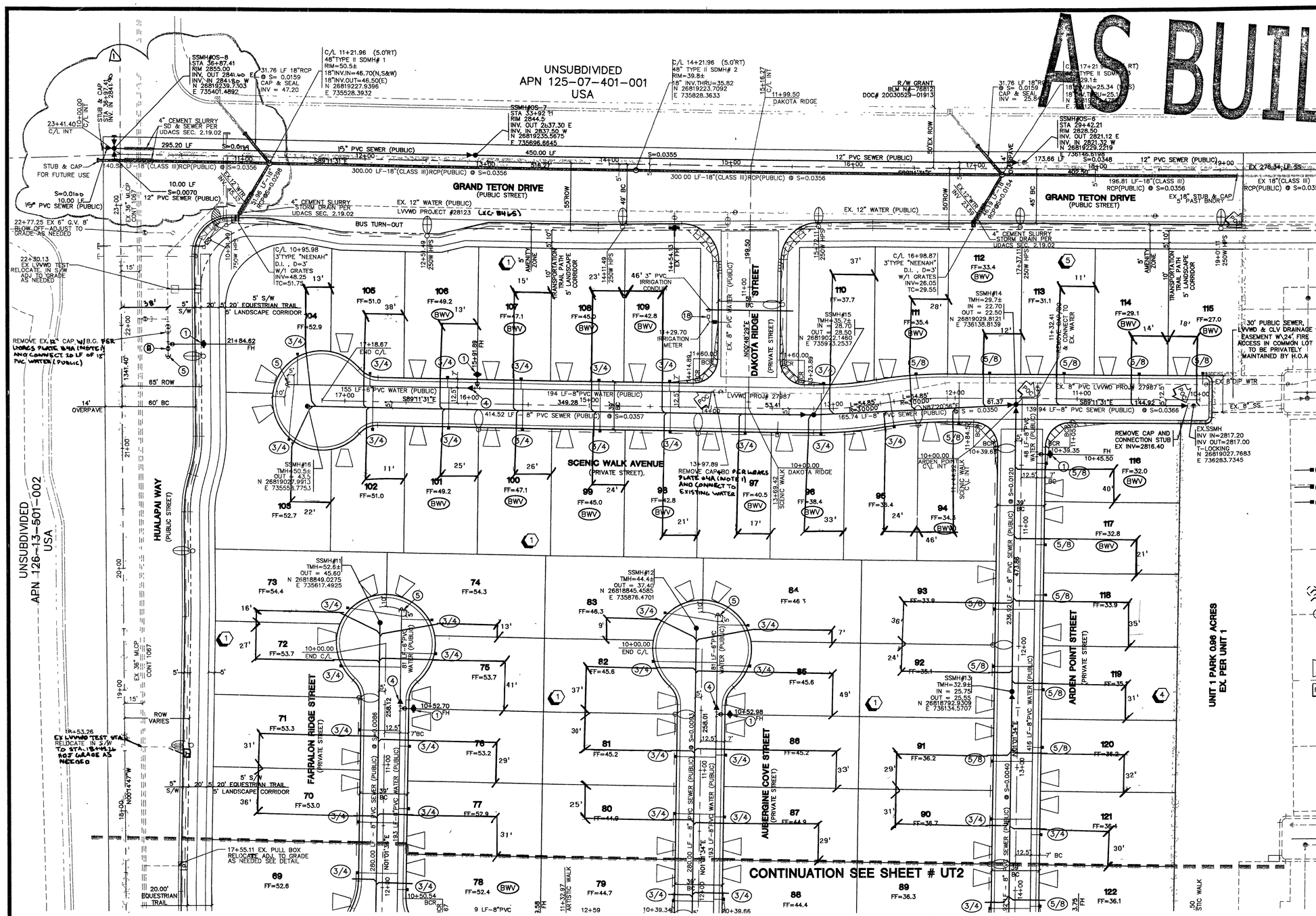


ESTIMATE OF QUANTITIES/LEGEND

		PUBLIC	PRIVATE
WATER			
1	FIRE HYDRANT ASSEMBLY (INCLUDES 8"x6" TEE & 6"GV)	13 EA.	0 EA.
2	8" GATE VALVE	5 EA.	0 EA.
3	8" TEE	7 EA.	0 EA.
4	8" X 6" REDUCER	4 EA.	0 EA.
5	6"CAP W/ 2" B.O.(PER UDACS PLATE# 4A)	5 EA.	0 EA.
6	8" 45° ELBOW (per udacs plate 5)	4 EA.	0 EA.
7	8" 90° BEND	1 EA.	0 EA.
8	8" 11 1/2° BEND	2 EA.	0 EA.
9	8" 5° BEND	2 EA.	0 EA.
10	8" M.J. TAPPING TEE W/8" VALVE	1 EA.	0 EA.
18	1" IRRIGATION METER W/1" RPPA (per udacs plate 1D & 11A)	8 EA.	0 EA.
	3" PVC IRRIGATION SLEEVE	140 LF.	0 LF.
5/8	1" COPPER SERVICE W/ 5/8" METER (udacs plate 1B) TYPICAL	31 EA.	0 EA.
3/4	1" COPPER SERVICE W/ 3/4" METER (udacs plate 1B) TYPICAL	90 EA.	0 EA.
3/4+	1" COPPER SERVICE W/ 3/4" METER (udacs plate 1D) (LOT# 9)	1 EA.	0 EA.
*	PRESSURE REDUCING VALVE	0 EA.	0 EA.
	6" WATER MAIN(PUBLIC)	654 LF.	0 LF.
	8" WATER MAIN(PUBLIC)	4, 214 LF.	0 LF.
12	12" GATE VALVE	1 EA	
SEWER			
●	STANDARD MANHOLE	22 EA.	0 EA.
	12" SEWER MAIN(PUBLIC)	949 LF.	0 LF.
	8" SEWER MAIN(PUBLIC)	5, 668 LF.	0 LF.
	4" SEWER LATERALS(PRIVATE)	0 LF.	3, 375 LF.
	4" SEWER WYES(PRIVATE)	0 EA.	122 EA.
BWV	BACKWATER VALVES(PRIVATE)	68 EA.	0 EA.

SEWER CONTRIBUTION (BASED ON 122 LOTS)

AVERAGE DAILY FLOW = 0. 0305 MGD.
PEAK FLOW (PF=3.5)= 0. 1068 MGD.

DRIVEWAY LOCATION (SCHEMATIC ONLY)

POC POINT OF CONNECTION (UTILITIES)

SIGHT VISIBILITY EASEMENT

SEE SHEETS TS1 & TS2 FOR TRAFFIC / STREET LIGHTING

30' PUBLIC SEWER, LVWWD & CLV DRAINAGE EASEMENT W/24' FIRE ACCESS IN COMMON LOT TO BE PRIVATELY MAINTAINED BY H.O.A

LAS VEGAS FIRE DEPARTMENT

FIRE FLOW REQUIREMENT IS 1,500 GALLONS/MIN. AT 20 LBS./SQ.IN. RESIDUAL.

BASED ON:

SQUARE FOOTAGE: 3,184
LARGEST AREA BETWEEN SEPARATION WALLS:
HEIGHT: 2 STORY
TYPE OF CONSTRUCTION:
EXPOSURES: 10' MIN.
SPRINKLER SYSTEM: NONE
OCCUPANCY: SINGLE FAMILY RESIDENCE
ROOF CONSTRUCTION:

REVIEWED BY:

DATE: 12-17-03
PROVIDE FIRE LANE IDENTIFICATION PER CITY ORD. 5115

APPROVAL:

LAS VEGAS VALLEY WATER DISTRICT — DATE 12/29/04
PROJECT #28084 UT1,2 & 3 SD1 & 2,C3, OT1

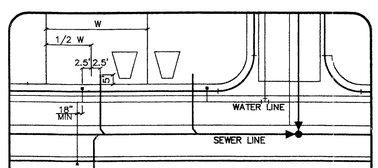
CITY OF LAS VEGAS FIRE MARSHAL — DATE 12/17/03

APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF ANY OF THE PROVISIONS OF THE STATE OR COUNTY LAWS. FIRE FLOW 1,500 GPM AT 20 P.S.I. RESIDUAL.

Sandy Larsen — DATE 12-18-03
NEVADA POWER COMPANY SHEETS UT1,UT2,UT3

NEVADA POWER COMPANY APPROVAL IS ONLY FOR THE PLACEMENT AND CLEARANCE OF STREET LIGHT AND SIGNAL LIGHT INSTALLATION.

NEVADA POWER COMPANY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NEVADA POWER COMPANY RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE FINAL DESIGN IS COMPLETED. THE NEW SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.



TYPICAL WATER AND SEWER SERVICE LOCATIONS

N.T.S.

46353
R Gm
6193

PROJECT BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CITY OF LAS VEGAS BENCHMARK: OC9017N6
ELEVATION: 799.0857 METERS (2,621.67 FEET)

RIVET AND SQUARE ALUMINUM PLATE IN TOP CENTER OF HEADWALL ON THE WEST SIDE OF U.S. 95 NEAR MILE MARKER 90.15.

BASIS OF BEARINGS

SOUTH 00°14'47" EAST, BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 114 OF SURVEYS, AT PAGE 57.

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 2.06.01 AND 2.6.02

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

ENGINEER DISCLAIMER NOTE:

UTILITY LOCATIONS SHOWN HERON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO COMMENCING CONSTRUCTION.
NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HERON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

NOTE :

INSTALL PIPELINE MARKER BALLS IN TRENCH ABOVE EACH HORIZONTAL ELBOW FITTING, PER MANUFACTURER INSTRUCTIONS.

FOR ALL UTILITY NOTES, SEE GENERAL NOTE SHEET # C3, LEGEND\QUANTITIES SEE UT1

PRIVATE STREET NOTE :

ALL PRIVATE STREETS ARE P.U.E.'S, PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY H.O.A.

SEWER NOTE:

MANHOLE STATIONING IS BASED ON SEWER LENGTHS FROM MANHOLE TO TO MANHOLE . ALL MANHOLES ARE 48" SIZED MANHOLES PER STD.DWG# SD-1.

VALVE BOX NOTE:

ADJUST WATER VALVE BOXES TO FINISHED GRADE PER UDACS PLATE NO. 8 VALVE SHALL BE ACCESSIBLE AT ALL TIMES.

SERVICE LATERAL NOTE:

SERVICE LATERALS FOR LOTS: 94-97, 110-115, & 1" IRRIGATION METER ON DAKOTA RIDGE STREET WILL BE TAPPED ON EXISTING MAIN BY OWNER'S CONTRACTOR UNDER DIRECTION OF THE LVVWD.

CROSSING NOTE:

ALL SEWER/STORM DRAIN CROSSING WATER LINES MUST CONFORM TO SECTION 2.19 OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS) FOR WATER AND STORM MAIN CROSSINGS AND CLEARANCES.

SEWER CONNECTION NOTE:

ONE OR MORE SEGMENTS OF THE DOWNSTREAM 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 DOWNSTREAM SEWER SYSTEM(S) SHALL BE DONE AT THE DEVELOPERS'S OWN RISK. THE CITY OF LAS VEGAS RESERVES THE RIGHT TO PREVENT THE PHYSICAL CONNECTION OF THIS PROJECT INTO THE DOWNSTREAM SEWER SYSTEM UNTIL ALL SEGMENTS HAVE BEEN COMPLETED AND ACCEPTED FOR MAINTENANCE, OR UNTIL SUCH TIME AS THEY ARE DEEMED AVAILABLE FOR SERVICE.

AS BUILT
Revision issued to: 12/17/04

REV	DATE	BY	REVISION
1	4-4-04	DGT	

CITY OF LAS VEGAS

BEAZER HOMES
4670 S. FORT APACHE SUITE# 200
LAS VEGAS, NEVADA 89147
(702) 837-2100

vtn nevada
2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 362-2597
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

MASTER UTILITY PLAN

BEAZER @ GRAND TETON VILLAGE UNIT 2

DRAWN BY: CNB	AUGUST, 2003	SCALE: 1"=40'	HORIZ. N/A VERT.
DESIGNED BY: DJS	AUGUST, 2003		
CHECKED BY:			
PROJECT NO: 6145-2			

PROFESSIONAL ENGINEER STATE OF NEVADA — DEBORAH KALEIKINI-JOHNSON — CIVIL — No. 14571 — EXPIRES 06-30-05

SHEET UT1
5 OF 35 SHEETS
DRAWING NO. 92-2
107447