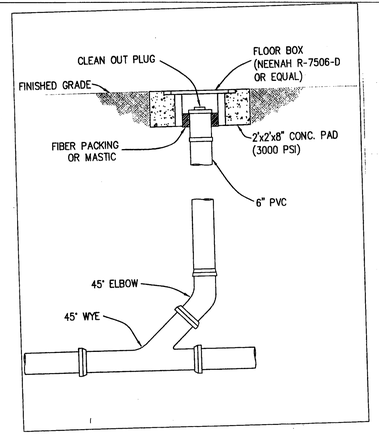
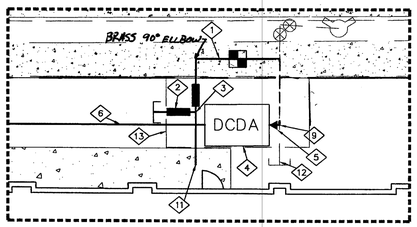
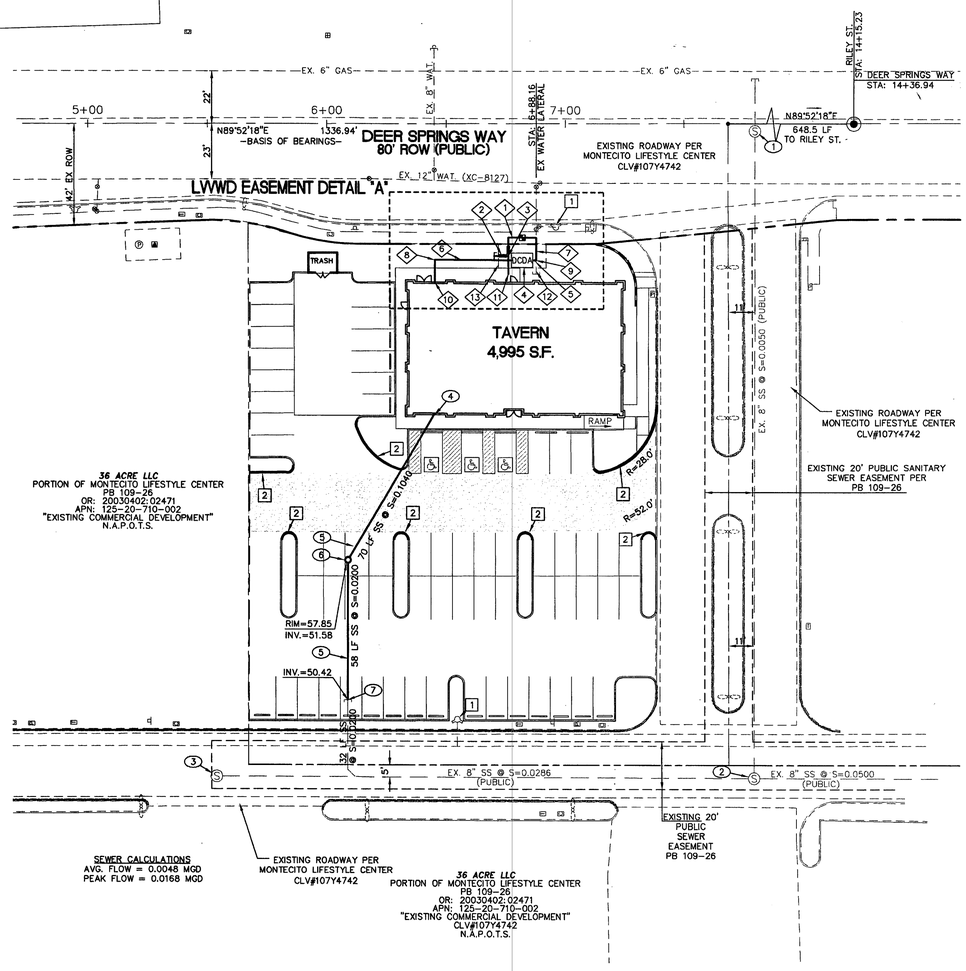




LVVWD EASEMENT DETAIL "A"



SEWER CALCULATIONS
AVG. FLOW = 0.0048 MGD
PEAK FLOW = 0.0168 MGD

EXISTING ROADWAY PER
MONTECITO LIFESTYLE CENTER
CLV#107Y4742

36 ACRE LLC
PORTION OF MONTECITO LIFESTYLE CENTER
PB 109-26
OR: 20030402:02471
APN: 125-20-710-002
"EXISTING COMMERCIAL DEVELOPMENT"
CLV#107Y4742
N.A.P.O.T.S.

EXISTING 20'
PUBLIC
SEWER
EASEMENT
PB 109-26

PROJECT NAME: Kopper Keg North

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 By C-6 DATE 6/29/04

ESN.052

70946 PSM 72613

DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) (1)-6"

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

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

EASMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION. ESN.006

WATER CONSRTUCTION NOTES

1. INSTALL COMPLETE 1.5" DOM. WATER ~~(COPPER)~~ PVC LINE W/ CORPORATION STOP & 1.5" METER PER UDACS PLATE #1D & 1.5" RPPA PER UDACS PLATE #11A
2. INSTALL COMPLETE 1.5" IRRIGATION (COPPER) LINE W/1.5" RPPA PER UDACS PLATE #11A WITH ENCLOSURE. SEE LANDSCAPE PLANS FOR CONTINUATION.
3. INSTALL 1.5" TEE
4. INSTALL 6" DCDA W/ ENCLOSURE PER UDACS PLATE #11C.
5. 8"x6" REDUCER W/ THRUST BLOCKS PER UDACS PLATE #5.
6. INSTALL 6" PVC FIRE LINE. WATER TRENCH PER UDACS PLATE #6C.
7. INSTALL 8" PVC WATER LINE. WATER TRENCH PER UDACS PLATE #6C.
8. 6" - 90° ELBOW W/ THRUST BLOCK PER UDACS PLATE #5.
9. 8" - 90° ELBOW W/ THRUST BLOCK PER UDACS PLATE #5.
10. INSTALL FIRE DEPARTMENT CONNECTION, SEE MECHANICAL PLANS FOR DETAILS.
11. SEE MECHANICAL PLANS FOR CONTINUATION
12. ABANDON EX. W.L. STUB & CAP @ R/W, PER UDACS SEC. 3.19.02
13. 10'x 20' LVVWD EASMENT

SEWER CALCULATIONS

AVG. FLOW = 0.0048 MGD
PEAK FLOW = 0.0168 MGD

FIRE LANE REQUIREMENTS

SIGNS SHALL BE PLACED AT EACH ENTRANCE TO A FIRE LANE AND THEREAFTER AT LEAST EVERY 100 LINEAR FEET, OR PORTION THEREOF, ALONG THE FIRE LANE. CURBS SHALL BE PAINTED RED WHEN REQUIRED BY THE FIRE DEPARTMENT. WHEN APPROVED BY THE FIRE DEPARTMENT, PRIVATE FIRE LANES MAY HAVE THE CURBS PAINTED RED WITH WORDS ON THE CURB AT LEAST EVERY 50 LINEAR FEET, OR PORTION THEREOF, STATING "NO PARKING FIRE LANE", IN LIEU OF THE SIGNS ON A POST. THE SIGNS ON A POST ARE REQUIRED AT ALL ENTRANCES. THE WORDS ON THE CURBS SHALL BE PAINTED IN WHITE BLOCK LETTERS NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE OF NOT LESS THAN 3/4".

FIRE FLOW DATA

FIRE FLOW IS 1500 GPM AT 20 PSI RESIDUAL PRESSURE.

BASED ON:
SQUARE FOOTAGE: ..... 4,995 SF
BUILDING HEIGHT: ..... 24' (MAX)
NUMBER OF STORIES: 1
OCCUPANCY: A-2
FULL AUTOMATIC FIRE SPRINKLERS: ..... YES
CONSTRUCTION TYPE V-B

REVIEWED BY: DATE 6.30.04

REDUCED PRESSURE PRINCIPLE ASSEMBLY (1.5")

APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY(S) SHALL BE INSTALLED PER THE UDACS PLATE #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), RIGHT-OF-WAY. EASEMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTERUCTION.

DISCLAIMER NOTE

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

KOPPER KEG NORTH

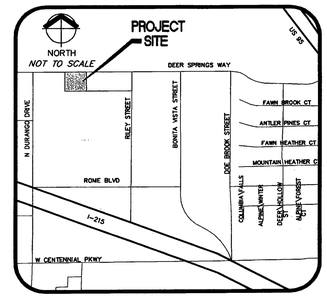
THIS PROPERTY MAY HAVE A STATIC WATER PRESSURE IN EXCESS OF 80 PSI. THE UNIFORM PLUMBING CODE REQUIRES THAT INDIVIDUAL, ON-SITE (PRIVATE), PRESSURE REDUCING VALVES BE INSTALLED WHENEVER THE PRESSURE EXCEEDS 80 PSI. PRV'S ARE THE DEVELOPERS RESPONSIBILITY, AND WILL NOT BE INSPECTED OR INCLUDE IN THE ACCEPTANCE OF LVVWD FACILITIES

APPROVED FOR CONSTRUCTION

Las Vegas Valley Water District Proj. H103760 8/17/04 Date

SCALE: 1"= 30"

30' 15' 0 30'



VICINITY MAP
NOT TO SCALE

FIRE/UTILITY LEGEND

PROPOSED WATER LINE	8" W
PROPOSED SEWER LINE	8"SS
PROPOSED FIRE HYDRANT	
PROPOSED WATER VALVE	
PROPOSED RPPA	
PROPOSED METER	
EXISTING WATER LINE	8" W
EXISTING SEWER LINE	8"SS
EXISTING WATER VALVE	
EXISTING SEWER MANHOLE	
EXISTING FIRE HYDRANT	
EXISTING PAINTED CURB FIRE LANE	
PROPOSED PAINTED CURB FIRE LANE	
PROPOSED FIRE ROUTE	

FIRE CONSTRUCTION NOTES

1. EXISTING FIRE HYDRANT
2. PROPOSED RED PAINTED FIRE LANE CURB, STENCILED "NO PARKING FIRELANE" EVERY 50'

ESTIMATED PUBLIC QUANTITES

DESCRIPTION	PUBLIC	PRIVATE	UNITS
6" PVC Sewer	0	128	LF
6" (Poly) Water	0	52	LF
8" (Poly) Water	0	7	LF
1.5" (Copper) Water	0	33	LF
1.5" RPPA	2	0	EA
6" DCDA	1	0	EA
1.5" Water Meter	1	0	EA

SEWER CONSRTUCTION NOTES

1. EX. MH #1
   RIM EL.=2555.07'
   INV. IN (N)=2549.22' (8" PVC)
   INV. OUT (S)=2548.94' (8" PVC)
2. EX. MH #2
   RIM EL.=2554.96'
   INV. IN (N)=2546.86' (8" PVC)
   INV. IN (W)=2546.88' (8" PVC)
   INV. OUT (E)=2546.66' (8" PVC)
3. EX. MH #3
   RIM EL.=2557.70'
   INV. IN (W)=2551.70' (8" PVC)
   INV. OUT (S)=2551.35' (8" PVC)
4. SEE MECHANICAL PLANS FOR BUILDING CONNECTION.
5. INSTALL 6" SEWER LATERAL AND TRENCH PER DCSWCS
6. CONSTRUCT CLEAN-OUT WITH TRAFFIC RATED LID, VALVE BOX AND CONCRETE COLLAR
7. REMOVE PLUG & CONNECT TO EXISTING 6" SS LATERAL

BASIS OF BEARINGS

SOUTH 89°52'18" WEST, BEING THE CENTERLINE OF A PORTION OF DEER SPRINGS WAY AS SHOWN BY THAT CERTAIN COMMERCIAL SUBDIVISION ENTITLED "MONTECITO LIFESTYLE CENTER" ON FILE IN BOOK 109 OF PLATS, PAGE 26, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

BENCHMARK:

CITY OF LAS VEGAS STATION BLV90 20E6.
RIVET AND PLATE IN CONCRETE CYLINDER NW CORNER OF DEER SPRINGS AND RILEY.

ELEVATION:
FEET = 2543.29' (NAVD88)
METERS = 775.198 M (NAVD88)

Avoid hitting overhead power lines. It's costly. **Call before you Overhead** 1-702-593-6111

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

ANGLE METERS, UNDERGROUND ELECTRIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEM CONDUITS IN LAS VEGAS. **Call before you UnderGround** 1-702-455-7511 CLARK COUNTY TRAFFIC OPERATIONS; 1-702-229-6611 LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

#7172

WRG DESIGN INC.
3091 W. Horizon Ridge Pkwy, Henderson, NV 89052
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UTILITY PLAN
KOPPER KEG NORTH
GUMFORY GENERAL CONTRACTING
CITY OF LAS VEGAS, NEVADA

BY	DATE	DESCRIPTION

PROFESSIONAL ENGINEER STATE OF NEVADA
JAMES D. KELLEY
EXP. 6/30/05
CIVIL
No. 15699
6/29/04

DATE	05/20/04
ENGINEER	MPB
DESIGNED	CS
CHECKED	JDK
PROJECT #	GGC3881

SHEET TITLE
UTILITY

SHEET NUMBER
C6
6 OF 6

107Y4058