

PROJECT NAME: DIXON ESTATES

This project water plan complies with the Las Vegas Valley Water District's technical requirements. However, this water plan is NOT APPROVED FOR CONSTRUCTION at this time and this signature does not provide or imply a water connection.

Kay L. Dixon
11/19

FIRE DEPARTMENT NOTES

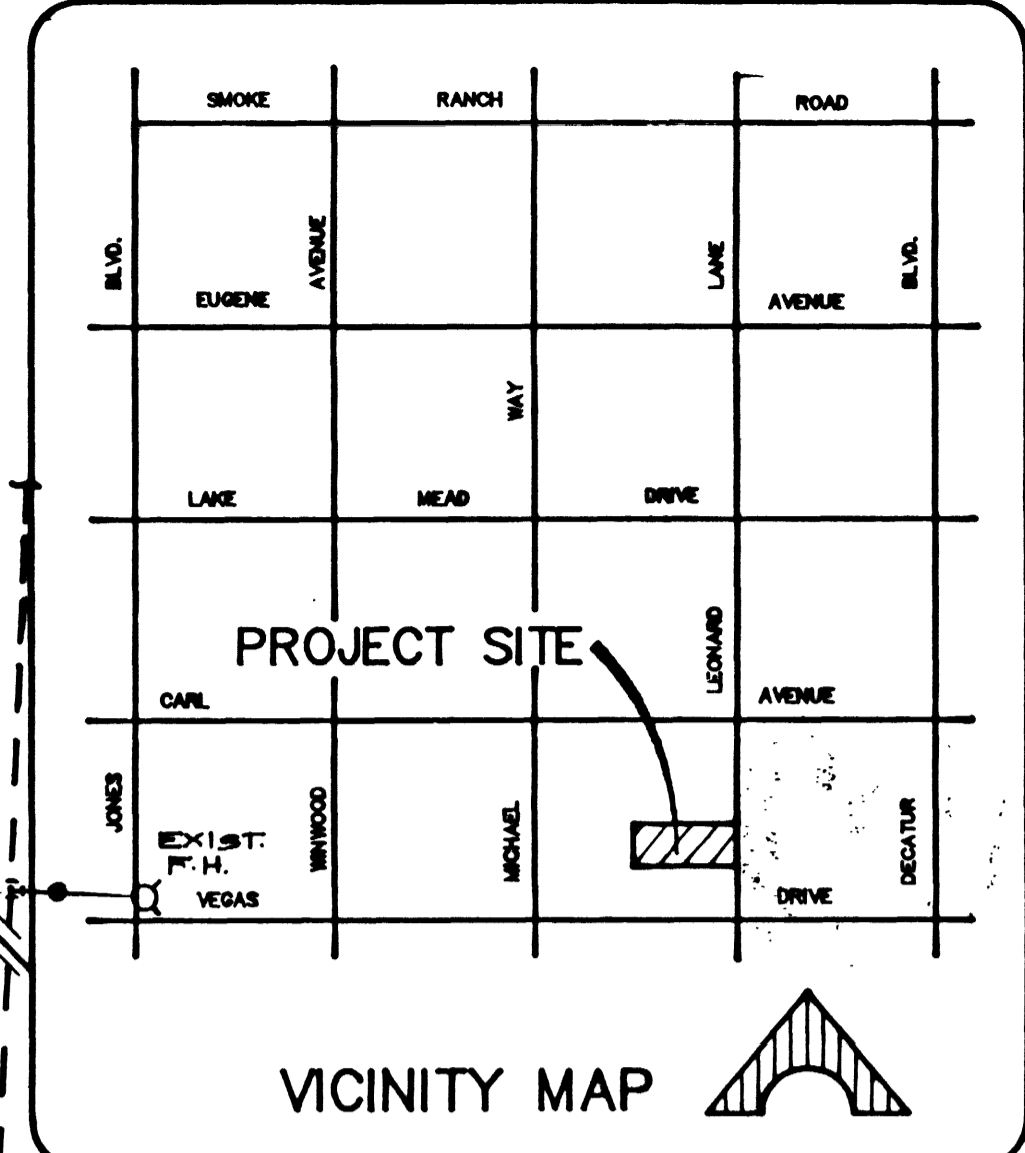
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY OF LAS VEGAS FIRE DEPARTMENT "HYDRANT SPECIFICATIONS", "HYDRANT INSTALLATION SPECIFICATIONS" AND ORDINANCE #3677
- AUTHORIZED HYDRANTS FOR THIS PROJECT ARE:
 - KENNEDY GUARDIAN
 - MUELLER A-423 CENTURIAN
 - CLOW MODEL 2346 MEDALLION
- ON ANY NEW HOME OR BUILDING INSTALLATION, ACCESSIBLE FIRE HYDRANTS SHALL BE INSTALLED BEFORE COMBUSTIBLE CONSTRUCTION COMMENCES AND SAID FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER WITH AN ADEQUATE WATER SUPPLY.
- CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT CENTERLINE OF STREET ADJACENT TO FIRE HYDRANT AS REQUIRED IN ORDINANCE #3677 TO IDENTIFY FIRE HYDRANT LOCATIONS.
- CALL THE LAS VEGAS BUILDING DEPARTMENT AT 228-2071 FOR UNDERGROUND INSPECTION, PRESSURE AND FLUSH VERIFICATION OF ALL FIRE HYDRANTS AND FIRE LINES BEFORE COVERING.
- PAINTING OF THE CURBS AND HYDRANT AND ANY WORK NECESSARY FOR PROTECTION OF HYDRANTS FROM PHYSICAL DAMAGE PER ORDINANCE #3677 SHALL BE COMPLETED BEFORE APPROVAL BY THE CITY OF LAS VEGAS FIRE DEPARTMENT.
- A PERMIT IS REQUIRED FROM THE FIRE DEPARTMENT FOR ON-SITE WATER LINE AND FIRE HYDRANT. THE PERMIT AND CONTRACTORS MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER PRIOR TO ANY WORK BEGINNING.
- A FLOW TEST MUST BE WITNESSED BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY FOR VERIFICATION OF REQUIRED ON-SITE WATER SUPPLY.
- ALL ON-SITE FIRE MAIN MATERIALS MUST BE U.L. LISTED AND A.W.W.A. APPROVED.
- FIRE HYDRANT SPACING:
 - RESIDENTIAL - 500 FEET UNSPRINKLERED, 800 FEET SPRINKLERED.
 - COMMERCIAL, INCLUDING MULTI-FAMILY - 300 FEET UNSPRINKLERED, 400 FEET SPRINKLERED.
- NO FIRE HYDRANT SHALL BE LOCATED WITHIN THE REQUIRED RADIUS OF A CUL-DE-SAC OR WITHIN 20 FEET OF THE PERIMETER OF THE RADIUS OF THE CUL-DE-SAC.
- NO FIRE HYDRANT SHALL BE LOCATED WITHIN 6 FEET OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREET LIGHT OR ANY OTHER OBSTRUCTION.
- HOT MORE THAN 2 HYDRANTS CAN BE OUT OF SERVICE DUE TO A SINGLE MAIN BREAK.
- THE TURNING RADIUS FOR ANY FIRE APPARATUS ACCESS ROAD AND/OR FIRE LANE, PUBLIC OR PRIVATE SHALL BE NOT LESS THAN 48 FEET OUTSIDE RADIUS AND 22 FEET INSIDE RADIUS.
- A FIRE APPARATUS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FEET FROM A FIRE DEPARTMENT VEHICLE ACCESS. (SEE EXCEPTIONS IN UFC 91, SECTION 10.203).
- ALL DEAD END FIRE APPARATUS ACCESS ROADS AND/OR FIRE LINES PUBLIC OR PRIVATE IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURNAROUND AREA. (SEE ORDINANCE #3677).
- ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS GUIDELINES FOR AUTOMATIC EMERGENCY VEHICLE ACCESS GATES.

SEWER CONTRIBUTION

CONTRIBUTION/DAY = 4500 GPD
PEAK FLOW/DAY = 15300 GPD
SEWER CONTRIBUTION PER DAY BY THIS DEVELOPMENT = 15300 GPD

C L V SEWER NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE DESIGN & CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS AND THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA, AS AMENDED. IN ALL CASES, THESE STANDARDS SHALL SUPERSEDE THE UNIFORM STANDARD SPECIFICATIONS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATION BOOKS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM CONSTRUCTION AS PER PLANS. ANY ADDITIONS, DELETIONS, OR CHANGES SHALL FIRST MEET WITH THE APPROVAL OF THE CONTROLLING AGENCY.
- CHISEL "S" OR "O" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.
- POLYVINYL (PVC) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35 SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE II GRAVEL.
- ALL MANHOLES IN PAVED STREETS 80' R/W AND LARGER, SHALL HAVE CONCRETE COLLARS.
- TEE SADDLES SHALL BE USED TO CONNECT SEWER LATERALS TO EXISTING MAIN LINES UP TO 12" DIAMETER IN SIZE. CONNECTIONS TO 15" OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES.
- A SEWER MAIN CROSSING OVER A WATER MAIN OR LESS THAN 18" UNDER A WATER MAIN, MUST BE REINFORCED CONCRETE ENCASED FOR A DISTANCE NOT LESS THAN TEN FEET (10') TO EACH SIDE OF THE CENTERLINE OF THE WATER MAIN.
- ALL CONTRACTORS INSTALLING SEWER MAINS THAT WILL BE UNDER THE JURISDICTION OF THE CONTROLLING AGENCY MUST BE CLASS "A" CONTRACTORS.
- THE CITY OF LAS VEGAS WILL NOT ACCEPT ANY SEWER MAINS WHICH HAVE A VERTICAL DEFLECTION OF MORE THAN ONE TENTH (0.1) OF A FOOT FROM THE APPROVED CONSTRUCTION PLANS. SEWER MAINS FOUND TO EXCEED THIS TOLERANCE WILL HAVE TO BE REPAIRED OR REMOVED AND REPLACED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO ACCEPTANCE BY THE CITY.



LVVWD WATER NOTES

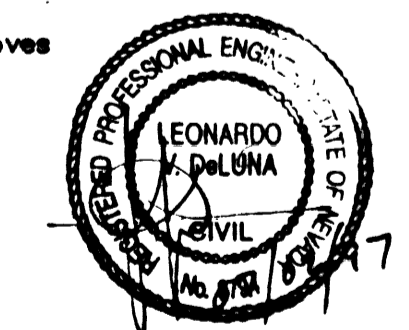
- NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN RELEASED FOR CONSTRUCTION BY THE LVVWD. FOLLOWING WATER PLAN APPROVAL, 48 HOUR NOTICE SHALL BE GIVEN TO THE LVVWD COMMUNICATION SUPPORT CENTER (258-7171) PRIOR TO THE START OF CONSTRUCTION. NOTICE MUST BE GIVEN BY 2:00 P.M. THE BUSINESS DAY PRIOR TO A LVVWD INSPECTION.
- ALL WORK SHALL CONFORM TO THE LVVWD'S STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS AND THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEMS (UDACS), LATEST EDITION.
- ALL WORK, EXCEPT AS MODIFIED BY THESE PLANS OR BY NOTE 2, SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT DRAFT OR EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS' CONSTRUCTION OFFSITE IMPROVEMENT, CLARK COUNTY AREA.
- A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LVVWD.
- ALL SERVICE LATERALS TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE COPPER TUBING WITH LVVWD APPROVED SERVICE SADDLES.
- ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.
- ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, VALLEY AND CURB CUTTERS.
- THE FOLLOWING REQUIREMENTS MUST BE MET IN THE EVENT A WATER LINE AND SANITARY OR STORM SEWER LINE CROSS:
 - A MINIMUM EIGHTEEN (18) INCH VERTICAL SEPARATION (OUTSIDE TO OUTSIDE) MUST BE MAINTAINED WHEN THE WATER LINE IS INSTALLED OVER THE SANITARY OR STORM SEWER LINE. IF THE VERTICAL SEPARATION CANNOT BE MAINTAINED OR THE WATER LINE MUST BE PLACED UNDER THE SANITARY OR STORM SEWER LINE, THE SANITARY OR STORM SEWER LINE MUST BE CONSTRUCTED WITH ONE OF THE FOLLOWING OR, AS SHOWN ON THESE PLANS:
 - POTABLE WATER SUPPLY QUALITY MATERIAL.
 - ENCASEMENT, WITH FOUR (4) INCH CONCRETE (MINIMUM).
 - SELECTION WITH POTABLE WATER SUPPLY QUALITY PIPE.
 EACH PROVISION MUST EXTEND ALONG THE SANITARY OR STORM SEWER, ON EITHER SIDE OF THE MAIN, A MINIMUM 10 FOOT DISTANCE PERPENDICULAR TO THE WATER MAIN EXTERIOR.
 - WARNING TAPE SHALL BE REQUIRED OVER ALL MAINS, ALL SIX (6) INCH DIAMETER AND LARGER SERVICE LATERALS, AND ANY SERVICE LATERAL NOT INSTALLED PERPENDICULAR TO THE MAIN IN ACCORDANCE WITH STANDARD PLATE NO. 27.
 - ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED AND AN ACCEPTABLE WATER SAMPLE OBTAINED, PRIOR TO CONNECTION TO THE LVVWD DISTRIBUTION SYSTEM.
 - THE CONTRACTOR MUST OBTAIN ALL METERS TWO (2) INCHES AND SMALLER FROM LVVWD CENTRAL STORES. TELEPHONE 258-3152 FORTY-EIGHT (48) HOURS PRIOR.
 - CONSTRUCTION MAY INTERRUPT SERVICE WITH LVVWD APPROVAL AND PROPER NOTIFICATION, BETWEEN THE HOURS OF 10 PM AND 6 AM, SUNDAY THROUGH THURSDAY. CIRCUMSTANCES MAY REQUIRE TEMPORARY SERVICE FEEDS BE INSTALLED, WITHOUT LVVWD REIMBURSEMENT. ANY TEMPORARY SERVICE FEED MUST HAVE PRIOR LVVWD APPROVAL.
 - ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE LVVWD'S PRE-APPROVED MATERIALS AND MANUFACTURER'S LISTING FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS.

APPROVALS

NEVADA POWER COMPANY approves the point of service to the street light system. This shall not be deemed to consent the placement of the light poles which may be in conflict with Nevada Power Company's prior rights and/or facilities.

10-2-95
(Date)
By Janita Rodriguez
NEVADA POWER COMPANY

This approval is only for the placement and clearance of street light and signal light installation.

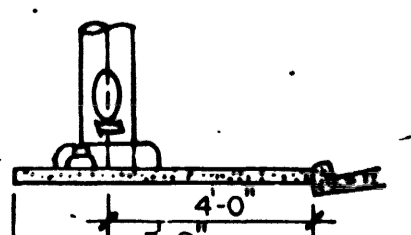


11-26-97
LAS VEGAS VALLEY WATER DISTRICT
DATE

10-3-95
CLV FIRE DEPARTMENT DATE

C L V STREETLIGHT NOTES

- ALL STREET LIGHT INSTALLATIONS SHALL CONFORM TO THE STANDARD DETAILS AND SPECIFICATIONS OF THE CITY OF LAS VEGAS, AND SHALL ALSO CONFORM TO THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS' CONSTRUCTION OF OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, LATEST EDITION, UNLESS OTHERWISE NOTED.



STREET LIGHT NOTE:

ALL HAND HOLE COVERS MUST BE INSTALLED, POLE CAPS POURED, AND FULL BOX LIDS BOLTED DOWN PRIOR TO ENERGIZING CIRCUIT. ALL WIRE MUST HAVE THW INSULATION.

ESTIMATE OF QUANTITIES

STD. F.H. WITH 6" GATE VALVE & 6" PVC LAT.	3 EA
6" PVC WATER	586 LF
6" GATE VALVE WITH VALVE BOX & COVER	2 EA
6" TAPPING TEE WITH 6" GATE VALVE	1 EA
1" WATER SERVICE LATERAL	18 EA
METER BOX	18 EA
2" BLOW-OFF ASSEMBLY	2 EA
3/4" METER	6 EA
5/8" METER	12 EA

ALL METERS 1" AND SMALLER REQUIRE 1" COPPER SERVICE LATERALS. A 1" X 3/4" ANGLE METER STOP IS REQUIRED WITH 5/8" OR 3/4" METERS, MINIMUM 3/4" METER BOX. DETAILS OF THE ABOVE INSTALLATION ARE AVAILABLE FROM THE ENGINEERING SERVICES DIVISION AND FROM DISTRICT INSPECTORS.

LEGEND

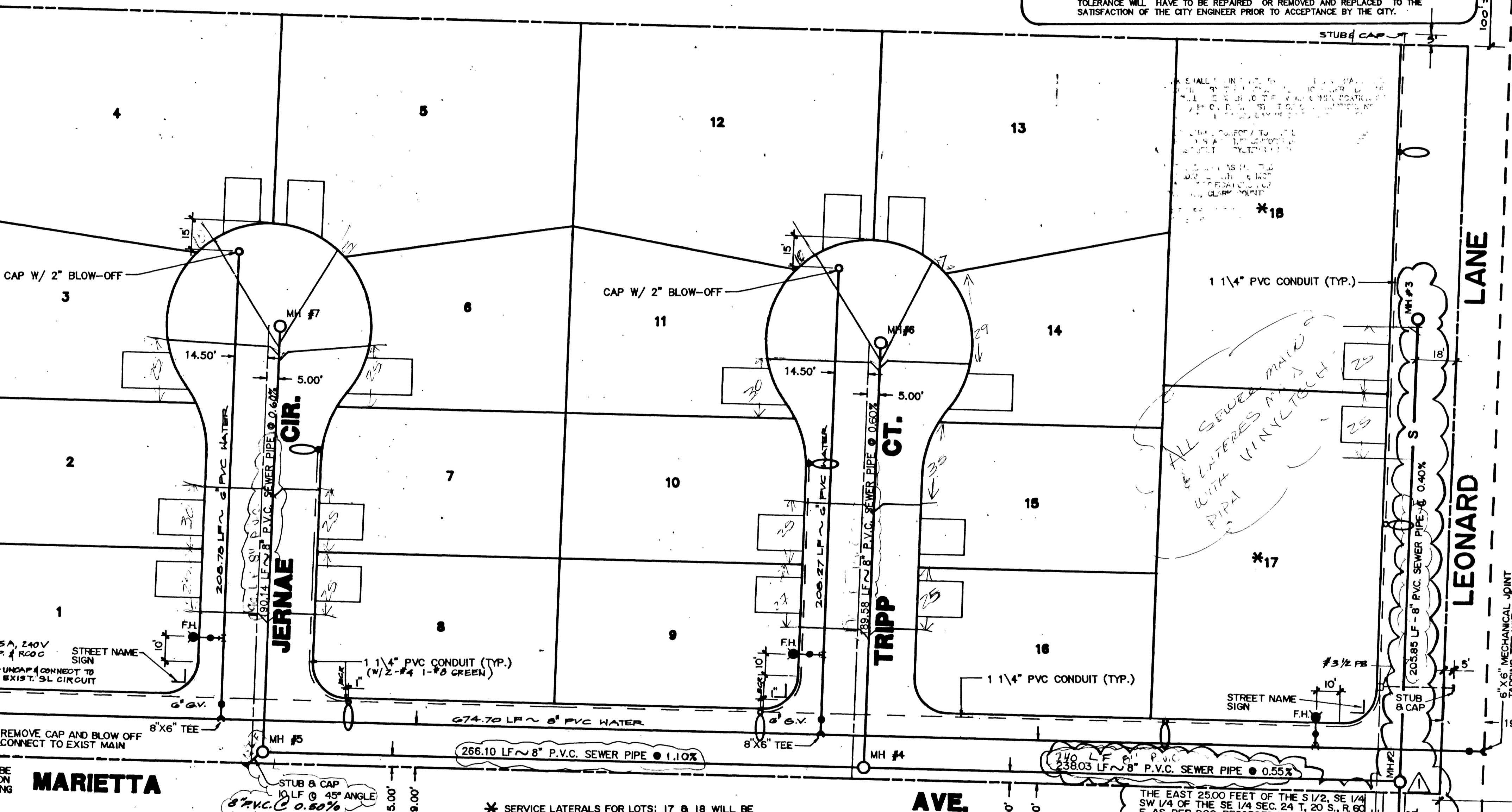
- FIRE HYDRANT W/ 6" G.V.
- WATER LINE
- SEWER LINE
- SEWER LATERAL
- GATE VALVE
- SEWER MANHOLE
- 250W HPS LUMINAIRE W/ 11 GA. POLE
- 100W HPS LUMINAIRE W/ 11 GA. POLE
- STREET NAME SIGN

LAS VEGAS FIRE DEPT.

FIRE FLOW REQUIREMENT IS 1500 GALLONS PER MINUTE AT 20 POUND PER SQUARE INCH RESIDUAL.

BASED ON:
SQUARE FOOTAGE: 2,000
LARGEST AREA BETWEEN AREA SEPARATION WALLS: N/A
HEIGHT: ONE (1) STOREY
TYPE OF CONSTRUCTION: TYPE V
EXPOSURES: 10'
SPRINKLER SYSTEM: NO
OCCUPANCY: R-3
ROOF CONSTRUCTION: CONCRETE TILES

REVIEWED BY: _____
DATE: _____



LOTS 4, 5, 12, 13, 17 & 18 TO HAVE 3/4" METERS
THE BALANCE OF THE LOTS TO HAVE 5/8" METERS.

* SERVICE LATERALS FOR LOTS: 17 & 18 WILL BE TAPPED ON EXIST. MAIN BY OWNER'S CONTRACTOR UNDER DIRECTION OF THE LVVWD.

THE EAST 25.00 FEET OF THE S 1/2, SE 1/4 SW 1/4 OF THE SE 1/4 SEC. 24 T. 20 S., R. 60 E. AS PER DOC. RECORDED IN BOOK 970613, INST. NO. 00856 (SEWER EASEMENT)

RECOMMENDED BY: Deluna, Inc.
ENGINEERING • PLANNING • SURVEYING
7310 SMOKE RANCH ROAD, SUITE T, LAS VEGAS, NEVADA 89131, (702) 258-0242

SHEET CONTENTS: KAY L. DIXON PROPERTIES DIXON ESTATES UTILITY PLAN

REV. DATE DESCRIPTION
1 11/19/97 REVISED SEWER LINE PROFILE AND SERVICE LINES TO LOT 24
2 11/26/97 REVISED SEWER LINE PROFILE AND SERVICE LINES AND ADDED 2" SEWER EASEMENT

DATE: 11/26/97
R.E. NO. 3784
DATE: 8/3/95

OF 7 SHEETS