BASIS OF BEARING

N 00°10'28" W, BEING THE EAST LINE OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN THAT CERTIAN MAP IN FILE 82, PAGE 37, OF PARCEL MAPS ON FILE IN THE COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA.

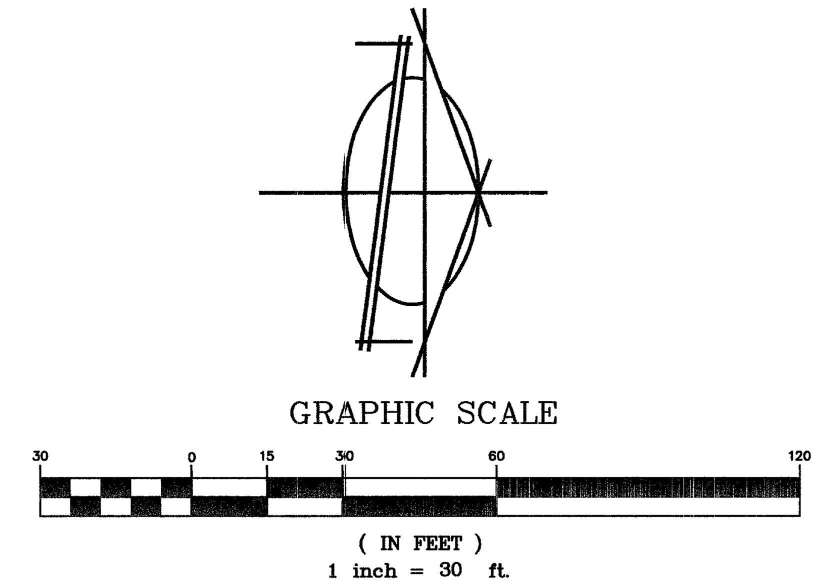
LEGAL DESCRIPTION

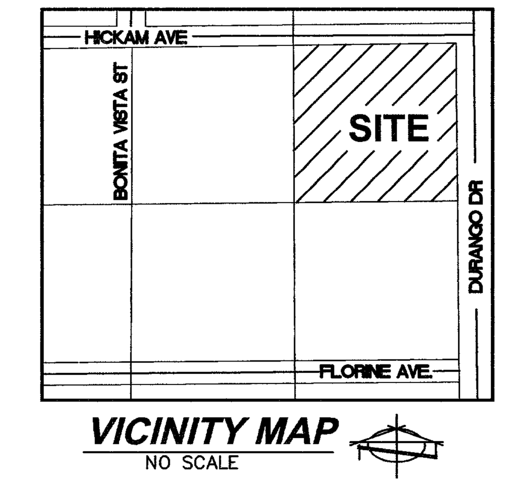
THE NORTHWEST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SIOUTHEAST QUARTER (SE ¼) O FTHE SOUTHEAST QUAGRTER (SE ¼) OF SECTION 05, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

BENCHMARK

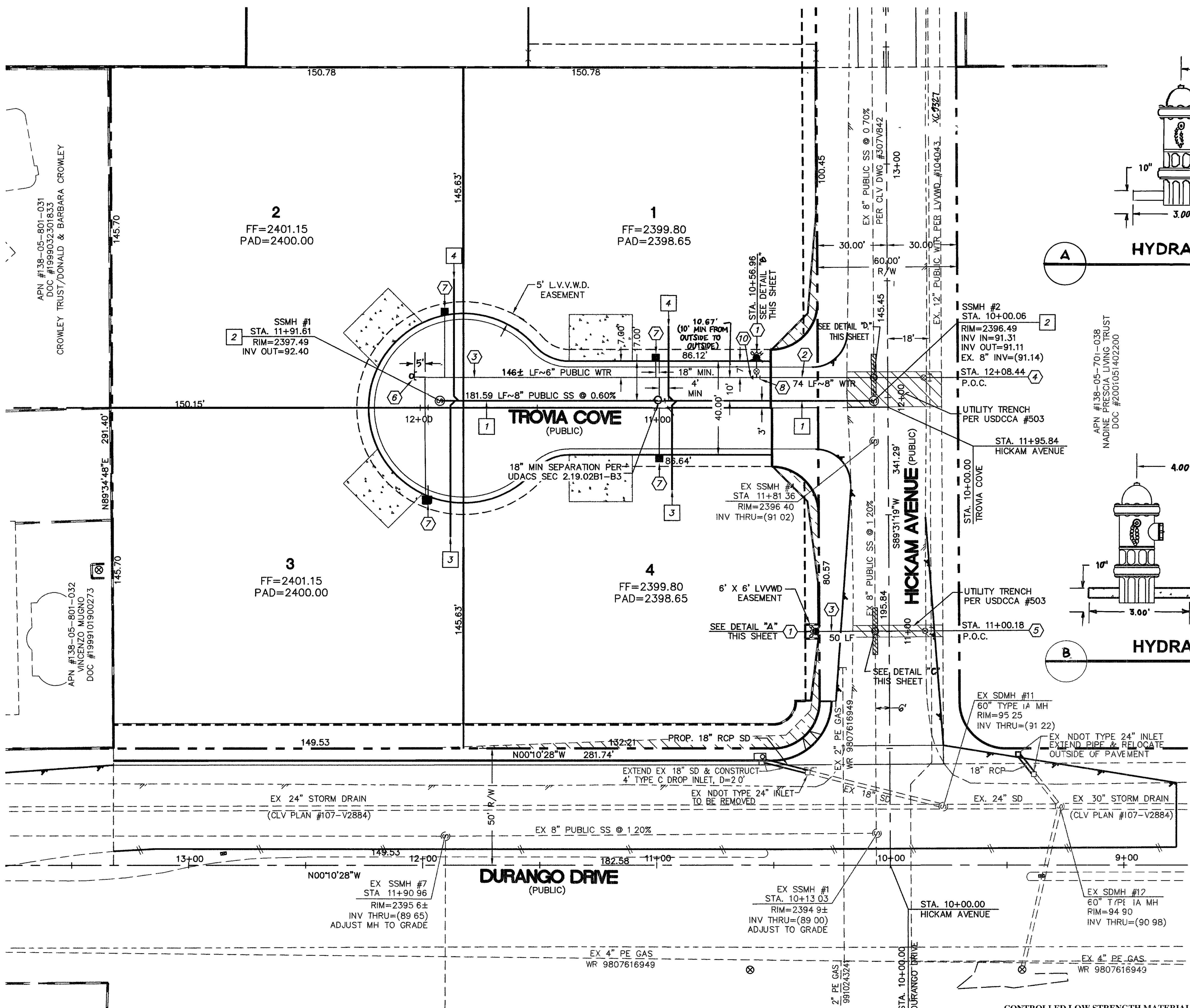
CLARK COUNTY BENCHMARK NUMBER 52 OLVOO 5SEE6 – CITY OF LAS VEGAS RIVET AND ALUMINUM PLATE IN TOP OF CURB, WEST SIDE OF ISLAND AT DURANGO DR. ±320' NORTH OF FLORINE AVE.
ELEV = 730.541 METERS (2396.78 FEET)

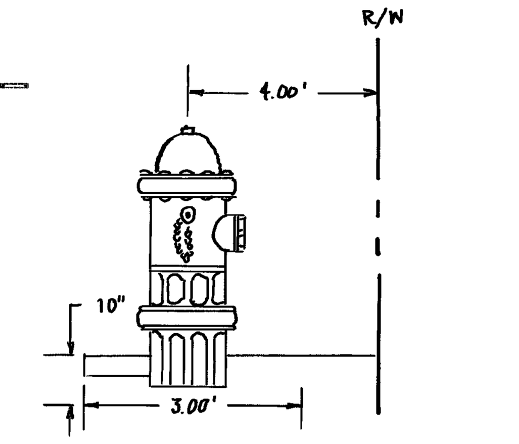
FIRE FLOW DATA TABLE	
1. SQUARE FOOTAGE	4000
2. HEIGHT:	35'
3. TYPE OF CONSTRUCTION	V-N
4. SPRINKLER SYSTEM:	NO
5. CALCULATED FIRE FLOW:	1750 gpm @ 20 PSI



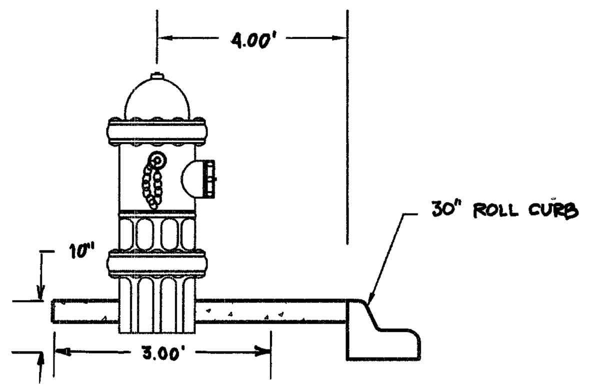


VICINITY MAP
NO SCALE





(A) HYDRANT DETAIL



(B) HYDRANT DETAIL

LAS VEGAS VALLEY WATER DISTRICT STANDARD NOTES

LVVWD PROJECT #108983

1. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE LVVWD. FOLLOWING WATER PLAN APPROVAL, NOTICE SHALL BE GIVEN TO THE LVVWD COMMUNICATION SUPPORT CENTER (258-7171) TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. FOR FUTURE INSPECTIONS, NOTICE MUST BE GIVEN BY 2:00 P.M. THE BUSINESS DAY PRIOR TO THE REQUESTED REQUESTED LVVWD INSPECTION. WHEN REQUESTING INSPECTIONS, PLEASE REFER TO THE PROJECT # IDENTIFIED ABOVE.
2. ALL WORK SHALL CONFORM TO THE LVVWD STANDARD PLATES, DRAWINGS AND SPECIFICATIONS, AND TO THE 2003 UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER DISTRIBUTION SYSTEMS (UDACS).
3. ALL WORK, EXCEPT AS MODIFIED BY THESE PLANS OR BY NOTE 2, SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT DRAFT OR EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENT, CLARK COUNTY AREA.
4. A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LVVWD.
5. ALL SERVICE LATERALS TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING WITH LVVWD APPROVED SERVICE SADDLES.
6. ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.
7. ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, VALLEY AND CURB GUTTERS.
8. ALL WATER AND STORM DRAIN OR SANITARY SEWER CROSSINGS SHALL CONFORM TO SECTION 2.19 OF THE 2003 EDITION OF THE UDACS.
9. 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.
10. THE CONTRACTOR MUST OBTAIN ALL METERS TWO (2) INCHES AND SMALLER FROM LVVWD CENTRAL STORES. TELEPHONE 258-3802 OR 258-3152 TWO (2) WORKING DAYS PRIOR TO METER PICKUP.
11. ANY INTERRUPTION OF SERVICE MUST BE APPROVED BY THE LVVWD INSPECTION DIVISION PRIOR TO SHUTDOWN. PROPER WRITTEN NOTIFICATION MUST BE GIVEN TO ALL AFFECTED CUSTOMERS.
12. 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.
13. TELEPHONE : CALL BEFORE YOU DIG" AT 1-800-227-2600

LAS VEGAS VALLEY WATER DISTRICT
PROJECT #108983
SHEET UT05
DATE

NOTE:
TROVIA COVE (PRIVATE STREET) IS A CLV PUBLIC SEWER EASEMENT

LEGEND

- PROPERTY LINE
- STREET CENTERLINE
- PROPOSED FLOW LINE
- LOT LINE
- BUILDING SETBACK LINE
- PROPOSED EDGE OF PAVEMENT
- EXIST. EDGE OF PAVEMENT
- PROPOSED ROLL CURB
- EXISTING "L" CURB & GUTTER
- PROPOSED STREETLIGHT CONDUIT
- PROP WTR — PROPOSED WATER LINE
- EX. WTR — EXISTING WATER LINE
- PROP SS — PROPOSED SEWER LINE
- EX SS — EXISTING SEWER LINE
- ⊗ PROPOSED GATE VALVE
- ⟨#⟩ WATER CONSTRUCTION NOTE
- PROPOSED HYDRANT
- [1] SEWER CONSTRUCTION NOTES
- Ⓢ SANITARY SEWER MANHOLE

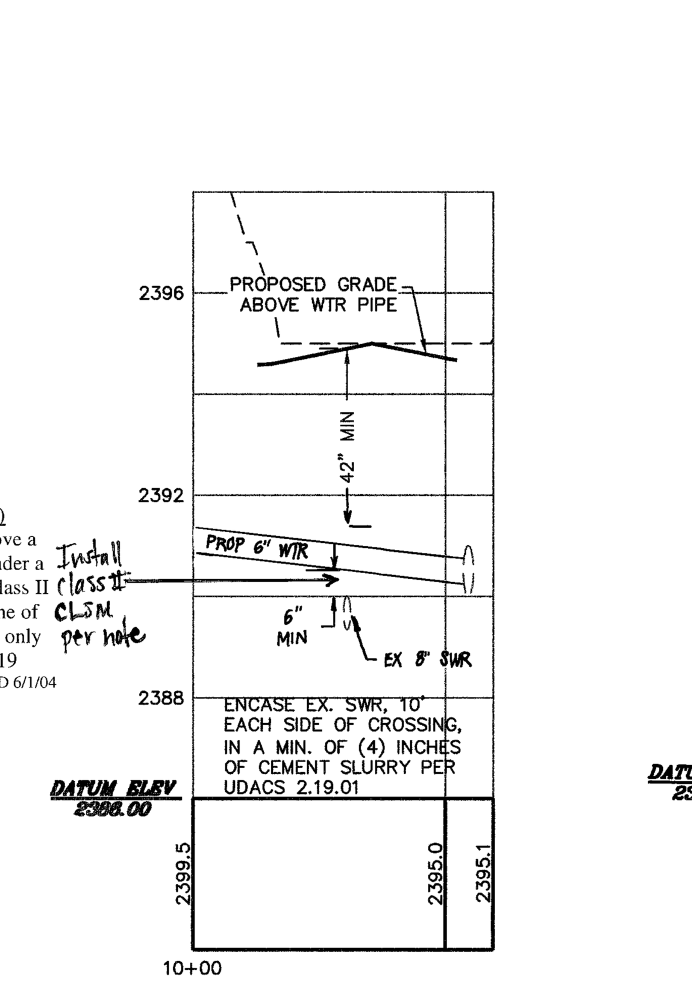
WATER MAIN JOINT DEFLECTION (PVC, 4" - 24")

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.

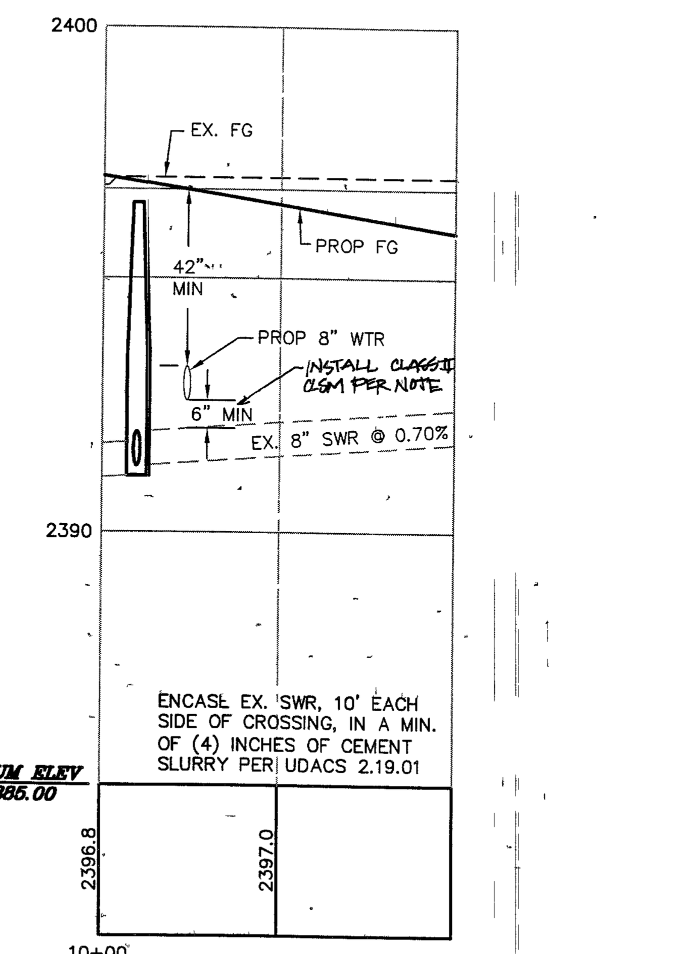
CONTROLLED LOW STRENGTH MATERIAL (CLSM)
Protect waterlines in place Wherever a waterline is above a storm drain or sewer where compaction requirements under a waterline cannot be met, backfill trench with ~~Class I~~ / Class II controlled low strength material (CLSM) to the springline of the waterline This requirement is for structural support only Additional health regulations may apply per UDACS 2 19
ESN042 REVISED 6/1/04

Install class II CLSM per note

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



DETAIL "C"
VERTICAL SCALE 1" = 30'



DETAIL "D"

FIRE DEPARTMENT NOTES

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH 1997 EDITION III-B AS OF THE UNIFORM FIRE CODE, AND THE 1995 EDITION OF NATIONAL FIRE PROTECTION ASSOCIATION PAMPHLET #24.
2. ON ANY BUILDING CONSTRUCTION SITE, ACCESSIBLE FIRE HYDRANTS SHALL BE INSTALLED BEFORE COMBUSTIBLE MATERIALS ARE DELIVERED TO THE SITE AND CONSTRUCTION COMMENCES. SAID FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER WITH THE REQUIRED WATER SUPPLY.
3. IF, DURING CONSTRUCTION, IT BECOMES NECESSARY TO CLOSE ANY CONTROL VALVE OR PLACE A HYDRANT OUT OF SERVICE, THE CLARK COUNTY FIRE DEPARTMENT MUST BE CONTACTED.
4. PAINTING OF CURBS AND/OR STRIPING OF ASPHALT AREAS AND PROTECTION OF HYDRANTS FROM PHYSICAL INJURY PER FIRE HYDRANT INSTALLATION SPECIFICATIONS OF THE FIRE PREVENTION BUREAU.
5. NO FIRE HYDRANT SHALL BE LOCATED WITHIN 25 FEET OF ANY STRUCTURE, OR WITHIN 5 FEET OF ANY DRIVEWAY, POWER POLE, LIGHT STANDARD, OR ANY OTHER OBSTRUCTION. FOR WALL, FENCE, AND PLANTER LOCATIONS, A PERIMETER AROUND THE HYDRANT MEASURING A MINIMUM OF 3 FEET FROM ITS EXTERIOR SHALL BE MAINTAINED CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES.
6. AT ALL TIMES DURING CONSTRUCTION, SUITABLE EMERGENCY VEHICLE ACCESS ROADS MUST BE MAINTAINED. ROADWAYS MUST BE SMOOTH, COMPACTED, AND CAPABLE OF SUPPORTING THE IMPOSED LOADS OF ALL EMERGENCY VEHICLES.
7. PRIOR TO ACCEPTANCE OF ANY PRIVATE FIRE SERVICE MAIN, A SATISFACTORY HYDROSTATIC TEST WITH PIPING JOINTS UNCOVERED MUST BE CONDUCTED. APPROVED PLANS AND A CONTRACTOR'S MATERIALS AND TEST CERTIFICATE MUST BE PROVIDED AT THE TIME OF THE INSPECTION.
8. BLUE REFLECTIVE MARKERS MUST BE INSTALLED BEFORE FINAL HYDRANT ACCEPTANCE CAN BE ATTAINED. [97 UFC Sec. 901.4.3].

[signature] 10/10/05
CLARK COUNTY FIRE DEPARTMENT DATE

APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF ANY OF THE PROVISIONS OF THE STATE OR COUNTY LAWS. FIRE FLOW 1,750 GPM @ 20 PSI RESIDUAL.

WATER CONSTRUCTION NOTES

#		UNIT	QUANTITY	
			PUBLIC	PRIVATE
1	INSTALL FIRE HYDRANT ASSEMBLY W/GATE VALVE PER UDACS PLATE NO. 7	EA	1	1
2	INSTALL 8" PVC (CLASS 150) WATER LINE	LF	74	–
3	INSTALL 6" PVC (CLASS 150) WATER LINE	LF	207	–
4	INSTALL 12" X 8" TAPPING TEE W/ 8" TAPPING VALVE PER UDACS PLT. #22, 3 & 8	EA	1	–
5	INSTALL 12" X 6" TAPPING TEE W/ 6" TAPPING VALVE PER UDACS PLT #22, 3 & 8	EA	1	–
6	INSTALL BLOWOFF VALVE & CAP W/ THRUST BLK. PER UDACS PLT. NO. 4A	EA	1	–
7	INSTALL 1" WATER METER ASSB. PER UDACS PLT NO 1D	EA	4	–
8	INSTALL 8" X 6" TEE	EA	1	–
9	INSTALL 8" x 6" REDUCER	EA	1	–

NOTE:
ALL SEWER/STORM DRAINS 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

SEWER CONSTRUCTION NOTES

#	ITEM	UNIT	QUANTITY	
			PUBLIC	PRIVATE
1	INSTALL 8" PVC (SDR-35) SEWER PIPE	LF	186	–
2	CONSTRUCT 48" SEWER MANHOLE PER STD DWG # SD-1	EA	2	–
3	INSTALL 4"ø PVC SEWER LATERAL PER DCSWCS SD-17	EA	2	–
4	INSTALL 4"ø (C-900 WATER QUALITY PVC) SEWER LATERAL PER SEC. 2.19 FOR INDICATED LOTS	EA	2	–

ESN 052

PROJECT NAME. Trovia Cove Project #108983 (Sheet UT05)
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 commitment.
[signature] 10/31/05
LVVWD DATE

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEM CONDUITS IT'S COSTLY
CALL BEFORE YOU DO UNDERGROUND
Call before you UNDERGROUND
1-702-455-7511
CLARK COUNTY AND TRAFFIC OPERATIONS
AND
1-702-229-6611
LAS VEGAS AREA (COMPUTERIZED TRAFFIC SYSTEM)

DISCLAIMER NOTE

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 AND 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.

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 ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

CLV #307V952
HTE 05-10165

PROFESSIONAL ENGINEER – STATE OF NEVADA
JOHN R. GUSTAFSON
Exp. 6-30-07
CIVIL
No. 13140
10/4/05

APP'D	REVISIONS	No.	DATE

PREPARED FOR :
POST 2000, L.L.C.
7473 WEST LAKE MEAD STE #100
LAS VEGAS, NEVADA 89128

DATE	AUGUST 2005
DESIGN	UFH
DRAWN	UFH
CHECK	MAV
SCALE	1"=30'

BAUGHMAN & TURNER, INC.
CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS
1210 HINSON STREET LAS VEGAS, NEVADA 89102
(702) 870-8771

TROVIA COVE-MSM 164-04
UTILITY PLAN
SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.& M.
CLARK COUNTY NEVADA
HICKAM AVE. & DURANGO DR.

SHEET
UT05
OF
7
PROJ. NO.
TROVIA COVE

87628