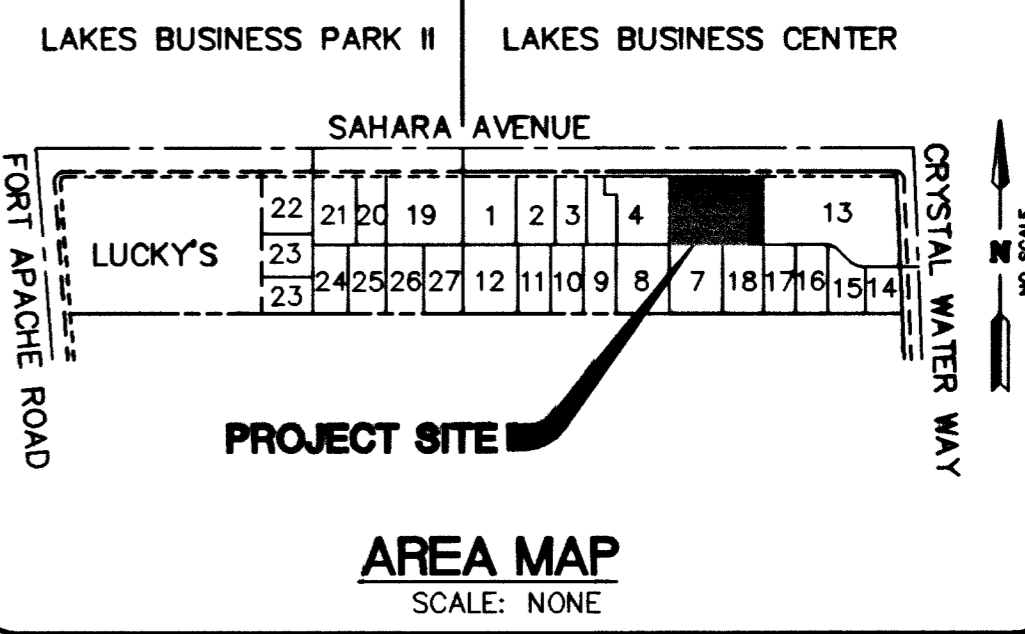
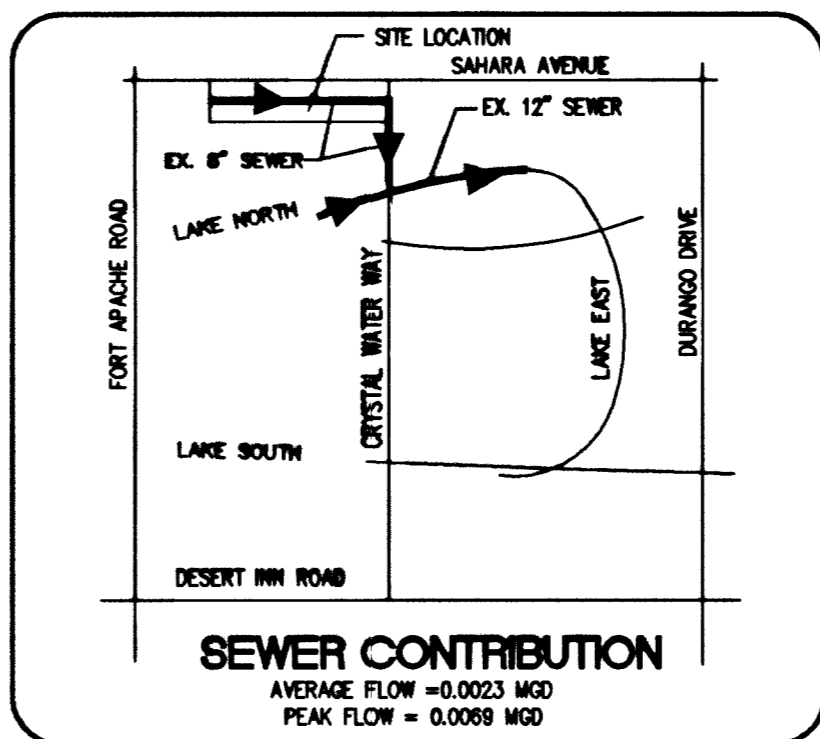


WEST SAHARA AVENUE (PUBLIC)
(R/W DEDICATED PER FILE 51, PAGE 44 OF PARCEL MAPS.)

17.5' COMMON AREA "B" PER FILE 51, PAGE 44 OF PARCEL MAPS.



LAS VEGAS VALLEY WATER DISTRICT STANDARD NOTES
LVVWD PROJECT #27953

CONSTRUCTION NOTES

- ALL EXISTING UTILITY STRUCTURES WITHIN CONSTRUCTION AREA SHALL BE ADJUSTED TO MATCH FINISH GRADE (I.E. WY. BOX, WWH, ANNODE BOX, FH, TEL BOX, ETC.)
- ALL DIMENSIONS TO UTILITIES ARE TO CENTERLINE OF PIPE UNLESS INDICATED OTHERWISE
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL ALIGNMENT OF EXISTING UTILITIES AND TO NOTIFY THE DESIGN ENGINEER IMMEDIATELY ON ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- SEWER CLEANOUTS IN PAVED AREAS SHALL HAVE VALVE BOXES WITH TRAFFIC BEARING LIDS AND CONCRETE COLLARS.

PRIVATE QUANTITIES

4" SEWER LATERAL	18 LF
2" WATER LATERAL	98 LF
8" WATER LATERAL	66 LF
SEWER CLEANOUT	1 EA
8"x8" MJ TAPPING TEE W/ 8" TAPPING VALVE	1 EA
1" WATER METER (DOMESTIC SERVICE) ASSEMBLY PER UDACS PLATE #10	1 EA
1" RPPA (DOMESTIC SERVICE) ASSEMBLY PER UDACS PLATE #11A	1 EA
8" DOUBLE CHECK DETECTOR ASSEMBLY (FIRE SERVICE) ASSEMBLY PER UDACS PLATE #20B	1 EA

THE CONTRACTOR IS RESPONSIBLE FOR QUANTITIES FOR BIDDING PURPOSES

LAS VEGAS FIRE DEPARTMENT

BASED ON

SQUARE FOOTAGE	(NEW) 26,000 SF
LARGEST AREA BETWEEN 4-HR AREA SEPARATION WALLS	NONE
BUILDING HEIGHT	35'
NUMBER OF STORIES	2 FLOORS
OCCUPANCY	"B"
FULL AUTOMATIC FIRE SYSTEM	YES
SPRINKLER SYSTEM FIRE FLOW	< 1600 GPM
TYPE OF CONSTRUCTION	V-N
ROOF CONSTRUCTION	TILE
TOTAL FIRE FLOW	= 2,125 GPM

- NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN RELEASED FOR CONSTRUCTION BY THE LVVWD. FOLLOWING WATER PLAN APPROVAL, 48 HOURS NOTICE SHALL BE GIVEN TO THE LVVWD COMMUNICATIONS SUPPORT CENTER (258-7171) PRIOR TO THE START OF CONSTRUCTION. NOTICE MUST BE GIVEN BY 2:00 P.M. THE BUSINESS DAY PRIOR TO A LVVWD INSPECTION. WHEN REQUESTING INSPECTIONS, PLEASE REFER TO THE PROJECT # IDENTIFIED ABOVE.
- ALL WORK SHALL CONFORM TO THE LVVWD'S STANDARD PLATES, DRAWING, AND SPECIFICATIONS AND TO THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEMS (UDACS), LATEST EDITION.
- ALL WORK, EXCEPT AS MODIFIED BY THESE PLANS OR BY NOTE 2, SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT DRAFT OR EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA.
- A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT, UNLESS OTHERWISE APPROVED BY THE LVVWD.
- ALL SERVICE LATERALS TWO INCHES (2") IN DIAMETER AND SMALLER SHALL BE COPPER TUBING WITH LVVWD APPROVED SERVICE SADDLES.
- ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.
- ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, CURB AND VALLEY OUTLINES.
- THE FOLLOWING REQUIREMENTS MUST BE MET IN THE EVENT A WATER LINE AND A SANITARY SEWER OR STORM LINE CROSS:
 - A MINIMUM EIGHTEEN INCH (18") VERTICAL SEPARATION (OUTSIDE TO OUTSIDE) MUST BE MAINTAINED WHEN THE WATER LINE IS INSTALLED OVER THE SANITARY SEWER OR STORM SEWER LINE. IF THE VERTICAL SEPARATION CANNOT BE MAINTAINED OR THE WATER LINE MUST BE PLACED UNDER THE SANITARY OR STORM SEWER LINE, THE SANITARY OR STORM SEWER LINE MUST BE CONSTRUCTED WITH ONE OF THE FOLLOWING OR, AS SHOWN ON THESE PLANS:
 - A. POTABLE WATER SUPPLY QUALITY MATERIAL.
 - B. EXHAUSTION WATER SUPPLY QUALITY MATERIAL.
 - C. SLEEVING WITH POTABLE WATER SUPPLY QUALITY PIPE.
 EACH PROVISION MUST EXTEND ALONG THE SANITARY OR STORM SEWER, ON EITHER SIDE OF THE MAIN, A MINIMUM TEN FOOT (10') DISTANCE FROM THE WATER MAIN EXTENSION.
- WARNING TAPE SHALL BE REQUIRED OVER ALL MAINS, ALL SIX INCH (6") DIAMETER AND LARGER SERVICE LATERALS, AND ANY SERVICE LATERAL NOT INSTALLED PERPENDICULAR TO THE MAIN IN ACCORDANCE WITH STANDARD PLATE NO. 27.
- ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED AND AN ACCEPTABLE WATER SAMPLE OBTAINED PRIOR TO CONNECTION TO THE LVVWD'S DISTRIBUTION SYSTEM.
- THE CONTRACTOR MUST OBTAIN ALL METERS TWO INCHES (2") AND SMALLER FROM LVVWD CENTRAL STORES. TELEPHONE 258-3152 FORTY-EIGHT (48) HOURS PRIOR TO PICK UP.
- CONSTRUCTION MAY INTERRUPT SERVICE, WITH LVVWD APPROVAL AND PROPER NOTIFICATION, BETWEEN THE HOURS OF 10 P.M. AND 8 A.M. SUNDAY THROUGH THURSDAY. CIRCUMSTANCES MAY REQUIRE TEMPORARY SERVICE FEES BE INSTALLED, WITHOUT LVVWD REIMBURSEMENT. ANY TEMPORARY SERVICE FEE MUST HAVE PRIOR LVVWD APPROVAL.
- ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE LVVWD'S FIRE-APPROVED MATERIALS AND MANUFACTURERS LISTING FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS.

ABANDONMENT OF EXISTING SERVICES - 2" AND SMALLER

THE CONTRACTOR SHALL NOTIFY THE INSPECTION DIVISION AT THE LVVWD (702-258-3227) 48 HOURS PRIOR TO THE REQUESTED REMOVAL TIME TO ALLOW THE DISTRICT TO TAKE THE FINAL METER READING OF THE METER. AFTER THE FINAL READING, THE EXISTING METER(S) SHALL BE REMOVED AND DELIVERED TO THE DISTRICT. THE CONTRACTOR MAY THEN BEGIN REMOVAL PROCEDURES FOR THE AFFECTED SERVICE AS FOLLOWS:

EXISTING SERVICE LATERALS THAT ARE TO BE ABANDONED FROM THE EXISTING WATER MAIN, SHALL HAVE THE CORPORATION STOP TURNED OFF AT THE MAIN, A MINIMUM OF 12" OF THE LATERAL CUT OUT NEAR THE CORPORATION STOP AND A BRASS CAP INSTALLED ON THE CORPORATION STOP. IF THE CORPORATION STOP IS DAMAGED BEYOND REPAIR OR PULLED FROM THE EXISTING WATER MAIN, THE MAIN SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, IN A MANNER APPROVED BY THE LVVWD. IF THE CORPORATION STOP IS NOT WATER TIGHT, THE CONTRACTOR SHALL NOTIFY LVVWD COMMUNICATIONS SUPPORT CENTER (702-258-7171) FOR FURTHER DIRECTION.

THE CONTRACTOR SHALL REMOVE THE EXISTING SERVICE METER BOX AND APPURTENANCES, FILL AND GRADE ANY AND ALL RESULTING HOLES AND REPLACE OR RESTORE TO ORIGINAL CONDITIONS OR BETTER, ALL LANDSCAPING, IRRIGATION SYSTEMS, CONCRETE, SIDEWALKS, ASPHALT, OR ANY OTHER ITEMS DAMAGED OR REMOVED DURING THE REMOVAL OF THE EXISTING SERVICE METER BOX.

REDUCED PRESSURE PRINCIPLE ASSEMBLY 1-1/2" & 2"

APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY(S) SHALL BE INSTALLED PER UDACS PLATE NO. 11A. 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.

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

INSTALLATION OF DOUBLE CHECK DETECTOR ASSEMBLY (1) IF

THE DOUBLE CHECK DETECTOR ASSEMBLY(S) SHALL BE INSTALLED IN ACCORDANCE WITH THE UDACS PLATE 20B.

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.

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

UTILITY NOTE

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

FIRE DEPARTMENT APPROVAL

APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR TO OBTAINING FINAL APPROVAL FROM THE LVVWD.

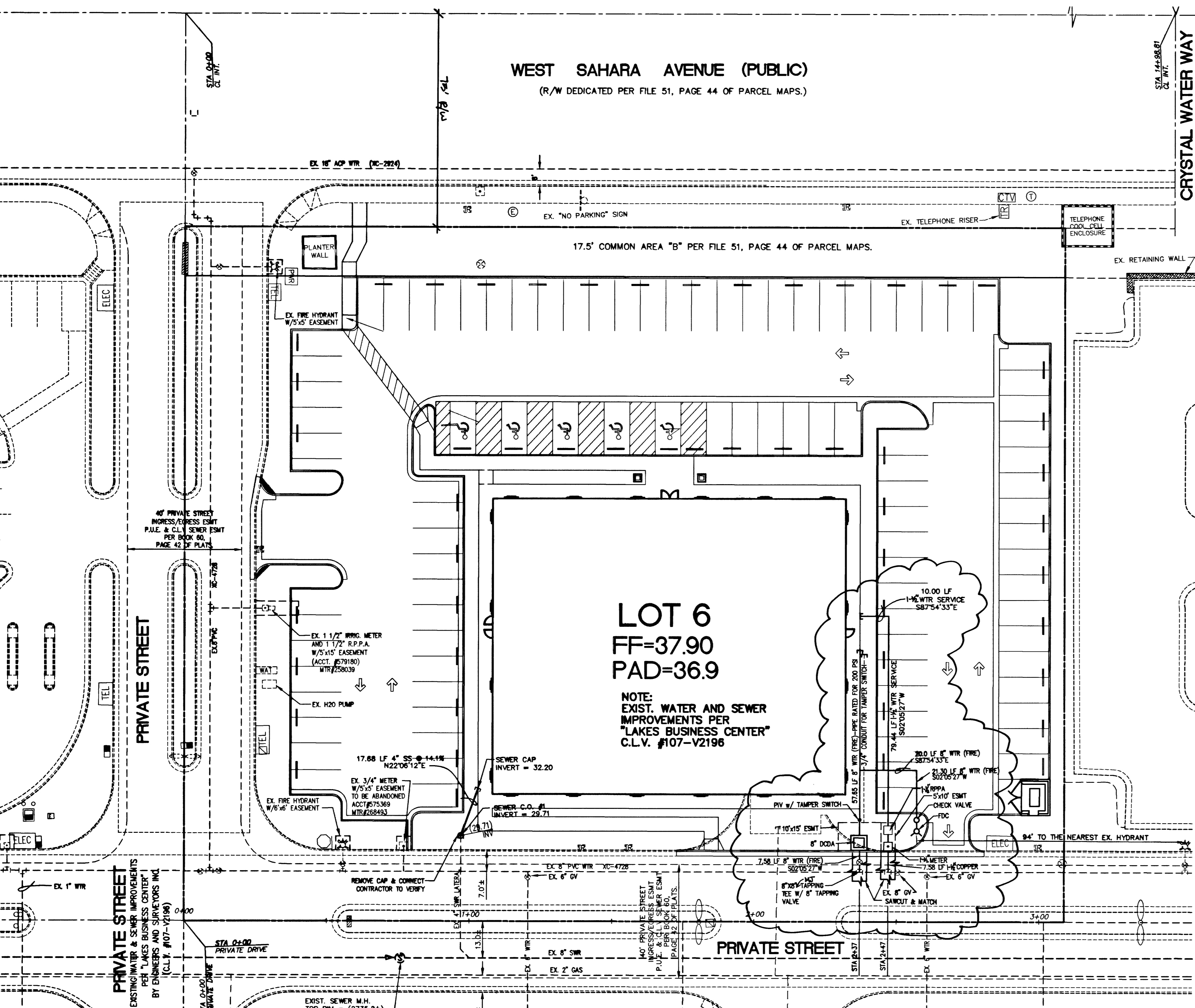
APPROVED FOR CONSTRUCTION

DESIGNED BY: *Brian K. Bunch* 8/29/03 DATE
LAS VEGAS VALLEY WATER DISTRICT

CHECKED BY: *[Signature]* 6/23/03 DATE
CLV/FIRE DEPT.

LOT 6
FF=37.90
PAD=36.9

NOTE:
EXIST. WATER AND SEWER
IMPROVEMENTS PER
"LAKES BUSINESS CENTER"
C.L.V. #107-V2198



A PORTION OF LOT 1 LAKES BUSINESS CENTER BOOK 60, PAGE 42 OF PLATS. N.A.P.

PARCEL 1 FILE 73, PAGE 27 OF SURVEYS N.A.P.

PARCEL 17 FILE 85, PAGE 12 OF SURVEYS N.A.P.

CAUTION TO CONTRACTOR!

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

1-800-227-2800

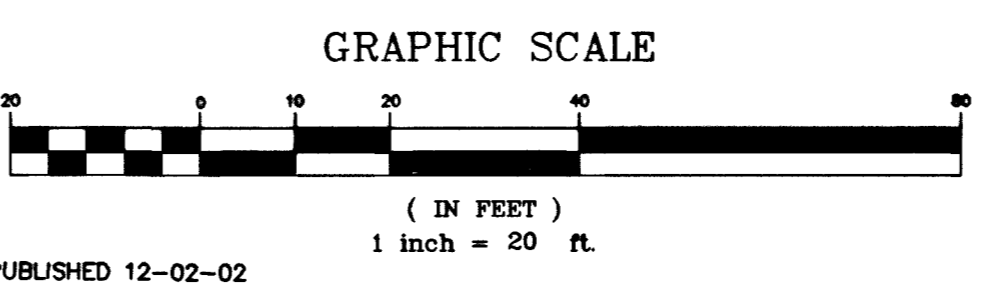
NEVADA POWER ENVIRONMENT & SAFETY SERVICES DEPARTMENT

PROJECT NAME: **LAKES BUSINESS PARK LOT 6**

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 SHEETS 1-5 DATE 6/23/03 ESN:052

BENCHMARK:
CLV BM #24/161055WS
RIVET & PLATE IN CURB, NE RETURN OF FORT APACHE & SAHARA
ELEVATION = 2789.951 U.S. SURVEY FEET (NAVD 88) - OLD
ELEVATION = 2789.04 U.S. SURVEY FEET (NAVD 88) - NEWLY PUBLISHED 12-02-02
(EQ. = -0.09 FT. TO ESTABLISH OLD ELEVATION FROM NEW)



DESIGNED BY: *Brian K. Bunch* 8/29/03 DATE
LAS VEGAS VALLEY WATER DISTRICT

CHECKED BY: *[Signature]* 6/23/03 DATE
CLV/FIRE DEPT.

SHEET 05 OF 05 SHEETS
DRAWING NO. 107N3730

DESIGNED FOR THE FUTURE
PLANNERS - CONSULTING ENGINEERS - SURVEYORS
1009 WETNEY RANCH DRIVE - HENDERSON, NEVADA 89014 - (702) 248-8445

CONTACT: BRIAN COLLINS OR KEITH UNDERWOOD (702) 889-5051
4780 WEST HARMON, SUITE 111
LAS VEGAS, NEVADA 89103

COLLINS AND COLLINS DEVELOPMENT
MASTER UTILITY PLAN
LOT 6
AT THE LAKES BUSINESS PARK