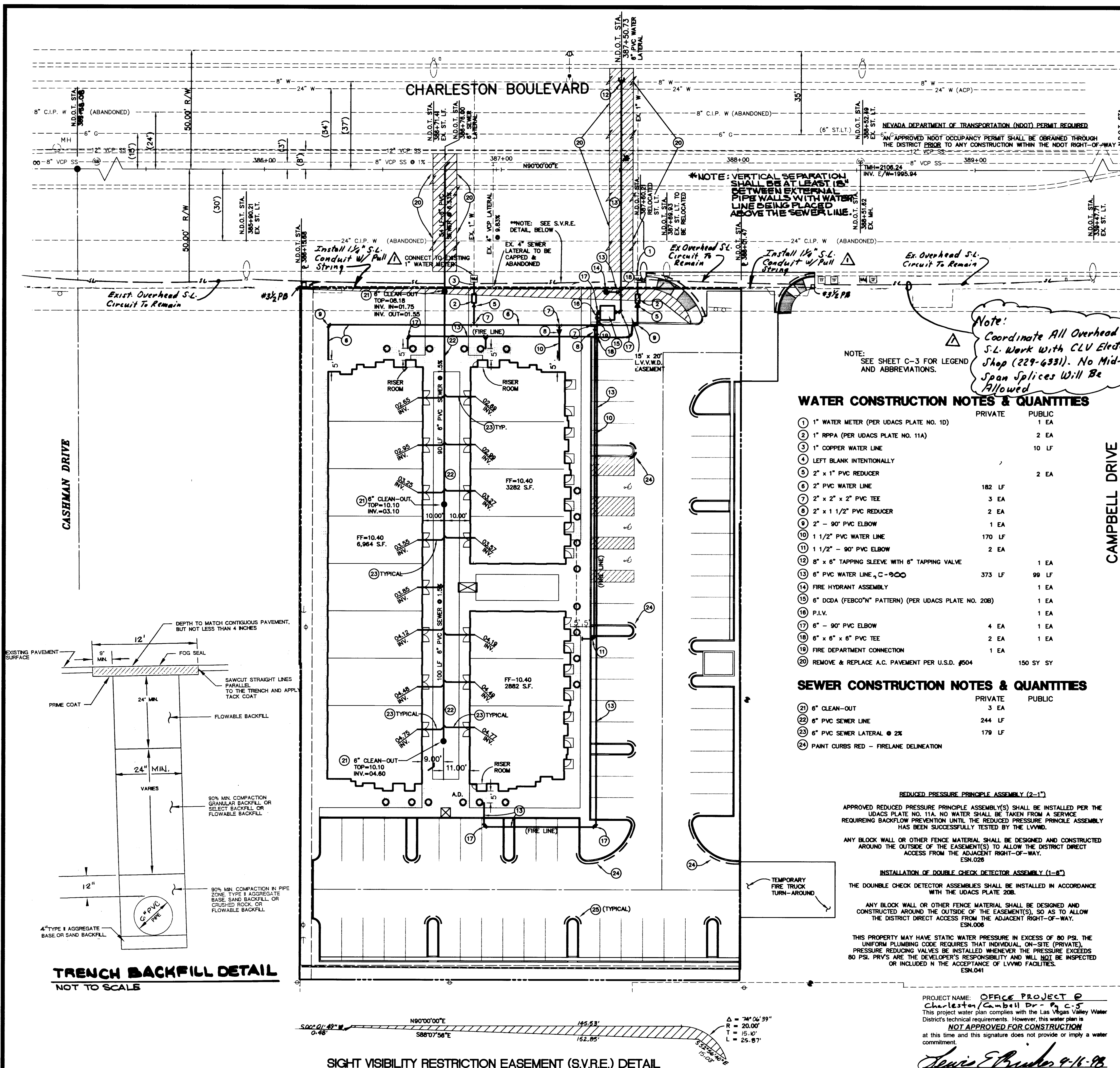




BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 81 EAST, M.D.M., ALONG THE 5TH STANDARD PARALLEL SOUTH WHICH BEARS DUE EAST AS RECORDED ON THE RESUBDIVISION OF BLOCKS ONE (1), TWO (2), AND THREE (3), OF McNEIL TRACT, LAS VEGAS, NEVADA IN BOOK 2 OF PLATS, PAGE 93 OF CLARK COUNTY, NEVADA OFFICIAL RECORDS.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LOCATION

8" SEWER DISCHARGES INTO 45" SEWER AT CHARLESTON BLVD. AND RANCHO ROAD. SEE LOCATION MAP.

SEWER CONTRIBUTION

AVERAGE FLOW = 0.0029 MGD
PEAK FLOW = 0.0103 MGD

LAS VEGAS FIRE DEPARTMENT

FIRE FLOW IS 1,500 GPM AT 20 PSI RESIDUAL PRESSURE
BASED ON: TYPE V-N CONSTRUCTION-6,964 SF (50% REDUCTION FOR SPRINKLERS)
SQUARE FOOTAGE: 13,128 SF
AREA BETWEEN A HOUR AREA SEPARATION WALLS: 6,964 SF
BUILDING HEIGHT: 22'-4" MAX.
NUMBER OF STORIES: 1 STORY
OCCUPANCY: OFFICE
FULL AUTOMATIC FIRE SYSTEM: YES

CONSTRUCTION NOTE:

ALL EXISTING UTILITY STRUCTURES WITHIN CONSTRUCTION AREA SHALL BE ADJUSTED TO MATCH FINISH GRADE (I.E. W.V. BOX, W.M.H. ANNODE BOX, FH, TEL. BOX, ETC.)

NOTE:

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.

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 AND OVERHEAD 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.

WATER CONSTRUCTION NOTES & QUANTITIES

	PRIVATE	PUBLIC
1" WATER METER (PER UDACS PLATE NO. 10)		1 EA
1" RPPA (PER UDACS PLATE NO. 11A)		2 EA
1" COPPER WATER LINE		10 LF
LEFT BLANK INTENTIONALLY		
2" x 1" PVC REDUCER		2 EA
2" PVC WATER LINE	182 LF	
2" x 2" x 2" PVC TEE	3 EA	
2" x 1 1/2" PVC REDUCER	2 EA	
2" - 90° PVC ELBOW	1 EA	
1 1/2" PVC WATER LINE	170 LF	
1 1/2" - 90° PVC ELBOW	2 EA	
8" x 6" TAPPING SLEEVE WITH 6" TAPPING VALVE		1 EA
6" PVC WATER LINE, C-9000	373 LF	99 LF
FIRE HYDRANT ASSEMBLY		1 EA
6" DODA (FEBCO "N" PATTERN) (PER UDACS PLATE NO. 20B)		1 EA
P.I.V.		1 EA
6" - 90° PVC ELBOW	4 EA	1 EA
6" x 6" x 6" PVC TEE	2 EA	1 EA
FIRE DEPARTMENT CONNECTION		1 EA
REMOVE & REPLACE A.C. PAVEMENT PER U.S.D. #504	150 SY	SY

SEWER CONSTRUCTION NOTES & QUANTITIES

	PRIVATE	PUBLIC
6" CLEAN-OUT	3 EA	
6" PVC SEWER LINE	244 LF	
6" PVC SEWER LATERAL @ 2%	179 LF	
PAINT CURBS RED - FIRELANE DELINEATION		

TRENCH BACKFILL DETAIL

NOT TO SCALE

STREET LIGHT DETAIL

Install Relocated Pole @ 18" BC

FIRE HYDRANT DETAIL

SIGHT VISIBILITY RESTRICTION EASEMENT (S.V.R.E.) DETAIL

PROJECT NAME: **OFFICE PROJECT @ Charleston/Campbell Dr - P.C. 5**
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.

Las Vegas Valley Water District
DATE: 9-16-98

L. R. NELSON CONSULTING ENGINEERS, INC.
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(702) 798-7978
(702) 451-2888 FAX

TERRA WEST DEVELOPMENT
2885 S. RANCHO #201
LAS VEGAS, NV 89102
(702) 362-1054 / 362-8252

MASTER UTILITY PLAN
OFFICE PROJECT
CHARLESTON / CAMPBELL

DRAWN BY: SLB/JSS
DESIGNED BY: PK
CHECKED BY: [Signature]
PROJECT NO: 554-040-982
SCALE: 1" = 20'
SHEET 5 OF 9 SHEETS
DRAWING NO. 107-V2912

