

IMPROVEMENT PLANS

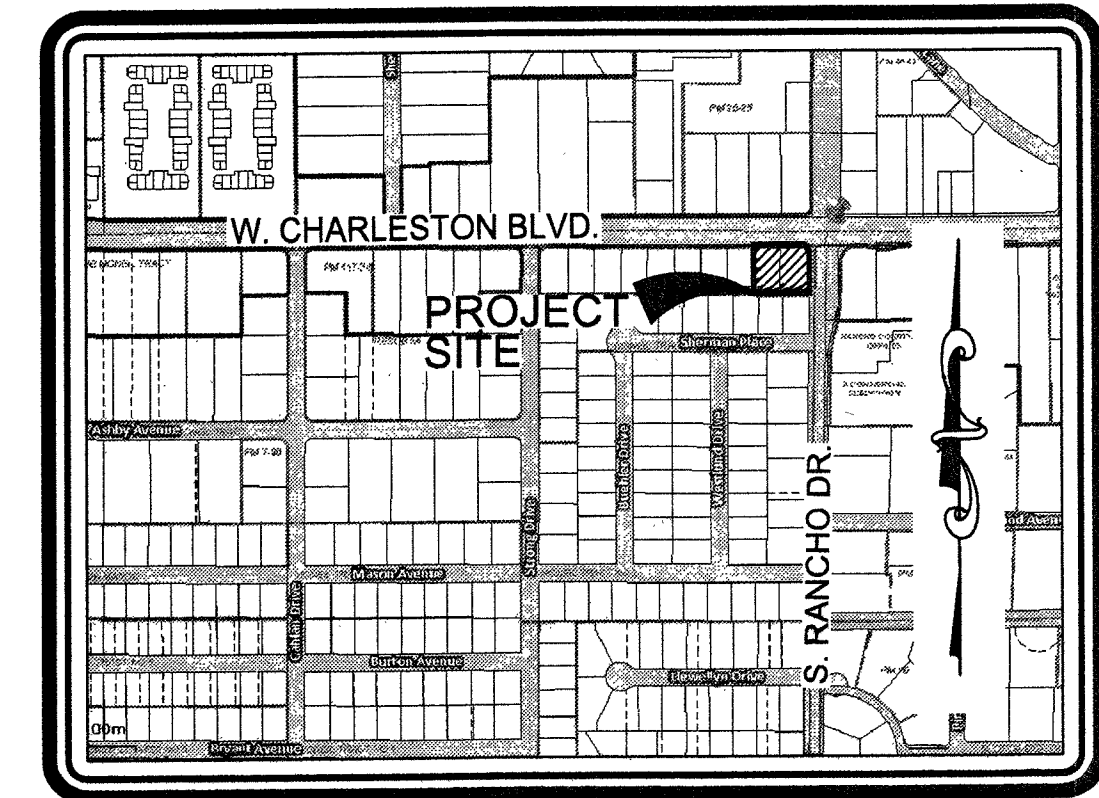
FOR PORTION OF MC NEIL TRACT NO. 2

JP MORGAN CHASE

@ CHARLESTON & RANCHO CITY OF LAS VEGAS, NEVADA

APN: 162-05-502-001

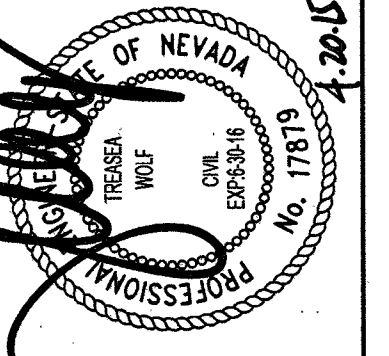
2311 CHARLESTON BLVD



VICINITY MAP
N.T.S.

WE

WALKER ENGINEERING, LLC
5765 S. RAINBOW BLVD.
SUITE 101
LAS VEGAS, NV 89118
TEL: 702.873.5197
FAX: 702.873.5346



ABBREVIATIONS

ABAN - ABANDON	EMBK - EMBANKMENT	PP - POWER POLE
AP - ABANDONED IN PLACE	ECR - END OF CURB RETURN	P - POWER
AGG - AGGREGATE	EC - END OF CURVE	PL - PROPERTY LINE
ALT - ALTERNATE	EBS - CATHODE PROTECTION	PROP - PROPOSED
A - ANODE, GAS	ETS - BOND STATION	PB - PULL BOX
AP - ASPHALT CEMENT PIPE	TEST STATION	RP - RADIUS POINT
AC - ASPHALTIC CONCRETE	EVC - END OF VERTICAL CURVE	R - RADIUS
AVE - AVENUE	EXIST, EX - EXISTING	RR - RAILROAD
BC - BACK OF CURB	FT - FEET OR FOOT	REINF - REINFORCED
BCR - BACK OF CURB RADIUS	FG - FINISH GRADE	RC - REINFORCED CONCRETE
BVC - BEGINNING OF VERTICAL CURVE	FA - FIRE ALARM	RCB - REINFORCED CONCRETE BOX
BM - BENCH MARK	FH - FIRE HYDRANT	ROP - REINFORCED CONCRETE PIPE
BORY LINE - BOUNDARY LINE	FL - FLOW LINE	RELOC - RELOCATE
CATV - CABLE TELEVISION	GALV - GALVANIZED	RT, R - RIGHT
C-C - CENTER TO CENTER	GM - GAS METER	R/W - RIGHT-OF-WAY
CL - CENTERLINE	GR - GAS PRESSURE REGULATOR	SS - SANITARY SEWER
CBC - CITY OF BOULDER CITY	PL-G - PLASTIC GAS	SHT - SHEET
CLV - CITY OF LAS VEGAS	S-G - STEEL GAS	S/O - SOUTH OF
COH - CITY OF HENDERSON	GB - GRADE BREAK	SW - SIDEWALK
CM - CITY OF MESQUITE	GUT - GUTTER	SQ FT, SF - SQUARE FOOT
ONLY - CITY OF NORTH LAS VEGAS	HW - HEADWALL	SQ YD, SY - SQUARE YARD
CC - CLARK COUNTY	IN - INCH	STA - STATION
COWRD - CLARK COUNTY WATER	INT - INTERSECTION	STL - STEEL
RECLAMATION DISTRICT	INV - INVERT	SHP - STEEL HIGHPRESSURE PIPE
CO - CLEAN OUT, SEWER	ISL - ISLAND	SD - STORM DRAIN
COMM - COMMERCIAL	JB - JUNCTION BOX	STD - STANDARD
CONC, PCC - CONCRETE	LOC - LENGTH OF CURB	STRUCT - STRUCTURAL OR
CONST - CONSTRUCTION OR	LT, L - LEFT	STRUCTURE
CONSTRUCT	LF - LINEAR FEET	SURV - SURVEY
COR - CORNER	LVWD - LAS VEGAS VALLEY WATER	SL - STREETLIGHT
CMP - CORRUGATED METAL PIPE	DISTRICT	T - TELEPHONE
CSAP - CORRUGATED STEEL ARCH	MH - MANHOLE	TEMP - TEMPORARY
PIPE	MAX - MAXIMUM	TBA - TO BE ADJUSTED
CSP - CORRUGATED STEEL PIPE	MIN - MINIMUM	TBR - TO BE REMOVED
C&G - CURB & GUTTER	MOR - MONOLITHIC	TC - TOP OF CURB
CIP - CAST IRON PIPE	N/O - NORTH OF	TP - TOP OF PIPE
COL - COLUMN	NTS - NOT TO SCALE	TS - TRAFFIC SIGNAL
CJ YD, CY - CUBIC YARD	OG - OPEN-GRADED PAVEMENT,	TS - TRAFFIC SIGNAL
CJ FT, CF - CUBIC FEET	ORIGINAL GROUND	INTERCONNECT
CULV - CULVERT	PWMT - PAVEMENT	TRANS - TRANSITION
CF - CURB FACE	PI - POINT OF INTERSECTION	TYP - TYPICAL
DEPT - DEPARTMENT	PRC - POINT OF REVERSE CURVE	UG - UNDERGROUND
DIA - DIAMETER	PC - POINT OF CURVE	VAR - VARIABLE
DWY - DRIVEWAY	PT - POINT OF TANGENCY	VERT - VERTICAL
DI - DROP INLET	PCC - POINT OF COMPOUND CURVE	VC - VERTICAL CURVE
ESMT - EASEMENT	PCC, CONC - PORTLAND CEMENT	VG - VALLEY GUTTER
E/O - EAST OF	CONCRETE	VCP - VITRIFIED CLAY PIPE
EP - EDGE OF PAVEMENT		W, WTR - WATER
EO - EDGE OF OIL		WM - WATER METER
E - ELECTRIC		W/O - WEST OF
EM - ELECTRIC METER		YD - YARD

SHEET INDEX

GENERAL INFORMATION DRAWINGS

- | | | |
|---|----|-------------------------------------|
| 1 | C1 | COVER SHEET, LEGEND & ABBREVIATIONS |
| 2 | C2 | NOTES & QUANTITIES |
| 3 | D1 | DETAIL SHEET |

HORIZONTAL CONTROL & TRAFFIC PLANS

- | | | |
|---|----|---|
| 4 | H1 | HORIZONTAL CONTROL, FIRE & TRAFFIC CONTROL PLAN |
|---|----|---|

GRADING PLANS

- | | | |
|---|----|----------------------|
| 5 | G1 | PRECISE GRADING PLAN |
|---|----|----------------------|

UTILITY PLANS

- | | | |
|---|----|---------------------|
| 6 | U1 | MASTER UTILITY PLAN |
|---|----|---------------------|

DEMOLITION PLANS

- | | | |
|---|-----|-----------------|
| 7 | DM1 | DEMOLITION PLAN |
|---|-----|-----------------|

LANDSCAPE & PLANS

- | | | |
|---|------|---------------------------------|
| 8 | L1.1 | NDOT PLANTING & IRRIGATION PLAN |
|---|------|---------------------------------|

OWNER

JP MORGAN CHASE
1125 17TH STREET, FLOOR 2
DENVER, CO 80202
(T) 303.244.3038
(F) 720.746.6332
CONTACT: HEATHER A. BEATTIE

DEVELOPER

JP MORGAN CHASE
1125 17TH STREET, FLOOR 2
DENVER, CO 80202
(T) 303.244.3038
(F) 720.746.6332
CONTACT: HEATHER A. BEATTIE

REFERENCE NUMBERS

DRAINAGE STUDY: N/A
TRAFFIC STUDY: 154302
LAND USE APPS: ZON-51413, VAR-51414,
SUP-51415, SDR-51412
BUILDING PERMIT: 55334

APPROVALS

CITY OF LAS VEGAS

"APPROVAL OF THESE PLANS BY THE CITY ENGINEER 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 LISTED UNDER "DEVIATIONS FROM STANDARDS". THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN "DEVIATION FROM STANDARDS" IN FAVOR OF THE SUMMERLIN IMPROVEMENT STANDARDS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA".

Allen Pavelka 6-8-15
ALLEN PAVELKA PE, PB # 9024
CITY ENGINEER, ~~CLARK COUNTY~~
CITY OF LAS VEGAS, NEVADA

Chris Knight 6-4-15
CHRIS KNIGHT - BUILDING AND SAFETY DEPARTMENT
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT

R. M. Smith 1/21/15
CITY OF LAS VEGAS FIRE DEPT.

Don Pendleton 4/20/15
SOUTHWEST GAS CORPORATION

APPROVED FOR CONSTRUCTION

Don Shrade
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
PROJECT NO. 123063 DATE: 5/27/15
SHEETS: C1, C2, U1 & DM1

Barbara Garrison 4-20-15
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.

Michael Sommariva 4/20/15
CENTRAL TELEPHONE COMPANY, d/b/a CENTURY LINK* Michael Sommariva
* THE AFFIRED CENTRAL TELEPHONE COMPANY, d/b/a CENTURY LINK APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTIONS OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

Peggy Miller 4-20-15
COX COMMUNICATIONS, LAS VEGAS INC.

CLV DRAWING NO. 107V6424

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS RECORD OF SURVEY IS SOUTH 89°56'34" WEST, BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 05, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., AS SHOWN IN BOOK 3, PAGE 96 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL POINT "7C0132556" BEING A RIVET AND PLATE STAMPED IN THE TOP OF CURB, AT THE NORTHWEST CORNER OF RANCHO AND CHARLESTON.
ELEVATION: 2067.59 FEET (630.204 METERS)
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88)

FLOODZONE

FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 3200322170, F. EFFECTIVE NOVEMBER 16, 2011, INDICATES THAT THE SUBJECT SITE LIES WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN).

(THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE SITE MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)

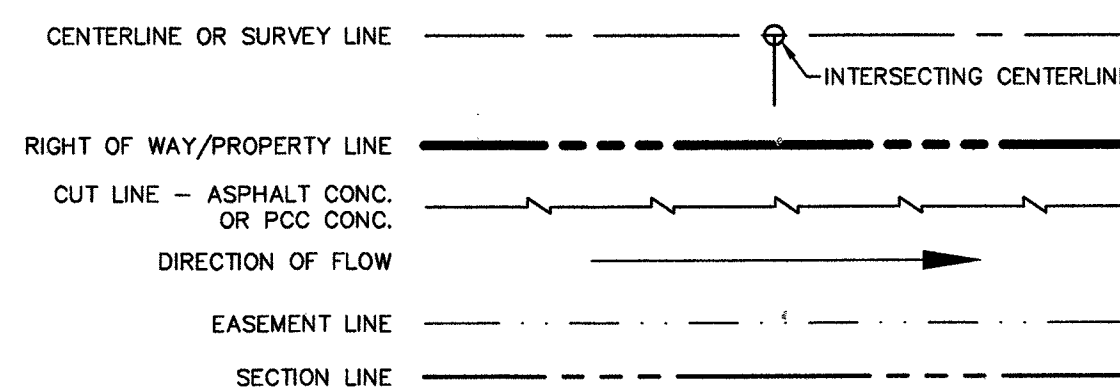
LEGAL DESCRIPTION

PARCEL I
LOT NINE (9) IN BLOCK ONE (1) OF MCNEIL TRACT NO. 2, AS SHOWN BY MAP THEREOF FILE IN BOOK 3 OF PLATS, PAGE 96, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

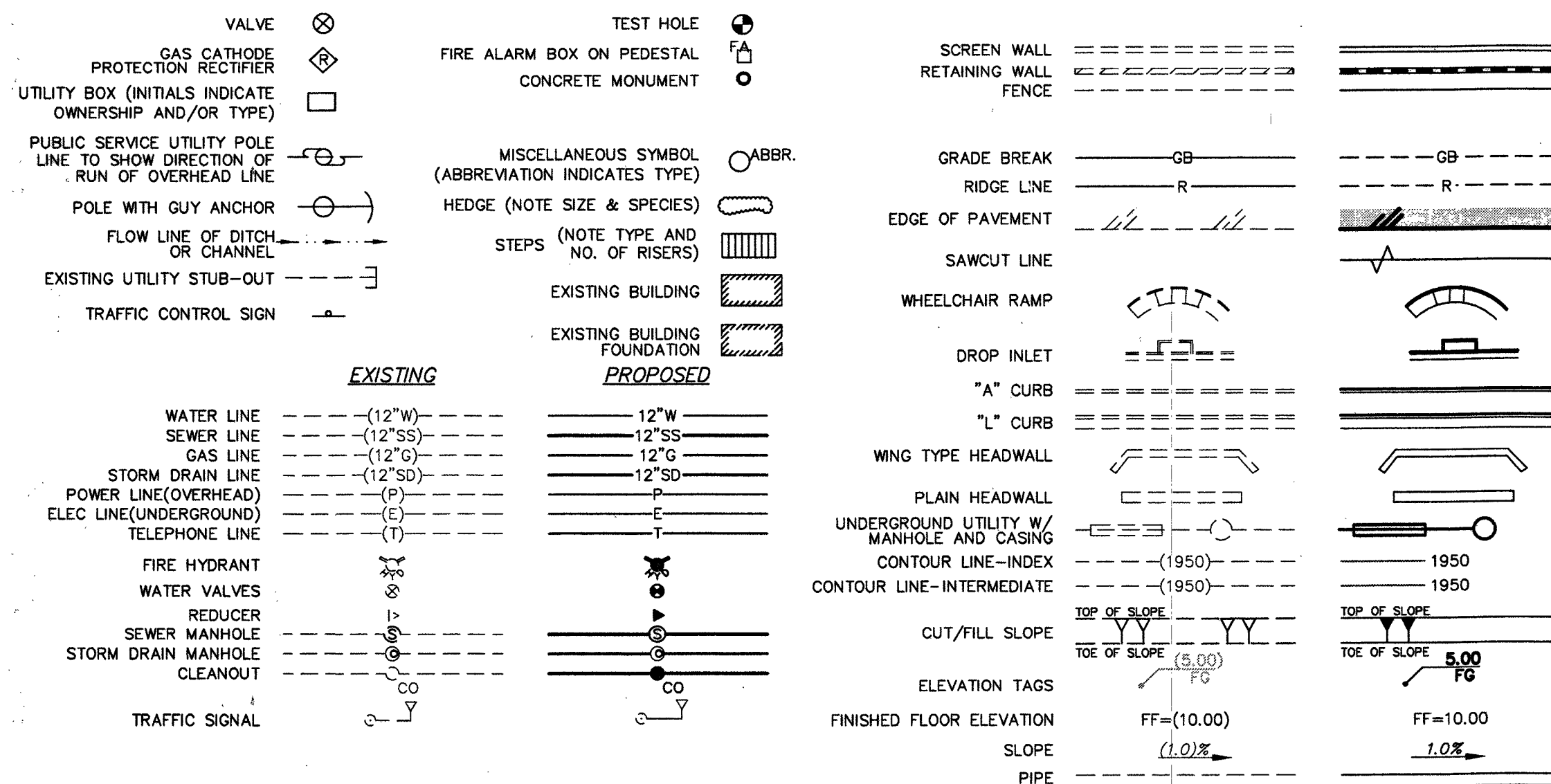
PARCEL II:
LOT TEN (10) IN BLOCK ONE (1) OF MCNEIL TRACT NO. 2, AS SHOWN BY MAP THEREOF FILE IN BOOK 3 OF PLATS, PAGE 96 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA. EXCEPTING THEREFROM THAT PORTION OF LOT TEN (10) TAKEN IN THE FINAL ORDER OF CONDEMNATION, IN THAT EIGHTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF CLARK, IN AN ACTION ENTITLED CITY OF LAS VEGAS, NEVADA, A MUNICIPAL CORPORATION PLAINTIFF VS. JOE CARDINAL CO., A PARTNERSHIP, ET AL, CASE NO. A-53378, A CERTIFIED COPY OF WHICH WAS RECORDED AUGUST 23, 1971 AS DOCUMENT NO. 123712, AND DESCRIBED AS FOLLOWS: A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, AND BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRIANGULAR PARCEL OF LAND BOUNDED AS FOLLOWS:
ON THE NORTH BY THE NORTH LINE OF LOT TEN (10), BLOCK ONE (1) OF MCNEIL TRACT NO. 2, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 3 OF PLATS, PAGE 96, CLARK COUNTY, NEVADA, RECORDS; ON THE EAST BY THE EAST LINE OF SAID LOT TEN (10), BLOCK ONE (1), AND ON THE SOUTHWEST BY THE ARC OF A CIRCLE OF RADIUS OF 25.00 FEET, CONCAVE SOUTHWESTERLY AND BEING TANGENT TO THE NORTH LINE OF SAID LOT TEN (10), AND TO THE EAST LINE OF SAID LOT TEN (10).

MASTER LEGEND



MISCELLANEOUS TOPOGRAPHIC SYMBOLS



REVISIONS

JP MORGAN CHASE
CHASE @ CHARLESTON & RANCHO

COVER SHEET, LEGEND, & ABBREVIATIONS

SUBMITTAL NO. FINAL
DATE: APRIL 16, 2015
WE PROJECT NO.
1275.03
AGENCY NO.
CLV: 54976
SHEET NO.:
C1
1 OF 8 SHEETS