BASIS OF BEARING

SOUTH 06°05'51" EAST, BEING THE BEARING OF THE EAST LINE OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN BY MAP THEREOF ON FILE IN BOOK 74, PAGE 71 OF PLATS, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

BENCHMARK

RIVET AND PLATE IN TOP OF CURB @ TOWN CENTER AND VILLAGE CENTER ON WEST EDGE OF ROUNDABOUT.

CITY OF LAS VEGAS BENCHMARK 0LV00 19S4
NAVD 88 ELEVATION = 831.6122 METERS, 2728.38 FEET
SUMMERLIN ELEVATION: 2726.11 FEET

QUANTITIES ESTIMATE (PUBLIC)

DESCRIPTION	UNIT
1. 8" D.C.D.A.	1 EA.
2. 2" R.P.P.A.	1 EA.
3. 8" PVC WATER LINE	41 LF.
4. 2" PVC WATER LINE	36 LF.
5. FIRE HYDRANT	1 EA.

UTILITY NOTES

1. INSTALL 2" SERVICE SADDLE & CORPORATION STOP.
2. INSTALL 2" BRASS WATERLINE.
3. INSTALL BEND (BRASS, 2"-90°).
4. INSTALL MECHANICAL JOINT TAPPING TEE WITH TAPPING VALVE PER UDACS PLATE 22 (SEE PLAN FOR SIZE).
5. INSTALL 2" WATER METER PER UDACS. PLATE NO. 1D.
6. INSTALL 2" R.P.P.A. PER UDACS. PLATE NO. 11A.
7. INSTALL 8" D.C.D.A. PER UDACS. PLATE NO. 11C.
8. INSTALL 2" PVC WATER LINE.
9. INSTALL 8" PVC WATER LINE.
10. SEE BUILDING PLUMBING PLAN FOR CONTINUATION.
11. INSTALL 8"-90° ELBOW.
12. INSTALL FIRE HYDRANT PER UDACS PLATE NO. 7.
13. INSTALL SANITARY SEWER CLEANOUT. (SEE DETAIL "B"
14. INSTALL 6" PVC SANITARY SEWER.
15. FIRE DEPARTMENT CONNECTION.
16. EXISTING SANITARY SEWER STUB TO BE ABANDONNED.
17. CONTRACTOR TO FIELD VERIFY PRIOR TO INSTALLATION SANITARY SEWER CLEAN OUT AND SEWER LINE.
18. INSTALL SANITARY SEWER WYE.

19. INSTALL 8"x8" TEE PER UDACS PLATE NO.5 AND SECTION 3.22.01 (C.)

NOTES:
1. PROPOSED 8"x8" TEE AND 8" GATE VALVE MUST BE INSTALLED OUTSIDE OF THE EXISTING SIDEWALK ON TRAILWOOD DRIVE.
2. CLEARANCE NOTED IS FROM EDGE OF FITTING TO EDGE OF FITTING.

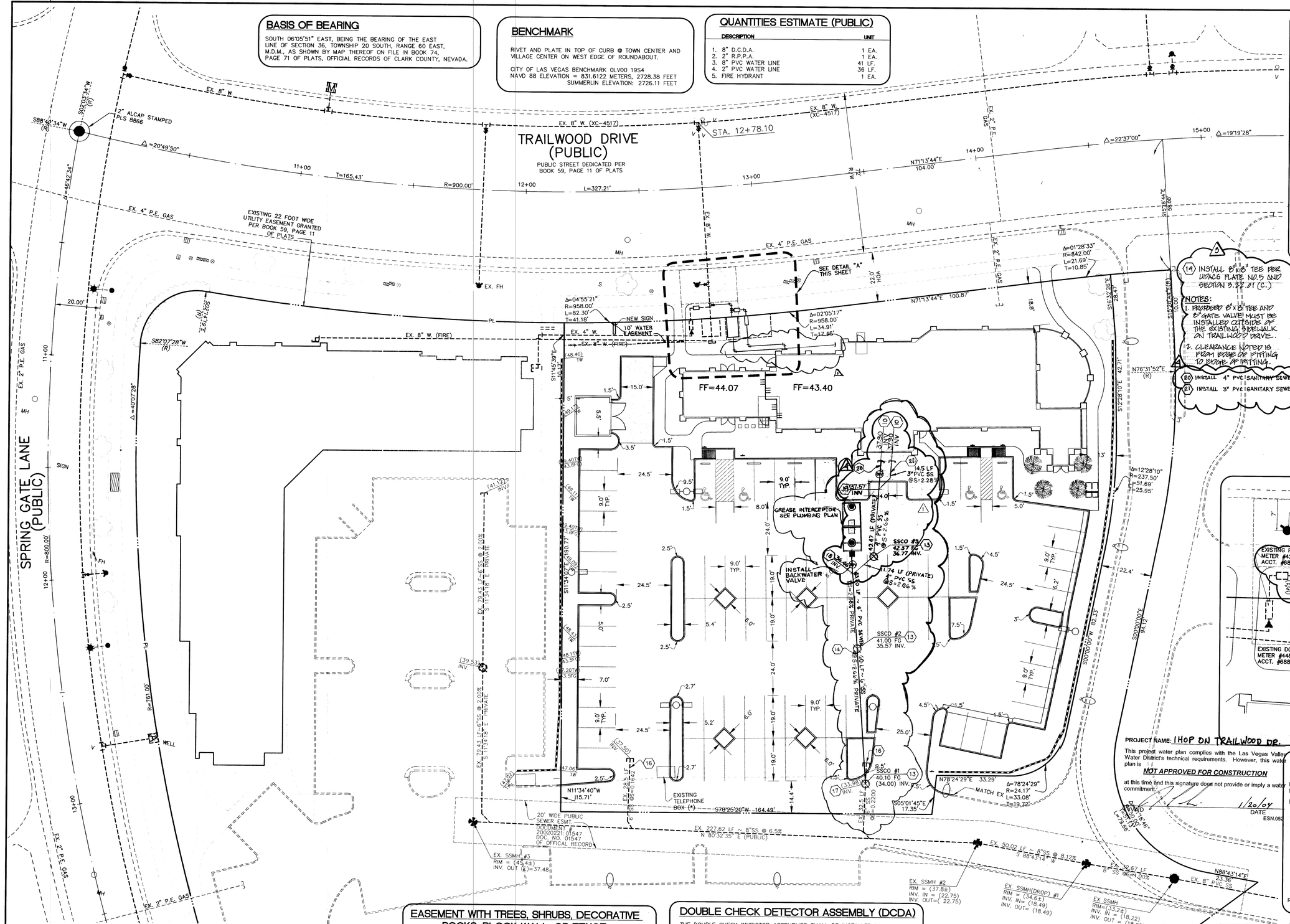
20. INSTALL 4" PVC SANITARY SEWER.
21. INSTALL 3" PVC SANITARY SEWER.

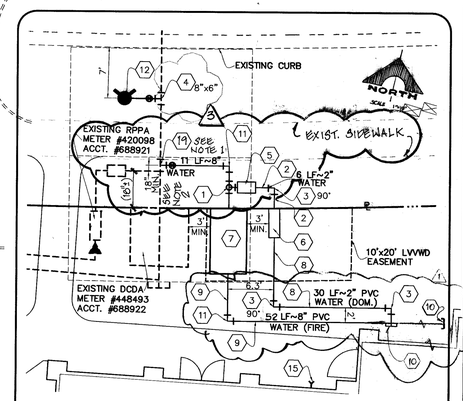
QUANTITIES ESTIMATE (PRIVATE)

DESCRIPTION	UNIT
1. 2" SERVICE SADDLE & COPORATION STOP	1 EA.
2. 2" WATER LINE	30 LF.
3. BEND (COPPER 2"-90°)	3 EA.
4. MECHANICAL JOINT TAPPING TEE WITH TAPPING VALVE	1 EA.
5. 8" WATER LINE	30 LF.
6. 8"-90° ELBOW	2 EA.
7. SANITARY SEWER CLEANOUT	2 EA.
8. 6" SANITARY SEWER	153 LF.
9. FIRE DEPARTMENT CONNECTION	1 EA.
10. SANITARY SEWER WYE	1 EA.
11. 8"x8" TEE AND 8" GATE VALVE	1 EA.

Avoid cutting underground utility lines. It's costly.
Call before you Dig.
1-800-227-2600
UNDERGROUND SERVICE (USA)

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY
CALL BEFORE YOU DO OVERHEAD
1-702-593-6111





DETAIL "A"
SCALE: 1"=10'

PROJECT NAME: IHOP ON TRAILWOOD DR.

This project water plan complies with the Las Vegas Valley Water District's technical requirements. However, this water plan is

NOT APPROVED FOR CONSTRUCTION

at this time and this signature does not provide or imply a water commitment.

LVVWD 1/20/04
DATE
ESN.052

FIRE FLOW CALCULATIONS

FIRE FLOW REQUIREMENT IS: 1,500 GALLONS PER MINUTE AT 20 PSI RESIDUAL PRESSURE.

BASED ON:

SQUARE FOOTAGE:	6,800	SQUARE FEET
LARGEST AREA BETWEEN 4-HOUR AREA SEPARATION WALLS:	6,810	SQUARE FEET
BUILDING HEIGHT:	36'	FEET
NUMBER OF STORIES:	1	FLOOR
TYPE OF CONSTRUCTION:	V-N	
OCCUPANCY:	A3/B	
FULL AUTOMATIC FIRE SPRINKLER SYSTEM:	YES	

REVIEWED BY: DATE 1/15/04

APPROVED FOR CONSTRUCTION
SHEET C-1 & C-3
CITY OF LAS VEGAS FIRE DEPARTMENT 1/15/04 DATE

APPROVED FOR CONSTRUCTION
SHEET C-1, C-2 & C-3
1st App'vd. 8/28/04
LAS VEGAS VALLEY WATER DISTRICT 7/8/04 DATE
PROJ. #28846

NOTE:
ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB, UNLESS OTHERWISE NOTED.

* NOTE:
EXISTING TELEPHONE BOX LID TO BE REMOVED AND REPLACED WITH A CONCRETE LID AND A ROUND MANHOLE LID ON THE WEST SIDE OF THE BOX.

NOTICE

65107 RCom 70210 RCL 70995 RCom 74565 RCL 75056

G.C. WALLACE, INC. ASSUME NO RESPONSIBILITY FOR EXISTING UTILITY SHOWN OR NOT SHOWN. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM RECORD INFORMATION AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND DEPTH OF ALL RELEVANT UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF A CONFLICT OR DISCREPENCY IS DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITTING IMMEDIATELY.

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 EASEMENT(S) TO ALLOW THE DISTRICT DIRECT ACCESS TO THE VAULT(S), BLACK FLOW ASSEMBLIES, AND PIPING FROM THE ADJACENT RIGHT-OF-WAY.

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 ASSEMBBY 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 DISTRICK DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY.

DOUBLE CHECK DETECTOR ASSEMBLY (DCDA)

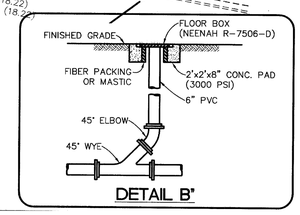
THE DOUBLE CHECK DETECTOR ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE UDACS PLATE NO. 11C.

ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE 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.

SEWER CONTRIBUTION

AVERAGE FLOW
129 FIXTURES(1.33 ERU)(250 GPD) = 0.043 MGD
PEAK FLOW
(0.043*.9004)(2.6186) = 0.152 MGD



DETAIL B'

REGISTERED PROFESSIONAL ENGINEER STATE OF NEVADA ROY E. CLARK No. 8354 CIVIL Exp. 12/31/2004
DATE: 1/15/04

REV	DATE	DESCRIPTION	DRAWN	APP	DATE	CONV.	APP.
1	11/14/03	ILA&CA/SEWER LINE & BACKWATER VALVE					
2	12/19/03	REVISED SEWER LINE & BACKWATER VALVE LOCATION					
3	7.6.04	CHANGE COPPER 90 TO BRASS 90					
4	6.3.04	REVISED SEWER LINE, ADDED BACKWATER VALVE AND EXTENDED FIRE LINE					

DESIGN:
DRAWN:
CHECK:
ISSUE DATE:
ISSUE EDITOR:
PLOT DATE: 01-15-04
PLOT TIME: 08:02:01
file

PROGRESS PRINT

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146
TELEPHONE (702) 804-2000 • FAX: (702) 804-2289
F:\398-9111\dwg\mpro\IHOP-003.dwg

IHOP ON TRAILWOOD DRIVE

TONY KOUBA

HORIZONTAL CONTROL/UTILITY PLAN

SHEET
C-3
3 OF 4 SHTS

CLV DRAWING #107V3452