LEGEND

- CENTERLINE
- PROPERTY LINE
- RIGHT OF WAY
- EXISTING EDGE OF PAVEMENT
- PROPOSED CURB & GUTTER
- SAWCUT & PATCH
- EX. POWER POLE
- SEWER MANHOLE
- EX. SEWER MANHOLE
- EX. WATER VALVE
- WATER VALVE
- PROPOSED REDUCER
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- FF FINISH FLOOR ELEVATION
- PROPOSED TO BE CONSTRUCTED W/ THIS CONTRACT

REDUCED PRESSURE PRINCIPLE ASSEBLY (1) 1 1/2"

APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY(S) SHALL BE INSTALLED PER THE UDACS PLATE NO. 11A. NO WALL SHALL BE TAKEN FROM A SERVICE REQUIRING BACKFLOW PREVENTION UNTIL THE REDUCED PRESSURE PRINCIPLE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED BY THE LVWND.
ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S) TO ALLOW THE DISTRICT ACCESS FROM THE ADJACENT RIGHT-OF-WAY.
EASEMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION.

CONSTRUCTION NOTES

1. INSTALL FIRE HYDRANT W/ASSEMBLY PER U.D.A.C.S. PLATE 7
2. INSTALL 8" x 8" x 8" TEE
3. INSTALL 8" GATE VALVE
4. INSTALL 1" COPPER WATER LATERAL W/3/4" METER PER U.D.A.C.S. PLATE 1A
5. INSTALL 4" PVC SEWER LATERAL
6. INSTALL 8" 22.5° BEND
7. INSTALL CAP AND BLOW OFF ASSEMBLY WITH VALVE BOX PER U.D.A.C.S. PLATE# 4A AND ADJUST COVER TO FINISH GRADE
8. INSTALL 1 1/2" RPPA PER U.D.A.C.S. PLATE# 11A
9. INSTALL 1 1/2" SERVICE WITH 1 1/2" IRRIGATION METER PER U.D.A.C.S. PLATE# 1D
10. CONTRACTOR TO COORDINATE WITH RESPONSIBLE UTILITY FOR RELOCATION/ REMOVAL OF EXISTING POWER POLES WHERE CONFLICT APPLIES
11. INSTALL 12" x 8" REDUCER
12. INSTALL 10" PVC WATERLINE
13. INSTALL 10" GATE VALVE PER U.D.A.C.S. STD. PLATE No. 8 AND 3
14. INSTALL 10" x 8" TEE
15. INSTALL 2 EACH 4" PVC IRRIGATION SLEEVES
16. INSTALL 8" x 10" TEE
17. INSTALL 2" BLOWOFF ASSEMBLY PER U.D.A.C.S. PLATE 4A
18. INSTALL STREETLIGHTS PER MASTER STREETLIGHT AND TRAFIC CONTROL PLAN – SHEET No. C12
19. INSTALL 8" 45° BEND
20. INSTALL 8" 11 1/4" BEND
21. INSTALL 6" GATE VALVE
22. INSTALL 10" x 6" TEE

NOTE:

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

NOTE:

INSTALL PIPELINE MARKER BALLS IN TRENCH ABOVE EACH HORIZONTAL ELBOW FITTING, PER U.D.A.C.S. PLATE No. 27

NOTE:

APPROVAL OF THESE PLANS FOR THE WATER STUBOUT INSTALLATION WILL NOT BE CONSTRUED AS A COMMITMENT FOR WATER SERVICE TO THIS PROPERTY.

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. APPROVAL OF THE VALVED OUTLET DOES NOT PROMISE OR IMPLY A WATER COMMITMENT.

ESTIMATED SEWER CONTRIBUTION

29 LOTS X 250 GPD = 7,250 GPD (0.0725MGD)
PEAK (3.5 X) = 0.0025 MGD

BASIS OF BEARINGS

NORTH 87°03' 14" EAST, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN IN FILE 67 PAGE 22 OF SURVEYS ON FILE IN THE CLARK COUNTY, NEVADA RECORDERS OFFICE.

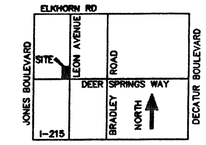
PROJECT BENCHMARK

CITY OF LAS VEGAS BENCHMARK ID# BLV90 24#85: RIVET AND ROUND PLATE IN CONCRETE CYLINDER, NORTHEAST CORNER OF DEER SPRINGS WAY AND LEON AVENUE ±2' NORTHEAST OF TELEPONE POLE #19620T.

ELEVATION = 706.695 METERS (NAVD 88)
= 2318.55 FEET (NAVD 88)

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24 TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., IN THE COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:
PARCELS TWO (2), THREE (3), FOUR (4) AS SHOWN BY MAP THEREOF IN FILE 67 OF PARCEL MAPS, PAGE 22, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.



VICINITY MAP
N.T.S.

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

APN: 125-24-201-003, 004, 005

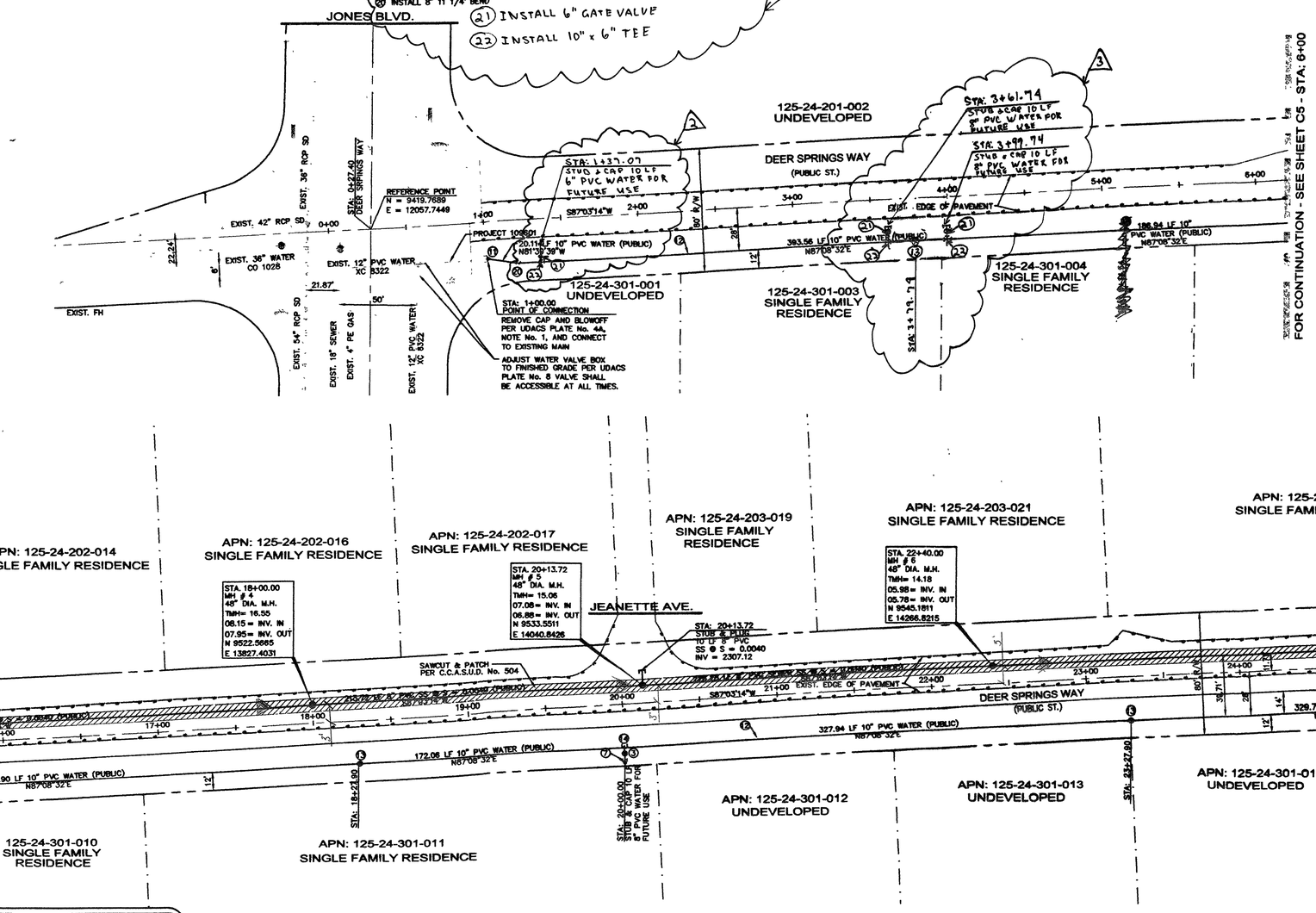
FIRE FLOW CALCULATION

FIRE FLOW REQUIREMENT IS 2000 GALLONS PER MINUTE AT 20 PSI RESIDUAL PRESSURE.

BASED ON:

SQUARE FOOTAGE:	6,200	SQUARE FEET
LARGEST AREA BETWEEN 4-HOUR AREA SEPARATION WALLS:	N/A	SQUARE FEET
BUILDING HEIGHT	36	FEET
NUMBER STORIES:	2	FLOORS
TYPE OF CONSTRUCTION:	V-N	
OCCUPANCY:	SINGLE FAMILY	
FULL AUTOMATIC FIRE SPRINKLER SYSTEM:	___YES	X NO
REVIEWED BY:	DATE:	

LAS VEGAS FIRE DEPARTMENT



PROJECT #29045
#110557
QS-125-24-NW
H- 100578
XC 8968
2003 UDACS

DISCLAIMER NOTE

Avoid cutting underground utility lines. It's costly. Call before you Dig 1-800-227-2600 UNDERGROUND SERVICE (USA)

Avoid overhead power line contact. Call before you Overhead 1-702-227-2929 NEVADA POWER COMPANY AND SAFETY SERVICES DEPARTMENT

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEM CONDUITS. Call before you UnderGround 1-702-455-7511 CLARK COUNTY TRAFFIC OPERATIONS, AND 1-702-229-6611 LAS VEGAS AREA COORDINATED TRAFFIC SYSTEM

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

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 2.06.02.
FOR CHANGES IN DIRECTION EXCEEDING THE MAXIMUM ALLOWABLE JOINT DEFLECTION, FITTINGS SHALL BE USED.

CONTROLLED LOW STRENGTH MATERIAL (CLSM)

PROTECT WATERLINES IN PLACE. WHEREVER A WATERLINE IS ABOVE A STORM DRAIN OR SEWER WHERE COMPACTION REQUIREMENTS UNDER A WATERLINE CANNOT BE MET, BACKFILL TRENCH WITH CLASS I / CLASS II CONTROLLED LOW STRENGTH MATERIAL (CLSM) TO THE SPRINGLINE OF THE WATERLINE. THIS REQUIREMENT IS FOR STRUCTURAL SUPPORT ONLY. ADDITIONAL HEALTH REGULATIONS MAY APPLY PER UDACS 2.19.

APPROVAL

LAS VEGAS VALLEY WATER DISTRICT — DATE 11/24/04
PROJ: H100578

CITY OF LAS VEGAS FIRE DEPARTMENT — DATE 11/8/04

As Built

PROFESSIONAL ENGINEER — STATE OF NEVADA — KIRBY P. ADAMS — Exp. 12/31/04 — CIVIL — No 15572 — 11/8/04

DEVELOPER: BRAMBLE HOMES
2299 SNIDER ROAD
LAS VEGAS, NV 89146
PHONE
FAX
(702) 242-9612
(702) 242-8608

NO.	DATE	DESCRIPTION	BY
1	3-7-05	REVISE CONSTRUCTION NOTES	C.S.L.
2	3-7-05	INSTALL 6" WATER VALVES	C.S.L.
3	3-7-05	INSTALL STUB & 8" WATER STUBS	C.S.L.
4		AS BUILTS	

DESIGNED: CSL
CHECKED: KPA
PROJ. No. 030-045
FILED:

OFF-SITE UTILITY PLAN
NWC LEON AND DEER SPRINGS
BRAMBLE HOMES

LAS VEGAS — CLARK COUNTY — NEVADA

AMTI • SUNBELT LLP
ENGINEERING • PLANNING • SURVEYING
720 SUSANNA WAY
HENDERSON, NV. 89015
PHONE (702) 242-9908
FAX (702) 242-9915

SHEET C6
6 OF 12 SHEETS

84