

IMPROVEMENT PLANS

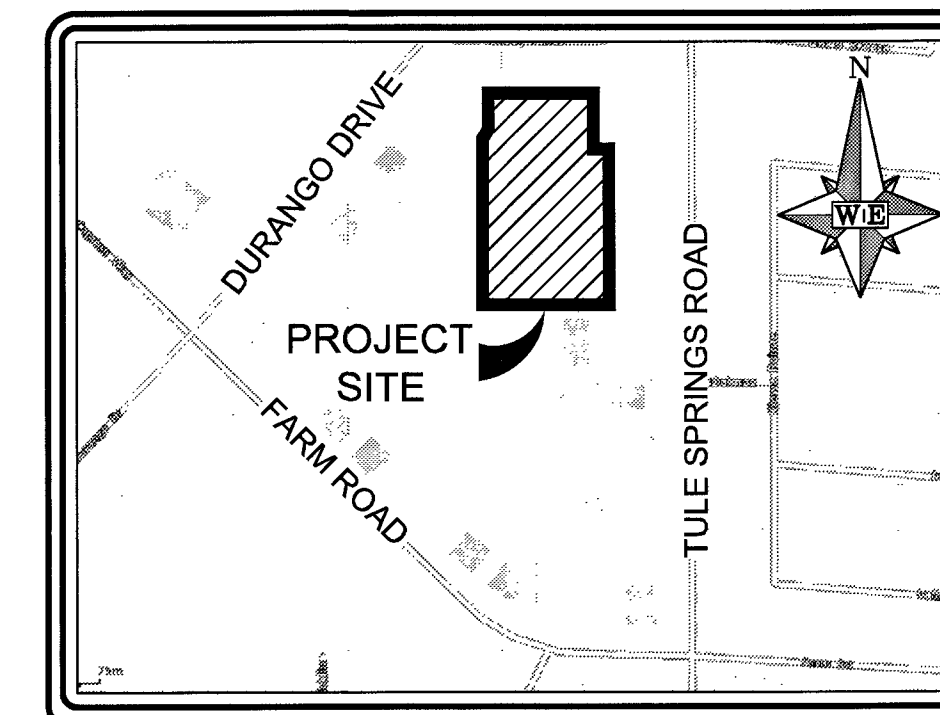
FOR

CHILDREN'S LEARNING ADVENTURE

@ DURANGO & FARM

CITY OF LAS VEGAS, NEVADA

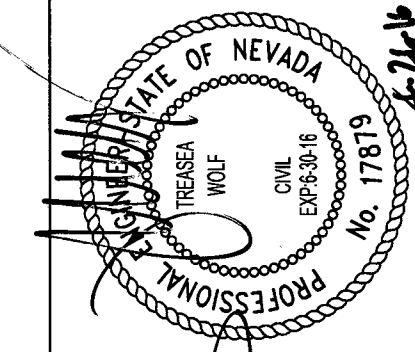
APN: 125-17-610-020



VICINITY MAP
N.T.S.

WIE

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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
ACP - ASBESTOS CEMENT PIPE	EXIST, EX - EXISTING	BOX - BOX
ADJ - ADJACENT	FA - FIRE ALARM	RCP - REINFORCED CONCRETE
AGG - AGGREGATE	FC - CURB FACE	PIPE - PIPE
AIP - ABANDONED IN PLACE	FDC - FIRE DEPARTMENT CONNECTION	RD - ROAD
ALT - ALTERNATE	FF, FFE - FINISH FLOOR ELEVATION	REINF - REINFORCED
AP - ANGLE POINT	FG - FINISH GRADE	REV - REVISION
APN - ASSESSOR PARCEL NUMBER	FI - FIRE HYDRANT	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 - GALLONS PER MINUTE	SHP - STEEL HIGH PRESSURE
BM - BENCH MARK	HP - HIGH POINT	SHT - SHEET
BVC - BEGINNING OF VERTICAL CURVE	HP - HIGH PRESSURE	SNBORS - SOUTHERN NEVADA
C&G - CURB & GUTTER	HW - HEADWALL	SS - SANITARY SEWER
CATV - CABLE TELEVISION	HWY - HIGHWAY	SSMH - SANITARY SEWER MANHOLE
CBC - CITY OF BOULDER CITY	IN - INCH	SNHD - SOUTHERN NEVADA
CC - CLARK COUNTY	INT - INTERSECTION	SVZ - SIGHT OF VISIBILITY ZONE
CCAUSD - CLARK COUNTY AREA UNIFORM	INV - INVERT	STA - STATION
CCBD - CLARK COUNTY BUILDING	L - LENGTH	STD - STANDARD
CCWD - CLARK COUNTY WATER	LF - LINEAR FEET	STLT - STREET LIGHT
CD - CLARK COUNTY DEPARTMENT	LP - LOW POINT	SW - SIDEWALK
CCWRD - CLARK COUNTY WATER	LS - LANDSCAPE	TAN - TANGENT
CFS - CUBIC FEET PER SECOND	LT, L - LAS VEGAS VALLEY WATER	TBA - TO BE ADJUSTED
CIP - CAST IRON PIPE	LWWD - DISTRICT	TBD - TO BE DETERMINED
CL - CENTERLINE	M - METERS	TBR - TO BE REMOVED
CLV - CITY OF LAS VEGAS	MAX - MAXIMUM	TC - TOP OF CURB
CM - CITY OF MESQUITE	ME - MATCH EXISTING	TELE - TELEPHONE
CONV - CITY OF NORTH LAS VEGAS	MH - MANHOLE	TEMP - TEMPORARY
CO - SEWER CLEAN OUT	MIN - MINIMUM	TF - TOP OF FOOTING
COH - CITY OF HENDERSON	N - NORTH	TOP - TOP OF BERM
COL - COLUMN	N/O - NORTH OF	TP - TOP OF PIPE
COMM - COMMERCIAL	NAP - NOT A PART	TRANS - TRANSITION
CONC - CONCRETE	NDOT - NEVADA DEPARTMENT OF	TRW - TOP OR RETAINING WALL
COND - CONDITION	NTS - NOT TO SCALE	TS - TRAFFIC SIGNAL
CONST - CONSTRUCTION OR CONSTRUCT	OC - ON CENTER	TW - TOP OF WALL
COR - CORNER	PAC - PEDESTRIAN ACCESS	TYP - TYPICAL
CULV - CULVERT	PBS - PLANT MIX BITUMINOUS	UDACS - UNIFORM DESIGN AND
CU, FT, CF - CUBIC FEET	PC - POINT OF CURVE	STANDARDS
CU, YD, CY - CUBIC YARD	PCC - PORTLAND CEMENT	UG - UNDERGROUND
D&S - DESIGN AND CONSTRUCTION	CONCRETE	VAR - VARIABLE
STANDARDS FOR	PE - PROFESSIONAL ENGINEER	VC - VERTICAL CURVE
WASTEWATER COLLECTION	PI - POINT OF INTERSECTION	VCP - VERTICAL CLAY PIPE
SYSTEMS	PL - PROPERTY LINE	VERT - VERTICAL
DEPT - DEPARTMENT	PM - PARCEL MAP	VG - VALLEY GUTTER
DI - DROP INLET	PCC - POINT OF CONNECTION	W - WEST
DIA - DIAMETER	PP - POWER POLE	W/ - WITH
DOC - DOCUMENT	PRC - POINT OF REVERSE CURVE	W/O - WEST OF
DWY - DRIVEWAY	PROP, PR - PROPOSED	WL - WATER LINE
E - EAST	PSI - POUNDS PER SQUARE INCH	WM - WATER METER
E/A - EACH	PVC - POLYVINYL CHLORIDE	YD - YARD
EA - END OF CURVE	PVMT - PAVEMENT	
ECR - END OF CURB RETURN	R - RADIUS	
EG - EXISTING GROUND		
ELEV - ELEVATION		
EM - ELECTRIC METER		

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.

SHEET INDEX

GENERAL INFORMATION DRAWINGS

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HORIZONTAL CONTROL, FIRE & TRAFFIC PLANS

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7	H2	HORIZONTAL CONTROL, FIRE & TRAFFIC CONTROL PLAN 2

GRADING PLANS

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9	G2	PRECISE GRADING PLAN 2

UTILITY PLANS

10	U1	UTILITY PLAN 1
11	U2	UTILITY PLAN 2

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 BUILDING
PROPOSED FENCE	PROPOSED CONCRETE BARRIER RAIL
EXISTING BUILDING	EXISTING CURB & GUTTER
PROPOSED BUILDING	EXISTING CURB
PROPOSED CONCRETE BARRIER RAIL	EXISTING SIDEWALK
EXISTING CURB & GUTTER	EXISTING VALLEY GUTTER
EXISTING CURB	PROPOSED CURB & GUTTER
EXISTING SIDEWALK	PROPOSED CURB
PROPOSED VALLEY GUTTER	PROPOSED SIDEWALK
PROPOSED CURB & GUTTER	EXISTING EDGE OF PAVEMENT
PROPOSED CURB	PROPOSED EDGE OF PAVEMENT
PROPOSED SIDEWALK	EXISTING EDGE OF PAVEMENT TO BE REMOVED
EXISTING EDGE OF PAVEMENT	EXISTING ROAD STRIPING
EXISTING EDGE OF PAVEMENT TO BE REMOVED	PROPOSED ROAD STRIPING
EXISTING ROAD STRIPING	PROPOSED PARKING STRIPING
EXISTING PARKING STRIPING	EXISTING CONTOUR
PROPOSED ROAD STRIPING	PROPOSED CONTOUR
PROPOSED PARKING STRIPING	CUT FILL TRANSITION
EXISTING CONTOUR	ADA ACCESS
PROPOSED CONTOUR	SAWCUT LIMITS
CUT FILL TRANSITION	RIDGE
ADA ACCESS	GRADE BREAK
SAWCUT LIMITS	FLOW LINE
RIDGE	EXISTING STORM DRAIN
GRADE BREAK	EXISTING STORM DRAIN TO BE REMOVED
FLOW LINE	EXISTING SEWER LINE
EXISTING STORM DRAIN	EXISTING WATER LINE
EXISTING STORM DRAIN TO BE REMOVED	EXISTING GAS LINE
EXISTING SEWER LINE	PROPOSED SEWER
EXISTING WATER LINE	PROPOSED SEWER LATERAL
EXISTING GAS LINE	PROPOSED WATER LINE
PROPOSED SEWER	PROPOSED STREET LIGHT CONDUIT
PROPOSED SEWER LATERAL	PROPOSED TRAFFIC CONDUIT
PROPOSED WATER LINE	
PROPOSED STREET LIGHT CONDUIT	
PROPOSED TRAFFIC CONDUIT	

OWNER

FARM CAPITAL MANAGEMENT, LLC
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LAS VEGAS, NV 89118
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CONTACT: JOSEPH A. KENNEDY

DEVELOPER

ECE I, LLC
C/O CHILDREN'S LEARNING ADVENTURE
CHILDRENS CENTERS
14631 N SCOTTSDALE ROAD #200
SCOTTSDALE, AZ 85254
480.316.7951
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: 20140527:01150

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. 9/28/16
SOUTHWEST GAS CORPORATION

Las Vegas Valley Water District 5/5/16
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
PROJECT NO. 124164
SHEETS: 01, C2, C3, U1 & U2
APPROVED FIRE FLOW 2500 GPM AT 20 PSI RESIDUAL

Patricia 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

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

PROJ#:124164 AGR:115719 QS:125-17-SE