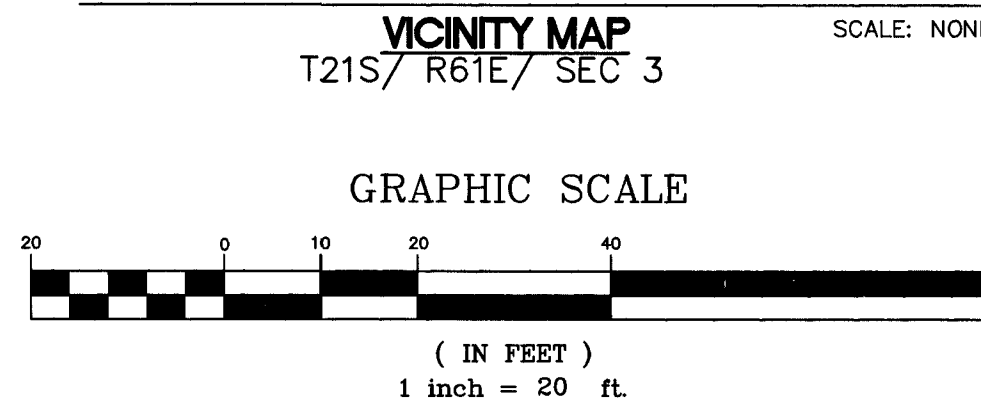
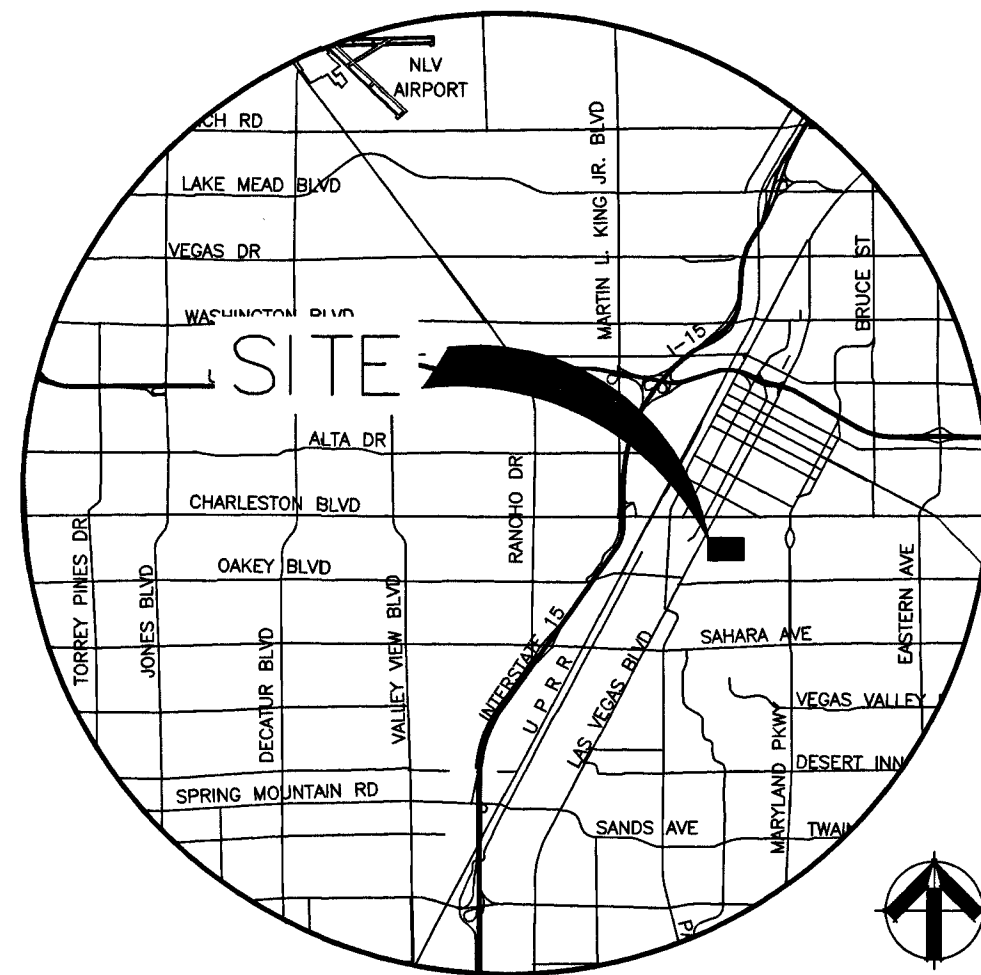
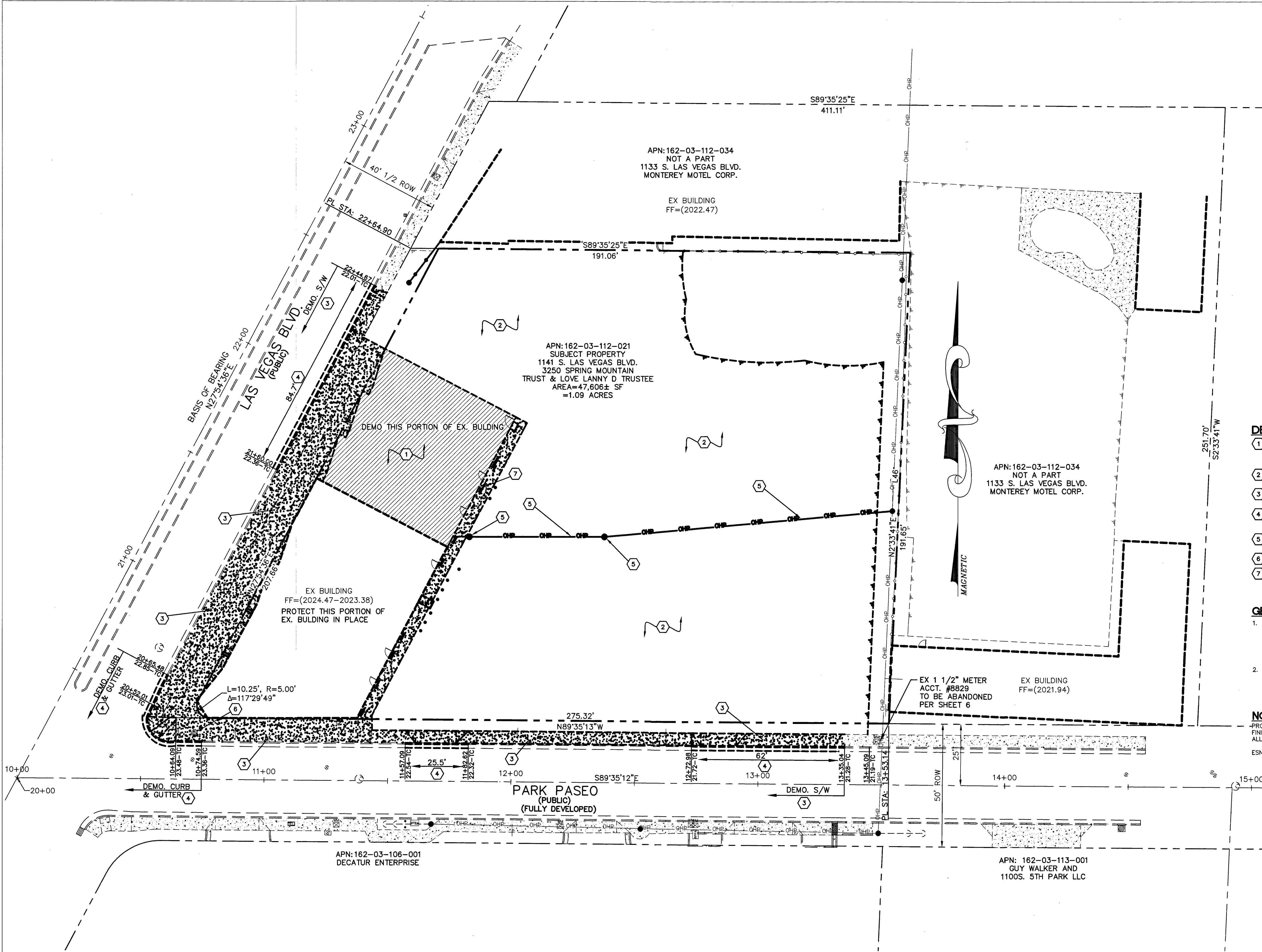




SEE SHEET #1 FOR LEGEND AND ABBREVIATIONS

DEMOLITION NOTES

- DEMOLISH AND REMOVE PORTION OF EXISTING BUILDING AND FOUNDATION AS SHOWN.
-PORTION OF EX BUILDING TO BE DEMO'D
- COMPLETELY DEMOLISH AND REMOVE EXISTING AC PAVING. 3525 SY (PRIVATE)
- COMPLETELY DEMOLISH AND REMOVE EXISTING PUBLIC SIDEWALK ON LAS VEGAS BLVD. & PARK PASEO AS SHOWN. 4630 SF (PUBLIC)
- COMPLETELY DEMOLISH AND REMOVE EXISTING PUBLIC CURB AND GUTTER ON LAS VEGAS BLVD. & PARK PASEO AS SHOWN. 230 LF (PUBLIC)
- EXISTING POWER LINES AND POLE TO BE REMOVED/RELOCATED PER NV ENERGY AND ELECTRICAL PLANS.
- PROTECT EXISTING FIRE HYDRANT IN PLACE.
- CONTACT SWG CONSTRUCTION AT 702-668-6107 TO ADJUST VALVE CAN TO GRADE.

ESTIMATED QUANTITIES

1 EA (PRIVATE)

GENERAL DEMOLITION NOTES:

- REPLACE ALL TRAFFIC CONTROL DEVICES (SIGNS OR PAVEMENT MARKINGS), UNDER CITY OF LAS VEGAS JURISDICTION, THAT ARE DISTURBED, DESTROYED, MOVED OR MODIFIED BY TRENCHING ACTIVITY OR DEMOLITION ACTIVITY, TO CITY OF LAS VEGAS SATISFACTION. ALL MATERIAL USED SHALL MEET CITY OF LAS VEGAS SPECIFICATIONS OR WILL BE AN APPROVED EQUIVALENT.
- IN THE EVENT THAT THE TRAFFIC SIGNAL CONDUITS, LOOP DETECTORS OR ASSOCIATED EQUIPMENT ARE DAMAGED BY THE CONTRACTOR, THE CONTRACTOR WILL HIRE AN IMSA LEVEL II ELECTRICAL CONTRACTOR TO MAKE REPAIRS PER UNIFORM SPECIFICATION NO. 623 G.01.02.

NOTE

-PROTECT IN PLACE AND ADJUST LVVWD EXISTING FACILITIES TO FINISH GRADE. ALL LVVWD FACILITIES SHALL BE ACCESSIBLE AT ALL TIMES.

ESN. 078

01/05/15

APPROVED FOR CONSTRUCTION



BENCHMARK
CITY OF LAS VEGAS VERTICAL CONTROL V2003 (NAVD 88)
BENCHMARK NO. 418203H NODOT BRASS CAP MONUMENT TOP CURB @ SE CORNER OF LAS VEGAS BLVD. & CHARLESTON BLVD. (STAMPED 418203H 1998 GIS CONTROL MONUMENT).
NAVD 88 DATUM 615.624 METERS (2019.76 FEET)

BASIS OF BEARING
NORTH 27°54'36" EAST BEING THE CENTERLINE OF LAS VEGAS BOULEVARD SOUTH BETWEEN PARK PASEO AND CHARLESTON BOULEVARD AS SHOWN ON RECORD OF SURVEY MAPS, FILE 82, PAGE 84 OF CLARK COUNTY, NEVADA OFFICIAL RECORDS.

Job No. 15464	
DATE: 10/30/17	
VERT. SCALE: N/A	
HORIZ. SCALE: 1"=20'	
DRAWN BY: JGR	
CHECKED BY: DAD	
SHEET 3 of 9	
CLV# 70003	

REUSE OF DOCUMENTS	APPROVED
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	DATE
	NO.

DEMOLITION PLAN	APN: 162-03-112-021
PARK PLACE	
1141 S. LAS VEGAS BLVD.	
CITY OF LAS VEGAS, NEVADA	

PROJ: 124710 AGR: 115969 Q3: 162-03-NW

SECTION A - WEST P/L

SECTION B - SOUTH P/L

SECTION C - EAST P/L

SECTION C - NORTH P/L

NTS

DETAIL #1

COMMERCIAL DRIVEWAY ENTRANCE

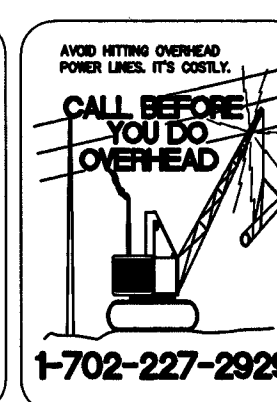
DETAIL #2- SIDEWALK FINISH DETAIL

DETAIL #3- TYPICAL SIDEWALK PAVERS W/6' BAND

DETAIL #4- 2' VALLEY GUTTER

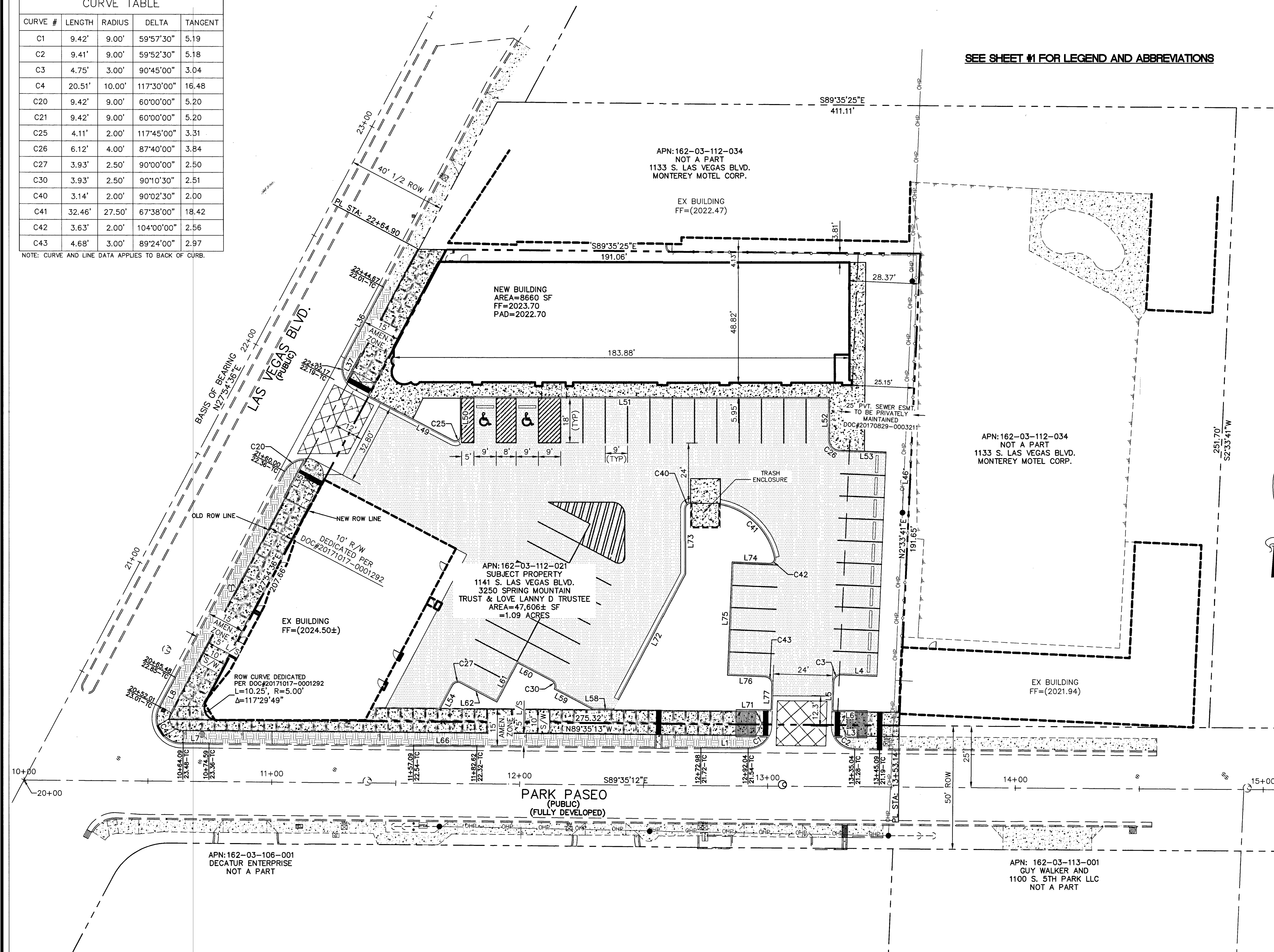
DETAIL #5- 2' VALLEY GUTTER (5)

DETAIL #6 - SIGHT VISIBILITY ZONE

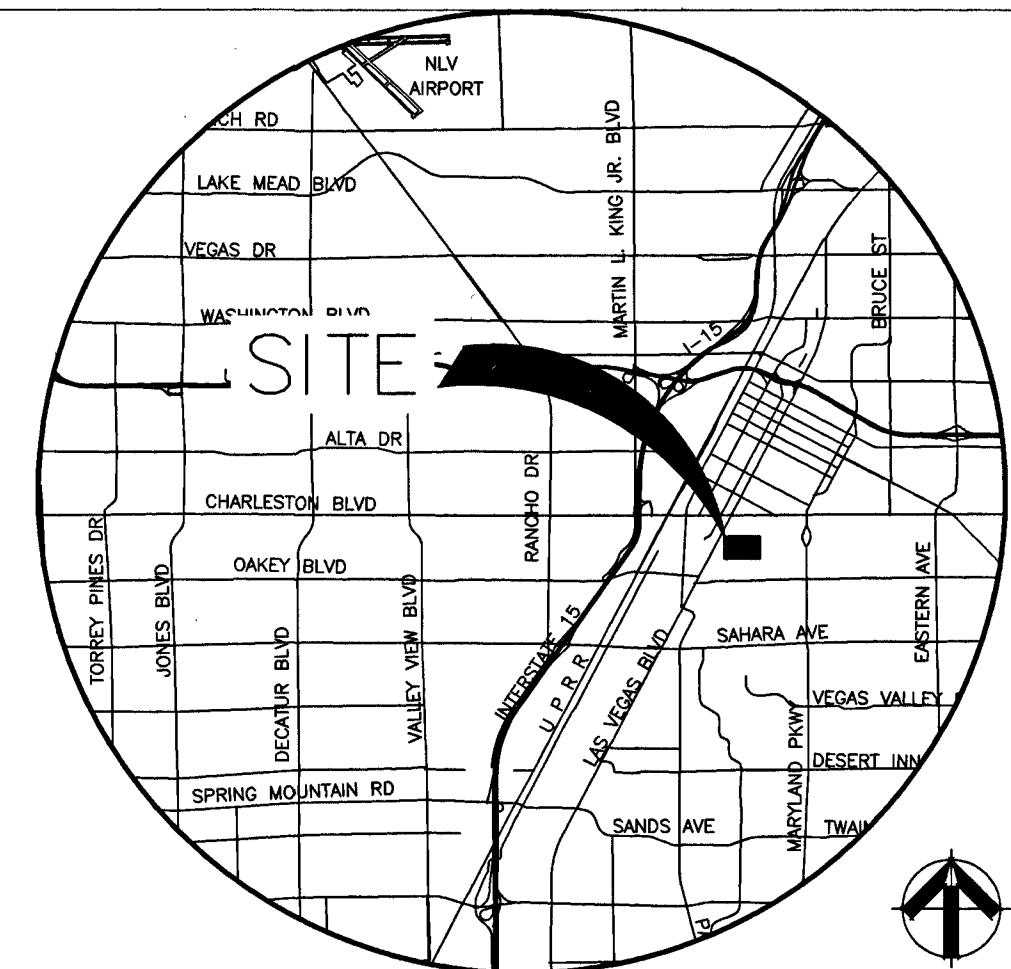
[illegible]

CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	9.42'	9.00'	59°57'30"	5.19
C2	9.41'	9.00'	59°52'30"	5.18
C3	4.75'	3.00'	90°45'00"	3.04
C4	20.51'	10.00'	117°30'00"	16.48
C20	9.42'	9.00'	60°00'00"	5.20
C21	9.42'	9.00'	60°00'00"	5.20
C25	4.11'	2.00'	117°45'00"	3.31
C26	6.12'	4.00'	87°40'00"	3.84
C27	3.93'	2.50'	90°00'00"	2.50
C30	3.93'	2.50'	90°10'30"	2.51
C40	3.14'	2.00'	90°02'30"	2.00
C41	32.46'	27.50'	67°38'00"	18.42
C42	3.63'	2.00'	104°00'00"	2.56
C43	4.68'	3.00'	89°24'00"	2.97

NOTE: CURVE AND LINE DATA APPLIES TO BACK OF CURB.

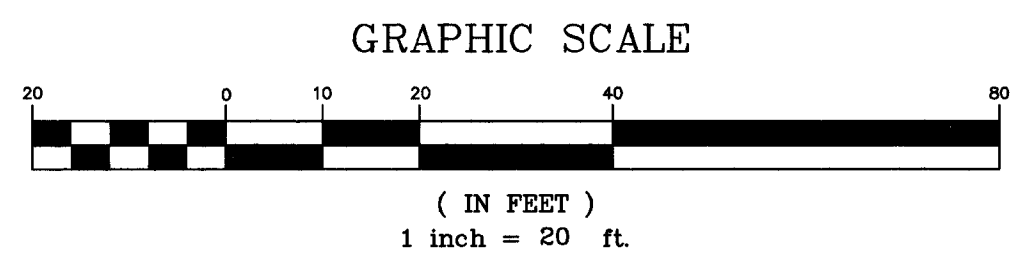


SEE SHEET #1 FOR LEGEND AND ABBREVIATIONS



VICINITY MAP
T21S/R61E/ SEC 3

SCALE: NONE



LINE #	LENGTH	DIRECTION
L1	19.05'	S89° 34' 55.39"E
L3	12.73'	S89° 33' 32.15"E
L4	14.34'	S87° 40' 00.00"E
L5	11.46'	N1° 34' 48.34"E
L6	13.82'	N89° 33' 32.15"W
L7	11.09'	S89° 35' 13.00"E
L8	13.47'	S27° 54' 36.00"W
L34	12.06'	N27° 54' 18.00"E
L35	17.27'	S27° 54' 18.00"W
L36	32.79'	N27° 54' 12.68"E
L37	12.73'	N27° 54' 18.00"E
L46	191.65'	S2° 33' 41.00"W
L49	38.40'	N62° 15' 00.00"W
L50	15.76'	S0° 00' 00.00"E
L51	149.00'	N90° 00' 00.00"W
L52	17.46'	N0° 00' 00.00"E
L53	18.96'	N87° 40' 00.00"W
L54	10.32'	S27° 48' 47.51"W
L58	8.24'	S89° 33' 32.15"E
L59	17.68'	N62° 11' 12.49"W
L60	15.50'	N62° 11' 12.49"W
L61	18.00'	N27° 48' 47.51"E
L62	16.50'	N62° 11' 12.49"W
L66	25.53'	S89° 34' 55.39"E
L71	14.15'	S89° 33' 32.15"E
L72	57.84'	S27° 48' 47.51"W
L73	26.61'	S0° 02' 22.80"E
L74	15.03'	S87° 40' 00.00"E
L75	46.00'	N2° 20' 00.00"E
L76	15.03'	N87° 40' 00.00"W
L77	10.35'	N1° 44' 08.55"E

NOTE: CURVE AND LINE DATA APPLIES TO BACK OF CURB.

BENCHMARK
CITY OF LAS VEGAS VERTICAL CONTROL V2003 (NAVD 88)
BENCHMARK NO. 418203H NDOT BRASS CAP MONUMENT TOP CURB @ SE CORNER OF LAS VEGAS BLVD. & CHARLESTON BLVD. (STAMPED 418203H 1998 GIS CONTROL MONUMENT).
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Job No.
15464
DATE
11/06/17
VERT. SCALE
N/A
HORIZ. SCALE
1"=20'
DRAWN BY
JGR
CHECKED BY
DAD
SHEET
5 of 9
107V7142
CLV# 70003

FAST
UnderGround
1-702-432-5300
SYSTEM OF TRANSPORTATION

811
CALL BEFORE YOU DIG
1-800-227-2600

CALL BEFORE YOU DIG
1-702-227-2929

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APPROVED

REVISIONS

PROFESSIONAL SEAL

DWYER ENGINEERING, INC.

HORIZONTAL CONTROL PLAN

PARK PLACE

1141 S. LAS VEGAS BLVD.

CITY OF LAS VEGAS, NEVADA

APN: 162-03-112-021

UTILITY NOTE

THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAS BEEN DETERMINED FROM SURFACE EVIDENCE OF THEIR EXISTENCE OR FROM VERY LIMITED INFORMATION OBTAINED FROM THE UTILITY COMPANIES. THE ENGINEER ACCEPTS NO LIABILITY FOR THE EXISTENCE OR NONEXISTENCE OF UTILITY LINES. CONTRACTORS AND OTHERS USING THIS MAP MUST CONFIRM THE LOCATION OF UNDERGROUND LINES OR STRUCTURES WITH THE UTILITY COMPANIES PRIOR TO COMMENCING ANY EXCAVATION.

NOTE: REPLACE ALL TRAFFIC CONTROL DEVICES (SIGNS OR PAVEMENT MARKINGS), UNDER CITY OF LAS VEGAS JURISDICTION, THAT ARE DISTURBED, DESTROYED, MOVED OR MODIFIED BY TRENCHING ACTIVITY TO CITY OF LAS VEGAS' SATISFACTION. ALL MATERIAL USED SHALL MEET CITY OF LAS VEGAS SPECIFICATIONS OR WILL BE AN APPROVED EQUAL.

SOUTHWEST GAS CONSTRUCTION NOTES

1. IN THE EVENT OF NATURAL GAS EMERGENCIES CALL 911 OR 1-877-860-6020.
2. THERE SHALL BE A MINIMUM HORIZONTAL AND VERTICAL CLEARANCE OF 12-INCHES BETWEEN NATURAL GAS FACILITIES AND ANY UNDERGROUND FACILITIES AND/OR STRUCTURES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, STORM DRAIN, COMMUNICATIONS AND ELECTRIC.
3. FOR VALVE ADJUSTMENT CONTACT 702-668-6107 FORTY EIGHT (48) HOURS PRIOR TO CONSTRUCTION.
4. IN THE EVENT OF A NATURAL GAS CONFLICT WITH PROPOSED UTILITIES AND/OR STRUCTURES CONTACT 702-365-2099.
5. SOUTHWEST GAS STAND BY CONTACT IS 702-400-1789.

EASEMENT WITH TREES, SHRUBS, DECORATIVE ROCKS, BLOCK WALL OR FENCE

TREES, SHRUBS, OR DECORATIVE ROCKS, AND ANY BLOCK WALL OR OTHER FENCE MATERIAL, SHALL BE ASSIGNED AND CONSTRUCTED AROUND THE EASEMENT(S) TO ALLOW THE DISTRICT DIRECT ACCESS TO THE VAULT(S), BACKFLOW ASSEMBLIES, AND PIPING FROM THE ADJACENT RIGHT-OF-WAY.

SEWER/WATER CROSSING NOTE

SEWER/STORM DRAINS CROSSING WATER LINES MUST CONFORM TO SECTION 2.22 OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS) FOR WATER AND SEWER STORM MAIN CROSSINGS AND CLEARANCES.

NOTE:

NO SANITARY SEWER CLEANOUTS ALLOWED IN PUBLIC RIGHT-OF-WAY.

SEWER CLEANOUT NOTE

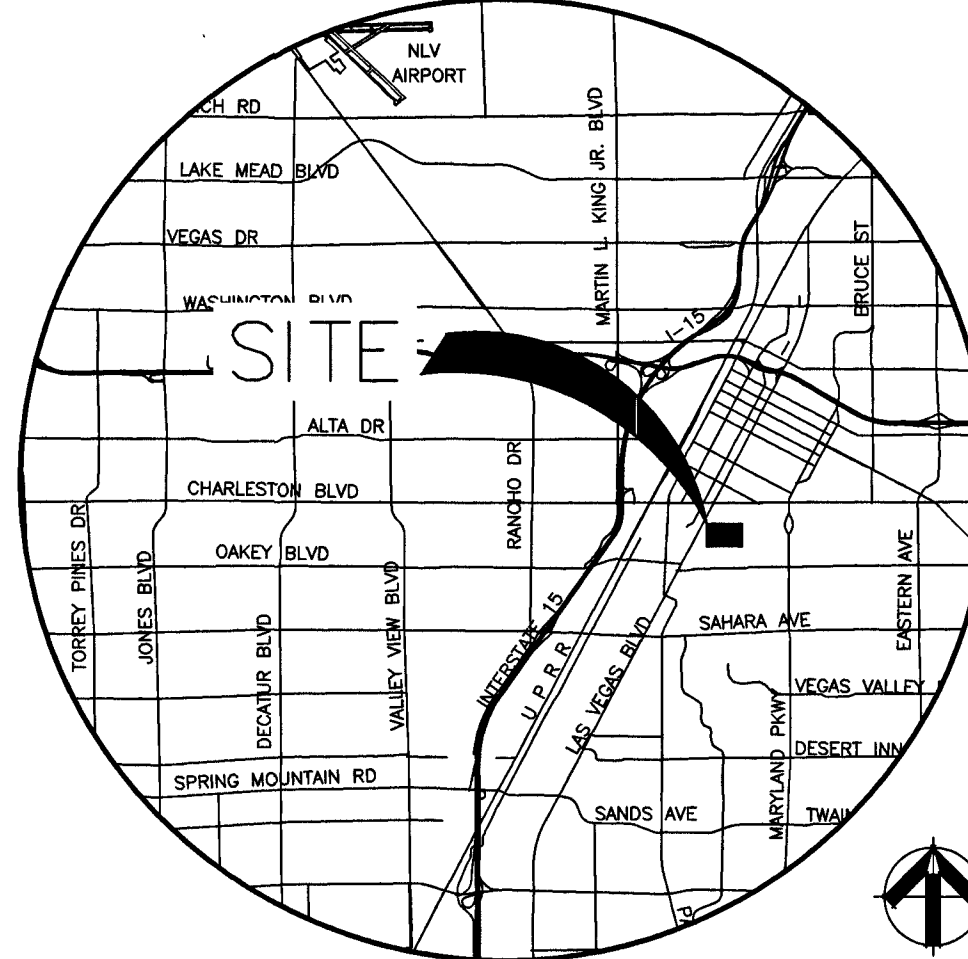
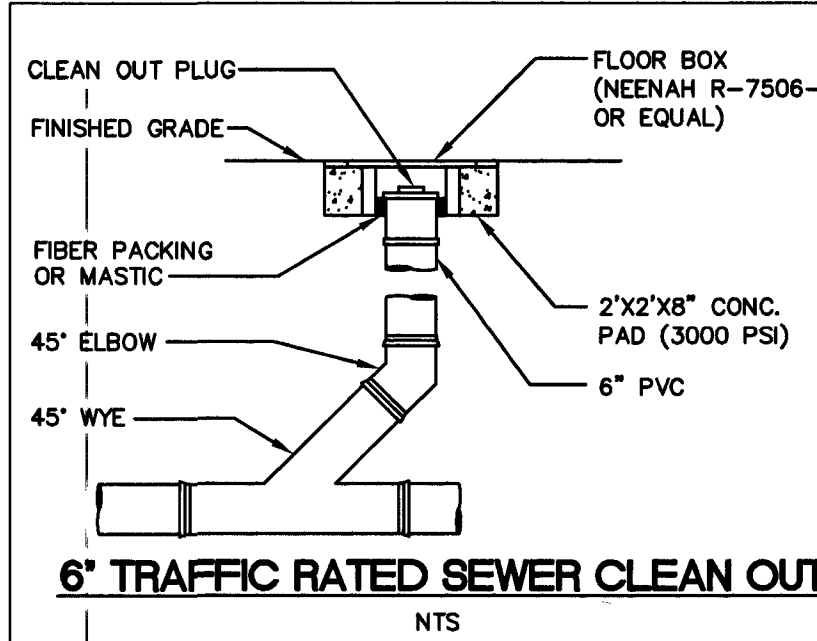
NO SEWER CLEANOUTS ARE ALLOWED IN PUBLIC RIGHT-OF-WAY.

SEWER CONTRIBUTION

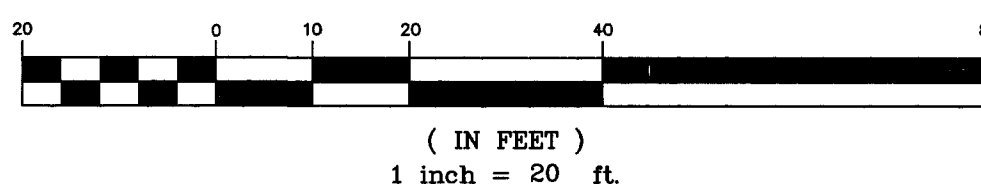
AVERAGE DAILY CONTRIBUTION:	3375 GPD
PEAK FLOW:	11,475 GPD

SOUTHWEST GAS CONSTRUCTION NOTES

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5. SOUTHWEST GAS STAND BY CONTACT IS 702-400-1789.



VICINITY MAP
T21S/ R61E/ SEC 3
GRAPHIC SCALE



SEE SHEET #1 FOR LEGEND AND ABBREVIATIONS

CONSTRUCTION NOTES

1. INSTALL 1.5" DOMESTIC WATER SERVICE W/ 1.5" WATER METER PER UDACS PLATE NO. 4.
2. INSTALL 2" DOMESTIC WATER SERVICE W/ 2" WATER METER PER UDACS PLATE NO. 4. NOTE: THIS METER TO SERVICE EXISTING BUILDING UNTIL IT IS DEMO'D. THEN METER WILL SERVICE A POTENTIAL NEW BUILDING.
3. INSTALL 1.5" PVC WATER LINE (DOMESTIC) AND TRENCH BACKFILL PER UDACS PLATE NO. 16 & 17.
4. INSTALL 1.5" RPPA PER UDACS PLATE NO. 8. INSTALL BRASS LINE BETWEEN METER AND RPPA. SEE NOTE THIS SHEET.
5. INSTALL 8" x 8" TAPPING SLEEVE AND 8" TAPPING VALVE PER UDACS PLATE NO. 34 & 39 AND PER SECTION 2.24.01A OF UDACS.
6. INSTALL 8" RPPA PER UDACS PLATE NO. 56. SEE NOTE THIS SHEET.
7. INSTALL 8" PVC WATER LINE (FIRE) AND TRENCH BACKFILL PER UDACS PLATE NO. 16 & 17.
8. INSTALL 8" x 6" TEE PER UDACS PLATE NO. 31.
9. INSTALL 6" GATE VALVE PER UDACS PLATE NO. 30 & 39.
10. INSTALL 6" PVC WATER LINE (FIRE) AND TRENCH BACKFILL PER UDACS PLATE NO. 16 & 17.
11. INSTALL FIRE HYDRANT ASSEMBLY PER UDACS PLATE NO. 40.
12. INSTALL STANDARD 6" SEWER CLEANOUT AT BUILDING. SEE PLUMBING PLANS.
13. INSTALL TRAFFIC RATED 6" SEWER CLEANOUT PER DETAIL THIS SHEET.
14. INSTALL 8" C-900 WATER QUALITY PVC SEWER SERVICE LATERAL PER DCSWCS SD-17.
15. UTILITY PATCH PER STD DWG NO. 503 & 500.5. FINAL LIMITS OF RESTORATION SHALL BE DETERMINED BY FIELD INSPECTOR.
16. INSTALL 48" SEWER MANHOLE PER DCSWCS SD-1A & SD-1B.
17. INSTALL 90° BEND
18. INSTALL BOLLARDS PER UDACS PLATE NO. 75.
19. INSTALL 8" GATE VALVE PER UDACS PLATE NO. 30.
20. INSTALL 6" DUCTILE IRON PIPE (DIP)
21. INSTALL 2" RPPA PER UDACS PLATE NO. 8. INSTALL BRASS LINE BETWEEN METER AND RPPA. SEE NOTE THIS SHEET.
22. INSTALL 8" RPPA, 1 1/2" AND 2" RPPA'S WITH METERS PER SECTION A THIS SHEET.

QUANTITIES

- [1 EA (PUBLIC)]
- [1 EA (PUBLIC)]
- [139 LF (PRIVATE)]
- [1 EA (PRIVATE)]
- [1 EA LF (PUBLIC)]
- [1 EA (PUBLIC)]
- [25 LF (PUBLIC)]
- [141 LF (PRIVATE)]
- [1 EA (PRIVATE)]
- [1 EA (PRIVATE)]
- [1 EA (PRIVATE)]
- [1 EA (PRIVATE)]
- [1 EA (PRIVATE)]
- [160 LF (PRIVATE)]
- [25 SY (PUBLIC)]
- [1 EA (PUBLIC)]
- [1 EA (PRIVATE)]
- [2 EA (PRIVATE)]
- [2 EA (PUBLIC)]
- [13 LF (PUBLIC)]
- [1 EA (PRIVATE)]

NOTE:

ALL ABOVE GROUND UTILITY APPURTENANCES SHALL CONFORM TO THE REQUIREMENTS OF TITLE 19.06 & .08

FIRE DEPARTMENT DATA

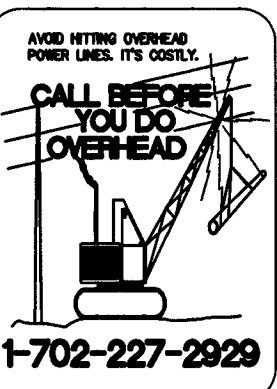
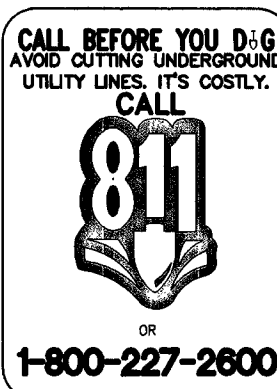
FIRE REQUIREMENT IS 1500 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH RESIDUAL BASED ON:
TOTAL SQUARE FOOTAGE 8660 SQ. FT.
LARGEST AREA BETWEEN 4 HOUR SEPARATION WALLS: 8660 SQ. FT.
BUILDING HEIGHT: 28 FEET
NUMBER OF STORIES: 1
TYPE OF CONSTRUCTION: V-B
EXPOSURES:
SPRINKLER SYSTEM: YES (1500 GPM)
OCCUPANCY: W
HIGH RISE STORAGE: NO
ROOF CONSTRUCTION: WOOD

FIRE DEPARTMENT APPROVAL

APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR TO OBTAINING FINAL APPROVAL FROM THE LVWD.

APPROVALS

CLV FIRE DEPARTMENT



Job No. 15464

DATE: 11/06/17

VERT. SCALE: N/A

HORIZ. SCALE: 1"=20'

DRAWN BY: JGR

CHECKED BY: DAD

SHEET

6 of 9

10727142

CLV# 70003

APN: 162-03-112-021

CITY OF LAS VEGAS, NEVADA

UTILITY PLAN

PARK PLACE

1141 S. LAS VEGAS BLVD.

APN: 162-03-112-021

CITY OF LAS VEGAS, NEVADA

11-11-17

PROJ# 124710 AGR:115969 QS:162433-NW

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APPROVED

REVISIONS

DESCRIPTION

NO. DATE

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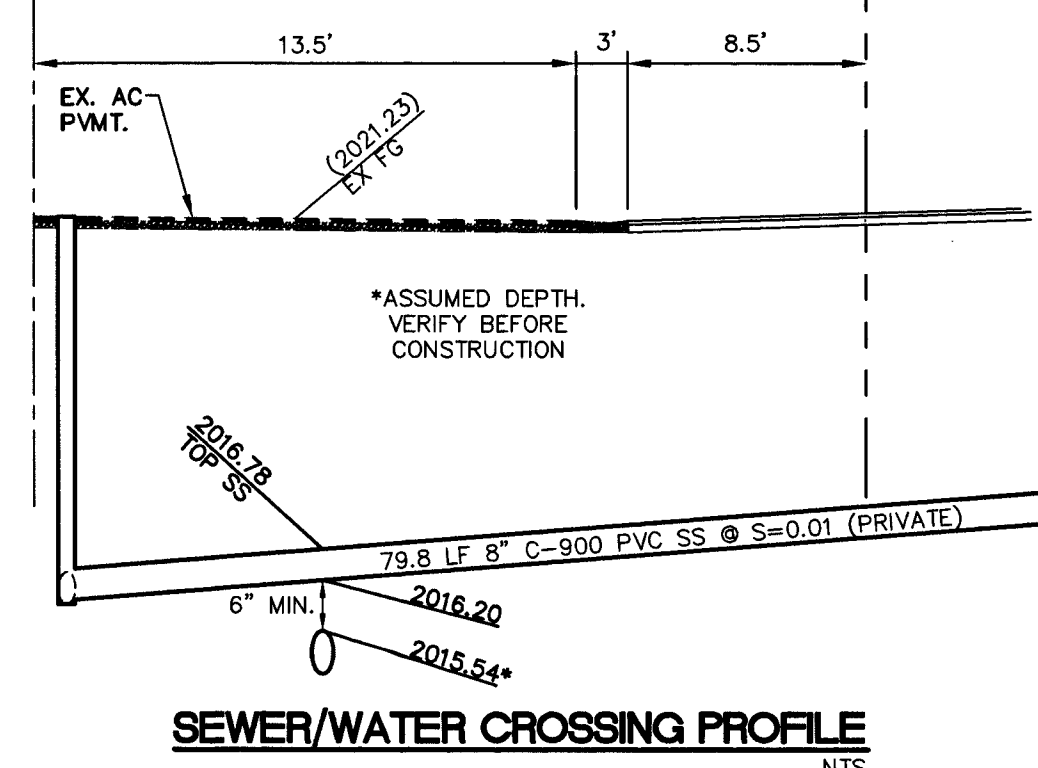
DATE

DATE

BENCHMARK
CITY OF LAS VEGAS VERTICAL CONTROL V2003 (NAVD 88)
BENCHMARK NO. 418203H NDOT BRASS CAP MONUMENT TOP
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SEWER/WATER CROSSING PROFILE

REDUCED PRESSURE DETECTOR ASSEMBLY-RPDA (1-8")

THE REDUCED PRESSURE DETECTOR ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE UDACS PLATE NO. 56. NO WATER SHALL BE TAKEN FROM A SERVICE REQUIRING BACKFLOW PREVENTION UNTIL THE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED BY THE CONTRACTOR. ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S) SO AS TO ALLOW BOLLARD CITY DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY. EASEMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION.

REDUCED PRESSURE PRINCIPLE ASSEMBLY (1-2") (1-15")

APPROVED PRESSURE PRINCIPLE ASSEMBLY(S) SHALL BE INSTALLED PER THE UDACS PLATE NO. 8. NO WATER SHALL BE TAKEN FROM A SERVICE REQUIRING BACKFLOW PREVENTION UNTIL THE REDUCED PRESSURE PRINCIPLE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED BY THE CONTRACTOR. ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S) SO AS TO ALLOW BOLLARD CITY DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY. EASEMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION.

ABANDONMENT OF EXISTING SERVICE(S) - 2" AND SMALLER

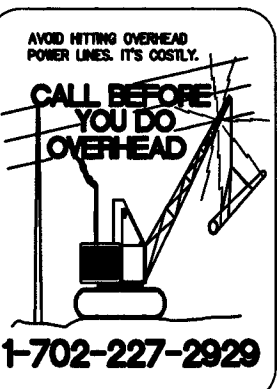
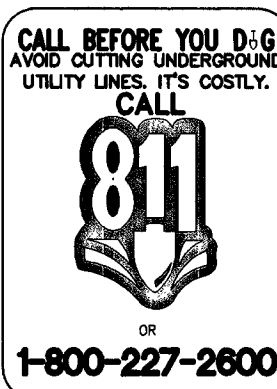
THE CONTRACTOR SHALL NOTIFY THE INSPECTION DIVISION AT THE LVWD (702-258-3227) 48 HOURS PRIOR TO THE REQUESTED REMOVAL TIME TO ALLOW THE DISTRICT TO TAKE THE FINAL METER READING. AFTER THE FINAL READING THE CONTRACTOR MAY THEN BEGIN REMOVAL PROCEDURES FOR THE AFFECTED SERVICE AS FOLLOWS:
EXISTING SERVICE LATERALS THAT ARE TO BE ABANDONED FROM THE EXISTING WATER MAINS SHALL HAVE THE CORPORATION STOPS TURNED OFF AT THE MAIN, A MINIMUM OF TWELVE (12) INCHES OF THE LATERAL CUT OUT NEAR THE CORPORATION STOPS, AND A BRASS CAP INSTALLED ON THE CORPORATION STOP. IF THE CORPORATION STOP IS DAMAGED BEYOND REPAIR OR PULLED FROM THE EXISTING WATER MAIN, THE MAIN SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE, IN A MANNER APPROVED BY THE DISTRICT. IF THE CORPORATION STOP IS NOT WATER TIGHT, THE CONTRACTOR SHALL NOTIFY LVWD COMMUNICATION SUPPORT CENTER AT (702-258-7171) FOR FURTHER DIRECTION. THE EXISTING METER(S) SHALL BE REMOVED AND DELIVERED TO THE DISTRICT. THE CONTRACTOR SHALL REMOVE THE EXISTING SERVICE METER BOX AND APPURTENANCES, TIE IN AND GRADE ANY ALL RESULTING VOIDS, AND REPLACE OR RESTORE TO ORIGINAL CONDITIONS OR BETTER, ALL LANDSCAPING, IRRIGATION SYSTEMS, CONCRETE, SIDEWALKS, ASPHALT, OR ANY OTHER ITEMS DAMAGED OR REMOVED DURING THE REMOVAL OF THE EXISTING SERVICE METER BOX.

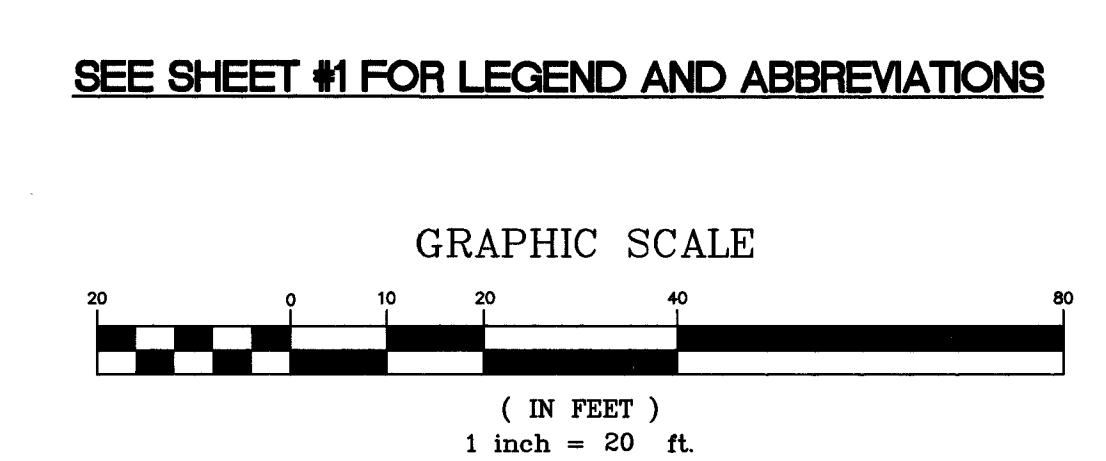
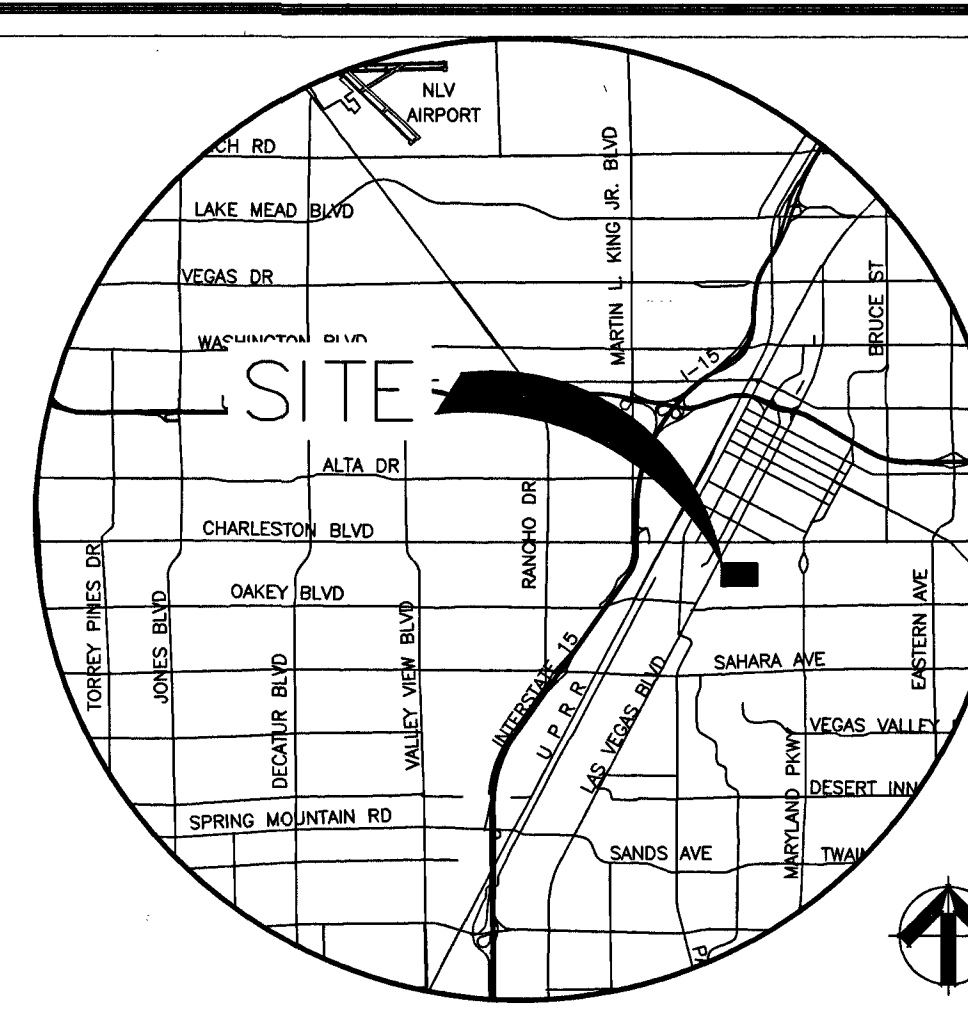
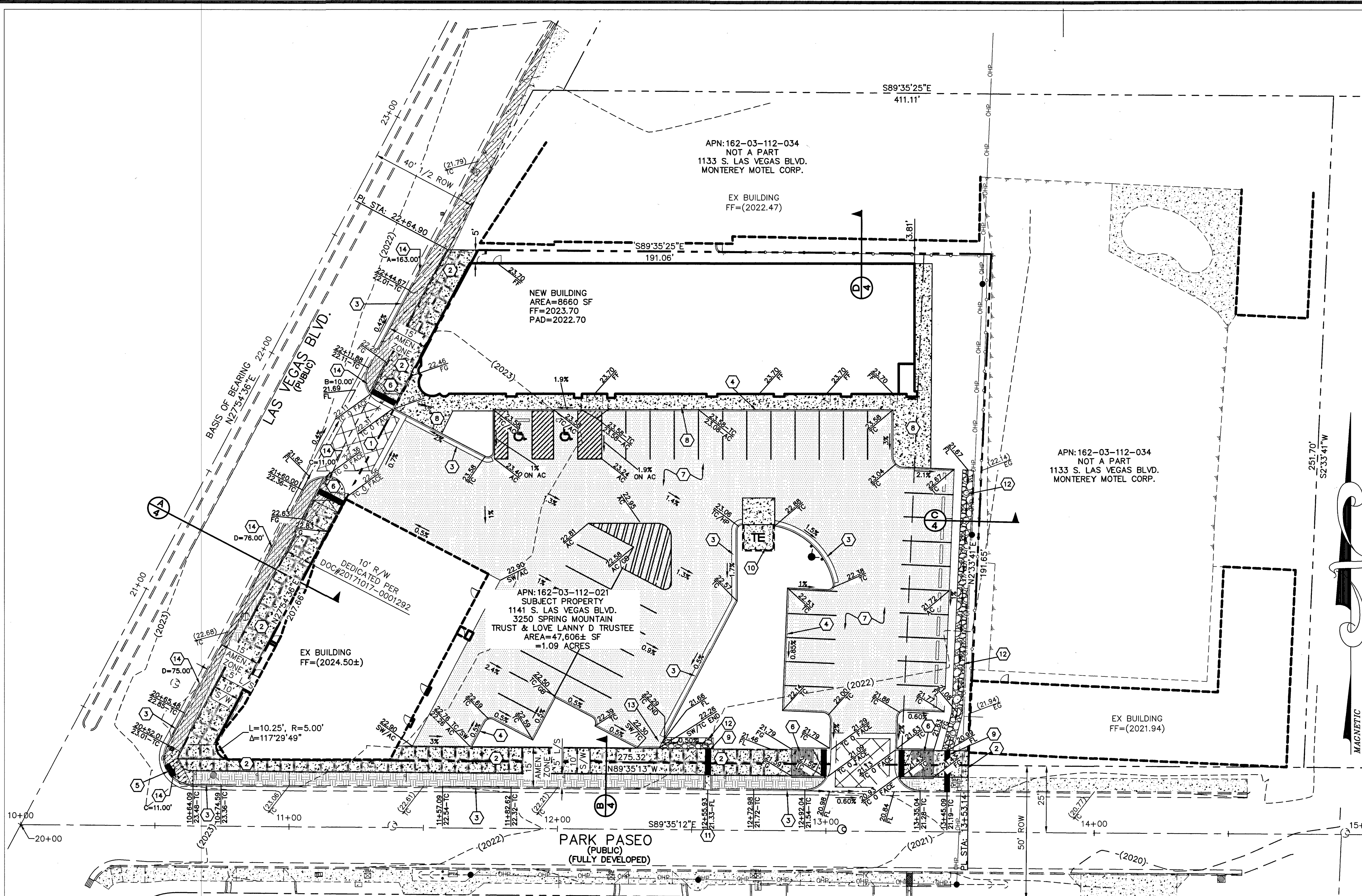
APPROVAL

SOUTHWEST GAS CORPORATION

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
DATE: 11/20/17 PROJECT NO. 124710
LVWD APPROVED FIRE FLOW 1500 GPM AT 20 PSI RESIDUAL
SHEET #S 1, 2, 3 & 6





- CLV GRADING NOTES**
- IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
 - CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
 - THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
 - THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
 - CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCE AND DEGREES OF COMPACTION, IN THE AREAS INDICATED:

	HORIZONTAL	VERTICAL	COMPACTION
A. PAVEMENT AREA SUBGRADE	0.1'±	+0.0' TO -0.1'	SEE SOILS REPORT
B. ENGINEERED FILL	0.5'±	+0.1' TO -0.1'	SEE SOILS REPORT
 - ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
 - THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
 - THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
 - IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.
- GEOTECHNICAL NOTE:**
ALL GRADING SHALL CONFORM TO THE SOIL REPORT.
ENGINEER: NOVA GEOTECHNICAL
DATE: FEBRUARY 29, 2016
JOB NUMBER: E-16-020

SVZ NOTE
NOTE: NO WALLS, FENCES, TREES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES AND STREET LIGHT POLES MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL OR PAVEMENT STREET SURFACE.

BENCHMARK
CITY OF LAS VEGAS VERTICAL CONTROL V2003 (NAVD 88)
BENCHMARK NO. 418203H NDOT BRASS CAP MONUMENT TOP CURB @ SE CORNER OF LAS VEGAS BLVD. & CHARLESTON BLVD. (STAMPED 418203H 1998 GIS CONTROL MONUMENT).
NAVD 88 DATUM 615.624 METERS (2019.76 FEET)

BASIS OF BEARING
NORTH 27°54'36" EAST BEING THE CENTERLINE OF LAS VEGAS BOULEVARD SOUTH BETWEEN PARK PASEO AND CHARLESTON BOULEVARD AS SHOWN ON RECORD OF SURVEY MAPS, FILE 82, PAGE 84 OF CLARK COUNTY, NEVADA OFFICIAL RECORDS.

- CONSTRUCTION NOTES**
- INSTALL GRAY STAMPED CONCRETE COMMERCIAL DRIVEWAY (9.0' BACK OF CURB RADIUS). FOR FINISH AND APPEARANCE SEE DETAIL #1 ON SHEET #4.
 - INSTALL NEW CONCRETE SIDEWALK PER STD. DWG. NO. 234 MODIFIED (10' WIDE DETACHED PER LV DOWNTOWN CENTENNIAL PLAN). FOR FINISH AND APPEARANCE SEE DETAIL #2 & #3 SHEET #4.
 - INSTALL NEW "L" TYPE CURB PER STD. DWG. NO. 216.
 - INSTALL NEW "A" TYPE CURB PER STD. DWG. NO. 219.
 - INSTALL NEW CASE II ADA RAMP PER STD. DWG. NO. 235. A=B=8'.
 - INSTALL NEW ADA RAMP WITH 1:12 MAX SLOPE, 5' LANDING AND TRUNCATED DOMES.
 - INSTALL ON-SITE 2" AC PAVEMENT PER THIS SECTION:
TYPICAL OFF-SITE PAVEMENT SECTION
ENGINEER: NOVA GEOTECHNICAL
DATE: FEBRUARY 29, 2016
JOB NUMBER: E-16-020
N.T.S.

8. INSTALL CONCRETE SIDEWALK PER STD. DWG. NO. 234.
 - INSTALL MODIFIED SIDEWALK UNDERDRAIN PER STD. DWG. NO. 236.
 - CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
 - INSTALL 2' U-CHANNEL PER DETAIL #5 ON SHEET #4.
 - INSTALL D(50) 3" RIP-RAP 6" DEEP IN SWALE.
 - PROVIDE 4' WIDE OPENING BETWEEN "L" AND "A" TYPE CURBS.
 - SIGHT VISIBILITY ZONE PER STD. DWG. NO. 201.2. SEE NOTE THIS SHEET AND SVZ DETAIL 6 - SHEET #4.
- ESTIMATED QUANTITIES**
- | | |
|------------------|-------------------|
| 1470 SF (PUBLIC) | 2153 SY (PRIVATE) |
| 4370 SF (PUBLIC) | 957 CY (PRIVATE) |
| 165 LF (PUBLIC) | 2106 SF (PRIVATE) |
| 21 LF (PRIVATE) | 25 LF (PUBLIC) |
| 470 LF (PRIVATE) | N/A |
| 1 EA (PUBLIC) | 5 LF (PUBLIC) |
| 4 EA (PUBLIC) | 11 CY (PRIVATE) |
| | 1 EA (PRIVATE) |

Job No.	
FILE NO.	
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APPROVED	
REVISIONS	
DATE	
NO.	

STATE OF NEVADA
DAVID A. DWYER
CIVIL
Exp. 12/1/21
PROFESSIONAL SEAL

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LAND SURVEYORS
LAND USE PLANNING
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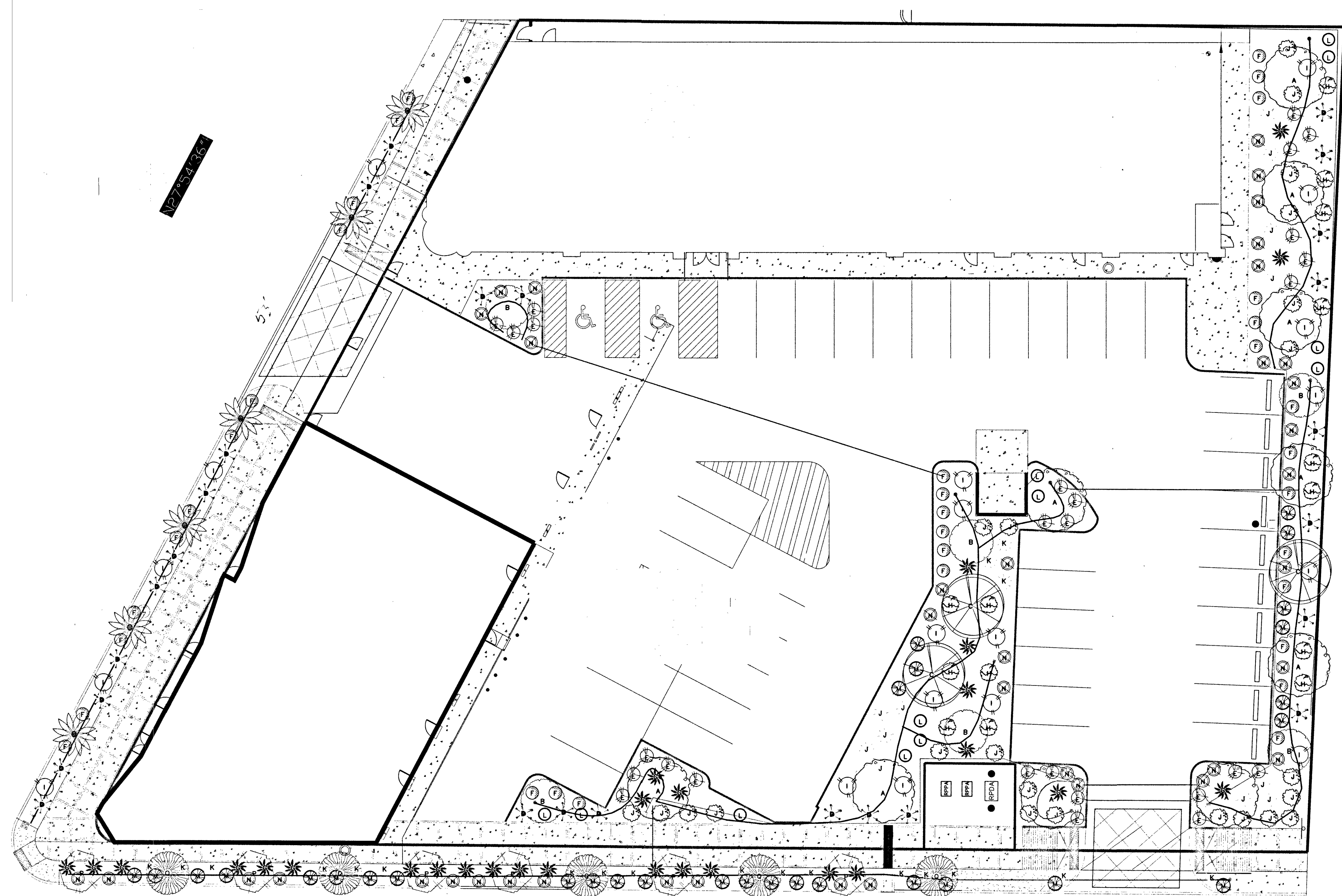
GRADING PLAN
PARK PLACE
1141 S. LAS VEGAS BLVD.
CITY OF LAS VEGAS, NEVADA
APN: 162-03-112-021

JOB No. 15464
DATE: 11/06/17
VERT. SCALE: N/A
HORIZ. SCALE: 1"=20'
DRAWN BY: JGR
CHECKED BY: DAD
SHEET 7 of 9
10727143
CLV# 70003

FAST
Underground
1-702-432-5300
FREELAND AND ARTISAN
SYSTEMS OF TRANSPORTATION

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811
1-800-227-2600

CALL BEFORE YOU OVERHEAD
AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
1-702-227-2929



Plant Legend

	COMMON NAME	QUANTITY	SIZE
A	AFRICAN SUMAC STD	10	24"
B	VITEX TREE	6	24"
C	CHILEAN MESQUITE	3	24"
D	WEeping YUCCA	26	5G
E	PYRACANTHA	27	5G
F	DWARF BOTTLEBRUSH	35	5G
G	DESERT SPOON	28	5G
H	PINK OLEANDER	12	5G
I	ORANGE JUBILEE	19	5G
J	TEXAS RANGER	23	5G
K	RED YUCCA	32	5G
L	YELLOW BELLS	10	5G
M	CREEPING ROSEMARY	30	5G
N	YELLOW LANTANA	40	5G
O	DEGLET-NOOR DATE PALMS	6	25'
P	AFRICAN SUMAC STD	6	36"
Q	CHINESE PISTACH	5	36"
R	-	-	-
S	-	-	-
T	-	-	-
U	-	-	-
V	-	-	-
W	-	-	-
X	-	-	-
Y	-	-	-
Z	-	-	-

Material Legend

	BOULDERS	-
	FLAGSTONE	-
	ROCK WALLS W/CAPS	-
	DRY RIVER BED	-
	BEDDING	-
	-	-
	-	-
		-
		-
		-

CHICAGO LANDSCAPE LLC
#0079905
Common Life 10/5/17

THESE PLANS ARE CONCEPTUAL DESIGNS ONLY, EXACT LOCATION OF PLANTS, HARDSCAPING, BOULDERS, ETC. TO BE DETERMINED BY CHICAGO UPON INSTALLATION.

107V7142
L-70003

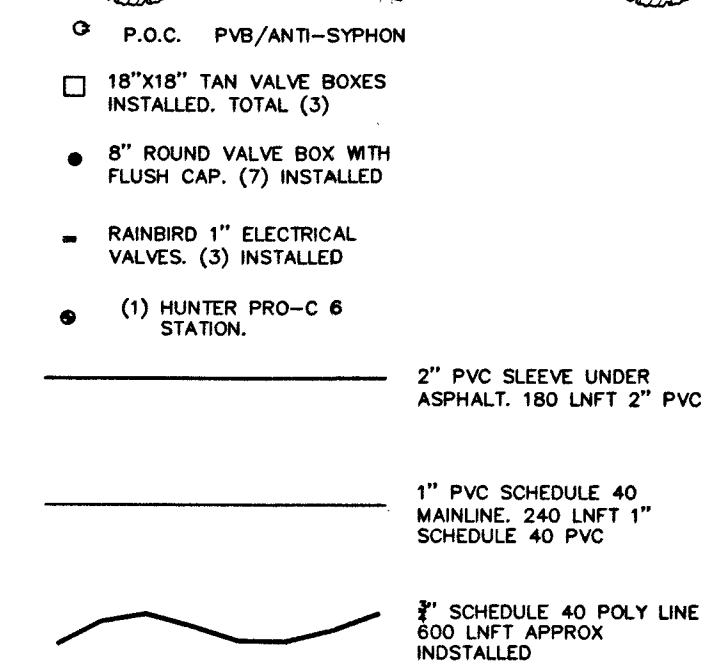
LANDSCAPE PLAN I

18

Customer Name: AJ BUILDERS - PASEO PLAZA CT
Address: PARK PASEO AND LAS VEGAS BLVD
City: LAS VEGAS
Sub-Division: -

Job # -
Nevada / Zip: -
H. Phone: -
C. Phone: -

Project: AJ BUILDERS
Drawn By: CML
Scale: 3/32" = 1"
Date of Plans: 9-25-17



APN: 162-03-112-021
SUBJECT PROPERTY
1141 S. LAS VEGAS BLVD.
3250 SPRING MOUNTAIN
TRUST & LOVE LANNY D TRUSTEE
AREA=47,606± SF
=1.09 ACRES

EX BUILDING
FF=(2024.50±)

ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS LIVING CONDITION. DEAD VEGETATION SHALL BE PROMPTLY REPLACED, IN ACCORDANCE WITH STANDARD SEASONAL PLANTING PRACTICES, WITH HEALTHY LIVING PLANTS.

CHICAGO LANDSCAPE INC.
CAMERON LODGE
LIC 079905
C. York 10/30/17