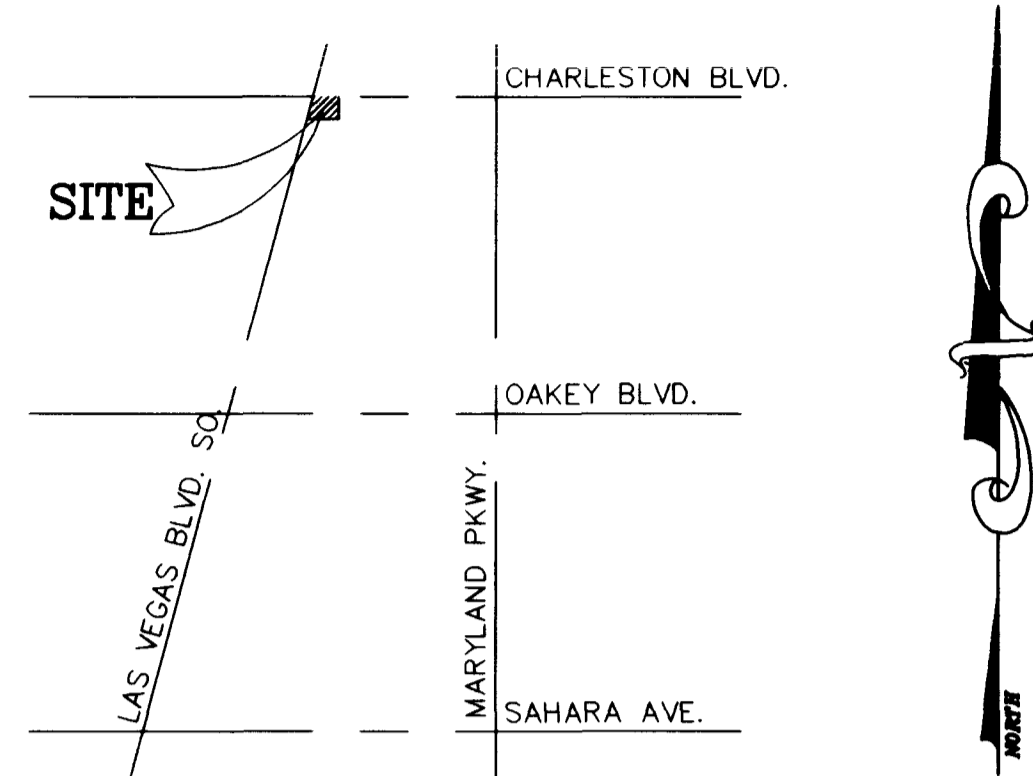


IMPROVEMENT PLANS

FOR

WALGREENS

LAS VEGAS BLVD. SO/CHARLESTON BLVD



VICINITY MAP
NTS

CITY OF LAS VEGAS GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS 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, CLARK COUNTY AREA NEVADA," LATEST ISSUE; AND OTHER APPLICABLE APPROVED STANDARDS ISSUED 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 STANDARD."
2. 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, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES 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.
3. 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.
4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
5. TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM @ 28 DAYS, MIX DESIGN TO BE APPROVED BY THE QUALITY CONTROL DIVISION PRIOR TO USE ON THE PROJECT.
6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
7. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300 FEET IN EXTRUDED TYPE CURB.
8. AC PAVEMENT TO BE 1/2 INCH ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT HANDICAP RAMPS.
9. APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
10. CURB AND 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.
11. SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWINGS 235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
12. 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.
13. 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.

14. 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 REQUIRED RELOCATION.
15. 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.
16. 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.
17. WALL NOTES:
 - A. ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN FOR THE PURPOSE OF GRADING RELATIONSHIPS.
 - B. THE STRUCTURAL AND ARCHITECTURAL DESIGN OF ALL WALLS (RETAINING OR NON-RETAINING) MUST BE APPROVED BY THE CITY OF LAS VEGAS BUILDING DEPARTMENT.
18. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON CITY STREETS.

TRAFFIC NOTES

1. STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
2. BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING CITY STREETS IMMEDIATELY AFTER FIRST GRADING WORK IS ACCOMPLISHED, AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.
3. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE NEVADA WORK ZONE TRAFFIC CONTROL HANDBOOK 1985 AND TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
4. IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL, OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CITY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARDS.
6. IF A PROPOSED STREET LIGHT STANDARD IS FIELD LOCATED TO WITHIN FIVE (5) FEET OF ANY SIGN SHOWN HEREON TO BE MOUNTED ON A SIGNPOST, THEN CHANGE SIGN MOUNTING TO ONE ON THE STREET LIGHT STANDARD.
7. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
8. STREET SIGNS AND STOP SIGNS SHALL BE INSTALLED PER CITY STANDARD SPECIFICATIONS FOR PLACEMENT OF STREET NAME SIGNS.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAGPERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
10. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE EXPEDITED TO COMPLETION SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.

SHEET INDEX

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HORIZONTAL CONTROL PLAN	4
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PLAN/PROFILE	6
LAS VEGAS BLVD	

OWNER/DEVELOPER

CAP II PETERSON PROPERTIES
2325 SAN PEDRO, NE SUITE 2A
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-3578

BENCHMARK

CITY OF LAS VEGAS BENCHMARK #2 STA CHASS - RIVET & PLATE IN TOP OF CURB, NE RETURN CHARLESTON BLVD. AND LAS VEGAS BLVD.
ELEV = 615.6779M EQUIVALENT IN FEET 2019.94 (3.2808FT/M) (NAVD 88)

BASIS OF BEARING

THE CENTERLINE OF FIFTH STREET (LAS VEGAS BLVD.) AS RECORDED IN BOOK 1 OF PLATS, PAGE 48, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND PER AN, AS YET UNRECORDED CENTER LINE MONUMENTATION MAP IN THE OFFICE OF THE LAS VEGAS CITY SURVEYOR.

LEGAL DESCRIPTION

BEING A PORTION OF LOT "B" OF PARK PLACE ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 48, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE INTEREST IN AND TO THOSE PORTIONS CONVEYED TO THE CITY OF LAS VEGAS BY INSTRUMENT RECORDED OCTOBER 18, 1972 AS DOCUMENT NO. 231222, 231223, 231224, AND 231225 IN BOOK 272 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PUBLIC QUANTITIES

QUANTITIES ARE FOR ESTIMATING PURPOSES FOR BONDING ONLY. THE ENGINEER MAKES NO GUARANTEE AS TO FINAL QUANTITIES.

8" WATER	66 LF
WATER SERVICE TO LOT	2 EA
FIRE HYDRANT	1 EA
FIRE HYDRANT RELOCATION	1 EA
CURB & GUTTER	503 LF
VALLEY GUTTER	1216 SF
4" SIDEWALK	2582 SF
HANDICAP RAMP	4 EA
SIDEWALK UNDERDRAIN	1 EA
TYPE II GRAVEL BASE	1000 CY
4" AC PAVING	632 SY
POWER SERVICE TO LOT	1 EA
TELEPHONE SERVICE TO LOT	1 EA
STREELIGHT-STD BASE	1 EA

DEVIATIONS FROM STANDARDS

NONE

APPROVAL

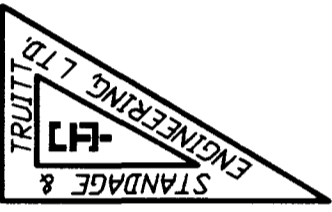
Dennis Anderson FOR 5/23/97
DENNIS ANDERSON, P.E. DATE
LAS VEGAS CITY ENGINEER

APPROVAL OF THESE PLANS BY THE CITY ENGINEER 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 STANDARDS." 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.

REVISIONS:

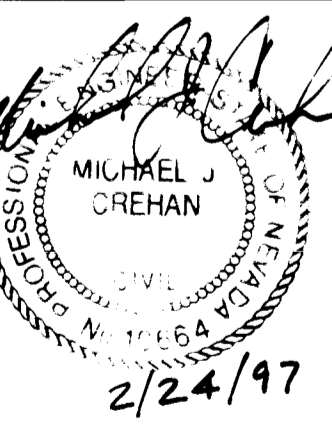
Standage & Truitt Engineering, Ltd.

CIVIL ENGINEERING AND SURVEYING
6855 W. CHARLESTON BOULEVARD
LAS VEGAS, NEVADA 89117
PHONE: (702) 255-2950
FAX: (702) 255-3090



WALGREENS
LAS VEGAS BLVD. SO./CHARLESTON BLVD.
COVER SHEET

CITY OF LAS VEGAS STORE #04106 NEVADA



JOB NO.: 961022
FILE: 6A220V01
DESIGNER: PAO
DRAWN BY: PAO
CHECKED BY: MC
DATE: 11/22/96

SHEET NO.
1 OF 6



IMPROVEMENT PLANS

FOR
WALGREENS
LAS VEGAS BLVD. SO/CHARLESTON BLVD



SITE MAP

CITY OF LAS VEGAS GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF LAS VEGAS STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. ALL UTILITIES SHALL BE PROTECTED AND DEEPENED TO A MINIMUM OF 48 INCHES.
5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED.
6. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF LAS VEGAS STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED.
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19. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED.
20. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF LAS VEGAS STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.

TRAFFIC NOTES

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10. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF LAS VEGAS STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.

UTILITY NOTES

1. ALL UTILITIES SHALL BE PROTECTED AND DEEPENED TO A MINIMUM OF 48 INCHES.
2. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED.

OTHER DEVELOPERS

ALL OTHER DEVELOPERS SHALL BE IN ACCORDANCE WITH THE CITY OF LAS VEGAS STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.

REFERENCE

ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF LAS VEGAS STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.

BASES OF IMPROVEMENTS

ALL IMPROVEMENTS SHALL BE ON A 4% GRADE UNLESS OTHERWISE SPECIFIED.

LOCAL JURISDICTION

ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF LAS VEGAS STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.

EXISTING UTILITIES AND RECORDS

ALL UTILITIES SHALL BE PROTECTED AND DEEPENED TO A MINIMUM OF 48 INCHES.

LOCAL CONDITIONS

ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF LAS VEGAS STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.

NOTES

1. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF LAS VEGAS STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
2. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED.

DEVIATIONS FROM STANDARDS

ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF LAS VEGAS STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.

APPROVAL

ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF LAS VEGAS STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.

ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF LAS VEGAS STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.

DATE	
SCALE	
PROJECT NO.	
DRAWN BY	
CHECKED BY	

Designed & Drafted by: **Truitt Engineering, Ltd.**
 1000 S. LAS VEGAS BLVD., SUITE 100
 LAS VEGAS, NEVADA 89101
 PHONE: (702) 735-1111
 FAX: (702) 735-1112

WALGREENS
 LAS VEGAS BLVD. SO/CHARLESTON BLVD.
 COUNTY SHEET



DATE	
SCALE	
PROJECT NO.	
DRAWN BY	
CHECKED BY	