

IMPROVEMENT PLANS

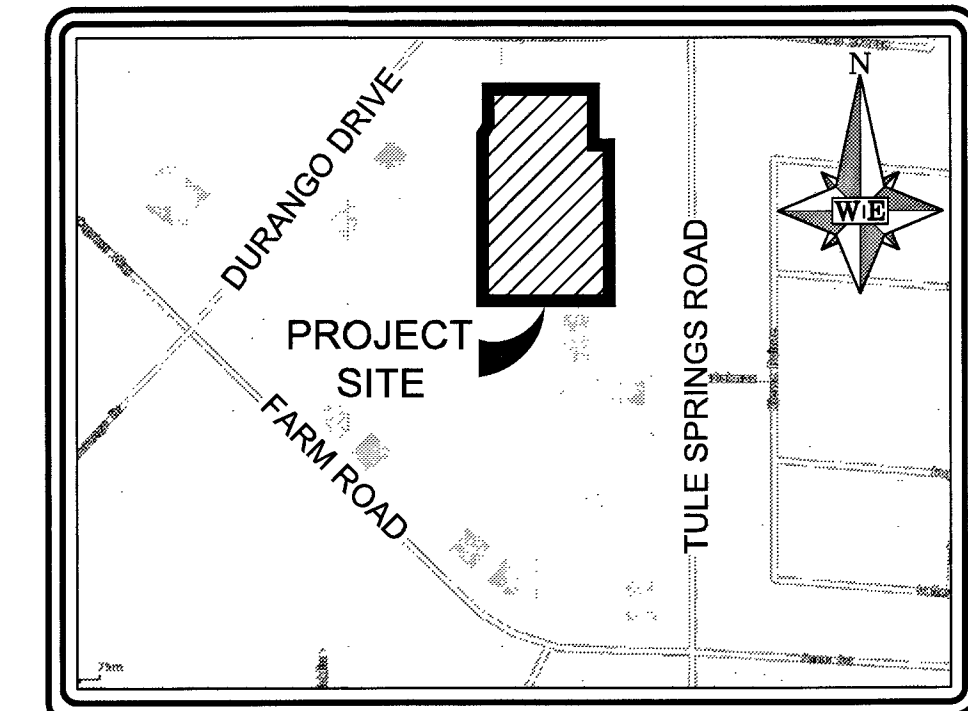
FOR

CHILDREN'S LEARNING ADVENTURE

@ DURANGO & FARM

CITY OF LAS VEGAS, NEVADA

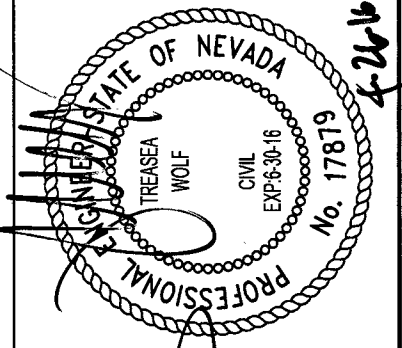
APN: 125-17-610-020



VICINITY MAP
N.T.S.

W E

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LAS VEGAS, NV 89118
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ABBREVIATIONS

AT - AT	EP - EDGE OF PAVEMENT	R/W - RIGHT-OF-WAY
ABAN - ABANDON	ESMT - EASEMENT	RC - REINFORCED CONCRETE
AC - ASPHALTIC CONCRETE	EVC - END OF VERTICAL CURVE	RCB - REINFORCED CONCRETE
ADJ - ADJACENT	EXIST, EX - EXISTING	BOX - BOX
AGG - AGGREGATE	FA - FIRE ALARM	RCF - REINFORCED CONCRETE
AP - ABANDONED IN PLACE	FC - CURB FACE	RD - ROAD
ALT - ALTERNATE	FDC - FIRE DEPARTMENT CONNECTION	REIN - REINFORCED
AP - ANGLE POINT	FF, FFE - FINISH FLOOR ELEVATION	REV - REVISION
APN - ASSESSOR PARCEL NUMBER	FG - FINISH GRADE	RP - RADIUS POINT
APPROX - APPROXIMATE	FL - FLOW LINE	RR - RAILROAD
ARCH - ARCHITECT OR ARCHITECTURAL	FS - FINISHED SURFACE	RT, R - RIGHT
AVE - AVENUE	FT - FEET OR FOOT	S - SOUTH
BC - BACK OF CURB	GALV - GALVANIZED	S/O - SOUTH OF
BCR - BEGIN OF CURB RETURN	GB - GRADE BREAK	SD - STORM DRAIN
BLVD - BOULEVARD	GM - GAS METER	SHP - STEEL HIGH PRESSURE
BM - BENCHMARK	GPM - GALLONS PER MINUTE	PIPE - PIPE
BVC - BEGINNING OF VERTICAL CURVE	HP - HIGH POINT	SHT - SHEET
C&G - CURB & GUTTER	HP - HIGH PRESSURE	SNBORS - SOUTHERN NEVADA
CATV - CABLE TELEVISION	HW - HEADWALL	SS - SANITARY SEWER
CBC - CITY OF BOULDER CITY	IN - INCH	SSMH - SANITARY SEWER MANHOLE
CC - CLARK COUNTY	INT - INTERSECTION	SNHD - SOUTHERN NEVADA
CCAUSD - CLARK COUNTY AREA UNIFORM	INV - INVERT	STD - STANDARD
CCBD - CLARK COUNTY BUILDING	L - LENGTH	SVZ - SIGHT OF VISIBILITY ZONE
CCWRD - CLARK COUNTY WATER	LF - LINEAR FEET	SW - SIDEWALK
CCW - CLARK COUNTY WATER	LP - LOW POINT	TAN - TANGENT
CFS - CUBIC FEET PER SECOND	LS - LANDSCAPE	TBA - TO BE ADJUSTED
CL - CENTERLINE	LT, L - LEFT	TBD - TO BE DETERMINED
CLV - CITY OF LAS VEGAS	LWWD - LAS VEGAS VALLEY WATER	TBR - TO BE REMOVED
CM - CITY OF MESQUITE	M - METERS	TC - TOP OF CURB
CO - CITY OF NORTH LAS VEGAS	MAX - MAXIMUM	TELE - TELEPHONE
COH - CITY OF HENDERSON	ME - MATCH EXISTING	TEMP - TEMPORARY
COL - COLUMN	MH - MANHOLE	TF - TOP OF FOOTING
COMM - COMMERCIAL	MIN - MINIMUM	TOP - TOP OF BERM
CONC - CONCRETE	N - NORTH	TP - TOP OF PIPE
COND - CONDITION	N/O - NORTH OF	TRANS - TRANSITION
CONST - CONSTRUCTION OR CONSTRUCT	NAP - NOT A PART	TRW - TOP OR RETAINING WALL
COR - CORNER	NDOT - NEVADA DEPARTMENT OF	TS - TRAFFIC SIGNAL
CULV - CULVERT	NTS - NOT TO SCALE	TW - TOP OF WALL
CU, FT, CF - CUBIC FEET	OC - ON CENTER	TYP - TYPICAL
CU, YD, CY - CUBIC YARD	PAE - PEDESTRIAN ACCESS	UDACS - UNIFORM DESIGN AND
D&C - DESIGN AND CONSTRUCTION	PBS - PLANT MIX BITUMINOUS	STANDARDS
D&C - DESIGN AND CONSTRUCTION	PC - POINT OF CURVE	UG - UNDERGROUND
D&C - DESIGN AND CONSTRUCTION	PC - PORTLAND CEMENT	VAR - VARIABLE
D&C - DESIGN AND CONSTRUCTION	PE - PROFESSIONAL ENGINEER	VC - VERTICAL CURVE
D&C - DESIGN AND CONSTRUCTION	PI - POINT OF INTERSECTION	VC - VERTICAL CLAY PIPE
D&C - DESIGN AND CONSTRUCTION	PL - PROPERTY LINE	VERT - VERTICAL
D&C - DESIGN AND CONSTRUCTION	PM - PARCEL MAP	VG - VALLEY GUTTER
D&C - DESIGN AND CONSTRUCTION	POC - POINT OF CONNECTION	W - WEST
D&C - DESIGN AND CONSTRUCTION	PP - POWER POLE	W, WTR - WATER
D&C - DESIGN AND CONSTRUCTION	PRC - POINT OF REVERSE CURVE	W/O - WEST OF
D&C - DESIGN AND CONSTRUCTION	PROP, PR - PROPOSED	WL - WATER LINE
D&C - DESIGN AND CONSTRUCTION	PSI - POUNDS PER SQUARE INCH	WM - WATER METER
D&C - DESIGN AND CONSTRUCTION	PVC - POLYVINYL CHLORIDE	YD - YARD
D&C - DESIGN AND CONSTRUCTION	PVMT - PAVEMENT	
D&C - DESIGN AND CONSTRUCTION	R - RADIUS	

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OWNER

FARM CAPITAL MANAGEMENT, LLC
C/O J.A. KENNEDY DEVELOPMENT COMPANY
7155 S. RAINBOW BOULEVARD #200
LAS VEGAS, NV 89118
702.304.8363
CONTACT: JOSEPH A. KENNEDY

DEVELOPER

ECI I, LLC
CHILDREN'S LEARNING ADVENTURE
14631 N. SCOTTSDALE ROAD #200
SCOTTSDALE, AZ 85254
480.315.7951
CONTACT: DAVID NEWTON

SOILS REPORT

NOVA GEOTECHNICAL & INSPECTION SERVICES
4480 WEST HACIENDA #104
LV NV 89118
702.873.3478
#E-15-104, DATED JUNE 15-2015

REFERENCE NUMBERS

DRAINAGE STUDY: DS-4761
TRAFFIC STUDY: NOT REQUIRED
LAND USE APPS: SDR-60397
BUILDING PERMIT: 20140527:01150
DEED:

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 E. Pavelka 5-31-16
ALLEN E. PAVELKA, P.E. #9029
CITY ENGINEER
CITY OF LAS VEGAS, NEVADA

Chris Knight 5-26-16
CHRIS KNIGHT, DIRECTOR - BUILDING AND SAFETY DEPARTMENT
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT

K. M. M. M. 9/27/16
CITY OF LAS VEGAS FIRE DEPT.

M. S. H. 4-28-16
SOUTHWEST GAS CORPORATION

Las Vegas Valley Water District 5/5/16
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
PROJECT NO. 124164
SHEETS: C1, C2, C3, U1 & U2
APPROVED FIRE FLOW 2500 GPM AT 20 PSI RESIDUAL

Patrice Gray 4-27-16
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.

Central Telephone Company 4-27-16
CENTRAL TELEPHONE COMPANY, d/b/a CENTURY LINK*
* THE AFFIXED 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.

Cox Communications 4-28-16
COX COMMUNICATIONS LAS VEGAS, INC.

CLV DRAWING NO. 107V 662-1

MASTER LEGEND

STREET CENTERLINE	EXISTING SIGN
PROPERTY LINE	PROPOSED SIGN
ADJACENT PROPERTY LINE	EXISTING HANDICAP PARKING
EXISTING LOT LINE	PROPOSED HANDICAP PARKING
EXISTING EASEMENT	PROPOSED SIDEWALK DRAIN
EXISTING PATENT EASEMENT	PROPOSED BOLLARD
EXISTING PROPERTY LINE TO BE VACATED	PROPOSED DOOR
EXISTING PATENT EASEMENT TO BE VACATED	SCARP
EXISTING WALL	SLOPE
PROPOSED RETAINING & SCREEN WALL	EXISTING GRADE
PROPOSED SCREEN WALL	EXISTING BUILDING
EXISTING FENCE	PROPOSED GRADE
EXISTING BUILDING	EXISTING STORM DRAIN MANHOLE
PROPOSED BUILDING	EXISTING DROP INLET
PROPOSED CONCRETE BARRIER RAIL	EXISTING CURB
EXISTING CURB & GUTTER	EXISTING SIDEWALK
EXISTING CURB	EXISTING VALLEY GUTTER
EXISTING SIDEWALK	PROPOSED CURB & GUTTER
PROPOSED VALLEY GUTTER	PROPOSED CURB
PROPOSED CURB & GUTTER	PROPOSED SIDEWALK
PROPOSED CURB	EXISTING EDGE OF PAVEMENT
PROPOSED SIDEWALK	PROPOSED EDGE OF PAVEMENT
EXISTING EDGE OF PAVEMENT	EXISTING EDGE OF PAVEMENT TO BE REMOVED
EXISTING ROAD STRIPING	EXISTING PARKING STRIPING
EXISTING PARKING STRIPING	PROPOSED ROAD STRIPING
PROPOSED ROAD STRIPING	PROPOSED PARKING STRIPING
EXISTING CONTOUR	PROPOSED CONTOUR
PROPOSED CONTOUR	CUT FILL TRANSITION
CUT FILL TRANSITION	ADA ACCESS
ADA ACCESS	SAWCUT LIMITS
SAWCUT LIMITS	RIDGE
RIDGE	GRADE BREAK
GRADE BREAK	FLOW LINE
FLOW LINE	EXISTING STORM DRAIN
EXISTING STORM DRAIN	EXISTING STORM DRAIN TO BE REMOVED
EXISTING STORM DRAIN TO BE REMOVED	EXISTING SEWER LINE
EXISTING SEWER LINE	EXISTING WATER LINE
EXISTING WATER LINE	EXISTING GAS LINE
EXISTING GAS LINE	PROPOSED SEWER
PROPOSED SEWER	PROPOSED SEWER LATERAL
PROPOSED SEWER LATERAL	PROPOSED WATER LINE
PROPOSED WATER LINE	PROPOSED STREET LIGHT CONDUIT
PROPOSED STREET LIGHT CONDUIT	PROPOSED TRAFFIC CONDUIT

NOTE

ANY NV ENERGY, SOUTHWEST GAS, COX COMMUNICATIONS OR CENTURYLINK PLANS ATTACHED TO THIS PLAN SET ARE NOT PREPARED BY WALKER ENGINEERING AND ARE INCLUDED FOR REFERENCE ONLY. WALKER ENGINEERING ACCEPTS NO LIABILITY FOR THE INFORMATION SHOWN ON THESE PLANS PREPARED BY OTHERS.

LEGAL DESCRIPTION

BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF LOT 1 AS SHOWN IN BOOK 104, PAGE 57 OF PLATS, AS SHOWN IN THE OFFICE OF THE CLARK COUNTY RECORDER, NEVADA & RECORD OF SURVEY FILE 197, PAGE 79 AS DOC. #20160105:00332

BASIS OF BEARINGS

NORTH 00°07'35" WEST, BEING THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA.

BENCHMARK

5LV90 17E4: A RIVET AND ROUND ALUMINUM PLATE IN THE TOP OF CURB AT THE NORTHWEST CORNER OF FARM ROAD AND TULE SPRING ROAD = 775.021 METERS = 2542.71 FEET. (NAVD 88)

FLOODZONE

THE PARCEL DESCRIBED HEREON LIES WITHIN THE UN-SHADED FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.) PER PANEL 32003 C 1745 E WITH A MAP REVISION DATE OF SEPTEMBER 27, 2002.

CHILDREN'S LEARNING ADVENTURE @ DURANGO & FARM

COVER SHEET, LEGEND & ABBREVIATION

SUBMITTAL NO. FINAL
DATE: APRIL 25, 2016
WE PROJECT NO.
1355.01
AGENCY NO.
CLV# 62573
SHEET NO.:
C1
1 OF 11 SHEETS