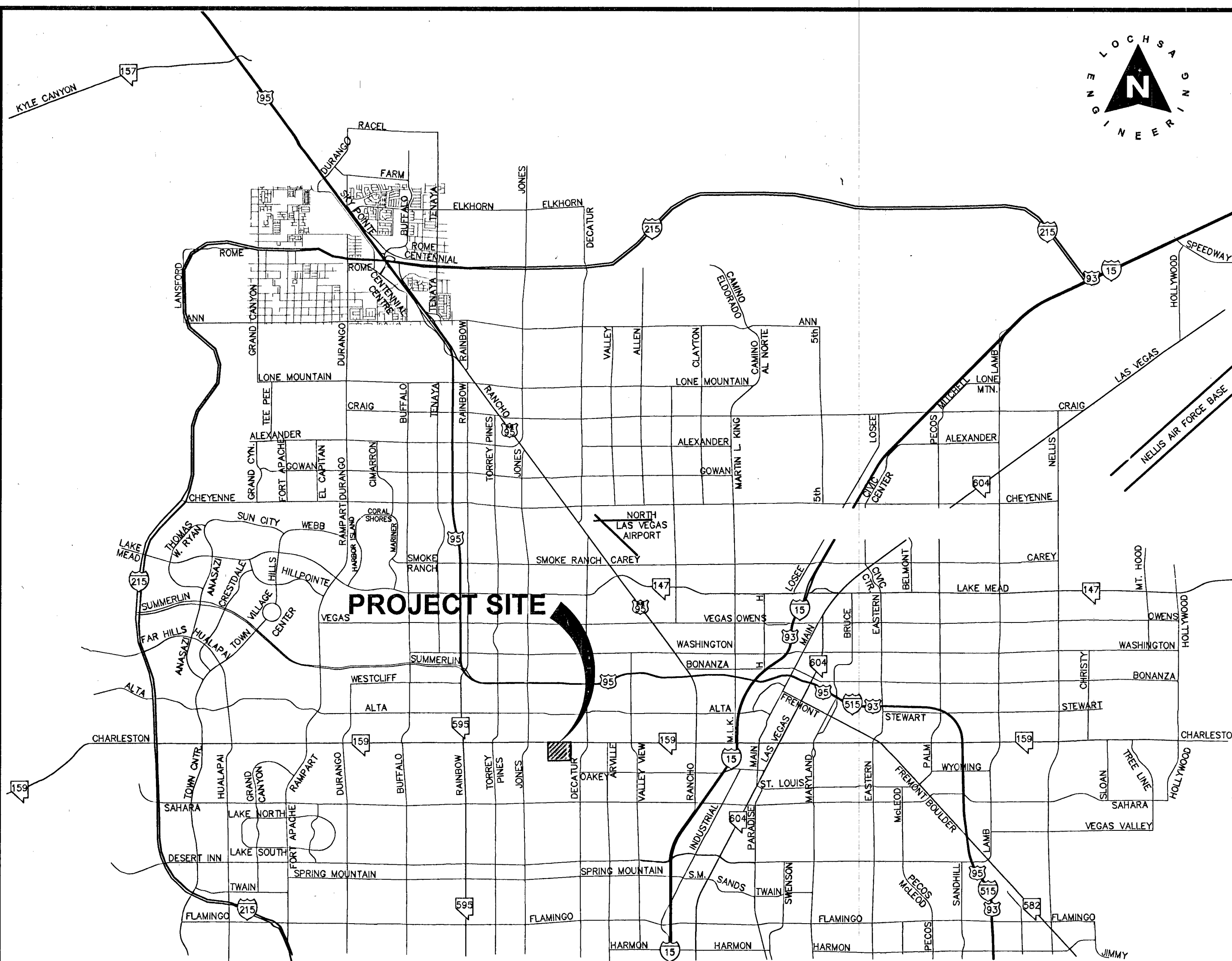
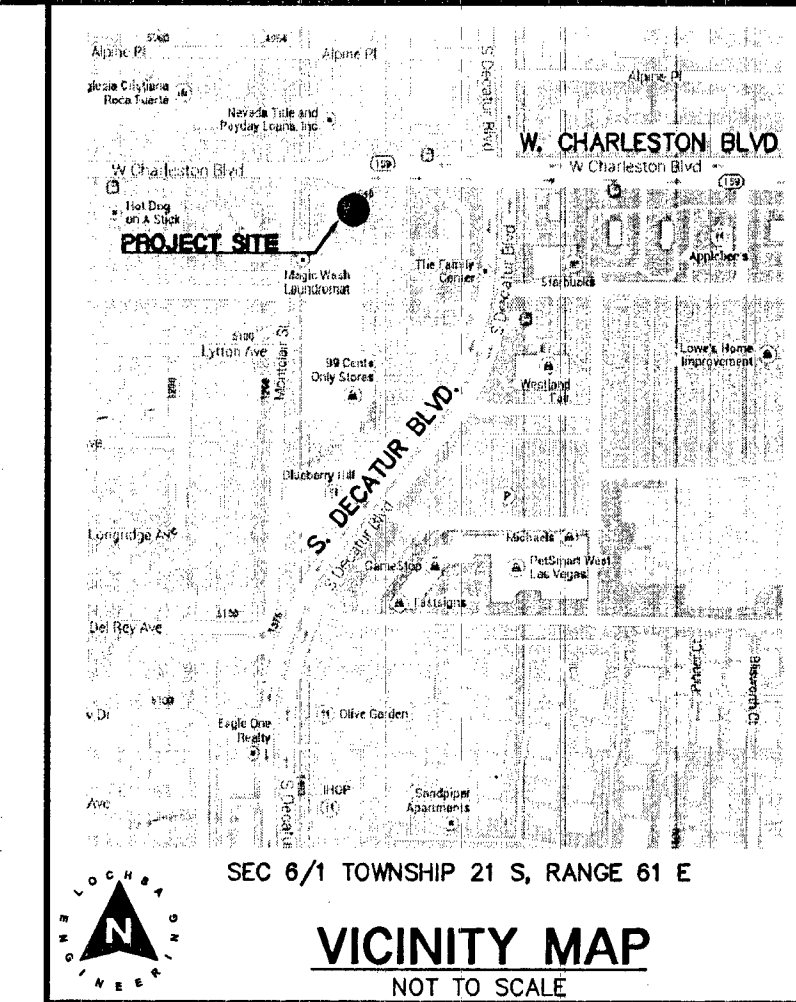


IMPROVEMENT PLANS FOR THE FAMILY CENTER RETAIL PAD

4833 WEST CHARLESTON BLVD. CITY OF LAS VEGAS, NV

A PORTION OF NORTHWEST QUARTER (NW 1/4) OF SECTION 6. TOWNSHIP
21 S, RANGE 81 E, M.D.M., CLARK COUNTY, NEVADA
A.P.N.: 162-06-111-001



DATE: 7/15/14
BY: [Signature]
REVISION: [Table with revision details]

Lochsa
engineering

GENERAL SHEET
COVER & APPROVALS SHEET
THE FAMILY CENTER RETAIL PAD
4833 WEST CHARLESTON BLVD.
CITY OF LAS VEGAS, NV

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
ACF	ASPHALTIC CONCRETE	LWVD	LAS VEGAS VALLEY WATER DISTRICT
AVE	AVENUE	MAX	MAXIMUM
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
BDRY LINE	BOUNDARY LINE	NTS	NOT TO SCALE
CATV	CABLE TELEVISION	ON	ON CENTER
C-C	CENTER TO CENTER	OG	OPEN-GRADED PAVEMENT, ORIGINAL GROUND
CL	CENTERLINE	PVMT	PAVEMENT
CBC	CITY OF BOULDER CITY	PI	POINT OF INTERSECTION
CLV	CITY OF LAS VEGAS	PC	POINT OF REVERSE CURVE
COH	CITY OF HENDERSON	PC	POINT OF CURVE
CM	CITY OF MESQUITE	PT	POINT OF TANGENCY
ONLV	CITY OF NORTH LAS VEGAS	PCC	PORTLAND CEMENT CONCRETE
CC	CLARK COUNTY	PCC, CONC	PORTLAND CEMENT CONCRETE
CCSD	CLARK COUNTY SANITATION DISTRICT	PP	POWER POLE
CO	CLEAN OUT, SEWER	P	POWER
COMM	COMMERCIAL	PL	PROPOSED
CONC, PCC	CONCRETE	PROP	PROPOSED
CONST	CONSTRUCTION OR CONSTRUCT	PB	PULL BOX
COR	CORNER	R	RADIUS POINT
CMP	CORRUGATED METAL PIPE	RP	RADIUS
CSAP	CORRUGATED STEEL ARCH PIPE	RR	RAILROAD
CSP	CORRUGATED STEEL PIPE	REINF	REINFORCED
C&G	CURB & GUTTER	RC	REINFORCED CONCRETE
CIP	CAST IRON PIPE	RCB	REINFORCED CONCRETE BOX
COL	COLUMN	RCP	REINFORCED CONCRETE PIPE
CU YD, CY	CUBIC YARD	RELOC	RELOCATE
CU FT, CF	CUBIC FOOT	RT	RIGHT
CULV	CULVERT	R/W	RIGHT-OF-WAY
DEPT	DEPARTMENT	RD	ROAD
DIA	DIAMETER	SS	SANITARY SEWER
DWY	DRIVEWAY	SHT	SHEET
DI	DROP INLET	S/S	SOUTH OF
ESMT	EASEMENT	SQ FT, SF	SQUARE FOOT
E/O	EAST OF	SQ YD, SY	SQUARE YARD
ED	EDGE OF PAVEMENT	STA	STATION
E	EDGE OF OIL	SHIP	STEEL HIGH-PRESSURE PIPE
EM	ELECTRIC	SD	STORM DRAIN
EMV	ELECTRIC METER	STD	STANDARD
EMBK	EMBANKMENT	STRUC	STRUCTURAL OR STRUCTURE
ECR	END OF CURB RETURN	SURV	SURVEY
EC	END OF CURVE	SLT	STREETLIGHT
EBS	CATHODE PROTECTION BOND STATION	TEMP	TEMPORARY
EVS	CATHODE PROTECTION TEST STATION	TBA	TO BE ADJUSTED
ETS	END OF VERTICAL CURVE	TBR	TO BE REMOVED
EXIST	EXISTING	TOP OF CURB	TOP OF CURB
FT	FEET/FOOT	TOP OF PIPE	TOP OF PIPE
FG	FINISH GRADE	TS	TRAFFIC SIGNAL
FA	FIRE ALARM	TSB	TRAFFIC SIGNAL INTERCONNECT
FL	FLOW LINE	TRANS	TRANSITION
GALV	GLAZEVANIZED	TYP	TYPICAL
GM	GAS METER	UG	UNDERGROUND
GR	GAS PRESSURE REGULATOR	VAR	VARIABLE
PL-G	PLASTIC GAS	VERT	VERTICAL
SG	STEEL GAS	VC	VERTICAL CURVE
SB	GRADE BREAK	VG	VALLEY GUTTER
OUT	GUTTER	VCP	VITRIFIED CLAY PIPE
HDWL	HEADWALL	W	WATER
INT	INTERSECTION	WM	WATER METER
		W/O	WEST OF
		YD	YARD

ARCHITECT

VEDELAGO PETSCH AIA
3235 EXECUTIVE TERMINAL DRIVE
SUITE 310
HENDERSON, NV 89052
CONTACT: JIM COOPER
PHONE: 702-951-0300
FAX: 702-951-0302

OWNER

SOUTHWESTERN HOLDINGS LLC
23945 CALABASAS RD #101
CALABASAS, CA 91302
CONTACT: GEORGE SHAKIBAN
PHONE: 818-223-9070

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

	7/15/14
DAVID BOWERS, P.E., #6236 P.T.O.E. CITY ENGINEER	DATE
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.	
	7/15/14
CHRIS KNIGHT, DIRECTOR - BUILDING AND SAFETY DEPARTMENT	DATE
NOTE: THIS PLAN CONFORMS TO THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT.	
	4/23/14
LAS VEGAS FIRE AND RESCUE	DATE
	4/28/14
DISHARBER DOAN MEADE LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER PROJECT 122643 SHEETS C1.00, C1.01, C2.00, C2.01	DATE
	4/14/14
SOUTHWEST GAS CORPORATION	DATE
	4/15/2014
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.	DATE
	4/11/14
COX COMMUNICATIONS LAS VEGAS, INC.	DATE
	4/21/14
CENTRAL TELEPHONE COMPANY D.B.A. CENTURYLINK THE AFFIXED 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.	DATE

SHEET INDEX

1.	GENERAL COVER & APPROVALS SHEET.....	C1.00
2.	GENERAL NOTES SHEET.....	C1.01
3.	CIVIL PLANS - OVERALL SITE PLAN.....	C1.02
4.	CIVIL PLANS - GRADING, HORIZONTAL CONTROL AND UTILITY PLAN.....	C2.01
5.	DETAILS.....	C3.00

GENERAL SITE INFORMATION

PROJECT No.: 131071
DATE: 4-2-2014
SCALE: NTS
DRAWN BY: CP
DESIGNED BY: CP
CHECKED BY: TE

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 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
Call before you Overhead

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF GOVERNMENT LOT 4 AS SHOWN ON A SURVEY RECORDED IN FILE # PAGE 65 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA. SAID LINE BEARS: SOUTH 89° 30' 42" EAST

BENCHMARK:
CITY OF LAS VEGAS BENCHMARK 2008 ADJUSTMENT 1LV10 INE66 - BEING A RIVET AND PLATE IN THE TOP OF CURB ON THE WEST SIDE OF DECATUR BOULEVARD APPROXIMATELY 1/4 MILE SOUTH OF CHARLESTON BOULEVARD AT DEL REY AVENUE. ELEVATION = 2213.80 (674.769 METERS)

1-702-227-2929
1-702-432-5300
1-800-227-2600

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	100w HPS STREETLIGHTS	150w HPS STREETLIGHTS	200w HPS STREETLIGHTS	250w HPS STREETLIGHTS	
PROPERTY LINE	SAWCUT LINE	EXISTING:	---(2210)---	---	---	---	---	---	---	---	(12.34)	---	---	---	---	---	---	---	---	---	---	---	---	---	---
ROW LINE	SCARP LINE	PROPOSED:	---(2122)---	---	---	---	---	---	---	---	(12.34)	---	---	---	---	---	---	---	---	---	---	---	---	---	

SEAL
TECHNICAL ENGINEER
STATE OF NEVADA
No. 1186
7/15/14
SHEET No. 1
C1.00
SHEET 1 OF 8
#H 5304-CLV # 10746244