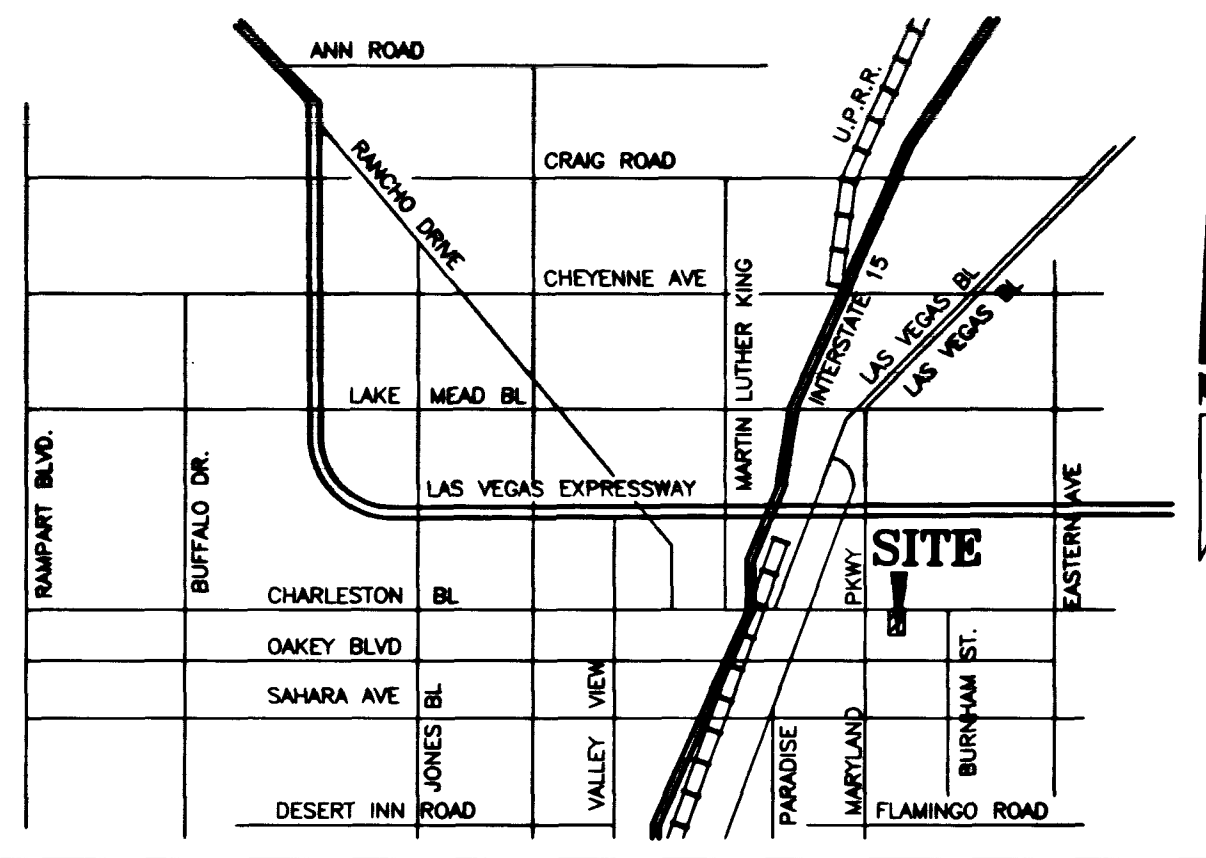


PRECISE GRADING PLANS FOR DEL TACO



VICINITY MAP
N.T.S.

GENERAL LEGEND

APN	ASSESSORS' PARCEL NUMBER
PM	PARCEL MAP
OG	ORIGINAL GROUND
FG	FINISHED GRADE
C/L	CENTERLINE
E/PL	PROPERTY LINE
E/PL	DITCH OR FLOWLINE
AC	ASPHALTIC CEMENT (PAVING)
EOP OR EP	EDGE OF AC/ROAD
(XX.XX)	EXIST. ELEV.
FF	FINISHED FLOOR ELEVATION
---	FENCE LINE
---	OG CONTOUR
---	PROPOSED FG CONTOUR
U	UTILITY VALVE - AS NOTED
F	PROPOSED FIRE HYDRANT
H	EX. HYDRANT
S	PROPOSED STREET LIGHT
SS	SAW SEWER
SD	STORM DRAIN
CO	CLEAN-OUT
CMU	CMU (BLOCK) WALL

GENERAL NOTES

- ALL WORK AND MATERIALS NOT IN ACCORDANCE WITH THE LATEST "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA" IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- A GRADING PERMIT IS REQUIRED UNDER ORDINANCE NUMBER 883.
- EXCAVATING CONTRACTOR SHALL GIVE LOCATION FOR WASTING EXCESS EXCAVATION AND A LETTER FROM THE OWNER GIVING PERMISSION FOR DUMPING PRIOR TO STARTING ONSITE CONSTRUCTION.
- CITY ENGINEER'S OFFICE SHALL BE NOTIFIED BEFORE ANY ONSITE CONSTRUCTION BEGINS, PHONE 702/633-1210.
- STAKING PAD AND/OR FINISH FLOOR ELEVATIONS ARE THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER. IN NONCRITICAL AREAS, THE DEVELOPER'S ENGINEER SHALL SUBMIT CERTIFICATION OF CONSTRUCTED "BUILDING PAD ELEVATIONS," AND COMPACTION REPORTS OF ALL FILLS AND FOUNDATIONS AND SLAB SUBGRADES PRIOR TO POURING OF CONCRETE. IF IN CRITICAL DRAINAGE AREAS, SUBSTITUTE "BUILDING FLOOR ELEVATION: IN ABOVE NOTE.
- A SEPARATE PERMIT IS REQUIRED FOR ANY OFF-SITE CONSTRUCTION.
- A GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS AFRO THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
- AS-BUILT FINISH FLOOR ELEVATIONS SHALL BE CERTIFIED BY:

ANDREW KOLTAVARY
17800 MITCHELL NORTH
IRVINE, CALIFORNIA 92614
(714) 752-5466

GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION AND MATERIAL SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST ISSUE: THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, BY THE CONTROLLING AGENCY: THE UNIFORM BUILDING CODE: AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".
- THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE ALL UNDERGROUND AND OVERHEAD INTERFERENCE WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER, GAS AND/OR OTHER UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THEREWITH.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES, AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER OR OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.

NOTE:

THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAS BEEN DETERMINED FROM SURFACE EVIDENCE OF THEIR EXISTENCE OR FROM INFORMATION OBTAINED FROM THE UTILITY COMPANIES. THE ENGINEER ACCEPTS NO LIABILITY FOR THE EXISTENCE OR NON-EXISTENCE OF UTILITY LINES. CONTRACTORS AND OTHERS USING THIS MAP MUST CONFIRM THE LOCATION OF UNDERGROUND LINES OR STRUCTURES WITH THE UTILITY COMPANIES PRIOR TO COMMENCING ANY EXCAVATION.

ALL WORK PERFORMED OUTSIDE OF THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL NOT BE PERFORMED UNTIL WRITTEN PERMISSION AND EASEMENT HAVE BEEN OBTAINED FROM THE OFFSITE OWNER.

ALL WORK PERFORMED WITHIN PUBLIC R/W AND OUTSIDE OF THE PROJECT BOUNDARY SHALL BE PERFORMED UNDER THE SEPARATE ENCROACHMENT PERMIT ISSUED BY THE CONTROLLING AGENCY.

GENERAL CONSTRUCTION NOTES (CON'T)

- ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE WORK AND SHALL BE DESIGNED FOR A 5.5 SACK MIX WITH A MAXIMUM WATER/CEMENT RATIO OF 0.45 (OR AS DESIGNATED BY THE SOILS ENGINEER). MIX DESIGN MUST BE APPROVED BY THE QUALITY CONTROL DIVISION PRIOR TO USE ON THE PROJECT.
- PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
- EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300 FEET EXTRUDED TYPE CURB.
- AC PAVEMENT TO BE 1/2" ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT HANDICAP RAMPS.
- APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
- CURB & GUTTER WITH A GRADE OF LESS THAN FOUR TENTHS OF ONE PERCENT SHALL BE WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION. ANY CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY SHALL BE REMOVED AND REPLACED.
- SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER UNIFORM STANDARD DRAWINGS, CLARK COUNTY AREA, DRAWING NUMBER 235
- CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS, OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR.
- ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
- EXACT LOCATION OF ALL SAWCUT LINES MAY BE DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS INSPECTOR IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATION.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE NO. 625.550.
- UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC.. SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.
- WALL NOTES:
 - ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN FOR THE PURPOSE OF GRADING RELATIONSHIPS
 - THE STRUCTURAL AND ARCHITECTURAL DESIGN OF ALL WALLS (RETAINING OR NON-RETAINING) MUST BE APPROVED BY THE CLV BUILDING DEPARTMENT.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON CITY STREETS.
- CURB & GUTTER WITH A GRADE OF LESS THAN 0.4 PERCENT SHALL BE CONSTRUCTED BY FORMING. EACH JOINT SHALL BE CHECKED FOR GRADE PRIOR TO CONSTRUCTION AND WATER TESTED AS SOON AS POSSIBLE
- ALL MANHOLES, WATER VALVES, AND CLEANOUTS THAT LIE WITHIN THE LIMITS OF THE ROADWAY CONSTRUCTION SHALL BE PLATED AT SUBGRADE LEVEL. AFTER PLACEMENT OF THE BASE MATERIALS AND ASPHALT PAVEMENT, THE MANHOLES, WATER VALVES AND CLEANOUTS SHALL BE BROUGHT TO FINISH GRADE AND A COLLAR SHALL BE CONSTRUCTED FOR EACH MANHOLE. INSPECTORS ARE TO BE NOTIFIED IN ADVANCE TO INSPECT THE WORK AT THE TIME OF ADJUSTMENT.
- WHERE SIDEWALK IS NOT REQUIRED AT THE TIME OF CONSTRUCTION, ALL UTILITY BOXES AND VAULTS TO BE LOCATED WITHIN THE FUTURE SIDEWALK AREA MUST BE CONSTRUCTED TO THE FINISH GRADE OF THE FUTURE SIDEWALK. THIS IS TO PREVENT PONDING OF LANDSCAPE IRRIGATION WATER AND INFILTRATION INTO THE BOXES OR VAULTS.
- WHERE OTHER AGENCIES SUCH AS THE NEVADA DEPARTMENT OF TRANSPORTATION, HAVE JURISDICTION WITHIN THE PROJECT AREA, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE AGENCY'S APPROVAL PRIOR TO START OF CONSTRUCTION.
- THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN WHAT IS SHOWN ON THESE PLANS AND WHAT EXISTS IN THE FIELD, CONTRACTOR IS TO NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY.
- SEPARATE PERMITS MUST BE OBTAINED FROM THE CITY OF LAS VEGAS'S BUILDING DEPARTMENT FOR PRIVATE IMPROVEMENTS, INCLUDING BLOCK WALLS.

BENCHMARK:

ALL ELEVATIONS SHOWN ARE IN FEET (BASED UPON NAVD 88 DATUM) AND ARE BASED UPON CITY OF LAS VEGAS BENCHMARK NO. 06135C13 LOCATED AT THE NW CORNER OF CHARLESTON BLVD. AND BRUCE STREET WITH A PUBLISHED ELEVATION OF 1899.758
A TEMPORARY BENCH MARK WAS ESTABLISHED AT THE NE CORNER OF THE SITE ON AN ALUMINUM CAP TAGGED "TB LEASE" ELEVATION OF 1897.55
ADD 1800 TO ALL ELEVATIONS FOR LOCAL DATUM

BASIS OF BEARINGS:

NORTH 89°55'15" EAST BEING THE BEARING OF THE NORTH LINE OF GOVERNMENT LOT 2 AS SHOWN BY THE AMENDED OFFICIAL PLAT OF CHARLESTON PLAZA MALL, ON FILE IN BOOK 41, PAGE 41 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

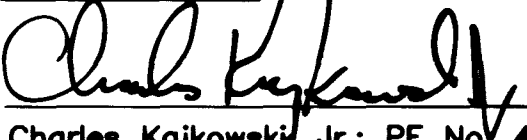
OWNER / DEVELOPER:

DEL TACO, INTERNATIONAL
23041 AVENIDA DE LA CARLOTTA
SUITE 400
LAGUNA HILLS, CALIFORNIA 92653

SOILS ENGINEER

PSI
1761 WEST UNIVERSITY DRIVE SUITE 139
TEMPE, AZ 85281
602.929.0282
FAX (602.929.0351)

APPROVALS

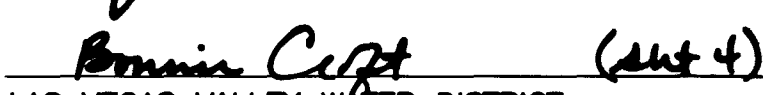

Charles Kajkowski Jr.; PE No. 4784
CITY PLANNING ENGINEER

8-7-98
DATE

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 AND ANY IMPROVEMENTS EXCEPT THOSE SPECIFICALLY LISTED UNDER "DEVIATIONS FROM STANDARDS". THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN "DEVIATIONS FROM STANDARDS" IN FAVOR OF THE UNIFORM STANDARDS DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA.


ROY MARSHALL

8-4-98
DATE


LAS VEGAS VALLEY WATER DISTRICT

8-7-98
DATE

SOUTHWEST GAS COMPANY

DATE

NEVADA POWER COMPANY

DATE

ENGINEERS CERTIFICATE

"I CERTIFY THAT THE GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS."


ANDREW J. KOLTAVARY PE #5680

07-31-98
DATE

ESTIMATED "PRIVATE" QUANTITIES

1" CURB & GUTTER	300 LF
1" CURB ONLY	500 LF
4" SIDEWALK	560 SF
2" AC/6" AB	900 SF
6" CONC DRIVE THRU SOILS- CUT	400 SF 400 CY

SHEET INDEX

GRADING PLAN TITLE SHEET	1 OF 4
GRADING PLAN	2 OF 4
UTILITY PLAN TITLE SHEET	3 OF 4
UTILITY PLAN	4 OF 4

Avoid cutting underground utility lines. It's costly.

Call
before you
Dig.
1-800-227-2600
UNDERGROUND SERVICE (USA)

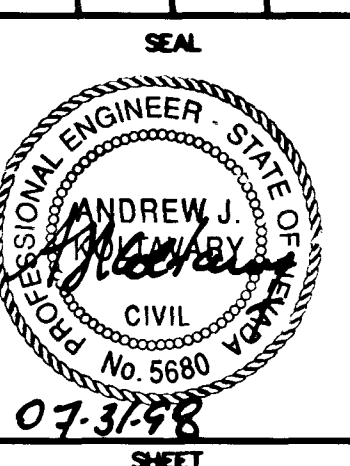
A.J. KOLTAVARY/CIVIL ENGINEERS

17802 MITCHELL NORTH, IRVINE, CA 92614
PHONE: 949. 752.5466 FAX: (714) 752-6455
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL ENGINEERING

TITLE SHEET
CHARLESTON PLAZA
CITY OF LAS VEGAS, NEVADA

Del Taco, Inc.
23041 AVENIDA DE LA CARLOTTA
LAGUNA HILLS, CA 92653
(714) 482-8800

DRAWN BY: MH	DESIGNED BY: AJK/AH	CHECKED BY: MH	PROJECT NO:
			SCALE: NONE



07-31-98
SHEET
1 OF 4 SHEETS
DRAWING NO.
102-12919

