

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 OR 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. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

Call before you Dig
1-702-227-2929
Nevada Power
Environment and Safety
Services Department

Call before you Dig
1-800-227-2600
CLARK COUNTY TRAFFIC OPERATIONS
1-702-455-7544

LEGAL DESCRIPTION

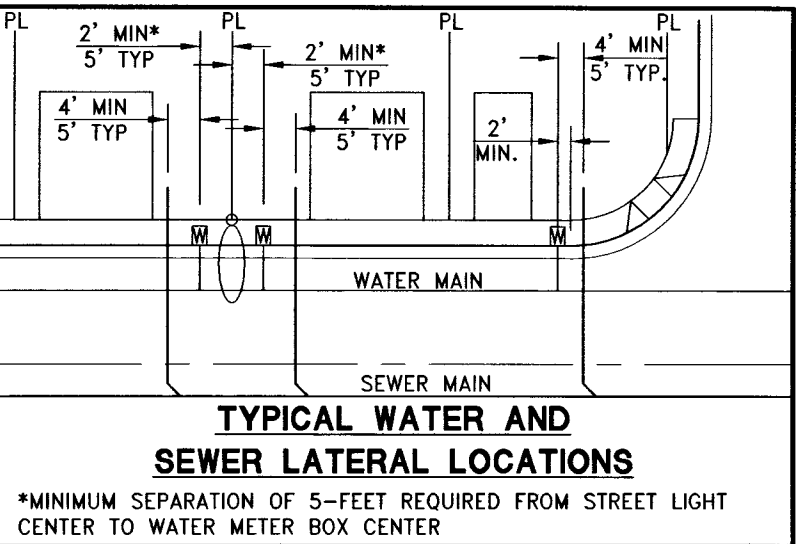
ALL OF PARCEL Q AS SHOWN ON THE FINAL MAP OF SUMMERLIN VILLAGE 23B, UNIT No. 2 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA IN BOOK 145 OF PLATS AT PAGE 83, SITUATE IN SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK STATION 5LV09 34NE6
RIVET AND PLATE IN TOP OF CURB AT THE NORTHEAST CORNER OF DESERT FOOTHILLS AND ALTA DRIVE.
ELEVATION = 1007.197 METERS (NAVD'88)
ELEVATION = 3304.45 US SURVEY FEET (NAVD'88)

BASIS OF BEARINGS

NORTH 89°46'49" EAST, BEING THE BEARING OF THE NORTH LINE OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN FILE 91, PAGE 28 OF PARCEL MAPS IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.



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 MINIMUM 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, FITTINGS SHALL BE USED.

NOTE:

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

PRV NOTE:

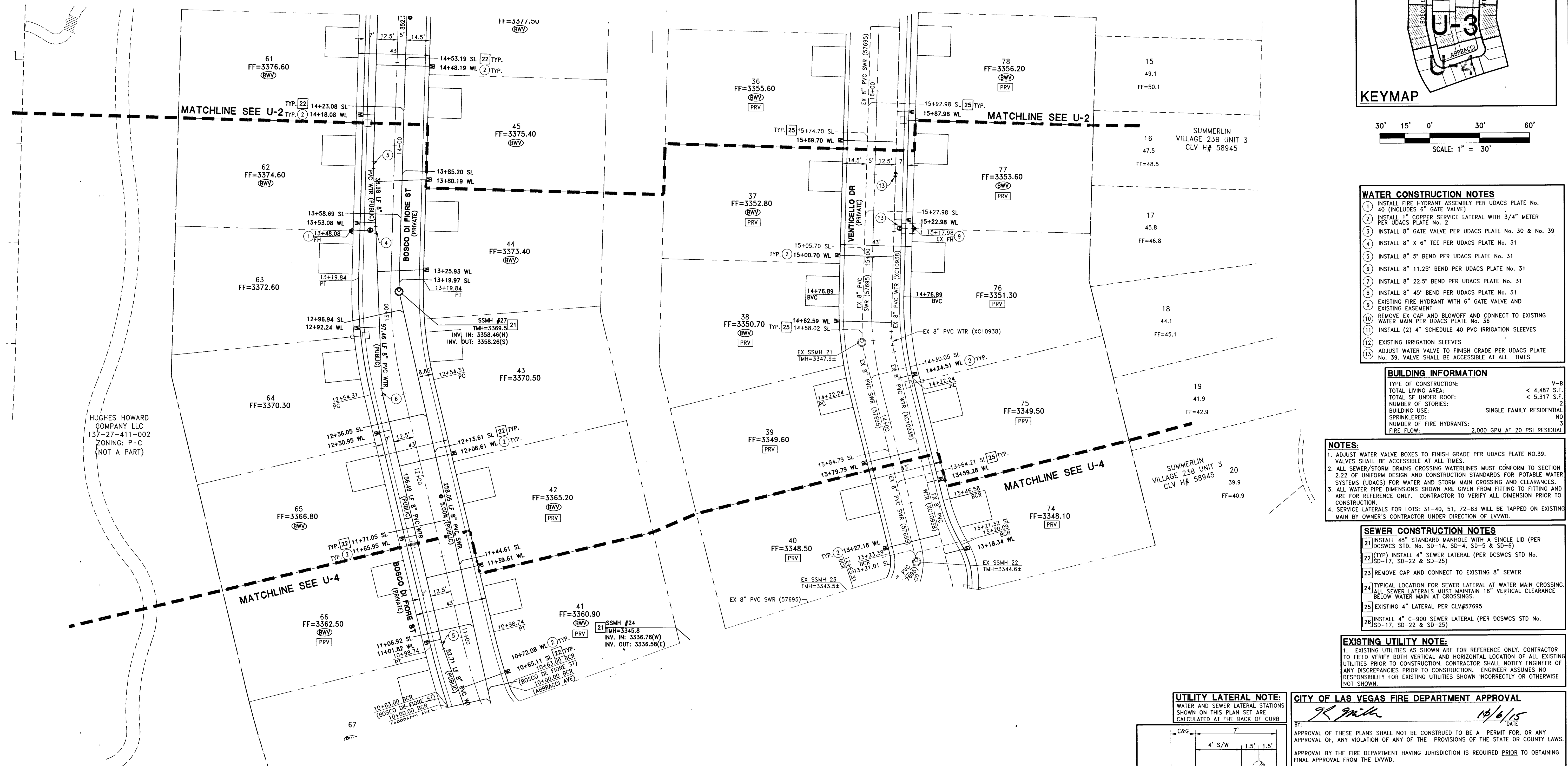
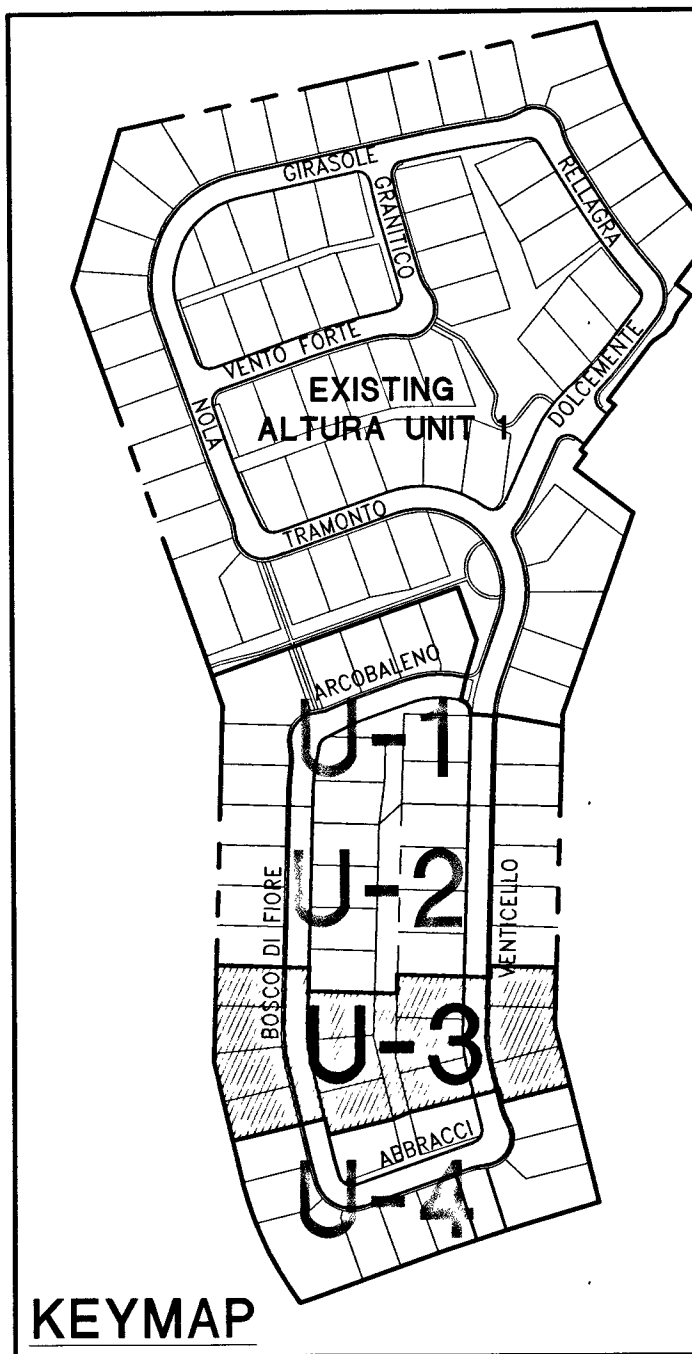
LOTS 33-42 AND 66-81
THIS PROPERTY MAY HAVE STATIC WATER PRESSURE IN EXCESS OF 80 PSI. THE UNIFORM PLUMBING CODE REQUIRES THAT INDIVIDUAL, ON-SITE (PRIVATE), PRESSURE REDUCING VALVES BE INSTALLED WHENEVER THE PRESSURE EXCEEDS 80 PSI. PRV'S ARE THE DEVELOPER'S RESPONSIBILITY, AND WILL NOT BE INSPECTED OR INCLUDED IN THE ACCEPTANCE OF LVVWD FACILITIES.

BACKWATER VALVE

ALL LOTS WITH THIS SYMBOL REQUIRE A BACKWATER VALVE

SEWER CONNECTION NOTE:

ONE OR MORE SEGMENTS 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 ARE DEEMED AVAILABLE FOR SERVICE.



WATER CONSTRUCTION NOTES

- INSTALL FIRE HYDRANT ASSEMBLY PER UDACS PLATE No. 40 (INCLUDES 6" GATE VALVE)
- INSTALL 1" COPPER SERVICE LATERAL WITH 3/4" METER PER UDACS PLATE No. 2
- INSTALL 8" GATE VALVE PER UDACS PLATE No. 30 & No. 39
- INSTALL 8" X 6" TEE PER UDACS PLATE No. 31
- INSTALL 8" 5' BEND PER UDACS PLATE No. 31
- INSTALL 8" 11.25' BEND PER UDACS PLATE No. 31
- INSTALL 8" 22.5' BEND PER UDACS PLATE No. 31
- INSTALL 8" 45' BEND PER UDACS PLATE No. 31
- EXISTING FIRE HYDRANT WITH 6" GATE VALVE AND EXISTING EASEMENT
- REMOVE EX CAP AND BLOWOFF AND CONNECT TO EXISTING WATER MAIN PER UDACS PLATE No. 36
- INSTALL (2) 4" SCHEDULE 40 PVC IRRIGATION SLEEVES
- EXISTING IRRIGATION SLEEVES
- ADJUST WATER VALVE TO FINISH GRADE PER UDACS PLATE No. 39. VALVE SHALL BE ACCESSIBLE AT ALL TIMES.

BUILDING INFORMATION

TYPE OF CONSTRUCTION: V-B
TOTAL LIVING AREA: < 4,487 S.F.
TOTAL SF UNDER ROOF: < 5,317 S.F.
NUMBER OF STORIES: 2
BUILDING USE: SINGLE FAMILY RESIDENTIAL
SPRINKLERED: NO
NUMBER OF FIRE HYDRANTS: 3
FIRE FLOW: 2,000 GPM AT 20 PSI RESIDUAL

NOTES:

- ADJUST WATER VALVE BOXES TO FINISH GRADE PER UDACS PLATE No.39. VALVES SHALL BE ACCESSIBLE AT ALL TIMES.
- ALL SEWER/STORM DRAINS CROSSING WATERLINES MUST CONFORM TO SECTION 2.22 OF UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS) FOR WATER AND STORM MAIN CROSSING AND CLEARANCES.
- ALL WATER PIPE DIMENSIONS SHOWN ARE GIVEN FROM FITTING TO FITTING AND ARE FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL DIMENSION PRIOR TO CONSTRUCTION.
- SERVICE LATERALS FOR LOTS: 31-40, 51, 72-83 WILL BE TAPPED ON EXISTING MAIN BY OWNER'S CONTRACTOR UNDER DIRECTION OF LVVWD.

SEWER CONSTRUCTION NOTES

- INSTALL 48" STANDARD MANHOLE WITH A SINGLE LID (PER DCSWCS STD. No. SD-1A, SD-4, SD-5 & SD-6)
- (TYP) INSTALL 4" SEWER LATERAL (PER DCSWCS STD. No. SD-17, SD-22 & SD-25)
- REMOVE CAP AND CONNECT TO EXISTING 8" SEWER
- TYPICAL LOCATION FOR SEWER LATERAL AT WATER MAIN CROSSING. ALL SEWER LATERALS MUST MAINTAIN 18" VERTICAL CLEARANCE BELOW WATER MAIN AT CROSSINGS.
- EXISTING 4" LATERAL PER CLV#57695
- INSTALL 4" C-900 SEWER LATERAL (PER DCSWCS STD. No. SD-17, SD-22 & SD-25)

EXISTING UTILITY NOTE:

1. EXISTING UTILITIES AS SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR TO FIELD VERIFY BOTH VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. ENGINEER ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITIES SHOWN INCORRECTLY OR OTHERWISE NOT SHOWN.

CITY OF LAS VEGAS FIRE DEPARTMENT APPROVAL

APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR ANY APPROVAL OF, ANY VIOLATION OF ANY OF THE PROVISIONS OF THE STATE OR COUNTY LAWS. APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR TO OBTAINING FINAL APPROVAL FROM THE LVVWD.
FIRE FLOW 2,000 GPM AT 20 PSI RESIDUAL

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
DATE: 10/26/15 PROJECT#: 123982
LVVWD APPROVED FIRE FLOW 2,000 GPM AT 20 PSI RESIDUAL

DATE	BY	APPD	DESCRIPTION	REV
October 05, 2015				
HORIZ. SCALE: 1"=30'				
VERT. SCALE: N/A				
DRAWN BY: MJD				
DESIGNED BY: MJD				
CHECKED BY: CLT				
APPROVED BY: CLT				
PROJECT #				

TOLL SOUTH LV, LLC
1140 TOWN CENTER DRIVE SUITE 250
LAS VEGAS, NV 89144
PHONE: 702-243-8800 FAX: 702-243-8610

RCI Engineering
4325 Dean Martin Drive Suite 300, Las Vegas, NV 89103
PH#702.453.0800 FAX#702.453.0801

ALTAURA UNIT 2 AT SUMMERLIN AT VILLAGE 23B
A SINGLE FAMILY RESIDENTIAL SUBDIVISION

UTILITY PLAN (SHEET 3 OF 4)

PROFESSIONAL ENGINEER
JOHN I. LAND
Exp. 12/31/2015
CIVIL
1644
10/5/2015
DRAWING
U-3
SHT 12 OF 22
CLV DRAWING NUMBER
1075024-2
CLV PROJECT # 60827