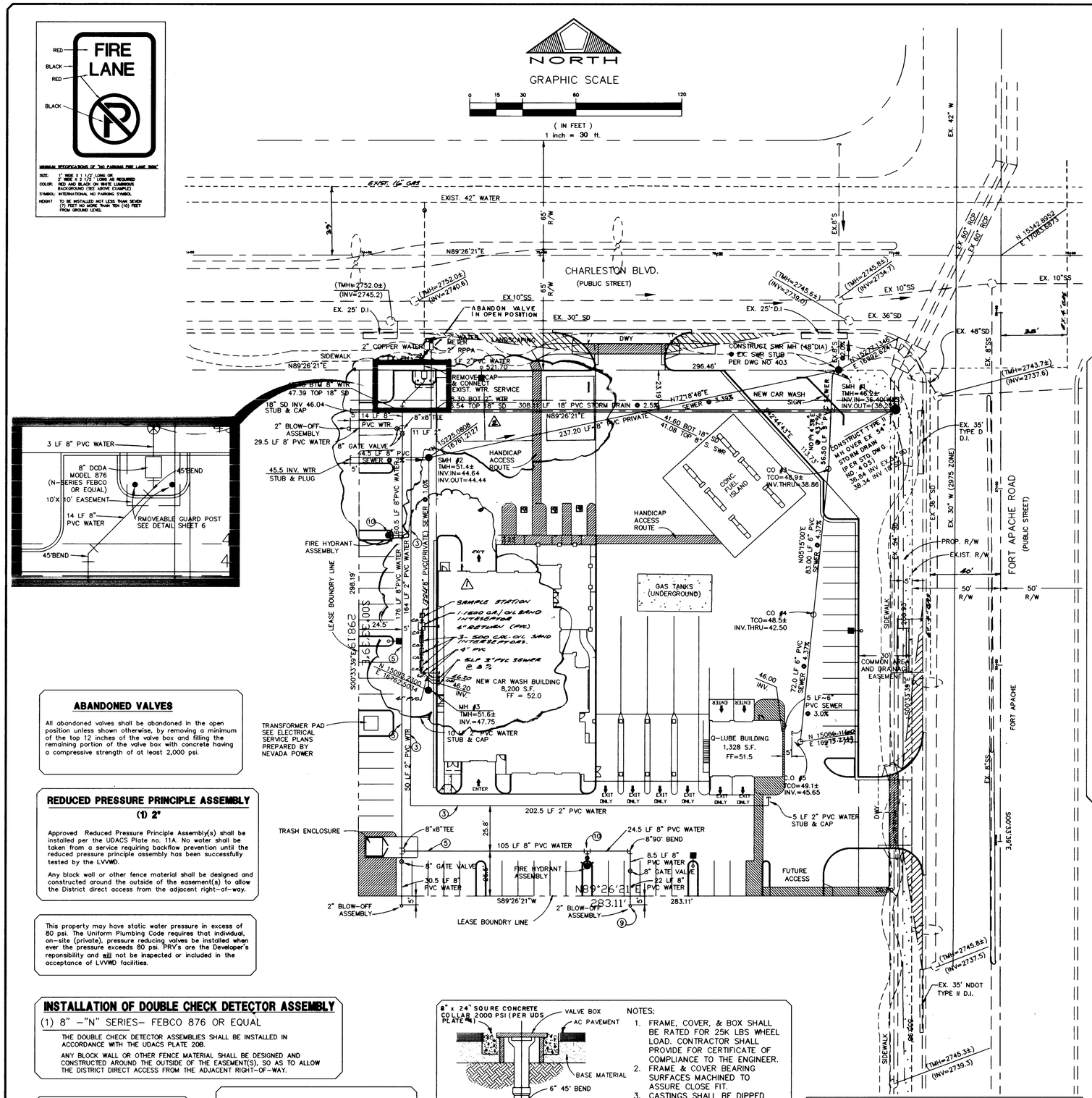
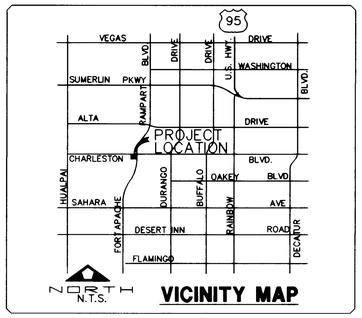


LEGEND

	PROPERTY LINE
	STREET CENTERLINE
	LEASE BOUNDRY LINE
	EXISTING IMPROVEMENTS
	EXISTING CONTOUR
[FF=98.63]	FUTURE FINISH FLOOR ELEV.
FF=98.63	PROPOSED FINISH FLOOR ELEV.
FL	FLOW LINE
FG	FINISHED GRADE
TC	TOP OF CURB
	SWALE
GB	GRADE BREAK
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
S	EXISTING SEWER LINE
S	PROPOSED SEWER LINE
EXMH	EXISTING MANHOLE
MH	PROPOSED MANHOLE
	CONCRETE
	ACCESS WALKWAY



VICINITY MAP

APPROXIMATE QUANTITIES

ESTIMATE QUANTITIES FOR PERMITTING PURPOSES ONLY

ITEM	DESCRIPTION	QUANTITY PRIVATE	QUANTITY PUBLIC	UNIT
	WATER			
1	INSTALL 2" WATER METER FROM LVVWD		1	EA
2	INSTALL 2" RPPA		1	EA.
3	INSTALL 2" PVC WATER	478	LF	
4	INSTALL 8" DCDA (N-SERIES-FEBCO 876 OR EQUAL)		1	EA.
5	INSTALL 8" PVC WATER	516	LF	
6	INSTALL 8" GATE VALVES	3	EA.	
7	INSTALL8" 90° BENDS	2	EA.	
8	INSTALL8"x8" TEES	2	EA.	
9	INSTALL 8" CAP W/ 2" B.O. ASSY.	3	EA.	
10	INSTALL FIRE HYDRANT ASSEMBLY	2	EA.	
11	45° BEND	2	EA.	
	SEWER			
15	INSTALL 8" PVC SEWER	414	LF	
16	INSTALL 6" PVC SEWER	210	LF	
17	INSTALL SEWER MANHOLE (4'DIA) STD DWG 403	3	EA	
18	INSTALL CLEANOUT	4	EA	
	STORM SEWER			
19	INSTALL 18" PVC STORM SEWER	308.11	LF	

NOTICE TO CONTRACTORS:

QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING HIS OWN QUANTITY TAKEOFF, AND BID ACCORDINGLY.

LAS VEGAS VALLEY WATER DISTRICT NOTES

1. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN RELEASED FOR CONSTRUCTION BY THE LVVWD. FOLLOWING WATER PLAN APPROVAL, FORTY-EIGHT (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 A LVVWD INSPECTION.
2. ALL WORK SHALL CONFORM TO LVVWD STANDARD PLATES, DRAWING, AND SPECIFICATIONS AND THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEMS (SDACS), 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 IMPROVEMENTS, CLARK COUNTY AREA.
4. A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT, UNLESS OTHERWISE APPROVED BY THE LVVWD.
5. ALL SERVICE LATERALS TWO INCHES (2") IN DIAMETER AND SMALLER SHALL BE COPPER TUBING WITH LVVWD APPROVED SERVICE SADDLES.
6. ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.
7. ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, GUTTERS, CURBS AND VALLEY GUTTERS.
8. THE FOLLOWING REQUIREMENTS MUST BE MET IN THE EVENT A WATER LINE AND A SANITARY SEWER OR STORM SEWER LINE CROSS:

   A MINIMUM EIGHTEEN INCH (18") 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 INCH (4") 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 WATER MAIN, A MINIMUM TEN FOOT (10') DISTANCE PERPENDICULAR TO THE EXTERIOR OF MAIN.
9. WARNING TAPE SHALL BE REQUIRED OVER ALL MAINS, ALL SIX INCH (6") DIAMETER AND LARGER SERVICE LATERALS, AND ANY SERVICE LATERAL NOT INSTALLED PERPENDICULAR TO THE MAIN 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 LVVWD'S DISTRIBUTION SYSTEM.
11. THE CONTRACTOR MUST OBTAIN ALL METERS TWO INCHES (2") AND SMALLER FROM LVVWD CENTRAL STORES. TELEPHONE 258-3152 FORTY-EIGHT (48) HOURS PRIOR TO PICK-UP.
12. CONSTRUCTION MAY INTERRUPT SERVICE, WITH LVVWD APPROVAL AND PROPER NOTIFICATION, BETWEEN THE HOURS OF 10:00 P.M. AND 6:00 A.M. SUNDAY THROUGH THURSDAY. CIRCUMSTANCES THAT MAY REQUIRE TEMPORARY SERVICE FEED MUST HAVE PRIOR LVVWD APPROVAL.
13. 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.

SEPT. 3, 1997

ENGINEER'S NOTES

1) CONTRACTOR TO VERIFY LOCATION AND SIZES OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION
2) SEE MECHANICAL PLANS FOR LOCATIONS, SIZES AND DEPTHS OF ALL ONSITE UTILITIES AT THE PROPOSED BUILDINGS
3) SEE ELECTRICAL PLAN FOR ONSITE LIGHTING AND POWER SUPPLY
4) SEE LANDSCAPE PLANS FOR ONSITE IRRIGATION
5) NOTIFY ENGINEER FOR ANY DISCREPANCIES IMMEDIATELY

LAS VEGAS FIRE DEPARTMENT

FIRE FLOW REQUIREMENT IS 2,500 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH RESIDUAL.

BASED ON:

SQUARE FOOTAGE _____ 8200
HEIGHT _____ ONE-STORY
TYPE OF CONSTRUCTION _____ TYPE V-N
SPRINKLER SYSTEM _____ NONE
OCCUPANCY _____ COMMERCIAL

REVIEWED BY: _____ DATE 5-29-98

ABANDONED VALVES

All abandoned valves shall be abandoned in the open position unless shown otherwise, by removing a minimum of the top 12 inches of the valve box and filling the remaining portion of the valve box with concrete having a compressive strength of at least 2,000 psi.

REDUCED PRESSURE PRINCIPLE ASSEMBLY

(1) 2"

Approved Reduced Pressure Principle Assembly(s) shall be installed per the UDACS Plate no. 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) to allow the District direct access from the adjacent right-of-way.

This property may have static water pressure in excess of 80 psi. The Uniform Plumbing Code requires that individual, on-site (private), pressure reducing valves be installed when ever the pressure exceeds 80 psi. PRV's are the Developer's reponsibility and will not be inspected or included in the acceptance of LVVWD facilities.

INSTALLATION OF DOUBLE CHECK DETECTOR ASSEMBLY

(1) 8" -"N" SERIES- FEBCO 876 OR EQUAL

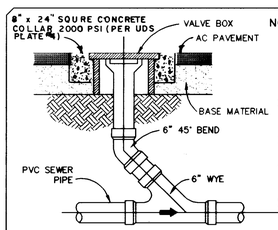
THE DOUBLE CHECK DETECTOR ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE UDACS PLATE 20B.

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

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

Avoid overhead power line contact.
Call before you OVERHEAD
1-702-593-6111
NEVADA POWER, ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

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. CALL BEFORE YOU DIG: 1-800-227-2600.



NOTES:

1. FRAME, COVER, & BOX SHALL BE RATED FOR 25K LBS WHEEL LOAD. CONTRACTOR SHALL PROVIDE FOR CERTIFICATE OF COMPLIANCE TO THE ENGINEER.
2. FRAME & COVER BEARING SURFACES MACHINED TO ASSURE CLOSE FIT.
3. CASTINGS SHALL BE DIPPED BLACK BITUMINOUS PAINT.
4. STANDARD COVER MARKINGS SHALL INDENTIFY THE TYPE OF LINE.
5. USE "ALHAMBRA" CASTING OR APPROVED EQUAL.

CLEANOUT DETAIL (TYP.)
NO SCALE

BASIS OF BEARING

NORTH 89°26'21" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, MOUNT DIABLO MERIDIAN AS SHOWN ON THAT CERTAIN PLAT ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN BOOK 45, PAGE 83, OF PLATS

PROJECT NAME: PECCOLE CAR WASH

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 _____ DATE 6-4-98

BENCHMARK

NATIONAL GEODETIC VERTICAL DATUM OF 1929 (DATUM USED)
OLV00315SW6, RIVET & PLATE IN TOP OF CURB ON CHARLESTON BLVD. 1690' WEST OF GRAND CANYON DRIVE, NORTH CURB LINE AT DROP INLET.
CITY OF LAS VEGAS DATUM
ELEVATION = 2865.191
(FOR CONVERSION TO 1988 DATUM, ADD 2.46')

TEMPORARY BENCHMARK

2" BRASS CAP STAMPED "PLS 5094", SET IN ASPHALT AT THE INTERSECTION OF CHARLESTON BLVD. AND RAMPART AVE.
ELEVATION = 2744.34 (NGVD 29)

PROJECTED SEWER FLOWS

PEAK = 0.0028 MGD
AVERAGE DAILY = 0.0009 MGD

APPROVAL:

LAS VEGAS VALLEY WATER DISTRICT _____ DATE 7/10/98

CITY FIRE MARSHALL _____ DATE 5-22-98

NO.	DESCRIPTION	DATE	APP'D
2	ADD CAPACITY SWITCH AREA & REVISED CORR.	12/14/98	KJB
1	REVISED PER CLARK COUNTY & LVVWD COMMENTS, ADDED FIRE DEPARTMENT COMMENTS PER CITY	8/3/98	N/A

PENTACORE
CIVIL ENGINEERING PLANNING
CONSTRUCTION MANAGEMENT CONSULTING
6763 WEST CHARLESTON BOULEVARD
LAS VEGAS, NEVADA 89102 (702)258-0115

MASTER UTILITY PLAN

PECCOLE CAR WASH

DATE :	MAY 26,1998
PM :	C. SPITZE
DRAWN BY :	
DESIGNED BY :	J. PECK
CHECKED BY :	DPW
ADA CHECKED :	
JOB NO. :	0050.0222
SCALE :	1" = 30'

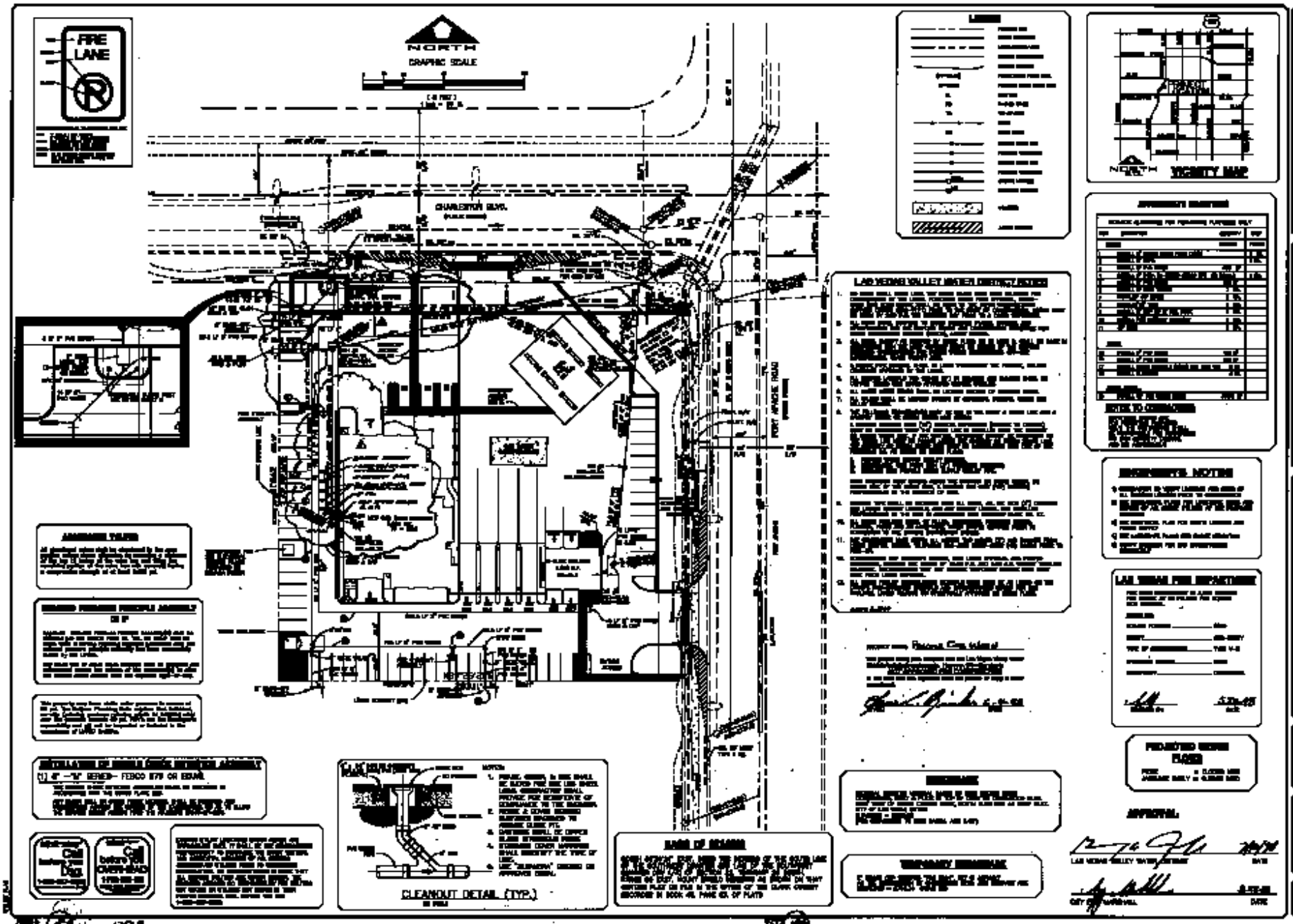
REGISTERED PROFESSIONAL ENGINEER DENNIS P. WHITTEMORE CIVIL No.11970 STATE OF NEVADA 6-1-98

SHEET 4 OF 7

C.L.V. DWG. #

107-V2863

11526 12538 9299


NORTH
GRAPHIC SCALE
CHARLESTON BLVD.
FORT APACHE ROAD
FIRE LANE
VICINITY MAP
LEGEND
LAS VEGAS VALLEY WATER DISTRICT NOTES
ENGINEER'S NOTES
LAS VEGAS FIRE DEPARTMENT
PROJECTED SEWER FLOWS
APPROVAL
CLEANOUT DETAIL (TYP.)
MASTER UTILITY PLAN
PECKOLE CAR WASH
PINNACLE