

GENERAL UTILITY NOTES

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION.
- SOME SECTIONS OF ON-SITE SEWER HAVE SHALLOW COVER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO AVOID DAMAGE TO THESE MAINS DURING ALL PHASES OF CONSTRUCTION.
- ALL EXISTING MANHOLES, VALVE BOXES, AND UTILITY RISERS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE ADJUSTED TO GRADE AS NECESSARY.
- REFER TO M. P. & E. DRAWINGS FOR THE EXACT LOCATION AND SIZES OF EXISTING SERVICE LATERALS.
- ON-SITE WATER MAINS SHALL BE ACP, PVC, OR APPROVED EQUAL, AND SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE UNIFORM PLUMBING CODE.
- THE QUANTITY ESTIMATES SHOWN HEREON ARE APPROXIMATE AND NO ONE IS TO RELY UPON THEM FOR BUY QUANTITIES. EACH AND EVERY CONTRACTOR SHALL HAVE A SET OF APPROVED PLANS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES AND SHALL HELLY FOR THEM TO A HIGHER DEGREE THAN THE CONSTRUCTION STAKES IN PROGRESSING THE WORK.
- PRIVATE AND PUBLIC UTILITIES AS SHOWN ON THE PLANS REFLECT AVAILABLE RECORD DATA, AND THEIR SIZE AND LOCATION HAVE NOT BEEN VERIFIED IN THE FORM OF UNDERGROUND SOUNDING EXPLORATION, BUT RATHER RESTRICTED TO SURFACE VISIBLE ITEMS.

LAS VEGAS VALLEY WATER DISTRICT NOTES

- NO WORK SHALL BE DONE ON THE WATER PLANS UNTIL THEY HAVE BEEN RELEASED FOR CONSTRUCTION BY THE LVWD. FOLLOWING APPROVAL OF THESE PLANS, NOTICE SHALL BE GIVEN TO THE LVWD CUSTOMER SERVICE DEPARTMENT (870-4194) 48 HOURS PRIOR TO ACTUAL CONSTRUCTION, AND 24 HOURS PRIOR TO AN INSPECTION.
- CALL BEFORE YOU DIG 1-800-227-2600.
- ALL WORK SHALL CONFORM TO LVWD LATEST STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS.
- ALL WORK, EXCEPT AS MODIFIED HEREON OR BY NOTE 3, SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT (SM) EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFICE IMPROVEMENTS, CLARK COUNTY AREA.
- DESTROY APPROVED SERVICE SADDLES OR TAPPED COLLARS ONLY BE REQUIRED ON ALL 1 1/2" AND 2" SERVICE LATERALS. SERVICE SADDLES ONLY BE PERMITTED ON 1-1/2" AND 2" SERVICE LATERALS. DOUBLE TAPPED COLLARS ARE NOT PERMITTED.
- COPPER COPPER LATERALS: ALL 3/4" TO 2" SERVICE LATERALS SHALL BE 1/2" COPPER TUBING IN ACCORDANCE WITH THE DISTRICT'S SPECIFICATIONS AND STANDARD PLATES.
- THE MAXIMUM ALLOWABLE JOINT DEFLECTION FOR ACP AND DUCTILE IRON PIPE SHALL BE AS FOLLOWS:

| PIPE SIZE | ACP | DUCTILE IRON | DUCTILE IRON |
|--------------|-------------|--------------|--------------|
| 8 INCH | 2.5 DEGREES | 2.5 DEGREES | 3.5 DEGREES |
| 10 - 12 INCH | 2.0 | 1.5 | 1.5 |
| 14 - 18 INCH | N/A | 1.5 | 1.5 |
| 20 - 24 INCH | N/A | 1.5 | 1.5 |

ON PVC PIPE THE MAXIMUM OFFSET FOR A JOINT LENGTH OF FACTORY BELLED PIPE SHALL BE 1/8 INCHES FOR 6" PIPE, 1/4 INCHES FOR 8" PIPE, AND 9/16 INCHES FOR 10" AND 12" PIPE.
 THESE OFFSETS CONFLICT WITH THE PIPE MANUFACTURER'S RECOMMENDATION. THE MORE STRINGENT REQUIREMENT SHALL APPLY.
- ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.
- ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS AND VALLEY GUTTERS.
- DETECTION TAPE SHALL BE REQUIRED IN ACCORDANCE WITH STANDARD PLATE NO. 27 WHERE INDICATED, AND AS FOLLOWS:
 A) OVER ALL MAINS NOT INSTALLED 6 FEET FROM BACK OF CURB.
 B) OVER ALL SERVICE LATERALS NOT INSTALLED 6 FEET FROM ANGLES TO MAIN.
 C) OVER ALL SERVICE LATERALS TESTED AT 200 PSI FOR A CONTINUOUS TWO HOUR PERIOD, IN ACCORDANCE WITH DISTRICT STANDARDS.
- ALL WATER MAINS SHALL BE DISINFECTED, FLUSHED, AND AN ACCEPTABLE HEALTH CARVE OBTAINED FROM THE CONNECTION OF THE WATER MAIN(S) AND/OR LATERAL(S) TO THE DISTRICT'S SYSTEM.
- CONTRACTOR TO OBTAIN ALL METERS 2" AND SMALLER FROM LVWD CENTRAL STORES. TELEPHONE: 258-3152 FORTY-EIGHT (48) HOURS PRIOR TO PICKUP.

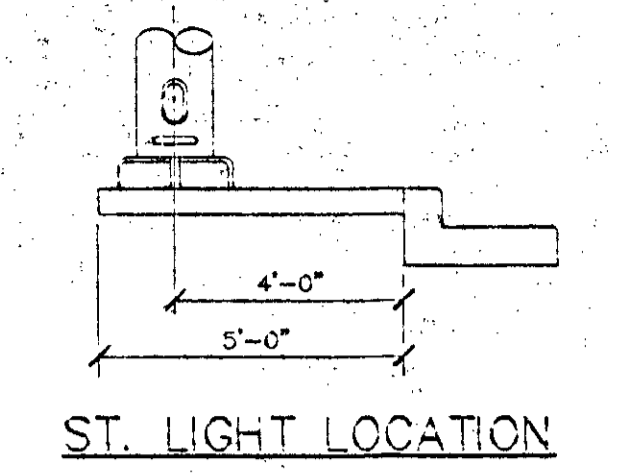
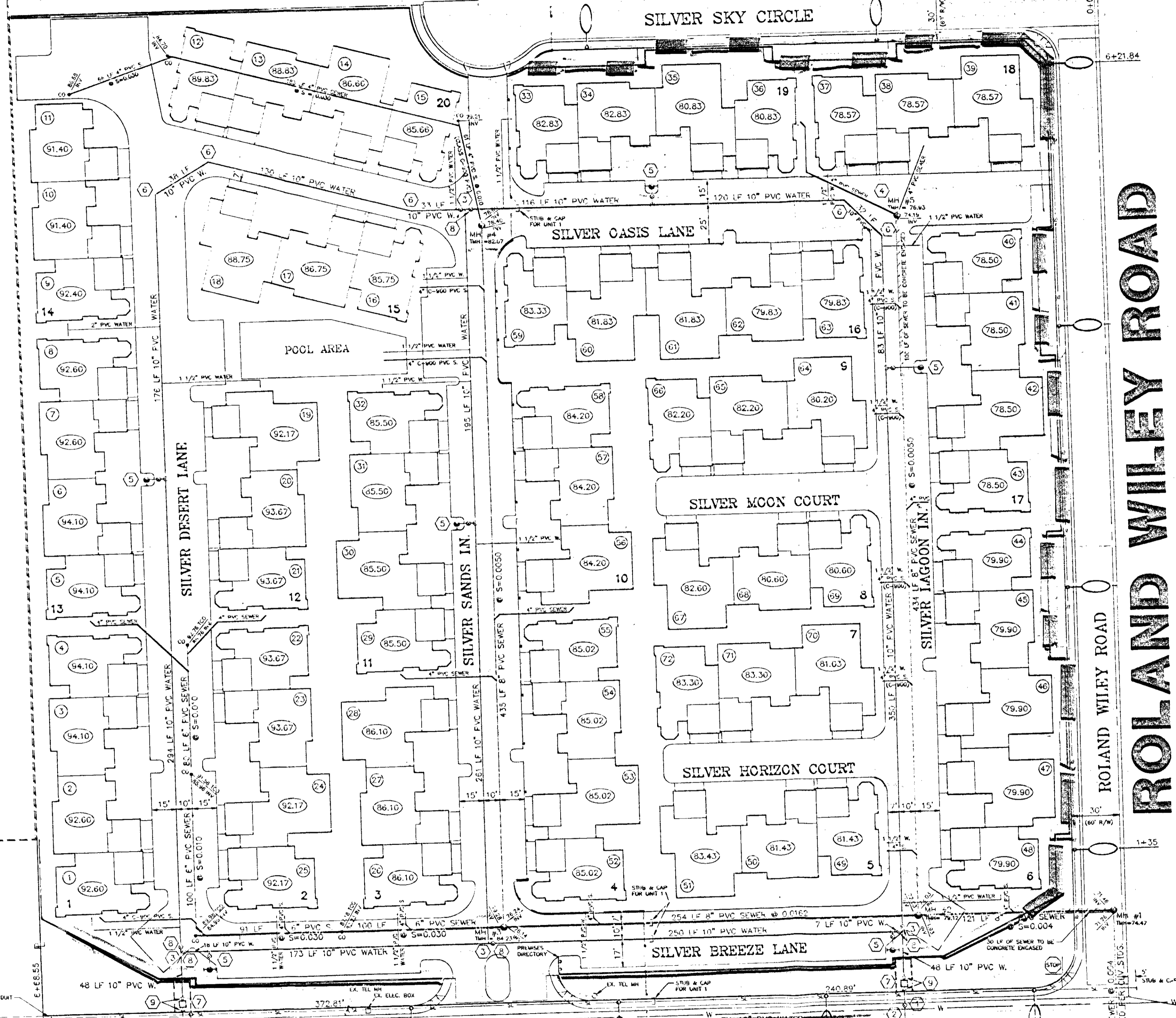
FIRE DEPARTMENT NOTES

- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY OF LAS VEGAS FIRE DEPARTMENT "HYDRANT SPECIFICATIONS", "HYDRANT INSTALLATION SPECIFICATIONS" AND ORDINANCE #3345.
- AUTHORIZED HYDRANTS FOR THE PROJECT ARE:
 A - KENNEDY GUARDIAN
 B - MOELLER 4-1/2" EDITIONMAN
 C - CLOW MODEL 2546 METALLION
- ON ANY NEW HOME OR BUILDING, 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 CENTER-LINE OF STREET ADJACENT TO FIRE HYDRANT AS REQUIRED BY ORDINANCE #3345 TO IDENTIFY FIRE HYDRANT LOCATIONS.
- CALL THE LAS VEGAS FIRE DEPARTMENT AT 792-2077 FOR UNDERGROUND INSPECTION, PRESSURE AND FLOW 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 #3345 SHALL BE COMPLETED BEFORE APPROVAL BY THE CITY OF LAS VEGAS FIRE DEPARTMENT.
- A PERMIT IS REQUIRED FROM THE FIRE DEPARTMENT FOR WATER LINE AND FIRE HYDRANT. THE PERMIT AND CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND WORK FROM THE DISTRICT ENGINEER FROM THE FIRE PROTECTION ENGINEER EQUAL TO ANY WORK BEGINNING.
- A FLOW TEST MUST BE WITNESSED BY THE FIRE DEPARTMENT FOR VERIFICATION OF ON-SITE WATER SUPPLY.
- ALL ON-SITE FIRE MAIN MATERIALS MUST BE U. L. LISTED AND F. M. APPROVED.
- FIRE HYDRANT SPACING:
 RESIDENTIAL - 500 FEET UNSPRINKLED, 600 FEET SPRINKLED
 COMMERCIAL, INCLUDING MULTI-FAMILY - 300 FEET UNSPRINKLED, 400 FEET SPRINKLED
- NO FIRE HYDRANT SHALL BE LOCATED WITHIN THE REGIRED RADIUS OF A CURB-UP-SIDE OR WITHIN 20 FT. OF THE PERIMETER OF THE RADIUS OF THE CURB-UP-SIDE.
- NO FIRE HYDRANT SHALL BE LOCATED WITHIN 6 FT. OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREET LIGHT OR ANY OTHER OBSTRUCTION.
- NOT MORE THAN 2 HYDRANTS CAN BE OUT OF SERVICE DUE TO A SINGLE MAIN BREAK.
- 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 WITH ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 10 FEET FROM A FIRE DEPARTMENT VEHICLE ACCESS (SEE EXCEPTIONS IN UFC 88, SECTION 10.07).
- 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 #3345).

2 working days
 Call before you Dig
 1-800-227-2600

CLV STREET LIGHT NOTES
 1. ALL STREET LIGHT INSTALLATIONS SHALL CONFORM TO THE STANDARD DETAILS AND SPECIFICATIONS OF THE CITY OF LAS VEGAS, AND SHALL ALSO CONFORM TO THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OF OFFICE IMPROVEMENTS, CLARK COUNTY AREA, LATEST EDITION, UNLESS OTHERWISE NOTED. REFER TO CLARK COUNTY STANDARD DRAWING #016.

SILVER SKY CIRCLE



LAS VEGAS FIRE DEPARTMENT

Fire Flow Requirement is 2750 gallons per minute at 20 pounds per square inch residual.

Basest. cat. 11,286
 Square footage N/A
 Largest area between area separation walls N/A
 Height 25' MAX.
 Type of Construction V - N
 Exposures 10'
 Sprinkler System NO
 Occupancy R-3
 Roof Construction TILE
 Reviewed By:
 Date:

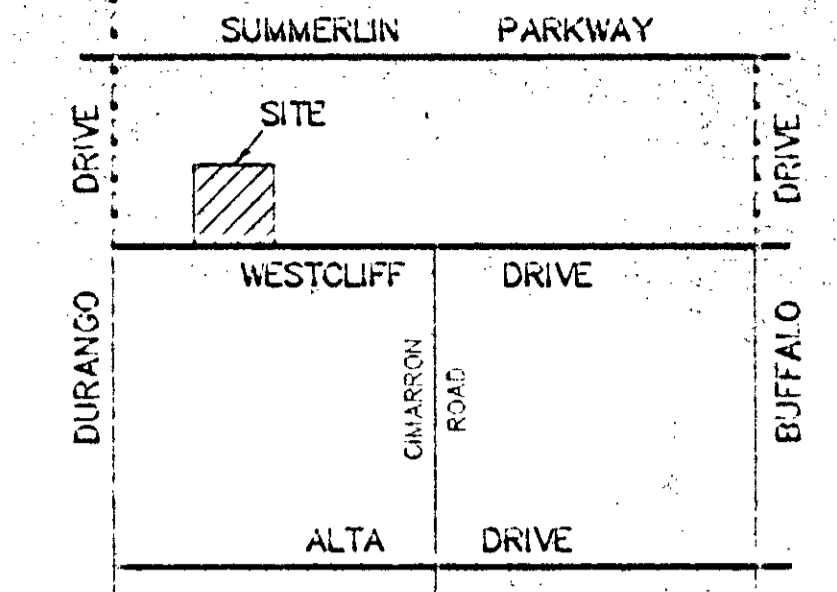
- LEGEND**
- 250 WATT HPS LUMINAIRE
 - 100 WATT HPS LUMINAIRE
 - EX. STREET LIGHT
 - 1 1/4" PVC CONDUIT
 - FIRE HYDRANT
 - STREET NAME SIGN
 - STOP SIGN

PUBLIC SEWER QUANTITIES ESTIMATE

| | |
|-------------|--------|
| MANHOLE | 1 EA |
| 6" PVC MAIN | 153 LF |

PRIVATE SEWER QUANTITIES ESTIMATE

| | |
|--|---------|
| MANHOLE | 4 EA |
| CLEANOUTS | 7 EA |
| 8" PVC MAIN | 1219 LF |
| 6" PVC MAIN | 371 LF |
| 4" PVC LATERAL | 1045 LF |
| SEWER LATERAL QUANTITIES ESTIMATED TO 5' OF EXTERIOR BUILDING FACE | |



VICINITY MAP
 NO SCALE

LEGEND & ESTIMATE OF WATER QUANTITIES

| | |
|--|---------|
| 10" TAPPING VALVE | 2 EA |
| 10x12 MECH. JOINT TAPPING SLEEVE | 2 EA |
| 10" TEE | 4 EA |
| 10" ELL | 1 EA |
| FIRE HYDRANT ASSY. | 6 EA |
| 10" BEND | 4 EA |
| 6" x 3" FNCT (DEV. INSTALL) IN 10'x20' EASEMENT TO LVWD | 2 EA |
| 10" GATE VALVE | 7 EA |
| 10"x6" REDUCER | 4 EA |
| 10" PVC | 2347 LF |
| 2" PVC | 80 LF |
| 1 1/2" PVC | 850 LF |
| WATER LATERAL QUANTITIES ESTIMATED TO 5' OF EXTERIOR BUILDING FACE | |
| * FIRE HYDRANT ASSY. INCLUDES TEE, VALVE, LATERAL, RISER, THRUST BLOCKS, AND ALL ASSOCIATED HARDWARE | |

SCALE: 1" = 40'

Z-163-90

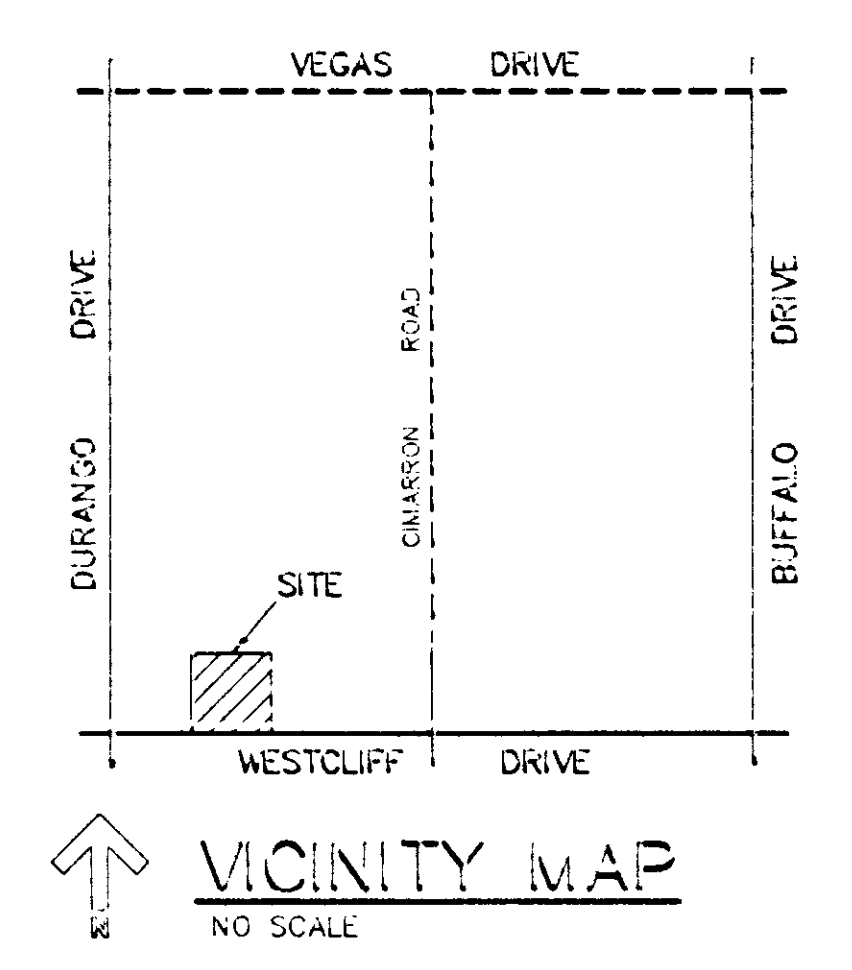
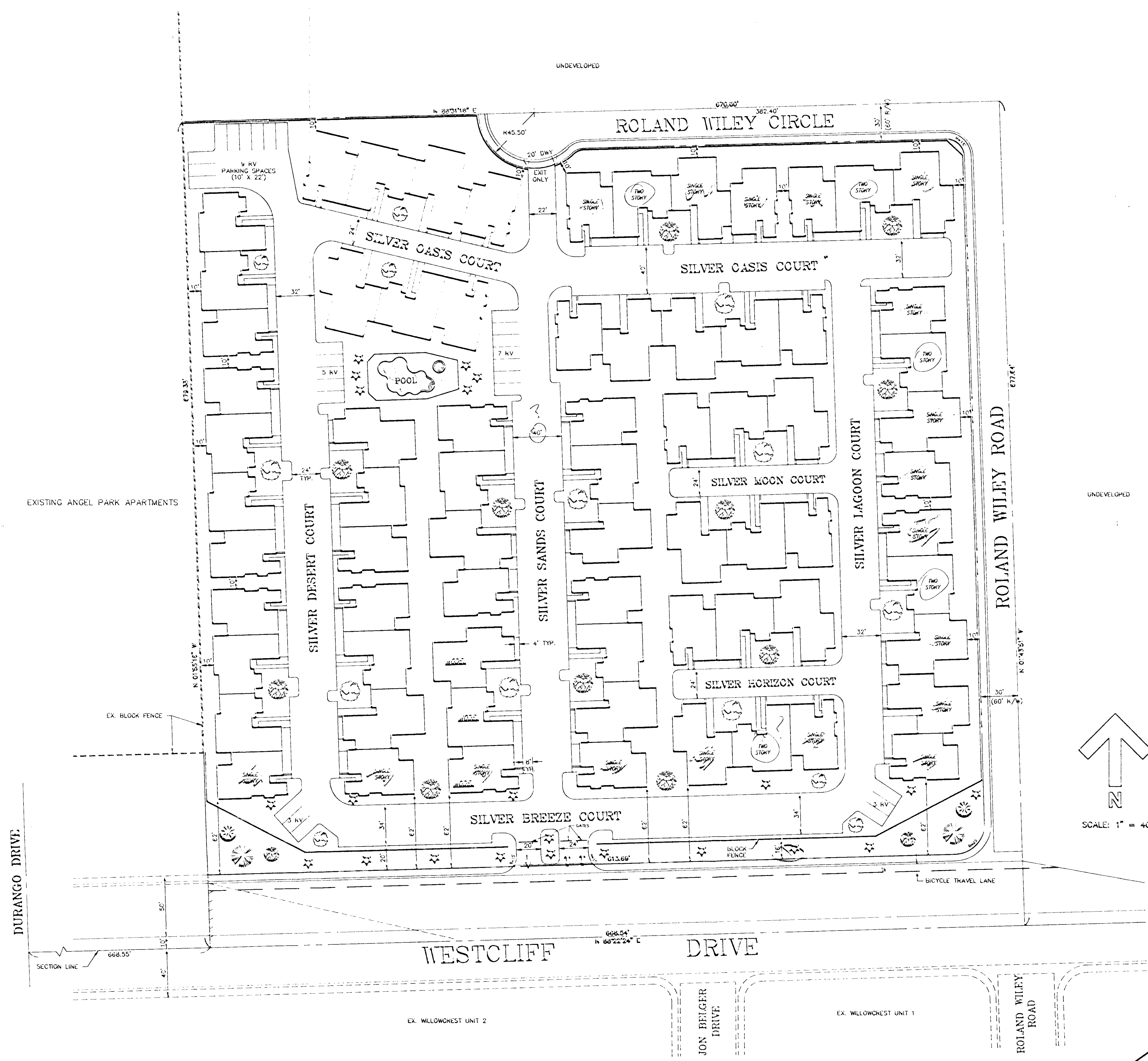
BENCHMARK
 NEVADA POWER VAULT # 55-763
 8201 SUMMERLIN PARKWAY
 ELEVATION: 2551.92

INSTALLATION OF VAULTS

THE FENCE METERS AND VAULTS WITH NON-TRAFFIC BEARING COVER INSTALLED IN ACCORDANCE WITH THE DISTRICT'S STANDARD PLATE AND WITH STANDARD VAULT DRAWING C-475, LATEST REVISION.
 ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AROUND THE OUTSIDE OF THE EXISTING 30" AS TO MAINTAIN THE ACCESS TO THE VAULTS FROM THE ADJACENT RIGHT-OF-WAY.

JON BELGER DRIVE

JOHN R. VEGA CONSULTING ENGINEERS INC.
 240 N. JONES BLVD. - STE 174
 LAS VEGAS, NV 89107
 (702) 646-4164
 DATE: 4-9-91
 JOB NO: 90-09
 DRAWN BY: R.J.L.
 SHEET: C-3 OF 5
 PROJECT: SILVER PALMS EXECUTIVE TOWNHOMES UTILITY PLAN
 DATE: 5/28/91
 P/C: 5/28/91
 DATE: 2-163-90
 DATE: 1/1/91 approved



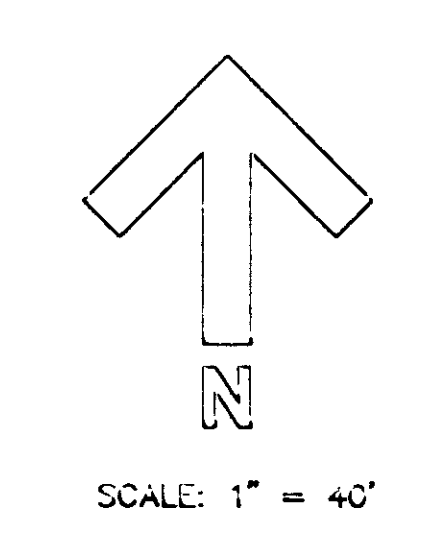
OWNER / DEVELOPER
 DISAL FAMILY PARTNERSHIP
 461 S. WETHERLY DRIVE
 BEVERLY HILLS, CALIFORNIA 90211
 TEL: (213) 276-6647

LEGAL DESCRIPTION
 THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4
 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 20 SOUTH,
 RANGE 60 EAST, M.D.G. & M., CLARK COUNTY, NEVADA

SITE INFORMATION
 REG'D ZONING = R-PD7
 GROSS AREA = 22.43 ACRES
 NET AREA = 22.23 ACRES
 NUMBER OF UNITS = 22
 UNITS PER ACRE = 6.90

PARKING

| | |
|-----------------------------|------------|
| RESIDENTS | 144 |
| GARAGES | 35 |
| OTHER | 12 |
| VISITOR | 12 |
| RV | 27 |
| TOTAL PARKING SPACES | 218 |



JOHN R. VEGA
 CONSULTING ENGINEERS INC.
 SILVER PALMS
 EXECUTIVE TOWNHOMES
 PLOT PLAN

3325 W. DESERT INN ROAD #9
 LAS VEGAS, NV 89102
 (702) 871-5363

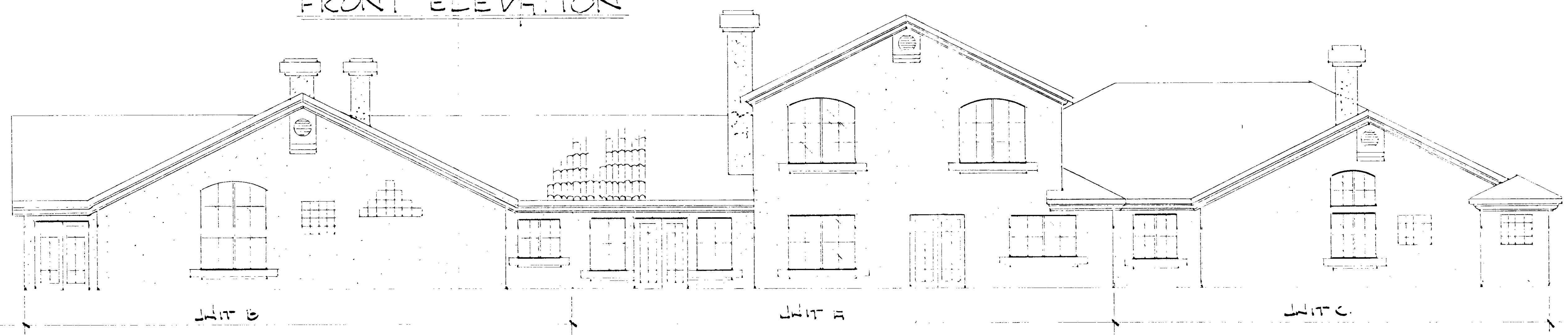
DATE: 12-20-90
 SHEET: 1 OF 1
 DRAWN BY: R.J.L. CHECKED BY: J.R.V.

| REVISIONS | BY |
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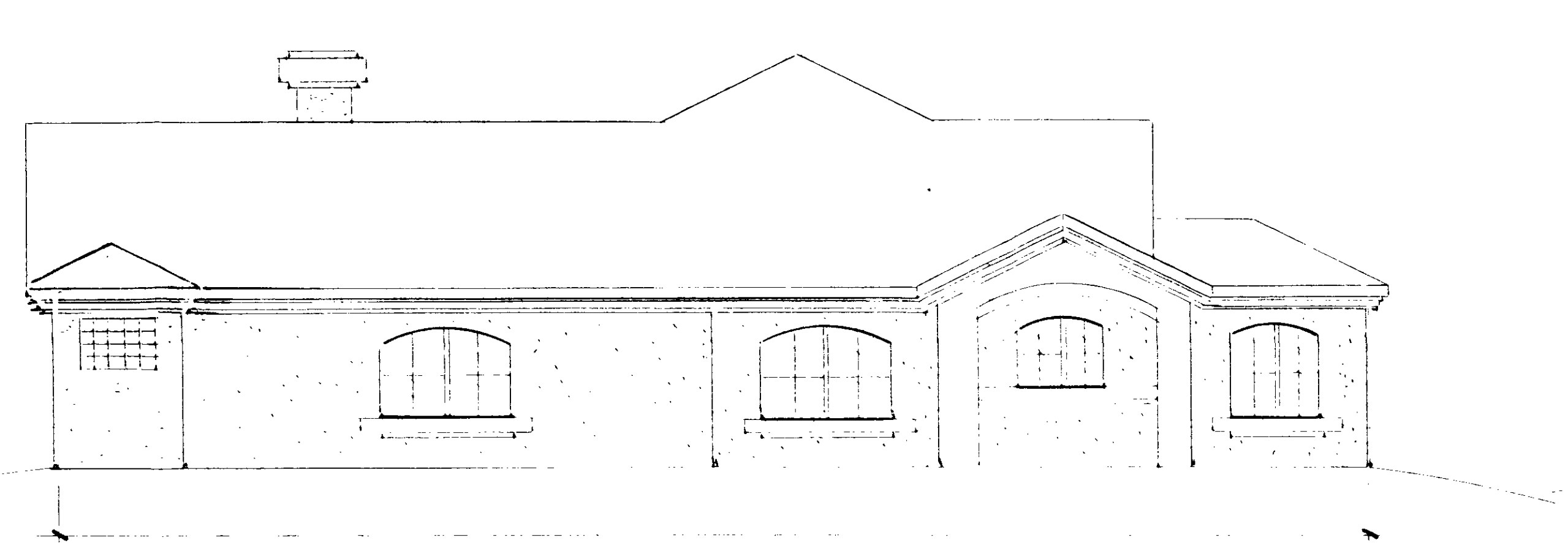
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 5/10/02



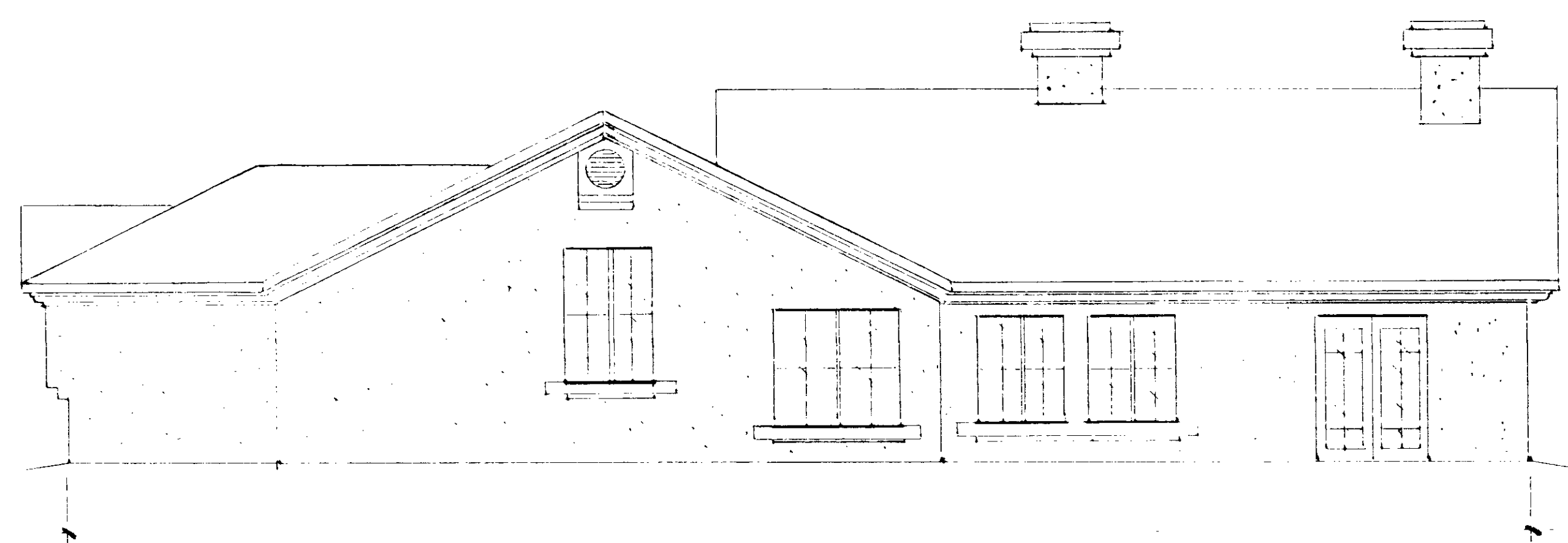
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION (UNIT C)



RIGHT ELEVATION (UNIT A)

ELEVATIONS

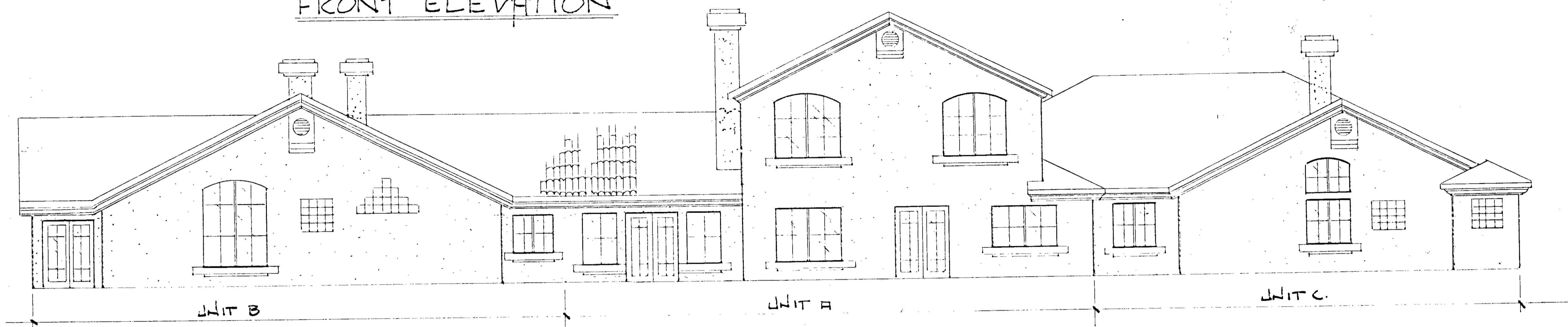
SCALE: 3/16" = 1'-0"

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| DRAWN |
| CHECKED |
| DATE |
| SCALE |
| JOB NO. |
| STAFF |
| SHEET |

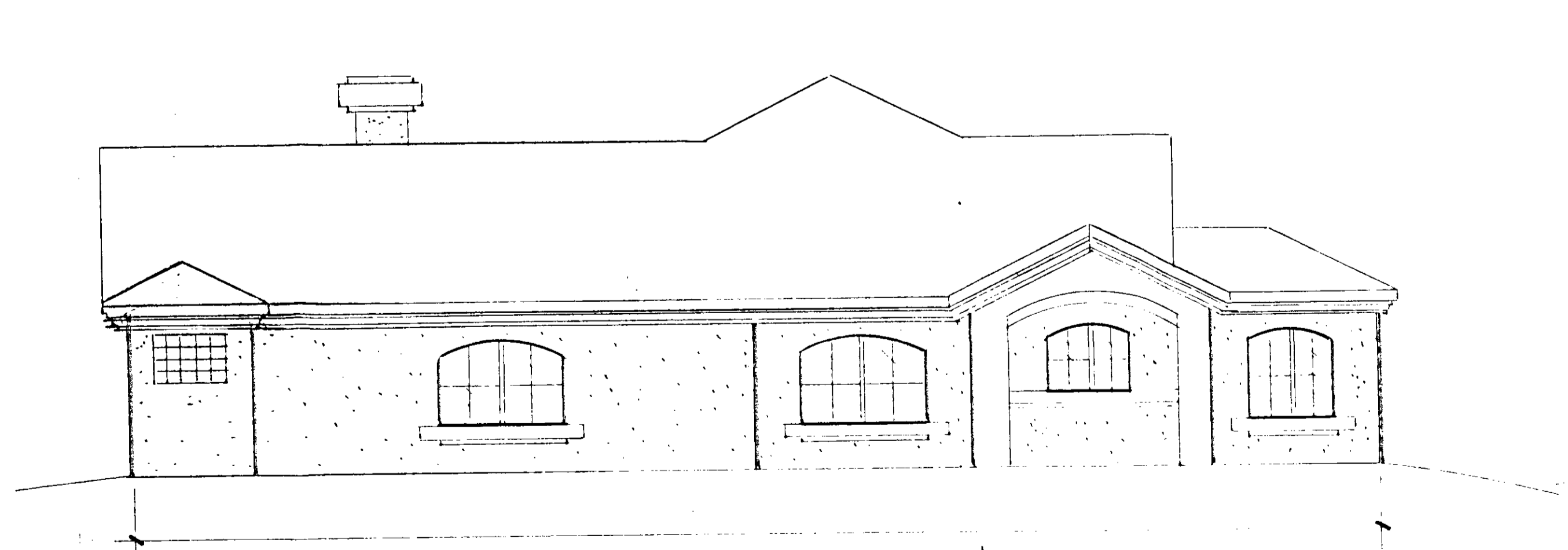
| REVISIONS | BY |
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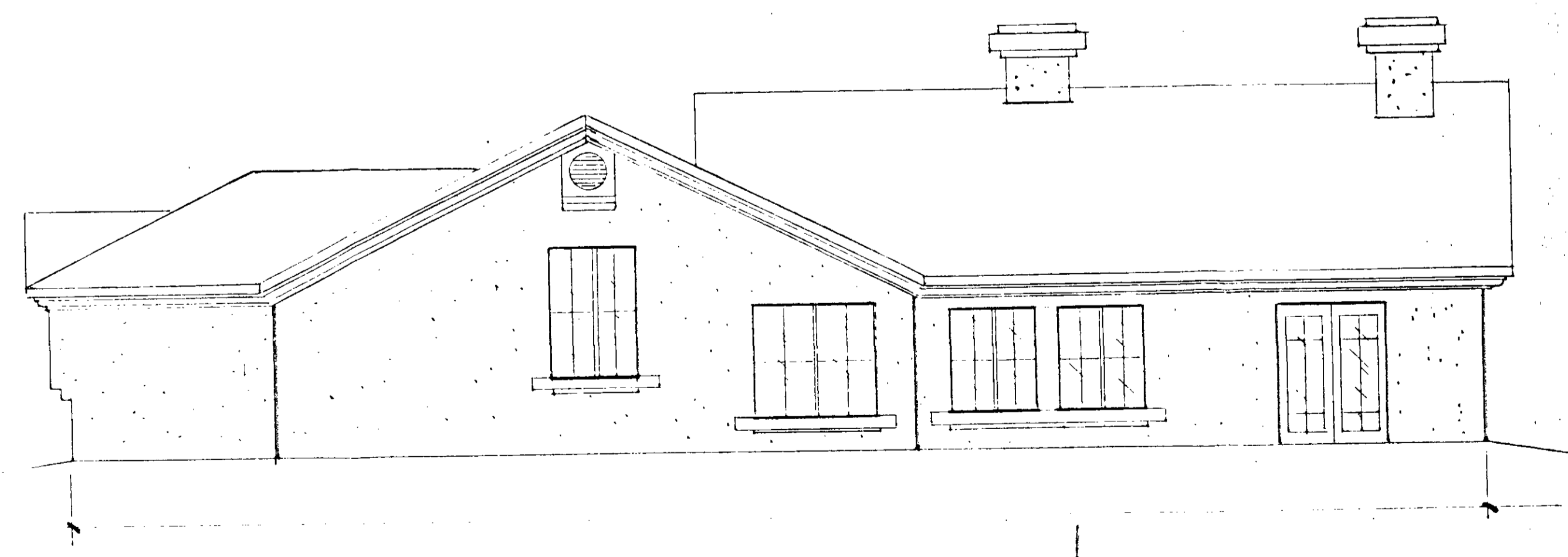
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION (UNIT C)



RIGHT ELEVATION (UNIT B)

ELEVATIONS

SCALE: 3/16" = 1'0"

Z-163-90

CC: 7/30/97 approved
 RES: 1/22/98 - AFS

| |
|-----------|
| DRAWN |
| CHECKED |
| DATE |
| SCALE |
| JOB NO. |
| SHEET |
| OF SHEETS |

GENERAL UTILITY NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION.
2. SOME SECTIONS OF EXISTING SEWER HAVE SHALLOW COVER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO AVOID DAMAGE TO THESE MAINS DURING ALL PHASES OF CONSTRUCTION.
3. ALL EXISTING MANHOLES, VALVE BOXES, AND UTILITY RISERS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE ADJUSTED TO GRADE AS NECESSARY.
4. REFER TO M. P. & E. DRAWINGS FOR THE EXACT LOCATION AND SIZES OF EXISTING SERVICE LATERALS.
5. DIGITE WATER MAINS SHALL BE ACC. PVC OR APPROVED EQUAL AND SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE UNIFORM PLUMBING CODE.
6. THE QUANTITY ESTIMATES SHOWN HEREON ARE APPROXIMATE AND NO ONE IS TO RELY UPON THEM FOR EXACT QUANTITIES. EACH AND EVERY CONTRACTOR SHALL HAVE A SET OF APPROVED PLANS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES AND SHALL RELY ON THEM TO A HIGHER DEGREE THAN THE CONSTRUCTION STAKES IN PROSECUTING THE WORK.
7. PRIVATE AND PUBLIC UTILITIES AS SHOWN ON THE PLANS REFLECT AVAILABLE RECORD DATA AND THEIR SIZE AND LOCATION HAVE NOT BEEN VERIFIED IN THE FORM OF UNDERGROUND BORING EXPLORATION, BUT RATHER RESTRICTED TO SURFACE VISIBLE ITEMS.

LAS VEGAS VALLEY WATER DISTRICT NOTES

1. NO WORK SHALL BEGIN ON THE WATER PLANS UNTIL THEY HAVE BEEN RELEASED FOR CONSTRUCTION BY THE LVWD. FOLLOWING APPROVAL OF THE PLANS, NOTICE SHALL BE GIVEN TO THE LVWD CUSTOMER SERVICE DEPARTMENT (878-4194) 40 HOURS PRIOR TO ACTUAL CONSTRUCTION, AND 24 HOURS PRIOR TO AN INSPECTION.
2. CALL BEFORE YOU DIG 1-800-227-2600.
3. ALL WORK SHALL CONFORM TO LVWD LATEST STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS.
4. ALL WORK EXCEPT AS MODIFIED HEREON OR BY NOTE 3. SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT LUMP OR ALIQUOT OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFICE IMPROVEMENTS, CLARK COUNTY AREA.
5. DISTRICT APPROVED SERVICE SAUGETS OR TAPPED COLLARS SHALL BE REQUIRED ON ALL 1 1/2" AND 2" SERVICE LATERALS. SERVICE SAUGETS ONLY SHALL BE HEAVYMETAL ON 1 1/2" AND 2" SERVICE LATERALS. DOUBLE TAPPED COLLARS ARE NOT PERMITTED.
6. COPPER SERVICE LATERALS: ALL 1/2" TO 2" SERVICE LATERALS SHALL BE OF COPPER TUBING IN ACCORDANCE WITH THE DISTRICT'S SPECIFICATIONS AND STANDARD PLATES.
7. THE MAXIMUM ALLOWABLE JOINT DEFLECTION FOR ACP AND DUCTILE IRON PIPE SHALL BE AS FOLLOWS:

| PIPE SIZES | ACP | DUCTILE IRON | DUCTILE IRON |
|----------------|-------------|--------------|--------------|
| 8" MIN | 2.0 DEGREES | 2.5 DEGREES | 2.0 DEGREES |
| 8" - 12" INCH | 2.0 | 2.5 | 2.5 |
| 14" - 18" INCH | 1.0 | 1.5 | 1.5 |
| 18" - 24" INCH | N/A | 1.5 | 1.5 |

ON PVC PIPE, THE MAXIMUM OFFSET FOR A 20' LENGTH OF FACTORY BELLED PIPE SHALL BE 10 INCHES FOR 8" PIPE, 12 INCHES FOR 10" PIPE, AND 9 INCHES FOR 12" PIPE.

IF THESE OFFSETS CONFLICT WITH THE PIPE MANUFACTURER'S RECOMMENDATION, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
8. ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.
9. ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS AND VALLEY GUTTERS.
10. DETECTION TAPS SHALL BE REQUIRED IN ACCORDANCE WITH STANDARD PLATE NO. 27 INDICATED, AND AS FOLLOWS:

A) EXIST ALL MAINS NOT INSTALLED 6 FEET FROM BACK OF CURB.
 B) OVER ALL SERVICE LATERALS NOT INSTALLED AT RIGHT ANGLES TO MAIN.
11. ALL WATER MAINS SHALL BE PRESSURE TESTED AT 200 PSI FOR A CONTINUOUS TWO HOUR PERIOD, IN ACCORDANCE WITH DISTRICT STANDARDS.
12. ALL WATER MAINS SHALL BE UNINSPECTED, FLOUGHED, AND AN ACCEPTABLE HEALTH SAMPLE OBTAINED, PRIOR TO THE CONNECTION OF THE WATER MAINS AND/OR LATERALS TO THE DISTRICT'S SYSTEM.
13. CONTRACTOR TO OBTAIN ALL METERS 1" AND SMALLER FROM LVWD CENTRAL STORES. TELEPHONE 258-3152 FORTY-EIGHT (48) HOURS PRIOR TO PICKUP.

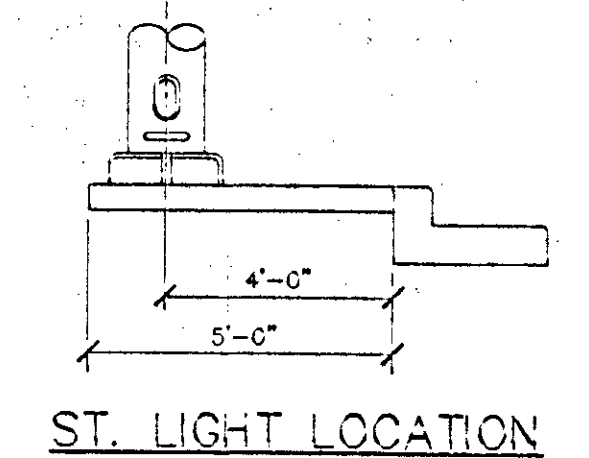
FIRE DEPARTMENT NOTES

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY OF LAS VEGAS FIRE DEPARTMENT "HYDRANT SPECIFICATIONS", "HYDRANT INSTALLATION SPECIFICATIONS" AND ORDINANCE #3545.
2. AUTHORIZED HYDRANTS FOR THE PROJECT ARE:
 A - KENNEDY GUARDIAN
 B - MUELLER A-423 CENTERMAN
 C - SLOW MODEL 2048 MEDICAL
3. ON ANY NEW HOME OR BUILDING, ACCESSIBLE FIRE HYDRANTS SHALL BE INSTALLED BEFORE COMMENCEMENT OF CONSTRUCTION. CONCRETE AND SAND FILL HYDRANTS SHALL BE IN 100% WORKING ORDER WITH AN ADEQUATE WATER SUPPLY.
4. CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT CENTER-LINE OF STREET ADJACENT TO THE HYDRANT AS REQUIRED IN ORDINANCE #3545 TO IDENTIFY FIRE HYDRANT LOCATIONS.
5. CALL THE LAS VEGAS BUILDING DEPARTMENT AT 799-5071 FOR UNDERGROUND MODIFICATION, PRESSURE AND FLOW 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 #3545 SHALL BE COMPLETED BEFORE APPROVAL BY THE CITY OF LAS VEGAS FIRE DEPARTMENT.
7. A PERMIT IS REQUIRED FROM THE FIRE DEPARTMENT FOR 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 ISSUED TO ANY WORK BEGINNING.
8. A FLOW TEST MUST BE WITNESSED BY THE FIRE DEPARTMENT FOR VERIFICATION OF ON-SITE WATER SUPPLY.
9. ALL ON-SITE FIRE MAIN MATERIALS MUST BE U. L. LISTED AND F. M. 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 CO-USE-SAC OR WITHIN 10 FT. OF THE PERIMETER OF THE RADIUS OF THE CO-USE-SAC.
12. NO FIRE HYDRANT SHALL BE LOCATED WITHIN 6 FT. 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 24 FEET INSIDE RADIUS.
15. A FIRE APPARATUS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXISTING ROAD OR DRIVEWAY IS LOCATED MORE THAN 100 FEET FROM A FIRE DEPARTMENT VEHICLE ACCESS (SEE EXCEPTIONS IN UFC 86, SECTION 10.07).
16. ALL END OF FIRE APPARATUS ACCESS ROADS AND/OR FIRE LANES PUBLIC OR PRIVATE IN LENGTH OF 100 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURNAROUND AREA. SEE ORDINANCE #3545.

2 working days
Call before you Dig
 1-800-227-2600

C.I.V. STREET LIGHT NOTES

1. ALL STREET LIGHT INSTALLATIONS SHALL CONFORM TO THE STANDARD DETAILS AND SPECIFICATIONS OF THE CITY OF LAS VEGAS, AND SHALL ALSO CONFORM TO THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFICE IMPROVEMENTS, CLARK COUNTY AREA, LATEST EDITION, UNLESS OTHERWISE NOTED. REFER TO CLARK COUNTY STANDARD DRAWING #318.

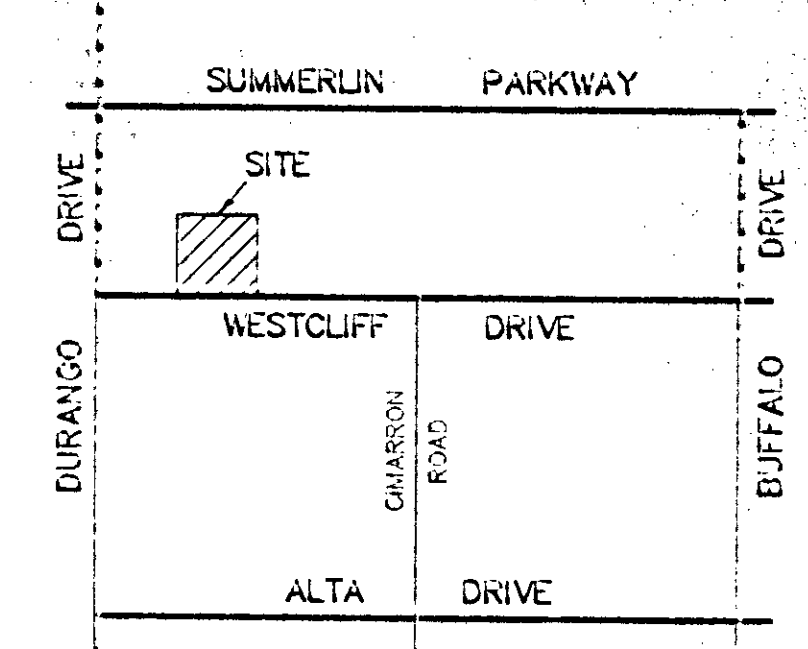


LAS VEGAS FIRE DEPARTMENT

Fire Flow Requirement is 2750 gallons per minute at 20 pounds per square inch residual.

Based on:
 Square footage 11,286
 Largest area between area separation walls N/A
 Height 25' MAX.
 Type of Construction V - N
 Exposures 10'
 Sprinkler System NO
 Occupancy R-3
 Roof Construction TILE

Reviewed By: _____
 Date: _____



VICINITY MAP
 NO SCALE

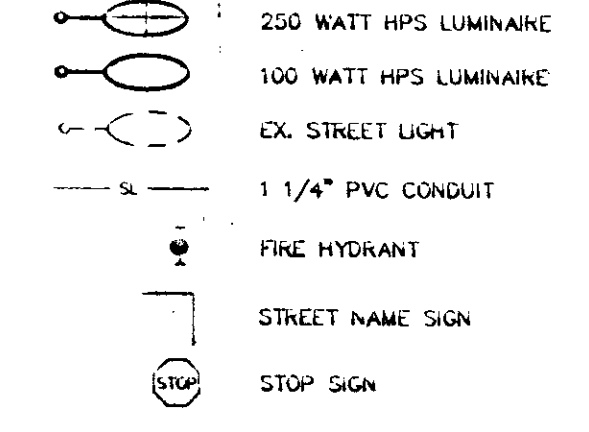
LEGEND & ESTIMATE

WATER QUANTITIES

| | | |
|---|--|---------|
| 1 | 10" TAPPING VALVE | 2 EA |
| 2 | 10x12 MECH. JOINT TAPPING SLEEVE | 2 EA |
| 3 | 10" TEE | 4 EA |
| 4 | 10" ELL | 1 EA |
| 5 | FIRE HYDRANT ASSY. | 6 EA |
| 6 | 10" BEND | 4 EA |
| 7 | 6" x 3" FMC (DEV. INSTALL) IN 10'x20' EASEMENT TO LVWD | 2 EA |
| 8 | 10" GATE VALVE | 7 EA |
| 9 | 10"x6" REDUCER | 4 EA |
| | 10" PVC | 2347 LF |
| | 2" PVC | 60 LF |
| | 1 1/2" PVC | 650 LF |

WATER LATERAL QUANTITIES ESTIMATED TO 5' OF EXTERIOR BUILDING FACE
 * FIRE HYDRANT ASSY. INCLUDES TEE, VALVE LATERAL, RISER THROTTLE BLOCKS, AND ALL ASSOCIATED HARDWARE.

LEGEND



PUBLIC SEWER QUANTITIES ESTIMATE

| | |
|-------------|--------|
| MANHOLE | 1 EA |
| 8" PVC MAIN | 153 LF |

PRIVATE SEWER QUANTITIES ESTIMATE

| | |
|----------------|---------|
| MANHOLE | 4 EA |
| CLEANOUTS | 7 EA |
| 8" PVC MAIN | 1219 LF |
| 6" PVC MAIN | 371 LF |
| 4" PVC LATERAL | 1045 LF |

SEWER LATERAL QUANTITIES ESTIMATED TO 5' OF EXTERIOR BUILDING FACE

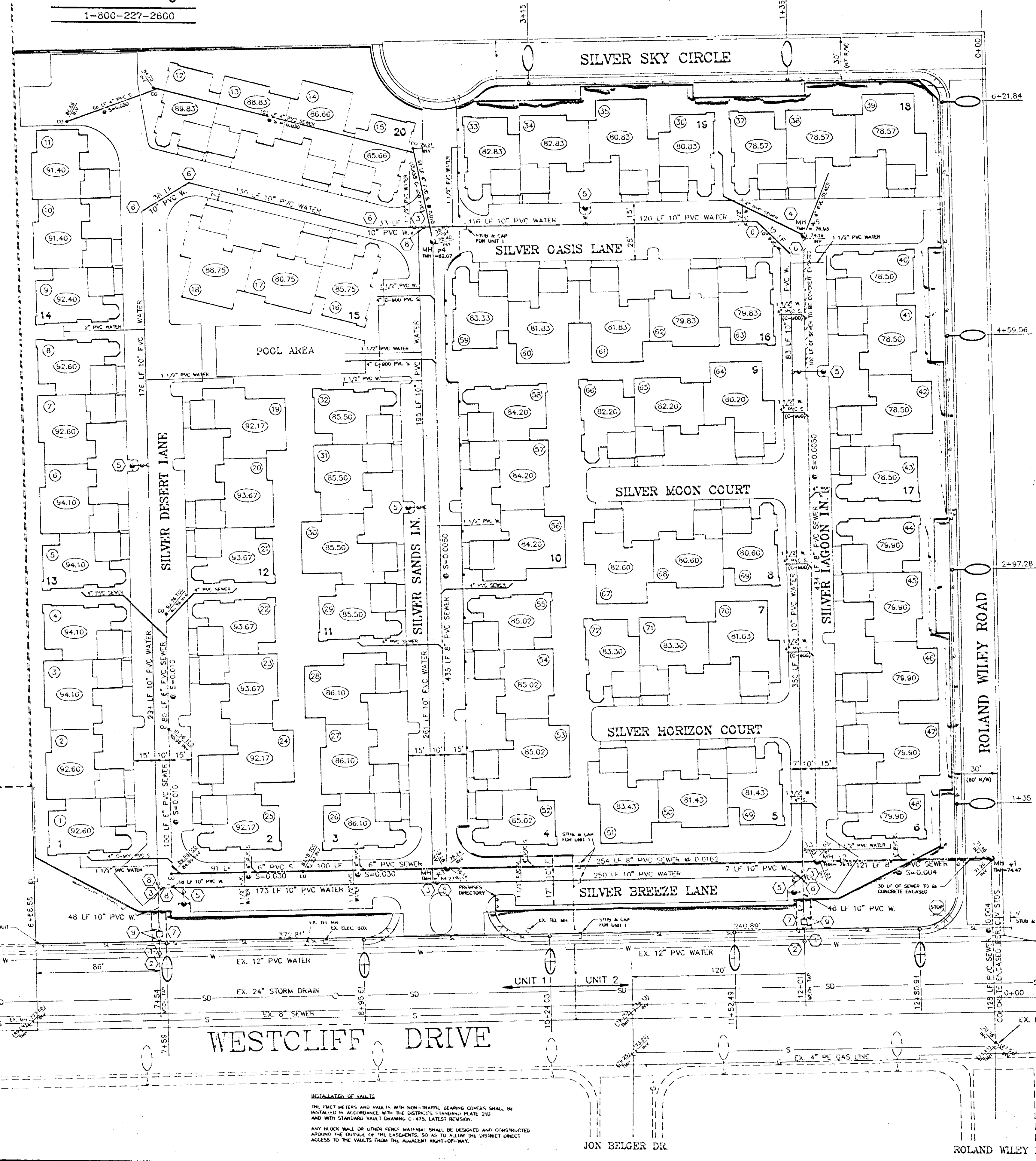
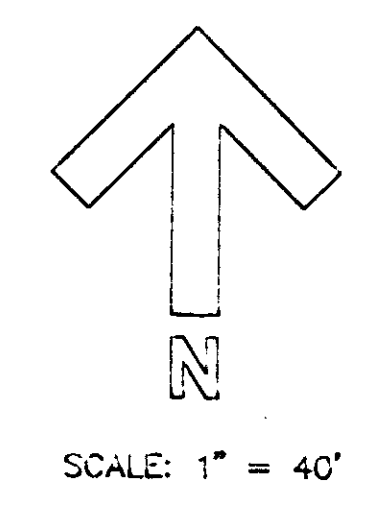
STREET LIGHT QUANTITIES ESTIMATE

| | |
|------------------------|---------|
| 250 WATT HPS LUMINAIRE | 5 EA |
| 100 WATT HPS LUMINAIRE | 6 EA |
| 1 1/4" PVC CONDUIT | 1580 LF |

CL.V. FIRE DEPARTMENT DATE _____

LAS VEGAS VALLEY WATER DISTRICT DATE _____

NEVADA POWER COMPANY DATE _____

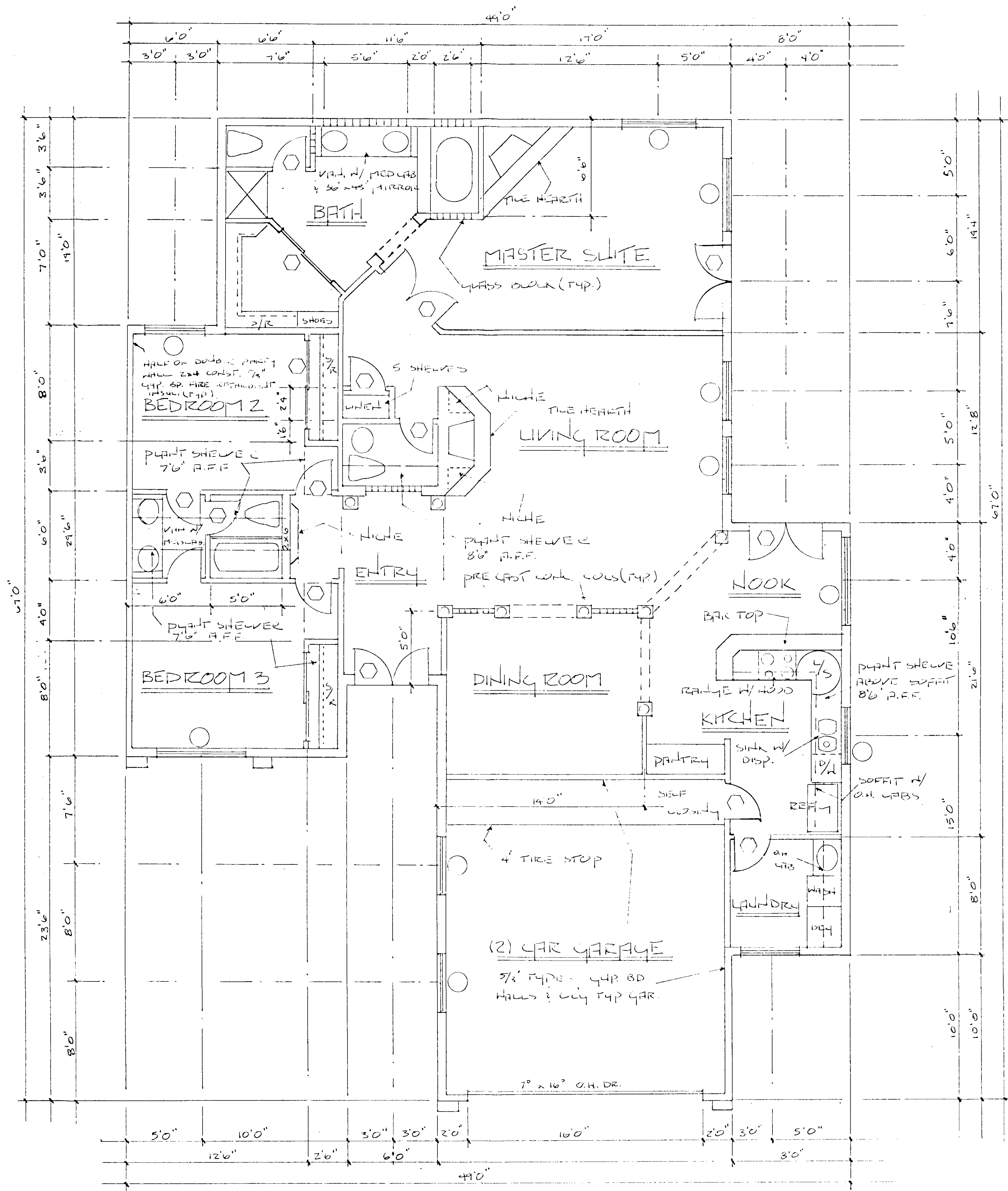


BENCHMARK
 NEVADA POWER VAULT # 55-763
 8201 SUMMERLIN PARKWAY
 ELEVATION: 2551.92

INSTALLATION OF VAULTS
 THE LINE 18 BEARS AND VAULTS WITH NON-TRAFFIC BEARING COVERS SHALL BE INSTALLED IN ACCORDANCE WITH THE DISTRICT'S STANDARD PLATE 210 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 EASEMENTS, SO AS TO ALLOW THE DISTRICT STREET ACCESS TO THE VAULTS FROM THE ADJACENT RIGHT-OF-WAY.

JOHN R. VEGA ENGINEERS INC.
 CONSULTING ENGINEERS
 240 N. JONES BLVD. - STE. 174
 LAS VEGAS, NV 89107
 (702) 646-4164
 DATE: 4-9-91
 DRAWN BY: R.J.L.
 CHECKED BY: J.R.V.
 SHEET: C-3 OF 3

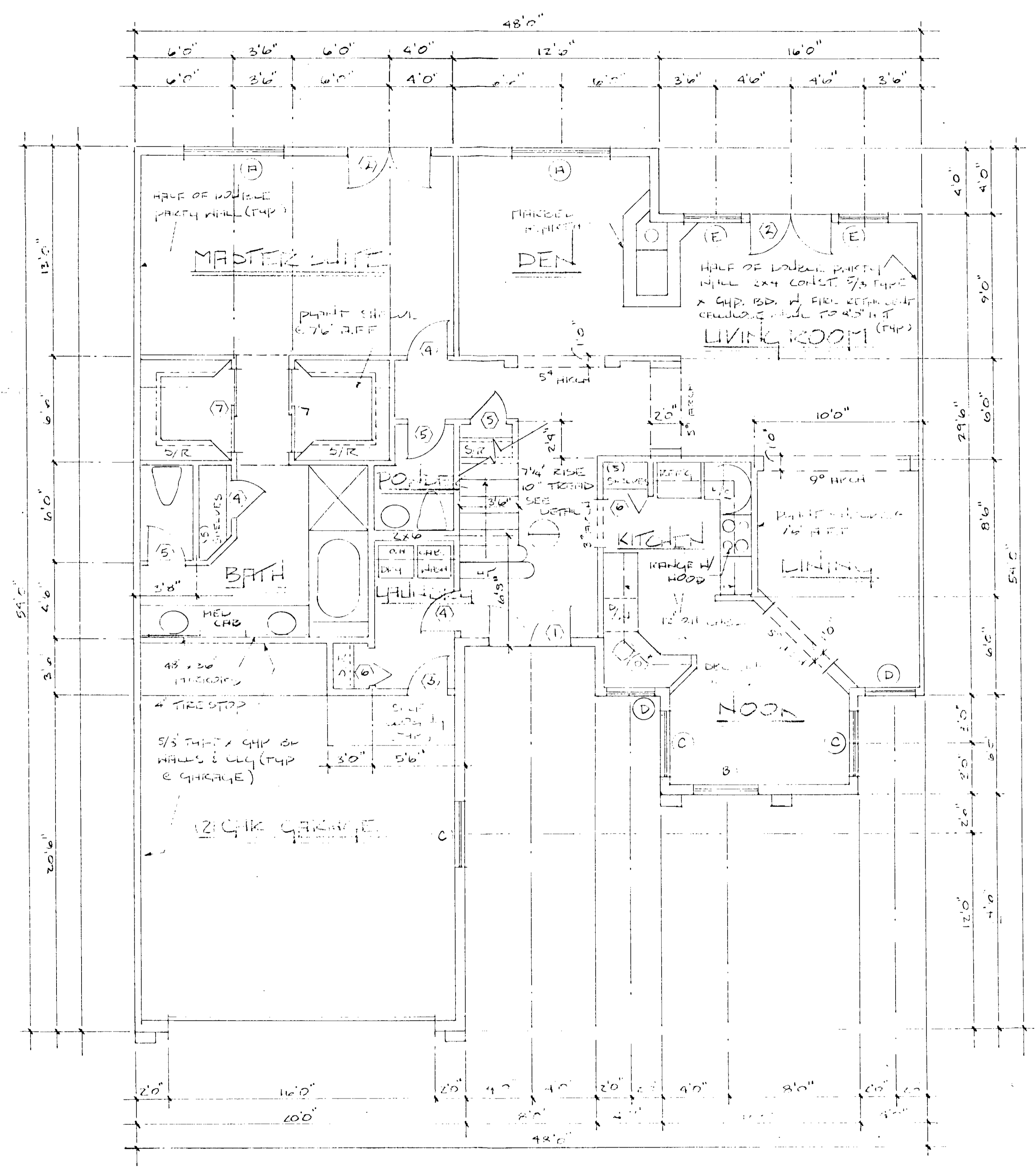
STAT# 2-162-90 P/C 5/28/91



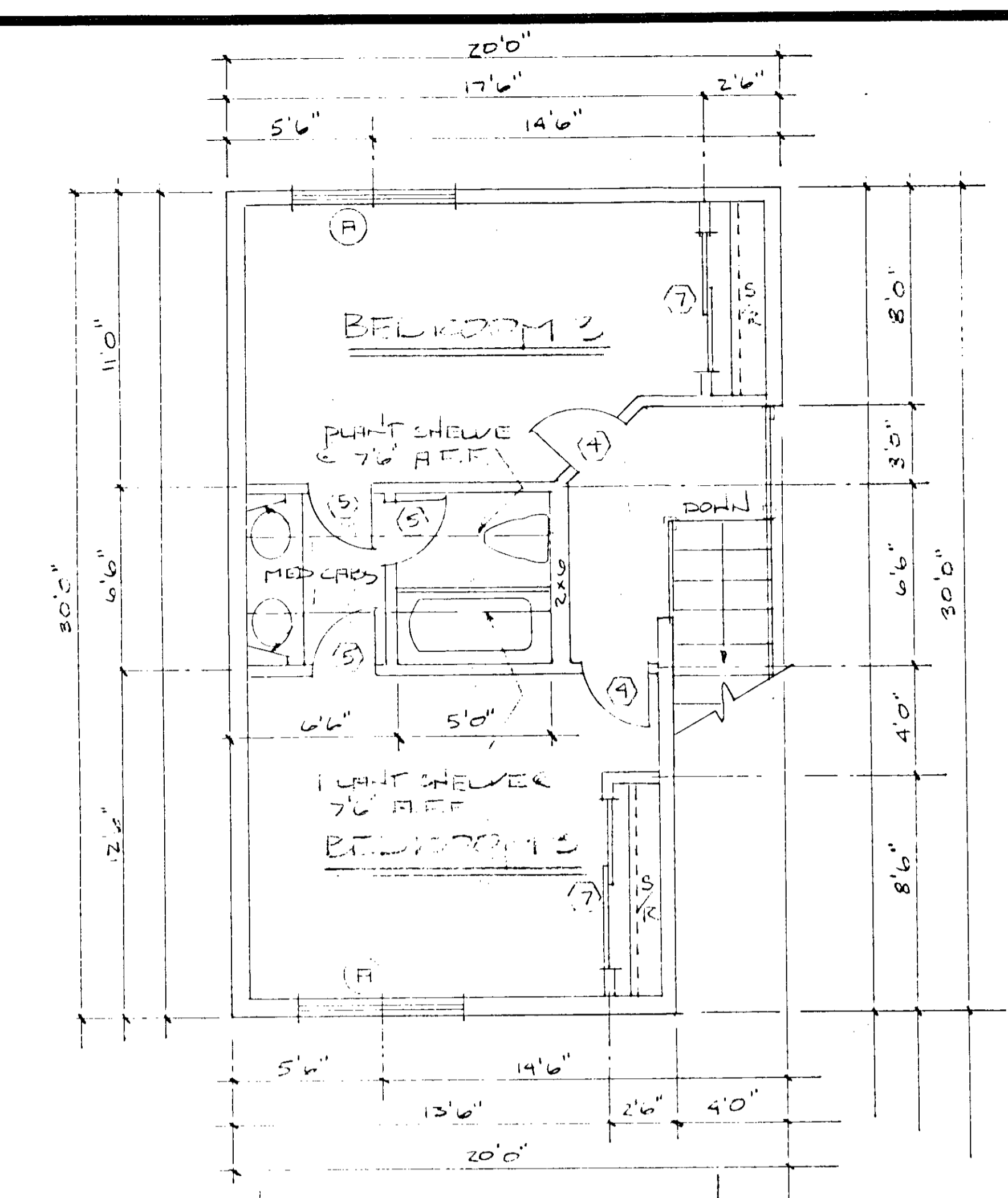
| REVISIONS | BY |
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Silver Palms Fine Homes & Interiors

| |
|-----------|
| DRAWN |
| CHECKED |
| DATE |
| SCALE |
| JOB NO. |
| SHEET |
| OF SHEETS |



UNIT A
1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



UNIT B
1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

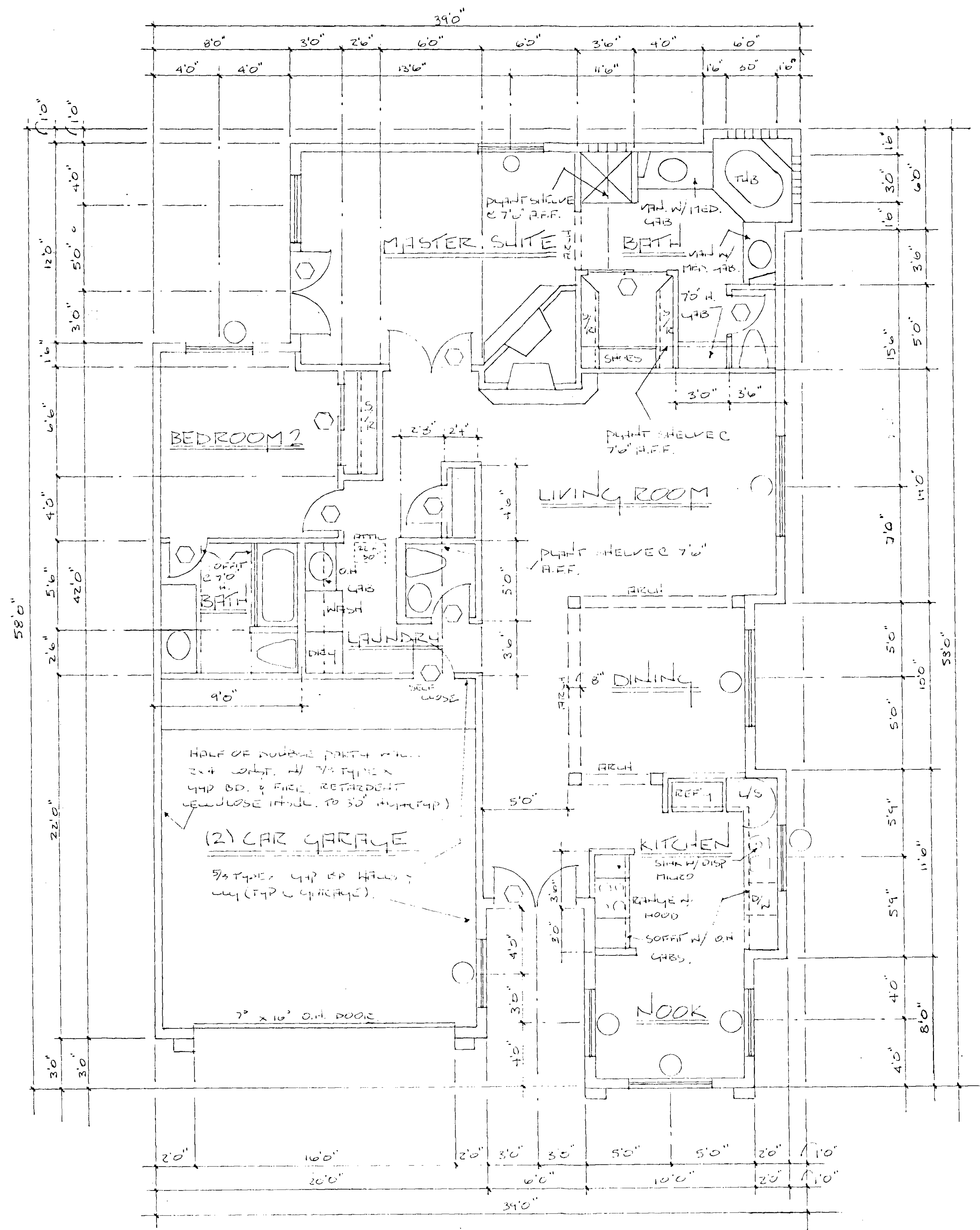
| MARK | No. | SIZE | REMARKS |
|------|-----|------|---------|
| (1) | | | |
| (2) | | | |
| (3) | | | |
| (4) | | | |
| (5) | | | |
| (6) | | | |
| (7) | | | |

WINDOW SCHEDULE

| MARK | No. | SIZE | REMARKS |
|------|-----|------|---------|
| (A) | | | |
| (B) | | | |
| (C) | | | |
| (D) | | | |
| (E) | | | |

| REVISIONS | BY |
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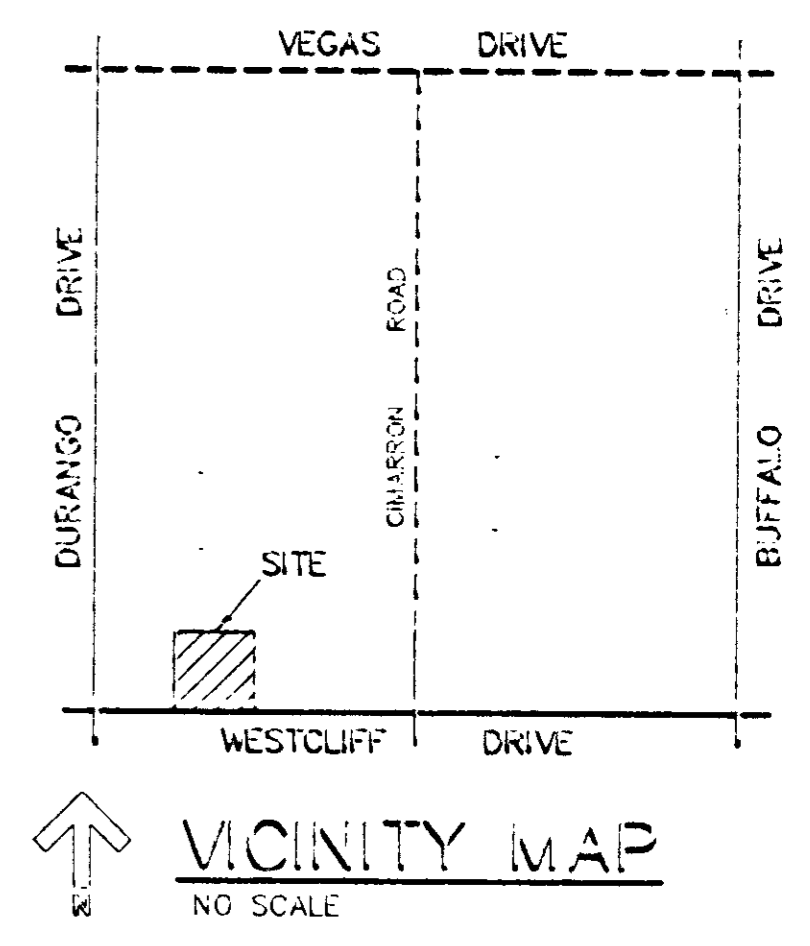
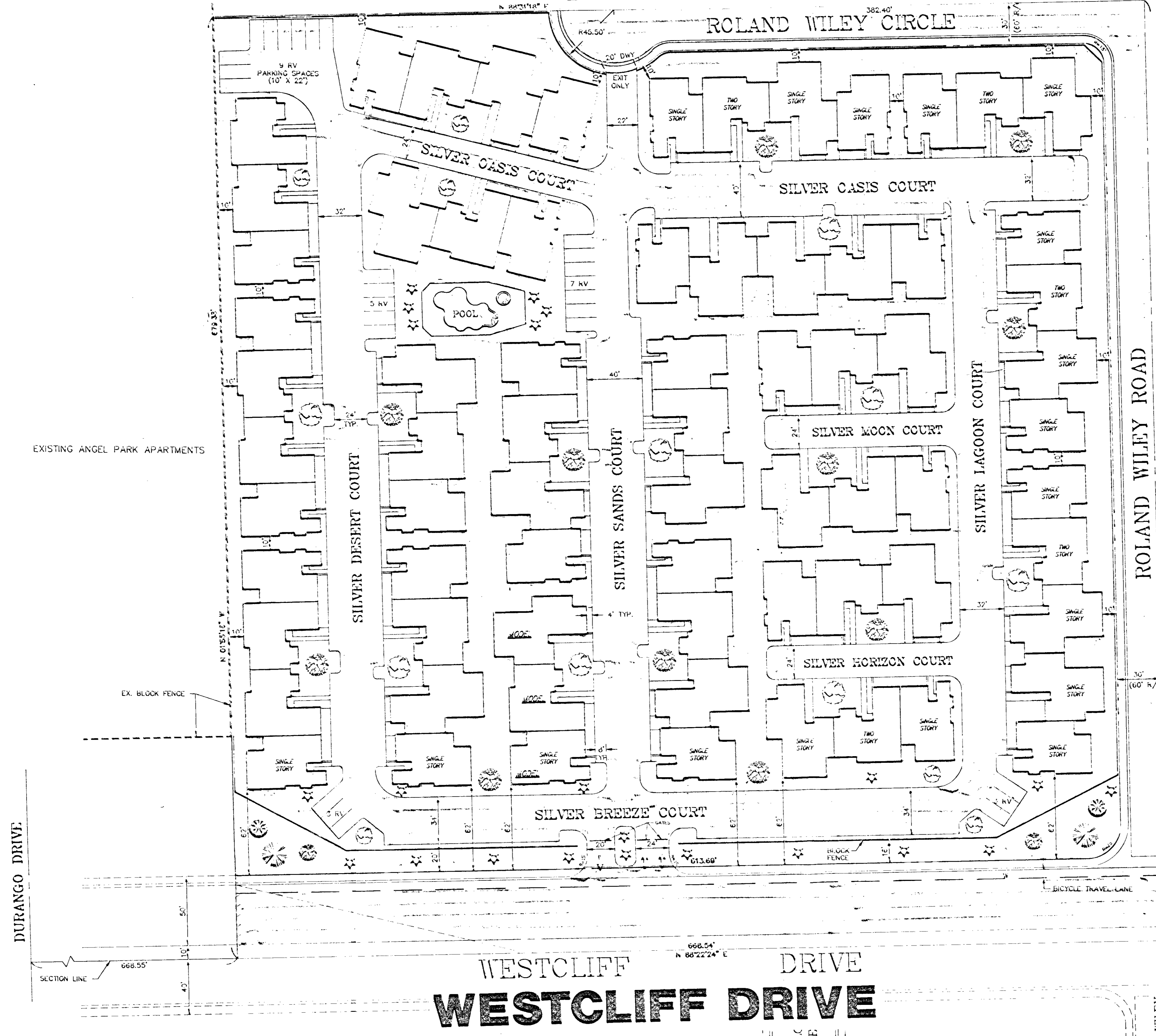
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| DRAWN |
| CHECKED |
| DATE |
| SCALE |
| JOB NO. |
| SHEET |
| OF SHEETS |



| REVISIONS | BY |
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| DRAWN |
| CHECKED |
| DATE |
| SCALE |
| JOB NO. |
| SHEET |
| OF SHEETS |

ROLAND WILEY CIRCLE



OWNER / DEVELOPER

BIOCAL FAMILY PARTNERSHIP
461 S. WETHERLY DRIVE
BEVERLY HILLS, CALIFORNIA 90211
TEL: (213) 276-6647

LEGAL DESCRIPTION

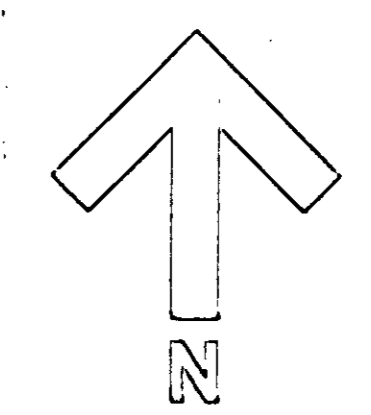
THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.S. & M., CLARK COUNTY, NEVADA

SITE INFORMATION

REG'D ZONING = R-PD7
GROSS AREA = 10.43 ACRES
NET AREA = 0.83 ACRES
NUMBER OF UNITS = 72
UNITS PER ACRE = 6.90

PARKING

| | |
|-----------|-----|
| RESIDENTS | 144 |
| GARAGES | 36 |
| OTHER | 36 |
| VISITOR | 12 |



SCALE: 1" = 40'



Z-163-90

pc-1/22/91 -APP
cc-2/20/91 app

WESTCLIFF DRIVE

JOHN R. VEGA ENGINEERS INC.
CONSULTING ENGINEERS INC.
SILVER PALMS EXECUTIVE TOWNHOMES
PLOT PLAN

3325 W. DESERT TAY ROAD #9
LAS VEGAS, NV 89102
(702) 877-3083

DATE: 12-20-90
JOB NO: 90-09

DRAWN BY: R.J.L.
CHECKED BY: J.R.V.

SHEET: 1 OF 1