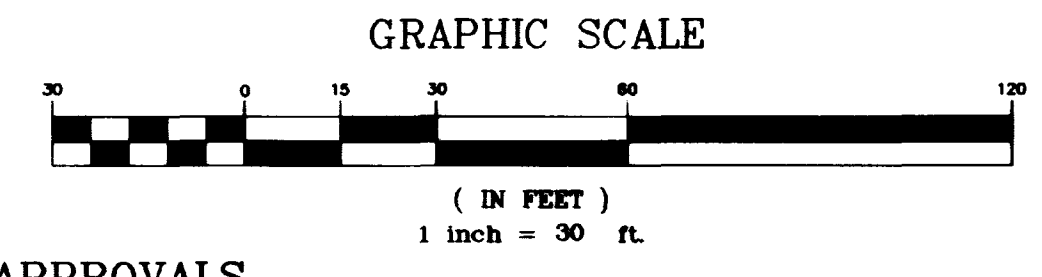




- NOTES:**
- ALL DIMENSIONS TO UTILITIES ARE TO CENTERLINE OF PIPE, BACK OF CURB, PROPERTY LINE, CENTERLINE, & BUILDING LINE, UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL ALIGNMENT OF EXISTING UTILITIES AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 - ALL SEWER AND WATER LATERALS ARE TO BE INSTALLED PER UPC STANDARDS FROM MAIN TO 5' FROM BUILDING.
 - ALL EXISTING UTILITY STRUCTURES WITHIN CONSTRUCTION AREA SHALL BE ADJUSTED TO MATCH FINISH GRADE (I.E. W.V. BOX, W.M. AMMODO BOX, F.H. TEL BOX, ETC.).
 - FOR EXACT BUILDING LATERAL CONNECTION POINTS, SEE PLUMBING PLANS.



APPROVALS


 CITY FIRE MARSHALL
 DATE 10/27/98

 1st Approval: 1-28-99
 2-2-99
 LAS VEGAS VALLEY WATER DISTRICT
 DATE

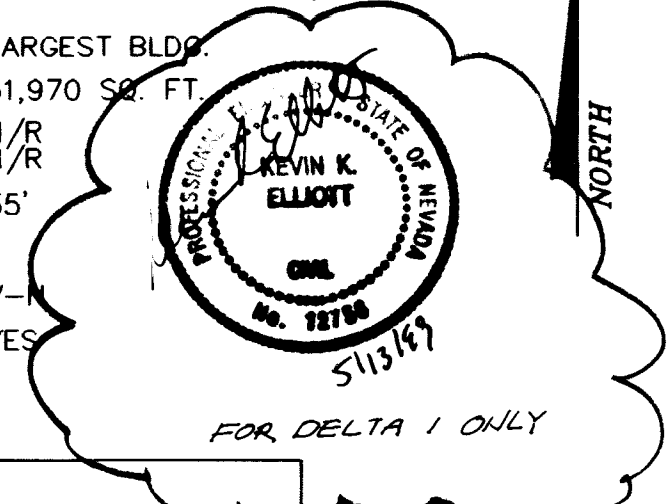
SEWER CONTRIBUTION

AVERAGE FLOW = 17,840 GAL/DAY (178,400 SF @ 0.10 GAL/DAY/S.F.)
 PEAK FLOW = 58,872 GAL/DAY (3.3 PEAK FACTOR)

LAS VEGAS FIRE DEPARTMENT

FIRE FLOW IS: 3,125 GPM AT 20 PSI RESIDUAL PRESSURE

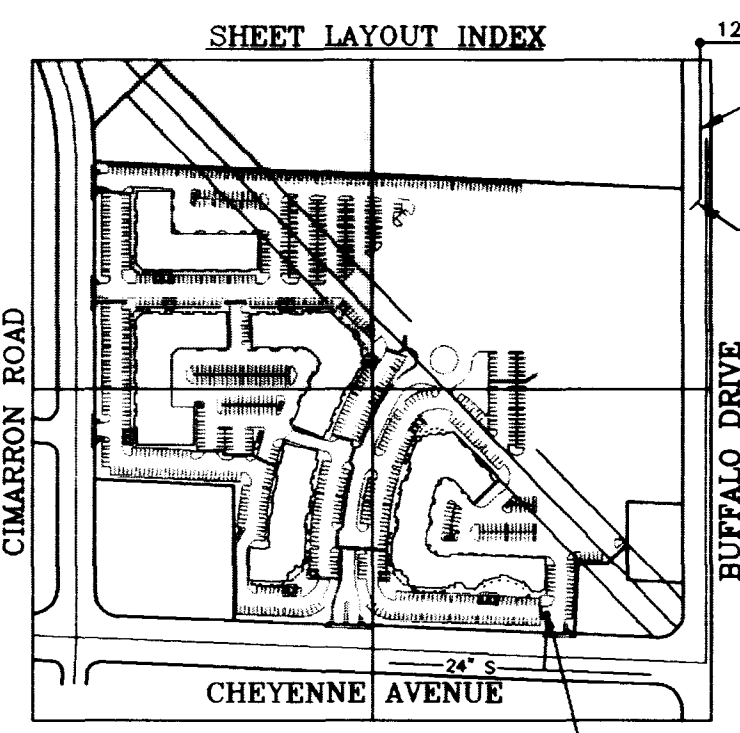
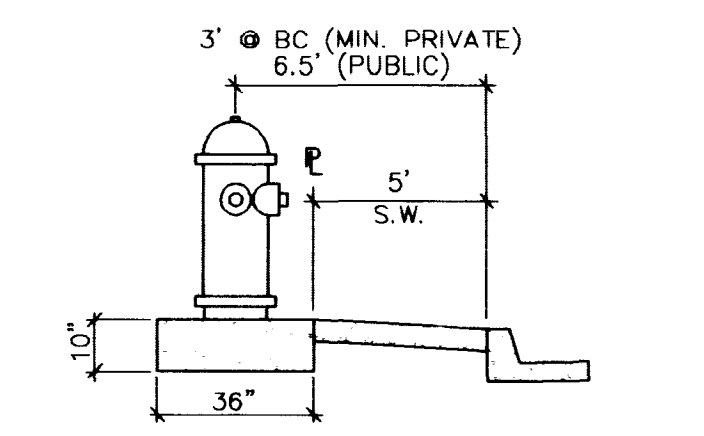
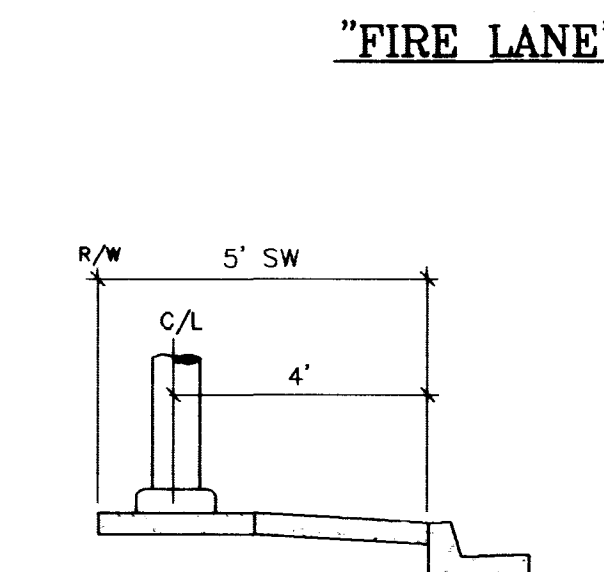
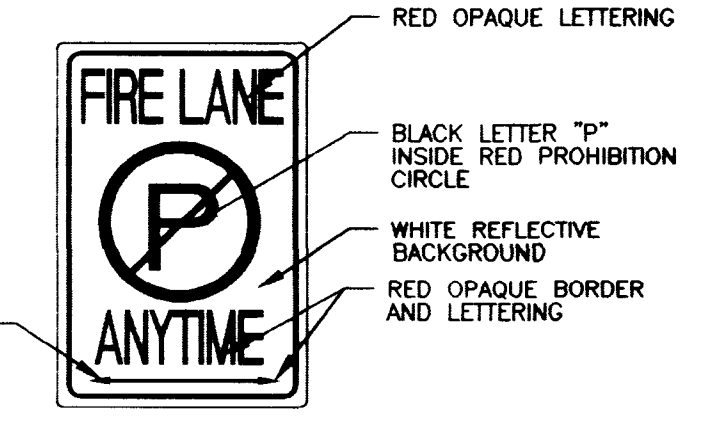
BASED ON:
 SQUARE FOOTAGE: 51,970 SQ. FT.
 AREA BETWEEN 4-HR AREA SEPARATION WALLS: N/R
 BUILDING HEIGHT: 35'
 NUMBER OF STORIES: 1
 OCCUPANCY: V-
 FULL AUTOMATIC FIRE SYSTEM: YES



NOTE:
 ALL ON-SITE SEWERS ARE PRIVATELY OWNED AND MAINTAINED.

LEGEND:

- CURB PAINTED RED
- 4" HIGH, WHITE PAINTED BLOCK LETTERS "NO PARKING FIRE LANE" ON CURB FACE OR BLOCK WALL & "FIRE LANE" NO PARKING SIGN (SEE DETAIL BELOW) @ 50' O.C. MAX



SEWER CONNECTION KEY

LAS VEGAS VALLEY WATER DISTRICT STANDARD NOTES

- NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN RELEASED FOR CONSTRUCTION BY LVVWD. FOLLOWING WATER PLAN APPROVAL, 48 HOUR NOTICE SHALL BE GIVEN TO THE LVVWD COMMUNICATION SUPPORT CENTER (258-7171) PRIOR TO THE START OF CONSTRUCTION. NOTICE MUST BE GIVEN BY 2:00 P.M. THE BUSINESS DAY PRIOR TO AN LVVWD INSPECTION.
- ALL WORK SHALL CONFORM TO LVVWD STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS AND 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 EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENT, CLARK COUNTY AREA.
- A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LVVWD.
- ALL SERVICE LATERALS TWO (2) INCHES 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, VALLEY AND CURB GUTTERS.
- THE FOLLOWING REQUIREMENTS MUST BE MET IN THE EVENT OF A WATERLINE AND SANITARY OR STORM SEWER LINE CROSS:
 - A MINIMUM EIGHTEEN (18) INCH VERTICAL SEPARATION (OUTSIDE TO OUTSIDE) MUST BE MAINTAINED WHEN THE WATER LINE IS INSTALLED OVER THE SANITARY 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. ENCASUREMENT, WITH FOUR (4) INCH CONCRETE (MINIMUM)
 - 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 10 FOOT DISTANCE PERPENDICULAR TO THE WATER MAIN EXTERIOR.
 - WARNING TAPE SHALL BE REQUIRED OVER ALL MAINS, ALL SIX (6) INCH DIAMETER AND LARGER SERVICE LATERALS, AND ANY SERVICE LATERAL NOT INSTALLED PERPENDICULAR TO THE MAIN IN ACCORDANCE WITH STANDARD PLATE NO. 27.

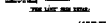
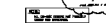
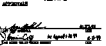
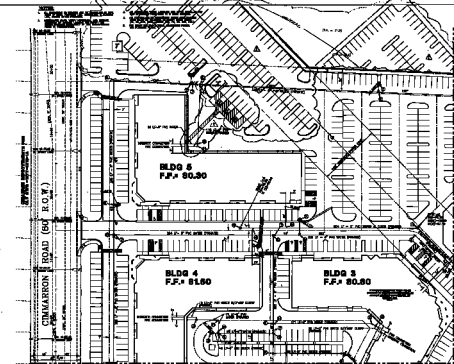
MATCHLINE SEE SHEET C5

- 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 (2) INCHES AND SMALLER FROM THE LVVWD CENTRAL STORES. TELEPHONE 258-3152 FORTY-EIGHT (48) HOURS PRIOR TO PICKUP.
- CONSTRUCTION MAY INTERRUPT SERVICE, WITH LVVWD APPROVAL AND PROPER NOTIFICATION, BETWEEN THE HOURS OF 10 P.M. AND 6 A.M., SUNDAY THROUGH THURSDAY. CIRCUMSTANCES MAY REQUIRE TEMPORARY SERVICE FEEDS BE INSTALLED, WITHOUT LVVWD REIMBURSEMENT. ANY TEMPORARY SERVICE FEED MUST HAVE PRIOR LVVWD APPROVAL.
- ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE LVVWD'S PRE-APPROVED MATERIALS AND MANUFACTURERS LISTING FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS.

CONSTRUCTION NOTES

- MAKE CONNECTION TO EX. 6" SEWER STUB (PRIVATE) WITH CLEANOUT.
- STUB SEWER WITH CLEANOUT
- INSTALL 8" TAPPING SLEEVE & 8" TAPPING VALVE
- 8" x 90° ELBOW
- INSTALL 6" FIRE HYDRANT ASSEMBLY PER U.D.S. PLATE NO. 7
- 6" x 45° BEND
- 8" GATE VALVE
- 8" x 45° BEND
- 8" x 8" x 6" TEE
- 8" TEE
- 6" x 90° ELBOW
- INSTALL 4" DIA. SMH PER CCSD STD DWG NO. SD-1
- SEWER CLEANOUT PER UNIFORM PLUMBING CODE, LATEST EDITION
- 6" GATE VALVE
- 6"x6"x3" TEE
- INSTALL 4" PVC SEWER LATERAL CONNECTION PER CCSD STD. DWG. NO. SD-17, LAY PIPE AT 2.0% MINIMUM SLOPE
- REMOVE 8" SEWER PLUG, MAKE CONNECTION TO EXIST. SEWER
- REMOVE 8" WATER CAP & LUG, MAKE CONNECTION TO EXIST. WATER
- INSTALL 6" PVC SEWER LATERAL CONNECTION PER CCSD STD. DWG. NO. SD-17
- CONCRETE ENCASE BOTH SEWER AND WATER LINES TO 10' BEYOND CROSSING POINT W/300 PSI CONCRETE SLURRY
- INSTALL 250W STREET LIGHT
- INSTALL 2" STREET LIGHT CONDUIT
- MAKE CONNECTION TO EXISTING 8" WATER LATERAL W/8"x90° ELBOW
- INSTALL 8"x2" FSM, SEE DETAIL, THIS SHEET
- INSTALL 8" RPPA PER UDACS PLATE NO. 11B

NORTHWEST PROPERTIES, L.L.C. 6800 WESTCLIFF DRIVE, #505 LAS VEGAS, NEVADA 89126 (702)256-3781	AGRA Infrastructure, Inc. ENGINEERING GLOBAL SOLUTIONS CHARLESTON BOULEVARD, SUITE 180 LAS VEGAS, NEVADA 89102 PHONE: (702) 878-3617 FAX: (702) 878-3716
UTILITY PLAN FLYNN GALLAGHER CORP. CENTER NWC OF CHEYENNE AND BUFFALO APN 138-09-801-018 & 019 CITY OF LAS VEGAS, NEVADA	DRAWN BY: AUG/98 DESIGNED BY: AUG/98 CHECKED BY: AUG/98 PROJECT NO: 02-1998-087 SCALE: 1" = 30' 3 OF 15 SHEETS DRAWING NO. 107-V2965



- 1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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PROJECT: [REDACTED]
 SHEET: [REDACTED]
 DATE: [REDACTED]
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]
 APPROVED BY: [REDACTED]

UTILITY PLAN

FLUKE DELAWARE CORP. CENTER
 1000 N. MARKET ST. SUITE 100
 WILMINGTON, DE 19801
 TEL: 302-478-1100
 FAX: 302-478-1101

AGRI-TECHNICALS, INC.
 1000 N. MARKET ST. SUITE 100
 WILMINGTON, DE 19801
 TEL: 302-478-1100
 FAX: 302-478-1101