

APN: 139-32-802-033
2316 CHARLESTON MOB, LLC
C-D
2012100105507
N.A.P.

APN: 139-32-802-034
2316 CHARLESTON MOB, LLC
C-D
2012100105507
N.A.P.

APN: 139-32-802-035
2300 CHARLESTON MOB, LLC
C-D
2012100105506
N.A.P.

(EX. 50.00' ROW PER
DOC 000003:0083056,
000506:0727387, &
000506:0671111)

W. CHARLESTON BLVD. (SR-159) (PUBLIC) (NDOT RW)

(EX. 50.00' ROW PER
DOC 19860717:00419)

SEE SHEET G1 FOR
PROP. STORM DRAIN

APN: 162-05-511-014
GRACE P.R. LLC
2004051100676
N.A.P.

APN: 162-05-511-019
CARLY A. SMITH
R-1
2014032201585
N.A.P.

APN: 162-05-511-018
JOHN E. SALING LIVING TRUST
R-1
2007080100159
N.A.P.

APN: 162-05-511-017
WILLIAM F. & MARY CURRAN
R-1
200802202011
N.A.P.

NOTE:
INSTALL PIPELINE MARKER BALLS IN TRENCH ABOVE EACH HORIZONTAL
ELBOW FITTING, PER UDACS PLATE 15

FLOODZONE
FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE
MAP, COMMUNITY PANEL 32003C2170 F, EFFECTIVE NOVEMBER 16,
2011, INDICATES THAT THE SUBJECT SITE LIES WITHIN ZONE "X",
(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE
FLOOD PLAIN).
(THE ABOVE STATEMENT IS FOR INFORMATION ONLY, AND THE
SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE
SITE MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN
ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE
SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)

NOTE:
ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

PRV NOTE:
THIS PROPERTY MAY HAVE STATIC PRESSURE IN EXCESS OF 80 PSI.
THE UNIFORM PLUMBING CODE REQUIRES THAT INDIVIDUAL, ON-SITE
(PRIVATE), PRESSURE-REDUCING VALVES BE INSTALLED WHENEVER THE
PRESSURE EXCEEDS 80 PSI. PRVS ARE THE DEVELOPER'S
RESPONSIBILITY, AND WILL NOT BE INSPECTED OR INCLUDED IN THE
ACCEPTANCE OF LVWD FACILITIES

PAVEMENT MARKERS
INSTALL BLUE COLORED REFLECTIVE RAISED PAVEMENT MARKERS
ADJACENT TO THE FIRE HYDRANT ON ALL IMPROVED FIRE APPARATUS
ACCESS ROADWAYS WITH HARD SURFACES, INCLUDING BOTH PUBLIC AND
PRIVATE ROADS, STREETS OR FIRE LANES:
• ON ROADWAYS WITH NO PARKING PERMITTED ON THE HYDRANT SIDE:
EIGHT (8) FEET FROM THE FACE OF THE CURB ON THE HYDRANT
SIDE.
• ON ROADWAYS WITH PARKING PERMITTED ON THE HYDRANT SIDE:
SIXTEEN (16) FEET FROM THE FACE OF THE CURB ON THE HYDRANT
SIDE.

SIGHT VISIBILITY ZONES NOTE
NO WALLS, FENCES, TREES, SHRUBS, UTILITY APPURTENANCES OR ANY
OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES AND STREET
LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT
VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN
24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF CURB.

NOTE:
ALL ABOVE GROUND UTILITY AND MECHANICAL EQUIPMENT
ALONG THE STREET FRONT SHALL BE SUFFICIENTLY
SCREENED WITH LANDSCAPE VEGETATION IN ACCORDANCE
WITH TITLE 19.06 AND 19.08 OF THE UNIFIED DEVELOPMENT
CODE (UDC).

**LAS VEGAS VALLEY WATER
DISTRICT NOTE:**
THE DISTRICT CANNOT GUARANTEE A WATERTIGHT
SHUTDOWN WHERE CONNECTIONS OR REPAIRS TO EXISTING
FACILITIES ARE REQUIRED. THE CONTRACTOR SHALL
ENSURE ALL LABOR AND EQUIPMENT IS AVAILABLE TO
REMOVE FUGITIVE WATER THAT MAY IMPEDE
CONSTRUCTION AT ALL TIMES. COORDINATION WITH
INSPECTION DIVISION MUST TAKE PLACE PRIOR TO ANY
TRIAL SHUTDOWN.
CONTRACTOR TO INSTALL TEMPORARY SERVICE TO
ENSURE PROPER SHUTDOWN IN THE EVENT NO OTHER
APPURTENANCES ARE AVAILABLE.

<u>LEGEND</u>		
	<u>EXISTING</u>	<u>PROPOSED</u>
WATER LINE	---(12" W)---	---12" W---
SEWER LINE	---(12" SS)---	---12" SS---
GAS LINE	---(12" G)---	---12" G---
STORM DRAIN LINE	---(12" SD)---	---12" SD---
POWER LINE (OVERHEAD)	---(P)---	---P---
ELECTRIC LINE (UNDERGROUND)	---(E)---	---E---
TELEPHONE LINE	---(T)---	---T---
FIRE HYDRANT		
WATER VALVES		
REDUCER		
SEWER MANHOLE		
STORM DRAIN MANHOLE		
CLEANOUT		

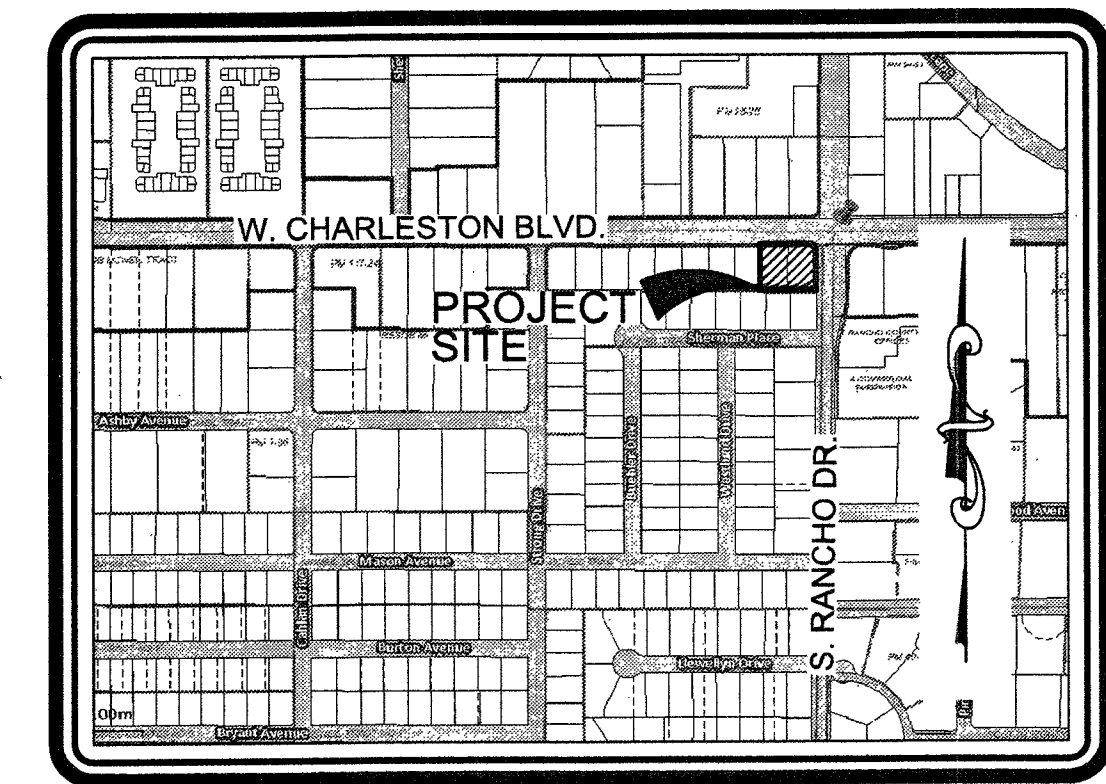
NOTE:
1. EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE
APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S
RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND
HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND
UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO
REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES
ARE SHOWN HEREON. THE ENGINEER ASSUMES NO
RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES
NOT SHOWN IN THEIR PROPER LOCATION. ALL
DISCREPANCIES MUST BE IMMEDIATELY REPORTED TO THE
ENGINEER.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL
ALIGNMENT OF EXISTING UTILITIES AND TO NOTIFY THE
DESIGN ENGINEER IMMEDIATELY ON ANY DISCREPANCIES
PRIOR TO CONSTRUCTION.
3. ALL DIMENSIONS TO UTILITIES ARE TO CENTERLINE OF
PIPE UNLESS INDICATED OTHERWISE.
4. ALL SEWER LENGTHS SHOWN ARE FROM CENTER OF
MANHOLE TO CENTER OF MANHOLE.
5. ALL SEWER/STORM DRAINS CROSSING WATER LINES
MUST CONFORM TO SECTION 2.22 OF THE UNIFORM DESIGN
AND CONSTRUCTION STANDARDS FOR POTABLE WATER
SYSTEMS (UDACS) FOR WATER AND STORM MAIN
CROSSINGS AND CLEARANCES.
6. SEE H1 SHEET FOR FIRE LANE LOCATION.
7. SEE ARCHITECTURAL PLANS FOR ALL CONNECTION
DETAILS AT THE BUILDING.
8. SEE LANDSCAPE PLANS BY OTHERS FOR ALL IRRIGATION
AND LANDSCAPING INFORMATION.
9. SEE SHEET C2 FOR QUANTITIES.
10. THIS PROJECT IS NOT PART OF AN EXISTING
COMMERCIAL SUBDIVISION.
11. FOR SERVICE ABANDONMENT SEE SHEET DM1

CITY OF LAS VEGAS FIRE DEPARTMENT

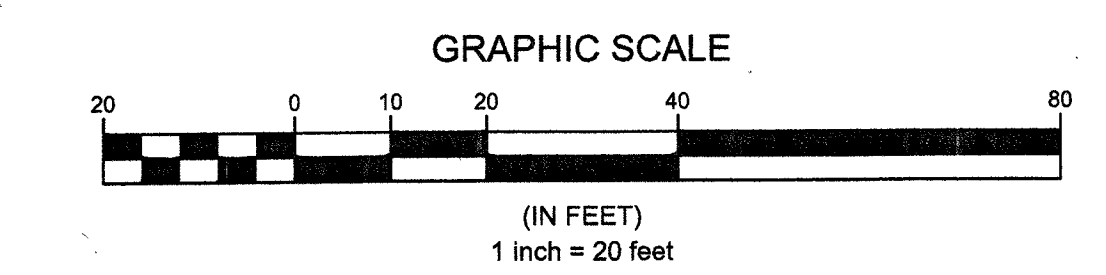
FIRE FLOW REQUIREMENT IS 1,500 GALLONS PER MINUTE
AT 20 POUNDS PER SQUARE INCH RESIDUAL BASED ON:

REQ'D FIRE FLOW*	BUILDING
SQUARE FOOTAGE **	1,500
LARGEST AREA BETWEEN AREA SEPARATION WALLS	3,475
HEIGHT	N/A
TYPE OF CONSTRUCTION	26'
SPRINKLER SYSTEM	V-B
OCCUPANCY	NO
NO. OF STORIES	B
HIGH PILED STORAGE	1
CHEMICAL ADDITIVES	NO

* BASED ON 50% REDUCTION FOR FIRE SPRINKLERS
** BASED ON MAXIMUM SQUARE FOOTAGE POSSIBLE



VICINITY MAP
N.T.S.



WATER CONSTRUCTION NOTES	
NO	ITEM
1	INSTALL 1" PVC WATER LINE (PRIVATE)
2	INSTALL 1" BRASS WATER LINE (PUBLIC)
3	INSTALL 1" RPPA PER UDACS PLATE NO. 8
4	INSTALL 90° BEND SAME SIZE AS LINE PER UDACS NO. 31
5	STUB & CAP-SEE PLUMBING PLANS FOR CONTINUATION

SEWER CONSTRUCTION NOTES	
NO	ITEM
1	INSTALL 6" DIA. PVC SDR-35 SEWER LATERAL PER SD-22
2	INSTALL 6" CLEAN OUT PER SD-26
3	INSTALL WYE & 45° BEND PER SD-22
4	STUB & CAP-SEE PLUMBING PLANS FOR CONTINUATION
5	CONTRACTOR TO VERIFY INVERT OF EX. SEWER MAIN PRIOR TO COMMENCING CONSTRUCTION

**REDUCED PRESSURE PRINCIPLE
ASSEMBLY - (1)1.0"**
APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY(S)
SHALL BE INSTALLED PER THE UDACS PLATE NO. 8. NO
WATER SHALL BE TAKEN FROM A SERVICE REQUIRING
BACKFLOW PREVENTION UNTIL THE REDUCED PRESSURE
PRINCIPLE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED
BY THE LVWD. ANY CHECK 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. EASEMENTS SHALL BE CLEARLY MARKED
OR STAKED PRIOR TO THE START OF CONSTRUCTION.

**NEVADA DEPARTMENT OF
TRANSPORTATION (NDOT)
PERMIT REQUIRED**
AN APPROVED NDOT OCCUPANCY PERMIT SHALL BE
OBTAINED THROUGH THE DISTRICT PRIOR TO ANY
CONSTRUCTION WITHIN THE NDOT RIGHT-OF-WAY. PLANS
SHOWING WORK IN NDOT RIGHT-OF-WAY MUST SHOW
NDOT STATIONING. THE DEVELOPER ASSUMES ALL
LIABILITY FOR WORK CONDUCTED UNDER THE DISTRICT
OBTAINED PERMIT THROUGH WARRANTY EXPIRATION.

APPROVED FOR CONSTRUCTION
Overhead
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
PROJECT NUMBER: 22963
DATE: 5/12/15
APPROVED FIRE FLOW 1,500 GPM AT 20 PSI RESIDUAL

**CITY OF LAS VEGAS
FIRE DEPARTMENT APPROVAL**
BY: *R. Smith* DATE: 7/1/15
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 1,500 GPM AT 20 PSI RESIDUAL

CLV DRAWING NO. 107V6424

W E

WALKER ENGINEERING, LLC
5765 S. RAINBOW BLVD.
SUITE 101
LAS VEGAS, NV 89118
TEL: 702.873.5197
FAX: 702.873.5346

STATE OF NEVADA
Professional Engineer
No. 1781
Exp. 06/30/16

APPROVAL
REVIEW
DATE
INITIALS

JP MORGAN CHASE
CHASE @ CHARLESTON & RANCHO

MASTER UTILITY PLAN

SUBMITTAL NO. FINAL
DATE: APRIL 16, 2015
WE PROJECT NO.
1275.03

AGENCY NO.
CLV: 54976

SHEET NO.:
U1
6 OF 8 SHEETS