


  
 Call before you dig.
   
 1-800-642-2444
   
UNIVERSAL SYMBOL FOR ALL UTILITIES

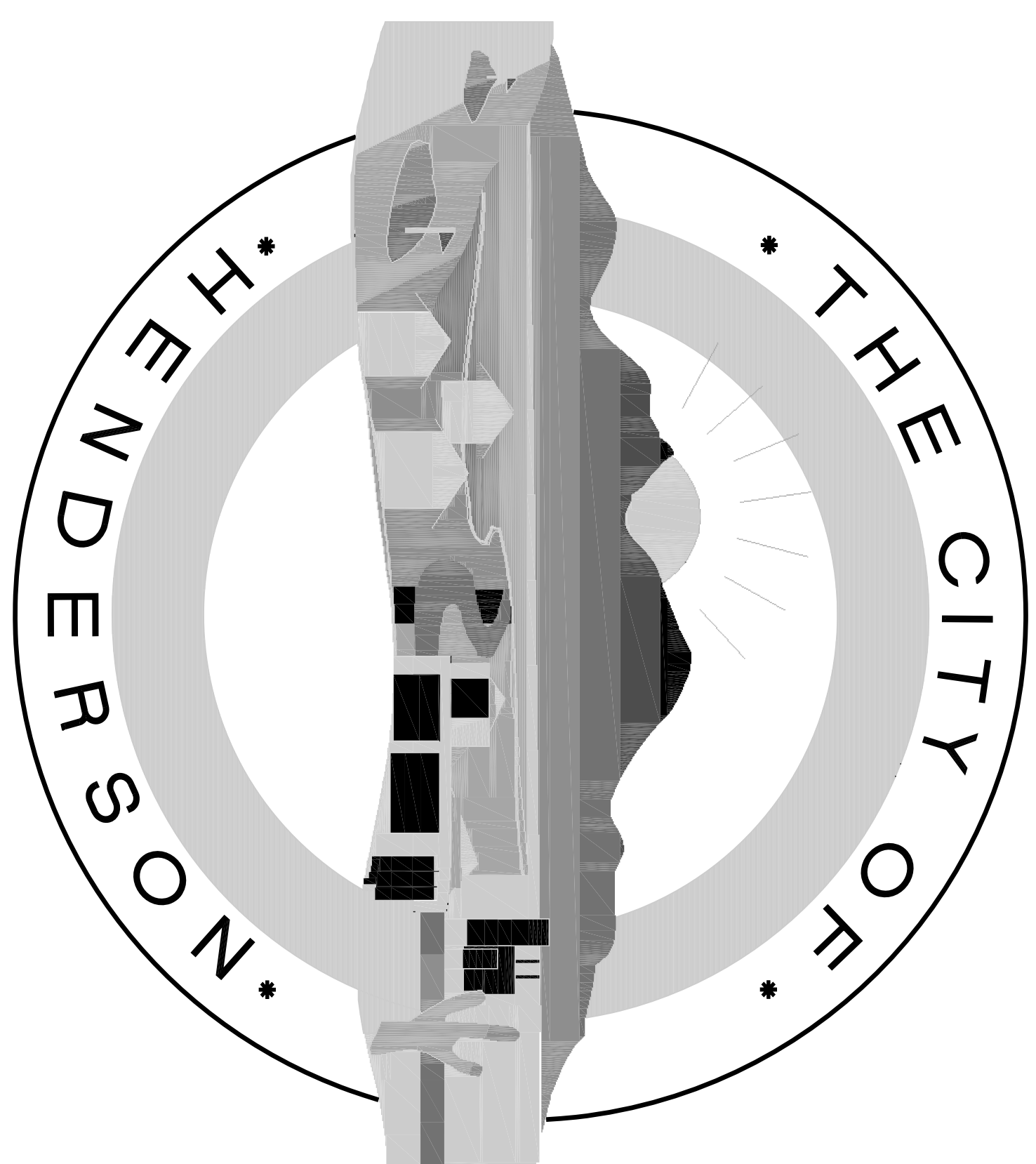

  
 Call before you dig.
   
 1-702-227-2929
   
UNIVERSAL SYMBOL FOR ALL UTILITIES


  
 Call before you dig.
   
 1-702-267-32801
   
 1-702-472-53001
   
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# 107 SOUTH WATER STREET

## FIRE LINE IMPROVEMENTS

BEING A PORTION OF SECTION 18  
 TOWNSHIP 22 SOUTH, RANGE 63 EAST,  
 M.D.M., CLARK COUNTY, NEVADA.  
 APN # 179-18-710-043



SHEET INDEX	
1.	COVER SHEET
2.	NOTES & QUANTITIES
3.	HORIZONTAL CONTROL PLAN
4.	UTILITY PLAN

### APPROVALS

City approval of the improvement plans is granted for two (2) years. A one (1) year extension may be granted by submitting an Improvement Agreement Extension Amendment to the City of Henderson Department of Public Works. This extension is not completed within the (2) years of the original approval date.

CITY ENGINEER, CITY OF HENDERSON \_\_\_\_\_ APPROVAL DATE \_\_\_\_\_

UTILITY SERVICES CITY OF HENDERSON \_\_\_\_\_ DATE \_\_\_\_\_

BUILDING OFFICIAL CITY OF HENDERSON \_\_\_\_\_ DATE \_\_\_\_\_

FIRE DEPARTMENT CITY OF HENDERSON \_\_\_\_\_ DATE \_\_\_\_\_

CITY TRAFFIC ENGINEER CITY OF HENDERSON \_\_\_\_\_ DATE \_\_\_\_\_

NV ENERGY \_\_\_\_\_ DATE \_\_\_\_\_

SOUTHWEST GAS CORPORATION \_\_\_\_\_ DATE \_\_\_\_\_

COX COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

CENTURINK \_\_\_\_\_ DATE \_\_\_\_\_

NOTE: THE AFFRATED CENTURY LINK APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

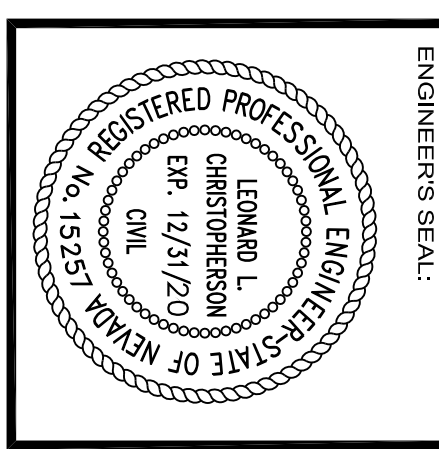
### NOTE:

\*APPROVAL OF THESE PLANS BY THE CITY OF HENDERSON IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHTS-OF-WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS EXCEPT THOSE SPECIFICALLY IDENTIFIED AS DEVIATIONS FROM STANDARDS. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARDS DRAWINGS AND SPECIFICATIONS IN CLARK COUNTY AREA NEVADA.

### NOTE:

\*The engineer should contact the Nevada Division of Environmental Protection (NDEP) to obtain a National Pollutant Discharge Elimination System (NPDES) permit prior to construction. All construction projects one acre or larger must apply for the permit through the NDEP. All questions regarding the NPDES permit requirements should be directed to the NDEP (775) 687-3429\*

#	DATE /DESCRIPTION



**ENGINEER:**  
  
 DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION  
 2885 EAST QUAIL AVENUE  
 LAS VEGAS, NEVADA 89120  
 PHONE: 702-521-7021

**CLIENT:**  
 \_\_\_\_\_

**PROJECT:**  
 FIRE LINE IMPROVEMENTS  
 107 S. WATER STREET  
 HENDERSON, NV 89015  
 APN: 179-18-710-043

**SHEET TITLE:**  
 COVER SHEET

**DATE:**  
 OCT. 15, 2019

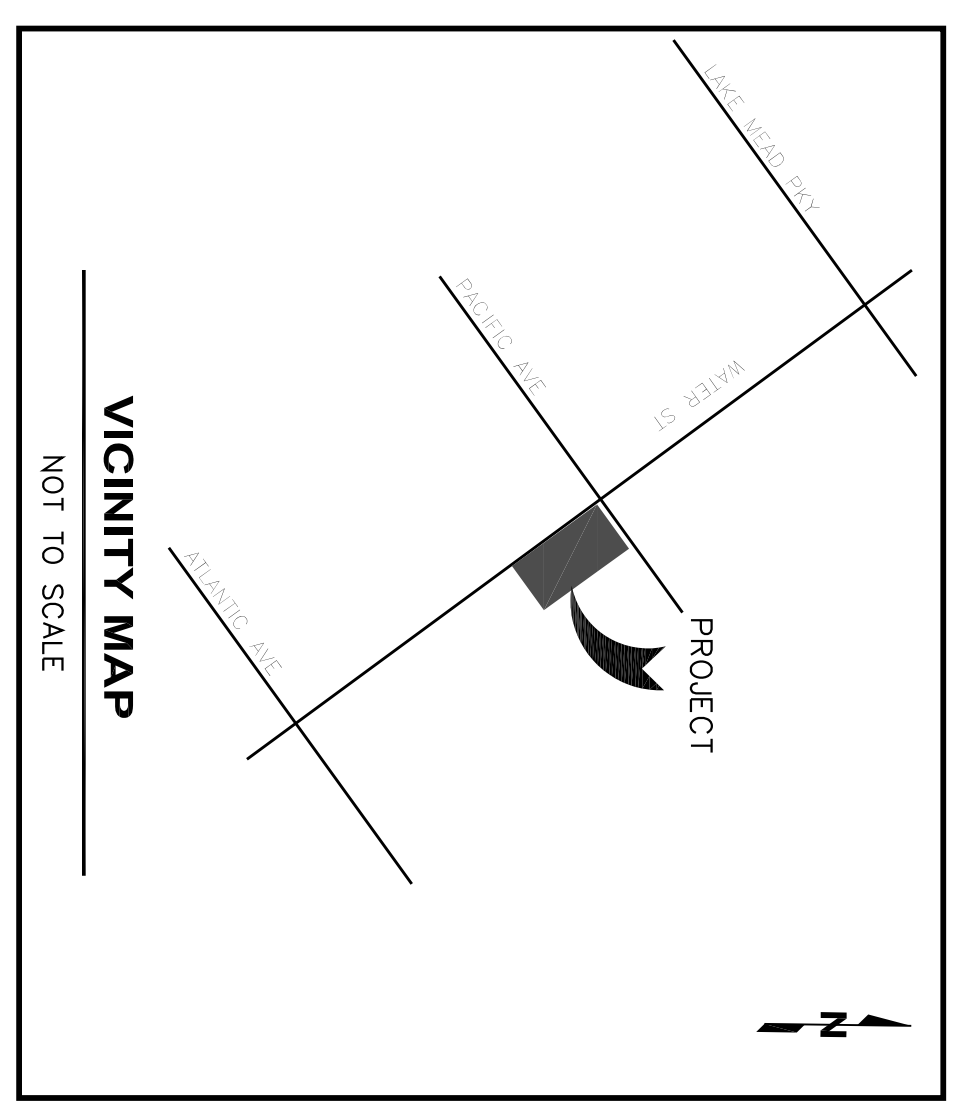
**SCALE:**  
 NA

**SHEET NUMBER:**  
 1 OF 4

**PCVL 2019054980**

**BENCHMARK**  
 CITY OF HENDERSON BENCHMARK  
 B.M. NO. 21  
 1 1/2" BRASS CAP IN THE TOP OF CURB AT THE NORTHWEST CORNER OF VAN WAGENEN STREET AND VICTORY ROAD.  
 ELEVATION: 586.230 METERS (NAV088) 1923.33 FEET

**BASIS OF BEARING**  
 SOUTH 39°39'37" EAST, BEING THE BEARING OF THE CENTERLINE OF VAN WAGENEN STREET AS SHOWN ON THE RECORD PLANS RECORDED IN BOOK 3, PAGE 42 OF PLATS IN THE OFFICE OF THE CLERK COUNTY, NEVADA RECORDER.



**OWNER/DEVELOPER**  
 A F N V O Z FUND TRACT 5200-001 L L C  
 10000 SOUTH VAN WAGENEN STREET  
 HENDERSON, NV 89053

**LEGAL DESCRIPTION**  
 BEING A PORTION OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M., PLATS 1 AND 2, BLOCK 2 & PLATS 24, LOTS 25, 26 & 27, M.C. A.L.S., A.P.N. 179-18-710-043

THIS SET OF IMPROVEMENT PLANS IS CERTIFIED TO CONFORM TO THE REQUIREMENTS OF THE TRAFFIC IMPACT ANALYSIS APPROVAL LETTER ON FILE WITH THE CITY OF HENDERSON.

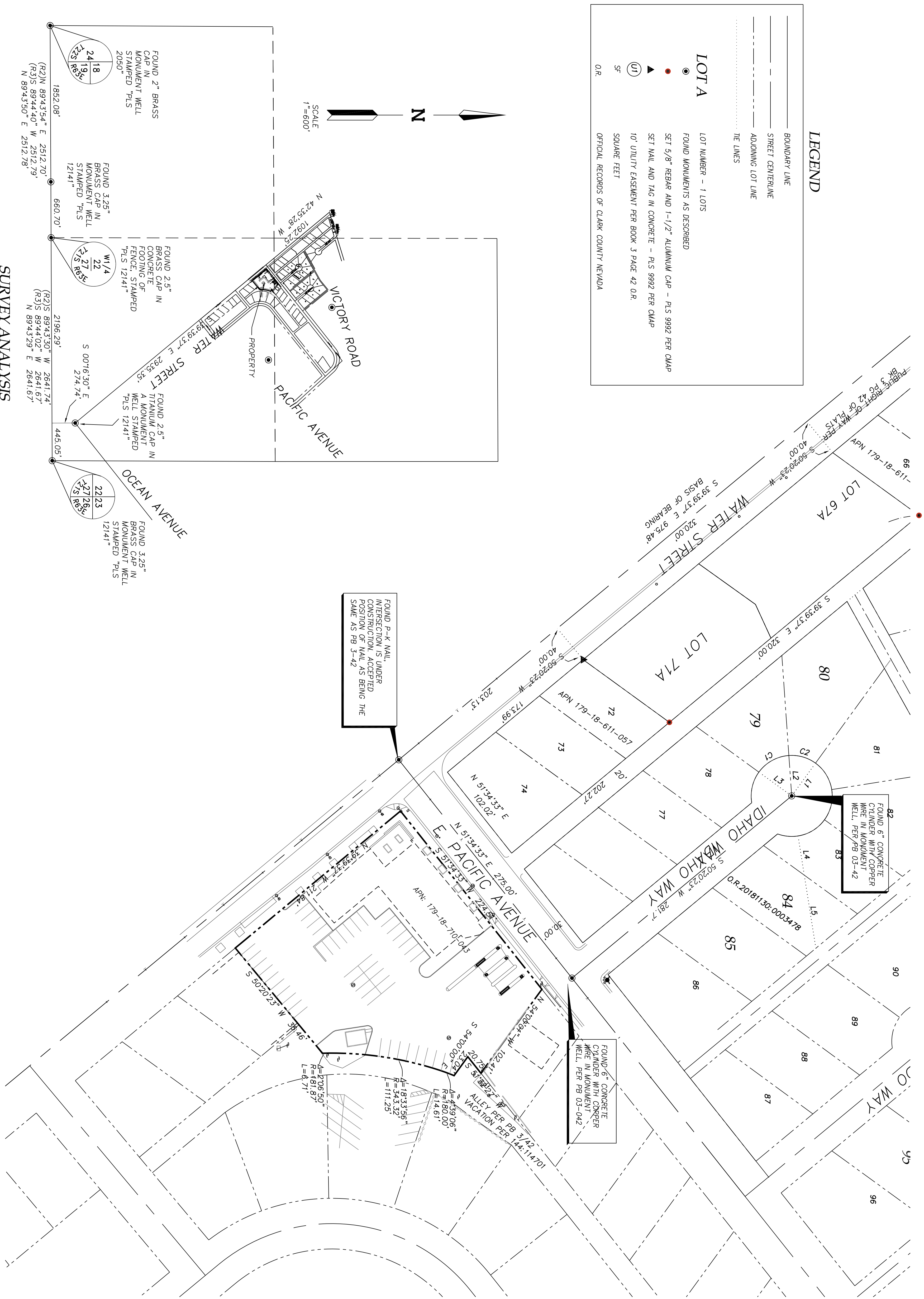
**MAILED**  
 TRAFFIC IMPACT ANALYSIS KIVA # \_\_\_\_\_  
 LEONARD CHRISTOPHERSON  
 PRINTED NAME \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
 DATE \_\_\_\_\_ P.E. NUMBER 15257

**PROJECT INFORMATION**  
 COMMERCIAL \_\_\_\_\_  
 NUMBER OF LOTS = 1  
 ACREAGE = 1.02 AC.







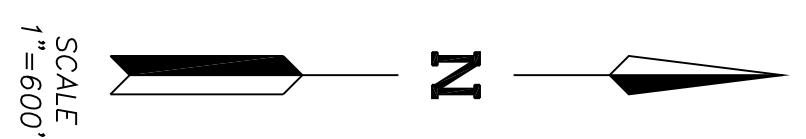


**LEGEND**

- BOUNDARY LINE
- STREET CENTERLINE
- ADJOINING LOT LINE
- TIE LINES

**LOT A**

- LOT NUMBER - 1 LOTS
- FOUND MONUMENTS AS DESCRIBED
- SET 5/8" REBAR AND 1-1/2" ALUMINUM CAP - PLS 9992 PER CHAP
- SET NAIL AND TAG IN CONCRETE - PLS 9992 PER CHAP
- 10' UTILITY EASEMENT PER BOOK 3 PAGE 42 O.R.
- SQUARE FEET
- OFFICIAL RECORDS OF CLARK COUNTY NEVADA

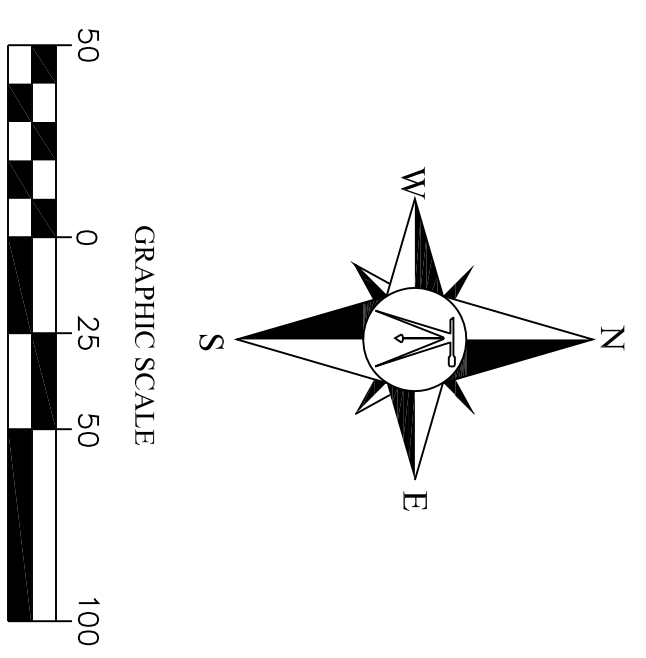


**SURVEY ANALYSIS**

**RECORDED REFERENCES**

**NOTE:**  
TYPICAL SETBACKS SHALL CONFORM TO THE CITY OF HENDERSON DEVELOPMENT CODE TITLE 19, AND DISIGN REVIEW CPLN2018002051

- R1 PLAT BOOK 3 PAGE 42 RECORDED FEBRUARY 21, 1952
- R2 RECORD OF SURVEY FILE 186 PAGE 15 RECORDED MARCH 14, 2012
- R3 RECORD OF SURVEY FILE 200 PAGE 90 RECORDED OCTOBER 5, 2016



#	DATE / DESCRIPTION

ENGINEER'S SEAL:

ENGINEER:

**DLC**  
CONSULTING

DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION

2885 EAST QUAIL AVENUE  
LAS VEGAS, NEVADA 89120  
PHONE: 702-521-7021

CLIENT:

PROJECT:

FIRE LINE IMPROVEMENTS  
107 S. WATER STREET  
HENDERSON, NV 89015  
APN: 179-18-710-043

SHEET TITLE:

HORIZONTAL CONTROL

DATE:

SEP. 08, 2019

SCALE:

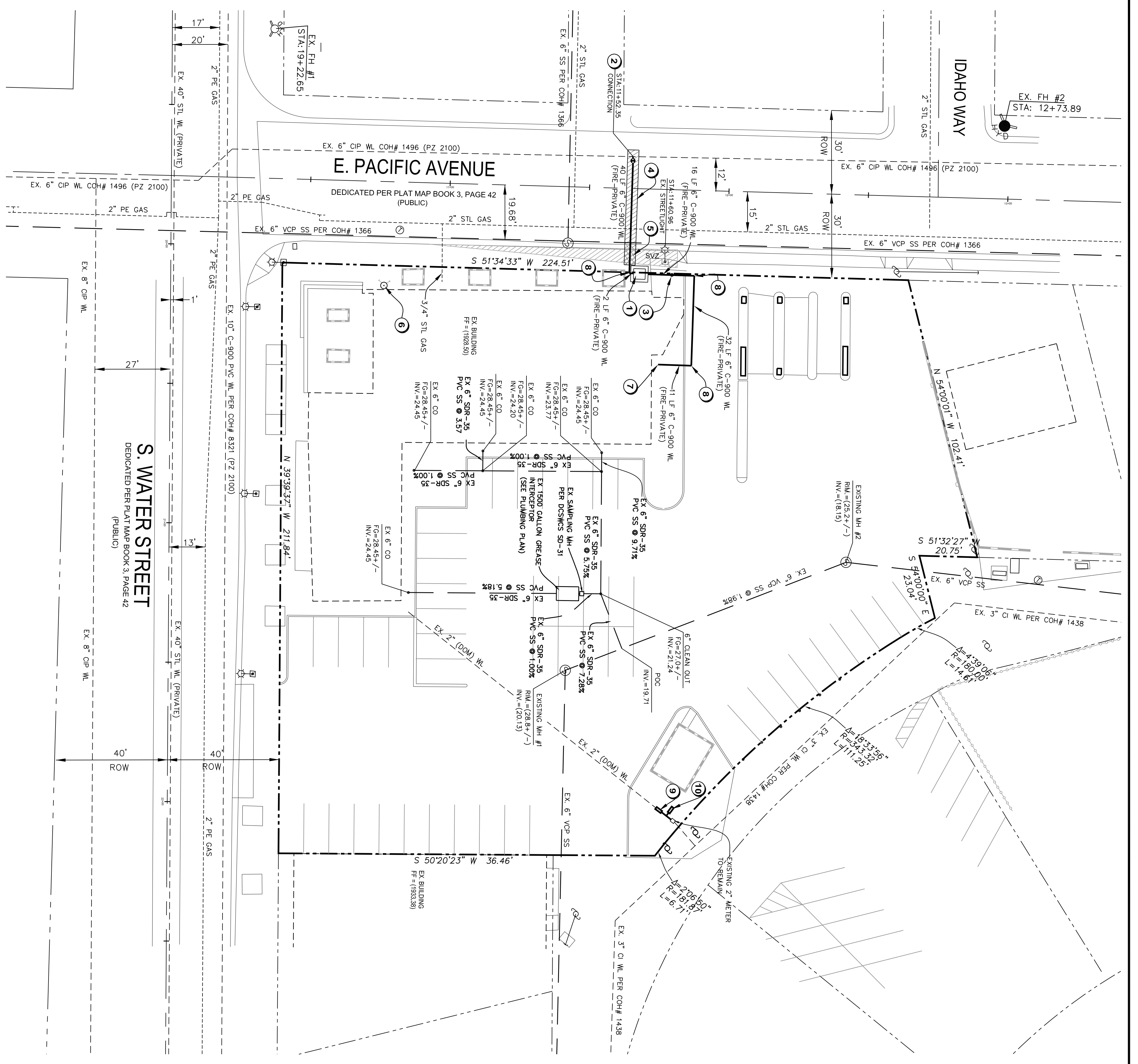
1" = 50'

SHEET NUMBER:

3 OF 4

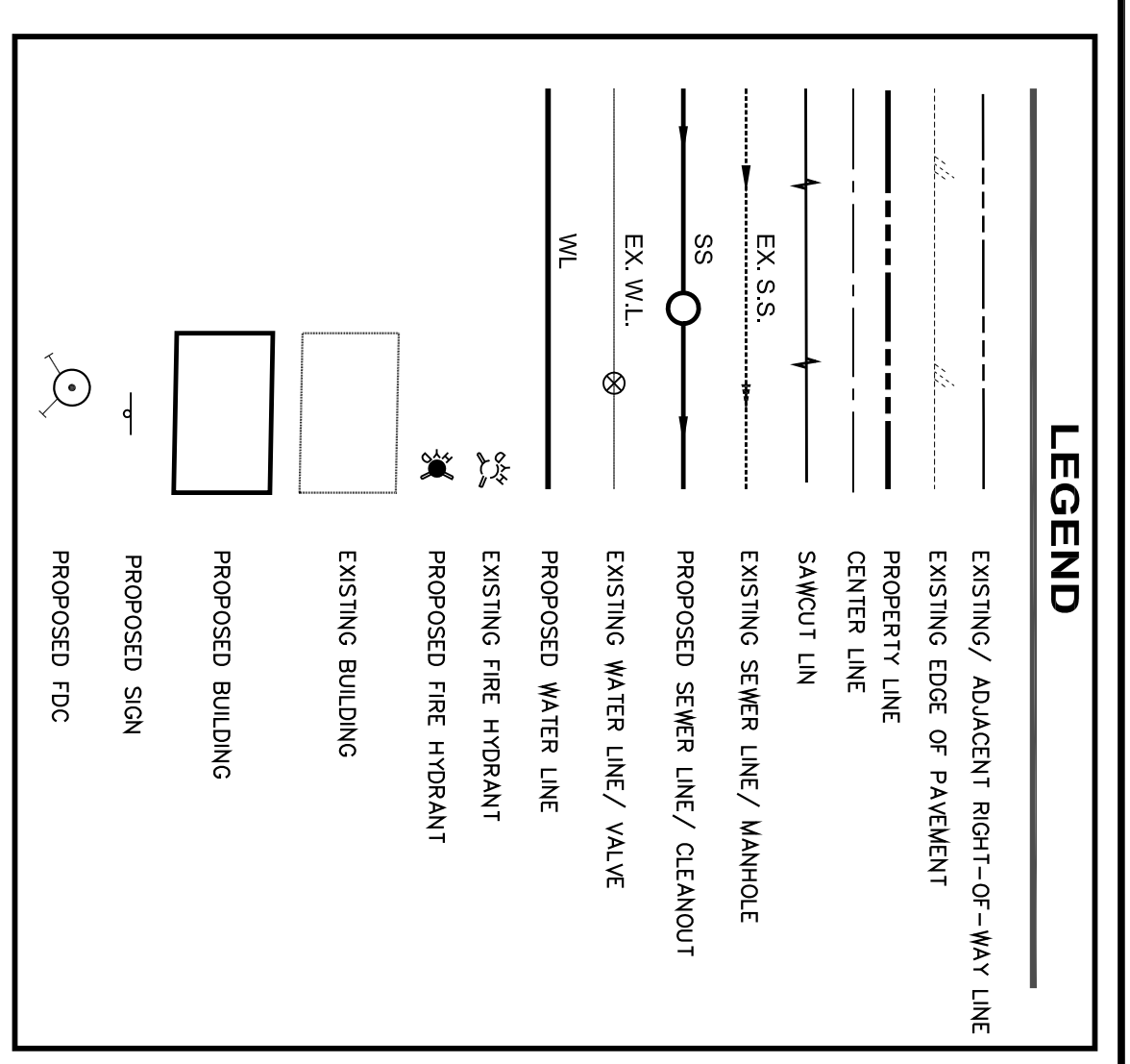
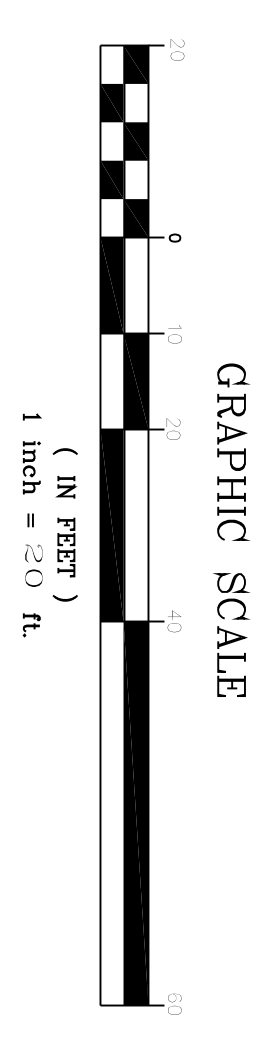
PCVL 2019054980

Call before you dig.
   
  
 Call before you overhead.
   
  
 Call before you dig.



NOTE:  
IF STREET LIGHT WIRES BECOME/DARE DAMAGED OWNER MUST REPLACE THE WIRES FOR THE ENTIRE LENGTH BETWEEN STREET CURBS.

SOUTHWEST GAS CORPORATION  
DATE



- WATER CONSTRUCTION NOTES**
- INSTALL COMPACT 6" RPPA PER U.D.A.C.S. PLATE 56
  - 6" FULL ORB CASSETT & SUPPORT TAPPING SLEEVE & GATE VALVE PER U.D.A.C.S. STD PLATE 31.34 & SECTION 2.24
  - INSTALL 6" POST INDICATOR VALVE (PIV) WITH TAPPER SWITCH MINIMUM 5' FROM BUILDING.
  - THE SAMCUT LINES & LIMITS OF AC REMOVAL & REPLACEMENT SHALL BE DETERMINED BY A QUALITY CONTROL INSPECTOR PER CDD# 216 & 234 (BY OTHERS)
  - THE SAMCUT LINES & LIMITS OF CONCRETE REMOVAL & REPLACEMENT SHALL BE DETERMINED BY A QUALITY CONTROL INSPECTOR PER CDD# 216 & 234 (BY OTHERS)
  - 6" FIRE RISER LEAD-IN SEE FIRE SPRINKLER PLAN FOR CONTINUATION.
  - INSTALL 6" 90° ELBOW PER UDACS PLATE 31
  - INSTALL 2" RPPA (ODM) ON EXISTING 2" METER PER UDACS PLATE 8
  - INSTALL 2" RPPA FOR LANDSCAPE BETWEEN METER AND 2" RPPA (ODM) PER UDACS PLATE 8

UNE12019003174

**FIRE FLOW DATA**

FIRE FLOW CALCULATIONS:  
FIRE FLOW REQUIREMENTS IS 1,750 GALLONS PER MINUTE AT 20 PSI RESIDUAL PRESSURE  
BASED ON SQUARE FOOTAGE: 16,200 SQ. FT  
BUILDING HEIGHT: 32 FT.  
NUMBER OF STORES: 2 TYPE V-B  
TYPE OF CONSTRUCTION: TYPE V-B  
TYPE OF SPRINKLER SYSTEM: FULL AUTOMATIC SPRINKLER SYSTEM, YES  
50% REDUCTION (3,500x0.5=1,750 GPM)

**APPROVAL**

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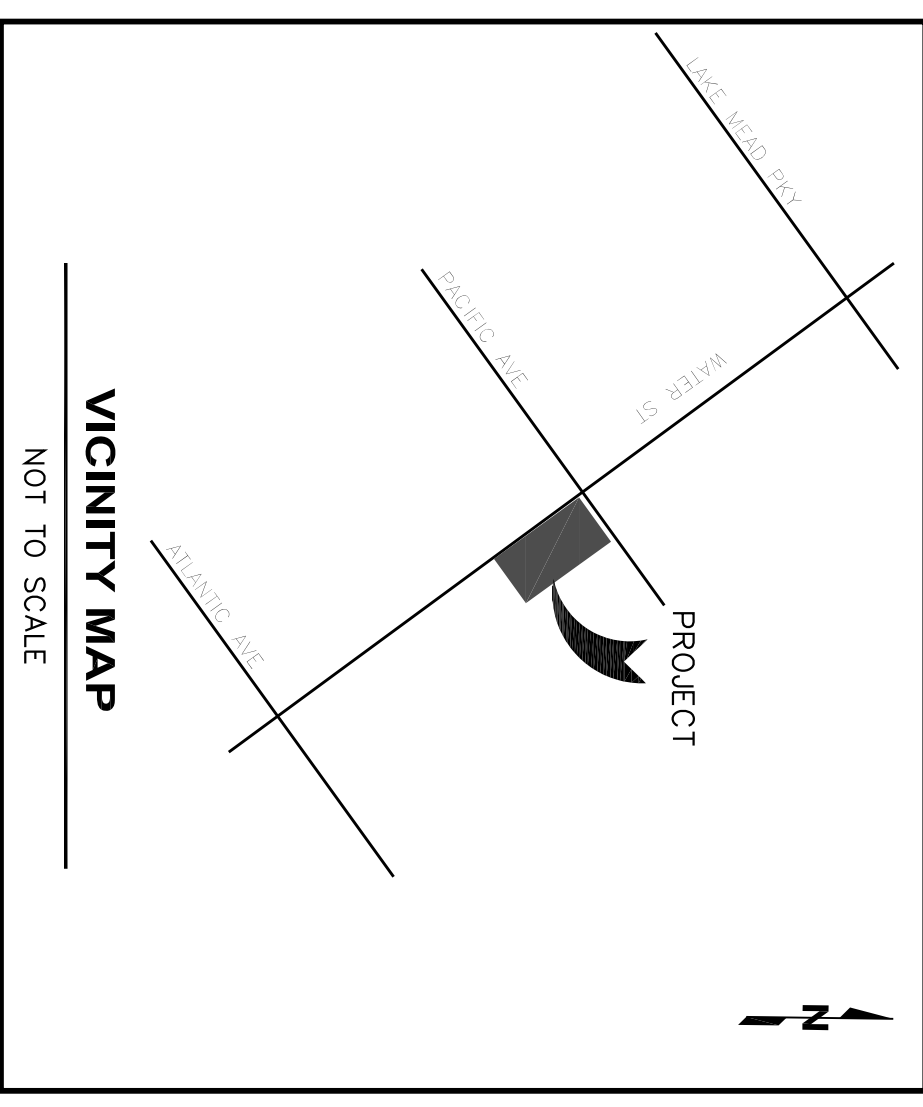
CITY ENGINEER, CITY OF HENDERSON APPROVAL DATE

**BENCHMARK**

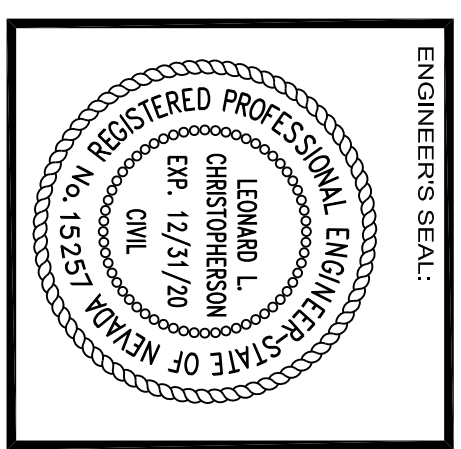
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PHONE: 702-521-7021

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PROJECT:  
FIRE LINE IMPROVEMENTS  
107 WATER STREET  
HENDERSON, NV 89015  
APN: 179-18-710-043

SHEET TITLE:  
UTILITY PLAN

DATE:  
OCT. 15, 2019

SCALE:  
1" = 20'

SHEET NUMBER:  
4 OF 4

PCVL 2019054980