

MATCHLINE SEE SHEET C3

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

APPROVALS

CITY FIRE MARSHALL
LAS VEGAS VALLEY WATER DISTRICT
10/27/98
1st approval 1-28-99
2-2-99
DATE

SEWER CONTRIBUTION

AVERAGE FLOW = 17,840 GAL/DAY (178,400 SF @ 0.10 GAL/DAY/S.F.)
PEAK FLOW = 58,872 GAL/DAY (3.3 PEAK FACTOR)

LAS VEGAS FIRE DEPARTMENT

FIRE FLOW IS: 3,125 GPM AT 20 PSI RESIDUAL PRESSURE
BASED ON: LARGEST BLDG.
SQUARE FOOTAGE: 51,970 SQ. FT.
AREA BETWEEN 4-HR AREA
SEPARATION WALLS: N/R
BUILDING HEIGHT: 35'
NUMBER OF STORIES: 1
OCCUPANCY: V-N
FULL AUTOMATIC FIRE SYSTEM: YES

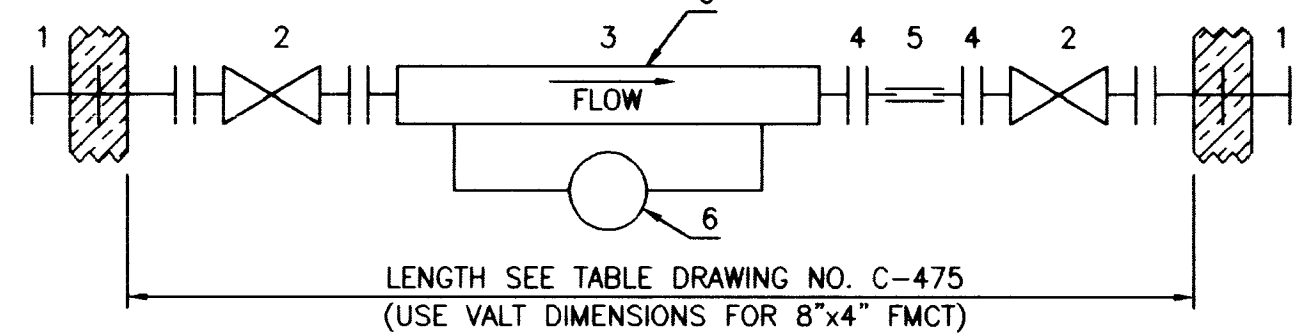
NOTE:

ALL ON-SITE SEWERS ARE PRIVATELY OWNED AND MAINTAINED.

REDUCED PRESSURE PRINCIPLE ASSEMBLY (1) 8"
APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY SHALL BE INSTALLED PER THE UDACS
PLATE NO. 11B. NO WATER SHALL BE TAKEN FROM A SERVICE REQUIRING BACK FLOW
PREVENTION UNTIL THE REDUCED PRESSURE PRINCIPLE ASSEMBLY HAS BEEN SUCCESSFULLY
TESTED BY THE LVVWD.

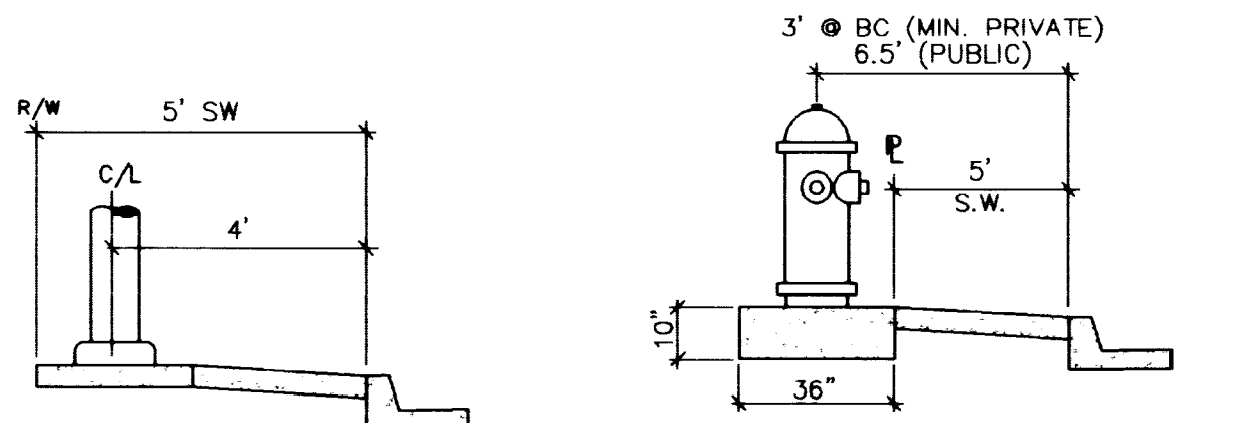
THE METER AND VAULT WITH NON-TRAFFIC BEARING COVER SHALL BE INSTALLED IN ACCORDANCE
WITH UDACS PLATE NO. 21D DETAIL AND WITH UDACS STANDARD VAULT DRAWING C-475,
LATEST REVISION.

GENERAL
ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND
THE OUTSIDE OF THE EASEMENT TO ALLOW THE DISTRICT DIRECT ACCESS FROM THE ADJACENT
RIGHT-OF-WAY.



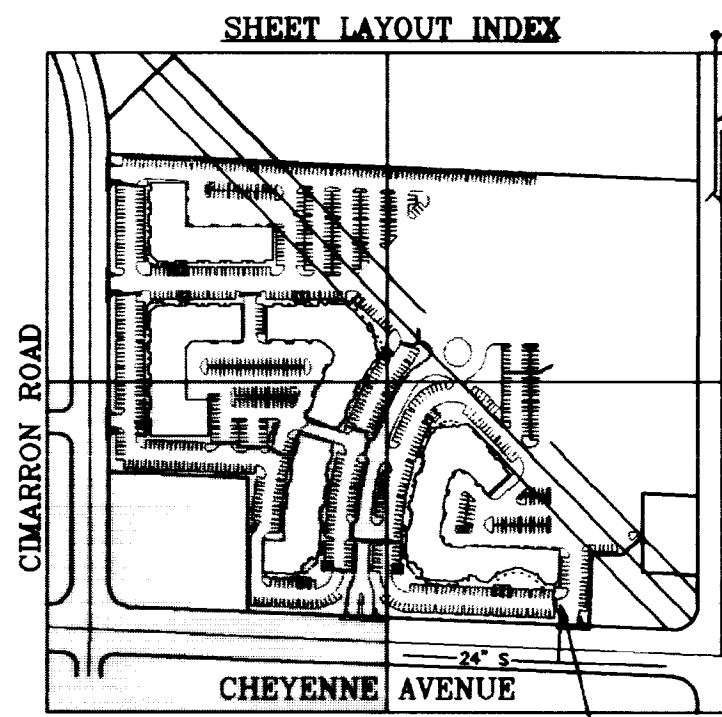
NOTE: DO NOT OFFSET WALLSPOOL

1. FLANGED SCHED 40 FABRICATED STEEL EPOXY COATED AND LINED WALL SPOOL, W/THRUST RING
2. FLANGED GATE VALVE
3. SENSUS 8" x 2" OR APPROVED EQUAL
4. FLANGED x PLAIN END SCHED 40 FABRICATED STEEL EPOXY COATED AND LINED SPOOL
5. SLEEVE TYPE COUPLING
6. INSTALL ADJUSTABLE PIPE SUPPORTS, GRINNELL NO. 264 OR APPROVED EQUAL



STREET LIGHT INSTALLATION

FIRE HYDRANT INSTALLATION



SEWER CONNECTION KEY

BLDG 4
F.F. 81.50

BLDG 3
F.F. 80.80

BLDG 2
F.F. 80.85

L.V.V.W.D. STANDARD NOTES

- NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN RELEASED FOR CONSTRUCTION BY 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 AN LVVWD INSPECTION.
- ALL WORK SHALL CONFORM TO LVVWD 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 OFF-SITE 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 GUTTERS.
- THE FOLLOWING REQUIREMENTS MUST BE MET IN THE EVENT OF A WATERLINE 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:
A. POTABLE WATER SUPPLY QUALITY MATERIAL
B. ENGAGEMENT, WITH FOUR (4) INCH CONCRETE (MINIMUM)
C. 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 10 FOOT DISTANCE PERPENDICULAR TO THE WATER MAIN EXTERIOR.
- WARNING TAPE SHALL BE REQUIRED OVER ALL MAINS, ALL SIX (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 (2) INCHES AND SMALLER FROM THE LVVWD CENTRAL STORES. TELEPHONE 258-3152 FORTY-FOUR (48) HOURS PRIOR TO PICKUP.
- CONSTRUCTION MAY INTERRUPT SERVICE, WITH LVVWD APPROVAL AND PROPER NOTIFICATION, BETWEEN THE HOURS OF 10 P.M. AND 6 A.M. 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 MANUFACTURERS LISTING FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS.

PUTTERS II
(UNDER CONSTRUCTION)
CLV DWG #107-V2870

FUTURE
TED WIENS
CLV DWG #SD-20-98

WATER QUANTITIES		
6"x8" REDUCER	1	EA
8"x90"	1	EA
8"x2" FSM	1	EA
8" RPPA	1	EA
F.H.	1	EA
8" WL	0	LF

NOTES:

- ALL DIMENSIONS TO UTILITIES ARE TO CENTERLINE OF PIPE, BACK OF CURB, PROPERTY LINE, CENTERLINE, & BUILDING LINE, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL ALIGNMENT OF EXISTING UTILITIES AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- ALL SEWER AND WATER LATERALS ARE TO BE INSTALLED PER UPC STANDARDS 15' FROM BUILDING.
- ALL EXISTING UTILITY STRUCTURES WITHIN CONSTRUCTION AREA SHALL BE ADJUSTED TO MATCH FINISH GRADE (L.E., W.V. BOX, W.M., ANNOUE BOX, F.H., TEL. BOX, ETC.).
- FOR EXACT BUILDING LATERAL CONNECTION POINTS, SEE PLUMBING PLANS.

CONSTRUCTION NOTES

- 8" x 90" ELBOW
- INSTALL 6" FIRE HYDRANT ASSEMBLY PER U.D.S. PLATE NO. 7
- 6" x 45" BEND
- 8" GATE VALVE
- 8" x 45" BEND
- 8" x 8" x 6" TEE
- 8" TEE
- INSTALL 4" DIA. SMH PER CCSD STD DWG NO. SD-1
- 6" GATE VALVE
- 6"x6"x3" TEE
- INSTALL 4" PVC SEWER LATERAL CONNECTION PER CCSD STD. DWG. NO. SD-17, LAY PIPE AT 2.0% MINIMUM SLOPE
- INSTALL 250W STREET LIGHT
- INSTALL 2" STREET LIGHT CONDUIT
- MAKE CONNECTION TO EXISTING 6" WATER LATERAL W/8"x6" REDUCER & 8"x90" ELBOW
- INSTALL 8"x2" FSM, SEE DETAIL, THIS SHEET
- INSTALL 8" RPPA PER UDACS PLATE NO. 11B



"FIRE LANE" SIGN DETAIL:

LEGEND:

CURB PAINTED RED
4" HIGH, WHITE PAINTED BLOCK LETTERS
"NO PARKING FIRE LANE" ON CURB FACE
OR BLOCK WALL & "FIRE LANE" NO PARKING
SIGN (SEE DETAIL BELOW) @ 50' O.C. MAX

NORTHWEST PROPERTIES, L.L.C.

UTILITY PLAN

FLYNN GALLAGHER CORP. CENTER

C5
5 OF 15 SHEETS
DRAWING NO.
107-V2965

AGRA Infrastructure, Inc.
ENGINEERING SOLUTIONS
3016 W. CHEYENNE AVENUE, SUITE 180
LAS VEGAS, NEVADA 89102
PHONE: (702) 878-3817
FAX: (702) 878-3716

FLYNN GALLAGHER CORP. CENTER
NWC OF CHEYENNE AND BUFFALO
APN 138-09-801-018 & 019
CITY OF LAS VEGAS

DRAWN BY: AUG98
DESIGNED BY: AUG98
CHECKED BY: AUG98
PROJECT NO: 02-1998-087
SCALE: 1" = 30'

1-800-227-2600
CALL BEFORE YOU DIG
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