

BASIS OF BEARINGS

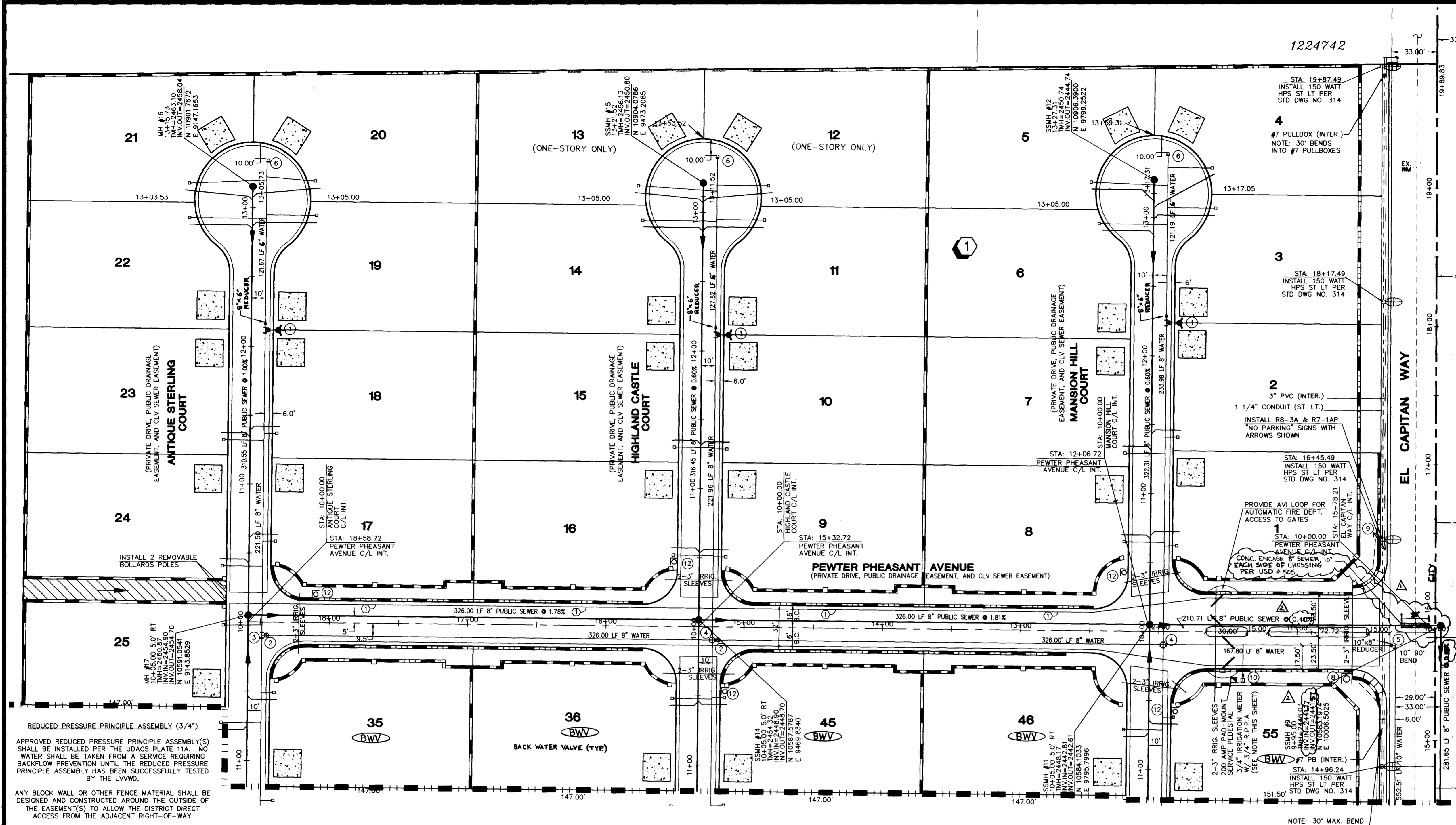
NORTH 89°41'26" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 20 SOUTH, RANGE 60 EAST, T10M, CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE IN FILE 67 OF SURVEYS, AT PAGE 80

BENCHMARK

CLARK COUNTY BENCHMARK 1000504 RIVET AND SQUARE ALUMINUM PLATE IN CONC. MONUMENT, 35 SOUTH AND 35 WEST OF CRAIG ROAD AND EL CAPITAN WAY ELEVATION NAVD 88 = 742.779 METERS (2436.93 FEET)

FIRE DEPARTMENT NOTES

- 1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY OF LAS VEGAS FIRE DEPARTMENT "HYDRANT SPECIFICATIONS" AND "HYDRANT INSTALLATION SPECIFICATIONS" AND ORDINANCE #3944. AUTHORIZED HYDRANTS FOR THIS PROJECT ARE: A. KENNEDY GUARDIAN B. MUELLER A-423 CENTURIAN C. CLOW MODEL 2546 MEDALLION ON ANY NEW HOME OR BUILDING INSTALLATION, ACCESSIBLE FIRE HYDRANTS SHALL BE INSTALLED BEFORE COMBUSTIBLE CONSTRUCTION COMMENCES AND SAID FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER WITH AN ADEQUATE WATER SUPPLY. 2. CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT CENTERLINE OF STREET ADJACENT AS REQUIRED IN ORDINANCE #3944 TO IDENTIFY THE FIRE HYDRANT LOCATIONS. 3. CALL THE LAS VEGAS FIRE DEPARTMENT AT 229-2071 FOR UNDERGROUND INSPECTION, PRESSURE AND FLUSH VERIFICATION OF ALL FIRE HYDRANTS AND FIRE LINES BEFORE COVERING. 4. PAINTING OF THE CURBS AND HYDRANTS AND ANY WORK NECESSARY FOR PROTECTION OF HYDRANTS FROM PHYSICAL DAMAGE PER ORDINANCE #3944, SHALL BE COMPLETED BEFORE APPROVAL BY THE CITY OF LAS VEGAS FIRE DEPARTMENT. 5. A PERMIT IS REQUIRED FROM THE FIRE DEPARTMENT FOR ON-SITE WATER LINE AND FIRE HYDRANT. THE PERMIT AND CONTRACTOR'S MATERIALS AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER PRIOR TO ANY WORK BEGINNING. 6. PRIVATE FIRE HYDRANTS SHALL BE PAINTED RED. A FLOW TEST MUST BE PERFORMED BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY FOR VERIFICATION OF REQUIRED ON-SITE WATER SUPPLY. ALL ON-SITE FIRE MAIN MATERIALS MUST BE U.L. LISTED AND A.W.M.A. APPROVED. 7. FIRE HYDRANT SPACING: RESIDENTIAL - 500 FEET UNSPRINKLERED, 1,000 FEET SPRINKLERED COMMERCIAL, INCLUDING MULTI-FAMILY - 300 FEET UNSPRINKLERED, 600 FEET SPRINKLERED. 8. WHERE NEW WATER MAINS ARE EXTENDED ALONG STREETS, WHERE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF STRUCTURES, FIRE HYDRANTS SHALL BE SPACED AT MAXIMUM 1,000 FOOT SPACING TO PROVIDE FOR TRANSPORTATION HAZARDS. 9. NO FIRE HYDRANT SHALL BE LOCATED WITHIN THE REQUIRED RADIUS OF A CUL-DE-SAC OR WITHIN 20 FEET OF THE PERIMETER OF THE RADIUS OF THE CUL-DE-SAC. 10. NO FIRE HYDRANT SHALL BE LOCATED WITHIN 6 FEET OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREET LIGHT OR ANY OTHER OBSTRUCTION. 11. TWO SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE ARE 4 OR MORE HYDRANTS INSTALLED ON A SINGLE SYSTEM. NOT MORE THAN 2 HYDRANTS CAN BE OUT OF SERVICE DUE TO A SINGLE MAIN BREAK. 12. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET PROVIDED NO PARKING IS ALLOWED, NOT LESS THAN 28 FEET IF PARALLEL PARKING IS ALLOWED ON ONE SIDE, AND NOT LESS THAN 36 FEET IF PARALLEL PARKING IS ALLOWED ON BOTH SIDES. VERTICAL CLEARANCE SHALL BE NOT LESS THAN 13 FEET 6 INCHES. 13. THE TURNING RADIUS FOR ANY FIRE APPARATUS ACCESS ROAD AND/OR FIRE LANE, PUBLIC OR PRIVATE SHALL BE NOT LESS THAN 45 FEET OUTSIDE RADIUS AND 22 FEET INSIDE RADIUS. 14. A FIRE APPARATUS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE BUILDING IS LOCATED MORE THAN 150 FEET FROM A FIRE DEPARTMENT VEHICLE ACCESS (SEE EXCEPTIONS IN UFC 94, SECTION 902.2). 15. ALL DEAD END FIRE APPARATUS ACCESS ROADS AND/OR FIRE LANES, PUBLIC OR PRIVATE, IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND AREA. SEE ORDINANCE #3944. 16. 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 FEET ALONG ALL DESIGNATED FIRE LANES. SIGNS TO BE PLACED ON BOTH SIDES OF AN ACCESS ROADWAY IF NEEDED TO PREVENT PARKING ON EITHER SIDE. SIGNS TO BE INSTALLED NO HIGHER THAN 10 FEET OR LESS THAN 6 FEET FROM ROADWAY LEVEL. THE CURBS ALONG OR ON THE PAVEMENT OR CEMENT IF CURB IS NOT PRESENT, SHALL BE PAINTED WITH A RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS. 17. ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS GUIDELINES FOR AUTOMATIC EMERGENCY VEHICLE ACCESS GATES.



LEGEND/ESTIMATE OF QUANTITIES

Table listing quantities for WATER (STD. FIRE HYDRANT, 8" GATE VALVE, 8" TEE, 8" CROSS, 10" 90° ELBOW, 10"x8" REDUCER, CAP W/ 2" B.O. ASSEMBLY, 12"x 8" TAPPING TEE W/ 8" VALVE, 3/4" IRRIGATION METER W/ 3/4" R.P.P.A., 12"x10" TAPPING TEE W/ 10" VALVE, 8"x8" REDUCER, 5" WATER SERVICE W/ 3/4" METER, 6" WATER MAIN (PUBLIC), 8" WATER MAIN (PUBLIC), 10" WATER MAIN (PUBLIC), 8" D.I.P. (PUBLIC), SEWER (STD. MANHOLE, 8" SEWER MAIN (PUBLIC), 12" SEWER MAIN - ALT "A" (PUBLIC), 8" SEWER MAIN - ALT "B" (PUBLIC), 4" SERVICE LATERALS (PUBLIC), WYES, TRAFFIC (INSTALL R1-1 "STOP" SIGN & (2) 9" D3 "STREET NAME" (PUBLIC), INSTALL R8-3A & R7-1AP "NO PARKING" SIGNS W/ ARROWS SHOWN, INSTALL R1-1 "STOP" SIGN & (2) 9" D3 "STREET NAME" (PRIVATE)).

STREET LIGHTS

Table listing quantities for STREET LIGHTS (#3 1/2 HPS PULL BOX, 150 WATT H.P.S (PUBLIC), 250 WATT H.P.S (PUBLIC), 1 1/4" ST. LT. CONDUIT, 3" PVC INTER. CONDUIT, DRIVEWAY LOCATION (SCHEMATIC ONLY), POINT OF CONNECTION (UTILITIES), #7 PULL BOX, #5 PULL BOX, PHOTO CONTROL EYE).

FIRE FLOW DATA

THE FIRE FLOW REQ. IS 1500 GPM AT 20 PSI RESIDENTIAL PRESSURE BASED ON: SQUARE FOOTAGE: 3,600 S.F. LARGEST AREA BETWEEN 4-HOUR AREA SEPERATION WALLS: N/A BUILDING HEIGHT: 25 FT± NUMBER OF STORIES: 2 TYPE OF CONSTRUCTION: V-NR OCCUPANCY: SFR SPRINKLER SYSTEM: N/A REVIEWED BY: DATE:

STREET LIGHT NOTE:

ALL HAND HOLE COVERS MUST BE INSTALLED WITH POLE CAPS POURED AND THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA, AS AMENDED. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATIONS.

CONSTRUCTION NOTE:

- 1. PAINT CURB RED

CITY OF LAS VEGAS SEWER NOTES

- 1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS AND THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA, AS AMENDED. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATIONS. 2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM CONSTRUCTION AS PER PLANS. ANY ADDITIONS, DELETIONS, OR CHANGES SHALL FIRST MEET WITH THE APPROVAL OF THE CITY ENGINEER. 3. CHISEL "S" OR "C" 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 80'R/W AND LARGER SHALL HAVE CONCRETE COLLARS. STREETS LESS THAN 80'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 12" DIA. CONNECTIONS TO 15" OR LARGER SHALL REQUIRE SPECIAL PROCEDURES. IN LINE "Y" SHALL BE USED ON LINES 12" OR ABOVE. 7. A SEWER MAIN CROSSING OVER A WATER MAIN OR LESS THAN 18" UNDER A WATER MAIN, MUST BE REINFORCED CONCRETE ENCASED FOR A DISTANCE NOT LESS THAN TEN FEET (10') TO EACH SIDE OF THE CENTERLINE OF THE 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 AND REPLACED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO ACCEPTANCE BY THE CITY OF LAS VEGAS. 10. INSTALLATION OF CURVED SEWER REQUIRES SPECIAL CONSTRUCTION PROCEDURES AND INSPECTIONS. CONTACT CITY OF LAS VEGAS CONSTRUCTION SERVICES 24 HOURS PRIOR TO INSTALLATION.

CITY OF LAS VEGAS STREET LIGHT NOTES:

- 1. ALL STREET LIGHTING INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE STREET LIGHTING PLANS, THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS, CITY OF LAS VEGAS, NEVADA, AND CLARK COUNTY, NEVADA, CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, LATEST REVISION, AND THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC NEVADA" WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA, LATEST REVISION. 2. NO DEVIATION OF STREET LIGHT, PULL BOX, CONDUITS (ETC) LOCATIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF THE TRAFFIC/ELECTRICAL FIELD OPERATIONS DIVISION AND THE CITY ENGINEER. ANY DEVIATION FROM THE PLAN LOCATION WILL REQUIRE COMPLIANCE WITH SECTION 623.L0.03 (E) OF THE SPECIFICATIONS. 3. ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION. 4. ALL EMPTY CONDUIT SHALL HAVE PULL STRINGS INSTALLED PRIOR TO FINAL INSPECTION. 5. ANY STRUCTURE SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, ETC. SHALL LEAVE A MINIMUM CLEARANCE OF EIGHTEEN INCHES (18") TO THE FACE OF STREET LIGHTING POLE ON ALL SIDES WHEN STREETLIGHT IS INSTALLED BEHIND SIDEWALK, AND SHALL AT NO TIME COMPLETELY ENCLOSE THE STREET LIGHTING POLE. 6. AS-BUILT DRAWINGS SHALL BE SUPPLIED TO THE ELECTRICAL SERVICES SECTION PRIOR TO ANY PRE-FINAL INSPECTION. THE AS-BUILT DRAWING NEEDS TO BE STAMPED AS-BUILT AND SIGNED BY THE PREPARER. 7. SERVICE POINT SHALL BE COORDINATED WITH NEVADA POWER COMPANY, AND WHEREVER POSSIBLE, BE LOCATED NEAR THE CENTER OF THE CIRCUIT. THIS SHALL BE THE CONTRACTORS RESPONSIBILITY. 8. IT SHALL BE ASSUMED THAT IN THE ABSENCE OF AN EXISTING WORKABLE CIRCUIT TO ATTACH TO ALL INSTALLATIONS SHALL REQUIRE A NEW SERVICE FOR OPERATION OF THE CIRCUIT. 9. WHEREVER THERE IS AN OVERHEAD UTILITY THAT MAY CONFLICT WITH THE INSTALLATION OF STREET LIGHTING CIRCUITS AND/OR POLES, THESE CONFLICTS MUST BE RESOLVED BETWEEN THE DEVELOPER AND THE UTILITIES INVOLVED BEFORE STREETLIGHT BASES ARE INSTALLED AT NO EXPENSE TO THE CITY OF LAS VEGAS. 10. THE CONTRACTOR SHALL FURNISH COMPLETE SERVICE TO TRANSFORMERS AND CONTROL SYSTEMS IF REQUIRED ON PLANS. ALL POLES TO BE GALVANIZED.

APPROVALS:

Signatures and dates for City of Las Vegas Fire Marshall, Las Vegas Valley Water District, and Nevada Power Company.

NOTE: CONTRACTOR SHALL VERIFY HORIZ. AND VERT. LOCATION OF EX. UTILITIES AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION

LOCATION MAP



Call before you Dig OVERHEAD 1-800-227-2800 1-702-593-6111

Vertical sidebar containing project information: AMERICAN WEST HOMES, INC., MASTER UTILITY PLAN IMPROVEMENT PLANS CITY OF LAS VEGAS, ESTATES NORTH, SHEET 4 OF 24 SHEETS, DRAWING NO. 307P-4593, and various approval stamps.

