IMPROVEMENT PLANS FOR DC PLAZA (COMMERCIAL CENTER)

APN: 125-17-613-001

REV#	REV. DESCRIPTION	SHEET(S)	APPD BY	DATE
1	REVISE ENTIRE SET OF DRAWINGS	SHTS 1-36	DMS	5/31/17 APPD:JM 5/31/17
2	REVISE Grades & Ht. Protection	1,7,9,11,23,24	JM	12/27/17

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
1. C1.01	COVER AND APPROVAL SHEET
2. C1.02	GENERAL NOTES
3. C3.01	HORIZONTAL CONTROL PLAN
4. C3.02	HORIZONTAL CONTROL PLAN
5. C3.03	HORIZONTAL CONTROL PLAN
6. C3.04	HORIZONTAL CONTROL PLAN LINE & CURVE TABLES
7. C4.01	GRADING PLAN
8. C4.02	GRADING PLAN
9. C4.03	GRADING PLAN
10. C4.04	GRADING PLAN
11. C4.05	FARM ROAD OFF-SITE GRADING PLAN & PROFILE
12. C4.06	FARM ROAD OFF-SITE GRADING PLAN & PROFILE
13. C4.07	FARM ROAD OFF-SITE GRADING PLAN & PROFILE
14. C4.08	DURANGO DRIVE - GRADING PLAN & PROFILEED
15. C4.09	STORM DRAIN PLAN & PROFILE (STA. 1+00 TO 6+00)
16. C4.10	STORM DRAIN PLAN & PROFILE (STA. 6+00 TO 11+00)
17. C4.11	STORM DRAIN PLAN & PROFILE (STA. 11+00 TO 16+00)
18. C4.12	STORM DRAIN PLAN & PROFILE (STA. 16+00 TO 20+54.95)
19. C4.13	STORM DRAIN LATERALS
20. C5.01	UTILITY PLAN
21. C5.02	UTILITY PLAN
22. C5.03	UTILITY PLAN
23. C5.04	UTILITY PLAN
24. C5.05	UTILITY PLAN
25. C6.01	SIGNAGE & STRIPING PLAN
26. C6.02	SIGNAGE & STRIPING PLAN
27. C6.03	SIGNAGE & STRIPING PLAN
28. C6.04	SIGNAGE & STRIPING PLAN
29. C7.00	TRAFFIC SIGNAL NOTES
30. C7.01	TRAFFIC NOTES AND SIGNALS
31. C7.02	TRAFFIC NOTES AND SIGNALS
32. C8.01	DETAIL SHEET
33. C8.02	DETAIL SHEET
34. C8.03	DETAIL SHEET
35. C8.04	DETAIL SHEET
36. C8.05	DETAIL SHEET
37. C8.06	DETAIL SHEET -PLAN & PROFILE SOUTH SCREEN WALL
38. L1.1	IRRIGATION PLAN
39. L1.2	IRRIGATION PLAN
40. L1.3	IRRIGATION PLAN
41. L2.1	PLANTING PLAN
42. L2.2	PLANTING PLAN
43. L2.3	PLANTING PLAN
44. L3.1	LANDSCAPE DETAILS
45. L4.1	LANDSCAPE SPECIFICATION

LEGAL DESCRIPTION

LOT 4 OF FILE 97, PAGE 01 OF PARCEL MAPS TOGETHER WITH A PORTION OF GOVERNMENT LOT 8 AS DESCRIBED IN A GRANT, BARGAIN AND SALE DEED RECORDED IN OCTOBER 15, 2014 IN BOOK 20140815, INSTRUMENT NO. 000991 OF OFFICIAL RECORDS TOGETHER WITH A PORTION OF GOVERNMENT LOT 7 AS DESCRIBED IN A GRANT, BARGAIN AND SALE DEED RECORDED OCTOBER 12, 2014 IN BOOK 20140812, INSTRUMENT NO. 000024 OF OFFICIAL RECORDS TOGETHER WITH PARCEL 2 AND PARCEL 3 OF FILE 120, PAGE 26 OF PARCEL MAPS TOGETHER WITH THAT PORTION OF LAND LYING WITHIN GOVERNMENT LOT 8 DESCRIBED AS PARCEL 1 IN THAT CERTAIN DOCUMENT TITLED "RESOLUTION OF ABANDONMENT OF A PORTION OF STATE HIGHWAY RIGHT-OF-WAY" RECORDED MARCH 14, 2000 IN BOOK 20000314, INSTRUMENT NO. 00805 OF OFFICIAL RECORDS ALL ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AND LYING WITHIN THE SOUTH HALF (S 1/2) 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 FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 17 BEING THE CENTERLINE INTERSECTION OF TULE SPRINGS ROAD AND FARM ROAD; THENCE ALONG THE SOUTHERLY LINE THEREOF NORTH 89°47'48" WEST 419.71 FEET TO THE SOUTHEAST CORNER OF PARCEL 4 OF FILE 97, PAGE 01 OF PARCEL MAPS AND THE, POINT OF BEGINNING. THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 89°47'48" WEST, 1252.38 FEET TO THE SOUTHWEST CORNER OF PARCEL 2 OF FILE 120, PAGE 26 OF PARCEL MAPS; THENCE ALONG THE WESTERLY LINE THEREOF THE FOLLOWING THREE (3) COURSES AND DISTANCES:
1) NORTH 00°11'26" EAST, 71.77 FEET;
2) NORTH 38°52'24" EAST, 296.68 FEET;
3) NORTH 43°07'18" EAST, 107.99 FEET TO THE NORTHERLY LINE OF A GRANT, BARGAIN AND SALE DEED RECORDED OCTOBER 12, 2014 IN BOOK 20140812, INSTRUMENT NO. 000024 OF OFFICIAL RECORDS; THENCE DEPARTING THE WEST LINE OF SAID PARCEL 2 AND ALONG THE WEST LINE OF SAID GRANT, BARGAIN AND SALE DEED NORTH 43°07'18" EAST, 22.58 FEET TO THE WEST LINE OF SAID PARCEL 3; THENCE DEPARTING THE WEST LINE OF SAID GRANT, BARGAIN AND SALE DEED AND ALONG THE WEST LINE OF SAID PARCEL 3 NORTH 43°07'18" EAST, 77.49 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 8 AND THE WESTERLY LINE OF A GRANT, BARGAIN AND SALE DEED RECORDED OCTOBER 12, 2014 IN BOOK 20140812, INSTRUMENT NO. 000024 OF OFFICIAL RECORDS; THENCE DEPARTING THE WEST LINE OF SAID PARCEL 3 AND ALONG THE WEST LINE OF SAID GOVERNMENT LOT 8 AND GRANT, BARGAIN AND SALE DEED NORTH 00°10'10" EAST 50.24 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF DURANGO DRIVE AS DEDICATED PER FILE 97, PAGE 01 OF PARCEL MAPS; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES AND DISTANCES:
1) SOUTH 51°31'08" EAST, 34.35 FEET;
2) NORTH 43°02'09" EAST, 156.68 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 60.00 FEET;
3) NORTHEASTERLY ALONG SAID RIGHT-OF-WAY AND CURVE, THROUGH A CENTRAL ANGLE OF 81°48'35", AN ARC LENGTH OF 85.67 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID FARM ROAD AS DEDICATED PER FILE 97, PAGE 01 OF PARCEL MAPS; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES AND DISTANCES:
1) SOUTH 55°09'16" EAST, 150.42 FEET;
2) SOUTH 44°50'04" EAST, 86.04 FEET;
3) SOUTH 46°06'08" EAST, 226.01 FEET;
4) SOUTH 44°50'04" EAST, 265.86 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 540.00 FEET;
5) SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°46'15", AN ARC LENGTH OF 214.61 FEET TO A POINT OF NON-TANGENCY, TO WHICH A RADIAL LINE BEARS SOUTH 22°23'42" WEST AND THE POINT OF BEGINNING.

CONTAINS 9.62 ACRES, MORE OR LESS.

ADDRESS

8451 FARM ROAD
LAS VEGAS, NV 89143

OWNER/DEVELOPER OF RECORD

FARM & DURANGO INVESTORS LLC
848 N RAINBOW BLVD #5465
LAS VEGAS, NV 89107
EMAIL: BSCHANG@GMAIL.COM

BASIS OF BEARING

NORTH 00°00'50" WEST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN IN FILE 97, PAGE 01 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK # 5LV90 16NWWS

A RIVET AND PLATE IN THE TOP OF CURB EASTSIDE OF TULE SPRINGS ROAD. ¼ MILE SOUTH FO GRAND TETON DRIVE

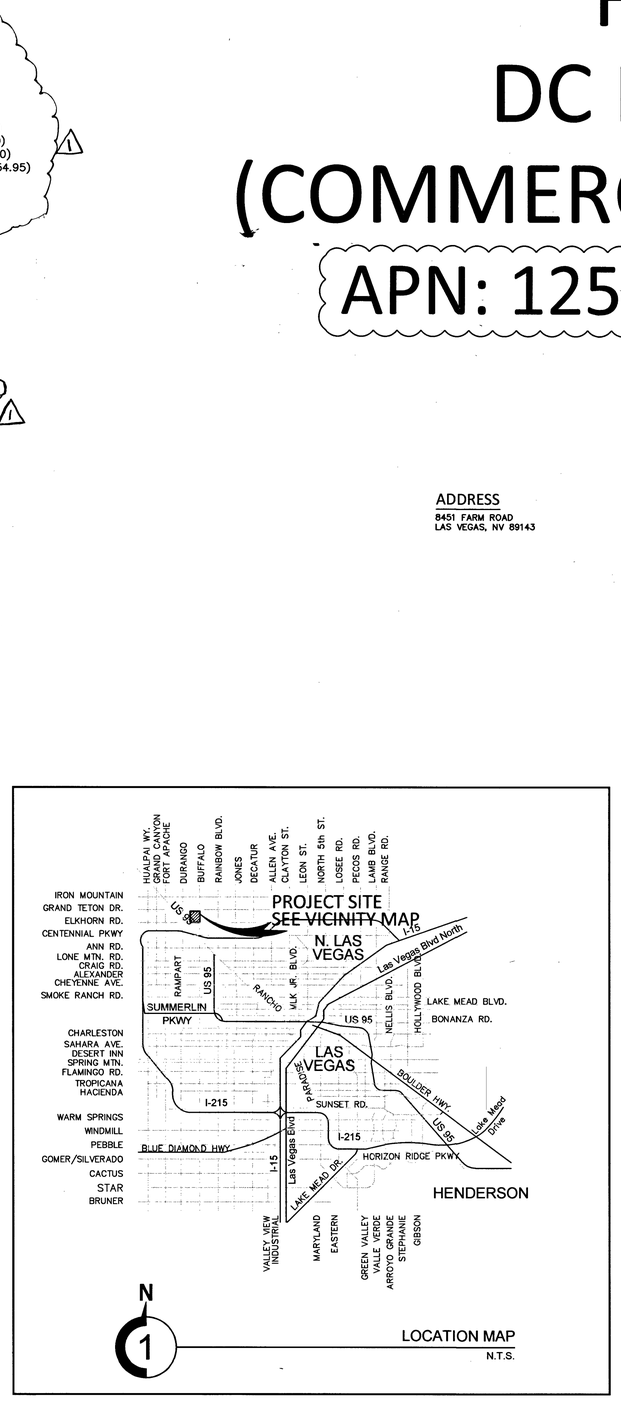
NAVD 88 ELEVATION = 774.403 METERS / 2540.69 FEET
NORTH AMERICAN DATUM OF 1988

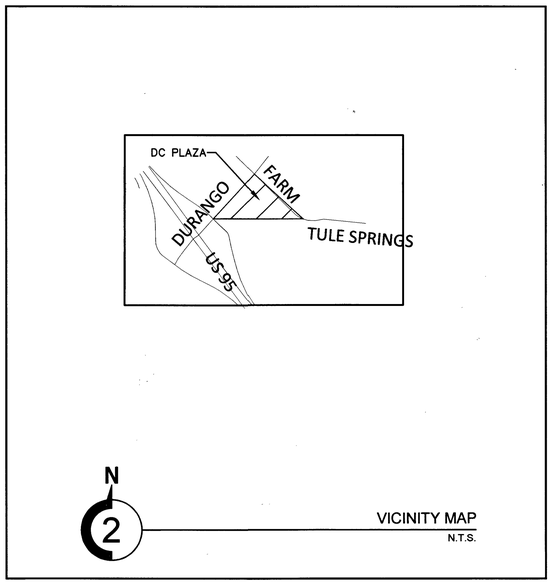
PROFESSIONAL ENGINEER - STATE OF NEVADA - THOMAS D. MILLER - EXP. 12-31-17 - CIVIL - No. 15775 - 5-1-17

PROFESSIONAL ENGINEER - STATE OF NEVADA - THOMAS D. MILLER - EXP. 12-31-17 - CIVIL - No. 15775 - 12-14-17

NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) PERMIT REQUIRED

AN APPROVED NDOT OCCUPANCY PERMIT SHALL BE OBTAINED THROUGH THE DISTRICT PRIOR TO ANY CONSTRUCTION WITHIN THE NDOT RIGHT-OF-WAY. PLANS SHOWING WORK IN NDOT RIGHT-OF-WAY MUST SHOW NDOT STATIONING. THE DEVELOPER ASSUMES ALL LIABILITY FOR WORK CONDUCTED UNDER THE DISTRICT OBTAINED PERMIT THROUGH WARRANTY EXPIRATION.





APPROVALS

APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENT CONSTRUCTED IN THE DEDICATED RIGHT-OF-WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FORM 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 STANDARD DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA, NEVADA.

ALLEN PAVELKA, PE #9029 — 11-2-16
CITY ENGINEER

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
DATE 10/24/16 PROJECT NO: 124663
LVVWD APPROVED FIRE FLOW 1875 GPM AT 20 PSI RESIDUAL
SHEETS: C1.01, C1.02, C4.03, C4.06, C4.07, C4.08, C4.09, C4.10, C4.11, C4.12, C4.13, C5.01, C5.02, C5.03, C5.04, (C5.11, C.5.12 NDOT) C5.05

LAS VEGAS FIRE & RESCUE — 10/6/16

CHRIS KNIGHT, DIRECTOR, BUILDING AND SAFETY — 11-2-16
THIS PLAN CONFORMS TO THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT.

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.
NV ENERGY — 10-6-16

"THE AFFIXED CENTURYLINK CORPORATION 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."
CENTRAL TELEPHONE CO. D/B/A CENTURY LINK — 10-6-16

COX COMMUNICATIONS LAS VEGAS, INC. — 10/6/16

N/A
SOUTHWEST GAS CORPORATION

COLLINS ENGINEERS
3130 S. DURANGO DR., SUITE 404
LAS VEGAS, NV 89117
PHONE: (702) 248-8000
FAX: (702) 248-8070
www.collinsengr.com

PROFESSIONAL ENGINEER - STATE OF NEVADA - THOMAS D. MILLER - EXP. 12-31-17 - CIVIL - No. 15775 - 10-5-16

IMPROVEMENT PLANS FOR DC PLAZA
APN:125-17-601-007,010,013,020 AND 021

COVER SHEET

8451 FARM ROAD
LAS VEGAS, NEVADA

NO.	DESCRIPTION	DATE	DESIGN BY

CEI PROJECT:	4136
DESIGN BY:	JDM SR
DRAWN BY:	JDM SR
CHECKED BY:	TDM P.E.
DATE:	09/19/16
SCALE:	N.T.S.
SHEET NUMBER	C1.01
	SHEET 1 OF 46

107V6734 H#64486

PROJ#: 124663 AGR: 115912 QS: 125-17 NE XC: 11207

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