LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA

BENCHMARK

CLARK COUNTY BENCHMARK NO 33, STATION 1C00 55WWG, RIVET AND SQUARE PLATE IN A CONCRETE MONUMENT, 30 FT SOUTH AND 50 FT EAST OF FORT APACHE RD AND HICKAM AVE.
ELEVATION = 762.860 METERS OR 2502.82 FEET (NAVD 1988)

BASIS OF BEARINGS

NORTH 89°41'26" EAST - BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, ALSO BEING THE CENTERLINE OF ALEXANDER ROAD AS SHOWN BU THAT CERTAIN MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 87 OF SURVEYS, PAGE 84

DISCLAIMER NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR 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.
CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DESCREPANCIES.

Avoid cutting underground utility lines. It's costly.
Call before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

Avoid overhead power line contact.
Call before you Overhead
1-702-593-6111
NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

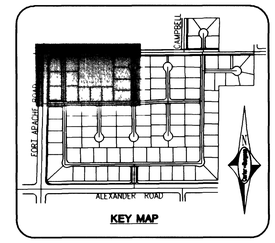
NOTES:

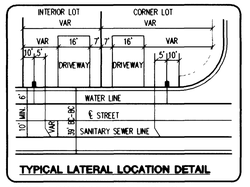
1. INSTALL SEWER/WATER LATERAL PER UDACS 2.19.03.B AND 2.19.02.B1 THRU 2.19.02.B3 (PER HEALTH DISTRICT)
2. ENCASE WATERLINE 10' ON EITHER SIDE OF STORM DRAIN CROSSING PER UDACS 2.19.02.B) 3) c), SEE DETAIL 'I', SHEET 29 - 24" CASING
3. DEFLECT 12" WATER MAIN 9° PER SECTION FOR 4 SECTIONS (EACH DIRECTION) TO PROVIDE CLEARANCE BETWEEN WATER MAIN AND STORM DRAIN LATERAL. SEE DETAIL 'TYPE C-M INLET', SHEET 28 FOR INVERT ELEVATIONS AT CROSSING

BUILDING INFORMATION

TYPE OF CONSTRUCTION:	TYPE V-NR
TOTAL SQUARE FOOTAGE:	<3,600 SQ FT
NUMBER OF STORIES:	2 STORY
BUILDING USE	RESIDENTIAL
SPRINKLERED:	NON-SPRINKLERED
FIRE FLOW:	1500 GPM @ 20 PSI

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.





WATER CONSTRUCTION NOTES

1. FIRE HYDRANT ASSEMBLY PER UDACS PLATE 7 (INCLUDES TEE AND GATE VALVE)
2. INSTALL 6" CAP & 2" BLOW OFF ASSEMBLY PER UDACS PLATE 4
3. 8"x 8" TEE PER UDACS PLATE 5
4. 8" GATE VALVE
5. 8"x 6" REDUCER
6. 8" 45° BEND PER UDACS PLATE 5
7. 22-1/2° BEND PER UDACS PLATE 5
8. 8" - 11-1/4° BEND PER UDACS PLATE 5
9. 1" WATER SERVICE WITH 3/4" METER PER UDACS PLATE No 1D
10. IRRIGATION & POWER CONDUIT 2-4" & 1-6" SCH 40 PVC CONDUIT
11. 1" WATER SERVICE WITH 1" METER AND (1" BYPASS PER UDACS PLATES 1D AND 11A
12. 1" WATER SERVICE WITH 1" METER PER UDACS PLATE 1D.

SIGNAGE NOTES

1. INSTALL 2-12" D3 STREET NAME SIGNS & 1-36" R1-1 STOP SIGN
2. INSTALL 2-9" D3 STREET NAME SIGNS & 1-30" R1-1 STOP SIGN
3. INSTALL 2-9" D3 STREET NAME SIGNS
4. INSTALL 1-R8-3A "NO PARKING" SIGN
5. INSTALL 1-24"x30" R2-1 "35 MPH" SIGN
6. INSTALL 1-30"x30" R3-7R "RIGHT LANE MUST TURN RIGHT" SIGN

STRIPING NOTES

1. INSTALL TYPE 1 CENTERLINE PER CC STD DWG 244
2. INSTALL TYPE 2 CENTERLINE PER CC STD DWG 244
3. INSTALL ADDED TURN LANE PER CC STD DWG 246
4. INSTALL 8" WHITE EDGE LINE 1' FROM EDGE OF PAVEMENT
5. INSTALL TYPE 5 LANE LINE PER CC STD DWG 244A
6. INSTALL FORCED TURN LANE PER CC STD DWG 246A

STREETLIGHTING NOTES

1. INSTALL 3" INTERCONNECT CONDUIT W/ 1-#8 WIRE. CONDUITS TO HAVE 45° RIGID BENDS INTO No 7 PULLBOXES. PULLBOXES TO HAVE 500' MAX SPACING
2. INSTALL 1-1/4" STREETLIGHT CONDUIT
3. INSTALL 200 AMP SERVICE
4. INSTALL No 3-1/2 PULL BOX FOR FUTURE 125 AMP SERVICE
5. INSTALL No. 3-1/2 PULL BOX
6. STUB AND CAP (2) 3" CONDUITS FOR TRAFFIC AND (1) 3" CONDUIT OF INTERCONNECT
7. STUB AND CAP 3" INTERCONNECT CONDUIT 5' BEYOND IMPROVEMENTS
8. STUB AND CAP 1-1/4" STREETLIGHT CONDUIT 5' BEYOND IMPROVEMENTS

BACKWATER VALVES (BWV)

THE FOLLOWING LOTS REQUIRE SEWER BACKWATER VALVES: 1, 8, 9, 12, 14, 15, 16, 17, 19, 20, 22, 23, 60, 67, 73, 74, 75, 76, 81, 82, 83, 84, 89, 90, 91, 92, 98, 95, 99, 100, 101, 103, 104, 106, 11, AND 107.

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 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 ARE DEEMED AVAILABLE FOR SERVICE.

REDUCED PRESSURE PRINCIPLE ASSEMBLY (0 1"

APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY(S) SHALL BE INSTALLED PER THE UDACS PLATE NO 11A. NO WATER SHALL BE TAKEN FROM A SERVICE REQUIRING BACKFLOW PREVENTION UNTIL THE REDUCED PRESSURE PRINCIPLE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED BY THE LVVWD.

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

200 AMP 240V PAD MOUNT SERVICE POINT
WITH
2 2 POLE 60 AMP CIRCUIT BREAKER/S
1 1 POLE 15 AMP CIRCUIT BREAKER/S
1 1 POLE 40 AMP CIRCUIT BREAKER/S
1 1 POLE 60 AMP CIRCUIT BREAKER/S
2 2 POLE 60 AMP CONTACTOR/S
1 BY-PASS SWITCH PER CONTACTOR
SERVICE POINT LOCATION
ON THE NORTHEAST CORNER OF THE INT. OF ALEXANDER/FT. APACHE

* PRIVATE STREET NOTE:

PRIVATE STREETS ARE P.U.E.'S, CLV PUBLIC SEWER EASEMENTS, AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED

APPROVALS

CLV FIRE DEPARTMENT — DATE 1.30.02

LAS VEGAS VALLEY WATER DISTRICT — DATE 2.20.02

REV	DATE	APP'D BY	REVISION

KB HOME

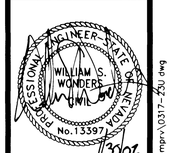
6655 Bermuda Road
Las Vegas, NV 89119
(702) 938-5400 Fax (702) 938-5454

Carter::Burgess
Consultants in Planning, Engineering, Construction Management, and Related Services

UTILITY, STREETLIGHTING, STRIPING, AND SIGNAGE PLAN

LONE MOUNTAIN CLASSICS

DRAWN BY: DOC
DESIGNED BY:
CHECKED BY: WSW
PROJECT NO: 240317
SCALE: 1"=40' HORZ / VERT



SHEET 24
24 OF 29 SHEETS

CLV DRAWING NO
3077-4687

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