

- LEGEND**
- CENTERLINE
  - PROPERTY LINE/LOT LINE
  - PROPOSED DRAINAGE EASEMENT
  - PROPOSED AC AREA
  - ASSESSOR'S PARCEL NUMBER
  - PROPOSED FIRE HYDRANT
  - EXISTING FIRE HYDRANT
  - PROPOSED WATER VALVE
  - EXISTING WATER VALVE
  - STUB & CAP
  - EXISTING CONTOUR
  - FLOW LINE
  - EDGE OF PAVEMENT
  - EX EDGE OF PAVEMENT
  - ELECTRICAL TRANSFORMER
  - ELECTRICAL PANEL
  - SIGHT VISIBILITY ZONE (SVZ)
  - STORM DRAIN MANHOLE
  - DROP INLET
  - SEWER MANHOLE
  - LANDSCAPING FEATURE

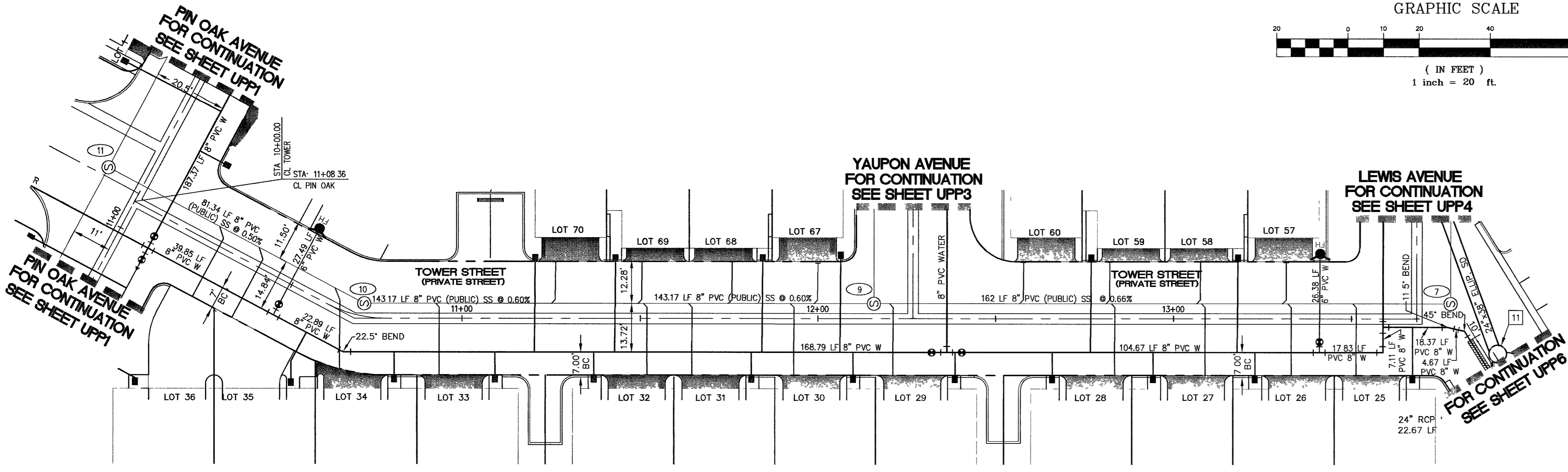
**BASIS OF BEARING**  
N007°31'6"W  
BEING THE WEST LINE OF THE SE 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M. CLARK COUNTY, NEVADA, AS PER RECORD OF SURVEY FILE 117 PAGE 75, CLARK COUNTY, NEVADA RECORDS

**BENCHMARK**  
BM NO. 7C013556  
ELEVATION = 1905.28' NAVD'88

RIVET AND PLATE IN 1/4, NW COR. OF FREMONT ST. AND BRUCE ST NEAR THE P.C. OF FREMONT ST.

**FEMA INFORMATION**  
SITE IS LOCATED IN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD ZONE PER FIRM MAP NO. 32003-C-217D-E EFFECTIVE SEPT 27, 2002

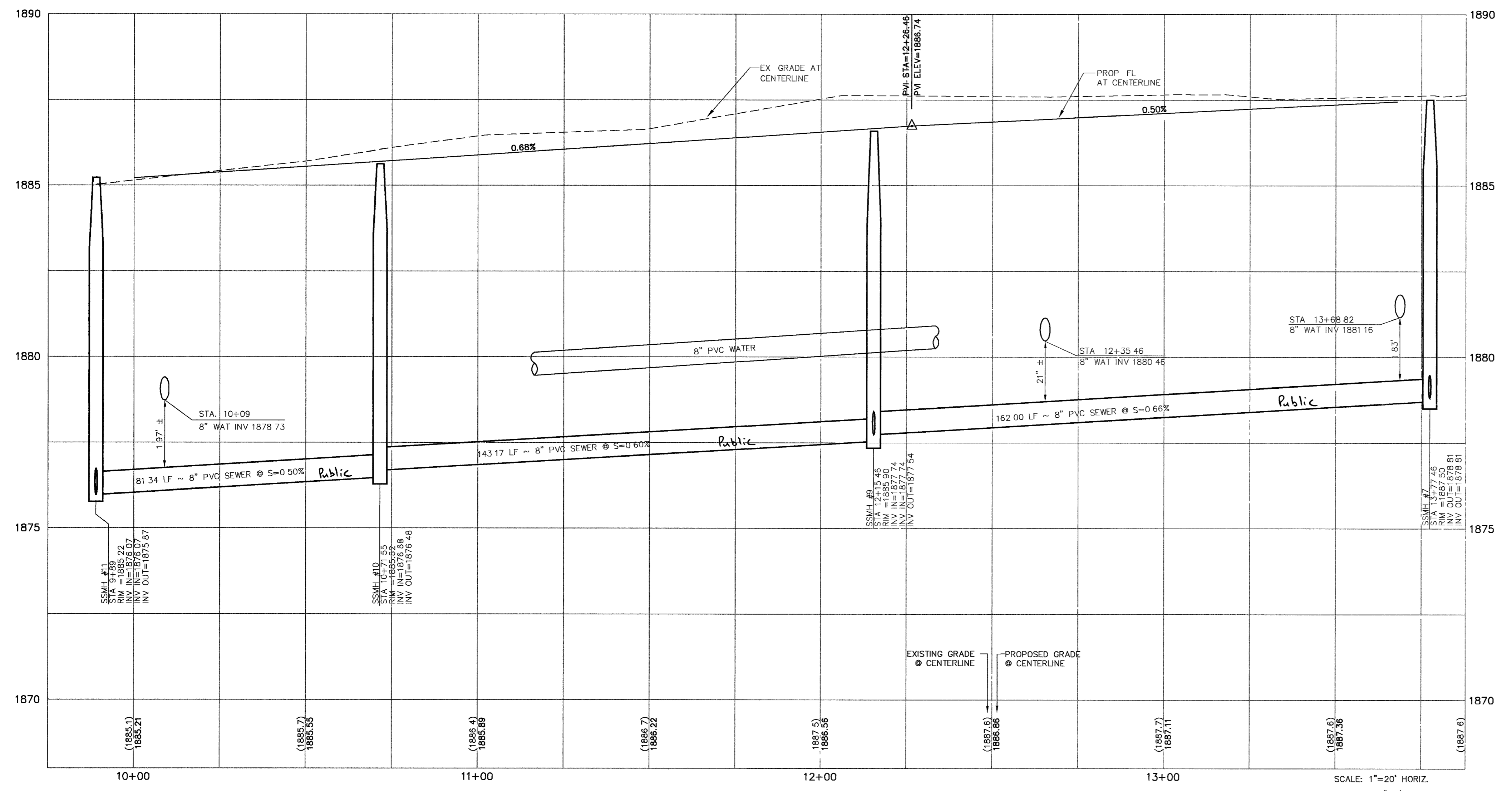
**NOTE:**  
ALL PRIVATE DRIVES ARE P.U.E., PUBLIC SEWER EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY HOA



**AVOID CUTTING UNDERGROUND UTILITY LINES, IT'S COSTLY!**  
CALL BEFORE YOU DIG  
1-800-227-2600  
NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

**AVOID OVERHEAD POWERLINE CONTACT!**  
CALL BEFORE YOU OVERHEAD  
1-702-227-2929  
NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

**TOWER STREET**  
SCALE: 1"=20' PLAN (PRIVATE)



- GENERAL NOTES**
- JPL ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITIES 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 BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL RELEVANT UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF A CONFLICT OR DISCREPANCY IS DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY.
  - ALL WATER FACILITIES CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEMS (UDACS), LATEST EDITION.
  - WATER AND SEWER SERVICE LATERALS SHALL BE INSTALLED A MINIMUM OF FOURTY-EIGHT (48) INCHES APART IN SEPARATE TRENCHES. WATER LATERALS SHALL BE A MINIMUM OF TWELVE (12) INCHES ABOVE THE SEWER LATERAL (REF. UNIFORM PLUMBING CODE)

**SEWER SCHEDULE**

1. MH#1 48" TYP I CONC STA 22+42.55 RIM = 1880.20 INV IN = 1873.68 EX INV IN = 1873.48 EX INV OUT = 1873.48	5. MH#5 48" TYP I CONC STA 15+90.22 RIM = 1885.75 INV IN = 1876.79 INV OUT = 1876.59	9. MH#9 48" TYP I CONC STA 10+04.22 RIM = 1885.90 INV IN = 1877.74 INV OUT = 1877.54
2. MH#2 48" TYP I CONC RIM = 1881.96 INV IN = 1874.37 INV OUT = 1874.17	6. MH#6 48" TYP I CONC STA 12+61.97 RIM = 1885.75 INV IN = 1876.68 INV OUT = 1877.47	10. MH#10 48" TYP I CONC STA 10+71.55 RIM = 1885.62 INV IN = 1876.68 INV OUT = 1876.48
3. MH#3 48" TYP I CONC STA 13+18.81 RIM = 1883.74 INV IN = 1874.71 INV OUT = 1874.51	7. MH#7 48" TYP I CONC STA 10+04.22 RIM = 1887.50 INV IN = 1878.81 INV OUT = 1878.81	11. MH#11 48" TYP I CONC STA 9+89 RIM = 1885.22 INV IN = 1876.07 INV OUT = 1875.87
4. MH#4 48" TYP I CONC STA 13+29.99 RIM = 1883.70 INV IN = 1875.01 INV OUT = 1874.81	8. MH#8 48" TYP I CONC STA 11+36.86 RIM = 1886.90 INV IN = 1878.61 INV OUT = 1878.61	12. MH#12 48" TYP I CONC STA 10+04.45 RIM = 1886.28 INV IN = 1876.72 INV OUT = 1876.72

**STORMDRAIN SCHEDULE**

1. PROP. 3'x3' DI STA 13+12.16 RIM = 1883.59 INV OUT = 1881.64	7. PROP. 60" TYPE I SDMH STA 12+24.17 RIM = 1885.65 INV IN = 1882.62 BOLT DOWN MH LID
2. PROP. 3'x3' DI STA 13+18.82 RIM = 1883.57 INV = 1881.61	10. PROP. 60" TYPE I SDMH STA 10+51.07 RIM = 1887.05 INV IN = 1883.73 BOLT DOWN MH LID
3. PROP. 60" TYPE III SDMH STA 13+23.88 RIM = 1883.58 INV IN = 1881.00 INV OUT = 1880.80 BOLT DOWN MH LID	11. PROP. 60" TYPE III SDMH STA 0+00 RIM = 1888.55 INV IN = 1884.26 INV OUT = 1884.06
4. PROP. 60" TYPE III SDMH STA 14+39.22 RIM = 1884.55 INV IN = 1881.68 INV OUT = 1881.58 BOLT DOWN MH LID	12. PROP. 15" MODIFIED TYPE "CM" DI #12 STA 0+00 RATE = 1888.55 INV OUT = 1884.40
6. PROP. 3'x3' DI STA 11+51.36 RIM = 1885.25 INV OUT = 1881.95	13. PROP. 15" MODIFIED TYPE "CM" DI #13 STA 0+00 RATE = 1888.20 INV OUT = 1884.40

JPL ENGINEERING INC.  
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phone (702) 898-6269 \* fax (702) 898-0647

URBAN LOFTS X, LTD  
FREMONT STREET LOFT HOMES  
UTILITY PLAN PROFILE  
TOWER STREET

NOVEMBER 2006

APPROVALS  
JOB #05047  
SHEET NO  
UPP5  
22 OF 24  
10744945

11/106

101156

APPROVALS  
*Robert J. Morgan*  
LAS VEGAS VALLEY WATER DISTRICT  
PROJECT NO. (11070)  
3/20/07  
DATE