

ABN - ABANDON
AC - ASPHALTIC CONCRETE
AGG - AGGREGATE
& - AND
APN - ASSESSOR PARCEL NUMBER
APPROX - APPROXIMATE
ASST - ASSISTANT
AVE - AVENUE
BC - BACK OF CURB
BR - BACK OF CURVE RETURN
BK - BOOK/BACK
BLDG - BUILDING
BLK - BLOCK
BLM - BUREAU OF LAND
MANAGEMENT
BLVD - BOULEVARD
BM - BENCHMARK
BO - BLOW OFF ASSEMBLY
BOC - BACK OF CURB
BOT - BOTTOM
BOW - BACK OF WALK
BRG - BEARING
BV - BUREAU VERTICAL CURVE
BW - BACK OF WALK
BW - BACK OF WALK
C - CENTER
C/C - WATER TO CENTER
CAG - CURB & GUTTER
CC - CLARK COUNTY
CE - COMMON ELEMENT
CI - CAST IRON
CIP - CAST IN SLOPE PIPE/
CAST IN PLACE
CLR - CIRCLE
CL OR C - CENTERLINE
CLV - CITY OF LAS VEGAS
ONLY - CITY OF NORTH
LAS VEGAS
CO - COUNTY
CON - CITY OF HENDERSON
CONC - CONCRETE
CONT - CONTINUOUS
COORD - COORDINATE
CTR - CENTER
CV - CONTROL VALVE
Δ - DELTA ANGLE
D/W OR DWY - DRIVEWAY
DET - DEPARTMENT
DET - DESIGN
DEV - DEVELOPMENT
DGD - GRADE GRADE
DI - DROP INLET/DUCTILE IRON
DIA OR Ø - DIAMETER
DIM - DIMENSION
DIR - DUCTILE IRON PIPE
DIR - DIRECTION
DIS - DISTANCE
DNH - DROP MANHOLE
DN - DOWN
DR - DRIVE
DWG - DRAWING
E - EAST/EDGE
EA - EACH
EG - EXISTING GROUND
ELEV - ELEVATION
EOP - EDGE OF PAVEMENT
EOS - EDGE OF SHOULDER
EQ - EQUAL OR EQUATION
EQ SP - EQUALLY SPACED
ESMT - EASEMENT
EST - ESTIMATE
EVC - END OF VERTICAL CURVE
EW - EACH WAY
EXIST - EXISTING
F/T - FACE TO FACE
FC - FACE OF CURB
FF - FINISHED FLOOR
FF - FINISHED GRADE
FH - FIRE HYDRANT
FIG - FIGURE
FIS - FINISH
FLR - FLOW LINE
FN - FENCE
FND - FOUND
FOC - FACE OF CURB
FOW - FACE OF WALL
FPM - FEET PER MINUTE
FPS - FEET PER SECOND
FT - FOOT OR FEET
FTG - FOOTING
FUT - FUTURE
G/B - GRADE BREAK
GALV - GALVANIZED
GB - GRADE BREAK
GND - GROUND
GPD - GALLONS PER DAY
GPH - GALLONS PER HOUR
GPM - GALLONS PER MINUTE
GRD - GRADE
GRY - GRATE
GV - GRADE VALVE
HORIZ - HORIZONTAL
HP - HORIZONTAL
HPG - 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 - LINE
LT - LEFT/LIGHT
LVWD - LAS VEGAS VALLEY
LWD - WATER DISTRICT
LWR - LOWER
M - METER
MAIL - MATERIAL
MAX - MAXIMUM
MECH - MECHANICAL
MFG - MANUFACTURER
MG - MILLION GALLONS
MGO - MILLION GALLONS PER DAY
MH - MANHOLE
MM - MILLIMETER
MISC - MISCELLANEOUS
MJ - MECHANICAL JOINT
MKR - MARKER
ML - MORTAR LINED
MLC - MORTAR LINED & COATED
MVC - MIDDLE OF VERTICAL CURVE
N - NORTH
N/A - NOT APPLICABLE
NAP - NOT A PART
NDOT - NEVADA DEPARTMENT
OF TRANSPORTATION
NE - NORTHEAST
NW - NORTH FACE
NW - 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
POC - 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
FR - PAIR
PRC - POINT OF REVERSE CURVE/
PRECAST REINFORCED CONCRETE
PRELIM - PRELIMINARY
PROP - PROPOSED
PRV - PRESSURE REGULATING VALVE
PS - PUMP STATION
PSF - POUNDS PER SQUARE FOOT
PSI - POUNDS PER SQUARE INCH
PT - POINT/POINT OF TANGENT
PUE - PUBLIC UTILITY EASEMENT
PW - POINT OF VERTICAL
INTERSECTION
PVC - POLYVINYL CHLORIDE PIPE
QTR - QUARTER
QTY - QUANTITY
R - RADIUS
(R) - RADIAL
R/W - RIGHT OF WAY
RCB - REINFORCED CONCRETE BOX
RCF - REINFORCED CONCRETE PIPE
RD - ROAD
RED - REDUCER
REQD - REQUIRED
RET - RETURN
REV - REVISION 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
S&H - SCHEDULE
SD - STORM DRAIN
SDW - STORM DRAIN MANHOLE
SDWK - SIDEWALK
SEC - SECTION
SEC - SOUTH/EAST
SEC - SECTION/SECOND
SEG - SEGMENT
SHLD - SHOULDER
SHT - SHEET
SIL - SLOPE IMPROVEMENT
SIG - SIGNAL
SIL - SLOPE
SLV - SLEEVE
SNWA - SOUTHERN NEVADA WATER
SUPPLY
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 - SOUTHWEST OR SOUTHWEST
SQ - SQUARE YARD
SYM - SYMBOL
SYS - SYSTEM
T&B - TOP & BOTTOM
TAN - TANGENT
TBM - TEMPORARY BENCH MARK
TC - TOP OF CURB
TD - TRENCH DRAIN
TEMP - TEMPORARY
THK - THICKNESS
THR BLK - THRUST BLOCK
TMR - TOP OF MANHOLE
TFO - TOP OF FOOTING
TGR - TOP OF GRATE
TOP - TOP OF PIPE
TOP - TOP OF RIM
TOS - TOP OF SLAB
TOSW - TOP OF SIDEWALK
TOTW - TOP OF TALL
(TYP) - TYPICAL
UNPR - UNLESS NOTED OTHERWISE
UPR - UNION PACIFIC RAILROAD
UTLS - UNITED STATES GEOLOGIC
SURVEY
UTL - UTILITY
V - VOLT OR VALVE
VAR - VARIES
VB - VALVE BOX
VCP - VITRIFIED
VC - VERTICAL CURVE
VL - VELOCITY
VERT - VERTICAL
VG - VALLEY GUTTER
VOL - VOLUME
VPI - VERTICAL POINT OF
INTERSECTION
W/ - WITH
W - WEST/WATER
W/O - WITH OUT
W/O - WIDTH
WDM - WASTE DRAIN
WL - WASTE LINE
WP - WORK POINT/WEATHER PROOF
WS - WASTE SURFACE
WT - WEIGHT
WTR - WATER
WV - WATER VALVE
WVF - WELDED WIRE FABRIC
WV - WELDED WIRE MESH
XFRM - TRANSFORMER
XL - EXISTING LINE
XSC - CROSS SECTION
YD - YARD
YLD - YIELD

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 CONSTRUCTION, CLARK COUNTY AREA NEVADA," LATEST REVISED EDITION; THE "SUMMERLIN IMPROVEMENT STANDARDS" FOR WORK IN THE SUMMERLIN AREA; AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE CITY ENGINEER 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 REFERENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCE'S 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 SATISFACTORILY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR
4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
5. TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGNS TO BE APPROVED BY THE CITY, PRIOR TO THE USE ON THE PROJECT.
6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
7. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED-TYPE CURB.
8. ACP PAVEMENT TO BE ONE-HALF INCH (1/2") ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.
9. CURB AND GUTTER 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 BY CITY INSPECTOR 235. EXISTING LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITION BETWEEN EXISTING AND NEW CONSTRUCTION TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF THE TRANSITIONS TO BE AS SHOWN ON PLANS.
12. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE (COMPANY) REPORT #, DATE) APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
13. EXISTING LOCATION OF ALL SAWCUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY THE CITY 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 DRIVEWAY DROPPED CURBS, FLOWLINES AND CROWN GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE CITY AND THE CITY ENGINEER.

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.

2. ONLY FIRE HYDRANTS THAT ARE ON THE LAS VEGAS VALLEY WATER DISTRICTS - APPROVED PRODUCTS LIST ARE ALLOWED TO BE INSTALLED.

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

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

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

6. ALL UNDERGROUND INSPECTIONS, PRESSURE AND FLOW VERIFICATIONS OF ALL FIRE HYDRANTS TO BE CONDUCTED BEFORE COVERING THE LINES.

7. CENTER LOADING IS ACCEPTABLE FOR THE HYDRO TESTS WITH PRIOR FIRE PREVENTION APPROVAL. [FC 106.3]

8. 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 § 106.24]

9. PAINTING OF CURB, FIRE HYDRANTS, PADS, PROTECTION OF FIRE HYDRANTS FROM PHYSICAL DAMAGE, AND ALL OTHER WORK NECESSARY PER PLANS SHALL BE COMPLETED BEFORE APPROVAL BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION. [FC § 507]

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

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

11. FIRE HYDRANT SPACING SHALL BE AS FOLLOWS: [FC § C102.2]

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

12. WHERE THE WATER MAINS ARE EXTENDED ALONG STREETS OR NEW STREETS ARE INSTALLED WHERE FIRE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF THE STRUCTURES, FIRE HYDRANTS SHALL BE INSTALLED AT A MAXIMUM OF 1000 FT INTERVALS TO PROVIDE PROTECTION FOR TRANSPORTATION HAZARDS. WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS OR HAVE FOUR (4) OR MORE TRAFFIC LANES AND HAVE A TRAFFIC COUNT OF MORE THAN 30,000 PER DAY, HYDRANTS ARE REQUIRED ON EACH SIDE OF THE STREET SPACED AT 500 FT ON AN ALTERNATING BASIS. [FC § C102.8]

13. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN THE RADIUS OF A CUL-DE-SAC OR WITHIN 20 FT OF THE PERIMETER OF THE RADIUS OF THE CUL-DE-SAC.

14. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN 6 FT OF ANY CURB RETURN, SIDEWALK, DRIVE, STREET, OR ANY OTHER OBSTRUCTION. [FC § C102.12]

15. A MAXIMUM DISTANCE FROM A FIRE HYDRANT TO AN APPROVED ROUTE [FC § C102.4]

15. A MAXIMUM DISTANCE FROM A FIRE HYDRANT TO AN APPROVED ROUTE [FC § C102.4]

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

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

18. TWO (2) SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE IS 4 OR MORE FIRE HYDRANTS/SPRINKLER LEAD-INS ARE INSTALLED ON A SINGLE SYSTEM. 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]

19. ALL FIRE APPARATUS ACCESS ROADS SHALL BE PAVED TO PROVIDE ALL-WEATHER ACCESS TO THE FIRE APPARATUS. THE DISTANCE OBTAINED TO SUPPORT THE IMPOSED LOADS OF THE FIRE APPARATUS. [FC § 503.2.3]

20. THE GRADIENT FOR THE FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 12% ANGLES OF APPROACH AND ANGLES OF DEPARTURE SHALL NOT EXCEED 6% FOR 25 FT PRIOR TO OR AFTER THE GRADE CHANGE. ADJACENT TO THE STRUCTURES GRADIENT SHALL NOT EXCEED 6% [FC § 503.2.7, FC § 503.2.6]

21. THE TURNING RADIUS OF THE FIRE APPARATUS ACCESS ROADS SHALL BE NO LESS THAN 30 FT OUTSIDE AND 20 FT INSIDE TURNING RADIUS. [FC § 503.2.4]

22. VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL NOT BE LESS THAN 13 FT 6 IN. [FC § 503.2.1]

23. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 40 FT FLOW LINE TO FLOW LINE WITH PARALLEL PARKING PERMITTED ON BOTH SIDES, NOT LESS THAN 32 FT WIDE, FLOW-LINE TO FLOW-LINE, WHERE PARKING IS PERMITTED ONLY ON ONE SIDE OF THE FIRE APPARATUS ACCESS ROAD. NOT LESS THAN 24 FT WIDE, FLOW-LINE TO FLOW-LINE, WHERE NO PARKING IS PERMITTED ON EITHER SIDE. FIRE LANES THROUGH PARKING LOTS SHALL BE NOT LESS THAN 24 FT. [FC § 503.2.1.1]

24. A FIRE APPARATUS ACCESS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FT FROM A FIRE HYDRANT OR WHEN THE DISTANCE FROM THE HYDRANT COULD BE INCREASED TO 250 FT IF THE BUILDING IS SPRINKLERED. [FC § 503.1.1]

25. APPROVED SECONDARY FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR 100 OR MORE DWELLING UNITS, ROAD(S) WITH DEAD-ENDS OR WITH A SINGLE POINT OF ACCESS IN EXCESS OF 600 FT. COMMERCIAL AND INDUSTRIAL DEVELOPMENTS WHERE BUILDINGS ARE STORIES OF 30 FEET IN HEIGHT, OR EXCEEDING 62,000 SQUARE FEET IN AREA. [FC § 503.1.1]

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

27. ALL FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LANE, ONE SIGN AT THE END OF THE FIRE LANE AND WITH SIGNS AT INTERVALS OF 100 FT ALONG THE DESIGNATED FIRE LANE. SIGNS SHALL BE PLACED AT 100 FT INTERVALS TO PREVENT PARKING ON EITHER SIDE. SIGNS TO BE INSTALLED NO HIGHER THAN 10 FT OR LESS THAN 6 FT FROM THE PROTECTION LEVEL, THE CURB ALONG OR ON THE PAVEMENT OR ON THE SIDEWALK (AS PROVIDED) SHALL BE PAINTED WITH A RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS. [FC § 503.2.1.1]

28. 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 1ST, 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 GROUND
	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
	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

<u>STREET IMPROVEMENTS (PUBLIC)</u>		
1.	2" ASPHALTIC CONCRETE PAVING	3,414 SY
2.	3" ASPHALTIC CONCRETE PAVING	153 SY
3.	4.5" ASPHALTIC CONCRETE PAVING	157 SY
4.	24" WIDE L-TYPE CURB AND GUTTER	1,503 LF
4.	24" WIDE R-TYPE CURB AND GUTTER	208 LF
5.	TYPE II GRAVEL BASE	477 CY

QUANTITY

<u>DRAINAGE IMPROVEMENTS (PUBLIC)</u>		
NONE		

<u>SEWER IMPROVEMENTS</u>		
1.	48" DIAMETER MANHOLE (PUBLIC)	3 EA
2.	8" PVC PUBLIC SEWER MAIN (PUBLIC)	857 LF
3.	4" PVC SERVICE LATERAL (PRIVATE)	622 LF
4.	BACKWATER VALVE (PRIVATE)	5 EA

<u>WATER IMPROVEMENTS (PUBLIC)</u>		
1.	6" PVC PUBLIC WATER MAIN	248 LF
2.	8" PVC PUBLIC WATER MAIN	488 LF
3.	FIRE HYDRANT ASSEMBLY WITH 6" GATE VALVE, 6" LATERAL, AND 8"x6" TEE PER UDACS PLATE NO. 40	2 EA
4.	1" COPPER WATER SERVICE WITH 3/4" METER PER UDACS PLATE NO. 3	23 EA

<u>TRAFFIC IMPROVEMENTS</u>		
SEE SHEET 15 FOR TRAFFIC QUANTITIES.		

NOTE TO CONTRACTOR:

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 SHALL 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. POLYVINYL (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 CORDINGS, STREETS LESS THAN EIGHTY (80') FOOT R/W WILL REQUIRE RETROFIT IF PAVING DOES NOT CONFORM TO CITY STANDARDS AT THE MANHOLE.
6. TEE SADDLES SHALL BE USED TO CONNECT SEWER LATERALS TO EXISTING MAIN LINES UP TO TWELVE INCH (12") DIAMETER. CONNECTIONS TO FIFTEEN INCH (15") OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES. IN LINE "X" SHALL BE USED ON LINES TWELVE INCHES (12") OR ABOVE.
7. WATER MAINS SHALL BE PROTECTED IN ACCORDANCE WITH LVWD 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.

CITY OF LAS VEGAS TRAFFIC NOTES SHEET 15

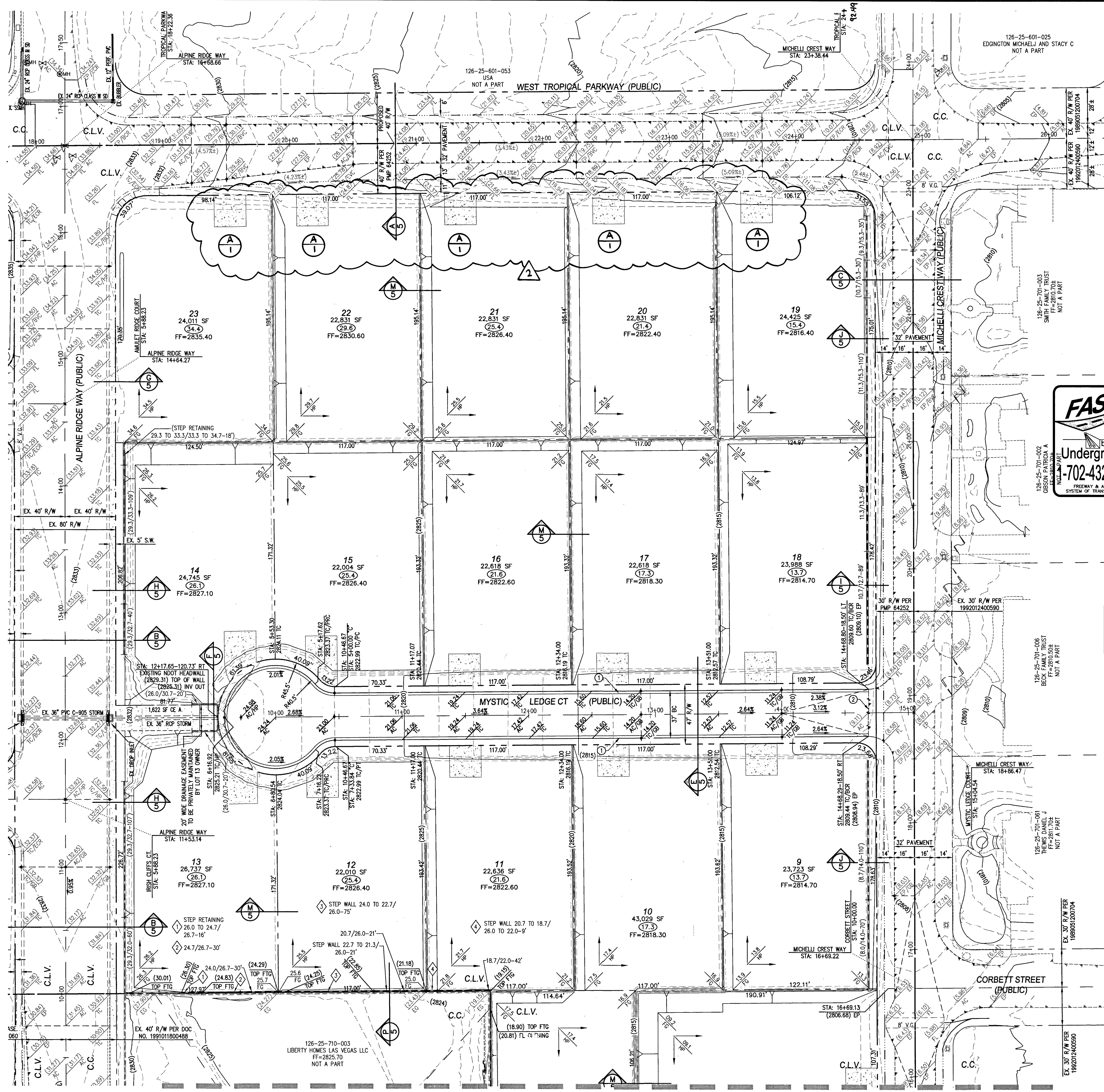
1. OFFSET INTERSECTIONS ARE LESS THAN REQUIRED. (WAIVER)
2. CONNECTIVITY RATIO IS 1.00 WHERE 1.3 IS REQUIRED. (VARIANCE)
3. NON-COMPLETE STREET STANDARDS, NO STREET LIGHTS, CURB, GUTTER OR SIDEWALK ON MICHELLI CREST WAY, MYSTIC LEDGE COURT, SOUTLAND RIDGE COURT, EL CAMPO GRANDE AVENUE, AND TROPICAL PARKWAY EAST OF ALPINE RIDGE WAY (VARIANCE).

4. DISCARDER
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
DATE: 5/10/17 PROJECT No.: 125228

1. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE LVVWD. FOLLOWING WATER PLAN APPROVAL, NOTICE SHALL BE GIVEN TO THE LVVWD COMMUNICATION SUPPORT CENTER (258-7171) TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. FOR FUTURE INSPECTIONS, NOTICE MUST BE GIVEN BY 2:00 P.M. THE BUSINESS DAY PRIOR TO THE REQUESTED LVVWD INSPECTION. WHEN REQUESTING INSPECTIONS, PLEASE REFER TO THE PROJECT # IDENTIFIED ABOVE.
2. ALL WORK SHALL CONFORM TO LVVWD STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS AND TO THE 2010 EDITION OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS). THE LATEST EDITION OF UDACS SHALL SUPERSEDE ANY CONFLICTS CONTAINED IN THE APPROVED DRAWINGS AND/OR SPECIFICATIONS.
3. ALL WORK, EXCEPT AS MODIFIED BY THESE PLANS OR BY NOTE 2 ABOVE, SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT DRAFT OR EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENT, CLARK COUNTY AREA.
4. A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LVVWD.
5. ALL SERVICE LATERALS TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING WITH LVVWD 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 2.22 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 LVVWD DISTRIBUTION SYSTEM.
10. THE CONTRACTOR MUST OBTAIN ALL METERS TWO (2) INCHES AND SMALLER FROM LVVWD CENTRAL STORES. TELEPHONE 258-3152 OR 258-3802, TWO (2) WORKING DAYS PRIOR TO METER PICKUP.
11. ANY INTERRUPTION OF SERVICE MUST BE PERFORMED IN ACCORDANCE WITH UDACS SECTION 3.14.01, AND APPROVED BY THE LVVWD INSPECTION DIVISION PRIOR TO SHUTDOWN. PROPER WRITTEN NOTIFICATION MUST BE GIVEN TO ALL AFFECTED CUSTOMERS.
12. ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE LVVWD PRE-APPROVED MATERIALS AND MANUFACTURER'S LISTING FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS.
13. TELEPHONE "CALL BEFORE YOU DIG" AT "811" OR 1-800-227-2600.

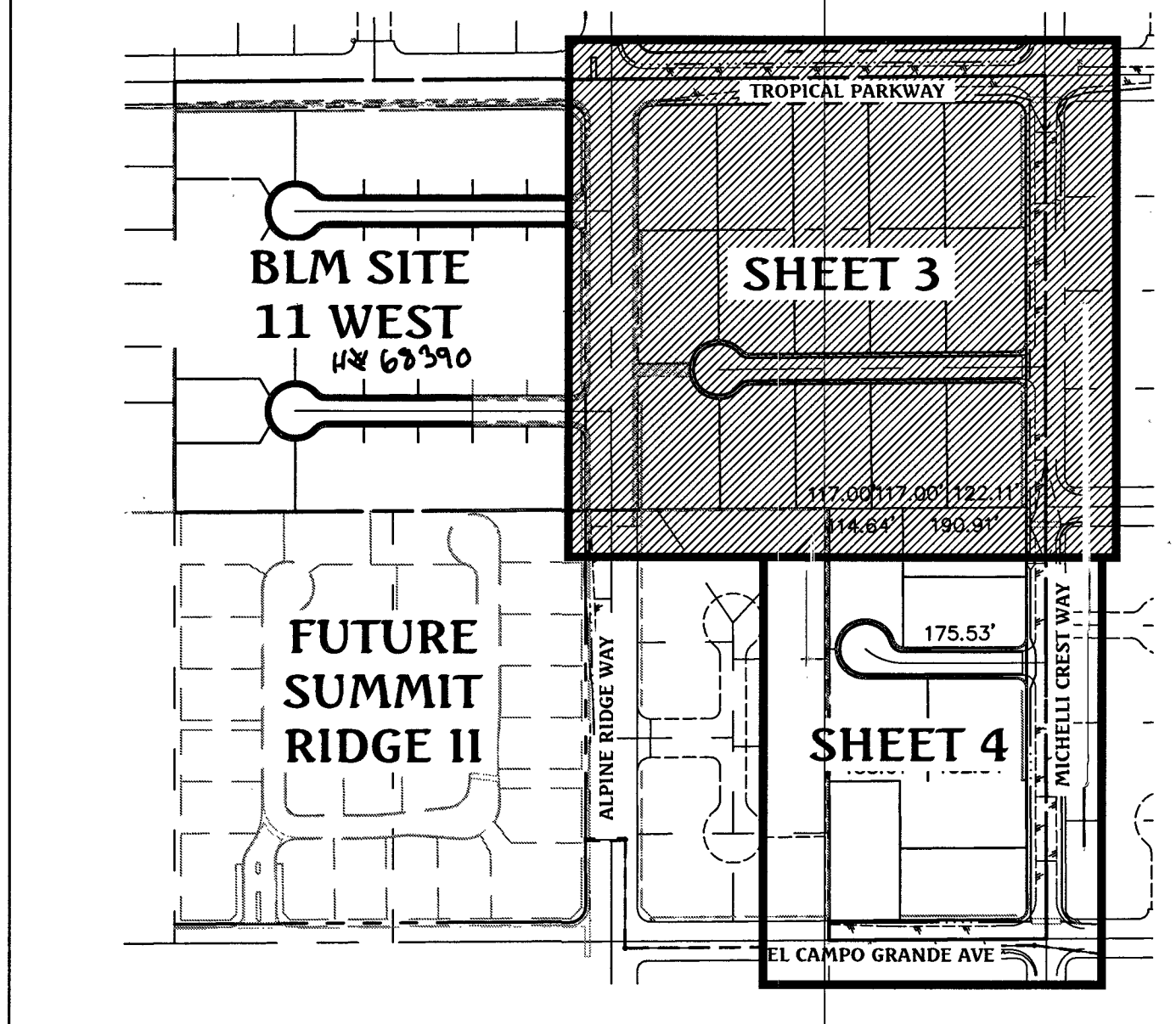
A circular professional engineer seal for the State of Nevada. The outer ring contains the text "PROFESSIONAL ENGINEER-STATE OF NEVADA". Inside the ring, the name "James M. Pearce" is written in a cursive script. Below the name, the text "JAMES M. PEARCE" is printed in a sans-serif font. Further down, the expiration date "Exp. 12-31-17" and the word "CIVIL" are printed. At the bottom of the seal, the number "No. 9552" is printed.

C:\Triton Drawings\Improvement Plans\On-site\11 West Tropical Parkway\11 West Tropical Parkway.dwg Plot Date: 14 Apr 2017 12:15pm



SEE SHEET 4

KEY MAP



FAST
Call before you Dig
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.
811
OR
1-800-227-2600

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.

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.

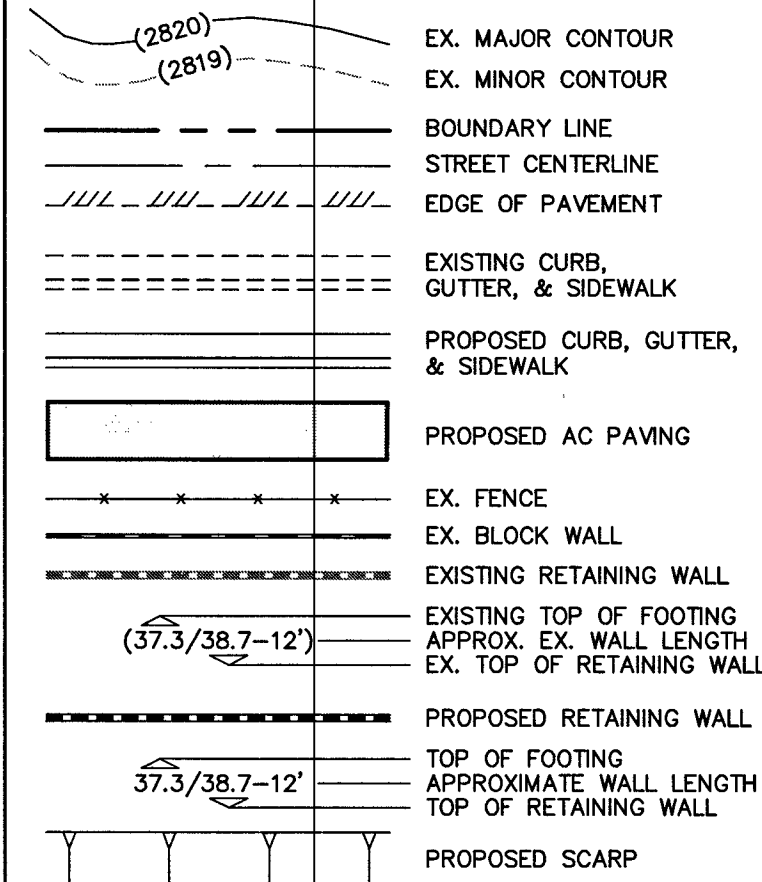
CONSTRUCTION NOTES

1. CONSTRUCT "R" TYPE CURB & GUTTER PER CCAUSD #217.52.
2. SAWCUT AND MATCH EXISTING ASPHALT.

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)

GRADING LEGEND



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 # 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 = 2,886.33 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.
#DS4789E
JAMES M. PEARCE, PE No. 9552
DATE: 4-14-17



DATE: 02/10/2017
DRAWN BY: J. PEARCE
DESIGNED BY:
CHECKED BY:
ADA CHECKED: J. PEARCE
JOB NO.: 02704
SCALE: 1" = 40'

ADD DRIVEWAY TRANSITION DETAIL A/C CALOUT
DATE: 5/30/18
APP'D:

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 EAST
ON-SITE IMPROVEMENT PLANS
GRADING PLAN 1

PROFESSIONAL ENGINEER - STATE OF NEVADA
KELLY J. WITTWER
Exp: 06/30/20
CIVIL
No. 10625

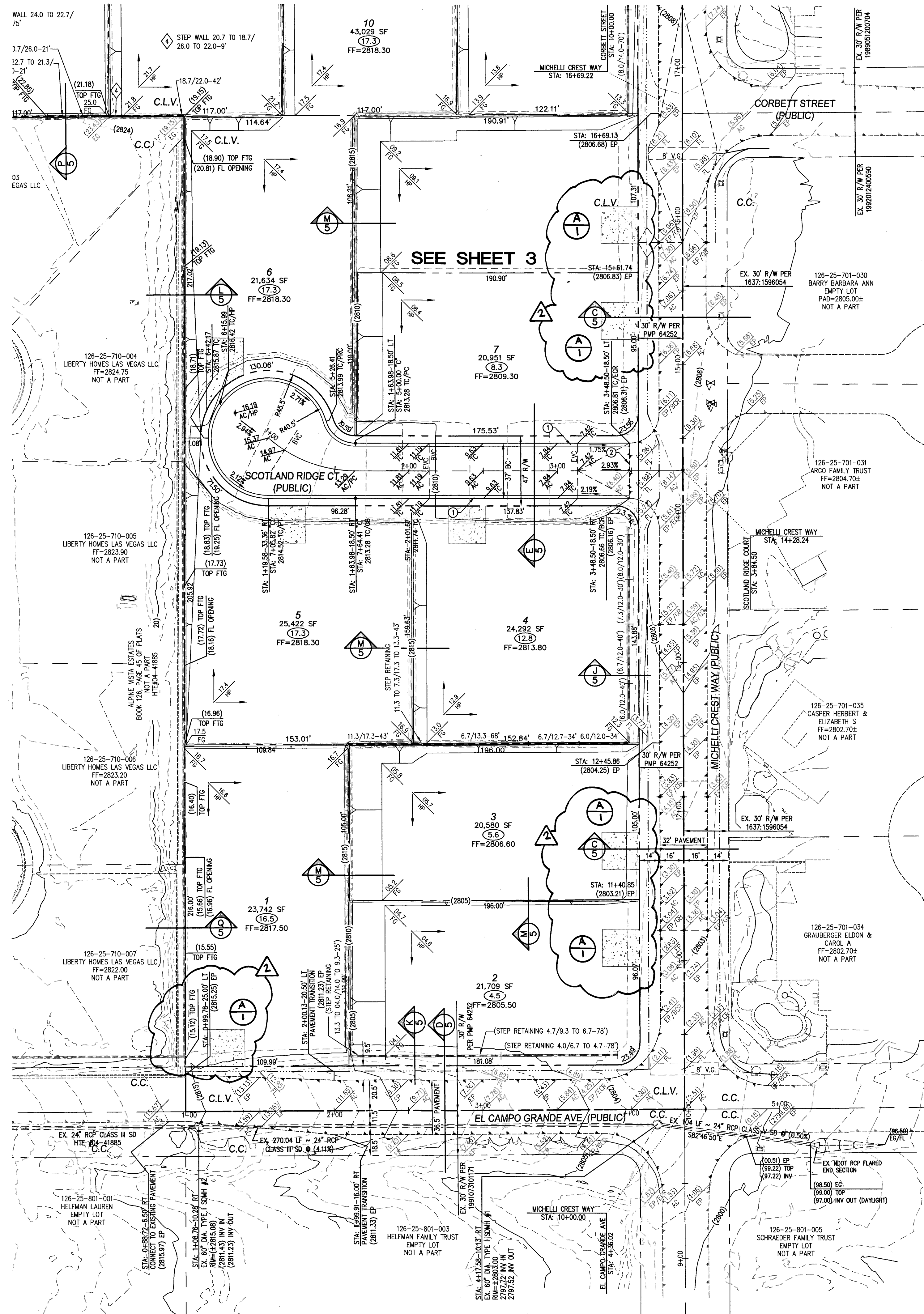
SHEET 3 OF 15
C.L.V. DWG.# 68388

C:\Triton Drawings\007104 BLM Site 11 East\Imps\03-Grading.dwg sheet Frl, 14 Apr 2017 - 12:38pm

FAST
Call before you Dig
1-702-432-5300
FIREWAY & 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



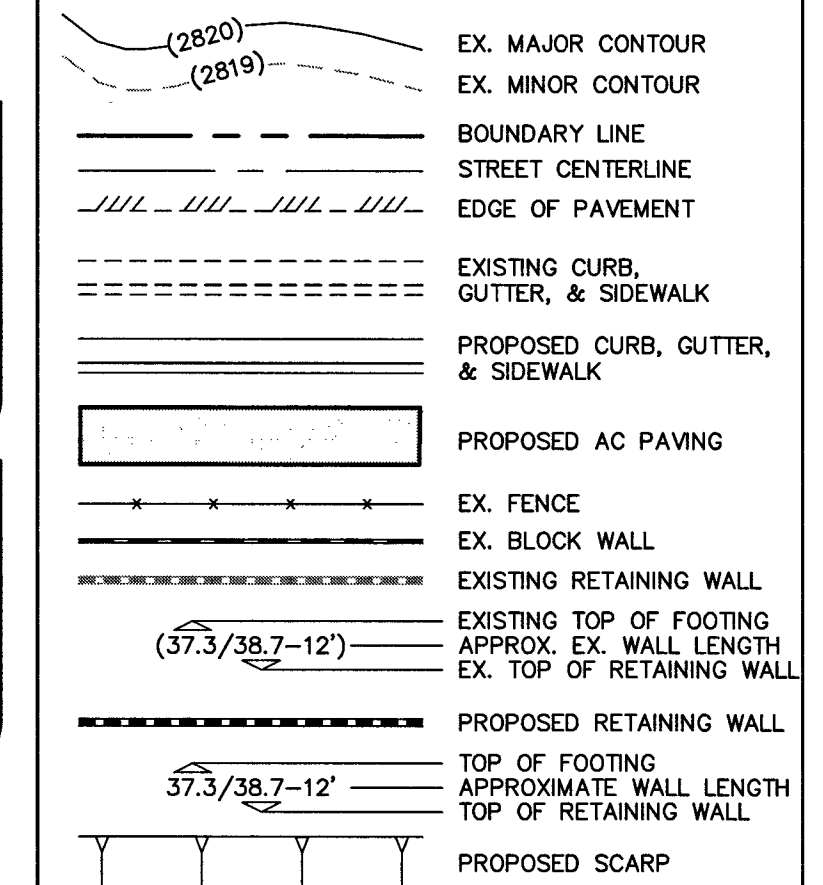
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GRADING LEGEND



CONSTRUCTION NOTES

- CONSTRUCT "R" TYPE CURB & GUTTER PER CCAUSD #217.52.
- SAWCUT AND MATCH EXISTING ASPHALT.

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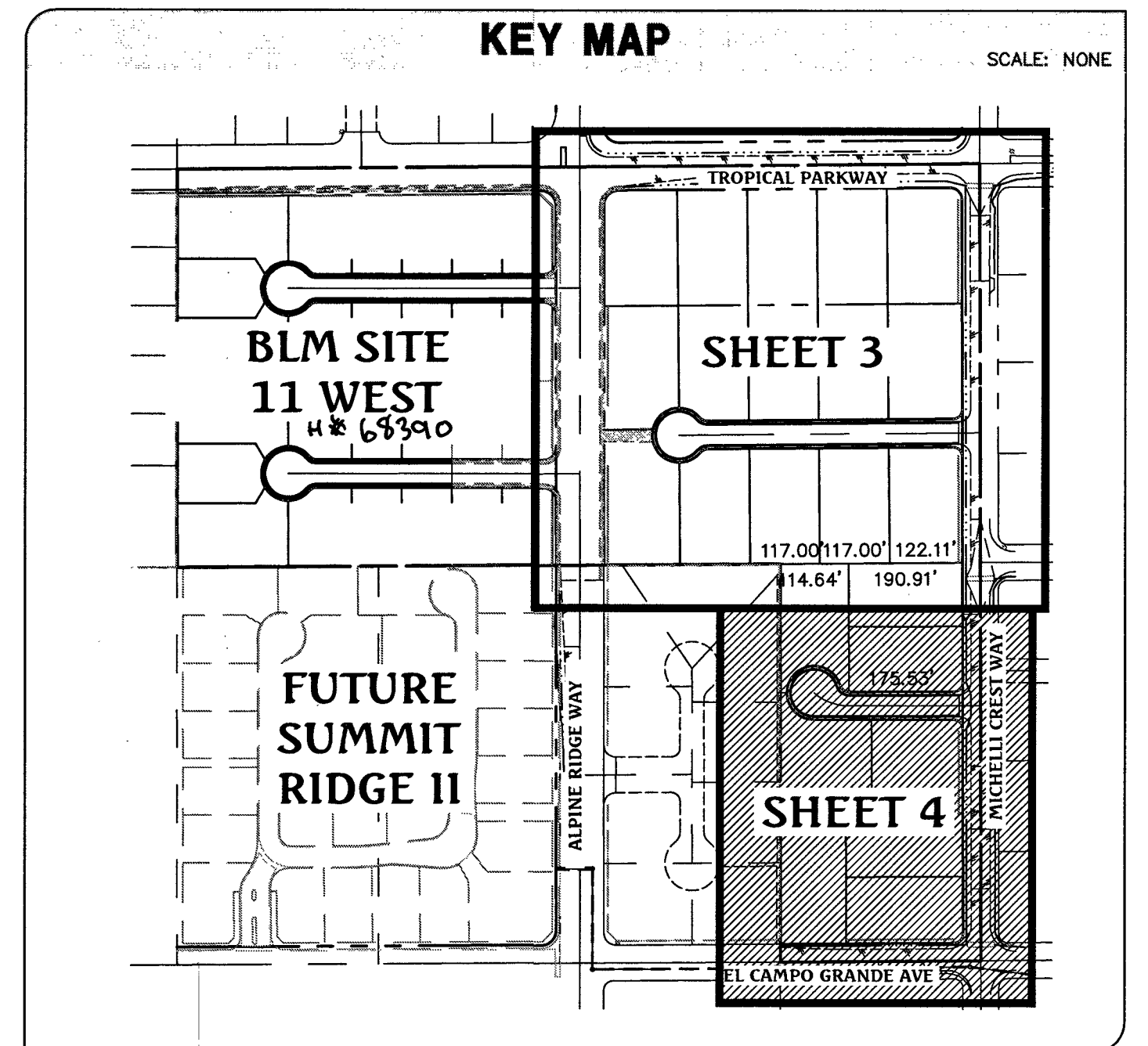
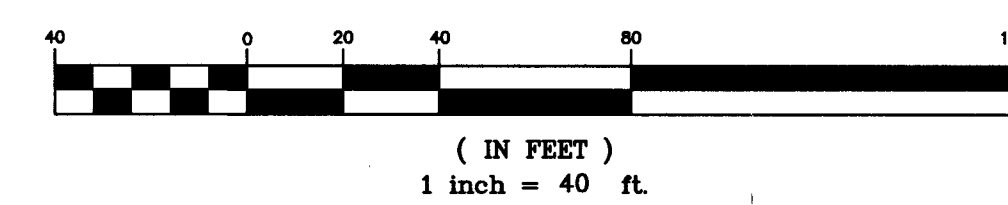
BENCHMARK

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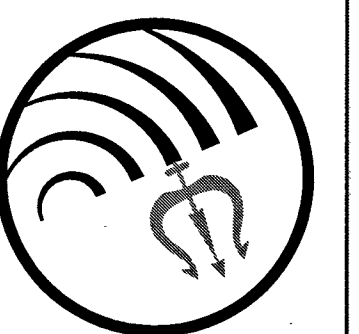
I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT.
#DS4789E

James M. Pearce, PE No. 9552

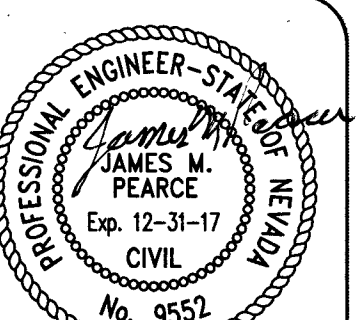
4-14-17
DATE:



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Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com



DR HORTON
BLM SITE 11 EAST
ON-SITE IMPROVEMENT PLANS
GRADING PLAN II

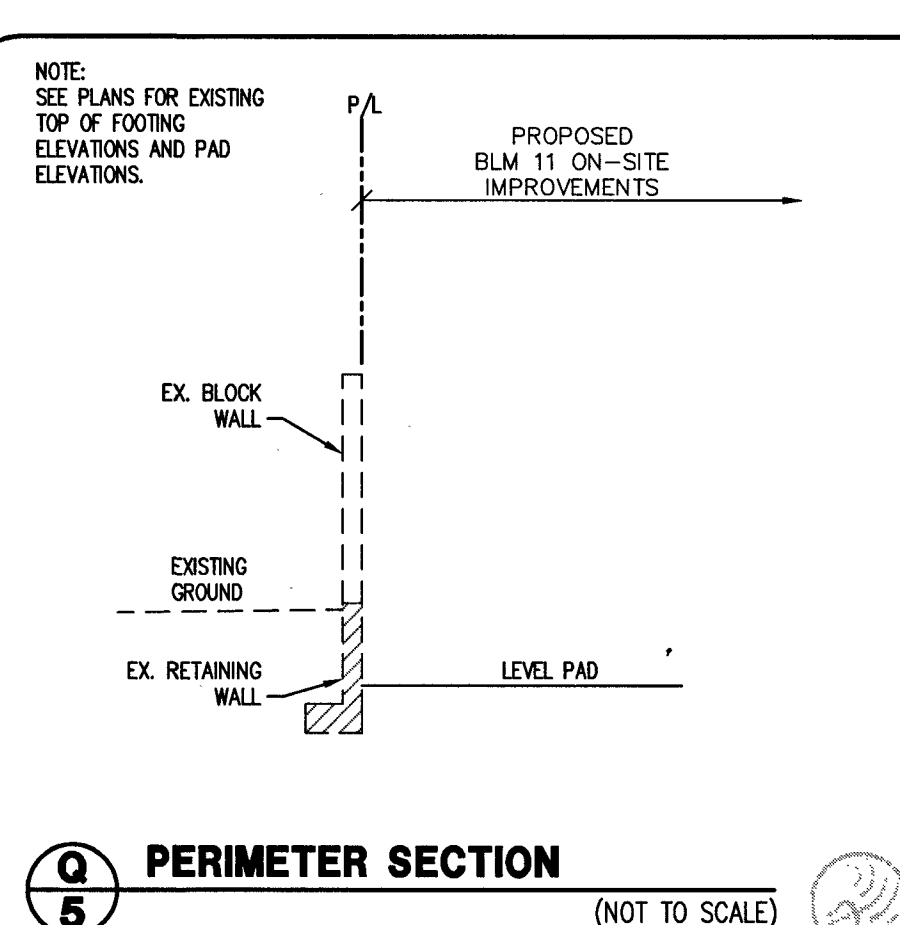
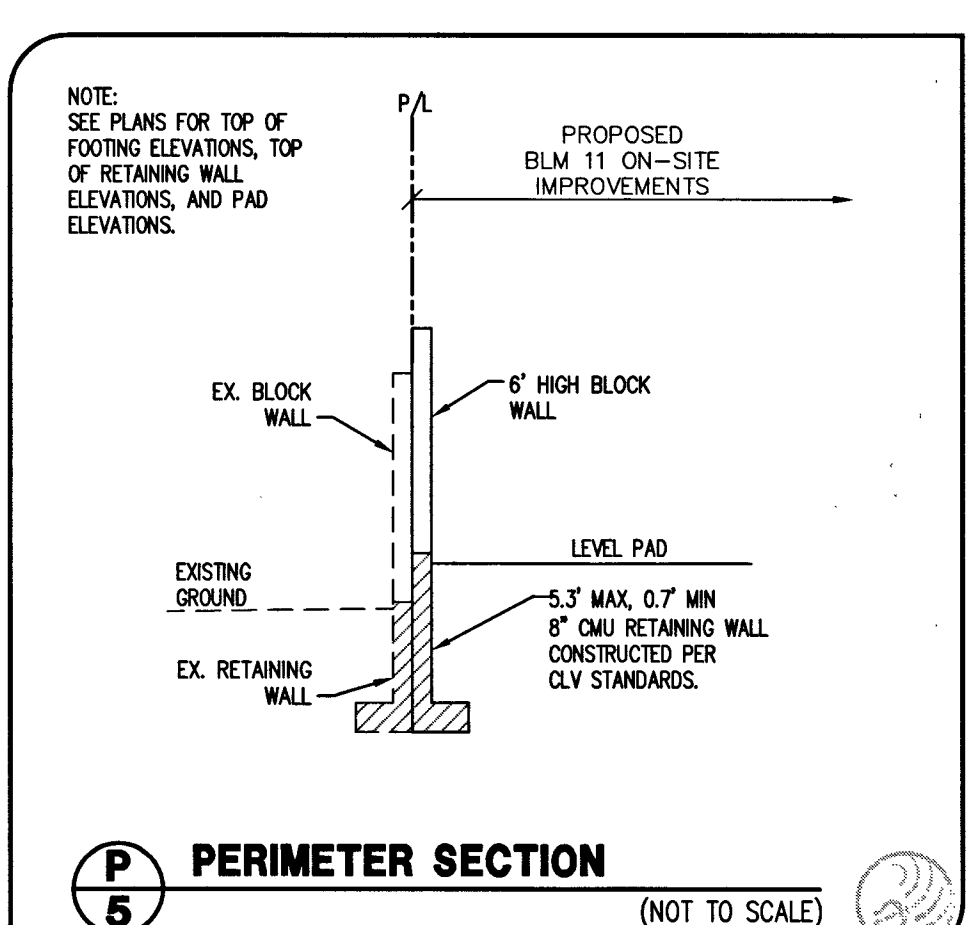
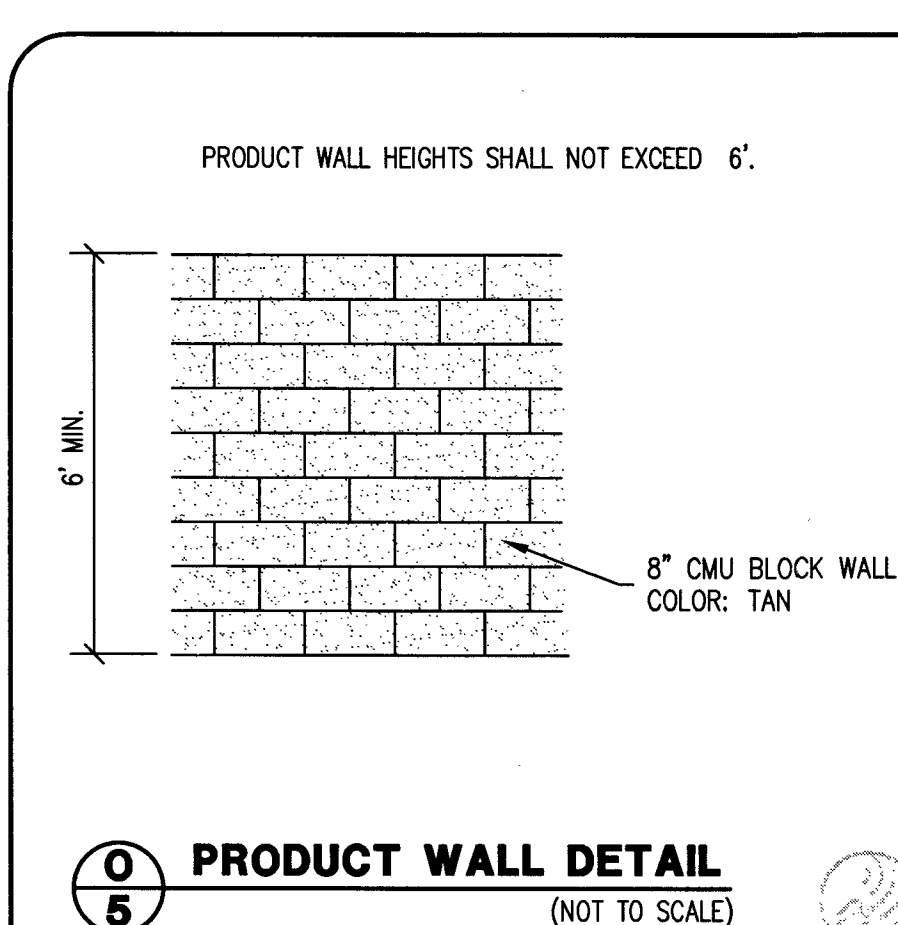
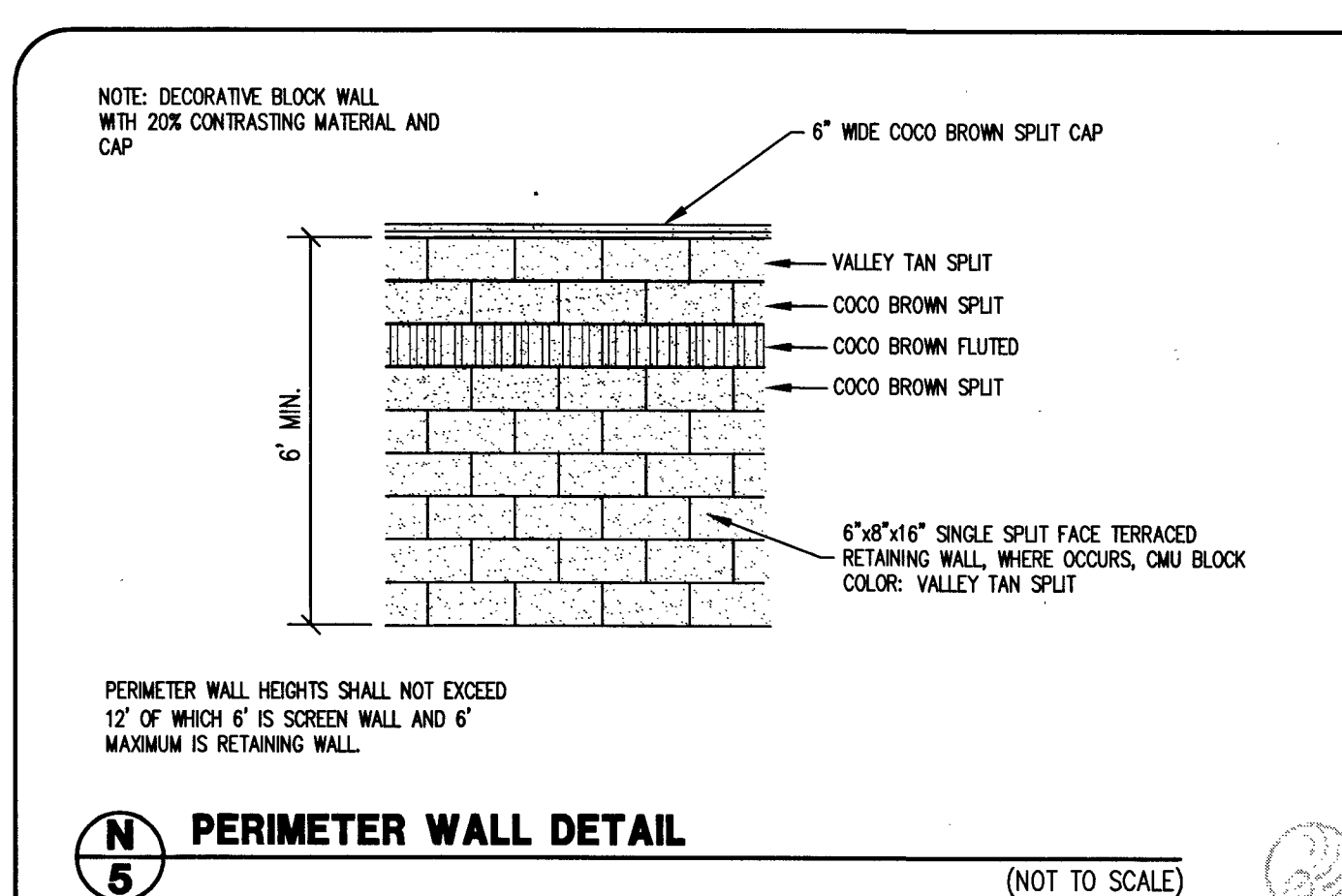
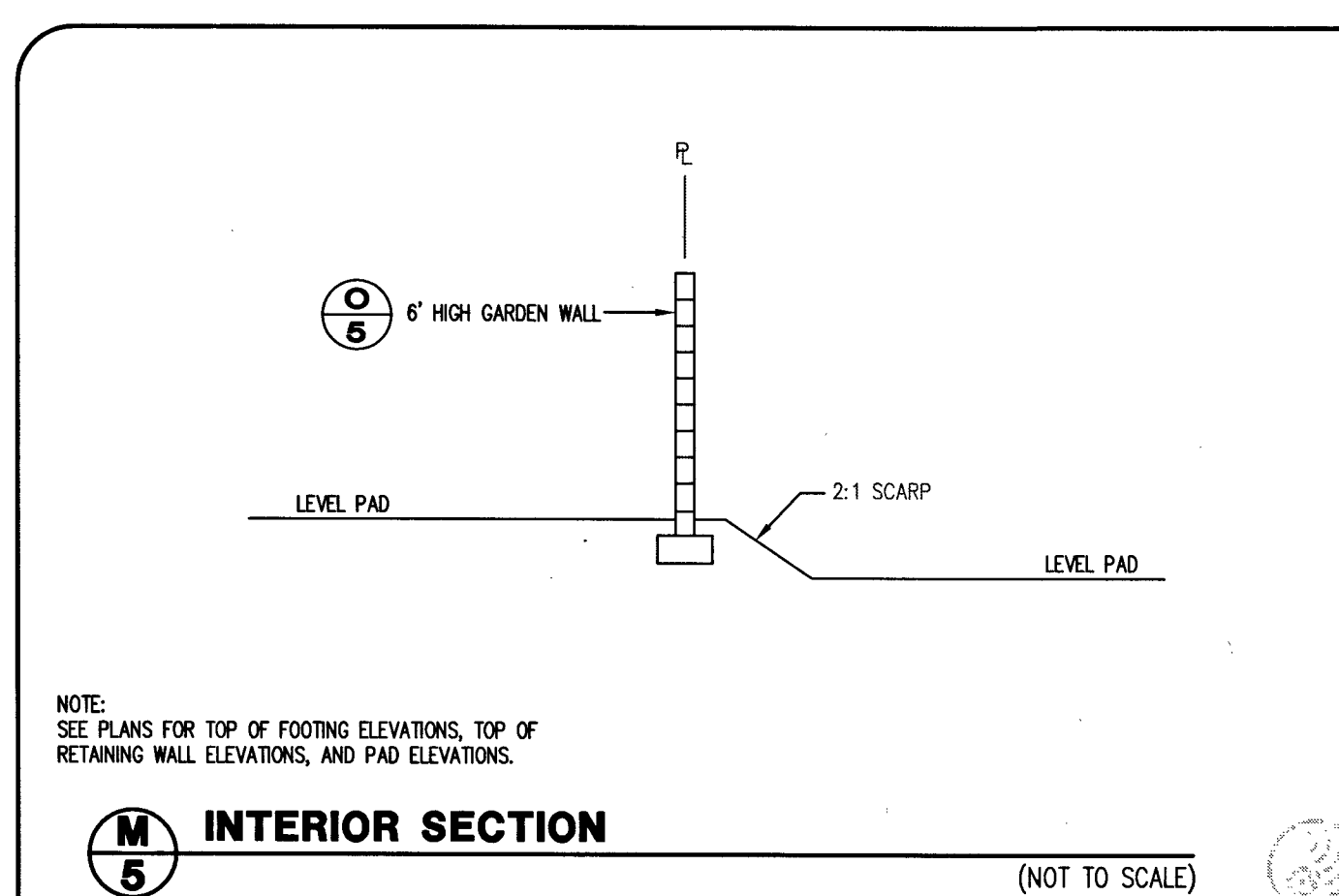
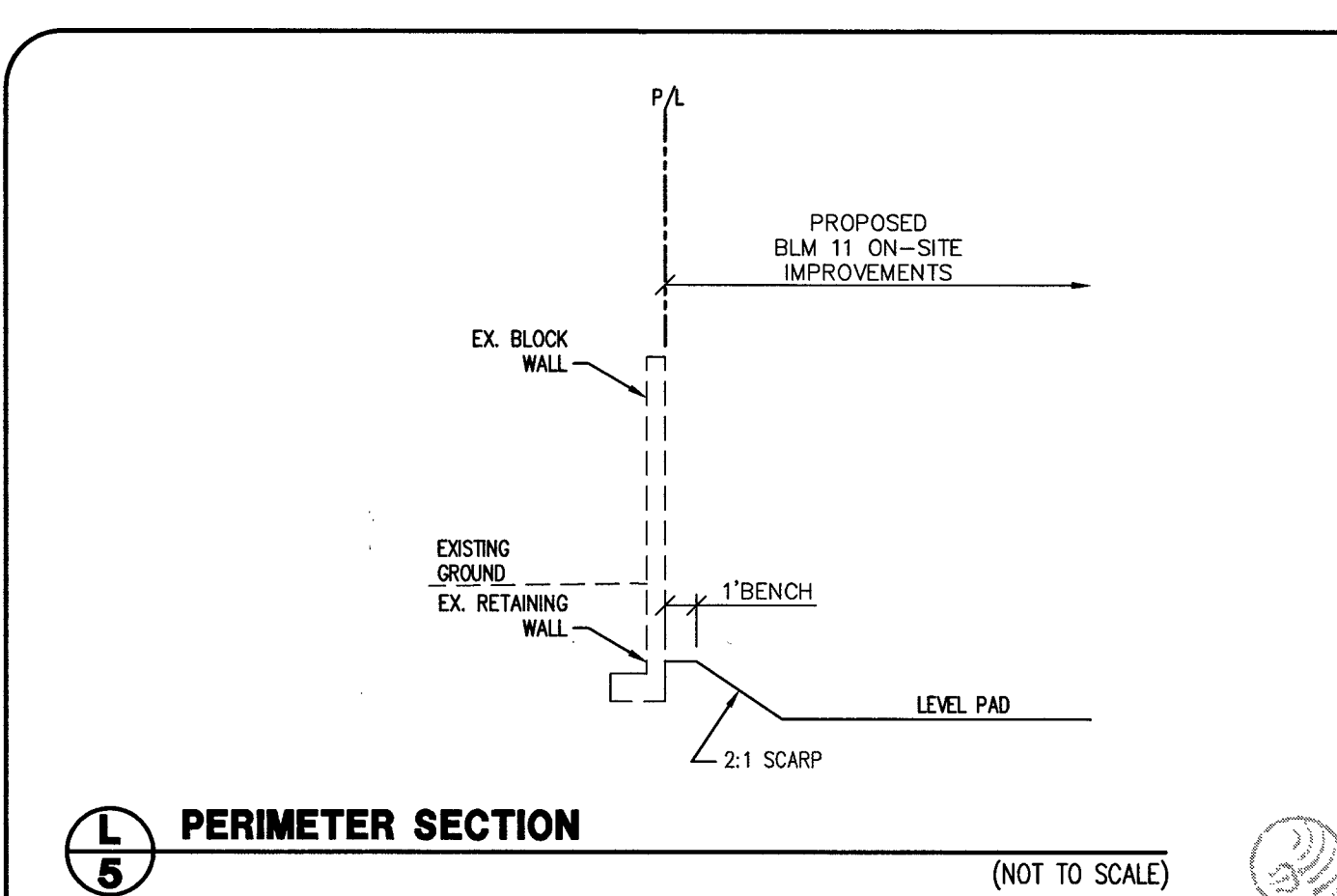
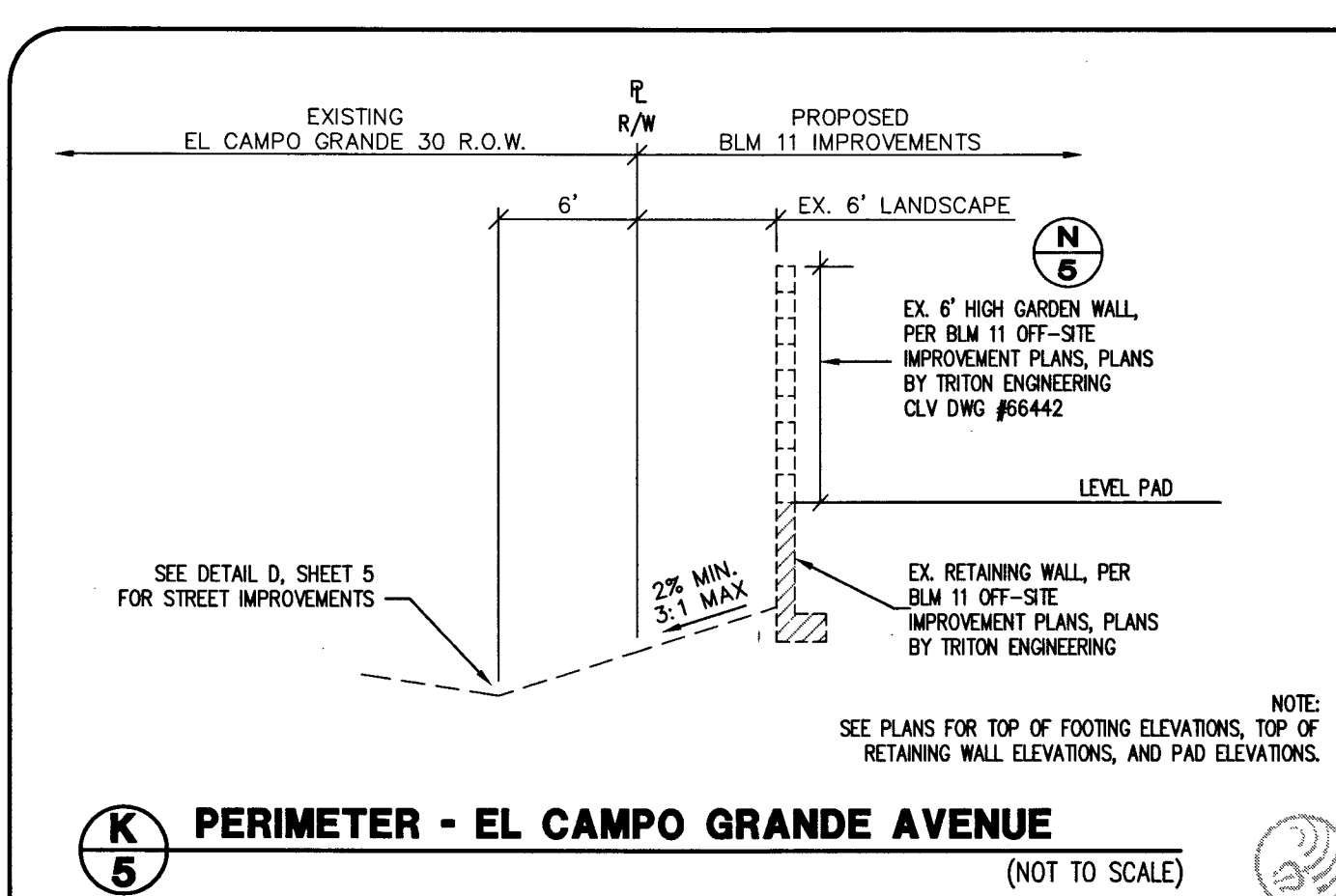
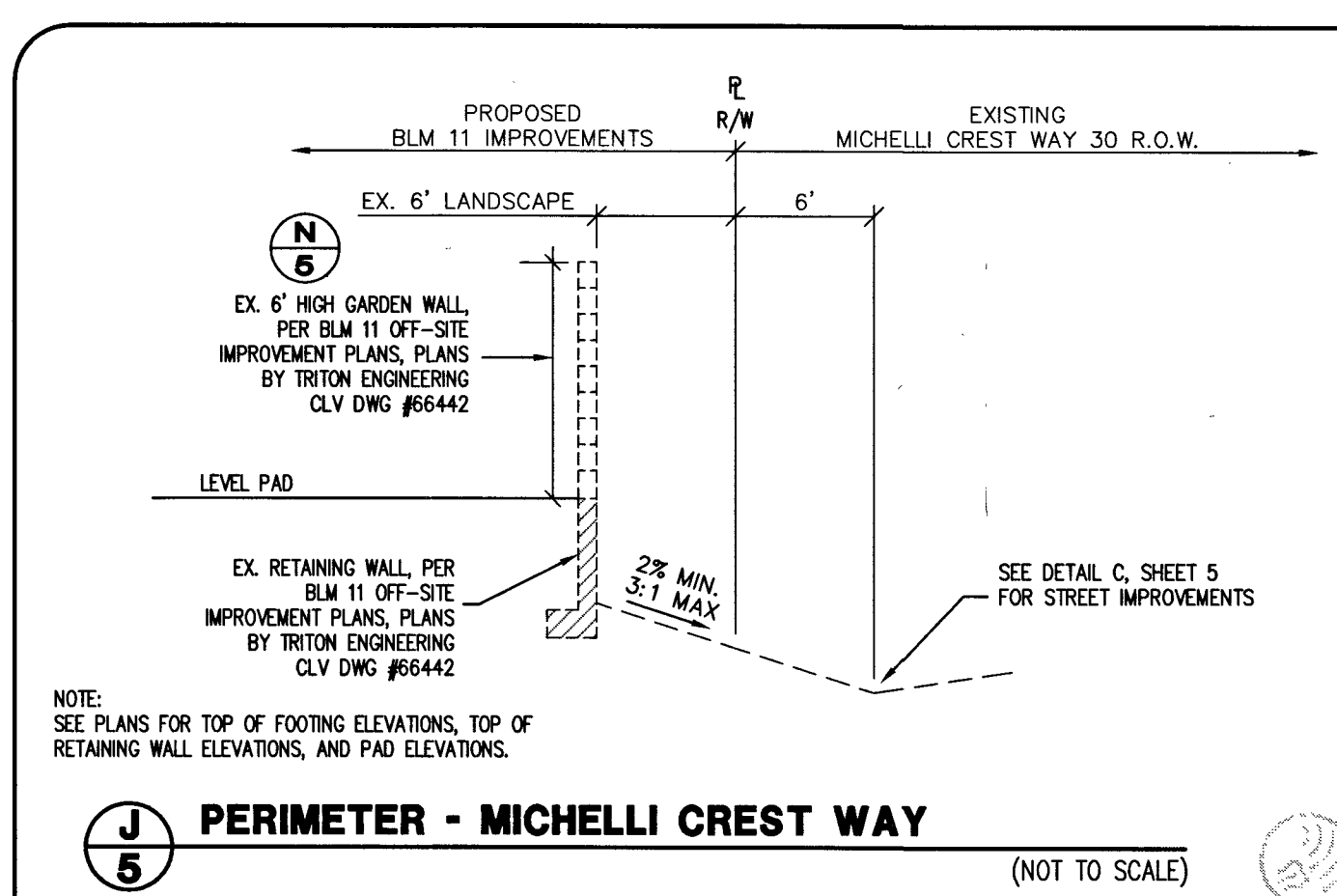
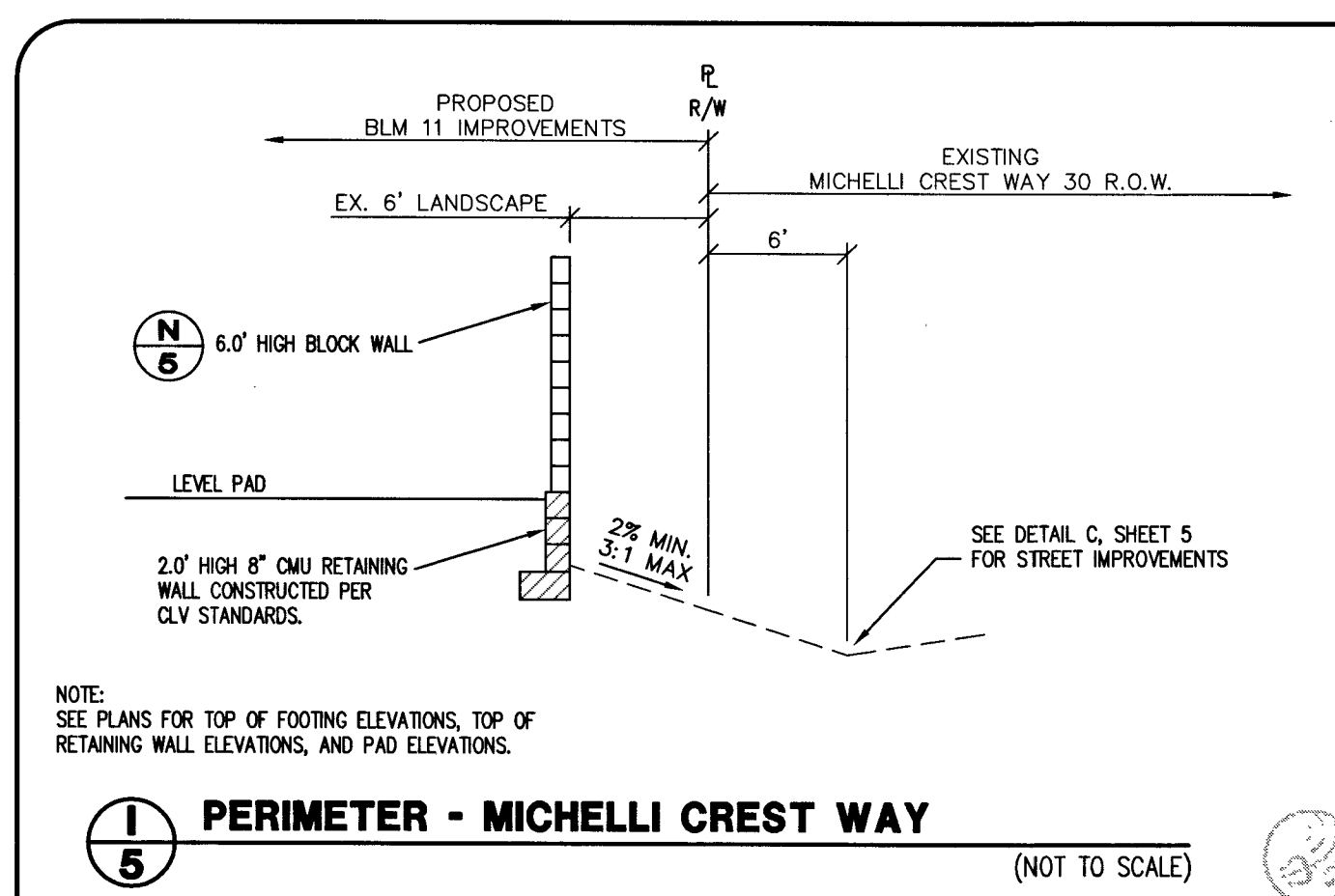
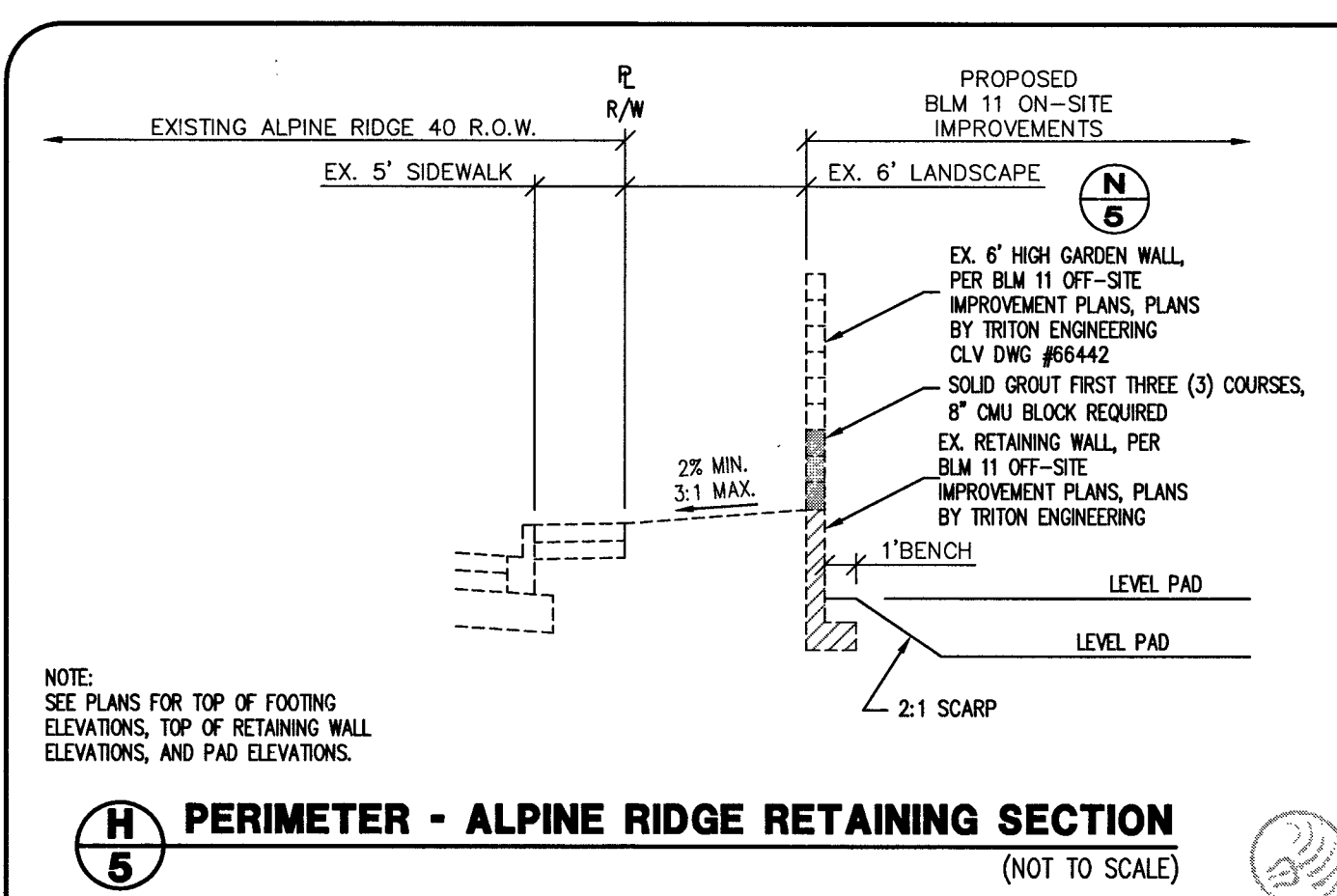
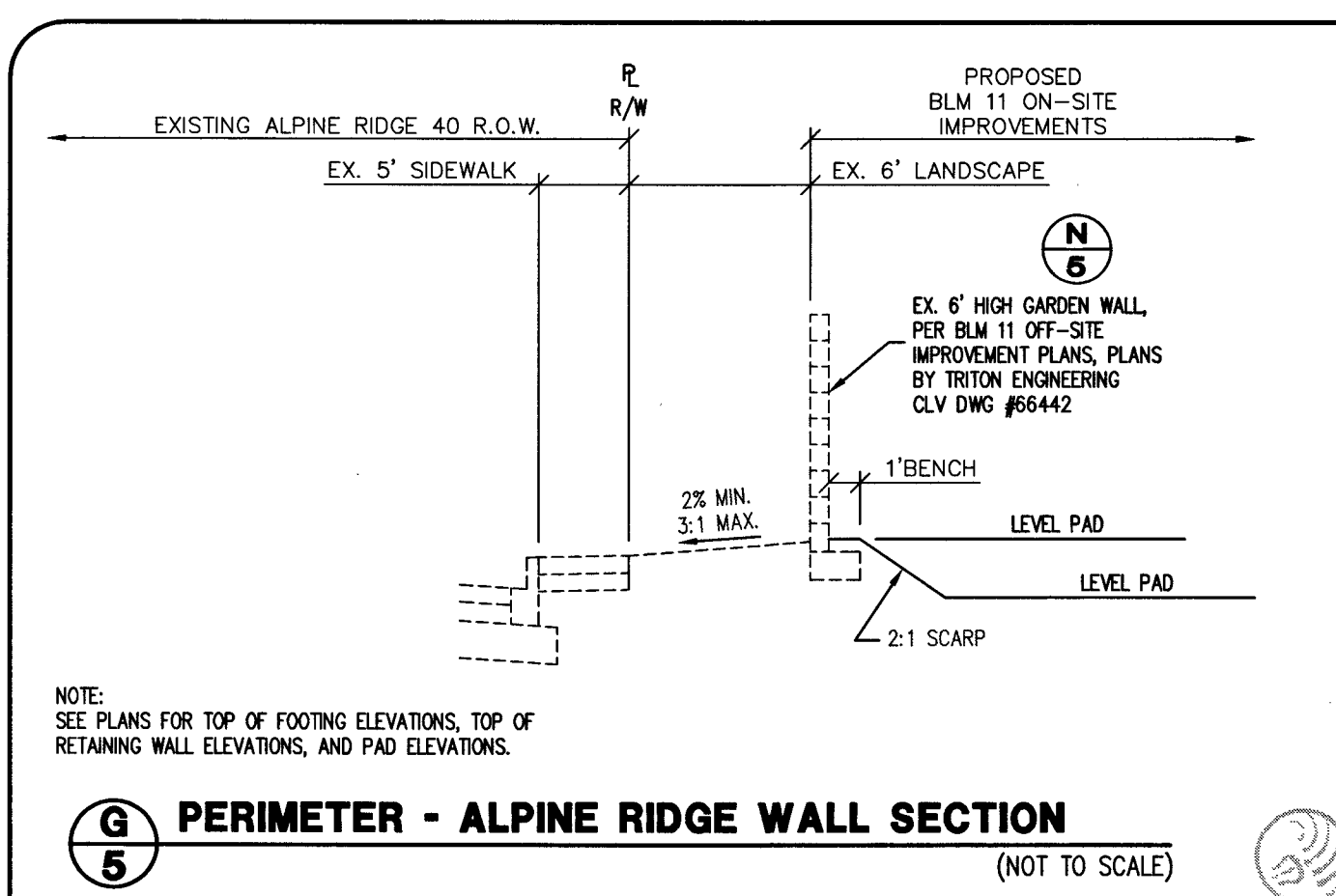
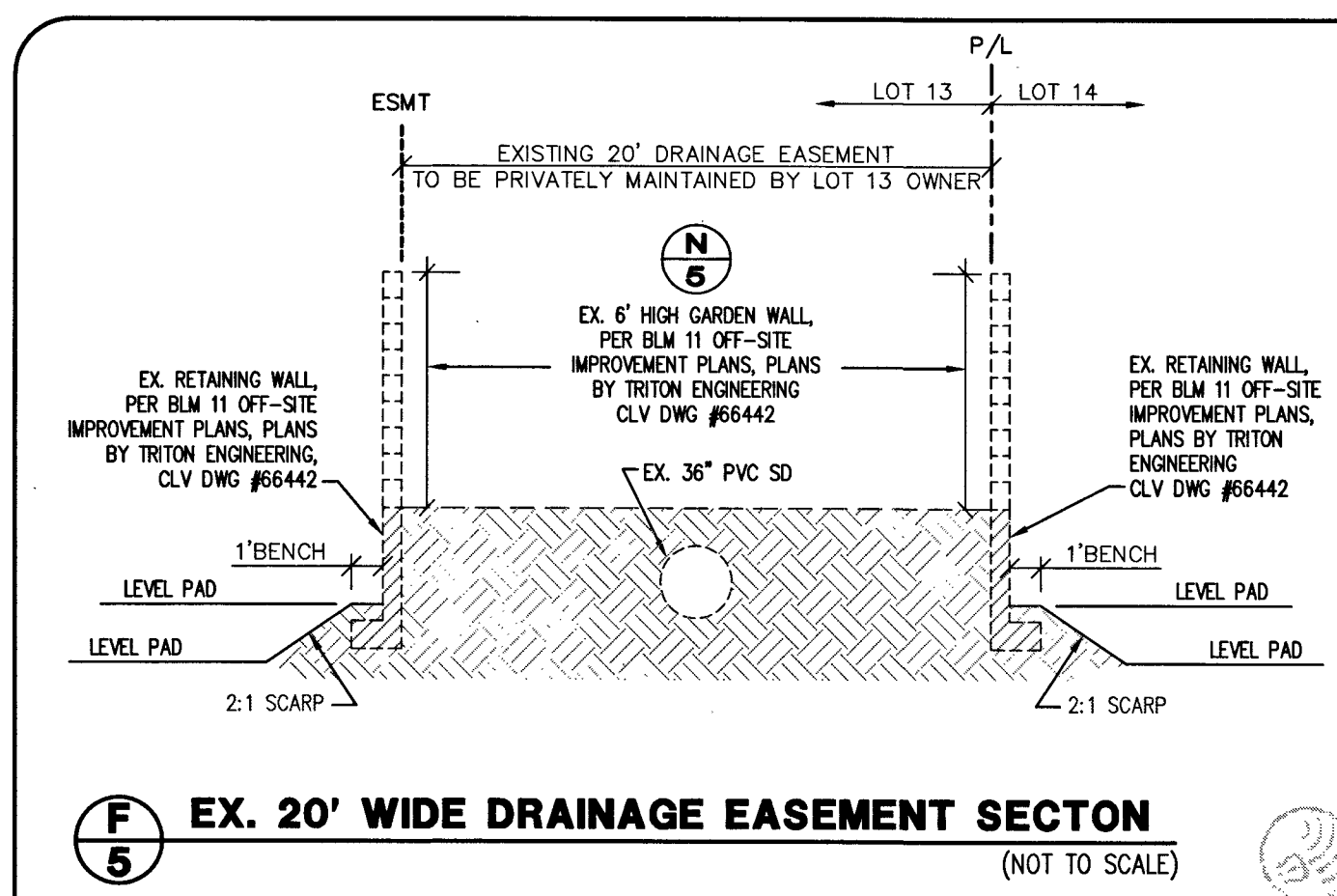
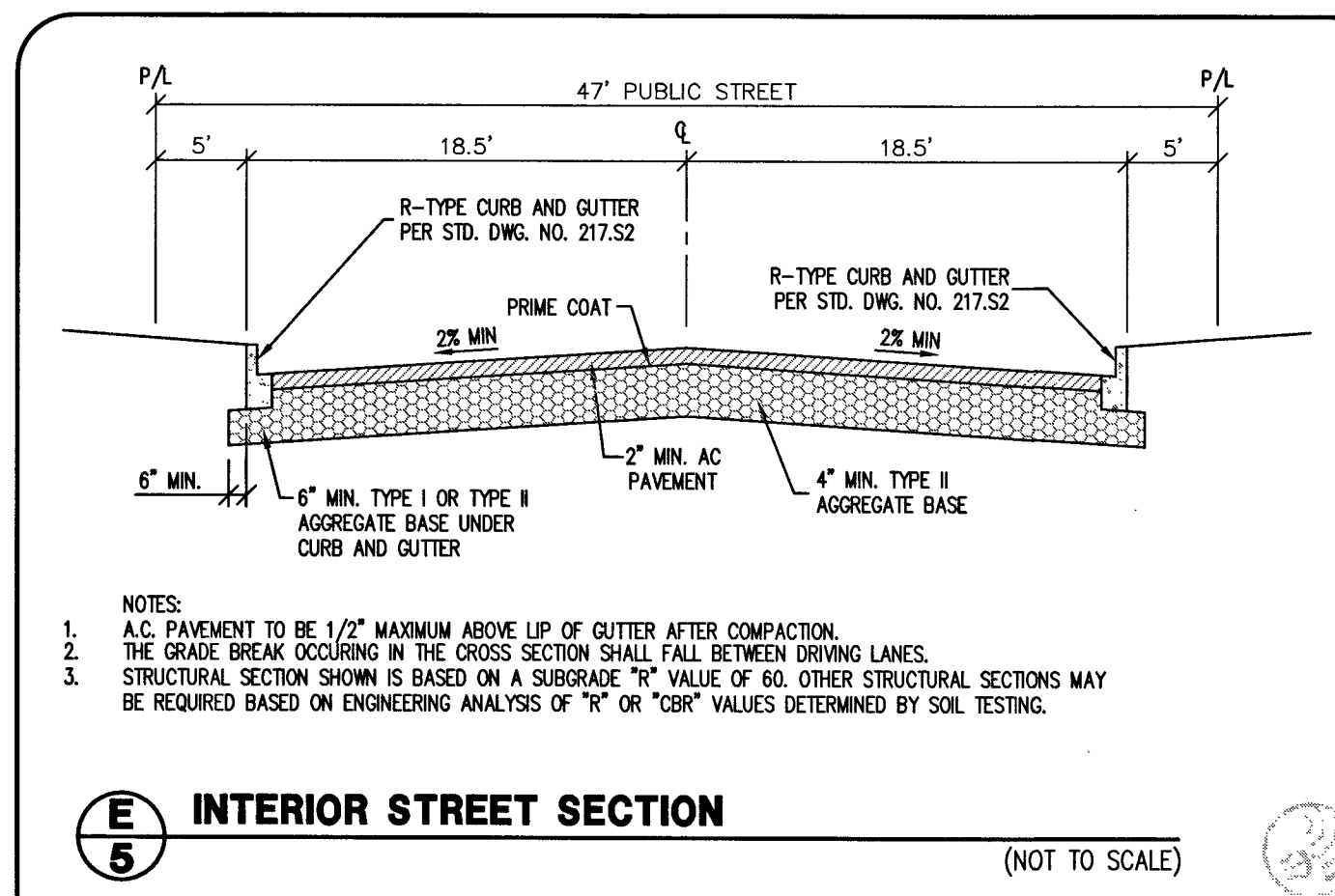
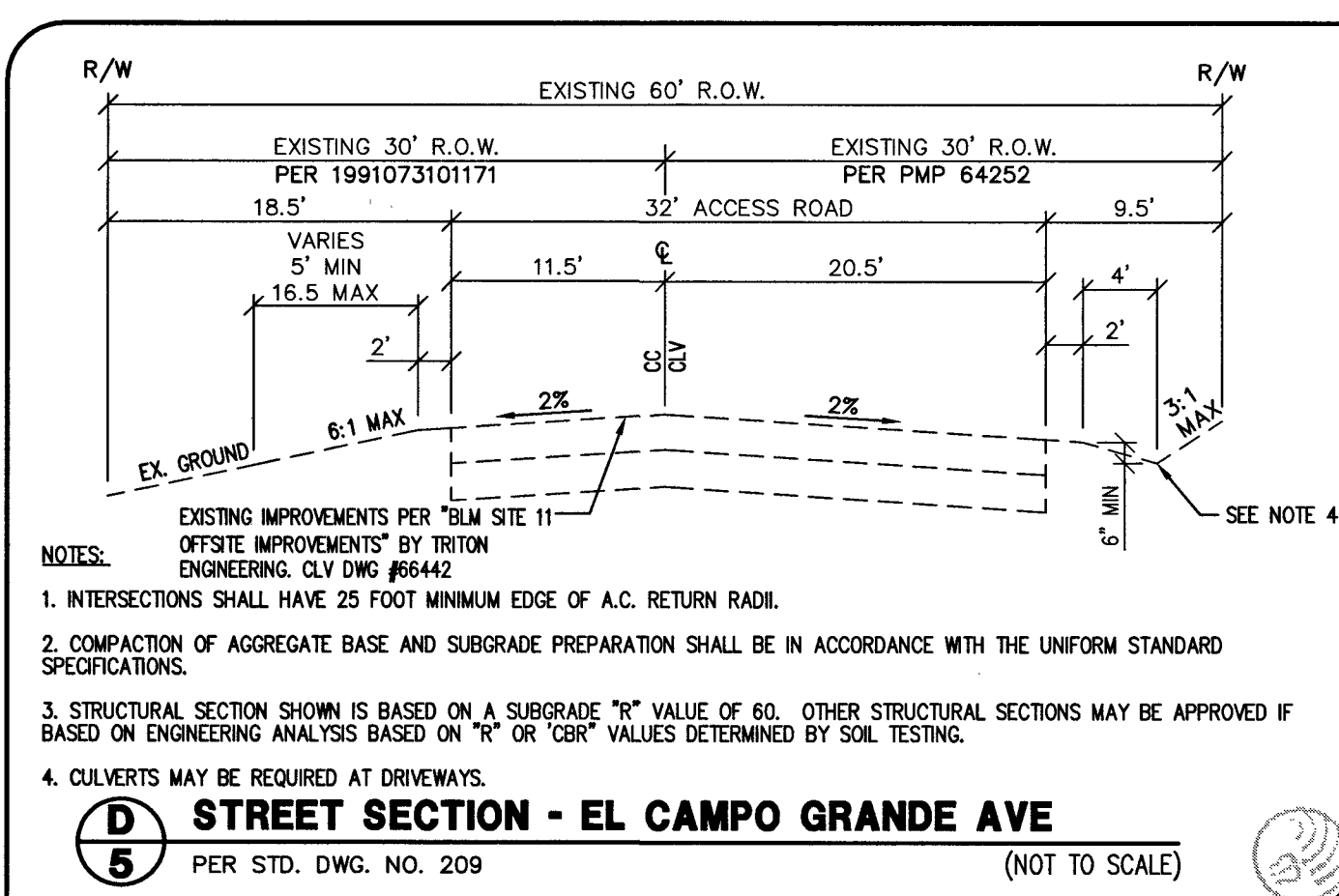
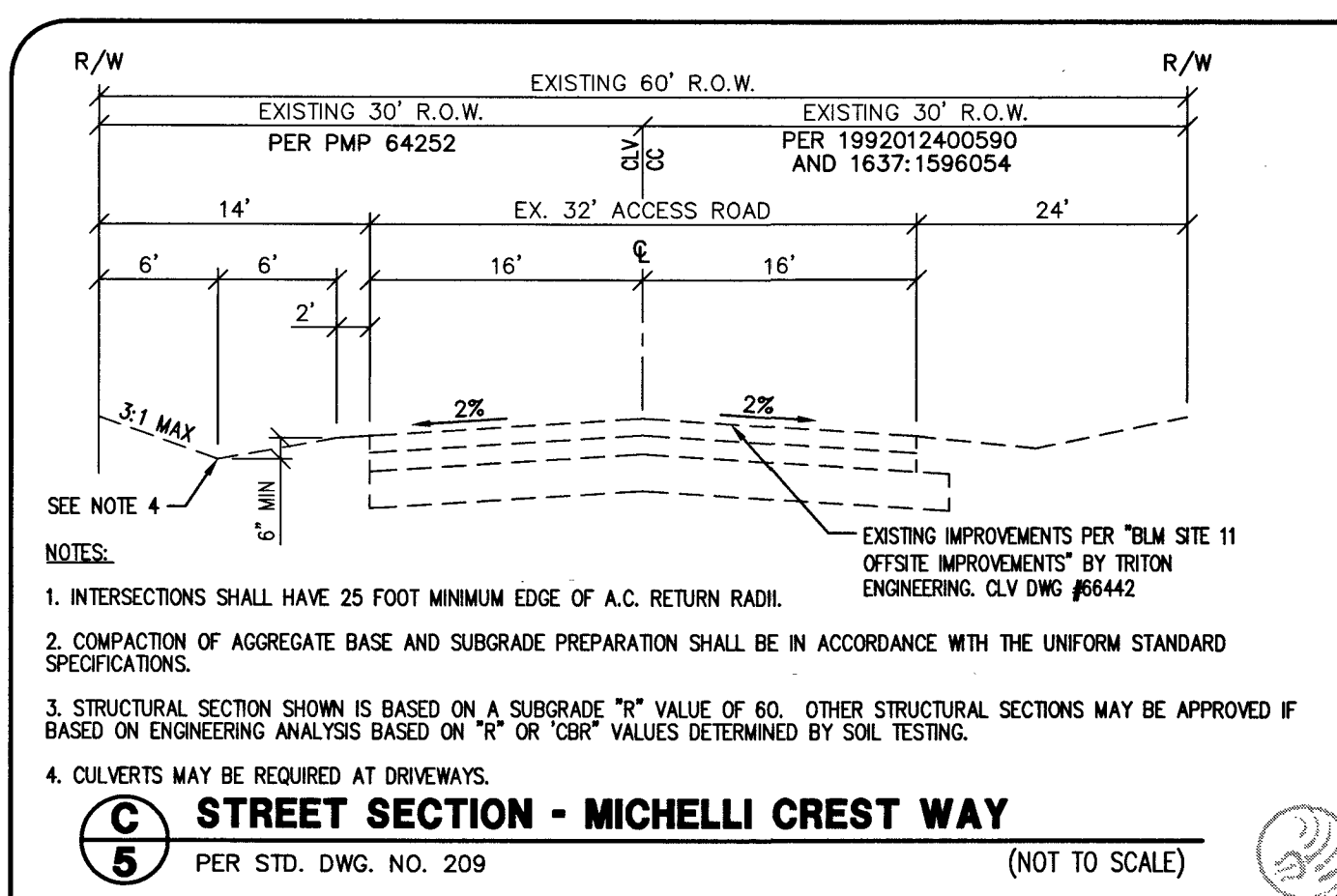
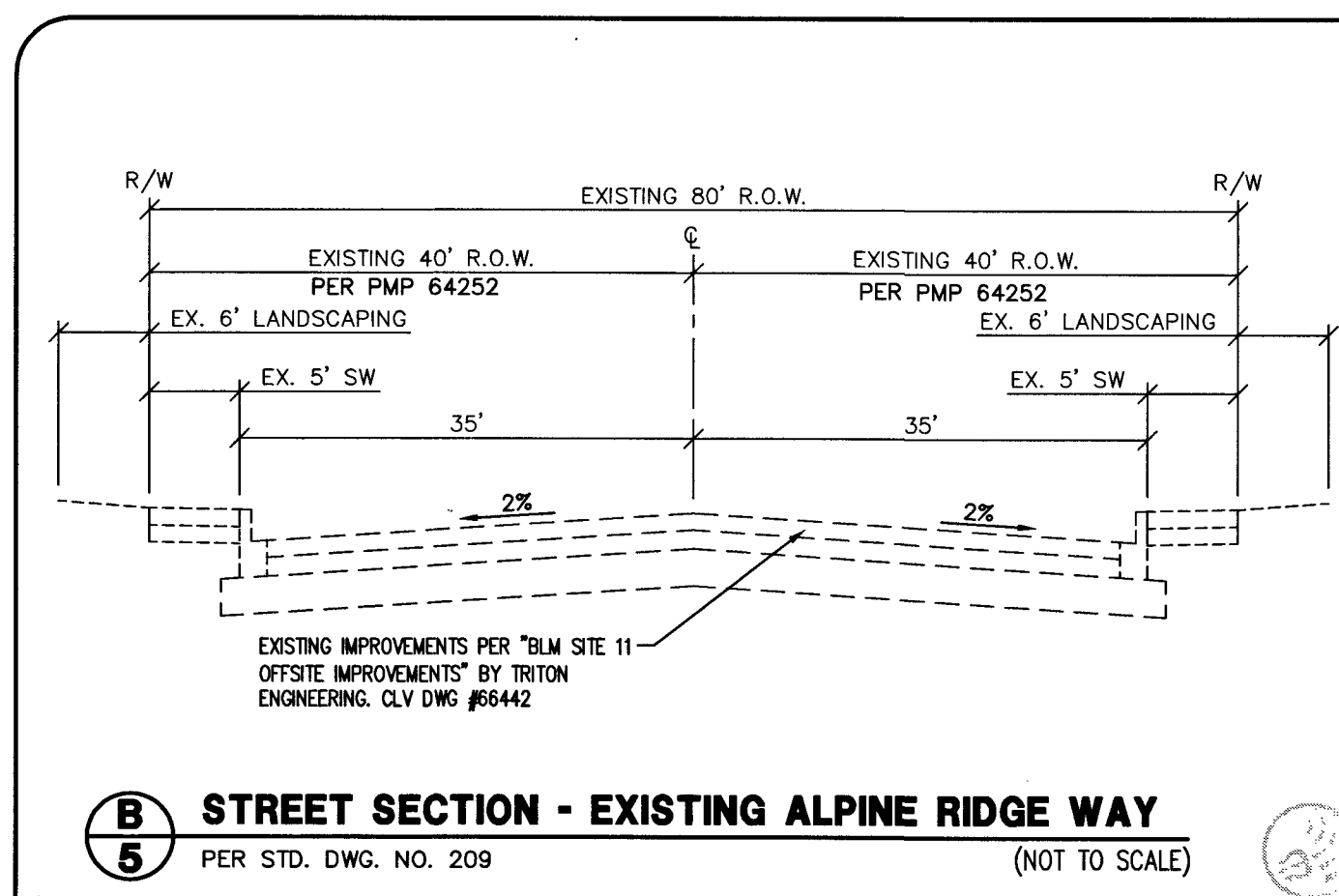
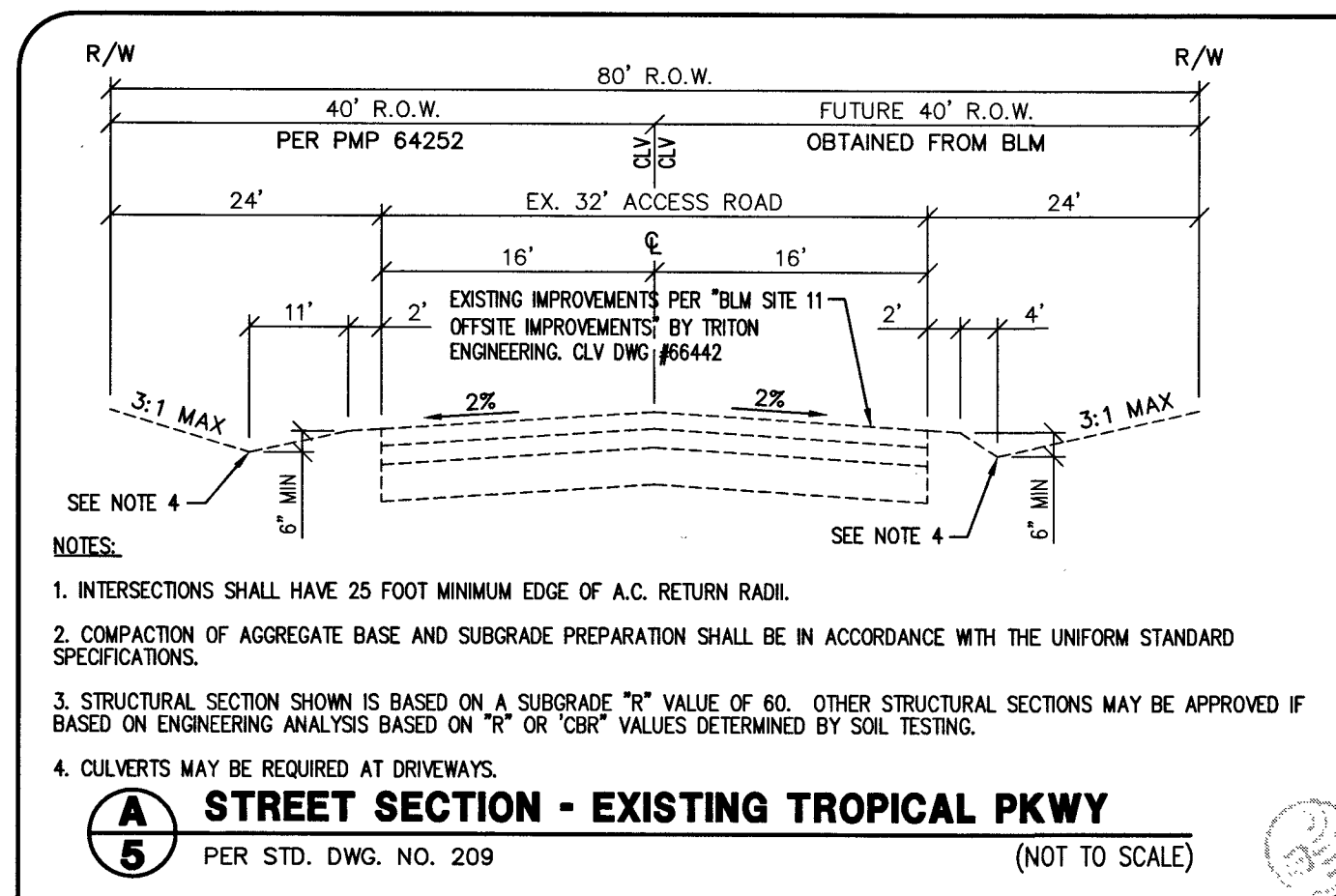


SHEET **4** OF 15
C.L.V. DWG.# **68388**

DATE	DESCRIPTION	NO.	SCALE
02/10/2017	DATE	1	1" = 40'
J. PEARCE	DRAWN BY		
	DESIGNED BY		
	CHECKED BY		
	ADA CHECKED		
	JOB NO.	007104	
	SCALE	1" = 40'	

ADD DRAINAGE TRANSITION DETAIL A11 CALOUT 5/30/18
DATE

107Y5050-1

[illegible]

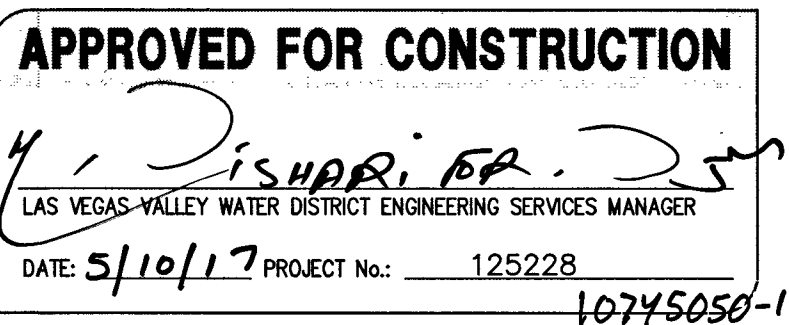
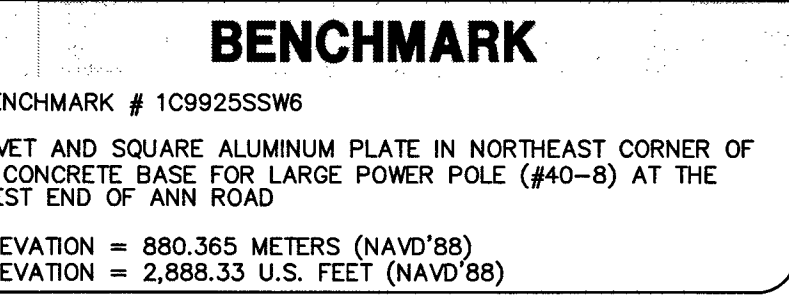
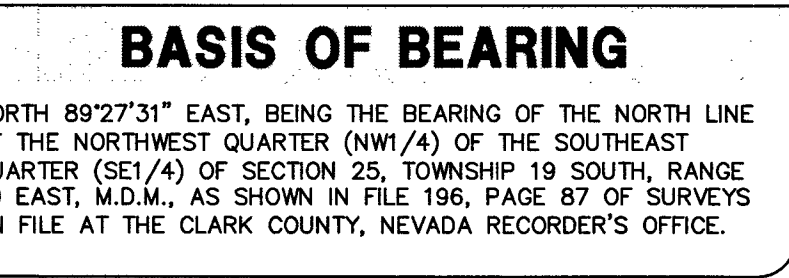
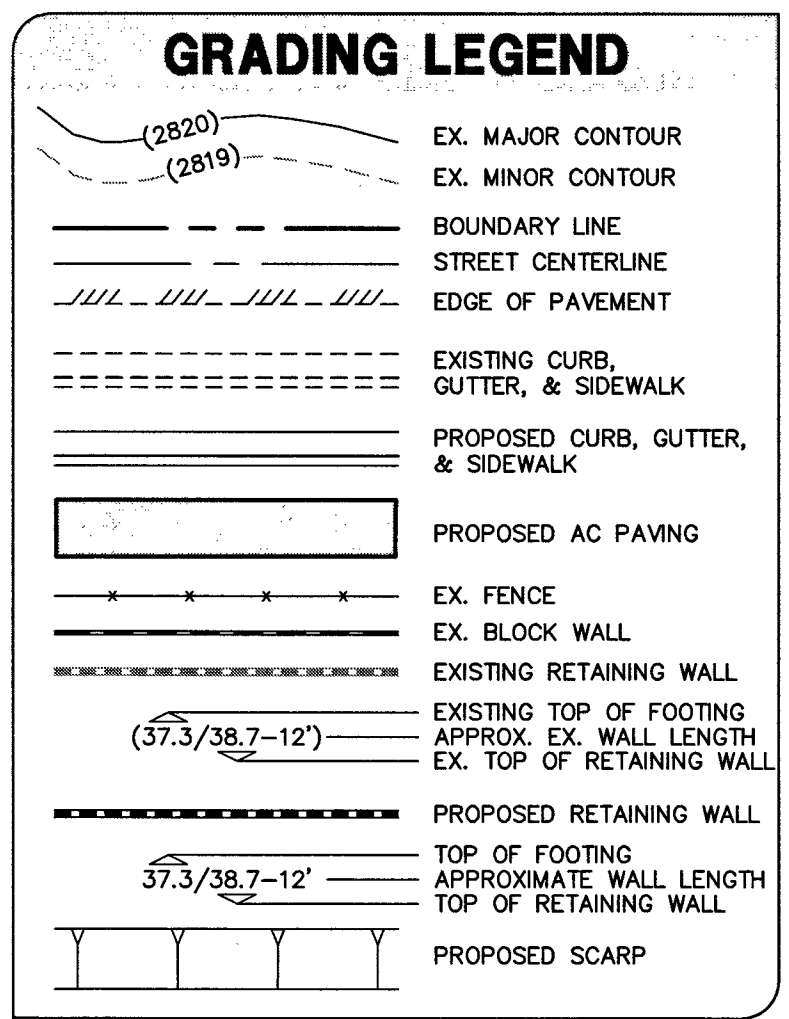
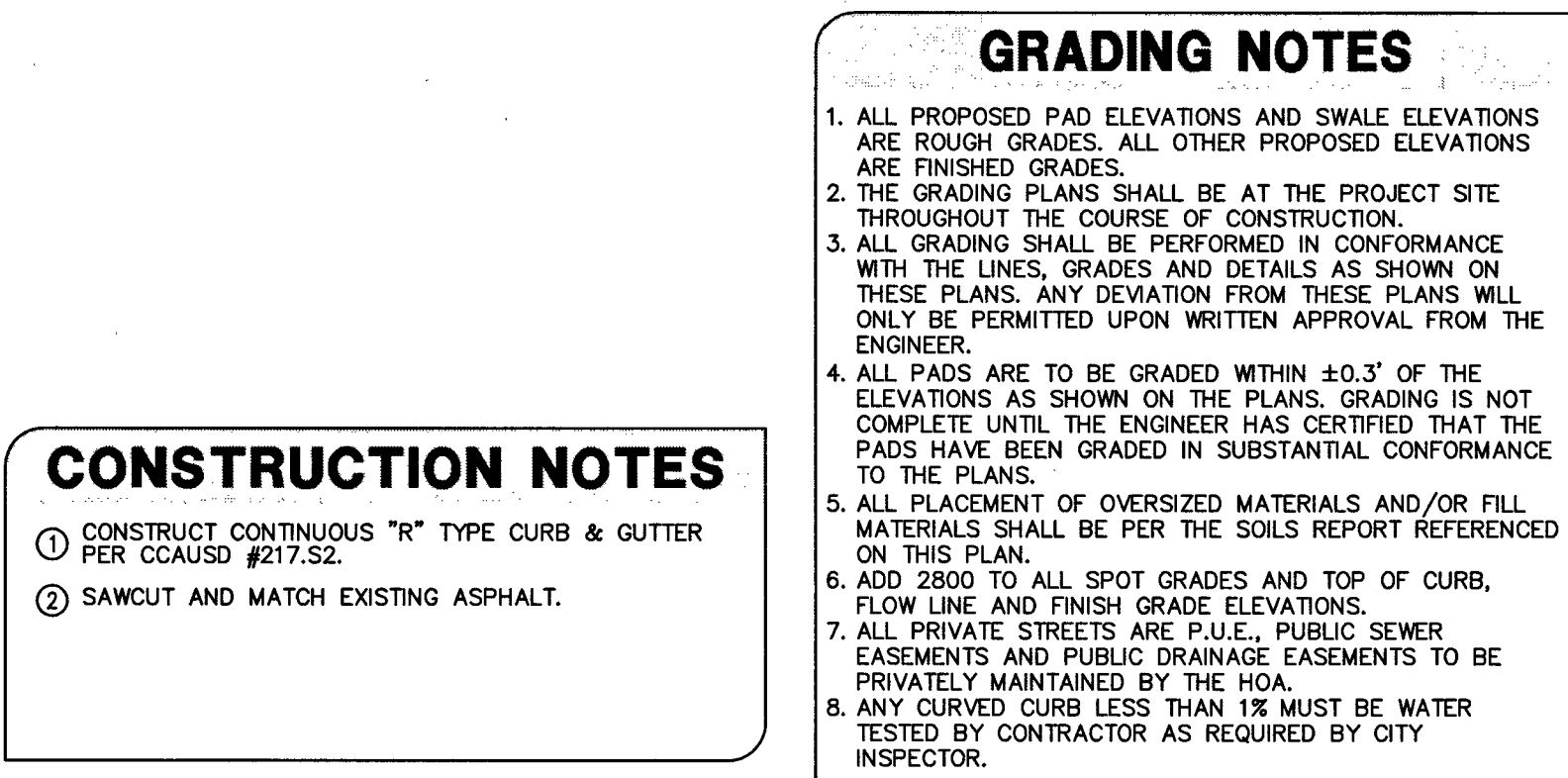
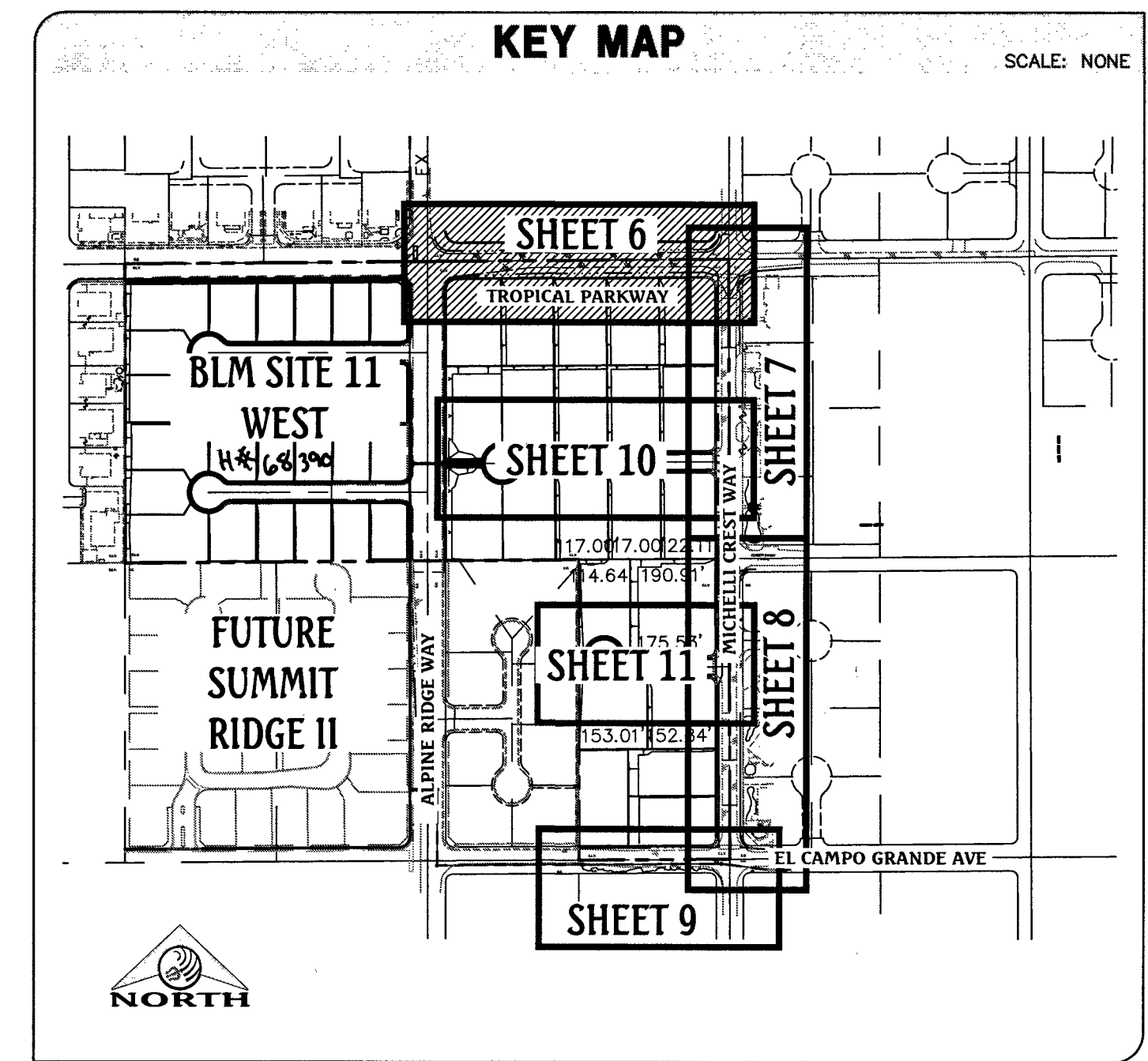
DATE : 02/10/2017
PM : J. PEARCE
DRAWN BY :
DESIGNED BY :
CHECKED BY :
ADA CHECKED :
JOB NO. : 007104
SCALE : AS SHOWN

Triton
Engineering

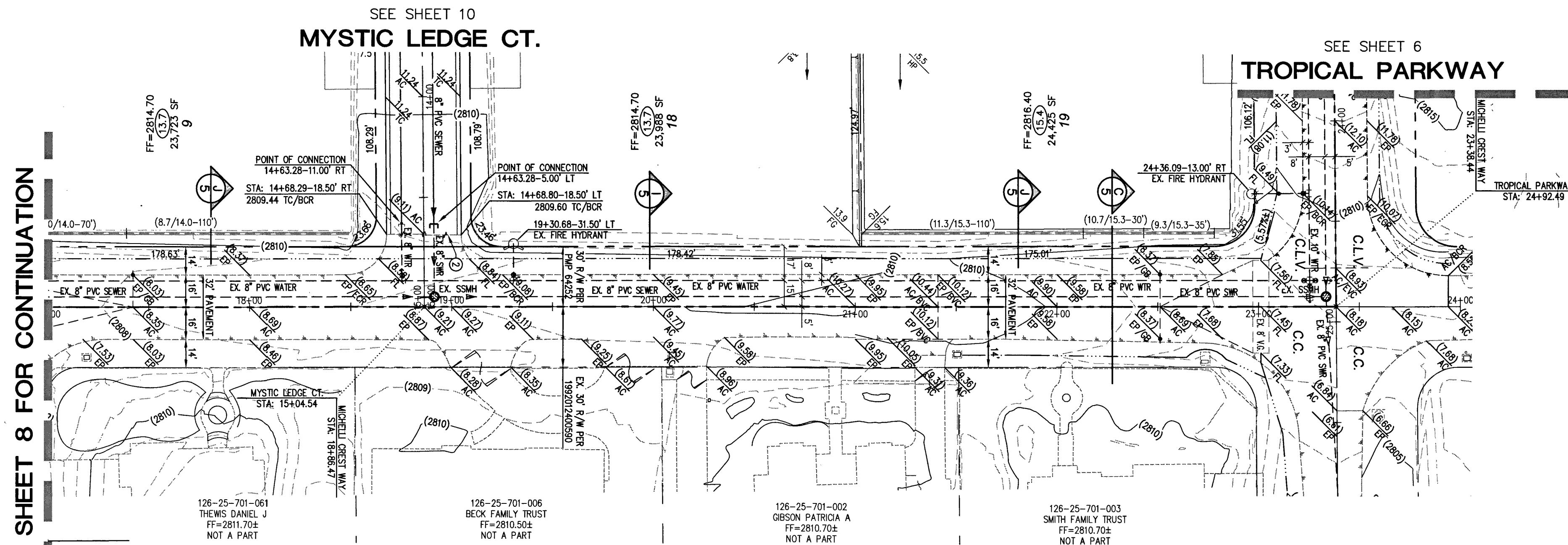
Office: (702) 254-1480
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www.tritongroup.com

7575 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146

DR HORTON
BLM SITE 11 EAST
ON-SITE IMPROVEMENT PLANS
GRADING DETAILS

[illegible]

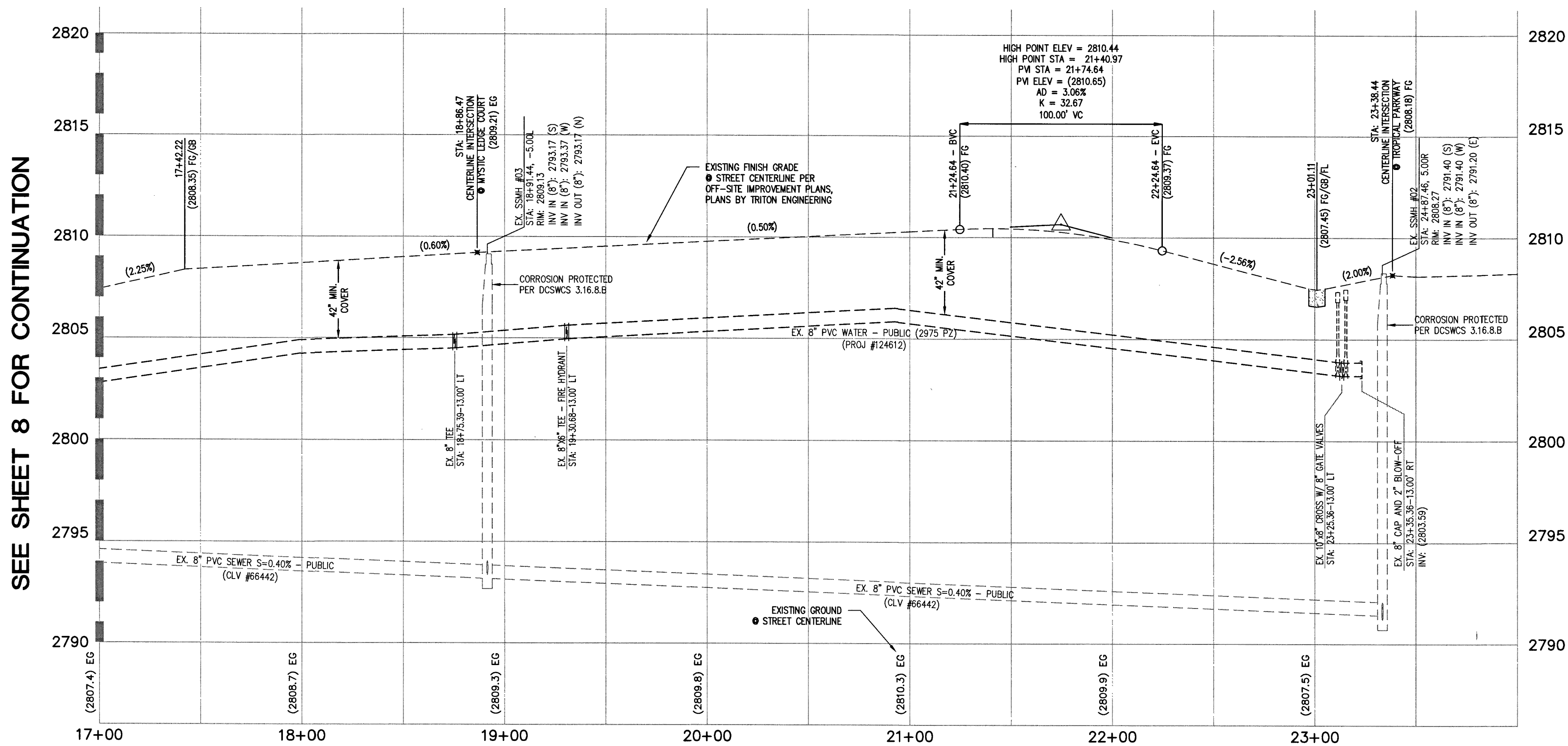
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MICHELLI CREST WAY (PUBLIC)

PLAN

SCALE: HORIZ. 1" = 40'



MICHELLI CREST WAY (PUBLIC)

PROFILE

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

CONSTRUCTION NOTES

1. CONSTRUCT CONTINUOUS "R" TYPE CURB & GUTTER PER CCAUSD #217.S2.
2. SAWCUT AND MATCH EXISTING ASPHALT.

SEWER CONNECTION NOTE

ONE OR MORE SEGMENTS OF THE DOWNSTREAM SEWER SYSTEM THAT WILL SERVE THIS PROJECT HAS NOT BEEN COMPLETED AND/OR ACCEPTED FOR MAINTENANCE BY THE CITY OF LAS VEGAS. ANY WORK DONE ON THIS PROJECT PRIOR TO THE COMPLETION AND/OR ACCEPTANCE OF THE DOWNSTREAM SEWER SYSTEM(S) SHALL BE AT THE DEVELOPER'S OWN RISK. THE CITY OF LAS VEGAS RESERVES THE RIGHT TO PREVENT THE PHYSICAL CONNECTION OF THIS PROJECT INTO THE DOWNSTREAM SEWER SYSTEM UNTIL ALL SEGMENTS HAVE BEEN COMPLETED AND ACCEPTED FOR MAINTENANCE, OR UNTIL SUCH TIME AS THEY ARE DEEMED AVAILABLE FOR SERVICE.

FLOOD ZONE NOTE

THE PROJECT SITE IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP #32003C17350E. THE SITE IS LOCATED WITHIN DESIGNATED FLOOD HAZARD ZONE X BEING AN AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

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8. ANY CURVED CURB LESS THAN 18" MUST BE WATER TESTED BY CONTRACTOR AS REQUIRED BY CITY INSPECTOR.

GRADING LEGEND

- 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
- EXISTING RETAINING WALL
- EXISTING TOP OF FOOTING APPROX. EX. WALL LENGTH EX. TOP OF RETAINING WALL
- PROPOSED RETAINING WALL
- TOP OF FOOTING APPROXIMATE WALL LENGTH TOP OF RETAINING WALL
- PROPOSED SCARP

BASIS OF BEARING

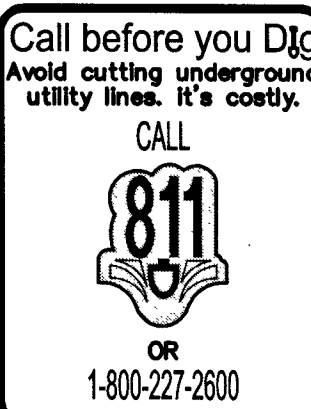
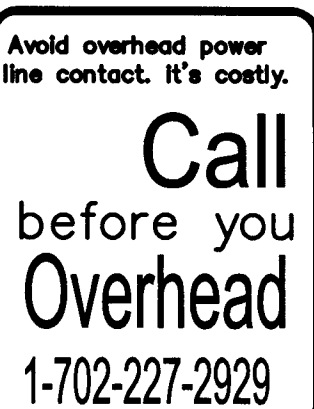
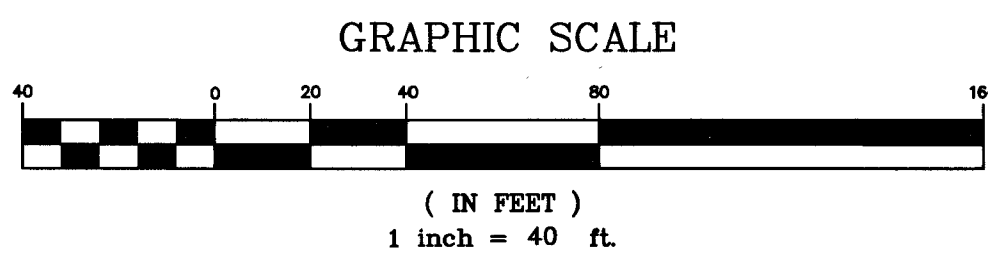
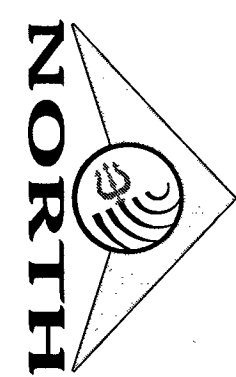
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BENCHMARK

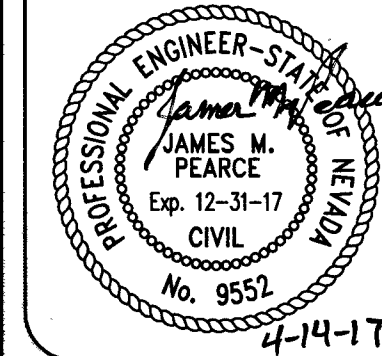
BENCHMARK # 1C9925SSW6
RIVET AND SQUARE ALUMINUM PLATE IN NORTHEAST CORNER OF A CONCRETE BASE FOR LARGE POWER POLE (#40-8) AT THE WEST END OF ANN ROAD
ELEVATION = 880.365 METERS (NAVD'88)
ELEVATION = 2,888.33 U.S. FEET (NAVD'88)

APPROVED FOR CONSTRUCTION

DATE: 5/10/17 PROJECT No.: 125228
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER



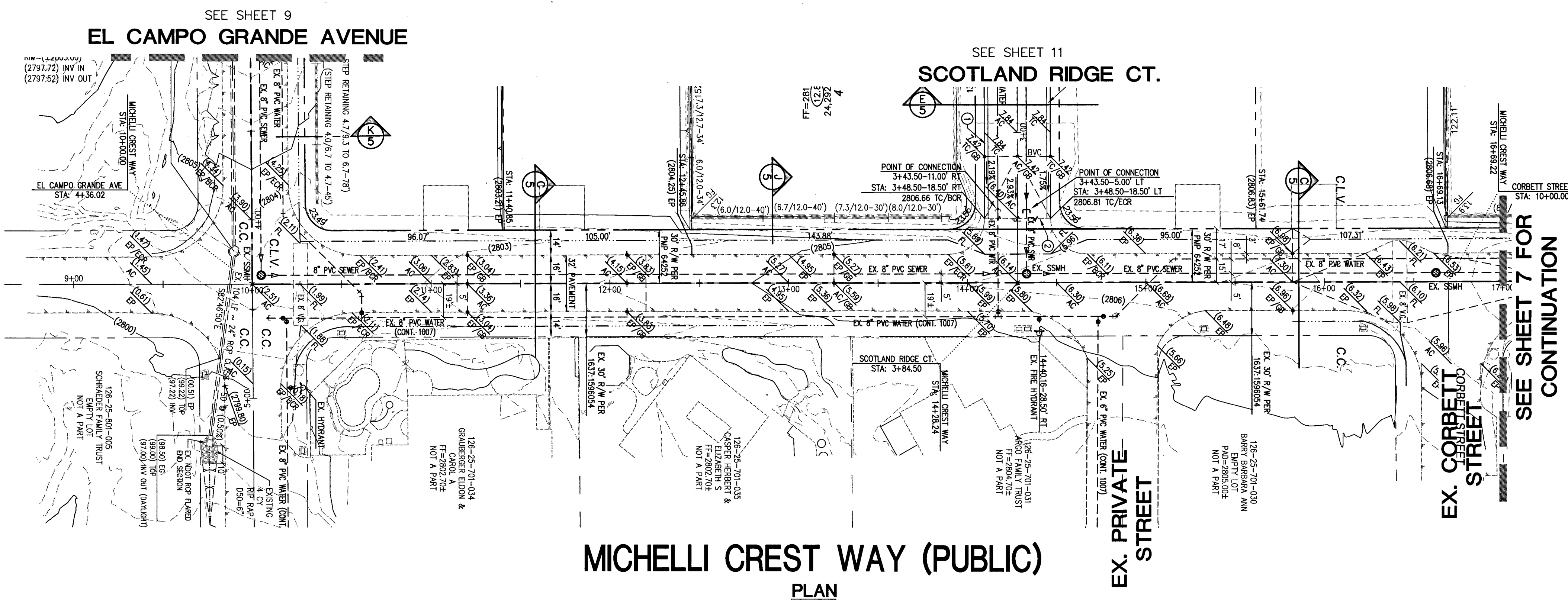
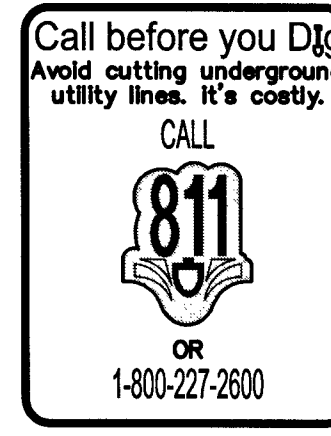
DR HORTON
BLM SITE 11 EAST
ON-SITE IMPROVEMENT PLANS
MICHELLI CREST PLAN & PROFILE
STA 17+00.00 TO STA 24+00.00



SHEET 7 OF 15
C.L.V. DWG.# 68388

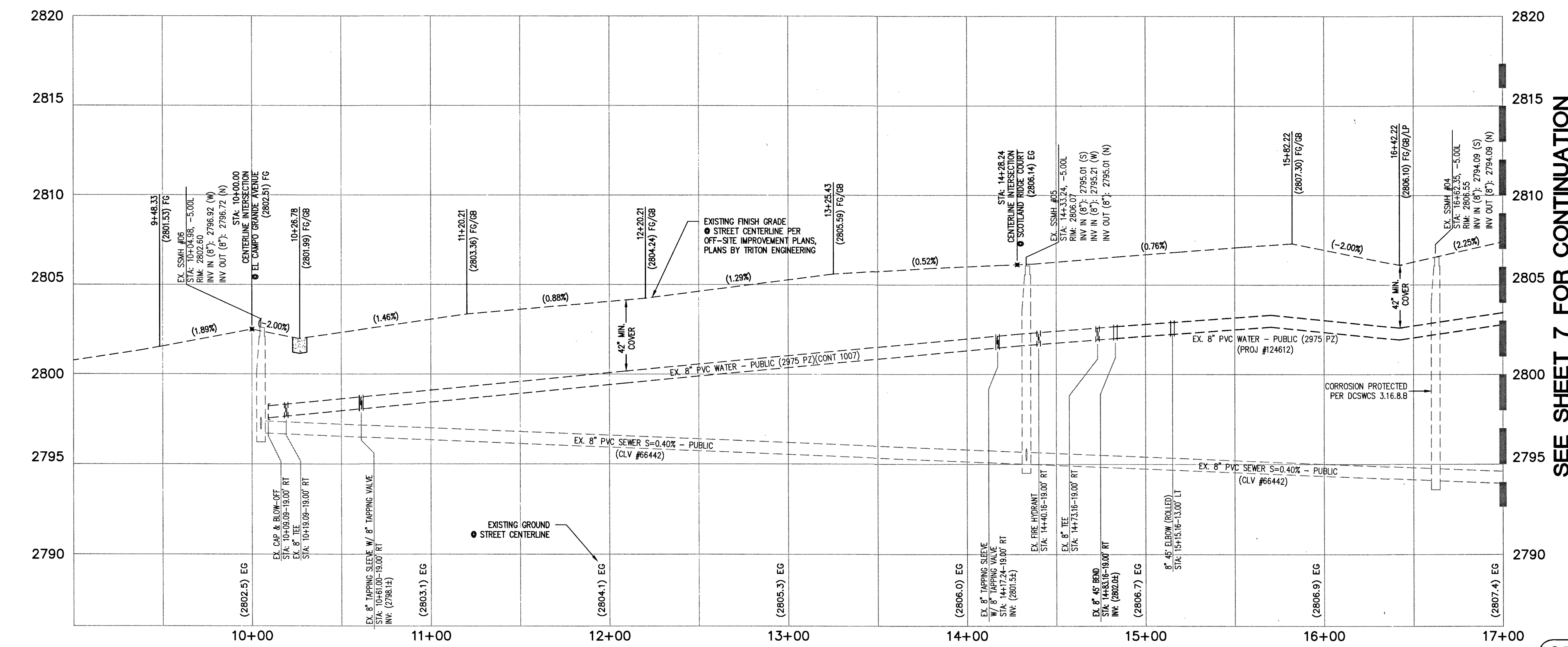
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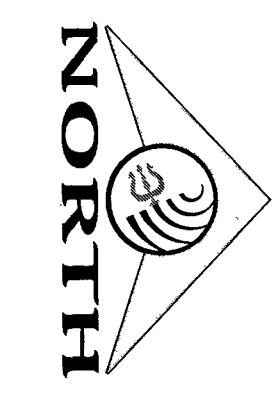
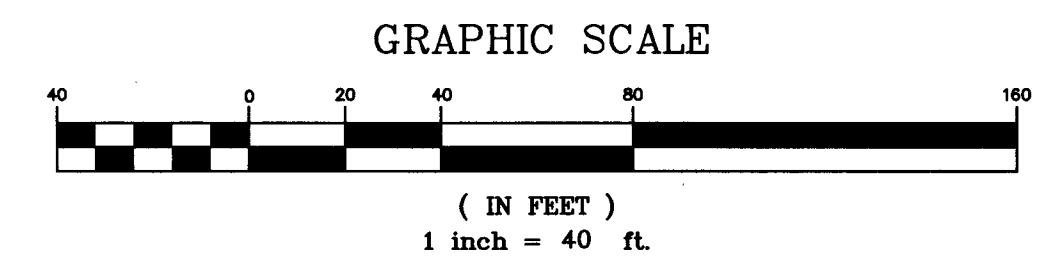
MICHELLI CREST WAY (PUBLIC)

PLAN
SCALE: HORIZ. 1" = 40'



MICHELLI CREST WAY (PUBLIC)

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



CONSTRUCTION NOTES

1. CONSTRUCT CONTINUOUS "R" TYPE CURB & GUTTER PER CCAUSD #217.52.
2. SAWCUT AND MATCH EXISTING ASPHALT.

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 1/2" MUST BE WATER TESTED BY CONTRACTOR AS REQUIRED BY CITY INSPECTOR.

GRADING LEGEND

- 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
- EXISTING RETAINING WALL
- EXISTING TOP OF FOOTING
- APPROX. EX. WALL LENGTH
- EX. TOP OF RETAINING WALL
- PROPOSED RETAINING WALL
- TOP OF FOOTING
- APPROXIMATE WALL LENGTH
- TOP OF RETAINING WALL
- PROPOSED SCARP

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 # 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 (NAVOD'88)
ELEVATION = 2,888.33 U.S. FEET (NAVOD'88)

APPROVED FOR CONSTRUCTION

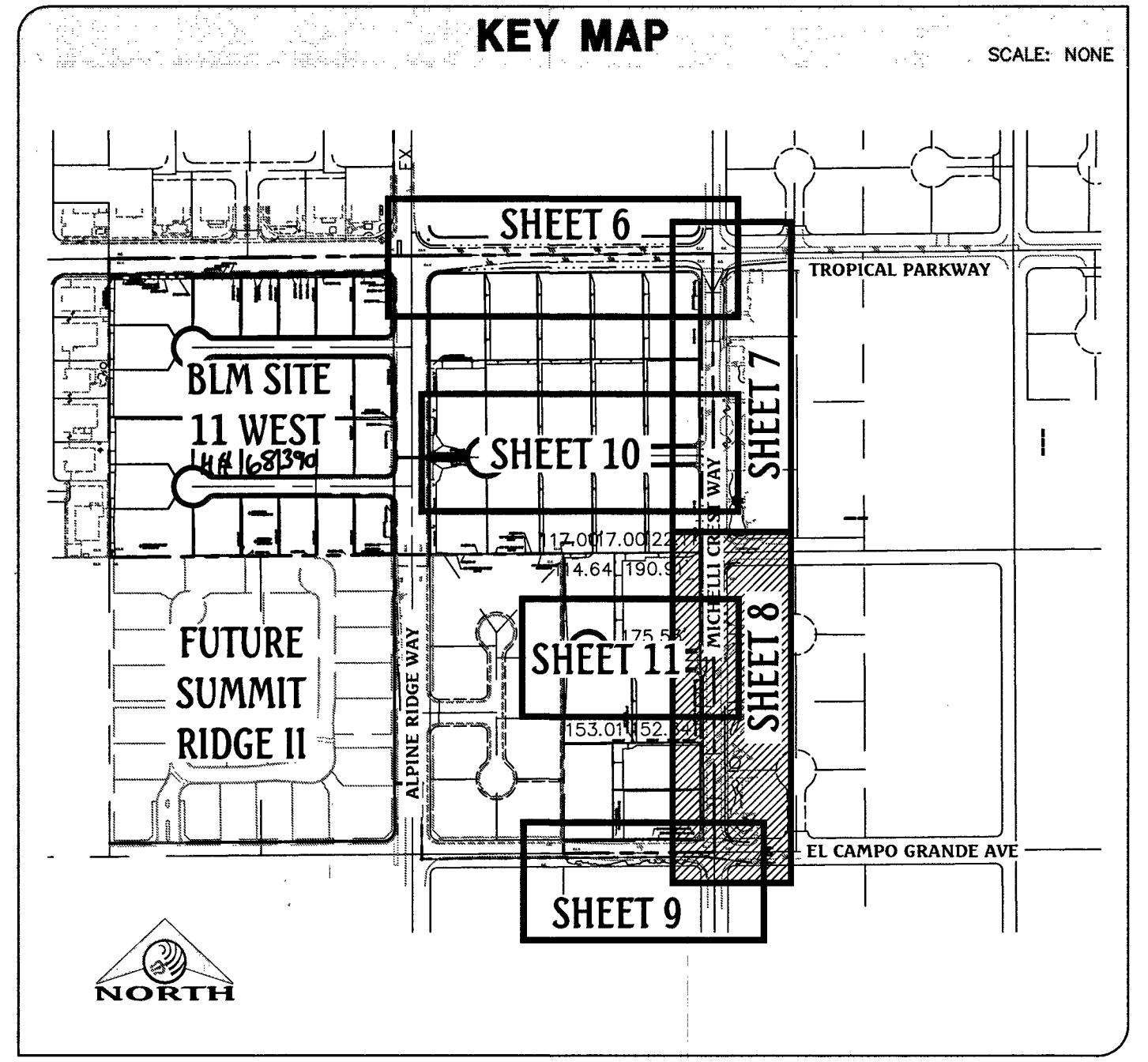
DATE: 5/10/17 PROJECT NO.: 125228
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER

SEWER CONNECTION NOTE

ONE OR MORE SEGMENTS OF THE DOWNSTREAM SEWER SYSTEM THAT WILL SERVE THIS PROJECT HAS NOT BEEN COMPLETED AND/OR ACCEPTED FOR MAINTENANCE BY THE CITY OF LAS VEGAS. ANY WORK DONE ON THIS PROJECT PRIOR TO THE COMPLETION AND/OR ACCEPTANCE OF THE DOWNSTREAM SEWER SYSTEM(S) SHALL BE AT THE DEVELOPER'S OWN RISK. THE CITY OF LAS VEGAS RESERVES THE RIGHT TO PREVENT THE PHYSICAL CONNECTION OF THIS PROJECT INTO THE DOWNSTREAM SEWER SYSTEM UNTIL ALL SEGMENTS HAVE BEEN COMPLETED AND ACCEPTED FOR MAINTENANCE, OR UNTIL SUCH TIME AS THEY ARE DEEMED AVAILABLE FOR SERVICE.

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.



DATE: 02/10/2017
DRAWN BY: J. PEARCE
DESIGNED BY:
CHECKED BY:
ADA CHECKED:
JOB NO.: 07104
SCALE: 1" = 40'

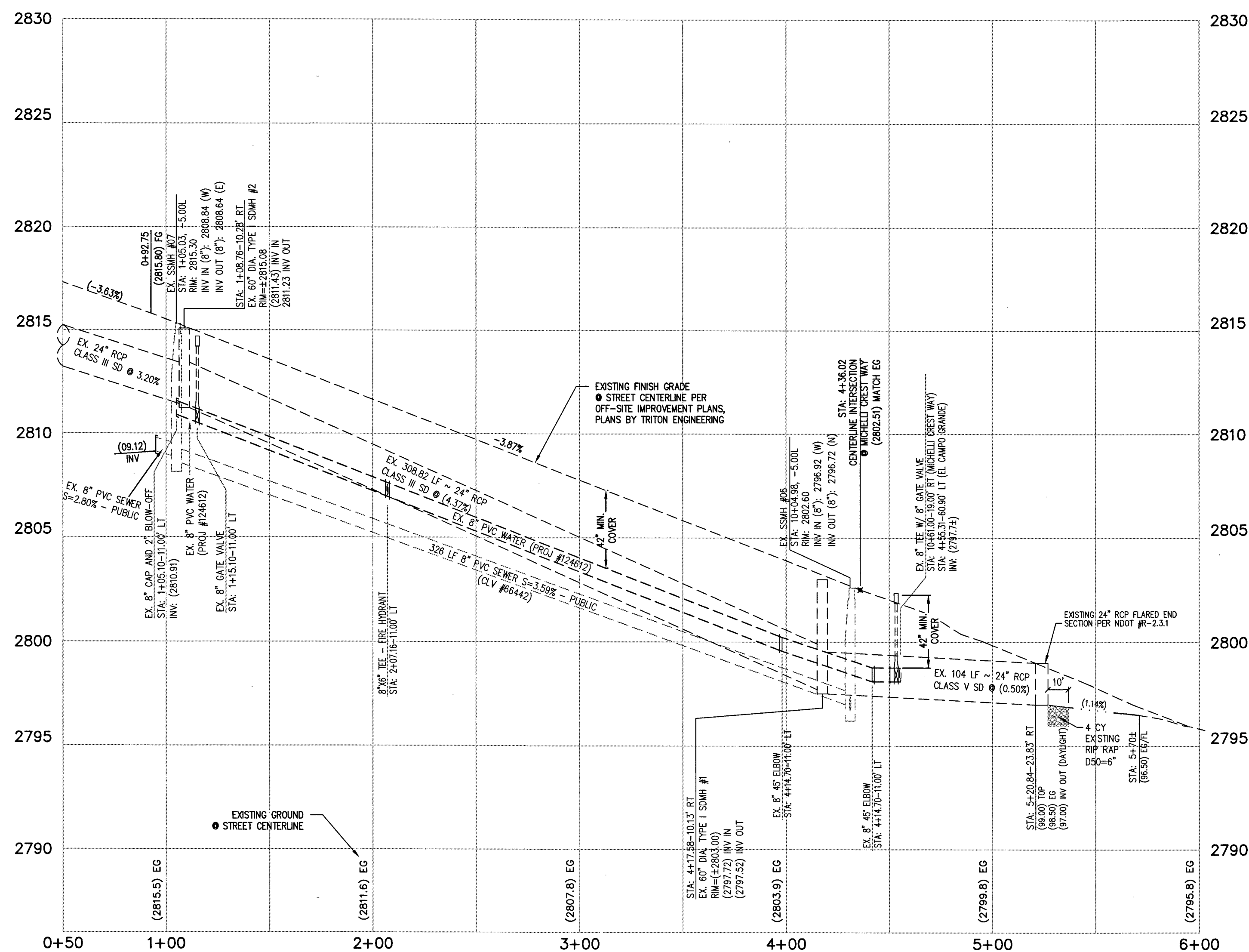
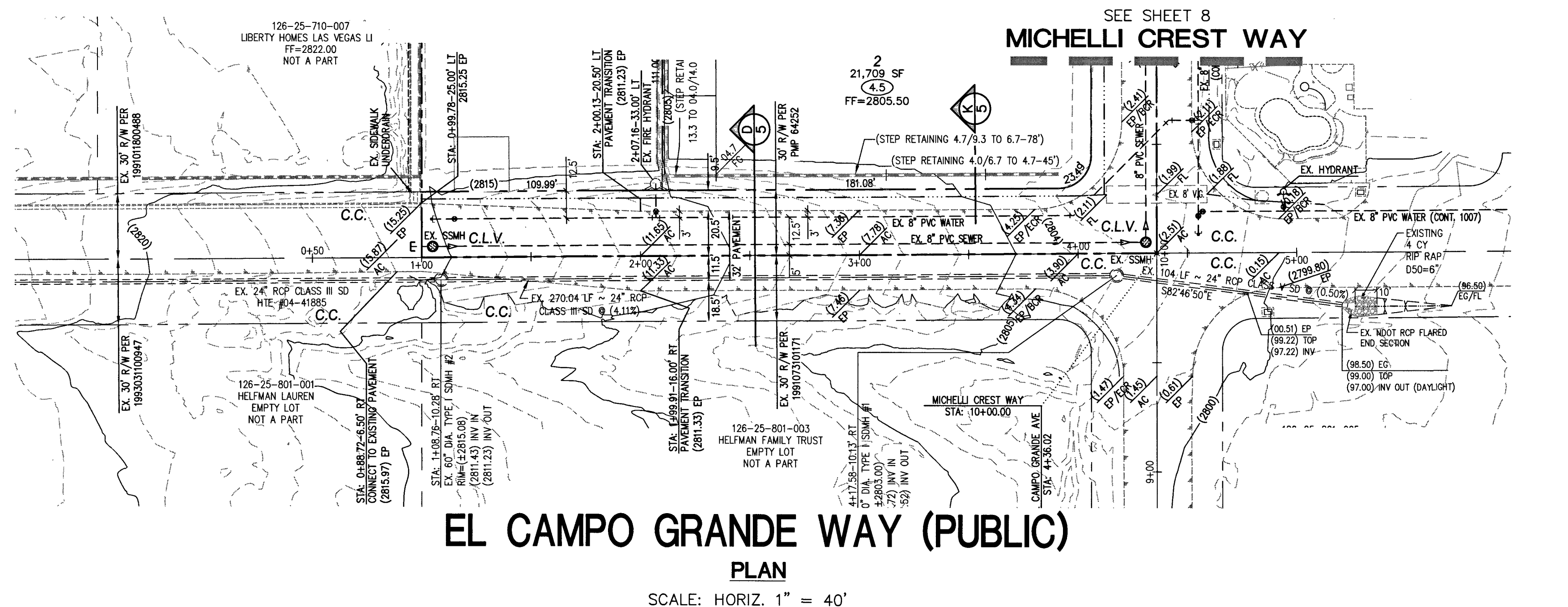
Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

DR. HORTON
BLM SITE 11 EAST
ON-SITE IMPROVEMENT PLANS
MICHELLI CREST PLAN & PROFILE
STA 9+00.00 TO STA 17+00.00

PROFESSIONAL ENGINEER - STATE OF NEVADA
JAMES W. PEARCE
Exp. 12-31-17
No. 9552
CIVIL
4-14-17

SHEET 8 OF 15
C.L.V. DWG.# 68388

PROJ.#: 125228 AGR:116200 QS:126-22-SE XC 117283



CONSTRUCTION NOTES

- CONSTRUCT CONTINUOUS "R" TYPE CURB & GUTTER PER CCAUSD #217.52.
- SAWCUT AND MATCH EXISTING ASPHALT.

GRADING NOTES

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- 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.

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ONE OR MORE SEGMENTS OF THE DOWNSTREAM SEWER SYSTEM THAT WILL SERVE THIS PROJECT HAS NOT BEEN COMPLETED AND/OR ACCEPTED FOR MAINTENANCE BY THE CITY OF LAS VEGAS. ANY WORK DONE ON THIS PROJECT PRIOR TO THE COMPLETION AND/OR ACCEPTANCE OF THE DOWNSTREAM SEWER SYSTEM(S) SHALL BE AT THE DEVELOPER'S OWN RISK. THE CITY OF LAS VEGAS RESERVES THE RIGHT TO PREVENT THE PHYSICAL CONNECTION OF THIS PROJECT INTO THE DOWNSTREAM SEWER SYSTEM UNTIL ALL SEGMENTS HAVE BEEN COMPLETED AND ACCEPTED FOR MAINTENANCE, OR UNTIL SUCH TIME AS THEY ARE DEEMED AVAILABLE FOR SERVICE.

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.

GRADING LEGEND

- 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
- EXISTING RETAINING WALL
- EXISTING TOP OF FOOTING APPROX. EX. WALL LENGTH
- EX. TOP OF RETAINING WALL
- PROPOSED RETAINING WALL
- TOP OF FOOTING APPROXIMATE WALL LENGTH
- TOP OF RETAINING WALL
- PROPOSED SCARP

BASIS OF BEARING

NORTH 89°27'31" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW/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 # 1C992555W6
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: 5/10/17 PROJECT NO.: 125228
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER

DATE	NO.	DESCRIPTION	DATE	APP'D
02/10/2017				
PM: J. PEARCE				
DRAWN BY:				
DESIGNED BY:				
CHECKED BY:				
ADA CHECKED:				
JOB NO.: 00104				
SCALE: 1" = 40'				

Triton Engineering

Office: (702) 254-1480
Suite B
6557 W. Charleston Blvd.
Las Vegas, Nevada 89146
Fax: (702) 254-5062
www.tritonenr.com

DR HORTON

BLM SITE 11 EAST

ON-SITE IMPROVEMENT PLANS & PROFILE

EL CAMPO GRANDE AVENUE PLAN & PROFILE

STA 1+00.00 TO STA 5+00.00

PROFESSIONAL ENGINEER-STATE OF NEVADA

JAMES M. PEARCE

Exp. 12-31-17

No. 9557

4-14-17

SHEET 9 OF 15

C.L.V. DWG.# 68388

FAST

Call before you Dig

Underground

1-702-432-5300

Call before you Dig

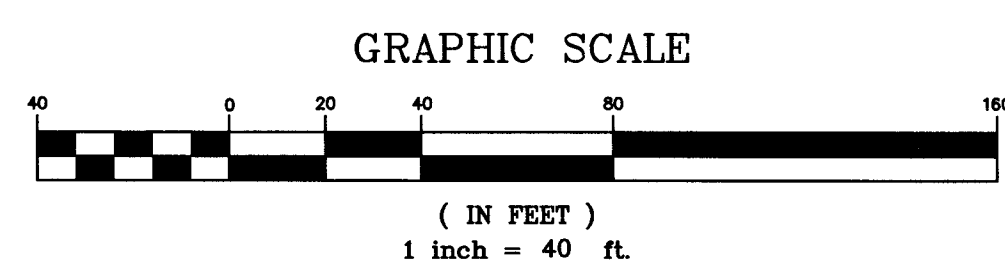
Overhead

1-702-227-2929

Call before you Dig

Underground

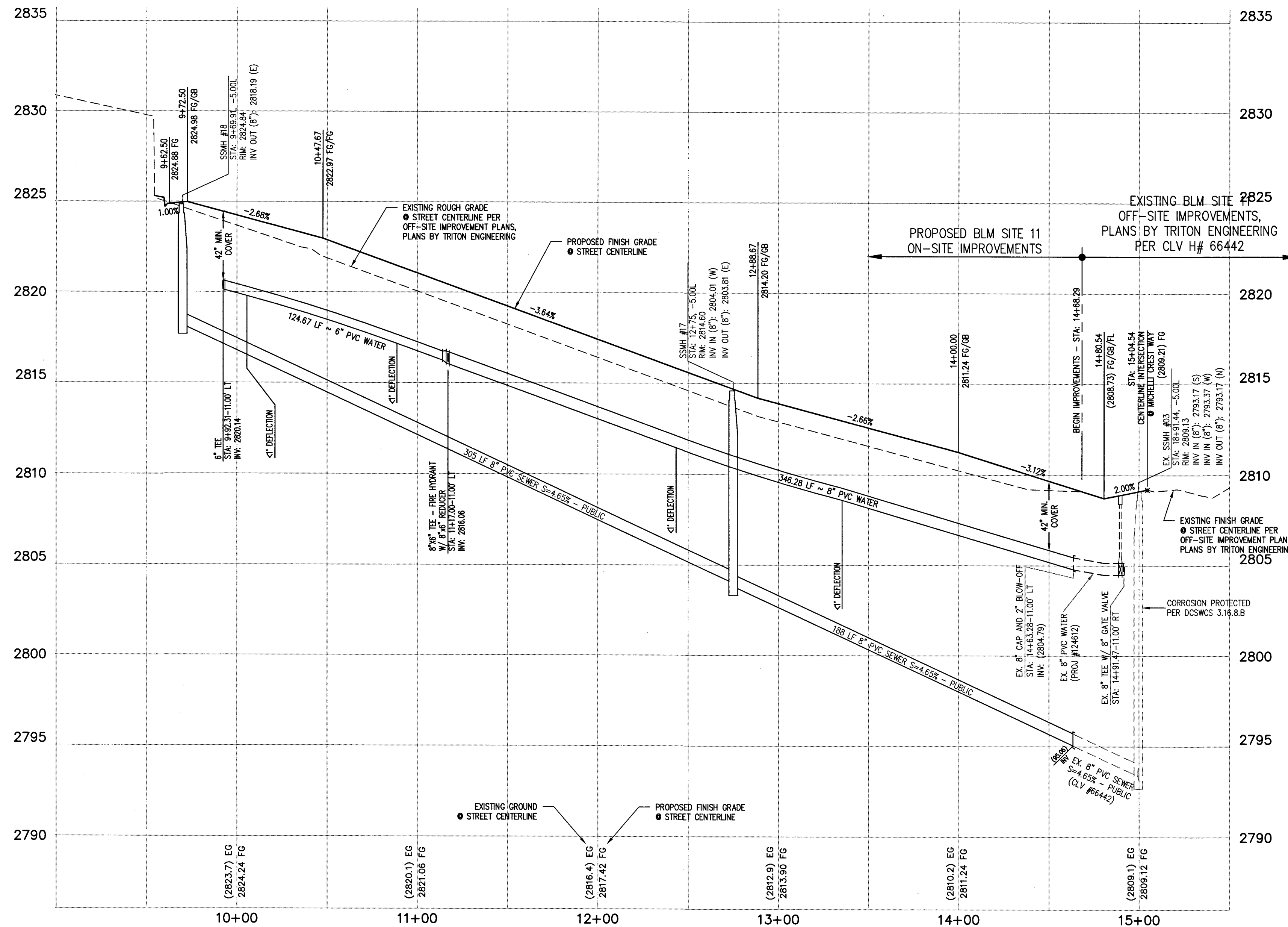
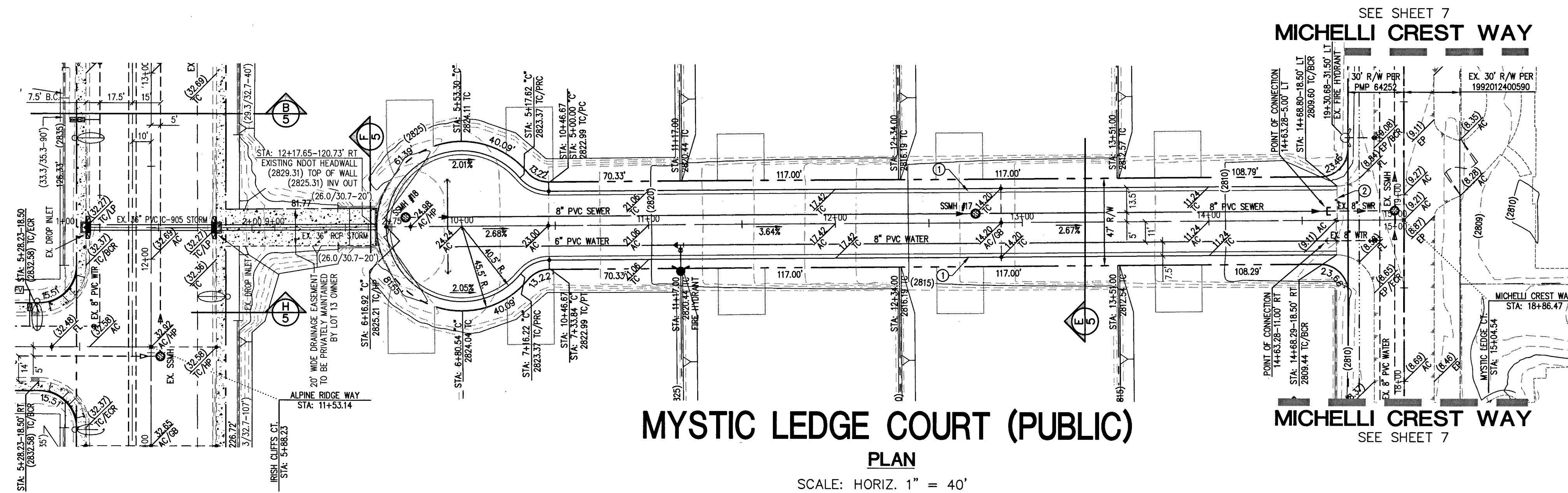
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Q:\Triton Drawings\007104 BLM Site 11 East\Improvement Plans\On-site\Imps\05-Profile.dwg, chrs: Fri, 14 Apr 2017 - 12:33pm

FAST
Call before you dig
1-702-432-5300
FREEMAN & ARTERIAL
SYSTEM OF TRANSPORTATION

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



CONSTRUCTION NOTES

1. CONSTRUCT CONTINUOUS "R" TYPE CURB & GUTTER PER CAUSD #217.52.
2. SAWCUT AND MATCH EXISTING ASPHALT.

GRADING NOTES

1. ALL PROPOSED PAD ELEVATIONS AND SWALE ELEVATIONS ARE ROUGH GRADES. ALL OTHER PROPOSED ELEVATIONS ARE FINISHED GRADES.
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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.

SEWER CONNECTION NOTE

ONE OR MORE SEGMENTS OF THE DOWNSTREAM SEWER SYSTEM THAT WILL SERVE THIS PROJECT HAS NOT BEEN COMPLETED AND/OR ACCEPTED FOR MAINTENANCE BY THE CITY OF LAS VEGAS. ANY WORK DONE ON THIS PROJECT PRIOR TO THE COMPLETION AND/OR ACCEPTANCE OF THE DOWNSTREAM SEWER SYSTEM(S) SHALL BE AT THE DEVELOPER'S OWN RISK. THE CITY OF LAS VEGAS RESERVES THE RIGHT TO PREVENT THE PHYSICAL CONNECTION OF THIS PROJECT INTO THE DOWNSTREAM SEWER SYSTEM UNTIL ALL SEGMENTS HAVE BEEN COMPLETED AND ACCEPTED FOR MAINTENANCE, OR UNTIL SUCH TIME AS THEY ARE DEEMED AVAILABLE FOR SERVICE.

FLOOD ZONE NOTE

THE PROJECT SITE IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP #20030301750E. THE SITE IS LOCATED WITHIN DESIGNATED FLOOD HAZARD ZONE X BEING AN AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

GRADING LEGEND

- | | |
|--|-----------------------------------|
| | 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 |
| | EXISTING RETAINING WALL |
| | EXISTING TOP OF FOOTING |
| | APPROX. EX. WALL LENGTH |
| | PROPOSED RETAINING WALL |
| | TOP OF FOOTING |
| | APPROXIMATE WALL LENGTH |
| | PROPOSED SCARP |

BASIS OF BEARING

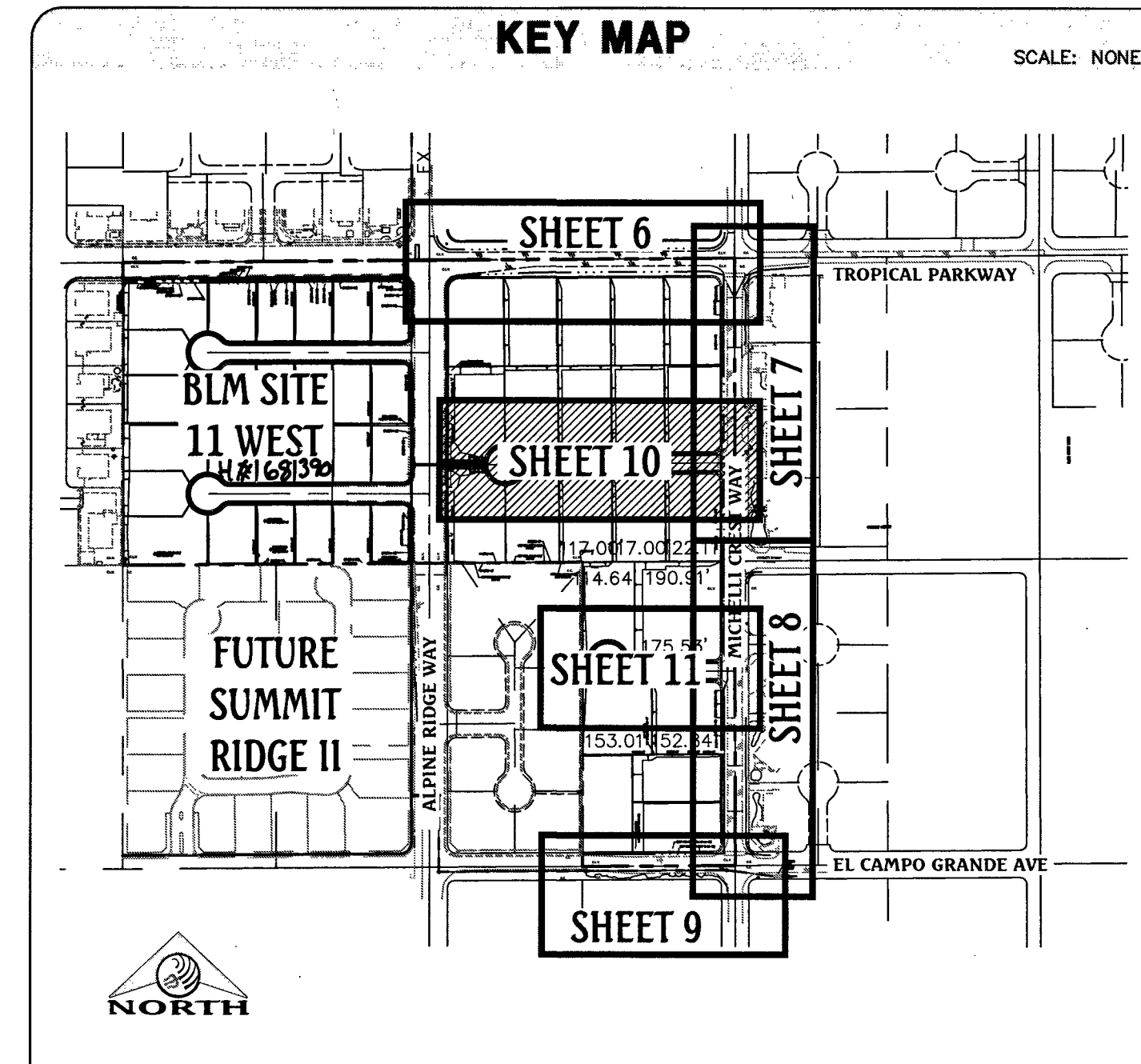
NORTH 89°27'31" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NW1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 196, PAGE 87 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK

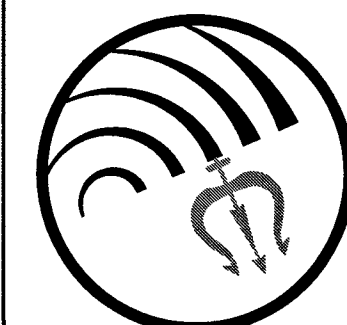
BENCHMARK # 109925SSW6
RIVET AND SQUARE ALUMINUM PLATE IN NORTHEAST CORNER OF A CONCRETE BASE FOR LARGE POWER POLE (#40-8) AT THE WEST END OF ANN ROAD
ELEVATION = 880.365 METERS (NAVD'88)
ELEVATION = 2,888.33 U.S. FEET (NAVD'88)

APPROVED FOR CONSTRUCTION

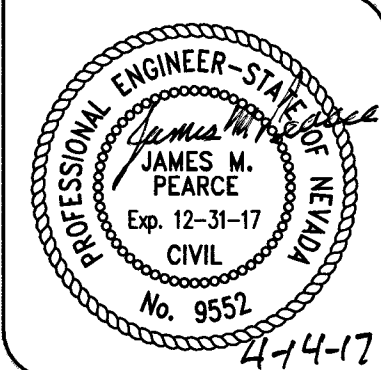
DATE: 5/10/17 PROJECT No.: 125228
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER



Triton Engineering

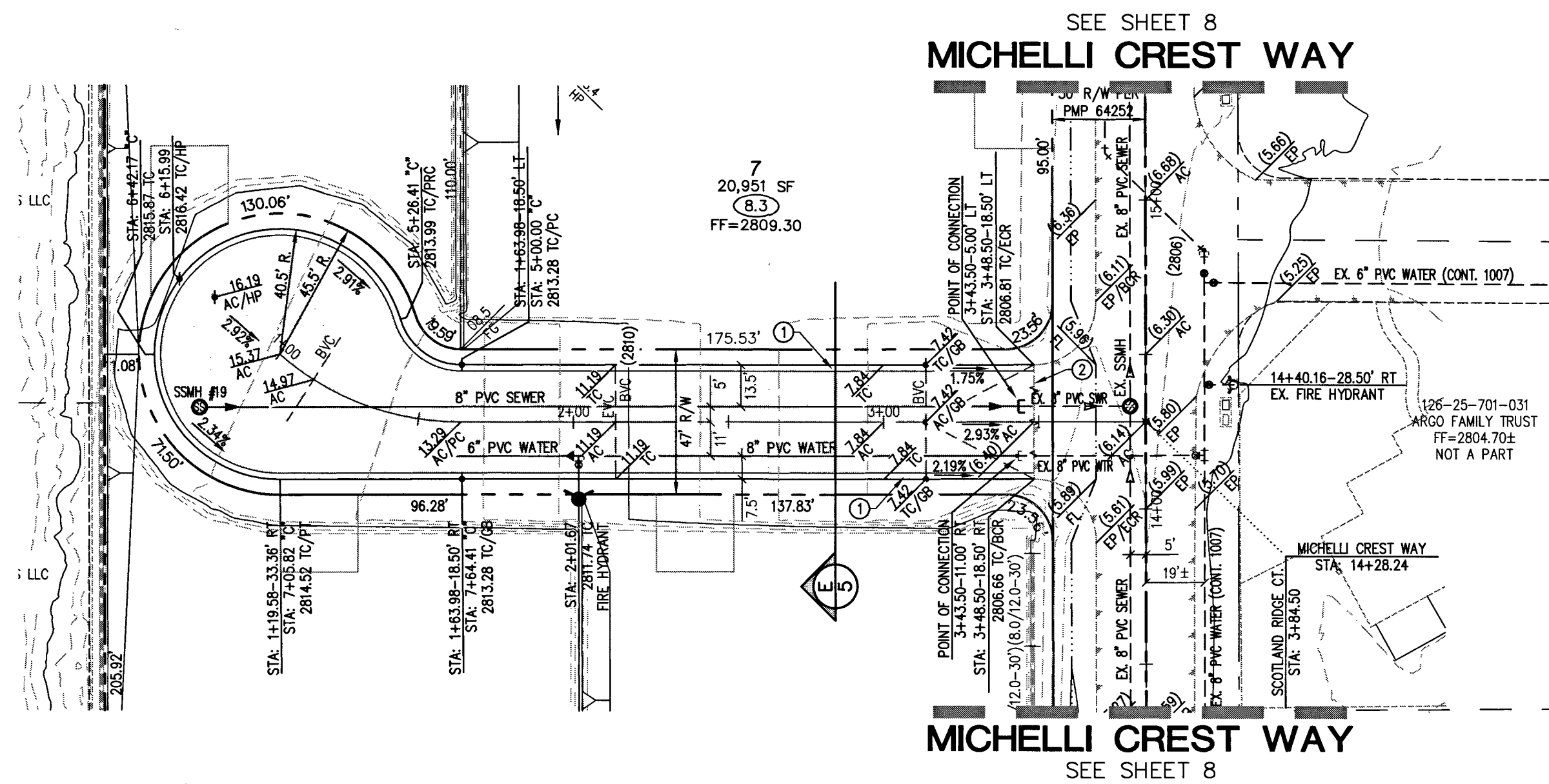


DR HORTON
BLM SITE 11 EAST
ON-SITE IMPROVEMENT PLANS
MYSTIC LEDGE COURT PLAN & PROFILE
STA 1+00.00 TO STA 5+00.00



SHEET 10 OF 15
C.L.V. DWG # 68388

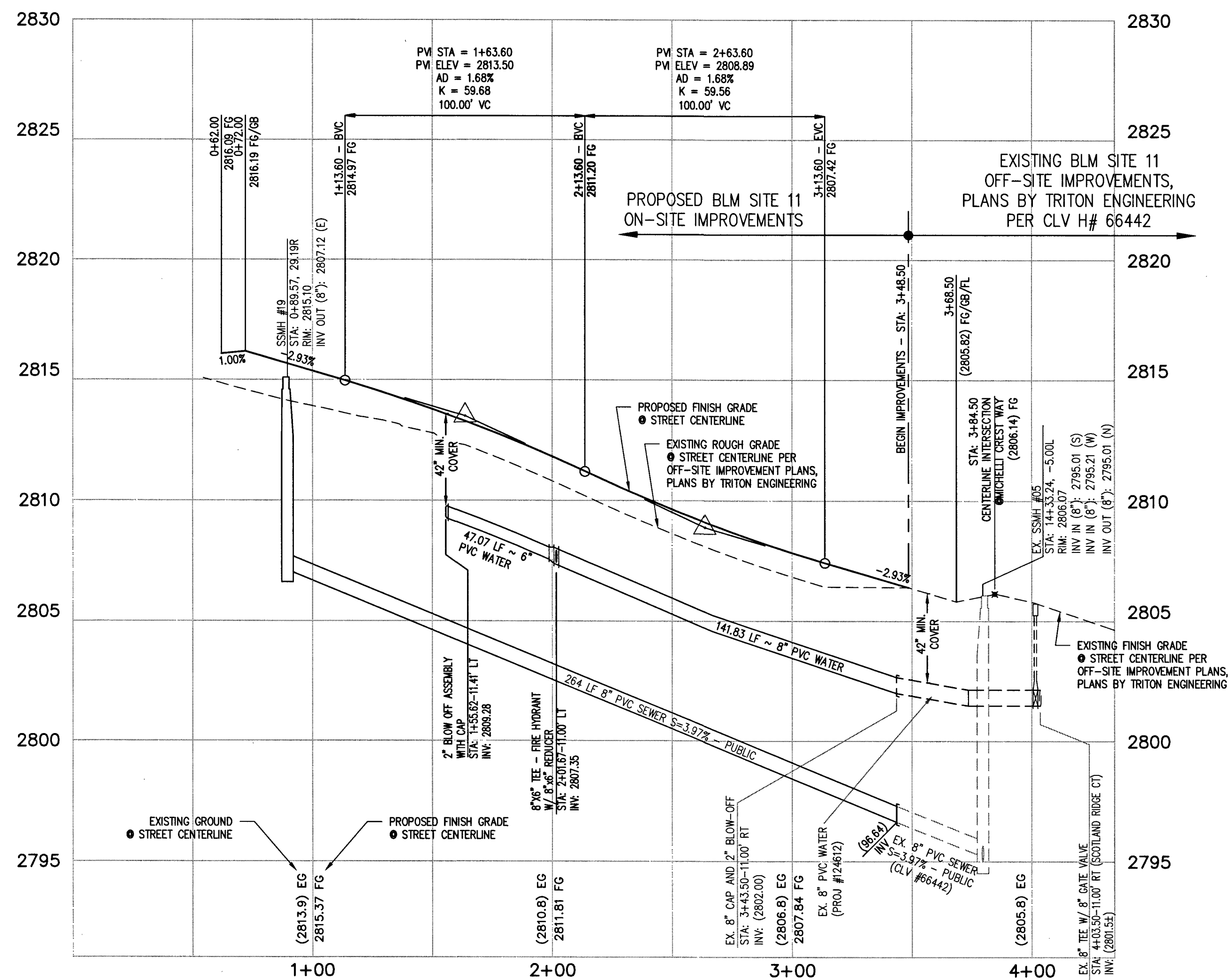
PROJ: 125228 AGR: 116200 QS: 126-22-SE XC: 11293



SCOTLAND RIDGE COURT (PUBLIC)

PLAN

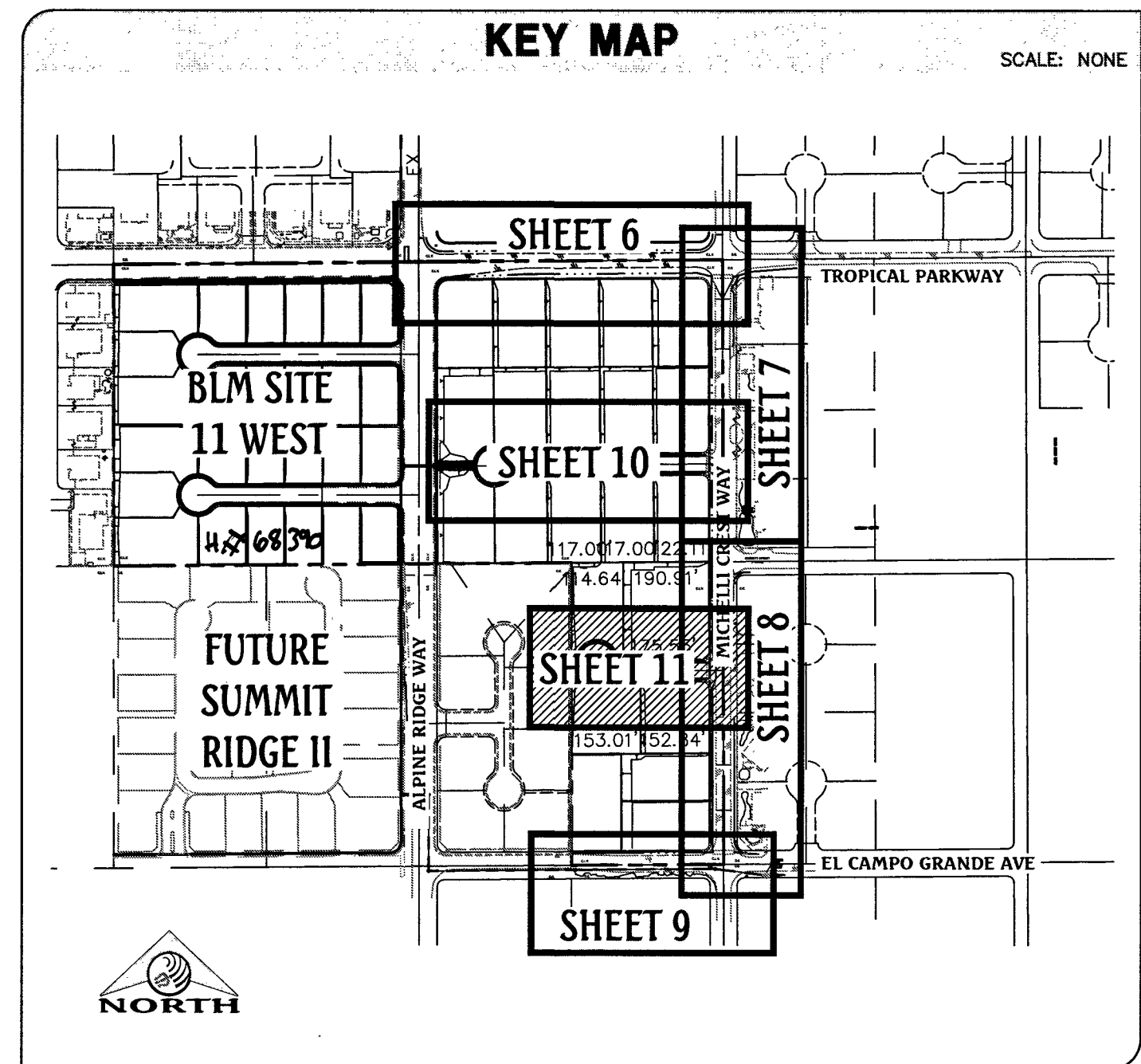
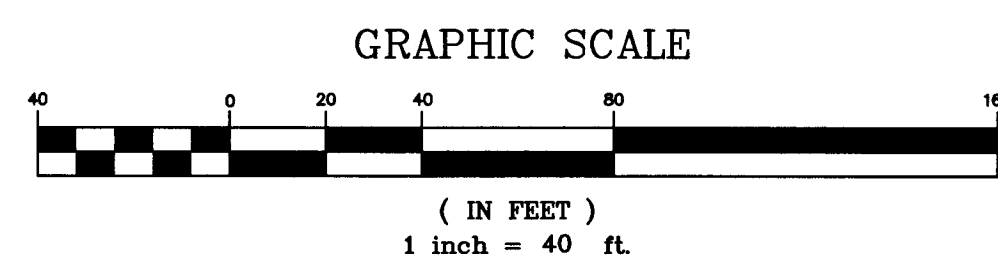
SCALE: HORIZ. 1" = 40'



SCOTLAND RIDGE COURT (PUBLIC)

PROFILE

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



CONSTRUCTION NOTES

1. CONSTRUCT CONTINUOUS "R" TYPE CURB & GUTTER PER CAUSD #217.52
2. SAWCUT AND MATCH EXISTING ASPHALT.

GRADING NOTES

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8. ANY CURVED CURB LESS THAN 18" MUST BE WATER TESTED BY CONTRACTOR AS REQUIRED BY CITY INSPECTOR.

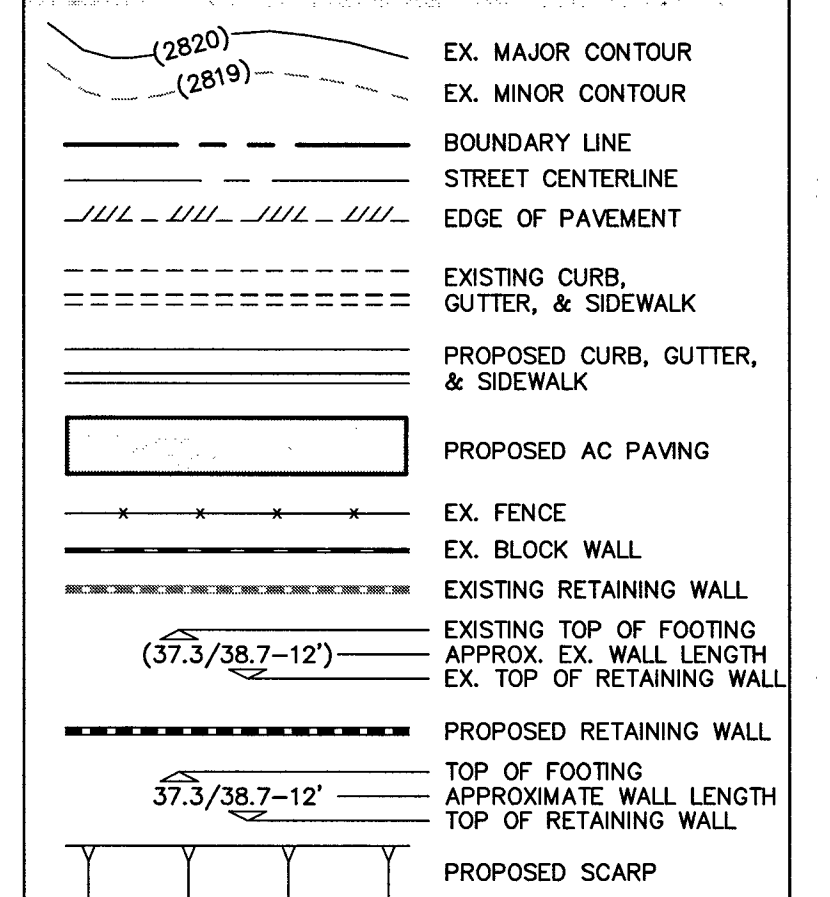
SEWER CONNECTION NOTE

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FLOOD ZONE NOTE

THE PROJECT SITE IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP #32003017500. THE SITE IS LOCATED WITHIN DESIGNATED FLOOD HAZARD ZONE X BEING AN AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

GRADING LEGEND



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

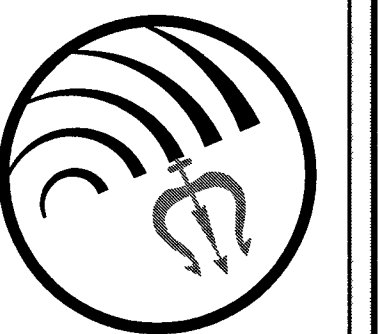
BENCHMARK # 10992555W6
RIVET AND SQUARE ALUMINUM PLATE IN NORTHEAST CORNER OF A CONCRETE BASE FOR LARGE POWER POLE (#40-8) AT THE WEST END OF ANN ROAD
ELEVATION = 880.365 METERS (NAV89)
ELEVATION = 2,888.33 U.S. FEET (NAV89)

APPROVED FOR CONSTRUCTION

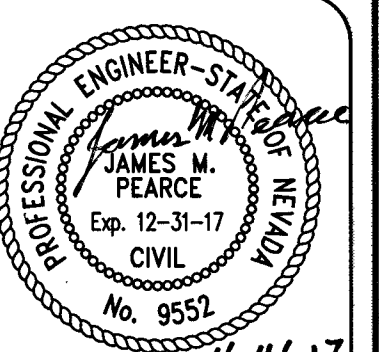
DATE: 5/16/17 PROJECT No.: 125228
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER

DATE	NO.	DESCRIPTION	DATE	APP'D
02/10/2017		PM: J. PEARCE		
		DRAWN BY:		
		DESIGNED BY:		
		CHECKED BY:		
		ADA CHECKED:		
		JOB NO.: 02/10/17		
		SCALE: 1" = 40'		

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



DR. HORTON
BLM SITE 11 EAST
ON-SITE IMPROVEMENT PLANS
SCOTLAND RIDGE COURT PLAN & PROFILE
STA 1+00.00 TO STA 5+00.00

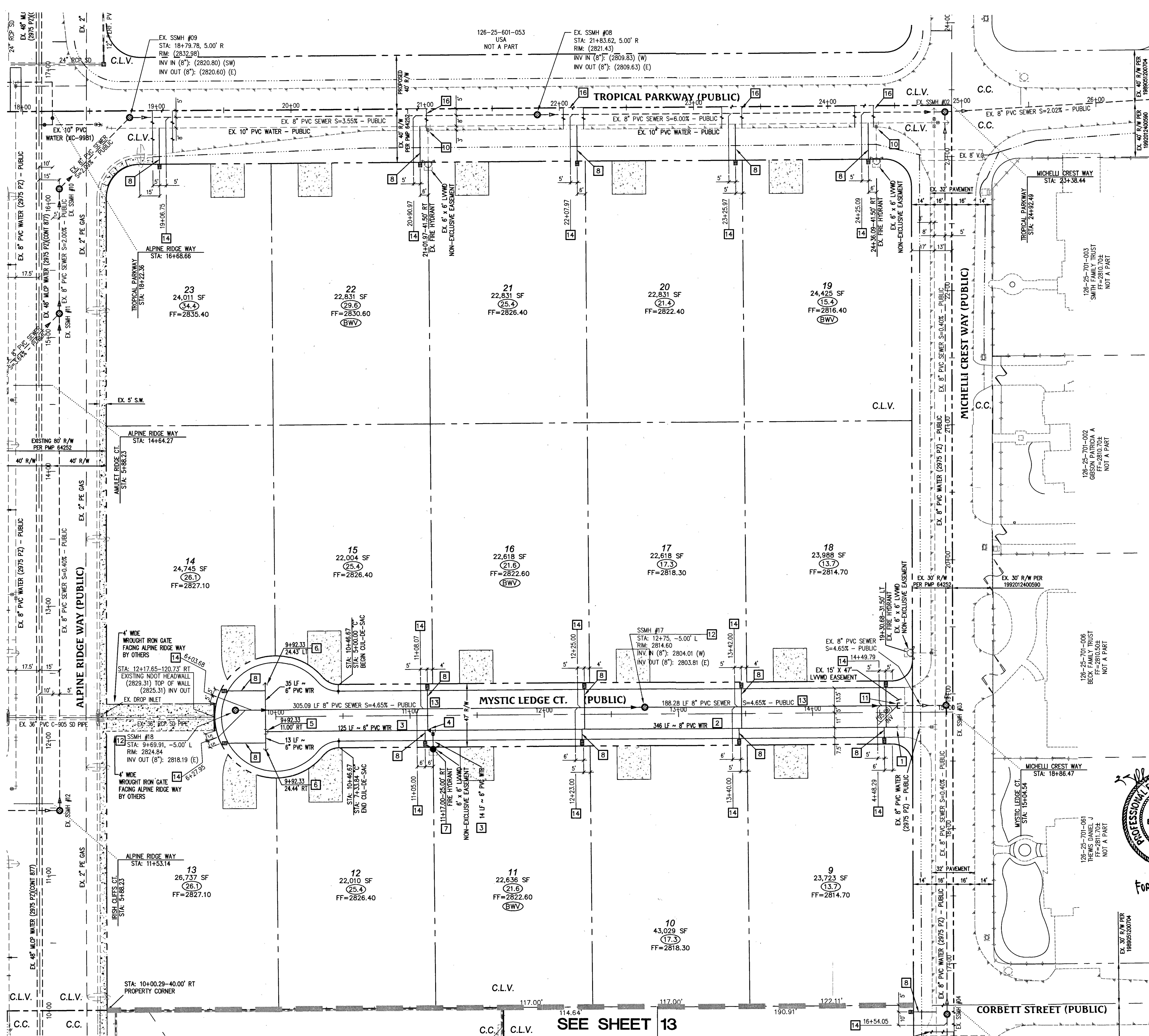


SHEET 11 OF 15
C.L.V. DWG.# 68388

FAST
Call before you Dig
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

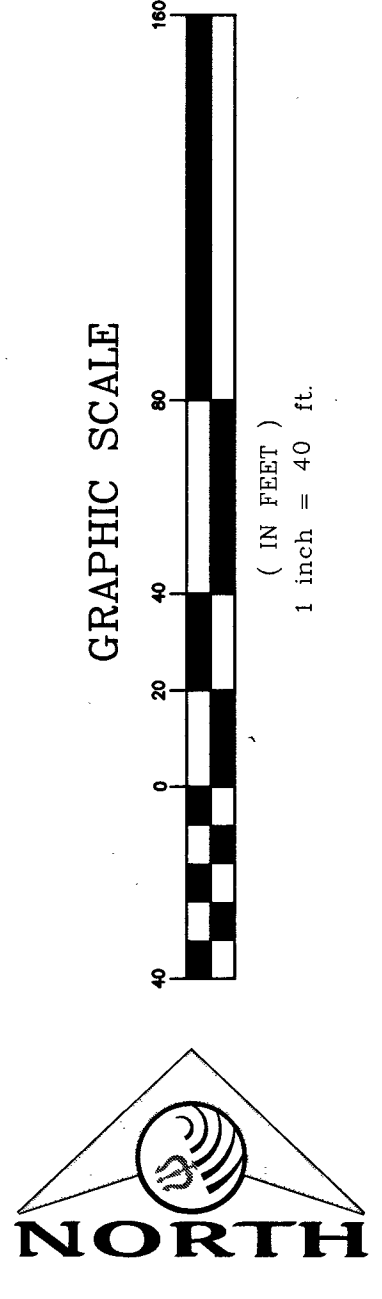
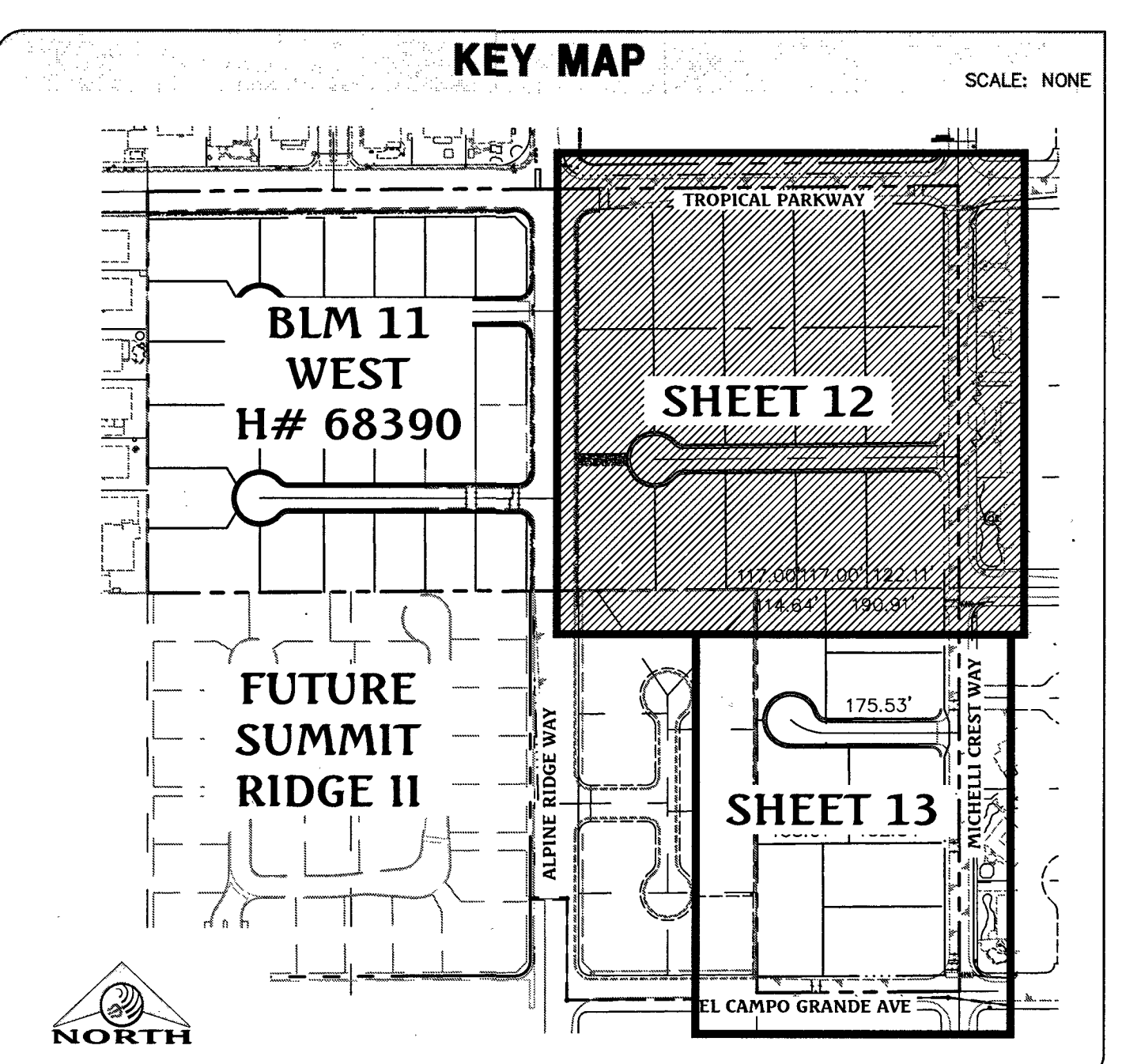
Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811
OR 1-800-227-2600



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
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CALL
811
OR
1-800-227-2600



- ### WATER & SEWER CONSTRUCTION NOTES
- POC (2975 P2) - REMOVE EXISTING BLOW OFF W/ CAP PER UDACS PLATE NO. 36 AND EXTEND 8" PVC WATER PIPE PER UDACS PLATE NO. 17.
 - INSTALL 8" PVC WATER PIPE PER UDACS PLATE NO. 17.
 - INSTALL 6" PVC WATER PIPE PER UDACS PLATE NO. 17.
 - INSTALL 8"x6" REDUCER PER UDACS PLATE NO. 30.
 - INSTALL 6"x6" TEE PER UDACS PLATE NO. 31.
 - 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. 40.
 - INSTALL 1" COPPER WATER SERVICE W/ 3/4" METER PER UDACS PLATE NO. 3.
 - EX. 8" 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 - REMOVE CAP AND THRUST BLOCK, CONNECT TO EXISTING SEWER SUB AND EXTEND 8" PVC SEWER PIPE PER PER UDACS SD-16.
 - INSTALL 48" MANHOLE PER UDACS SD-1A, SD-1B, SD-4 WITH PRECAST BASE, WITH SINGLE COVER.
 - INSTALL 8" PVC SEWER PIPE PER UDACS SD-16.
 - INSTALL 4" PVC SEWER LATERAL WITH MARKER BALL & CURB MARKING PER UDACS SD-22 AND SD-25.
 - EX. SEWER MANHOLE, PROTECT IN PLACE, ADJUST RIM PER UDACS SD-4 & SD-5 IF APPLICABLE.
 - SAWCUT AND MATCH EXISTING ASPHALT.

UTILITY LEGEND

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

WATER SERVICE CONNECTION NOTE

SERVICE LATERALS FOR LOTS: 19 TO 23 WILL BE TAPPED ON EXISTING MAIN BY OWNER'S CONTRACTOR UNDER DIRECTION OF THE LVVWD.

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

ESN: 078 01/05/15

FIRE FLOW CALCULATIONS

THE FIRE FLOW REQUIREMENT IS 2,000 GALLONS PER MINUTE 20 PSI RESIDUAL PRESSURE.

BASED ON:

SQUARE FOOTAGE:	6,200 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
TYPICAL CONSTRUCTION:	V-NON RATED
OCCUPANCY:	RESIDENTIAL
FULL AUTOMATIC FIRE HOMES GREATER THAN 6,200 SF - YES*	
SPRINKLER SYSTEM HOMES LESS THAN 6,200 SF - NO	

* HOMES WITH SQUARE FOOTAGES GREATER THAN 6,200 S.F. ARE EQUIPPED WITH FULL AUTOMATIC FIRE SPRINKLER SYSTEM (NFPA 13D) WHICH ALLOWS REDUCTION IN REQUIRED FIRE FLOW TO A FLOW RATE BELOW THE REQUIRED 2,000 GPM SHOWN ABOVE.

FIRE DEPARTMENT APPROVAL

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

APPROVED FOR CONSTRUCTION

DATE: 5/10/17 PROJECT NO.: 125228

LVVWD APPROVED FIRE FLOW 2,000 GPM @ 20 PSI RESIDUAL

APPROVALS

LAS VEGAS FIRE AND RESCUE

DATE: 6-25-18 4/18/17 10745050

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 BARRICADE POWER POLE (#40-B) AT THE WEST END OF ANN ROAD

ELEVATION = 890.365 METERS (NAVD83)

ELEVATION = 2,889.33 U.S. FEET (NAVD83)

SEE SEWER CONNECTION NOTE ON SHEET 11

UTILITY APPURTENANCES

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

PRESSURE REDUCING VALVE

NO PRV'S ARE REQUIRED

BACK WATER VALVE

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

THE FOLLOWING LOTS REQUIRE A BACKWATER VALVE: LOT 4, LOT 11, LOT 16, LOT 19, AND LOT 22

TOTAL LOTS REQUIRING BACKWATER VALVES = 5

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.

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.

DATE: 07/10/2017
DRAWN BY: J. PEARCE
DESIGNED BY:
CHECKED BY:
ADA CHECKED:
JOB NO.: 007104
SCALE: 1" = 40'

TRITON Engineering
6757 W. Charleston Blvd.
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Fax: (702) 254-3062
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DR HORTON
BLM SITE 11 EAST
ON-SITE IMPROVEMENT PLANS
UTILITY PLAN 1

PROFESSIONAL ENGINEER-STATE OF NEVADA
KELLY J. WITTMER
Exp: 06/30/20
CIVIL
No. 10625
6/10/18
FOR REV 3 ONLY

PROFESSIONAL ENGINEER-STATE OF NEVADA
JAMES M. PEARCE
Exp: 12-31-17
CIVIL
No. 9552
4-14-17

SHEET 12 OF 15
C.L.V. DWG.# 68388

PROJ#125228 AGREE#116200 QS:26-25-SE

Q:\Tron Drawings\007104 BLM Site 11 East\Drawings\Improvement Plans\On-site Imps\East Imp set\007104_ON_E Imps_13-Utilities.dwg dresse Fri, 14 Apr 2017 10:32am

THE DISTRICT CANNOT GUARANTEE A WATERTIGHT SHUTDOWN WHERE CONNECTIONS OR REPAIRS TO EXISTING FACILITIES ARE REQUIRED. THE CONTRACTOR SHALL ENSURE ALL LABOR AND EQUIPMENT IS AVAILABLE TO REMOVE FUGITIVE WATER THAT MAY IMPEDE CONSTRUCTION AT ALL TIMES. COORDINATION WITH INSPECTION DIVISION MUST TAKE PLACE PRIOR TO ANY TRIAL SHUTDOWN. CONTRACTOR TO INSTALL TEMPORARY SERVICE TO ENSURE PROPER SHUTDOWN IN THE EVENT NO OTHER APPURTENANCES ARE AVAILABLE.

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.

PRIVATE PRESSURE REDUCING VALVE

NO PRVs ARE REQUIRED

BACK WATER VALVE

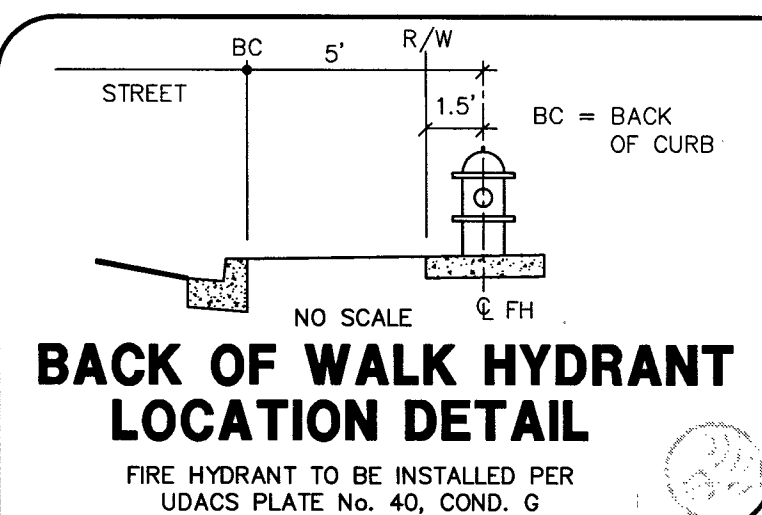
BACKWATER VALVES REQUIRED PER U.P.C., LATEST EDITION, SECTION 710.0.
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WATER MAIN JOINT DEFLECTION (PVC, 4'-24')

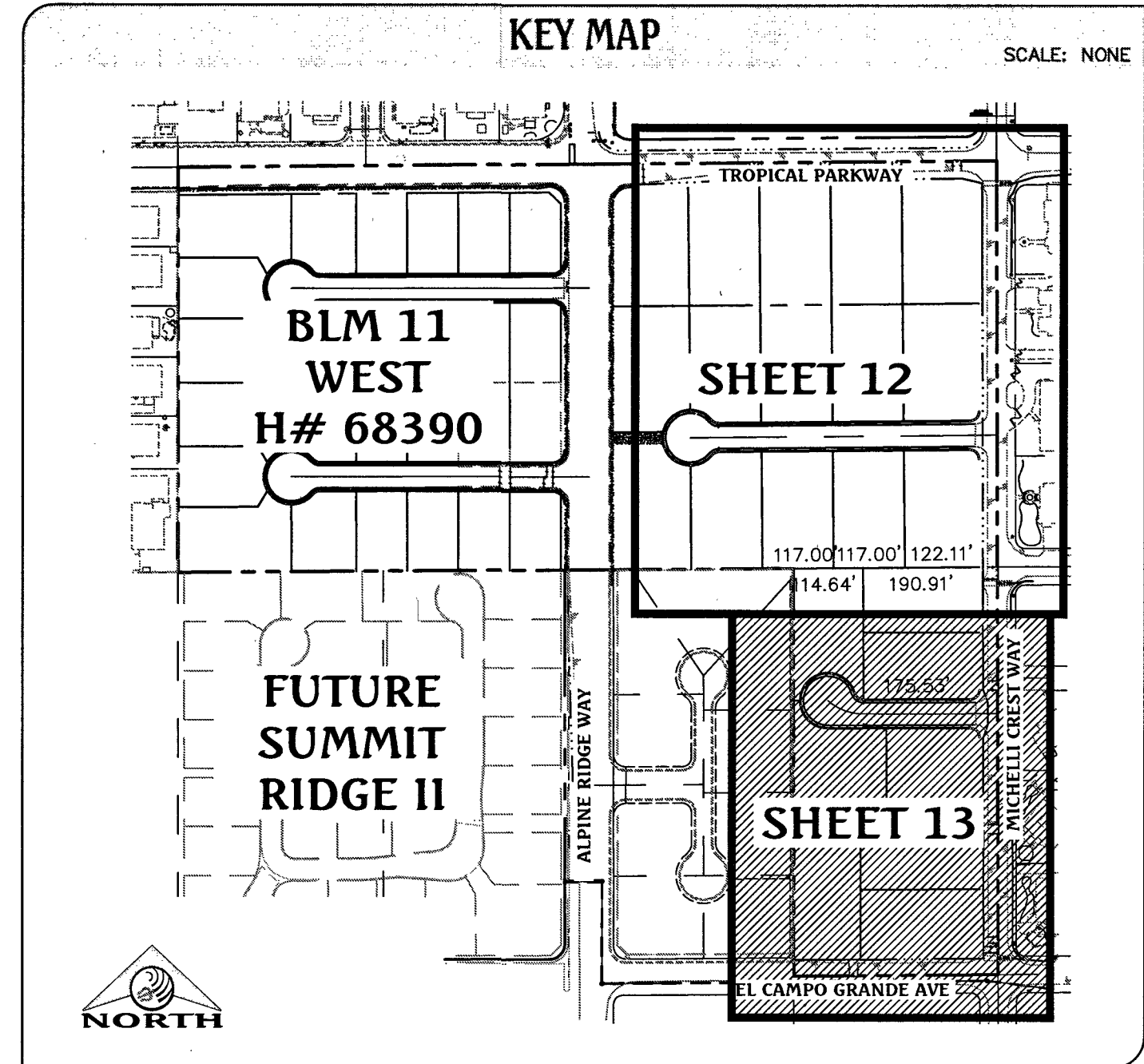
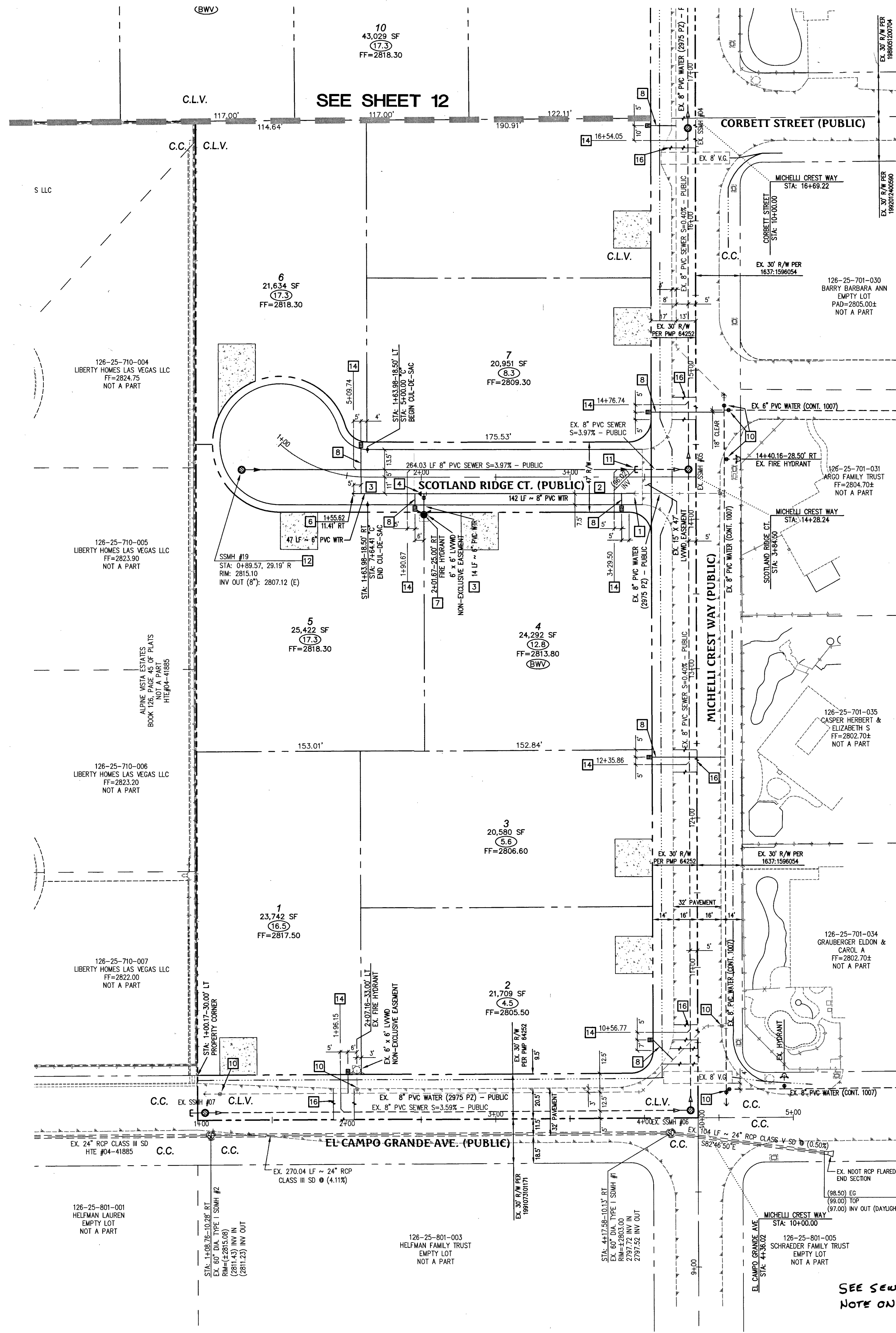
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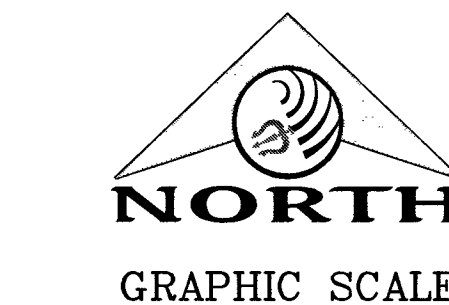
WATER & SEWER CONSTRUCTION NOTES

- POC (2975 P2) - REMOVE EXISTING BLOW OFF W/ CAP PER UDACS PLATE No. 36 AND EXTEND 8" PVC WATER PIPE PER UDACS PLATE No. 17.
- INSTALL 8" PVC WATER PIPE PER UDACS PLATE No. 17.
- INSTALL 6" PVC WATER PIPE PER UDACS PLATE No. 17.
- INSTALL 8"x6" REDUCER PER UDACS PLATE No. 30.
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- INSTALL 2" BLOW OFF ASSEMBLY WITH CAP PER UDACS PLATE No. 36.
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- EX. WATER GATE VALVE, PROTECT IN PLACE, ADJUST/REPLACE CONCRETE COLLAR PER UDACS PLATE No. 39.
- POC - REMOVE CAP AND THRUST BLOCK, CONNECT TO EXISTING SEWER STUB AND EXTEND 8" PVC SEWER PIPE PER DCSWCS SD-16.
- INSTALL 48" MANHOLE PER DCSWCS SD-1A, SD-1B, SD-4 WITH PRECAST BASE, WITH SINGLE COVER.
- INSTALL 8" PVC SEWER PIPE PER DCSWCS SD-16.
- INSTALL 4" PVC SEWER LATERAL WITH MARKER BALL & CURB WARNING, PER DCSWCS SD-22 AND SD-25.
- EX. SEWER MANHOLE, PROTECT IN PLACE, ADJUST RIM PER DCSWCS SD-4 & SD-5 IF APPLICABLE.
- SAWCUT AND MATCH EXISTING ASPHALT.

PROTECT IN PLACE AND ADJUST LVWD. EXISTING FACILITIES TO FINISHED GRADE. ALL LVWD FACILITIES SHALL BE ACCESSIBLE AT ALL TIMES.
ESN. 078 01/05/15

WATER SERVICE CONNECTION NOTE

SERVICE LATERALS FOR LOTS: 1-3, 7-8 WILL BE TAPPED ON EXISTING MAIN BY OWNER'S CONTRACTOR UNDER DIRECTION OF THE LVWD.



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 SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA RECORDS' 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 (NAVD83)
ELEVATION = 2,888.33 U.S. FEET (NAVD88)

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. UTILITY MANHOLE	EXISTING UTILITY MANHOLE
UTILITY MANHOLE	PROPOSED UTILITY MANHOLE
EX. VALVE	EXISTING VALVE
VALVE	PROPOSED VALVE
EX. REDUCER	EXISTING REDUCER
REDUCER	PROPOSED REDUCER
EX. STANDARD FIRE HYDRANT	EXISTING STANDARD FIRE HYDRANT
STANDARD FIRE HYDRANT	PROPOSED STANDARD FIRE HYDRANT
EX. BACK WATER VALVE	EXISTING BACK WATER VALVE
BACK WATER VALVE	PROPOSED BACK WATER VALVE
EX. STREET LIGHT	EXISTING STREET LIGHT
STREET LIGHT	PROPOSED STREET LIGHT
EX. 100W HPS STREET LIGHT	EXISTING 100W HPS STREET LIGHT
100W HPS STREET LIGHT	PROPOSED 100W HPS STREET LIGHT
EX. 150W HPS STREET LIGHT	EXISTING 150W HPS STREET LIGHT
150W HPS STREET LIGHT	PROPOSED 150W HPS STREET LIGHT
EX. 200W HPS STREET LIGHT	EXISTING 200W HPS STREET LIGHT
200W HPS STREET LIGHT	PROPOSED 200W HPS STREET LIGHT
EX. 250W HPS STREET LIGHT	EXISTING 250W HPS STREET LIGHT
250W HPS STREET LIGHT	PROPOSED 250W HPS STREET LIGHT
EX. 400W HPS STREET LIGHT	EXISTING 400W HPS STREET LIGHT
400W HPS STREET LIGHT	PROPOSED 400W HPS STREET LIGHT
EX. CONCRETE DRIVEWAY	EXISTING CONCRETE DRIVEWAY
CONCRETE DRIVEWAY	PROPOSED CONCRETE DRIVEWAY

FIRE FLOW CALCULATIONS

THE FIRE FLOW REQUIREMENT IS: 2,000 GALLONS PER MINUTE 20 PSI RESIDUAL PRESSURE.
BASED ON:
SQUARE FOOTAGE: 6,700 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 HOMES GREATER THAN 6,700 SF - YES*
SPRINKLER SYSTEM HOMES LESS THAN 6,700 SF - NO
* HOMES WITH SQUARE FOOTAGES GREATER THAN 6,700 S.F. ARE EQUIPPED WITH FULL AUTOMATIC FIRE SPRINKLER SYSTEM (NPA 130) WHICH ALLOWS REDUCTION IN REQUIRED FIRE FLOW TO A FLOW RATE BELOW THE REQUIRED 2,000 GPM SHOWN ABOVE.

FIRE DEPARTMENT APPROVAL

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

APPROVED FOR CONSTRUCTION

DATE: 5/10/17 PROJECT No.: 125228
LVWD APPROVED FIRE FLOW 2,000 GPM @ 20 PSI RESIDUAL

APPROVALS
LAS VEGAS FIRE AND RESCUE
DATE: 5/18/17
10745050-1

Triton Engineering
6757 W. Charleston Blvd.
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DR HORTON
BLM SITE 11 EAST
ON-SITE IMPROVEMENT PLANS
UTILITY PLAN II

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

SHEET 13 OF 15
C.L.V. DWG# 68388

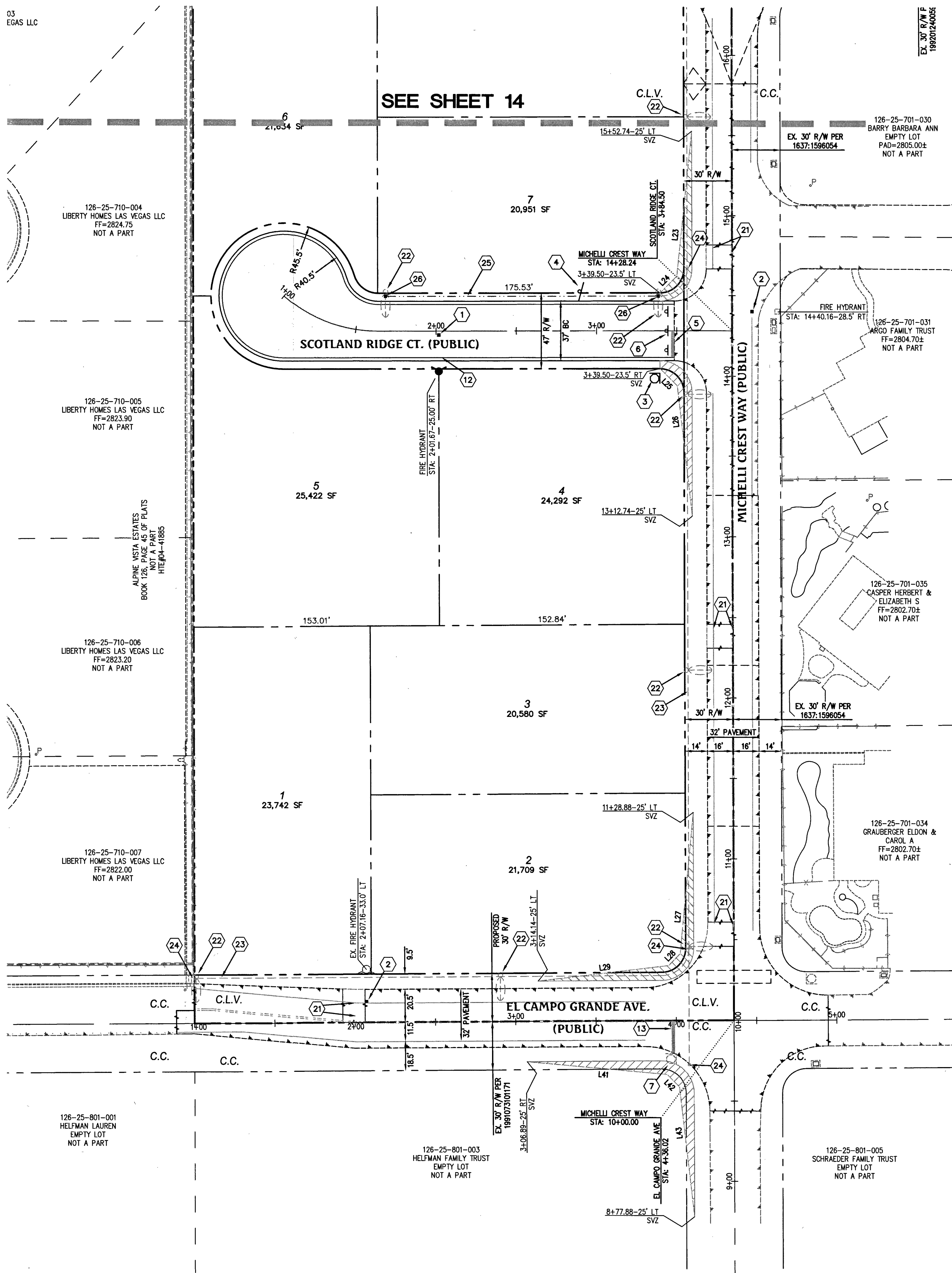
PROJ#125228 AGREER#16200 QS125-25-SE

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03
EGAS LLC

EX. 30' R/W PER
1892024005

SEE SHEET 14



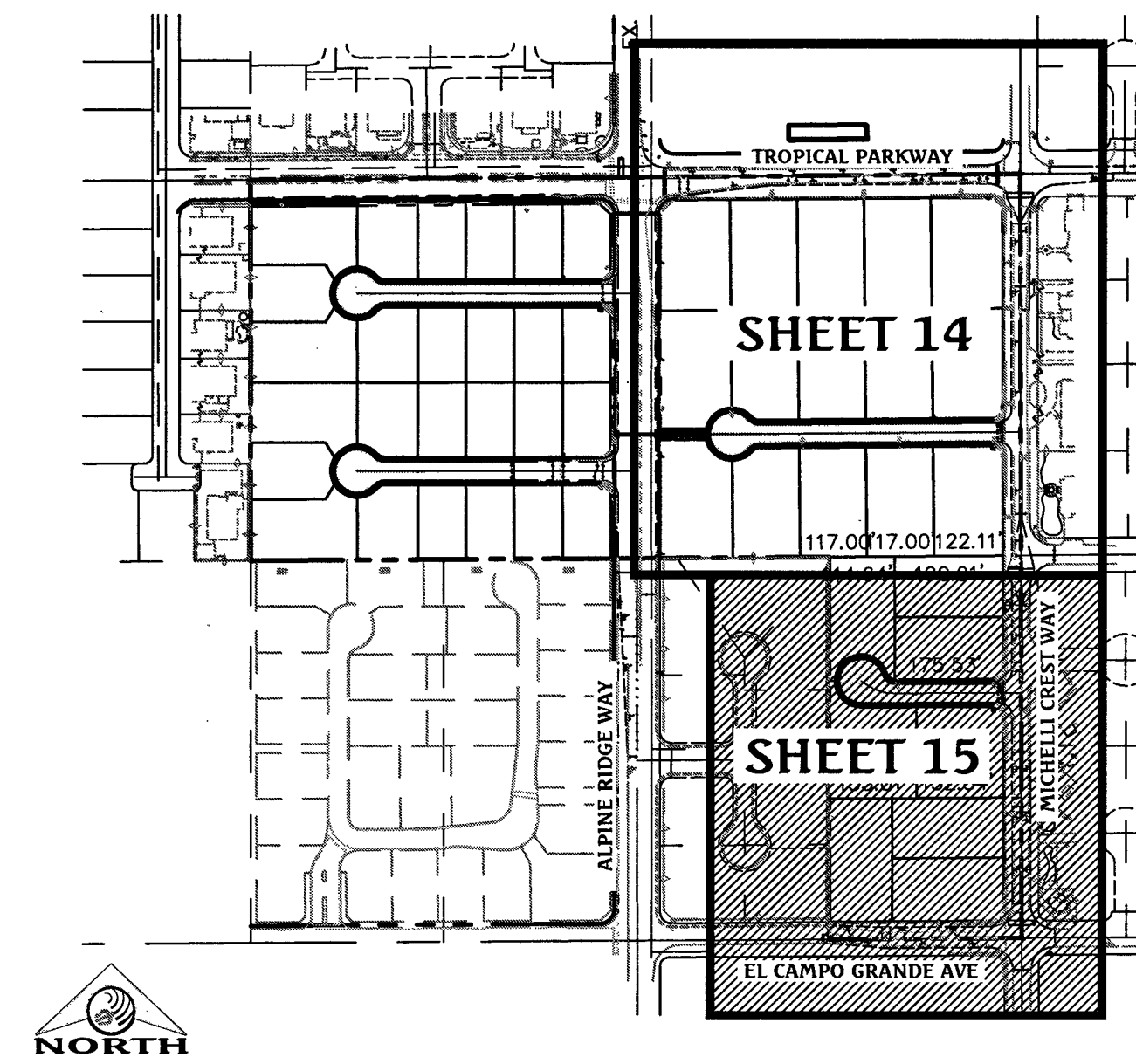
CITY OF LAS VEGAS TRAFFIC NOTES

- 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 ENCROACHED UPON BY A CONSTRUCTION WORK ZONE AND PUBLIC WORKS STAFF IDENTIFIES A NEED FOR STUDENTS TO BE ASSISTED IN THE SAFE CROSSING THROUGH THAT WORK ZONE, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A QUALIFIED "CROSSING GUARD". THE GUARD SHALL BE PRESENT FOR THE FULL DURATION OF TIME THAT CHILDREN ARE LIKELY TO BE PRESENT.
- 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 VP CLASS 8 REFLECTIVE SHEETING OR APPROVED EQUAL. ALL NEW TRAFFIC SIGNS, EXCEPT STREETNAME AND SCHOOL SPEED LIMIT SIGNS, SHALL HAVE 3M SERIES 1180 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 IMSA 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 PROJECTS 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



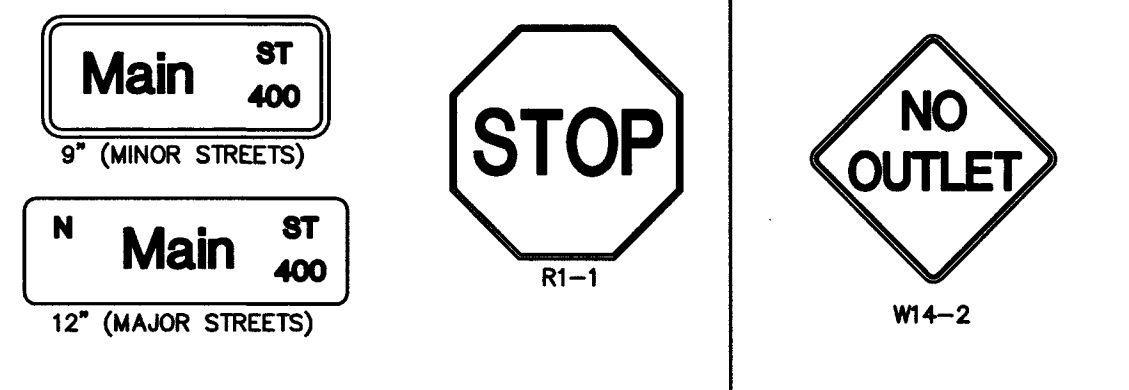
TRAFFIC QUANTITIES

BLUE COLORED REFLECTIVE RAISED PAVEMENT MARKER	2 EA
2" WIDE WHITE STOP BAR	34 LF
W4-2 "NO OUTLET" SIGN	2 EA
30" R1-1 STOP SIGN	2 EA
9" D-3 STREET NAME SIGNS	4 EA
2" STLT CONDUIT WITH (2) #4 & (1) #8 THW COPPER CONDUCTORS	772 LF
NO. 3 1/2 CONCRETE PULLBOX WITH METAL COVER	6 EA

DIMENSION	LINE	LENGTH	BEARING
C=11'	L23	90.86'	S54°53'38"W
D=9'	L24	15.02'	S44°50'09"E
C=11'	L25	15.26'	S45°09'51"E
D=9'	L26	81.73'	S6°38'02"E
A=104'	L27	87.93'	S5°19'32"W
B=10'	L28	10.34'	S44°41'45"W
D=9'	L29	81.86'	S8°30'52"W
A=104'	L41	87.68'	S84°56'58"E
B=10'	L42	10.55'	S45°18'14"E
D=9'	L43	81.80'	S6°38'12"E

TRAFFIC SIGN GRAPHICAL DEPICTION

NOT TO SCALE



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 OFF SALVAGED ITEMS.

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

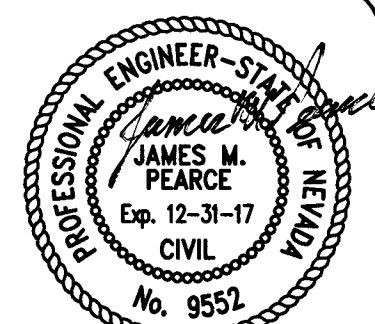
BENCHMARK # 1C99255SW6
RIVET AND SQUARE ALUMINUM PLATE IN NORTHEAST CORNER OF A CONCRETE BASE FOR LARGE POWER POLE (#40-8) AT THE WEST END OF ANN ROAD
ELEVATION = 880.365 METERS (NAVD'88)
ELEVATION = 2,886.33 U.S. FEET (NAVD'88)

107Y5050-1

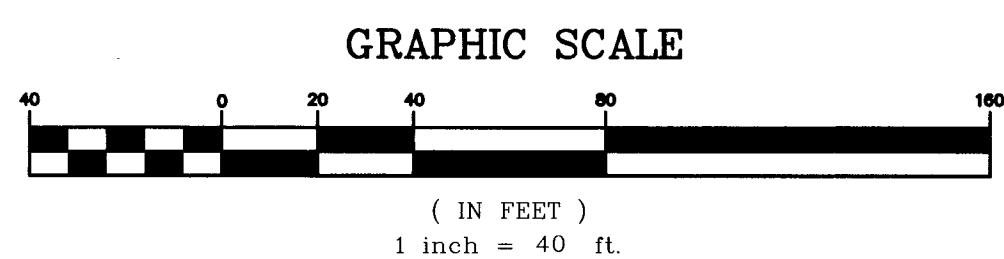
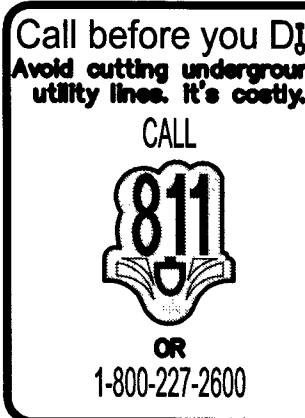
Triton Engineering
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146

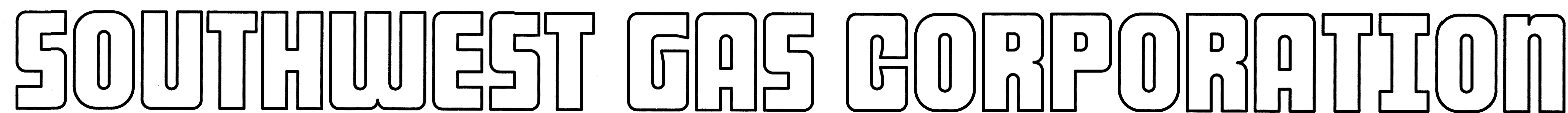


DR HORTON
BLM SITE 11 EAST
ON-SITE IMPROVEMENT PLANS
TRAFFIC PLAN II



SHEET **15** OF 15
C.L.V. DWG.#
68388





BLM SITE 11 EAST
CLARK COUNTY & CITY OF LAS VEGAS, NV
WR #3325357 - NEW INSTALL
WR #3351873 - SYSTEM IMPROVEMENT

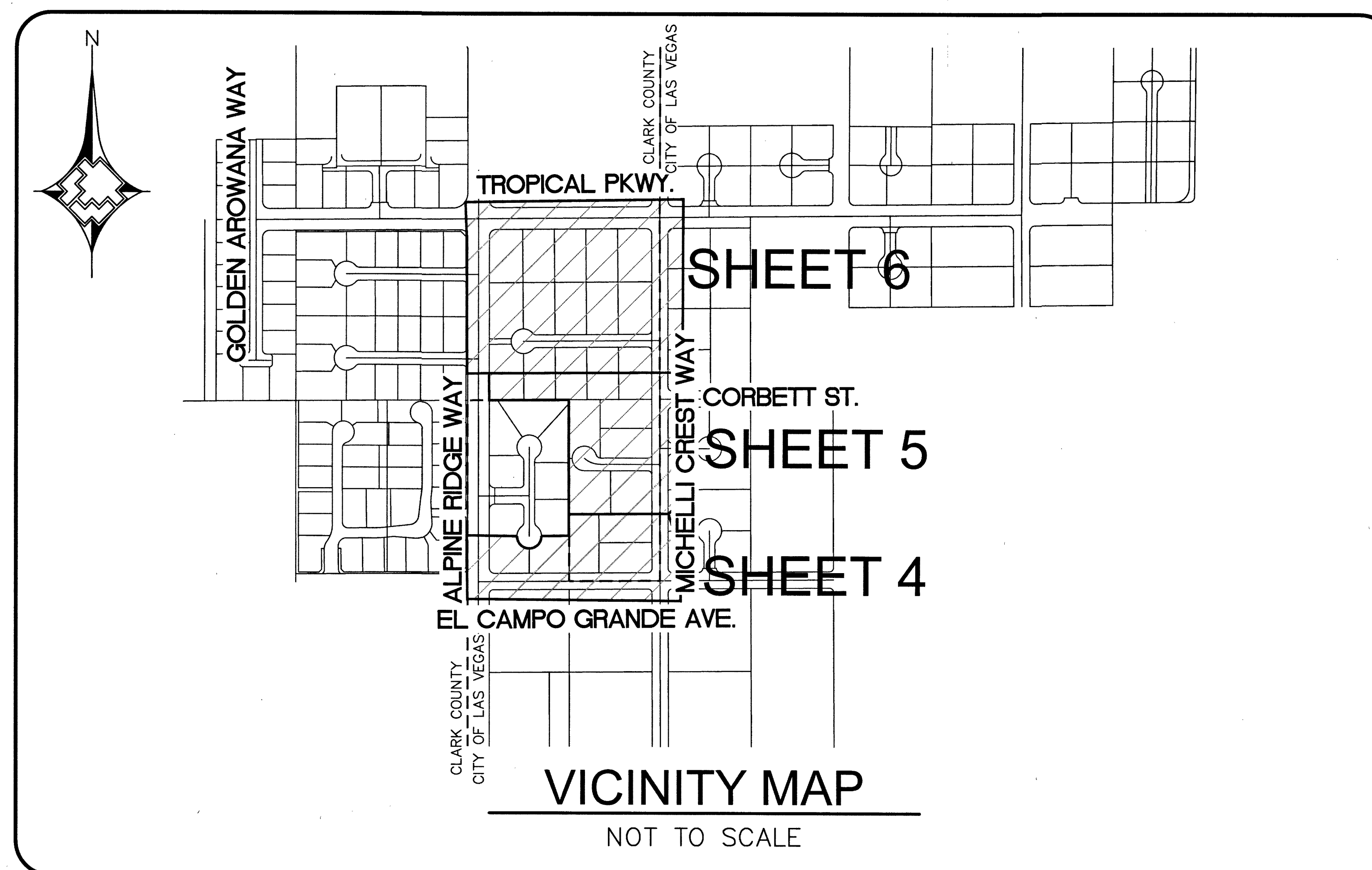
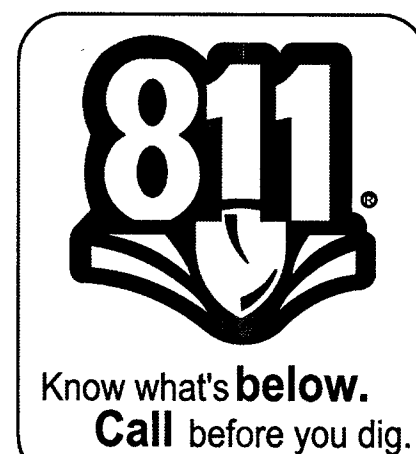
City of
Las Vegas

Total footage located in Public ROW 3,176'

APPROVED FOR CONSTRUCTION

THIS APPROVAL IS FOR WORK IN CLV R/W OR CLV
EASEMENTS ONLY. OBTAINING PERMISSION OR
EASEMENTS FOR WORK SHOWN ON PRIVATE PROPERTY
IS THE RESPONSIBILITY OF THE UTILITY.

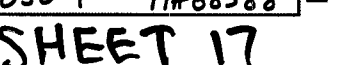
See Cover of H#68388

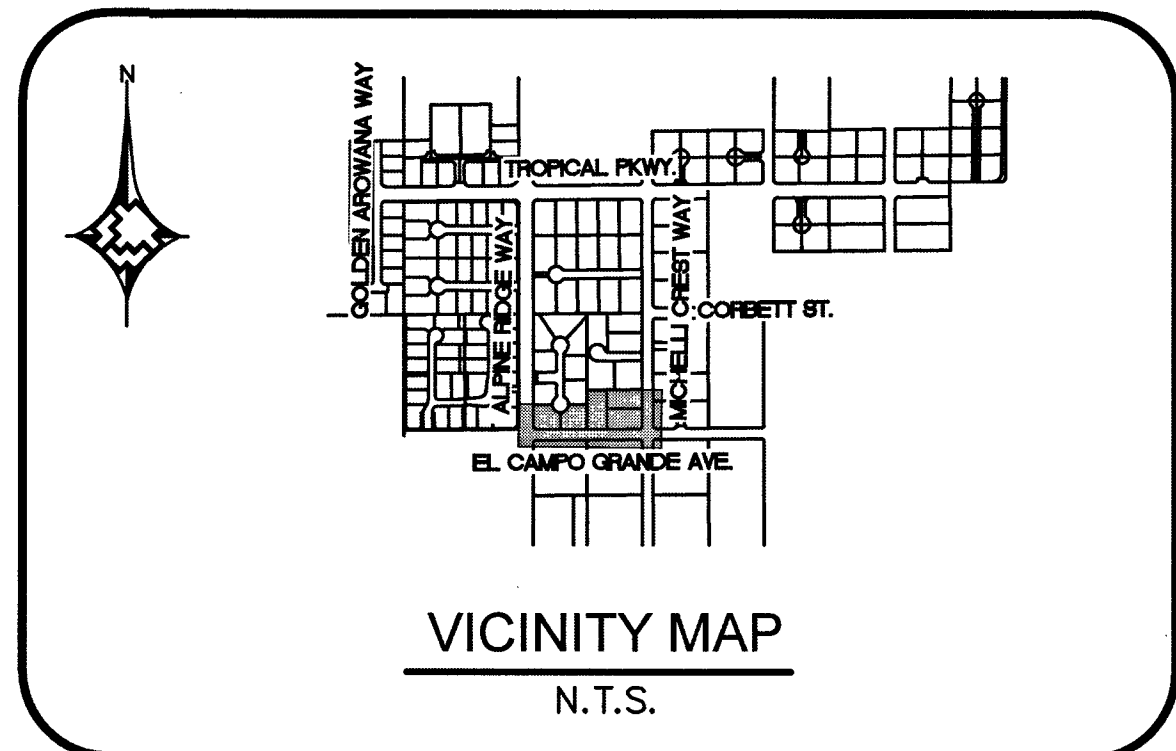
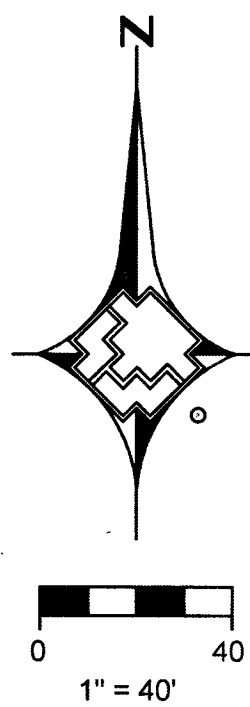


- # LEGEND
- | | |
|---------|--------------------------------|
| | EXISTING GAS LINE |
| | GAS LINE TO BE ABANDONED |
| | EXISTING GAS SERVICE |
| | PROPOSED MAIN GAS LINE (NEW) |
| | PROPOSED SERVICE LATERAL (NEW) |
| | PROPOSED SERVICE LINE (NEW) |
| | RIGHT OF WAY LINE |
| | STREET CENTERLINE |
| | PROPERTY LINE |
| | BACK OF CURB |
| | MATCHLINE |
| | PAVEMENT CUT AND REPAIR |
| | EXISTING ANODELESS RISER |
| | EXISTING ANODE RISER |
| | EXISTING GAS LIGHT |
| | EXISTING GAS VALVE |
| STL (1) | PROPOSED MAIN CALL OUT |
| PE (1) | ABANDONED FACILITIES CALL OUT |
| (1) | GAS DIMENSIONS |
| | |
| | EFV |

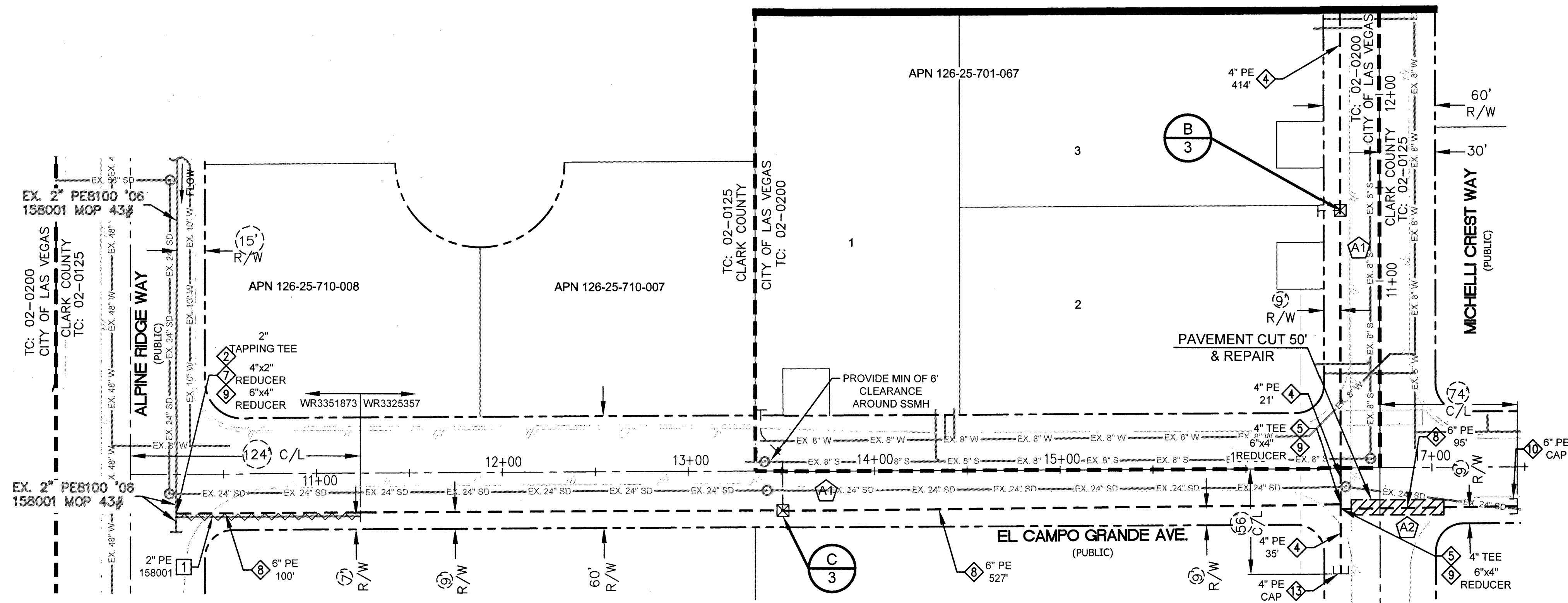
- # SHEET INDEX
-
- | | | |
|----|---------------------------|--|
| 1. | COVER SHEET | |
| 2. | ABBREVIATION & NOTES | |
| 3. | MATERIALS & SIGNATURES | |
| 4. | DESIGN PLAN | |
| 5. | DESIGN PLAN | |
| 6. | DESIGN PLAN | |
| 7. | TYPICAL SWPPP BMP DETAILS | |

[illegible]





MATCHLINE - SEE SHEET 5



MATERIAL LIST FOR PROPOSED DISTRIBUTION FACILITIES-WR3325357 (TC: 02-0200)		
ITEM#	STOCK ID#	DESCRIPTION
1	100-5101	PROPOSED 2" PE MAIN
2	160-8171	PROPOSED 2" PE TAPPING TEE
3	140-3060	PROPOSED 2" PE CAP
4	100-5201	PROPOSED 4" PE MAIN
5	140-3076	PROPOSED 4" PE TEE
6	140-5311	PROPOSED 4"x2" PE REDUCING TEE
7	140-5118	PROPOSED 4"x2" PE REDUCER
8	160-8335	PROPOSED 4"x1" PE TAPPING TEE WEFV
9	140-3062	PROPOSED 4" PE CAP
10	160-8577	PROPOSED 2"x1" PE TAPPING TEE W EFV
11	101-8526	PROPOSED 1" PE SERVICE
12	850-8773	PROPOSED 1" PE CAP
13	160-8405	PROPOSED 1" PE COUPLING W/ EFV
14	160-8551	PROPOSED 2"x1" PE TAP TEE

MATERIAL LIST FOR PROPOSED DISTRIBUTION FACILITIES-WR3351873 (TC: 02-0125)		
ITEM#	STOCK ID#	DESCRIPTION
2	160-8171	PROPOSED 2" PE TAPPING TEE
7	140-5118	PROPOSED 4"x2" PE REDUCER
8	100-0033	PROPOSED 6" PE MAIN
9	140-3080	PROPOSED 6"x4" PE REDUCER

MATERIAL LIST FOR ABANDONED FACILITIES-WR3351873 (TC: 02-0125)		
ITEM#	STOCK ID#	DESCRIPTION
11	3760102	CUT, ABANDON & REMOVE EX. 2" PE '06 MOP 43#

MATERIAL LIST FOR PROPOSED DISTRIBUTION FACILITIES-WR3325357 (TC: 02-0125)		
ITEM#	STOCK ID#	DESCRIPTION
4	100-5201	PROPOSED 4" PE MAIN
5	140-3076	PROPOSED 4" PE TEE
8	100-0033	PROPOSED 6" PE MAIN
9	140-3080	PROPOSED 6"x4" PE REDUCER
10	140-3064	PROPOSED 6" PE CAP
12	160-8392	PROPOSED 6"x1" PE TAPPING TEE WEFV
13	140-3062	PROPOSED 4" PE CAP
14	101-8526	PROPOSED 1" PE SERVICE

RTC NOTES:

PAVEMENT REPAIR SHALL CONFORM TO RTC:

A1 503

A2 500.5



NO.	DESCRIPTION	BY	DATE	APPVD
REVISIONS				
SOUTHWEST GAS CORPORATION				
TAX CODES	UNIT NO.	UNIT TYPE	INSTL. PROPOSED	RETIRED COMPLETED
PROPERTY UNITS				

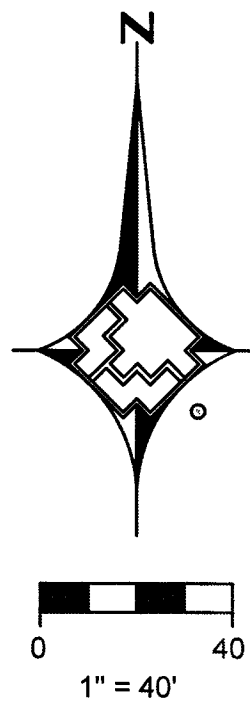
AS-BUILT DRAWING-PRESSURE TEST DATA		
PIPE DIA.	TEST MEDIUM	TEST METHOD
PIPE LENGTH	☐ AIR	☐ GAUGE
PIPE TYPE	☐ NITROGEN	☐ CHART
MIN DURATION	☐ WATER	☐ PRESS REC SNM
TEST PRES. (PSIG) (MAX)	(MIN)	
TIME (HOURS) (STOP)	(STOP)	
DATE (START)	(STOP)	
PERFORMED BY:		
VERIFIED BY:		

INDIVIDUAL PERFORMING VISUAL INSPECTION	
VISUAL INSPECTION CERTIFICATION	
I HAVE VISUALLY INSPECTED ALL HEATED FUSIONS, SOLVENT CEMENT, MECHANICAL JOINTS, AND WELDS THAT HAVE PERFORMED	
NAME	DATE
AS-BUILTS ACCEPTED BY	DATE
POSTED BY	DATE
POSTING QC'D BY	DATE

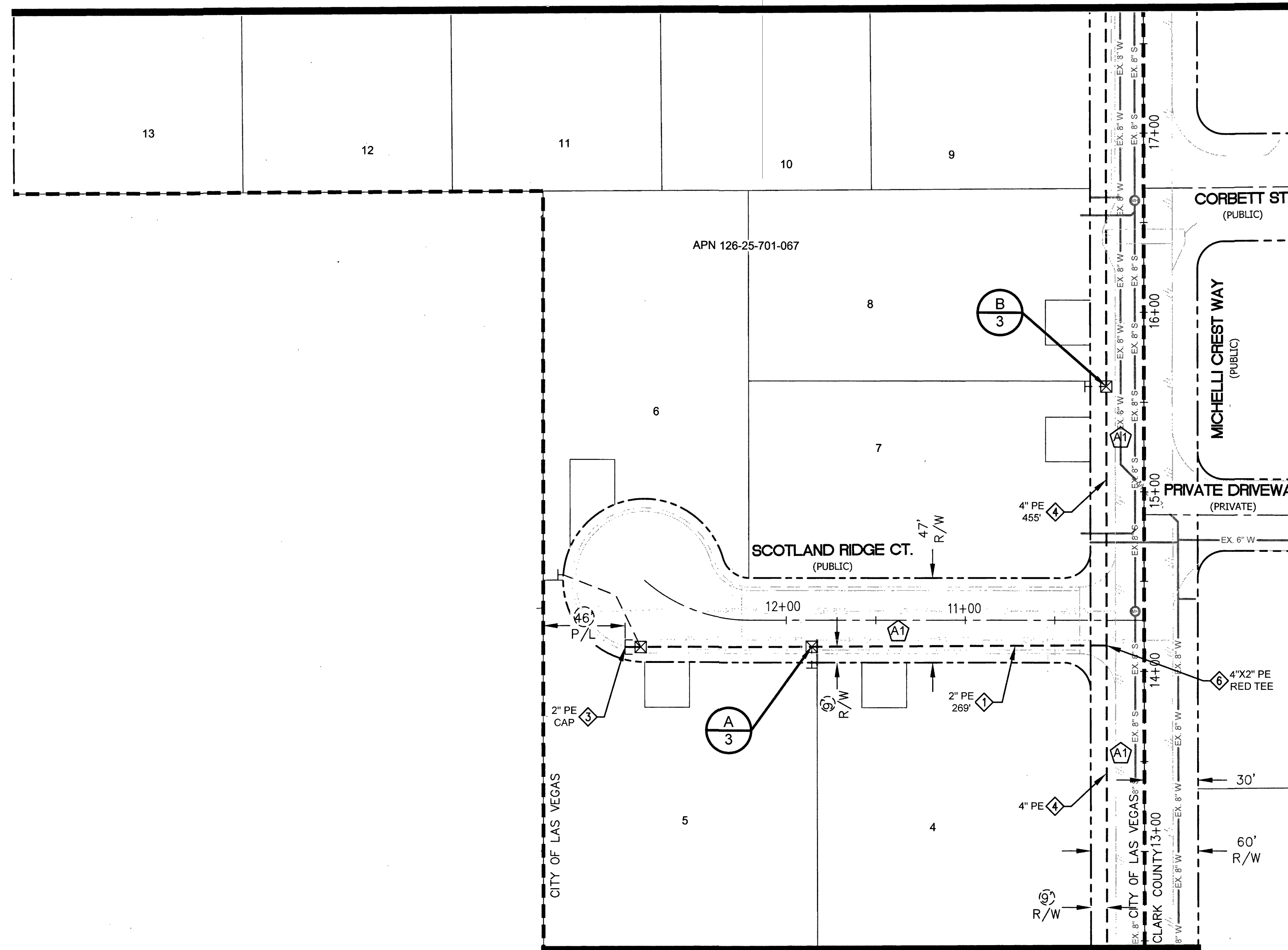
CONSTRUCTION	
INSPECTOR	FOREMAN
REVIEWED BY	
PERMIT INFORMATION	
CLARK COUNTY & CITY OF LAS VEGAS TAX CODE 02-0125, 02-0200	

ISOLATION AREA	
ISO_21	DIST_024
W.R. NO.	
3325357	3351873
LOCATION	
SEC 25	T19S R59E
M.D.M.	

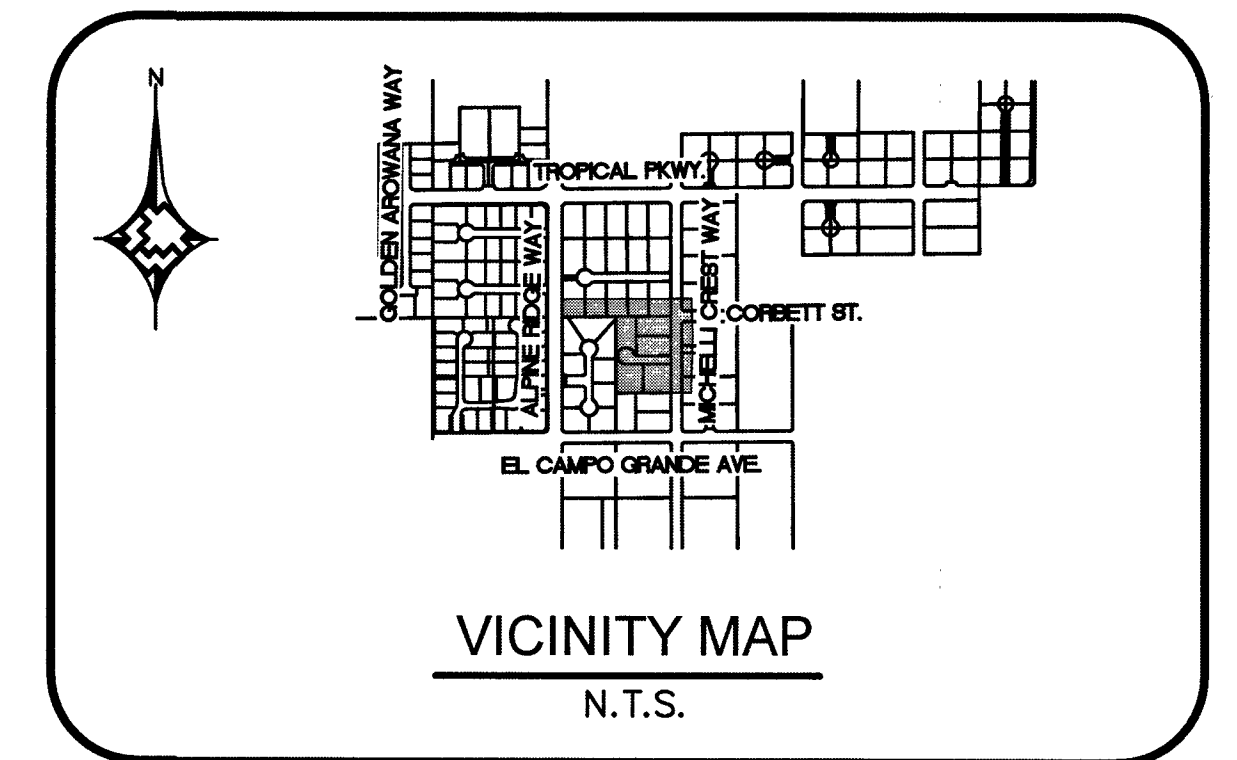
ENGINEER/TECH: JACOB SAKAGUCHI	PHONE: (702) 365-2014
ACCOUNT REP: SHANTE ANDERSON	PHONE: (702) 528-8596
PROJECT CONTACT: CHRISTOPHER FOLEY	PHONE: (702) 232-8248
SHEET NO: 4 OF 7	SCALE: 1" = 40'
DWN. BY: SEI	CHKD. BY:
DATE: 06/09/2017	APPVD. BY:
TITLE	
BLM SITE 11 EAST DESIGN PLAN	
1075050-1	



MATCHLINE - SEE SHEET 6



MATCHLINE - SEE SHEET 4



MATERIAL LIST FOR PROPOSED DISTRIBUTION FACILITIES-WR3325357		
ITEM#	STOCK ID#	DESCRIPTION
1	100-5101	PROPOSED 2" PE MAIN
2	160-8171	PROPOSED 2" PE TAPPING TEE
3	140-3060	PROPOSED 2" PE CAP
4	100-5201	PROPOSED 4" PE MAIN
5	140-3076	PROPOSED 4" PE TEE
6	140-5311	PROPOSED 4"x2" PE REDUCING TEE
7	140-5118	PROPOSED 4"x2" PE REDUCER
8	100-0033	PROPOSED 6" PE MAIN
9	140-3080	PROPOSED 6"x4" PE REDUCER
10	140-3064	PROPOSED 6" PE CAP
11	160-8335	PROPOSED 4"x1" PE TAPPING TEE W/EFV
12	160-8392	PROPOSED 6"x1" PE TAPPING TEE W/EFV
13	140-3062	PROPOSED 4" PE CAP
14	160-8577	PROPOSED 2"x1" PE TAPPING TEE W/ EFV
15	101-8526	PROPOSED 1" PE SERVICE
16	850-8773	PROPOSED 1" PE CAP

MATERIAL LIST FOR PROPOSED DISTRIBUTION FACILITIES-WR3351873		
ITEM#	STOCK ID#	DESCRIPTION
2	160-8171	PROPOSED 2" PE TAPPING TEE
7	140-5118	PROPOSED 4"x2" PE REDUCER
8	100-0033	PROPOSED 6" PE MAIN
9	140-3080	PROPOSED 6"x4" PE REDUCER

MATERIAL LIST FOR ABANDONED FACILITIES-WR3351873		
ITEM#	STOCK ID#	DESCRIPTION
1	3760102	CUT, ABANDON & REMOVE EX. 2" PE '06 MOP 43#

RTC NOTES:
PAVEMENT REPAIR SHALL CONFORM TO RTC:
A1 503
A2 500.5



1. _____ 2. _____ 3. _____ 4. _____				NO. DESCRIPTION BY DATE APPVD				REVISIONS				TAX CODES UNIT NO. UNIT TYPE INSTL. RETIRED INSTL. RETIRED PROPOSED COMPLETED				PROPERTY UNITS				AS-BUILT DRAWING-PRESSURE TEST DATA PIPE DIA. _____ TEST MEDIUM _____ TEST METHOD _____ PIPE LENGTH _____ GAUGE _____ PIPE TYPE _____ WATER GAUGE/ PRESS REC SN# _____ MIN DURATION _____ TEST PRES. (PSIG): (MAX) _____ (MIN) _____ TIME: (START) _____ (STOP) _____ DATE: (START) _____ (STOP) _____ PERFORMED BY: _____ SVS VERIFIED BY: _____				INDIVIDUAL PERFORMING VISUAL INSPECTION VISUAL INSPECTION CERTIFICATION I HAVE VISUALLY INSPECTED ALL HEATED FUSION JOINTS, JOINT CEMENT, MECHANICAL JOINTS, AND WELDS THAT HAVE BEEN PERFORMED NAME _____ DATE _____ AS-BUILTS ACCEPTED BY _____ DATE _____ POSTED BY _____ DATE _____ POSTING QC'D BY _____ DATE _____				CONSTRUCTION INSPECTOR _____ FOREMAN _____ REVIEWED BY _____ PERMIT INFORMATION CLARK COUNTY & CITY OF LAS VEGAS TAX CODE 02-0125				ISOLATION AREA ISO_21 DIST_024		W.R. NO. 3325357 3351873		ENGINEER/TECH: JACOB SAKAGUCHI ACCOUNT REP: SHANTE ANDERSON PROJECT CONTACT: CHRISTOPHER FOLEY SHEET NO: 5 OF 7 DWN. BY: SEI SCALE: 1" = 40' CHKD. BY: _____ DATE: 04/20/2017 APPVD. BY: _____ TITLE				PHONE: (702) 365-2014 PHONE: (702) 528-8596 PHONE: (702) 232-8248 DATE: 04/20/2017 APPVD. BY: _____			
--	--	--	--	-------------------------------	--	--	--	-----------	--	--	--	---	--	--	--	----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--------------------------------------	--	--------------------------------	--	---	--	--	--	---	--	--	--

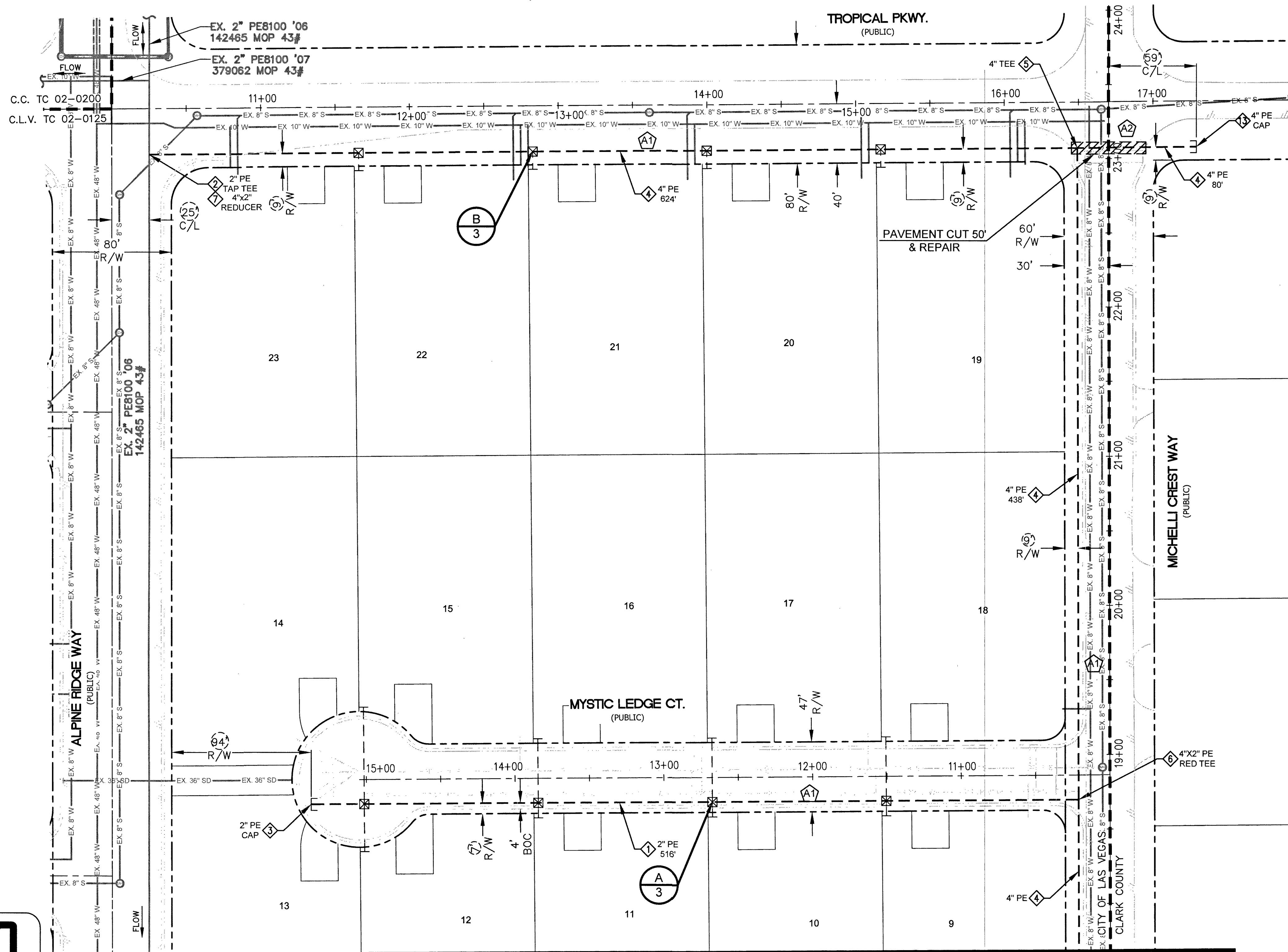
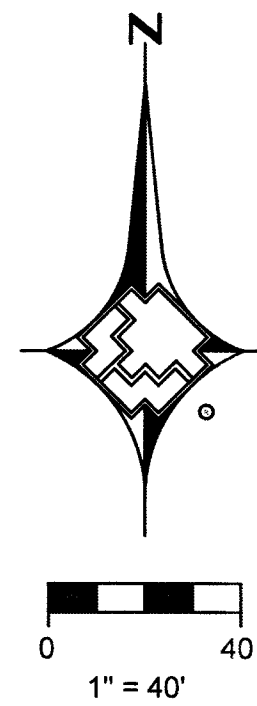


BLM SITE 11 EAST
DESIGN PLAN

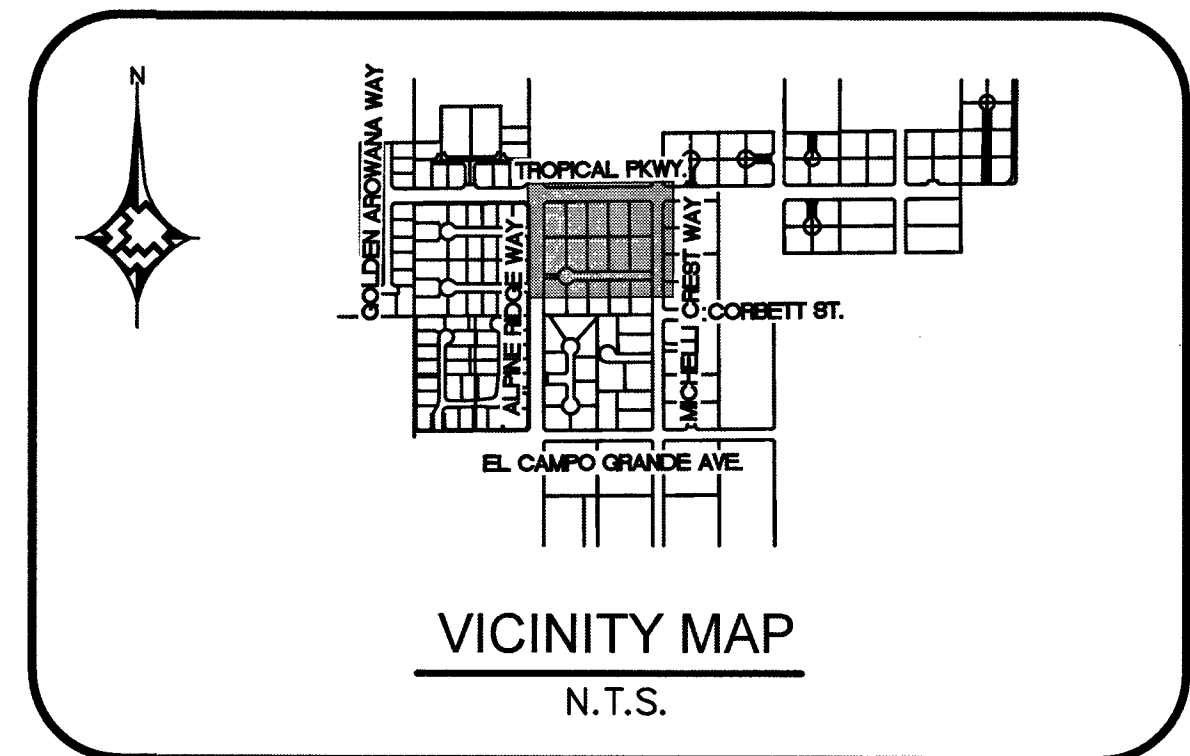


107Y5050-1 HW#68388
SHEET 20

DOC_3325357_3351873



MATCHLINE - SEE SHEET 5



MATERIAL LIST FOR PROPOSED DISTRIBUTION FACILITIES-WR3325357		
ITEM#	STOCK ID#	DESCRIPTION
1	100-5101	PROPOSED 2" PE MAIN
2	160-8171	PROPOSED 2" PE TAPPING TEE
3	140-3060	PROPOSED 2" PE CAP
4	100-5201	PROPOSED 4" PE MAIN
5	140-3076	PROPOSED 4" PE TEE
6	140-5311	PROPOSED 4"x2" PE REDUCING TEE
7	140-5118	PROPOSED 4"x2" PE REDUCER
8	100-0033	PROPOSED 6" PE MAIN
9	140-3080	PROPOSED 6"x4" PE REDUCER
10	140-3064	PROPOSED 6" PE CAP
11	160-8335	PROPOSED 4"x1" PE TAPPING TEE W/EFV
12	160-8392	PROPOSED 6"x1" PE TAPPING TEE W/EFV
13	140-3062	PROPOSED 4" PE CAP
14	160-8577	PROPOSED 2"x1" PE TAPPING TEE W/ EFV
15	101-8526	PROPOSED 1" PE SERVICE
16	850-8773	PROPOSED 1" PE CAP

MATERIAL LIST FOR PROPOSED DISTRIBUTION FACILITIES-WR3351873		
ITEM#	STOCK ID#	DESCRIPTION
2	160-8171	PROPOSED 2" PE TAPPING TEE
7	140-5118	PROPOSED 4"x2" PE REDUCER
8	100-0033	PROPOSED 6" PE MAIN
9	140-3080	PROPOSED 6"x4" PE REDUCER

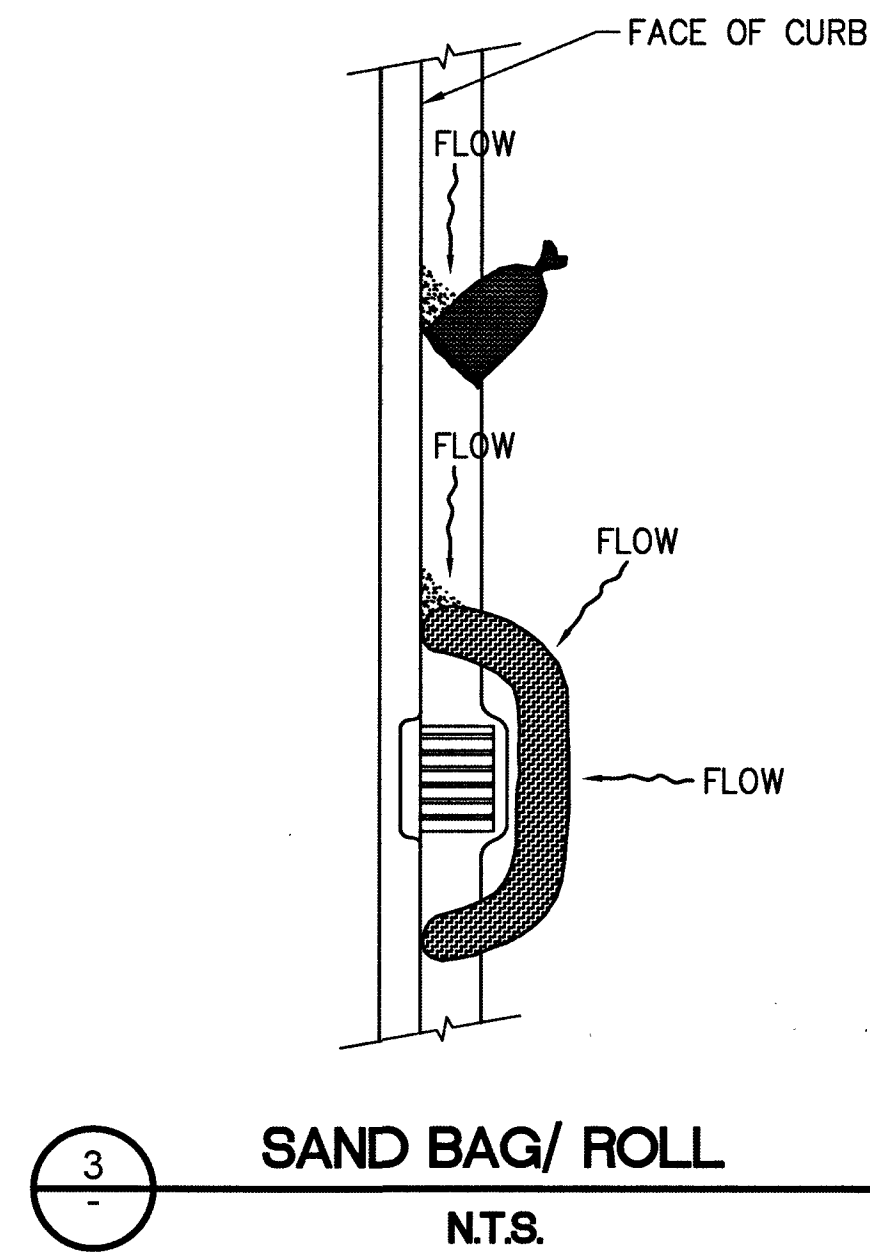
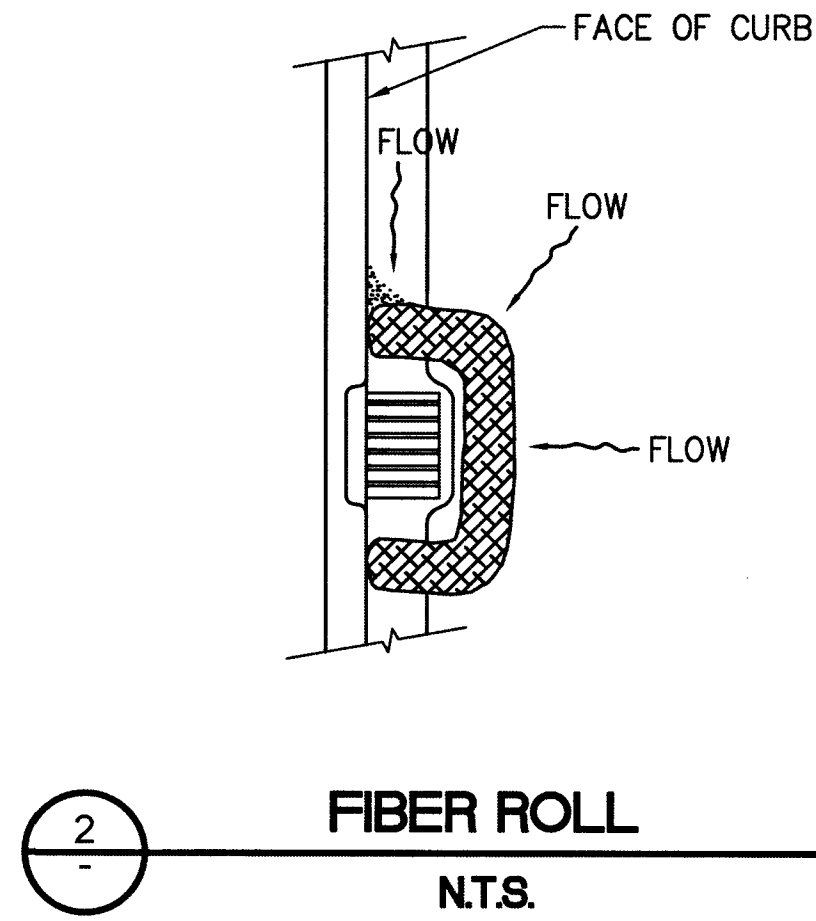
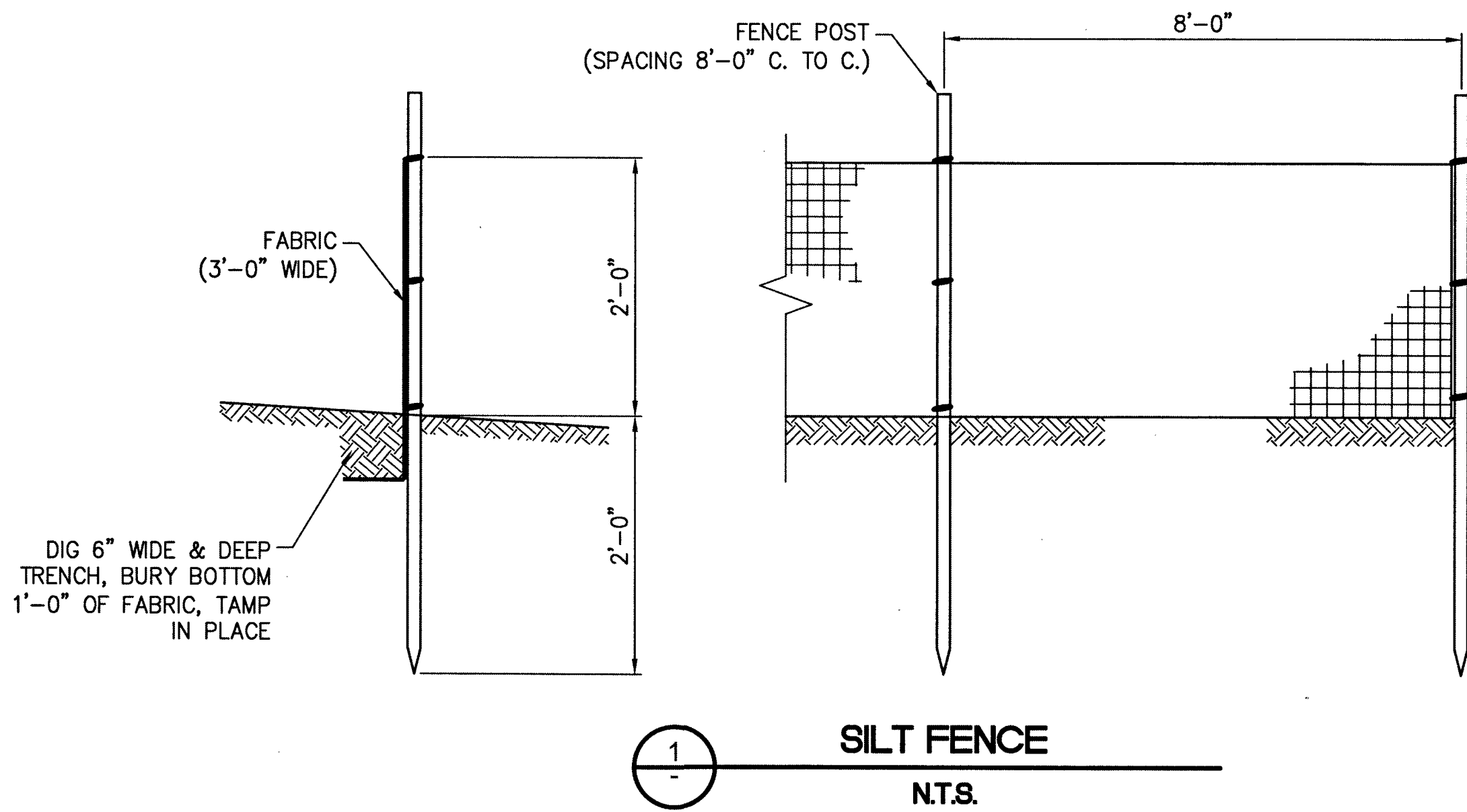
MATERIAL LIST FOR ABANDONED FACILITIES-WR3351873		
ITEM#	STOCK ID#	DESCRIPTION
1	3760102	CUT, ABANDON & REMOVE EX. 2" PE '06 MOP 43#

RTC NOTES:
PAVEMENT REPAIR SHALL CONFORM TO RTC:
A1 503
A2 500.5

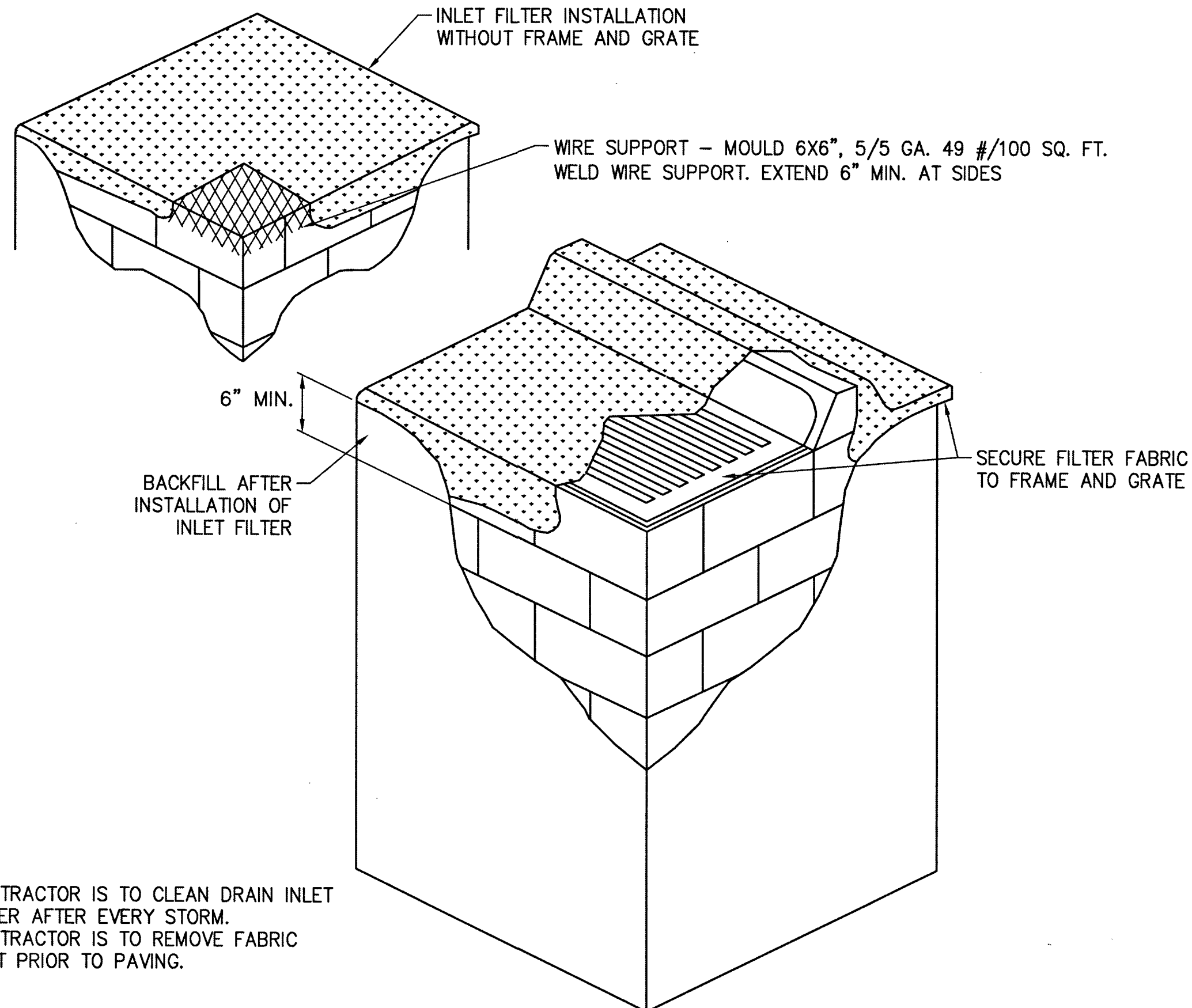
1. 2. 3. 4. NO. DESCRIPTION BY DATE APPVD				AS-BUILT DRAWING-PRESSURE TEST DATA PIPE DIA. _____ PIPE LENGTH _____ PIPE TYPE _____ MIN. DURATION _____ TEST PRES. (PSIG) (MAX) _____ (MIN) _____ TIME (HOURS) (STOP) _____ DATE (START) _____ (STOP) _____ PERFORMED BY _____ SWS VERIFIED BY _____				INDIVIDUAL PERFORMING VISUAL INSPECTION VISUAL INSPECTION CERTIFICATION I HAVE VISUALLY INSPECTED ALL HEATED FUSION JOINTS, MECHANICAL JOINTS, AND WELDS THAT HAVE PERFORMED NAME _____ DATE _____ INSPECTOR _____ FOREMAN _____ REVIEWED BY _____ AS-BUILTS ACCEPTED BY _____ DATE _____ POSTED BY _____ DATE _____ POSTING QC'D BY _____ DATE _____				CONSTRUCTION INSPECTOR _____ FOREMAN _____ REVIEWED BY _____ PERMIT INFORMATION CLARK COUNTY & CITY OF LAS VEGAS TAX CODE 02-0125				ISOLATION AREA ISO 21 DIST_024		W.R. NO. 3325357 3351873		ENGINEER/TECH: JACOB SAKAGUCHI ACCOUNT REP: SHANTE ANDERSON PROJECT CONTACT: CHRISTOPHER FOLEY SHEET NO: 6 OF 7 DWN. BY: SEI SCALE: 1" = 40' DATE: 04/20/2017 CHKD. BY: _____ APPVD. BY: _____ TITLE				PHONE: (702) 365-2014 PHONE: (702) 528-8596 PHONE: (702) 232-8248 DATE: 04/20/2017 APPVD. BY: _____			
REVISIONS				TAX CODES UNIT NO. UNIT TYPE INSTL. RETIRED INSTL. RETIRED PROPOSED COMPLETED				PROPERTY UNITS				BLM SITE 11 EAST DESIGN PLAN				107Y5050-1 H#68388											

DOC_3325357_3351873

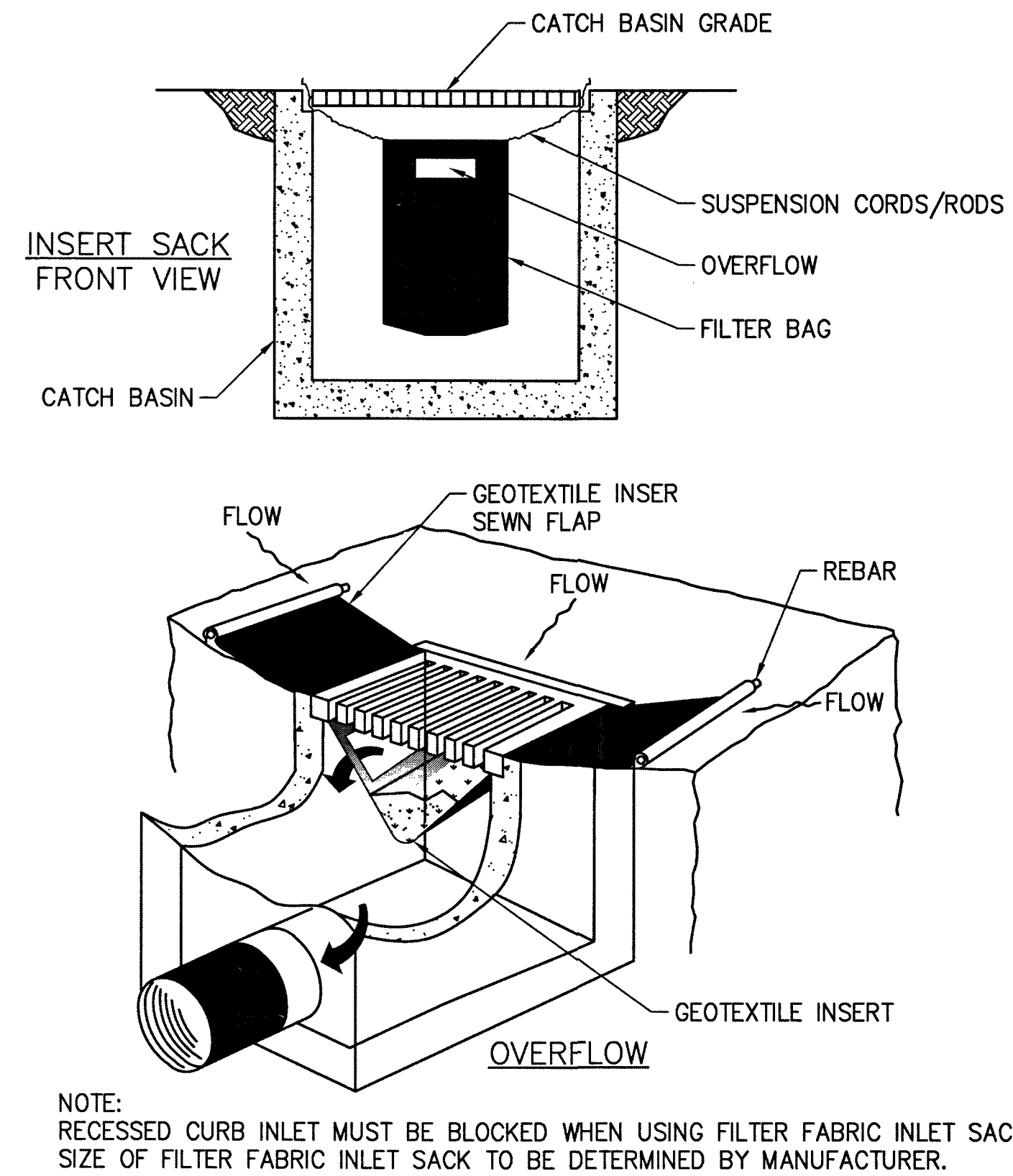
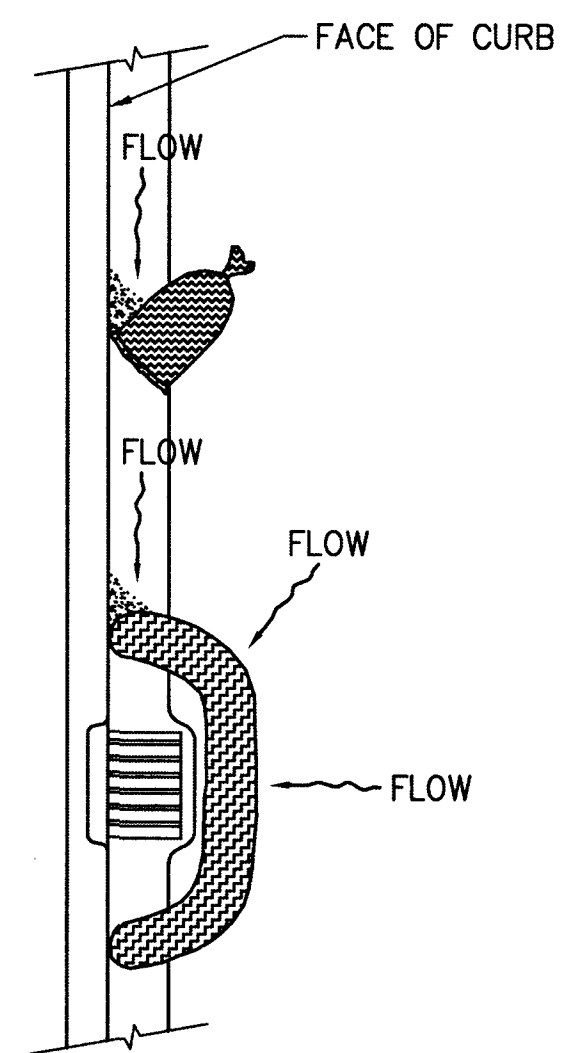
TYPICAL SWPPP BMP DETAILS



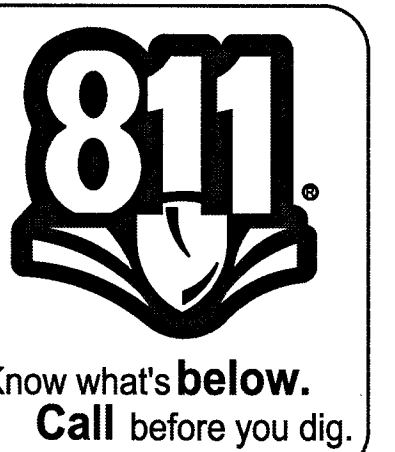
1. SOUTHWEST GAS CORPORATION, IT'S CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL INSTALL ONE OF THE APPROPRIATE BMPs FOR THE PROTECTION OF EXISTING STORM DRAIN INLETS, WITHIN OR SIGNIFICANTLY NEAR ANY IMPROVED RIGHT-OF-WAY, FROM DEBRIS AND SEDIMENT RESULTING FROM CONSTRUCTION OF NATURAL GAS FACILITIES.
2. SOUTHWEST GAS CORPORATION, IT'S CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF 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, USING BEST MANAGEMENT PRACTICES DETAILED ON THIS SHEET.
3. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF SOUTHWEST GAS CORPORATION, IT'S CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE LISTED BMPs ON THIS SHEET DOT NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE CLARK COUNTY CODE - CHAPTER 24.40/STORM SEWER SYSTEM DISCHARGE AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
4. ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.



- NOTE:
1. CONTRACTOR IS TO CLEAN DRAIN INLET FILTER AFTER EVERY STORM.
 2. CONTRACTOR IS TO REMOVE FABRIC JUST PRIOR TO PAVING.



- NOTE:
RECESSED CURB INLET MUST BE BLOCKED WHEN USING FILTER FABRIC INLET SACKS.
SIZE OF FILTER FABRIC INLET SACK TO BE DETERMINED BY MANUFACTURER.

[illegible]

BLM SITE 11 EAST
TYPICAL SWPPP BMP DETAILS

107Y5050-1 H#68388

SHEET 22