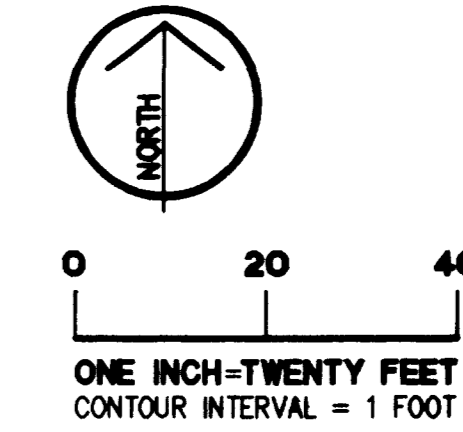


EXISTING CEDAR AVENUE IMPROVEMENTS PER CITY OF LAS VEGAS DRAWING NO. 107-V16.

3 CURB FACE
 $\Delta = 53^{\circ}54'00''$
 $R = 25.00'$
 $T = 12.71'$
 $L = 23.52'$

4 CURB FACE
 $\Delta = 89^{\circ}30'43''$
 $R = 15.00'$
 $T = 14.87'$
 $L = 23.43'$



FND ALUM. CAP "LS 5571" AT 28TH STREET

ON-SITE CONSTRUCTION NOTES -

- 1 CLEAR WORK AREA OF EXISTING VEGETATION, AND ANY MISCELLANEOUS ITEMS AS REQUIRED. COORDINATE ANY RELOCATIONS AND ABANDONMENTS OF UTILITIES WITH RESPECTIVE UTILITY COMPANIES. REFER TO ARCHITECT'S DEMOLITION PLANS.
- 2 INSTALL PRECAST BUMPER BLOCK PER USD NO. 238.
- 3 CONSTRUCT 3" A.C. / 6" AGG. BASE, TYPE II PAVEMENT.
- 4 CONSTRUCT 6" OF 3,500 P.S.I. CONCRETE OVER 4" COMPACTED AGGREGATE BASE. APPLY CURING MEMBRANE IMMEDIATELY AFTER TROMLING. THE PAVEMENT SHOULD BE CLOSED TO PASSENGER CAR TRAFFIC FOR AT LEAST THREE FULL DAYS OR UNTIL SUCH TIME THAT THE MINIMUM COMPRESSIVE STRENGTH OF THE CONCRETE IS AT LEAST 75% OF ITS DESIGN STRENGTH. TRAFFIC SHALL BE RESTRICTED TO PASSENGER CARS AND LIGHT TRUCKS FOR AT LEAST SEVEN DAYS AFTER CONCRETE IS PLACED.
- 5 CONSTRUCT 6" - "A" TYPE ISLAND CURB PER USD NO. 219.
- 6 CONSTRUCT TRASH ENCLOSURE - SEE ARCHITECTURAL PLANS FOR DETAILS.
- 7 INSTALL ALL PARKING BAY, ACCESSIBILITY STRIPING, SYMBOLS AND SIGNAGE.
- 8 CONSTRUCT ACCESSIBILITY RAMP PER A.D.A. REQUIREMENTS/STANDARDS. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 9 SAWCUT CONTROL JOINTS 1-1/2" IN DEPTH, 1/4" MAX. WIDTH.
- 10 MATCH EXISTING GRADES ALONG PROPERTY LINES.
- 11 PAINT CURB RED AND INSTALL "NO PARKING FIRE LANE SIGNS" PER C.L.V. FIRE DEPARTMENT REQUIREMENTS.

WATER/SEWER CONSTRUCTION NOTES -

- 1 INSTALL 1-1/2" SERVICE AND 1-1/2" WATER METER PER UDACS PLATE NO. 1D AND 1-1/2" R.P.P.A. DEVICE PER UDACS PLATE NO. 11A. REFER TO PLUMBING PLANS FOR CONTINUATION.
- 2 LOCATE, UNCOVER AND VERIFY DEPTH OF EXISTING SEWER SERVICE. CONNECT WITH NEW SERVICE AND ABANDON PORTION NOT USED. ADJUST EXISTING CLEANOUT TO GRADE.
- 3 INSTALL 6" P.V.C. SEWER SERVICE PER ASTM D-3034, SDR 35 STDS. PROVIDE 6" CLEANOUT (CO) TO GRADE AT 100' O.C. MAX. AND PER UPC SECT. 406. STUB OUT TO 5' FROM BUILDING. MINIMUM SLOPE 1%.
- 4 CONSTRUCT GRANULAR TRENCH BACKFILL PER STD. DWG. 504.
- 5 REMOVE EXISTING 3/4" METER BOX AND EXTEND SERVICE LATERAL TO BACK OF PROPOSED VALLEY GUTTER AND INSTALL ARMORCAST METER BOX & LID (12"x20"x12" WATER METER BOX-A6000485 AND 12"x20" CAST IRON LID WITH READER, 20K LOADING-A6000484R). EXTEND LATERAL FROM METER BOX TO PLANTER AND INSTALL 3/4" RPPA.

OFF-SITE CONSTRUCTION NOTES -

- 1 SAWCUT AND REMOVE EXISTING CURB & GUTTER AND SIDEWALK.
- 2 CONSTRUCT 8" CROSS GUTTER PER USD NO. 228.
- 3 CONSTRUCT 5" SIDEWALK AND ACCESSIBILITY RAMP PER C.L.V. STD. DWG. 235, CASE I.
- 4 CONSTRUCT NDOT CURB RAMP, TYPE D PER NDOT STD. DWG. R-5.1.1.2.
- 5 REPLACE ANY BROKEN CURB & GUTTER AND SIDEWALK PER C.L.V. STDS.
- 6 SAWCUT AND REMOVE EXISTING DRIVEWAY.
- 7 CONSTRUCT CONCRETE CURB AND GUTTER TO MATCH EXISTING PER USD NO. 216.
- 8 CONSTRUCT SIDEWALK TO MATCH EXISTING PER USD NO. 234.
- 9 INSTALL R8-3A "NO PARKING" AND R7-1AP SIGNS WITH ARROWS AS SHOWN.

FIRE FLOW CALCULATIONS -

FIRE FLOW REQUIREMENT IS 1,500 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH RESIDUAL.
 BASED ON:
 SQUARE FOOTAGE: 2,633 SQUARE FEET
 LARGEST AREA BETWEEN 4-HOUR SEPARATION WALLS: N/A SQUARE FEET
 HEIGHT: 22' FEET
 NUMBER OF STORIES: 1 FLOOR
 TYPE OF CONSTRUCTION: V-N
 SPRINKLER SYSTEM: NO
 OCCUPANCY: A-3
 REVIEWED BY: [Signature]
 DATE: 12.17.98

REV.:	DATE:	BY:	REVISION:

KFC
 KFC CONSULTANTS
 1900 COLOMEL SANDERS LANE, LOUISVILLE, KY 40232 (502) 456-8665

SOUTHGATE ASSOCIATES, LIMITED
 4385 N. 75th Street, Suite 100, Scottsdale, Arizona 85251
 Telephone (602) 970-8862 Fax (602) 970-9984
 Civil Engineering

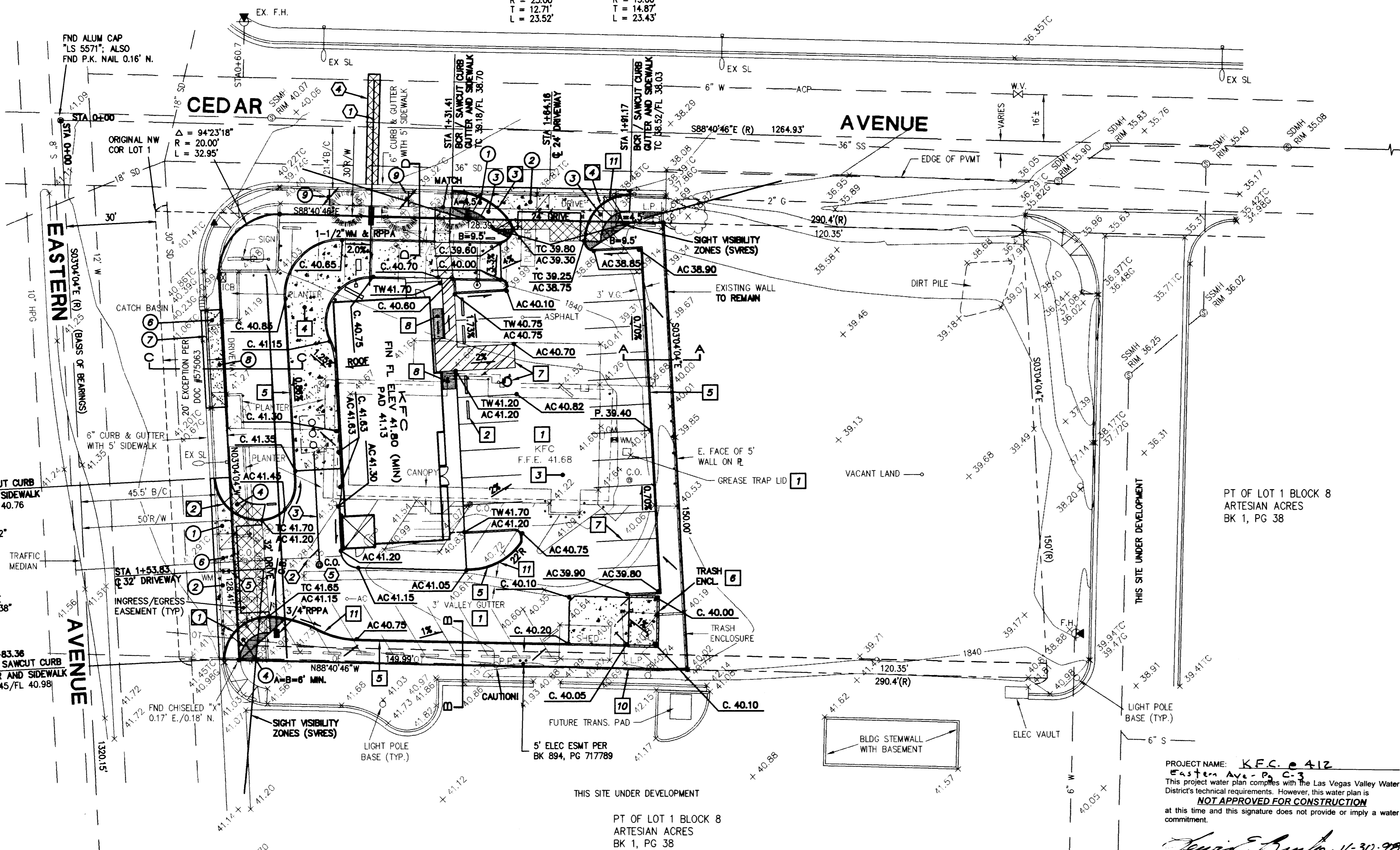
GRADING/UTILITY PLAN

KENTUCKY FRIED CHICKEN
 412 N. EASTERN AVENUE
 LAS VEGAS, NEVADA

DRAWN BY:	IFV
DESIGNED BY:	IFS
CHECKED BY:	IFS
DATE:	MAY 98
JOB #:	015-9800
APN #:	(207) 139-36-210-001
SECT:	36 T20S R1E
SCALE:	HORIZ 1" = 20' VERT 1" = 2'

PROFESSIONAL ENGINEER - STATE OF NEVADA
 THOMAS F. SOUTHGATE
 7.3.98
 CIVIL

SHEET **C3**
 3 OF 3
 DRAWING NO. 107-V2910



EXISTING EASTERN AVENUE IMPROVEMENTS PER CITY OF LAS VEGAS DRAWING NO. 107-V16.

EXISTING CEDAR AVENUE IMPROVEMENTS PER CITY OF LAS VEGAS DRAWING NO. 107-V16.

EXISTING EASTERN AVENUE IMPROVEMENTS PER CITY OF LAS VEGAS DRAWING NO. 107-V16.

SEWER CONTRIBUTION -
 11 FIXTURE UNITS x 0.45 ERVS/FIXTURE x 250 GPD/ERV = 1,238 GPD (PEAK)
 11 FIXTURE UNITS x 0.45 ERVS/FIXTURE x 100 GPD/ERV = 495 GPD (AVG)

REDUCED PRESSURE ASSEMBLY, (1) 1-1/2" & 3/4":
 APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY(IES) SHALL BE INSTALLED PER THE UDS PLATE NO. 11A. NO WATER SHALL BE TAKEN FROM A SERVICE REQUIRING BACKFLOW PREVENTION UNTIL THE REDUCED PRESSURE PRINCIPLE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED BY THE LVVWD.
 ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S), TO ALLOW THE DISTRICT DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY.

BENCH MARK -
 ▲ RIVET AND PLATE IN TOP OF CURB, SE RETURN OF EASTERN AVENUE AND CEDAR AVENUE (#2LVO1 36NWM6)
 ELEVATION = 1840.66 FEET/561.0357 METERS (NAVD88)

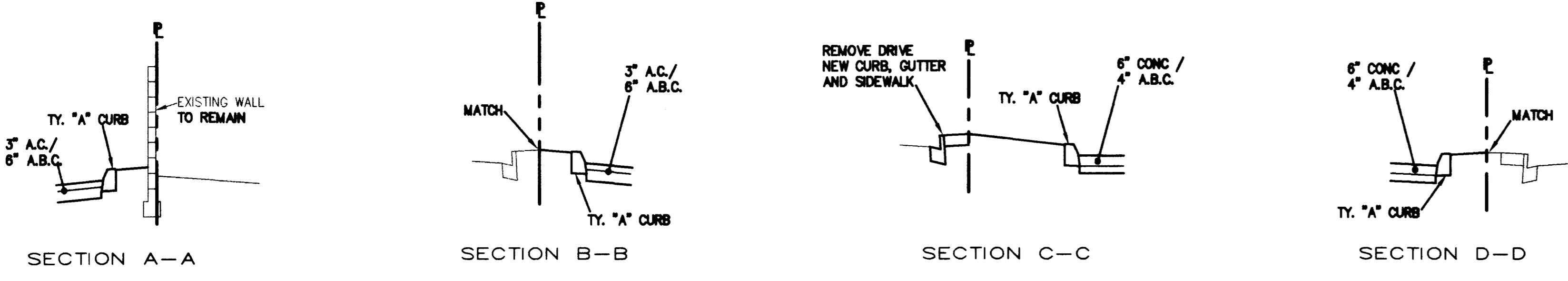
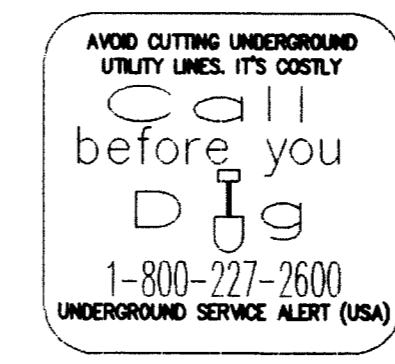
BASIS OF BEARING -
 THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 20 (MONUMENT LINE OF EASTERN AVE) BEING S03°04'04"E AS SHOWN ON SURVEY RECORDED IN FILE 76 OF SURVEYS, PAGE 88.

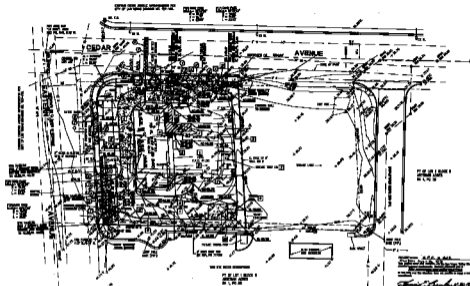
PROJECT NAME: **KFC e 412**
 Eastern Ave - P3 C-3
 This project water plan complies with the Las Vegas Valley Water District's technical requirements. However, this water plan is **NOT APPROVED FOR CONSTRUCTION** at this time and this signature does not provide or imply a water commitment.
 [Signature]
 DATE: 11-30-98
 LVVWD

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

THE IRRIGATION METER WILL HAVE STATIC WATER PRESSURE IN EXCESS OF 80 PSI. THE UNIFORM PLUMBING CODE REQUIRES THAT INDIVIDUAL, ON-SITE (PRIVATE) PRESSURE REDUCING VALVES BE INSTALLED WHENEVER THE PRESSURE EXCEEDS 80 PSI. PRVS ARE THE DEVELOPER'S RESPONSIBILITY AND WILL NOT BE INSPECTED OR INCLUDED IN THE ACCEPTANCE OF LVVWD FACILITIES.

APPROVED FOR CONSTRUCTION
 [Signature]
 LAS VEGAS VALLEY WATER DISTRICT
 DATE: 3.04.99





SHORT CONSTRUCTION NOTES -

- SEE ALL NOTES ON DRAWINGS FOR ALL INFORMATION CONCERNING THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE U.S. AND LOCAL BUILDING CODES.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
- ALL UTILITIES SHALL BE PROTECTED AND DEEPENED AS NECESSARY TO ACCOMMODATE THE PROPOSED CONSTRUCTION.
- ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS.
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- ALL SITE RESTORATION MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
- ALL SITE CLEANUP MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.

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THE NEW SOLUTIONS -

WE CAN ASSIST YOU IN ALL PHASES OF YOUR PROJECT. FROM CONCEPT TO COMPLETION, WE ARE HERE TO HELP YOU EVERY STEP OF THE WAY.

OUR SERVICES INCLUDE:

- Site Assessment
- Site Planning
- Site Design
- Site Construction
- Site Maintenance

CONTACT US TODAY AT 412 N. EASTERN AVENUE, LAS VEGAS, NV 89101. PHONE: 702-735-1234. FAX: 702-735-5678. WWW: WWW.KFC.COM

NOTE: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE U.S. AND LOCAL BUILDING CODES. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

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SOUTHGATE ASSOCIATES, LIMITED 412 N. EASTERN AVENUE LAS VEGAS, NEVADA	
GRADING/UTILITY PLAN	
KEN LUCKY, FIBRO CHAIRMAN 412 N. EASTERN AVENUE LAS VEGAS, NEVADA	
DATE: 11/15/00 SCALE: AS SHOWN SHEET NO. 1 OF 1	303