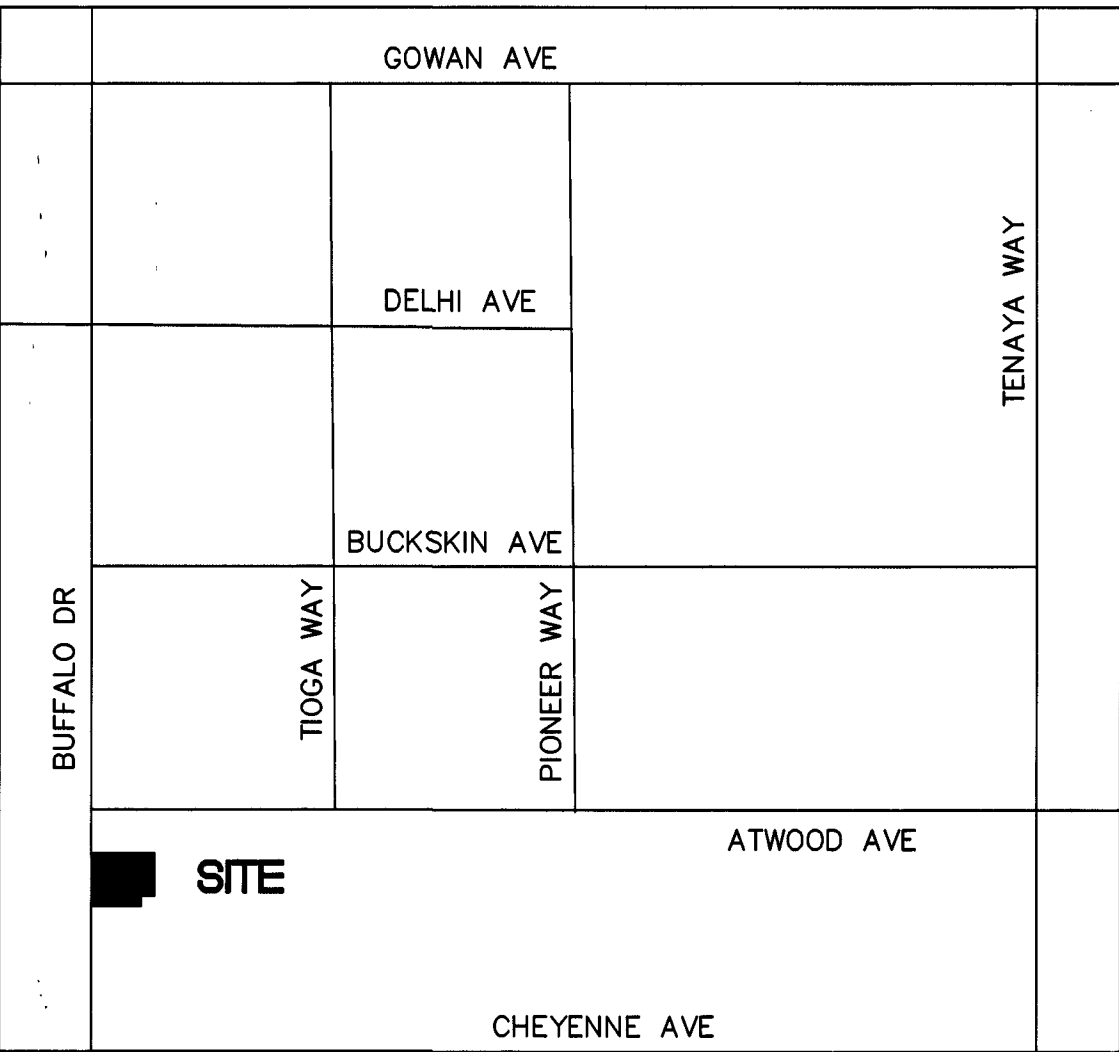


OFFSITE IMPROVEMENT PLANS FOR LAS VEGAS SPINE AND PAIN CENTER

APN 138-10-403-027
AREA = 0.46 ACRES

PROPERTY OWNER / DEVELOPER:

LE FAMILY TRVST, L.L.C.
3270 NORTH BUFFALO DRIVE
LAS VEGAS, NV 89129
TEL: 702-676-2000



VICINITY MAP
NOT TO SCALE

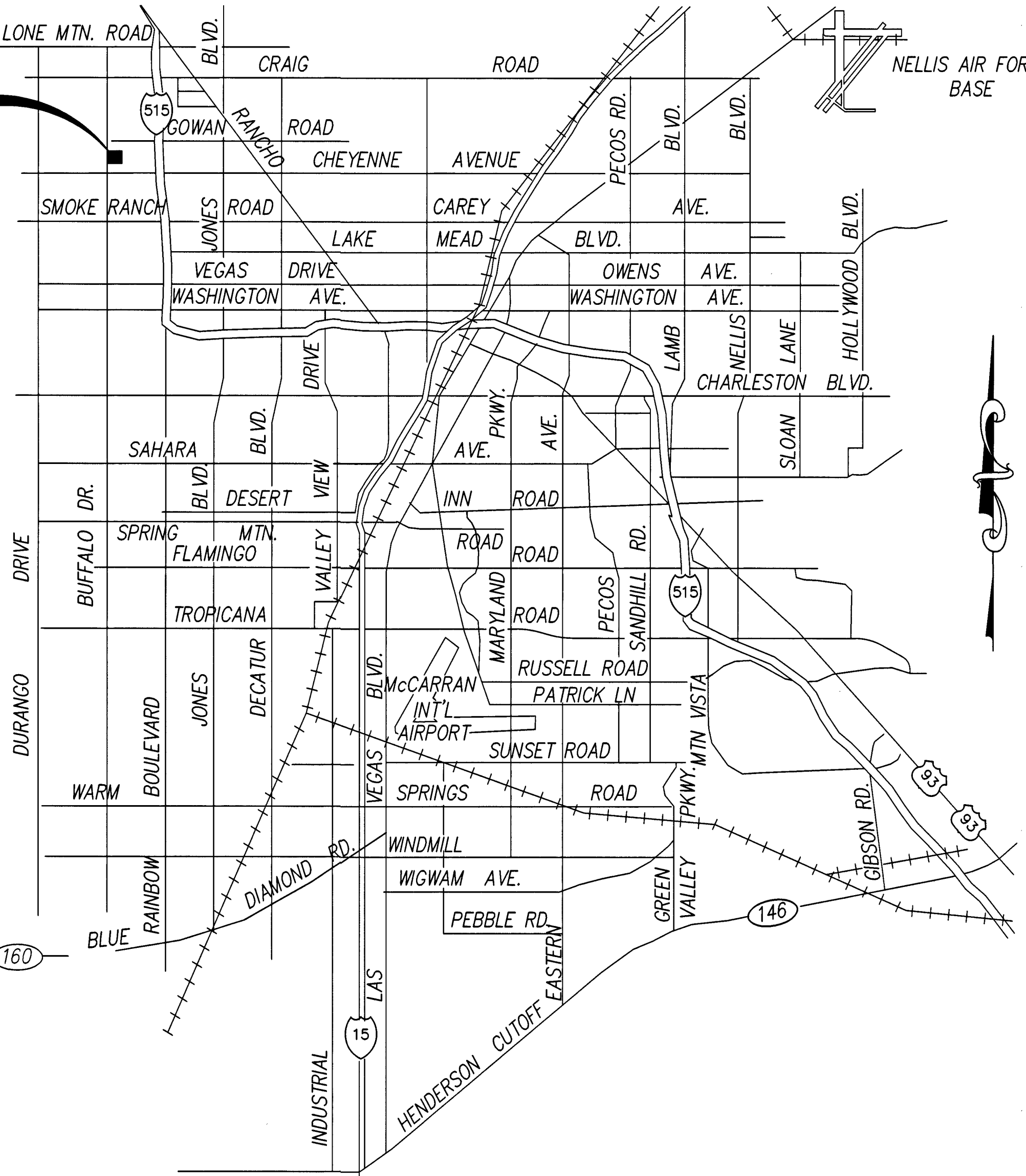
LOT TWO (2) OF THAT MAP RECORDED AS FILE 83 OF PARCEL MAPS PAGE 53, CLARK COUNTY RECORDS, NEVADA BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

LEGEND

—	CENTERLINE
---	PROPERTY/R/W LINE
---	CONCRETE CURB & GUTTER
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	FLOW LINE
---	EXISTING BUILDING
---	OVERHEAD POWER LINE
---	UTILITY POLE
---	GUY WIRE ANCHOR
---	ELECTRICAL MANHOLE
---	ELECTRICAL PULLBOX
---	STREET LIGHT PULLBOX
---	STREET LIGHT
---	NATURAL GAS METER ASSEMBLY
---	SANITARY SEWER MANHOLE
---	FIRE HYDRANT
---	WATER VALVE
---	STORM DRAIN MANHOLE
---	SIGN
---	FIBER OPTIC VAULT
---	CABLE TV VAULT
---	ELECTRIC VAULT

APN	-ASSESSOR'S PARCEL NUMBER
CONC	-CONCRETE
FF	-FINISHED FLOOR
FL	-FLOW LINE
FT	-FEET OR FOOT
FG	-FINISHED GRADE
EG	-EXISTING GRADE
R/W	-RIGHT-OF-WAY LINE
TC	-TOP OF CURB
SF	-SQUARE FEET
SW	-SIDEWALK
CCAUSD	-CLARK COUNTY AREA
	UNIFORM STANDARD DRAWINGS

PROJECT
LOCATION



AREA MAP
NOT TO SCALE

APPROVALS

Allen Pavelka 4-3-19
CITY ENGINEER - ALLEN PAVELKA, P.E. 9029 DATE
APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHT-OF-WAY, AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS EXCEPT THOSE SPECIALLY LISTED UNDER DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.

Chris Anderson 05/03/19
CITY OF LAS VEGAS PLANNING DEPARTMENT DATE
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT
Chris Anderson 2/12/19
SOUTHWEST GAS CORPORATION DATE

N/A
COX COMMUNICATIONS LAS VEGAS, INC. DATE
N/A
NV ENERGY DATE
NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NV ENERGY RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE FINAL DESIGN IS COMPLETED. THE NEW SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.

N/A
CENTRAL TELEPHONE COMPANY d.b.a., CENTURYLINK DATE
THE CENTURYLINK APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

Paula... 2/12/19
CITY OF LAS VEGAS FIRE AND RESCUE DATE

APPROVED FOR CONSTRUCTION

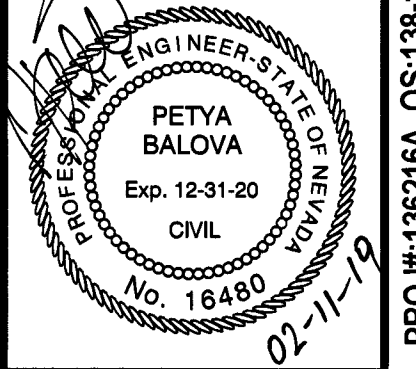
Jason...
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT # 136216 FIRST APPROVED DATE: 3-26-19
LVWVD APPROVED FIRE FLOW: 1,500 GPM / ONSITE: 0 GPM
FIRE SPRINKLER DEMAND: 600 GPM

SHEET INDEX

SHEET 1	C1	COVER SHEET
SHEET 2	C2	GENERAL NOTES
SHEET 3	C3	UTILITY PLAN

LAS VEGAS SPINE AND PAIN CENTER COVER SHEET

DESIGNED BY: PB	CHECKED BY: PB
DATE: 02/06/19	JOB #: 18-LVSPC
APN: 138-10-403-027	SECTION: 10 T20SR 00E
SCALE: 1" = n/a	

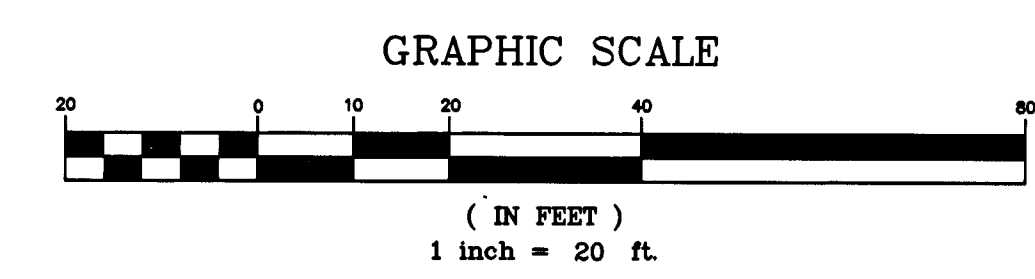
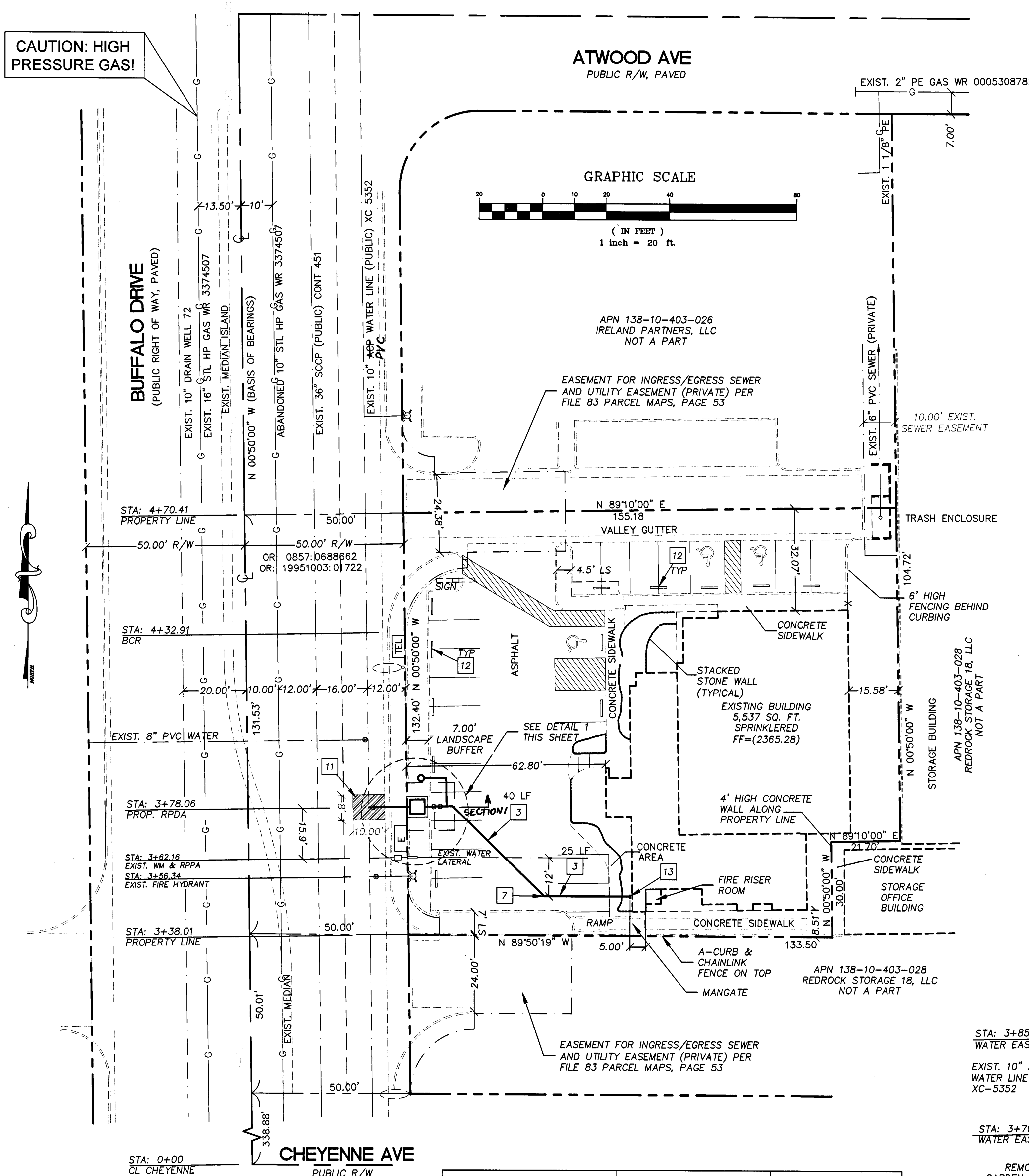


SHEET #	C1
1 OF 3	
L19-00010	
107V7676	

3270 N. BUFFALO DRIVE
LAS VEGAS, NV 89129

PROJ# 136216A QS-138-10-SW

CAUTION: HIGH PRESSURE GAS!



WARNING FIRE LINE

(NON-POTABLE WATER)
ALL EXISTING, RELOCATED OR PROPOSED DCDA/RPDA INSTALLATIONS TO COMPLY WITH THE FEDERAL SAFE DRINKING WATER ACT, THE FIRE LINE, OR ANY OF ITS COMPONENTS, SHALL NOT BE USED FOR POTABLE DRINKING WATER AT ANY TIME.

BASIS OF BEARING

NORTH 00° 50' 00" WEST BEING THE CENTERLINE OF BUFFALO DRIVE AS SHOWN PER THAT MAP RECORDED IN FILE 83 OF PARCEL MAPS, PAGE 53, CLARK COUNTY RECORDS, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 5LV00 15NWS
CITY OF LAS VEGAS RIVET AND PLATE IN TOP OF CURB AT SOUTHEAST CORNER OF CHEYENNE AVENUE AND BUFFALO DRIVE
METERS 721.7606 US SURVEY FEET 2367.98
NAVD 88 DATUM

RPDA (I) 6"

THE REDUCED PRESSURE DETECTOR ASSEMBLY SHALL BE INSTALLED IN ACCORDANCE WITH UDACS PLATE 56. NO WATER SHALL BE TAKEN FROM A SERVICE REQUIRING BACKFLOW PREVENTION UNTIL THE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED BY THE LVVWD. ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF EASEMENT(S), SO AS 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.

UTILITY NOTES AND QUANTITIES

THE QUANTITY ESTIMATES SHOWN HEREON ARE APPROXIMATE AND NO ONE IS TO RELY UPON THEM FOR PAY QUANTITIES

		UNITS	PUBLIC	PRIVATE
WATER				
1	INSTALL 10"x6" TAPPING SLEEVE W/ 6" TAPPING VALVE PER UDACS 2.24.01 (A) PLATES 30, 34 AND 39	EA	1	—
2	INSTALL 6" PVC WATER LINE	LF	13	—
3	INSTALL 6" C-900, PRESSURE CLASS 305 WATER LINE	LF	—	88
4	INSTALL 6" CHECK VALVE	EA	—	1
5	INSTALL 6" RPDA PER UDACS PLATE 56 WITH VALVE LOCK	EA	1	—
6	INSTALL 6" GATE VALVE PER UDACS PLATE 30 AND 39	EA	2	—
7	INSTALL 6" 45 DEG BEND PER UDACS PLATE 31	EA	—	1
8	INSTALL 6" 90 DEG BEND PER UDACS PLATE 31	EA	—	1
9	INSTALL 6"x6" TEE AND A THRUST BLOCK PER UDACS PLATE 31	EA	—	1
10	FIRE DEPARTMENT CONNECTION	EA	—	1
11	TRENCHING PER UDACS PLATE 17, CCAUSD 501, 503.1, PAVEMENT RESTORATION PER CCAUSD 500.5	—	—	—
12	INSTALL WHEEL STOP	EA	—	11
13	FOR CONTINUATION, PLEASE REFER TO PLUMBING PLANS AND FIRE SPRINKLERS DESIGN	—	—	—
14	INSTALL BOLARDS FOR VEHICULAR PROTECTION PER UDACS PLATE 75	EA	—	3

UTILITY NOTES

- ALL EXISTING UTILITY STRUCTURES WITHIN CONSTRUCTION AREA SHALL BE ADJUSTED TO MATCH FINISH GRADE (I.E. WV, BOX, WMH, ANODE BOX, FH, TEL BOX, ETC.).
 - ALL DIMENSIONS TO UTILITIES ARE TO CENTERLINE OF PIPE UNLESS INDICATED OTHERWISE.
 - CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL ALIGNMENT OF EXISTING UTILITIES AND SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY ON ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 - REPLACE ALL TRAFFIC AND CONTROL DEVICES, (SIGNS OR PAVEMENT MARKINGS) UNDER CLARK COUNTY'S JURISDICTION, THAT ARE DISTURBED, DESTROYED, MOVED OR MODIFIED BY TRENCHING ACTIVITY TO CLARK COUNTY'S SATISFACTION. ALL MATERIAL USED SHALL MEET CLARK COUNTY'S SPECIFICATIONS OR WILL BE AN APPROVED EQUIVALENT.
 - THE DISTRICT CANNOT GUARANTEE A WATERTIGHT SHUTDOWN WHERE CONNECTIONS OR REPAIRS TO EXISTING FACILITIES IS 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.

EASEMENT WITH TREES, SHRUBS, DECORATIVE ROCKS, BLOCK WALL, OR FENCE

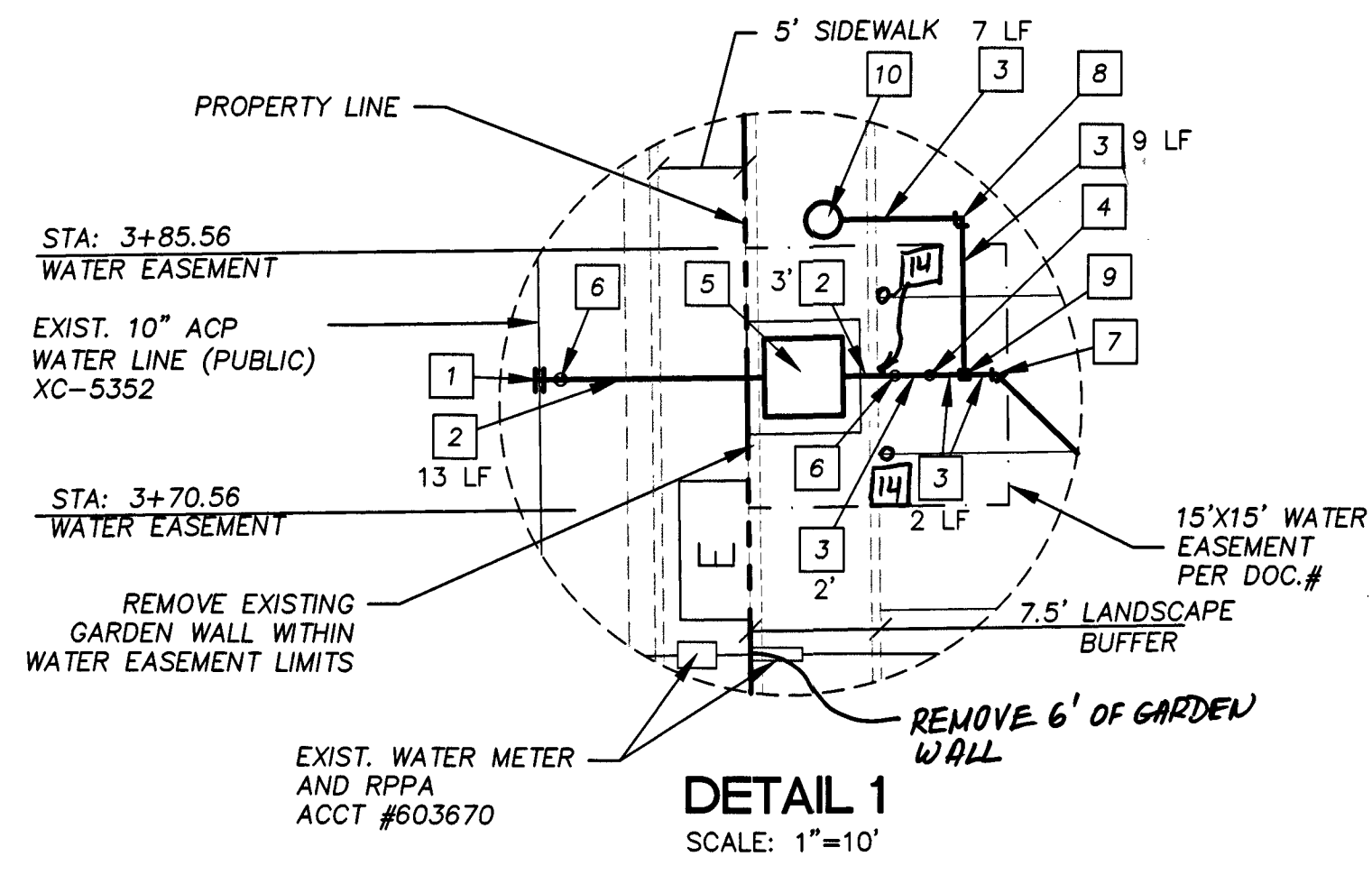
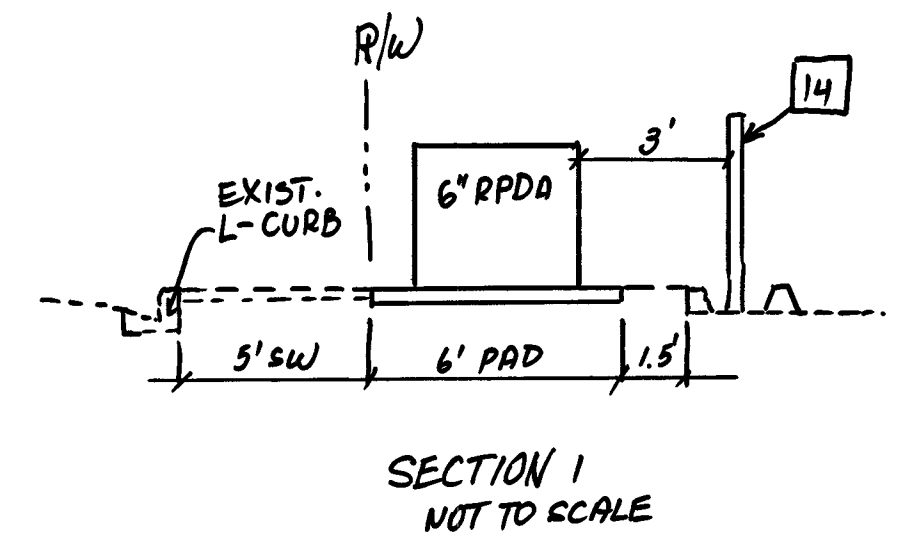
TREES, SHRUBS, OR DECORATIVE ROCKS, AND ANY BLOCK WALL OR OTHER FENCE MATERIAL, SHALL BE DESIGNED AND CONSTRUCTED AROUND THE EASEMENTS TO ALLOW THE DISTRICT DIRECT ACCESS TO THE VAULT(S), BACKFLOW ASSEMBLIES, AND PIPING FROM THE ADJACENT RIGHT-OF-WAY. MAINTAIN 2% MAX SLOPE WITHIN THE EASEMENT.

FIRE FLOW CALCULATIONS

OCCUPANCY - B
TYPE OF CONSTRUCTION (IBC) - V-B
FIRE FLOW 1,500 GPM
AUTOMATIC FIRE SPRINKLERS - NFPA 13 (600 GPM)
SQUARE FOOTAGE - 5,537
LARGEST AREA BETWEEN 4 HOUR WALLS - 5,537
NUMBER OF STORIES INCLUDING BASEMENT - 1
MAX HEIGHT - 20 FEET
HIGH PILED STORAGE - NO
NUMBER OF HYDRANTS - 1

SWG CONSTRUCTION NOTE:

CALL SOUTHWEST GAS AT 702-400-1789 FOR STANDBY WHEN EXCAVATING OVER OR NEAR HIGH PRESSURE GAS LINES.



APPROVED FOR CONSTRUCTION

John Shady
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT No. 136216 FIRST APPROVED DATE: 3-26-19
LVVWD APPROVED FIRE FLOW: 1,500 GPM / ON-SITE: 0 GPM
FIRE SPRINKLER DEMAND: 600 GPM

APPROVALS

Paul... 2/12/19
CLV FIRE AND RESCUE DATE
Chris... 2/12/19
SOUTHWEST GAS CORPORATION DATE

Call before you Dig
Call 811
OR 1-800-227-2600

FAST
Call before UnderGround
1-702-432-5300
FREEMAN AND ARTERIAL SYSTEM OF TRANSPORTATION

Avoid Hitting Overhead Powerlines. It's Costly.
Call Before You OverHead
1-702-227-2929

DESIGNED BY: PB
CHECKED BY: PB
DATE: 02/11/19
JOB #: 18-LVSPC
APN: 138-10-403-027
SECT 10 T 205R 60E
SCALE: HORIZ 1" = 20'

BALOVA ENGINEERING
7495 WEST AZURE DR. # 140
LAS VEGAS, NV 89130
TEL 702-692-1706

LAS VEGAS SPINE AND PAIN CENTER
UTILITY PLAN

SHEET #
C3
3 OF 3
L19-00010
107V7676

PROJECT: 136216A QS: 138-10-SW