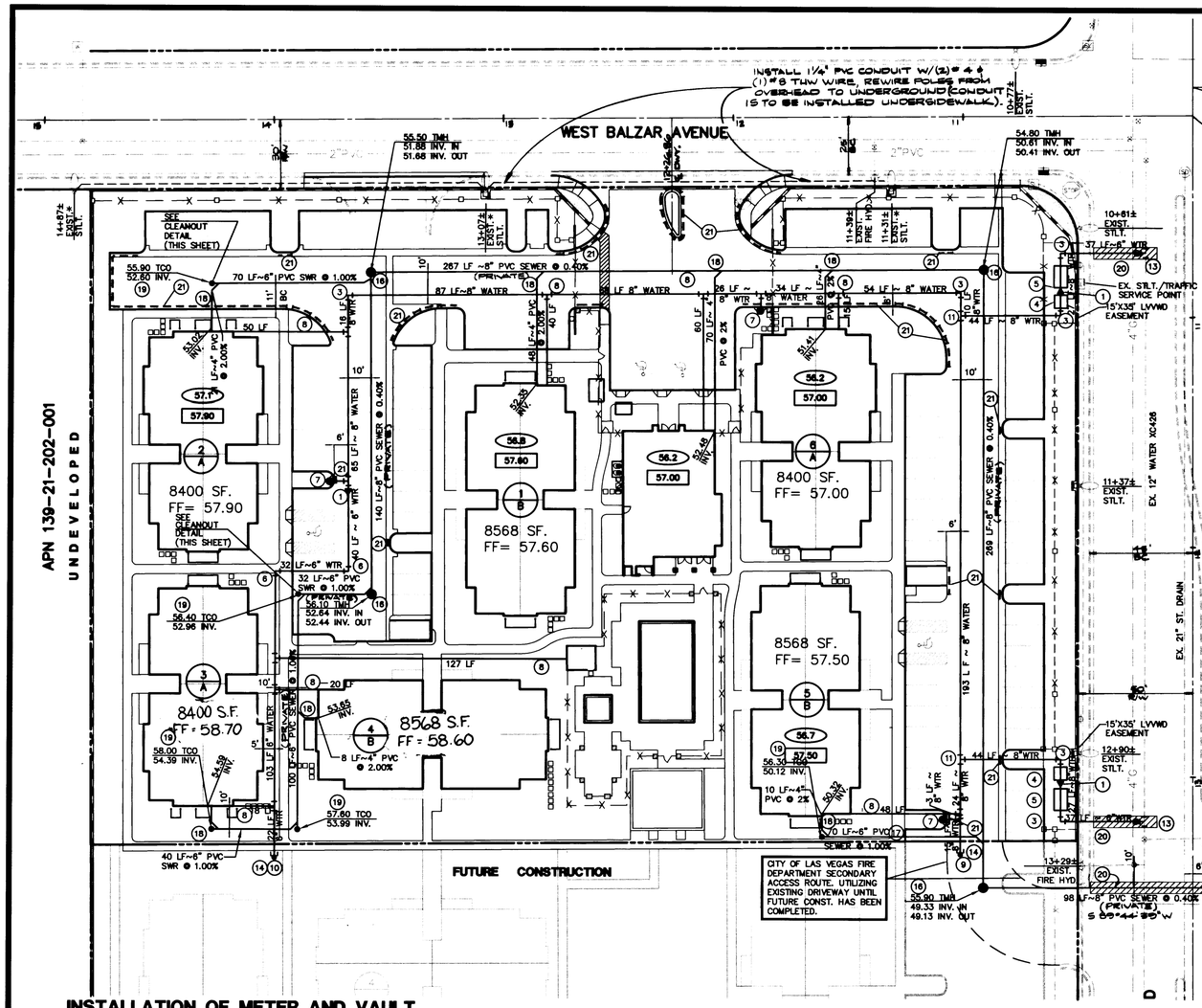
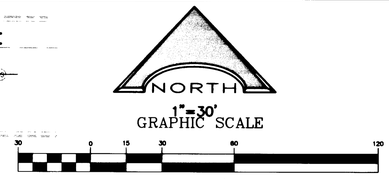
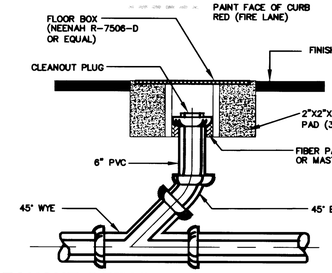




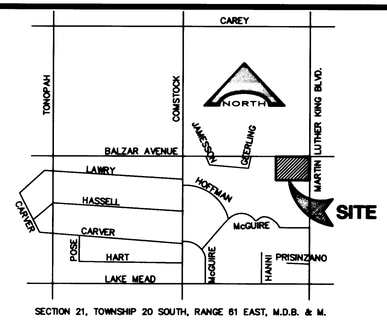
LEGEND

- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING FIRE HYDRANT
- EXISTING VALVE
- EXISTING MANHOLE
- PROPOSED SEWER LINE
- PROPOSED WATERLINE
- PROPOSED FIRE HYDRANT
- EXISTING POWER POLE
- PROPOSED MANHOLE
- CLEANOUT
- FF = 57.00 FINISH FLOOR
- EXISTING STREETLIGHT
- PAINT FACE OF CURB RED (FIRE LANE)



*CLEANOUT DETAIL

NO SCALE
*TO BE CONSTRUCTED WITHIN PAVED AREAS ONLY



SECTION 21, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.

VICINITY MAP

NO SCALE

NOTE:

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

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

BASIS OF BEARING

NORTH 89°55'13" EAST BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M. ALSO BEING THE CENTERLINE OF LAKE MEAD BOULEVARD AS SHOWN ON A MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE FILE 15 PAGE 52 OF RECORD OF SURVEYS, CLARK COUNTY, NEVADA, OFFICIAL RECORDS.

BENCHMARK

BM# – 2LV01 21C4
ELEVATION = 2052.69 FEET (NAVD 88)

RIVET & PLATE IN TOP OF CURB, NE RETURN MARTIN LUTHER KING BLVD. AND LAKE MEAD BLVD.

CONSTRUCTION NOTES & ESTIMATE OF QUANTITIES

WATER

1	8"X6" REDUCER	3 EA.
2	8" PVC WATER MAIN	691 LF
3	8" – 90° ELBOW	3 EA.
4	8" RPPA, PER UDACS STD. PLATE NO. 11B	2 EA.
5	6"X2" FSM, PER UDACS STD. PLATE NO. 21D	2 EA.
6	6" – 90° ELBOW	2 EA.
** 7	FIRE HYDRANT ASSEMBLY PER UDACS STD. PLATE NO.7	3 EA.
8	2" PVC WATER SERVICE LINE	429 LF
9	8" CAP	1 EA.
10	6" CAP	1 EA.
11	8"X8"X8" TEE	2 EA.
12	6" PVC WATER MAIN	271 LF
13	12"X12"X6" TAPPING TEE & 6" G.V.	2 EA.
14	BLOWOFF ASSEMBLY	2 EA.

** FIRE HYDRANT ASSEMBLY INCLUDES: TEE, VALVE, LATERAL, RISER, THRUST BLOCKS AND ALL ASSOCIATED HARDWARE

SEWER

15	8" PVC SEWER MAIN	932 LF
16	4' DIA. STANDARD MANHOLE	5 EA.
17	6" PVC SEWER MAIN	141 LF
18	4" PVC SEWER LATERAL	268 LF
19	6" SANITARY SEWER CLEANOUT	5 EA.
20	PAVEMENT PATCH PER UDACS STD. DWG# 504	960 SF
21	PAINT CURB RED PER FIRE DEPT. STANDARDS	

PROJECT NAME: SUNSET PARK FAMILY APARTMENTS C2, C3 & C5.
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 commitment.

LVVWD — DATE 4-20-99

APPROVAL

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT — DATE

DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD 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.

Avoid cutting underground utility lines. It's costly. Call before you Dig 1-800-227-2600 (NONMEMBERS SERVICE ONLY)

Avoid overhead power line contact Call before you OVERHEAD 1-702-593-6111 (NEVADA POWER ENVIRONMENTAL AND SAFETY SERVICES DEPARTMENT)

INSTALLATION OF METER AND VAULT (2) 6"X2" FSM

THE METER(S) AND VAULT(S) WITH NON-TRAFFIC BEARING COVER(S) SHALL BE INSTALLED IN ACCORDANCE WITH THE LVVWD STANDARD PLATE NO. 21-D WITH STANDARD VAULT DRAWING C-475, LATEST REVISION.

ANY BLOCK WALL OF OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S), SO AS TO ALLOW THE DISTRICT ACCESS TO THE VAULT(S) FROM THE ADJACENT RIGHT-OF-WAY.

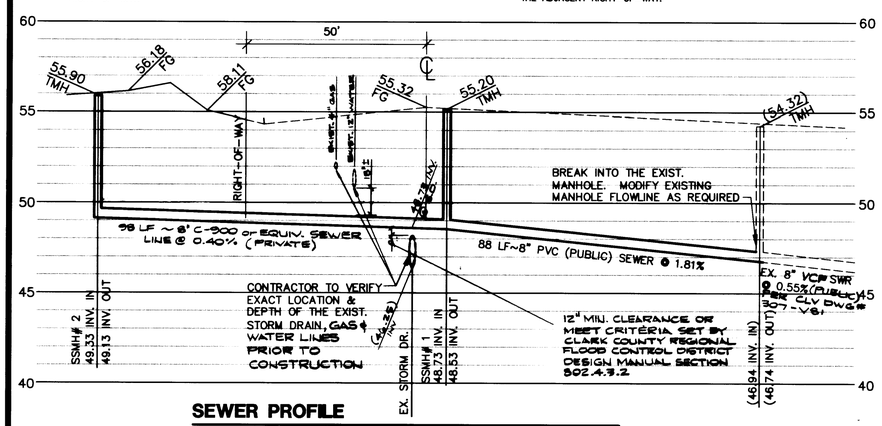
(2) 8" REDUCED PRESSURE PRINCIPLE ASSEMBLY (RPPA)

APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY(S) SHALL BE INSTALLED PER THE UDACS PLATE NO. 11A OR 11B. 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.

SEWER CONTRIBUTION

AVERAGE FLOW = 0.0084 M.G.D.
PEAK FLOW = 0.0294 M.G.D.



SEWER PROFILE

1" = 20' HORIZ.
1" = 4' VERT.

CONSTRUCTION NOTE

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

* MODIFY STREETLIGHT BASES (TOTAL OF 3) PER UNIFORM STANDARD DRAWING #325. ALL MODIFICATIONS TO STREETLIGHT FOUNDATIONS ARE TO BE DONE UNDER DIRECT SUPERVISION BY CITY OF LAS VEGAS ELECTRIC SHOP. IF FOUNDATION GROUND IS NOT VISIBLE OR DAMAGED FROM MODIFYING BASES, A NEW GROUND ROD WILL HAVE TO BE INSTALLED FOR EACH POLE FOUNDATION.
CALL 24 HRS BEFORE STARING WORK (229-6331).
IF EXISTING POLES CANT BE ADJUSTED TO NEW FINISH GRADE A NEW FOUNDATION WILL BE REQUIRED.

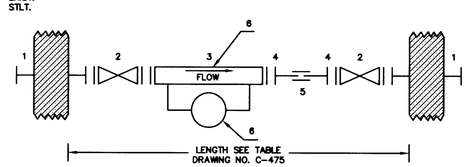
LAS VEGAS FIRE DEPARTMENT

FIRE FLOW IS 1750 GPM AT 20 PSI RESIDUAL PRESSURE

SQUARE FOOTAGE:	8568	SF
BUILDING HEIGHT:	25	FEET
NUMBER OF STORIES:	2	
OCCUPANCY:	APARTMENTS	
FULL AUTOMATIC FIRE SYSTEM:	NO	
TYPE CONSTRUCTION:	V-1 HR	

APPROVAL

CITY FIRE MARSHAL — DATE 4/23/99



NOTE: DO NOT OFFSET WALLSPOOL

ITEM NO.	DESCRIPTION	QTY.
1	FLANGED SCHED. 40 FABRICATED STEEL EPOXY COATED AND LINED WALL SPOOL WITH TRUST RING	2
2	FLANGED GATE VALVE	2
3	SENSUS 6" X 2" OR APPROVED EQUAL	1
4	FLANGED X PLAIN END SCHED. 40 FABRICATED STEEL EPOXY COATED AND LINED SPOOL	2
5	SLEEVE TYPE COUPLING	1
6	INSTALL ADJUSTABLE PIPE SUPPORTS, GRINNEL NO. 264 OR APPROVED EQUAL	2

NOTE: ALL PIPING, FITTINGS, AND APPURTENANCES SHALL CONFORM TO APPLICABLE DISTRICT SPECIFICATIONS.
THIS INSTALLATION IS FOR USE ONLY IN SYSTEMS HAVING ANOTHE SOURCE OF SUPPLY

INSTALLATION OF METER AND VAULT

THE METER(S) AND VAULT(S) WITH NON-TRAFFIC BEARING COVER(S) SHALL BE INSTALLED IN ACCORDANCE WITH THE ATTACHED DETAIL AND WITH STANDARD VAULT DRAWING C-475, LATEST REVISION.

ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S), SO AS TO ALLOW THE DISTRICT DIRECT ACCESS TO THE VAULT(S) FROM THE ADJACENT RIGHT-OF-WAY.

WATER METER AND VAULT

REV	DATE	BY	REVISION

KAUFMAN & BROAD
320 GOLDEN SHORE, SUITE 200
LONG BEACH, CALIFORNIA 90802-4217
(562) 256-2000

L. R. NELSON CONSULTING ENGINEERS, INC.
3035 East Patrick Lane Suite 9
Las Vegas, Nevada 89120
(702) 798-7978
(702) 798-7979 FAX
• STRUCTURAL
• CIVIL
• SURVEY

SHEET MASTER UTILITY PLAN
TITLE SUNSET PARK FAMILY APARTMENTS

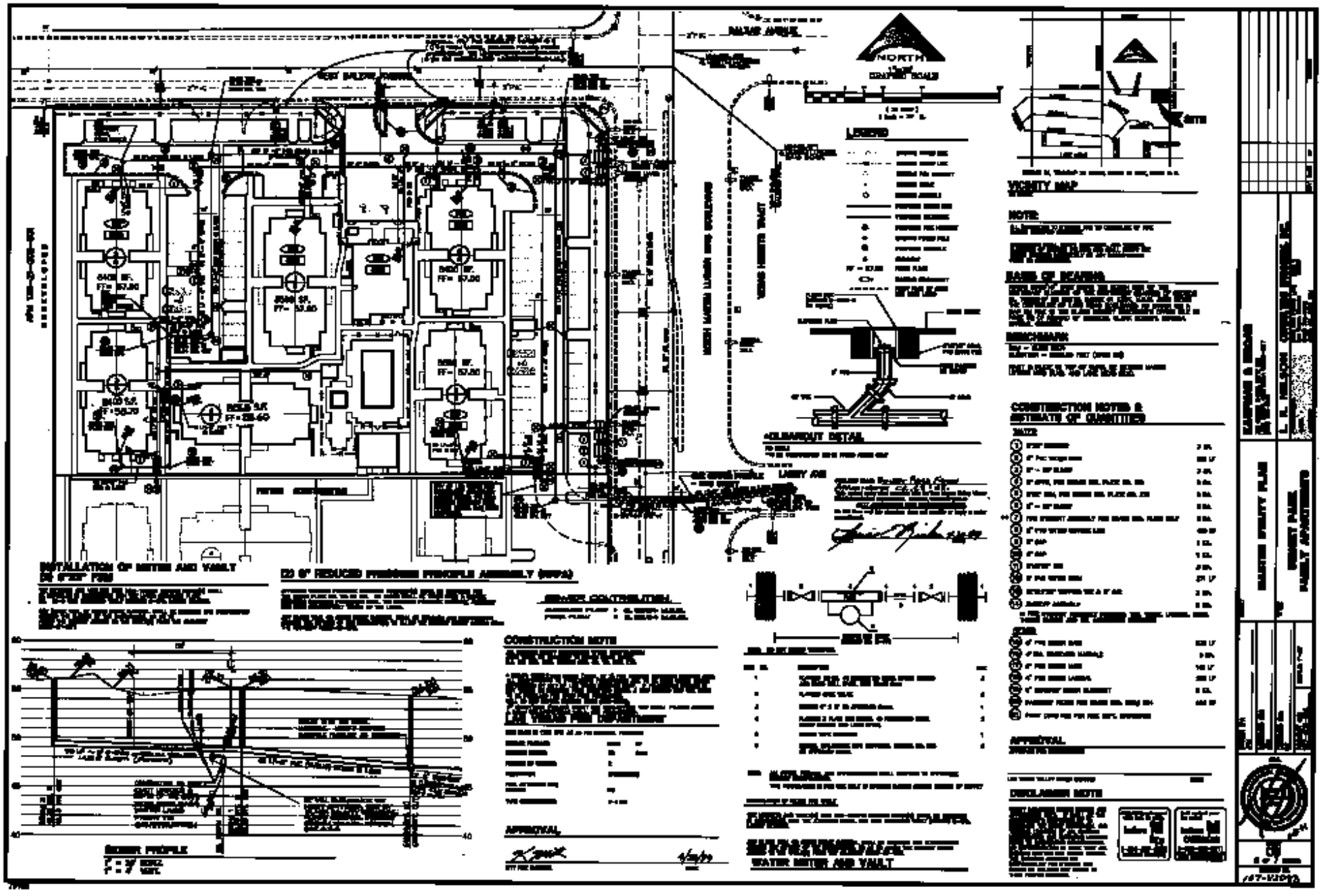
DRAWN BY: JRM
DESIGNED BY: JRM
CHECKED BY: RT
SCALE: 1"=30'
PROJECT NO: 907-002-992

SEAL: REGISTERED PROFESSIONAL ENGINEER KENT ANDERSON CIVIL No. 8012 STATE OF NEVADA 4-19-99

SHEET C5 5 OF 7 SHEETS
DRAWING NO. 107-V3083

15988

H:\Projects\P900\907002\DWG\LMPROV\SP01C005 Tue Apr 20 11:50:17 1999 PLOTTED BY:


NORTH
LEGEND
VICINITY MAP
NOTE:
BASIS OF BEARING
BENCHMARK
CONSTRUCTION NOTES & ESTIMATE OF QUANTITIES
WATER
SEWER
APPROVAL
DISCLAIMER NOTE
INSTALLATION OF METER AND VAULT
(2) 6" REDUCED PRESSURE PRINCIPLE ASSEMBLY (RPPA)
SEWER CONTRUCTION
CONSTRUCTION NOTE
SEWER PROFILE
WATER METER AND VAULT
LIBERTY AVE
MAIN AVENUE
MASTER UTILITY PLAN
FOREST PARK
FOREST PARK APARTMENTS
L.L. NELSON CONSULTING ENGINEERS, INC.
SANDERS & BROWN
(07-1200)