

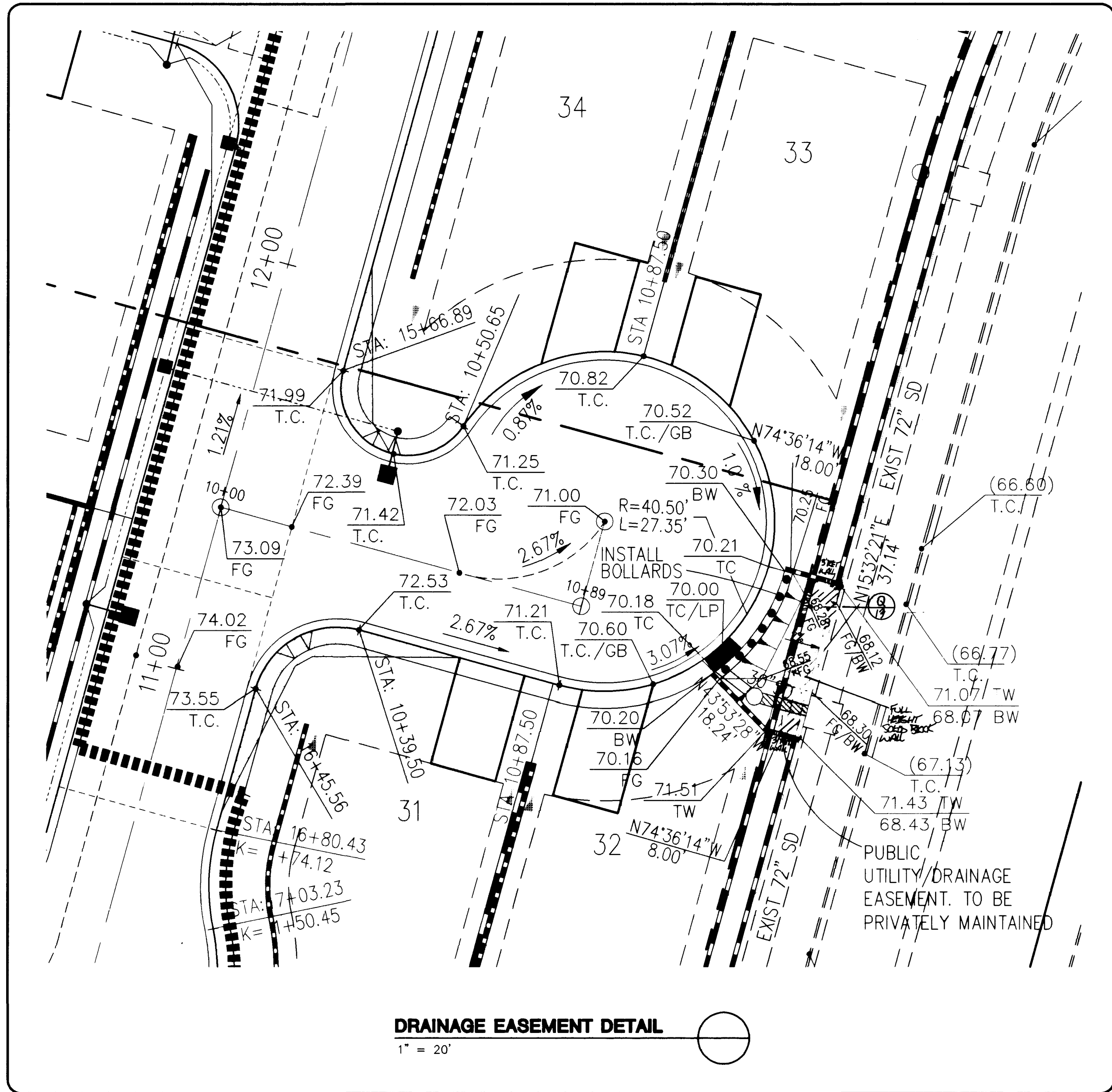
Call before you Dig.
1-800-227-2600
UNDERGROUND SERVICE ALERT (USA)

SAFETY ALERT
Call before you Overhead
593-6111
OVERHEAD SERVICE ALERT

WESTBROOK PHASE II
APPROVED FOR CONSTRUCTION ESN:018

Bernardo
LAS VEGAS VALLEY WATER DISTRICT
SHEETS 1, 2, 4 & 7

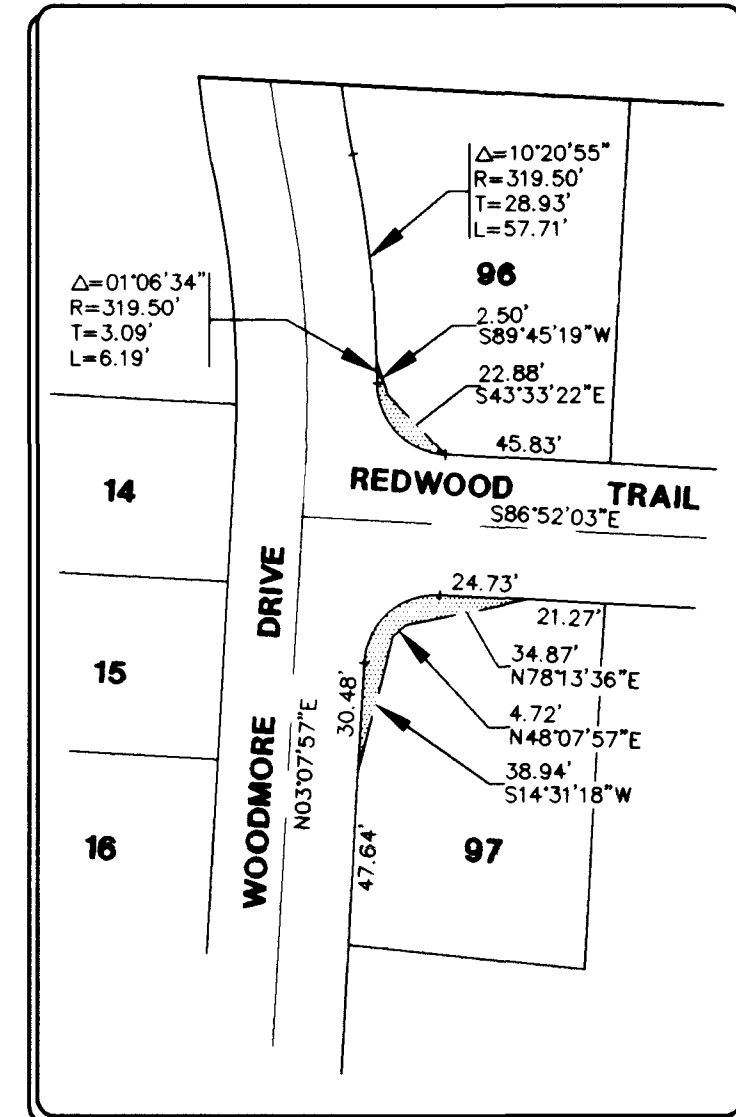
5-13-99
DATE



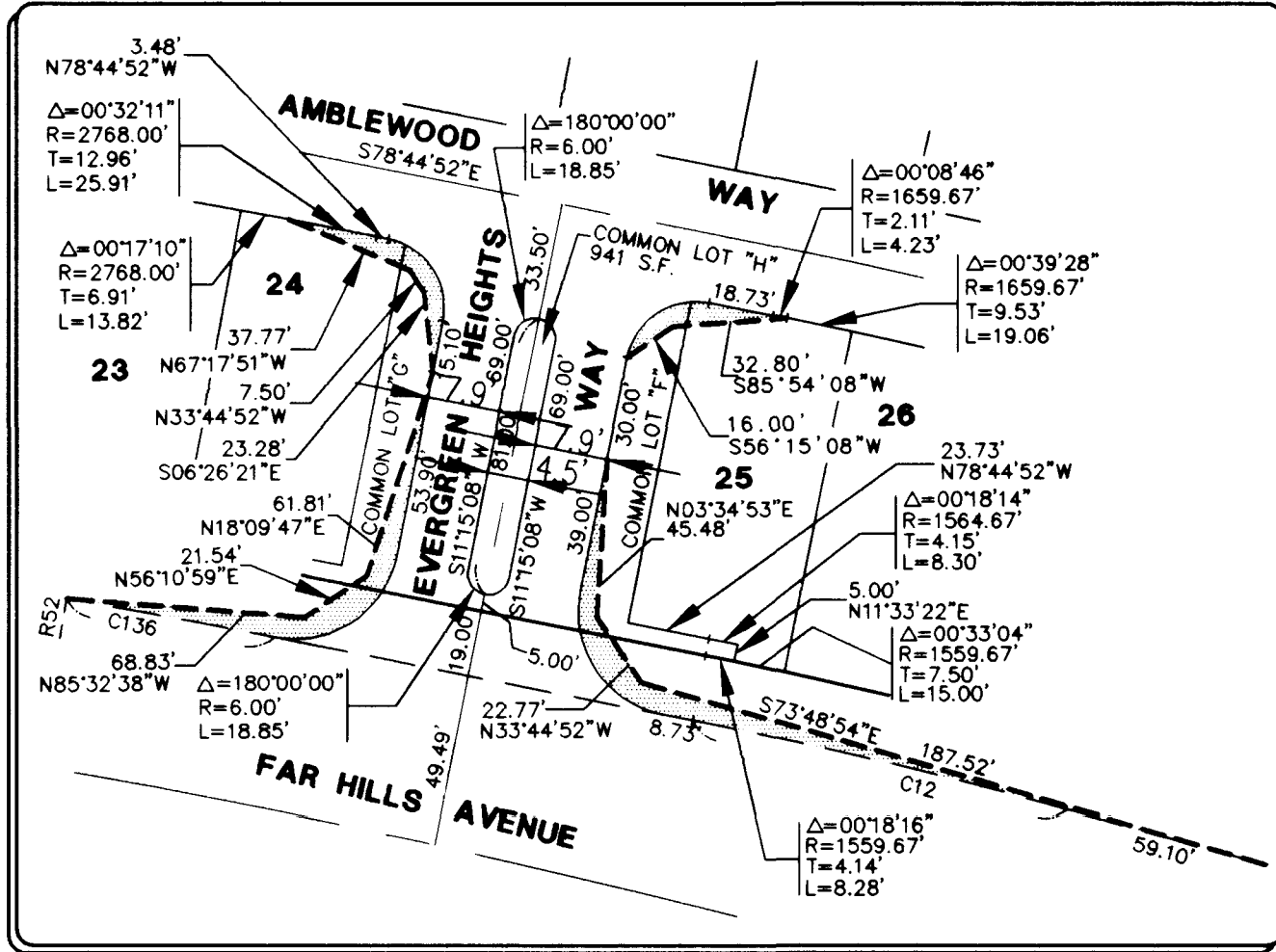
DRAINAGE EASEMENT DETAIL

1" = 20'

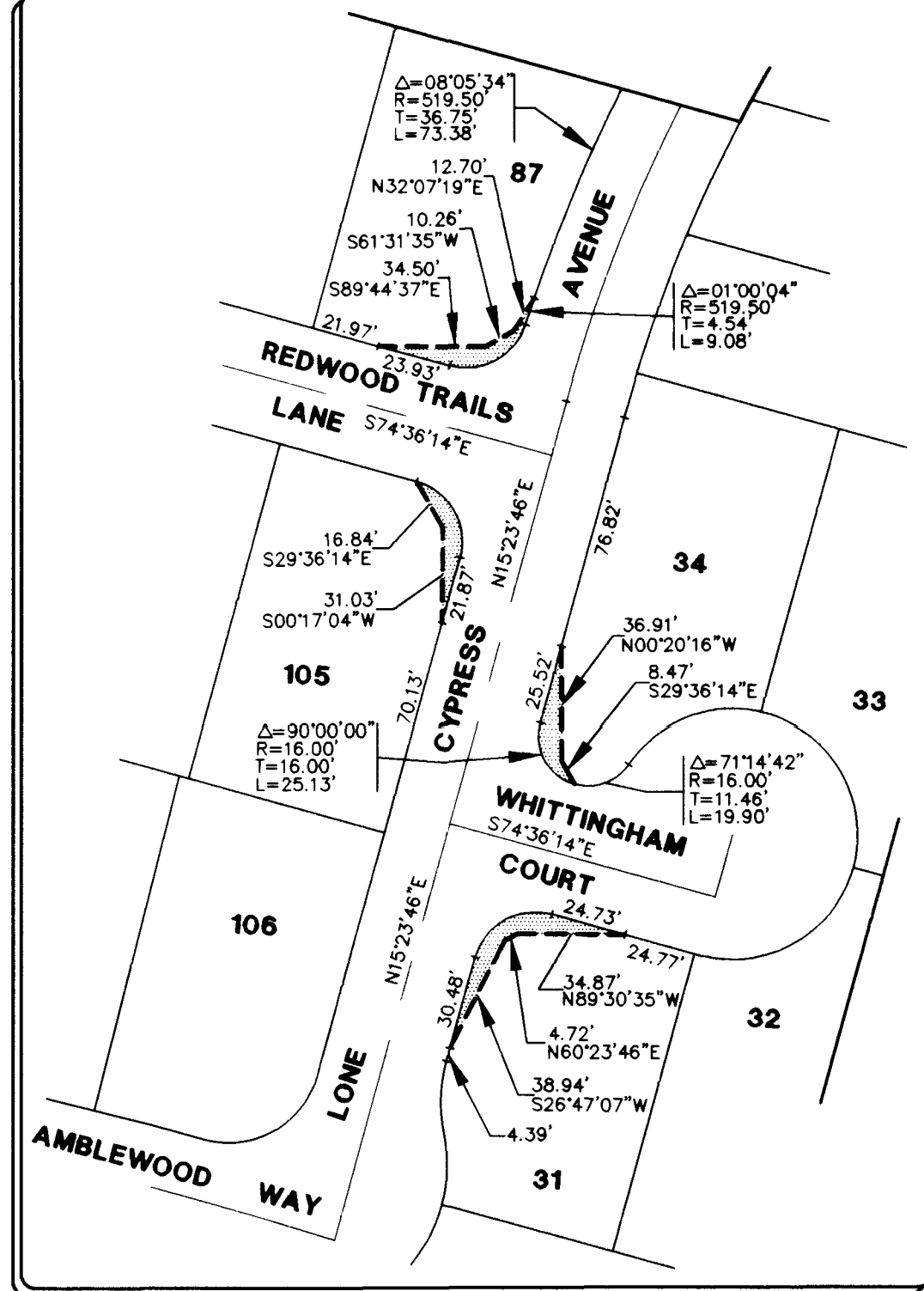
SITE VISIBILITY RESTRICTION EASEMENT DETAIL
NOT TO SCALE



COMMON LOT "C" DETAIL AND
SITE VISIBILITY RESTRICTION EASEMENT DETAIL
NOT TO SCALE



SITE VISIBILITY RESTRICTION EASEMENT DETAIL
NOT TO SCALE



CITY OF LAS VEGAS FIRE NOTES

- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY OF LAS VEGAS FIRE DEPARTMENT, "HYDRANT SPECIFICATIONS", "HYDRANT INSTALLATION SPECIFICATIONS" AND ORDNANCE #5115.
- 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 COMPLETION OF 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 FIRE HYDRANT LOCATIONS.
- 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.
- PAINTING OF THE CURBS AND HYDRANT 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 CONTRACTORS MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER BEFORE 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 REQUIRED FOR PROTECTION OF FIRE LINES, 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 PERIMETER 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 FOUR (4) OR MORE FIRE 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 TWENTY FEET (20'), PROVIDED NO PARKING IS ALLOWED, NOT LESS THAN TWENTY-EIGHT FEET (28') IF PARALLEL PARKING IS ALLOWED ON ONE SIDE AND NOT LESS THAN THIRTY-SIX FEET (36') 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 ROAD AND 22 FEET INSIDE ROAD.
- 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 TURNAROUND 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 TEN FEET (10') OR LESS THAN SIX FEET (6') 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.

REV. 1/96

CITY OF LAS VEGAS NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE DESIGN & 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.
- 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.
- CHISEL "S" OR "G" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.
- POLYETHYLENE (PE) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35 SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE II GRAVEL.
- ALL MANHOLES IN PAVED STREETS 80' R/W AND LARGER, SHALL HAVE CONCRETE COLLARS.
- 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.
- 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.
- ALL CONTRACTORS INSTALLING SEWER MAINS THAT WILL BE UNDER THE JURISDICTION OF THE CONTROLLING AGENCY MUST BE CLASS "A" CONTRACTORS.
- 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 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.
- INSTALLATION OF CURVED SEWER REQUIRES SPECIAL CONSTRUCTION PROCEDURES AND INSPECTIONS. CONTACT CITY OF LAS VEGAS CONSTRUCTION SERVICES PRIOR TO INSTALLATION.

REV. DEC. 17, 1996

CITY OF LAS VEGAS FIRE
DEPARTMENT FIRE FLOW DATA

DESCRIPTION	BLDG. A	BLDG. B	BLDG. C
TYPE OF CONSTRUCTION	V-N		
NO. OF STORES	2 STORY		
TOTAL FLOOR AREA (SQ.FT.)	2,546 SF		
LARGEST SUCCESSIVE FLOOR AREA	475 SF		
ESTIMATED FIRE FLOW 50% DISCOUNT USED	1,500 gpm		
BUILDING HEIGHT	25 FEET (MAX.)		
SPRINKLED	NO		

REVIEWED & VERIFIED BY: DATE:
CLV FIRE DEPT. AS TO DATA & REQUIREMENTS

LAS VEGAS VALLEY WATER DISTRICT NOTES

- NO WORK SHALL BEGIN ON THE WATER PLANS UNTIL THEY HAVE BEEN RELEASED FOR CONSTRUCTION BY THE LVVWD. FOLLOWING WATER PLAN APPROVAL, 48 HOUR NOTICE SHALL BE GIVEN TO THE LVVWD COMMUNICATION SUPPORT CENTER (258-7171) PRIOR TO THE START OF CONSTRUCTION. NOTICE MUST BE GIVEN BY 2:00PM THE BUSINESS DAY PRIOR TO A LVVWD INSPECTION.
- ALL WORK SHALL CONFORM TO THE LVVWD'S STANDARD PLATES, 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 WORKS CONSTRUCTION OFF-SITE IMPROVEMENT, CLARK COUNTY AREA.
- A SINGLE PIPE 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 LATERALS.
- ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE DRIVEWAY AREAS.
- ALL VALVES SHALL BE LOCATED OUTSIDE DRIVEWAYS, VALLEY GUTTERS AND CURB GUTTERS.
- THE FOLLOWING REQUIREMENTS MUST BE MET IN THE EVENT A WATER LINE AND 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) SLEEVE 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 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.
- 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 258-5152 FOURTY-EIGHT (48) HOURS PRIOR TO PICKUP.
- CONSTRUCTION MAY INTERRUPT SERVICE, WITH LVVWD APPROVAL, AND PROPER NOTIFICATION, BETWEEN THE HOURS OF 10 PM AND 6 PM, 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 LISTED ON THE LVVWD'S PREAPPROVED MATERIALS AND MANUFACTURERS LISTING FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS.

REV. MAY 31, 1994

PROJECT:

THE ARBORS
PARCEL H & I

WESTBROOK PHASE II
NOTE SHEET

SHEET

2 OF 14

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CES

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8/11/97

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