

HAMILTON CIVIL ENGINEERS UTILITY NOTE

HAMILTON CIVIL ENGINEERS ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN WHAT IS SHOWN ON THIS DRAWING AND WHAT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE ENGINEER IMMEDIATELY.

CAUTION TO CONTRACTOR

THE CONTRACTOR SHALL BE RESPONSIBLE TO INVESTIGATE AND VERIFY THE ACTUAL LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND FACILITIES AT LEAST 48 HOURS IN ADVANCE OF THE PERFORMANCE OF ANY WORK.

FIRE DEPT FIRE FLOW CALCULATIONS

FIRE FLOW REQUIREMENT IS: 2,500 GPM
 AT 20 PSI RESIDUAL PRESSURE
 BASED ON SQUARE FOOTAGE: 58,410 SQ. FT.
 LARGEST AREA BETWEEN 4-HOUR AREA SEPARATION WALLS: 58,410 SQ. FT.
 BUILDING HEIGHT: 39 FEET
 NUMBER OF STORIES: 2
 TYPE OF CONSTRUCTION: III-B
 OCCUPANCY: S-1
 FULL AUTOMATIC FIRE SPRINKLER SYSTEM: YES

LIMITS OF PHASE 1

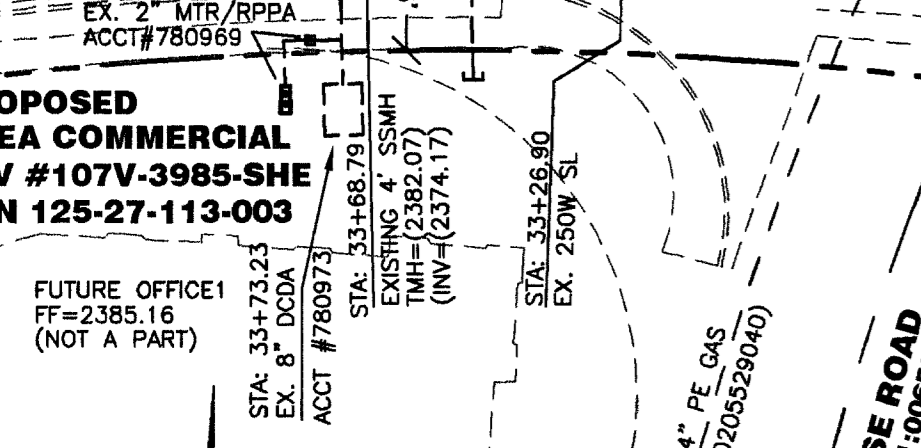
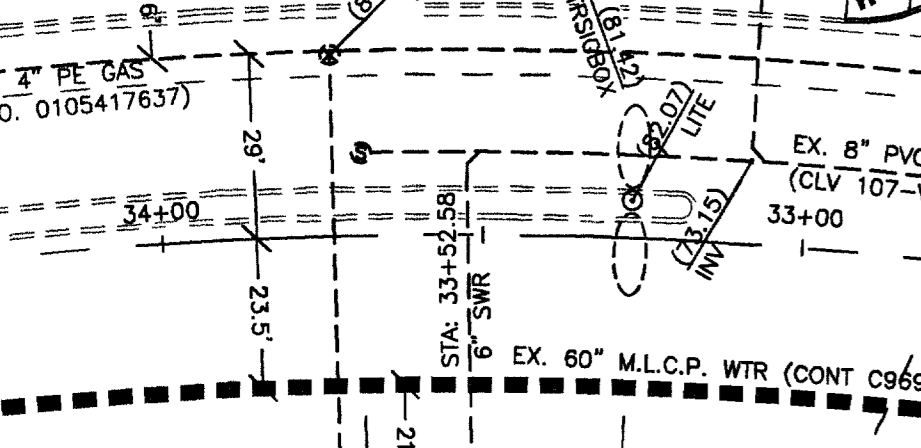
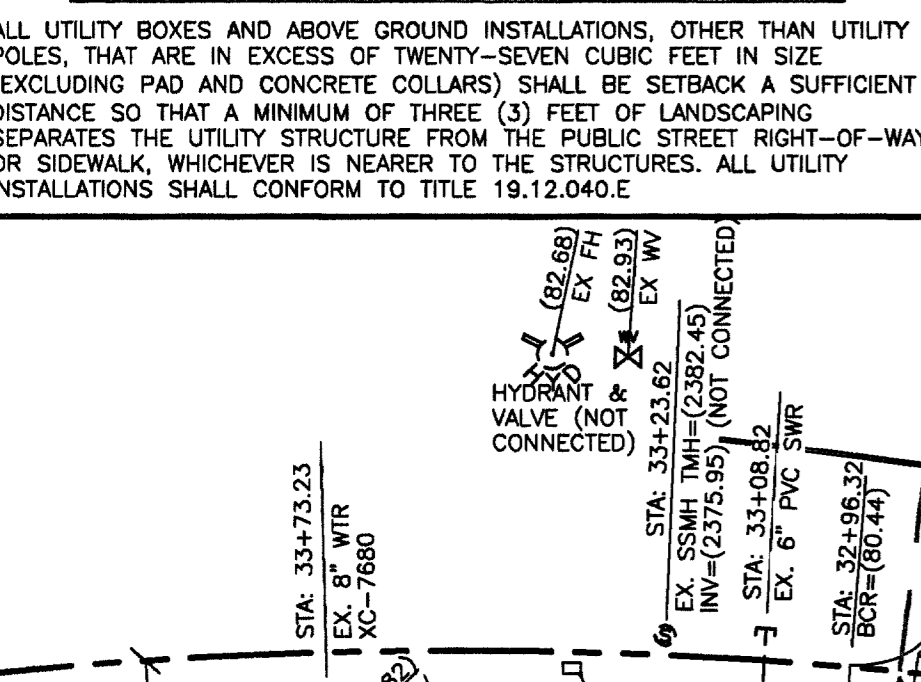
PHASE 2: FUTURE 4.985 ACRES (NOT A PART)

SEWER CONTRIBUTION

USE CODE: 510
 FIXTURE COUNT: 35
 ERU = FIXTURE COUNT X 0.45 = 15.75
 AVERAGE DAILY FLOW: 3938 GPD
 PEAK FLOW = AVG DAILY FLOW X 3.2: 12602 GPD
 0.012602 MGD

CITY OF LAS VEGAS GENERAL UTILITY NOTE

ALL UTILITY BOXES AND ABOVE GROUND INSTALLATIONS, OTHER THAN UTILITY POLES, THAT ARE IN EXCESS OF TWENTY-SEVEN FEET IN SIZE (EXCLUDING PAD AND CONCRETE COLLARS) SHALL BE SETBACK A SUFFICIENT DISTANCE SO THAT A MINIMUM OF THREE (3) FEET OF LANDSCAPING SEPARATES THE UTILITY STRUCTURE FROM THE PUBLIC STREET RIGHT-OF-WAY OR SIDEWALK, WHICHEVER IS NEARER TO THE STRUCTURES. ALL UTILITY INSTALLATIONS SHALL CONFORM TO TITLE 19.12.040.5



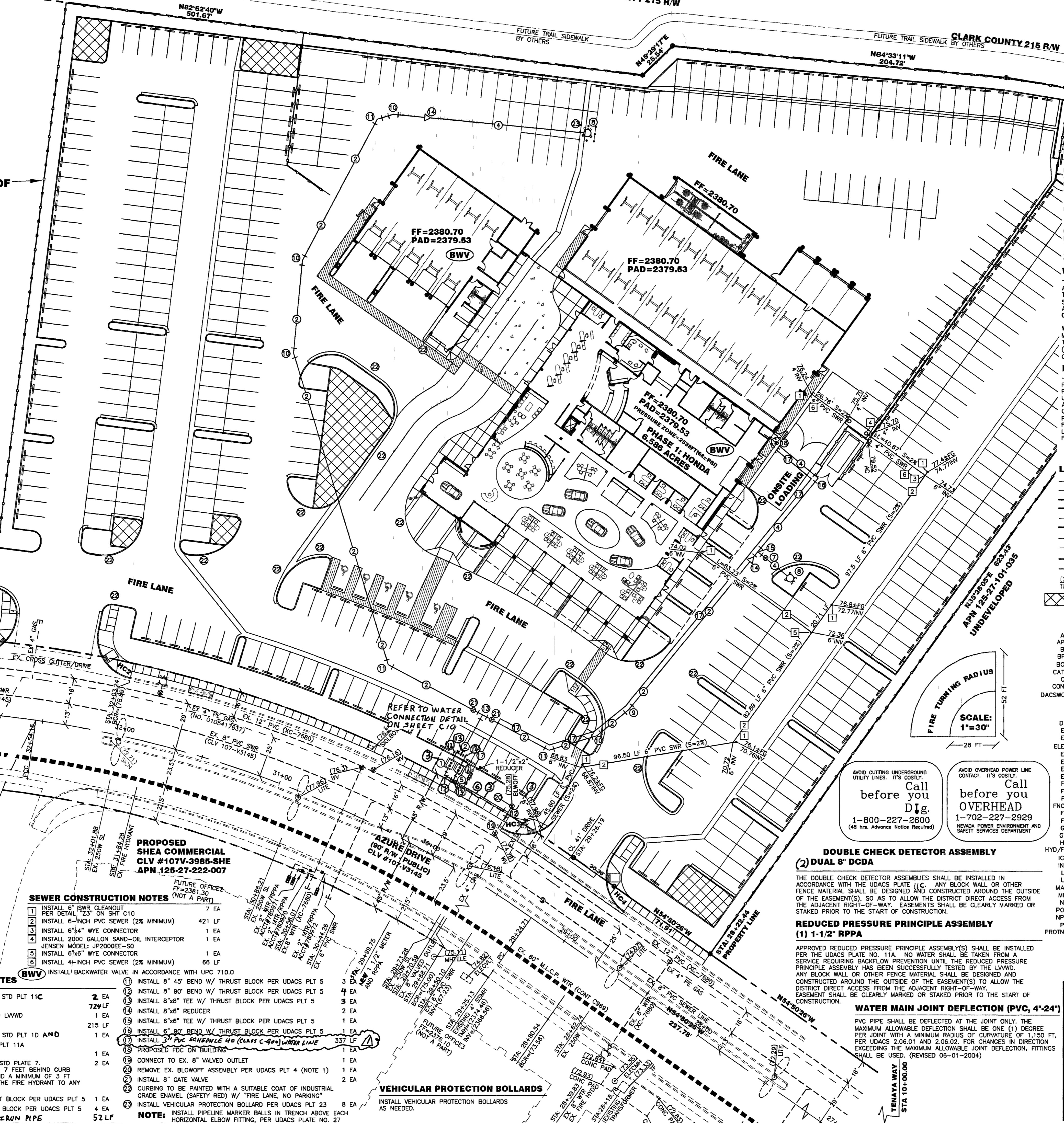
WATER CONSTRUCTION NOTES (BWV)

- INSTALL TWO (2) 8" DCCDA PER UDACS STD PLT 11C 2 EA
- INSTALL 8" PVC C900 WATER LINE 724 LF
- GRANT 57"x15" WATER EASEMENT TO LVWMD 1 EA
- INSTALL 6" PVC C900 WATER LINE 215 LF
- INSTALL 1 1/2" METER PER UDACS STD PLT 1D AND 1 1/2" RPPA PER UDACS PLT 11A 1 EA
- INSTALL 8" GATE VALVE 1 EA
- INSTALL FIRE HYDRANT PER UDACS STD PLATE 7. HYDRANTS SHALL BE BETWEEN 4 TO 7 FEET BEHIND CURB ADJACENT TO FIRE ACCESS LANE AND A MINIMUM OF 3 FT CLEARANCE FROM THE BARREL OF THE FIRE HYDRANT TO ANY OBSTRUCTION OR PARKING STALL 2 EA
- INSTALL 8" 11.25" BEND W/ THRUST BLOCK PER UDACS PLT 5 1 EA
- INSTALL 8" 22.5" BEND W/ THRUST BLOCK PER UDACS PLT 5 4 EA
- INSTALL 8-INCH DUCTILE IRON PIPE 52 LF

SEWER CONSTRUCTION NOTES

- INSTALL 6" SWR CLEANOUT PER DETAIL 23" OR SHT C10 7 EA
- INSTALL 6-INCH PVC SEWER (2% MINIMUM) 421 LF
- INSTALL 6"x4" WYE CONNECTOR 1 EA
- INSTALL 2000 GALLON SAND-OIL INTERCEPTOR 1 EA
- JENSEN MODEL: JP2000EE-50 1 EA
- INSTALL 4-INCH PVC SEWER (2% MINIMUM) 66 LF
- INSTALL BACKWATER VALVE IN ACCORDANCE WITH UPC 710.0
- INSTALL 8" 45" BEND W/ THRUST BLOCK PER UDACS PLT 5 4 EA
- INSTALL 8" 90" BEND W/ THRUST BLOCK PER UDACS PLT 5 4 EA
- INSTALL 8"x8" TEE W/ THRUST BLOCK PER UDACS PLT 5 3 EA
- INSTALL 8"x6" REDUCER 2 EA
- INSTALL 8"x6" TEE W/ THRUST BLOCK PER UDACS PLT 5 1 EA
- INSTALL 6" 90" BEND W/ THRUST BLOCK PER UDACS PLT 5 1 EA
- INSTALL 3" PVC SCHEDULE 40 (CLASS C-900) WATER LINE 337 LF
- PROPOSED PDC ON BUILDING 1 EA
- CONNECT TO EX. 8" VALVED OUTLET 1 EA
- REMOVE EX. BLOWOFF ASSEMBLY PER UDACS PLT 4 (NOTE 1) 1 EA
- INSTALL 8" GATE VALVE 2 EA
- CURBING TO BE PAINTED WITH A SUITABLE COAT OF INDUSTRIAL GRADE ENAMEL (SAFETY RED) W/ "FIRE LANE, NO PARKING"
- INSTALL VEHICULAR PROTECTION BOLLARD PER UDACS PLT 23 8 EA

NOTE: INSTALL PIPELINE MARKER BALLS IN TRENCH ABOVE EACH HORIZONTAL ELBOW FITTING, PER UDACS PLATE NO. 27



VEHICULAR PROTECTION BOLLARDS

INSTALL VEHICULAR PROTECTION BOLLARDS AS NEEDED.

DOUBLE CHECK DETECTOR ASSEMBLY (2) DUAL 8" DCCDA

THE DOUBLE CHECK DETECTOR ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE UDACS PLATE 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.

REDUCED PRESSURE PRINCIPLE ASSEMBLY (1) 1-1/2" RPPA

APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY(S) SHALL BE INSTALLED PER THE UDACS PLATE NO. 11A. NO WATER SHALL BE TAKEN FROM 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. EASEMENT SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION.

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 FT. PER UDACS 2.06.01 AND 2.06.02. FOR CHANGES IN DIRECTION EXCEEDING THE MAXIMUM ALLOWABLE JOINT DEFLECTION, FITTINGS SHALL BE USED. (REVISED 06-01-2004)

APPROVED FOR CONSTRUCTION

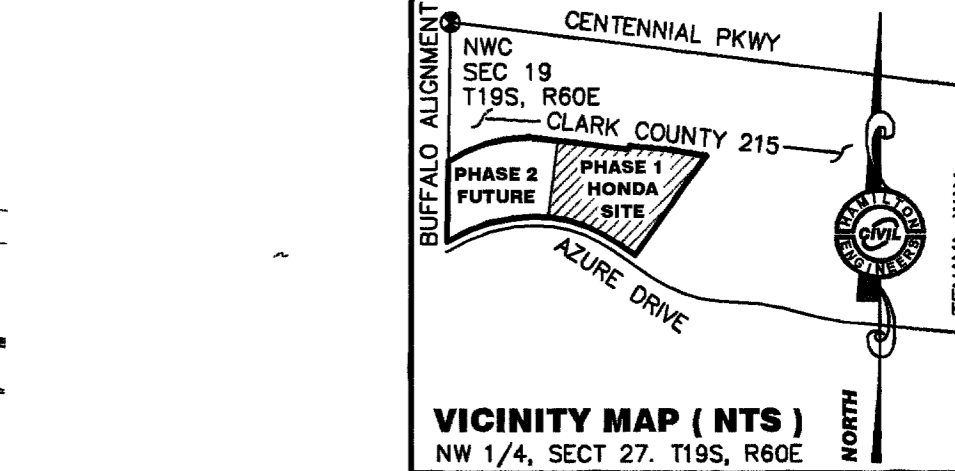
BY: [Signature] DATE: 5/22/06

CITY OF LAS VEGAS FIRE DEPARTMENT APPROVAL

BY: [Signature] DATE: 5/22/06

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 2,500 GPM AT 20 PSI RESIDUAL.



BENCHMARK

CITY OF LAS VEGAS BENCHMARK BLV90-27NWWS
 RIVET AND ROUND PLATE IN CONCRETE +/- 22 FT SE OF BUFFALO AND DURHAM AVENUE. ELEV: 727.175M=2385.74 FT, NAVD88

BASIS OF BEARING

N00°55'40"E BEING THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, MOUNT DIABLO MERIDIAN, SHOWN ON MERGER AND RESUBDIVISION MAP, FILE 101, PAGE 91 OF PARCEL MAPS, CLARK COUNTY RECORDERS OFFICE.

FLOOD ZONE

FIRM PANEL NO. 32003C1745 E, ZONE "X", EFFECTIVE SEPTEMBER 27, 2002

LEGAL DESCRIPTION

PARCEL 2 OF THAT CERTAIN PARCEL MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AT FILE 101, PAGE 91 OF PARCEL MAPS SITUATED WITHIN THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

WATER/SEWER CROSSING NOTE

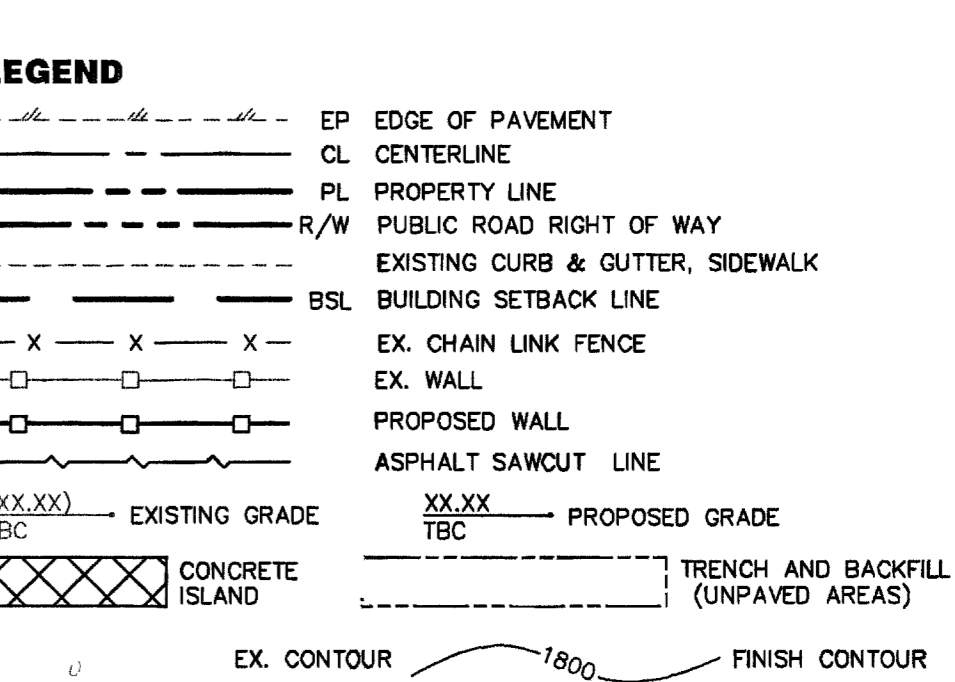
ALL SEWER/STORM DRAINS CROSSING WATER LINES MUST CONFORM TO SECTION 2.19 OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS) FOR WATER AND STORM DRAIN CROSSINGS AND CLEARANCES. ESN.064 REVISED 05-01-04.

WATER AND SEWER SERVICES NOTE

WATER AND SEWER SERVICE LATERALS SHALL BE INSTALLED A MINIMUM OF FORTY-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)

FIRE AND WATER SERVICES NOTE

FIRE, AND WATER SERVICES AS APPROVED ON THIS PLAN, ARE INTENDED SPECIFICALLY FOR THE LOT AND USE SHOWN, AND ARE NOT INTENDED TO SERVE ADDITIONAL PARCELS OR STRUCTURES WHICH MAY BE CREATED IN THE FUTURE, IN THE EVENT THAT THE PARCELS AND/OR LOTS SHOWN ON THIS PLAN ARE FURTHER DIVIDED TO CREATE ADDITIONAL PARCELS OR LOTS, THE OWNER IS REQUIRED TO PROVIDE SEPARATE FIRE, AND WATER SERVICES TO EACH.



LEGEND

AC ASPHALTIC CONCRETE
 APN ASSESSOR PARCEL NUMBER
 BC BRASS CAP
 BFE BASIS OF BEARING
 BOB BASIS OF BEARING
 CATV CABLE / TELEVISION
 CB CABLE BOX
 CONC CONCRETE
 DACSWCS DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTIONS SYSTEMS
 DW DRIVEWAY
 EB ELECTRIC BOX
 EG EDGE OF GRAVEL
 ELEC ELECTRIC
 EM ELECTRIC METER
 EP EDGE OF PAVEMENT
 EF EDGE OF ROAD
 EX EXISTING
 FF FINISHED FLOOR
 FG FINISHED GRADE
 FL FLOW LINE
 FNOC FENCE
 FO FIBER OPTIC
 FS FINISHED SURFACE
 GB GRADE BREAK
 GW GUY WIRE
 HP HIGH POINT
 HYD/HA FIRE HYDRANT
 ICV IRRIGATION CONTROL VALVE
 INV INVERT
 LF LINEAR FEET
 LP LIGHT POLE
 MAX MAXIMUM
 MIN MINIMUM
 NG NATURAL GROUND
 POC POINT OF CONNECTION
 NPC NEVADA POWER CO. METER
 PP POWER POLE
 PROTNC PROPANE TANK
 PVC POLYVINYL CHLORIDE
 RAC REBAR AND ALUMINUM CAP
 RET RETAINING
 RPB REBAR AND PLASTIC CAP
 SL STREET LIGHT
 SNWA SOUTHERN NEVADA WATER AUTHORITY
 SP SERVICE POLE
 SSCO SANITARY SEWER CLEANOUT
 SSMH SANITARY SEWER MANHOLE
 STA STATION
 SVRZ SIGHT VISIBILITY RESTRICTION ZONE (SVRZ); NOTHING OVER 24 INCHES IN HEIGHT AS MEASURED FROM TOP OF CURB ALLOWED IN SVRZ EXCEPT TRAFFIC CONTROL DEVICES.
 TBC/TB TOP BACK OF CURB/TOP BACK OF SIDE WALK
 TBSW TOP BACK OF SIDE WALK
 TELE TELEPHONE
 TRNSFRMR TRANSFORMER
 TMH TOP OF MANHOLE
 TOE TOP OF SLOPE
 TOP TOP OF SLOPE
 TW TOP OF WALL
 TV TELE-VAULT
 UDACS UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS
 USDOCA UNIFORM STANDARD DRAWINGS (CLARK COUNTY AREA)
 VG VALLEY GUTTER
 WC WELL CASING
 WT WATER TANK
 WTR WATER
 WM WATER METER
 WV WATER VALVE

APPROVED FOR CONSTRUCTION

BY: [Signature] DATE: 5/22/06

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FIRE FLOW 2,500 GPM AT 20 PSI RESIDUAL.

PROPERTY OWNER:
 DEXON CONSTRUCTION
 5885 SOUTH CAMERON
 LAS VEGAS, NV 89118
 PH: (702) 876-9800
 FAX: (702) 251-0534
 steve@dexon.com

CONTACT: TIGER COSBORNE, CIVIL ENGINEER
 EMAIL: tcosborne@hce.com

HAMILTON CIVIL ENGINEERS
 3945 Pebble Creek Avenue
 Las Vegas, Nevada 89147
 Ph: (702) 580-3658
 Fax: (702) 247-4507
 John@HamiltonCivilEngineers.com

PHASE 1: UTILITY PLAN
FINDLAY-SHACK HONDA
APN 125-27-101-036

1"=30'

HAMILTON CIVIL ENGINEERS:
HCE 05-500-005

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