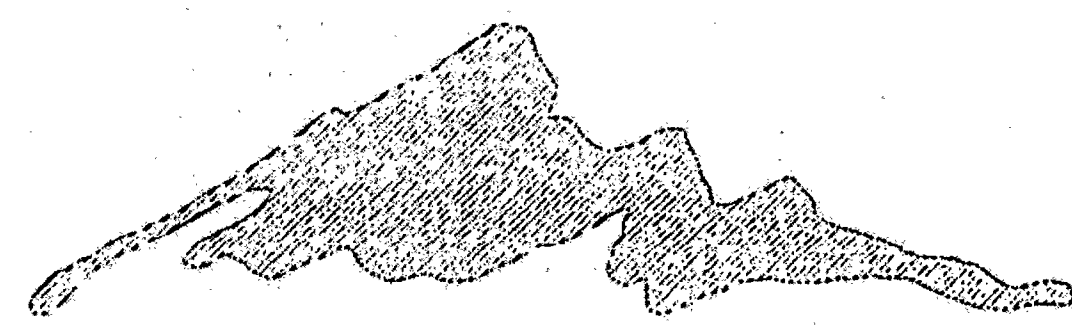


IMPROVEMENT PLANS FOR CORONADO A CONDOMINIUM COMMON INTEREST COMMUNITY WITHIN SUMMERLIN VILLAGE 23A, PARCEL B

CITY OF LAS VEGAS
STATE OF NEVADA
APN# 137-34-810-003

REV	REVISION DESCRIPTION	SHEETS	BY	DATE
1	ADD EXISTING & NEW UTILITY LATERALS & LATERALS	C-6	KB	9/9/19
2	ADD + DELETE WTR LATERALS	C-6, C-7	KPA	6/20/19

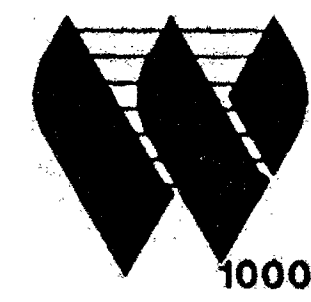

WESTMARK HOMES
4350 S. ARVILLE BLDG. D, STE. 29B
LAS VEGAS, NV. 89103
TEL: (702)-648-2050
FAX: (702)-648-4550

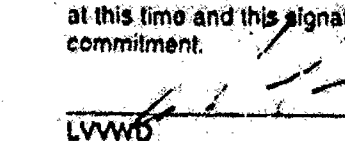
BASIS OF BEARING

NORTH 02°40'58" WEST, BEING THE BEARING OF THE CENTERLINE OF DESERT FOOTHILLS DRIVE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 108, PAGE 29 OF PLATS IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 50 EAST, W.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7355.3
SUMMERLIN DATUM ELEVATION =
NAVD 88 ELEVATION = 729.699 (M) - 3246.71 (F)

**G.C. WALLACE, INC.**
Engineers/Planners/Surveyors
10000 W. CHARLESTON BLVD., STE. 130 LAS VEGAS, NEVADA 89146

PROJECT NAME: **CORONADO**
SHEETS: **C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, C-10, C-11, C-12**
This project water plan complies with the Las Vegas Valley Water District's technical requirements. However, this water plan is
NOT APPROVED FOR CONSTRUCTION
at this time and this signature does not provide or imply a water commitment.
LWWB  DATE 10/18/19 ESN:052

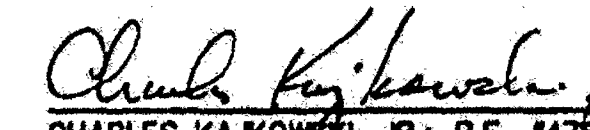
**Call before you Dig.**
1-800-227-2600
UNDERGROUND SERVICE (USA)

**CALL BEFORE YOU DIG**
1-702-593-6111

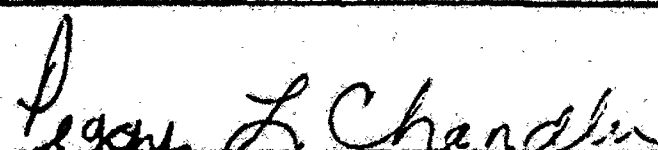
APPROVALS

CITY OF LAS VEGAS

"APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHTS-OF-WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS EXCEPT THOSE SPECIFICALLY LISTED UNDER "DEVIATIONS FROM STANDARDS" THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN "DEVIATION FROM STANDARDS" IN FAVOR OF THE SUMMERLIN IMPROVEMENT STANDARDS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA."


CHARLES KALKOWSKI, JR.; P.E. #784
CITY ENGINEER
CITY OF LAS VEGAS, NEVADA
DATE 10/25/2019


M. MARGO WHEELER, AICP, CURRENT PLANNING MANAGER
DATE 10/10/19
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPARTMENT


PEGGY L. CHANDLER
SUMMERLIN
DATE 10/17/19


CLV/FIRE DEPARTMENT
DATE 8-19-03

NEVADA POWER CO.
NEVADA POWER COMPANY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NEVADA POWER COMPANY RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE FINAL DESIGN IS COMPLETED. THE NEW SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.


DATE 8-21-03

SPRINT
"THE AFFIXED SPRINT NEVADA APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS"

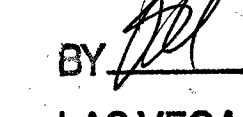

DATE

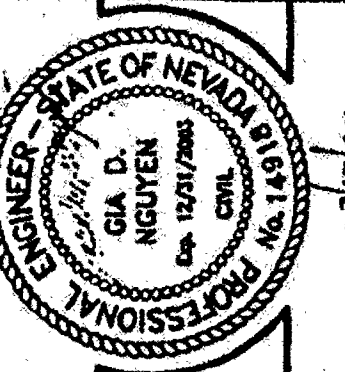

DATE


LAS VEGAS VALLEY WATER DISTRICT
DATE

INDEX OF DRAWINGS

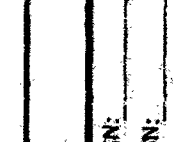
NO.	TITLE & DESCRIPTION	REVIEWED
C-1	COVER SHEET	
C-2	GENERAL NOTES	
C-3	HORIZONTAL CONTROL PLAN I	
C-4	HORIZONTAL CONTROL PLAN II	
C-5	HORIZONTAL CONTROL PLAN III	
C-6	UTILITY PLAN I	
C-7	UTILITY PLAN II	
C-8	UTILITY PLAN III	
C-9	GRADING PLAN I	
C-10	GRADING PLAN II	
C-11	GRADING PLAN III	
C-12	GRADING SECTIONS	
C-12A	GRADING SECTIONS II	

BY  7-12-18
LAS VEGAS FIRE DEPARTMENT
RECEIVED
SEP 18 2018
City of Las Vegas



RECEIVED
JUL - 5 - 2019
Las Vegas Fire Department

ADDED TO INDEX OF DRAWINGS
REV. DATE 10-25-19

DESIGN: 
CHECK: 
ISSUE DATE: 10/10/19
PLOT DATE: 08-13-03
PLOT TIME: 10:42:27

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 SOUTH RAINBOW BLVD., LAS VEGAS, NEVADA 89146
TELEPHONE: (702) 804-2000 • FAX: (702) 804-2299
E: 477-0083 Web: gwallace@aol.com

CORONADO
WESTMARK HOMES
COVER SHEET

SHEET
C-1

REDUCED PRESSURE PRINCIPLE ASSEMBLY (2) 8"

APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY(S) SHALL BE INSTALLED PER THE UDACS STANDARD PLATE 118. 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.

EASEMENT SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION.

BASIS OF BEARING

NORTH 02°40'38" WEST, BEING THE BEARING OF THE CENTERLINE OF DESERT FOOTHILLS DRIVE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 108, PAGE 29 OF PLATS IN THE COUNTY RECORDS' OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 30 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK: D368.3
NAVD 88 ELEVATION: 989.599 (M)-3246.71 (F)

U.S.G. & C.S. BRASS DSC SET IN ROCK ON THE EAST SIDE OF CHARLESTON BOULEVARD AND SOUTH OF THE RED ROCK DETENTION BASIN.

UTILITY NOTES

1. INSTALL 6"x3" HERSEY MODEL - 6" WPM II W/ 3" MHR PER UDACS PLATE NO. 210.
2. CONNECT FMCT TO EXISTING WATER LINE.
3. REMOVE EXISTING CAP AND BLOW-OFF ASSEMBLY PER UDACS PLATE NO. 4A, NOTE NO. 1, AND CONNECT TO EXISTING MAIN.
4. INSTALL 6"x8" INCREASER/REDUCER.
5. INSTALL 8" RPPA PER UDACS PLATE NO. 11C, USING FEBCO PRODUCT MODEL NO. 880V.
6. INSTALL FIRE HYDRANT ASSEMBLY PER UDACS PLATE NO. 7.
7. INSTALL 48" DIA. TYPE I MANHOLE PER USDOCA DWG NO. 403.
8. INSTALL SEWER WYE PER SANITARY DISTRICT STANDARDS.
9. SEE PLUMBING PLAN FOR CONTINUATION.
10. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
11. REMOVE EXISTING CAP AND CONNECT TO EXISTING SEWER LINE.
12. INSTALL 8" GATE VALVE.
13. INSTALL (2) 4" IN. PVC IRRIGATION SLEEVES. REFER TO SIS V-18.
14. INSTALL (1) 8" IN. PVC IRRIGATION SLEEVE. REFER TO SIS V-18.
15. INSTALL 12" X 6" REDUCER.
16. INSTALL 2" BALL VALVE.
17. INSTALL 2" RPPA - SEE LANDSCAPE PLANS FOR EXACT LOC.
18. INSTALL 2" CAP.
19. INSTALL SEWER CLEAN-OUT PER SANITATION DISTRICT STD.
20. ADDITIONAL EX. SOUTHERN LATERAL PER UDACS SEE 3.1.1c
21. INSTALL 4" SWEET CLEAN-OUT

PARCEL G
SF3

FIRE FLOW CALCULATIONS

FIRE FLOW REQUIREMENT IS: 2750 GPM @ 15.31 PSI
AT 20 PSI RESIDUAL PRESSURE: 33.55

BASED ON: 13:31, 33.35, 22.026, 22.103 SF

SQUARE FOOTAGE: 22,026 SQUARE FEET 22,103 SF

LARGEST AREA BETWEEN 4-HOUR AREA SEPARATION WALLS: 22,026 SQUARE FEET 22,103 SF

BUILDING HEIGHT: 30' FEET 30'

NUMBER OF STORIES: 2 FLOOR 2

TYPE OF CONSTRUCTION: V-1 HR V-B

OCCUPANCY: R-1/U-1 R-2/U

FULL AUTOMATIC FIRE SPRINKLER SYSTEM: NO YES

Reviewed By: _____

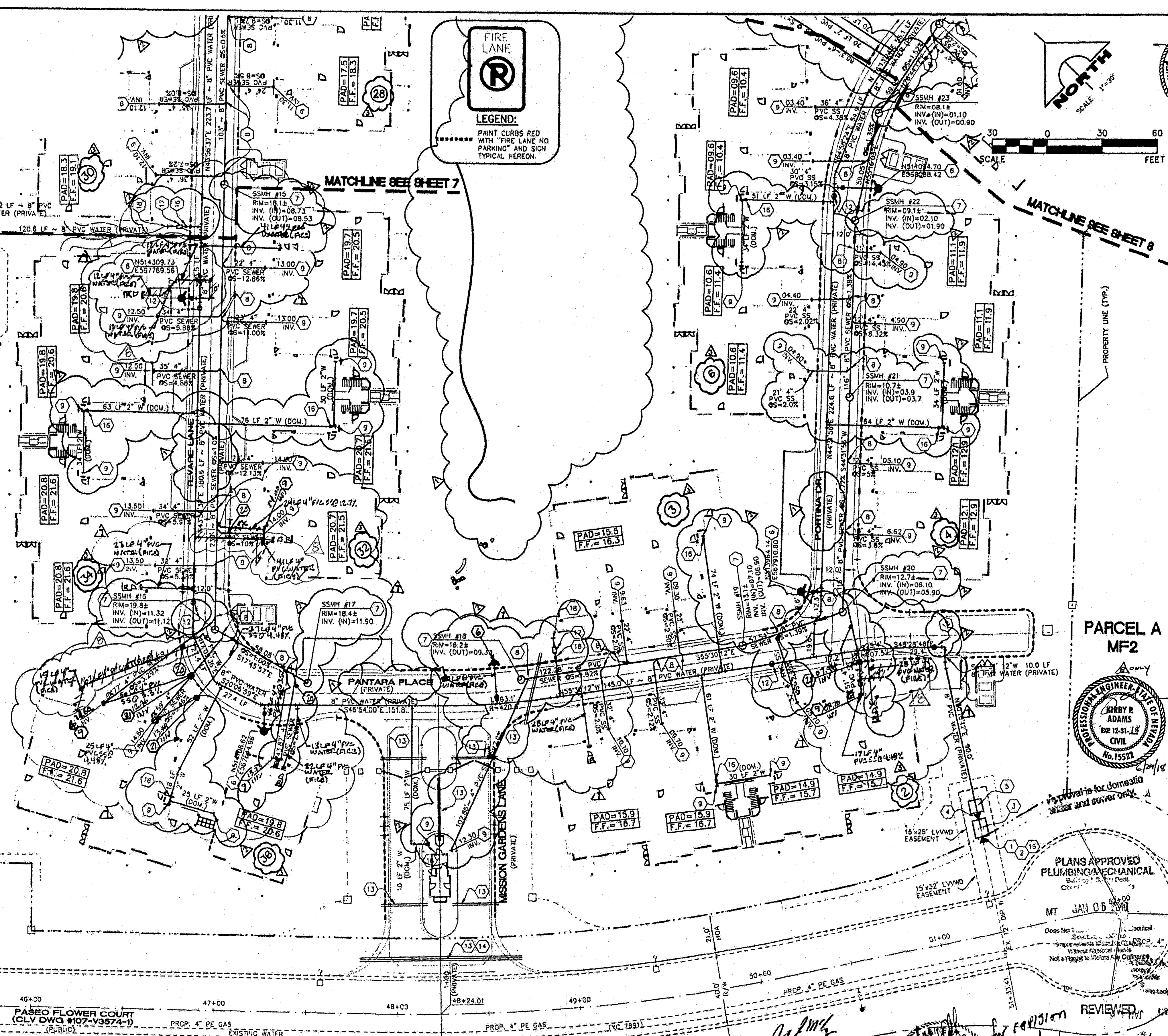
Date: _____

*NOTE: ON-SITE SUBMITTAL REQUIRED WITH BUILDING DETAIL APPROVAL IS FOR ON-SITE CONSTRUCTION FIRE PROTECTION OF 1500 GPM ON-SITE 1500 GPM OFF-SITE.

INSTALLATION OF METER AND VAULT (2) 6" X 3"

THE METER(S) AND VAULT(S) WITH NON-TRAFFIC BEARING COVER(S) SHALL BE INSTALLED IN ACCORDANCE WITH THE UDACS PLATE NO. 210 AND WITH STANDARD VAULT DRAWING C-475, LATEST REVISION.

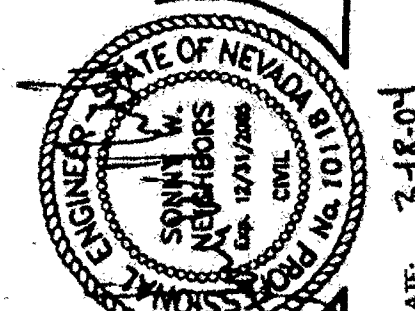
ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S) TO ALLOW THE DISTRICT DIRECT ACCESS TO THE VAULT(S) FROM THE ADJACENT RIGHT-OF-WAY. EASEMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION.



LEGEND:
PAINT CURBS RED WITH "FIRE LANE NO PARKING" AND SIGN TYPICAL HEREON.

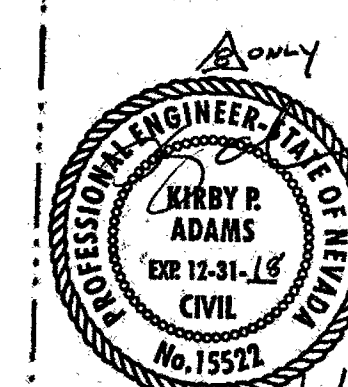


SCALE 1"=30' 0" 30' 60' FEET



DATE: 3-18-07

PARCEL A
MF2



PLANS APPROVED
PLUMBING/MECHANICAL
SEP 14 2009

REVIEWED
BY: [Signature]
LAS VEGAS FIRE DEPARTMENT
SEP 18 2009

PARCEL C
SFA

THE DISTRICT WILL NOT GUARANTEE A WATER-TIGHT SHUTDOWN WHERE CONNECTIONS OR REPAIRS TO EXISTING FACILITIES ARE REQUIRED. THE CONTRACTOR SHALL ENSURE ALL LABOR AND EQUIPMENT IS AVAILABLE AT ALL TIMES TO REMOVE FUGITIVE WATER WHICH IMPEDES THE CONTRACTOR'S PERFORMANCE IS AVAILABLE AT ALL TIMES. CONTRACTOR TO INSTALL TEMPORARY SERVICE TO ENSURE PROPER SHUTDOWN IN THE EVENT NO OTHER APPURTENANCES ARE AVAILABLE.

NOTICE

G.C. WALLACE, INC. ASSUME NO RESPONSIBILITY FOR EXISTING UTILITY SHOWN OR NOT SHOWN. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM RECORD INFORMATION AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND DEPTH OF ALL RELEVANT UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF A CONFLICT OR DISCREPANCY IS DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY.

TYPICAL FIRE HYDRANT LOCATION
NOT TO SCALE

APPROVED FOR CONSTRUCTION
1st App'd. 12/14/03
[Signature]
LAS VEGAS FIRE DISTRICT
DATE

NOTE:
ALL PRIVATE ACCESS DRIVES ARE PUBLIC UTILITY EASEMENTS AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED.

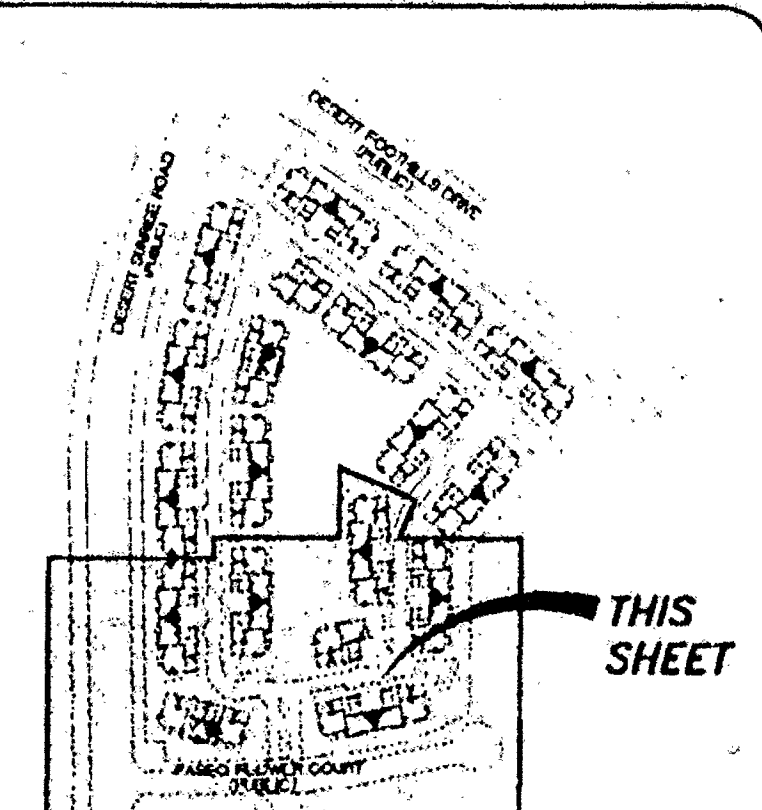
NOTE:
ALL ON SITE SEWERS ARE PRIVATE TO BE PRIVATELY MAINTAINED.

ESTIMATE OF UTILITY QUANTITIES (PUBLIC)

6"x3" FMCT.	2 EA.
6"x8" INCREASER/8"x6" REDUCER	4 EA.
8" RPPA	2 EA.

THIS PROPERTY MAY HAVE 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.

Call before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)



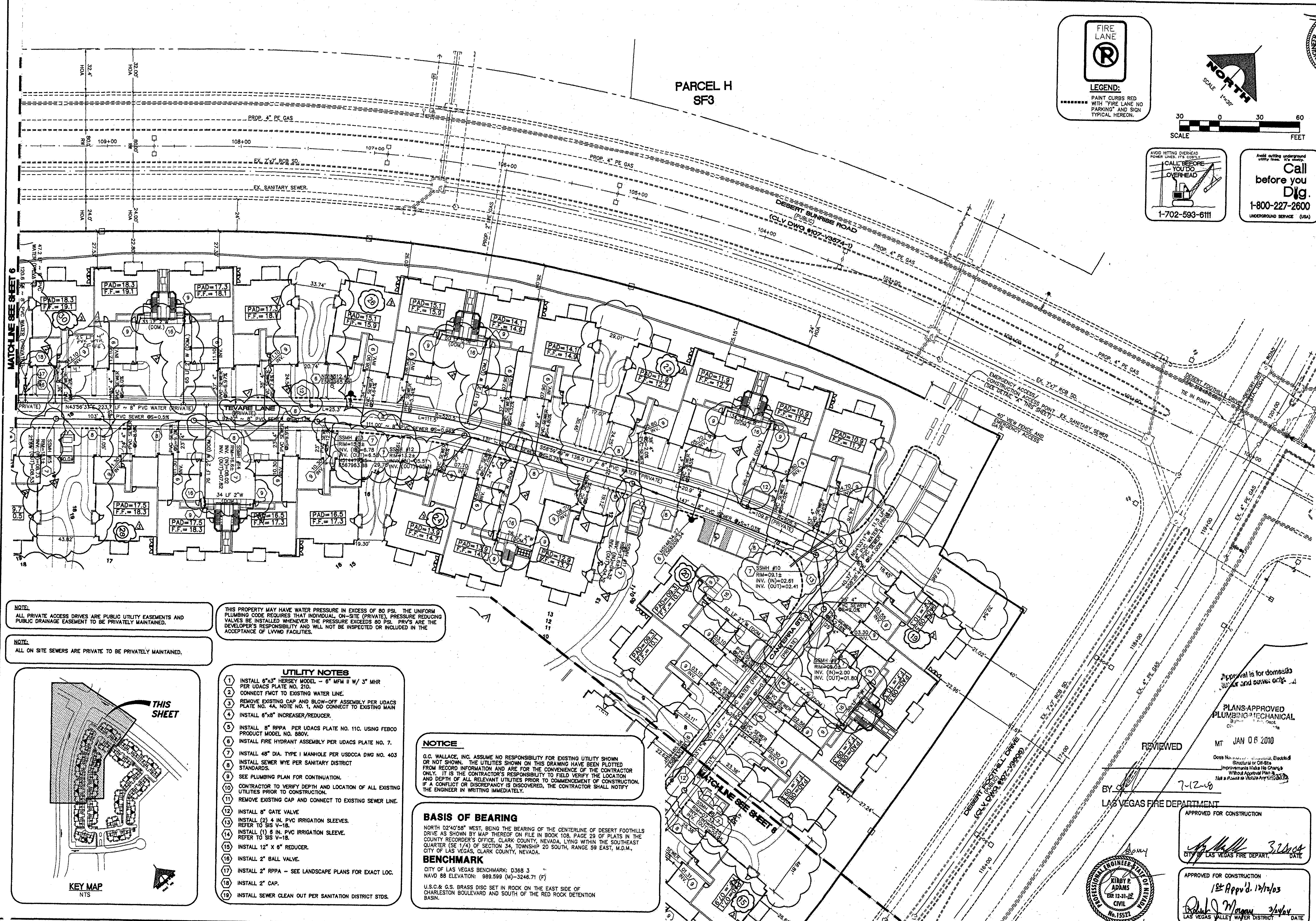
THIS SHEET

KEY MAP
POINTS
66484
72686

CORONADO
WESTMARK HOMES
UTILITY PLAN I

SHEET
C-6
6 OF 12 SHEETS

MATCH LINE SEE SHEET 6



FIRE LANE

LEGEND:

PAINT CURBS RED WITH "FIRE LANE NO PARKING" AND SIGN TYPICAL HEREON.

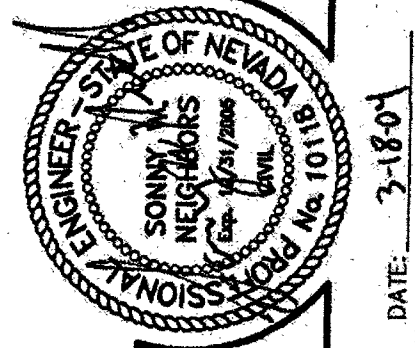
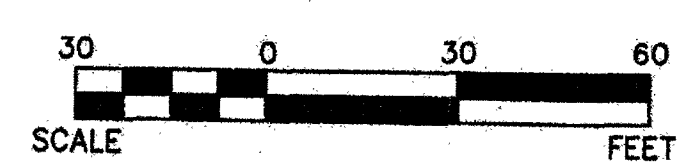
AVOID HITTING OVERHEAD POWER LINES. IT'S CHEAP. CALL BEFORE YOU DIG OVERHEAD.

1-702-593-6111

Call before you Dig.

1-800-227-2600

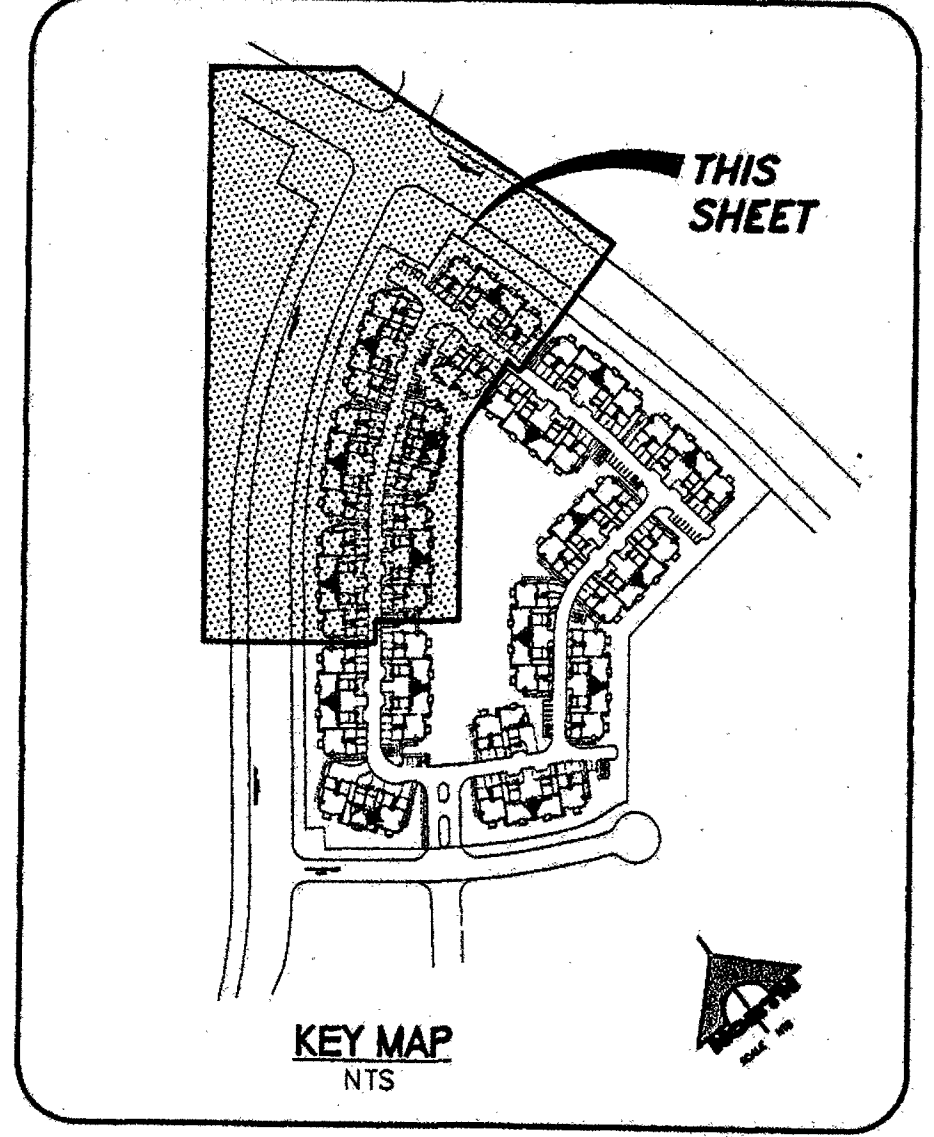
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 17. INSTALL 2" RPPA - SEE LANDSCAPE PLANS FOR EXACT LOC.
 18. INSTALL 2" CAP.
 19. INSTALL SEWER CLEAN OUT PER SANITATION DISTRICT STDs.

NOTICE

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BENCHMARK

CITY OF LAS VEGAS BENCHMARK: D368.3
NAVD 88 ELEVATION: 989.599 (M) - 3246.71 (F)

U.S.C. & G.S. BRASS DISC SET IN ROCK ON THE EAST SIDE OF CHARLESTON BOULEVARD AND SOUTH OF THE RED ROCK DETENTION BASIN.

Approval is for domestic water and sewer only.

PLANS APPROVED PLUMBING MECHANICAL

MT JAN 08 2010

DO NOT SCALE. ANY CHANGES TO OR ADDITIONS TO THESE PLANS MUST BE MADE BY THE ENGINEER OR ARCHITECT. ANY CHANGES TO OR ADDITIONS TO THESE PLANS MUST BE MADE BY THE ENGINEER OR ARCHITECT.

REVIEWED BY: 7-12-08

LAS VEGAS FIRE DEPARTMENT

APPROVED FOR CONSTRUCTION

CITY OF LAS VEGAS FIRE DEPT. DATE: 3/26/04

APPROVED FOR CONSTRUCTION

1st App'd. 12/12/03

DATE: 3/26/04

LAS VEGAS VALLEY WATER DISTRICT

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 SOUTH RAINBOW BLVD., LAS VEGAS, NEVADA 89146
TEL: (702) 804-2000 • FAX: (702) 804-2599
E-Mail: Wallace@wallaceinc.com

CORONADO WESTMARK HOMES UTILITY PLAN II

SHEET C-7 OF 12 SHEETS

DATE: 3-18-01