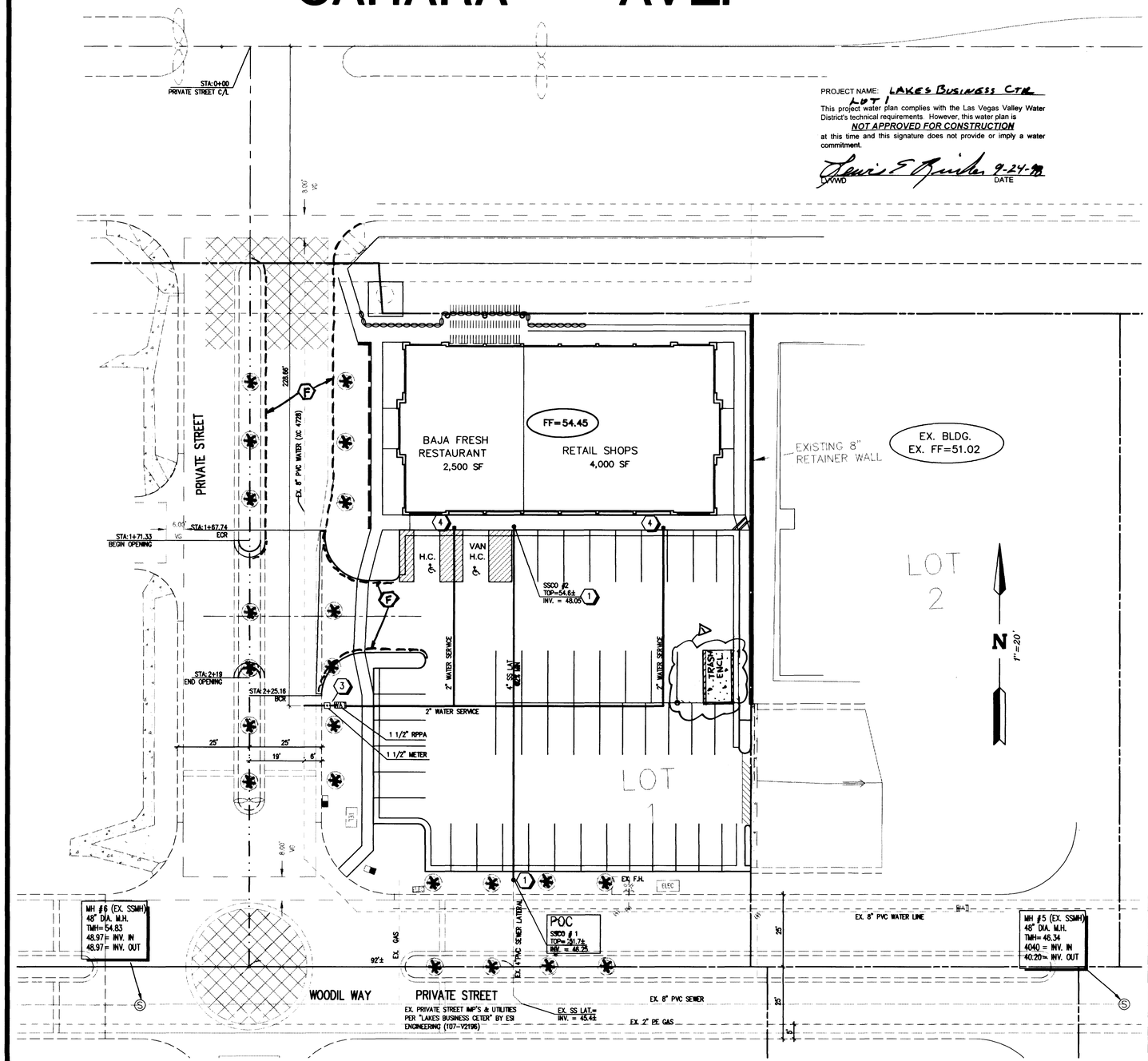
SAHARA AVE.



PROJECT NAME: LAKES BUSINESS CTR LOT 1

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.

LVWWD — DATE 9-24-98

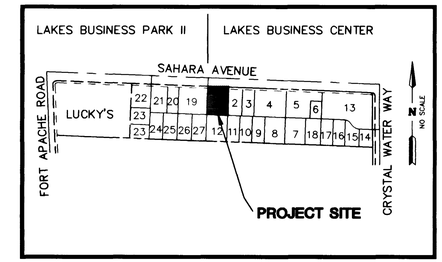
LEGEND

DESCRIPTION	PROPOSED	EXISTING
	XX.XX TC	(XX.XX) TC
CENTERLINE		
RIGHT-OF-WAY		
PROPERTY LINE		
CONSTRUCTION		
CONTOUR	100	200
CHAIN LINK FENCE		
RETANING WALL		
STONE RETANING WALL		
SEWER MAIN	8" SS	8" SS
WATER		8" W
EXIST. GAS		2" GAS
EXIST. TELEPHONE		TEL
EXIST. ELECTRICAL		ELEC
EXIST. FENCE		
EXIST. CABLE TELEVISION		CATV
PAD ELEVATION	XX.X	XX.X
TRAFFIC SIGNAL POLE WITH LUMINARE		
TRAFFIC SIGNAL POLE		
TRAFFIC CONTROL SIGN		
100 W LUMINARE		
PULL BOX	PB	PB
VALVE		
FIRE HYDRANT		
MONUMENT		
"L" CURB & GUTTER		
"A" CURB & GUTTER		
SIDEWALK RAMPS		
IRRIGATION VALVE		
PLANTER RED PAINT CURB		

(F) PAINT CURBS RED + SIGN "FIRE LANE NO PARKING"

ABBREVIATIONS

BCR	BACK OF CURB RADIUS
C/L	CENTERLINE
R/W	RIGHT OF WAY
AVE.	AVENUE
ST.	STREET
BM	BENCHMARK
BVC	BEGIN VERTICAL CURVE
PVI	POINT VERTICAL INTERSECTION
EVC	END VERTICAL CURVE
CLV	CITY OF LAS VEGAS
CY	CUBIC YARD
SY	SQUARE YARD
SF	SQUARE FEET
LF	LINEAR FEET
TC	TOP OF CURB
FG	FINISH GRADE
FL	FLOWLINE
FF	FINISH FLOOR
EP	EDGE OF PAVEMENT
EXIST	EXISTING
FH	FIRE HYDRANT
LT	LEFT
RT	RIGHT
PB	PULLBOX
PP	POWER POLE
PVC	POLYVINYL CHLORIDE
VG	VALLEY GUTTER
VC	VERTICAL CURVE
WM	WATER METER
W	WATER
TP	TELEPHONE POLE
TYP	TYPICAL
TOB	TOP OF BERM



AREA MAP

SCALE: NONE

LAS VEGAS VALLEY WATER DISTRICT STANDARD NOTES

1. No work shall begin until the water plans have been released for construction by the LVWWD. Following water plan approval, 48 hour notice shall be given to the LVWWD 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 a LVWWD inspection.

2. All work shall conform the LVWWD's 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 Offsite Improvement, Clark County Area.

4. A single pipe material shall be used throughout the project unless otherwise approved by the LVWWD.

5. All service laterals two (2) inches in diameter and smaller shall be copper tubing with LVWWD 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 a water line 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 man in accordance with Standard Plate No.27.

10. All water facilities shall be filled, disinfected, pressure tested, flushed, filled and an acceptable water sample obtained, prior to connection to the LVWWD's distribution system.

11. The contractor must obtain all meters two (2) inches and smaller from LVWD Central Stores. Telephone 258-3152 forty-eight (48) hours prior to pickup.

12. Construction may interrupt service, with LVWWD approval and proper notification, between the hours of 10PM and 6AM, Sunday through Thursday. Circumstances may require temporary service feeds be installed, without LVWD reimbursement. Any temporary service feed must have prior LVWWD approval.

13. All water facility construction materials used must be as listed on the LVWD's PreApproved Materials and Manufacturers Listing for New Facilities, latest revision, or specifically approved on these plans.

SEWER CLEANOUT CONTROL TABLE

C.O.#	NORTHING	EASTING
1	4656.50	6483.16
2	4779.08	6487.63

BENCHMARK

CLV BM #24/1LV10 5SWS
RIVET & PLATE IN CURB, NE RETURN OF FORT APACHE ROAD & SAHARA AVENUE.

NAVD 88 DATUM
ELEVATION = 850.0740 U.S. SURVEY METERS
ELEVATION = 2788.951 U.S. SURVEY FEET

EQUATION FOR NGVD 29
U.S. SURVEY FEET MINUS 2.45 FEET

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTHERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M. WHICH BEARS NORTH 87 54'33" WEST AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY, NEVADA, RECORDER IN FILE 49 ON PAGE 85 OF PARCEL MAPS.

CONSTRUCTION NOTES

ON-SITE:

2" ASPHALTIC CONCRETE PAVING	1645	SY
24" "L"TYPE CURB & GUTTER	410	LF
"A" TYPE CURB & GUTTER	160	LF
CONCRETE VALLEY GUTTER	210	SF
TYPE 1 & TYPE II BASE GRAVEL	185	CY
CONCRETE WALKWAY	1400	SF

SANITARY SEWER

(1) 4" CLEANOUT ..... 4 EA

(2) 4" PVC SEWER LATERAL ..... 125 LF

WATER LINE

(3) 1 1/2" METER PER UDACS PLATE #1D ----- 1 EA
1 1/2" RPPA PER UDACS PLATE #11A ------ 1 EA
(DOMESTIC /IRRIG. SERVICE)

(4) 2" WATER SERVICE LATERAL ..... 260 LF

NOTE: THESE QUANTITIES ARE ONLY ESTIMATES, CONTRACTOR TO VERIFY.

REDUCED PRESSURE PRINCIPLE ASSEMBLY

Approved Reduced Pressure Principle Assembly(s) shall be installed per UDACS Plate No.11 A & B. No water shall be taken from a service requiring backflow prevention until the reduced pressure principle assemb has been successfully tested by the LVWWD.
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.

FIRE DEPARTMENT APPROVAL

Approval by the fire department having jurisdiction is required PRIOR to obtaining final approval from the LVWWD.

APPROVED FOR CONSTRUCTION

Bonnie Clift — 12-29-98
LAS VEGAS VALLEY WATER DISTRICT — DATE
21-60-08

Call before you Overhead
1-702-593-6111
NEVADA POWER ENVIRONMENT & SAFETY SERVICES DEPARTMENT

Call before you Dig.
1-800-227-2600
UNDERGROUND SERVICE (USA)

CONSTRUCTION NOTES

1. ALL EXISTING UTILITY STRUCTURES WITHIN CONSTRUCTION AREA SHALL BE ADJUSTED TO MATCH FINISH GRADE (I.E. WV, BOX, WMH, ANNODE BOX, FH, TEL BOX, ETC.
2. ALL DIMENSIONS TO UTILITIES ARE TO CENTERLINE OF PIPE UNLESS INDICATED OTHERWISE
3. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL ALIGNMENT OF EXISTING UTILITIES AND TO NOTIFY THE DESIGN ENGINEER IMMEDIATELY ON ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

FIRE DEPARTMENT DATA

UNIT SQUARE FOOTAGE	6500 SQ. FT.
BUILDING HEIGHT	1 STORY
ROOF CONSTRUCTION	TILE
TYPE OF CONSTRUCTION	TYPE V-N
OCCUPANCY	COMMERTIAL
SPRINKLER SYSTEM	NONE
FIRE FLOW	2250 GPM

9-25-98

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NOTE

EXISTING UTILITY LOCATIONS SHOWN HEREIN 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.

REV	DATE	BY	REVISION
1	12-29-98	FK	TRASH ENCLOSURE REVISED TO ADD ONE PARKING STALL, SOUTH C&G MOVED 15' SOUTH.

FRESH LAKES LV, LLC
18034 VENTURA BOULEVARD # 402
ENCINO, CALIFORNIA 91316
(818)342-4279

VPOINT
DESIGNING FOR THE FUTURE
PLANNERS • CONSULTING ENGINEERS • SURVEYORS
7548 WEST SAHARA AVENUE • LAS VEGAS, NEVADA 89117 • (702) 248-6415

SHEET: MASTER UTILTIY PLAN
CITY OF LAS VEGAS

TITLE: LAKES BUSINESS CENTER- LOT 1 LOT 1

DRAWN BY: FK — SEP., 98
DESIGNED BY: FK — AUG., 98
CHECKED BY: — AUG., 98
SCALE: 1" = 20'
PROJECT NO: 561-C390

SEAL: REGISTERED PROFESSIONAL ENGINEER — FRED KHANBOLOUKI — CIVIL — STATE OF NEVADA — REGISTRATION NO. 12474 — 9-28-98

SHEET MU1
4 OF 7

DRAWING NO. 107-V3040

12944

C:\DWGS\Fred\C390\C390-INP.dwg Thu Sep 24 16:09:47 1998

SAHARA AVE

LOT 1

LOT 2

EXISTING 8' RETAINING WALL

EXISTING

LEGEND

ABBREVIATIONS

AREA MAP

SEWER CLEANOUT CONTROL TABLE

BENCHMARK

BASIS OF BEARINGS

CONSTRUCTION NOTES

CONSTRUCTION NOTES

FIRE DEPARTMENT DATA

NOTE

GRAPHIC SCALE

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT DATE

FRESH LAKES LV, LLC

MASTER UTILITY PLAN
CITY OF LAS VEGAS

LAKES BUSINESS CENTER– LOT 1

4 - 7