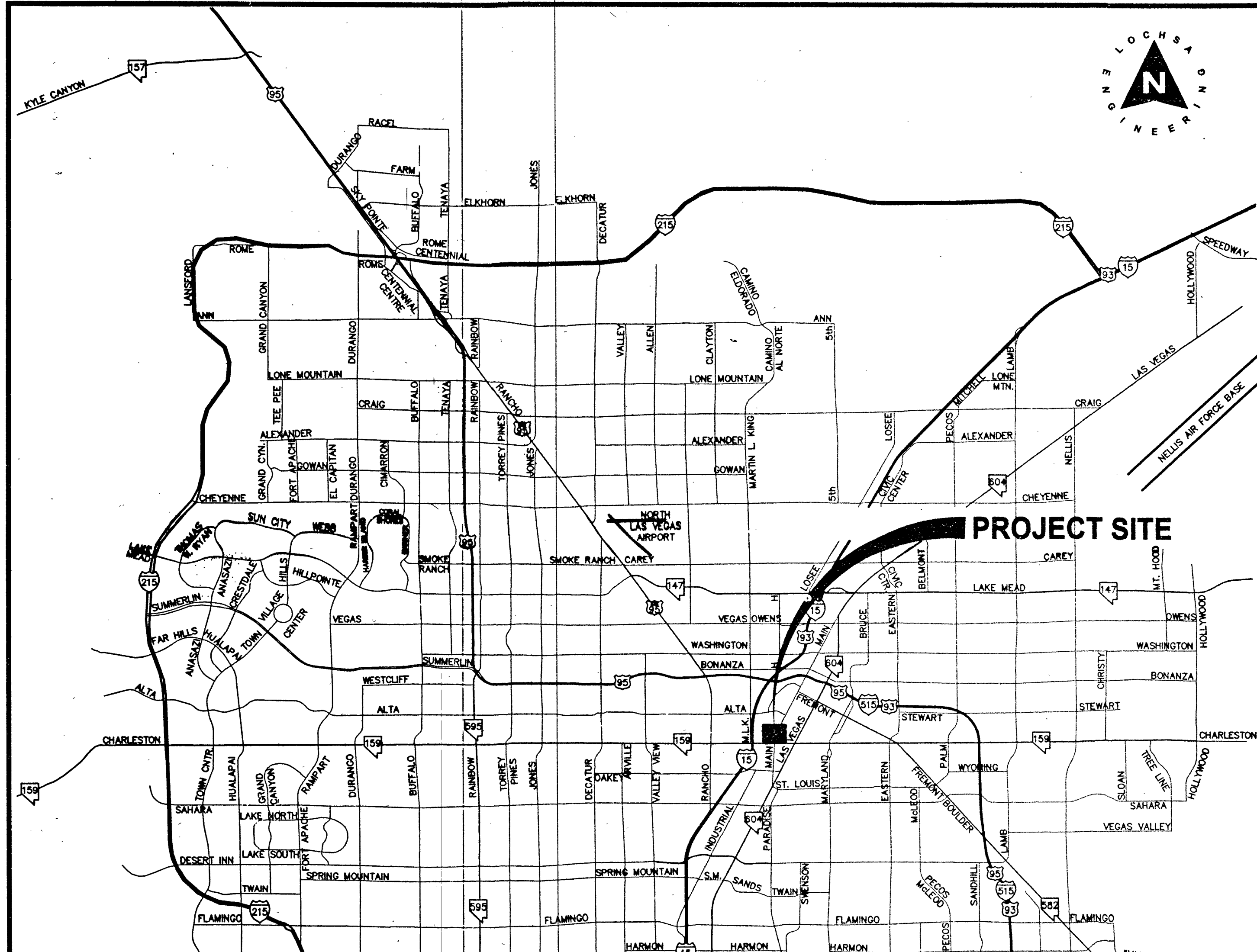
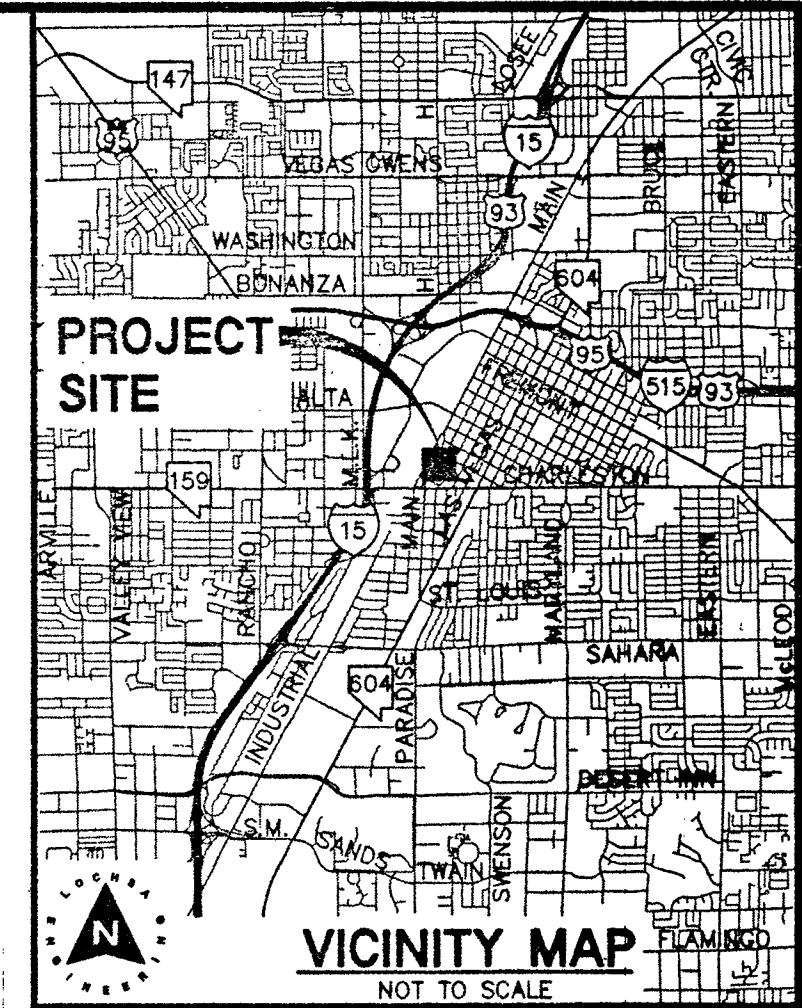


CIVIL IMPROVEMENT PLANS FOR ART DISTRICT PLAZA FOR WORLD INVESTMENT NETWORK

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33 AND
THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH,
RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, NEVADA.
A.P.N.: 139-33-811-020 AND 139-33-811-021



REV #	REVISION DESCRIPTION	SHEET(S)	APPD BY	DATE APPD
1	ADDED FDC, FIRE RISER ROOM & LATERAL TO BLDG. B	C3.01	SG	5-16-17

ABBREVIATIONS

ABAN	ABANDON	INV	INVERT
AIP	ABANDON IN PLACE	ISL	ISLAND
AGG	AGGREGATE	JB	JUNCTION BOX
ALT	ALTERNATE	LOC	LENGTH OF CURB
A	ANODE, GAS	LT	LEFT
ACP	ASBESTOS CEMENT PIPE	LF	LINEAR FEET
AVE	ASPHALTIC CONCRETE	LVWD	LAS VEGAS VALLEY WATER DISTRICT
BC	BACK OF CURB	MH	MANHOLE
BCR	BACK OF CURB RADIUS	MIN	MINIMUM
BVC	BEGINNING OF VERTICAL CURVE	MON	MONOLITHIC
BM	BENCHMARK	N/O	NORTH OF
BN	BOUNDARY LINE	NTS	NOT TO SCALE
BNLY	BOUNDARY LINE	ON	ON CENTER
BO	BOUNDARY LINE	OG	OPEN-GRADED PAVEMENT, ORIGINAL GROUND
BO	BOUNDARY LINE	PVMT	PAVEMENT
BO	BOUNDARY LINE	PI	POINT OF INTERSECTION
BO	BOUNDARY LINE	PRC	POINT OF REVERSE CURVE
BO	BOUNDARY LINE	PC	POINT OF CURVE
BO	BOUNDARY LINE	PT	POINT OF TANGENCY
BO	BOUNDARY LINE	PCC	POINT OF COMPOUND CURVE
BO	BOUNDARY LINE	PCC, CONC	PORTLAND CEMENT CONCRETE
BO	BOUNDARY LINE	P	POWER POLE
BO	BOUNDARY LINE	PL	POWER
BO	BOUNDARY LINE	PROP	PROPOSED
BO	BOUNDARY LINE	PB	PULL BOX
BO	BOUNDARY LINE	RP	RADIUS POINT
BO	BOUNDARY LINE	R	RADIUS
BO	BOUNDARY LINE	RR	RAILROAD
BO	BOUNDARY LINE	REINF	REINFORCED
BO	BOUNDARY LINE	RCB	REINFORCED CONCRETE
BO	BOUNDARY LINE	RCP	REINFORCED CONCRETE BOX
BO	BOUNDARY LINE	RELOC	REINFORCED CONCRETE PIPE
BO	BOUNDARY LINE	RT	RELOCATE
BO	BOUNDARY LINE	R/W	RIGHT-OF-WAY
BO	BOUNDARY LINE	RD	ROAD
BO	BOUNDARY LINE	SS	SANITARY SEWER
BO	BOUNDARY LINE	SHT	SHEET
BO	BOUNDARY LINE	S/O	SOUTH OF
BO	BOUNDARY LINE	SO FT.	SQUARE FOOT
BO	BOUNDARY LINE	SO YD.	SQUARE YARD
BO	BOUNDARY LINE	STA	STATION
BO	BOUNDARY LINE	STP	STEEL HIGH-PRESSURE PIPE
BO	BOUNDARY LINE	SD	STORM DRAIN
BO	BOUNDARY LINE	STD	STANDARD
BO	BOUNDARY LINE	STRUC	STRUCTURAL OR STRUCTURE
BO	BOUNDARY LINE	SURV	SURVEY
BO	BOUNDARY LINE	SLT	STREETLIGHT
BO	BOUNDARY LINE	TL	TELEPHONE
BO	BOUNDARY LINE	TEMP	TEMPORARY
BO	BOUNDARY LINE	TBA	TO BE ADJUSTED
BO	BOUNDARY LINE	TBR	TO BE REMOVED
BO	BOUNDARY LINE	TOP	TOP OF CURB
BO	BOUNDARY LINE	TP	TOP OF PIPE
BO	BOUNDARY LINE	TS	TRAFFIC SIGNAL
BO	BOUNDARY LINE	TS	TRAFFIC SIGNAL INTERCONNECT
BO	BOUNDARY LINE	TRANS	TRANSITION
BO	BOUNDARY LINE	TYP	TYPICAL
BO	BOUNDARY LINE	UG	UNDERGROUND
BO	BOUNDARY LINE	VAR	VARIABLE
BO	BOUNDARY LINE	VERT	VERTICAL
BO	BOUNDARY LINE	VC	VERTICAL CURVE
BO	BOUNDARY LINE	VG	VALLEY GUTTER
BO	BOUNDARY LINE	VCP	VITRIFIED CLAY PIPE
BO	BOUNDARY LINE	W	WATER
BO	BOUNDARY LINE	WM	WATER METER
BO	BOUNDARY LINE	W/O	WEST OF
BO	BOUNDARY LINE	YD	YARD

DEVELOPER

1025 MAIN STREET LLC
1620 LOS ANGELES STREET, UNIT C
LOS ANGELES, CA 90015

CONTACT: JONATHAN KERMANI
PHONE: 310-878-8461
FAX: 888-303-0009

OWNER

1025 MAIN STREET, LLC
1620 S. LOS ANGELES ST. UNIT C
LOS ANGELES, CA 90015
CONTACT: JONATHAN KERMANI
PHONE: 310-878-8461

UTILITY PROVIDERS

WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS
GAS:	SOUTHWEST GAS CORPORATION
ELECTRIC:	NV ENERGY
TELEPHONE:	CENTURYLINK
CABLE TV:	COX COMMUNICATIONS LAS VEGAS, INC.
TRASH:	REPUBLIC SILVER STATE DISPOSAL SERVICE

APPROVALS

	1-14-15 DATE
ALLEN PAVELKA, P.E., #0029 CITY ENGINEER	
APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHT-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 LISTED UNDER DEVIATIONS FROM STANDARD. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARDS DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA, NEVADA.	
	1-13-16 DATE
CHRIS KNIGHT, DIRECTOR BUILDING AND SAFETY	
THIS PLAN CONFORMS TO THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT.	
	9/22/15 DATE
LAS VEGAS FIRE AND RESCUE	
	12/22/15 DATE
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES-MANAGER PROJECT 129943 SHEETS C1.01, C1.02, C3.00	
	11-16-15 DATE
SOUTHWEST GAS CORPORATION	
	9-28-15 DATE
NV ENERGY	
NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NV ENERGY RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE FINAL DESIGN IS COMPLETED. THE NEW SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.	
	10-1-15 DATE
COX COMMUNICATIONS LAS VEGAS, INC.	
	9-24-15 DATE
CENTURYLINK COMPANY D.B.A. CENTURYLINK	
THE AFFORID CENTURYLINK APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.	

SHEET INDEX

Sheet #	Sheet Title	Sheet
1.	COVER SHEET	C1.00
2.	NOTES SHEET	C1.01
3.	Demolition Plan	C2.00
4.	SHEET 1 OF 1	C2.01
5.	Utility Plan	C3.00
6.	Grading Plan	C4.00
7.	SHEET 1 OF 1	C4.01
8.	Horizontal Control Plans	C5.00
9.	SHEET 1 OF 1	C5.01
10.	Detail Sheet	C6.00
11.	SHEET 1 OF 1	C6.01

GENERAL SITE INFORMATION

PROJECT No.: 151057
DATE: 5/19/15
SCALE: N/A
DRAWN BY: CP
DESIGNED BY: CP
CHECKED BY: GMM

NOTE:
LOCHSA ENGINEERING ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THIS PLAN ARE FROM THE BEST AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, THE WATER, FIRE, SANITARY SEWER, STORM SEWER, TELEPHONE, POWER, GAS, AND IRRIGATION LINES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IF A CONFLICT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE PROJECT ARCHITECT, OWNER'S REPRESENTATIVE AND THE PROJECT ENGINEER IMMEDIATELY.

SAFETY ALERT
Call before you dig
Avoid cutting underground utility lines. It's costly.

Call Before You Overhead
Call before you dig
Avoid cutting overhead utility lines. It's costly.

BENCHMARK:
CITY OF LAS VEGAS DISTRICT - BENCHMARK NO. 11V0134 SWWS
= 618.3645 MTL / 2028.75 FT. RIVET AND ROUND ALUMINUM PLATE IN THE TOP OF CURB, SOUTHWEST CORNER OF MAIN STREET AND HOOVER AVENUE, (PER FIRST STREET BEAUTIFICATION - CLV DRAWING NO. 107V5277)

1-702-432-5300
1-702-227-2929
800-368-3000

CL OR SURVEY LINE	EASEMENT LINE	DESCRIPTION:	CONTOUR LINES	EDGE OF PAVEMENT	"A" TYPE CURBS	"L" TYPE CURBS	WALLS	FENCES	AC PAVEMENT	CONCRETE	SPOT ELEVATIONS	SIGNS	MANHOLE W/ DESCRIPTION	MANHOLE DESCRIPTIONS	FIRE HYDRANTS	GATE VALVES	REDUCERS	CLEAN OUTS	UTILITY BOX OR VAULT	BACKWATER VALVES	150MM HPS	150MM HPS	150MM HPS	150MM HPS	STREET LIGHTS	STREET LIGHTS	STREET LIGHTS
---	---	EXISTING: ---(2210)---	---	---	---	---	---	---	---	---	(12.34) BC	---	⊙	⊙ = SANITARY SEWER ⊙ = STORM DRAIN ⊙ = ELECTRICAL ⊙ = TELEPHONE	---	---	---	---	---	⊙ (BW)	---	---	---	---	---	---	---
---	---	PROPOSED: ---(2122)---	---	---	---	---	---	---	---	---	(12.34) PC	---	⊙	---	---	---	---	---	---	---	---	---	---	---	---	---	---
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Lochsa
ENGINEERING

6345 South Jones Blvd.
Las Vegas, NV 89118
Tel: (702) 965-9317
Fax: (702) 965-9317
www.lochsa.com

GENERAL COVER SHEET

ART DISTRICT PLAZA FOR WORLD INVESTMENT NETWORK

PROJECT No.: 151057
DATE: 5/19/15
SCALE: N/A
DRAWN BY: CP
DESIGNED BY: CP
CHECKED BY: GMM

SHEET No. C1.00
SHEET 1 OF 7
H#60362 HTE No. 107V1540