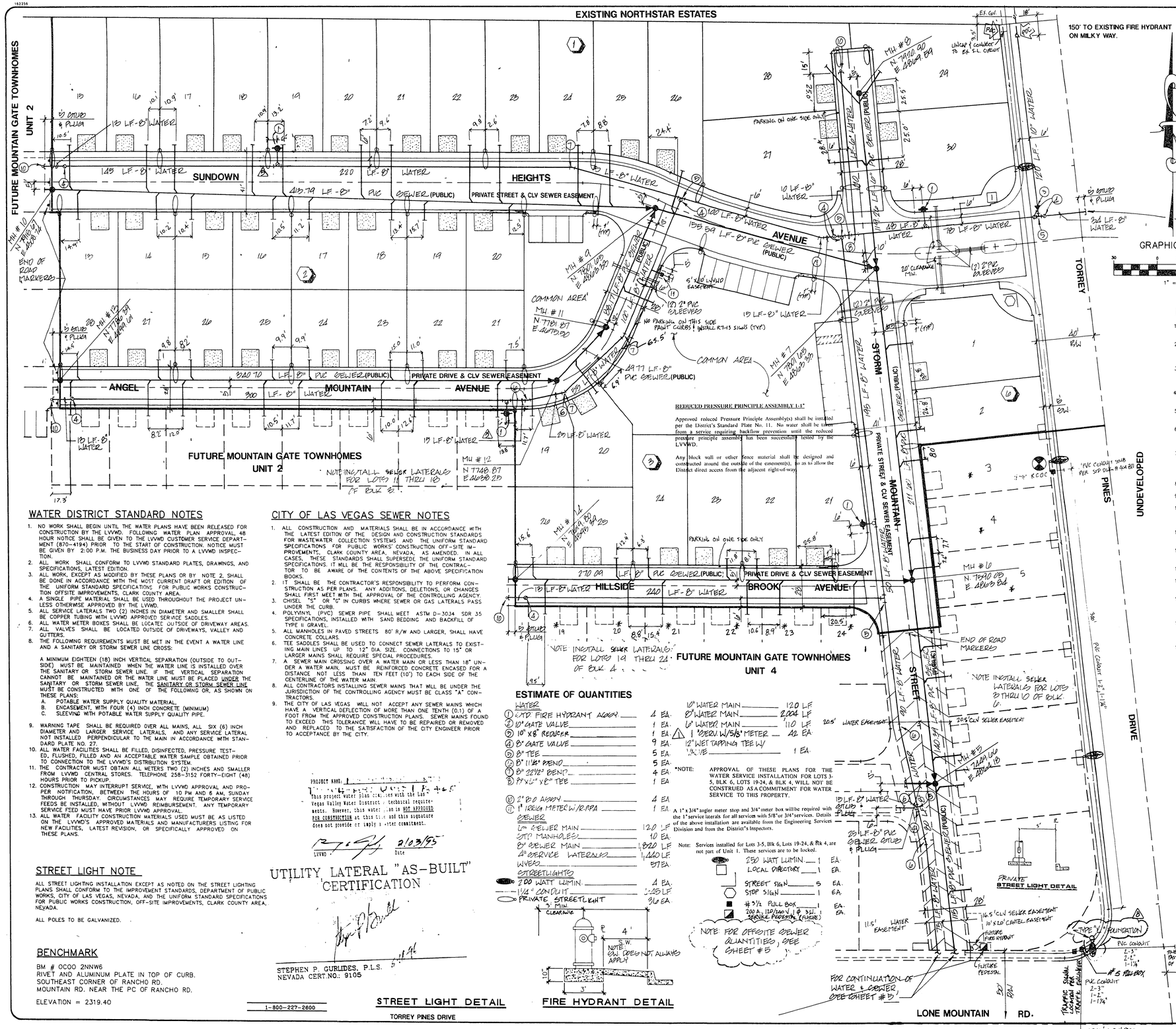

WATER DISTRICT STANDARD NOTES

1. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN RELEASED FOR CONSTRUCTION BY THE LVVWD. FOLLOWING WATER PLAN APPROVAL, 48 HOUR NOTICE SHALL BE GIVEN TO THE LVVWD CUSTOMER SERVICE DEPARTMENT (870-4194) PRIOR TO THE START OF CONSTRUCTION. NOTICE MUST BE GIVEN BY 2:00 P.M. THE BUSINESS DAY PRIOR TO A LVVWD INSPECTION.
2. ALL WORK SHALL CONFORM TO LVVWD STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS, LATEST EDITION.
3. ALL WORK, EXCEPT AS MODIFIED BY THESE PLANS OR BY NOTE 2, SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT DRAFT OR EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENTS, 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 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 GUTTERS.
8. THE FOLLOWING REQUIREMENTS MUST BE MET IN THE EVENT A WATER LINE AND A SANITARY OR STORM SEWER LINE CROSS:

   A MINIMUM EIGHTEEN (18) INCH VERTICAL SEPARATION (OUTSIDE TO OUTSIDE) MUST BE MAINTAINED WHEN THE WATER LINE IS INSTALLED OVER THE SANITARY OR STORM SEWER LINE. IF THE VERTICAL SEPARATION CANNOT BE MAINTAINED OR THE WATER LINE MUST BE PLACED UNDER THE SANITARY OR STORM SEWER LINE, THE SANITARY OR STORM SEWER LINE MUST BE CONSTRUCTED WITH ONE OF THE FOLLOWING OR, AS SHOWN ON THESE PLANS:
   A. POTABLE WATER SUPPLY QUALITY MATERIAL,
   B. ENCASEMENT, WITH FOUR (4) INCH CONCRETE (MINIMUM)
   C. SLEEVING WITH POTABLE WATER SUPPLY QUALITY PIPE.
9. WARNING TAPE SHALL BE REQUIRED OVER ALL MAINS, ALL SIX (6) INCH DIAMETER AND LARGER SERVICE LATERALS, AND ANY SERVICE LATERAL NOT INSTALLED PERPENDICULAR TO THE MAIN IN ACCORDANCE WITH STANDARD PLATE NO. 27.
10. ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED AND AN ACCEPTABLE WATER SAMPLE OBTAINED PRIOR TO CONNECTION TO THE LVVWD'S DISTRIBUTION SYSTEM.
11. THE CONTRACTOR MUST OBTAIN ALL METERS TWO (2) INCHES AND SMALLER FROM LVVWD CENTRAL STORES. TELEPHONE 258-3152 FORTY-EIGHT (48) HOURS PRIOR TO PICKUP.
12. CONSTRUCTION MAY INTERRUPT SERVICE, WITH LVVWD APPROVAL AND PROPER NOTIFICATION, BETWEEN THE HOURS OF 10 PM AND 6 AM, SUNDAY THROUGH THURSDAY. CIRCUMSTANCES MAY REQUIRE TEMPORARY SERVICE FEEDS BE INSTALLED, WITHOUT LVVWD REIMBURSEMENT. ANY TEMPORARY SERVICE FEED MUST HAVE PRIOR LVVWD APPROVAL.
13. ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE LVVWD'S APPROVED MATERIALS AND MANUFACTURERS LISTING FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS.

STREET LIGHT NOTE

ALL STREET LIGHTING INSTALLATION EXCEPT AS NOTED ON THE STREET LIGHTING PLANS SHALL CONFORM TO THE IMPROVEMENT STANDARDS, DEPARTMENT OF PUBLIC WORKS, CITY OF LAS VEGAS, NEVADA, AND THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA.

ALL POLES TO BE GALVANIZED.

BENCHMARK

BM # OC00 2NNW6
RIVET AND ALUMINUM PLATE IN TOP OF CURB.
SOUTHEAST CORNER OF RANCHO RD.
MOUNTAIN RD. NEAR THE PC OF RANCHO RD.

ELEVATION = 2319.40

1-800-227-2600

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. IN ALL CASES, THESE STANDARDS SHALL SUPERSEDE THE UNIFORM STANDARD SPECIFICATIONS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATION BOOKS.
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 CONTROLLING AGENCY.
3. CHISEL "S" OR "O" 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 GRAVEL.
5. ALL MANHOLES IN PAVED STREETS 80' R/W AND LARGER, SHALL HAVE CONCRETE COLLARS.
6. TEE SADDLES SHALL BE USED TO CONNECT SEWER LATERALS TO EXISTING MAIN LINES UP TO 12" DIA SIZE. CONNECTIONS TO 15" OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES.
7. A SEWER MAIN CROSSING OVER A WATER MAIN OR LESS THAN 18" UNDER A WATER MAIN, MUST BE REINFORCED CONCRETE ENCASED FOR A DISTANCE NOT LESS THAN TEN FEET (10') TO EACH SIDE OF THE CENTERLINE OF THE WATER MAIN.
8. ALL CONTRACTORS INSTALLING SEWER MAINS THAT WILL BE UNDER THE JURISDICTION OF THE CONTROLLING AGENCY MUST BE 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. SEWER MAINS FOUND TO EXCEED THIS TOLERANCE WILL HAVE TO BE REPAIRED OR REMOVED AND REPLACED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO ACCEPTANCE BY THE CITY.

PROJECT NAME: [illegible]
This project water plan complies with the Las Vegas Valley Water District technical requirements. However, this water plan is NOT APPROVED FOR CONSTRUCTION at this time and this signature does not provide or imply a water commitment.

LVVWD — Date 2/03/95

UTILITY LATERAL "AS-BUILT" CERTIFICATION

STEPHEN P. GURLIDES, P.L.S.
NEVADA CERT.NO.: 9105

STREET LIGHT DETAIL
TORREY PINES DRIVE

FIRE HYDRANT DETAIL

ESTIMATE OF QUANTITIES

WATER	
① STD. FIRE HYDRANT ASSY.	4 EA.
② 10" GATE VALVE	1 EA.
③ 10" x 8" REDUCER	1 EA.
④ 8" GATE VALVE	9 EA.
⑤ 8" TEE	5 EA.
⑥ 8" 11¼° BEND	5 EA.
⑦ 8" 22½° BEND	4 EA.
⑧ 8" x 6" TEE	1 EA
⑨ 2" BLO ASSY.	4 EA
⑩ 1" IRRIG METER W/ RPPA	1 EA
SEWER	
8" SEWER MAIN	120 LF
STD MANHOLES	10 EA.
8" SEWER MAIN	1,820 LF
4" SERVICE LATERALS	1,440 LF
WYES	37 EA.
STREETLIGHTS	
200 WATT LUMIN.	4 EA.
1½" CONDUIT	1,485 LF
PRIVATE STREETLIGHT	9 EA.
10" WATER MAIN	120 LF
8" WATER MAIN	2,004 LF
6" WATER MAIN	110 LF
1" SERV. W/ 3/4" METER	42 EA.
12" WET TAPPING TEE W/ VALVE	1 EA.

*NOTE: APPROVAL OF THESE PLANS FOR THE WATER SERVICE INSTALLATION FOR LOTS 3-5, BLK 6, LOTS 19-24, & BLK 4, WILL NOT BE CONSTRUED AS A COMMITMENT FOR WATER SERVICE TO THIS PROPERTY.

A 1" x 3/4" angler meter stop and 3/4" meter box will be required with the 1" service laterals for all services with 5/8" or 3/4" services. Details of the above installation are available from the Engineering Services Division and from the District's Inspectors.

Note: Services installed for Lots 3-5, Blk 6, Lots 19-24, & Blk 4, are not part of Unit 1. These services are to be locked.

250 WATT LUMIN.	1 EA.
LOCAL DIRECTORY	1 EA.
STREET SIGN	5 EA.
STOP SIGN	1 EA.
#3½ PULL BOX	1 EA.
200 A. 120/240 V. 1 Ø 3W. SERVICE PEDESTAL (FUTURE)	EA.

FIRE DEPARTMENT NOTES

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY OF LAS VEGAS FIRE DEPARTMENT "HYDRANT SPECIFICATIONS", "HYDRANT INSTALLATION SPECIFICATIONS" AND ORDINANCE #3677.
2. AUTHORIZED HYDRANTS FOR THIS PROJECT ARE:
   A. KENNEDY GUARDIAN
   B. MUELLER A-423 CENTURIAN
   C. CLOW MODEL 2546 MEDALLION
3. ON ANY NEW HOME OR BUILDING INSTALLATION, ACCESSIBLE FIRE HYDRANTS SHALL BE INSTALLED BEFORE COMBUSTIBLE CONSTRUCTION COMMENCES AND SAID FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER WITH AN ADEQUATE WATER SUPPLY.
4. CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT CENTERLINE OF STREET ADJACENT TO FIRE HYDRANT AS REQUIRED IN ORDINANCE #3677 TO IDENTIFY FIRE HYDRANT LOCATIONS.
5. CALL THE LAS VEGAS BUILDING DEPARTMENT AT 229-2071 FOR UNDERGROUND INSPECTION, PRESSURE AND FLUSH VERIFICATION OF ALL FIRE HYDRANTS AND FIRE LINES BEFORE COVERING.
6. PAINTING OF THE CURBS AND HYDRANT AND ANY WORK NECESSARY FOR PROTECTION OF HYDRANTS FROM PHYSICAL DAMAGE, PER ORDINANCE #3677, SHALL BE COMPLETED BEFORE APPROVAL BY THE CITY OF LAS VEGAS FIRE DEPARTMENT.
7. A PERMIT IS REQUIRED FROM THE FIRE DEPARTMENT FOR ON-SITE WATER LINE AND FIRE HYDRANT. THE PERMIT AND CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER PRIOR TO ANY WORK BEGINNING.
8. A FLOW TEST MUST BE WITNESSED BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY FOR VERIFICATION OF REQUIRED ON-SITE WATER SUPPLY.
9. ALL ON-SITE FIRE MAIN MATERIALS MUST BE U.L. LISTED AND A.W.W.A. APPROVED.
10. FIRE HYDRANT SPACING:
    RESIDENTIAL - 500 FEET UNSPRINKLERED, 600 FEET SPRINKLERED
    COMMERCIAL, INCLUDING MULTI-FAMILY - 300 FEET UNSPRINKLERED, 400 FEET SPRINKLERED.
11. NO FIRE HYDRANT SHALL BE LOCATED WITHIN THE REQUIRED RADIUS OF A CUL-DE-SAC OR WITHIN 20 FEET OF THE PERIMETER OF THE RADIUS OF THE CUL-DE-SAC.
12. NO FIRE HYDRANT SHALL BE LOCATED WITHIN 6 FEET OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREET LIGHT OR ANY OTHER OBSTRUCTION.
13. NOT MORE THAN 2 HYDRANTS CAN BE OUT OF SERVICE DUE TO A SINGLE MAIN BREAK.
14. THE TURNING RADIUS FOR ANY FIRE APPARATUS ACCESS ROAD AND/OR FIRE LANE, PUBLIC OR PRIVATE, SHALL BE NOT LESS THAN 45 FEET OUTSIDE RADIUS AND 22 FEET INSIDE RADIUS.
15. A FIRE APPARATUS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FEET FROM A FIRE DEPARTMENT VEHICLE ACCESS (SEE EXCEPTIONS IN UFC 9I, SECTION 10.207).
16. ALL DEAD END FIRE APPARATUS ACCESS ROADS AND/OR FIRE LANES, PUBLIC OR PRIVATE, IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND AREA. SEE ORDINANCE #3677.
17. ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS GUIDELINES FOR AUTOMATIC EMERGENCY VEHICLE ACCESS GATES.

LAS VEGAS FIRE DEPARTMENT

FIRE FLOW REQUIREMENT IS 2000 GALLONS/MIN. AT 20 LBS./SQ.IN. RESIDUAL.

BASED ON:

SQUARE FOOTAGE: 5732 W/ 2HR FIRE WALL
LARGEST AREA BETWEEN SEPERATION WALLS:
HEIGHT:
TYPE OF CONSTRUCTION: V-N
EXPOSURES:
SPRINKLER SYSTEM:
OCCUPANCY:
ROOF CONSTRUCTION:

REVIEWED BY:

DATE:
PROVIDE FIRE LANE IDENTIFICATION PER CITY ORD. 3677

APPROVAL:

LAS VEGAS VALLEY WATER DISTRICT — DATE 3/13/95

CITY OF LAS VEGAS FIRE MARSHALL — DATE 2-16-95

NEVADA POWER COMPANY — DATE 2-8-95

NEVADA POWER COMPANY APPROVAL IS ONLY FOR THE PLACEMENT AND CLEARANCE OF STREET LIGHT AND SIGNAL LIGHT INSTALLATION.

AVERAGE DAILY FLOW = 10,600 GPD
PEAK DAILY FLOW = 16,800 GPD

REV	DATE	BY	REVISION
1	9-27-95		ADD PRIVATE STREETLIGHTS / PRIVATE FIRE HYDRANTS
2	3-3-95	O.T.	REVISE PER CITY COMMENTS
3	2-7-95	D.T.	REVISE PER CITY CHECK PRINTS
4	2-2-95	D.T.	REVISE PER LVVWD CHECK PRINTS
5	12-27-94	O.T.	REV TWTER SIZE
6	5-5-95	D.T.	ADD STREET & SIGNAL LIGHT CONDUIT
7	8/23/95	WJR	ADD 6" LT. CONDUIT IN LONE MT. RD.
8	8/30/95	RWF	ADD DIST. SIGNAL INSTALL. LOCATION

AMLAND DEVELOPMENT, INC.
CITY OF LAS VEGAS, NEVADA

vtn nevada

CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89102-5148 PHONE (702) 873-7550 FAX (702) 362-2597

TITLE: SEWER AS-BUILT
PROJECT: MOUNTAIN GATE TOWNHOMES UNIT 1

SEAL — 12-20-94

WO NO.	4624
BY	DT, WJR
DATE	12/94
SCALE	1" = 30'
SHEET	4 OF 8 SHEETS

G:\CAD\SURVEY\4624\SHELLS\4624SHL (DB-STAA)

11-17-172 "As Built" 3074-4352-1