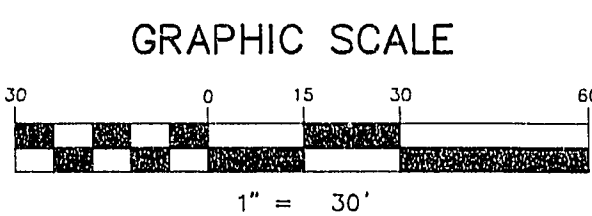


LEGEND & ESTIMATE OF QUANTITIES

WATER	PUBLIC	PRIVATE
1 FIRE HYDRANT ASSEMBLY	3 EA.	
2 8" GATE VALVE	1 EA.	
3 2" BLK OFF ASSEMBLY	1 EA.	
4 1" SERVICE W/ 1/2" METER	55 EA.	
5 8" WATER MAIN	894 LF.	
6 3/4" METER W/ 1/2" METER	1 EA.	
7 250 WATT LUMINAIRE	7 EA.	
8 1/4" PVC CONDUIT	1000 LF.	
9 PHOTO EYE	1 EA.	
10 STREET NAME SIGN	1 EA.	
11 STOP SIGN		2 EA.
12 POINT OF CONNECTION		
13 DRIVEWAY LOCATION (SCHEMATIC ONLY)		

SEWER	PUBLIC	PRIVATE
1 STANDARD MANHOLE	5 EA.	
2 8" SEWER LATERALS	1100 LF.	
3 LINES	100 LF.	
4 8" SEWER MAIN	1200 LF.	

* INCLUDES 2" LATERALS FOR FUTURE USE
 * INCLUDES 2" LINES FOR FUTURE USE
 * WYES & LATERALS INSTALLED WITH UNIT 2
 PRIVATE
 PRIVATE DECORATIVE LIGHT (NOT BONDABLE)



NOTE:
 FOR DOWNSTREAM LOCATION OF THE NEAREST 12" SEWER MAIN, SEE THE LINE SCHEMATIC ON SHEET 6.
 REDUCED PRESSURE PRINCIPLE ASSEMBLY

Approved Reduced Pressure Principle Assembly shall be installed per the UDACS Plate No. 1. No water shall be taken from a source requiring backflow prevention and 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.

"COMMON AREA"
 See laterals for lots 1-10, 44 (Block 3), 46 (Block 4), 4 (Block 5).
 will be topped an existing main by Owner's contractor under direction of the LVVWD.

INSTALL 3/4" METER WITH RPPA
 15' TO FUTURE 30" FIRE HYDRANT

EXISTING SERVICES - LOTS 10-12 (BLOCK 4)
 If any of the existing services are incorrectly located or not used for any reason, the developer shall abandon the laterals at the connection to the active main in accordance with the UDACS and at the developer's expense.

A 1" x 3/4" angle 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.

SEWER CONTRIBUTION
 AVERAGE = 0.0145 MGD
 PEAK FLOW = 0.0232 MGD
 NOTE: SEE SHEET #7 FOR SEWER NOTES.

THE FULL 1/2 STREET SECTION (ACROSS SIDEWALK, CURB & GUTTER) IS TO BE CONSTRUCTED WITH UNIT #3.

INSTALL 200 AMP METER SERVICE
 PEDestal FOR STREET & TRAFFIC SIGNAL LIGHTS. CONNECT TO EXISTING CONDUIT UNIT #1 CONSTRUCTION.

CONNECT TO EX. TRAFFIC SIGNAL STUB
 #3 1/2" PULL BOX FOR ST. LIGHT

CONNECT TO EX. TRAFFIC SIGNAL STUB
 #3 1/2" PULL BOX FOR ST. LIGHT

CLV FIRE DEPT.
 DATE 1-11-96

- FIRE DEPARTMENT NOTES**
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY OF LAS VEGAS "HYDRANT" SPECIFICATIONS, "HYDRANT INSTALLATION SPECIFICATIONS" AND ORDINANCE #3944.
 - AUTHORIZED HYDRANTS FOR THIS PROJECT ARE:
 A. KENNEDY GUARDIAN
 B. MUELLER A-423 CENTURIAN
 C. CLOW MODEL 2546 MEDALLION
 - 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.
 - CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT CENTERLINE OF STREET ADJACENT TO FIRE HYDRANT AS REQUIRED IN ORDINANCE #3944 TO IDENTIFY THE FIRE HYDRANT LOCATIONS.
 - CALL THE LAS VEGAS FIRE DEPARTMENT AT 228-2071 FOR UNDERGROUND INSPECTION, PRESSURE AND FLUSH VERIFICATION OF ALL FIRE HYDRANTS AND FIRE LINES BEFORE COVERING.
 - PAINTING OF THE CURBS AND HYDRANTS AND ANY WORK NECESSARY FOR PROTECTION OF HYDRANTS FROM PHYSICAL DAMAGE PER ORDINANCE #3944, SHALL BE COMPLETED BEFORE APPROVAL BY THE CITY OF LAS VEGAS FIRE DEPARTMENT.
 - 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.
 - PRIVATE FIRE HYDRANTS SHALL BE PAINTED RED.
 - A FLOW TEST MUST BE WITNESSED BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY FOR VERIFICATION OF REQUIRED ON-SITE WATER SUPPLY.
 - ALL ON-SITE FIRE MAIN MATERIALS MUST BE U.L. LISTED AND A W.W.A. APPROVED.
 - FIRE HYDRANT SPACING:
 RESIDENTIAL - 500 FEET UNSPRINKLERED, 1,000 FEET SPRINKLERED
 COMMERCIAL, INCLUDING MULTI-FAMILY - 300 FEET UNSPRINKLERED, 600 FEET SPRINKLERED
 - WHERE NEW WATER MAINS ARE EXTENDED ALONG STREETS, WHERE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF STRUCTURES, FIRE HYDRANTS SHALL BE SPACED AT MAXIMUM 1,000 FOOT SPACING TO PROVIDE FOR TRANSPORTATION HAZARDS.
 - NO FIRE HYDRANT SHALL BE LOCATED WITHIN THE REQUIRED RADIUS OF A CUL-DE-SAC OR WITHIN 20 FEET OF THE PERMETER OF THE RADIUS OF THE CUL-DE-SAC.
 - NO FIRE HYDRANT SHALL BE LOCATED WITHIN 6 FEET OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREET LIGHT OR ANY OTHER OBSTRUCTION.
 - TWO SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE ARE 4 OR MORE HYDRANTS INSTALLED ON A SINGLE SYSTEM.
 - NOT MORE THAN 2 HYDRANTS CAN BE OUT OF SERVICE DUE TO A SINGLE MAIN BREAK.
 - FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET PROVIDED NO PARKING IS ALLOWED, NOT LESS THAN 28 FEET IF PARALLEL PARKING IS ALLOWED ON ONE SIDE, AND NOT LESS THAN 36 FEET IF PARALLEL PARKING IS ALLOWED ON BOTH SIDES. VERTICAL CLEARANCE SHALL BE NOT LESS THAN 13 FEET 6 INCHES.
 - 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.
 - 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 UFG 94, SECTION 902.2).
 - ALL DEAD END FIRE APPARATUS ACCESS ROADS AND/OR FIRE LINES, PUBLIC OR PRIVATE, IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND AREA. SEE ORDINANCE #3944.
 - 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 FEET ALONG ALL 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 FEET OR LESS THAN 6 FEET FROM ROADWAY LEVEL. THE CURBS ALONG OR ON THE PAVEMENT OR CEMENT IF CURB IS NOT PRESENT, SHALL BE PAINTED WITH A RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS.
 - 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 VALLEY WATER DISTRICT STANDARD NOTE

- 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 Communication Support Center (259-7171) prior to the start of construction. Notice must be given by 2:00 p.m., the business day prior to a LVVWD inspection.
- All work shall conform to the LVVWD's Standard Plans, Drawings, and Specifications and the Uniform Design and Construction Standards for Water Distribution Systems (UDACS), latest edition.
- 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 Water Construction Office Improvement, Clark County Area.
- A single plate material shall be used throughout the project unless otherwise approved by the LVVWD.
- All service laterals two (2) inches in diameter and smaller shall be copper tubing with LVVWD approved service endells.
- All water meter boxes shall be located outside of driveway areas.
- All valves shall be located outside of driveway, valley and curb gutters.
- The following requirements must be met in the event a water line and sanitary or storm sewer line cross:
 a. Potable Water supply quality material.
 b. Encasement, with four (4) inch concrete (minimum).
 c. Slowing with potable water supply quality pipe.
 Each provision must extend along the sanitary or storm sewer, on either side of the main, a minimum 10 foot distance perpendicular to the water main exterior.

Warning traps 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.

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.

The contractor must obtain all meters two (2) inches and smaller from LVVWD Central Stores. Telephone 259-3152 forty-eight (48) hours prior to pickup.

Construction may interrupt service, with LVVWD approval and proper notification, between the hours of 10 PM and 5 AM, Sunday through Thursday. Circumstances may require temporary service feeds be installed, without LVVWD reimbursement. Any temporary service feed must have prior LVVWD approval.

All water facility construction materials used must be as listed on the LVVWD's Pre-Approved Materials and Manufacturers Listing for New Facilities, latest edition, or specifically approved on these plans.

LAS VEGAS FIRE DEPARTMENT

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

BASED ON:

SQUARE FOOTAGE: 5732 1/2 HR. FIREWALL

SEPARATION WALLS

BUILDING HEIGHT: 22'

NUMBER OF STORIES: 2

TYPE OF CONSTRUCTION: I-N

OCCUPANCY: FULL AUTOMATIC FIRE SPRINKLER SYSTEM

REVIEWED BY: NO

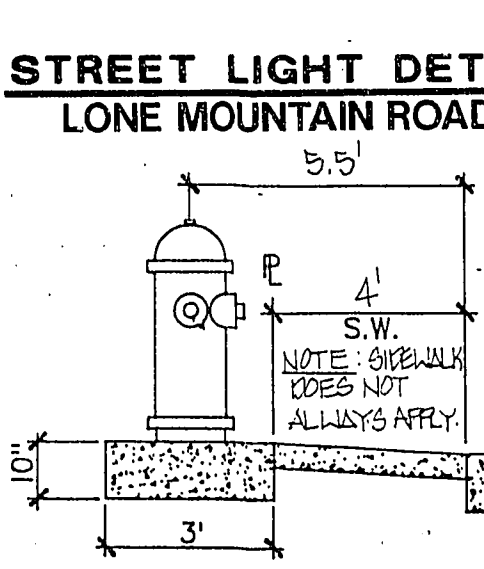
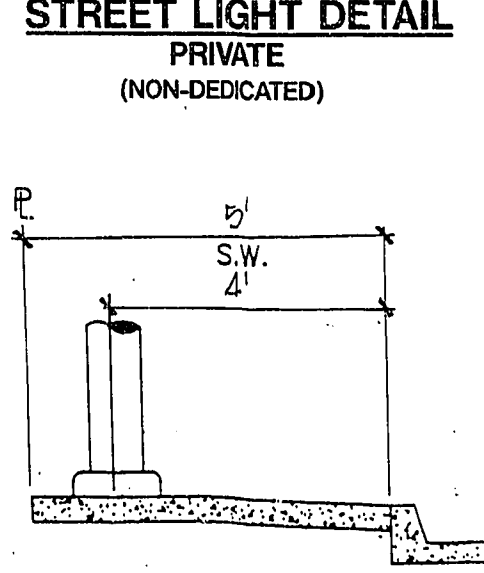
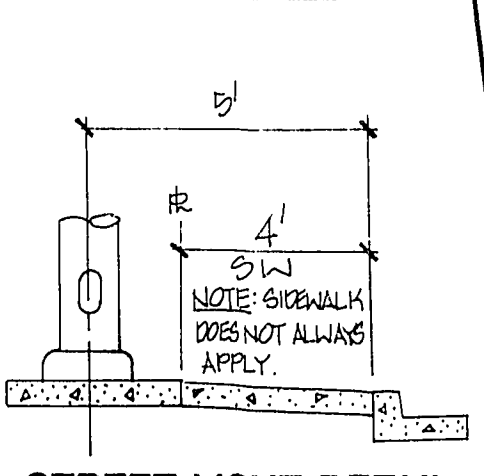
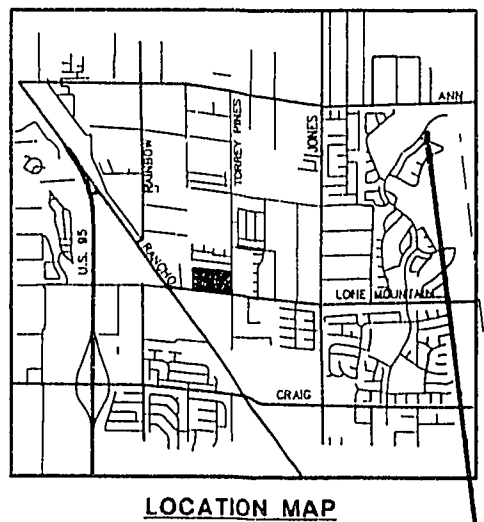
DATE: 1-11-96

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

UTILITY PLAN
 MOUNTAIN GATE TOWNHOMES
 UNIT 3

PROJECT
 SEAL
 KENT
 1-11-96
 8-25-95

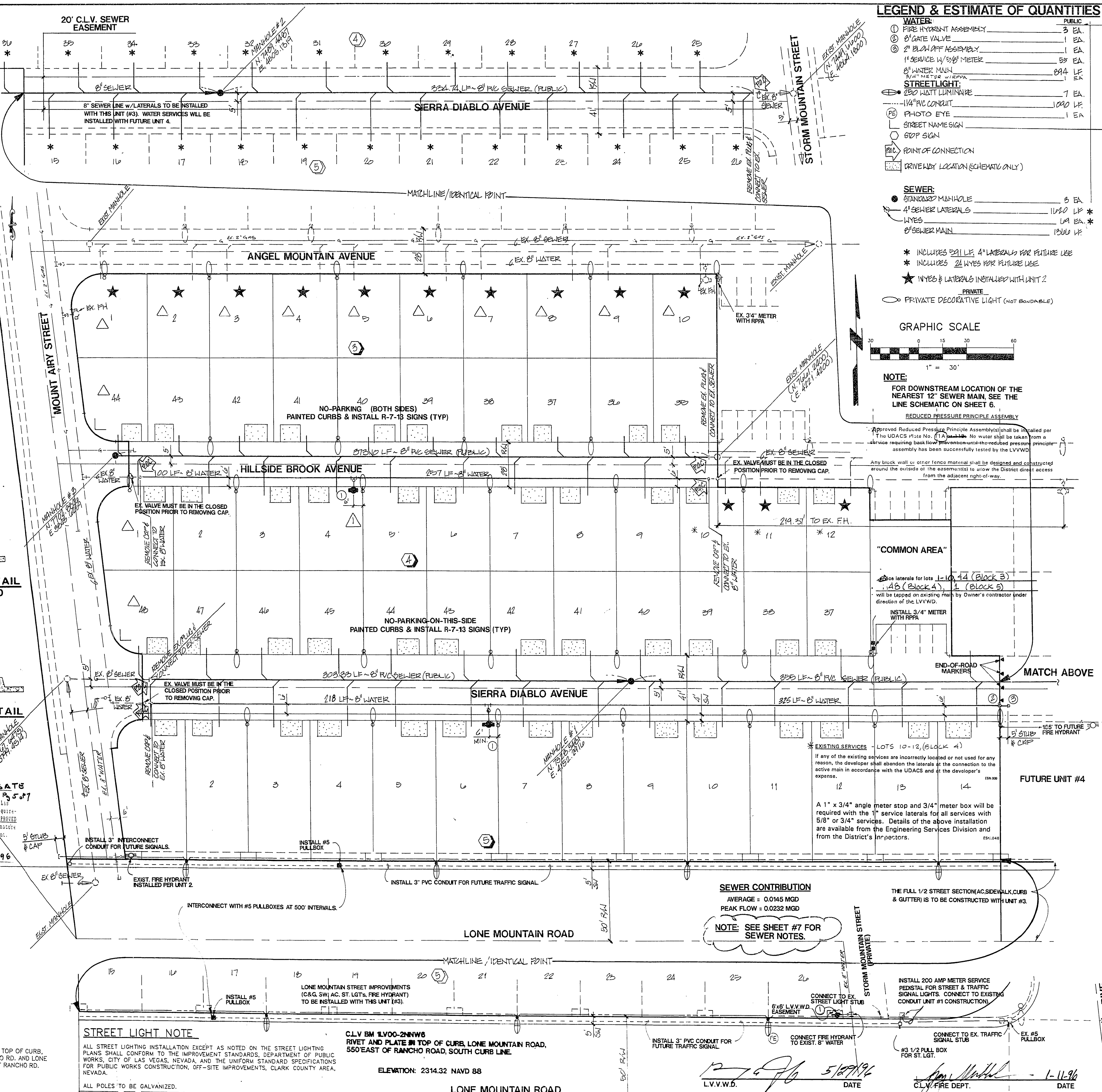
NO. 4624-3
 BY JS
 DATE AUG 1995
 SCALE 1" = 30'
 SHEET 5 OF 7 SHEETS



PROJECT NAME: MOUNTAIN GATE TOWNHOMES Unit 3 8507
 This project water plan complies with the Las Vegas Valley Water District's technical requirements. However, this water plan is NOT APPROVED FOR CONSTRUCTION at this time and this signature does not provide or imply a water connection.

1/23/96
 Call before you Dig
 1-800-227-2600

BENCHMARK
 BM # 0000 2N1W6
 RIVET AND ALUMINUM PLATE IN TOP OF CURB, SOUTHEAST CORNER OF RANCHO RD. AND LONE MOUNTAIN RD. NEAR THE PC OF RANCHO RD. NEVADA.
 ELEVATION = 2319.40



STREET LIGHTING 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.

CLV BM 11V00-2N1W6
 RIVET AND PLATE IN TOP OF CURB, LONE MOUNTAIN ROAD, 550 EAST OF RANCHO ROAD, SOUTH CURB LINE.
 ELEVATION: 2314.32 NAVD 88

INSTALL 3" PVC CONDUIT FOR FUTURE TRAFFIC SIGNAL
 DATE 5/27/96
 L.V.V.W.D.

CONNECT TO EX. TRAFFIC SIGNAL STUB
 #3 1/2" PULL BOX FOR ST. LIGHT
 DATE 1-11-96