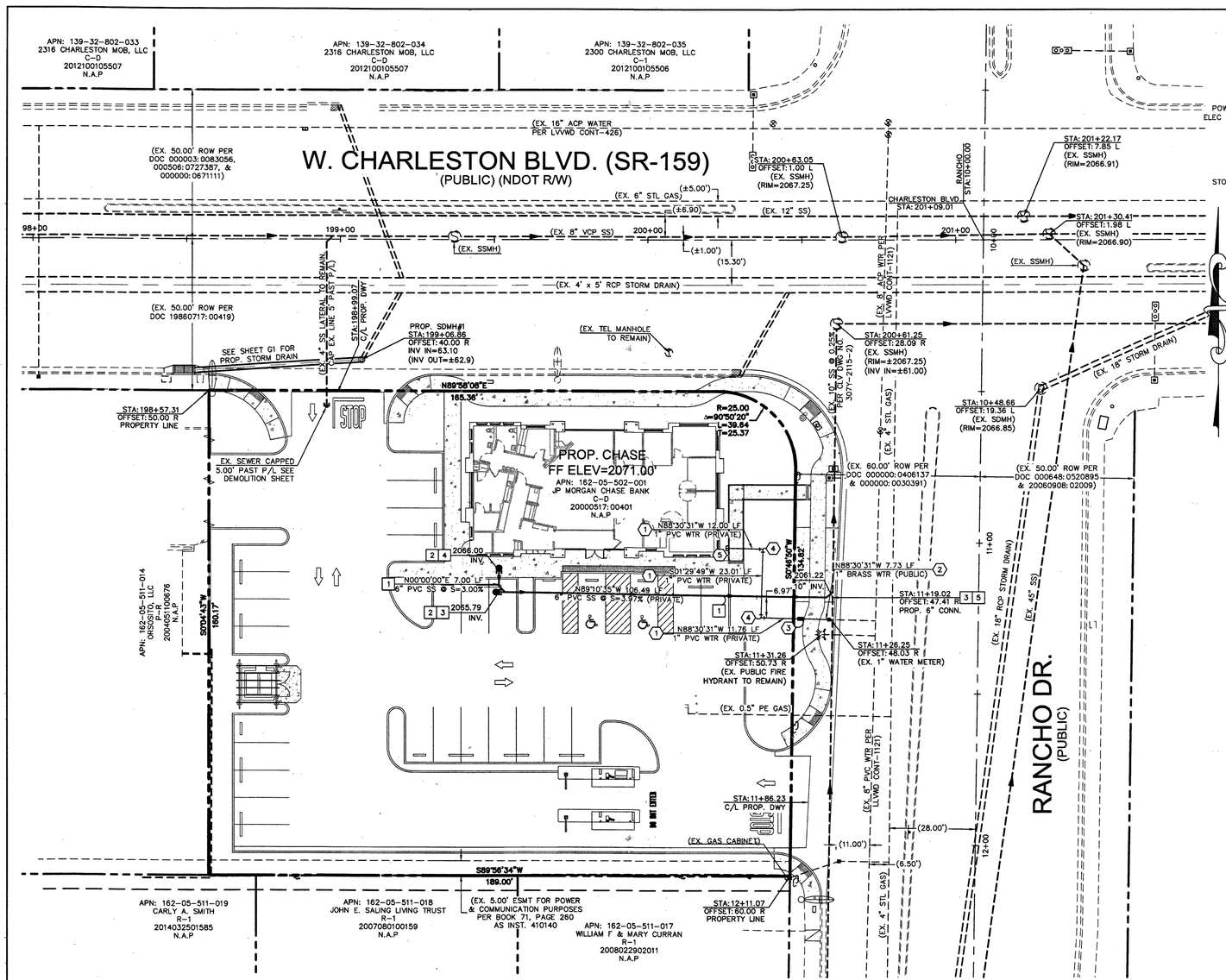


LEGEND

	EXISTING	PROPOSED
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
ELEC 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.

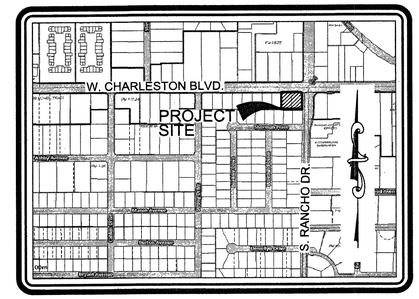
11. FOR SERVICE ABANDONMENT SEE SHEET DM1

CITY OF LAS VEGAS FIRE DEPARTMENT

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

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

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



VICINITY MAP

N.T.S.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 feet

	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 LVVWD. ANY BLOCK 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

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
PROJECT NUMBER 123063 DATE: 5/27/15
APPROVED FIRE FLOW 1,500 GPM AT 20 PSI RESIDUAL

CITY OF LAS VEGAS FIRE DEPARTMENT APPROVAL

BY: DATE: 9/21/15

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. 10706424

LEGAL DESCRIPTION

SEE SHEET C1 FOR FULL LEGAL DESCRIPTION

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS RECORD OF SURVEY IS SOUTH 89°56'34" WEST, BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 05, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., AS SHOWN IN BOOK 3, PAGE 96 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL POINT "7C0132SS56" BEING A RIVET AND PLATE STAMPED IN THE TOP OF CURB, AT THE NORTHWEST CORNER OF RANCHO AND CHARLESTON.

ELEVATION: 2067.59 FEET (630.204 METERS)

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88)

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. PRV'S ARE THE DEVELOPER'S RESPONSIBILITY, AND WILL NOT BE INSPECTED OR INCLUDED IN THE ACCEPTANCE OF LVVWD 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.

Avoid overhead power line contact. It's costly.
CALL BEFORE YOU OVERHEAD
1-702-593-6111

Call before you UnderGround
1-702-455-7511 CLARK COUNTY TRAFFIC OPERATIONS AND
1-702-229-6611 LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811 OR
1-800-227-2600 AND
1-702-455-7544 CLARK COUNTY TRAFFIC OPERATIONS

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

WE meeting your land development needs

STATE OF NEVADA PROFESSIONAL ENGINEER No. 17813 TYLER R. WOLF EXP. 12/31/15 2-20-15

REVISIONS			
DATE	REV	DESCRIPTION OF REVISION	INITIALS

APPROVAL

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

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