

CITY OF LAS VEGAS GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OF THE DESIGN AND CONSTRUCTION STANDARDS, CLARK COUNTY AREA NEVADA," LATEST EDITION; THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA," LATEST REVISED EDITION; THE "SUMMERLIN IMPROVEMENT STANDARDS" FOR WORK IN THE SUMMERLIN AREA; AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".

2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES AS SHOWN FROM CLY PLANS LIBRARY ARE APPROXIMATE AND FOR RECORD PURPOSES. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCE WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.

3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED TO SATISFACTORY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.

4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.

5. TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGNS TO BE APPROVED BY THE CITY, PRIOR TO THE USE ON THE PROJECT.

6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.

7. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED-TYPE CURB.

8. AC PAVEMENT TO BE ONE-HALF INCH (1/2") ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.

9. CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 216.

10. SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.

11. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF THE TRANSITIONS TO BE AS SHOWN ON PLANS.

12. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE (COMPANY, _ REPORT #, DATE) APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.

13. EXACT LOCATION OF ALL SAWCUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS ENGINEER IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATIONS.

14. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE NO. 625.380 & CITY OF LAS VEGAS TITLE 18, APPENDIX D.

15. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC., SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.

WALL NOTES:

16. ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS; FLOOD CONTROL, AND SIGHT DISTANCE AT INTERSECTIONS. NEW WALLS REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.

17. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.

18. CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEAN OUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.

19. MATERIALS, HANDLING AND PLACEMENT OF PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE CLARK COUNTY AREA SPECIFICATIONS (AS APPLICABLE) AND THE PLANS AND DETAILS SHOWN HEREON.

20. WHEN INSTALLING UNDERGROUND FACILITIES THAT REQUIRE UNDERGROUND LOCATING DEVICES SUCH AS MARKER BALLS, LOCATING RIBBON, ETC., THE CONTRACTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO OFFSITE INSPECTION AND TESTING CERTIFYING THAT ALL DEVICES HAVE BEEN PLACED AND VERIFIED TO BE IN GOOD WORKING CONDITION PRIOR TO THE CONSTRUCTION OF ANY ROAD BASE.

21. SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S) SHALL BE PROVIDED TO THE CITY AND APPROVED PRIOR TO ACCEPTANCE OF FACILITY VIDEO INSPECTION. THE MAP(S) SHALL INCLUDE THE HORIZONTAL AND VERTICAL (INVERT) LOCATION OF PUBLIC SEWER MANHOLES, STORM DRAIN MANHOLES AND TRANSITION STRUCTURES, STORM DRAIN LATERALS AT THE CONNECTION TO THE STORM DRAIN MAIN AND AT THE CONNECTION TO A DROP INLET, THE CONNECTION OF SEWER SERVICE LATERALS TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERALS EXIT THE PUBLIC RIGHT-OF-WAY, AND STORM DRAIN MAIN ALIGNMENT, INCLUDING DEFLECTION POINTS. THE LOCATION SHALL BE DESCRIBED BY COORDINATES WHICH SHALL BE BASED ON THE OFFICIAL HORIZONTAL AND VERTICAL CONTROL NETWORKS OF THE CITY OF LAS VEGAS. FINAL LOCATION MAPS MUST BE SEALED AND CERTIFIED BY A NEVADA PROFESSIONAL LAND SURVEYOR TO HAVE POSITIONAL CERTAINITIES OF ± 0.09 METERS (± 0.3 FEET) HORIZONTALLY AND VERTICALLY. A SEPARATE ELECTRONIC COMMA DELIMITED FILE FOR THE SANITARY SEWER AND STORM DRAIN COORDINATES SHALL ALSO ACCOMPANY THE SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S).

OR

SANITARY SEWER AND STORM DRAIN FACILITIES SHOWN ON THESE PLANS SHALL BE USED TO MEET THE REQUIREMENTS OF NRS 455 AND SHALL SHOW AT A MINIMUM THE HORIZONTAL AND VERTICAL (INVERT) LOCATION OF PUBLIC SEWER MANHOLES, STORM DRAIN MANHOLES, STORM DRAIN LATERALS AT THE CONNECTION TO THE STORM DRAIN MAIN AND AT THE CONNECTION TO A DROP INLET, AND THE CONNECTION OF SEWER SERVICE LATERALS TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERALS EXIT THE PUBLIC RIGHT-OF-WAY. ANY DEVIATIONS FROM THE INFORMATION SHOWN SHALL BE NOTED AND SUBMITTED AS A REVISION TO THE PLANS AND APPROVED PRIOR TO ACCEPTANCE OF FACILITY VIDEO INSPECTION.

22. CCTV VIDEO INSPECTION IS REQUIRED FOR ALL SEWER AND STORM DRAINS. THE CCTV VIDEO INSPECTIONS NEED TO BE PERFORMED PER THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS LATEST EDITION.

23. A SEPARATE BORING PERMIT IS REQUIRED FOR ALL BORING ACTIVITIES.

REVISED 02/03/15

CITY OF LAS VEGAS FIRE DEPARTMENT NOTES

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LAS VEGAS FIRE AND RESCUE ADOPTED FIRE CODE ORDINANCE # 5325 FOR HYDRANT SPECIFICATIONS AND HYDRANT INSTALLATION SPECIFICATIONS.

2. ONLY FIRE HYDRANTS THAT ARE ON THE LAS VEGAS VALLEY WATER DISTRICTS - APPROVED PRODUCTS LIST ARE ALLOWED TO BE INSTALLED.

3. A PERMIT IS REQUIRED FROM LAS VEGAS FIRE AND RESCUE FOR THE INSTALLATION OF ON-SITE WATER LINES AND FIRE HYDRANTS. THE PERMIT AND CONTRACTORS MATERIAL TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER BEFORE COMMENCEMENT OF WORK. [IFC § 105.7.12]

4. ON ANY RESIDENTIAL OR COMMERCIAL INSTALLATIONS, FIRE HYDRANTS SHALL BE INSTALLED AND FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED BEFORE COMMENCEMENT OF ANY COMBUSTIBLE CONSTRUCTION. ALL FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER AND SHALL BE CAPABLE OF DELIVERING THE REQUIRED FIRE FLOW. [IFC § 3310, § 3312]

5. TO IDENTIFY THE FIRE HYDRANT LOCATIONS, THE CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT THE CENTER LINE OF THE STREET ADJACENT TO THE FIRE HYDRANTS. [IFC § 507.5.7.3]

6. ALL UNDERGROUND INSPECTIONS, PRESSURE AND FLUSH VERIFICATIONS OF ALL FIRE HYDRANTS AND FIRE LINES, SHALL BE CONDUCTED BEFORE COVERING THE LINES. CENTER LOADING IS ACCEPTABLE FOR THE HYDRO TESTS WITH PRIOR FIRE PREVENTION APPROVAL. [IFC 106.3]

7. ALL ON-SITE UNDERGROUND WATER MAINS AND MATERIALS SHALL BE U.L. LISTED, A.W.W.A. APPROVED AND SHALL BE RATED FOR THE APPROPRIATE WORKING PRESSURE. [IFC § 507.2.1, NFPA 24]

8. PAINTING OF CURBS, FIRE HYDRANTS, PADS, PROTECTION OF FIRE HYDRANTS FROM PHYSICAL DAMAGE, AND ALL OTHER WORK NECESSARY PER PLANS SHALL BE COMPLETED BEFORE APPROVAL BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION. [IFC § 507]

9. PRIVATE HYDRANTS SHALL BE PAINTED RED. [IFC § 507.5.7.1]

10. PRIOR TO THE FINAL OCCUPANCY, A FIRE FLOW TEST SHALL BE WITNESSED BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION TO VERIFY AVAILABILITY OF THE REQUIRED FIRE FLOW. [IFC § 507]

11. FIRE HYDRANT SPACING SHALL BE AS FOLLOWS: [IFC § C102]

- RESIDENTIAL - 500 FT UNSPRINKLERED; 600 FT SPRINKLERED.
- COMMERCIAL - 300 FT UNSPRINKLERED; 400 FT SPRINKLERED.

12. WHERE THE WATER MAINS ARE EXTENDED ALONG STREETS OR NEW STREETS ARE INSTALLED WHERE FIRE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF THE STRUCTURES, FIRE HYDRANTS SHALL BE INSTALLED AT A MAXIMUM OF 1000 FT SPACING, TO PROVIDE FOR TRANSPORTATION HAZARDS. WHERE STREETS ARE PROVIDED WITH MEDIAN DRIVE OR HAVE FOUR (4) OR MORE TRAFFIC LANES AND HAVE A TRAFFIC COUNT OF MORE THAN 30,000 PER DAY, HYDRANTS ARE REQUIRED ON EACH SIDE OF THE STREET SPACED AT 500 FT ON AN ALTERNATING BASIS. [IFC § C102.8]

13. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN THE RADIUS OF A CUL-DE-SAC OR WITHIN 20 FT OF THE PERIMETER OF THE RADIUS OF THE CUL-DE-SAC.

14. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN 6 FT OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREETLIGHT OR ANY OTHER OBSTRUCTION. [IFC § C102.12]

15. A MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A ONE-TWO FAMILY DWELLING SHALL NOT EXCEED 300 FT, AS MEASURED BY AN APPROVED ROUTE. [IFC § C102.4]

16. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A FIRE DEPARTMENT CONNECTION (FDC) SHALL NOT EXCEED 100 FT, AS MEASURED BY AN APPROVED ROUTE. [IFC § C102.7]

17. THE MAXIMUM DISTANCE FROM A HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200 FT. [IFC § C102.6]

18. TWO (2) SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE IS 4 OR MORE FIRE HYDRANTS/SPRINKLER LEAD-INS ARE INSTALLED ON A SINGLE SYSTEM. SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 2 FIRE HYDRANTS CAN BE OUT OF SERVICE DUE TO A BREAK IN A WATER MAIN. [IFC § C104]

19. ALL FIRE APPARATUS ACCESS ROADS SHALL BE PAVED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES, AND SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF THE FIRE APPARATUS. [IFC § 503.2.3]

20. THE GRADIENT FOR THE FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 12% ANGLES OF APPROACH AND ANGLES OF DEPARTURE SHALL NOT EXCEED 6% FOR 25 FT PRIOR TO OR AFTER THE GRADE CHANGE, ADJACENT TO THE STRUCTURES GRADIENT SHALL NOT EXCEED 6%. [IFC § 503.2.7, § 503.2.8]

21. THE TURNING RADIUS OF THE FIRE APPARATUS ACCESS ROADS SHALL BE NO LESS THAN 52 FT OUTSIDE AND 28 FT INSIDE TURNING RADIUS. IFC § 503.2.4]

22. VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL NOT BE LESS THAN 13FT 6 INS. [IFC § 503.2.1]

23. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 40 FT FLOW LINE TO FLOW LINE WITH PARALLEL PARKING PERMITTED ON BOTH SIDES, NOT LESS THAN 32 FT WIDE, FLOW-LINE TO FLOW-LINE, WHERE PARKING IS PERMITTED ONLY ON ONE SIDE OF THE FIRE APPARATUS ACCESS ROAD, NOT LESS THAN 24 FT WIDE, FLOW-LINE TO FLOW-LINE, WHERE NO PARKING IS PERMITTED ON EITHER SIDE, FIRE LANES THROUGH PARKING LOTS SHALL BE NOT LESS THAN 24 FT. [IFC § 503.2.1.1]

24. A FIRE APPARATUS ACCESS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FT FROM A FIRE DEPARTMENT VEHICLE ACCESS. THIS DISTANCE COULD BE INCREASED TO 250 FT IF THE BUILDING IS SPRINKLERED. [IFC § 503.1.1]

25. APPROVED SECONDARY FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR 100 OR MORE DWELLING UNITS, ROAD(S) WITH DEAD-ENDS OR WITH A SINGLE POINT OF ACCESS IN EXCESS OF 600 FT. COMMERCIAL AND INDUSTRIAL DEVELOPMENTS WHERE BUILDINGS EXCEED 2 STORIES OR 30 FEET IN HEIGHT, OR EXCEEDING 62,000 SQUARE FEET IN AREA. [IFC § 503.1.2]

26. ALL DEAD-END FIRE APPARATUS ROADS AND/OR FIRE LANES, PUBLIC OR PRIVATE, IN EXCESS OF 150 FT IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND HAVING A MINIMUM DIAMETER OF 81 FT. [IFC § 503.2.5]

27. ALL FIRE APPARATUS 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 FT ALONG THE 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 FT OR LESS THAN 6 FT FROM THE ROADWAY LEVEL. THE CURB ALONG OR ON THE PAVEMENT OR CEMENT (IF NO CURB IS PROVIDED) SHALL BE PAINTED WITH A RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS. [IFC § 503.3]

28. ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE IFC § 503.6 AND IFC APPENDIX M.

EFFECTIVE DATE: MARCH 1ST, 2015

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 EIGHTY (80) FOOT R/W AND LARGER SHALL HAVE CONCRETE COLLARS. STREETS LESS THAN EIGHTY (80) FOOT 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 TWELVE INCH (12") DIAMETER. CONNECTIONS TO FIFTEEN INCH (15") OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES. IN LINE "Y" S SHALL BE USED ON LINES TWELVE INCHES (12") OR ABOVE.

7. WATER MAINS SHALL BE PROTECTED IN ACCORDANCE WITH LVVWD STANDARDS WHENEVER A SEWER MAIN CROSSES OVER A WATER MAIN OR THE SEWER IS LESS THAN EIGHTEEN INCH (18") UNDER A 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 OR REPLACED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO ACCEPTANCE BY THE CITY OF LAS VEGAS.

10. INSTALLATION OF CURVED SEWER REQUIRES THE USE OF C-900 PVC PIPE WHICH ALLOWS FOR PIPE DEFLECTION AT THE JOINTS.

REVISED 04/15/10

CITY OF LAS VEGAS GRADING NOTES

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.

2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.

3. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.

4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.

5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.

6. CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION, IN THE AREAS INDICATED:

	HORIZONTAL	VERTICAL	COMPACTION
A. PAVEMENT AREA SUBGRADE	0.14"	+0.0' TO -0.1'	SEE SOILS REPORT
B. ENGINEERED FILL	0.5"	+0.1' TO -0.1'	SEE SOILS REPORT

COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE.

7. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.

8. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.

9. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

10. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

REVISED 04/15/10

DEVIATIONS FROM STANDARDS

NONE

ADDITIONAL NOTES LOCATIONS

CITY OF LAS VEGAS TRAFFIC NOTES	SHEET 15
CITY OF LAS VEGAS STREETLIGHTS NOTES	SHEET 15

LAS VEGAS VALLEY WATER DISTRICT (LVVWD) STANDARD NOTES

LVVWD PROJECT # 125022

1. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE LVVWD, FOLLOWING WATER PLAN APPROVAL, NOTICE SHALL BE GIVEN TO THE LVVWD COMMUNICATION SUPPORT CENTER (258-7171) TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. FOR FUTURE INSPECTIONS, NOTICE MUST BE GIVEN BY 2:00 P.M. THE BUSINESS DAY PRIOR TO THE REQUESTED LVVWD INSPECTION. WHEN REQUESTING INSPECTIONS, PLEASE REFER TO THE PROJECT # IDENTIFIED ABOVE.

2. ALL WORK SHALL CONFORM TO LVVWD STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS, AND TO THE 2010 EDITION OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS). THE LATEST EDITION OF UDACS SHALL SUPERSEDE ANY CONFLICTS CONTAINED IN THE APPROVED DRAWINGS AND/OR SPECIFICATIONS.

3. ALL WORK, EXCEPT AS MODIFIED BY THESE PLANS OR BY NOTE 2 ABOVE, SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENT, CLARK COUNTY AREA.

4. A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LVVWD.

5. ALL SERVICE LATERALS TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING WITH LVVWD APPROVED SERVICE SADDLES.

6. ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.

7. ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, VALLEY AND CURB GUTTERS.

8. ALL WATER AND STORM DRAIN OR SANITARY SEWER CROSSINGS SHALL CONFORM TO SECTION 2.22 OF THE 2010 EDITION OF THE UDACS.

9. ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED, AND AN ACCEPTABLE WATER SAMPLE OBTAINED, PRIOR TO CONNECTION TO THE LVVWD DISTRIBUTION SYSTEM.

10. THE CONTRACTOR MUST OBTAIN ALL METERS TWO (2) INCHES AND SMALLER FROM LVVWD CENTRAL STORES. TELEPHONE 258-3152 OR 258-3802, TWO (2) WORKING DAYS PRIOR TO METER PICKUP.

11. ANY INTERRUPTION OF SERVICE MUST BE PERFORMED IN ACCORDANCE WITH UDACS SECTION 3.14.01, AND APPROVED BY THE LVVWD INSPECTION DIVISION PRIOR TO SHUTDOWN. PROPER WRITTEN NOTIFICATION MUST BE GIVEN TO ALL AFFECTED CUSTOMERS.

12. ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE LVVWD PRE-APPROVED MATERIALS AND MANUFACTURER'S LISTING FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS.

13. TELEPHONE "CALL BEFORE YOU DIG" AT "811" OR 1-800-227-2600.

14. THE INSTALLATION OF LAS VEGAS VALLEY WATER DISTRICT (LVVWD) MUNICIPAL WATER FACILITIES WITHIN ALL STREETS ASSUMED TO BE IN COMPLIANCE WITH THE UNIFORM STANDARDS, INCLUDING THE PLACEMENT OF ASPHALT PAVING STREET SURFACES. ANY REPAIR WORK DONE BY THE LVVWD TO THE MUNICIPAL WATER FACILITIES WILL INCLUDE THE PLACEMENT OF APPROPRIATELY SIZED ASPHALT REPAIR PATCH ON THE STREET SURFACE.

ANY DECORATIVE PAVING SURFACE WITHIN THE STREET IS THE RESPONSIBILITY OF THE OWNER'S ASSOCIATION, OR THE INDIVIDUAL PROPERTY OWNERS IF NO OWNER'S ASSOCIATION IS IN EXISTENCE, OR THE AGENCY HAVING JURISDICTION DECORATIVE SURFACE MATERIALS PLACED WITHIN THE 10 FOOT EASEMENT ABUTTING A PUBLIC OR PRIVATE STREET, IF DISTURBED BY THE LVVWD DURING THE REPAIR OR OPERATION OF ITS FACILITIES, WILL BE PLACED BY LVVWD WITH AN APPROPRIATELY SIZED PLAIN FINISH CONCRETE PATCH. THE LVVWD WILL NOT RESTORE, AND WILL NOT BE RESPONSIBLE FOR THE RESTORATION OF ANY DECORATIVE PAVING SURFACE WITHIN THE STREET. THE LVVWD WILL NOT ATTEMPT TO MATCH COLOR OR FINISH OF ANY ADJACENT MATERIALS.

15. NO LEAD COMPLIANCE NOTE.
TO COMPLY WITH THE FEDERAL SAFE DRINKING WATER ACT, ALL WATER WORKS BRASS PRODUCTS PROPOSED TO BE RELOCATED, OR INSTALLED AS NEW, MUST BE INSTALLED WITH THE LEAD FREE APPROVED PRODUCT. THE OLD LEADED PRODUCT MAY NOT BE USED.

REVISED 01/09/2017

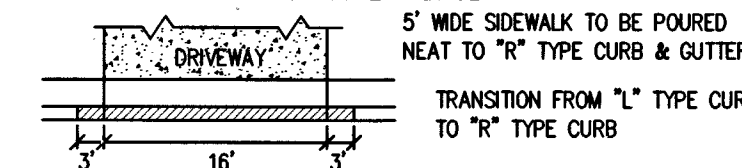
ESTIMATE OF QUANTITIES

ITEMS

QUANTITY TOTAL PRIVATE PUBLIC

STREET IMPROVEMENTS

1. 2.5" AC PAVEMENT W/ 4.5" TYPE II BASE	4,092 SY
2. 3.5" AC PAVEMENT W/ 5" TYPE II BASE	5,998 SY
3. 4" THICK CONCRETE SIDEWALK W/ 5" TYPE II BASE	11,018 SF
4. PORTION OF CONCRETE DRIVEWAY W/ "R" TYPE CURB AND GUTTER OVER 6" TYPE II BASE	864 LF



5. 24" "L" TYPE CURB AND GUTTER W/ 6" TYPE II BASE	3,560 LF
--	----------

DRAINAGE IMPROVEMENTS

NONE

SEWER IMPROVEMENTS

1. 4" PVC SERVICE LATERAL	54 EA
---------------------------	-------

WATER IMPROVEMENTS

1. 8" PVC WATER MAIN	1,086 LF
2. 8" 11-1/4" BEND PER UDACS PLATE NO. 31	2 EA
3. FIRE HYDRANT ASSEMBLY WITH 6" GATE VALVE, 6" LATERAL, AND 8"x6" TEE PER UDACS PLATE NO. 40	2 EA
4. 1" COPPER WATER SERVICE WITH 3/4" METER PER UDACS PLATE NO. 4	54 EA

TRAFFIC IMPROVEMENTS

1. BLUE COLORED REFLECTIVE RAISED PAVEMENT MARKER	4 EA
2. L.E.D. STREETLIGHT, FOUNDATION, POLE AND MAST ARM (100 WATT EQUIVALENT)	6 EA
3. 1 1/4" STLT CONDUIT WITH (2) #4 & (1) #8 THW COPPER CONDUCTORS	1,116 LF
4. No. 3 1/2 CONCRETE PULLBOX WITH METAL COVER	1 EA
5. 4" WIDE YELLOW PAINTED SOLID LINE	376 LF

NOTE TO CONTRACTOR:

QUANTITIES SHOWN ARE APPROXIMATIONS ONLY AND ARE INTENDED TO ILLUSTRATE SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT QUANTITIES INVOLVED.

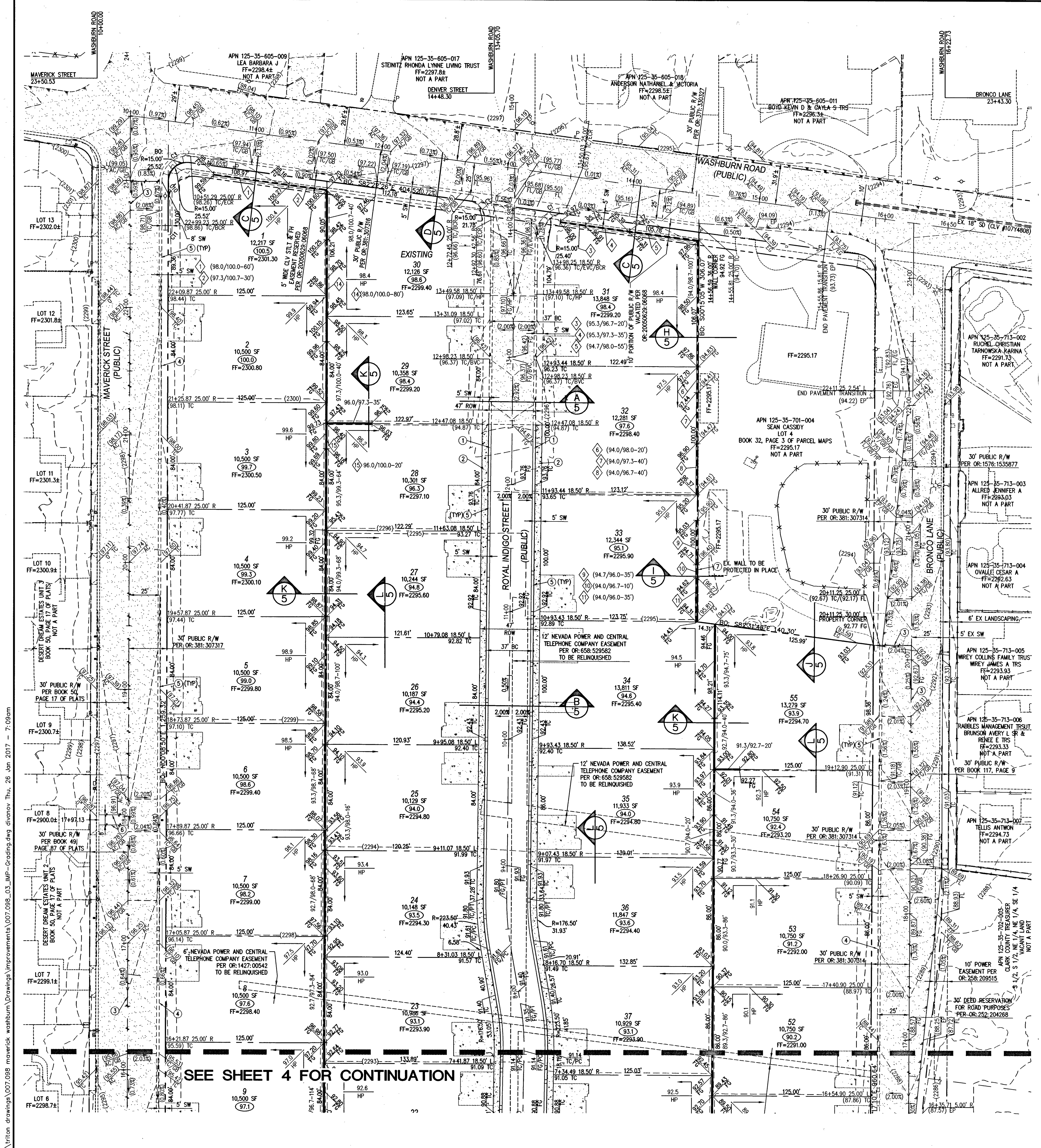
APPROVED FOR CONSTRUCTION

Y. D. SHARI, ESQ.
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER

DATE: 2/16/17 PROJECT No.: 125022

10745056

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com



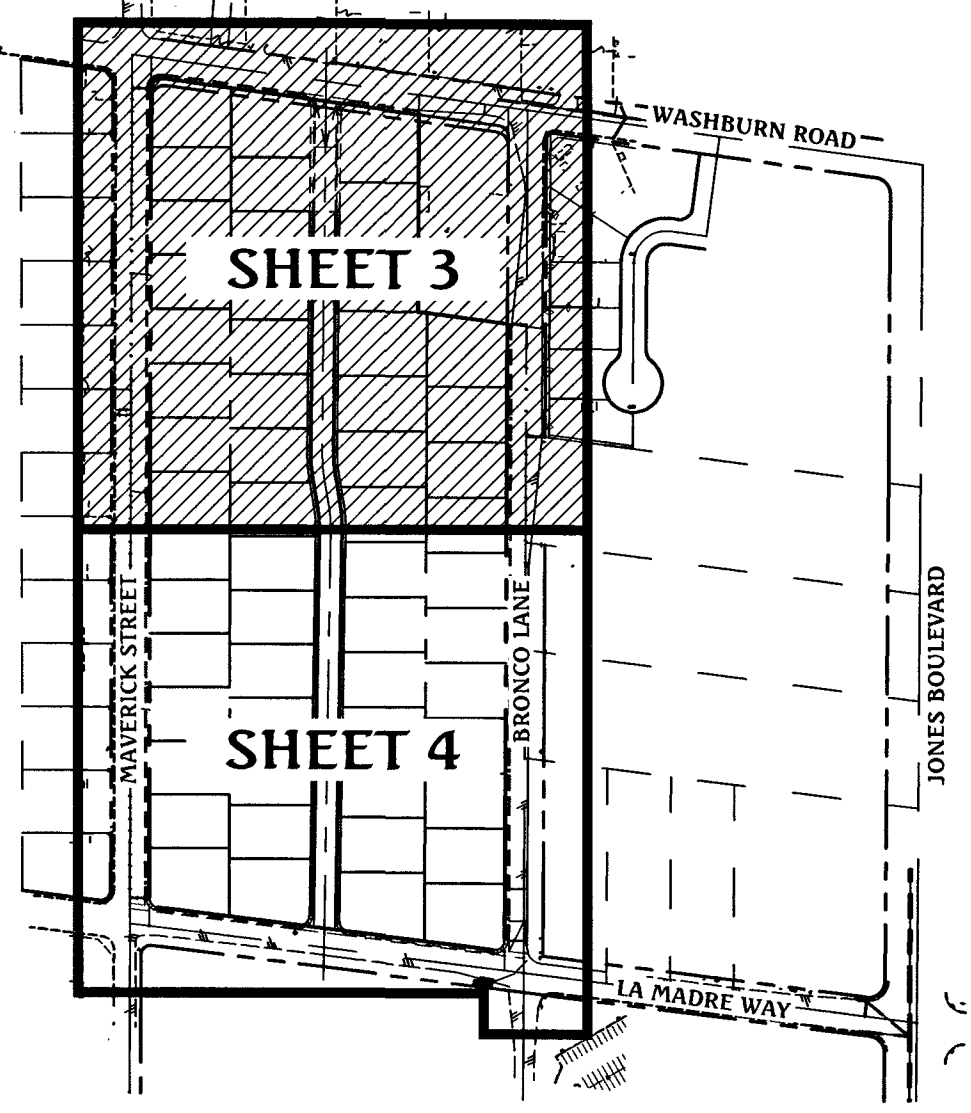
SEE SHEET 4 FOR CONTINUATION

FAST
Call before you
Underground
1-702-432-5300
AVOID CUTTING UNDERGROUND
UTILITY LINES. IT'S COSTLY.

Call before you
Overhead
1-702-227-2929
AVOID OVERHEAD POWER
LINE CONTACT. IT'S COSTLY.

Call before you Dig
1-800-227-2600
AVOID CUTTING UNDERGROUND
UTILITY LINES. IT'S COSTLY.

KEY MAP



SCALE: NONE

GRADING LEGEND

- (1395) EX. MAJOR CONTOUR
- (1391) EX. MINOR CONTOUR
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- STREET CENTERLINE
- EDGE OF PAVEMENT
- EXISTING CURB, GUTTER, & SIDEWALK
- PROPOSED CURB, GUTTER, & SIDEWALK
- PROPOSED AC PAVING
- EXISTING AC PAVING
- EX. FENCE
- EX. BLOCK WALL
- PROPOSED RETAINING WALL
- TOP OF FOOTING
- APPROX. WALL LENGTH
- TOP OF RETAINING WALL
- PROPOSED SCARP

BASIS OF BEARING

NORTH 82°59'56" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 117, PAGE 9 OF PLATS.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK No. 8LV90356E
RIVET & PLATE IN TOP OF CURB AT THE SOUTHWEST CORNER OF WASHBURN ROAD & MAVERICK STREET.
ELEVATION = 700.720 METERS (NAVD'88 2008 ADJ.)
ELEVATION = 2298.95 U.S. FEET (NAVD'88 2008 ADJ.)

FLOOD ZONE NOTE

THE PROJECT SITE IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP #32003C1765F. THE SITE IS LOCATED WITHIN DESIGNATED FLOOD HAZARD ZONE X BEING AN AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

SOILS INFORMATION

- SOILS REPORT BY: GEOTEK RESIDENTIAL, LLC
PROJECT NO: 12265-LVR
DATED: SEPTEMBER 14, 2015
- CUT TOTAL: 18,765 C.Y.
FILL TOTAL: 23,237 C.Y.
NET: 4,472 C.Y. (FILL)



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

GRADING NOTES

- ALL PROPOSED PAD ELEVATIONS AND SWALE ELEVATIONS ARE ROUGH GRADES. ALL OTHER PROPOSED ELEVATIONS ARE FINISHED GRADES.
- THE GRADING PLANS SHALL BE AT THE PROJECT SITE THROUGHOUT THE COURSE OF CONSTRUCTION.
- ALL GRADING SHALL BE PERFORMED IN CONFORMANCE WITH THE LINES, GRADES AND DETAILS AS SHOWN ON THESE PLANS. ANY DEVIATION FROM THESE PLANS WILL ONLY BE PERMITTED UPON WRITTEN APPROVAL FROM THE ENGINEER.
- ALL PADS ARE TO BE GRADED WITHIN 40.3' OF THE ELEVATIONS AS SHOWN ON THE PLANS. GRADING IS NOT COMPLETE UNTIL THE ENGINEER HAS CERTIFIED THAT THE PADS HAVE BEEN GRADED IN SUBSTANTIAL CONFORMANCE TO THE PLANS.
- ALL PLACEMENT OF OVERSIZED MATERIALS AND/OR FILL MATERIALS SHALL BE PER THE SOILS REPORT REFERENCED ON THIS PLAN.
- ADD 2200 TO ALL SPOT GRADES AND TOP OF CURB, FLOW LINE AND FINISH GRADE ELEVATIONS.
- ANY CURVED CURB LESS THAN 1% MUST BE WATER TESTED BY CONTRACTOR AS REQUIRED BY CITY INSPECTOR.

CONSTRUCTION NOTES

- CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #216.
- CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #234.
- SAWCUT AND MATCH EXISTING ASPHALT.
- EXISTING "L" CURB, GUTTER AND SIDEWALK TO BE REMOVED & REPLACED PER CCAUSD #216 AND #234 AS NEEDED FOR UTILITY SERVICES INSTALLATION.
- CONSTRUCT "R" TYPE CURB & GUTTER PER CCAUSD #217.52 AND #223 AT DRIVEWAY LOCATIONS ONLY WITH 3' LONG TRANSITION FROM "L" TYPE CURB TO "R" TYPE CURB.
- SAWCUT, TRENCH AND PAVEMENT RESTORATION PER UDACS PLATE No. 17, CCAUSD #500.3, #500.4, AND #500.5.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	097°00'52"	20.00'	33.86'	22.61'
C2	082°59'08"	20.00'	28.97'	17.69'
C3	097°28'44"	20.00'	34.03'	22.80'
C4	083°08'46"	20.00'	29.02'	17.74'
C5	096°01'31"	20.00'	33.52'	22.22'
C6	083°58'29"	20.00'	29.31'	18.00'
C7	096°42'54"	20.00'	33.76'	22.49'
C8	010°43'47"	200.00'	37.45'	18.78'
C9	010°21'56"	200.00'	36.18'	18.14'
C10	090°00'00"	3.00'	4.71'	3.00'
C11	090°00'00"	3.00'	4.71'	3.00'

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT. DS #4604B

James M. Pearce 1-26-17
JAMES M. PEARCE, PE No. 9552 DATE

DATE: 01/24/2017
DRAWN BY: J. PEARCE
DESIGNED BY: D.L.
CHECKED BY: D.L.
JOB NO.: 007.098
SCALE: 1" = 40'

DR HORTON

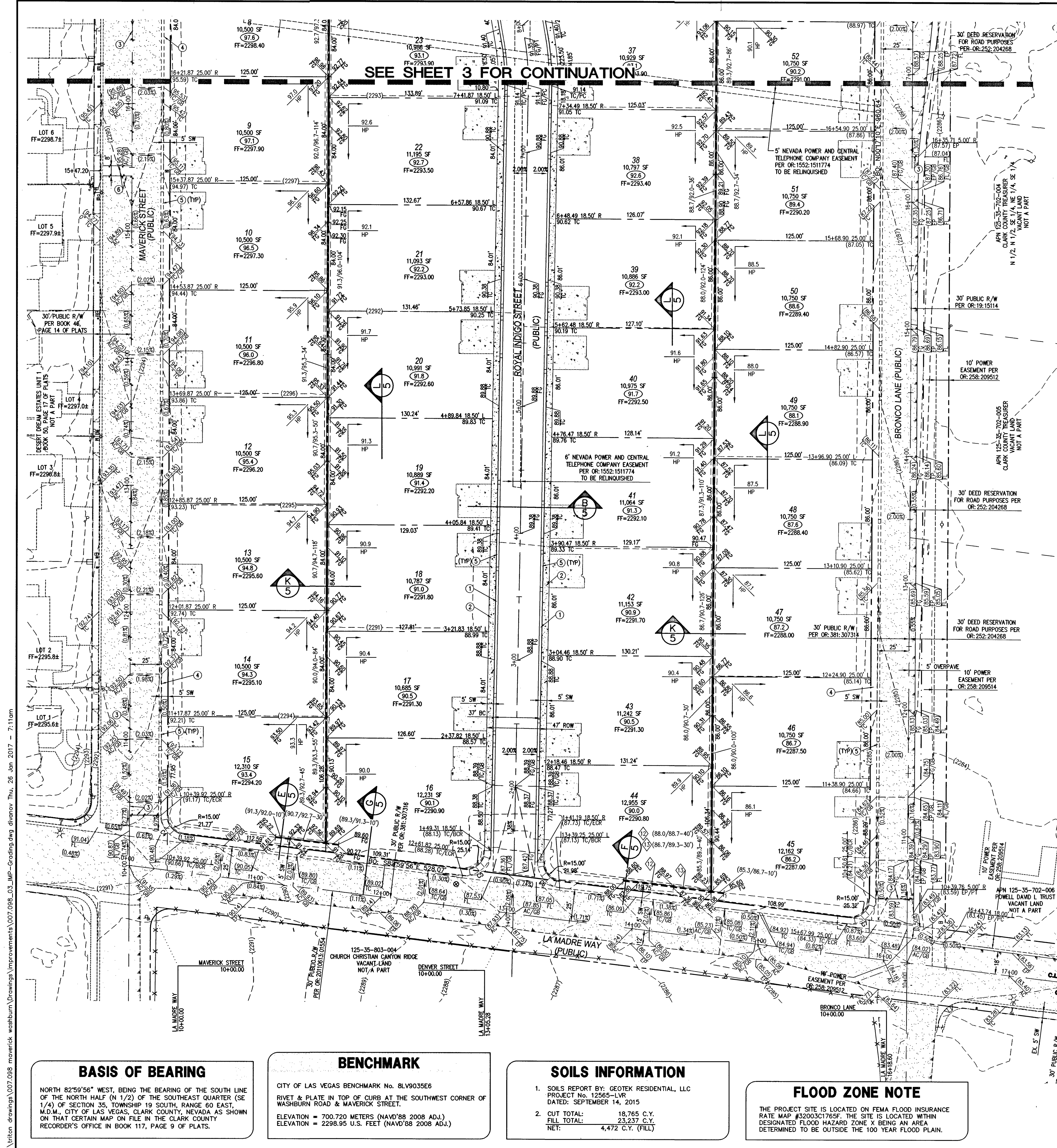
MAVERICK & WASHBURN ON-SITE

GRADING PLAN 1

PROFESSIONAL ENGINEER-STATE OF NEVADA
JAMES M. PEARCE
Exp. 12-31-17
CIVIL
No. 9552

1-26-17

SHEET 3 OF 15
C.L.V. DWG.# 67405

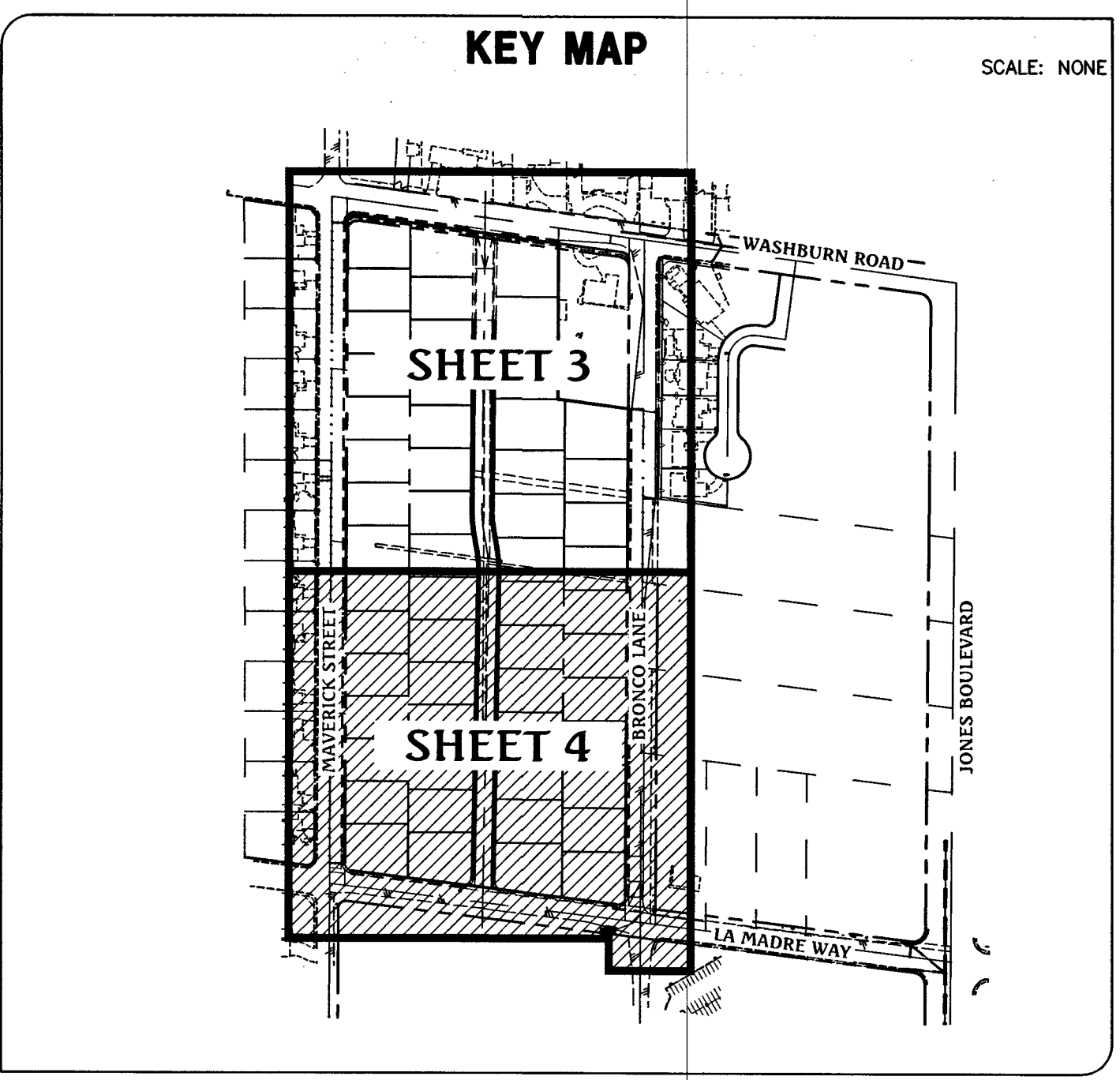


FAST
Call before you
Underground
1-702-432-5300
Avoid overhead power line contact. It's costly.

Call before you
Overhead
1-702-227-2929

Call before you Dig
Avoid cutting underground utility lines. It's costly.

CALL
811
OR
1-800-227-2600



GRADING LEGEND

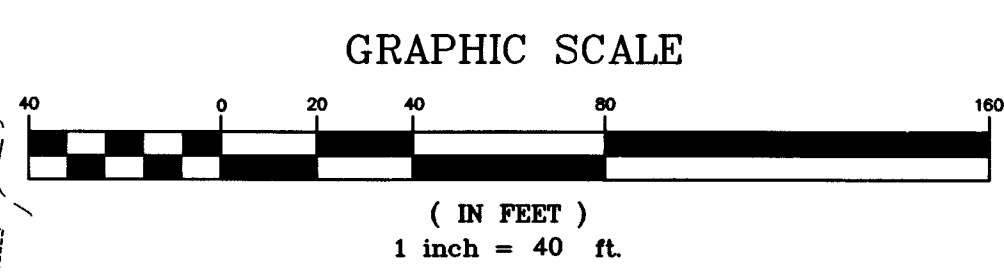
- (1395) EX. MAJOR CONTOUR
- (1391) EX. MINOR CONTOUR
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- STREET CENTERLINE
- EDGE OF PAVEMENT
- EXISTING CURB, GUTTER, & SIDEWALK
- PROPOSED CURB, GUTTER, & SIDEWALK
- PROPOSED AC PAVING
- EXISTING AC PAVING
- EX. FENCE
- EX. BLOCK WALL
- PROPOSED RETAINING WALL
- TOP OF FOOTING
- APPROX. WALL LENGTH
- TOP OF RETAINING WALL
- PROPOSED SCARP

GRADING NOTES

1. ALL PROPOSED PAD ELEVATIONS AND SWALE ELEVATIONS ARE ROUGH GRADES. ALL OTHER PROPOSED ELEVATIONS ARE FINISHED GRADES.
2. THE GRADING PLANS SHALL BE AT THE PROJECT SITE THROUGHOUT THE COURSE OF CONSTRUCTION.
3. ALL GRADING SHALL BE PERFORMED IN CONFORMANCE WITH THE LINES, GRADES AND DETAILS AS SHOWN ON THESE PLANS. ANY DEVIATION FROM THESE PLANS WILL ONLY BE PERMITTED UPON WRITTEN APPROVAL FROM THE ENGINEER.
4. ALL PADS ARE TO BE GRADED WITHIN ±0.3' OF THE ELEVATIONS AS SHOWN ON THE PLANS. GRADING IS NOT COMPLETE UNTIL THE ENGINEER HAS CERTIFIED THAT THE PADS HAVE BEEN GRADED IN SUBSTANTIAL CONFORMANCE TO THE PLANS.
5. ALL PLACEMENT OF OVERSIZED MATERIALS AND/OR FILL MATERIALS SHALL BE PER THE SOILS REPORT REFERENCED ON THIS PLAN.
6. ADD 2200 TO ALL SPOT GRADES AND TOP OF CURB, FLOW LINE AND FINISH GRADE ELEVATIONS.
7. ANY CURVED CURB LESS THAN 1% MUST BE WATER TESTED BY CONTRACTOR AS REQUIRED BY CITY INSPECTOR.

CONSTRUCTION NOTES

1. CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #216.
2. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #234.
3. SAWCUT AND MATCH EXISTING ASPHALT.
4. EXISTING "L" CURB, GUTTER AND SIDEWALK TO BE REMOVED & REPLACED PER CCAUSD #216 AND #234 AS NEEDED FOR UTILITY SERVICES INSTALLATION.
5. CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #217.52 AND #223 AT DRIVEWAY LOCATIONS ONLY WITH 3' LONG TRANSITION FROM "L" TYPE CURB TO "R" TYPE CURB.
6. SAWCUT, TRENCH AND PAVEMENT RESTORATION PER UDACS PLATE No. 17, CCAUSD #500.3, #500.4, AND #500.5.



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	097°00'52"	20.00'	33.86'	22.61'
C2	082°59'08"	20.00'	28.97'	17.69'
C3	097°28'44"	20.00'	34.03'	22.80'
C4	083°08'46"	20.00'	29.02'	17.74'
C5	096°01'31"	20.00'	33.52'	22.22'
C6	083°58'29"	20.00'	29.31'	18.00'
C7	096°42'54"	20.00'	33.76'	22.49'
C8	010°43'47"	200.00'	37.45'	18.78'
C9	010°21'56"	200.00'	36.18'	18.14'
C10	090°00'00"	3.00'	4.71'	3.00'
C11	090°00'00"	3.00'	4.71'	3.00'

BASIS OF BEARING

NORTH 82°59'56" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 117, PAGE 9 OF PLATS.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK No. 8LV9035E6
RIVET & PLATE IN TOP OF CURB AT THE SOUTHWEST CORNER OF WASHBURN ROAD & MAVERICK STREET.
ELEVATION = 700.720 METERS (NAVD'88 2008 ADJ.)
ELEVATION = 2298.95 U.S. FEET (NAVD'88 2008 ADJ.)

SOILS INFORMATION

1. SOILS REPORT BY: GEOTEK RESIDENTIAL, LLC
PROJECT No. 12565-LVR
DATED: SEPTEMBER 14, 2015
2. CUT TOTAL: 18,765 C.Y.
FILL TOTAL: 23,237 C.Y.
NET: 4,472 C.Y. (FILL)

FLOOD ZONE NOTE

THE PROJECT SITE IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP #32003C1765F. THE SITE IS LOCATED WITHIN DESIGNATED FLOOD HAZARD ZONE X BEING AN AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT. DS #48048

James M. Pearce
JAMES M. PEARCE, PE No. 9552
DATE: 1-26-17

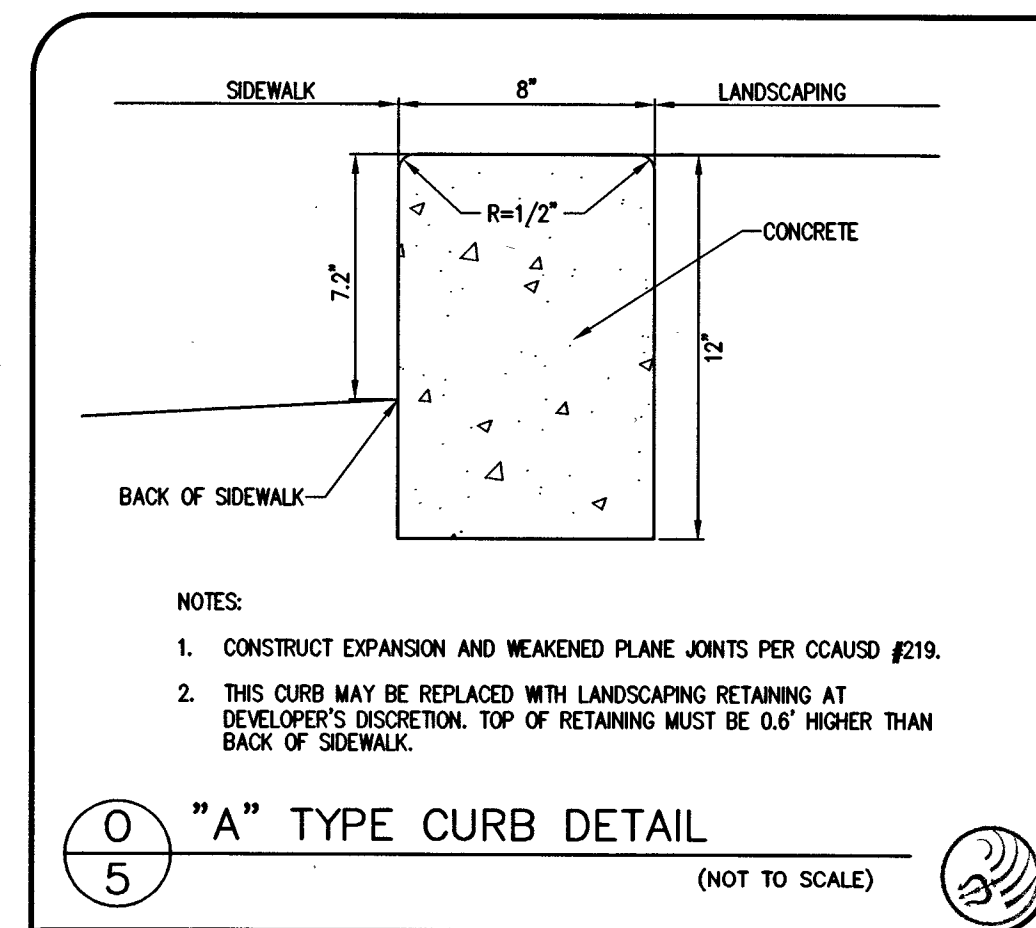
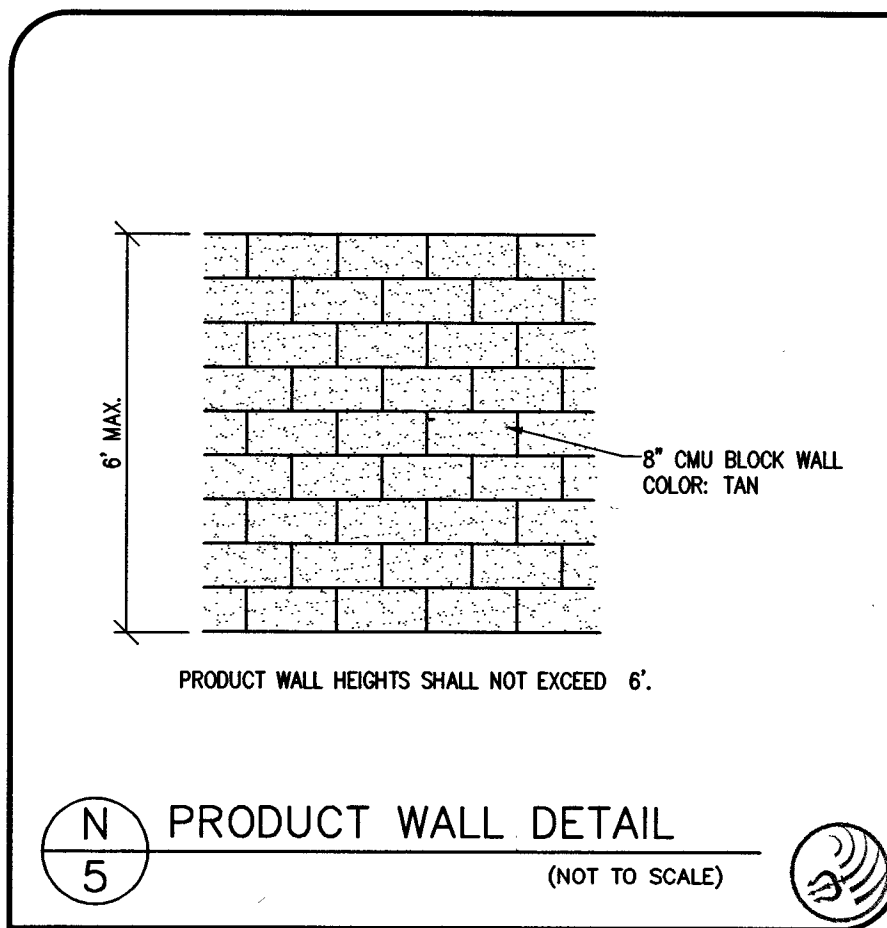
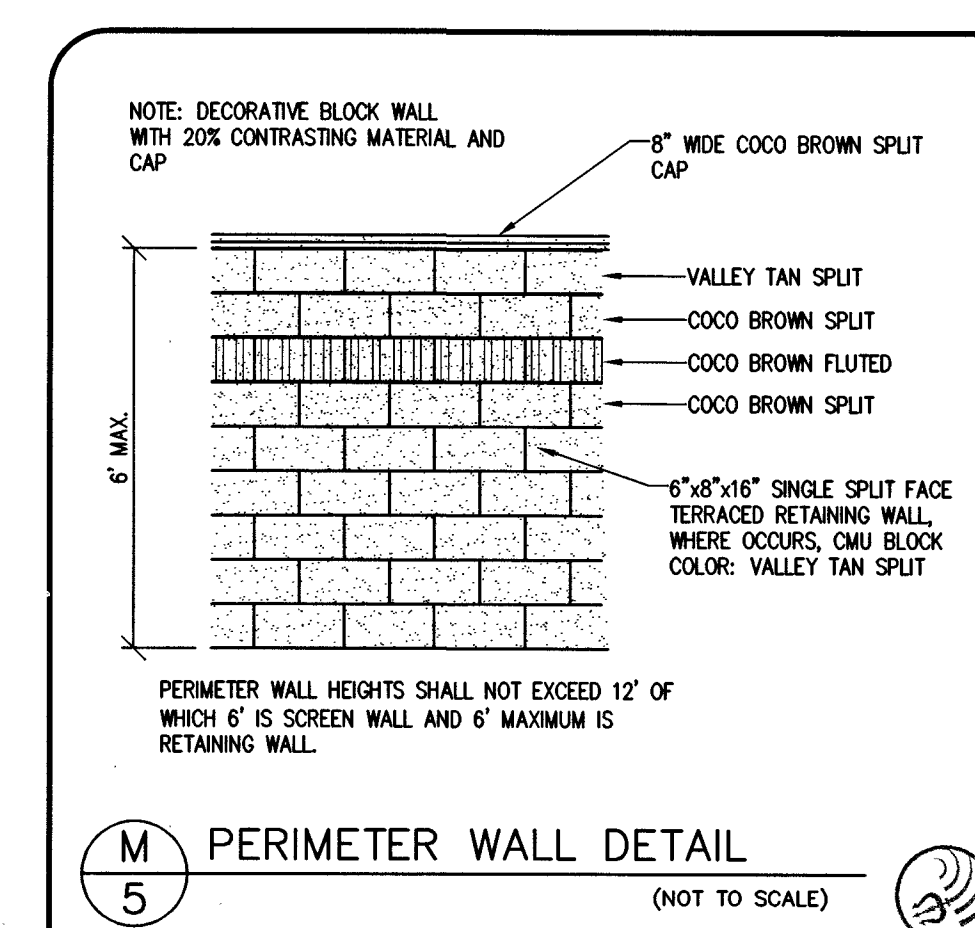
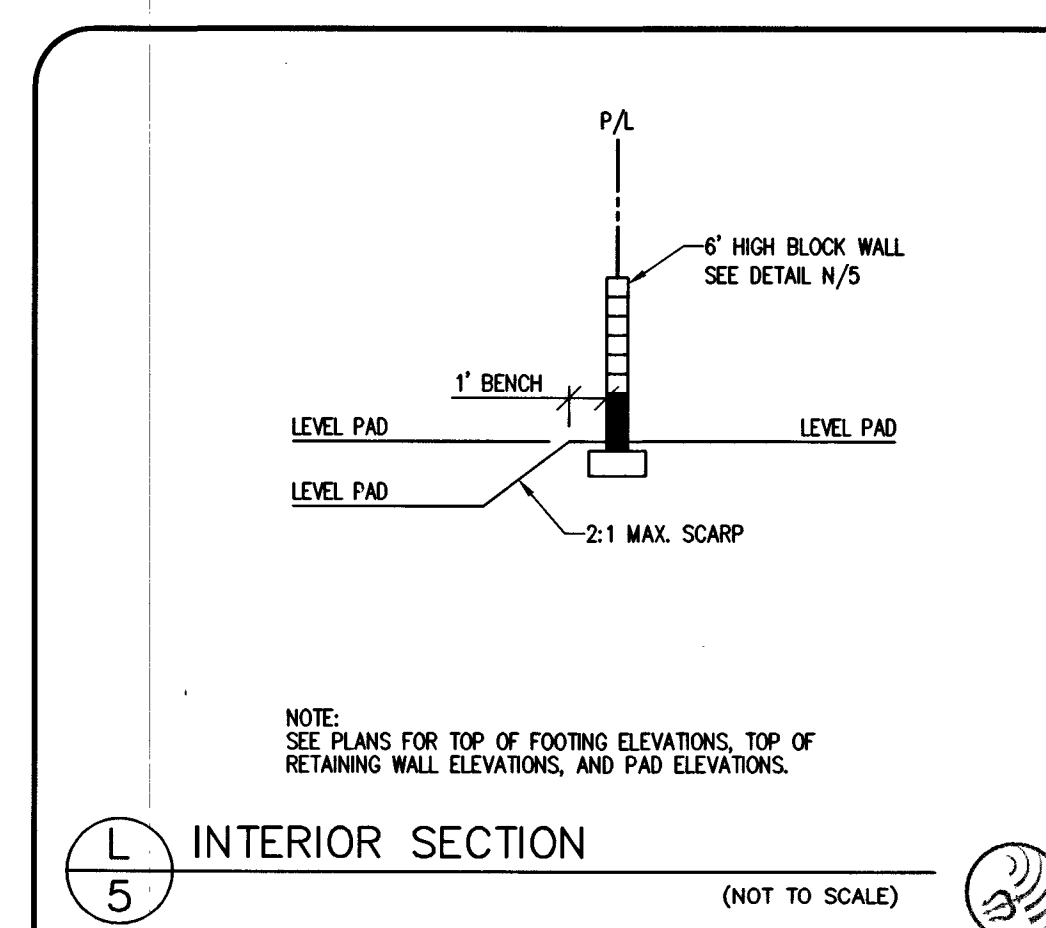
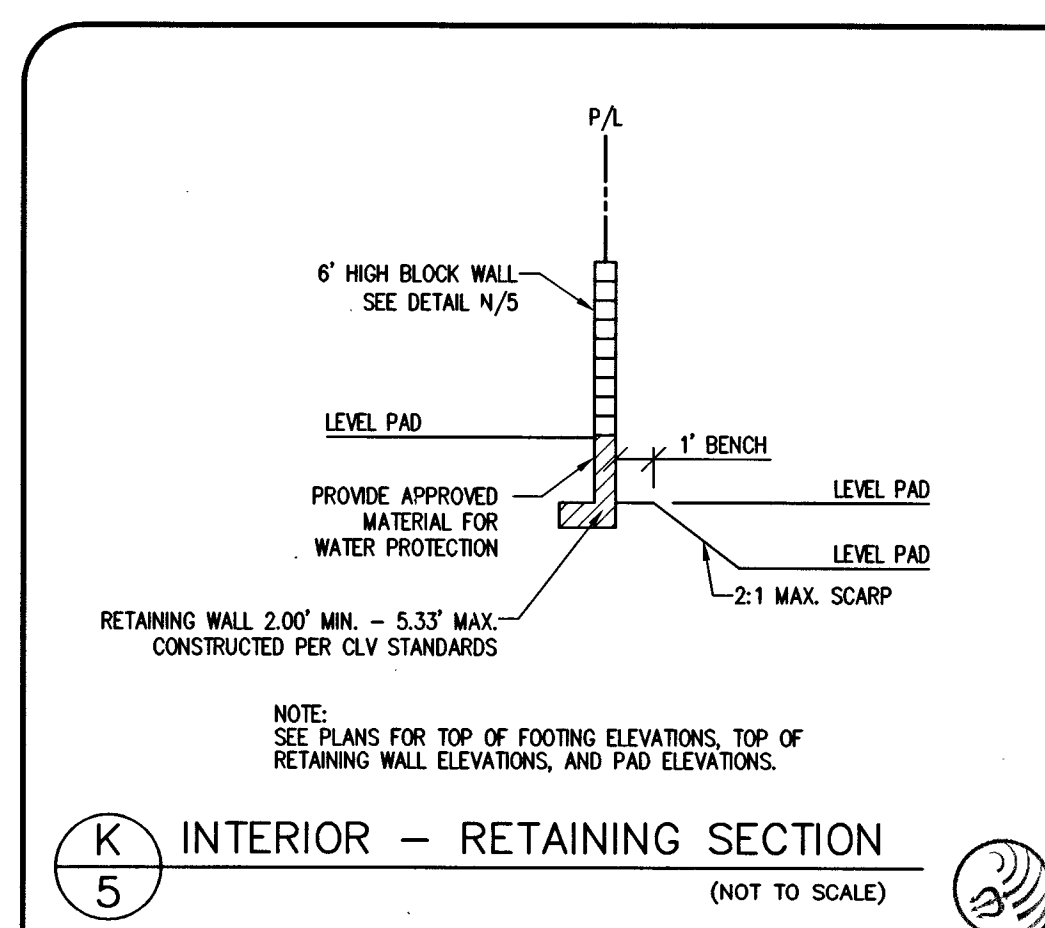
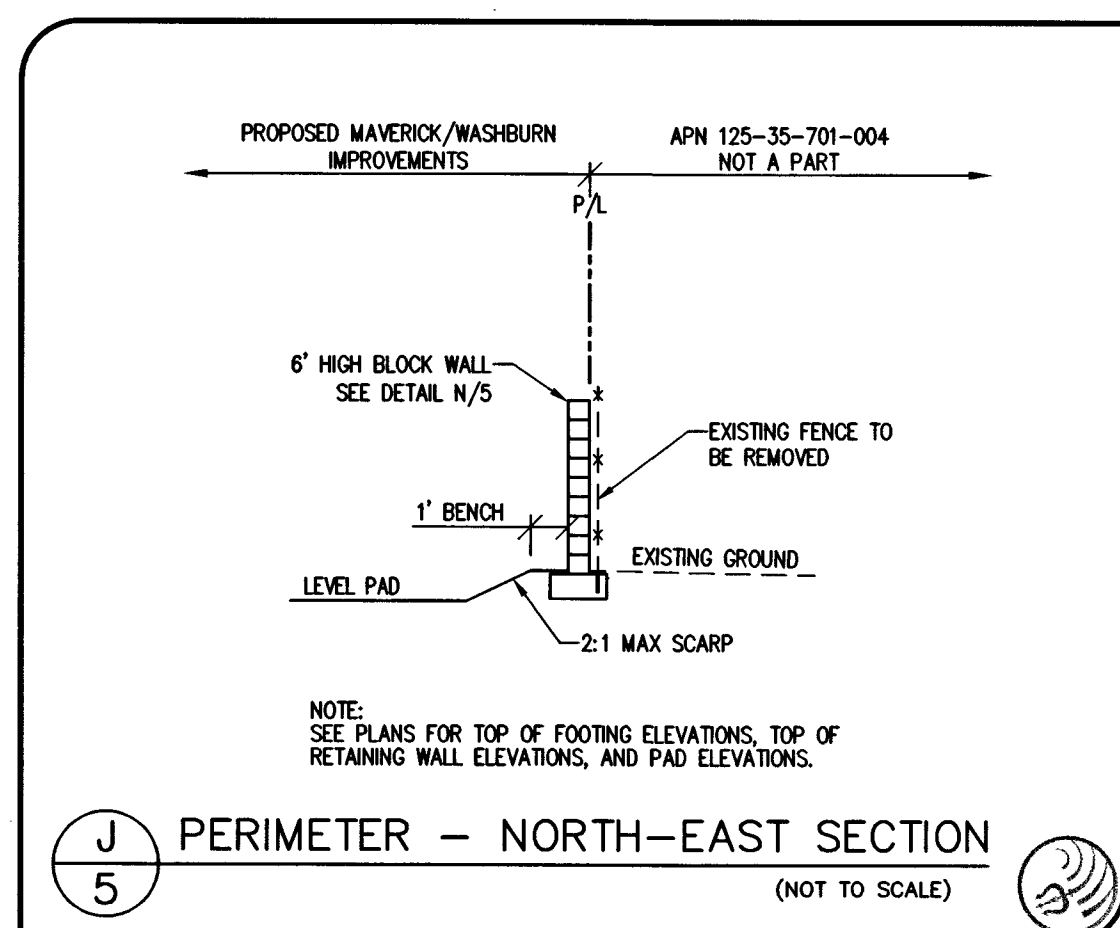
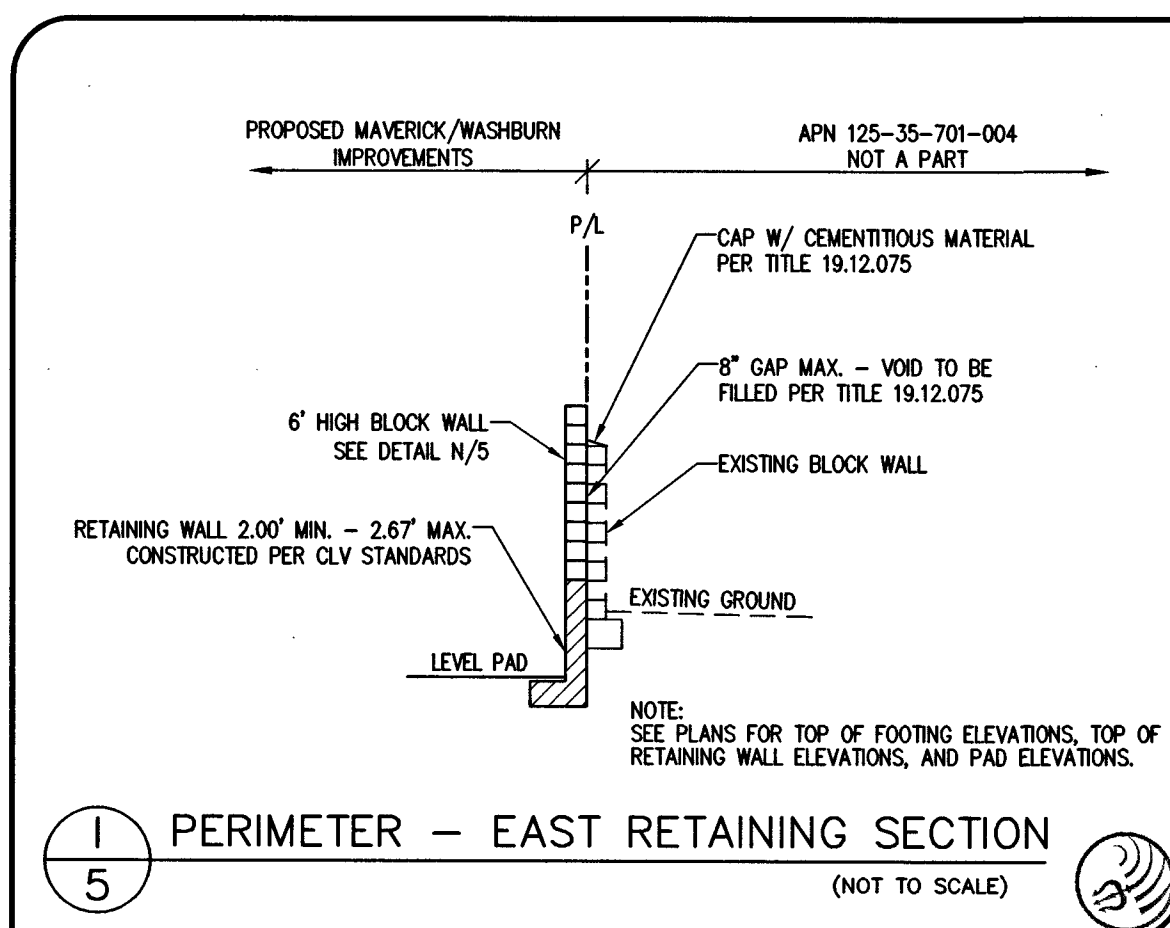
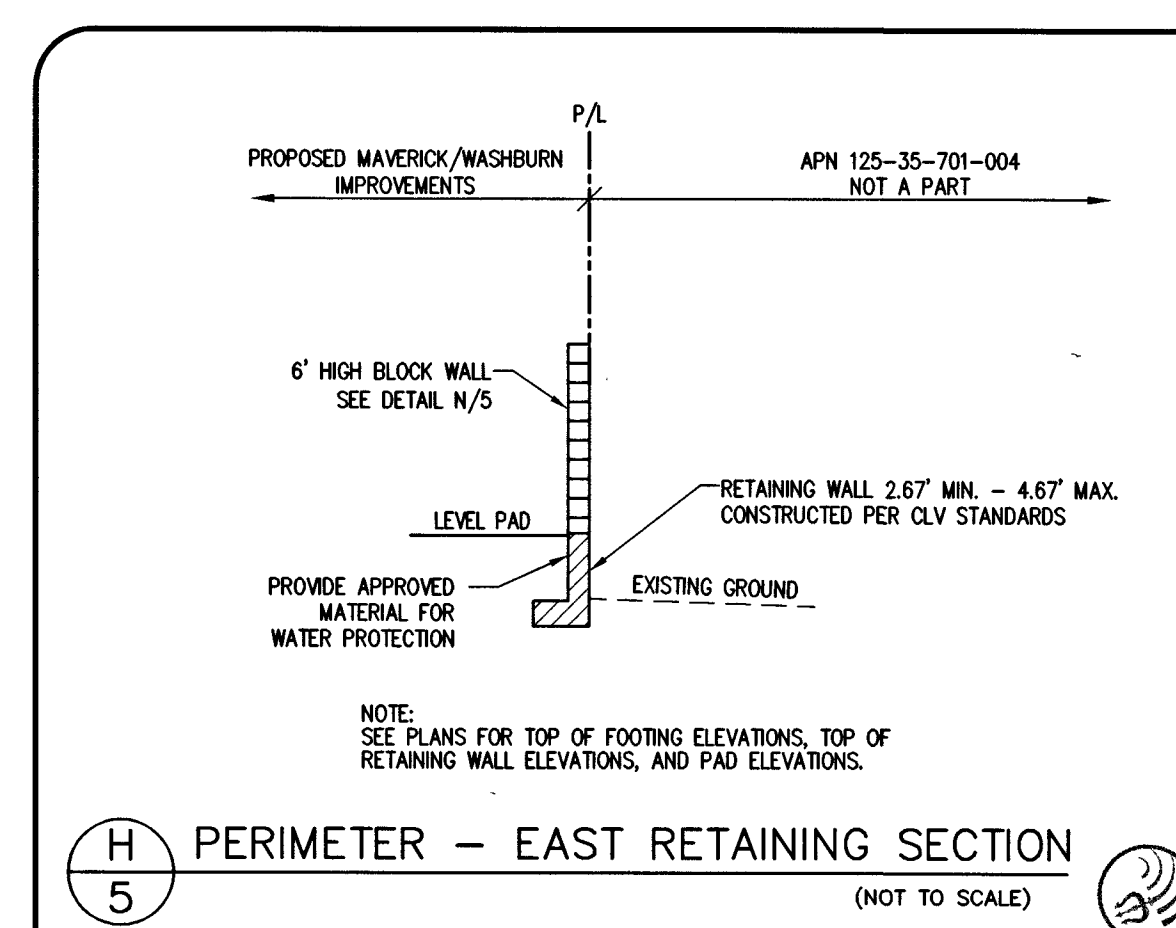
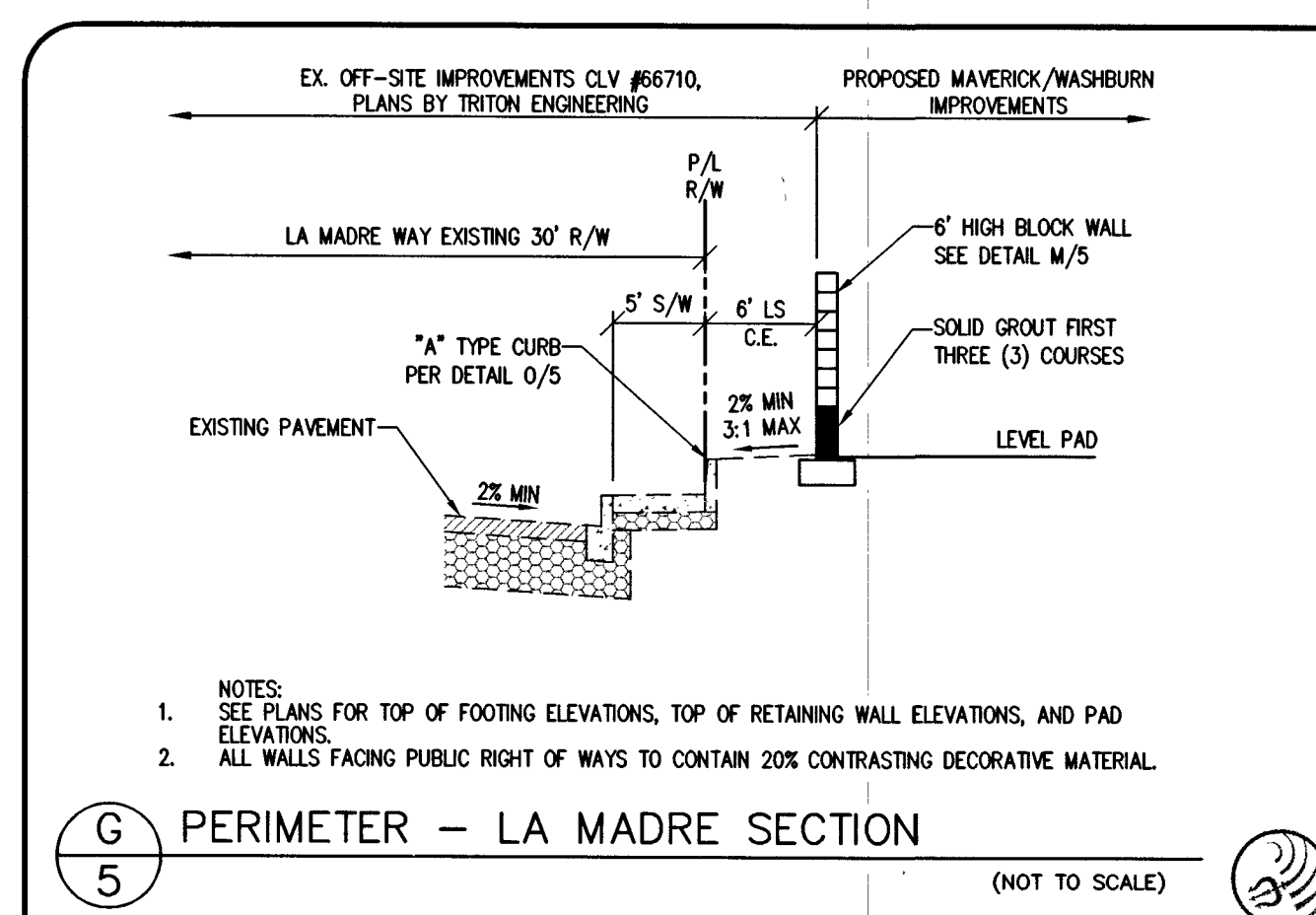
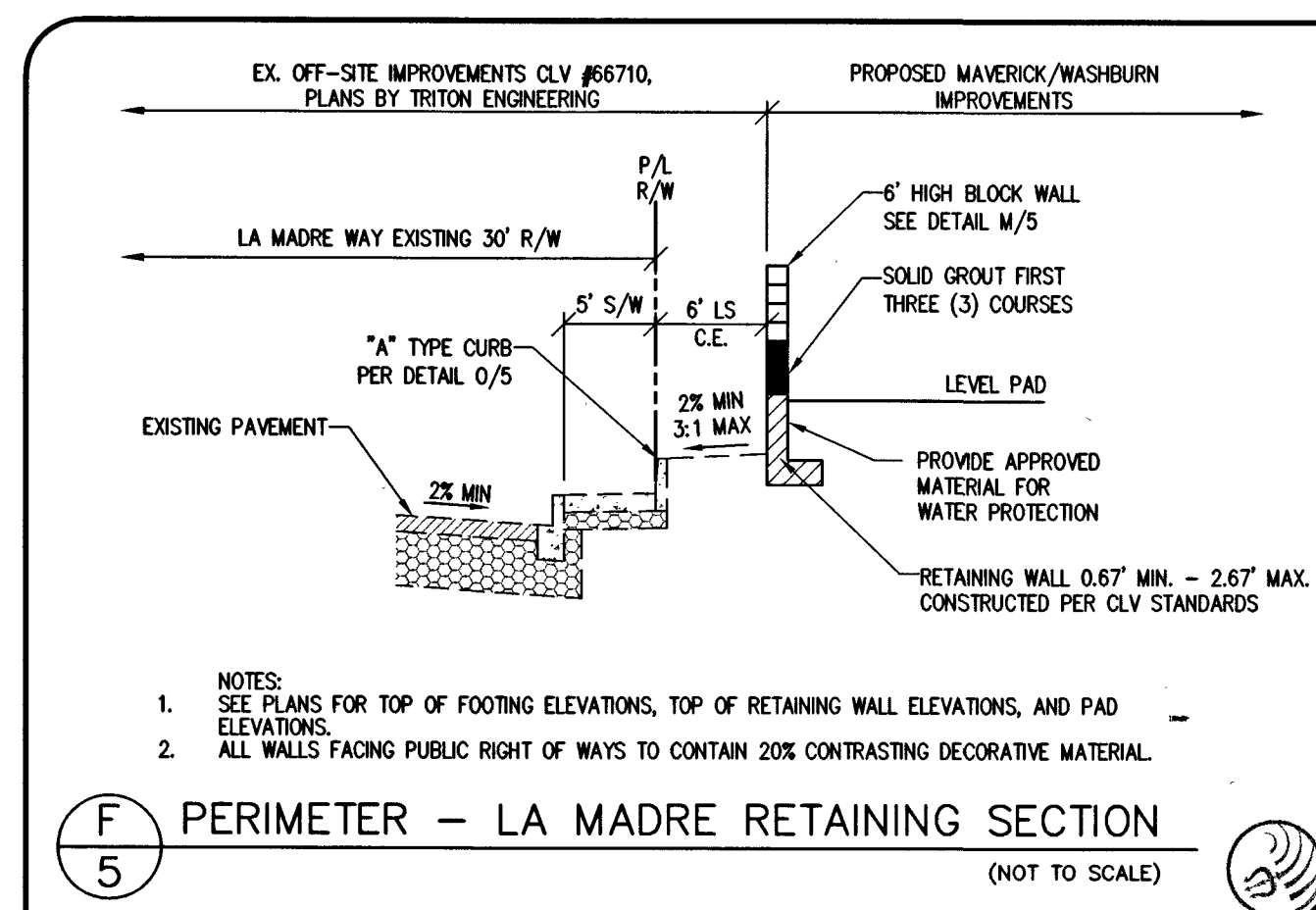
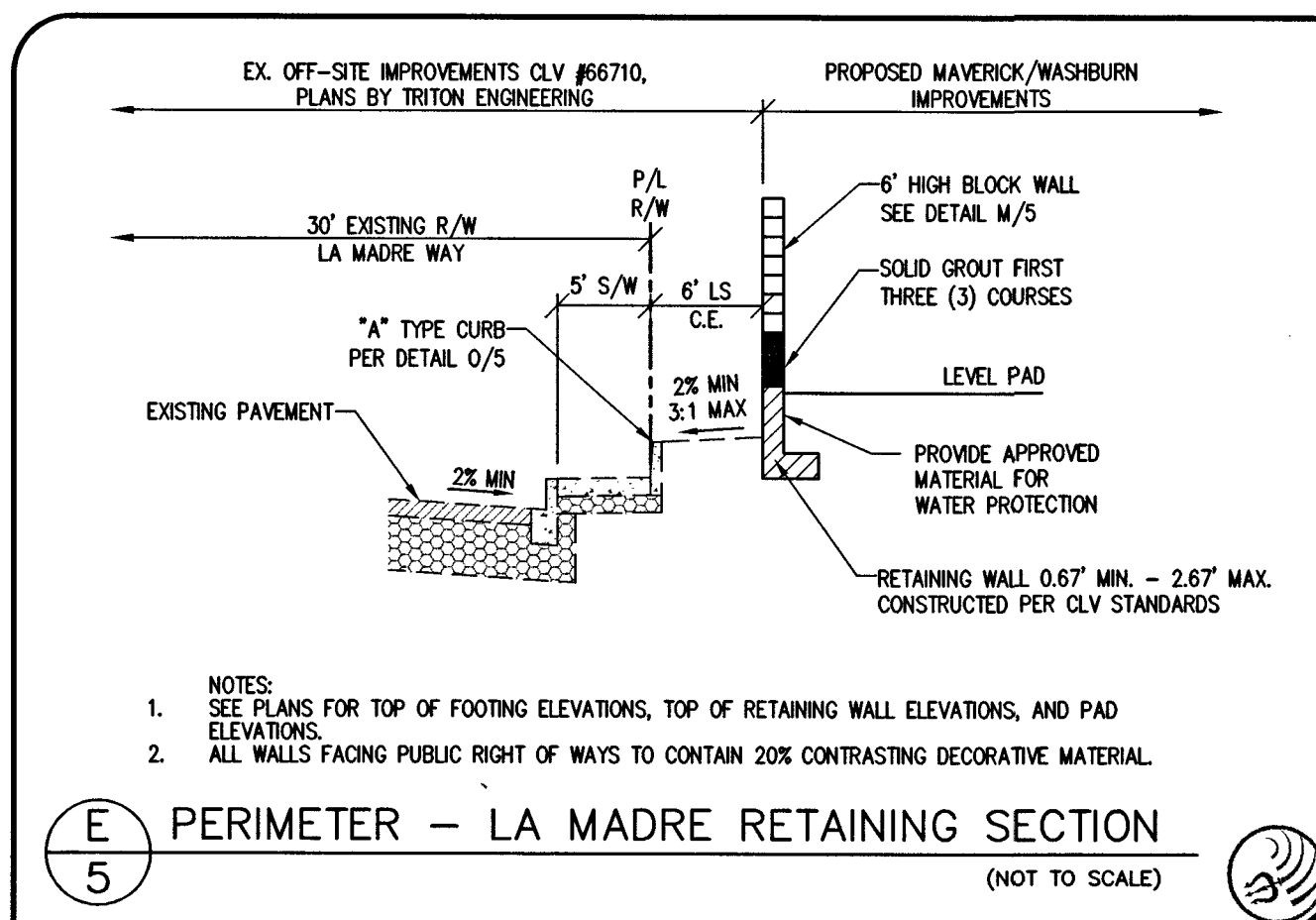
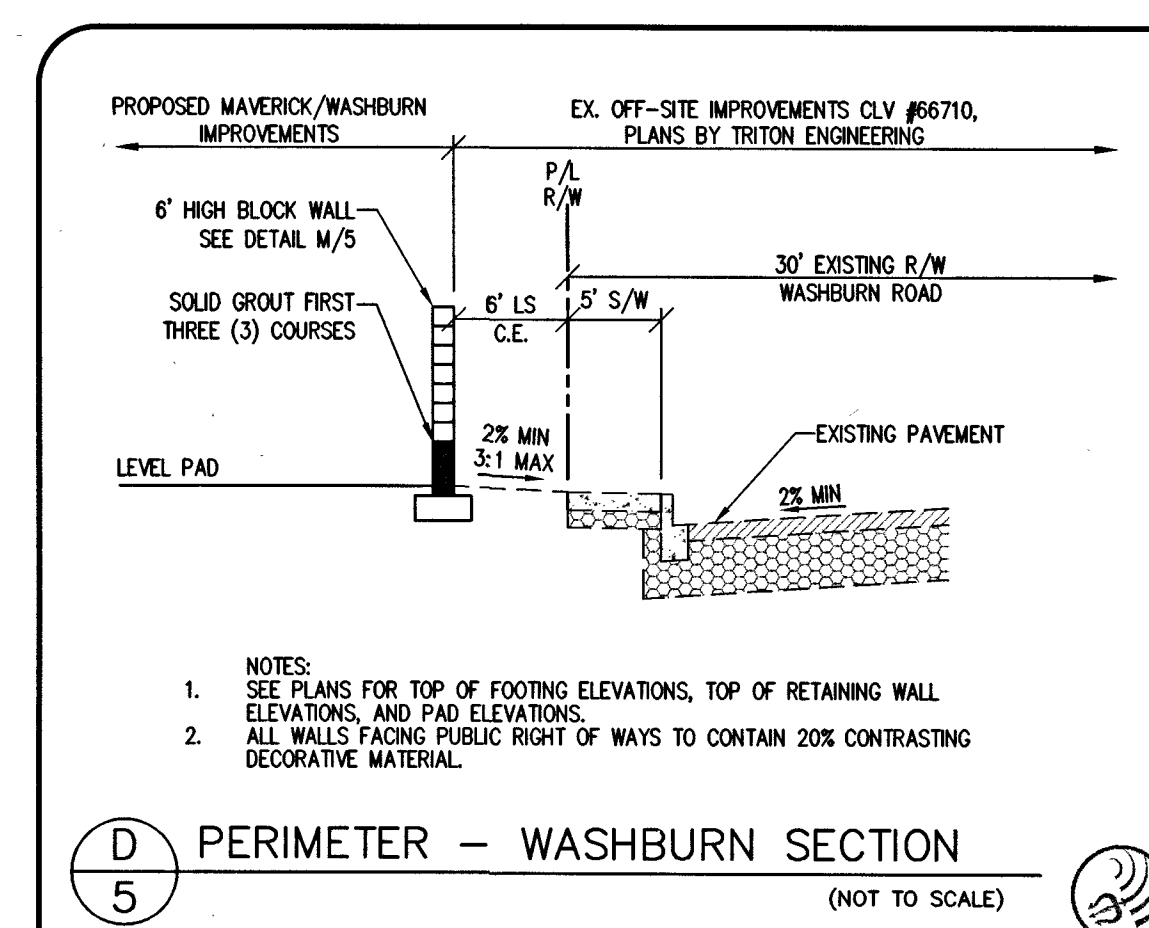
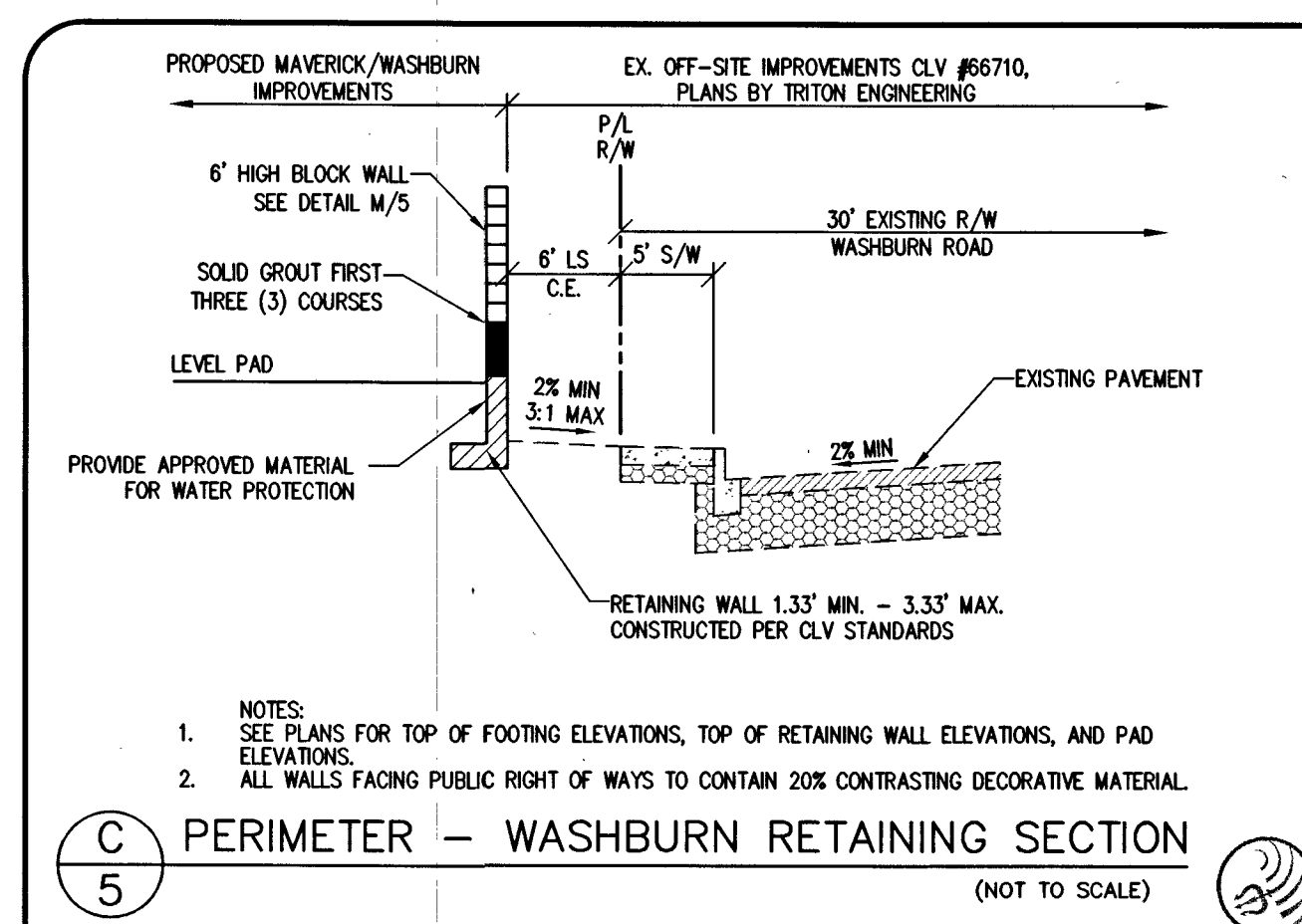
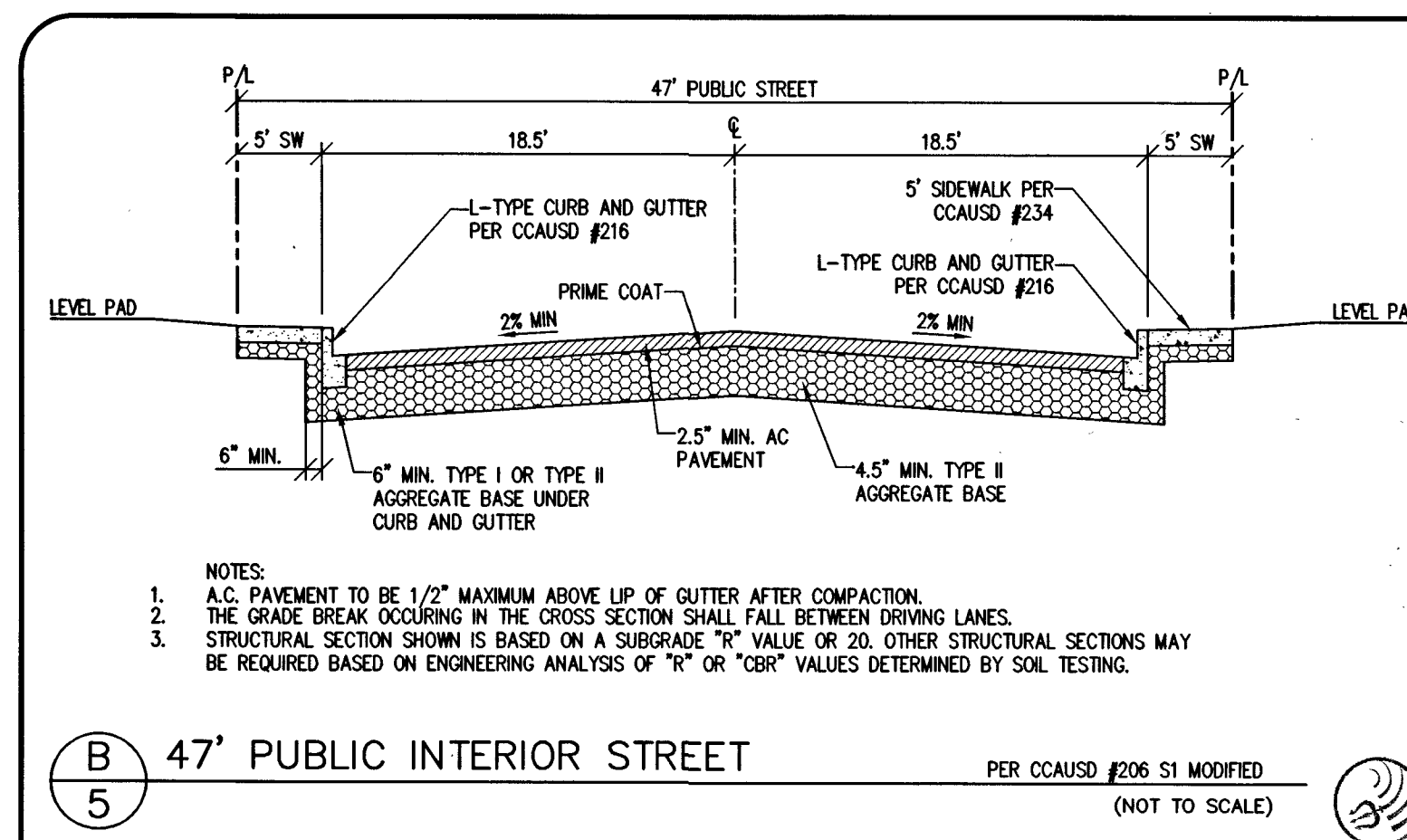
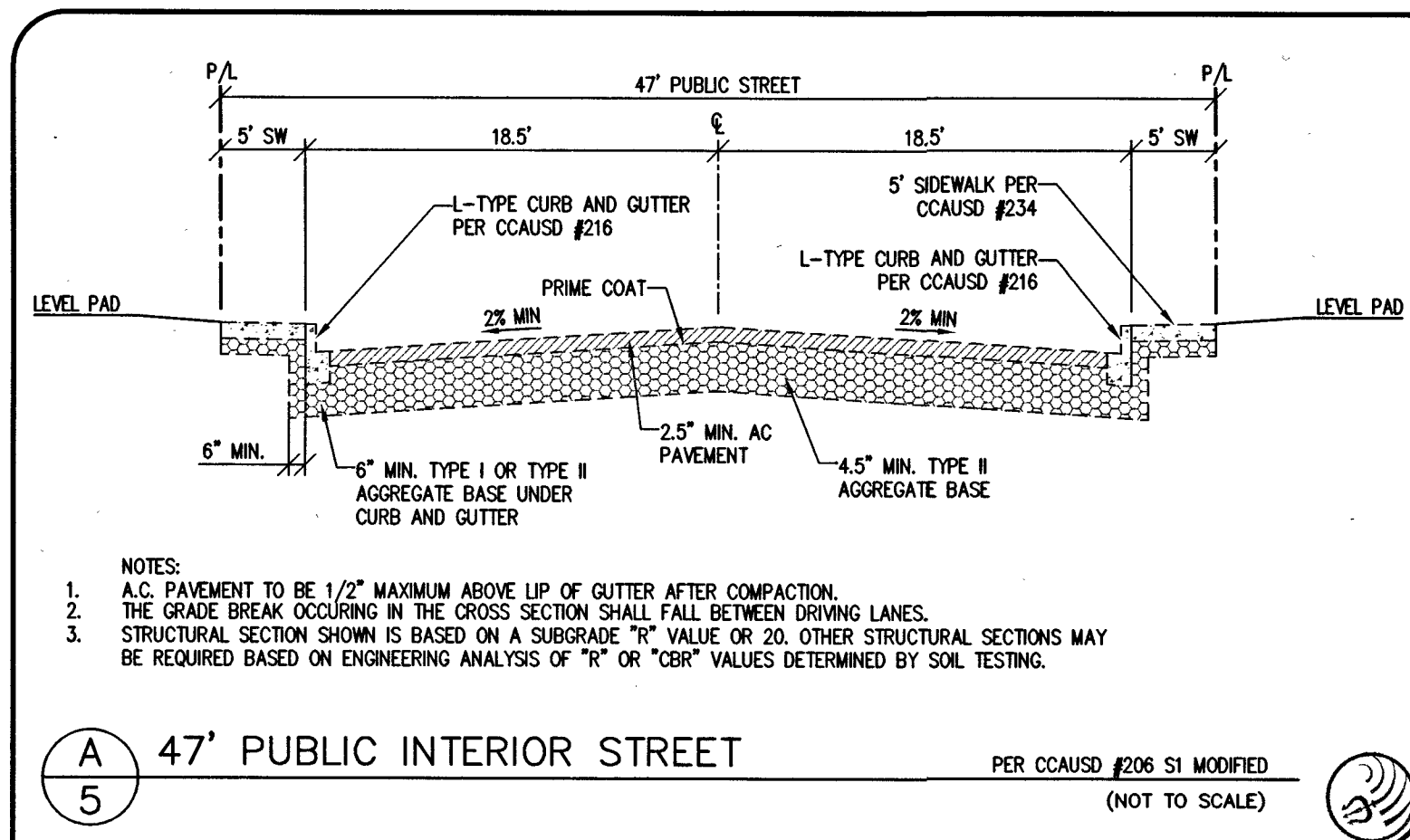
DATE: 01/24/2017
PM: J. PEARCE
DRAWN BY: D.L.
DESIGNED BY: D.L.
CHECKED BY: D.L.
ADA CHECKED: 007.098
JOB NO.: 007.098
SCALE: 1" = 40'

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
www.tritoneng.com

DR. HORTON
MAVERICK & WASHBURN ON-SITE
GRADING PLAN II

PROFESSIONAL ENGINEER-SEAL
JAMES M. PEARCE
Exp. 12-31-17
CIVIL
No. 9552
KAYLIN ST.

SHEET 4 OF 15
C.L.V. DWG.# 87405



Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

DATE: 01/24/2017
PM: J. PEARCE
DRAWN BY: D.L.
DESIGNED BY: D.L.
CHECKED BY: J.P.
ADA CHECKED: J.P.
JOB NO.: 007088
SCALE: NONE

DR. HORTON
MAVERICK & WASHBURN ON-SITE

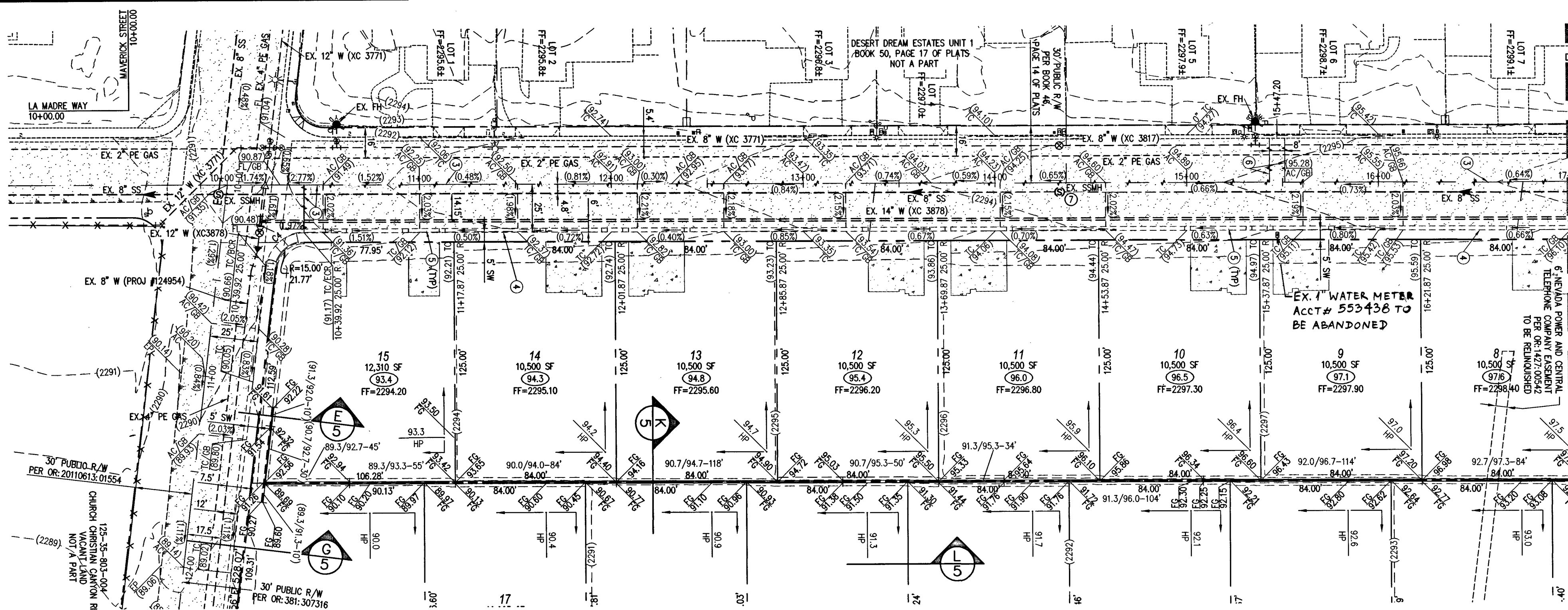
GRADING DETAILS

PROFESSIONAL ENGINEER-STATE OF NEVADA
JAMES M. PEARCE
Exp. 12-31-17
CIVIL
No. 9552

APPROVED FOR CONSTRUCTION
J. PEARCE
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
DATE: 2/16/17 PROJECT NO.: 125022
LVWD APPROVED FIRE FLOW 1750 GPM @ 20 PSI RESIDUAL

SHEET 5 OF 15
C.L.V. DWG.# 67405

PROJ.#: 125022 AGR: 116110 OS: 125-35-SE XC 11262



EX. LA MADRE WAY
PLANS BY TRITON ENGINEERING
OFF-SITE IMPROVEMENTS
CLV #107V6757

MAVERICK STREET (PUBLIC)

PLAN

SCALE: HORIZ. 1" = 40'

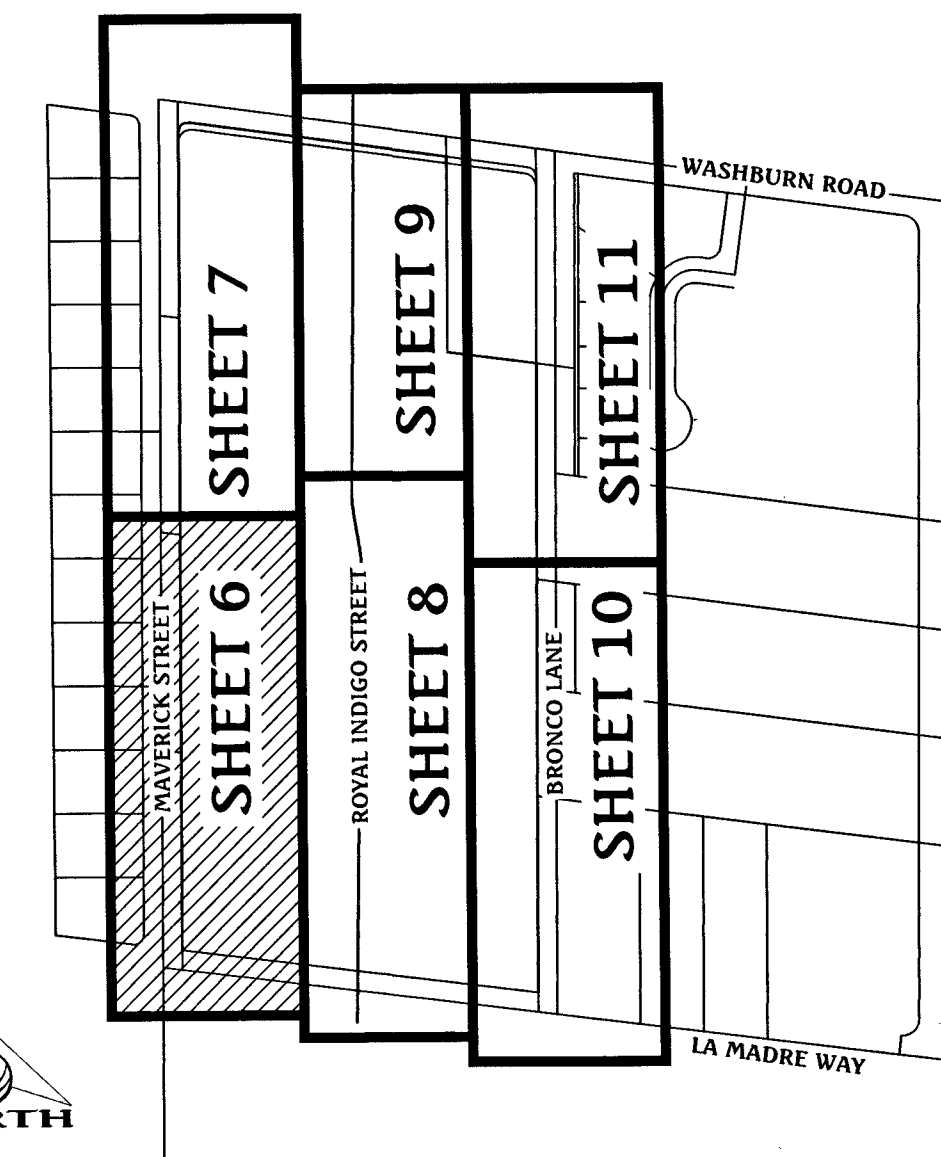
SEWER CONNECTION NOTE

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 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.

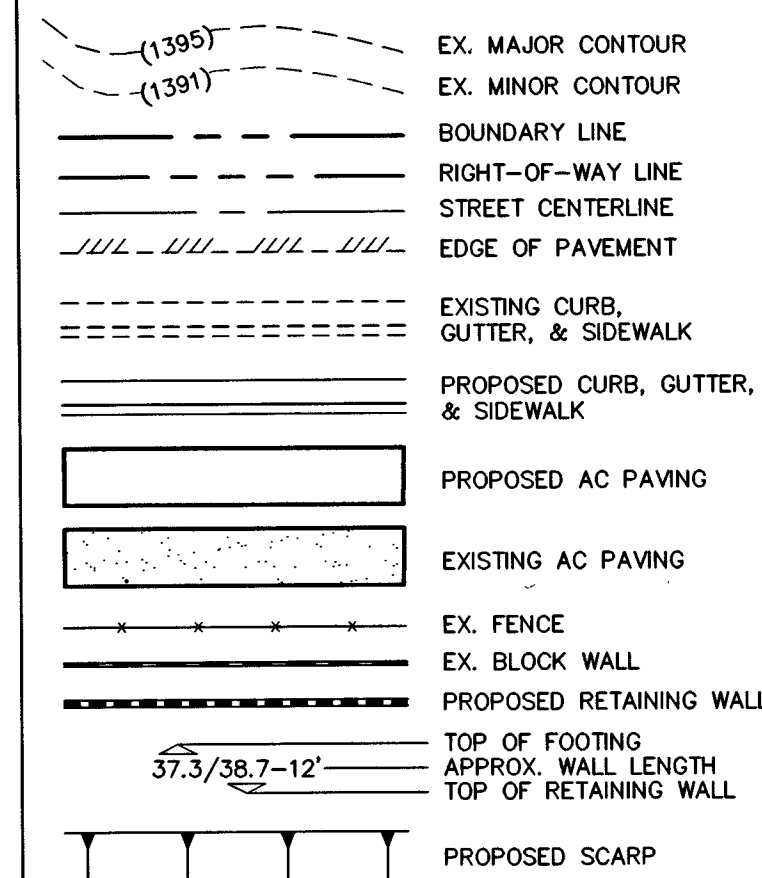
SEE SHEET 7 FOR CONTINUATION

KEY MAP

SCALE: 1" = 300'



GRADING LEGEND



BASIS OF BEARING

NORTH 82°59'56" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 117, PAGE 9 OF PLATS.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK No. 8LV903566
RIVET & PLATE IN TOP OF CURB AT THE SOUTHWEST CORNER OF WASHBURN ROAD & MAVERICK STREET.
ELEVATION = 700.720 METERS (NAVD'88 2008 ADJ.)
ELEVATION = 2298.95 U.S. FEET (NAVD'88 2008 ADJ.)

FLOOD ZONE NOTE

THE PROJECT SITE IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP #32003C1765F. THE SITE IS LOCATED WITHIN DESIGNATED FLOOD HAZARD ZONE X BEING AN AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

GRADING NOTES

- ALL PROPOSED PAD ELEVATIONS AND SWALE ELEVATIONS ARE ROUGH GRADES. ALL OTHER PROPOSED ELEVATIONS ARE FINISHED GRADES.
- THE GRADING PLANS SHALL BE AT THE PROJECT SITE THROUGHOUT THE COURSE OF CONSTRUCTION.
- ALL GRADING SHALL BE PERFORMED IN CONFORMANCE WITH THE LINES, GRADES AND DETAILS AS SHOWN ON THESE PLANS. ANY DEVIATION FROM THESE PLANS WILL ONLY BE PERMITTED UPON WRITTEN APPROVAL FROM THE ENGINEER.
- ALL PADS ARE TO BE GRADED WITHIN ±0.3' OF THE ELEVATIONS AS SHOWN ON THE PLANS. GRADING IS NOT COMPLETE UNTIL THE ENGINEER HAS CERTIFIED THAT THE PADS HAVE BEEN GRADED IN SUBSTANTIAL CONFORMANCE TO THE PLANS.
- ALL PLACEMENT OF OVERSIZED MATERIALS AND/OR FILL MATERIALS SHALL BE PER THE SOILS REPORT REFERENCED ON THIS PLAN.
- ADD 2200 TO ALL SPOT GRADES AND TOP OF CURB, FLOW LINE AND FINISH GRADE ELEVATIONS.
- ANY CURVED CURB LESS THAN 1% MUST BE WATER TESTED BY CONTRACTOR AS REQUIRED BY CITY INSPECTOR.

WATER MAIN JOINT DEFLECTION (PVC, 4'-24')

PVC PIPE SHALL BE DEFLECTED AT THE JOINT ONLY. THE MAXIMUM ALLOWABLE DEFLECTION SHALL BE ONE (1) DEGREE PER JOINT WITH A MAXIMUM RADIUS OF CURVATURE OF 1,150 FEET, PER UDACS 2.07.01 AND 2.07.02. FOR CHANGES IN DIRECTION EXCEEDING THE MAXIMUM ALLOWABLE JOINT DEFLECTION, FITTINGS SHALL BE USED.

UTILITY CROSSING NOTE

ALL SEWER/STORM DRAINS CROSSING WATER LINES MUST CONFORM TO SECTION 2.22 OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS OF POTABLE WATER SYSTEMS (UDACS) FOR WATER AND STORM MAIN CROSSINGS AND CLEARANCES.

PROTECT IN PLACE AND ADJUST LVWD EXISTING FACILITIES TO FINISHED GRADE. ALL LVWD FACILITIES SHALL BE ACCESSIBLE AT ALL TIMES.

ESH. 078

01/05/15

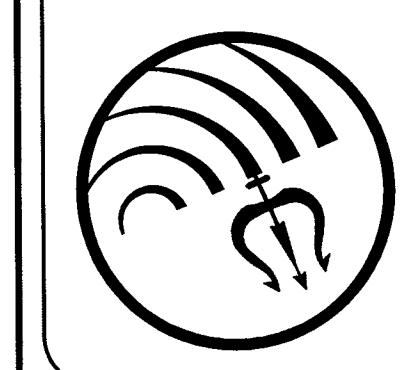
CONSTRUCTION NOTES

- CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #216.
- CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #234.
- SAWCUT AND MATCH EXISTING ASPHALT.
- EXISTING "L" CURB, GUTTER AND SIDEWALK TO BE REMOVED & REPLACED PER CCAUSD #216 AND #234 AS NEEDED FOR UTILITY SERVICES INSTALLATION.
- CONSTRUCT "R" TYPE CURB & GUTTER PER CCAUSD #217.52 AND #223 AT DRIVEWAY LOCATIONS ONLY WITH 3' LONG TRANSITION FROM "L" TYPE CURB TO "R" TYPE CURB.
- SAWCUT, TRENCH AND PAVEMENT RESTORATION PER UDACS PLATE No. 17, CCAUSD #500.3, #500.4, AND #500.5.
- PROTECT IN PLACE EXISTING MANHOLE.
- PROTECT IN PLACE EXISTING GATE VALVE.

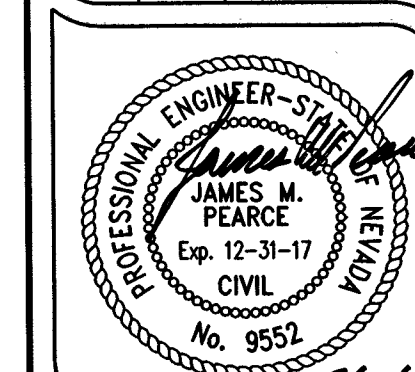
APPROVED FOR CONSTRUCTION

James Pearce
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
DATE: 2/16/17 PROJECT No.: 125022

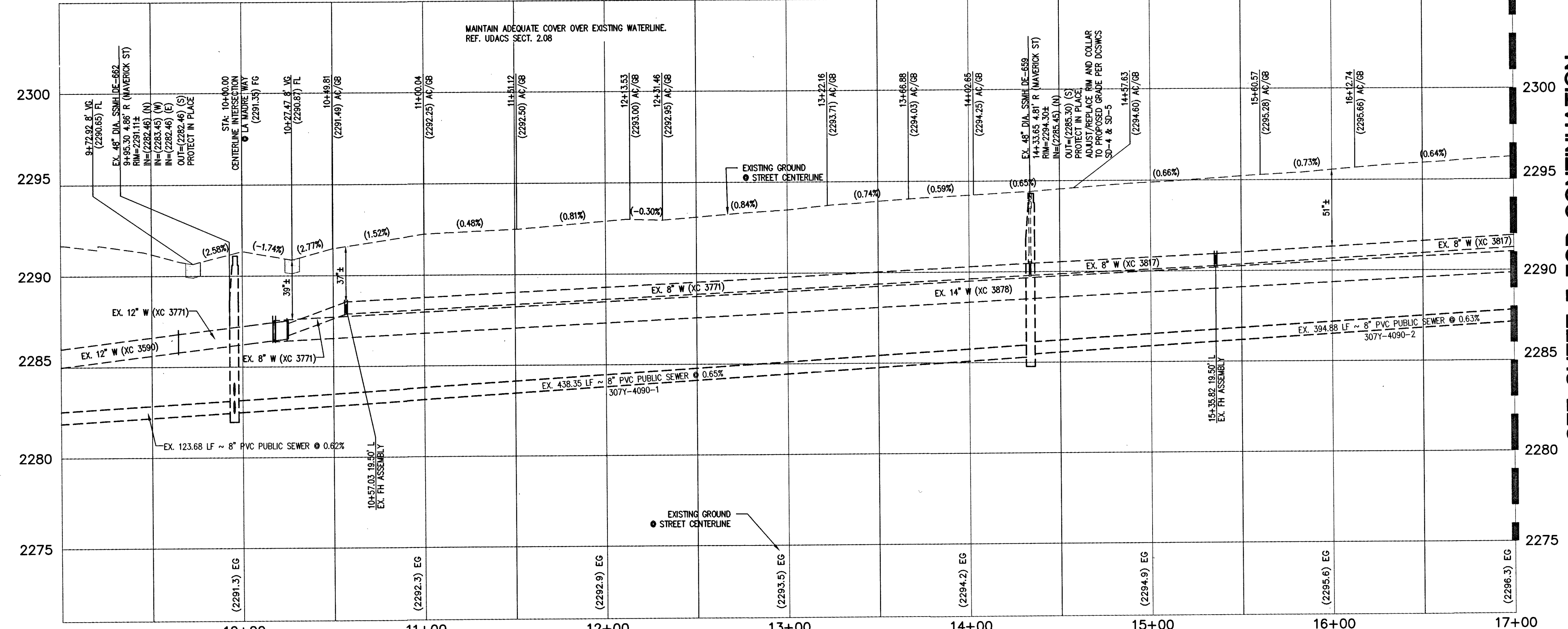
Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com



DR HORTON
MAVERICK & WASHBURN ON-SITE
MAVERICK STREET
PLAN AND PROFILE
STA 10+00 TO STA 17+00



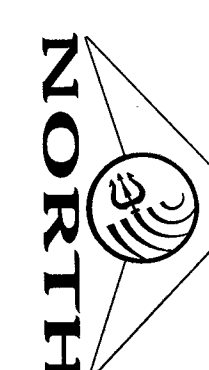
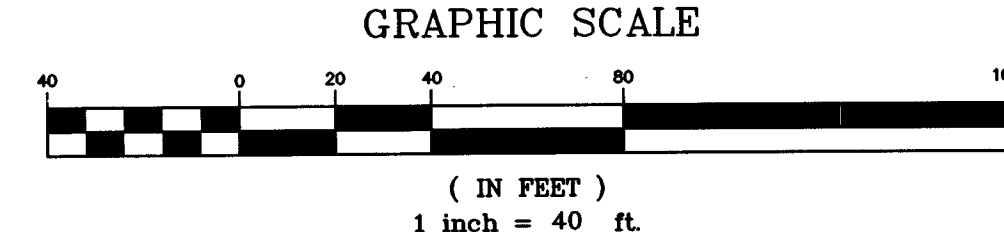
SHEET 6 OF 15
C.L.V. DWG.# 67405



MAVERICK STREET (PUBLIC)

PROFILE

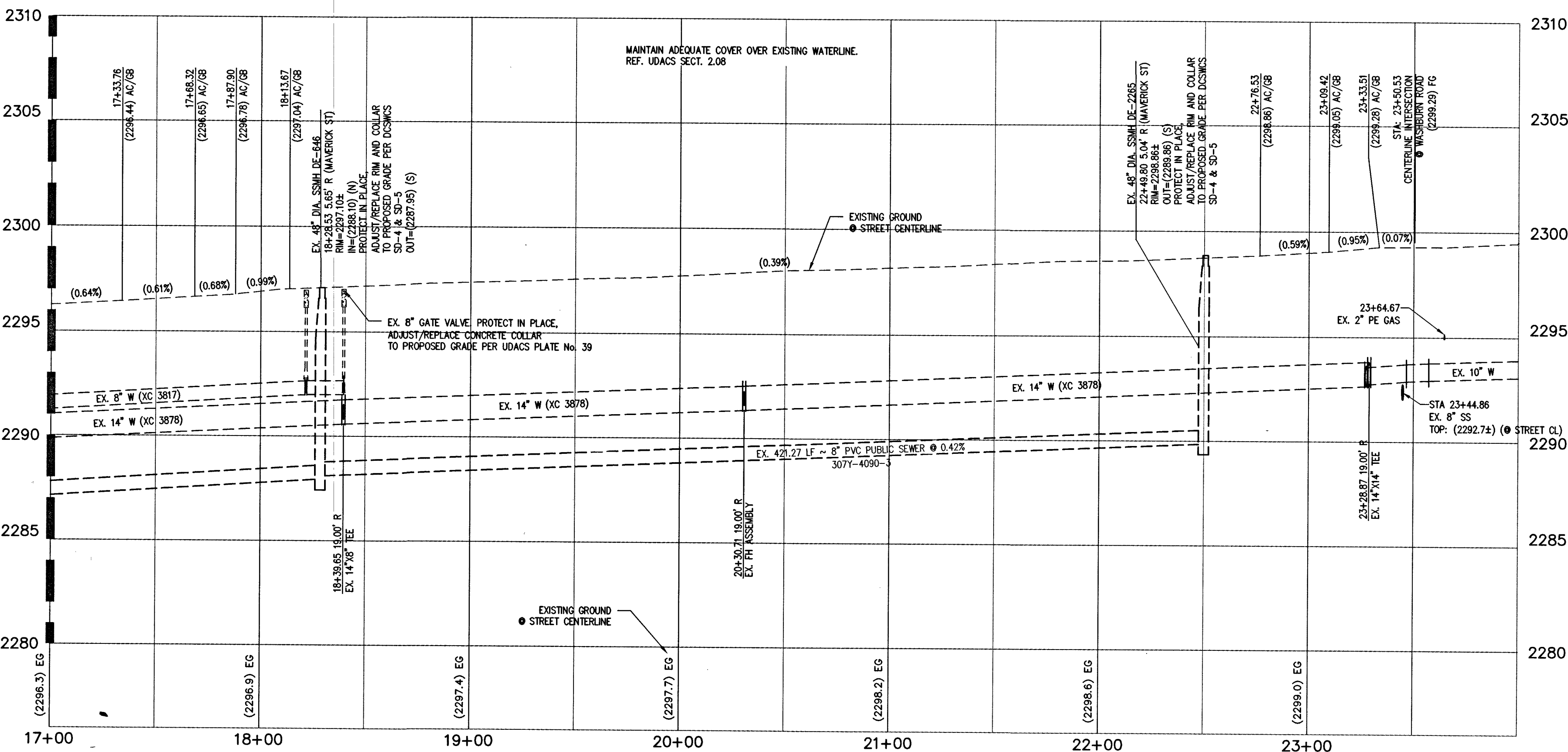
SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'



FAST
Call before you Dig
Underground
1-702-432-5300

Avoid overhead power line contact. It's costly.
Call before you Dig
Overhead
1-702-227-2929

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811
OR
1-800-227-2600

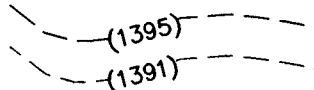
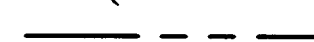
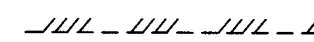
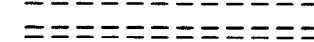
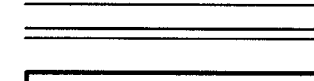
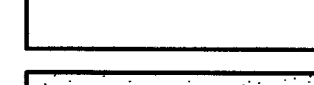
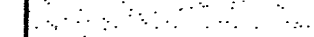
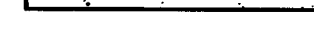
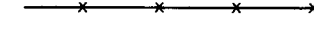
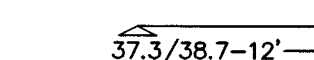


WASHBURN ROAD

PLANS BY TRITON ENGINEERING
OFF-SITE IMPROVEMENTS
CLV #107V6757

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 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.

GRADING LEGEND

	EX. MAJOR CONTOUR
	EX. MINOR CONTOUR
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	STREET CENTERLINE
	EDGE OF PAVEMENT
	EXISTING CURB, GUTTER, & SIDEWALK
	PROPOSED CURB, GUTTER, & SIDEWALK
	PROPOSED AC PAVING
	EXISTING AC PAVING
	EX. FENCE
	EX. BLOCK WALL
	PROPOSED RETAINING WALL
	TOP OF FOOTING APPROX. WALL LENGTH TOP OF RETAINING WALL
	PROPOSED SCARP

NORTH 82°59'56" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 117, PAGE 9 OF PLATS.

CITY OF LAS VEGAS BENCHMARK No. 8LV9035E6
RIVET & PLATE IN TOP OF CURB AT THE SOUTHWEST CORNER OF
WASHBURN ROAD & MAVERICK STREET.
ELEVATION = 700.720 METERS (NAVD'88 2008 ADJ.)
ELEVATION = 2298.95 U.S. FEET (NAVD'88 2008 ADJ.)

THE PROJECT SITE IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP #32003C1765F. THE SITE IS LOCATED WITHIN DESIGNATED FLOOD HAZARD ZONE X BEING AN AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

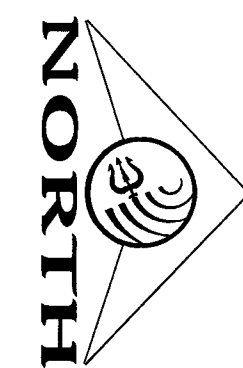
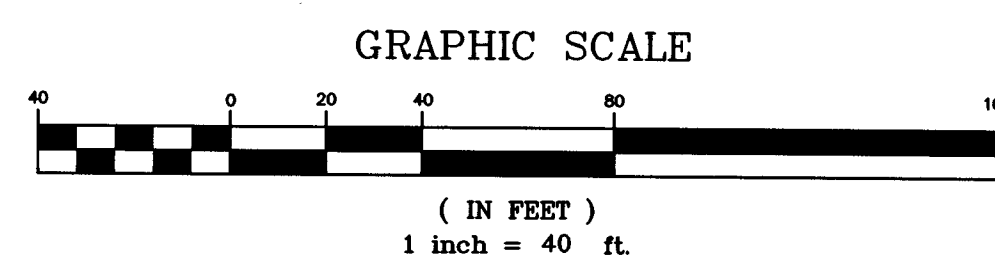
1. ALL PROPOSED PAD ELEVATIONS AND SWALE ELEVATIONS ARE ROUGH GRADES. ALL OTHER PROPOSED ELEVATIONS ARE FINISHED GRADES.
2. THE GRADING PLANS SHALL BE A PART OF THE PROJECT SITE PLAN, AND THE GRADING SHALL BE IN CONFORMANCE WITH THE CITY OF CHICAGO'S CONSTRUCTION CODE.
3. ALL GRADING SHALL BE PERFORMED IN CONFORMANCE WITH THE LINES, GRADES AND DETAILS AS SHOWN ON THESE PLANS. ANY DEVIATION FROM THESE PLANS WILL BE SUBJECT TO WRITTEN APPROVAL FROM THE ENGINEER.
4. ALL PADS ARE TO BE GRADED WITHIN $\pm 0.3'$ OF THE ELEVATIONS AS SHOWN ON THE PLANS. GRADING IS NOT REQUIRED UNTIL THE CITY OF CHICAGO HAS CERTIFIED THAT THE PADS HAVE BEEN GRADED IN SUBSTANTIAL CONFORMANCE TO THE PLANS.
5. ALL PLACEMENT OF OVERSIZED MATERIALS AND/OR FILL MATERIAL SHALL BE IN ACCORDANCE WITH THE SOILS REPORT REFERENCED ON THIS PLAN.
6. ADD 2200 TO ALL SPOT GRADES AND TOP OF CURB, FLOW LINE AND FINISH GRADE ELEVATIONS.
7. ANY CURVED CURB LESS THAN 1% MUST BE WATER TIGHTENED BY CONTRACTOR AS REQUIRED BY CITY INSPECTOR.

- ① CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #216.
- ② CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #234.
- ③ SAWCUT AND MATCH EXISTING ASPHALT.
- ④ EXISTING "L" CURB, GUTTER AND SIDEWALK TO BE REMOVED & REPLACED PER CCAUSD #216 AND #234 TO BE PROVIDED FOR UTILITY SERVICES INSTALLATION.
- ⑤ CONSTRUCT "R" TYPE CURB & GUTTER PER CCAUSD #212 AND #223 AT DRIVEWAY LOCATIONS ONLY WITH 3" LONG TRANSITION FROM "L" TYPE CURB TO "R" TYPE CURB.
- ⑥ SAWCUT, TRENCH AND PAVEMENT RESTORATION PER UDDI LATE NO. 17, CCAUSD #500.3, #500.4 & #500.5.
- ⑦ PROTECT IN PLACE EXISTING MANHOLE.
- ⑧ PROTECT IN PLACE EXISTING GATE VALVE.

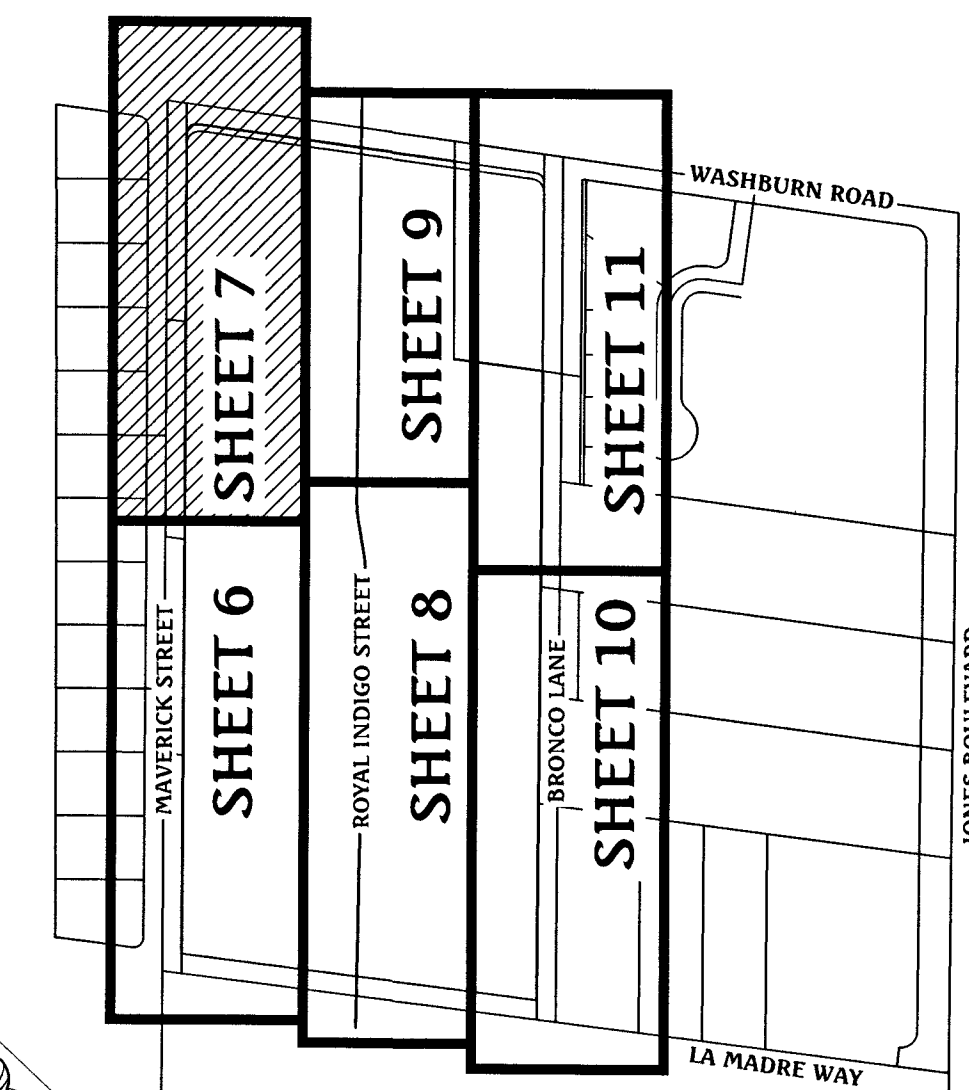
PVC PIPE SHALL BE DEFLECTED AT THE JOINT ONLY. THE MAXIMUM ALLOWABLE DEFLECTION SHALL BE ONE (1) DEGREE PER JOINT WITH A MAXIMUM RADIUS OF CURVATURE OF 1,150 FEET, PER UDACS 2.07.01 AND 2.07.02. FOR CHANGES IN DIRECTION EXCEEDING THE MAXIMUM ALLOWABLE JOINT DEFLECTION, FITTINGS SHALL BE USED.

ALL SEWER/STORM DRAINS CROSSING WATER LINES MUST CONFORM TO SECTION 2.22 OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS OF POTABLE WATER SYSTEMS (UDACS) FOR WATER AND STORM MAIN CROSSINGS AND CLEARANCES.

PROTECT IN PLACE AND ADJUST LVVWD EXISTING FACILITIES TO FINISHED GRADE. ALL LVVWD FACILITIES SHALL BE ACCESSIBLE AT ALL TIMES.



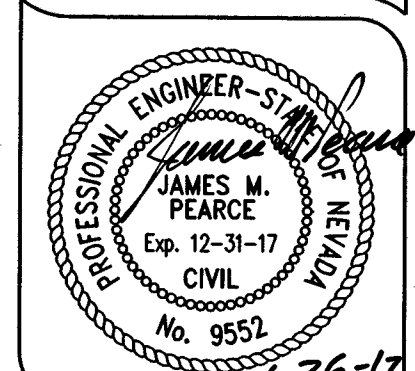
SCALE: 1" = 300'

[illegible]

Triton
Engineering
Office: (702) 254-1414
7 W. Charleston Blvd.



DR HORTON
MAVERICK & WASHBURN ON-SITE

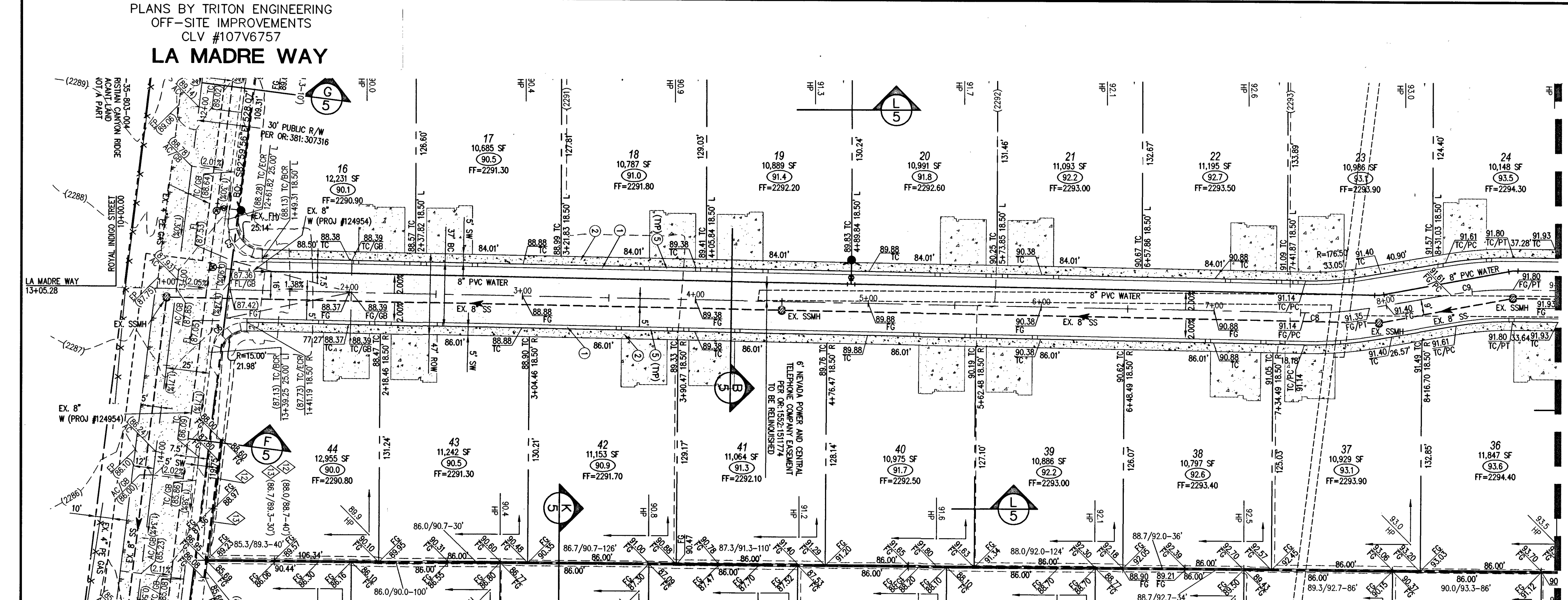
MAVERICK STREET
PLAN AND PROFILE
STA 17+00 TO STA 24+

SHEET **7** OF 15
C.L.V. DWG.#
67405

10745056

PROJ#:125022 AGR:116110 QS:125-35-SE XC 11262

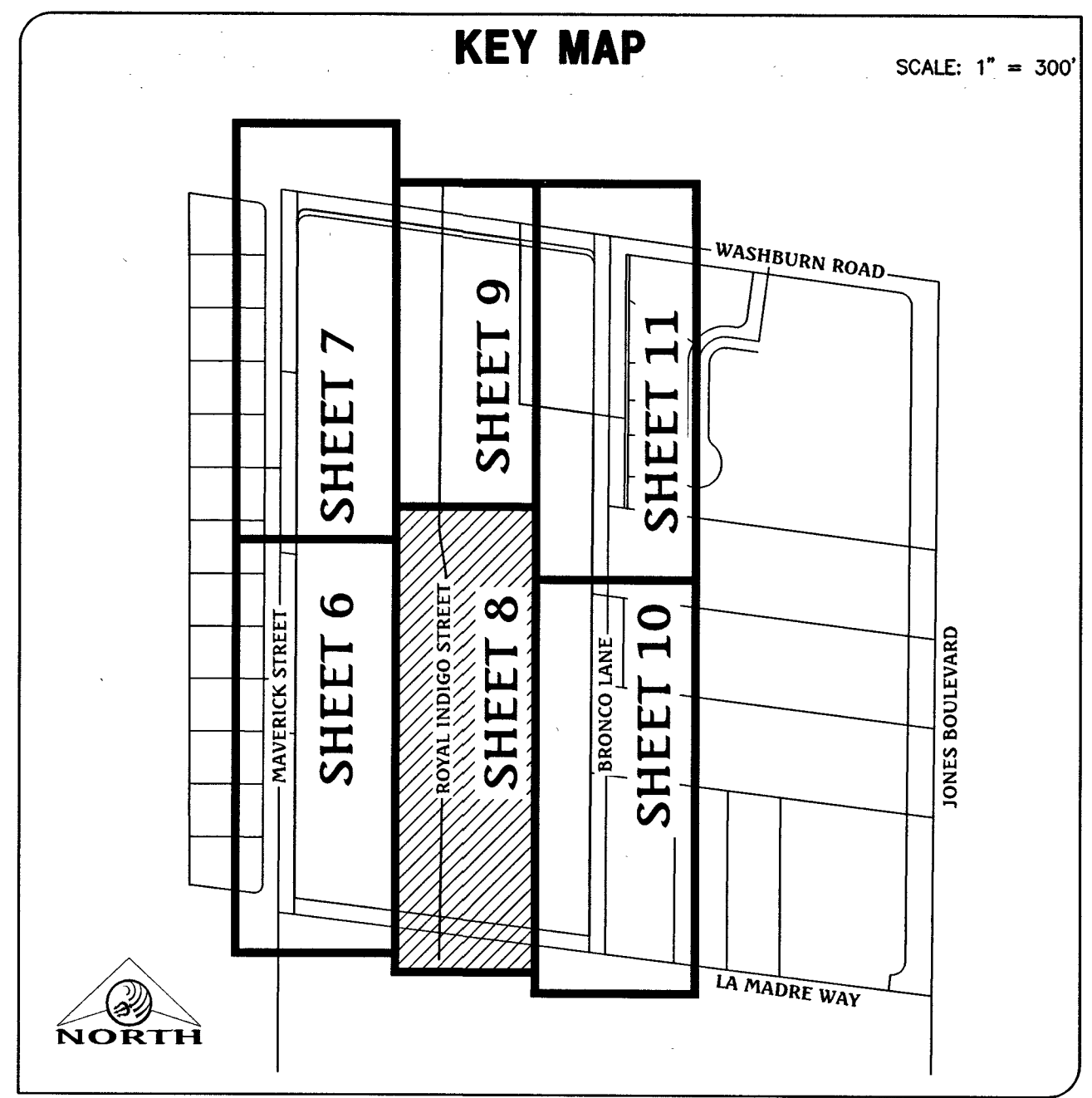
Q:\triton drawings\007.098 maverick washburn\Drawings\improvements\007.098-06_MP-Profiles.dwg divanov Thu, 26 Jan 2017 - 7:20am



LA MADRE WAY
PLANS BY TRITON ENGINEERING
OFF-SITE IMPROVEMENTS
CLV #107V6757

ROYAL INDIGO STREET (PUBLIC)
PLAN
SCALE: HORIZ. 1" = 40'

SEE SHEET 9 FOR CONTINUATION



GRADING LEGEND

(1395)	EX. MAJOR CONTOUR
(1391)	EX. MINOR CONTOUR
---	BOUNDARY LINE
---	RIGHT-OF-WAY LINE
---	STREET CENTERLINE
---	EDGE OF PAVEMENT
---	EXISTING CURB, GUTTER, & SIDEWALK
---	PROPOSED CURB, GUTTER, & SIDEWALK
---	PROPOSED AC PAVING
---	EXISTING AC PAVING
---	EX. FENCE
---	EX. BLOCK WALL
---	PROPOSED RETAINING WALL
---	TOP OF FOOTING
---	APPROX. WALL LENGTH
---	TOP OF RETAINING WALL
---	PROPOSED SCARP

BASIS OF BEARING
NORTH 82°59'56" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 117, PAGE 9 OF PLATS.

BENCHMARK
CITY OF LAS VEGAS BENCHMARK No. BLV9035E6
RIVET & PLATE IN TOP OF CURB AT THE SOUTHWEST CORNER OF WASHBURN ROAD & MAVERICK STREET.
ELEVATION = 700.720 METERS (NAVD'88 2008 ADJ.)
ELEVATION = 2298.95 U.S. FEET (NAVD'88 2008 ADJ.)

FLOOD ZONE NOTE
THE PROJECT SITE IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP #2203C1765F. THE SITE IS LOCATED WITHIN DESIGNATED FLOOD HAZARD ZONE X BEING AN AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

GRADING NOTES

- ALL PROPOSED PAD ELEVATIONS AND SWALE ELEVATIONS ARE ROUGH GRADES. ALL OTHER PROPOSED ELEVATIONS ARE FINISHED GRADES.
- THE GRADING PLANS SHALL BE AT THE PROJECT SITE THROUGHOUT THE COURSE OF CONSTRUCTION.
- ALL GRADING SHALL BE PERFORMED IN CONFORMANCE WITH THE LINES, GRADES AND DETAILS AS SHOWN ON THESE PLANS. ANY DEVIATION FROM THESE PLANS WILL ONLY BE PERMITTED UPON WRITTEN APPROVAL FROM THE ENGINEER.
- ALL PADS ARE TO BE GRADED WITHIN ±0.3' OF THE ELEVATIONS AS SHOWN ON THE PLANS. GRADING IS NOT COMPLETE UNTIL THE ENGINEER HAS CERTIFIED THAT THE PADS HAVE BEEN GRADED IN SUBSTANTIAL CONFORMANCE TO THE PLANS.
- ALL PLACEMENT OF OVERSIZED MATERIALS AND/OR FILL MATERIALS SHALL BE PER THE SOILS REPORT REFERENCED ON THIS PLAN.
- ADD 2200 TO ALL SPOT GRADES AND TOP OF CURB, FLOW LINE AND FINISH GRADE ELEVATIONS.
- ANY CURVED CURB LESS THAN 12' MUST BE WATER TESTED BY CONTRACTOR AS REQUIRED BY CITY INSPECTOR.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	097°00'52"	20.00'	33.86'	22.61'
C2	082°59'08"	20.00'	28.97'	17.69'
C3	097°28'44"	20.00'	34.03'	22.80'
C4	083°08'46"	20.00'	29.02'	17.74'
C5	096°01'31"	20.00'	33.52'	22.22'
C6	083°58'29"	20.00'	29.31'	18.00'
C7	096°42'54"	20.00'	33.76'	22.49'
C8	010°43'47"	200.00'	37.45'	18.78'
C9	010°21'56"	200.00'	36.18'	18.14'
C10	090°00'00"	3.00'	4.71'	3.00'
C11	090°00'00"	3.00'	4.71'	3.00'

WATER MAIN JOINT DEFLECTION (PVC, 4"-24")
PVC PIPE SHALL BE DEFLECTED AT THE JOINT ONLY. THE MAXIMUM ALLOWABLE DEFLECTION SHALL BE ONE (1) DEGREE PER JOINT WITH A MAXIMUM RADIUS OF CURVATURE OF 1,150 FEET, PER UDAC 2.07.01 AND 2.07.02. FOR CHANGES IN DIRECTION EXCEEDING THE MAXIMUM ALLOWABLE JOINT DEFLECTION, FITTINGS SHALL BE USED.

UTILITY CROSSING NOTE
ALL SEWER/STORM DRAINS CROSSING WATER LINES MUST CONFORM TO SECTION 2.22 OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS OF POTABLE WATER SYSTEMS (UDACS) FOR WATER AND STORM MAIN CROSSINGS AND CLEARANCES.

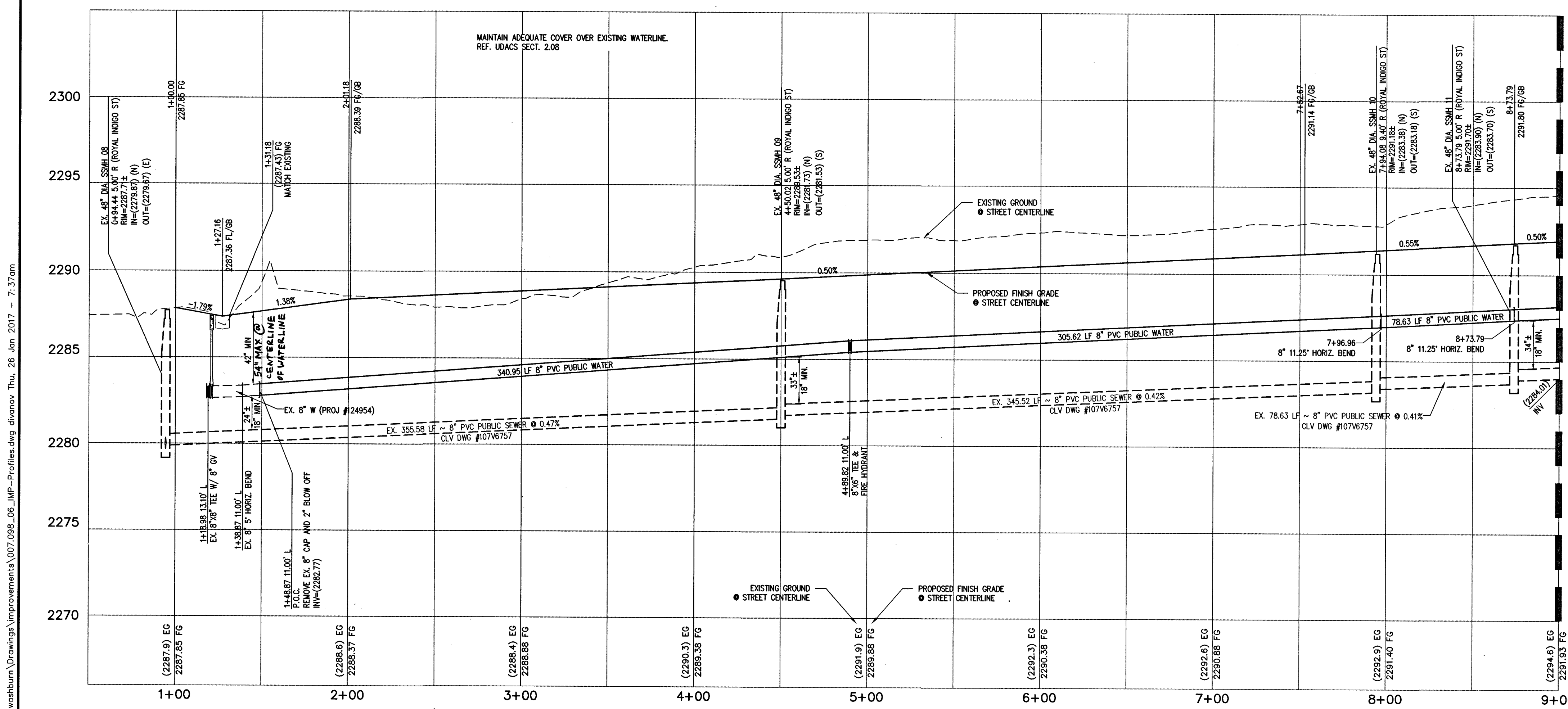
PROTECT IN PLACE AND ADJUST L.V.M.D. EXISTING FACILITIES TO FINISHED GRADE. ALL L.V.M.D. FACILITIES SHALL BE ACCESSIBLE AT ALL TIMES.
ESN 078 01/05/15

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 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.

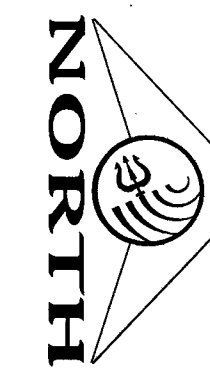
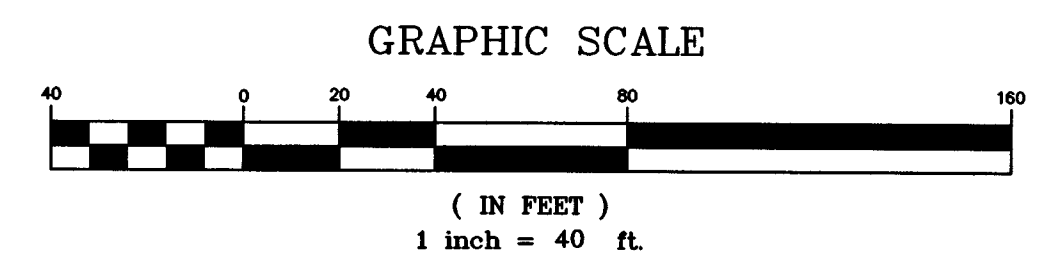
CONSTRUCTION NOTES

- CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #216.
- CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #234.
- SAWCUT AND MATCH EXISTING ASPHALT.
- EXISTING "L" CURB, GUTTER AND SIDEWALK TO BE REMOVED & REPLACED PER CCAUSD #216 AND #234 AS NEEDED FOR UTILITY SERVICES INSTALLATION.
- CONSTRUCT "R" TYPE CURB & GUTTER PER CCAUSD #217.52 AND #223 AT DRIVEWAY LOCATIONS ONLY WITH 3' LONG TRANSITION FROM "L" TYPE CURB TO "R" TYPE CURB.
- SAWCUT, TRENCH AND PAVEMENT RESTORATION PER UDAC PLATE No. 17, CCAUSD #500.3, #500.4, AND #500.5.
- PROTECT IN PLACE EXISTING MANHOLE.
- PROTECT IN PLACE EXISTING GATE VALVE.

APPROVED FOR CONSTRUCTION
DATE: 2/16/17 PROJECT No.: 125022
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER



ROYAL INDIGO STREET (PUBLIC)
PROFILE
SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'



SEE SHEET 9 FOR CONTINUATION

FAST
Call before you dig
1-702-432-5300

Avoid overhead power line contact. It's costly.
Call before you dig
1-702-227-2929

Call before you dig
1-800-227-2600

DATE: 01/24/2017
DRAWN BY: J. PEARCE
DESIGNED BY: D.L.
CHECKED BY: D.L.
ADA CHECKED BY: ADA
JOB NO.: 007098
SCALE: 1" = 40'

Triton Engineering
Office: (702) 254-1480
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Fax: (702) 254-3062
www.tritongroup.com

DR. HORTON
MAVERICK & WASHBURN ON-SITE
ROYAL INDIGO STREET
PLAN AND PROFILE
STA 1+00 TO STA 9+00

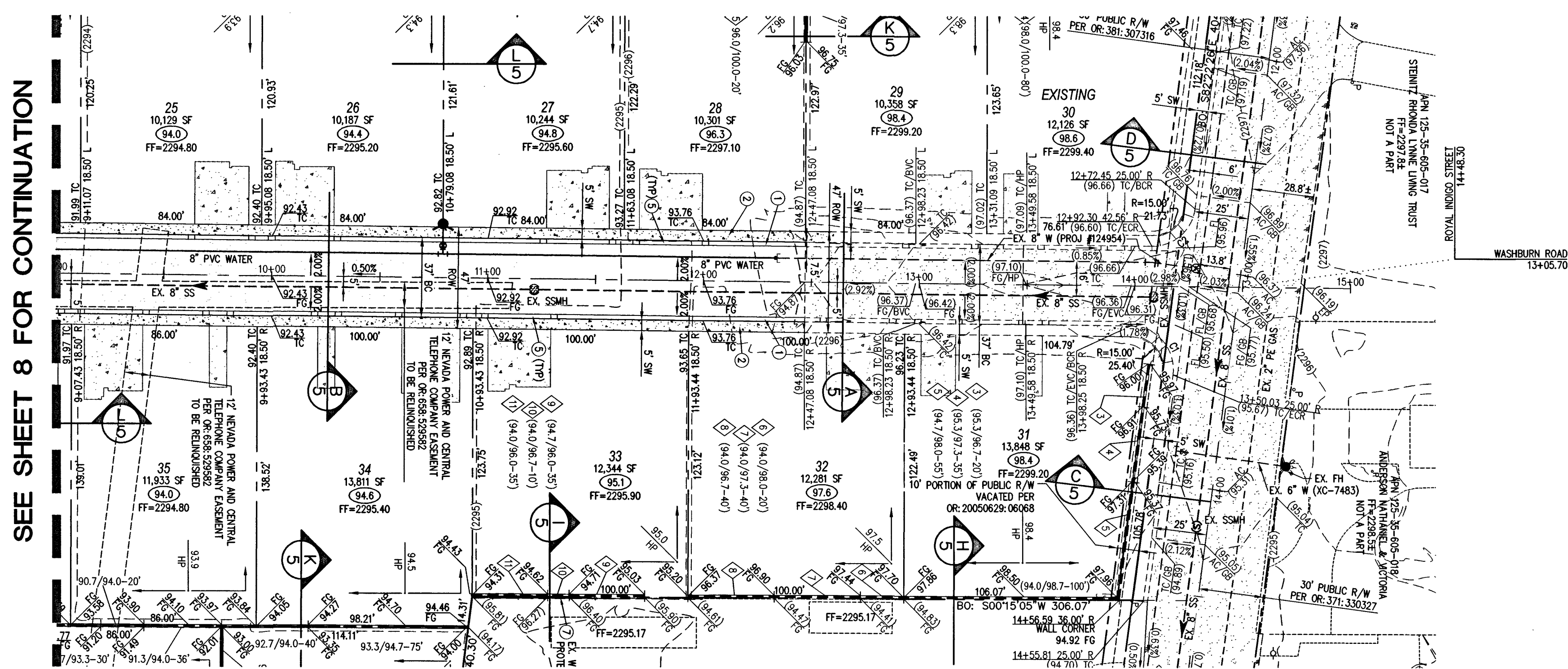
PROFESSIONAL ENGINEER - STATE OF NEVADA
JAMES M. PEARCE
Exp. 12-31-17
No. 9552

SHEET 8 OF 15
C.L.V. DWG.# 67405

PROJ#: 125022 AGR-116110 QS: 125-35-SE XC 11262

PLANS BY TRITON ENGINEERING
OFF-SITE IMPROVEMENTS
CLV #107V6757

WASHBURN ROAD



ROYAL INDIGO STREET (PUBLIC)

PLAN

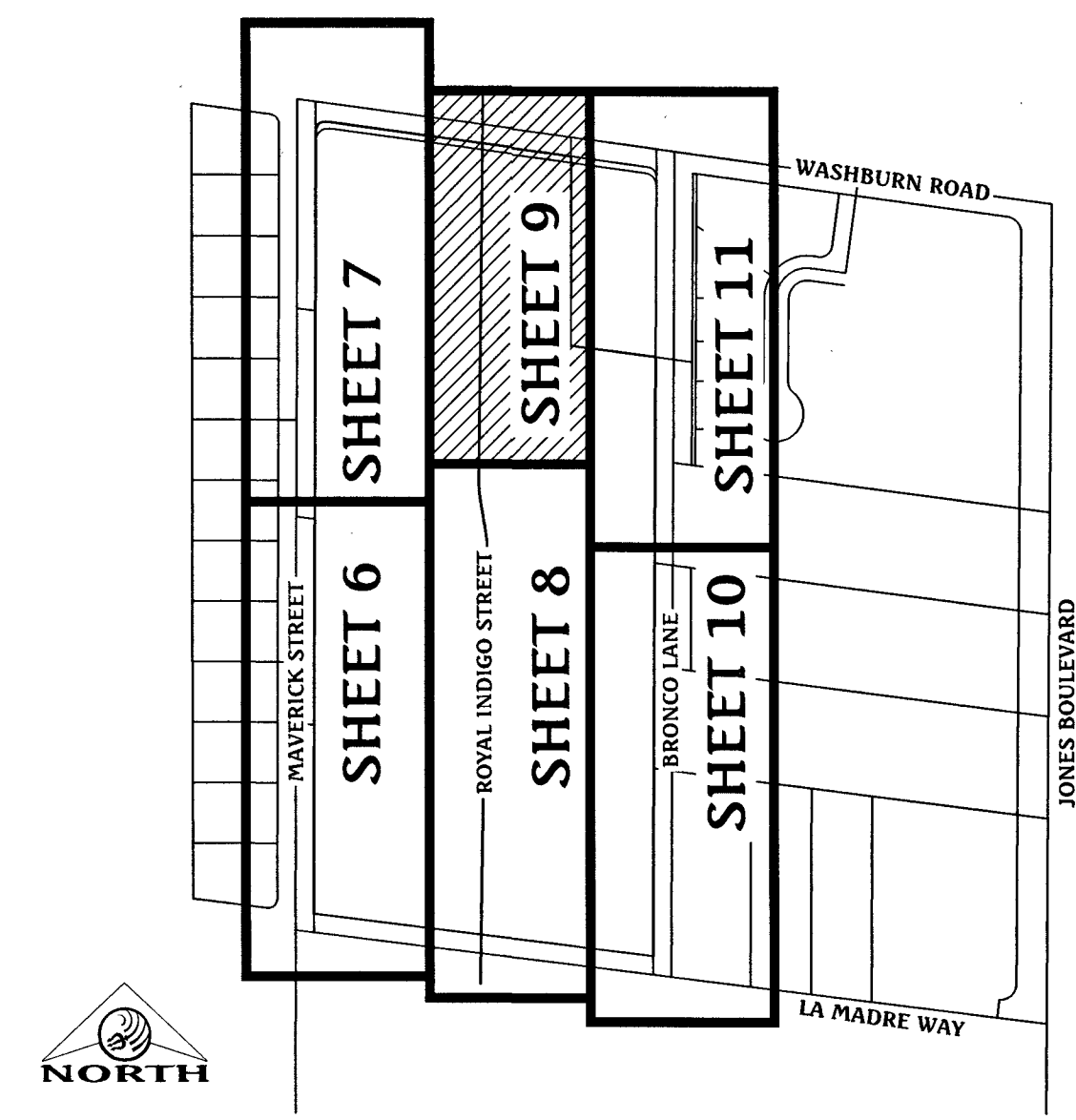
SCALE: HORIZ. 1" = 40'

WASHBURN ROAD

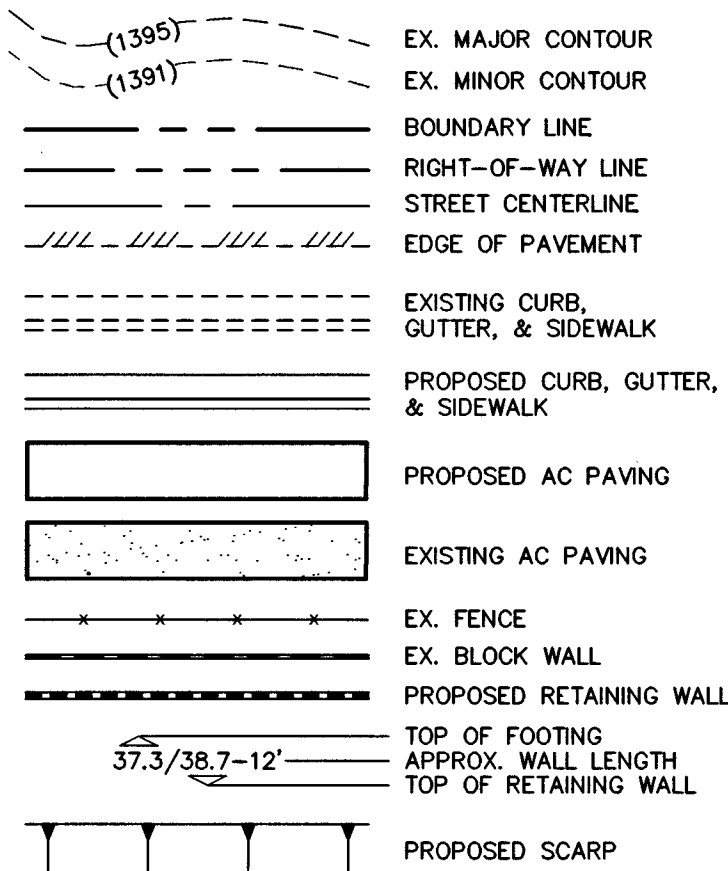
PLANS BY TRITON ENGINEERING
OFF-SITE IMPROVEMENTS
CLV #107V6757

KEY MAP

SCALE: 1" = 300'



GRADING LEGEND



BASIS OF BEARING

NORTH 82°59'56" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 117, PAGE 9 OF PLATS.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK No. 8LV9035E6
RIVET & PLATE IN TOP OF CURB AT THE SOUTHWEST CORNER OF WASHBURN ROAD & MAVERICK STREET.
ELEVATION = 700.720 METERS (NAVD'88 2008 ADJ.)
ELEVATION = 2298.95 U.S. FEET (NAVD'88 2008 ADJ.)

FLOOD ZONE NOTE

THE PROJECT SITE IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP #220337178SF. THE SITE IS LOCATED WITHIN DESIGNATED FLOOD HAZARD ZONE X BEING AN AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

GRADING NOTES

1. ALL PROPOSED PAD ELEVATIONS AND SWALE ELEVATIONS ARE ROUGH GRADES. ALL OTHER PROPOSED ELEVATIONS ARE FINISHED GRADES.
2. THE GRADING PLANS SHALL BE AT THE PROJECT SITE THROUGHOUT THE COURSE OF CONSTRUCTION.
3. ALL GRADING SHALL BE PERFORMED IN CONFORMANCE WITH THE LINES, GRADES AND DETAILS AS SHOWN ON THESE PLANS. ANY DEVIATION FROM THESE PLANS WILL ONLY BE PERMITTED UPON WRITTEN APPROVAL FROM THE ENGINEER.
4. ALL PADS ARE TO BE GRADED WITHIN ±0.3' OF THE ELEVATIONS AS SHOWN ON THE PLANS. GRADING IS NOT COMPLETE UNTIL THE ENGINEER HAS CERTIFIED THAT THE PADS HAVE BEEN GRADED IN SUBSTANTIAL CONFORMANCE TO THE PLANS.
5. ALL PLACEMENT OF OVERSIZED MATERIALS AND/OR FILL MATERIALS SHALL BE PER THE SOILS REPORT REFERENCED ON THIS PLAN.
6. ADD 2200 TO ALL SPOT GRADES AND TOP OF CURB, FLOW LINE AND FINISH GRADE ELEVATIONS.
7. ANY CURVED CURB LESS THAN 1% MUST BE WATER TESTED BY CONTRACTOR AS REQUIRED BY CITY INSPECTOR.

CONSTRUCTION NOTES

1. CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #216.
2. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #234.
3. SAWCUT AND MATCH EXISTING ASPHALT.
4. EXISTING "L" CURB, GUTTER AND SIDEWALK TO BE REMOVED & REPLACED PER CCAUSD #216 AND #234 AS NEEDED FOR UTILITY SERVICES INSTALLATION.
5. CONSTRUCT "R" TYPE CURB & GUTTER PER CCAUSD #217-S2 AND #223 AT DRIVEWAY LOCATIONS ONLY WITH 3' LONG TRANSITION FROM "L" TYPE CURB TO "R" TYPE CURB.
6. SAWCUT, TRENCH AND PAVEMENT RESTORATION PER UDACS PLATE No. 17, CCAUSD #500.3, #500.4, AND #500.5.
7. PROTECT IN PLACE EXISTING MANHOLE.
8. PROTECT IN PLACE EXISTING GATE VALVE.

WATER MAIN JOINT DEFLECTION (PVC, 4'-24')

PVC PIPE SHALL BE DEFLECTED AT THE JOINT ONLY. THE MAXIMUM ALLOWABLE DEFLECTION SHALL BE ONE (1) DEGREE PER JOINT WITH A MAXIMUM RADIUS OF CURVATURE OF 1:150 FEET PER UDACS 2:07.01 AND 2:07.02. FOR CHANGES IN DIRECTION EXCEEDING THE MAXIMUM ALLOWABLE JOINT DEFLECTION, FITTINGS SHALL BE USED.

UTILITY CROSSING NOTE

ALL SEWER/STORM DRAINS CROSSING WATER LINES MUST CONFORM TO SECTION 2.22 OF THE WATER MAIN DESIGN AND CONSTRUCTION STANDARDS OF POTABLE WATER SYSTEMS (UDACS) FOR WATER AND STORM MAIN CROSSINGS AND CLEARANCES.

PROTECT IN PLACE AND ADJUST LVWD EXISTING FACILITIES TO FINISHED GRADE. ALL LVWD FACILITIES SHALL BE ACCESSIBLE AT ALL TIMES.

ESN: 078

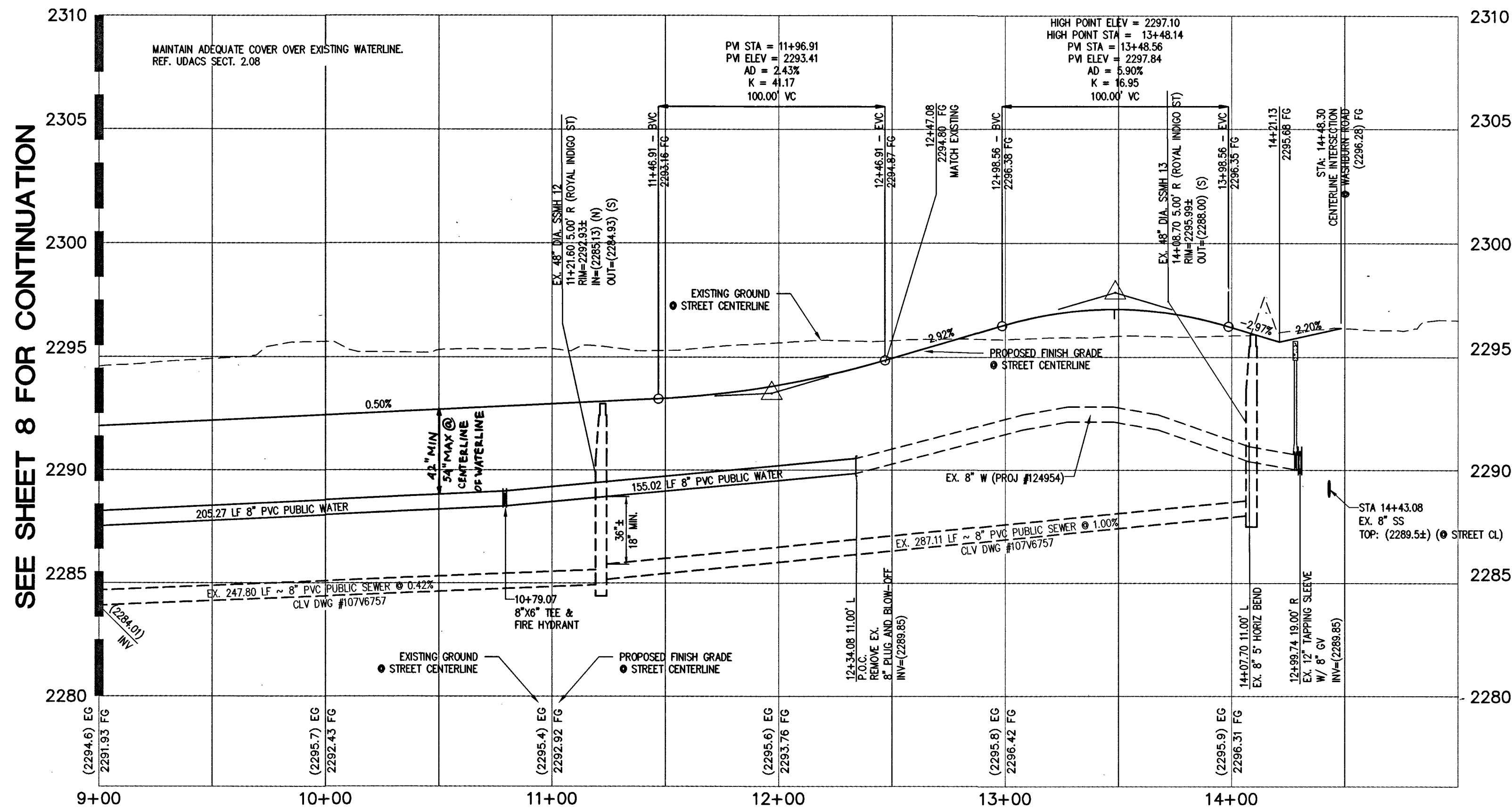
01/05/15

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 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.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	097°00'52"	20.00'	33.86'	22.61'
C2	082°59'08"	20.00'	28.97'	17.69'
C3	097°28'44"	20.00'	34.03'	22.80'
C4	083°08'46"	20.00'	29.02'	17.74'
C5	096°01'31"	20.00'	33.52'	22.22'
C6	083°58'29"	20.00'	29.31'	18.00'
C7	096°42'54"	20.00'	33.76'	22.49'
C8	010°43'47"	200.00'	37.45'	18.78'
C9	010°21'56"	200.00'	36.18'	18.14'
C10	090°00'00"	3.00'	4.71'	3.00'
C11	090°00'00"	3.00'	4.71'	3.00'

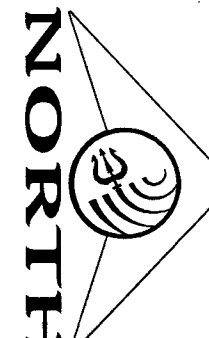
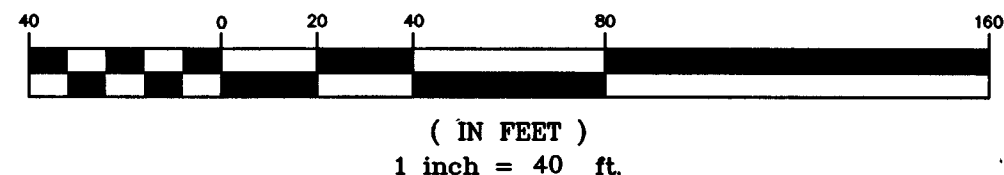


ROYAL INDIGO STREET (PUBLIC)

PROFILE

SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'

GRAPHIC SCALE



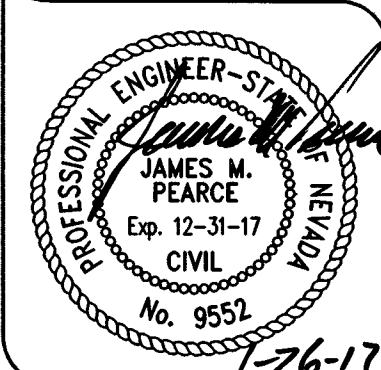
FAST
Call before you Dig
Underground
1-702-432-5300
FREEWAY & ARTERIAL
SYSTEM OF TRANSPORTATION

Avoid overhead power
line contact. It's costly.
Call before you Dig
Overhead
1-702-227-2929

Call before you Dig
Avoid cutting underground
utility lines. It's costly.
CALL 811
OR
1-800-227-2600

APPROVED FOR CONSTRUCTION

DATE: 2/16/17 PROJECT No.: 125022
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER



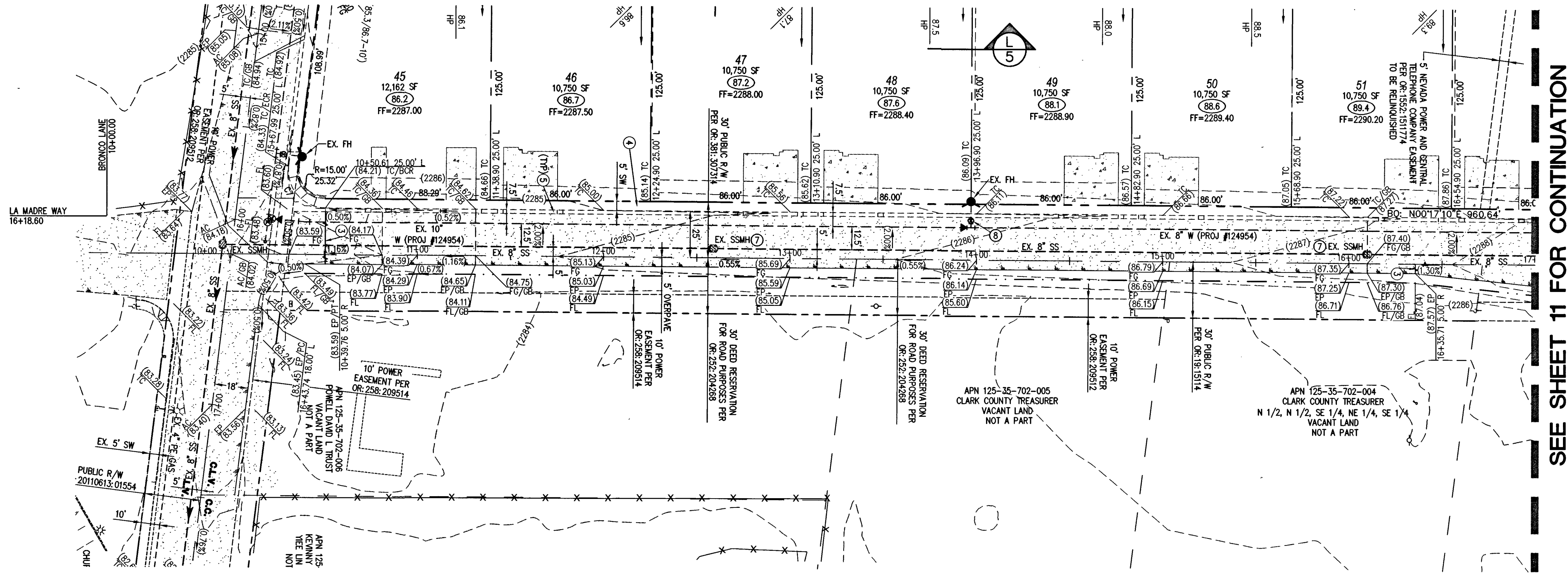
SHEET 9 OF 15
C.L.V. DWG.# 67405

107Y5056

C:\triton\drawings\007-098 maverick washburn\Drawings\Improvements\007-098 IMP-Profiles.dwg d:\mav Thu, 26 Jun 2017 7:40am

PLANS BY TRITON ENGINEERING
OFF-SITE IMPROVEMENTS
CLV #107V6757

EX. LA MADRE WAY

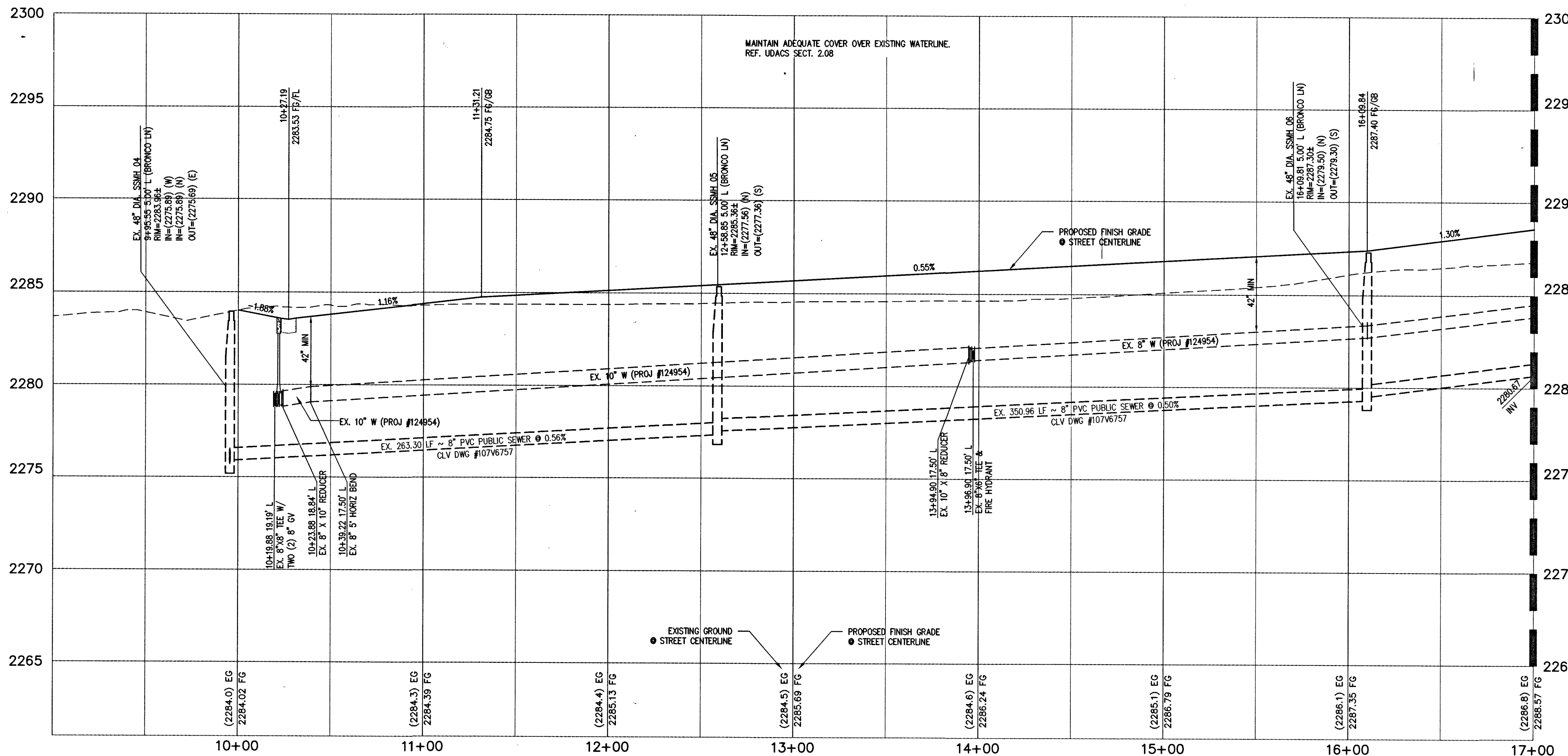


EX. LA MADRE WAY
PLANS BY TRITON ENGINEERING
OFF-SITE IMPROVEMENTS
CLV #107V6757

BRONCO LANE (PUBLIC)

PLAN

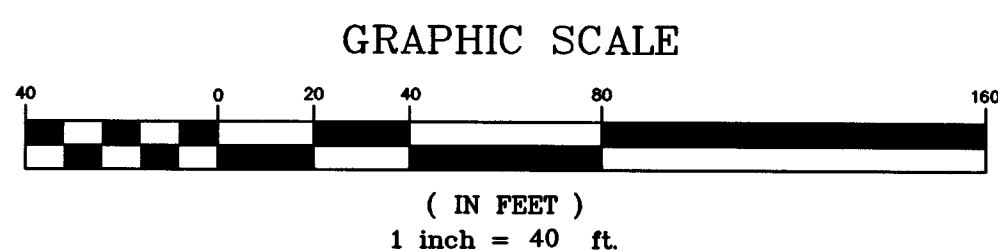
SCALE: HORIZ. 1" = 40'



BRONCO LANE (PUBLIC)

PROFILE

SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'

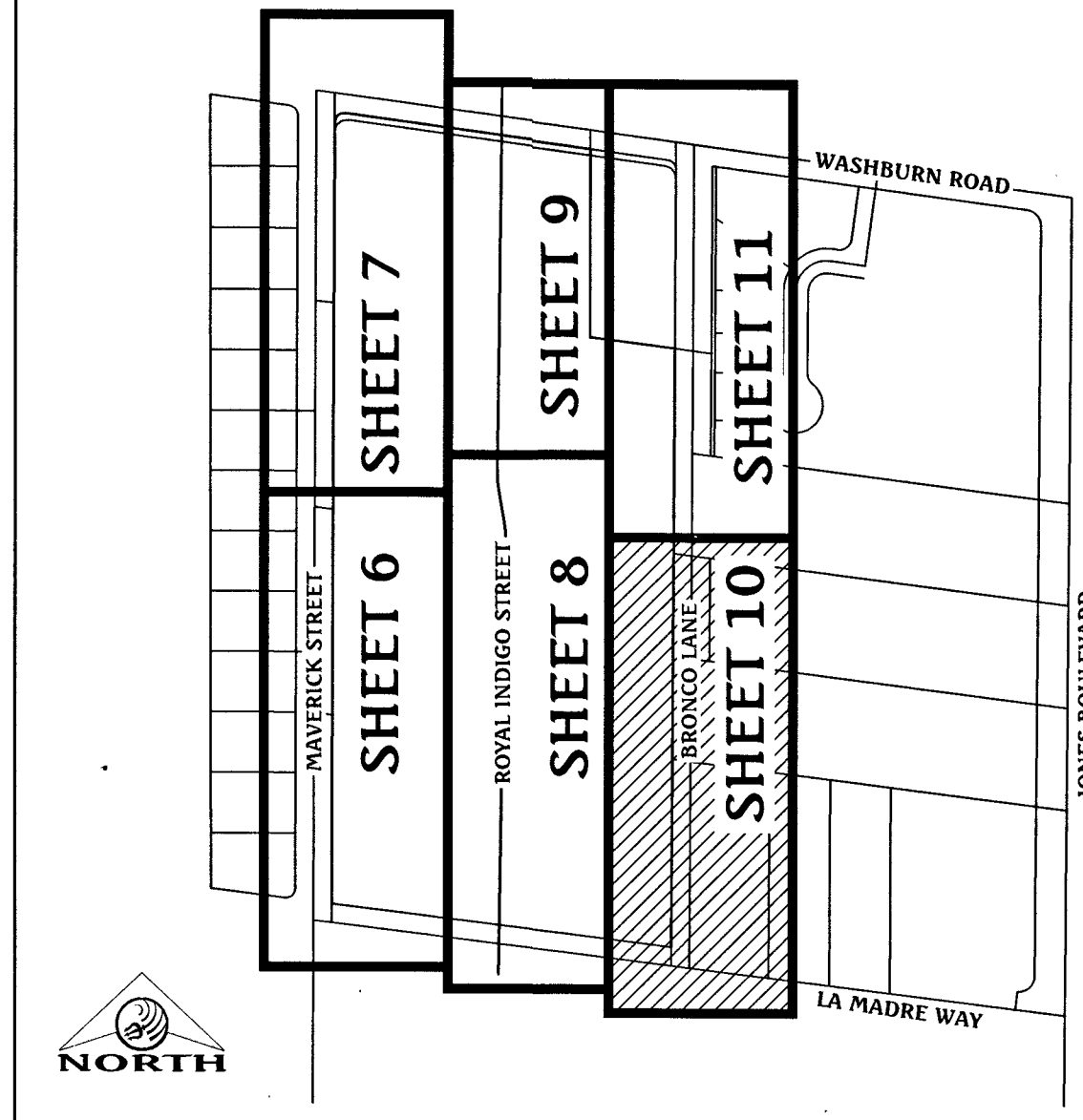


SEE SHEET 11 FOR CONTINUATION

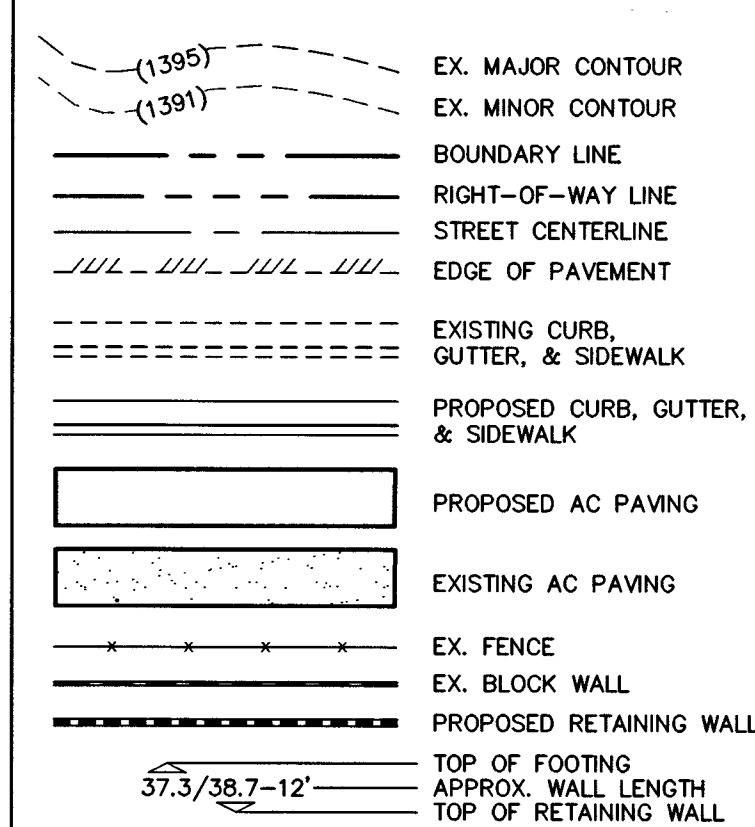
SEE SHEET 11 FOR CONTINUATION

KEY MAP

SCALE: 1" = 300'



GRADING LEGEND



BASIS OF BEARING

NORTH 82°59'56" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 117, PAGE 9 OF PLATS.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK No. 8LV903566
RIVET & PLATE IN TOP OF CURB AT THE SOUTHWEST CORNER OF WASHBURN ROAD & MAVERICK STREET.
ELEVATION = 700.720 METERS (NAVD'88 2008 ADJ.)
ELEVATION = 2298.95 U.S. FEET (NAVD'88 2008 ADJ.)

FLOOD ZONE NOTE

THE PROJECT SITE IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP #320351755F. THE SITE IS LOCATED WITHIN DESIGNATED FLOOD HAZARD ZONE X BEING AN AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

GRADING NOTES

1. ALL PROPOSED PAD ELEVATIONS AND SWALE ELEVATIONS ARE ROUGH GRADES. ALL OTHER PROPOSED ELEVATIONS ARE FINISHED GRADES.
2. THE GRADING PLANS SHALL BE AT THE PROJECT SITE THROUGHOUT THE COURSE OF CONSTRUCTION.
3. ALL GRADING SHALL BE PERFORMED IN CONFORMANCE WITH THE LINES, GRADES AND DETAILS AS SHOWN ON THESE PLANS. ANY DEVIATION FROM THESE PLANS WILL ONLY BE PERMITTED UPON WRITTEN APPROVAL FROM THE ENGINEER.
4. ALL PADS ARE TO BE GRADED WITHIN ±0.3' OF THE ELEVATIONS AS SHOWN ON THE PLANS. GRADING IS NOT COMPLETE UNTIL THE ENGINEER HAS CERTIFIED THAT THE PADS HAVE BEEN GRADED IN SUBSTANTIAL CONFORMANCE TO THE PLANS.
5. ALL PLACEMENT OF OVERSIZED MATERIALS AND/OR FILL MATERIALS SHALL BE PER THE SOILS REPORT REFERENCED ON THIS PLAN.
6. ADD 2200 TO ALL SPOT GRADES AND TOP OF CURB, FLOW LINE AND FINISH GRADE ELEVATIONS.
7. ANY CURVED CURB LESS THAN 1% MUST BE WATER TESTED BY CONTRACTOR AS REQUIRED BY CITY INSPECTOR.

CONSTRUCTION NOTES

1. CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #216.
2. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #234.
3. SAWCUT AND MATCH EXISTING ASPHALT.
4. EXISTING "L" CURB, GUTTER AND SIDEWALK TO BE REMOVED & REPLACED PER CCAUSD #216 AND #234 AS NEEDED FOR UTILITY SERVICES INSTALLATION.
5. CONSTRUCT "R" TYPE CURB & GUTTER PER CCAUSD #217.52 AND #223 AT DRIVEWAY LOCATIONS ONLY WITH 3' LONG TRANSITION FROM "L" TYPE CURB TO "R" TYPE CURB.
6. SAWCUT, TRENCH AND PAVEMENT RESTORATION PER UDACS PLATE No. 17, CCAUSD #500.3, #500.4, AND #500.5.
7. PROTECT IN PLACE EXISTING MANHOLE.
8. PROTECT IN PLACE EXISTING GATE VALVE.

WATER MAIN JOINT DEFLECTION (PVC, 4"-24")

PVC PIPE SHALL BE DEFLECTED AT THE JOINT ONLY. THE MAXIMUM ALLOWABLE DEFLECTION SHALL BE ONE (1) DEGREE PER JOINT WITH A MAXIMUM RADIUS OF CURVATURE OF 1:150 FEET, PER UDACS 2.07.01 AND 2.07.02. FOR CHANGES IN DIRECTION EXCEEDING THE MAXIMUM ALLOWABLE JOINT DEFLECTION, FITTINGS SHALL BE USED.

UTILITY CROSSING NOTE

ALL SEWER/STORM DRAINS CROSSING WATER LINES MUST CONFORM TO SECTION 2.22 OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS OF POTABLE WATER SYSTEMS (UDACS) FOR WATER AND STORM MAIN CROSSINGS AND CLEARANCES.

PROTECT IN PLACE AND ADJUST LVMWD EXISTING FACILITIES TO FINISHED GRADE. ALL LVMWD FACILITIES SHALL BE ACCESSIBLE AT ALL TIMES.

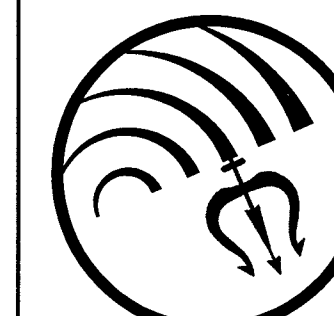
SEWER CONNECTION NOTE

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 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.

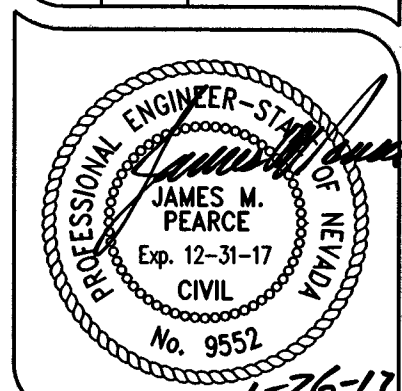
APPROVED FOR CONSTRUCTION

DATE: 2/16/17 PROJECT No.: 125022
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER

Triton
Engineering



DR HORTON
MAVERICK & WASHBURN ON-SITE
BRONCO LANE
PLAN AND PROFILE
STA 10+00 TO STA 17+00



SHEET 10 OF 15
C.L.V. DWG.# 67405

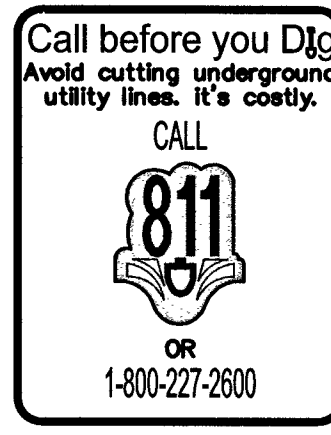
PROJ.#: 125022 AGR:161101 GS:125-35-SE XC 11262

FAST
Call before you
Underground
1-702-432-5300

Avoid overhead power
line contact. It's costly.
Call before you
Overhead
1-702-227-2929

Call before you Dig
Avoid cutting underground
utility lines. It's costly.
CALL
811
OR
1-800-227-2600

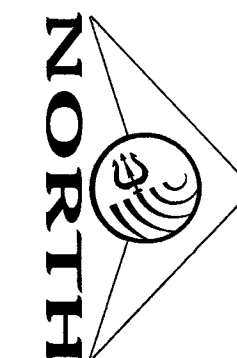
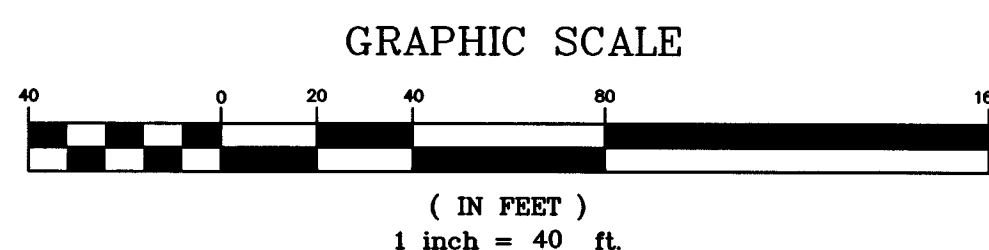
Q:\Triton Drawings\007-098 maverick washburn\Drawings\Improvements\007-098_06_IMP--Profiles.dwg d:\maverick Thu, 26 Jan 2017 7:42am



BRONCO LANE (PUBLIC)

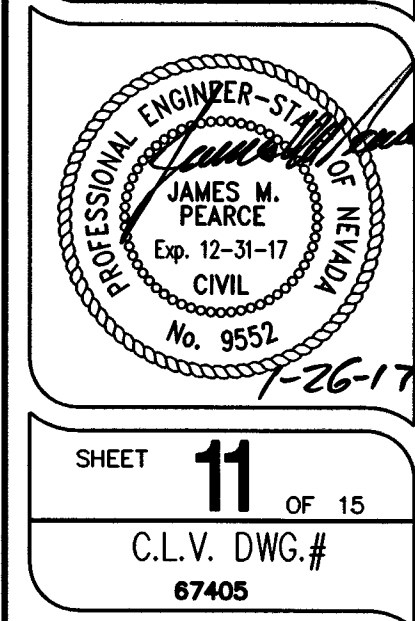
PROFILE

SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'



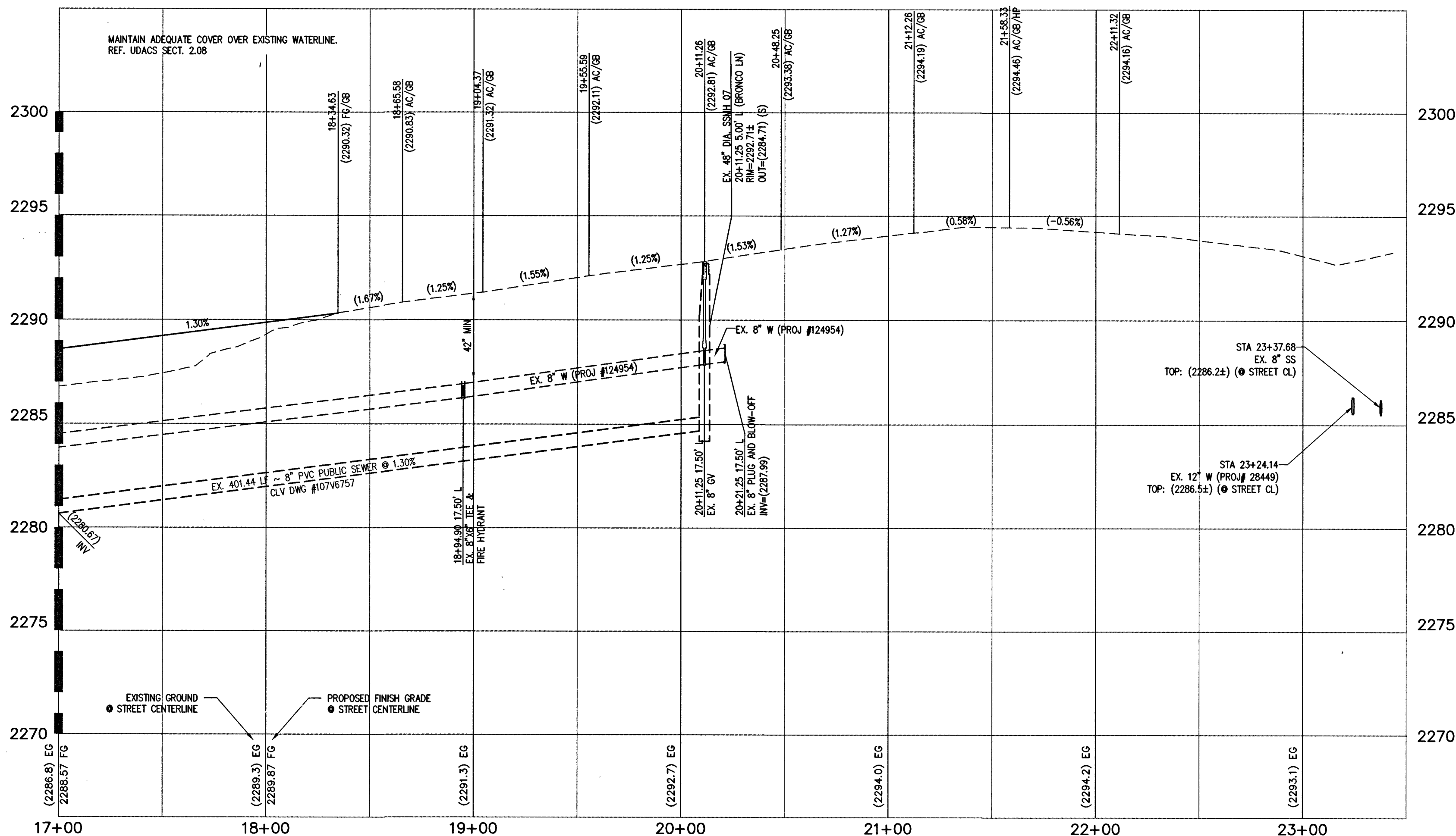
APPROVED FOR CONSTRUCTION

DATE: 2/16/17 PROJECT No.: 125022
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
107Y5056



PROJ# 125022 AGR 116110 Q5-125-35-SE XC 11262

SEE SHEET 10 FOR CONTINUATION



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 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.

WATER MAIN JOINT DEFLECTION (PVC, 4'-24')

PVC PIPE SHALL BE DEFLECTED AT THE JOINT ONLY. THE MAXIMUM ALLOWABLE DEFLECTION SHALL BE ONE (1) DEGREE PER JOINT WITH A MAXIMUM RADIUS OF CURVATURE OF 1:150 FEET, PER UDACs 2.07.01 AND 2.07.02. FOR CHANGES IN DIRECTION EXCEEDING THE MAXIMUM ALLOWABLE JOINT DEFLECTION, FITTINGS SHALL BE USED.

UTILITY CROSSING NOTE

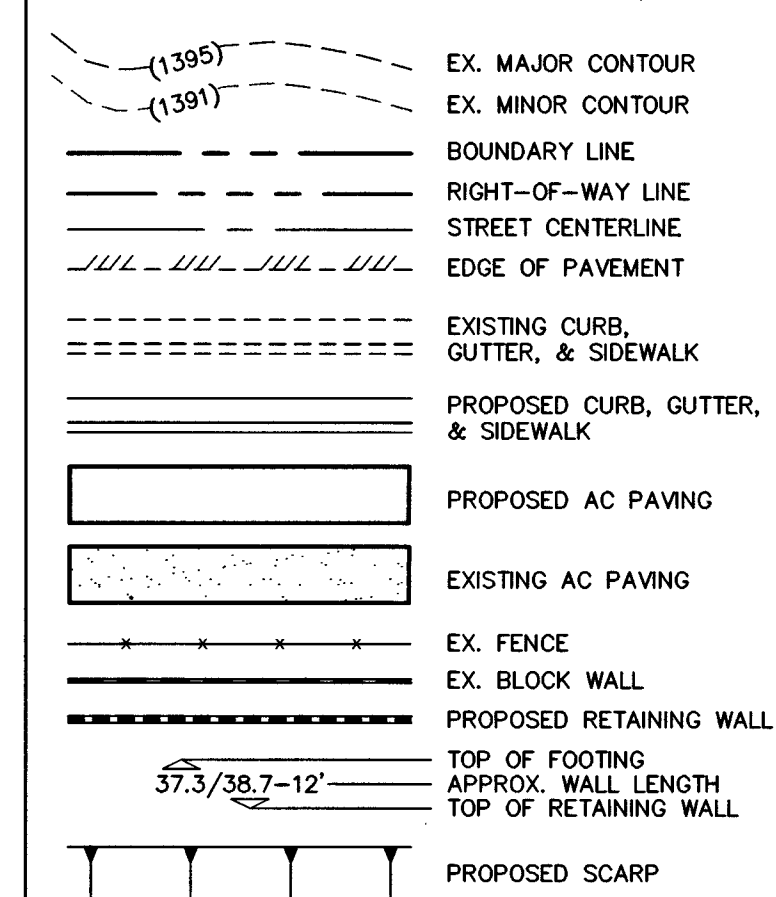
ALL SEWER/STORM DRAINS CROSSING WATER LINES MUST CONFORM TO SECTION 2.22 OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS OF POTABLE WATER SYSTEMS (UDACS) FOR WATER AND STORM MAIN CROSSINGS AND CLEARANCES.

PROTECT IN PLACE AND ADJUST L.V.W.D. EXISTING FACILITIES TO FINISHED GRADE. ALL L.V.W.D. FACILITIES SHALL BE ACCESSIBLE AT ALL TIMES.

ESH. 078 01/05/15

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	097°00'52"	20.00'	33.86'	22.61'
C2	082°59'08"	20.00'	28.97'	17.69'
C3	097°28'44"	20.00'	34.03'	22.80'
C4	083°08'46"	20.00'	29.02'	17.74'
C5	096°01'31"	20.00'	33.52'	22.22'
C6	083°58'29"	20.00'	29.31'	18.00'
C7	096°42'54"	20.00'	33.76'	22.49'
C8	010°43'47"	200.00'	37.45'	18.78'
C9	010°21'56"	200.00'	36.18'	18.14'
C10	090°00'00"	3.00'	4.71'	3.00'
C11	090°00'00"	3.00'	4.71'	3.00'

GRADING LEGEND



BASIS OF BEARING

NORTH 82°59'56" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 117, PAGE 9 OF PLATS.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK No. 8LV9035E6
RIVET & PLATE IN TOP OF CURB AT THE SOUTHWEST CORNER OF WASHBURN ROAD & MAVERICK STREET.
ELEVATION = 700.720 METERS (NAVD'88 2008 ADJ.)
ELEVATION = 2298.95 U.S. FEET (NAVD'88 2008 ADJ.)

FLOOD ZONE NOTE

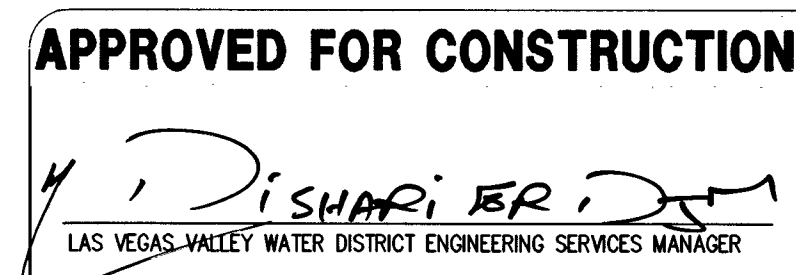
THE PROJECT SITE IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP #32030317856. THE SITE IS LOCATED WITHIN DESIGNATED FLOOD HAZARD ZONE X BEING AN AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

GRADING NOTES

- ALL PROPOSED PAD ELEVATIONS AND SWALE ELEVATIONS ARE ROUGH GRADES. ALL OTHER PROPOSED ELEVATIONS ARE FINISHED GRADES.
- THE GRADING PLANS SHALL BE AT THE PROJECT SITE THROUGHOUT THE COURSE OF CONSTRUCTION.
- ALL GRADING SHALL BE PERFORMED IN CONFORMANCE WITH THE LINES, GRADES AND DETAILS AS SHOWN ON THESE PLANS. ANY DEVIATION FROM THESE PLANS WILL ONLY BE PERMITTED UPON WRITTEN APPROVAL FROM THE ENGINEER.
- ALL PADS ARE TO BE GRADED WITHIN 4.0' OF THE ELEVATIONS AS SHOWN ON THE PLANS. GRADING IS NOT COMPLETE UNTIL THE ENGINEER HAS CERTIFIED THAT THE PADS HAVE BEEN GRADED IN SUBSTANTIAL CONFORMANCE TO THE PLANS.
- ALL PLACEMENT OF OVERSIZED MATERIALS AND/OR FILL MATERIALS SHALL BE PER THE SOILS REPORT REFERENCED ON THIS PLAN.
- ADD 2200 TO ALL SPOT GRADES AND TOP OF CURB, FLOW LINE AND FINISH GRADE ELEVATIONS.
- ANY CURVED CURB LESS THAN 1% MUST BE WATER TESTED BY CONTRACTOR AS REQUIRED BY CITY INSPECTOR.

CONSTRUCTION NOTES

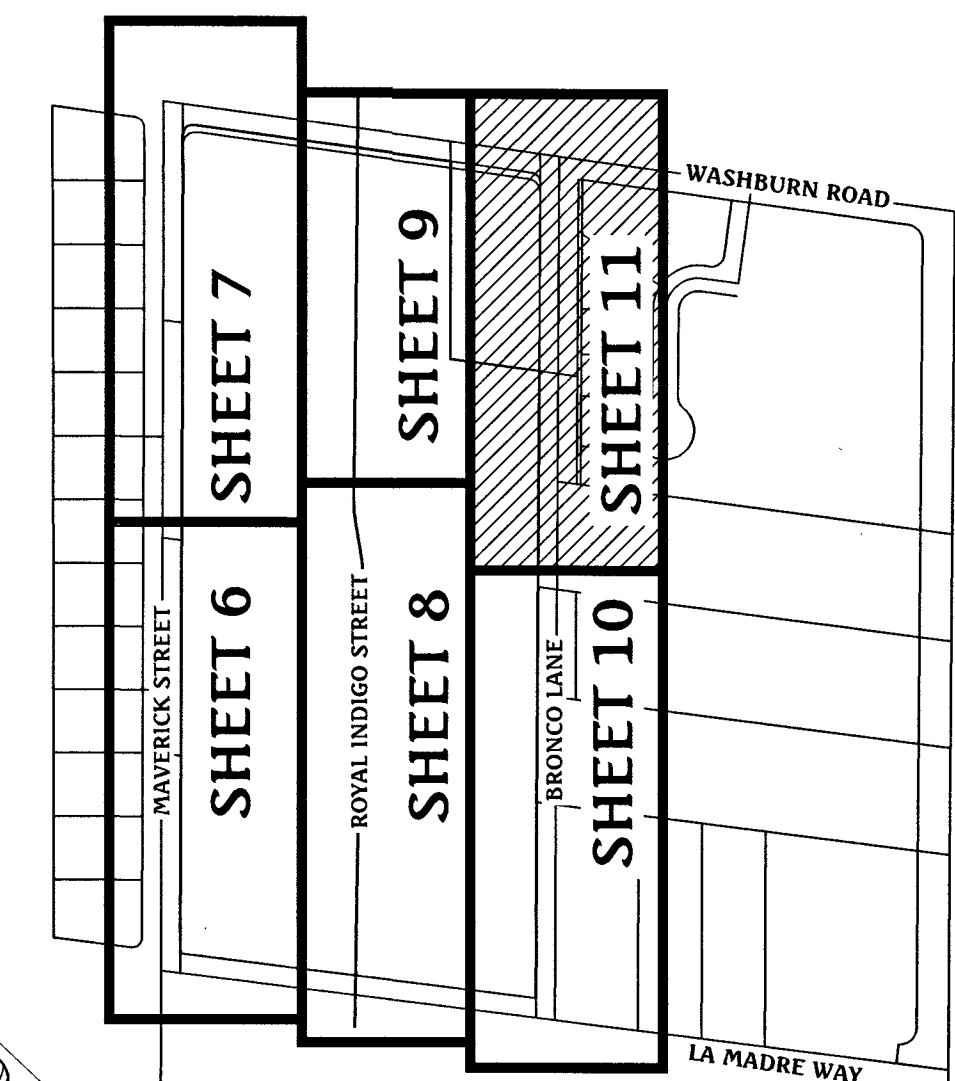
- CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #216.
- CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD #234.
- SAWCUT AND MATCH EXISTING ASPHALT.
- EXISTING "L" CURB, GUTTER AND SIDEWALK TO BE REMOVED & REPLACED PER CCAUSD #216 AND #234 AS NEEDED FOR UTILITY SERVICES INSTALLATION.
- CONSTRUCT "R" TYPE CURB & GUTTER PER CCAUSD #217.52 AND #223 AT DRIVEWAY LOCATIONS ONLY WITH 3' LONG TRANSITION FROM "L" TYPE CURB TO "R" TYPE CURB.
- SAWCUT, TRENCH AND PAVEMENT RESTORATION PER UDACs PLATE No. 17, CCAUSD #500.3, #500.4, AND #500.5.
- PROTECT IN PLACE EXISTING MANHOLE.
- PROTECT IN PLACE EXISTING GATE VALVE.



SHEET 11 OF 15
C.L.V. DWG.# 67405

KEY MAP

SCALE: 1" = 300'



PLANS BY TRITON ENGINEERING
OFF-SITE IMPROVEMENTS
CLV #107V6757

EX. WASHBURN ROAD

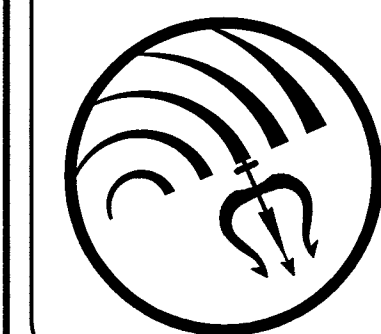
SEE SHEET 10 FOR CONTINUATION

BRONCO LANE (PUBLIC)

PLAN

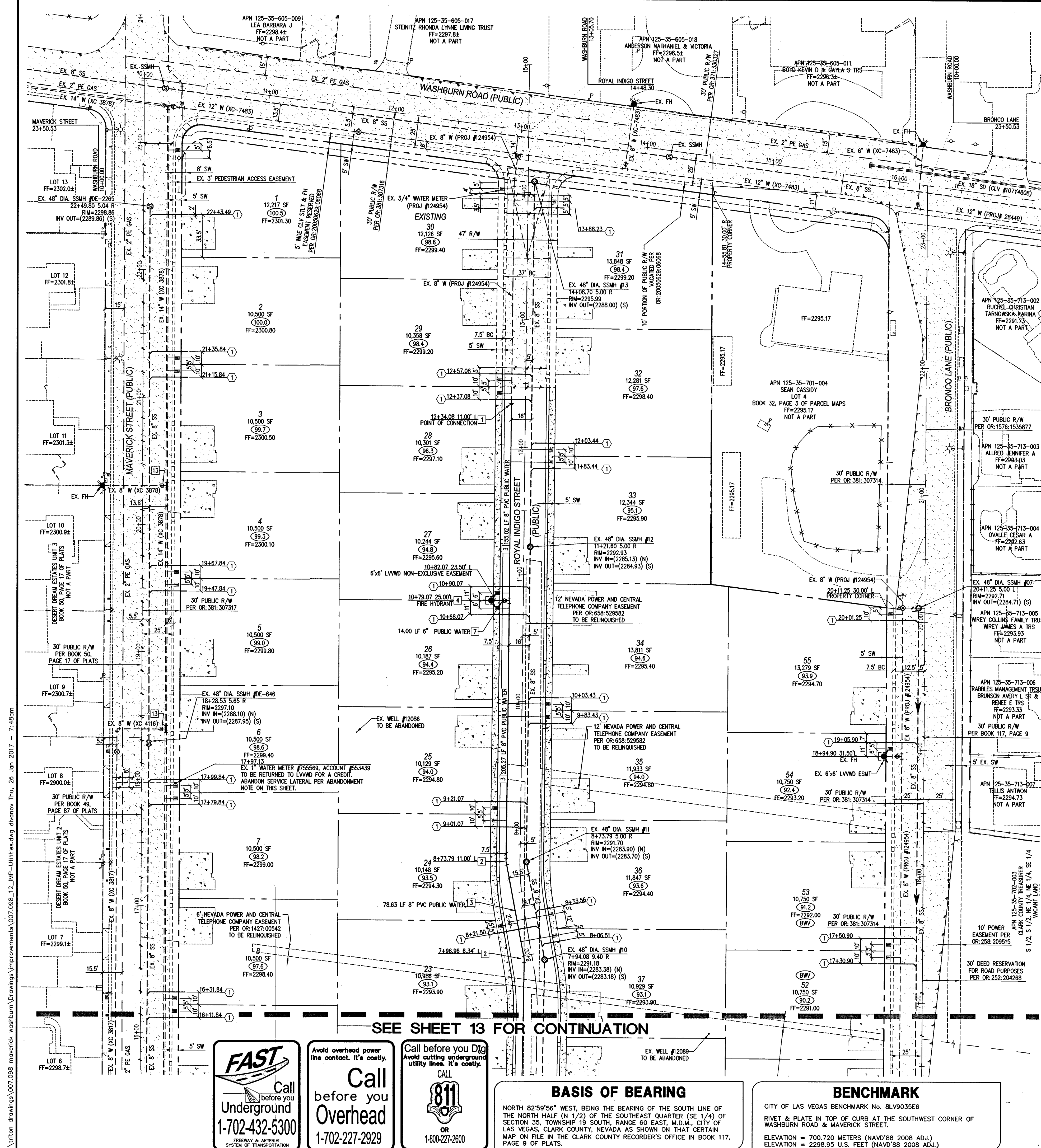
SCALE: HORIZ. 1" = 40'

WASHBURN ROAD



DR HORTON
MAVERICK & WASHBURN ON-SITE

BRONCO LANE
PLAN AND PROFILE
STA 17+00 TO STA 24+00



ABANDONMENT OF EXISTING SERVICE(S) - 2" AND SMALLER

THE CONTRACTOR SHALL NOTIFY THE INSPECTION DIVISION AT THE LVWD (702-258-3227) 48 HOURS PRIOR TO THE REQUESTED REMOVAL TIME TO ALLOW THE DISTRICT TO TAKE THE FINAL METER READING. AFTER THE FINAL READING THE CONTRACTOR MAY THEN BEGIN REMOVAL PROCEDURES FOR THE AFFECTED SERVICE AS FOLLOWS: EXISTING SERVICE LATERALS THAT ARE TO BE ABANDONED FROM THE EXISTING WATER MAINS SHALL HAVE THE CORPORATION STOPS TURNED OFF AT THE MAIN. A MINIMUM OF TWELVE (12) INCHES OF THE LATERAL CUT OUT NEAR THE CORPORATION STOP, AND A BRASS CAP INSTALLED ON THE CORPORATION STOP. IF THE CORPORATION STOP IS DAMAGED BEYOND REPAIR OR PULLED FROM THE EXISTING WATER MAIN, THE MAIN SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, IN A MANNER APPROVED BY THE DISTRICT. IF THE CORPORATION STOP IS NOT WATER TIGHT, THE CONTRACTOR SHALL NOTIFY LVWD COMMUNICATION SUPPORT CENTER (702-258-7171) FOR FURTHER DIRECTION. THE EXISTING METER(S) SHALL BE REMOVED AND DELIVERED TO THE DISTRICT. THE CONTRACTOR SHALL REMOVE THE EXISTING SERVICE METER BOX AND APPURTENANCES, FILL AND GRADE ANY AND ALL RESULTING VOIDS, AND REPLACE OR RESTORE TO ORIGINAL CONDITIONS OR BETTER, ALL LANDSCAPING, IRRIGATION SYSTEMS, CONCRETE, SIDEWALKS, ASPHALT OR ANY OTHER ITEMS DAMAGED OR REMOVED DURING THE REMOVAL OF THE EXISTING SERVICE METER BOX.

ESN.028 REV. 09/10/09

PRV PRESSURE REDUCING VALVE

NO PRVs ARE REQUIRED FOR THIS PROJECT.

BWV BACK WATER VALVE

BACKWATER VALVES REQUIRED PER U.P.C., LATEST EDITION, SECTION 710.0.

LOTS 52 AND 53 REQUIRE A BWV.

TOTAL LOTS REQUIRING BACKWATER VALVES = 2

FIRE FLOW CALCULATIONS

THE FIRE FLOW REQUIREMENT IS: 1,750 GALLONS PER MINUTE 20 PSI RESIDUAL PRESSURE.

BASED ON:

SQUARE FOOTAGE: 3,615 SQUARE FEET

LARGEST AREA BETWEEN 4-HOUR AREA SEPARATION WALLS: N/A SQUARE FEET

BUILDING HEIGHT: 22 FEET

NUMBER OF STORIES: 2 FLOORS

TYPE OF CONSTRUCTION: V-B

OCCUPANCY: SINGLE FAMILY RESIDENTIAL

FULL AUTOMATIC FIRE SPRINKLER SYSTEM: NO

WATER CONSTRUCTION NOTES

1. POC (2420 P2) - REMOVE EXISTING BLOW OFF W/ CAP PER UDACS PLATE NO. 36 AND CONNECT TO THE EXISTING 8" WATERLINE.

2. INSTALL 8" 11.25' BEND PER UDACS PLATE NO. 31.

3. INSTALL 8" PVC WATER PIPE PER UDACS PLATE NO. 17.

4. INSTALL FIRE HYDRANT ASSEMBLY WITH 6" GATE VALVE AND 8" TEE PER UDACS PLATE NO. 40.

5. INSTALL 1" COPPER WATER SERVICE W/ 3/4" METER PER UDACS PLATE NO. 14.

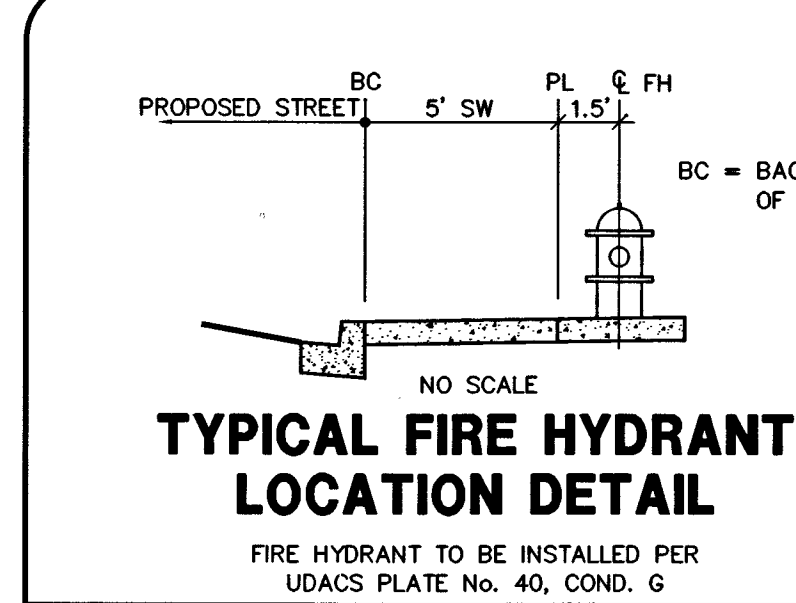
6. EX. WATER GATE VALVE, PROTECT IN PLACE, ADJUST/REPLACE CONCRETE COLLAR PER UDACS PLATE NO. 39.

7. INSTALL 6" PVC WATER PIPE PER UDACS PLATE NO. 17.

SANITARY SEWER CONSTRUCTION NOTES

1. INSTALL 4" PVC SEWER LATERAL WITH MARKER BALL & CURB MARKING, PER DCSWS SD-22 AND SD-25.

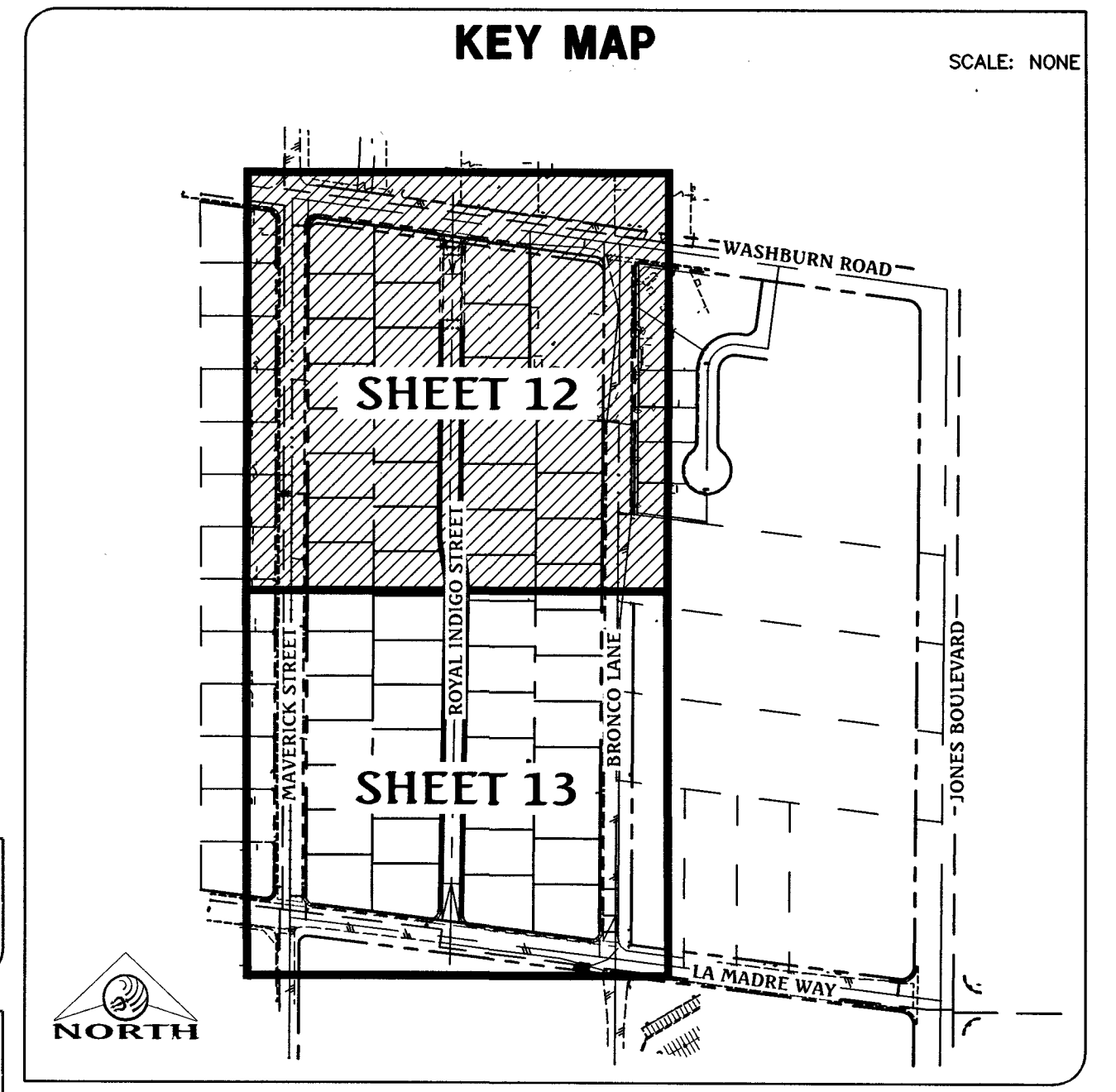
2. EX. MANHOLE, PROTECT IN PLACE, ADJUST/REPLACE CONCRETE COLLAR PER DCSWS SD-4.



PRIVATE WELLS (WITH REVOCABLE RIGHTS) TO BE REMOVED FROM SERVICE

THE EXISTING PRIVATE WELLS ARE TO BE ABANDONED. THE DISTRICT WATER SERVICE WILL REMAIN IN THE OFF AND LOCKED POSITION UNTIL THE WELL HAS BEEN ABANDONED. THE STATE OF NEVADA DIVISION OF WATER RESOURCES (TELEPHONE NUMBER 702-486-2770) MAY BE CONTACTED FOR INFORMATION CONCERNING REQUIREMENTS AND PROCEDURES FOR ABANDONING WELLS. PROOF FROM THE STATE THAT THE WELL HAS BEEN ABANDONED AND IS NO LONGER FUNCTIONAL WILL BE REQUIRED AS A CONDITION OF PROJECT ACCEPTANCE AND SERVICE ACTIVATION.

GWMP # 15571 (ABANDONED PER WELL DRILLERS LOG REPORT)



UTILITY LEGEND

EX. GAS	EXISTING GAS	PROPOSED STANDARD FIRE HYDRANT
EX. 10" S	EXISTING SEWER MAIN	WITH 6" LATERAL, 6" GATE VALVE AND TEE
8" S	PROPOSED SEWER MAIN	BACK WATER VALVE
EX. 36" SD	PROPOSED SEWER LATERAL	
36" SD	EXISTING STORM DRAIN	PRV PRESSURE REDUCING VALVE
EX. 8" W	PROPOSED STORM DRAIN	EXISTING STREET LIGHT
8" W	EXISTING WATER MAIN	FUTURE STREET LIGHT
8" W	PROPOSED WATER MAIN	PROPOSED 100W HPS STREET LIGHT
8" W	PROPOSED WATER LATERAL WITH 3/4" METER	PROPOSED 150W HPS STREET LIGHT
8" W	EXISTING UTILITY MANHOLE	PROPOSED 200W HPS STREET LIGHT
8" W	PROPOSED UTILITY MANHOLE	PROPOSED 250W HPS STREET LIGHT
8" W	EXISTING VALVE	PROPOSED 400W HPS STREET LIGHT
8" W	PROPOSED VALVE	
8" W	PROPOSED REDUCER	PROPOSED CONCRETE DRIVEWAY

- GENERAL UTILITY NOTES**
- CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - WATER MAIN JOINT DEFLECTION (PVC). PVC PIPE SHALL BE DEFLECTED AT THE JOINT ONLY. THE MAXIMUM ALLOWABLE DEFLECTION SHALL BE ONE (1) DEGREE PER JOINT WITH A MINIMUM RADIUS OF CURVATURE OF 1,150 FEET, PER UDACS 2.07.01 AND 2.07.02. FOR CHANGES IN DIRECTION EXCEEDING THE MAXIMUM ALLOWABLE JOINT DEFLECTION, FITTINGS SHALL BE USED.
 - NO FITTINGS SHALL FALL UNDER CURB, GUTTER AND/OR SIDEWALK (TYP.)
 - ALL EXISTING APPURTENANCES, PROTECT IN PLACE, AND ADJUST TO FINISHED GRADE IF NECESSARY. ALL VALVES TO REMAIN IN SERVICE AT ALL TIMES.
 - MINIMUM 24" COVER DURING CONSTRUCTION PER UDACS SEC 2.08.04. GRADING MUST BE COMPLETED PRIOR TO WATERLINE INSTALLATION.
 - CONTRACTOR TO INSTALL PIPELINE MARKER BALLS IN TRENCH ABOVE EACH HORIZONTAL ELBOW FITTING, PER UDACS PLATE NO. 15.
 - FOR ALL DRY AND UTILITY CROSSINGS MAINTAIN MINIMUM 12" VERTICAL SEPARATION AT ALL POINTS OF CROSSING. MAINTAIN A MINIMUM 3' PARALLEL SEPARATION.
 - ANY EXCAVATION AT BACK OF CURB MUST REMAIN OPEN FOR INSPECTION OF COPPER SERVICE LATERALS. ANY COPPER SERVICE LATERAL KINKED, BENT OR OTHERWISE DAMAGED MUST BE REPLACED FROM THE MAIN TO THE ANGLE METER STOP.
 - ALL SEWER/STORM DRAINS CROSSING WATER LINES MUST CONFORM TO SECTION 2.22 OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS OF POTABLE WATER SYSTEMS (UDACS) FOR WATER AND STORM MAIN CROSSINGS AND CLEARANCES.

SERVICE LATERAL CONNECTION NOTE

SERVICE LATERALS FOR LOTS: 1 TO 15, AND 45 TO 55 WILL BE TAPPED ON EXISTING MAIN BY OWNER'S CONTRACTOR UNDER DIRECTION OF THE LVWD.

FIRE DEPARTMENT APPROVAL

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

APPROVALS

K. Gila 1/26/17
LAS VEGAS FIRE AND RESCUE

APPROVED FOR CONSTRUCTION

Y. Disapari 1/26/17
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER

DATE: 2/16/17 PROJECT NO.: 125022

LVWD APPROVED FIRE FLOW 1750 GPM @ 20 PSI RESIDUAL

10755656

Triton Engineering

6575 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146

Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

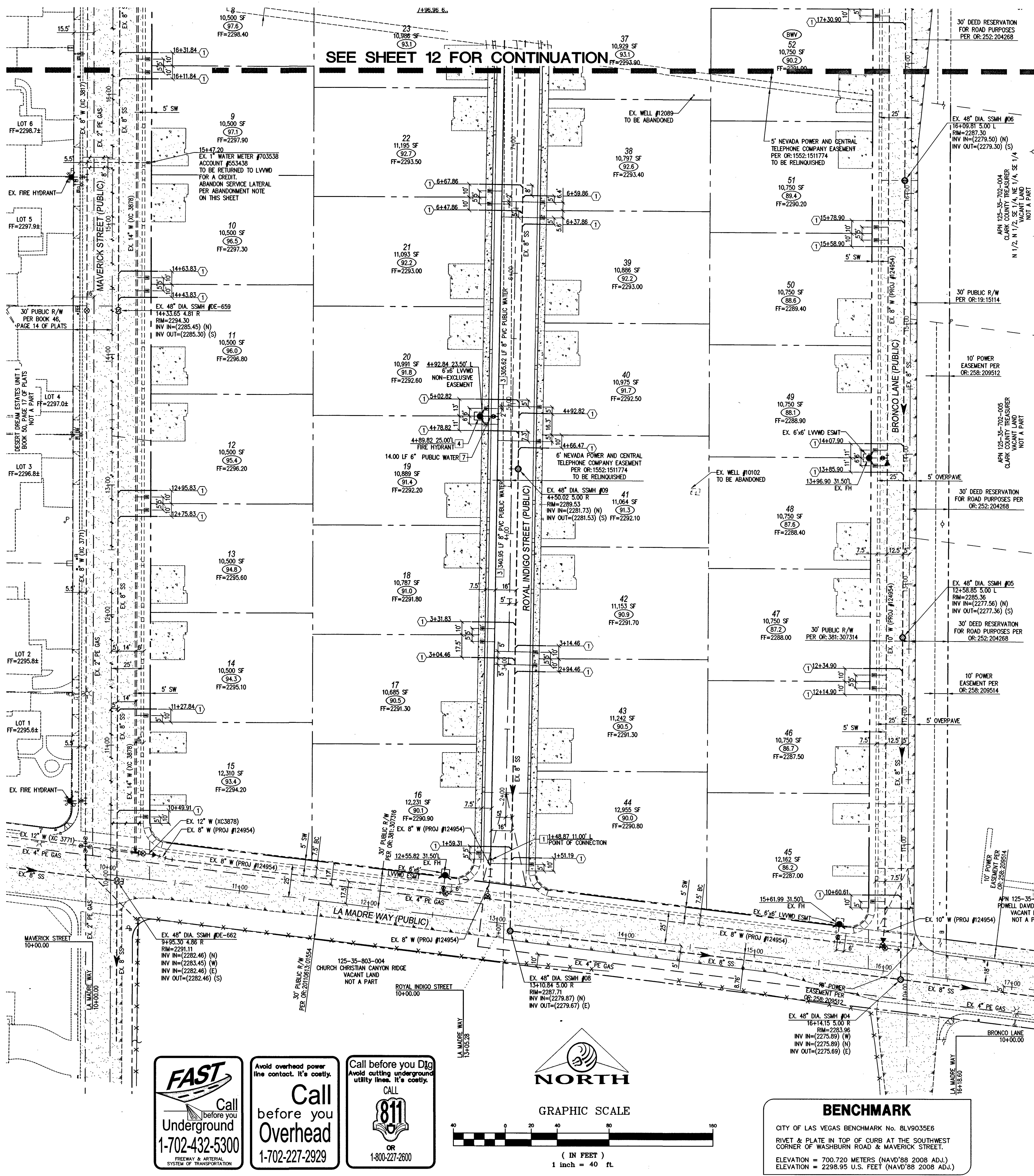
DATE: 01/24/2017
DRAWN BY: J. PEARCE
DESIGNED BY: D.L.
CHECKED BY: D.L.
JOB NO.: 007.098
SCALE: 1" = 40'

DR. HORTON
MAVERICK & WASHBURN ON-SITE
UTILITY PLAN 1

PROFESSIONAL ENGINEER
JAMES M. PEARCE
Exp. 12-31-17
CIVIL
No. 9552

SHEET 12 OF 15
C.L.V. DWG.# 67405

Q:\triton drawings\007.098.12 IMP-Utilities.dwg d:\hwy\26 Jan 2017 7:49am



SEE SHEET 12 FOR CONTINUATION

BASIS OF BEARING

NORTH 82°59'56" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 117, PAGE 9 OF PLATS.

ABANDONMENT OF EXISTING SERVICE(S) - 2' AND SMALLER

THE CONTRACTOR SHALL NOTIFY THE INSPECTION DIVISION AT THE LVVMD (702-258-3227) 48 HOURS PRIOR TO THE REQUESTED REMOVAL TIME TO ALLOW THE DISTRICT TO TAKE THE FINAL METER READING. AFTER THE FINAL READING THE CONTRACTOR MAY THEN BEGIN REMOVAL PROCEDURES FOR THE AFFECTED SERVICE AS FOLLOWS: EXISTING SERVICE LATERALS THAT ARE TO BE ABANDONED FROM THE EXISTING WATER MAINS SHALL HAVE THE CORPORATION STOPS TURNED OFF AT THE MAIN, A MINIMUM OF TWELVE (12) INCHES OF THE LATERAL CUT OUT NEAR THE CORPORATION STOP, AND A BRASS CAP INSTALLED ON THE CORPORATION STOP. IF THE CORPORATION STOP IS DAMAGED BEYOND REPAIR OR PULLED FROM THE EXISTING WATER MAIN, THE MAIN SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, IN A MANNER APPROVED BY THE DISTRICT. IF THE CORPORATION STOP IS NOT WATER TIGHT, THE CONTRACTOR SHALL NOTIFY LVVMD COMMUNICATION SUPPORT CENTER (702-258-7171) FOR FURTHER DIRECTION. THE EXISTING METER(S) SHALL BE REMOVED AND DELIVERED TO THE DISTRICT. THE CONTRACTOR SHALL REMOVE THE EXISTING SERVICE METER BOX AND APPURTENANCES, FILL AND GRADE ANY AND ALL RESULTING Voids, AND REPLACE OR RESTORE TO ORIGINAL CONDITIONS OR BETTER, ALL LANDSCAPING, IRRIGATION SYSTEMS, CONCRETE, SIDEWALKS, ASPHALT OR ANY OTHER ITEMS DAMAGED OR REMOVED DURING THE REMOVAL OF THE EXISTING SERVICE METER BOX.

WATER CONSTRUCTION NOTES

1. POC (2420 P2) - REMOVE EXISTING BLOW OFF W/ CAP PER UDACS PLATE NO. 36 AND CONNECT TO THE EXISTING 8" WATERLINE.
2. INSTALL 8" 11.25' BEND PER UDACS PLATE NO. 31.
3. INSTALL 8" PVC WATER PIPE PER UDACS PLATE NO. 17.
4. INSTALL FIRE HYDRANT ASSEMBLY WITH 6" GATE VALVE AND 8"x6" TEE PER UDACS PLATE NO. 40.
5. INSTALL 1" COPPER WATER SERVICE W/ 3/4" METER PER UDACS PLATE NO. 4.
6. EX. WATER GATE VALVE, PROTECT IN PLACE, ADJUST/REPLACE CONCRETE CURB PER UDACS PLATE NO. 38.
7. INSTALL 6" PVC WATER PIPE PER UDACS PLATE NO. 17.

SANITARY SEWER CONSTRUCTION NOTES

1. INSTALL 4" PVC SEWER LATERAL WITH MARKER BALL & CURB MARKING, PER DCSMS SD-22 AND SD-25.
2. EX. MANHOLE, PROTECT IN PLACE, ADJUST/REPLACE CONCRETE COLLAR PER DCSMS SD-4.

FIRE FLOW CALCULATIONS

THE FIRE FLOW REQUIREMENT IS: 1,750 GALLONS PER MINUTE 20 PSI RESIDUAL PRESSURE.

BASED ON:
SQUARE FOOTAGE: 3,615 SQUARE FEET
LARGEST AREA BETWEEN WALLS: N/A SQUARE FEET
BUILDING HEIGHT: 22 FEET
NUMBER OF STORIES: 2 FLOORS
TYPE OF CONSTRUCTION: V-B
OCCUPANCY: SINGLE FAMILY RESIDENTIAL
FULL AUTOMATIC FIRE SPRINKLER SYSTEM: NO

TYPICAL FIRE HYDRANT LOCATION DETAIL

FIRE HYDRANT TO BE INSTALLED PER UDACS PLATE NO. 40, COND. G

PRIVATE WELLS (WITH REVOCABLE RIGHTS) TO BE REMOVED FROM SERVICE

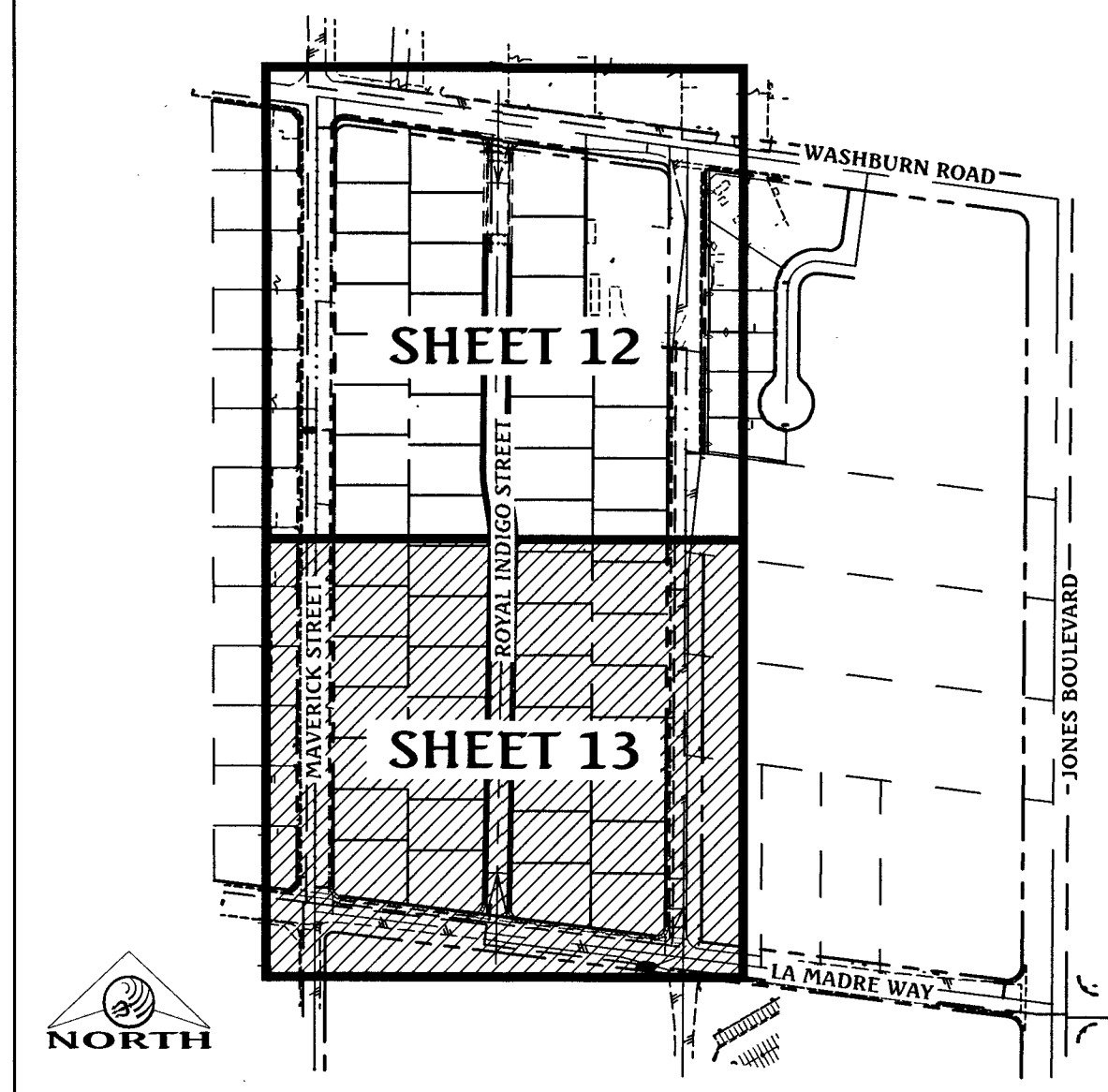
THE EXISTING PRIVATE WELLS ARE TO BE ABANDONED. THE DISTRICT WATER SERVICE WILL REMAIN IN THE OFF AND LOCKED POSITION UNTIL THE WELL HAS BEEN ABANDONED. THE STATE OF NEVADA DIVISION OF WATER RESOURCES (TELEPHONE NUMBER 702-486-2770) MAY BE CONTACTED FOR INFORMATION CONCERNING REQUIREMENTS AND PROCEDURES FOR ABANDONING WELLS. PROOF FROM THE STATE THAT THE WELL HAS BEEN ABANDONED AND IS NO LONGER FUNCTIONAL WILL BE REQUIRED AS A CONDITION OF PROJECT ACCEPTANCE AND SERVICE ACTIVATION. CWP# 15571 (ABANDONED PER WELL DRILLERS LOG REPORT)

BENCHMARK

CITY OF LAS VEGAS BENCHMARK No. BLV903566
RIVET & PLATE IN TOP OF CURB AT THE SOUTHWEST CORNER OF WASHBURN ROAD & MAVERICK STREET.
ELEVATION = 700.720 METERS (NAVD'88 2008 ADJ.)
ELEVATION = 2298.95 U.S. FEET (NAVD'88 2008 ADJ.)

KEY MAP

SCALE: NONE



UTILITY LEGEND

EX. GAS	EXISTING GAS	PROPOSED STANDARD FIRE HYDRANT WITH 6" LATERAL, 6" GATE VALVE AND TEE
EX. 10" S	EXISTING SEWER MAIN	BACK WATER VALVE
8" S	EXISTING SEWER MAIN	
EX. 36" SD	EXISTING SEWER LATERAL	
36" SD	EXISTING STORM DRAIN	PRESSURE REDUCING VALVE
EX. 8" W	PROPOSED STORM DRAIN	EXISTING STREET LIGHT
8" W	EXISTING WATER MAIN	FUTURE STREET LIGHT
8" W	PROPOSED WATER MAIN	PROPOSED 100w HPS STREET LIGHT
8" W	PROPOSED WATER LATERAL WITH 3/4" METER	PROPOSED 150w HPS STREET LIGHT
EX. UTILITY MANHOLE	EXISTING UTILITY MANHOLE	PROPOSED 200w HPS STREET LIGHT
EX. VALVE	EXISTING VALVE	PROPOSED 250w HPS STREET LIGHT
PROPOSED VALVE	PROPOSED VALVE	PROPOSED 400w HPS STREET LIGHT
PROPOSED REDUCER	PROPOSED REDUCER	PROPOSED CONCRETE DRIVEWAY

GENERAL UTILITY NOTES

1. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. WATER MAIN JOINT DEFLECTION (PVC). PVC PIPE SHALL BE DEFLECTED AT THE JOINT ONLY. THE MAXIMUM ALLOWABLE DEFLECTION SHALL BE ONE (1) DEGREE PER JOINT WITH A MINIMUM RADIUS OF CURVATURE OF 1,150 FEET, PER UDACS 2.07.01 AND 2.07.02. FOR CHANGES IN DIRECTION EXCEEDING THE MAXIMUM ALLOWABLE JOINT DEFLECTION, FITTINGS SHALL BE USED.
3. NO FITTINGS SHALL FALL UNDER CURB, GUTTER AND/OR SIDEWALK (TYP.)
4. ALL EXISTING APPURTENANCES, PROTECT IN PLACE, AND ADJUST TO FINISHED GRADE IF NECESSARY. ALL VALVES TO REMAIN IN SERVICE AT ALL TIMES.
5. MINIMUM 24" COVER DURING CONSTRUCTION PER UDACS SEC 2.08. EX. GRADING MUST BE COMPLETED PRIOR TO WATERLINE INSTALLATION.
6. CONTRACTOR TO INSTALL PIPELINE MARKER BALLS IN TRENCH ABOVE EACH HORIZONTAL ELBOW FITTING, PER UDACS PLATE NO. 15.
7. FOR ALL DRY AND UTILITY CROSSINGS MAINTAIN MINIMUM 12" VERTICAL SEPARATION AT ALL POINTS OF CROSSING. MAINTAIN A MINIMUM 3' PARALLEL SEPARATION.
8. ANY EXCAVATION AT BACK OF CURB MUST REMAIN OPEN FOR INSPECTION OF COPPER SERVICE LATERALS. ANY COPPER SERVICE LATERAL KINKED, BENT OR OTHERWISE DAMAGED MUST BE REPLACED FROM THE MAIN TO THE ANGLE METER STOP.
9. ALL SEWER/STORM DRAINS CROSSING WATER LINES MUST CONFORM TO SECTION 2.22 OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS OF POTABLE WATER SYSTEMS (UDACS) FOR WATER AND STORM MAIN CROSSINGS AND CLEARANCES.

SERVICE LATERAL CONNECTION NOTE

SERVICE LATERALS FOR LOTS: 1 TO 15, AND 45 TO 55 WILL BE TAPPED ON EXISTING MAIN BY OWNER'S CONTRACTOR UNDER DIRECTION OF THE LVVMD.

FIRE DEPARTMENT APPROVAL

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

APPROVALS

Las Vegas Fire and Rescue
1/26/17
DATE

APPROVED FOR CONSTRUCTION

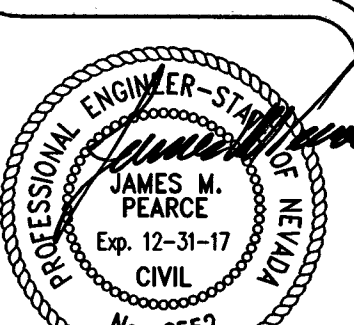
Las Vegas Valley Water District Engineering Services Manager
DATE: 2/16/17 PROJECT No.: 125022
LVVMD APPROVED FIRE FLOW 1750 GPM @ 20 PSI RESIDUAL

DATE	NO.	DESCRIPTION	DATE
01/24/2017			
PM: J. PEARCE			
DRAWN BY: D.L.			
DESIGNED BY: D.L.			
CHECKED BY: J.			
ADA CHECKED: J.			
JOB NO.: 007.098			
SCALE: 1" = 40'			

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com



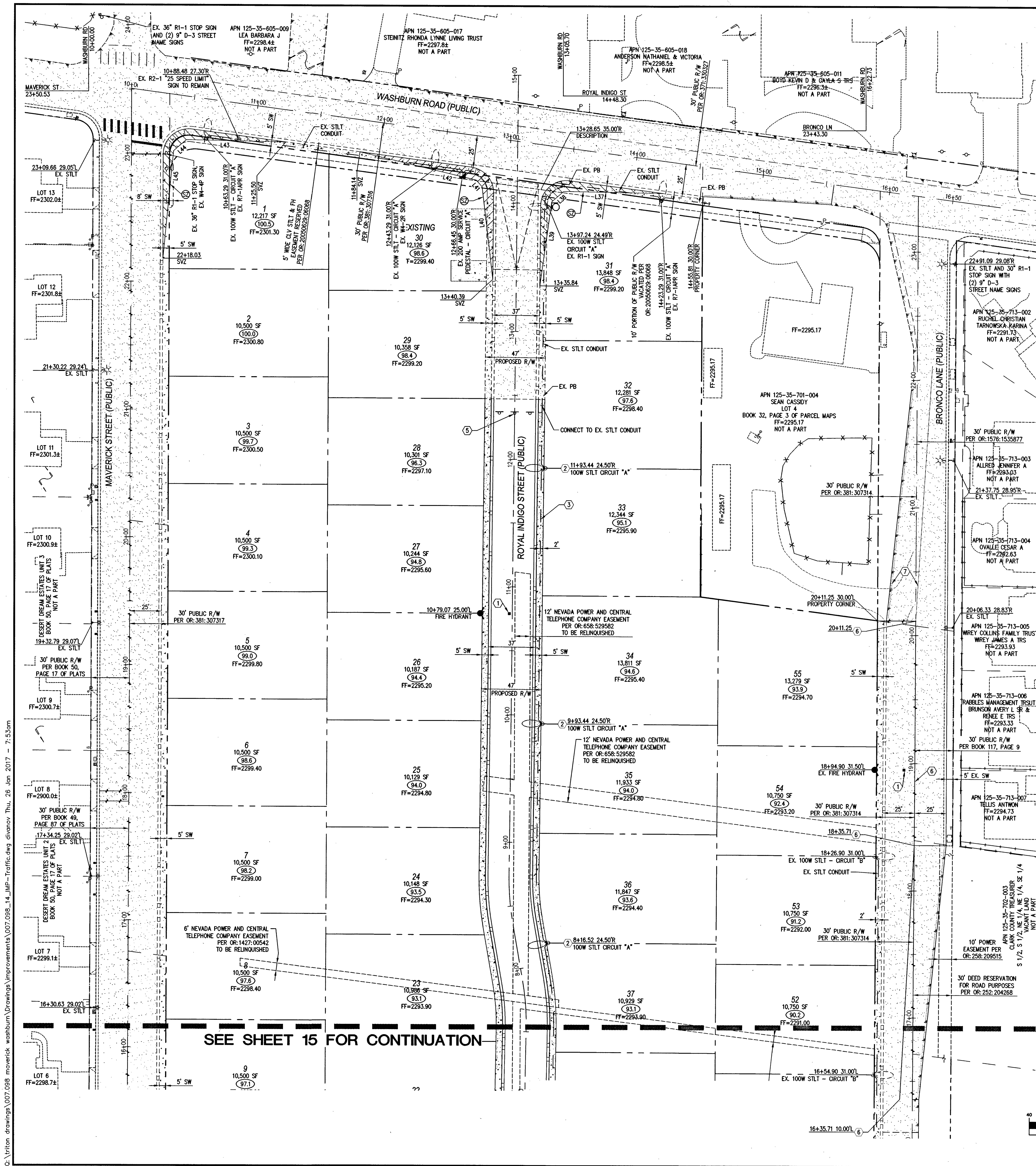
DR. HORTON
MAVERICK & WASHBURN ON-SITE
UTILITY PLAN II



SHEET 13 OF 15
C.L.V. DWG.# 67405

PROJ.#: 125022 AGR: 116110 QS: 125-35-SE XC 11262

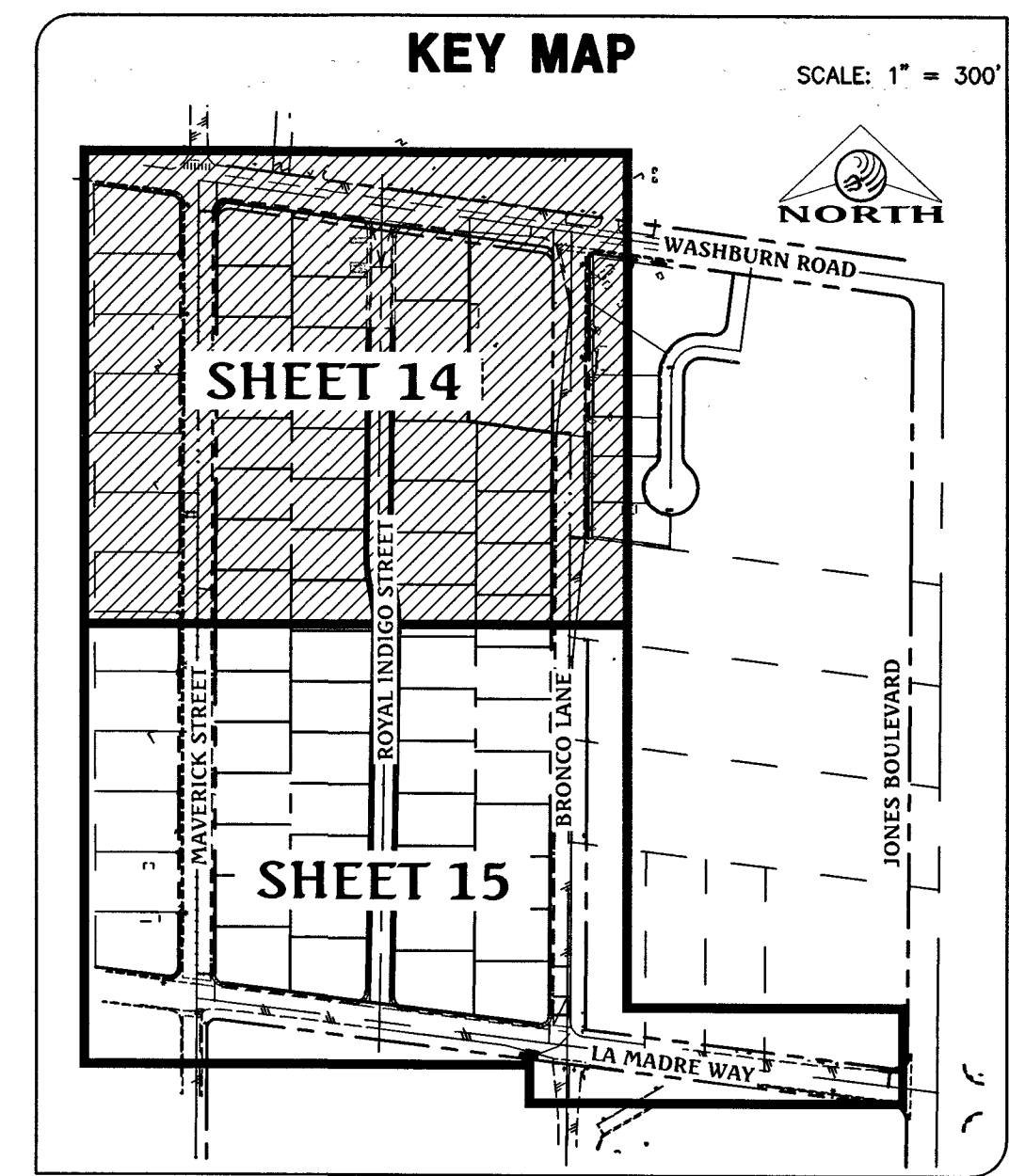
G:\Triton Drawings\007 098 washburn\Drawings\Improvements\007 098_14 IMP-Traffic.dwg Plot Date: 26 Jan 2017 7:53am



FAST
Call before you
Underground
1-702-432-5300

Avoid overhead power
line contact. It's costly.
Call before you
Overhead
1-702-227-2929

Call before you Dig
Avoid cutting underground
utility lines. It's costly.
CALL
811
OR
1-800-227-2600



TRAFFIC SIGN GRAPHICAL DEPICTION
NOT TO SCALE

Main ST 400 9" (MINOR STREETS)	STOP 36" R1-1	
Main ST 400 12" (MAJOR STREETS)	SPEED LIMIT 25 R2-1	

SVZ DIMENSION

SVZ DIMENSION	LINE	LENGTH	BEARING
A=106'	L37	78.33'	S88°53'06"E
B=11'	L38	12.55'	N49°07'08"E
C=11'	L39	66.09'	N8°02'49"E
A=106'	L40	72.51'	S6°35'42"E
B=11'	L41	6.90'	S40°52'52"E
C=11'	L42	93.88'	S76°33'59"E
A=104'	L43	78.09'	S88°53'04"E
B=10'	L44	13.30'	N48°53'12"E
C=11'	L45	84.31'	N5°39'42"E

LEGEND

- SIGHT VISIBILITY ZONE
SEE CAAUSD #201.2
(NOTE: SEE THIS SHEET FOR
BEARINGS AND DISTANCES)
- EXISTING AC
- PROPOSED AC PAVING
- PROPOSED CONCRETE
- 200 AMP SERVICE PEDESTAL
AND FOUNDATION
- No. 3-1/2 PULL BOX
- L.E.D. STREETLIGHT - GE MODEL
#RS100XCK5404GRAY008 OR EQUIVALENT
(100 WATT EQUIVALENT)
- 2" STILT CONDUIT WITH (2) #4
& (1) #8 THW COPPER

SVZ NOTE

FROM USD 2012, NOTE #2:
NO WALLS, FENCES, SHRUBS, UTILITY
APPURTENANCES OR ANY OTHER OBJECT, OTHER
THAN TRAFFIC CONTROL DEVICES, FIRE HYDRANTS,
TREES, AND STREET LIGHT POLES, MAY BE
CONSTRUCTED OR INSTALLED WITHIN THE SIGHT
VISIBILITY ZONE UNLESS SAID OBJECT IS
MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT,
MEASURED FROM TOP OF CURB, OR WHERE NO
CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED
FROM THE TOP OF ADJACENT ASPHALT, GRAVEL,
OR PAVEMENT STREET SURFACE. THIS RESTRICTION
EXTENDS ALONG THE SIGHT VISIBILITY LINE
THROUGH LANDSCAPE MEDIANS.

BASIS OF BEARING

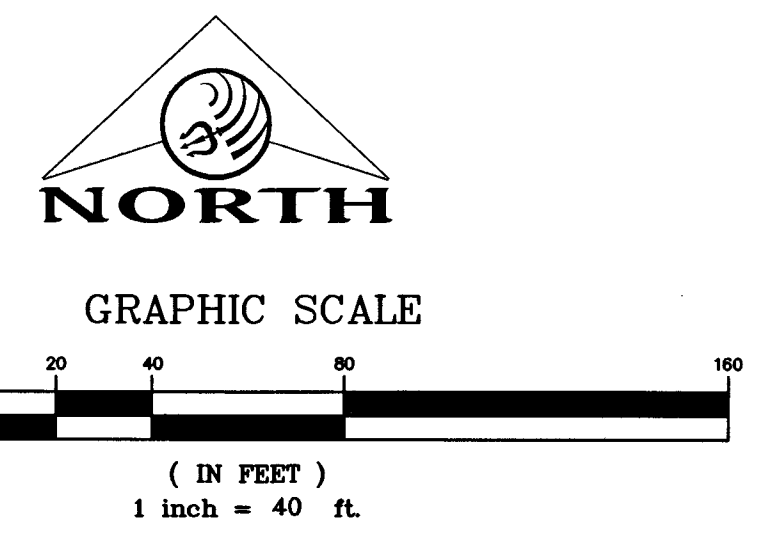
NORTH 82°59'56" WEST, BEING THE BEARING OF THE
SOUTH LINE OF THE NORTH HALF (N 1/2) OF SECTION 35,
TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY
OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN
ON THAT CERTAIN MAP ON FILE IN THE CLARK
COUNTY RECORDER'S OFFICE IN BOOK 117, PAGE 9
OF PLATS.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK No. 8LV903566
RIVET & PLATE IN TOP OF CURB AT THE SOUTHWEST
CORNER OF WASHBURN ROAD & MAVERICK STREET.
ELEVATION = 700.720 METERS (NAV80/88 2008 ADJ.)
ELEVATION = 2298.95 U.S. FEET (NAV80/88 2008
ADJ.)

CONSTRUCTION NOTES

- INSTALL BLUE COLORED REFLECTIVE RAISED
PAVEMENT MARKER 16" FROM CURB FACE
- INSTALL PUBLIC L.E.D. STREETLIGHT AND
FOUNDATION (100 WATT EQUIVALENT), PER CAAUSD
#314, #320 AND #321.
- INSTALL PUBLIC 1 1/4" STILT CONDUIT WITH
(2) #4 & (1) #8 THW COPPER CONDUCTORS.
- INSTALL No. 3 1/2 CONCRETE PULLBOX WITH
METAL COVER PER CAAUSD #326, #327 &
#328.
- REMOVE EXISTING OM4-3 SIGNS.
- INSTALL 4" WIDE YELLOW PAINTED SOLID LINE
AS SHOWN
- EXISTING STRIPING AND MARKINGS TO REMAIN.



DATE: 01/24/2017	PM: J. PEARCE	DESIGNED BY: D.I.	CHECKED BY: J.	JOB NO.: 007 098	SCALE: 1" = 40'
TRAFFIC PLAN 1					

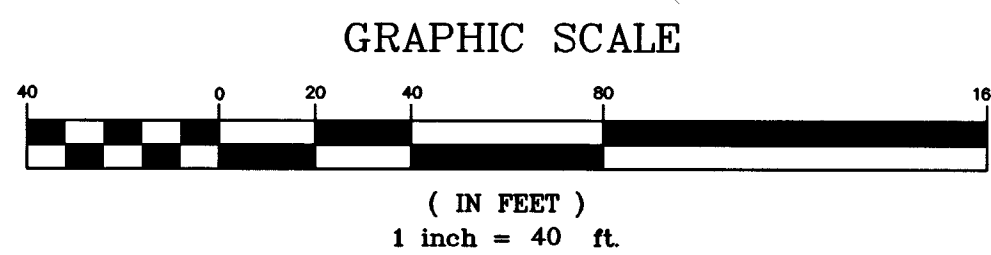
Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

DR HORTON
MAVERICK & WASHBURN ON-SITE

CONSTRUCTION
JAMES M. PEARCE
Exp. 12-31-17
CIVIL
No. 9552
-26-17

SHEET **14** OF 15
C.L.V. DWG.#
67405

107Y5056



SHEET **15** OF 15
C.L.V. DWG.#
67405