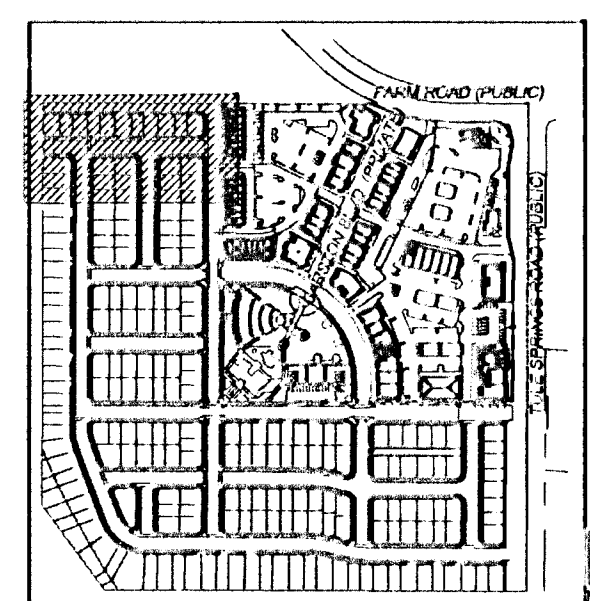


* TO BE DEDICATED TO NDOT FOR PUBLIC STREET IN FUTURE (BY A SEPARATE DOCUMENT) SHALL BE PUBLIC DRAINAGE & UTILITY EASEMENT UNTIL SUCH TIME AS IT IS DEDICATED AS A PUBLIC STREET



BENCHMARK
NAD 83 1644 CITY OF LAS VEGAS BENCHMARK
RIVER & PLATE IN TOP OF CURB @ THE
NORTH EAST CORNER OF FARM ROAD AND TULE
SPRINGS ROAD (FORMERLY DURANGO DRIVE)
= 774.702m = 2541.69ft

BASIS OF BEARINGS
NORTH 00°13'00" EAST, BEING THE EAST LINE OF
THE SOUTHEAST QUARTER (SE 1/4) OF SECTION
19 TOWNSHIP 19 SOUTH, RANGE 02 EAST, M.D.M.
SAID LINE ALSO BEING THE CENTERLINE OF TULE
SPRINGS ROAD AS SHOWN BY PLAT THEREOF ON
FILE IN BOOK 31, PAGE 55 IN THE CLARK COUNTY,
NEVADA RECORDERS OFFICE

FIRE FLOW DATA	
NOTE: FIRE FLOW BASED ON	2500 SF
FIRE FLOW REQUIREMENT IS	1500 GALLONS PER MINUTE
AT 20 POUNDS PER SQUARE INCH RESIDUAL BASED ON	SQUARE FOOTAGE
LARGEST AREA BETWEEN	2500
SEPARATION WALLS	2500
TYPE OF CONSTRUCTION	V.B.
SPRINKLER SYSTEM	N
OCCUPANCY	SINGLE FAMILY RESIDENTIAL
REVIEWED BY:	<i>[Signature]</i>
DATE:	3.15.06

EXISTING UTILITY NOTE:
EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE
APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S
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 LOCATION. ALL DISCREPANCIES MUST BE IMMEDIATELY
REPORTED TO THE ENGINEER. CALL BEFORE YOU DIG
1-800-227-2600.

**NOTE: NDOT PERMIT
REQUIRED FOR ALL
WORK IN NDOT ROW**

MATCHLINE SEE UP-2

ENGINEER'S NOTES

**LAS VEGAS VALLEY
WATER DISTRICT
NOTES:**
REDUCED PRESSURE PRINCIPLE ASSEMBLY (1) "1"
APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY(S) SHALL BE INSTALLED PER THE UDACS
PLATE NO. 11A. NO WATER SHALL BE TAKEN FROM A SERVICE REQUIREING BACK FLOW
PREVENTION UNTIL THE REDUCED PRESSURE PRINCIPLE ASSEMBLY HAS BEEN SUCCESSFULLY
TESTED BY THE LVWD.
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(S) SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION
ESN 026
INSTALL PIPELINE MARKER BALLS IN TRENCH ABOVE EACH HORIZONTAL ELBOW FITTING, PER UDACS
PLATE NO. 27
THIS PROPERTY MAY HAVE STATIC WATER PRESSURE IN EXCESS OF 80 PSI. THE UNIFORM PLUMBING
CODE REQUIRES THAT INDIVIDUAL, ON-SITE (PRIVATE), PRESSURE-REDUCING VALVES BE INSTALLED
WHENEVER THE PRESSURE EXCEEDS 80 PSI. PROVS ARE THE DEVELOPER'S RESPONSIBILITY, AND
WILL NOT BE INSPECTED OR INCLUDED IN THE ACCEPTANCE OF LVWD FACILITIES.
ESN 041 REVISED 8/1/04

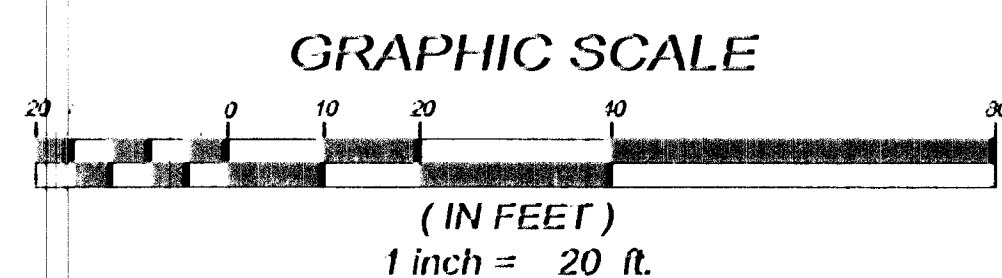
APPROVAL OF THESE PLANS FOR THE WATER STUBOUT INSTALLATION WILL NOT BE
CONSTRUED AS A COMMITMENT FOR WATER SERVICE TO THIS PROPERTY.
8/1/04

NOTE:
SEE 10C - 1 SHEET FOR SIGHT VISIBILITY ZONES AND SIGNAGE

SEWER CONNECTION NOTE:
A SEGMENT OF THE DOWNSIDE 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 DOWNSIDE SEWER SYSTEM(S) SHALL BE DONE AT THE DEVELOPER'S OWN RISK. THE CITY OF
LAS VEGAS RESERVES THE RIGHT TO PREVENT THE PHYSICAL CONNECTION OF THIS PROJECT INTO THE DOWNSIDE SEWER
SYSTEM UNTIL ALL SEGMENTS HAVE BEEN COMPLETED AND ACCEPTED FOR MAINTENANCE, OR UNTIL SUCH TIME AS THEY
HAVE BEEN DEEMED AVAILABLE FOR SERVICE

LEGEND	
EXISTING	PROPOSED
RIGHT OF WAY/PROPERTY LINE	---
CENTERLINE	---
EASEMENT LINE	---
WATER LINE	---
SEWER LINE	---
FIRE HYDRANT	⊙
WATER VALVES	⊙
METERS/PULLBOXES	⊙
SEWER MANHOLE	⊙
"A" CURB	---
"L" CURB	---
LIMITS OF CONSTRUCTION	---

NOTE:
ALL PRIVATE STREETS ARE P.U.E.'S, PUBLIC
SEWER EASEMENTS & PUBLIC DRAINAGE
EASEMENT TO BE PRIVATELY MAINTAINED BY
THE HOA.



Call before you Dig.
1-800-227-2600
UNDERGROUND SERVICE

Call before you Dig.
1-702-593-6111
NEVADA POWER ENVIRONMENT
& SAFETY SERVICES
DEPARTMENT

Call before you Dig.
1-702-455-7511
CLARK COUNTY PUBLIC UTILITIES
DEPARTMENT

SEWER FLOW CONTRIBUTION	
48 UNITS X 250 GPD/UNIT =	11,500 GPD AVG
11,500 GPD X 3.4 PEAKING FACTOR =	39,100 GPD PEAK

**CITY OF LAS VEGAS FIRE DEPARTMENT
APPROVAL**

BY: *[Signature]* DATE: 3.15.06

APPROVED FOR CONSTRUCTION ESN 018

[Signature] DATE: 4-23-06
LAS VEGAS VALLEY WATER DISTRICT
(LVWD# 111869)

WATER NOTES

No.	ITEM
1	INSTALL FIRE HYDRANT ASSEMBLY PER UDACS PLATE NO. 7
2	INSTALL 10" x 10" TEE
3	REMOVE EXISTING CAP & BLOWOFF AND CONNECT TO EXISTING WATER LINE PER UDACS PLATE 1A
4	INSTALL 1" SERVICE SADDLE AND 1/2" METER PER UDACS PLATE 1B
5	INSTALL GATE VALVE (SAME SIZE AS MAIN)
6	INSTALL 8" WATER LINE (PVC, C-300 CL150) PER UDACS PLATE NO. 6B
7	CAP & B.O. MAIN PER UDACS PLATE 1A FOR FUTURE CONTINUATION
8	INSTALL 1" RPPA PER UDACS PLATE 11A
9	INSTALL 10" x 10" x 8" TEE
10	INSTALL 1" IRRIGATION SERVICE AND 1" METER PER UDACS PLATE 1D WATER PIPE INSTALLED WITHIN THE ROW TO BE TYPE "K" COPPER
11	INSTALL 10" WATERLINE (PVC, C-300 CL150) PER UDACS PLATE NO. 6B
12	WATER & SEWER CROSSING PER UDACS PLATE NO. 2.19

9/1/06
1513

SEWER NOTES

No.	ITEM
1	EXISTING 48" SD-1 MANHOLE (PUBLIC)
2	EXISTING 8" PVC SEWER LINE (PUBLIC)
3	INSTALL 1" PVC SEWER LATERAL (PRIVATE)
4	STUB & CAP 8" PVC SEWER FOR FUTURE USE (PUBLIC)
5	REMOVE CAP & CONNECT TO EXISTING STUB (PUBLIC)
6	INSTALL 48" SD-1 MANHOLE (PUBLIC)
7	INSTALL 8" PVC SEWER LINE (PUBLIC)

SANITARY SEWER MANHOLE TABLE

No.	SIZE	TYPE	RIM	INV. OUT	INV. IN	STATION	OFFSET	ST/AVE
EX SSM#1	48"	SD1	83.12	14.14	-	10+11.53	8.50 RT	NICKLIN ST
EX SSM#2	48"	SD1	80.72	51.50	51.70	11+27.10 (10+28.33)	8.50 RT 3.54 LT	NICKLIN ST PITNEY AVE
EX SSM#3	48"	SD1	84.25	17.18	49.38	12+48.48	7.49 LT	KELLYMAN AVE
EX SSM#4	48"	SD1	81.87	55.54	-	16+74.41	7.49 LT	KELLYMAN AVE
EX SSM#5	48"	SD1	82.24	55.10	58.30	15+54.50	7.50 RT	CROOKED BRANCH ST
EX SSM#6	48"	SD1	86.22	42.10	42.10	13+47.01	10.01 RT	NICKLIN ST
EX SSM#7	48"	SD1	84.21	41.38	42.08	-	-	NICKLIN ST
SSM#1	48"	SD1	78.45	61.28	62.18	14+51.33	5.54 LT	PITNEY AVE
SSM#2	48"	SD1	88.21	37.55	37.75	12+46.08	5.54 LT	PITNEY AVE
SSM#3	48"	SD1	87.24	19.23	-	10+51.78	7.50 RT	CROOKED BRANCH ST
SSM#4	48"	SD1	84.21	54.32	-	13+14.25	8.50 LT	TAMANY ST