

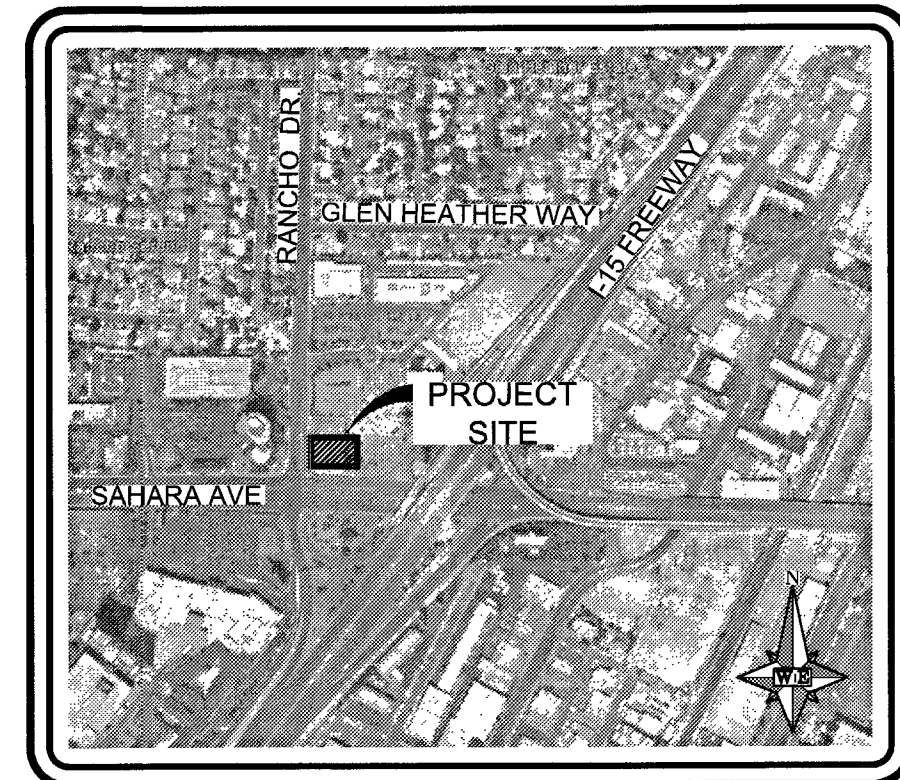
IMPROVEMENT PLANS

FOR

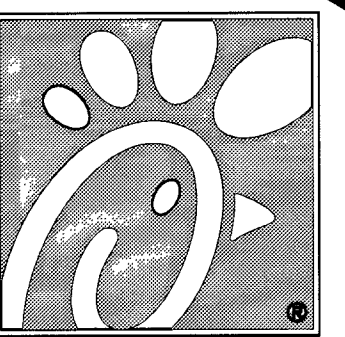
CHICK-FIL-A RESTAURANT NO. 03729

@ SAHARA & RANCHO
CITY OF LAS VEGAS NV, 89102
APN: 162-04-412-006

2475 SOUTH RANCHO DRIVE SAHARA RANCH OFFICE PARK



VICINITY MAP
N.T.S.



Chick-fil-A

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark Date By

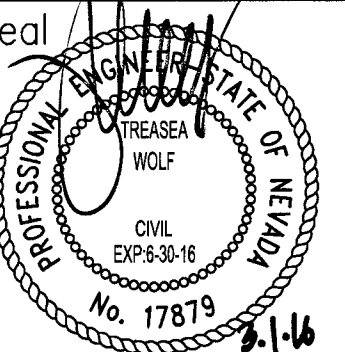
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Mark Date By

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Mark Date By

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W E

WALKER ENGINEERING, LLC
5765 S. RAINBOW BLVD.
SUITE 101
LAS VEGAS, NV 89118
TEL: 702.873.5197
FAX: 702.873.5346

STORE
SAHARA @ I-15

NEC SAHARA &
S. RANCHO DR.
LAS VEGAS, NV.

SHEET TITLE
TITLE SHEET

VERSION: FINAL
ISSUE DATE:

Job No. :14-265

Store : 03729

Date : 02/29/16

Drawn By : RC

Checked By : TW

Sheet

C-1

1 OF 10 SHEETS



ABBREVIATIONS

ABAN - ABANDON	EMBK - EMBANKMENT	PP - POWER POLE
AIP - ABANDONED IN PLACE	ECR - END OF CURB RETURN	P - POWER
AGO - AGGREGATE	EC - END OF CURVE	PL - PROPERTY LINE
ALT - ALTERNATE	EBS - CATHODE PROTECTION	PROP - PROPOSED
A - ANODE, GAS	BOND STATION	PS - PULL BOX
ACP - ASBESTOS CEMENT PIPE	ETS - CATHODE PROTECTION	RP - RADIUS POINT
AC - ASPHALTIC CONCRETE	TEST STATION	R - RADIUS
AVE - AVENUE	END OF VERTICAL CURVE	RR - RAILROAD
BC - BACK OF CURB	EXIST, EX. - EXISTING	REIN - REINFORCED
BCR - BACK OF CURB RADIUS	FT - FEET OR FOOT	RC - REINFORCED CONCRETE
BVC - BEGINNING OF VERTICAL	FG - FINISH GRADE	RCB - REINFORCED CONCRETE BOX
CURVE	FA - FIRE ALARM	ROP - REINFORCED CONCRETE PIPE
BM - BENCH MARK	FH - FIRE HYDRANT	RELOC - RELOCATE
BORY LINE - BOUNDARY LINE	FL - FLOW LINE	RT, R - RIGHT
CATV - CABLE TELEVISION	GM - GALVANIZED	R/W - RIGHT-OF-WAY
C-C - CENTER TO CENTER	OR - GAS PRESSURE REGULATOR	RD - ROAD
CL - CENTERLINE	S-G - STEEL GAS	SS - SANITARY SEWER
CBO - CITY OF BOULDER CITY	GB - GRADE BREAK	SHIT - SHEET
CLV - CITY OF LAS VEGAS	GUT - GUTTER	S/O - SOUTH OF
COH - CITY OF HENDERSON	HW - HEADWALL	SW - SIDEWALK
CM - CITY OF MESQUITE	IN - INCH	SO FT, SF - SQUARE FOOT
CONV - CITY OF NORTH LAS VEGAS	INT - INTERSECTION	SO YD, SY - SQUARE YARD
CC - CLARK COUNTY	ISL - ISLAND	STA - STATION
CCWRD - CLARK COUNTY WATER	JB - JUNCTION BOX	STA - STEEL HIGH-PRESSURE PIPE
RECLAMATION DISTRICT	L/C - LENGTH OF CURB	SD - STORM DRAIN
CO - CLEAN OUT, SEWER	L/S - LANDSCAPE	STD - STANDARD
COMM - COMMERCIAL	LT, L - LEFT	STRUCT - STRUCTURAL OR
CONC, PCC - CONCRETE	LF - LINEAR FEET	STRUCTURE
CONST - CONSTRUCTION OR	LVMW - LAS VEGAS VALLEY WATER	SURV - SURVEY
CONSTRUCT	DISTRICT	T - TELEPHONE
COR - CORNER	MH - MANHOLE	TEMP - TEMPORARY
CMP - CORRUGATED METAL PIPE	MAX - MAXIMUM	TBA - TO BE ADJUSTED
CSAP - CORRUGATED STEEL ARCH	MIN - MINIMUM	TBR - TO BE REMOVED
PIPE	MON - MONOLITHIC	TC - TOP OF CURB
CSP - CORRUGATED STEEL PIPE	N/O - NORTH OF	TP - TOP OF PIPE
C&G - CURB & GUTTER	NTS - NOT TO SCALE	TS - TRAFFIC SIGNAL
CIP - CAST IRON PIPE	OC - ON CENTER	TSI - TRAFFIC SIGNAL
CUL - COLUMN	OG - OPEN-GRADED PAVEMENT,	INTERCONNECT
CU YD, CY - CUBIC YARD	ORIGINAL GROUND	TRANS - TRANSITION
CU FT, CF - CUBIC FEET	PVMT - PAVEMENT	TYP - TYPICAL
CULV - CULVERT	PI - POINT OF INTERSECTION	UG - UNDERGROUND
CF - CURB FACE	PRC - POINT OF REVERSE CURVE	VAR - VARIABLE
DEPT - DEPARTMENT	PT - POINT OF TANGENCY	VERT - VERTICAL
DIA - DIAMETER	PCC - POINT OF COMPOUND CURVE	VC - VERTICAL CURVE
DWY - DRIVEWAY	ED - EDGE OF PORTLAND CEMENT	VG - VALLEY GUTTER
DI - DROP INLET	CONCRETE	VOP - VITRIFIED CLAY PIPE
ESMT - EASEMENT		W, WTR - WATER
E/O - EAST OF		WM - WATER METER
EP - EDGE OF PAVEMENT		W/O - WEST OF
EO - EDGE OF OIL		YD - YARD
E - ELECTRIC		
EM - ELECTRIC METER		

NOTE

ANY NV ENERGY, SOUTHWEST GAS, COX COMMUNICATIONS OR CENTURY LINK PLANS ATTACHED TO THIS PLAN SET ARE NOT PREPARED BY WALKER ENGINEERING AND ARE INCLUDED FOR REFERENCE ONLY. WALKER ENGINEERING ACCEPTS NO LIABILITY FOR THE INFORMATION SHOWN ON THESE PLANS PREPARED BY OTHERS.

LEGAL DESCRIPTION

THAT PORTION OF SAHARA/RANCHO OFFICE PARK AS RECORDED IN BOOK 121, PAGE 100 OF PLATS IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, LYING IN A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., COUNTY OF CLARK, STATE OF NEVADA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 4, 5, 8, AND 9 IN SAID TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., SAID POINT BEING THE CENTERLINE INTERSECTION OF SAHARA AVENUE AND RANCHO DRIVE;

THENCE NORTH 00°54'07" EAST, ALONG THE SECTION LINE COMMON TO SAID SECTIONS 4 AND 5 AND THE CENTERLINE OF RANCHO DRIVE, A DISTANCE OF 140.38 FEET; THENCE, DEPARTING SAID COMMON LINE AND CENTERLINE, SOUTH 89°05'53" EAST, A DISTANCE OF 40.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF RANCHO DRIVE AS GRANTED IN THE DOCUMENT RECORDED IN BOOK 682, INSTRUMENT NUMBER 548310 CLARK COUNTY, NEVADA OFFICIAL RECORDS AND THE WESTERLY BOUNDARY OF SAID SAHARA/RANCHO OFFICE PARK AND THE POINT OF BEGINNING; THENCE NORTH 00°54'07" EAST ALONG SAID RIGHT-OF-WAY AND BOUNDARY, A DISTANCE OF 127.84 FEET; THENCE, DEPARTING SAID RIGHT-OF-WAY AND BOUNDARY, SOUTH 89°25'34" EAST, A DISTANCE OF 50.45 FEET; THENCE NORTH 00°54'27" EAST, A DISTANCE OF 38.94 FEET; THENCE SOUTH 89°05'43" EAST, A DISTANCE OF 197.69 FEET; THENCE SOUTH 00°54'17" WEST, A DISTANCE OF 31.00 FEET; THENCE SOUTH 89°05'43" EAST, A DISTANCE OF 127.07 FEET; THENCE NORTH 41°59'00" EAST, A DISTANCE OF 15.39 FEET; THENCE SOUTH 48°01'00" EAST, A DISTANCE OF 48.11 FEET TO THE EASTERLY BOUNDARY OF SAID RANCHO/SAHARA OFFICE PARK AND THE WESTERLY RIGHT-OF-WAY OF INTERSTATE 15 AS GRANTED IN THE DOCUMENT RECORDED IN BOOK 479, INSTRUMENT NUMBER 386140 CLARK COUNTY OFFICIAL RECORDS; THENCE, ALONG SAID RIGHT-OF-WAY OF INTERSTATE 15 AND BOUNDARY THE NEXT TWO (2) COURSES: 1) SOUTH 41°59'05" WEST, A DISTANCE OF 74.17 FEET; THENCE 2) SOUTH 65°07'22" WEST, A DISTANCE OF 252.77 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF SAHARA AVENUE AS GRANTED BY DOCUMENT RECORDED FEBRUARY 7, 2000 AS DOCUMENT 20000207:000901 CLARK COUNTY OFFICIAL RECORDS; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY THE NEXT TWO (2) COURSES: 1) NORTH 87°31'23" WEST, A DISTANCE OF 99.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEAST HAVING A RADIUS OF 47.08 FEET AND A CENTRAL ANGLE OF 88°25'30"; THENCE 2) NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 72.66 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS

SOUTH 87°31'34" EAST, BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN BY MAP RECORDED IN FILE 121 OF PLATS, PAGE 100 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

BENCHMARK

1LV11 55ES: A RIVET AND ALUMINUM PLATE IN THE TOP OF CURB AT THE NORTHWEST CORNER OF SAHARA & RANCHO = 632.900M = 2076.44 FT.

FLOODZONE

THIS SITE IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER THE FLOOD INSURANCE RATE MAP NUMBER PANEL 32003C2170F, DATED NOVEMBER 16, 2011.

FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)

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MASTER LEGEND

STREET CENTERLINE	PROPOSED EDGE OF PAVEMENT	EXISTING SIGN
PROPERTY LINE	EXISTING EDGE OF PAVEMENT TO BE REMOVED	PROPOSED SIGN
ADJACENT PROPERTY LINE	EXISTING ROAD STRIPING	PROPOSED SIGN
EXISTING LOT LINE	EXISTING PARKING STRIPING	EXISTING HANDICAP PARKING
EXISTING EASEMENT	PROPOSED ROAD STRIPING	PROPOSED HANDICAP PARKING
EXISTING PATENT EASEMENT	PROPOSED PARKING STRIPING	PROPOSED SIDEWALK DRAIN
EXISTING PROPERTY LINE TO BE VACATED	EXISTING CONTOUR	PROPOSED BOLLARD
EXISTING PATENT EASEMENT TO BE VACATED	PROPOSED CONTOUR	PROPOSED DOOR
EXISTING WALL	CUT FILL TRANSITION	SCARP
PROPOSED RETAINING & SCREEN WALL	ADA ACCESS	SLOPE
PROPOSED SCREEN WALL	SAWCUT LIMITS	EXISTING GRADE
EXISTING FENCE	RIDGE	PROPOSED GRADE
PROPOSED FENCE	GRADE BREAK	
EXISTING BUILDING	FLOW LINE	
PROPOSED BUILDING	EXISTING STORM DRAIN	
PROPOSED CONCRETE BARRIER RAIL	EXISTING STORM DRAIN TO BE REMOVED	
EXISTING CURB & GUTTER	EXISTING SEWER LINE	
EXISTING CURB	EXISTING WATER LINE	
EXISTING SIDEWALK	EXISTING GAS LINE	
EXISTING VALLEY GUTTER	PROPOSED SEWER	
PROPOSED CURB & GUTTER	PROPOSED SEWER LATERAL	
PROPOSED CURB	PROPOSED WATER LINE	
PROPOSED SIDEWALK	PROPOSED STREET LIGHT CONDUIT	
EXISTING EDGE OF PAVEMENT	PROPOSED TRAFFIC CONDUIT	

ARCHITECT

CRHO ARCHITECTS
195 SOUTH "C" STREET, SUITE 200
TUSTIN, CA 92780
T: (714) 832-1834
F: (714) 832-1910

DEVELOPER

CHICK-FIL-A
5200 BUFFINGTON RD.
ATLANTA GEORGIA 30349-2998
(303) 519-4834
CONTACT: STEVE SCHWARTZ

REFERENCE NUMBERS

DRAINAGE STUDY: DS 4746
TRAFFIC STUDY: T 60656
ENTITLEMENTS: SDR 59931

OWNER

SAHARA RANCHO CENTER, LLC
2250 SOUTH RANCHO, #225
LAS VEGAS, 89102
CONTACT: DR. DAVID STEINBERG

APPROVALS

CITY OF LAS VEGAS

"APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHTS-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 STANDARDS" THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN "DEVIATION FROM STANDARDS" IN FAVOR OF THE SUMMERLIN IMPROVEMENT STANDARDS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA".

Allen Pavelka, PE #9029
CITY ENGINEER
CITY OF LAS VEGAS, NEVADA

4-11-16
DATE

Chris Knight
CHRIS KNIGHT, DIRECTOR - BUILDING AND SAFETY DEPARTMENT
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT

4-6-16
DATE

K. Mith
CITY OF LAS VEGAS FIRE DEPT.

3/2/16
DATE

Southwest Gas Corporation
SOUTHWEST GAS CORPORATION

03/07/16
DATE

Las Vegas Valley Water District Engineering Services Manager
PROJECT NO. 124207
SHEETS: C1, C2 & C10
APPROVED FIRE FLOW 1,500 GPM AT 20 PSI RESIDUAL

3/8/16
DATE

NV ENERGY
* 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.

3-3-16
DATE

Central Telephone Company, d/b/a Century Link
CENTRAL TELEPHONE COMPANY, d/b/a CENTURY LINK*

* THE AFFIXED CENTRAL TELEPHONE COMPANY, d/b/a CENTURY LINK APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTIONS OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

3/3/16
DATE

Cox Communications Las Vegas, Inc.
COX COMMUNICATIONS LAS VEGAS, INC.

3-1-16
DATE

CLV DRAWING NO. 107V 6579

H# 62229