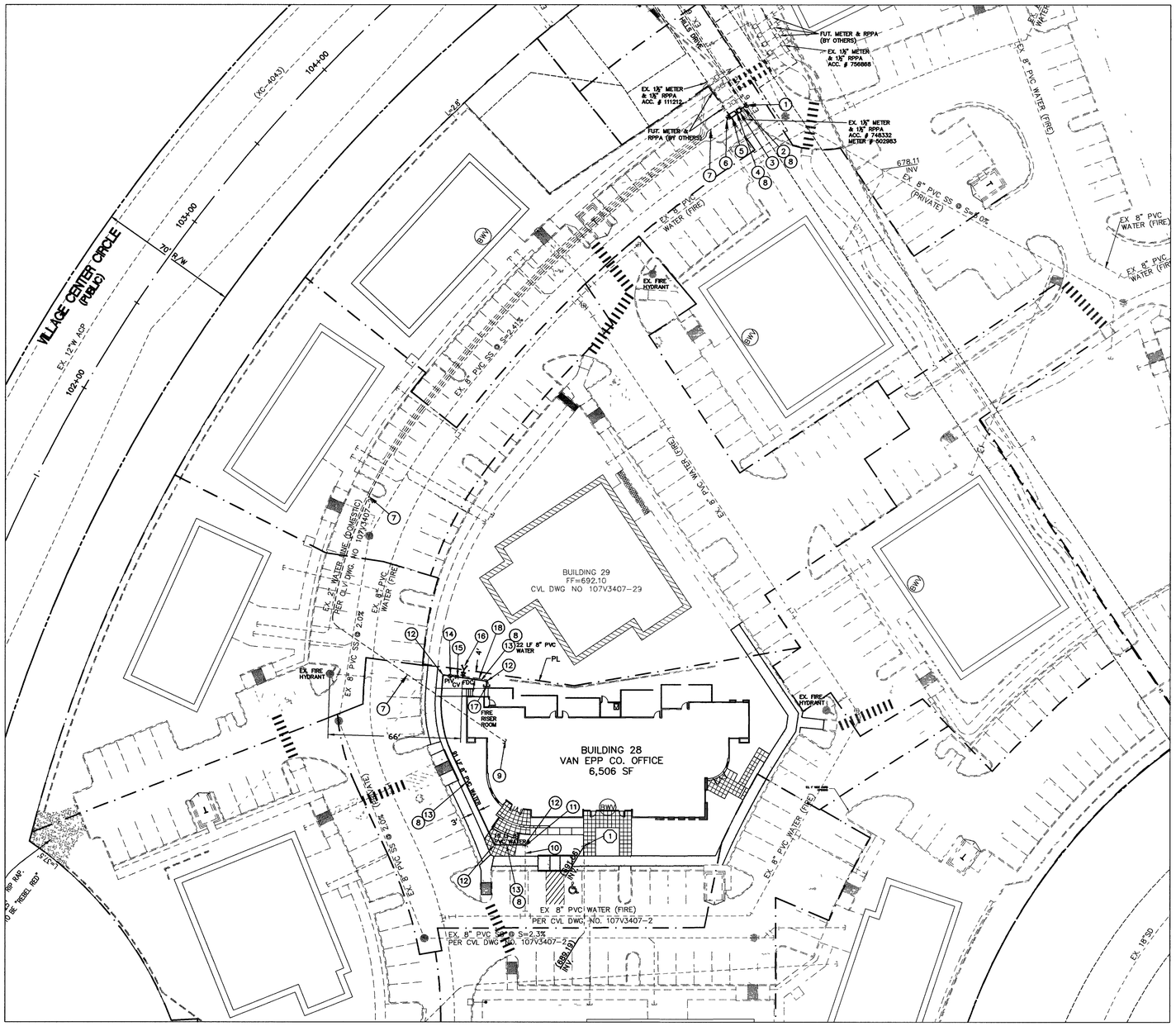
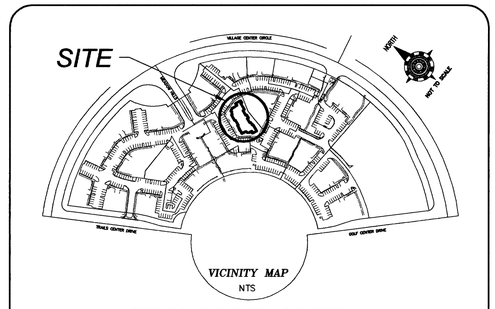


LEGEND

- 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)
- SL 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
- 9910 TC DESIGN ELEVATION (ADD 2,200)
- (991) TC EXISTING ELEVATION (ADD 2,200)



TOWNSHIP 20 SOUTH–RANGE 60 EAST–SECTION 19

LVVWD STANDARD NOTES

LVVWD PROJECT # 111440

1. 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
2. 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).
3. ALL WORK, EXCEPT AS MODIFIED BY THESE PLANS, OR BY NOTE 2 ABOVE, SHALL BE DONE IN ACCORDANCE WITH THE MOST REGENT DRAFT OR EDITION OF THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE 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 (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K 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, VALLEY AND CURB GUTTERS.
8. ALL WATER AND STORM DRAIN OR SANITARY SEWER CROSSINGS SHALL CONFORM TO SECTION 2.19 OF THE 2003 EDITION OF THE UDACS
9. 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.
10. 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.
11. 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
12. 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
13. TELEPHONE "CALL BEFORE YOU DIG" AT 1–800–227–2600.

WATER CONSTRUCTION NOTES

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

SEWER CONSTRUCTION NOTES

1. 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

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

82512

ASSESSOR'S PARCEL NUMBER

APN 138–19–721–012

OWNER

VANCO I HILLS BUSINESS CENTER, LLC
8743 GOLDEN CONYON 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 19S4
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

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

BASED ON:

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

REVIEWED BY: _____ DATE: 8/8/05
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 FACILITES CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEM" (UDACS), LATEST EDITION

REDUCED PRESSURE PRINCIPLE ASSEMBLY (1) 1–1/2"
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 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.

WATER NOTES

1. WATER FACILITIES SHALL BE CONSTRUCTED, TESTED AND DISINFECTED PER THE REQUIREMENTS OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEMS (UDACS).
2. INSTALL THRUST BLOCKS & ANCHOR BLOCKS AS REQUIRED BY UDACS SECTION 2.11 AND PER STANDARD PLATE NO. 5. NO SEPARATE PAYMENT SHALL BE PAID
3. NO SEPARATE PAYMENT SHALL BE MADE FOR TEES, BENDS, REDUCERS OR OTHER FITTINGS.

TRENCH NOTE

TRENCH SECTION PER STD. PLATE 6A & 6B UDACS. AC & TYPE II WITHIN UPPER 24" MUST MATCH EXISTING SECTION.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT DATE
PROJECT # 111440

107V3407-28

REV	DESCRIPTION	BY	DATE	AGENCY APRV	DATE

PROJ NO AZ0508I

DESIGN –

PROFESSIONAL ENGINEER STATE OF NEVADA
RANDOLPH J. SKOPINSKI
Exp: 06-30-06
CIVIL
No. 14985

DATE 8/8/05

3320 N. Buffalo Drive
Suite 106
Las Vegas, NV 89123–7410
Tel: 702–396–3426
Fax: 702–396–3758
Web: aztecus.com

AZTEC

R:\Lasvegas\Projects\05081\CADD\Dwg\C4 UT 28.dwg rskopinski 8/08/05 8:25am

VAN EPP CO. OFFICE BUILDING
VANCO I HILLS BUSINESS CENTER, INC.
UTILITY PLAN

SHEET
C4
4 of 4 Sheets