

Avoid cutting underground utility lines. It's costly.

Call before you Dig
1-800-227-2600

Call before you Overhead
1-702-593-6111

BASIS OF BEARING

BEING THE NORTH LINE OF THE LOT 63, AS IT IS SHOWN ON THE RECORD OF SURVEY IN FILE 52, OF SURVEYS, PAGE 70, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, WHICH BEARS: SOUTH 85°04'37" WEST.

BENCHMARK

BEING THE CITY OF NORTH LAS VEGAS BM, #518118 (1LV90-13E4), 50' WEST OF BLM BRASS CAP @ DECATUR BLVD. & FARM ROAD. ELEVATION = 707.9639 METERS = 2,322.71 FEET. (N.A.V.D. 1988) (ELEVATION BASED ON CITY OF LAS VEGAS VERTICAL DATUM)

SEWER CONNECTION NOTE

A SEGMENT OF THE DOWNSREAM 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 DOWNSREAM 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 DOWNSREAM SEWER SYSTEM UNTIL ALL SEGMENTS HAVE BEEN COMPLETED AND ACCEPTED FOR MAINTENANCE, OR UNTIL SUCH TIME AS THEY HAVE BEEN DEEMED AVAILABLE FOR SERVICE.

CONSTRUCTION NOTE

ALL EXISTING UTILITY STRUCTURES WITHIN CONSTRUCTION AREA SHALL BE ADJUSTED TO MATCH FINISH GRADE (I.E. W.V. BOX, W.M. ANNOUE BOX, FH, TEL. BOX, ETC.)

REDUCED PRESSURE PRINCIPLE ASSEMBLY (R.P.A.)

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

ALL DIMENSIONS TO UTILITIES ARE TO CENTERLINE OF PIPE UNLESS INDICATED OTHERWISE.

CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL ALIGNMENT OF EXISTING UTILITIES AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

LEGEND

P PRIVATE DRIVE, P.U.E. AND CITY OF LAS VEGAS SEWER EASEMENT, TYPICAL

NOTE

SEE SHEET 3 OF 17 FOR STREET LIGHT LEGEND

LAS VEGAS VALLEY WATER DISTRICT STANDARD NOTES

- NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN RELEASED FOR CONSTRUCTION BY THE LVVWD. FOLLOWING WATER PLAN APPROVAL, FORTY-EIGHT (48) HOUR NOTICE SHALL BE GIVEN TO THE LVVWD COMMUNICATIONS SUPPORT CENTER (258-7171) PRIOR TO 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 LVVWD STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS, AND THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS 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 OF SITE IMPROVEMENTS, CLARK COUNTY AREA.
- A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT, UNLESS OTHERWISE APPROVED BY THE LVVWD.
- ALL SERVICE LATERALS TWO INCHES (2") 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, GUTTERS, CURBS AND VALLEY GUTTERS.
- THE FOLLOWING REQUIREMENTS MUST BE MET IN THE EVENT A WATER LINE AND SANITARY OR STORM SEWER LINE CROSS:
 - POTABLE WATER SUPPLY QUALITY MATERIAL
 - ENCASEMENT, WITH FOUR INCH (4") CONCRETE (MINIMUM)
 - SLEEVING WITH POTABLE WATER SUPPLY QUALITY PIPE.

A MINIMUM EIGHTEEN INCH (18") 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 INCH (4") CONCRETE (MINIMUM)
- SLEEVING WITH POTABLE WATER SUPPLY QUALITY PIPE.

EACH PROVISION MUST EXTEND ALONG THE SANITARY OR STORM SEWER ON EITHER SIDE OF THE MAIN, A MINIMUM OF TEN FOOT (10') DISTANCE PERPENDICULAR TO THE EXTERIOR OF THE WATER MAIN.

WARNING TAPE SHALL BE REQUIRED OVER ALL MAINS, ALL SIX INCH (6") 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'S DISTRIBUTION SYSTEM.

THE CONTRACTOR MUST OBTAIN ALL METERS TWO INCHES (2") AND SMALLER FROM LVVWD, CENTRAL STORES, TELEPHONE 258-3152 FORTY-EIGHT (48) HOURS PRIOR TO PICKUP.

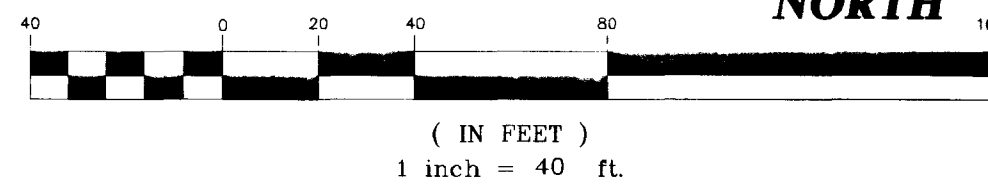
CONSTRUCTION MAY INTERRUPT SERVICE, WITH LVVWD APPROVAL AND PROPER NOTIFICATION, BETWEEN THE HOURS OF 10:00 P.M. AND 6:00 A.M. SUNDAY THROUGH THURSDAY. CIRCUMSTANCES THAT MAY REQUIRE TEMPORARY SERVICE FEED MUST HAVE PRIOR LVVWD APPROVAL.

ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE LVVWD'S PRE-APPROVED MATERIALS AND MANUFACTURERS LISTING FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS.

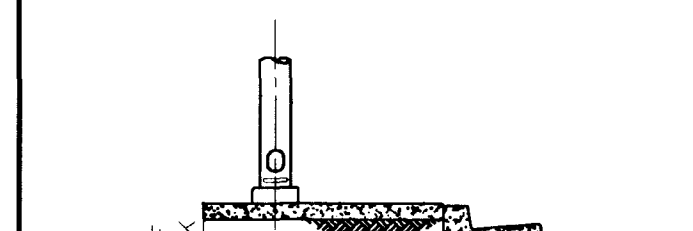
SIGNAGE NOTES

- INSTALL 30" x 30" R1-1 (STOP SIGN) UNLESS NOTED OTHERWISE
- INSTALL STREET NAME SIGN PER CLARK COUNTY AREA STANDARD DWG NO. 250
- INSTALL 25 MPH SPEED LIMIT SIGN (R2-1)

GRAPHIC SCALE



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



STREET LIGHT LOCATION NTS (PER C.L.V. STD. DWG. #301 & 302)

MATCHLINE SEE SHEET S2 FOR CONTINUATION OF SEWER

WATER CONSTRUCTION NOTES AND QUANTITIES

1	INSTALL 8" PVC WATER LINE.....	3732 LF
2	INSTALL 6" PVC WATER LINE.....	381 LF
3	8" x 6" REDUCER.....	2 EA
4	INSTALL 1" RPPA.....	1 EA
5	INSTALL FIRE HYDRANT ASSEMBLY PER UNIFORM CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEMS (U.D.A.C.S.) PLATE NO. 7; INCLUDES GATE VALVE AND RISER.....	1 EA
6	INSTALL 8" TEE.....	1 EA
7	INSTALL 8" - 90° ELBOW.....	1 EA
8	INSTALL 8" GATE VALVE. VALVES SHALL NOT BE LOCATED IN STREET VALLEY GUTTERS OR WITHIN THE PROPOSED CURB & GUTTER LOCATIONS.....	12 EA
9	INSTALL 8" - 45° BEND.....	4 EA
10	INSTALL 8" GATE VALVE.....	1 EA
11	INSTALL 8" CAP.....	1 EA
12	INSTALL 8" TAPPING VALVE.....	1 EA
13	NOT USED	
14	INSTALL 8" DIP WATER LINE.....	105 LF
15	8" CAP W/ 2" BLOWOFF ASSEMBLY (PER U.D.A.C.S. STD. PLATE NO. 4).....	5 EA
16	5/8" WATER METER W/1" SERVICE LATERAL (PER U.D.A.C.S. STD. PLATE NO. 1B).....	38 EA
17	INSTALL 1" WATER METER (IRRIGATION).....	1 EA
18	3/4" WATER METER W/1" SERVICE LATERAL (PER U.D.A.C.S. STD. PLATE NO. 1D).....	7 EA
19	6" CAP WITH 2" BLOWOFF ASSEMBLY (PER U.D.A.C.S. STD. PLATE NO. 4).....	2 EA
20	INSTALL 8" x 8" M.J. TAPPING TEE.....	1 EA
21	NOT USED	
22	NOT USED	
23	INSTALL 8" x 6" TEE.....	2 EA
PRV	INSTALL PRESSURE REDUCING VALVE.....	45 EA

SEWER CONSTRUCTION NOTES

- INSTALL 8" SEWER MAIN. TRENCH SECTION BACKFILL PER D.C.S.W.C.S. NO. 5D-16
- INSTALL 48" SANITARY SEWER MANHOLE PER DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS PLATE 5D-1
- REMOVE CAP & CONNECT TO EXISTING STUB
- INSTALL 4" SEWER LATERAL W/ 4" WYE. LOCATE PER TYPICAL LOT DETAIL "C" ON SHEET D1 UNLESS NOTED OTHERWISE
- INSTALL 8" CAP
- INSTALL BACK WATER VALVE

SEWER CONTRIBUTIONS

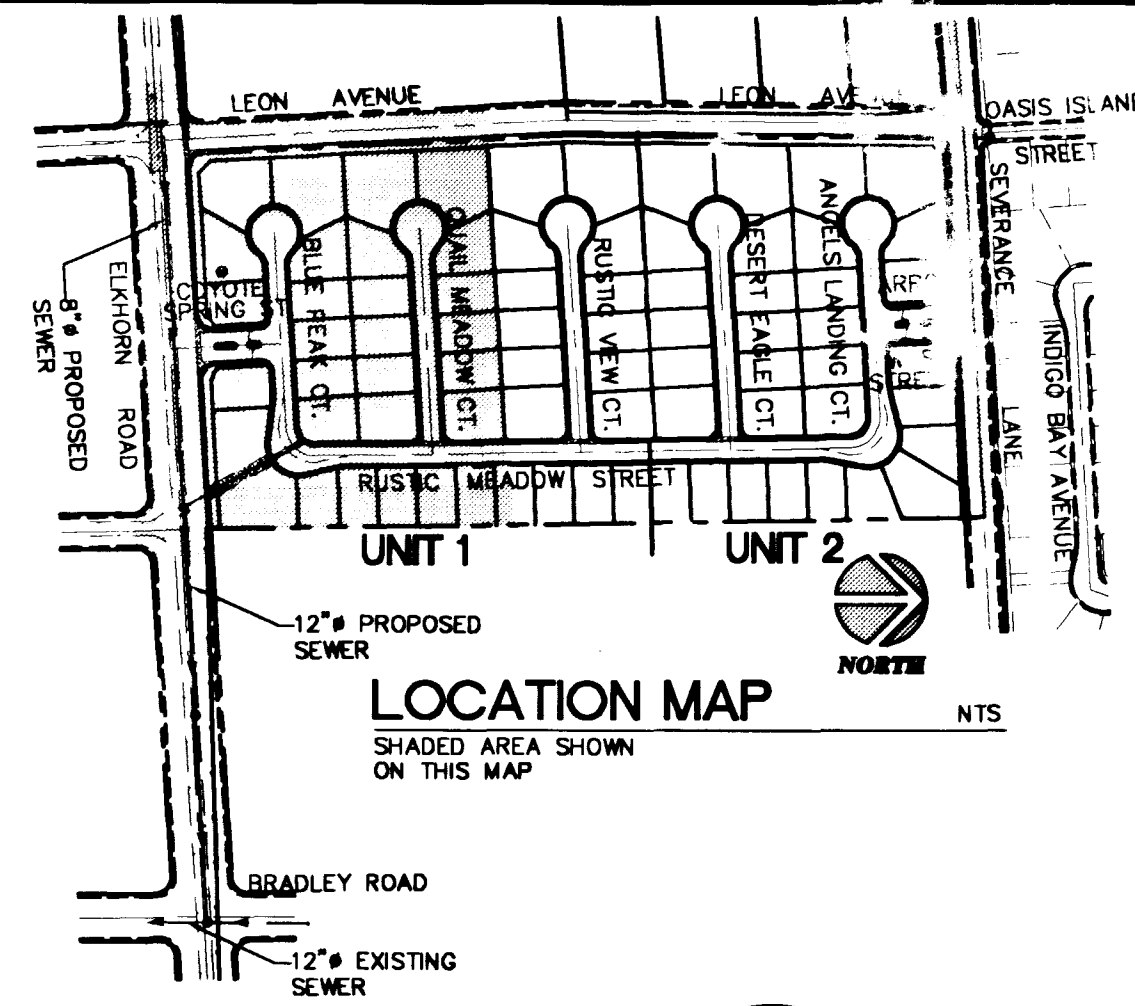
AVERAGE FLOW:0.008 MGD
PEAK FLOW:0.026 MGD

FIRE DEPARTMENT APPROVAL

FIRE FLOW IS 1500 GPM AT 20 PSI RESIDUAL PRESSURE
FLOOR ON:
SQUARE FOOTAGE:3,600 S.F. (MAX)
BUILDING HEIGHT:24' (MAX)
NUMBER OF STORIES:2 (MAX)
COMPANY:SINGLE FAMIL
AUTOMATIC FIRE SPRINKLERS:NO

REVIEWED BY: [Signature]
DATE: 6-2-99

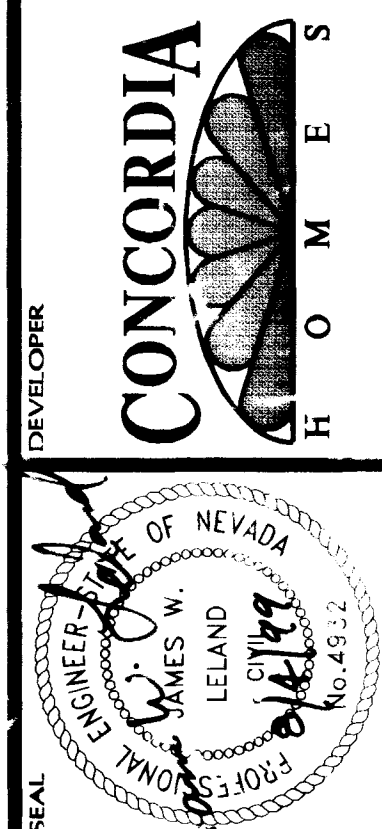
APPROVED FOR CONSTRUCTION
LAS VEGAS VALLEY WATER DISTRICT DATE:



SCALE	1" = 40'
DRAWN BY	SSG/ekd
CHECKED BY	SSG/JWL
PROJECT DATE	02/99
PLOT DATE	07/26/99

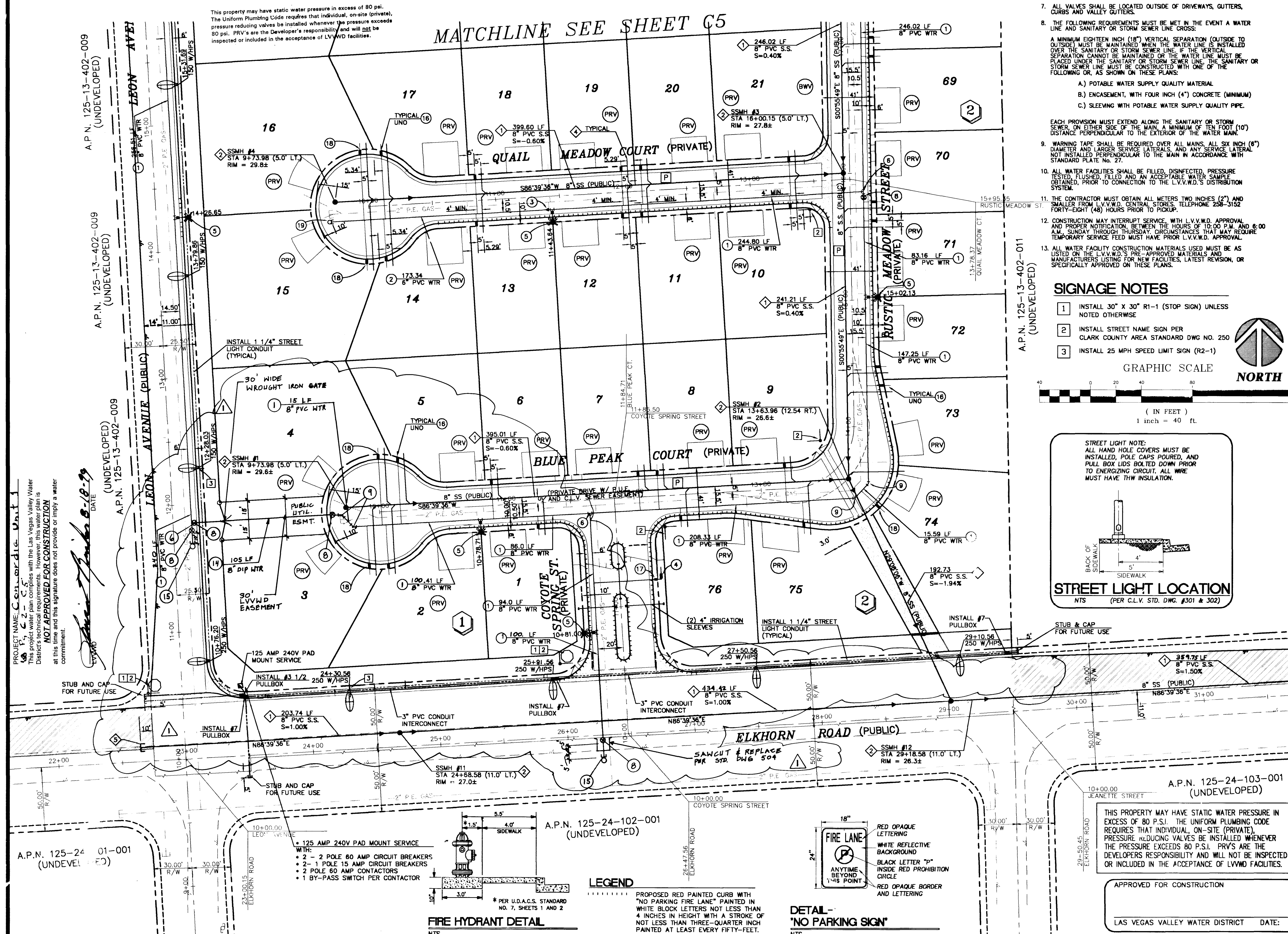
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CONCORDIA @ ELKHORN/LEON
CITY OF LAS VEGAS
STREET LIGHT INFO.
MASTER UTILITY
(SOUTH HALF)
UNIT 1



CONSULTANTS, INC.
ENGINEERING • PLANNING • LAND SURVEYING

SHEET
C4
4 OF 17
AGENCY DWG. NO.
3074-4619-1



PROJECT NAME: Concordia Unit 1
C4, C5, C6, C7, C8, C9, C10, C11, C12, C13, C14, C15, C16, C17, C18, C19, C20, C21, C22, C23, C24, C25, C26, C27, C28, C29, C30, C31, C32, C33, C34, C35, C36, C37, C38, C39, C40, C41, C42, C43, C44, C45, C46, C47, C48, C49, C50, C51, C52, C53, C54, C55, C56, C57, C58, C59, C60, C61, C62, C63, C64, C65, C66, C67, C68, C69, C70, C71, C72, C73, C74, C75, C76, C77, C78, C79, C80, C81, C82, C83, C84, C85, C86, C87, C88, C89, C90, C91, C92, C93, C94, C95, C96, C97, C98, C99, C100, C101, C102, C103, C104, C105, C106, C107, C108, C109, C110, C111, C112, C113, C114, C115, C116, C117, C118, C119, C120, C121, C122, C123, C124, C125, C126, C127, C128, C129, C130, C131, C132, C133, C134, C135, C136, C137, C138, C139, C140, C141, C142, C143, C144, C145, C146, C147, C148, C149, C150, C151, C152, C153, C154, C155, C156, C157, C158, C159, C160, C161, C162, C163, C164, C165, C166, C167, C168, C169, C170, C171, C172, C173, C174, C175, C176, C177, C178, C179, C180, C181, C182, C183, C184, C185, C186, 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