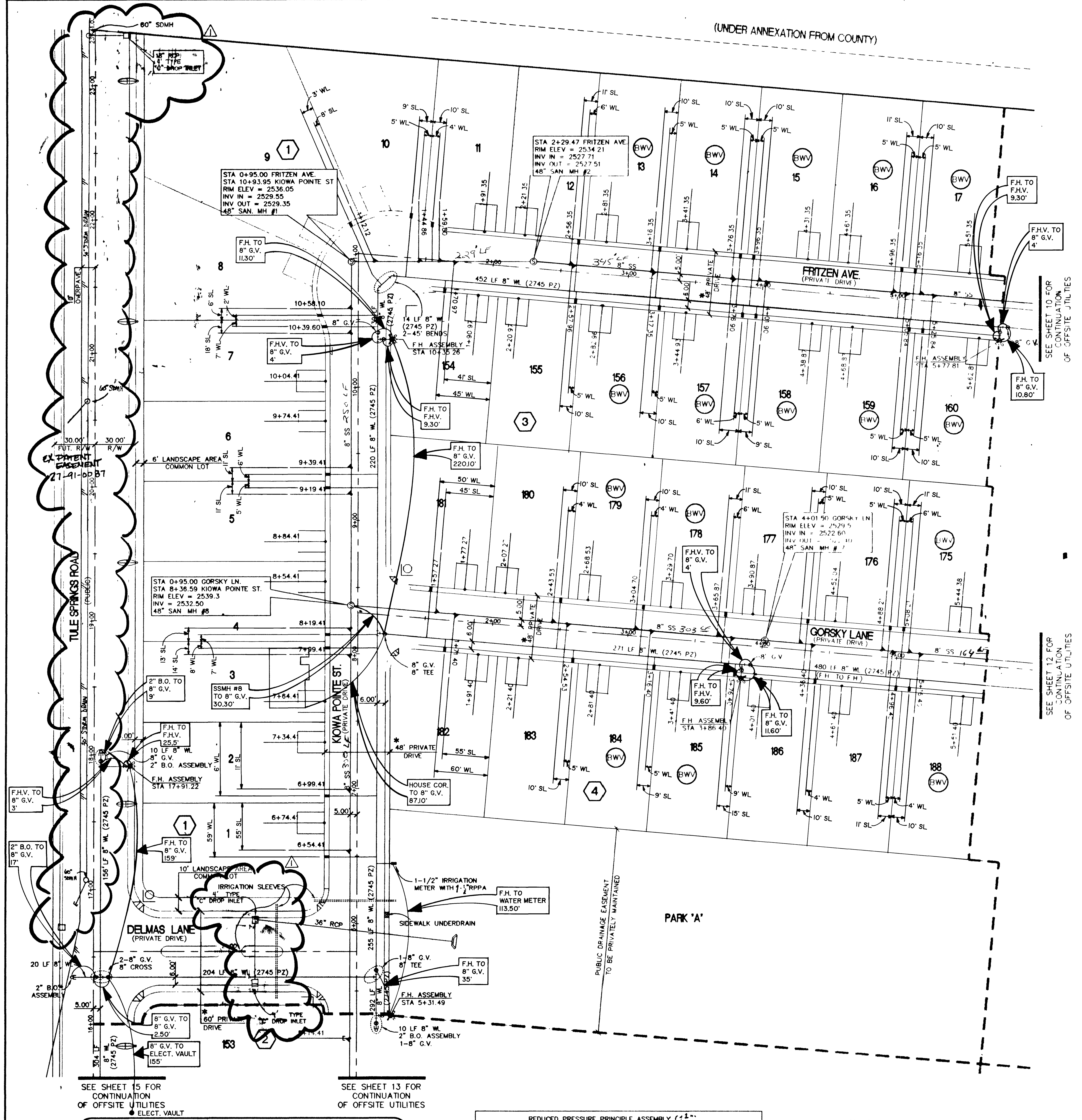

(UNDER ANNEXATION FROM COUNTY)
TULE SPRINGS ROAD (PUBLIC)
KIOWA POINTE ST. (PRIVATE DRIVE)
FRITZEN AVE. (PRIVATE DRIVE)
GORSKY LANE (PRIVATE DRIVE)
DELMAS LANE (PRIVATE DRIVE)
PARK 'A'
60" SDMH
18" RCP 4' TYPE "C" DROP INLET
EX PATENT EASEMENT 27-91-00 87
30.00' FUT. R/W
30.00' R/W
6' LANDSCAPE AREA COMMON LOT
10' LANDSCAPE AREA COMMON LOT
36" STORM DRAIN
STA 0+95.00 FRITZEN AVE.
STA 10+93.95 KIOWA POINTE ST
RIM ELEV = 2536.05
INV IN = 2529.55
INV OUT = 2529.35
48" SAN. MH #1
STA 2+29.47 FRITZEN AVE.
RIM ELEV = 2534.21
INV IN = 2527.71
INV OUT = 2527.51
48" SAN MH #2
STA 0+95.00 GORSKY LN.
STA 8+36.59 KIOWA POINTE ST.
RIM ELEV = 2539.3
INV = 2532.50
48" SAN MH #8
STA 4+01.50 GORSKY LN
RIM ELEV = 2529.5
INV IN = 2522.60
48" SAN MH #7
F.H. TO 8" G.V. 11.30'
F.H.V. TO 8" G.V. 4'
14 LF 8" WL (2745 PZ) 2-45' BENDS
F.H. ASSEMBLY STA 10+35.26
F.H. TO F.H.V. 9.30'
F.H. TO 8" G.V. 220.10'
452 LF 8" WL (2745 PZ)
229' LF
345' LF 8" SS
220 LF 8" WL (2745 PZ)
8" SS 250 LF
F.H. TO F.H.V. 9.30'
F.H.V. TO 8" G.V. 4'
F.H. ASSEMBLY STA 5+77.81
F.H. TO 8" G.V. 10.80'
SEE SHEET 10 FOR CONTINUATION OF OFFSITE UTILITIES
8" SS 303 LF
271 LF 8" WL (2745 PZ)
480 LF 8" WL (2745 PZ) (F.H. TO F.H.)
8" SS 164 LF
F.H.V. TO 8" G.V. 4'
F.H. TO F.H.V. 9.60'
F.H. ASSEMBLY STA 3+86.40
F.H. TO 8" G.V. 11.60'
SEE SHEET 12 FOR CONTINUATION OF OFFSITE UTILITIES
8" G.V. 8" TEE
2" B.O. TO 8" G.V. 9'
SSMH #8 TO 8" G.V. 30.30'
F.H. TO F.H.V. 25.5'
10 LF 8" WL 8" G.V. 2" B.O. ASSEMBLY
F.H. ASSEMBLY STA 17+91.22
F.H.V. TO 8" G.V. 3'
HOUSE COR. TO 8" G.V. 87.10'
48' PRIVATE DRIVE
F.H. TO 8" G.V. 159'
2" B.O. TO 8" G.V. 17'
156' LF 8" WL (2745 PZ)
IRRIGATION SLEEVES
4' TYPE "C" DROP INLET
36" RCP
1-1/2" IRRIGATION METER WITH 1-1/2" RPPA
F.H. TO WATER METER 113.50'
SIDEWALK UNDERDRAIN
255 LF 8" WL (2745 PZ)
20 LF 8" WL
2" B.O. ASSEMBLY
2-8" G.V. 8" CROSS
204 LF 8" WL (2745 PZ)
1-8" G.V. 8" TEE
F.H. TO 8" G.V. 35'
F.H. ASSEMBLY STA 5+31.49
8" G.V. TO 8" G.V. 2.50'
60' PRIVATE DRIVE
8" G.V. TO ELECT. VAULT 155'
304 LF 8" WL (2745 PZ)
292 LF 8" WL (2745 PZ)
10 LF 8" WL 2" B.O. ASSEMBLY 1-8" G.V.
PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED
SEE SHEET 15 FOR CONTINUATION OF OFFSITE UTILITIES
ELECT. VAULT
SEE SHEET 13 FOR CONTINUATION OF OFFSITE UTILITIES
LOTS 1–17, 153–160, 175–188
BWV
1
2
3
4

LANDSCAPING UTILITY NOTES

(1) INSTALL SLEEVE GROUPING: CONSISTS OF TWO (2) 4" AND THREE (3) 2" DIAM. SCH 40 PVC PIPING. INCLUDED IS ONE (1) 4" PIPE INSTALLED WITH 2-1/2" PVC CLASS 315 TAPE ALL ENDS WATER TIGHT.

(1) INSTALL 2" IRRIGATION SERVICE W/1-1/2" TURBINE METER PER UDS PLATE NO. 10 (W/RPPA UDS PLATE NO. 11A)

REDUCED PRESSURE PRINCIPLE ASSEMBLY (1-1/2")

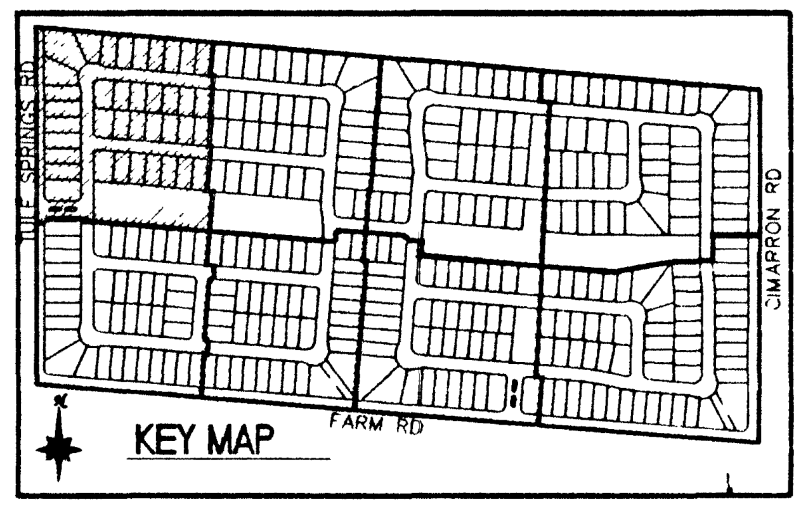
Approved Reduced Pressure Principle Assembly(s) shall be installed per the UDACS Plate no 11A. No water shall be taken from a service requiring backflow prevention until the reduced pressure principle assembly has been successfully tested by the LVVWD.

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

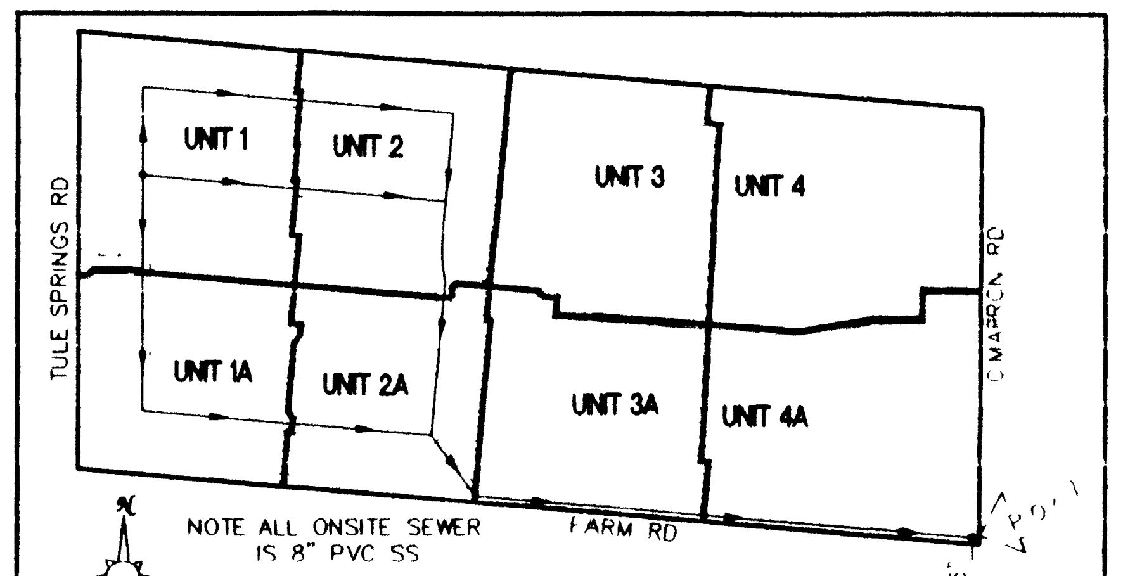
NOTE
DRIVEWAY STATIONING AND SEWER LATERAL PROVIDED FOR REFERENCE AND DEPICTS TYPICAL SITUATIONS. DRIVEWAYS ARE STATIONED TO CENTER OF 16' DRIVEWAY. CONTRACTOR SHALL CONFIRM FINAL WIDTH OF ALL DRIVEWAYS WITH OWNER PRIOR TO PLACING CURB. CONTRACTOR TO NOTIFY ENGINEER IF FIELD CONDITIONS OR PLOT PLAN REQUIREMENTS ARE DIFFERENT THAN SHOWN

FIRE HYDRANT INSTALLATION

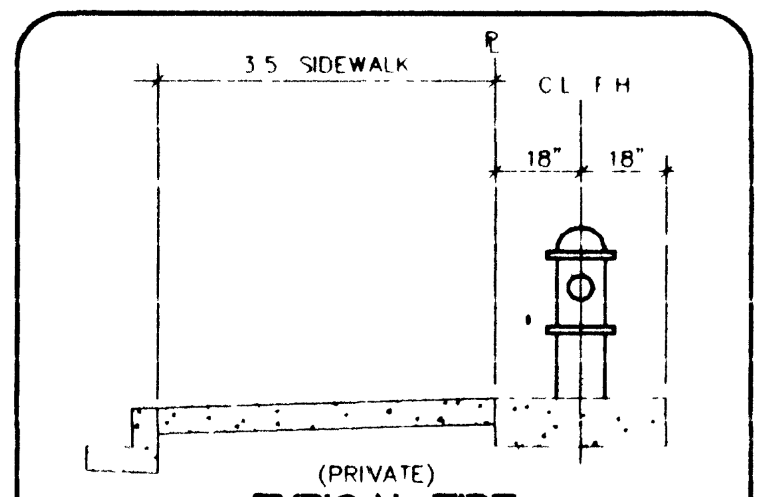
FIRE HYDRANT(S) TO BE INSTALLED IN ACCORDANCE WITH THE UDACS STANDARD PLATE No. 7


TULE SPRINGS RD
CIMARRON RD
FARM RD

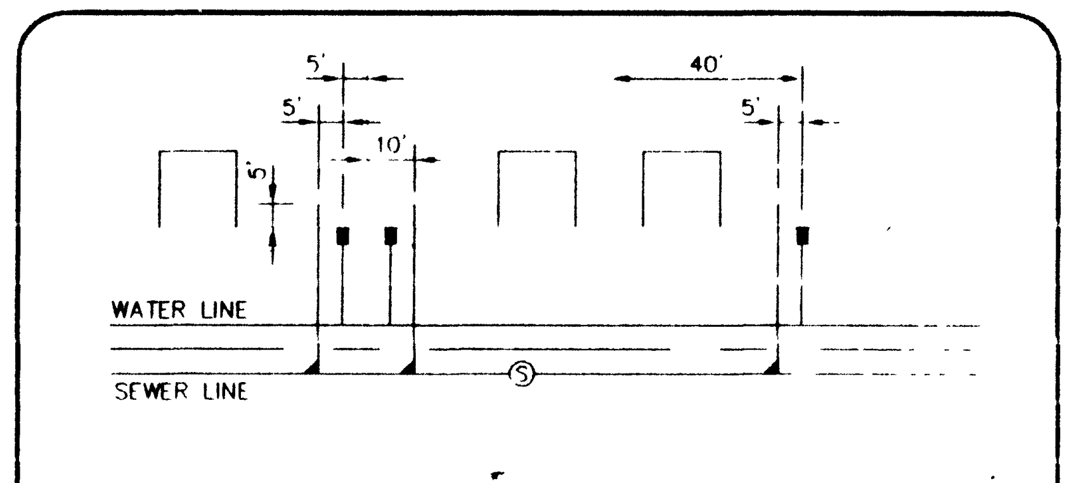
KEY MAP


UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 1A
UNIT 2A
UNIT 3A
UNIT 4A
TULE SPRINGS RD
CIMARRON RD
FARM RD
EX 15" SS
NOTE ALL ONSITE SEWER IS 8" PVC SS

SEWER OUTFALL MAP


3.5 SIDEWALK
CL F.H.
18"
18"

(PRIVATE)
TYPICAL FIRE HYDRANT LOCATION


5'
5'
10'
5'
40'
5'
WATER LINE
SEWER LINE

TYPICAL WATER AND SEWER SERVICE LOCATIONS

NOTE BWV
BACKWATER VALVES REQUIRED FOR 16 LOTS

LOTS: 13 - 17, 156 - 160,
175,178,179,184,185 & 188

*NOTE:
"ALL ONSITE PRIVATE DRIVES ARE G.L.V. SEWER EASEMENTS, PUBLIC UTILITY EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED"

THIS PROJECT 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 RESPONSIBILTY AND WILL NOT BE INSPECTED OR INCLUDED IN THE ACCEPTANCE OF LVVWD FACILITIES

CONDITIONAL APPROVAL OF VALVED OUTLET (6" AND LARGER)

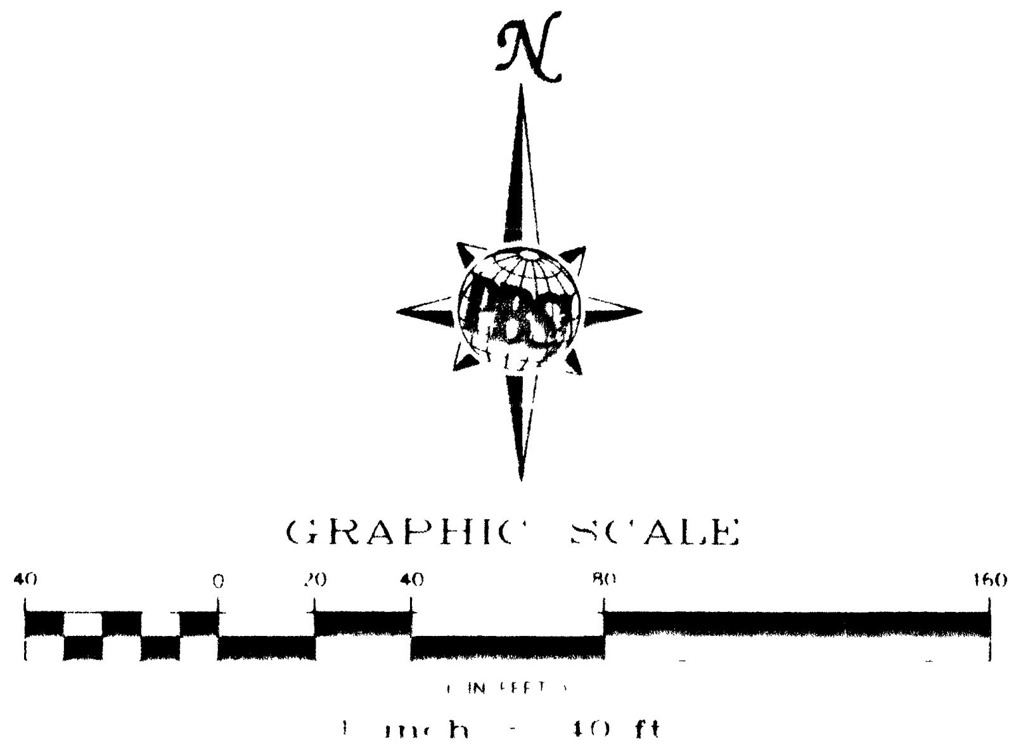
THE WATER PLANS SHOW ONE OR MORE VALVED OUTLETS EXTENDING OUT OF PAVED AREAS. INSTALLATION OF THESE OUTLETS IS ACCEPTABLE, HOWEVER, IF THE OUTLETS ARE INCORRECTLY LOCATED OR NOT USED FOR ANY REASON WHEN THE PROPERTY IS ACTUALLY DEVELOPED, THE DEVELOPER SHALL ABANDON THE OUTLETS AT THE CONNECTION TO THE ACTIVE MAIN IN ACCORDANCE WITH THE DISTRICT'S STANDARDS AND AT THE DEVELOPER'S EXPENSE

FIRE DEPARTMENT APPROVAL

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

SEWER CONTRIBUTION

0.0095 MGD AVERAGE DAILY
0.035 MGD PEAK FLOW


N
PBS&J
40
0
20
40
80
160

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft

ESTIMATED QUANTITIES

WATER

ITEM	
1 10" WATERLINE	1171 LF
2 8" WATERLINE	4627 LF
3 3/4" METER PER UDACS PLATE 1 B	38 EA
4 1 1/2" METER PER UDACS PLATE 1 E W/1½" RPPA PER UDACS PLATE 11A	1 EA
5 6" F.H. ASSEMBLY (INCLUDES 8"x6" TEE AND 6" G.V. PER UDACS PLATE 7)	7 EA
6 6" F.H. ASSEMBLY (INCLUDES 8"x6" TEE AND 6" G.V. PER UDACS PLATE 7) W/O HYDRANT	7 EA
7 10" GATE VALVE	1 EA
8 8" GATE VALVE	17 EA
9 10"x8" REDUCER	1 EA
10 8" TEE	7 EA
11 8" 11 1/4° BEND	2 EA
12 8" 45° BEND	4 EA
13 8" [illegible] BEND	2 EA
14 8" CROSS	1 EA
14 2" BLOW OFF ASSEMBLY PER UDACS PLATE [illegible]	6 EA

NOTE
QUANTITIES SHOWN ARE APPROXIMATIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING THE EXACT QUANTITIES

LEGEND

✱	FIRE HYDRANT
Ⓢ	SANITARY SEWER MANHOLE
●	GATE VALVE
8 SS	PROPOSED SEWER LINE OF SIZE AS INDICATED
8 WL	PROPOSED WATER LINE OF SIZE AS INDICATED
▬	PROPOSED WATER LATERAL
◣	PROPOSED SEWER LATERAL
1	LOT NUMBER
◀	REDUCER
✛	8" CROSS
┬	8" TEE
┐	90° ELBOW
⟋	45° ELBOW
⊟	END CAP W/2" BLOW OFF
◣┤	PROPOSED SEWER LATERAL STUB
BWV	BACKWATER VALVE
○	STOP SIGN
|	STREET SIGN

FIRE FLOW CALCULATIONS

THE FIRE FLOW REQUIREMENT IS 1500 GALLONS PER MINUTE AT 20 PSI RESIDUAL PRESSURE

BASED ON

SQUARE FOOTAGE	3500 SQUARE FEET
LARGEST AREA BETWEEN 4 HOUR AREA SEPARATION WALLS	N/A SQUARE FEET
BUILDING HEIGHT	23 FEET
NUMBER OF STORIES	2 FLOORS
TYPE OF CONSTRUCTION	V N
OCCUPANCY	RESIDENTIAL
FULL AUTOMATIC FIRE SPRINKLER SYSTEM	N/A

RECEIVED BY
DATE 4-28-99

NOTE:
SEE SHEET 18 FOR CONSTRUCTION CALLOUTS FOR STREETLIGHT, SIGNAGE AND STRIPING

5/12/99
LAS VEGAS VALLEY WATER DISTRICT

AS-BUILT

REV.	DATE	BY	REVISION
1	10/99	CAL	REVISE STORM DRAIN PER DRAINAGE STUDY 10/21/99

STERLING S DEVELOPMENT

PBS&J
901 N. Green Valley Pkwy.
Suite 100
Henderson, Nevada 89014
Telephone: 702/263-7275
Fax: 702/263-7200
ENGINEERING • PLANNING • SURVEYING • CONSTRUCTION SERVICES

SHEET
AS-BUILTS
UTILITY PLAN
UNIT 1

TITLE
APPALOOSA CANYON

DRAWN BY	DESIGNED BY	CHECKED BY	PROJECT NO	SCALE
RMM -98		LMF -98	51680	1" = 40'

SEAL
LISA M. FREESTONE
CIVIL
No. 013621
4/27/99

SHEET
3 OF 18 SHEETS
DRAWING NO
3074-4584-1

DRAWING 6801-03

15762 SV 37916