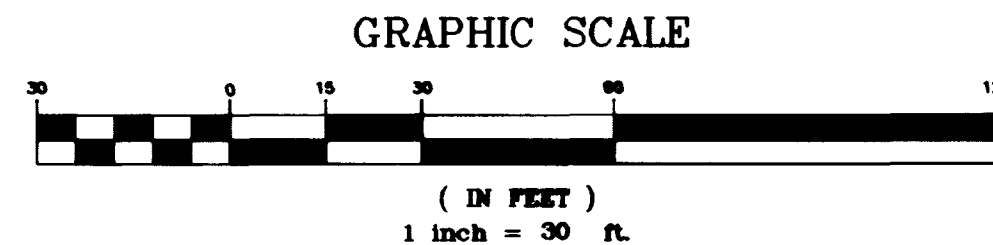


- NOTES:**
1. ALL DIMENSIONS TO UTILITIES ARE TO CENTERLINE OF PIPE, BACK OF CURB, PROPERTY LINE, CENTERLINE, & BUILDING LINE, UNLESS NOTED OTHERWISE.
 2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL ALIGNMENT OF EXISTING UTILITIES AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR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



APPROVALS

CITY OF LAS VEGAS
 CITY ENGINEER: *John Marshall*
 DATE: 10/27/98
 1st Approval: 1-28-99
 DATE: 2-2-99
 LAS VEGAS VALLEY WATER DISTRICT

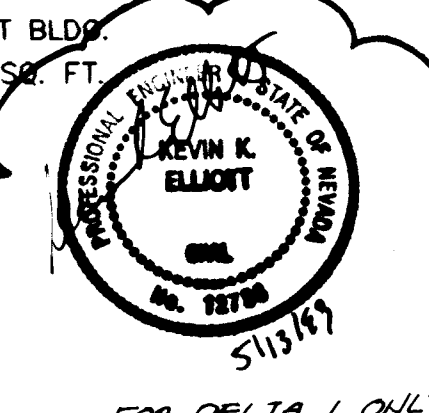
SEWER CONTRIBUTION

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

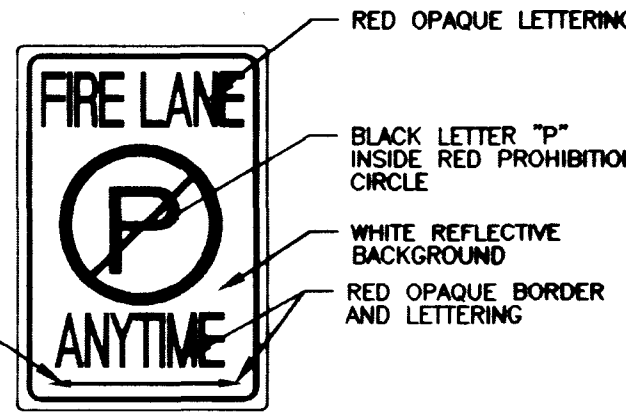
BASED ON:
 LARGEST BLDG: 51,970 SQ. FT.
 SQUARE FOOTAGE: N/R
 AREA BETWEEN 4-HR AREA: N/R
 SEPARATION WALLS: 35'
 BUILDING HEIGHT: 1
 NUMBER OF STORIES: V
 OCCUPANCY: YES
 FULL AUTOMATIC FIRE SYSTEM: YES



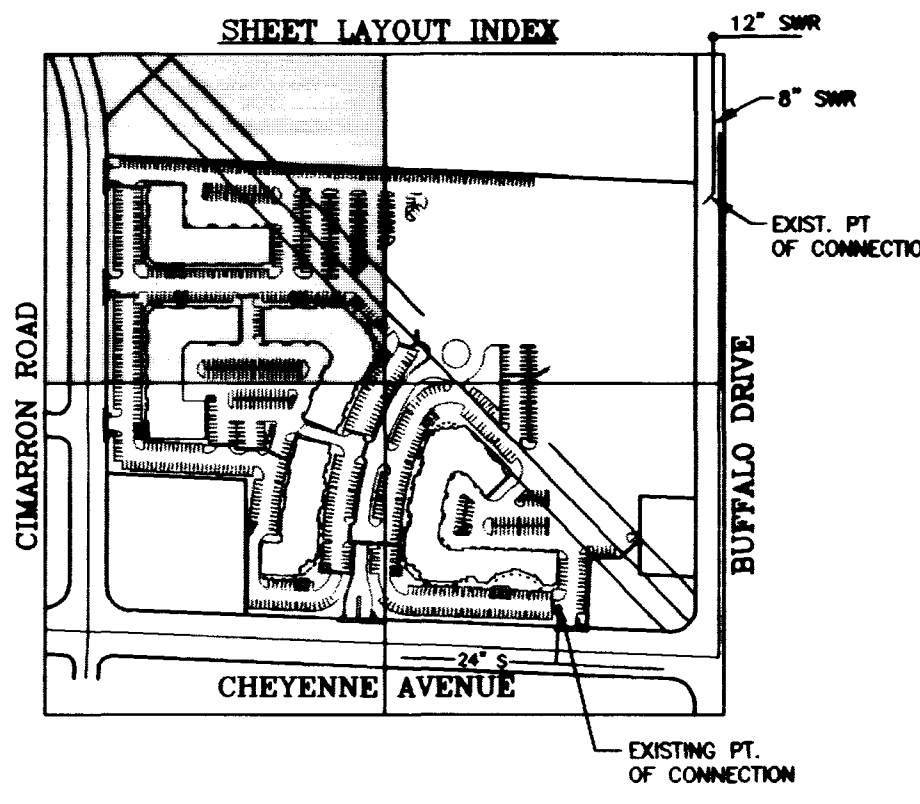
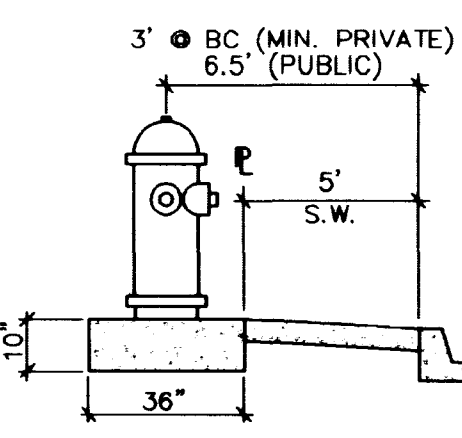
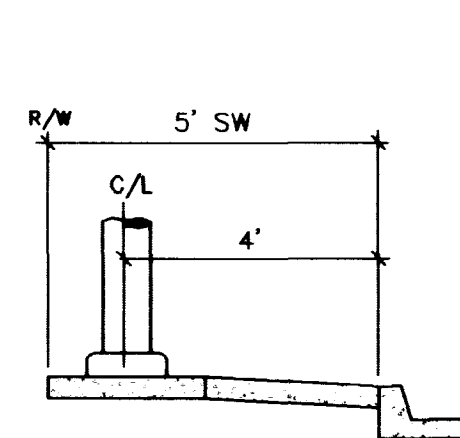
NOTE:
 ALL ON-SITE SEWERS ARE PRIVATELY OWNED AND MAINTAINED.

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



"FIRE LANE" SIGN DETAIL:



CONSTRUCTION NOTES

1. MAKE CONNECTION TO EX. 6" SEWER STUB (PRIVATE) WITH CLEANOUT.
2. STUB SEWER WITH CLEANOUT
3. INSTALL 8" TAPPING SLEEVE & 8" TAPPING VALVE
4. 8" x 90° ELBOW
5. INSTALL 6" FIRE HYDRANT ASSEMBLY PER U.D.S. PLATE NO. 7
6. 6" x 45° BEND
7. 8" GATE VALVE
8. 8" x 45° BEND
9. 8" x 8" x 6" TEE
10. 8" TEE
11. 6" x 90° ELBOW
12. INSTALL 4" DIA. SMH PER CCSD STD DWG NO. SD-1
13. SEWER CLEANOUT PER UNIFORM PLUMBING CODE, LATEST EDITION
14. 6" GATE VALVE
15. 8"x6"x3" TEE
16. INSTALL 4" PVC SEWER LATERAL CONNECTION PER CCSD STD. DWG. NO. SD-17, LAY PIPE AT 2.0% MINIMUM SLOPE
17. REMOVE 8" SEWER PLUG, MAKE CONNECTION TO EXIST. SEWER
18. REMOVE 8" WATER CAP & PLUG, MAKE CONNECTION TO EXIST. WATER
19. INSTALL 6" PVC SEWER LATERAL CONNECTION PER CCSD STD. DWG. NO. SD-17
20. CONCRETE ENCASE BOTH SEWER AND WATER LINES TO 10' BEYOND CROSSING POINT W/300 PSI CONCRETE SLURRY
21. INSTALL 250W STREET LIGHT
22. INSTALL 2" STREET LIGHT CONDUIT
23. MAKE CONNECTION TO EXISTING 8" WATER LATERAL W/8"x90° ELBOW
24. INSTALL 8"x2" FSM, SEE DETAIL, THIS SHEET
25. INSTALL 8" RPPA PER UDACS PLATE NO. 118

MATCHLINE SEE SHEET C5

10. ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED AND AN ACCEPTABLE WATER SAMPLE OBTAINED, PRIOR TO CONNECTION TO THE LVVMD'S DISTRIBUTION SYSTEM.
11. THE CONTRACTOR MUST OBTAIN ALL METERS TWO (2) INCHES AND SMALLER FROM THE LVVMD CENTRAL STORES, TELEPHONE 258-3152 FORTY-EIGHT (48) HOURS PRIOR TO PICKUP.
12. CONSTRUCTION MAY INTERRUPT SERVICE, WITH LVVMD 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 LVVMD REIMBURSEMENT. ANY TEMPORARY SERVICE FEED MUST HAVE PRIOR LVVMD APPROVAL.
13. ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE LVVMD'S PRE-APPROVED MATERIALS AND MANUFACTURERS LISTING FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS.

LAS VEGAS VALLEY WATER DISTRICT STANDARD NOTES

1. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN RELEASED FOR CONSTRUCTION BY LVVMD. FOLLOWING WATER PLAN APPROVAL, 48 HOUR NOTICE SHALL BE GIVEN TO THE LVVMD 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 AN LVVMD INSPECTION.
2. ALL WORK SHALL CONFORM TO LVVMD STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS AND THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEMS (UDACS), LATEST EDITION.
3. 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 IMPROVEMENT, CLARK COUNTY AREA.
4. A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LVVMD.
5. ALL SERVICE LATERALS TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE COPPER TUBING WITH LVVMD APPROVED SERVICE SADDLES.
6. ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.
7. ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, VALLEY AND CURB GUTTERS.
8. 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. ENCASEMENT, 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.
9. 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.

NORTHWEST PROPERTIES, L.L.C. 6900 ESCUDILLA DRIVE, #505 LAS VEGAS, NEVADA 89128 (702) 256-3781		AGRA Infrastructure, Inc. ENGINEERING GLOBAL SOLUTIONS CHARLESTON BOULEVARD, SUITE 180 LAS VEGAS, NEVADA 89102 PHONE: (702) 878-3617	
UTILITY PLAN		FLYNN GALLAGHER CORP. CENTER NWC OF CHEYENNE AND BUFFALO APN 138-09-801-018 & 019 CITY OF LAS VEGAS	
DRAWN BY: PAK	DESIGNED BY: MC/BS/MS/PBK	CHECKED BY: MC	SCALE: 1" = 30'
PROJECT NO: 02-1988-067		DATE: AUG'98	
3 OF 15 SHEETS DRAWING NO. 107-V2965			

