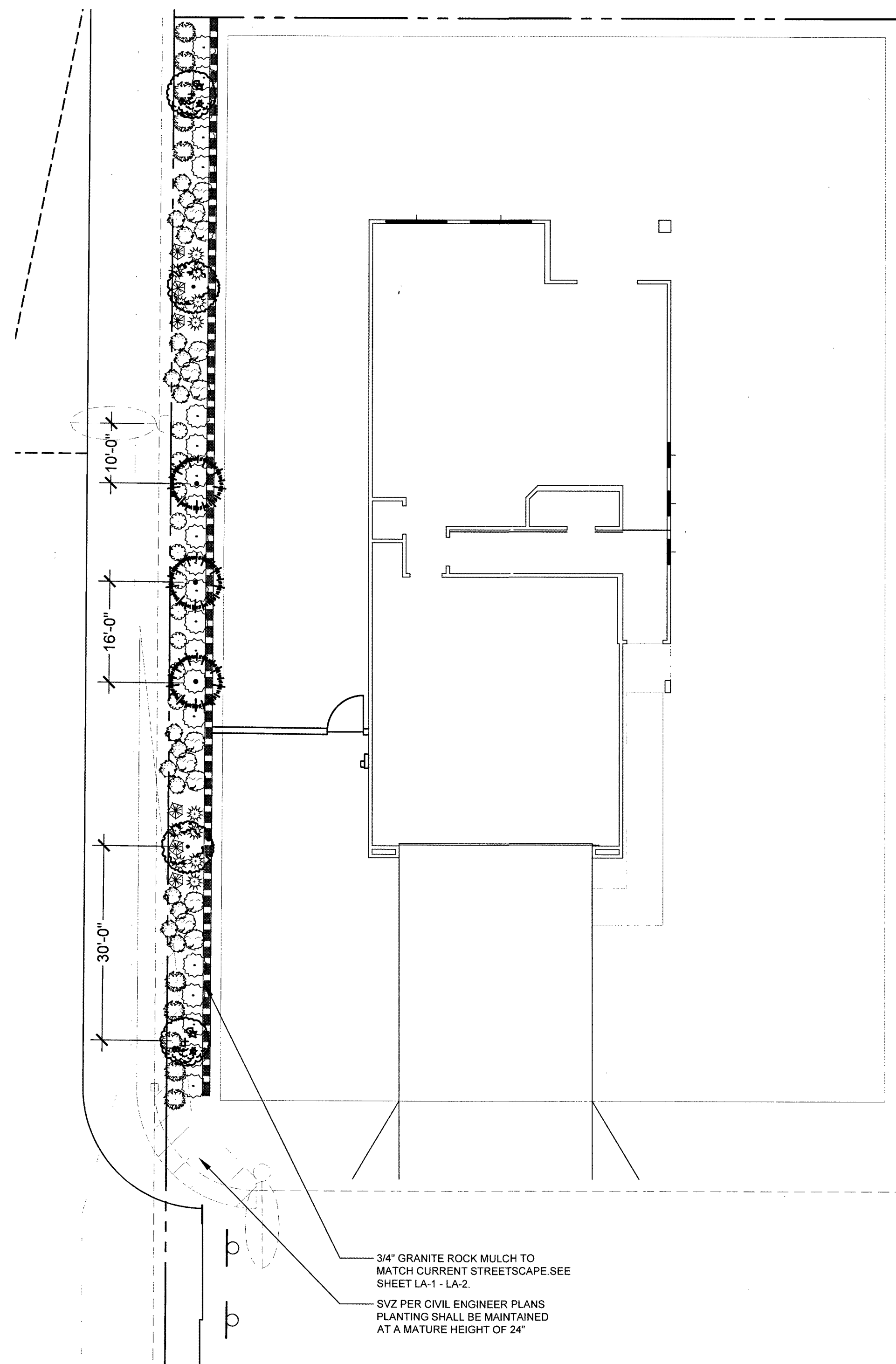


MASTER VALVE
SCALE: N.T.S.

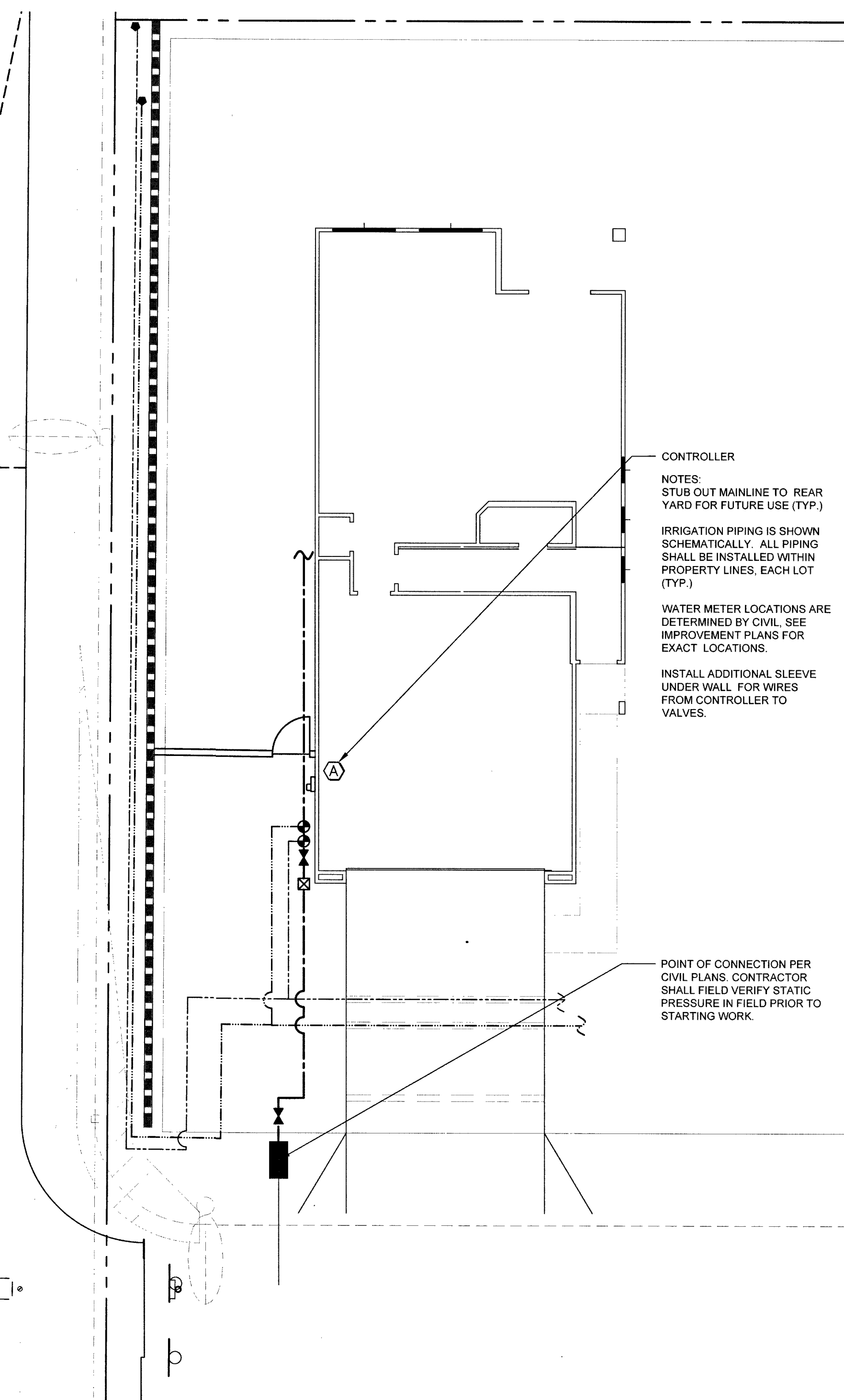
No.	Date	Description
02	12-2016	100% REVIEW
03	02-2016	100%
04	02-2016	Keymap Revision
05	12-16-2016	Per Civil
06	01-06-2017	Per Builder

PER PLAN	Scale:
Date drawn:	02/02/2016
Drawn by:	LT
Designed by:	TT
Approved by:	TT
Job Number:	80072

Sheet No.	Drawing No.
10	LA-9



TYPICAL SIDE YARD PLANTING PLAN



TYPICAL SIDE YARD IRRIGATION PLAN

LANDSCAPE PLATING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	PINUS ELDARICA	MONDELL PINE	24" BOX	3
	BRACHYCHITON POPULNEUS	BOTTLE TREE	24" BOX	2
	SCHINUS MOLLE	CALIFORNIA PEPPER TREE	24" BOX	2
	LANTANA	NEW GOLD LANTANA	5 GAL	10
	PHOTINIA FRASERI	RED TIP PHOTINIA	5 GAL	21
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	CREeping ROSEMARY	5 GAL	10
	CALLISTEMON CITRINUS 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	5 GAL	16
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	6
	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	5 GAL	12
	MICROPHYLLA	BOX-LEAF EUONYMUS	5 GAL	12

IRRIGATION SCHEDULE

EMITTERS

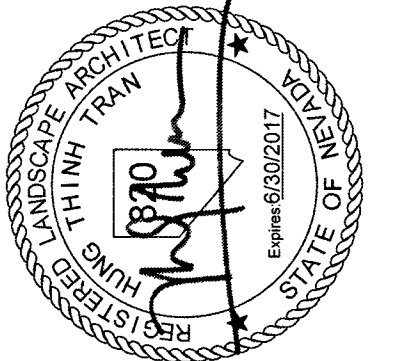
SYMBOL	DESCRIPTION	PAT.	RAD.	PSI	GPM/GPH	MANUFACTURER	MODEL
NOT SHOWN	EMITTER	DRIP	-	7	2.0	RAINBIRD	TS-025 (FOR TREES)
NOT SHOWN	EMITTER	DRIP	-	7	1.0	RAINBIRD	TS-025 (FOR SHRUBS)

EQUIPMENT

SYMBOL	DESCRIPTION	MODEL
	IRRIGATION CONTROLLER	RAINBIRD RZX4i INDOOR
	METER BY OWNER - SIZE AND LOCATION PER CIVIL PLAN	
	DRIP CONTROL ZONE KIT	RAINBIRDXCZ-075-PRF 3/4" CONTROL
	BALL VALVE (3/4")	NIBCO T-113
	FLUSH VALVE	FCH-L-FIPT
	BACKFLOW PREVENTER	FEBCO 625YA
	VALVE KEY	
A = GPM B = VALVE SEQUENCE NUMBER C = VALVE SIZE		

PIPE AND WIRE

SYMBOL	MANUFACTURER - MODEL NUMBER	MODEL
	MAINLINE: PVC SCH. 40 (3/4"); UNLESS NOTED OTHERWISE	
	LATERAL SHRUB LINE: 3/4" POLY; UNLESS NOTED OTHERWISE	
	LATERAL TREE LINE: 3/4" POLY; UNLESS NOTED OTHERWISE	
	MAINLINE SLEEVES, PVC SCH. 40 - 2 TIMES (2X) DIA. OF MAINLINE PIPE BEING USED; UNLESS OTHERWISE NOTED; MIN. 4"	
	LATERAL SLEEVES, PVC SCH. 40 - 2 TIMES (2X) DIA. OF LATERAL PIPE BEING USED; UNLESS OTHERWISE NOTED; MIN. 2"	
NOT SHOWN	CONTROL WIRE, UF DIRECT BURIAL, SOLID COPPER, 12 GA. COMMON, 14 GA. PILOT	SEE SPECIFICATIONS



PROJECT NAME
BLM 11
Tropical Parkway
& Alpine Ridgeway
Streetscape

REVISIONS	No.	Date	Description
	02-18-2016	100% REVIEW	
	09-02-2016	100% KEYMAP REVISION	
	09-23-2016	Per Civil	
	12-16-2016	Per Civil	
	01-06-2017	Per Builder	

SHEET TITLE
Typical Side Yard
Condition

PER PLAN Scale: 02/02/2016
Date drawn: LT
Drawn by: LT
Designed by: TT
Approved by: TT
Job Number: 800072

Sheet No. 11
Drawing No. LA-10