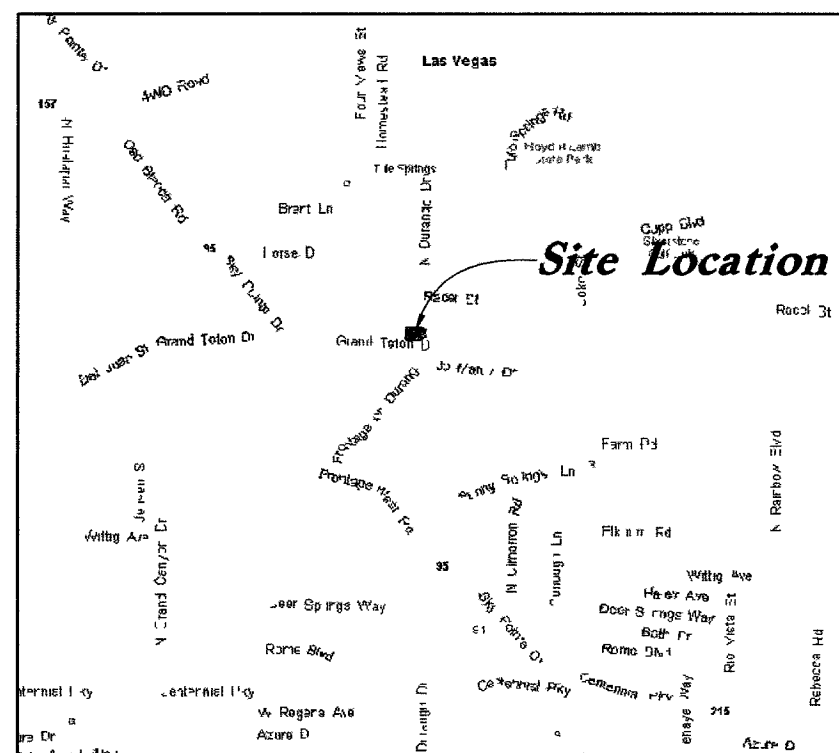
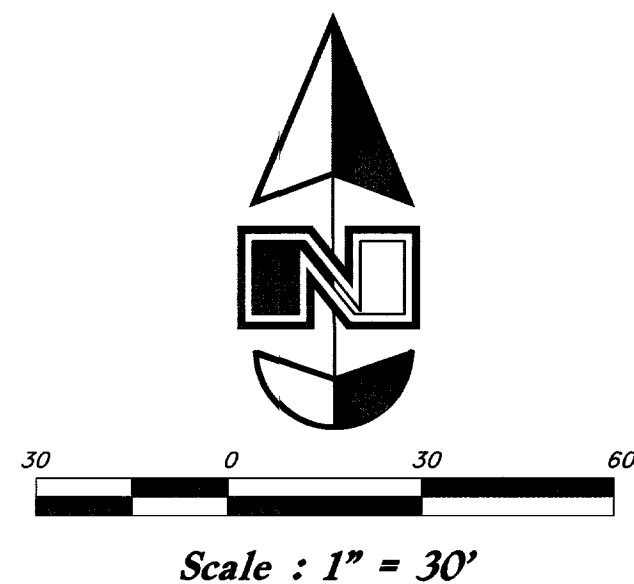
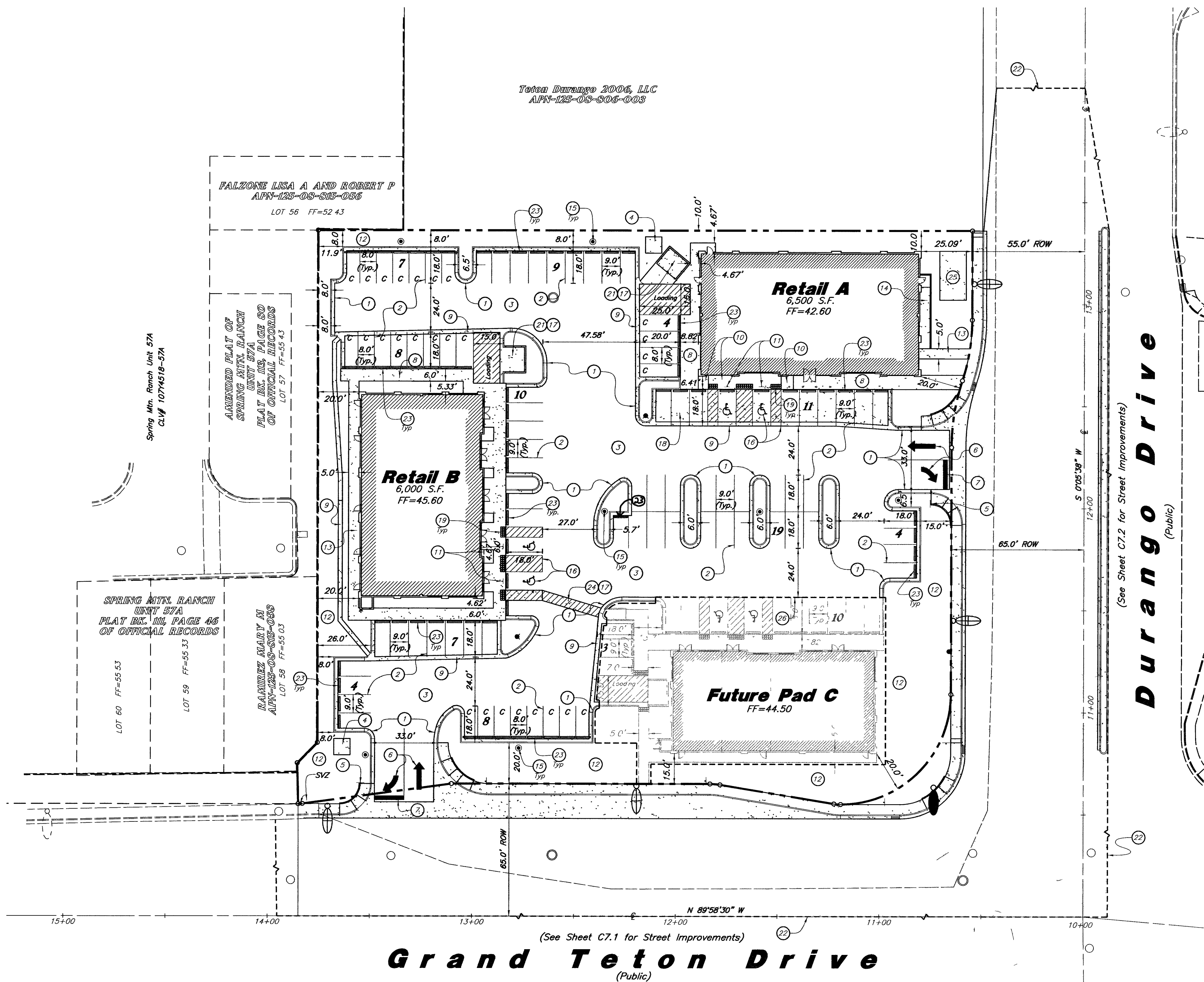




Vicinity Map
No Scale

Legend

- Proposed Asphalt
- Proposed Temporary Asphalt
- Existing Asphalt
- Proposed Concrete
- Existing Improvements
- Proposed Improvements
- Inlet Box
- Catch Basin
- Proposed Manhole
- Existing Manhole
- Fire Hydrant
- Existing Fire Hydrant
- Proposed Light Pole
- Existing Light Pole
- Existing Street Light

Wheel Stops/Curbing

Concrete wheel stops or curbing at least six inches high and six inches wide shall be provided to prevent vehicles overhanging abutting sidewalks, properties or public rights-of-way, to protect landscaped areas and to protect adjacent properties. Such wheel stops or curbing shall be located at least three feet from any adjacent wall, fence, property line, walkway or structure where parking and/or drive aisles are located. Wheel stops or curbing shall not be required to protect a sidewalk or walkway around the perimeter of a building if the sidewalk or walkway is at least seven feet wide.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

General Site Notes:

- Stalls designated as handicap will require a painted handicap symbol and sign. (See Details)
- Fire lane markings and signs to be installed as directed by the Fire Marshal.
- Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
- See Horizontal Control plan for curve & line data, radiuses and detailed dimensions of site improvements.
- Building sidewalks, ramps, and ballards are building contractor responsible items. See architectural plans.
- Install a 36" Stop Sign at all driveways unless otherwise noted on plans.
- All dimensions are to back of curb unless otherwise noted.

Accessible Note:

Contractor shall maintain a maximum cross slope of 2% and a maximum longitudinal slope of 5% on all accessible routes. All accessible stalls shall maintain a maximum of a 2% slope in all directions.

Site Data Table:

Site Area = 1.97 Ac.
Zoning = C1
Total Building Area = 12,500 s.f.
Parking Required:
Retail = 12,500 s.f. @ 1/175 = 72
Total Parking Required = 72 Stalls
Parking Provided = 91 Stalls (5.94/1000)
Compact Stalls Provided = 27 Stalls (26%)
Floor Area Ratio = 6.86/1
Density = 14.5%

On-Site Construction Notes

- Const. 24" Curb & Gutter
- Const. 4" Yellow Paint Stripe (Typ.)
- Const. Std. Asphalt Paving
- Transformer (See Elec.)
- Const. R1-1 Stop Sign per MUTCD
- Paint White Direction Arrows per MUTCD
- Paint 24" White Stop Bar per MUTCD
- Const. Thickened Edge Sidewalk
- Const. 2" Conc. Waterway
- Const. HDPC Ramp
- Const. HDPC Sign w/ Bollard
- Landscaping
- Const. Conc. Sidewalk
- 30' Conc. Ramp (See Arch. Plans)
- Light Pole (typ. see elec.)
- Const. HDPC Striping
- Const. Concrete Pavement
- Const. Colored Concrete Pavement (Color: Black)
- Const. 2' Deep Truncated Domes
- Const. Curb Opening for Sidewalk
- Dumpster Enclosure (See Arch.)
- Sawcut & Remove Asphalt. Provide Smooth Clean Edge
- Const. Conc. Wheelstop
- Const. 4" Yellow Crosswalk on 45" @ 2' o.c.
- Nevada Power Equipment
- Const. Extruded Asphalt Curb @ Edge of Pavement

Call before you Dig.
1-800-227-2600
NATIONAL SERVICE ALERT

Call before you OVERHEAD
1-702-227-2929
NATIONAL SERVICE ALERT

Basis of Bearings

North 89°58'30" West, being the South line of the Southeast quarter (SE 1/4) of section 8, township 19 South, range 60 East, M.D.M., as shown on plat book 98, page 7 on file in the office of the county recorder, Clark County, Nevada.

Existing Pine Meadows Unit 4
CLV# 10724513

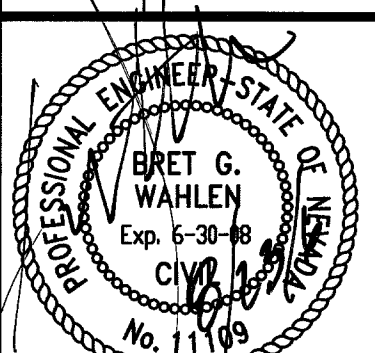
Benchmark

City of Las Vegas vertical control no. 0LV90 17NES rivet and plate in top of curb @ SW corner of Grand Teton & Durango

Elevation = 774.1140 (Meters) / 2539.74 (Feet)
North American Vertical Datum of 1988

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)321-8239 Ogden (801)394-7288 Fax (801)321-9551

Site Construction Plan
Durango Center
NW Corner of Durango Drive & Grand Teton Drive
Las Vegas, Nevada



21 Aug, 2006

SHEET NO.

C3

5 of 13

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