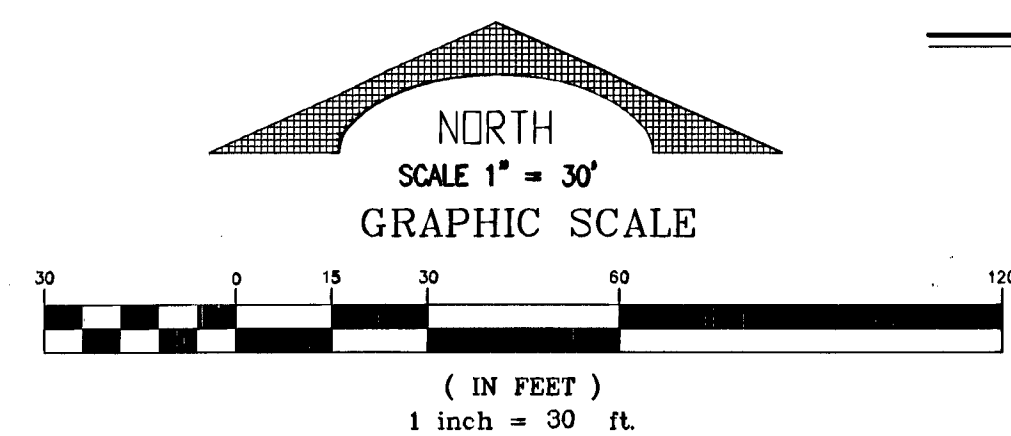




OWNER/DEVELOPER
FREMONT GARDENS, LLC
APN 139-35-803-011

LEGEND

- STREET CENTERLINE
- PROPOSED SEWER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING SEWER LINE
- EXISTING BACK OF CURB
- EXISTING FACE OF CURB

UTILITY NOTE

NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. SANCHEZ ENGINEERING ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION, EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATED ONLY AND HAVE BEEN SHOWN AS A BEST GUESS BASED ON THE SURVEYED SURFACE FEATURES. CONFLICTING AS-BUILT INFORMATION WAS FOUND FOR THIS PROJECT. CALL BEFORE YOU DIG: 198000 227-2600. THE CONTRACTOR WILL BE REQUIRED TO LOCATE ALL EXISTING UNDERGROUND UTILITIES AND DETERMINE IF THE DESIGN SHOWN CAN BE ACCOMMODATED, IF NOT, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER AND PROVIDE A MAP OF THE EXISTING UTILITIES FOUND, TO INCLUDE EXACT HORIZONTAL AND VERTICAL LOCATIONS AND SIZE OF PIPE, AFTER WHICH, AN ADJUSTED UTILITY DESIGN WILL BE PROVIDED. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE PRECAUTIONARY MEASURES TO PROTECT EXISTING UTILITY LINES AND STRUCTURES BEFORE BEGINNING EXCAVATION

REDUCED PRESSURE DETECTION ASSEMBLY (RPDA) (1) 4" RPDA

THE REDUCED PRESSURE DETECTOR ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH UDACS PLATE NO. 56. NO WATER SHALL BE TAKEN FROM A SERVICE REQUIRING BACKFLOW PREVENTION UNTIL THE ASSEMBLY 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) 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.

FIRE WATER AT DOMESTIC WATER CROSSINGS

ALL NON-POTABLE FIRE WATER LINES CROSSING POTABLE DOMESTIC WATER LINES ARE TO BE INSTALLED WITH "A" VERTICAL SEPARATION OF NO LESS THAN SIX INCHES" AND IN ACCORDANCE WITH UDACS 2.23.01, 2.4.05, 2.2202.B1 AND 2.2202.B2.

NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) PERMIT REQUIRED

AN APPROVED NDOT OCCUPANCY PERMIT SHALL BE OBTAINED THROUGH THE DISTRICT PRIOR TO ANY CONSTRUCTION WITHIN THE NDOT RIGHT-OF-WAY. PLANS SHOWING WORK IN NDOT RIGHT-OF-WAY MUST SHOW NDOT STATIONING. THE DEVELOPER ASSUMES ALL LIABILITY FOR WORK CONDUCTED UNDER THE DISTRICT OBTAINED PERMIT THROUGH WARRANTY EXPIRATION.

REDUCED PRESSURE PRINCIPLE ASSEMBLY (1) 2" RPPA

THE REDUCED PRESSURE DETECTOR ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE UDACS PLATE NO. 8, 56 AND 59. NO WATER SHALL BE TAKEN FROM A SERVICE REQUIRING BACKFLOW PREVENTION UNTIL THE REDUCED PRESSURE PRINCIPLE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED BY THE LVVWD.

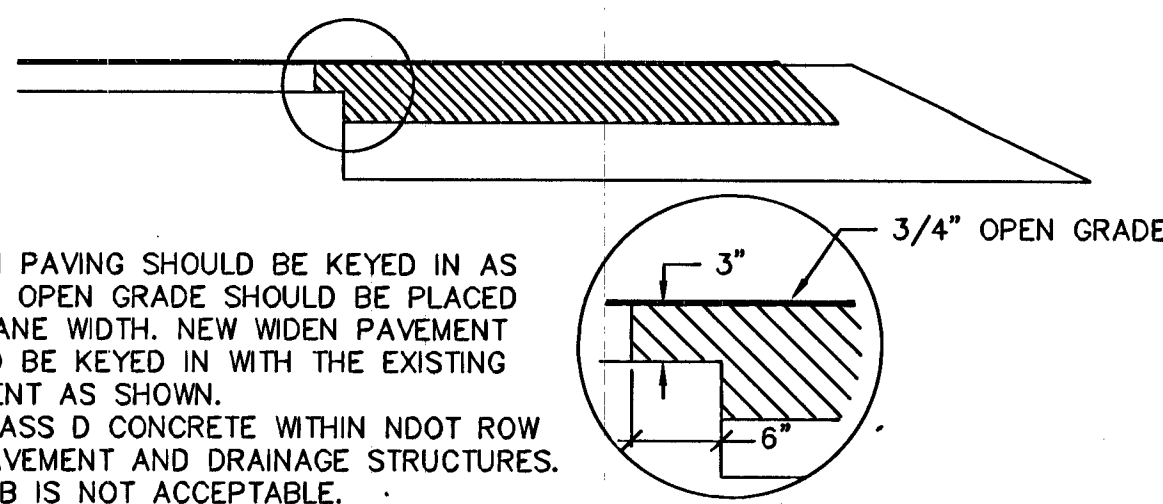
ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S) TO ALLOW THE DISTRICT DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY.

EASEMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION.

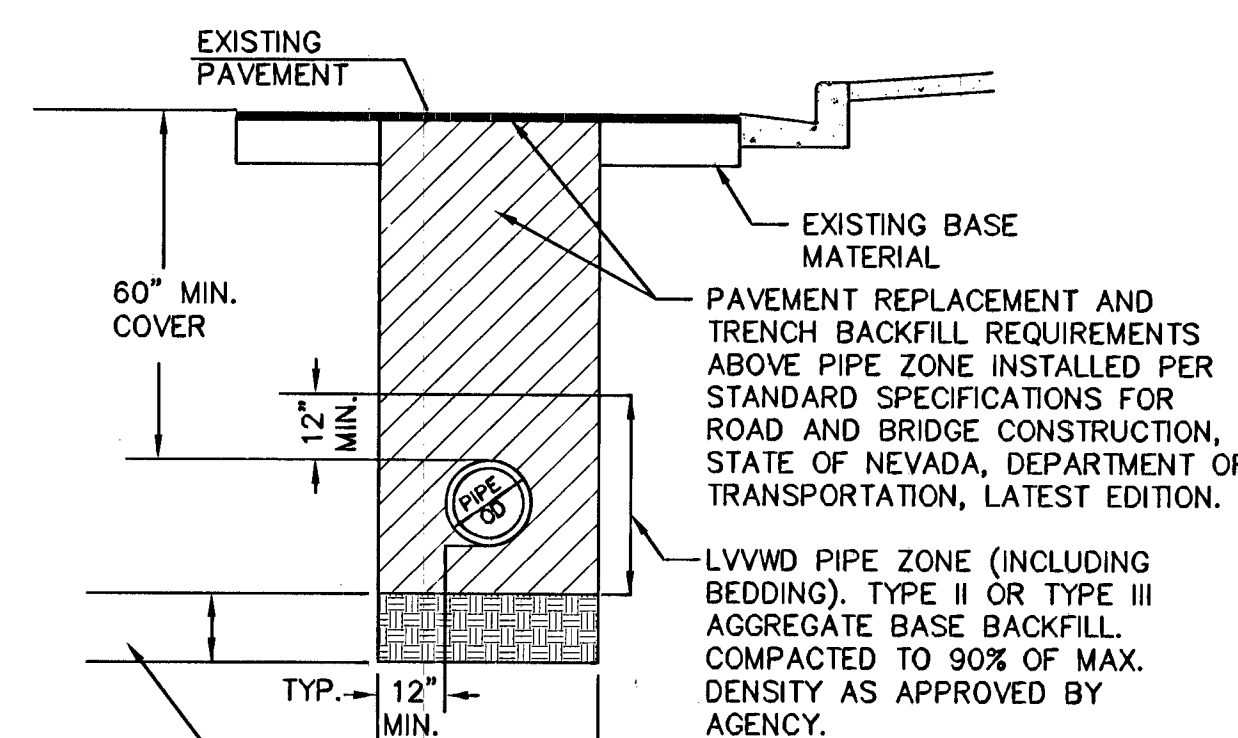
TRENCH PAVING SHOULD BE KEYED IN AS SHOWN. OPEN GRADE SHOULD BE PLACED FULL LANE WIDTH. NEW WIDEN PAVEMENT SHOULD BE KEYED IN WITH THE EXISTING PAVEMENT AS SHOWN. USE CLASS D CONCRETE WITHIN NDOT ROW FOR PAVEMENT AND DRAINAGE STRUCTURES. CLASS B IS NOT ACCEPTABLE.

MATERIALS ROADBED SECTION

THE UPPER 3" LIFT AND 3/4" OPEN GRADE MUST BE KEYED IN AS FOLLOWS:



TRENCH SECTIONS BACKFILL SPECIFICATIONS (FOR LVVWD WATER FACILITIES) IMPROVED AND UNIMPROVED AREAS (NDOT STREET R/W)



NOT TO SCALE

NOTE: FOR TRENCH SECTION NOTES SEE UDACS PLATE # 19.

PAVEMENT AREA TO BE NEATLY SAWCUT AND RESURFACED AS PER DETAIL THIS SHEET

The District cannot guarantee a watertight shutdown where connections or repairs to existing facilities are required. The Contractor shall ensure all labor and equipment is available to remove fugitive water that may impede construction at all times. Coordination with Inspection Division must take place prior to any trial shutdown. Contractor to install temporary service to ensure proper shutdown in the event no other opportunities are available. ESN 048 REVISED 6/1/04

SINGLE SERVICE UPGRADE. ESN 069 REV. 02/02/10
Single water sourced projects involving a meter, vault, or water service upgrade will require the contractor to be shut off for a sufficient length of time to accomplish the work per the plans. The Engineer may be required to provide for a DISTRICT approved temporary by-pass to supply the project while the work is being completed.

WARNING FIRE LINE (NON-POTABLE WATER) ALL EXISTING, RELOCATED OR PROPOSED RPDA/RPPA 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." ESN 073 REVISED 09/06/13

NOTES:

- ALL DIMENSIONS TO UTILITIES ARE TO CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL ALIGNMENT OF EXISTING UTILITIES AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY ON ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- ALL WATER FACILITIES CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEMS" (UDACS), LATEST EDITION.

CITY OF LAS VEGAS
FIRE DEPARTMENT APPROVAL
By: *[Signature]* DATE: 1-7-15
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 PSI RESIDUAL.

FIRE FLOW INFORMATION BLOCK

USE/OCCUPANCY: COMMERCIAL
TYPE OF CONSTRUCTION (IBC): 2-B
FIRE FLOW: 1500 GPM @ 20 PSI
EXPLANATION: 3,000 GPM REDUCED 50%
AUTOMATIC FIRE SPRINKLERS: YES NO
NFPA 13: 13R 13D
ESFR: YES/NO
AUTOMATIC FIRE SPRINKLERS FIRE FLOW DEMAND: 403 GPM
TOTAL BUILDING SQUARE FOOTAGE UNDER ROOF: 20,000 SQUARE FEET
BUILDING HEIGHT: 30 FEET
OF STORIES INCLUDING BASEMENT: 2
HIGH PILED COMBUSTIBLE STORAGE: YES NO X
OF HYDRANTS INSTALLED: 0
EXPLANATION: 4" RPDA FOR SPRINKLERS ONLY

WATER NOTES & QUANTITIES

#	ITEM	PUBLIC	PRIVATE	UNIT
1	INSTALL 4" R.P.D.A. (WILKINS 3750A) PER UDACS PLATE #59 (FOR SPRINKLERS ONLY)	1		EA
2	INSTALL 6" PVC WATER LINE PER UDACS PLATE #18 AND #19	45	25	LF
3	WATER LINE TRENCH AS PER UDACS PLATE #18 AND #19	26		LF
4	INSTALL 2" RPPA PER UDACS PLATE #8	1		EA
5	INSTALL 6" GATE VALVE PER UDACS PLATE #30 AND #39	2		EA
6	INSTALL 6" TEE PER UDACS PLATE #31	1		EA
7	INSTALL 6" CAP W/2" BO PER UDACS PLATE #36	1		EA

APPROVED FOR CONSTRUCTION

[Signature]
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER

DATE: 01/07/15 PROJECT NO. 123044
LVVWD APPROVED FIRE FLOW 1500 GPM AT 20 PSI RESIDUAL

CALL BEFORE YOU DIG

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.



1-800-227-2600
CLARK COUNTY TRAFFIC OPERATIONS
1-702-455-7544

NOTICE!

EXISTING UTILITIES ARE LOCATED ON THE PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE ENGINEER BEARS NO RESPONSIBILITY FOR THE LOCATION OF UTILITIES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES BEFORE STARTING CONSTRUCTION AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES WITH THE UTILITY COMPANIES.

AVOID OVERHEAD POWER LINE CONTACT.

CALL BEFORE YOU OVERHEAD

1-702-227-2929
NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPT.

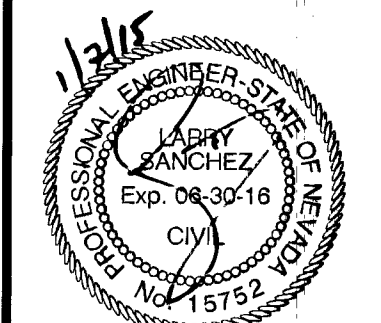
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DATE	REVISIONS	APPROVED BY	DATE

SANCHEZ CIVIL ENGINEERING
7570 NORMAN ROCKWELL LANE, #140
LAS VEGAS, NEVADA 89143
702-340-7927
702-639-6868 FAX

WATER PLAN
FOR
FREMONT GARDENS #2, LLC
2028 EAST FREMONT STREET
LAS VEGAS, NEVADA 89101

DRAWN BY: TGM
DESIGNED BY: LS
CHECKED BY: LS
DATE: JUNE 26, 2014
SECTION 35 TOWNSHIP 20 S
RANGE 61 EAST
SCALE 1" = 30' VERT N/A
JOB NUMBER



SHEET 21 OF 3

C2
107V6391
107V6391