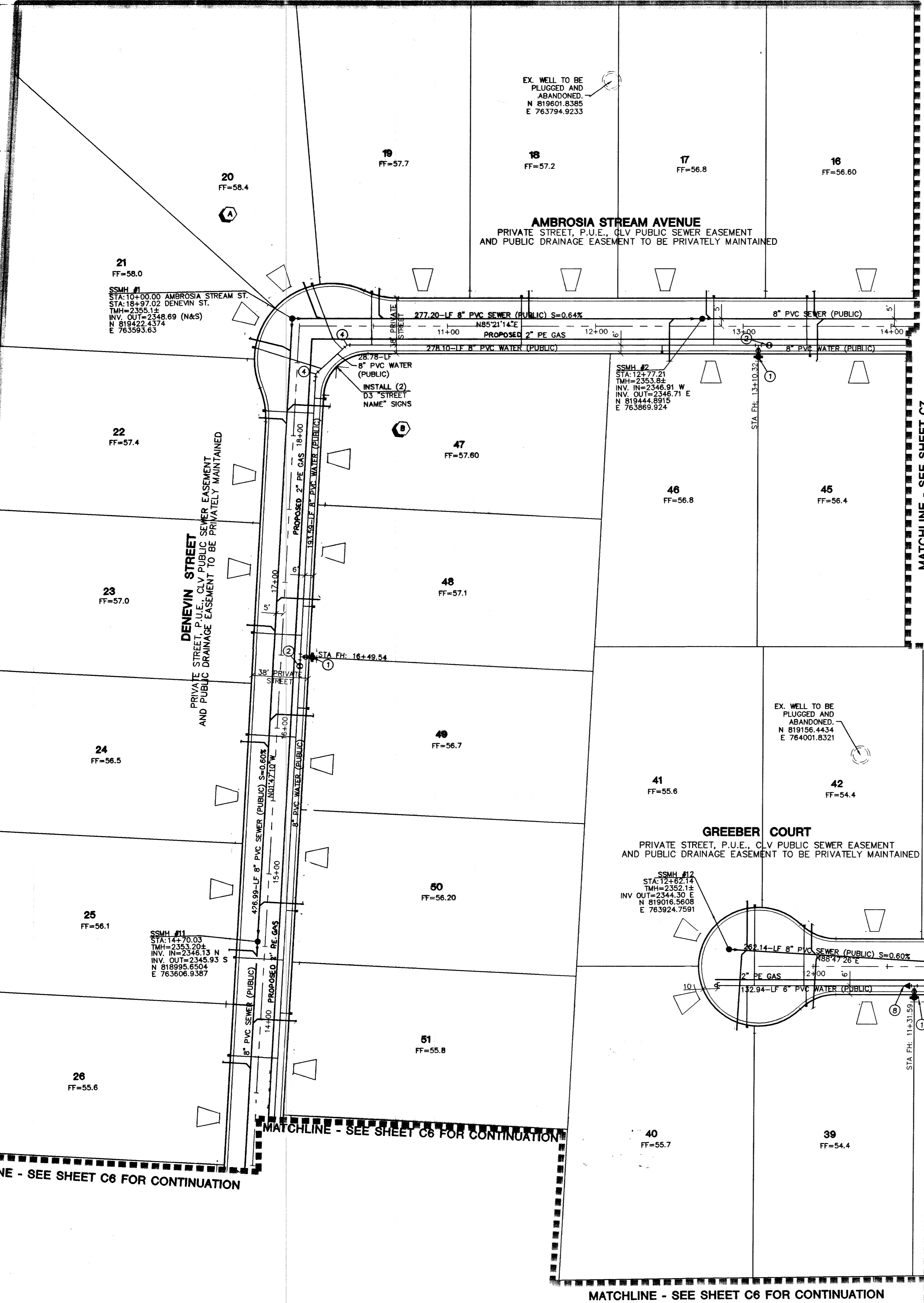
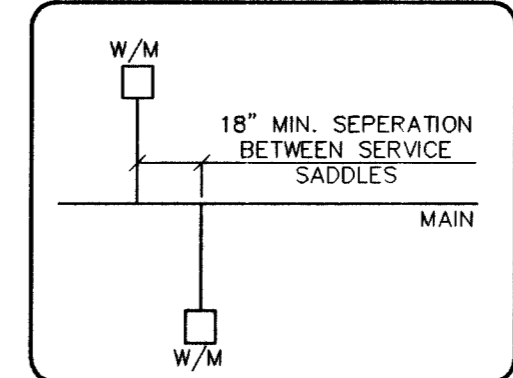
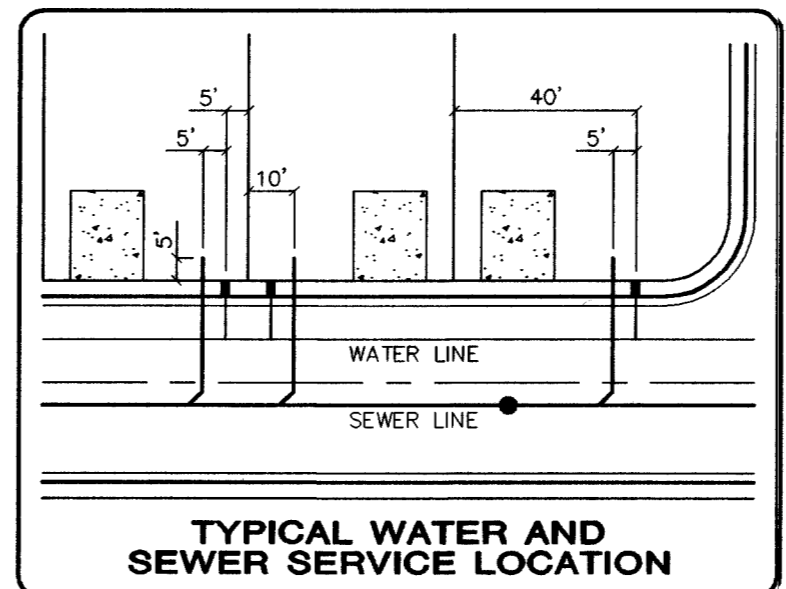


EXISTING GRAND TETON/JONES NORTHEAST 40 ACRE SITE
PER WILLIAM LYON HOMES
APNs: 125-12-401-003
CL# 3071-4718-1



MATCHLINE - SEE SHEET C7 FOR CONTINUATION



NOTE:
INSTALL PIPELINE MARKER BALLS IN TRENCH ABOVE EACH HORIZONTAL ELBOW FITTING, PER MANUFACTURER INSTRUCTIONS.

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

EXISTING WELLS TO BE REMOVED FROM SERVICE (2)
THE EXISTING WELLS ARE TO BE ABANDONED UPON THE AVAILABILITY OF DISTRICT WATER. THE DISTRICT WATER SERVICE WILL REMAIN IN THE OFF POSITION UNTIL THE WELL HAS BEEN ABANDONED, WHICH MUST BE ACCOMPLISHED WITHIN 30 DAYS OF THE INSTALLATION OF THE DISTRICT SERVICE. AN INSPECTION OF THE ON-SITE SYSTEM WILL BE MADE BY THE LVWD TO VERIFY THE WELL HAS BEEN DISCONNECTED FROM THE ON-SITE SYSTEM AND THE WELL IS NO LONGER FUNCTIONAL. THE OFFICE OF NEVADA STATE ENGINEER (702-486-2770) SHOULD BE CONTACTED FOR INFORMATION CONCERNING REQUIREMENTS AND PROCEDURES FOR ABANDONING WELLS.

FF ELEVATION NOTE
ALL FFE ARE TO HAVE AN ADDITIONAL 0.3' ADDED TO THE EXISTING ELEVATION TO ALLOW FOR A TOTAL OF 1.1' ELEVATION DIFFERENCE BETWEEN THE PAD ELEVATION AND THE FINISH FLOOR ELEVATION.

PROJECT BENCHMARK
PROJECT DATUM: NAVD88
(OLD) CITY OF LAS VEGAS BENCHMARK 1LV90-13NES
NAVD88 ELEVATION: 710.9608 METERS (2332.54 FEET)
PROJECT DESIGNED USING OLD BENCHMARK
(NEW) CITY OF LAS VEGAS BENCHMARK 1LV90-13NES
NAVD88 ELEVATION: 710.9181 METERS (2332.40 FEET)
(-0.14 FEET) TO GET NEW PUBLISHED DATUM
ONLY BM 413148, NAVD 88 ELEV=710.953 METERS (2332.52 FEET) 1" DIAMETER CONCRETE MONUMENT 77 FEET SOUTH & 54 FEET WEST OF N.E. CORNER SEC. 13T19R60E 10' EAST OF LARGE POWER POLE.

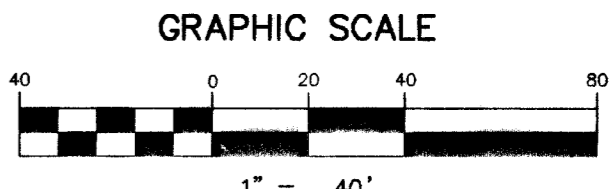
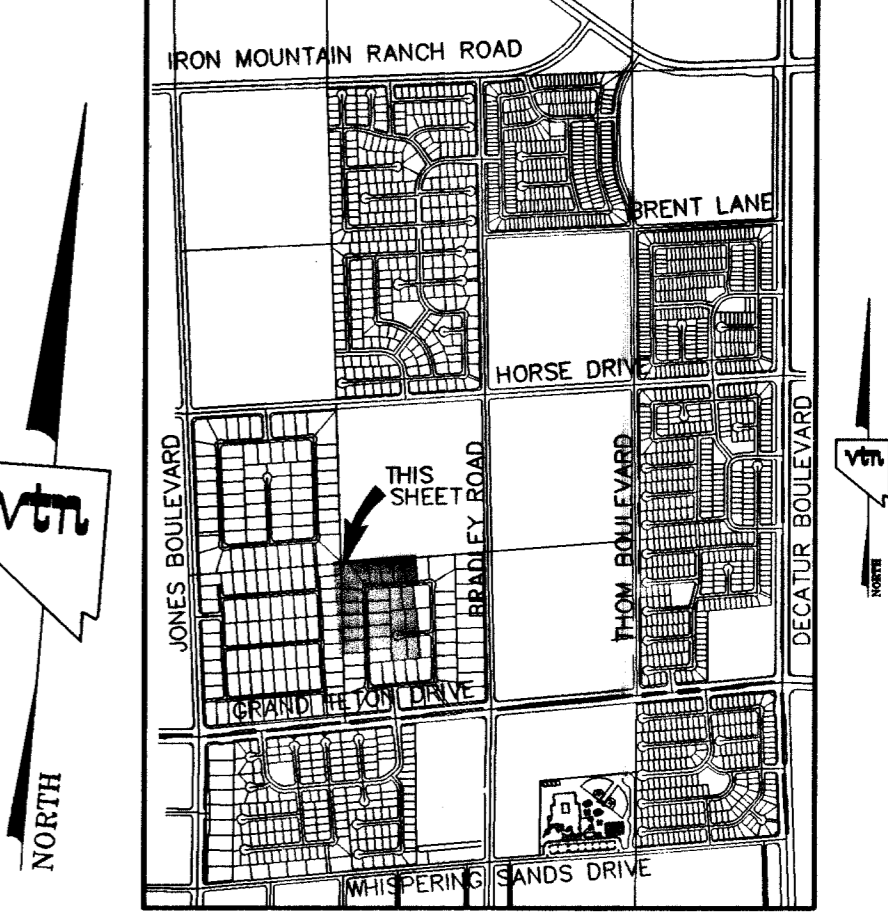
BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PROJECT IS GRID NORTH AS DEFINED BY THE NEVADA COORDINATE SYSTEM OF 1983 (NCS83), EAST ZONE, (270), DETERMINED BY CLARK COUNTY GIS CONTROL POINTS 802, 803, 804, AND 805, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, IN BOOK 88 OF SURVEYS, AT PAGE 53.

ALL PRIVATE STREETS ARE P.U.E.s, CLV PUBLIC SEWER EASMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED

PROJECT NAME: Iron Mountain Ranch Village 3
Project # 27130
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.
LVWD DATE 6/2/03 ESN:052

Call before you Overhead
1-702-593-6111

Call before you Dig
1-800-227-2600



- LEGEND**
- WATER FIRE HYDRANT ASSEMBLY.....11 EA
INCLUDING: 8"x6" TEE, 6" CV (PER UDACS PLATE No. 7)
 - 8" GATE VALVE.....5 EA
 - 18" TEE.....3 EA
 - 4" 45° ELBOW.....1 EA
 - 12" GATE VALVE.....3 EA
 - 12" 11.25° ELBOW.....1 EA
 - 4" CAP W/ 2" B.O. ASSEMBLY.....2 EA (PER UDACS PLATE No. 4)
 - 8"x 6" REDUCER.....1 EA
 - 18" x 12" TEE.....0 EA
 - 12" x 10" REDUCER.....1 EA
 - 12"x8" TAPPING TEE W/ 8" TAPPING VALVE.....2 EA
 - 1" SERVICE W/ 1" METER.....62 EA (PER UDACS PLATE 1D)
 - 1" METER W/ 1" RPPA.....2 EA (PER UDACS PLATE 1D & 11A)
 - 12" WATER MAIN.....1,323 LF
 - 8" WATER MAIN.....3,543 LF
 - 6" WATER MAIN.....133 LF
 - SEWER
 - STANDARD MANHOLE (PUBLIC).....12 EA
 - 4" SEWER LATERALS (PRIVATE).....1,294 LF
 - 4" SEWER WYES (PRIVATE).....62 EA
 - BACKWATER VALVES (PRIVATE).....0 EA
 - 8" SEWER MAIN (PUBLIC).....3,425 LF
 - SEWER CONTRIBUTION (BASED ON 62 LOTS)
AVERAGE DAILY FLOW = 0.0155 MGD.
PEAK FLOW (PF=3.5) = 0.05425 MGD.
 - STREET LIGHT & SIGNAGE
 - 100 WATT H.P.S. (PUBLIC) SUMMERLIN TYPE 2C POLES WITH 8.0' ARMS.....8 EA
 - 400 WATT H.P.S. (PUBLIC).....1 EA
 - 100 WATT DOUBLE MAST (PUBLIC).....1 EA
 - 250 WATT SPLIT SUMMERLIN TYPE 2A W/ 8' ARMS (SUMMER ONLY).....1 EA
 - 1 1/4" ST. LT. CONDUIT.....0 EA
 - 3 1/2" PULLBOX (PUBLIC).....0 EA
 - R1-1 "STOP" SIGN & (2) D3 "STREET NAME" SIGNS.....3 EA
 - (2) D3 "STREET NAME" SIGNS.....5 EA
 - DRIVEWAY LOCATION (SCHEMATIC).....62
 - POINT OF CONNECTION.....5 ea.
 - BLOCK DESIGNATION.

LAS VEGAS FIRE DEPARTMENT
FIRE FLOW REQUIREMENT IS 1,500 GALLONS/MIN. AT 20 LBS./SQ. IN. RESIDUAL.

BASED ON:
SQUARE FOOTAGE: 2600
LARGEST AREA BETWEEN SEPARATION WALLS:
HEIGHT: 2 STORY
TYPE OF CONSTRUCTION:
EXPOSURES: 10' MIN.
SPRINKLER SYSTEM: NONE
OCCUPANCY: SINGLE FAMILY RESIDENCE
ROOF CONSTRUCTION: CONCRETE TILE

REVIEWED BY: [Signature]
DATE: 5/23/03
PROVIDE FIRE LANE IDENTIFICATION PER CITY ORD. 3677

APPROVAL:
LAS VEGAS VALLEY WATER DISTRICT PROJECT # 27130 / H69693
CITY OF LAS VEGAS FIRE MARSHAL

CITY OF LAS VEGAS
2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 362-2597

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

IRON MOUNTAIN RANCH VILLAGE 3

MASTER UTILITY & STREET LIGHT PLAN

DRAWN BY: [Signature] JAN. 03
DESIGNED BY: [Signature] JAN. 03
CHECKED BY: [Signature] JAN. 03
PROJECT NO: 6002-1 SCALE: 1" = 40' HORIZ. VERT. NA

PROFESSIONAL ENGINEER STATE OF NEVADA
KENNETH A. NICHOLSON
No. 10539
EXPIRES 12-31-03

SHEET C5 OF 34 SHEETS
DRAWING NO. 1074604-3

REVISIONS:
7
6
5
4
3
2
1
REV. DATE BY

56560 56930 58458 64779 66174 76676