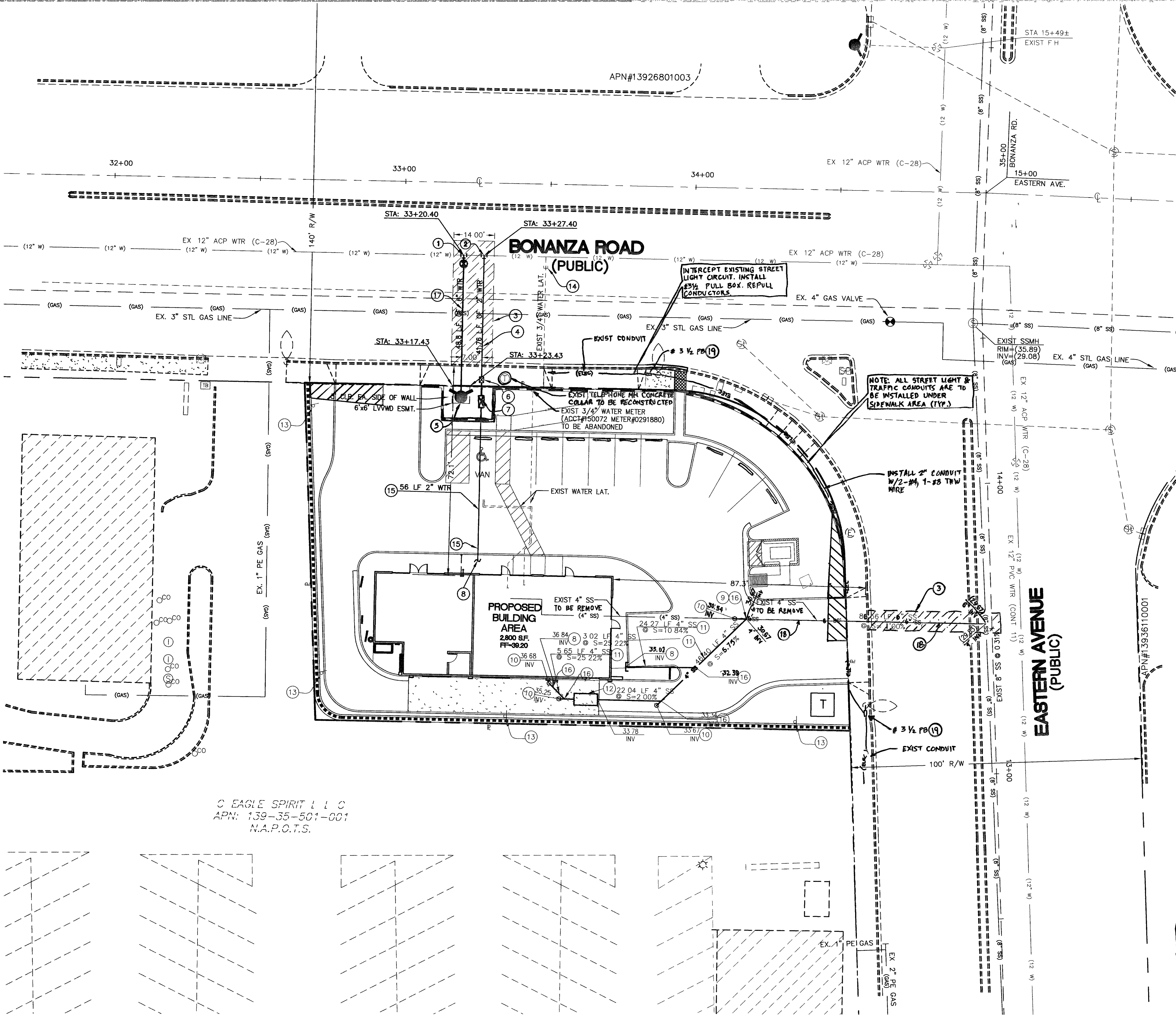




C EAGLE SPIRIT L L C
APN: 139-35-501-001
N.A.P.O.T.S.

BASIS OF BEARING:
NORTH 89°31'00" WEST BEING THE CENTER LINE OF BONANZA RD, SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.&M., AS SHOWN ON A MAP ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, AS FILE 88, PAGE 73 OF SURVEYS.

BENCHMARK:
CITY OF LAS VEGAS, 11V01 265ES
RIVET & PLATE IN TOP OF CURB @ NW CORNER OF BONANZA AND EASTERN
ELEVATION:
FEET = 1836.00 (NAVD88)
METERS = 683.680 (NAVD 88)

Call before you Dig

97095

1-702-455-7211

CLARK COUNTY PUBLIC UTILITIES

1-702-228-0611

NEVADA POWER & LIGHT

1-800-227-2800

UNDERGROUND SERVICE ALERT (USA)

Call before you Dig

97319

1-702-455-7211

CLARK COUNTY PUBLIC UTILITIES

1-702-228-0611

NEVADA POWER & LIGHT

1-800-227-2800

UNDERGROUND SERVICE ALERT (USA)

THIS IS A RECORDED COMMERCIAL SUBDIVISION ALL PROPERTY, THAT IS NOT DIRECTLY UNDER A BUILDING FOOTPRINT, IS A COMMON UTILITY EASEMENT, FOR SEWER, WATER, FIRE AND ELECTRICAL, REGARDLESS OF ANY, AND ALL, "PROPERTY LINES".

NOTE:

A) CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER LATERAL LOCATION AND SLOPE.

B) VERIFY AND LOCATE ALL EXISTING UTILITIES WITHIN PROJECT WORK AREA.

C) USE BRASS PIPING AND FITTINGS FOR METER TO RPPA.

REDUCED PRESSURE PRINCIPLE ASSEMBLY (1) 2'

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

REVISED 6/1/04 ESN 026

WATER METERING REQUIREMENTS FOR NEW DEVELOPMENTS (1) 2'

A) SEPARATE DOMESTIC AND FIRE SERVICES (WHERE APPLICABLE) ARE REQUIRED FOR EACH DWELLING UNIT, PUBLIC, QUASI-PUBLIC, COMMERCIAL, AND/OR INDUSTRIAL OCCUPANCY LOCATED ON A SINGLE PARCEL OR LOT.

B) IN THE EVENT THAT A BUILDING WITHIN AN INDUSTRIAL OR COMMERCIAL SUBDIVISION IS DIVIDED, SEPARATE DOMESTIC SERVICES ARE REQUIRED FOR EACH UNIT.

C) EACH PARCEL OR LOT OF A COMMERCIAL OR RESIDENTIAL SUBDIVISION WILL HAVE A MINIMUM OF ONE (1) METERED DOMESTIC SERVICE. WHEN A FIRE SERVICE IS REQUIRED, EACH PARCEL OR LOT WILL HAVE A MINIMUM OF ONE (1) FIRE SERVICE. THE CITY, AT ITS OPTION, MAY ALLOW A COMMUNAL FIRE SERVICE PROVIDED THE PROPERTY OWNERS FIRST ESTABLISH A PROPERTY MANAGEMENT ASSOCIATION WHICH ACCEPTS RESPONSIBILITY FOR THE PAYMENT OF WATER BILLS AND THE MAINTENANCE AND OPERATIONS OF THE FIRE LINES AND BACKFLOW PREVENTION ASSEMBLY.

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. PRIVATE ARE THE DEVELOPER'S RESPONSIBILITY, AND WILL NOT BE INSPECTED OR INCLUDED IN THE ACCEPTANCE OF LVWMD FACILITIES.

REVISED 6/1/04 ESN 041

DRY UTILITY COORDINATION NOTES:

1) LOCATION OF SITE UTILITIES SHALL BE VERIFIED WITH PROPER UTILITY COMPANY PROVIDING SERVICE.

2) SITE UTILITY CONTRACTOR SHALL PROVIDE 2' X 2' X 8" THICK CONCRETE APRON AT ALL SEWER LINE CLEANOUTS OUTSIDE OF BUILDING.

3) SITE UTILITY CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.

4) ELECTRICAL SERVICE TO PAD MOUNTED TRANSFORMER SHALL BE RUN UNDERGROUND, FROM PROPERTY LINE TO TRANSFORMER LOCATION. ASSOCIATED COST SHALL BE BORNE BY SITE UTILITY CONTRACTOR. CONTRACTOR SHALL VERIFY LOCATION AND PROVIDE 2-4" CONDUITS WITH NYLON PULL CORD.

5) UTILITY CONTRACTOR SHALL FURNISH ONE - FOUR INCH (4") TELEPHONE CONDUITS FOR EACH PAD AS SHOWN ON PLAN. VERIFY LOCATION OF TIE-IN AT TELEPHONE COMPANY'S SERVICE LINE. PROVIDE NYLON PULL CORD INSIDE CONDUIT.

UTILITY NOTE:

EXISTING UTILITIES SHOWN ON THIS PLAN REFLECT ONLY THOSE UTILITIES KNOWN, LOCATED OR RESEARCHED AND DOES NOT CONSTITUTE ALL EXISTING UTILITIES ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR CORRECT LOCATION AND VERIFICATION OF ALL EXISTING UTILITIES ON SITE. IN THE EVENT OF ANY DESIGN DISCREPANCIES THE CONTRACTOR IS TO NOTIFY THE CONSTRUCTION MANAGER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

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 RESTRICTION ZONE (S.V.R.Z.) UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT MEASURED FROM ADJACENT TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT GRAVEL, OR PAVEMENT STREET SURFACE. AREA SHALL BE LABELED AS "PRIVATELY MAINTAINED"

SVRZ

THE FIRE APPARATUS ACCESS ROAD WIDTH SHALL NOT BE LESS THAN 20'. THE TURNING RADIUS SHALL BE NO LESS THAN 52 FEET OUTSIDE AND 28 FEET INSIDE.

R=20' R=52'

LEGEND

PROPOSED WATER	12" W
PROPOSED GAS	8" GAS
PROPOSED SEWER	12" SS
PROPOSED STORM	(GAS)
EXISTING CABLE	(GAS)
EXISTING PHONE	(GAS)
EXISTING UNDERGROUND ELECTRIC	(GAS)
EXISTING OVERHEAD ELECTRIC	(GAS)
EXISTING WATER	(12" W)
EXISTING GAS	(8" GAS)
EXISTING SEWER	(12" SS)
EXISTING STORM	(12" ST)
SAW CUT LINE	
PROPOSED FIRE LANE WITH SIGNS & ALL CURBS MARKED WITH RED WEATHER RESISTANT PAINT WITH WHITE LETTERING STATING "FIRELANE-NO PARKING".	

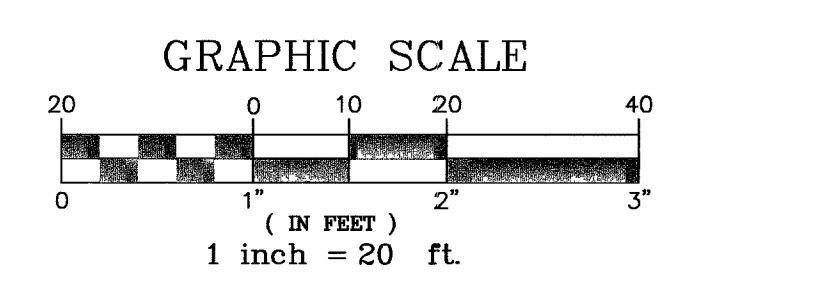
FIRE LANE REQUIREMENTS

FIRE LANE WARNING SIGNS SHALL BE PLACED AT EACH ENTRANCE TO A FIRE LANE. THEREAFTER, A FIRE LANE WARNING SIGN SHALL BE PLACED AT LEAST EVERY 75 LF. THE FIRE LANE WARNING SIGNS SHALL BE IN ACCORDANCE WITH LOCAL FIRE DEPARTMENT CODE.

OR

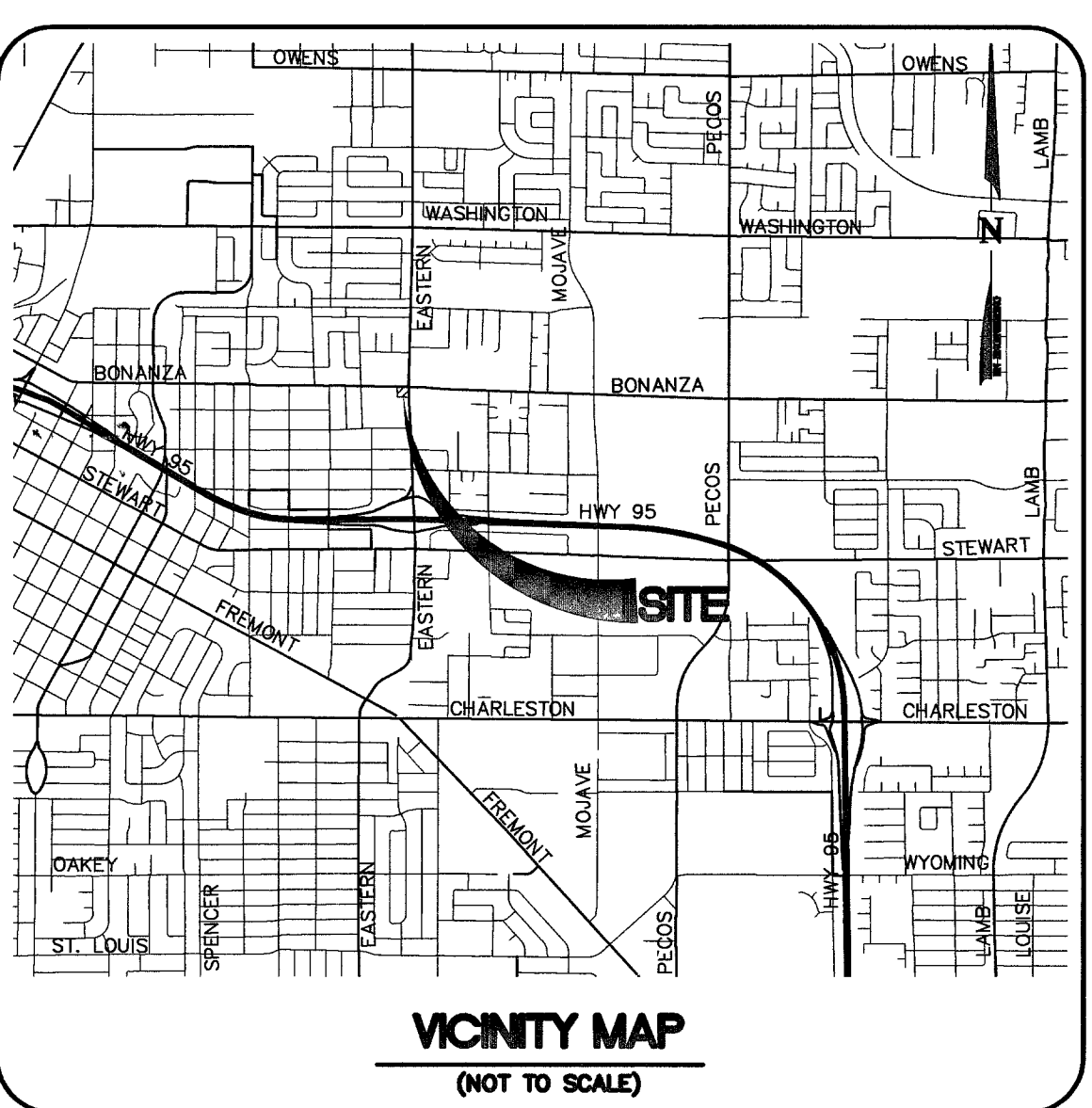
CURB SHALL BE PAINTED RED WITH "NO PARKING FIRE LANE" PAINTED ON THE CURB AT LEAST EVERY 50 LF. THE WORDS ON THE CURB SHALL BE PAINTED IN WHITE BLOCK LETTERS NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE OF NOT LESS THAN 3/4 INCH.

ESTIMATE OF PUBLIC QUANTITIES	
DESCRIPTION	QUANTITY
2" WATER LINE	43 L.F.
2" METER	1 EA.
6" FH ASSEMBLY	1 EA.
SAWCUT	115 S.F.
2" RPPA	1 EA.
6" WATER LINE	47 L.F.
12"x6" M.J. TAPPING SLEEVE WITH 6" TAPPING VALVE	1 EA.
2" SADDLE SERVICE TAP W/CORP. STOP	1 EA.
6" SANITARY SEWER	49 L.F.



GENERAL NOTE:

ALL UTILITY STRUCTURES ARE TO BE CONFORMANCE WITH TITLE 18.12.040



- UTILITY CONSTRUCTION NOTES**
- INSTALL 12"x6" M.J. TAPPING SLEEVE W/ 6" TAPPING VALVE PER UDACS PLATE #22.
 - INSTALL 12"x2" SADDLE SERVICE W/CORP STOP PER UDACS PLATE #10.
 - TRENCH SAW CUT AND BACK FILL PER USDOCA DWG. #504
 - INSTALL 2" TYPE "K" COPPER WATER LINE PER UDACS PLATE #6A-6E.
 - INSTALL F.H. ASSEMBLY WITH 6" GATE VALVE AND 6" WATER LINE PER UDACS PLATE #7.
 - INSTALL 2" METER FOR NEW SERVICE CONNECTION PER UDACS PLATE 10.
 - INSTALL 2" RPPA PER UDACS PLATE #11A (MIN. 3' FROM BACK OF SIDEWALK).
 - POINT OF CONNECTION - SEE BUILDING PLANS FOR CONTINUATION.
 - CONNECT TO EXISTING SANITARY SEWER LINE. CONTRACTOR TO VERIFY INVERT ELEVATION PRIOR TO INSTALLATION OF ANY ONSITE SEWER.
 - INSTALL SANITARY SEWER CLEANOUT PER DETAIL 4, SHEET CD-1.3.
 - INSTALL 4" SANITARY SEWER LINE WITH TRENCHING AND BEDDING PER UDACS PLATE #6A-6E.
 - INSTALL GREASE INTERCEPTOR PER MECHANICAL PLUMBING PLANS.
 - INSTALL "NO PARKING-FIRE LANE" SIGN.
 - CUT AN CAP EXIST WATER LATERAL RETURN 3/4" WATER METER TO LVWMD AS INDICATED.
 - INSTALL 2" DR35 PVC WATER LINE PER UDACS PLATE #6A-6E.
 - INSTALL SANITARY SEWER WYE ADAPTOR. SEE PLAN FOR INVERT ELEVATION.
 - INSTALL 6" WATER LINE PER UDACS PLATE #6A-6E.
 - INSTALL 6" SANITARY SEWER LINE PER UDACS PLATE #6A-6E.
 - INSTALL #3 1/2" PB PER USDOCA DWG. #326

EXIST (1)-3/4" METER (ACCT.#50072, METER#0291880) ABANDONMENT OF EXIST SERVICES(S) - 2" AND SMALLER

THE CONTRACTOR SHALL NOTIFY THE INSPECTION DIVISION AT THE LVWMD (702-258-3227) 48 HOURS PRIOR TO THE REQUESTED REMOVAL TIME TO ALLOW THE DISTRICT TO TAKE THE FINAL METER READING OF THE METER. AFTER THE FINAL READING, THE CONTRACTOR MAY THEN BEGIN REMOVAL PROCEDURES FOR THE AFFECTED SERVICE AS FOLLOWS:

EXISTING SERVICE LATERALS THAT ARE TO BE ABANDONED FROM THE EXISTING WATER MAIN, SHALL HAVE THE CORPORATION STOP TURNED OFF AT THE MAIN, THE LATERAL CUT 6" DOWNSTREAM FROM THE CORPORATION STOP AND CUT AGAIN 6" DOWNSTREAM FROM THE FIRST CUT SUCH THAT A 6" PIECE OF THE EXISTING SERVICE LATERAL IS REMOVED. IF THE CORPORATION STOP IS DAMAGED BEYOND REPAIR OR PULLED FROM THE EXISTING WATER MAIN, THE MAIN SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, IN A MANNER APPROVED BY THE LVWMD. IF THE CORPORATION STOP IS NOT WATER TIGHT, THE CONTRACTOR SHALL NOTIFY LVWMD COMMUNICATION SUPPORT CENTER (702-258-7171) FOR FURTHER DIRECTION.

THE CONTRACTOR SHALL REMOVE THE EXISTING SERVICE METER BOX AND APPURTENANCES. FILL AND GRADE ANY AND ALL RESULTING VOIDS AND REPLACE OR RESTORE TO ORIGINAL CONDITIONS OR BETTER, ALL LANDSCAPING, IRRIGATION SYSTEMS, CONCRETE, SIDEWALKS, ASPHALT, OR ANY OTHER ITEMS DAMAGED OR REMOVED DURING THE REMOVAL OF THE EXISTING SERVICE METER BOX.

FIRE FLOW CALCULATIONS

FIRE FLOW REQUIREMENT IS 1500 GALLONS PER MINUTE AT 20 PSI RESIDUAL PRESSURE.

BASED ON:	
SQUARE FOOTAGE:	2,800 SF
LARGEST AREA BETWEEN 4-HOUR AREA SEPARATION WALLS:	N/A
BUILDING HEIGHT:	20 FEET
NUMBER OF STORIES:	1
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY:	M
FULL AUTOMATIC FIRE SPRINKLER SYSTEM:	N

CITY OF LAS VEGAS FIRE DEPARTMENT

CLV FIRE MARSHAL

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.

7/3/06

DATE

APPROVED FOR CONSTRUCTION

LVWMD PROJECT# 112515

10/31/06

DATE

CLV DRAWING # 107V4724

REVISIONS	DATE	DESCRIPTION

Planning/ Civil Engineering/ Surveying

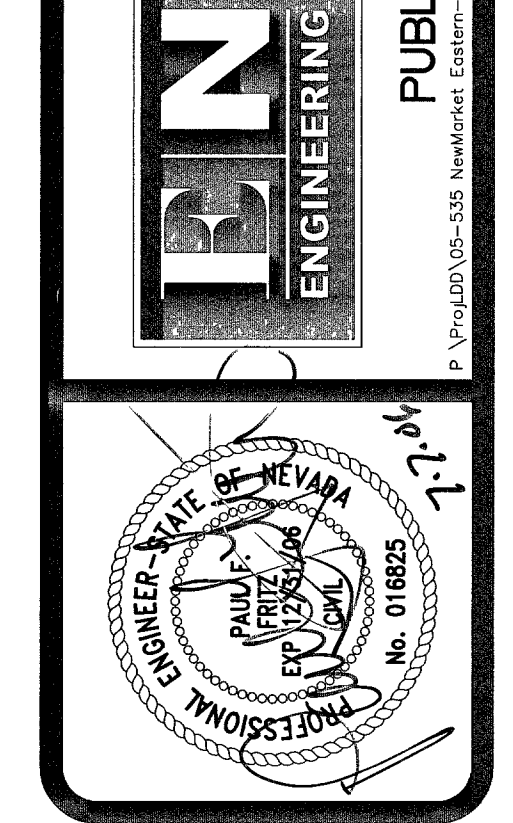
1800 MAIN STREET, SUITE 800, RENO, CA 95294

TEL (775) 486-0777 FAX (775) 486-0778

346 E WARM SPRINGS ROAD, SUITE 100, LAS VEGAS, NV 89109

TEL (702) 896-9004 FAX (702) 896-9005

PUBLIC WORKS PLAN CHECK



NEW MARKET LAND COMPANY

EASTERN + BONANZA
LAS VEGAS, NV

EASTERN + BONANZA (S/W)
NEWMARKET LAND COMPANY, LLC
LAS VEGAS, NV

IMPROVEMENT PLANS
UTILITY PLAN

DRAWN NKZ
USER PAULF
CHECKED JO
TIME PLOTTED: 12/01/08
DATE PLOTTED: 07-07-06
ORIGINAL
ISSUE DATE: 01-18-06
PERMIT SET
ISSUE DATE: TBD
CONSTRUCTION SET
ISSUE DATE: TBD
EN JOB No. 05-535

SHEET
C-8.1
5 OF 6 SHEETS