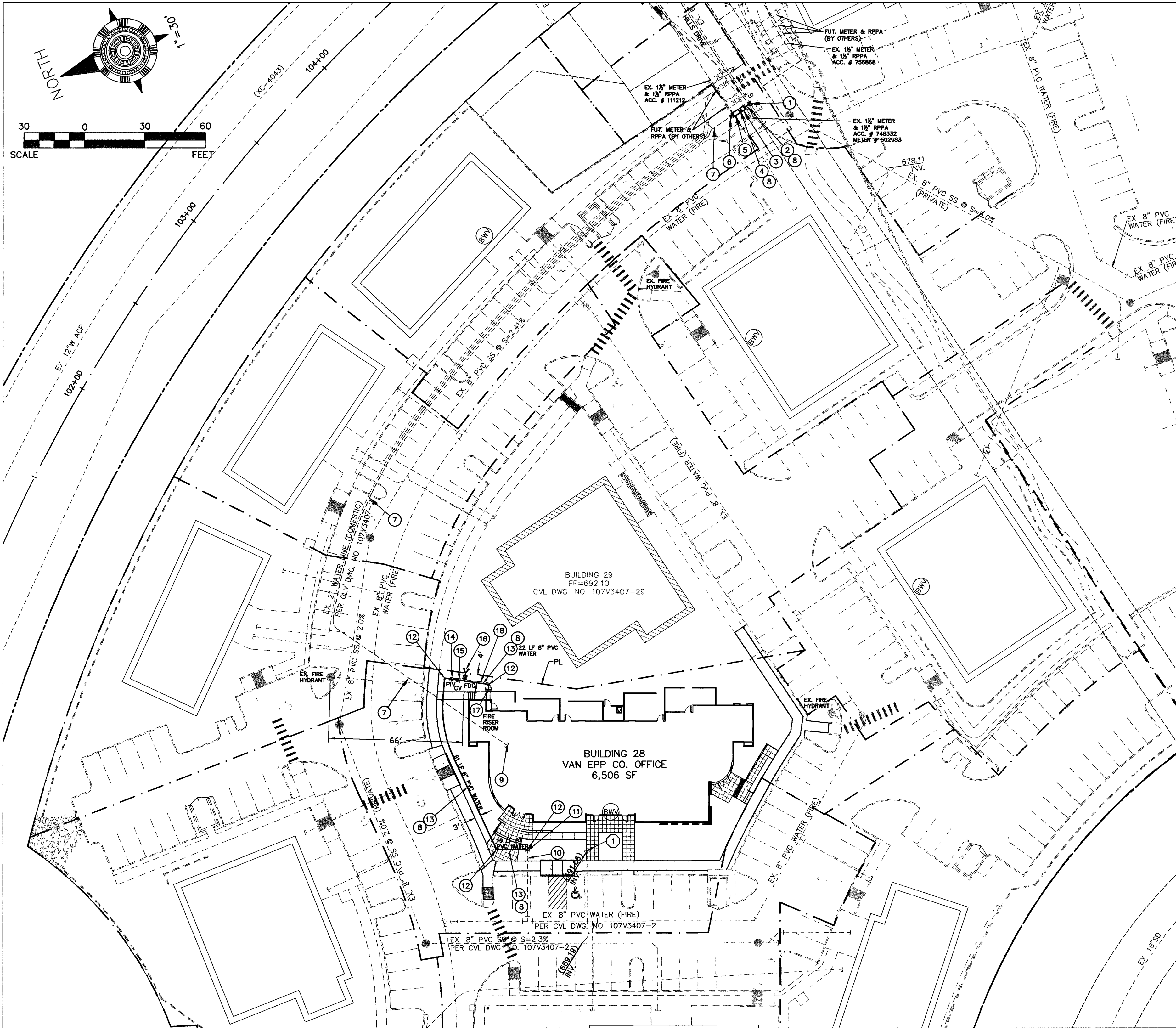




DIMENSIONS NOTE

ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS NOTED OTHERWISE.

NOTICE TO CONTRACTORS

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. LOCATIONS OF UTILITIES, LINES, AND STRUCTURES HAVE BEEN DETERMINED BY SURFACE INDICATIONS AND THE BEST INFORMATION AVAILABLE FROM UTILITY COMPANIES.

THE CONTRACTOR SHALL BE RESPONSIBLE TO INVESTIGATE AND VERIFY THE ACTUAL LOCATION, DEPTH, AND ELEVATION OF ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITIES, LINES, AND FACILITIES AT LEAST 48 HOURS IN ADVANCE OF THE PERFORMANCE OF ANY WORK.

NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREIN. AZTEC ENGINEERING ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN, UTILITIES NOT SHOWN IN THEIR PROPER LOCATIONS, AND UTILITIES NOT OF RECORD.

THE CONTRACTOR SHALL POT HOLE AND FIELD VERIFY ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION. IF DISCREPANCIES IN UTILITY LOCATIONS ARE DISCOVERED DURING FIELD VERIFICATION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMMEDIATELY NOTIFY AZTEC ENGINEERING.

CALL BEFORE YOU DIG: 1-800-227-2600
CALL BEFORE YOU CRANE: 1-702-227-2929

ASSESSOR'S PARCEL NUMBER

APN 138-19-721-012

OWNER

VANCO I HILLS BUSINESS CENTER, LLC
8743 GOLDEN CANYON ROAD
LAS VEGAS, NEVADA 89129

PHONE: (702) 499-3883
FAX: (702) 838-6441

BASIS OF BEARING

SOUTH 31°21'20" EAST, BEING THE CENTER LINE OF TRAILS CENTER DRIVE PER FILE 115, PG 62 OF SURVEYS IN THE SE ¼ OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

PROJECT BENCHMARK

CITY OF LAS VEGAS BENCHMARK NO. 0LV00 1954
SUMMERLIN DATUM = 2726.11 FEET (USED FOR WORK SHOWN HEREON)

ELEVATION: 2728.38 FEET NAVD88
831.612 METERS NAVD88

RIVET & PLATE IN TOP OF CURB AT TOWN CENTER
& VILLAGE CENTER ON WEST EDGE OF ROUNDABOUT.

UTILITY EASEMENT NOTE

THIS IS A RECORDED COMMERCIAL SUBDIVISION. ALL PROPERTY THAT IS NOT DIRECTLY UNDER A BUILDING FOOTPRINT IS A COMMON UTILITY EASEMENT FOR SEWER, WATER, FIRE, AND ELECTRICAL, REGARDLESS OF ANY AND ALL PROPERTY LINES.

SEWER FLOW

AVERAGE DAILY FLOW:	0.002025 MGD (2025 GPD)
PEAKING FACTOR:	4.74
PEAK FLOWS:	0.009594 MGD (9594 GPD)

BASED ON FIXTURE CALCULATION FOR 6 TOILETS, 6 SINKS, 3 BAR SINKS, AND 3 DISH WASHERS

FIRE FLOW CALCULATIONS

BASED ON:		6,506 SF
SQUARE FOOTAGE		
LARGEST AREA BETWEEN 4-HOUR AREA		
SEPARATION WALLS		N/A
BUILDING HEIGHT		24' MAX
NUMBER OF STORIES		1
TYPE OF CONSTRUCTION		V-8
OCCUPANCY		B
FULL AUTOMATIC FIRE SPRINKLER SYSTEM		YES

FIRE FLOW REQUIREMENT IS 1,500 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH RESIDUAL

REVIEWED BY: [Signature] DATE: 9.23.05
LAS VEGAS FIRE DEPARTMENT

LOTS TO BE SERVED BY LVVWD

THE TOTAL NUMBER OF PROPOSED LOTS TO BE SERVED BY LVVWD IS 1 LOT.

WATER FACILITIES INSTALLATION NOTES

ALL WATER FACILITIES CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEM" (UDACS), LATEST EDITION.

REDUCED PRESSURE PRINCIPLE ASSEMBLY (1) 1" Δ
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 LVVWD.

ANY BLOCK WALLS 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

EASEMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION.

ELEVATIONS NOTE

ADD 2000 FEET TO GRADING TAG ELEVATIONS AND CONTOUR ELEVATIONS TO OBTAIN TRUE ELEVATIONS.

LEGEND

---	RIGHT-OF-WAY OR PROPERTY LINE
- - - -	EX R/W BOUNDARY TO BE VACATED
---	SECTION LINE
---	CENTERLINE
---	CLV/CC MUNICIPALITY BOUNDARY
---	PROP CLV PUBLIC UTILITY EASEMENT
---	CUT LINE - ASPHALT CONC OR PCC CONC
---	EX EOP
---	PROP EOP
(2291)	EX 1' CONTOUR
(2295)	EX 5' CONTOUR
2291	PROP 1' CONTOUR
2295	PROP 5' CONTOUR
---	EX "L" CURB & GUTTER
---	PROP "L" CURB & GUTTER
---	EX CHAIN LINK FENCE
---	EX WOOD POST & WIRE FENCE
---	PROP RETAINING WALL (6" MAX) (SAWTOOTH IS ON HIGH SIDE OF WALL)
---	PROP 6" MASONRY FENCE WALL
---	EX 2' BLOCK WALL W/ 4' CHAIN LINK FENCE
---	PROP FLOW LINE & DIRECTION OF FLOW
---	PROP GRADE BREAK
---	EXISTING SEWER LINE WITH MANHOLE
---	EXISTING VALVE (GAS OR WATER)
---	PROPOSED STREETLIGHT CONDUIT
---	EXISTING STREETLIGHT
---	PROPOSED 100W HPS STREETLIGHT
---	PROPOSED 150W HPS STREETLIGHT
---	EXISTING GUY WIRE
---	EXISTING ELECTRIC POWER POLE (LINE INDICATES TRANSMISSION LINE DIRECTION)
---	EXISTING SIGN
---	PROPOSED SIGN
---	PROPOSED STUB & CAP
---	PROPOSED STUB & CAP
---	EXISTING WATER METER & RPPA
---	PROPOSED WATER METER
---	EXISTING FIRE HYDRANT
---	PROPOSED FIRE HYDRANT
---	DESIGN ELEVATION (ADD 2,200)
---	EXISTING ELEVATION (ADD 2,200)

WATER CONSTRUCTION NOTES

- CONNECT TO 6" PVC WATER W/ 6" x 1" SERVICE SADDLE PER UDACS PLATE NO. 1D. (1 EA)
- INSTALL 1" COPPER WATER LINE. (4 LF)
- INSTALL 1" WATER METER IN SIDEWALK PER UDACS PLATE NO. 1D. REMOVE & REPLACE ONE SIDEWALK PANEL PER USD NO. 234, IF REQUIRED
- INSTALL 1" BRASS WATER LINE. (2 LF)
- INSTALL 1" RPPA PER UDACS PLATE NO. 11A. (1 EA)
- INSTALL 2" x 1" REDUCER (1 EA)
- EXISTING 2" WATER LINE FOR DOMESTIC USE. (PROVIDED BY DEVELOPER)
- TRENCH SECTION PER UDACS PLATE NO. 6C (PAVED AND UNPAVED AREAS)
- EXISTING 2" DOMESTIC SERVICE WATER STUBBED TO BUILDING (SEE MECHANICAL DRAWINGS FOR CONTINUATION).
- EXISTING 8" PVC WATER (FIRE LINE) STUBBED APPROXIMATELY 5' FROM BUILDING.
- CONNECT TO EXISTING 8" PVC WATER (FIRE LINE).
- INSTALL 8" BEND AS REQUIRED.
- INSTALL 8" PVC WATER (FIRE LINE RATED AT 200 PSI). (128 LF)
- INSTALL POST INDICATOR VALVE WITH TAMPER SWITCH.
- INSTALL 8" CHECK VALVE.
- INSTALL FREE STANDING FIRE DEPARTMENT CONNECTION.
- CAP 8" FIRE LINE 5' FROM BUILDING. SEE MECHANICAL PLANS FOR CONTINUATION
- INSTALL ¾" PVC CONDUIT FROM PIV TO INSIDE OF FIRE RISER ROOM PROVIDE 3' MINIMUM SWEEPS. (27 LF)

SITE

VICINITY MAP

NTS

TOWNSHIP 20 SOUTH-RANGE 60 EAST-SECTION 19

LVVWD STANDARD NOTES

LVVWD PROJECT # 111440

- NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE LVVWD. FOLLOWING WATER PLAN APPROVAL, NOTICE SHALL BE GIVEN TO THE LVVWD COMMUNICATION SUPPORT CENTER (258-7171) TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. FOR FUTURE INSPECTIONS, NOTICE MUST BE GIVEN BY 2:00 P.M. THE BUSINESS DAY PRIOR TO THE REQUESTED LVVWD INSPECTION. WHEN REQUESTING INSPECTIONS, PLEASE REFER TO THE PROJECT # IDENTIFIED ABOVE.
- ALL WORK SHALL CONFORM TO LVVWD STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS, AND TO THE 2003 EDITION OF THE "UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS" (UDACS).
- ALL WORK, EXCEPT AS MODIFIED BY THESE PLANS, OR BY NOTE 2 ABOVE, SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT DRAFT OR EDITION OF THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENTS, 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 TYPE K 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.
- ALL WATER AND STORM DRAIN OR SANITARY SEWER CROSSINGS SHALL CONFORM TO SECTION 2.19 OF THE 2003 EDITION OF THE UDACS.
- ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED, AND AN ACCEPTABLE WATER SAMPLE OBTAINED PRIOR TO CONNECTION TO THE LVVWD DISTRIBUTION SYSTEM.
- THE CONTRACTOR MUST OBTAIN ALL METERS TWO (2) INCHES AND SMALLER FROM LVVWD CENTRAL STORES. TELEPHONE 258-3152 OR 258-3802 TWO (2) WORKING DAYS PRIOR TO METER PICKUP.
- ANY INTERRUPTION OF SERVICE MUST BE APPROVED BY THE LVVWD INSPECTION DIVISION PRIOR TO SHUT DOWN. PROPER WRITTEN NOTIFICATION MUST BE GIVEN TO ALL AFFECTED CUSTOMERS.
- ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE LVVWD PRE-APPROVED MATERIALS AND MANUFACTURER'S LISTING FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS.
- TELEPHONE "CALL BEFORE YOU DIG" AT 1-800-227-2600.

SEWER CONSTRUCTION NOTES

- EX 4" PVC SEWER LINE STUBBED 5' FROM BUILDING. SEE PLUMBING PLANS FOR CONTINUATION. PROVIDE BACK WATER VALVE.

WATER/SEWER CROSSING NOTE

ALL SEWER/STORM DRAINS CROSSING WATER LINES MUST CONFORM TO SECTION 2.19 OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS) FOR WATER AND STORM MAIN CROSSINGS AND CLEARANCES

ELECTRICAL CONDUIT NOTE

ELECTRICAL CONDUIT TO BE ROUTED TO WITHIN 5' OF ELECTRICAL ROOM.

Avoid cutting underground utility lines. It's costly.

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

Avoid hitting overhead power lines. It's costly.

CALL BEFORE YOU CRANE
1-702-227-2929

PROJECT NO.	111440
DATE	9/23/05
BY	DATE
REVISION	DATE
DESCRIPTION	

PROJ NO. AZ05081

DESIGN

ENGINEER

CIVIL

DATE 9/23/05

3320 N. Buffalo Drive
Suite 106
Las Vegas, NV 89129-7410
Tel: 702-366-3426
Fax: 702-366-3758
Web: aztec-us

AZTEC

VAN EPP CO. OFFICE BUILDING

VANCO I HILLS BUSINESS CENTER, INC.

UTILITY PLAN

SHEET C4

4 of 4 Sheets