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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 PARCELS 2 AND PARCELS 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 SOUTHEAST 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:

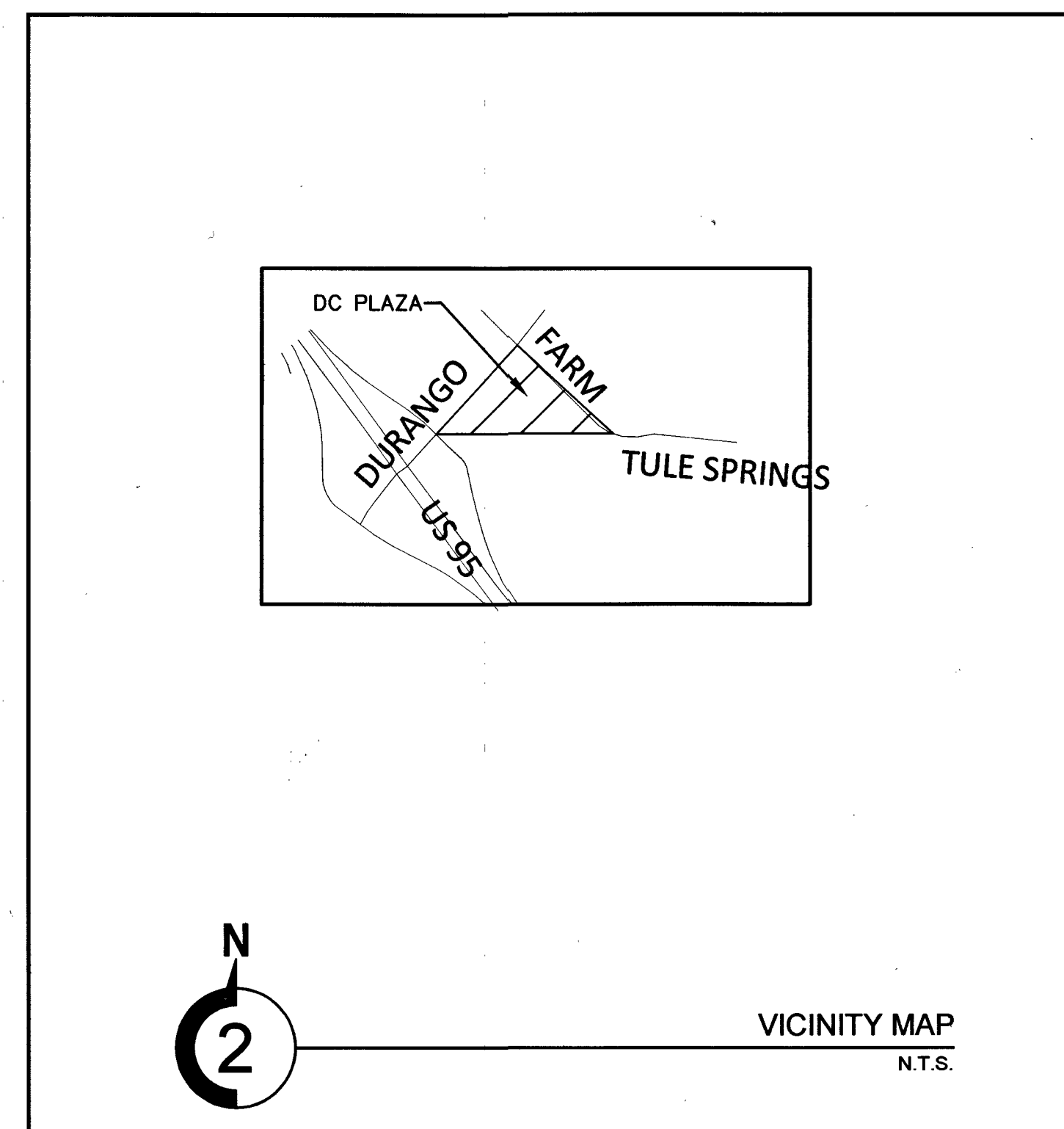
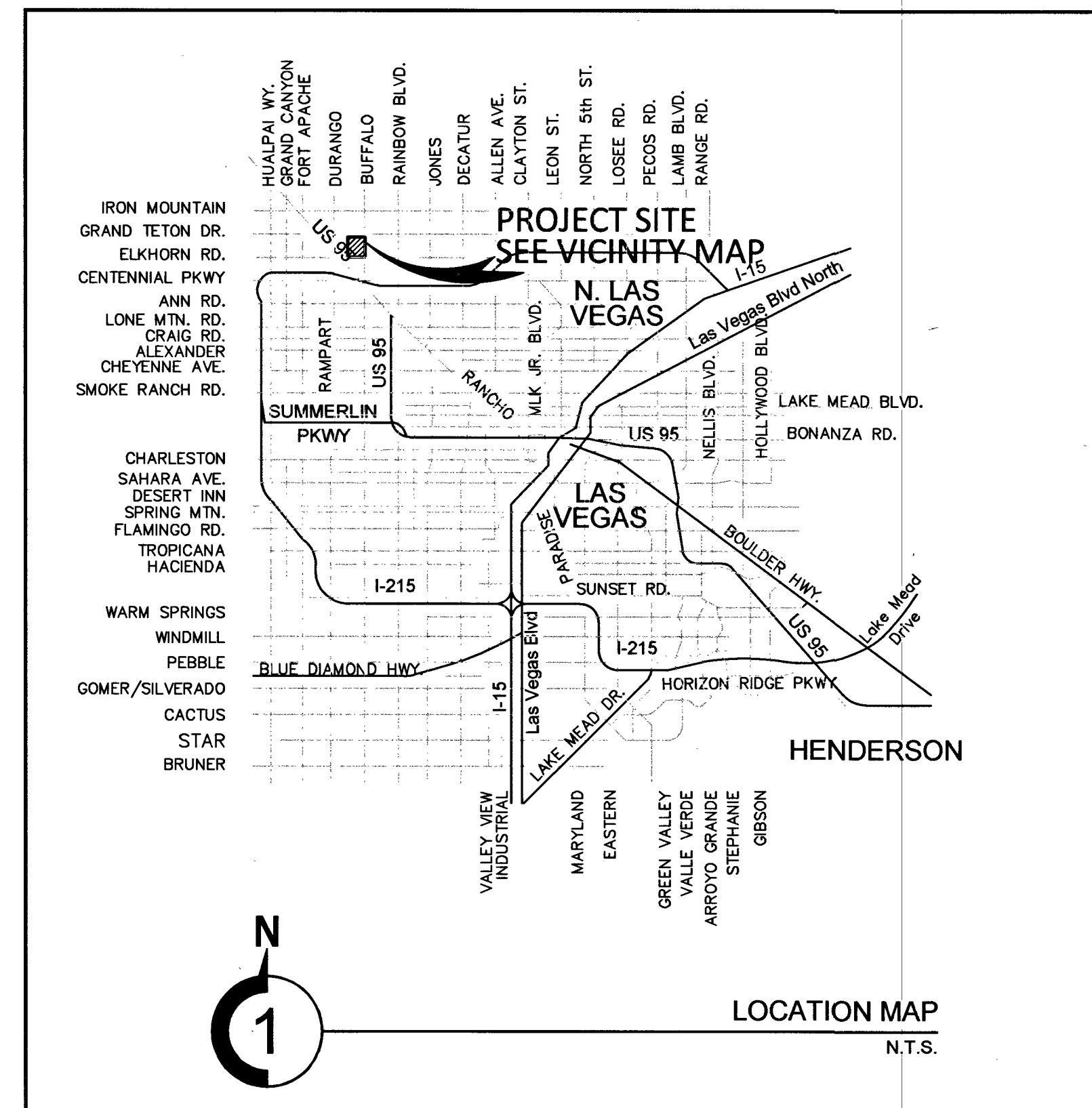
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 17 BEING THE CENTERLINE INTERSECTION OF TULE SPRINGS ROAD AND FARM ROAD; THENCE ALONG THE SOUTHERLY LINE THEREOF NORTH 89°47'48" WEST 419.71 FEET TO THE SOUTHEAST CORNER OF PARCEL 4 OF FILE 97, PAGE 01 OF PARCEL MAPS 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.



IMPROVEMENT PLANS FOR DC PLAZA (COMMERCIAL CENTER) APN: 125-17-613-001

ADDRESS

8451 FARM ROAD
LAS VEGAS, NV 89143

OWNER/DEVELOPER OF RECORD

FARM & DURANGO INVESTORS LLC
8451 FARM ROAD, SUITE 404
LAS VEGAS, NV 89143
EMAIL: BSCHANG@GMAIL.COM

REV#	REV. DESCRIPTION	SHEET(S)	APPD BY	DATE
1	REVISE ENTIRE SET OF DRAWINGS	SHTS 1-36	THOMAS D. MILLER	5/31/17
2	REVISE GRADES & SLOPE PROTECTION	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36	THOMAS D. MILLER	5/31/17
3	ADD ADA ROUTE, REVISED GRADING	9, 24, 25	THOMAS D. MILLER	7/11/17
	ADD STRUCTURAL DETAIL			
	ADD SHEETS 9A AND 9B			

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 16NWS
A RIVET AND PLATE IN THE TOP OF CURB EASTSIDE OF TULE SPRINGS ROAD, 1/2 MILE SOUTH FO GRAND TETON DRIVE
NAVD 88 ELEVATION = 774.403 METERS / 2540.69 FEET
NORTH AMERICAN DATUM OF 1988

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 IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHT-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 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
CITY ENGINEER

APPROVED FOR CONSTRUCTION
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
DATE: 10/24/16 PROJECT NO: 124663
LVWD APPROVED FIRE FLOW 1875 GPM AT 20 PSI RESIDUAL
SHEETS: C1.01, C1.02, C4.05, 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, C5.12, NDOT 7 C5.05

LAS VEGAS FIRE & RESCUE
10/6/16

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

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.
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, NV.
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.COLLINSENG.COM

THOMAS D. MILLER
EX-12-31-17
CIVIL
NO. 15776

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

DESCRIPTION	DESIGN BY	DATE	NO.
CEI PROJECT:	JDM SR	09/19/16	4136
DRAWN BY:	JDM SR		
CHECKED BY:	TOM P.E.		
SCALE:	N.T.S.		
SHEET NUMBER	C1.01		
SHEET 1 OF 46			
107V6734 H#64486			