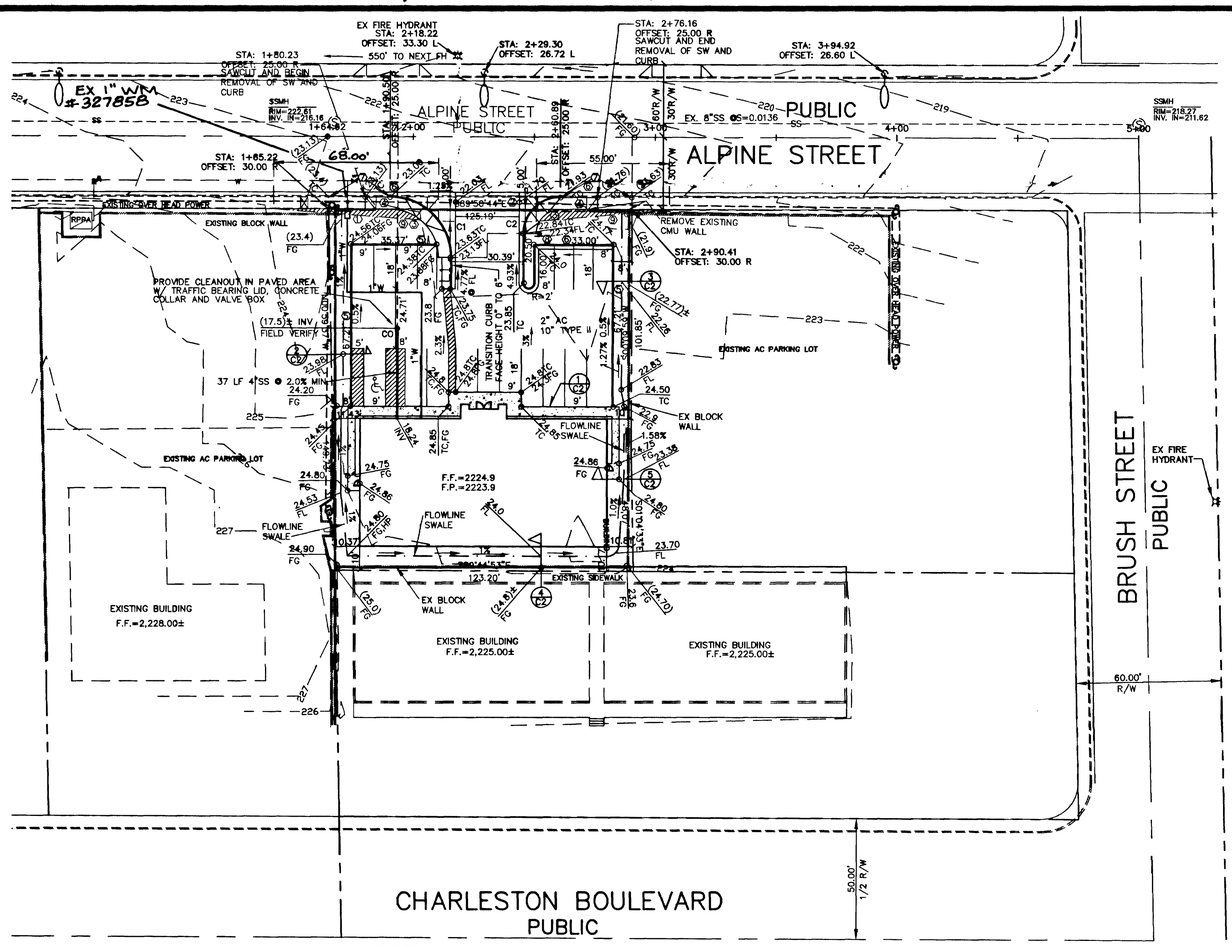
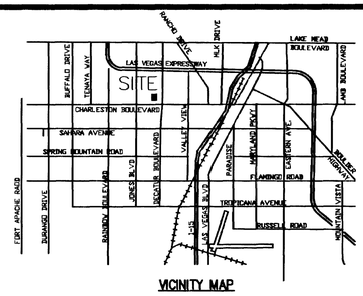
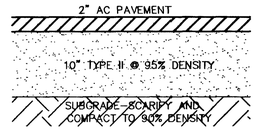




VICINITY MAP

OPINION OF PUBLIC QUANTITIES

SAWCUT AND REMOVE C & G AND SIDEWALK	95.8 L.F.
COMMERCIAL DRIVEWAY (STD. DWG. NO. 222A)	562 S.F.
1" RPPA	1 EACH
HC RAMPS (STANDARD DRAWING NO. 235)	2 EACH
SIDEWALK (STANDARD DRAWING NO. 234)	460 SF
CURB AND GUTTER (STANDARD DRAWING NO. 216)	92 LF
CROSS GUTTER (STANDARD DRAWING NO. 228)	560 SF



ON-SITE PAVEMENT SECTION

NOTE: ON-SITE SECTION PER GEOTECHNICAL REPORT BY AAC&C, INC., NO. 19801

SEWER CONTRIBUTION

AVERAGE DAILY FLOW: 1750 GAL/ACRE/DAY X 0.42 ACRES = 735 GAL/DAY
DAILY PEAK FLOW: 4.9 X 875 GAL/DAY = 3602 GAL/DAY

KEYNOTE LEGEND

1. 1" RPPA PER UDS PLATE 11A
2. 8' VALLEY GUTTER USD 228
3. HANDICAP RAMP USD 235 CASE I, A=B=8'
4. 4" CONC. SIDEWALK USD 234
5. A' CURB USD 219
6. 'C' CURB USD 216
7. PAINT CURB RED TO PROHIBIT PARKING ADJACENT TO PROPERTY
8. R1-1 STOP SIGN

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.00	N00°09'18"E

LAS VEGAS VALLEY WATER DISTRICT NOTES
LVVWD PROJECT # 26756

1. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN RELEASED FOR CONSTRUCTION BY THE LVVWD. FOLLOWING WATER PLAN APPROVAL, 48 HOURS 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 A LVVWD INSPECTION. WHEN REQUESTING INSPECTIONS, PLEASE REFER TO THE PROJECT # IDENTIFIED ABOVE.

2. 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.

3. 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.

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 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. THE FOLLOWING REQUIREMENTS MUST BE MET IN THE EVENT A WATER LINE 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. ENCASEMENT, 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.

9. WARNING TAPE SHALL BE REQUIRED OVER ALL MAINS, ALL SIX(6) INCH DIAMETER AND LARGER SERVICE LATERALS, AND ANY SERVICE LATERAL NOT INSTALLED PERPENDICULAR TO THE MAIN IN ACCORDANCE WITH STANDARD PLATE NO. 27.

10. 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.

11. THE CONTRACTOR MUST OBTAIN ALL METERS TWO(2) INCHES AND SMALLER FROM LVVWD CENTRAL STORES. TELEPHONE 258-3152 FORTY-EIGHT(48)HOURS PRIOR TO PICKUP.

12. CONSTRUCTION MAY INTERUPT SERVICE, WITH LVVWD APPROVAL AND PROPER NOTIFICATION, BETWEEN THE HOURS OF 10 PM AND 6 AM, SUNDAY THROUGH THURSDAY. CIRCUMSTANCES MAY REQUIRE TEMPORARY SERVICES FEEDS BE INSTALLED, WITHOUT LVVWD REIMBURSEMENT. ANY TEMPORARY SERVICE FEED MUST HAVE PRIOR LVVWD APPROVAL.

13. 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.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT — DATE 7-26-02

LAS VEGAS FIRE DEPARTMENT

FIRE FLOW IS: 2000 GPM AT 20 PSI RESIDUAL PRESSURE

BASED ON:	5,424 SF
SQAURE FOOTAGE:	5,424 SF
LAREA AREA BETWEEN 4-HR AREA SEPARATION WALLS:	5,424 SF
BUILDING HEIGHT	24 FEET
NUMBER OF STORIES:	1 FLOOR
OCCUPANCY:	B AND S2
FULL AUTOMATIC FIRE SYSTEM:	NO
CONSTRUCTION TYPE	V-N

CITY OF LAS VEGAS FIRE DEPT. — DATE 4-29-02

REDUCED PRESSURE PRINCIPLE ASSEMBLY 1-1"

APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY(S) SHALL BE INSTALLED PER THE UDACS PLATE NO. 11A. NO WATER SHALL BE TAKEN FROM SERVICE FROM A SERVICE REQUIRING BACKFLOW PREVENTION UNTIL THE REDUCED PRESSURE PRINCIPLE ASSEMBLY HAS BEEN SUCESSFULLY 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.

NOTE:

THIS PROPERTY MAY HAVE STATIC WATER 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.

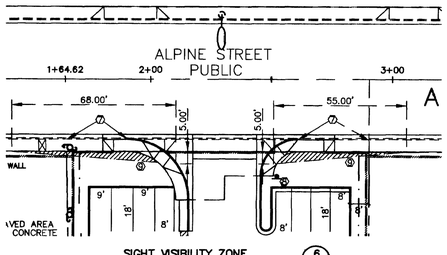
LEGEND

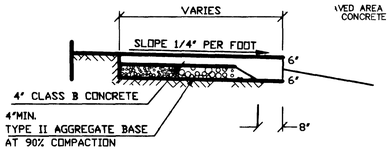
EXISTING	PROPOSED		EXISTING	PROPOSED	
		RIGHT-OF-WAY/PROPERTY			RETAINING WALL
		CENTERLINE			CHAIN LINK FENCE
-W-	-W-	WATER LINE			GRADE BREAK
-SS-	-SS-	SANITARY SEWER LINE			WIRE FENCE
-G-	-G-	GAS LINE		FF=0.00	FINISH FLOOR
-SD-	-SD-	STORM DRAIN	(0.00)	0.00 C.O. INV.	CLEANOUT INVERT ELEV.
-E-	-E-	POWER LINE/POWER POLE			
-T-	-T-	TELEPHONE LINE		0.00	FLOW LINE
		FIRE HYDRANT	(0.00) FG	0.00 FG	FINISH GRADE
		WATER VALVE			
		METERS/PULL BOXES	(0.00) FG	0.00 TC	TOP OF CURB
		REDUCER	(0.00) TOW	0.00 TOW	TOP OF WALL
		MANHOLE			
CO	CO	CLEANOUT			GATE
(00)	00	CONTOUR			SIGN
		A.C. PAVING	STREET LIGHTS		
		TYPE "L" CURB & GUTTER			100 W H.P.S.
		TYPE "A" CURB			150 W H.P.S.
		CONCRETE			200 W H.P.S.
					250 W H.P.S.
		SIGHT VISIBILITY RESTRICTION EASEMENT			

NOTE:

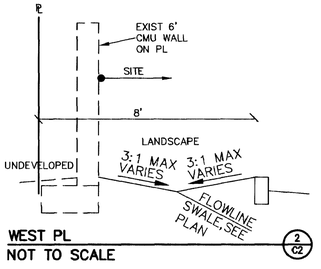
CROSS-SLOPE OF ALL HANDICAP ACCESSIBLE AREAS SHALL NOT EXCEED 2%

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	39.27	25.00	90°00'00"
C2	23.56	15.00	90°00'00"

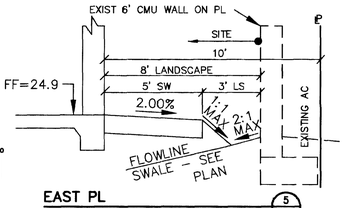




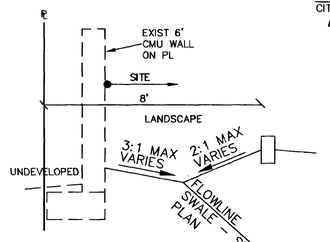
1 C2 TYPICAL SECTION TURNED DOWN EDGE



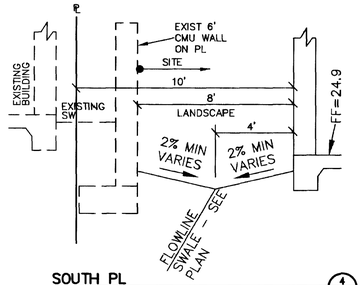
WEST PL
NOT TO SCALE 2 C2



EAST PL
NOT TO SCALE 5 C2



EAST PL
NOT TO SCALE 3 C2



SOUTH PL
NOT TO SCALE 4 C2

LEGAL DESCRIPTION

BEING A PORTION OF THE S1/2 SE1/4 OF SECTION 36, T.20S., R.60E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED A.P.N. 138-36-803-012

BENCH MARK

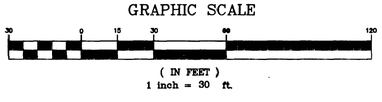
C.L.V. B.M.# 7C0036SSE6
RIVET & PLATE IN TOP OF CURB
NE CURB RETURN CHARLESTON BLVD.
AND BRUSH STREET
METERS= 676.3718
FEET=2,219.06

B.O.B.

N89°44'50"W BEING THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. PER. FILE 87, PAGE 63 OF PARCEL MAPS.

GRADING NOTES

1. SLOPES 4:1 OR STEEPER AND FINE-GRAINED MATERIALS THAT HAVE BEEN DISTURBED (SANDY AND SILTY MATERIALS) SHOULD BE PROTECTED WITH BURLAP OR OTHER EROSION CONTROL FABRIC/MATERIAL, UNLESS OTHERWISE SPECIFIED BY LANDSCAPE DRAWINGS AND SPECIFICATIONS OR THE SOILS REPORT.
2. CONTRACTOR SHALL DETERMINE HIS OWN FOOTING OR BASEMENT EXCAVATION QUANTITIES, EVEN THOUGH SHOWN ON ROUGH GRADING PLANS. ADDITIONALLY, STRUCTURE BACKFILL COSTS SHOULD BE INCLUDED IN THE COST OF THE STRUCTURE, UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
3. CONTRACTOR SHALL NOTIFY DELTA ENGINEERING WITHIN 24 HOURS OF OMISSIONS AND ERRORS DISCOVERED ON PLANS. DELTA ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY "CORRECTIVE" WORK DONE BY OTHERS.
4. CONTRACTOR TO ENSURE POSITIVE DRAINAGE. NO PONDING ALLOWED.



AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY. Call before you Dig— 1-800-227-2600 UNDERGROUND SERVICE ALERT (U.S.A.) 48786

AVOID OVERHEAD POWER LINE CONTACT Call before you OVERHEAD 1-702-593-6111 NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

DELTA ENGINEERING ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN WHAT IS SHOWN ON THESE DRAWINGS AND WHAT EXIST IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT, OWNER'S REPRESENTATIVE OR ENGINEER IMMEDIATELY.

GEOTECHNICAL

AAC&C, INC.
4955 SOUTH DURANGO DRIVE, SUITE 111
LAS VEGAS, NEVADA 89113
(702) 944-4300 FAX (702) 944-4302
PROJECT NO. 19801, DATED FEBRUARY 21, 2001

REV	DATE	BY	REVISION

DEVELOPER: NOVAD CONSTRUCTION
1408 S. JONES BLVD.
LAS VEGAS, NEVADA 89102
(702)340-3238 FAX (702)258-7749

DELTA ENGINEERING
3131 MEADE AVENUE, SUITE D
LAS VEGAS, NV. 89102
(702) 364-9777 FAX (702) 364-9333
E-MAIL: ENGRDELTA@AOL.COM

SHEET: PLOT, GRADING, AND UTILITY SHEET

TITLE: ALPINE OFFICE BUILDING FOR NOVAD CONSTRUCTION

DRAWN BY: ACADD	4/24/02
DESIGNED BY: WSC	4/24/02
CHECKED BY: PBB	4/24/02
PROJECT NO: 00052	SCALE: 1"=20

SEAL: PROFESSIONAL ENGINEER - STATE OF NEVADA - WILLIAM S. CROCKETT - CIVIL - No. 6771 - 4/24/02

SHEET C2
2 OF 2 SHEETS

DRAWING NO. 107-V3667