

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

Avoid cutting underground utility lines. It's costly.
Call before you Overhead
 1-702-593-6111

BASE OF BEARING

BEING THE NORTH LINE OF THE LOT 63, AS IT IS SHOWN ON THE RECORD OF SURVEY IN FILE 52, OF SURVEYS, PAGE 70, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, WHICH BEARS SOUTH 85°04'37" WEST.

BENCHMARK

BEING THE CITY OF NORTH LAS VEGAS BM #518118 (11V90-13E4), 50 WEST OF B.M. BRASS CAP # DECATUR BLVD. & FARM ROAD, ELEVATION - 707.9639 METERS - 2,322.71 FEET (N.A.V.D. 1988) (ELEVATION BASED ON CITY OF LAS VEGAS VERTICAL DATUM)

WATER CONSTRUCTION NOTES

- ① INSTALL 8" PVC WATER LINE
- ② INSTALL 10" PVC WATER LINE
- ③ INSTALL FIRE HYDRANT ASSEMBLY PER UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEMS (UDS) PLATE NO. 7, AND THE LOCATION SHALL BE DETERMINED BY CLARK COUNTY AREA STD. DWG. 518. VALVES SHALL NOT BE LOCATED IN STREET VALLEY GUTTERS OR WITHIN PROPOSED CURB & GUTTER LOCATIONS.
- ④ INSTALL 8" TEE
- ⑤ INSTALL 8" - 90° ELBOW
- ⑥ INSTALL 8" GATE VALVE. VALVES SHALL NOT BE LOCATED IN STREET VALLEY GUTTERS OR WITHIN THE PROPOSED CURB & GUTTER LOCATIONS.
- ⑦ INSTALL 8" - 45° BEND
- ⑧ INSTALL 8" - 22.5° BEND
- ⑨ INSTALL 8" - 11.25° BEND
- ⑩ INSTALL 12" X 8" X 8" TEE
- ⑪ INSTALL 10" X 8" X 8" TEE
- ⑫ INSTALL 12" WATER LINE
- ⑬ 8" CAP W/ 2" BLOWOFF ASSEMBLY (PER U.D.A.C.S. STD. PLATE NO. 4)
- ⑭ 3/4" WATER METER W/1" SERVICE LATERAL (PER U.D.A.C.S. STD. PLATE NO. 1B)
- ⑮ INSTALL 8" X 8" X 6" TEE
- ⑯ 3/4" WATER METER W/1" SERVICE LATERAL (PER U.D.A.C.S. STD. PLATE NO. 1D)
- ⑰ INDIVIDUAL PRESSURE REDUCING VALVE ALL LOTS
- ⑱ REMOVE CAP & 2" B.O. & EXTEND 8" WATER LINE

SEWER CONSTRUCTION NOTES

- ◇ INSTALL 8" SEWER MAIN TRENCH SECTION BACKFILL PER D.C.S.W.C.S. NO. SD-18
- ◇ INSTALL 48" SANITARY SEWER MANHOLE PER DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS PLATE SD-1
- ◇ REMOVE CAP & CONNECT TO EX. 8" STUB
- ◇ INSTALL 4" SEWER LATERAL W/ 4" WYE. LOCATION PER TYPICAL LOT DETAIL "A" ON SHEET D1 UNLESS NOTED OTHERWISE
- ◇ INSTALL 8" CAP
- ◇ INSTALL 4" SEWER LATERAL W/ 4" WYE. LOCATION PER TYPICAL LOT DETAIL "B" ON SHEET D1 UNLESS NOTED OTHERWISE
- ⊖ BACK WATER VALVE

SEWER CONTRIBUTIONS

AVERAGE DAILY FLOW: 0.008 MGD
 PEAK FLOW: 0.026 MGD

LAS VEGAS FIRE DEPARTMENT

FIRE FLOW IS 1500 GPM AT 20 PSI RESIDUAL PRESSURE.

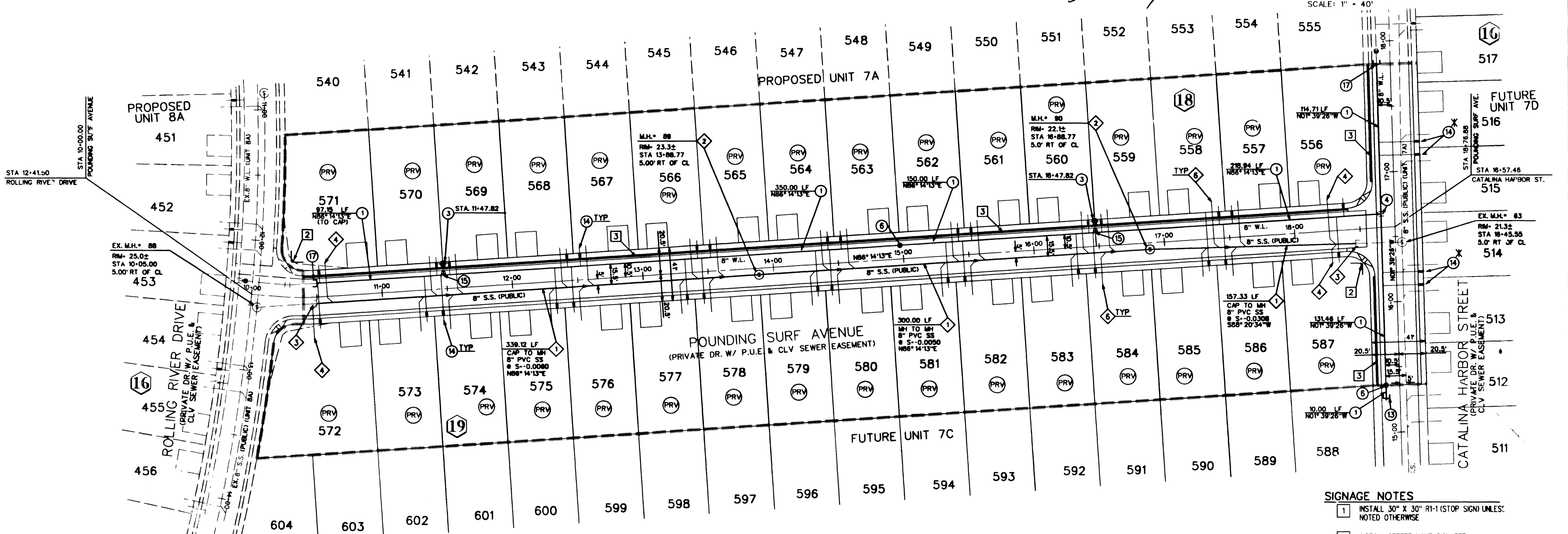
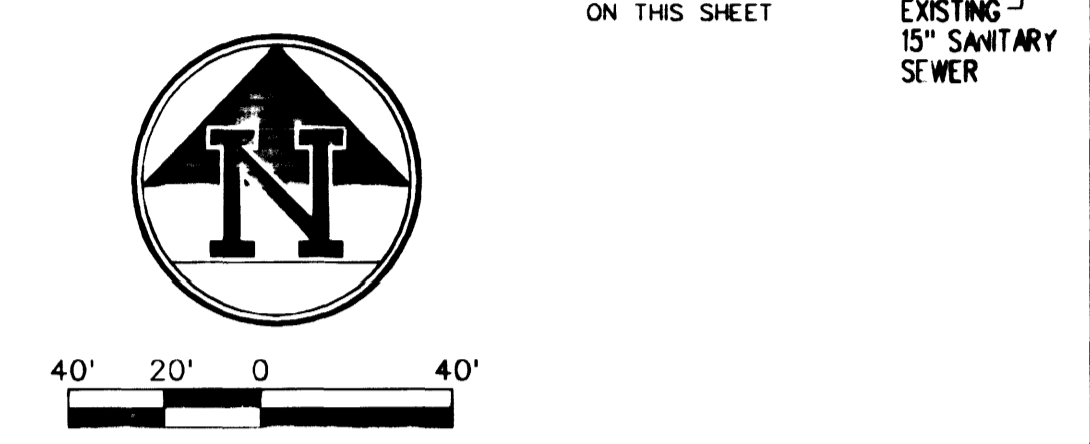
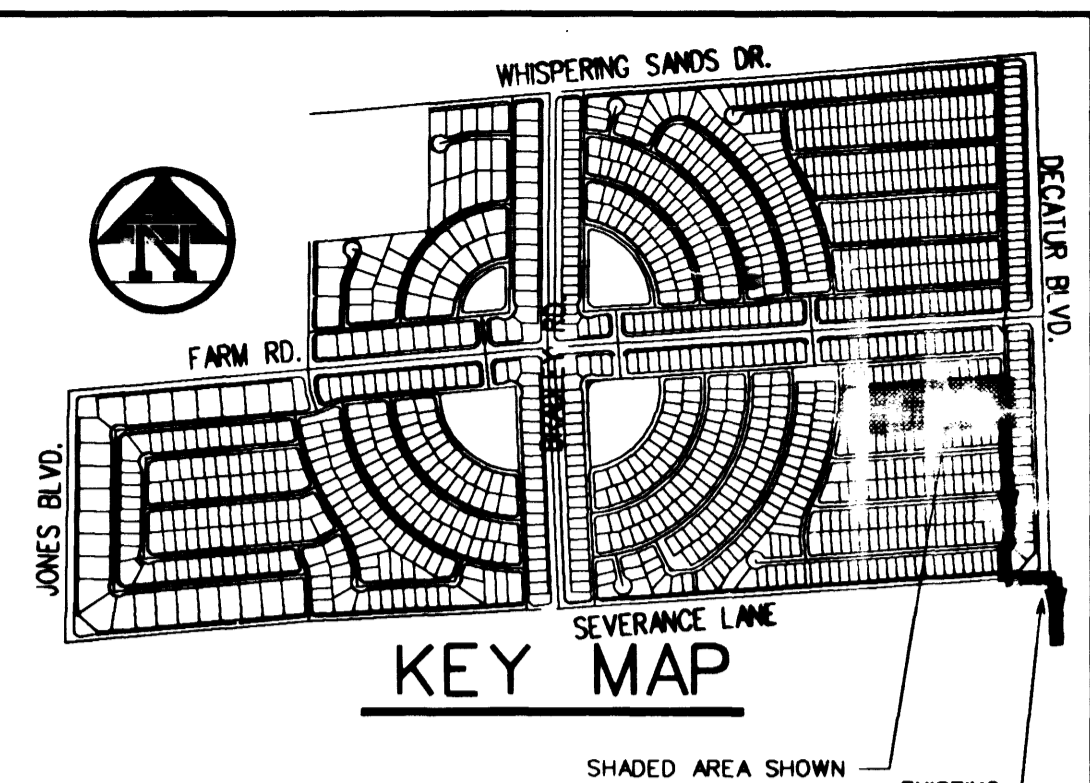
BASED ON:
 SQUARE FOOTAGE: 3,600 S.F. (MAX)
 BUILDING HEIGHT: 24' (MAX)
 NUMBER OF STORES: 2 (MAX)
 OCCUPANCY: SINGLE FAMILY
 FULL AUTOMATIC FIRE SPRINKLERS: NO

APPROVED BY: *[Signature]*
 DATE: 12-8-99

PROJECT NAME: Lynbrook Unit 7B

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.

[Signature] DATE: 12-29-99



SIGNAGE NOTES

- 1 INSTALL 30" X 30" RH-1 (STOP SIGN UNLESS NOTED OTHERWISE)
- 2 INSTALL STREET NAME SIGN PER CLARK COUNTY AREA STANDARD DWG NO. 250
- 3 PAINT CURBING RED FOR FIRE ACCESS LANE

FIRE DEPARTMENT APPROVAL

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

SEWER CONNECTION NOTE

A SEGMENT 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 DONE 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 HAVE BEEN DEEMED AVAILABLE FOR SERVICE.

✕ NO WATER SERVICE COMMITMENT IS IMPLIED OR GRANTED TO LOTS 513-516 IN ASSOCIATION WITH THE APPROVAL OF THESE PLANS

✕ FUTURE SERVICE LATERALS AND METERS
 (4) 5/8" WATER METERS) UNIT 7D LOT(S) 513-516

INSTALLATION OF SERVICE LATERALS (1") FOR FUTURE LOTS SHALL BE INSTALLED PER THE U.D.A.C.S. PLATE 1B. IF ANY OF THE SERVICE LATERALS TO BE INSTALLED FOR FUTURE LOTS ARE INCORRECTLY LOCATED OR ARE NOT USED FOR ANY REASON WHEN THE LOTS ARE DEVELOPED, THE DEVELOPER SHALL ABANDON THE LATERALS AT THE CONNECTION TO THE ACTIVE MAIN IN ACCORDANCE WITH THE DISTRICT'S STANDARDS AND AT THE DEVELOPER'S EXPENSE.

THIS PROPERTY MAY HAVE STATIC WATER PRESSURE IN EXCESS OF 80 P.S.I. THE UNIFORM PLUMBING CODE REQUIRES THAT INDIVIDUAL, ON-SITE (PRIVATE), PRESSURE REDUCING VALVES BE INSTALLED WHENEVER THE PRESSURE EXCEEDS 80 P.S.I. PRVs ARE THE DEVELOPER'S RESPONSIBILITY AND WILL NOT BE INSPECTED OR INCLUDED IN THE ACCEPTANCE OF LVVWD FACILITIES.

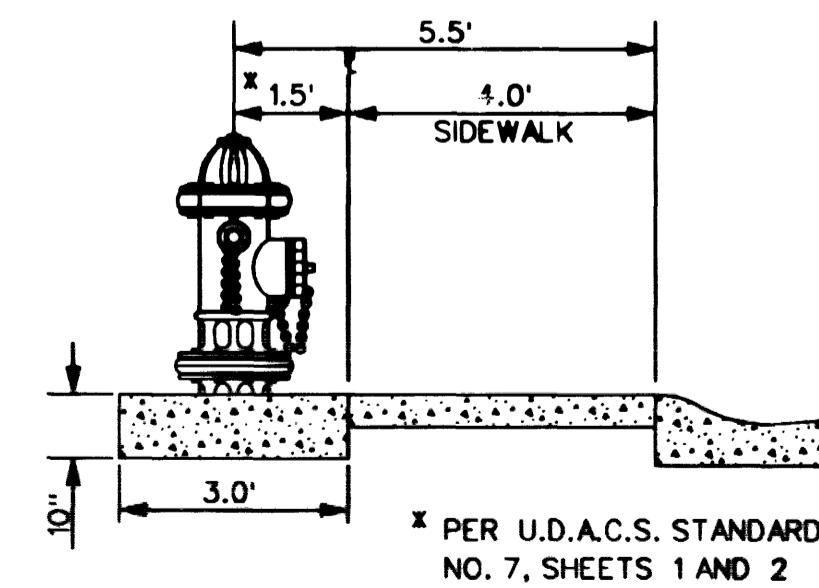
CONSTRUCTION NOTE

ALL EXISTING UTILITY STRUCTURES WITHIN CONSTRUCTION AREA SHALL BE ADJUSTED TO MATCH FINISH GRADE (i.e. WY, BOX, WMH, ANNODE, BOX, FH, TEL. BOX, ETC.)

NOTE

ALL DIMENSIONS TO UTILITIES ARE TO CENTERLINE OF PIPE UNLESS INDICATED OTHERWISE.
 CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL ALIGNMENT OF EXISTING UTILITIES AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

APPROVED FOR CONSTRUCTION
[Signature] DATE: 7/18/00
 LAS VEGAS VALLEY WATER DISTRICT



FIRE HYDRANT DETAIL
 1" = 2.5' HORIZONTAL

THE GATES, L.L.C. DATE: Jul. 21, 1999 TIME: 09:27:46 FILE: n:\98902\03\var-unit75\unit7c.dwg
 701 WEST LAKE MEAD BOULEVARD SUITE 200 LAS VEGAS, NEVADA 89128
 6280 S. Valley View Blvd. Suite 200 Las Vegas, NV 89118 Tel: (702) 368-3008 Fax: (702) 368-0047
UTILITY PLAN
LYNBROOK
UNIT 7B
 SHEET: C4
 4 OF 7 SHEETS
 CLV DRAWING NO. 3074-4676-7B