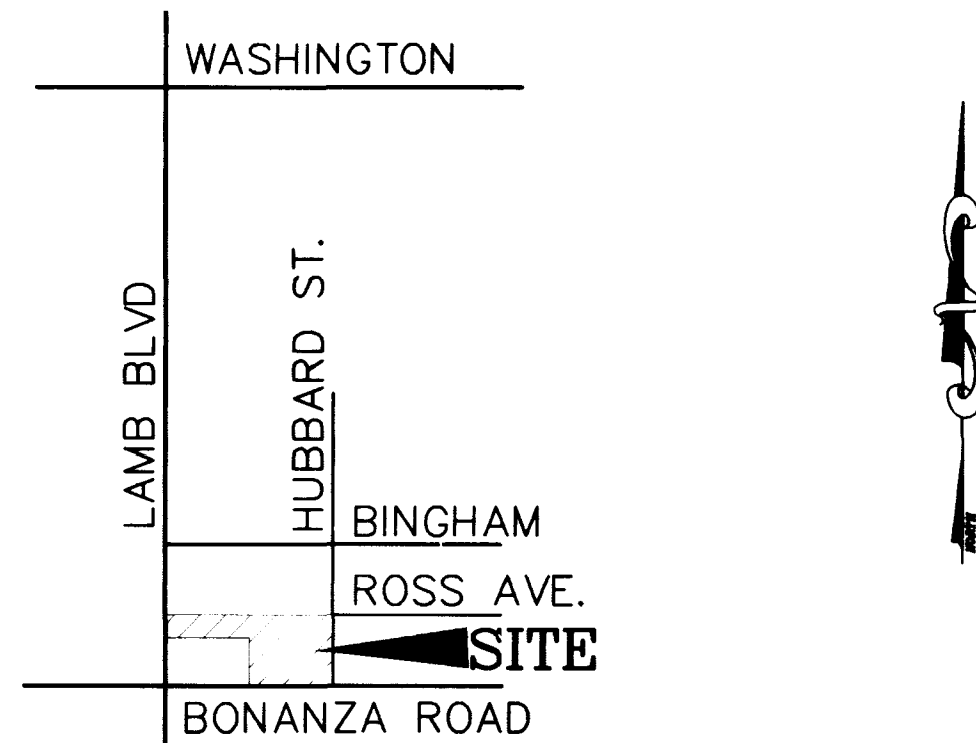


IMPROVEMENT PLANS

FOR
WALGREENS @
BONANZA RD. & LAMB 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 REQUIRES 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 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.

OWNER/DEVELOPER

VILLAGE BUILDERS LP
562 MISSION ST., SUITE 201
SAN FRANCISCO, CA 94105-2906
PHONE (415) 546-9373
FAX (415) 546-0569

SHEET INDEX

COVER SHEET	1
GRADING PLAN	2
UTILITY PLAN	3

BASIS OF BEARING

NORTH 001°48' EAST BEING THE CENTERLINE OF LAMB BOULEVARD AND THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M. AS SHOWN IN FILE 63 OF SURVEYS, PAGE 16, RECORDED JUNE 12, 1992, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA

LEGAL DISCRIPTION

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 62 EAST M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

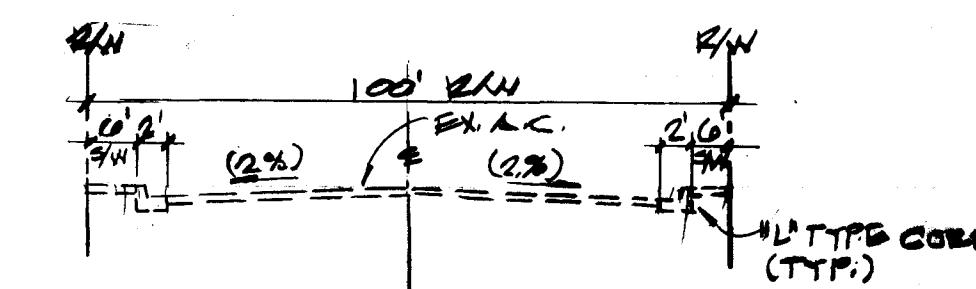
BENCH MARK

CLV BM #2LV02 295WS
RIVET AND PLATE IN TOP OF CURB NE RETURN LAMB BLVD. AND BONANZA ROAD.
NAVD88 1775.419 FEET (541.1489 METERS)

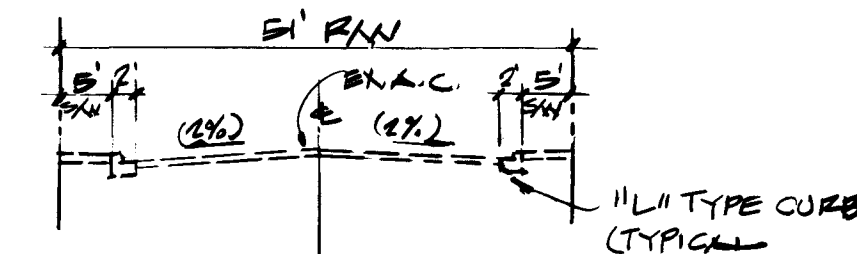
PUBLIC QUANTITIES

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

6" SEWER	35 LF
8" WATER	64 LF
WATER SERVICE	2 EA
FIRE HYDRANT	2 EA
CURB & GUTTER	23 LF
VALLEY GUTTER	2552 SF
SIDEWALK	4681 SF
HANDICAP RAMP	8 EA
SIDEWALK UNDERDRAIN	2 EA
TYPE II GRAVEL BASE	178 CY
3" AC PAVING	98 SY
4" AC PAVING	36 SY
PULLBOX	1 EA
STREETLIGHT - STD BASE	1 EA
STREET/STOP SIGNS	2 EA
RELOCATE ST LT.	1 EA
MEDIAN MOD - EXTEND	10 LF



TYPICAL STREET SECTION
(LAMB AND BONANZA)



TYPICAL STREET SECTION
(HUBBARD)

DEVIATIONS FROM STANDARDS

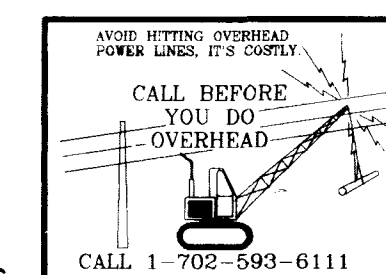
NONE

APPROVAL

Dennis Anderson
DENNIS ANDERSON, P.E.
LAS VEGAS CITY ENGINEER

12-15-96
DATE

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 STANDARDS DRAWINGS AND SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.



REVISIONS:

NO.	DATE	DESCRIPTION

Standage & Truitt Engineering, Ltd.

CIVIL ENGINEERING AND SURVEYING
6655 W. CHARLESTON BOULEVARD
LAS VEGAS, NEVADA 89117
PHONE: (702) 255-2950
FAX: (702) 255-3090

COVER SHEET
WALGREENS @
BONANZA RD. & LAMB BLVD.

CITY OF LAS VEGAS

MICHAEL J. REHMAN
CIVIL ENGINEER
10/18/96

JOB NO.:	960415.03
FILE:	6415CV1
DESIGNER:	ANR
DRAWN BY:	ANR
CHECKED BY:	BR
DATE:	8/15/96

SHEET NO.
1 OF 3

IMPROVEMENT PLANS

FOR
WALGREENS
BONANZA RD. & LAMB BLVD



VICINITY MAP

CITY OF LAS VEGAS GENERAL NOTES

1. ALL DISTRICTS ARE SUBJECT TO THE CITY OF LAS VEGAS GENERAL ORDINANCES AND SPECIFICATIONS.
2. THE CITY ENGINEER HAS REVIEWED THESE PLANS AND APPROVES THEM AS SHOWN ON THESE PLANS.
3. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THESE PLANS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
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OWNER/DEVELOPER

VILLAGE BUILDERS LP
2000 BONANZA RD. SUITE 100
LAS VEGAS, NV 89102
PHONE (702) 734-0000

SHEET INDEX

COVER SHEET
SHEET 1 OF 3
SHEET 2 OF 3

DATE OF REVISION

NO. 1: 11/15/00
NO. 2: 11/15/00
NO. 3: 11/15/00

LOCAL JURISDICTION

CITY OF LAS VEGAS
PLANNING DEPARTMENT
100 SOUTH MAIN STREET
LAS VEGAS, NV 89101

PROJECT NAME

WALGREENS STORE # 1000
2000 BONANZA RD. SUITE 100
LAS VEGAS, NV 89102

SCALE

AS SHOWN ON THESE PLANS



TYPICAL STREET SECTION

INDICATING FIRE STANDARDS

APPROVAL

DATE: 11/15/00

THESE PLANS HAVE BEEN REVIEWED AND APPROVED FOR THE CITY OF LAS VEGAS BY THE CITY ENGINEER AND THE CITY PLANNING DEPARTMENT. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THESE PLANS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

Prepared by: **Tri-All Engineering, Inc.**
 1000 S. MAIN STREET, SUITE 100
 LAS VEGAS, NV 89101
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 FAX: (702) 734-0001
 WWW: WWW.TRI-ALL.COM

COVER SHEET
 WALGREENS #
 BONANZA RD. & LAMB BLVD.

SHEET NO. 1 OF 3