

Trition drawings (007.097) ann durango (Drawing Improvements) 10-007-097-imp-Utilities.dwg chris Tue, 19 Jul 2016 - 9:49am

NOTE:
PROTECT IN PLACE AND ADJUST TO GRADE
AS REQUIRED. ALL VALVES TO REMAIN IN
SERVICE AT ALL TIMES.

BASIS OF BEARING
SOUTH 00°33'19" EAST BEING THE BEARING OF THE EAST
LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE
SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP
19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS,
CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN
MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE
IN FILE 101 OF SURVEYS, AT PAGE 47.

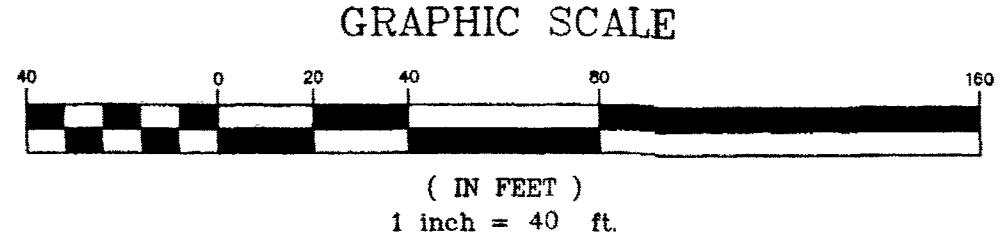
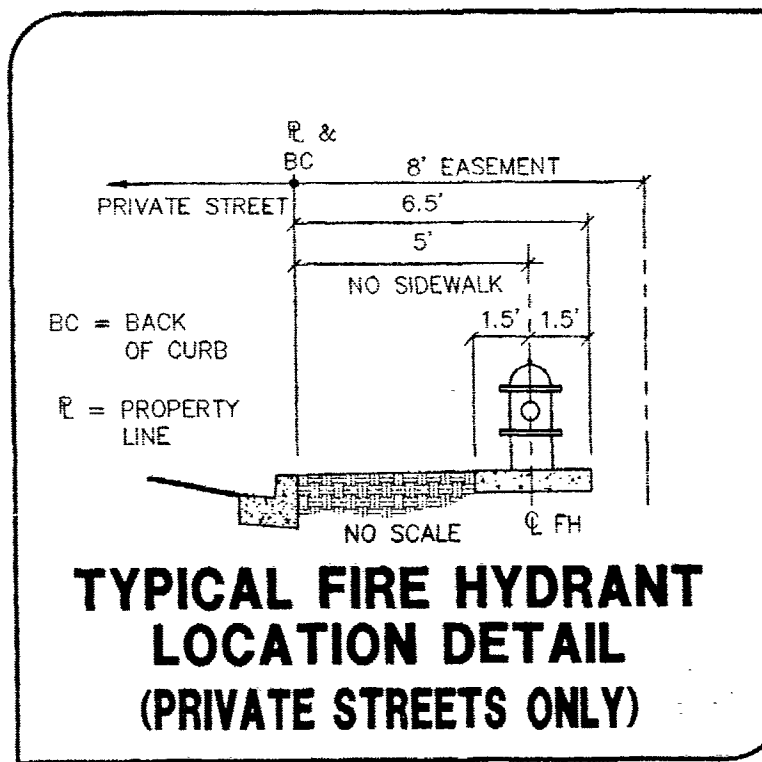
BENCHMARK
CITY OF LAS VEGAS BENCHMARK: 9LV90 29SES
A RIVET AND PLATE IN TOP OF CURB AT THE NORTHWEST
CORNER OF ANN ROAD AND DURANGO DRIVE.
ELEVATION=747.621 Meters (NAV80/88)
ELEVATION=2452.82 US Survey Feet (NAV80/88 2008
ADJUSTMENT)

FAST
Call before you
Underground
1-702-432-5300
FREEMAN & ARTERIAL
SYSTEM OF TRANSPORTATION

Avoid overhead power
line contact. It's costly.
Call before you
Overhead
1-702-227-2929

Call before you Dig
Avoid cutting underground
utility lines. It's costly.
CALL
811
OR
1-800-227-2600

WASTEWATER FLOW
FACILITY TYPE: SINGLE-FAMILY RESIDENTIAL
TOTAL LOTS AT BUILD OUT: 12 LOTS
AVERAGE FLOW: 0.003 MGD
PEAK FLOW: 0.010 MGD
PEAKING FACTOR: 3.5



FUTURE SERVICE LATERALS AND METERS:
INSTALLATION OF SERVICE LATERALS (1" TO 2") FOR FUTURE LOTS
SHALL BE INSTALLED PER THE UDACS PLATE 2 OR 4. IF ANY OF
THE SERVICE LATERALS TO BE INSTALLED FOR FUTURE LOTS ARE
INCORRECTLY LOCATED OR ARE NOT USED FOR ANY REASON WHEN
THE LOTS ARE DEVELOPED, THE DEVELOPER SHALL ABANDON THE
LATERALS AT THE CONNECTION TO THE ACTIVE MAIN IN
ACCORDANCE WITH THE DISTRICT'S STANDARDS AND AT THE
DEVELOPER'S EXPENSE.

FIRE FLOW CALCULATIONS
THE FIRE FLOW REQUIREMENT IS: 1,500 GALLONS PER
MINUTE 20 PSI RESIDUAL PRESSURE.
BASED ON:
SQUARE FOOTAGE: 2,631 SQUARE FEET
LARGEST AREA BETWEEN
4-HOUR AREA SEPARATION
WALLS: N/A SQUARE FEET
BUILDING HEIGHT: 18 FEET
NUMBER OF STORIES: 1 FLOORS
TYPE OF CONSTRUCTION: V-B
OCCUPANCY: SINGLE FAMILY RESIDENTIAL
FULL AUTOMATIC FIRE
SPRINKLER SYSTEM: NO

**EXCLUSIVE EASEMENT WITH
TREES, SHRUBS, DECORATIVE
ROCKS, BLOCK WALL, OR
FENCE**
TREES, SHRUBS, OR DECORATIVE ROCKS, AND ANY BLOCK WALL OR
OTHER FENCE MATERIAL, SHALL BE DESIGNED AND CONSTRUCTED
AROUND THE EASEMENT(S) TO ALLOW THE DISTRICT DIRECT ACCESS TO
THE VAULT(S), BACKFLOW ASSEMBLIES, AND PIPING FROM THE
ADJACENT RIGHT-OF-WAY.

NOTE:
MINIMUM 24" COVER DURING CONSTRUCTION
PER UDACS SEC 2.08.04. GRADING MUST BE
COMPLETED PRIOR TO WATERLINE
INSTALLATION.
NOTE:
ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER
EASEMENTS AND PUBLIC DRAINAGE EASEMENTS
TO BE PRIVATELY MAINTAINED BY THE HOA.
NOTE:
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.
ENL 059 REV. 06/10/09

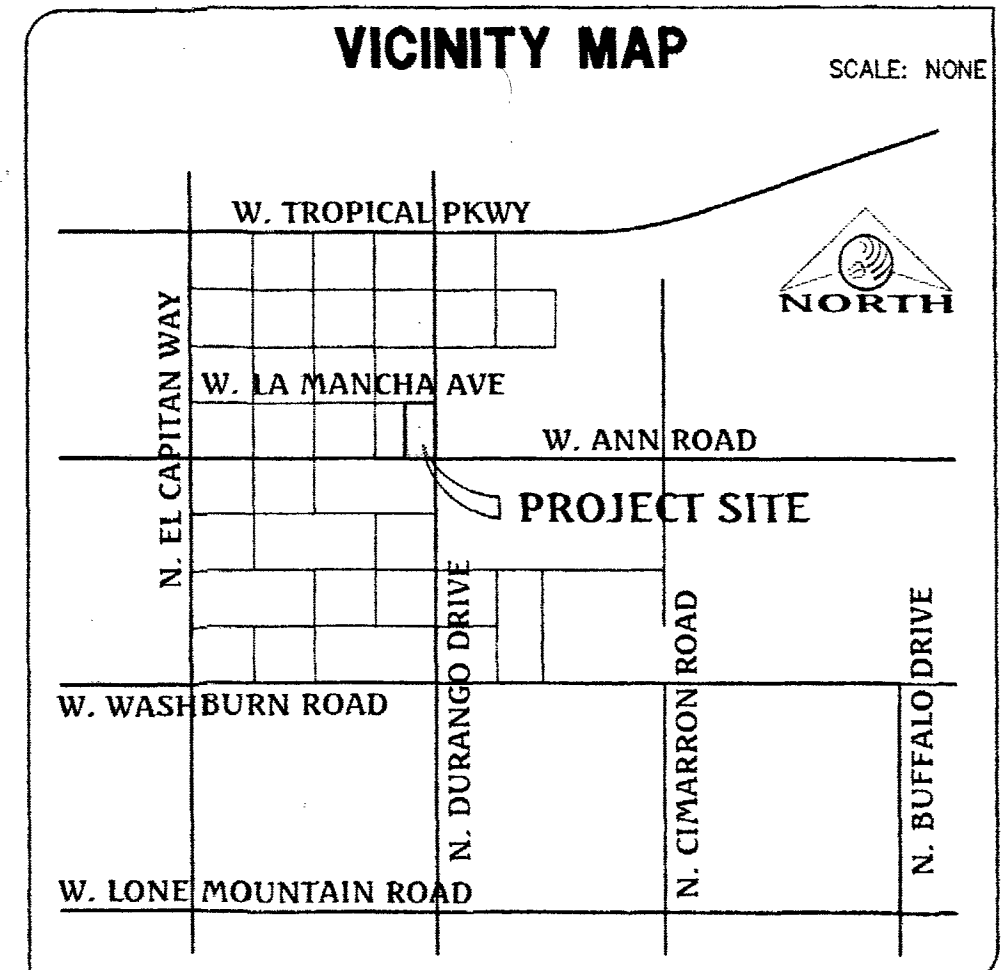
NOTE:
NO FITTINGS SHALL FALL UNDER CURB, GUTTER
AND/OR SIDEWALK (TYP.)
PROVIDE LADDER ADJUSTMENT AND
INSTALLATION OF FALL PROTECTION (IF
APPLICABLE).
ALL EXISTING APPURTENANCES, PROTECT IN
PLACE, AND ADJUST TO FINISHED GRADE IF
NECESSARY.
NOTE:
CONTRACTOR TO INSTALL DETECTOR TAPE ON
ALL SEWER LATERALS THAT ARE NOT 90° AND
COMPLY WITH DCSWCS SD-22 AND SD-25.
NOTE:
CONTRACTOR TO INSTALL PIPELINE MARKER
BALLS IN TRENCH ABOVE EACH HORIZONTAL
ELBOW FITTING, PER UDACS PLATE NO. 15.

NOTE:
CONTRACTOR TO VERIFY LOCATION AND DEPTH OF
ALL EXISTING UTILITIES PRIOR TO
CONSTRUCTION.

PRV 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 LVWD FACILITIES.
LOTS WITHIN 2635 ZONE WITH A FINISH FLOOR ELEVATION LESS THAN
2450.4 WILL REQUIRE A PRV
NO PRVS ARE REQUIRED

**REDUCED PRESSURE
PRINCIPLE ASSEMBLY (1) 1"**
APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY(S) SHALL BE
INSTALLED PER THE UDACS PLATE NO. 8. NO WATER SHALL BE TAKEN
FROM A SERVICE REQUIRING BACKFLOW PREVENTION UNTIL THE
REDUCED PRESSURE PRINCIPLE ASSEMBLY HAS BEEN SUCCESSFULLY
TESTED BY THE LVWD. 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. EASEMENTS SHALL BE CLEARLY MARKED OR
STAKED PRIOR TO THE START OF CONSTRUCTION.

UTILITY CROSSING NOTE
ALL SEWER/STORM DRAINS CROSSING WATER LINES MUST CONFORM
TO SECTION 2.22 OF THE UNIFORM DESIGN AND CONSTRUCTION
STANDARDS OF POTABLE WATER SYSTEMS (UDACS) FOR WATER AND
STORM MAIN CROSSINGS AND CLEARANCES.

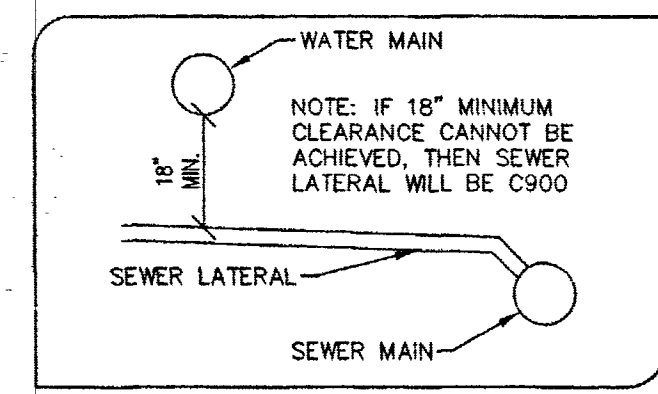


UTILITY LEGEND

EX. GAS	EXISTING GAS	PROPOSED STANDARD FIRE HYDRANT WITH 6" LATERAL, 6" GATE VALVE AND TEE
EX. 10" S	EXISTING SEWER MAIN	BACK WATER VALVE
8" S	PROPOSED SEWER MAIN	
EX. 36" SD	EXISTING SEWER LATERAL	
36" SD	PROPOSED SEWER LATERAL	
EX. 8" W	EXISTING STORM DRAIN	
8" W	PROPOSED STORM DRAIN	
	EXISTING WATER MAIN	
	PROPOSED WATER MAIN	
	EXISTING UTILITY MANHOLE	
	PROPOSED UTILITY MANHOLE	
	EXISTING VALVE	
	PROPOSED VALVE	
	PROPOSED REDUCER	

SEWER NOTES
1. INSTALL 48" DIA. SEWER MANHOLE WITH
PRECAST BASE PER DCSWCS SD-1A,
SD-17, SD-4 WITH SINGLE LID (TYPICAL)
PLATE NO. 18
2. INSTALL 8" PVC SS PER DCSWCS SD-17
3. INSTALL 4" PVC SEWER LATERAL WITH
MARKER BALL & CURB MARKING PER
UDACS PLATE NO. 31
4. INSTALL 4" C-900 SEWER LATERAL WITH
MARKER BALL & CURB MARKING PER
UDACS SD-22 AND SD-25
5. INSTALL 8" C900 SS PER DCSWCS SD-17

WATER NOTES
1. POC - REMOVE EX. CAP AND CONNECT
TO EX. 8" WATER LINE
2. INSTALL 6" PVC WATER MAIN PER UDACS
PLATE NO. 18
3. INSTALL 6" 11-1/4" BEND PER UDACS
PLATE NO. 31
4. INSTALL 8" GATE VALVE, PER UDACS
PLATE NO. 31
5. INSTALL 8" GATE VALVE, PER UDACS
PLATE NO. 31
6. INSTALL 8" 6"X6" TEE PER UDACS PLATE
NO. 31
7. INSTALL 8"X6" REDUCER, PER UDACS
PLATE NO. 30
8. INSTALL FIRE HYDRANT ASSEMBLY WITH
6" LATERAL, 6" GATE VALVE AND 8"X6"
TEE PER UDACS PLATE NO. 39 AND 40
9. INSTALL 1" COPPER WATER SERVICE WITH
3/4" METER, PER UDACS PLATE NO. 2
10. INSTALL 2" BLOW OFF ASSEMBLY WITH
CAP PER UDACS PLATE NO. 36
11. INSTALL 3/4" IRRIGATION METER WITH 1"
RPPA PER UDACS PLATE NO. 4 & 8
(BRASS BETWEEN METER & RPPA)
12. INSTALL 8" DIP WATER MAIN PER UDACS
PLATE NO. 18



NOTE:
THIS PROJECT PLAN APPROVAL CONTINGENT ON
"LA MANCHA FIRE HYDRANT"
LVWD PROJECT #124416
PLAN APPROVAL

FIRE DEPARTMENT APPROVAL
APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR
TO OBTAINING FINAL APPROVAL FROM THE LVWD.

APPROVALS
LAS VEGAS FIRE AND RESCUE
DATE

APPROVED FOR CONSTRUCTION
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
DATE: 12/21/16 PROJECT NO.: 124480
LVWD APPROVED FIRE FLOW 1500 GPM @ 20 PSI RESIDUAL

ASBUILT

DATE: 2/17/2015
DRAWN BY: J. PEARCE
DESIGNED BY: D.L.
CHECKED BY: D.L.
APP'D: J. PEARCE
SCALE: 1" = 40'

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Las Vegas, Nevada 89146

UTILITY PLAN

DR. HORTON
ANN & DURANGO

PROFESSIONAL ENGINEER - STATE OF NEVADA
JAMES M. PEARCE
Exp. 12-31-17
No. 9552

SHEET 10 of 19
C.L.V. DWG.# 63427