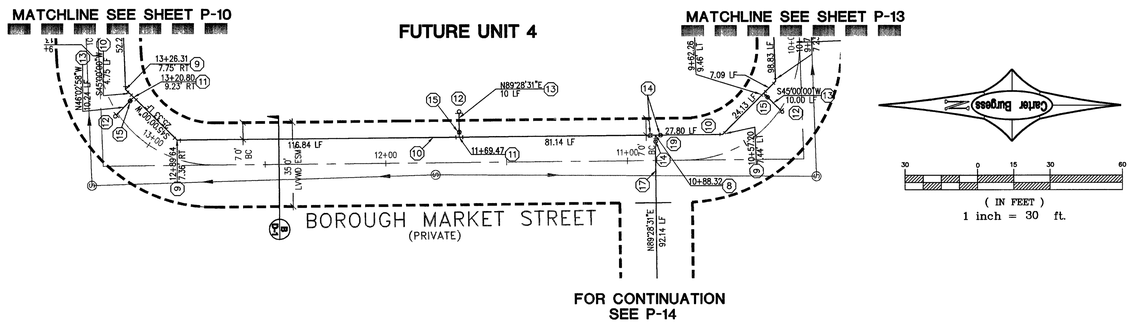
DISCLAIMER NOTE:

UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY.
IT SHALL BE THE CONTRACTORS 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.
CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

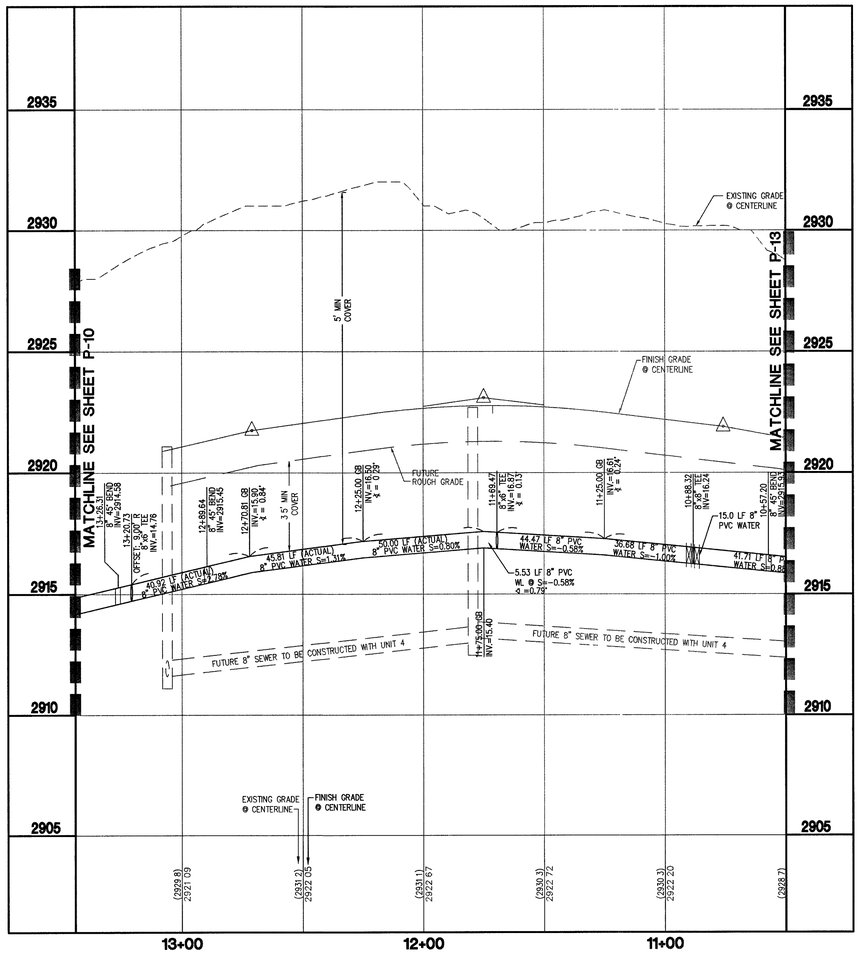
Avoid cutting underground utility lines. It's costly.
Call before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

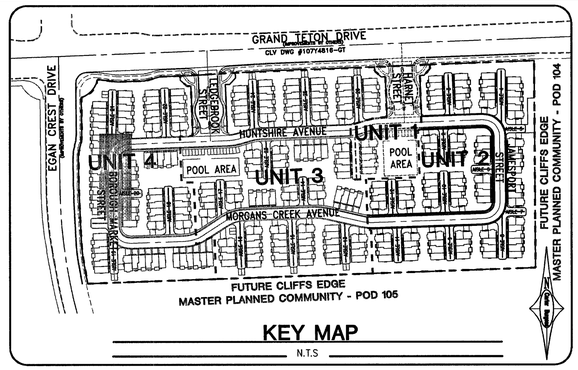
Avoid overhead power line contact.
Call before you Overhead
1-702-593-6111
NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT



8" OFFSITE WATERLINE PLAN AND PROFILE

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'





KEY MAP

N.T.S

LEGAL DESCRIPTION

THE NORTH HALF (N½) OF THE NORTH HALF (N½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

BASIS OF BEARINGS

NORTH 00°36'19" WEST, BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 123, PAGE 32 OF SURVEYS.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK STATION BLV99 13NE6
RIVET AND PLATE IN CONCRETE CYLINDER AT THE SW CORNER OF HUALAPAI AND GILCREASE.

ELEVATION = 873.8310 meters (NAVD'88 PUBLISHED)
ELEVATION = 2866.89 U.S. SURVEY FEET (NAVD'88 PUBLISHED)

WATER CONSTRUCTION NOTES

1. FIRE HYDRANT ASSEMBLY PER UDACS PLATE 7 (INCLUDES TEE AND GATE VALVE)
2. INSTALL 8" 11 1/4° BEND
3. INSTALL 8" CAP & 2" BLOW OFF ASSEMBLY PER UDACS PLATE 4A
4. INSTALL 8" 22.5° BEND
5. INSTALL 2-4" IRRIGATION SLEEVES.
6. INSTALL 1" R.P.P.A. PER UDACS PLATE 11A
7. INSTALL 1" WATER SERVICE LATERAL WITH 1" MVR METER PER UDACS PLATE No. 1B
8. INSTALL 8"x8" TEE
9. INSTALL 8" 45° BEND
10. INSTALL 8" PVC WATER
11. INSTALL 8"x6" TEE
12. INSTALL 6" CAP & 2" BLOW OFF ASSEMBLY PER UDACS PLATE 4A
13. INSTALL 6" PVC WATER (FIRE)
14. INSTALL 8" GATE VALVE
15. INSTALL 6" GATE VALVE
16. INSTALL 8" 5° BEND W/ RESTRAINTS
17. INSTALL 8" D.I.P.
18. INSTALL 8" 90° BEND
22. INSTALL 8" 45° BEND
23. INSTALL 8"x6" REDUCER

NOTE:

1. 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.
2. INSTALL PIPELINE MARKER BALLS IN TRENCH ABOVE EACH HORIZONTAL ELBOW FITTING, PER UDACS PLATE NO. 27

NOTE: WATER MAIN JOINT DEFLECTION (PVC 4" - 24")

PVC PIPE MAY BE DEFLECTED AT THE JOINT ONLY. THE MAXIMUM ALLOWABLE DEFLECTION SHALL BE ONE (1) DEGREE PER JOINTWITH A MAXIMUM 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 MUST BE USED.

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 PROVIDE OR IMPLY A WATER COMMITMENT.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PROJECT # 111748 — DATE 7-11-06

REV	DATE	BY	REVISION

KBHOME
5665 BADURA AVENUE
Las Vegas, NV 89118
(702) 266-8200

Carter Burgess
Consultants in Planning, Engineering, Construction Management, and Related Services
6655 Bermuda road
Las Vegas, NV 89119
(702) 938-5400 Fax (702) 938-5454

WATER PLAN AND PROFILE

OXFORD COMMONS UNIT 2
A RESIDENTIAL DEVELOPMENT
BY KBHOME

DRAWN BY:
DESIGNED BY: JBC
CHECKED BY: JBC
PROJECT NO: 241320
SCALE: 1" = 30' HORZ. 1" = 3' VERT.

PROFESSIONAL ENGINEER STATE OF NEVADA
MARIAN REED
EXP. 12/31/07
CIVIL
No. 14464
5-18-06

SHEET
P-11
18 OF 25 SHEETS
DRAWING NO.
10774919-2

870 92240