

IMPROVEMENT PLANS
FOR
EGGWORKS
7591 TULE SPRINGS RD. AND FARM RD
CLARK COUNTY, NEVADA
APN: 125-17-718-008

INDEX OF SHEETS

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7	DT01	DETAIL SHEET

OWNER/DEVELOPER

EGGWORKS HOLDING COMPANY LLC
2520 ST. ROSE PKWY, SUITE 220
HENDERSON, NV 89074

BENCHMARK

CITY OF LAS VEGAS BENCHMARK SLV90 17E4 - BEING A
RIVET & PLATE IN TOP OF CURB AT THE NW CORNER OF
FARM ROAD AND TULE SPRINGS ROAD.

775.021 METERS 2542.71 FEET
NAVD 88 DATUM

EARTHWORK QUANTITIES

QUANTITIES SHOWN WERE CALCULATED
PRIOR TO ANY GRADING ON THE PROPOSED
SITE LOCATION.

CUT 124.62 CY
FILL 750.42 CY
NET 625.81 CY

BASIS OF BEARING

SOUTH 00°13'00" WEST - BEING THE CENTERLINE OF TULE
SPRINGS ROAD AS SHOWN IN FILE 189 OF SURVEYS, PAGE
14, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY,
NEVADA.

LEGAL DESCRIPTION

A PORTION OF LOT 1 OF THE FINAL MAP OF LOS VILLAGE CENTENNIAL SPRINGS-COMMERCIAL, AS SHOWN
BY MAP THEREOF ON FILE IN BOOK 139 OF PLATS, PAGE 47, IN THE OFFICE OF THE COUNTY RECORDER,
CLARK COUNTY, NEVADA.
EXCEPTING THEREFROM THAT PORTION CONVEYED BY GRANT, BARGAIN, SALE DEED RECORDED AUGUST 01,
2013 IN BOOK 20130801 AS INSTRUMENT NO. 00151 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK
COUNTY NEVADA

FLOOD ZONE INFORMATION

THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X". BY THE SECRETARY OF HOUSING AND URBAN
DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 32003C1745E DATED SEPTEMBER 27, 2002, IN CLARK
COUNTY, STATE OF NEVADA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN
WHICH SAID PROPERTY IS SITUATED.

GEOTECHNICAL REPORT INFORMATION

PREPARED BY: MCGITTIGAN CONSULTING LLC
1551 DESERT CROSSING COURT, SUITE 150
LAS VEGAS, NV 89144

PHONE: 702-415-6530

PROJECT NO. 1802001
DATED: AUGUST 24, 2018

APPROVALS:

Armando R. 03/27/19
NEVADA POWER COMPANY DATE

NEVADA POWER COMPANY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL
ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT.
NEVADA POWER COMPANY 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 RULE AND REGULATIONS.

Allen Pavelka 4-1-19
ALLEN PAVELKA P.E. 09029
CITY OF LAS VEGAS CITY ENGINEER DATE

APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED
RIGHT-OF-WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE
CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR
SPECIFICATIONS, EXCEPT THOSE SPECIFICALLY LISTED UNDER DEVIATIONS FROM STANDARD. THE
ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM
STANDARDS IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS CLARK
COUNTY AREA NEVADA.

3-25-19
CITY OF LAS VEGAS FIRE DEPARTMENT DATE

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 P.S.I. RESIDUAL.

APPROVED FOR CONSTRUCTION
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES

PROJECT NO: 136320 FIRST APPROVED DATE: 3-26-19
LVWD APPROVED FIRE FLOW: TOTAL 1,500 GPM/ONSITE 1,500 GPM
SHEETS CV01, GN01, UP01, UP02

3/28/19
CITY OF LAS VEGAS PLANNING DEPARTMENT DATE

THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT

CLV # L18-02639

107V7674

DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE
APPROXIMATE ONLY. IT SHALL BE THE
CONTRACTOR'S RESPONSIBILITY TO
DETERMINE THE EXACT HORIZONTAL AND
VERTICAL LOCATION OF ALL EXISTING
UNDERGROUND AND OVERHEAD UTILITIES
PRIOR TO COMMENCING CONSTRUCTION.
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EXISTING UTILITIES ARE SHOWN HEREON.
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RESPONSIBILITY FOR UTILITIES NOT
SHOWN OR UTILITIES NOT SHOWN IN
THEIR PROPER LOCATION.

Call before you Dig
Avoid cutting underground
utility lines. It's costly.
Call
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OR
1-800-227-2600

AVOID HITTING OVERHEAD
POWER LINES. IT'S COSTLY.
CALL BEFORE
YOU DO
OVER-HEAD
1-702-227-2929

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

PROFESSIONAL ENGINEER-STATE OF NEVADA
JODIE JORJORIAN
Exp. 6-30-19
CIVIL
No. 13816
07/21/19

PROJ. NO.
EGGWORKS

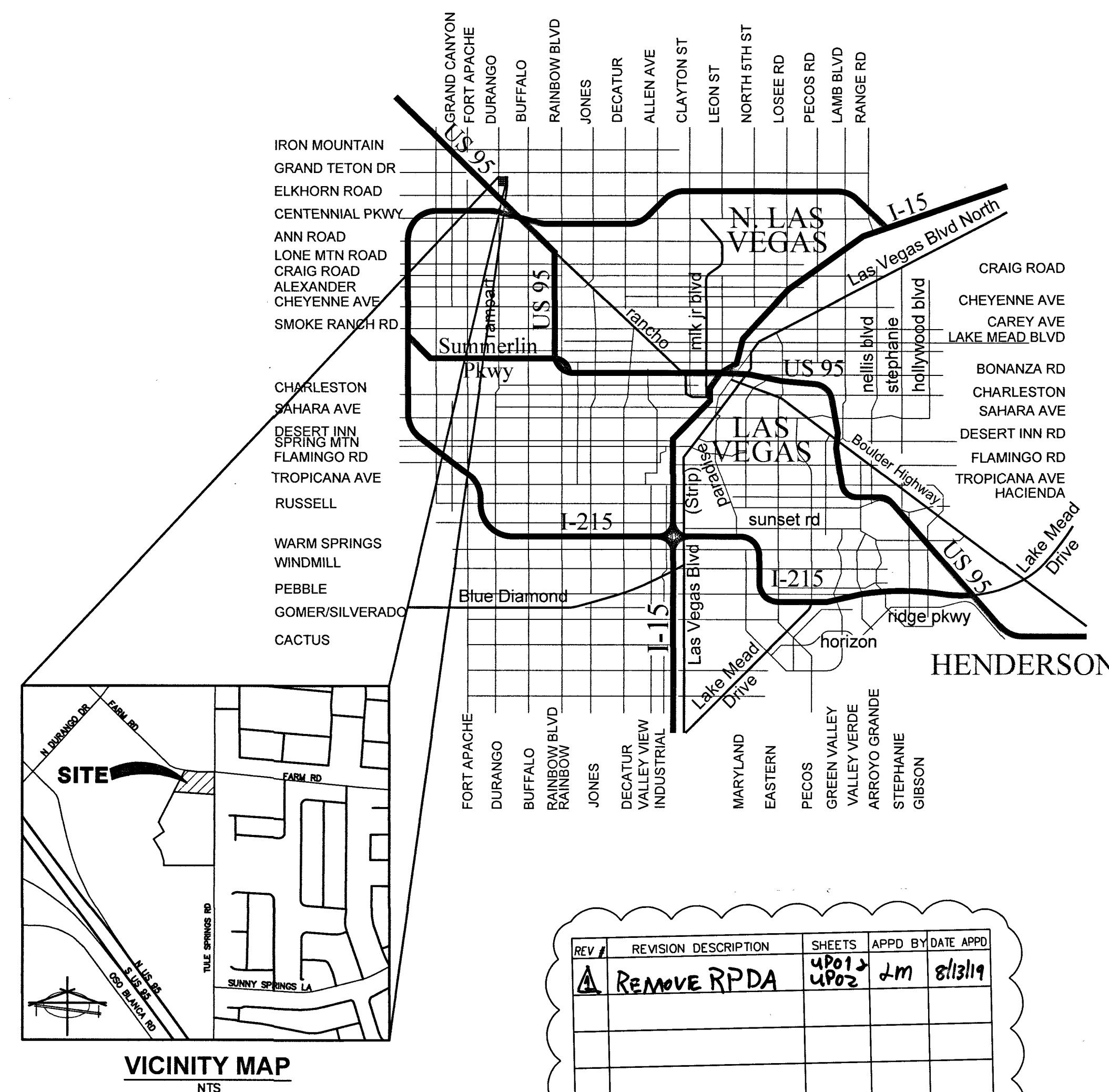
CONSTRUCTION NOTES			
#	ITEM	UNIT	QUANTITY
		PUBLIC	PRIVATE
1	INSTALL 3' VALLEY GUTTER PER DETAIL ON SHEET DT01	SF	30
2	INSTALL 2' SIDEWALK UNDERDRAIN PER CCAUSD #236	EA	1
3	INSTALL "L" CURB & GUTTER PER CCAUSD #216	LF	50
4	INSTALL "A" TYPE CURB PER CCAUSD #219	LF	160
5	CONSTRUCT 2' CURB OPENING PER DETAIL 2 ON SHEET DT01	EA	1
6	INSTALL SIDEWALK PER CCAUSD #234	SF	1715
7	INSTALL TYPE II PARKING STRIPING	SF	8

DEMOLITION NOTES			
#	ITEM	UNIT	QUANTITY
		PUBLIC	PRIVATE
1	REMOVE AND DISPOSE OF EXISTING CONCRETE VALLEY GUTTER	LF	32
2	REMOVE AND DISPOSE OF EXISTING "A" TYPE CURB	LF	67
3	REMOVE AND DISPOSE OF EXISTING "L" TYPE CURB AND GUTTER	EA	73

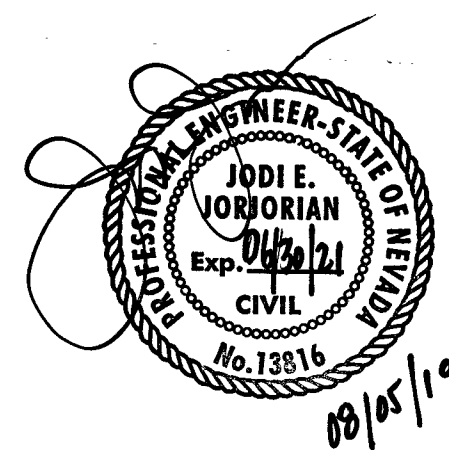
WATER CONSTRUCTION NOTES			
#	ITEM	UNIT	QUANTITY
		PUBLIC	PRIVATE
1	CUT CAP AND ABANDON 8" LINE	EA	1
2	CUT CAP AND ABANDON 2" LINE	EA	1
3	INSTALL 90° BEND PER UDACS PLATE #31	EA	1
4	NOT USED	EA	1
5	REFER TO PLUMBING PLAN FOR CONTINUATION	EA	-
6	INSTALL 6" CHECK VALVE PER UDACS PLATE #39 & 30	EA	1
7	INSTALL 8"x8"x6" TEE W/THRUST BLOCK PER UDACS PLT. #31	EA	1
8	INSTALL REMOTE FIRE DEPARTMENT CONNECTION (FDC) AND SIGNAGE PER THE INTERNATIONAL FIRE CODE AND AMENDMENTS.	EA	1
9	REMOVE EX. 8" DCA AND REPLACE WITH 8" RPDA	EA	1

SEWER CONSTRUCTION NOTES			
#	ITEM	UNIT	QUANTITY
		PUBLIC	PRIVATE
1	INSTALL 6" PVC SDR-35	LF	40
2	INSTALL SAMPLE BOX PER PLUMBING PLANS	EA	1
3	INSTALL 6" CLEANOUT PER SD-26 WITH TRAFFIC RATED LID	EA	3
4	INSTALL GREASE INTERCEPTOR PER PLUMBING PLANS	EA	1
5	REFER TO PLUMBING PLAN FOR CONTINUATION	EA	X
6	TIE INTO EXISTING 6" PVC SS @ INVERT SHOWN	EA	1

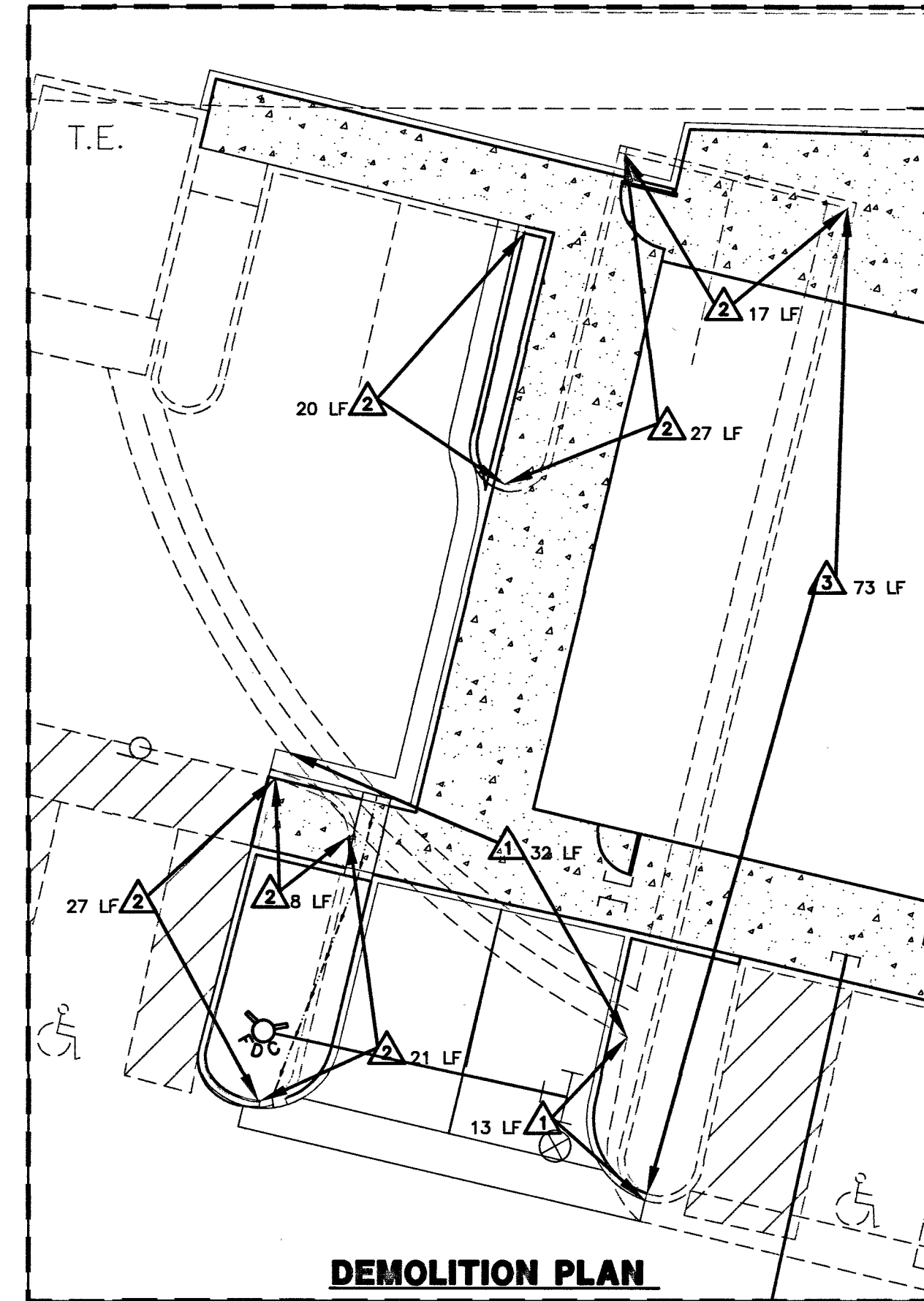
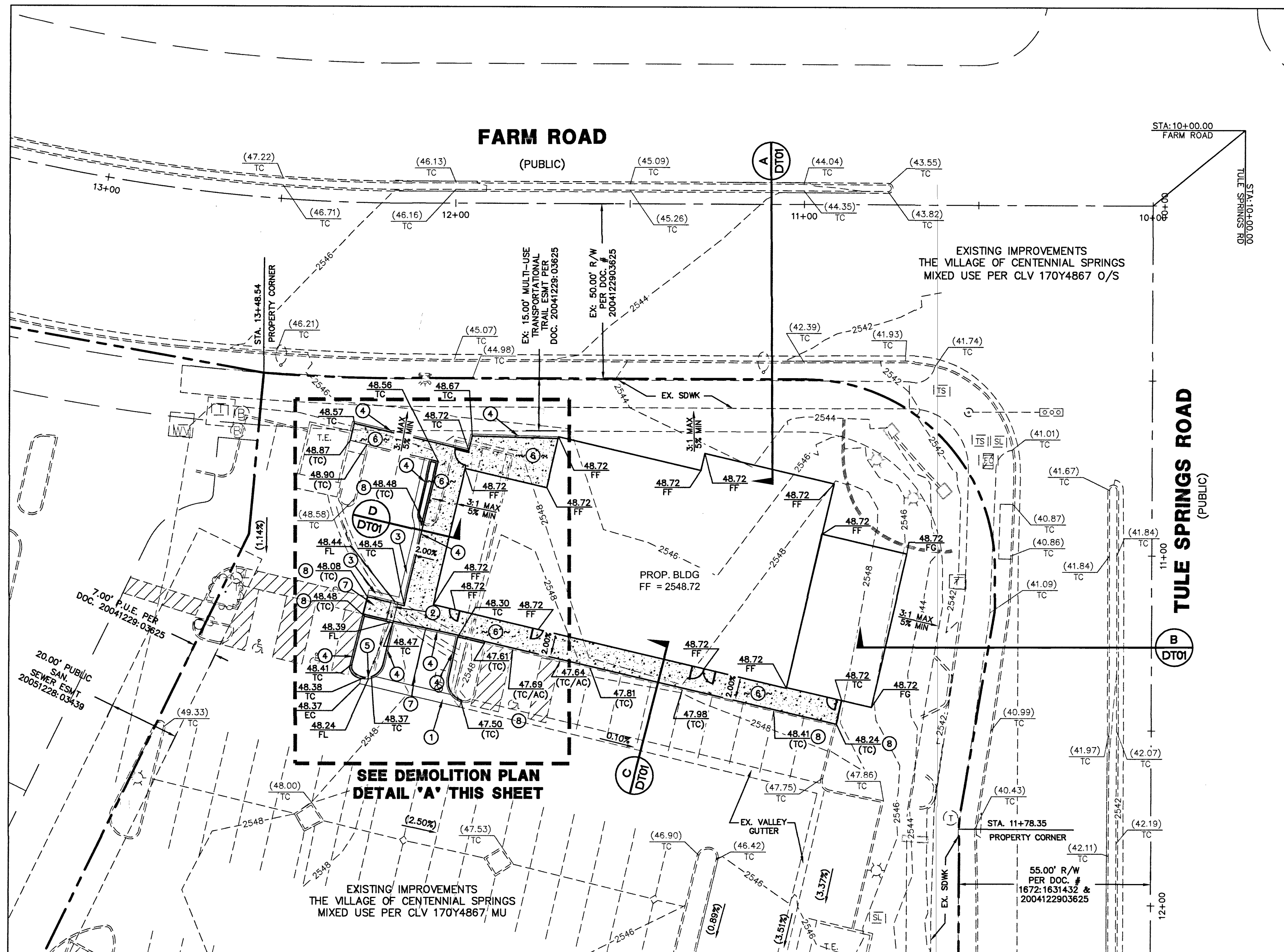
DCSWCS - DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS (2009 EDITION)



REV	REVISION DESCRIPTION	SHEETS	APPD BY	DATE
1	REMOVE RPDA	4801, 4802	JM	8/13/19



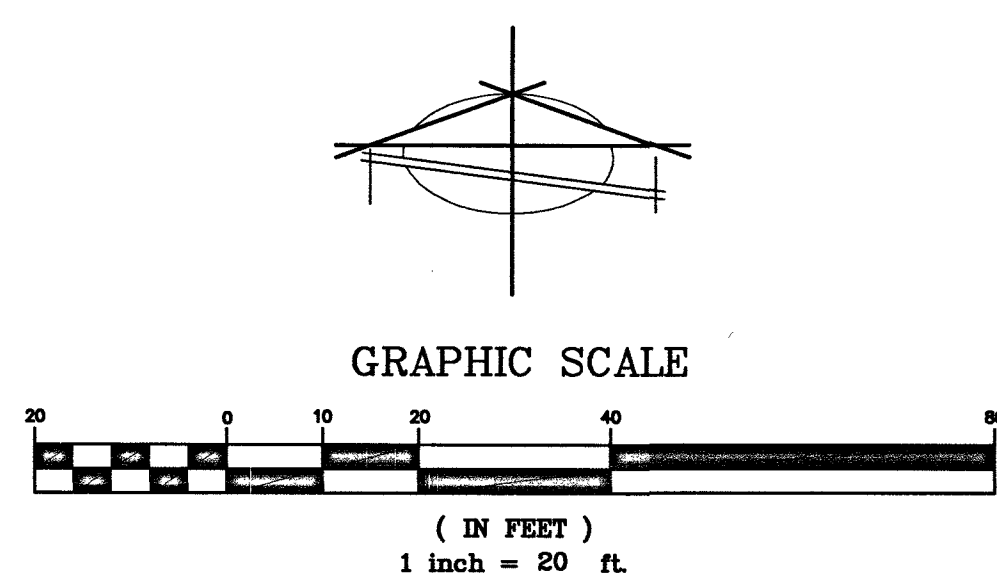
EGGWORKS HOLDING COMPANY LLC
2520 ST. ROSE PARKWAY, SUITE 220
HENDERSON, NEVADA 89074
(702) 811-1919
APR 19 2019
CLV # L18-02639
107V7674
SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.
CITY OF LAS VEGAS
APN: 125-17-718-008
SHEET
CV01
1 OF 7
PROJ. NO.
EGGWORKS



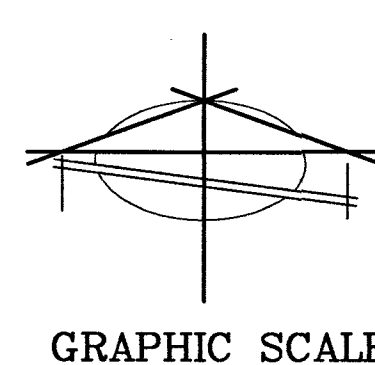
LEGEND

	PROPERTY LINE
	LOT LINE
	STREET CENTERLINE
	PROPOSED "L" CURB & GUTTER
	PROPOSED SCREEN WALL
	PROPOSED RETAINING WALL
	EXISTING "L" CURB & GUTTER
	EXISTING CONTOUR LINES
	PROPOSED CONTOUR LINES
	EXISTING EDGE OF PAVEMENT
	PROPOSED EDGE OF PAVEMENT
	SAWCUT AND REMOVE EXISTING ASPHALT
	PROPOSED SCARP 3:1 MAX
	PROPOSED ELEVATION & LOCATION
	EXISTING ELEVATION & LOCATION
	PROPOSED GRADE
	DEPTH OF FLOW
	CONSTRUCTION NOTE
	DEMOLITION NOTE
	PROPOSED HYDRANT
	CENTERLINE
	TOP OF CURB
	SIDEWALK
	EDGE OF PAVEMENT
	FINISHED GRADE
	GRADE BREAK
	FLOW LINE ELEVATION
	PIPE INVERT
	ASPHALTIC CONCRETE
	TOP OF STEM WALL
	TOP OF CONCRETE SLAB
	LANDSCAPING
	FINISHED FLOOR
	HIGHPOINT

GRADING PLAN



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ENGINEERS CERTIFICATE

I CERTIFY THAT THIS GRADING PLAN IS IN ACCORDANCE WITH APPROVED DRAINAGE STUDY ON FILE AT CITY OF LAS VEGAS FOR THIS PROJECT. DS# 5045

JODI E. JORJIAN, P.E. 13816 DATE 03/21/19

GEOTECHNICAL REPORT INFORMATION

PREPARED BY: McGETTIGAN CONSULTING LLC
1551 DESERT CROSSING COURT, SUITE 150
LAS VEGAS, NV 89144

PHONE: 702-415-6530

PROJECT NO. 1802001
DATED: AUGUST 24, 2018

NOTES

ADD 2500 FEET TO ALL ELEVATION TAGS/GRADES.

NOTE:

*NOTE: NOTHING OVER 24" IN HEIGHT ALLOWED IN SIGHT VISIBILITY ZONE EXCEPT TRAFFIC CONTROL DEVICES.

STORM WATER

MANAGEMENT NOTES

SEE GENERAL NOTES SHEET GN01

EARTHWORK QUANTITIES

QUANTITIES SHOWN WERE CALCULATED PRIOR TO ANY GRADING ON THE PROPOSED SITE LOCATION.

CUT 124.62 CY
FILL 750.42 CY
NET 625.81 CY

OWNER/DEVELOPER

EGG WORKS HOLDING COMPANY LLC
2520 ST. ROSE PKWY, SUITE 220
HENDERSON, NV 89074

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BASIS OF BEARING

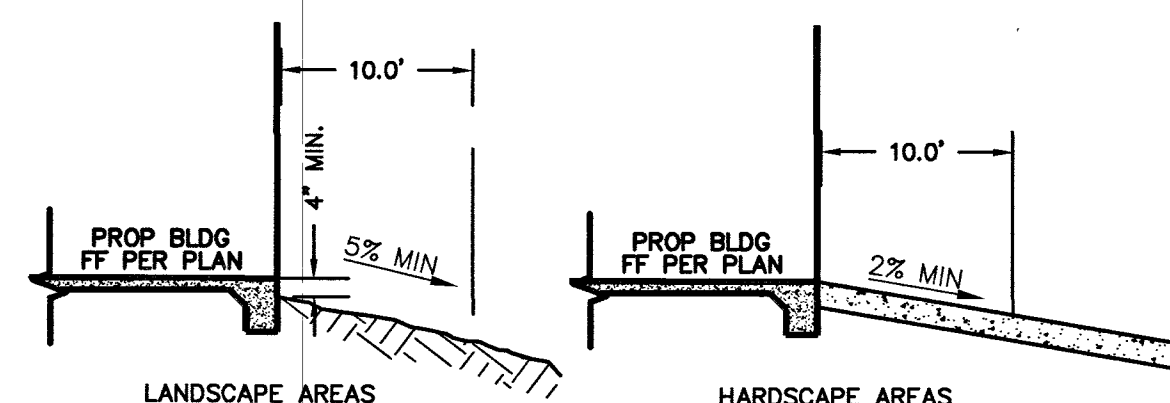
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BENCHMARK

CITY OF LAS VEGAS BENCHMARK SLV90 17E4 - BEING A RIVET & PLATE IN TOP OF CURB AT THE NW CORNER OF FARM ROAD AND TULE SPRINGS ROAD.

775.021 METERS
NAVD 88 DATUM

2542.71 FEET



TYPICAL SLOPES FROM BUILDING FOUNDATION

SLOPE REQUIREMENT DETAIL

SCALE: NTS

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FIRE AND ARTIFICIAL SYSTEM OF TRANSPORTATION

PROFESSIONAL ENGINEER-STATE OF NEVADA
JODI E. JORJIAN
Exp. 6-30-19
CIVIL
No. 13816
03/21/19

CLV # L18-02639

107V7674

EGG WORKS TULE SPRINGS RD & FARM RD
GRADING PLAN
SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M. CITY OF LAS VEGAS

SHEET
GP01
OF
3 OF 7
PROJ. NO.
EggWorks-GP01

APN. 125-17-718-008
PREPARED FOR: EGGWORKS HOLDING COMPANY LLC
2520 ST. ROSE PARKWAY, SUITE 200
HENDERSON, NV 89074
BAUGHMAN & TURNER, INC.
CIVIL ENGINEERS
1210 HINSON STREET
LAS VEGAS, NEVADA 89102
PHONE: (702) 870-8771 FAX: (702) 878-2695
DATE: 3/19/2019
DESIGN: JEU
DRAWN: KLP
CHECK: JEU
SCALE: 1"=20'

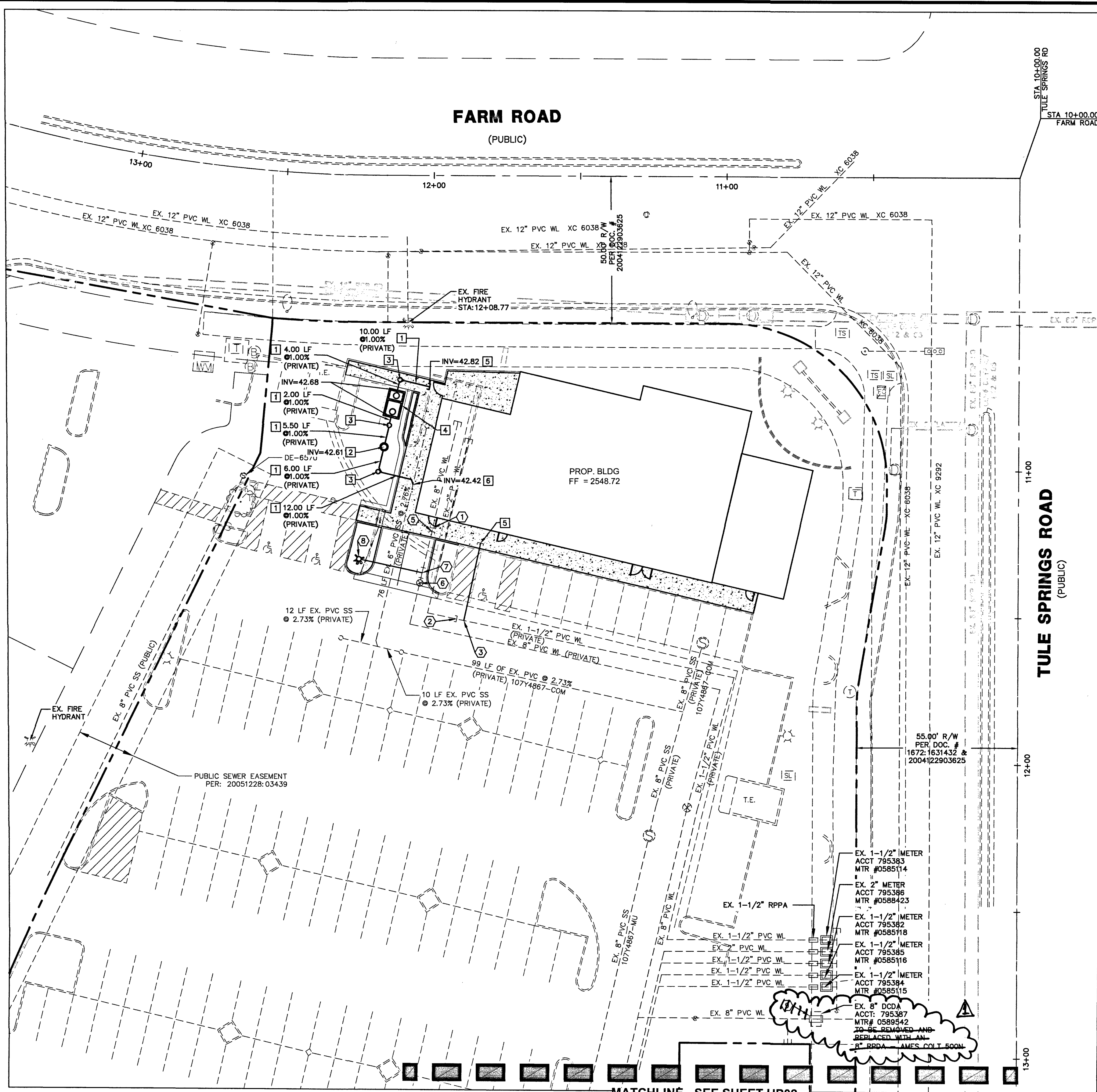
PREPARED FOR: EGGWORKS HOLDING COMPANY LLC
2520 ST. ROSE PARKWAY, SUITE 200
HENDERSON, NV 89074

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EGG WORKS TULE SPRINGS RD & FARM RD
GRADING PLAN
SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M. CITY OF LAS VEGAS

SHEET
GP01
OF
3 OF 7
PROJ. NO.
EggWorks-GP01



NOTE:
ANY INTERRUPTION OF SERVICE MUST BE PERFORMED IN ACCORDANCE WITH UDACS SECTION 3.14.01, AND APPROVED BY THE LVWD INSPECTION DIVISION PRIOR TO SHUTDOWN. PROPER WRITTEN NOTIFICATION MUST BE GIVEN TO ALL AFFECTED CUSTOMERS.

ABANDONMENT OF MAIN
ALL PIPELINES TO BE ABANDONED SHALL BE CUT AND SECURELY CAPPED (ALL ENDS). THE CUT AND CAP LOCATION ON THE MAIN TO BE ABANDONED SHALL BE A MAXIMUM OF ONE (1) FOOT FROM THE VALVE OR POINT OF TERMINATION. ANY ABANDONED PIPELINE LARGER THAN TWELVE (12) INCHES MUST BE FILLED WITH CLSM 1 MATERIAL.

WATER MAIN JOINT DEFLECTION (PVC, 4"-24")
PVC PIPE SHALL BE DEFLECTED AT THE JOINT ONLY. THE MAXIMUM ALLOWABLE DEFLECTION SHALL BE ONE (1) DEGREE PER JOINT WITH A MINIMUM RADIUS OF CURVATURE OF 1,150 FEET, PER UDACS 2.07.01 AND 2.07.02 FOR CHANGES IN DIRECTION EXCEEDING THE MAXIMUM ALLOWABLE JOINT DEFLECTION, FITTINGS SHALL BE USED.

ABANDONED VALVES CUT AND CAP
ALL VALVES TO BE ABANDONED SHALL BE ABANDONED IN THE CLOSED POSITION, UNLESS SHOWN OTHERWISE, BY REMOVING A MINIMUM OF THE TOP TWENTY-FOUR (24) INCHES OF THE VALVE BOX, AND THEN FILLING THE BOTTOM OF THE BOX WITH A MINIMUM OF EIGHT (8) INCHES OF SAND OR TYPE II AGGREGATE BASE. THE REMAINING PORTION OF THE VALVE BOX SHALL BE FILLED WITH CONCRETE HAVING A COMPRESSIVE STRENGTH OF AT LEAST TWO THOUSAND (2000) PSI. THE LATERAL MUST BE CUT WITHIN ONE (1) FOOT OF THE ABANDONED VALVE, OR AS SHOWN ON PLANS, AND CAPPED. THE CONTRACTOR SHALL CUT THE EXISTING PIPE WHERE SHOWN ON THE DRAWING AND INSTALL A CAP COMPLETE WITH THRUST BLOCK, WHERE A JOINT OR COUPLING IN THE EXISTING PIPE IS UNCOVERED AT THE CUT AND CAP LOCATION, THE INSTALLATION OF A PLUG MAY PERMITTED WITH THE DISTRICT APPROVAL. A CONCRETE THRUST BLOCK SHALL BE INSTALLED AT ALL CAP OR PLUG LOCATIONS IN ACCORDANCE WITH THE PROVISIONS OF UDACS PLATE 31.

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.

SEPARATION NOTE

A MINIMUM OF 4.0' SEPARATION IS REQUIRED BETWEEN WATER SERVICE AND SEWER LATERALS PER UDACS 2.22.03.A.1

UTILITY CROSSING NOTES

1. 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.
2. MAINTAIN A MINIMUM 12" VERTICAL SEPARATION AT ALL POINTS OF CROSSING
3. MAINTAIN A MINIMUM 3" PARALLEL SEPARATION
4. ANY EXCAVATION AT BACK OF CURB MUST REMAIN OPEN FOR INSPECTION OF COPPER SERVICE LATERALS. ANY COPPER SERVICE LATERAL KINKED, BENT OR OTHERWISE DAMAGED MUST BE REPLACED FROM THE MAIN TO THE ANGLE METER STOP.

SAWCUT NOTE:

THE SAWCUT LINES AND LIMITS OF A.C. REMOVAL AND REPLACEMENT SHALL BE DETERMINED BY A CLV CONSTRUCTION SERVICES INSPECTOR; A.C. SHALL BE REPLACED BY MECHANICAL MEANS, TRENCH BACKFILL MATERIAL SHALL BE SAMPLED, DESIGNED, TESTED AND CERTIFIED PER ONLY TRENCH BACKFILL POLICY.

UNDERGROUND NOTE:
IN THE EVENT THAT THE TRAFFIC SIGNAL CONDUITS, LOOP DETECTORS OR ASSOCIATED EQUIPMENT ARE DAMAGED BY THE CONTRACTOR, THE CONTRACTOR WILL HIRE AN ELECTRICAL CONTRACTOR TO MAKE REPAIRS PER UNIFORM SPECIFICATION NO. 623.G.01.02

NOTES

1. ALL LOTS: 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. PRVS ARE THE DEVELOPER'S RESPONSIBILITY, AND WILL NOT BE INSPECTED OR INCLUDED IN THE ACCEPTANCE OF LVWD FACILITIES.

2. INSTALL PIPELINE MARKER BALLS IN TRENCH ABOVE EACH HORIZONTAL ELBOW FITTING, PER UDACS PLATE NO. 15.

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

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

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WASTEWATER FLOW CALCULATIONS

COMMERCIAL	
ACREAGE:	0.34
AVERAGE FLOW:	0.001 MGD
PEAK SANITARY FLOW:	0.003 MGD
PEAK WET FLOW:	0.004 MGD
CALCULATIONS	
AVERAGE=	$0.34 \text{ ACRES} \times 10 \frac{\text{ERU}}{\text{AC}} \times \frac{250 \text{ GPD}}{\text{ERU}} \times \frac{1}{1000000} \frac{\text{MGD}}{\text{GPD}} = 0.001 \text{ MGD}$
PEAK SANITARY FLOW =	$3.50 \times 0.001 = 0.003 \text{ MGD}$
PEAK WET FLOW =	$1.25 \times 0.003 = 0.004 \text{ MGD}$

FIRE FLOW CALCULATIONS

FIRE FLOW REQUIREMENT IS 1500 GPM @ 20 PSI RESIDUAL.

BASED ON:

SQUARE FOOTAGE: 6,630 SQUARE FEET

LARGEST AREA BETWEEN 4 HOUR AREA SEPARATION FIRE WALLS: N/A SQUARE FEET

BUILDING HEIGHT: 12'-0" FEET

NUMBER OF STORIES: 1 FLOORS

TYPE OF CONSTRUCTION: V-B

OCCUPANCY: A-2

FULL AUTOMATIC FIRE SPRINKLER SYSTEM: YES YES/NO

ANTICIPATED FIRE SPRINKLER FLOW DEMAND: 500 GPM

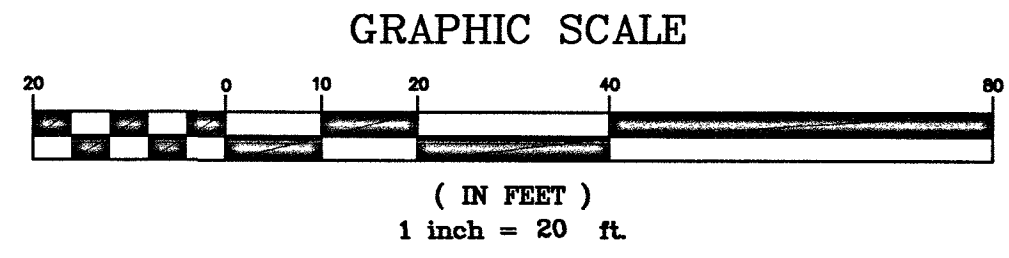
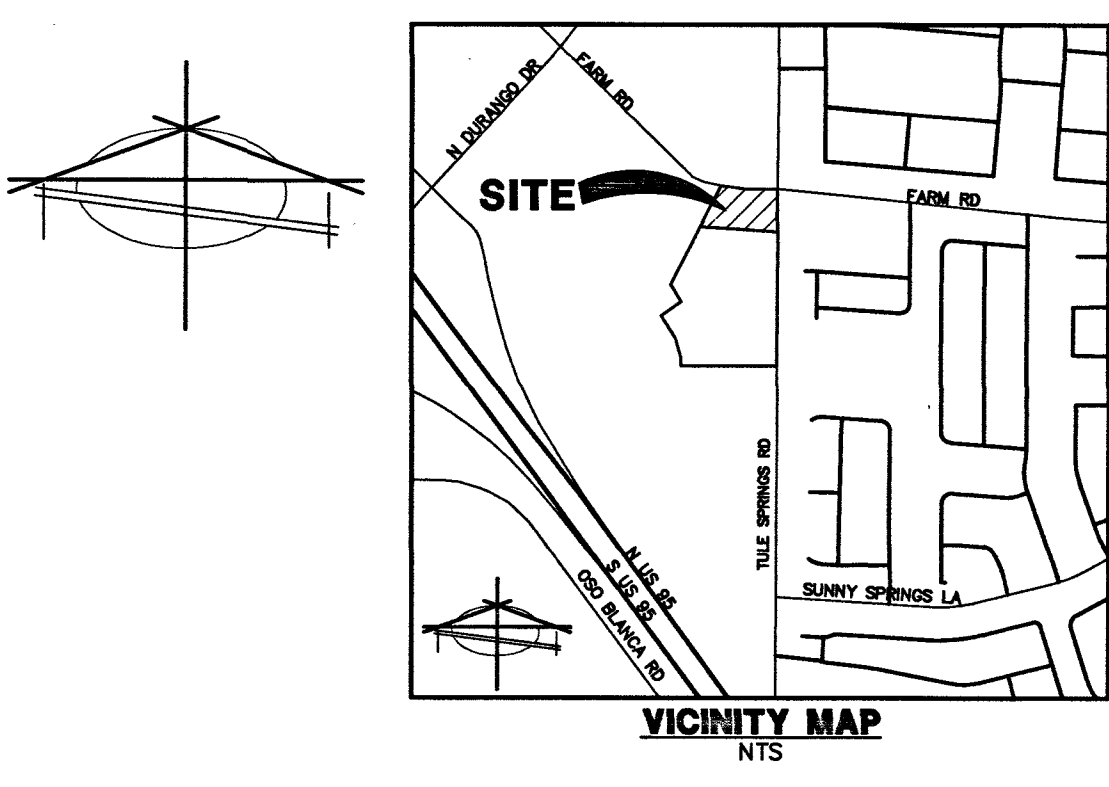
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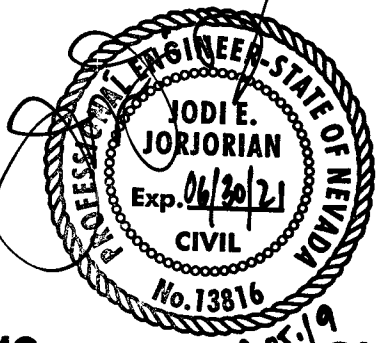
LEGEND

- PROPERTY LINE
- PROPOSED "L" CURB & GUTTER
- EXISTING "L" CURB & GUTTER
- LIMITS OF SAWCUT, AC TRENCH AND BACKFILL
- PROP. WTR
- EX. WTR
- PROP. SS
- EX. SS
- WATER CONSTRUCTION NOTE
- SEWER CONSTRUCTION NOTE
- PROP. HYDRANT
- EX. HYDRANT
- EX. FIRE DEPARTMENT CONNECTION
- PROPOSED SSMH
- EXISTING SSMH
- PROPOSED SDMH
- EXISTING SDMH
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- BLOWOFF VALVE
- BACK WATER VALVE
- PRESSURE REDUCING VALVE
- UDACS DCSWCS
- WL
- SS
- SD
- FF
- LF
- SSMH
- SDMH
- INVERT
- PVC
- DI
- RPV
- UNIFORM DESIGN AND CONSTRUCTION STANDARDS DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS
- WATER LINE
- SANITARY SEWER
- STORM DRAIN
- FINISHED FLOOR ELEVATION
- LINEAR FEET
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- INVERT
- POLYVINYL CHLORIDE PIPE
- DUCTILE IRON PIPE
- REINFORCED CONCRETE PIPE
- PRESSURE REDUCING VALVE

APPROVED FOR CONSTRUCTION

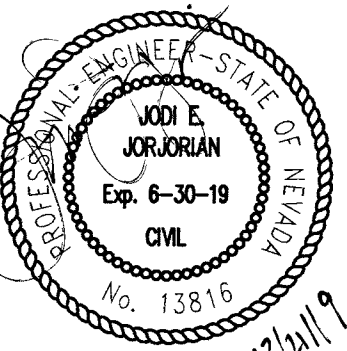
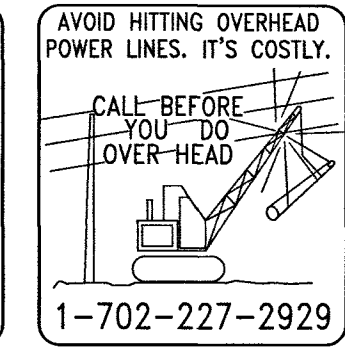
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT NO.: 136320 FIRST APPROVED DATE: 3-26-19
LVWD APPROVED FIRE FLOW: TOTAL 1,500 GPM/ONSITE 1,500 GPM

3-25-19
LAS VEGAS FIRE & RESCUE
DATE



PRC 18-00212

107V7674
CLV # L18-02639



SEWER CONSTRUCTION NOTES		QUANTITY	
#	ITEM	UNIT	PUBLIC/PRIVATE
1	INSTALL 6" PVC SDR-35	LF	- 40
2	INSTALL SAMPLE BOX PER PLUMBING PLANS	EA	- 1
3	INSTALL 6" CLEANOUT PER SD-26 WITH TRAFFIC RATED LID	EA	- 3
4	INSTALL GREASE INTERCEPTOR PER PLUMBING PLANS	EA	- 1
5	REFER TO PLUMBING PLAN FOR CONTINUATION	EA	- X
6	TIE INTO EXISTING 6" PVC SS @ INVERT SHOWN	EA	- 1

DCSWCS - DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS (2009 EDITION)

WATER CONSTRUCTION NOTES		QUANTITY	
#	ITEM	UNIT	PUBLIC/PRIVATE
1	CUT CAP AND ABANDON 8" LINE	EA	- 1
2	CUT CAP AND ABANDON 2" LINE	EA	- 1
3	INSTALL 90° BEND PER UDACS PLATE #31	EA	- 1
4	NOT USED	EA	- 1
5	REFER TO PLUMBING PLAN FOR CONTINUATION	EA	-
6	INSTALL 6" CHECK VALVE PER UDACS PLATE #39 & 30	EA	- 1
7	INSTALL 8"x8"x6" TEE W/THRUST BLOCK PER UDACS PLT. #31	EA	- 1
8	INSTALL REMOTE FIRE DEPARTMENT CONNECTION (FDC) AND REMOVE EX. 10" DCDA AND REPLACE WITH 10" RPDA AMBS	EA	- 1
9	REMOVE EX. 10" DCDA AND REPLACE WITH 10" RPDA AMBS	EA	- 1
10	REMOVE EX. 10" DCDA AND REPLACE WITH 10" RPDA AMBS	EA	- 1

OWNER/DEVELOPER
EGG WORKS HOLDING COMPANY LLC
2520 ST. ROSE PKWY, SUITE 220
HENDERSON, NV 89074

BASIS OF BEARING

SOUTH 00°33'00" WEST - BEING THE CENTERLINE OF TULE SPRINGS ROAD AS SHOWN IN FILE 189 OF SURVEYS, PAGE 14, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 5LV80 17E4 - BEING A RIVET & PLATE IN TOP OF CURB AT THE NW CORNER OF FARM ROAD AND TULE SPRINGS ROAD.

775.021 METERS
NAVD 88 DATUM

2542.71 FEET

EGGWORKS HOLDING COMPANY LLC
2520 ST. ROSE PARKWAY, SUITE 200
HENDERSON, NV 89074

PREPARED FOR: EGGWORKS HOLDING COMPANY LLC

DATE: 3/20/2019

DESIGN: JEU

DRAWN: KLP

CHECK: JEU

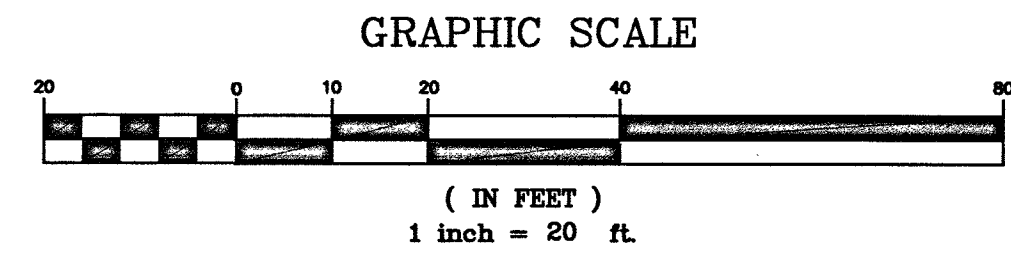
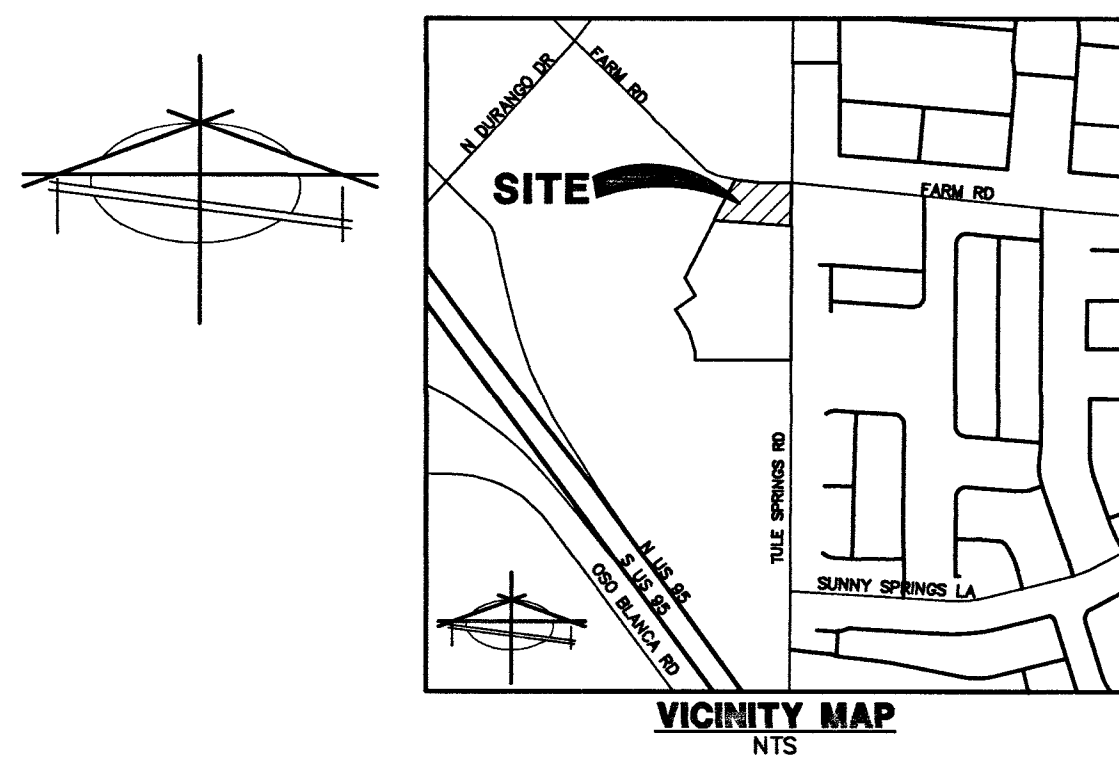
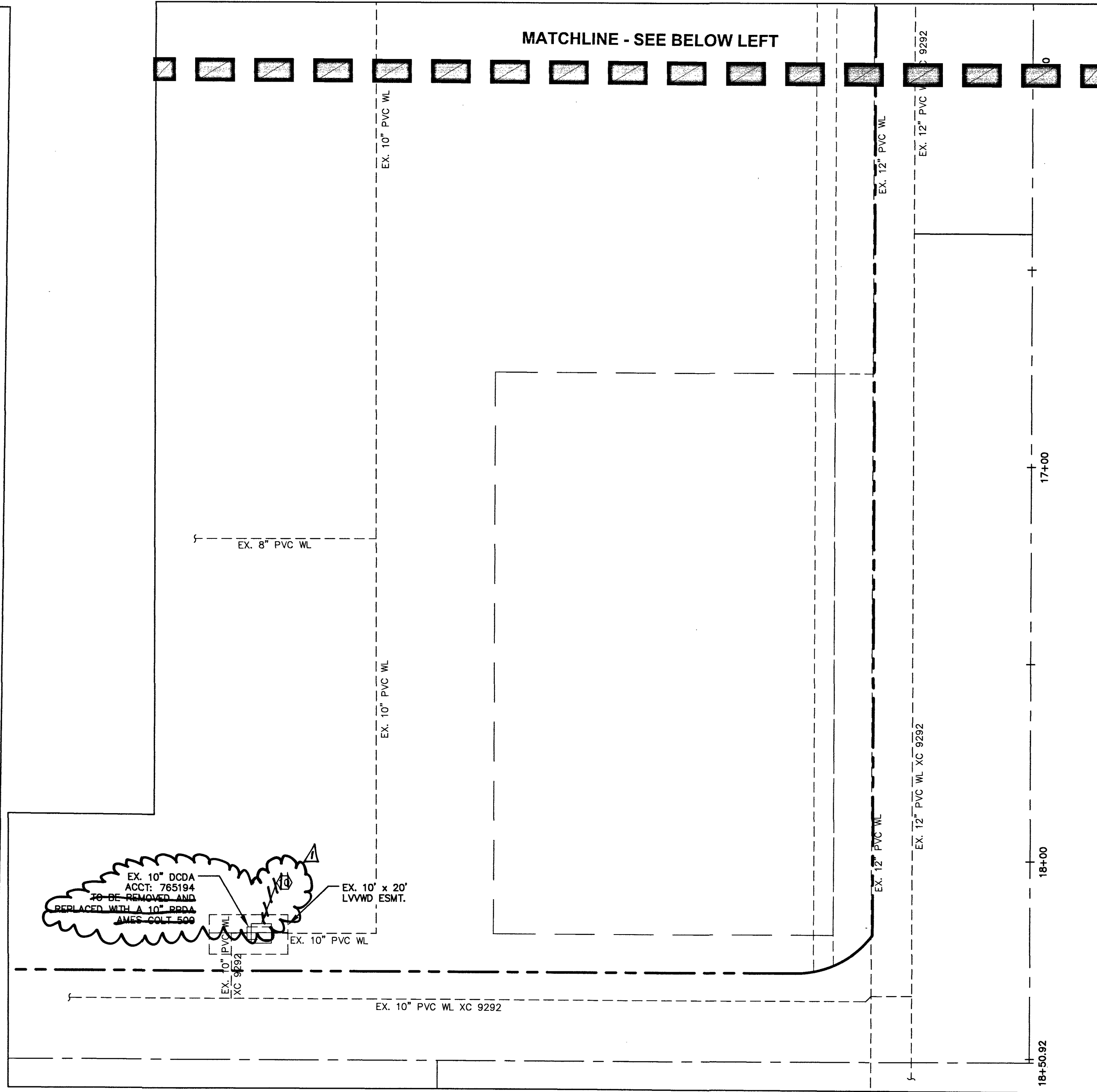
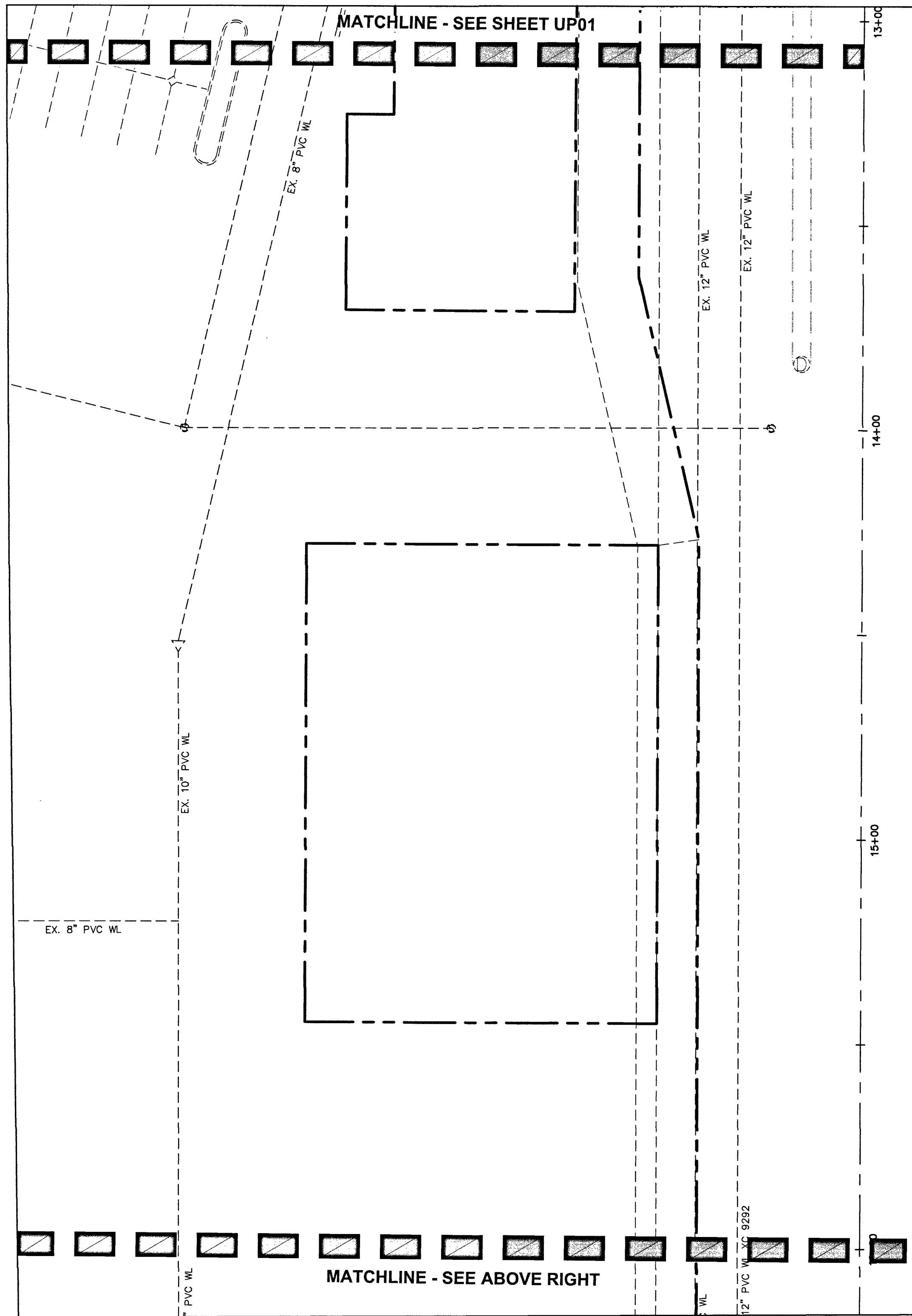
SCALE: 1"=20'

BAUGHMAN & TURNER, INC.
LAND PLANNERS
LAND SURVEYORS
CIVIL ENGINEERS
1210 HINSON STREET
LAS VEGAS, NEVADA 89102
PHONE: (702) 870-8771 FAX: (702) 878-2695

EGGWORKS TULE SPRINGS RD & FARM RD
UTILITY PLAN 1
SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.
CITY OF LAS VEGAS
APN. 125-17-718-008

SHEET
UP01
OF
4 OF 7

PROJ. NO.
EggWorks-GP01



LEGEND	
	PROPERTY LINE
	PROPOSED "L" CURB & GUTTER
	EXISTING "L" CURB & GUTTER
	LIMITS OF SAWCUT, AC TRENCH AND BACKFILL
	PROPOSED WTR
	EXISTING WTR
	PROPOSED SS
	EXISTING SS
	WATER CONSTRUCTION NOTE
	SEWER CONSTRUCTION NOTE
	PROP. HYDRANT
	EX. HYDRANT
	EX. FIRE DEPARTMENT CONNECTION
	PROPOSED SSMH
	EXISTING SSMH
	PROPOSED GATE VALVE
	EXISTING GATE VALVE
	BLOWOFF VALVE
	BACK WATER VALVE
	PRESSURE REDUCING VALVE
	UDACS DCSWCS
	WATER LINE
	SANITARY SEWER
	STORM DRAIN
	FINISHED FLOOR ELEVATION
	LINEAR FEET
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	INVERT
	POLYVINYL CHLORIDE PIPE
	DUCTILE IRON PIPE
	REINFORCED CONCRETE PIPE
	PRESSURE REDUCING VALVE

WATER MAIN JOINT DEFLECTION (PVC, 4"-24")

PVC PIPE SHALL BE DEFLECTED AT THE JOINT ONLY. THE MAXIMUM ALLOWABLE DEFLECTION SHALL BE ONE (1) DEGREE PER JOINT WITH A MINIMUM RADIUS OF CURVATURE OF 1,150 FEET, PER UDACS 2.07.01 AND 2.07.02 FOR CHANGES IN DIRECTION EXCEEDING THE MAXIMUM ALLOWABLE JOINT DEFLECTION, FITTINGS SHALL BE USED.

ABANDONED VALVES CUT AND CAP

ALL VALVES TO BE ABANDONED SHALL BE ABANDONED IN THE CLOSED POSITION, UNLESS SHOWN OTHERWISE, BY REMOVING A MINIMUM OF THE TOP TWENTY-FOUR (24) INCHES OF THE VALVE BOX, AND THEN FILLING THE BOTTOM OF THE BOX WITH A MINIMUM OF EIGHT (8) INCHES OF SAND OR TYPE II AGGREGATE BASE. THE REMAINING PORTION OF THE VALVE BOX SHALL BE FILLED WITH CONCRETE HAVING A COMPRESSIVE STRENGTH OF AT LEAST TWO THOUSAND (2000) PSI. THE LATERAL MUST BE CUT WITHIN ONE (1) FOOT OF THE ABANDONED VALVE, OR AS SHOWN ON PLANS, AND CAPPED. THE CONTRACTOR SHALL CUT THE EXISTING PIPE WHERE SHOWN ON THE DRAWING AND INSTALL A CAP COMPLETE WITH THRUST BLOCK. WHERE A JOINT OR COUPLING IN THE EXISTING PIPE IS UNCOVERED AT THE CUT AND CAP LOCATIONS, THE INSTALLATION OF A PLUG MAY BE PERMITTED WITH THE DISTRICT APPROVAL. A CONCRETE THRUST BLOCK SHALL BE INSTALLED AT ALL CAP OR PLUG LOCATIONS IN ACCORDANCE WITH THE PROVISIONS OF UDACS PLATE 31.

SEPARATION NOTE

A MINIMUM OF 4.0' SEPARATION IS REQUIRED BETWEEN WATER SERVICE AND SEWER LATERALS PER UDACS 2.22.03.A.1

NOTE:

ANY INTERRUPTION OF SERVICE MUST BE PERFORMED IN ACCORDANCE WITH UDACS SECTION 3.14.01, AND APPROVED BY THE LVWD INSPECTION DIVISION PRIOR TO SHUTDOWN. PROPER WRITTEN NOTIFICATION MUST BE GIVEN TO ALL AFFECTED CUSTOMERS.

OWNER/DEVELOPER

EGG WORKS HOLDING COMPANY LLC
2520 ST. ROSE PKWY, SUITE 200
HENDERSON, NV 89074

BASIS OF BEARING

SOUTH 001°3'00" WEST - BEING THE CENTERLINE OF TULE SPRINGS ROAD AS SHOWN IN FILE 189 OF SURVEYS, PAGE 14, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 5LV80 17E4 - BEING A RIVET & PLATE IN TOP OF CURB AT THE NW CORNER OF FARM ROAD AND TULE SPRINGS ROAD.

775.021 METERS
NAVD 88 DATUM

ABANDONMENT OF MAIN

ALL PIPELINES TO BE ABANDONED SHALL BE CUT AND SECURELY CAPPED (ALL ENDS). THE CUT AND CAP LOCATION ON THE MAIN TO BE ABANDONED SHALL BE A MAXIMUM OF ONE (1) FOOT FROM THE VALVE OR POINT OF TERMINATION. ANY ABANDONED PIPELINE LARGER THAN TWELVE (12) INCHES MUST BE FILLED WITH CLSM 1 MATERIAL.

NOTES

1. ALL LOTS: 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. PRVS ARE THE DEVELOPER'S RESPONSIBILITY, AND WILL NOT BE INSPECTED OR INCLUDED IN THE ACCEPTANCE OF LVWD FACILITIES.

2. INSTALL PIPELINE MARKER BALLS IN TRENCH ABOVE EACH HORIZONTAL ELBOW FITTING, PER UDACS PLATE No. 15.

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

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

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

FIRE FLOW CALCULATIONS

FIRE FLOW REQUIREMENT IS 1500 GPM @ 20 PSI RESIDUAL.
BASED ON:
SQUARE FOOTAGE: 6,630 SQUARE FEET
LARGEST AREA BETWEEN 4 HOUR
AREA SEPARATION FIRE WALLS: N/A SQUARE FEET
BUILDING HEIGHT: 12'-0" FEET
NUMBER OF STORIES: 1 FLOORS
TYPE OF CONSTRUCTION: V-B
OCCUPANCY: A-2
FULL AUTOMATIC FIRE SPRINKLER SYSTEM: YES YES/NO
ANTICIPATED FIRE SPRINKLER FLOW DEMAND: 500 GPM

DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD 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.

WASTEWATER FLOW CALCULATIONS

COMMERCIAL	
ACREAGE:	0.34
AVERAGE FLOW:	0.001 MGD
PEAK SANITARY FLOW:	0.003 MGD
PEAK WET FLOW:	0.004 MGD
CALCULATIONS	
AVERAGE=	0.34 ACRES X 10 ERU X 250 GPD AC ERU X 1 MGD 1000000 GPD = 0.001 MGD
PEAK SANITARY FLOW =	3.50 X 0.001 = 0.003 MGD
PEAK WET FLOW =	1.25 X 0.003 = 0.004 MGD

LEGAL DESCRIPTION

A PORTION OF LOT 1 OF THE FINAL MAP OF LOS VILLAGE CENTENNIAL SPRINGS-COMMERCIAL, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 139 OF PLATS, PAGE 47, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

EXCEPTING THERE FROM THAT PORTION CONVEYED BY GRANT, BARGAIN, SALE DEED RECORDED AUGUST 21, 2013 IN BOOK 20130801 AS INSTRUMENT NO. 00151 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY NEVADA

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.

UTILITY CROSSING NOTES

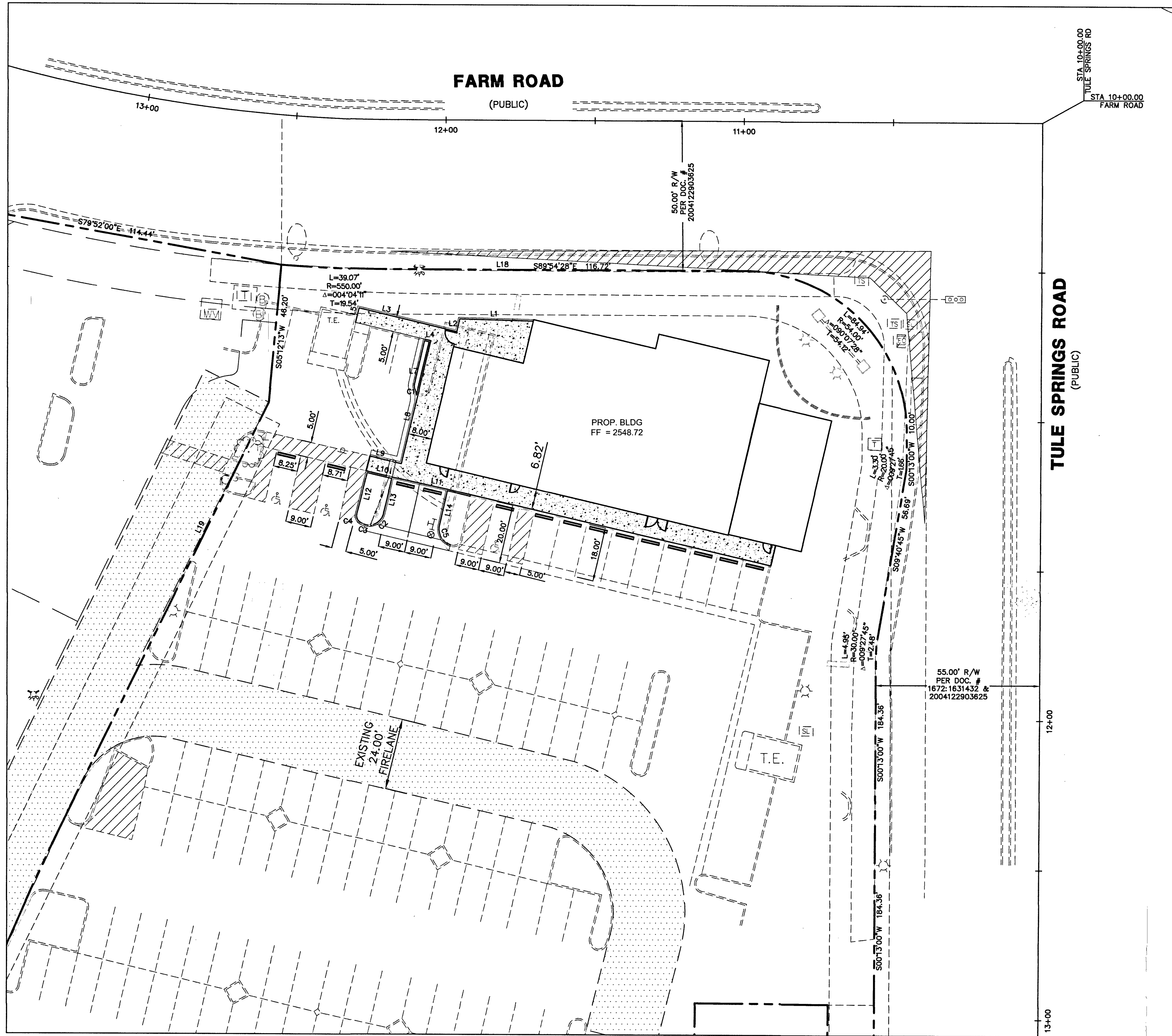
1. ALL SEWER/STORM DRAINS CROSSING WATER LINES MUST CONFORM TO SECTION 2.22 OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS) FOR WATER AND STORM MAIN CROSSINGS AND CLEARANCES.

DRY UTILITY CROSSING NOTES

2. MAINTAIN A MINIMUM 12" VERTICAL SEPARATION AT ALL POINTS OF CROSSING
3. MAINTAIN A MINIMUM 3' PARALLEL SEPARATION
4. ANY EXCAVATION AT BACK OF CURB MUST REMAIN OPEN FOR INSPECTION OF COPPER SERVICE LATERALS. ANY COPPER SERVICE LATERAL KINKED, BENT OR OTHERWISE DAMAGED MUST BE REPLACED FROM THE MAIN TO THE ANGLE METER STOP.

SEWER CONSTRUCTION NOTES		QUANTITY	
#	ITEM	UNIT	PUBLIC/PRIVATE
1	INSTALL 6" PVC SDR-35	LF	- 40
2	INSTALL SAMPLE BOX PER PLUMBING PLANS	EA	- 1
3	INSTALL 6" CLEANOUT PER SD-26 WITH TRAFFIC RATED LID	EA	- 3
4	INSTALL GREASE INTERCEPTOR PER PLUMBING PLANS	EA	- 1
5	REFER TO PLUMBING PLAN FOR CONTINUATION	EA	- X
6	TIE INTO EXISTING 6" PVC SS @ INVERT SHOWN	EA	- 1

WATER CONSTRUCTION NOTES		QUANTITY	
#	ITEM	UNIT	PUBLIC/PRIVATE
1	CUT CAP AND ABANDON 8" LINE	EA	- 1
2	CUT CAP AND ABANDON 2" LINE	EA	- 1
3	INSTALL 90° BEND PER UDACS PLATE #31	EA	- 1
4	NOT USED	EA	- 1
5	REFER TO PLUMBING PLAN FOR CONTINUATION	EA	- -
6	INSTALL 6" CHECK VALVE PER UDACS PLATE #39 & 30	EA	- 1
7	INSTALL 8"x8"x6" TEE W/THRUST BLOCK PER UDACS PLT. #31	EA	- 1
8	INSTALL REMOTE FIRE DEPARTMENT CONNECTION (FDC) AND SIGNAGE PER THE INTERNATIONAL FIRE CODE AND AMENDMENTS	EA	- 1
9	REMOVE EX. 10" DCDA AND REPLACE WITH 10" RPDA - AMES COLT 500. (NO SUBSTITUTIONS)	EA	- 1
10	REMOVE EX. 10" DCDA AND REPLACE WITH 10" RPDA - AMES COLT 500. (NO SUBSTITUTIONS)	EA	- 1



TULE SPRINGS ROAD
(PUBLIC)

FARM ROAD
(PUBLIC)

STA 10+00.00
TULE SPRINGS RD
FARM ROAD

50.00' R/W
PER DOC. #
2004122903625

55.00' R/W
PER DOC. #
16721631432 &
2004122903625

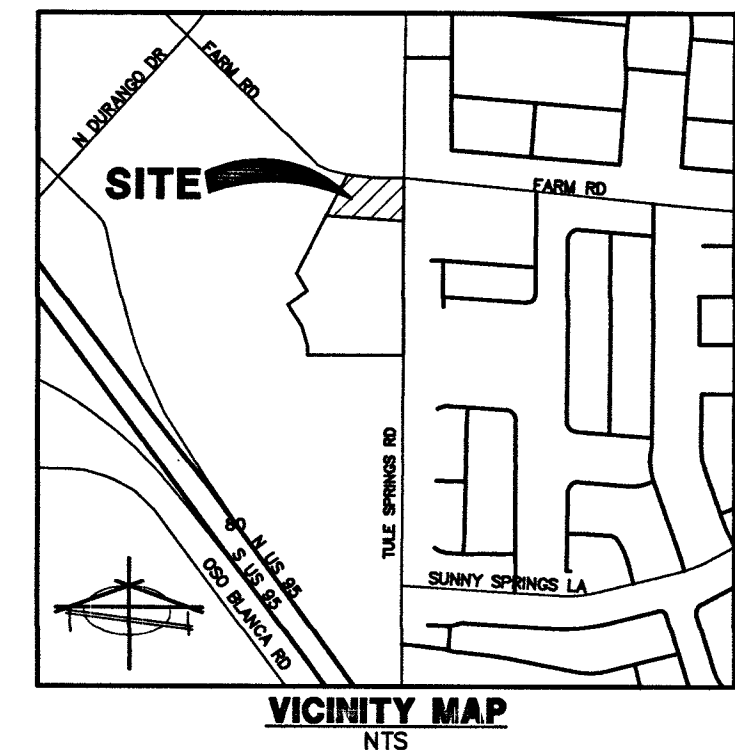
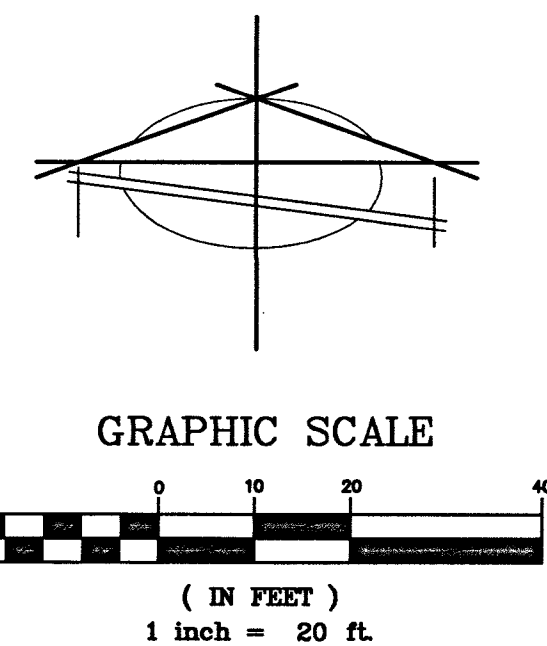
Line #	LENGTH	BEARING
L1	24.64	N88°26'40"W
L2	4.37	S13°00'32"W
L3	33.71	S76°37'12"E
L4	2.04	N76°35'07"W
L5	4.99	N13°22'13"E
L7	14.73	S12°51'57"W
L8	42.31	N13°23'02"E
L9	6.83	S76°28'13"E
L10	6.41	S76°54'24"E

Line #	LENGTH	BEARING
L11	18.01	S77°49'21"E
L12	14.33	S14°24'36"W
L13	11.97	S13°25'12"W
L14	12.31	S12°29'36"W
L18	116.72	S89°54'28"E
L19	98.80	N26°40'51"E

CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	2.11	7.37	016°24'22"	1.06
C2	5.28	4.99	060°32'19"	2.92
C3	3.16	5.06	035°44'22"	1.63
C4	2.81	2.58	062°24'17"	1.56
C5	7.79	5.60	079°37'50"	4.67

FIRE FLOW CALCULATIONS

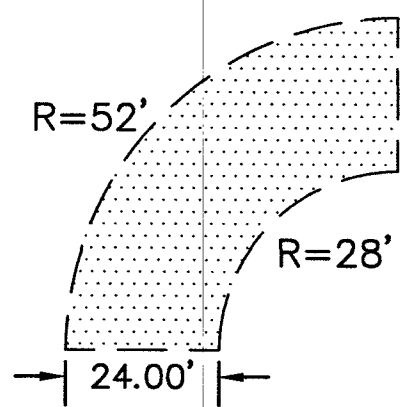
FIRE FLOW REQUIREMENT IS 1500 GPM @ 20 PSI RESIDUAL.
 BASED ON:
 SQUARE FOOTAGE: 6,630 SQUARE FEET
 LARGEST AREA BETWEEN 4 HOUR
 AREA SEPARATION FIRE WALLS: N/A SQUARE FEET
 BUILDING HEIGHT: 12'-0" FEET
 NUMBER OF STORIES: 1 FLOORS
 TYPE OF CONSTRUCTION: V-B
 OCCUPANCY: A-2
 FULL AUTOMATIC FIRE SPRINKLER SYSTEM: YES YES/NO
 ANTICIPATED FIRE SPRINKLER FLOW DEMAND: 500 GPM



LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- STREET CENTERLINE
- LOT LINE
- BUILDING SETBACK LINE
- PROPOSED ROLL CURB
- EXISTING "L" CURB & GUTTER
- EXISTING CONTOUR LINES
- PROPOSED FLOW LINE
- SAW CUT LINE
- PROPOSED EDGE OF PAVEMENT
- EXIST. EDGE OF PAVEMENT
- PROPOSED BLOCK WALL
- PROPOSED SCARP
- EXIST. BLOCK WALL
- FIRE LANE
- PROPOSED STREET SIGN
- CONSTRUCTION NOTE (SEE TRAFFIC CONSTRUCTION NOTES)
- CONSTRUCTION NOTE (SEE FIRE ACCESS NOTES)
- BOLD CURB WITH RED PAINT & WHITE LETTERING "NO PARKING FIRE LANE" EVERY 50 LF
- PROPOSED ELEVATION & LOCATION
- EXISTING ELEVATION & LOCATION
- PROPOSED GRADE
- CONSTRUCTION NOTE
- PROPOSED HYDRANT
- SIGHT VISIBILITY ZONE*
- CENTERLINE
- TOP OF CURB
- EDGE OF PAVEMENT
- FINISHED GRADE
- TOP OF FOOTING
- TOP OF RETAINING WALL
- TOP OF FLOOD WALL
- TOP OF PARSON'S WALL
- BACK OF SIDEWALK
- GRADE BREAK
- BEGIN VERTICAL CURVE
- END VERTICAL CURVE
- FINISHED FLOOR
- HIGHPOINT
- ASPHALTIC CONCRETE
- SOUTHWEST GAS
- MSM
- MAJOR/ MINOR SUBDIVISION MAP
- P.U.E.
- PUBLIC UTILITY EASEMENT
- P.D.E.
- PRIVATE DRAINAGE EASEMENT
- P.S.E.
- PRIVATE SEWER EASEMENT
- P.L.E.
- PRIVATE LANDSCAPE EASEMENT

*NOTE: NOTHING OVER 24" IN HEIGHT ALLOWED IN
 SIGHT VISIBILITY ZONE EXCEPT TRAFFIC CONTROL
 DEVICES.



FIRE LANE DESIGN DETAIL

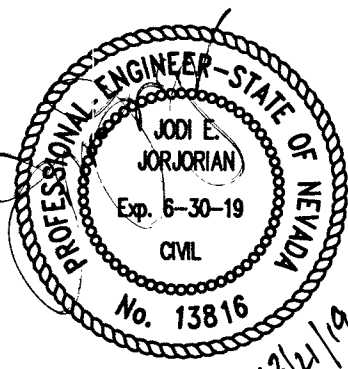
DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON
 ARE APPROXIMATE ONLY. IT SHALL
 BE THE CONTRACTOR'S
 RESPONSIBILITY TO DETERMINE THE
 EXACT HORIZONTAL AND VERTICAL
 LOCATION OF ALL EXISTING
 UNDERGROUND AND OVERHEAD
 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.

Call before you Dig
 Avoid cutting underground
 utility lines. It's costly.
 Call
811
 OR
 1-800-227-2600

AVOID HITTING OVERHEAD
 POWER LINES. IT'S COSTLY.
 CALL BEFORE
 YOU DIG
FAST
 Call before you
 UnderGround
 1-702-432-5300
 TRAILWAY AND UTILITIES
 SYSTEM OF TRANSPORTATION

CLV # L18-02639 107V7674



OWNER/DEVELOPER

EGG WORKS HOLDING COMPANY LLC
 2520 ST. ROSE PKWY, SUITE 220
 HENDERSON, NV 89074

FLOOD ZONE INFORMATION

THE SUBJECT PROPERTY LIES WITHIN FLOOD
 ZONE "X", BY THE SECRETARY OF HOUSING AND
 URBAN DEVELOPMENT, ON FLOOD INSURANCE
 RATE MAP NO. 52003C1745E DATED SEPTEMBER
 27, 2002, IN CLARK COUNTY, STATE OF NEVADA,
 WHICH IS THE CURRENT FLOOD INSURANCE RATE
 MAP FOR THE COMMUNITY IN WHICH SAID
 PROPERTY IS SITUATED.

BASIS OF BEARING

SOUTH 00°13'00" WEST - BEING THE CENTERLINE
 OF TULE SPRINGS ROAD AS SHOWN IN FILE 189
 OF SURVEYS, PAGE 14, CLARK COUNTY
 RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 5LV90 17E4 -
 BEING A RIVET & PLATE IN TOP OF CURB AT THE
 NW CORNER OF FARM ROAD AND TULE SPRINGS
 ROAD.

775.021 METERS
 NAVD 88 DATUM
 2542.71 FEET

LEGAL DESCRIPTION

A PORTION OF LOT 1 OF THE FINAL MAP OF LOS
 VILLAGE CENTENNIAL SPRINGS-COMMERCIAL, AS
 SHOWN BY MAP THEREOF ON FILE IN BOOK 139
 OF PLATS, PAGE 47, IN THE OFFICE OF THE
 COUNTY RECORDER, CLARK COUNTY, NEVADA,
 EXCEPTING THERE FROM THAT PORTION
 CONVEYED BY GRANT, BARGAIN, SALE, DEED
 RECORDED AUGUST 01, 2013 IN BOOK 20130801
 AS INSTRUMENT NO. 00151 IN THE OFFICE OF
 THE COUNTY RECORDER OF CLARK COUNTY
 NEVADA

PREPARED FOR: **EGGWORKS HOLDING COMPANY LLC**
 2520 ST. ROSE PKWY, SUITE 205
 HENDERSON, NV 89012

DATE: 3/19/2019
 DESIGN: RP
 DRAWN: KP
 CHECK: EJ
 SCALE: 1" = 30'

BAUGHMAN & TURNER, INC.
 CIVIL ENGINEERS
 1210 HINSON STREET
 LAS VEGAS, NEVADA 89102
 PHONE: (702) 870-8771 FAX: (702) 878-2695

EGG WORKS TULE SPRINGS RD & FARM RD
HORIZONTAL CONTROL, TRAFFIC AND FIRE PLAN
 SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.
 CITY OF LAS VEGAS
125-17-718-008

SHEET
HC01
6 OF 7
 PROJ. NO.
 EGGWORKS

