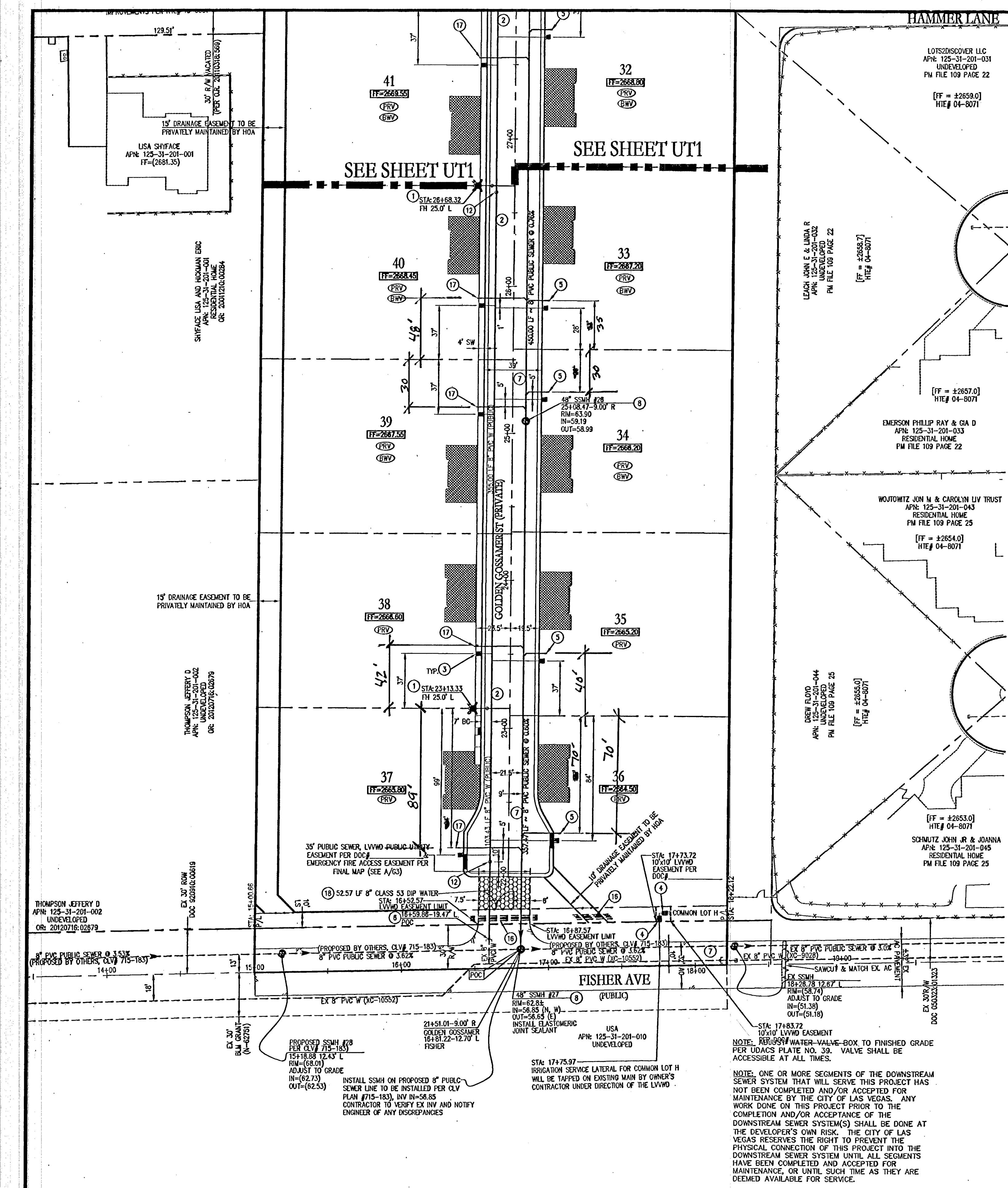




Call Before You Dig

Call 1-800-227-2929

UnderGround

1-702-455-7511

1-702-229-6611

Call Before You Dig

Call 1-800-227-2929

Call Before You Dig

Call 1-800-227-2929

FIRE HYDRANT DETAIL

SITE MAP

KEY MAP

UTILITY NOTES

- ALL WATER FACILITIES CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEMS" (UDACS), LATEST EDITION.
- FIRE, WATER, AND SEWER SERVICES, AS APPROVED ON THIS PLAN, ARE INTENDED SPECIFICALLY FOR THE LOT AND USE SHOWN, AND ARE NOT INTENDED TO SERVICE ADDITIONAL PARCELS OR STRUCTURES WHICH MAY BE CREATED IN THE FUTURE. IN THE EVENT THAT THE PARCELS AND/OR LOTS SHOWN ON THIS PLAN ARE FURTHER DIVIDED TO CREATE ADDITIONAL PARCELS OR LOTS, THE OWNER IS REQUIRED TO PROVIDE SEPARATE FIRE, WATER, & SEWER SERVICES TO EACH.
- WATER AND SEWER LATERALS SHALL BE INSTALLED A MINIMUM OF 48" APART IN SEPARATE TRENCHES. WATER LATERALS SHALL BE A MINIMUM OF 12" ABOVE THE SEWER LATERAL (REF. UNIFORM PLUMBING CODE).
- LOCATOR RIBBON SHALL BE USED FOR ALL SERVICE LATERALS NOT PERPENDICULAR TO THE MAIN (TYPICAL).
- ALL SEWER/STORM DRAINS CROSSING WATER LINES MUST CONFORM TO SECTION 2.22 OF "UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEMS" (UDACS) FOR WATER AND STORM MAIN CROSSINGS AND CLEARANCES.
- ALL WORK TO BE PERFORMED OUTSIDE OF THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL NOT BE PERFORMED UNTIL WRITTEN PERMISSION AND EASEMENTS HAVE BEEN OBTAINED FROM THE OFFSITE OWNER AND GIVEN TO CLARK COUNTY.
- ALL ONSITE STREETS AND DRAINAGE EASEMENTS ARE TO BE PRIVATELY OWNED AND MAINTAINED.

CONSTRUCTION NOTES

- FIRE HYDRANT ASSEMBLY W/ 8" GATE VALVE (UDACS PLATE No. 40) - PUBLIC (SEE FIRE HYDRANT DETAIL THIS SHEET)
- 8" PVC WATERLINE - PUBLIC
- 1" COPPER WATER SERVICE W/ 3/4" METER (UDACS PLATE No. 4)
- 3/4" IRRIGATION METER W/ 1" RPPA (UDACS PLATE No. 4 & No. 8)
- 8" SEWER LATERAL WITH MARKER BALL & CURB MARKING (DCSWCS SD-22) - PRIVATE
- REMOVE CAP AND BLOW OFF PER UDACS PLATE No. 36 & CONNECT TO EX. STUB
- 8" PVC SEWER - PUBLIC
- 48" SEWER MANHOLE (DCSWCS SD-1A) - PUBLIC
- CAP & 2" BLOW OFF VALVE (UDACS PLATE No. 36) - PUBLIC
- 12" X 8" TAPPING SLEEVE W/ 8" TAPPING VALVE - PUBLIC (UDACS 2.24.01 B AND UDACS PLATE No. 34 & No. 39)
- 8" GATE VALVE (UDACS PLATE No. 30 & No. 39) - PUBLIC
- 4" C900 SEWER LATERAL WITH MARKER BALL & CURB MARKING (DCSWCS SD-22) - PRIVATE
- 8" PVC WATERLINE - PUBLIC
- 8"x8" REDUCER (UDACS PLATE No. 30)
- 4" (4) 1" IRRIGATION CONDUITS - PRIVATE
- 4" C900 SEWER LATERAL WITH MARKER BALL & CURB MARKING (DCSWCS SD-22) - MINIMUM 6" VERTICAL SEPARATION FROM WATER
- 8" CLASS 53 DIP WATERLINE - PUBLIC

APPROVAL SIGNATURES

[Signature] 06/18/13 DATE
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
PROJECT #121540

[Signature] 9/24/2013 DATE
CLARK COUNTY FIRE DEPARTMENT 13-19383-604
APPROVAL OF THESE PLANS SHALL NOT BE CONSIDERED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF ANY OF THE PROVISIONS OF THE STATE OR COUNTY LAWS. FIRE FLOW = 2,000 GPM AT 20 PSI RESIDUAL.

LEGEND

	EXISTING	PROPOSED
CENTERLINE	---	---
RIGHT-OF-WAY	---	---
CUT LINE-ASPHALT	---	---
CURB AND GUTTER	---	---
FENCE	---	---
POWER POLE	---	---
SEWER RAMP	---	---
CURB DROP INLET	---	---
STORM DRAIN W/MANHOLE	---	---
SEWER	---	---
PROPERTY LINE	---	---
EDGE OF PAVEMENT	---	---
CAP & 2" BLOW OFF VALVE	---	---
WATERLINE FITTINGS	---	---
GATE VALVE	---	---
FIRE HYDRANT	---	---
SEWER LINE W/MANHOLE	---	---
SEWER LATERAL	---	---
WATER LINE	---	---
WATER LATERAL W/METER	---	---
PRESSURE REDUCING VALVE	---	---
BACKWATER VALVE	---	---

WATER MAIN JOINT DEFLECTION

(PVC 4"-24")

PVC PIPE SHALL BE DEFLECTED AT THE JOINT ONLY. THE MAXIMUM ALLOWABLE DEFLECTION SHALL BE ONE (1) DEGREE PER JOINT WITH A MAXIMUM RADIUS OF CURVATURE OF 1,150 FEET, PER UDACS 2.07.01 AND 2.07.02.

FOR CHANGES IN DIRECTION EXCEEDING THE MAXIMUM ALLOWABLE JOINT DEFLECTION, FITTING SHALL BE USED.

FIRE FLOW CALCULATIONS

FIRE FLOW REQUIREMENT IS 2,000 GPM AT 20 POUNDS PER SQUARE INCH RESIDUAL. HYDRANTS TO BE INSTALLED: 2 BASED ON: SQUARE FOOTAGE: 6,200 SQ. FT. LARGEST AREA BETWEEN SEPARATE WALLS: N/A HEIGHT: 35'-FT TYPE OF CONSTRUCTION: V-B OCCUPANCY: R-3 SPRINKLER SYSTEM: NO STORES: 1-STORY ESFR SYSTEM: NO ROOF CONSTRUCTION: TILE HIGH PILED COMBUSTIBLE STORAGE: NO

UTILITY DISCLAIMER 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 HEREIN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATIONS. CALL BEFORE YOU DIG: 1-800-227-2929 CALL BEFORE YOU OVERHEAD: 1-702-227-2929

SCALE

40 0 20 40 80 160 (IN FEET)
1 inch = 40 ft.

LEGAL DESCRIPTION

BEING A PORTION OF THE NORTHWEST QUARTER (1/4) OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.B.D. & M. CLARK COUNTY, NEVADA

BASIS OF BEARINGS

S 89°14'18" E, BEING THE NORTH LINE OF THE SE 1/4, NW 1/4, SECTION 31, T19S, R60E; W.B.M. AS SHOWN ON FILE 97, PAGE 05 OF PARCEL MAPS, CLARK COUNTY, NEVADA OFFICIAL RECORDS.

BENCHMARK

B.M. #19V90-3104 CLV RIVET & ROUND PLATE IN CONC PAD WEST SIDE OF GRAND CANYON DR., 120 FEET SOUTH OF WASHBURN ROAD. ELEVATION = 795.573 M (2010.14 FEET) NAVD 88

NOTE

INSTALL PIPELINE MARKER BALLS IN TRENCH ABOVE EACH HORIZONTAL ELBOW FITTING, PER UDACS PLATE No. 15

ABBREVIATIONS

AC	ASPHALT CONCRETE	OG	ON CENTER
BC	BACK OF CURB	PS	PULL BOX
BOR	BACK OF RADIUS	PC	POINT OF CURVE
BM	BENCHMARK	PCC	POINT OF COMPOUND CURVE
BM	BENCHMARK	PC	POINT OF INTERSECTION
CC	CLARK COUNTY	PL	PROPERTY LINE
CL	CENTERLINE	PLT	PLATE
CLV	CITY OF LAS VEGAS	PP	POINT OF CONNECTION
CLV	CITY OF NORTH LAS VEGAS	PP	POWER POLE
CLV	CITY OF LAS VEGAS	PRC	POINT OF REVERSE CURVE
CLV	CITY OF LAS VEGAS	PT	POINT OF TANGENCY
CLV	CITY OF LAS VEGAS	PVC	POLYVINYL CHLORIDE
CLV	CITY OF LAS VEGAS	R	RADIUS
CLV	CITY OF LAS VEGAS	ROB	REINFORCED CONCRETE BOX
CLV	CITY OF LAS VEGAS	RSP	REINFORCED CONCRETE PIPE
CLV	CITY OF LAS VEGAS	R/W	RIGHT-OF-WAY
CLV	CITY OF LAS VEGAS	RT	RIGHT
CLV	CITY OF LAS VEGAS	SD	STORM DRAIN
CLV	CITY OF LAS VEGAS	ST	STREET
CLV	CITY OF LAS VEGAS	SNVA	SOUTHERN NEVADA WATER AUTHORITY
CLV	CITY OF LAS VEGAS	SS	STATION
CLV	CITY OF LAS VEGAS	STD	STANDARD
CLV	CITY OF LAS VEGAS	SVZ	SIGHT VISIBILITY ZONE
CLV	CITY OF LAS VEGAS	SW	SURFACE
CLV	CITY OF LAS VEGAS	TC	TOP OF CURB
CLV	CITY OF LAS VEGAS	TF	TOP OF FINISH GRADE
CLV	CITY OF LAS VEGAS	TR	TOP OF RETAINING
CLV	CITY OF LAS VEGAS	UP	TOP OF WALL
CLV	CITY OF LAS VEGAS	UT	UTILITY
CLV	CITY OF LAS VEGAS	UDACS	UNIFORM DESIGN AND CONSTRUCTION STANDARDS
CLV	CITY OF LAS VEGAS	US	UNIFORM STANDARD DRAWING
CLV	CITY OF LAS VEGAS	VC	VERTICAL CURVE
CLV	CITY OF LAS VEGAS	W	WATER
CLV	CITY OF LAS VEGAS	WM	WATER MAIN
CLV	CITY OF LAS VEGAS	WZ	WATER ZONE
CLV	CITY OF LAS VEGAS	WZ	WATER ZONE

BACKWATER VALVE

THE FOLLOWING LOTS HAVE DRAINAGE PIPING FEATURES THAT ARE LOWER THAN THE NEXT UPSTREAM SEWER MANHOLE COVER AND SHALL HAVE BACKWATER VALVES INSTALLED PER DCSWCS SD-28:

20, 23, 26, 27, 29, 30, 32, 41, 47, 48, 50, AND 51

TOTAL LOTS REQUIRING BACKWATER VALVES = 12

PRESSURE REDUCING VALVE

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. PRVS ARE THE DEVELOPER'S RESPONSIBILITY AND WILL NOT BE INSPECTED OR INCLUDED IN THE ACCEPTANCE OF LVVWD FACILITIES.

LOTS WITHIN THE 2880 PRESSURE ZONE WITH A FINISH FLOOR ELEVATION LESS THAN 2875.4 WILL REQUIRE A PRV.

THE FOLLOWING LOTS REQUIRE A PRV:

ALL LOTS REQUIRE PRVS

TOTAL LOTS REQUIRING PRVS = 31 LOTS

(2) IRRIGATION METERS REQUIRE PRVS

LVVWD NOTE

AT THE DIRECTION OF THE DEVELOPER, 3/4" WATER METERS ARE SHOWN TO BE INSTALLED ON THIS PROJECT. METER SIZE HAS BEEN DETERMINED BY FIXTURE UNIT CALCULATIONS BY THE PROJECT ENGINEER PER CHAPTER 8 OF THE UNIFORM PLUMBING CODE.

ANY OPTIONAL FEATURE ADDED TO THE STRUCTURES TO BE BUILT ON THESE LOTS, OR ANY CHANGE IN THE STANDARD FEATURES OF THE STRUCTURES TO BE BUILT ON THESE LOTS WHICH ADDS TO THE TOTAL FIXTURE UNIT COUNT FOR THAT STRUCTURE MAY RESULT IN NON-COMPLIANCE WITH THE UNIFORM PLUMBING CODE.

TYPICAL LATERAL LAYOUT

WILLIAM LYON HOMES
500 PLOTT ROAD STE 100
LAS VEGAS, NV 89119
(702) 263-8200 FAX: (702) 263-8200

TANEY ENGINEERING
6001 S. JONES BLVD STE 100
LAS VEGAS, NV 89119
(702) 263-8200 FAX: (702) 263-8200

ANN AND GRAND CANYON - UNIT 3
(SERENITY RIDGE)
A RESIDENTIAL SUBDIVISION

UTILITY PLAN - SOUTH

DATE: 5/8/13

SCALE: 1"=40'

JOB NO: WLL-10-068

DESIGNED BY: MC

CHECKED BY: RDC

SHEET NAME: UT3

SHEET: 10 OF 19

HTE# 13-6603