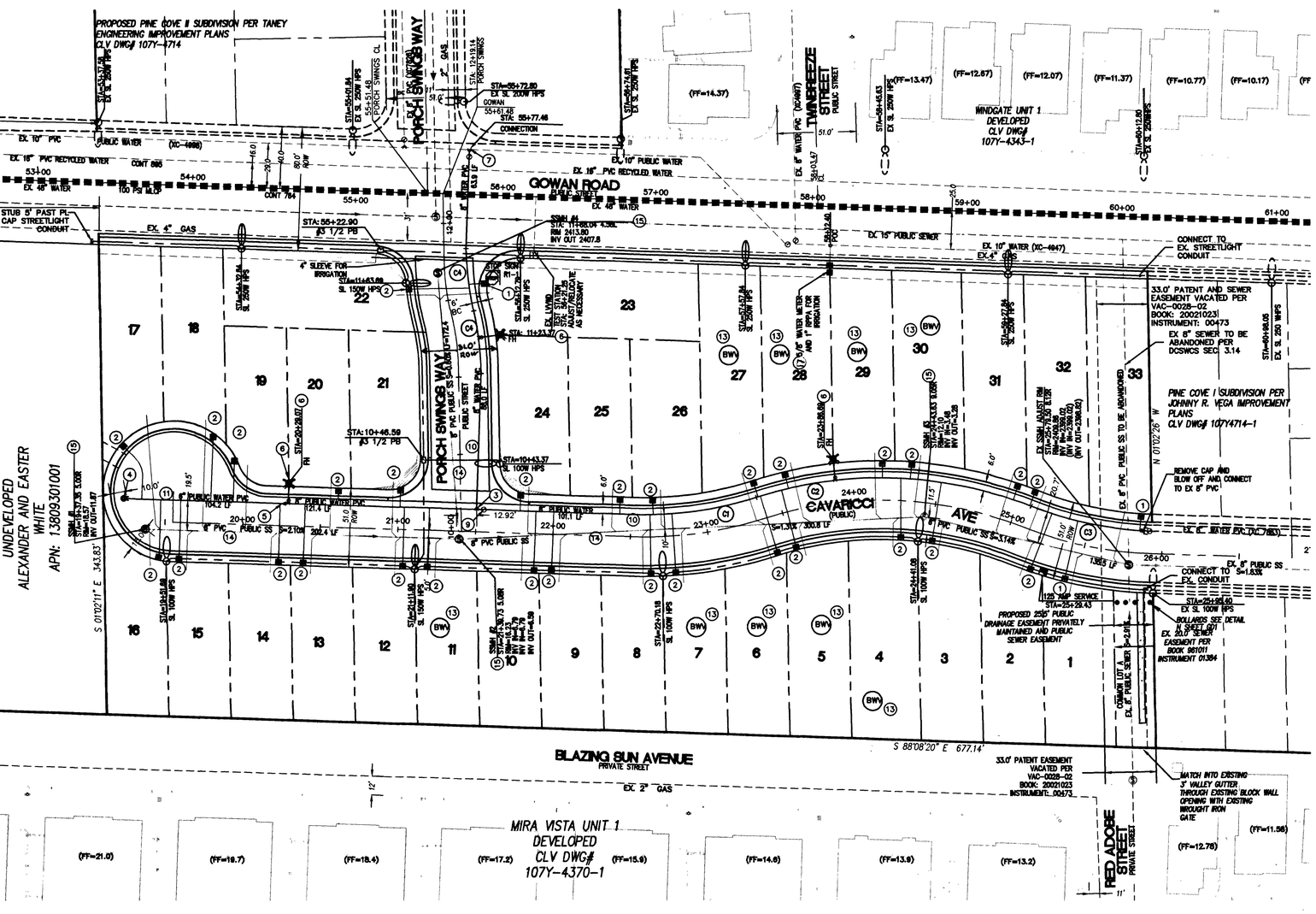
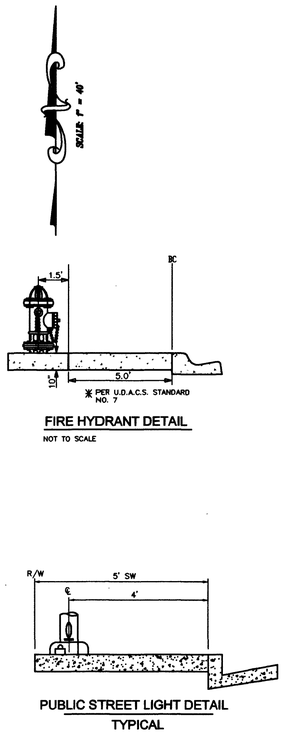




CONSTRUCTION NOTES & QUANTITIES

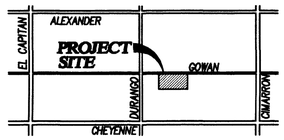
1	3/4" WATER METER PER UDACS PLATE 1B	3 EA
2	5/8" WATER METER PER UDACS PLATE 1B	30EA
3	6"X6" TEE – PUBLIC	1 EA
4	6" CAP AND 2" BLOW OFF VALVE PER UDACS PLATE NO.4 – PUBLIC	1 EA
5	8" X 6" REDUCER – PUBLIC	1 EA
6	FIRE HYDRANT W/ 6" GATE VALVE PER UDACS PLATE NO.7	3 EA
7	10"X6" M.J. TAPPING SLEEVE W/ 6" TAPPING VALVE– PUBLIC	1 EA
9	6" GATE VALVE– PUBLIC	1 EA
10	8" PVC WATER LINE – PUBLIC	793 LF
11	6" PVC WATER MAIN – PUBLIC	104 LF
12	4" SEWER LATERAL – PUBLIC	1082 LF
13	BACKWATER VALVE (DCSWCS SD-29)	228 LF
14	8" PVC SEWER MAIN – PUBLIC	814 LF
15	48" SEWER MANHOLE (DCSWCS SD-1) – PUBLIC	4 EA
16	1" RPPA PER UDACS 11A	1 EA

LEGEND

(17) — 5/8" WATER METER PER UDACS PLATE 1D 1EA

WATER LATERAL AND WATER METER
WATERLINE TEE
2" BLOW OFF VALVE
GATE VALVE
FIRE HYDRANT
SEWER MAIN AND SEWER MANHOLE
PROPOSED WATER LINE
EXISTING UTILITY LINE
4" SEWER LATERAL
EXISTING SS MANHOLE
BACKWATER VALVE
LVVWD TEST STATION

KEY MAP



LAS VEGAS FIRE DEPARTMENT

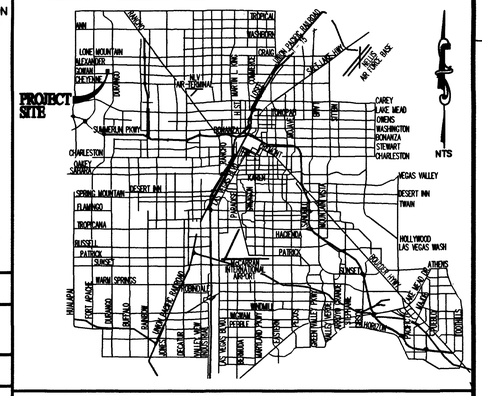
APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR TO OBTAINING FINAL APPROVAL FROM THE LVVWD

FIRE FLOW IS 1500 GPM AT 20 PSI RESIDUAL PRESSURE.

BASED ON:
SQUARE FOOTAGE: ..... 3,600 S.F. (MAX)
BUILDING HEIGHT: ..... 35' (MAX)
NUMBER OF STORIES: ..... 2 (MAX)
OCCUPANCY: ..... SINGLE FAMILY (TYPE V-N)
FULL AUTOMATIC FIRE SPRINKLERS: ..... NO

REVIEWED BY: Nasr Diallo LAS VEGAS FIRE DEPT. DATE: 1/3/03

VICINITY MAP



SEWER CONTRIBUTIONS

AVERAGE FLOW: ..... 8250 GALLONS PER DAY
PEAK FLOW: ..... 24750 GALLONS PER DAY

NOTE

ALL DIMENSIONS TO UTILITIES ARE TO CENTERLINE OF PIPE UNLESS INDICATED OTHERWISE.

CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL ALIGNMENT OF EXISTING UTILITIES AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

CONSTRUCTION NOTE

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

(1) 1" REDUCED PRESSURE PRINCIPLE ASSEMBLY

APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY(S) SHALL BE INSTALLED PER THE UDACS PLATE NO. 11A. NO WATER SHALL BE TAKEN FROM A SERVICE REQUIRING BACKFLOW PREVENTION UNTIL THE REDUCED PRESSURE PRINCIPLE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED BY THE LVVWD. ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S) TO ALLOW THE DISTRICT DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY. EASEMENT SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION. ESN.028

PROJECT NAME: Pine Cove III & IV
This project water plan complies with the Las Vegas Valley Water District's technical requirements. However, this water plan is NOT APPROVED FOR CONSTRUCTION (SHEET 1 of 6) at this time and this signature does not provide or imply a water commitment.

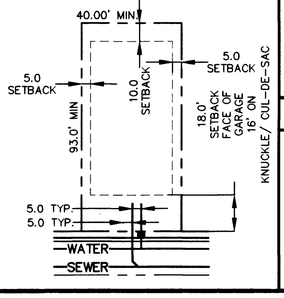
LVVWD #52 — DATE: 12-23-02

APPROVED FOR CONSTRUCTION
Nasr Diallo 1/15/03
LAS VEGAS VALLEY WATER DISTRICT DATE:

UTILITY DISCLAIMER NOTE

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATIONS.
CALL BEFORE YOU DIG: 1-800-227-2600
CALL BEFORE YOU OVERHEAD: 1-702-593-6111

TYPICAL LOT LAYOUT



WATER MAIN CURVE DATA

No.	Radius	Delta	Length	Tangent
C1	235.50'	19°37'43"	80.68'	40.74'
C2	264.50'	39°15'26"	181.23'	94.33'
C3	235.50'	18°13'37"	74.92'	37.78'
C4	200.00'	11°39'15"	40.68	20.41'

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 9LV00-8E4

RIVET AND PLATE IN TOP OF CURB @ NW CORNER OF GOWAN & DURANGO

NAVD88 ELEVATION= 739.1022 METERS (2424.87 FT)

BASIS OF BEARING

N88°04'50"W – BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., COUNTY OF CLARK, STATE OF NEVADA. AS SHOWN ON THAT CERTAIN FINAL PLAT RECORDED IN BOOK 97 OF PLATS ON PAGE 54, OFFICIAL RECORDS OF SAID COUNTY.

SCALE

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

LEGAL DESCRIPTION

THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	RT	RIGHT
BC	BACK OF CURB	ROW	RIGHT-OF-WAY
BCR	BACK OF CURB RADIUS	SS	SANITARY SEWER
BVC	BEGINNING OF VERTICAL CURVE	SW	SIDEWALK
BM	BENCH MARK	STA	STATION
BW	BOTTOM OF RETAINING WALL	STD	STANDARD
CATV	CABLE TELEVISION	SL	STREETLIGHT
CL	CENTERLINE	SVZ	SIGHT VISIBILITY ZONE
CC	CLARK COUNTY	TC	TOP OF CURB
CO	CLEAN OUT	TEL	TELEPHONE
CY	CUBIC YARD	TW	TOP OF RETAINING WALL
DI	DROP INLET	TYP	TYPICAL
DG	DESIGN GRADE	VC	VERTICAL CURVE
EP	EDGE OF PAVEMENT	VG	VALLEY GUTTER
EC	END OF CURVE	VCP	VITRIFIED CLAY PIPE
ELEC	ELECTRICAL	W	WATER
EX	EXISTING	WM	WATER METER
FG	FINISH GRADE		
FF	FINISH FLOOR ELEVATION		
FT	FEET		
FH	FIRE HYDRANT		
FL	FLOW LINE		
GB	GRADE BREAK		
HP	HIGH POINT		
INV	INVERT		
LFF	LOWER FINISH FLOOR ELEVATION		
LF	LINEAR FEET		
LVVWD	LAS VEGAS VALLEY WATER DISTRICT		
MH	MANHOLE		
MAX	MAXIMUM		
MIN	MINIMUM		
NTS	NOT TO SCALE		
OH	OVERHEAD		
PI	POINT OF INTERSECTION		
PRC	POINT OF REVERSE CURVE		
PC	POINT OF CURVE		
PT	POINT OF TANGENCY		
PCC	POINT OF COMPOUND CURVE		
POC	POINT OF CONNECTION		
PP	POWER POLE		
PL	PROPERTY LINE		
PB	PULL BOX		
R	RADIUS		
RCB	REINFORCED CONCRETE BOX		
RCP	REINFORCED CONCRETE PIPE		

Call Two Working Days Before You Dig!
Dig Safely. Dig Safely
1-800-227-2600

NO.	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

KB HOMES
730 BILOT RIDGE, STE. F
LAS VEGAS, NV 89119
702-614-2500 FAX:702-614-2645

TANEY ENGINEERING
4445 S. JONES BLVD. SUITE #1
LAS VEGAS, NV 89103
(702) 362-8844 FAX:(702) 362-5233

PINE COVE III AND IV SUBDIVISIONS

MASTER UTILITY PLAN

REGISTERED PROFESSIONAL ENGINEER — STATE OF NEVADA — EDWARD F. TANEY — Exp. 6-30-03 — CIVIL — No. 9903

ENGINEER'S SEAL

DATE: 01.16.02
SCALE: 1"=40'
JOB NO: HRT-01-014
DESIGNED BY: RMM
DRAWN BY: RMM
SHEET NAME: U1
SHEET: 6 OF 10

48313 48638