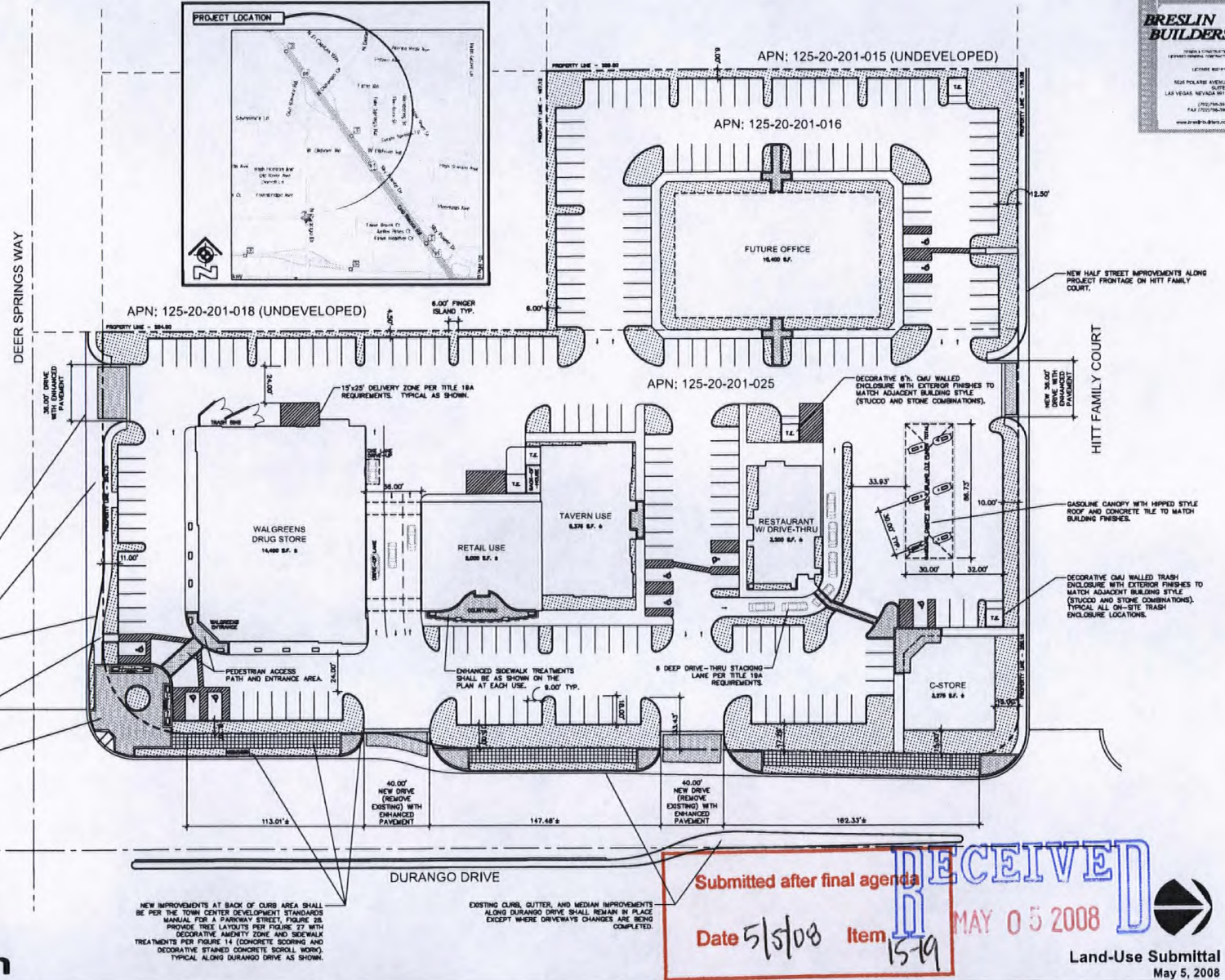
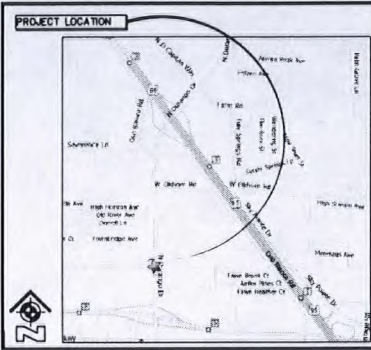


| DESIGN DATA | |
|--|--|
| LOT AREA | 200,081.85 SQUARE FEET/ TOTAL (4.71 ACRES) |
| WALGREEN'S DRUG STORE | 14,400 SQUARE FEET |
| RESTAURANT WITH DRIVE-THRU | 3,200 SQUARE FEET |
| RETAIL/TAVERN | 10,376 SQUARE FEET |
| CONVENIENCE STORE | 3,275 SQUARE FEET |
| OFFICE | 10,400 SQUARE FEET |
| TOTAL BUILDING AREA | 41,741 SQUARE FEET TOTAL AREA |
| LOT COVERAGE | 18.84% |
| OPENSOURCE COVERAGE | 22.39% ± INCLUDING LANDSCAPE AREAS, FINGER ISLANDS, PATHS AND WALK AREAS, COURTYARDS, ETC. PER TODDM |
| PARKING REQUIRED (CITY OF LAS VEGAS - TITLE 18A) | |
| SHOPPING CENTER >25,000 S.F. | 41,741 SQUARE FEET/1:250 = 166.96 STALLS |
| TOTAL STALLS REQUIRED | 187 STALLS REQUIRED |
| PARKING PROVIDED | |
| REGULAR STALLS | 214 STALLS (74% TYP.) |
| ACCESSIBLE STALL | 3 MIN. AND 3 REGULAR STALL |
| TOTAL SPACES | 213 STALLS PROVIDED |



Overall Site Plan

Scale: 1" = 30'-0"
 BBDG Project No.: 6307A.01
 Version 14g

Submitted after final agenda

RECEIVED

Date 5/5/08 Item 15-19

MAY 05 2008

Land-Use Submittal
 May 5, 2008

SDR-27051 SUP-27046
 SUP-27047 SUP-27048
 SUP-27049 05/08/08 PC
 REVISED

Town Center Commons
 Northwest Corner of Durango and Deer Springs, Las Vegas, Nevada

LANDSCAPING GENERAL NOTES:

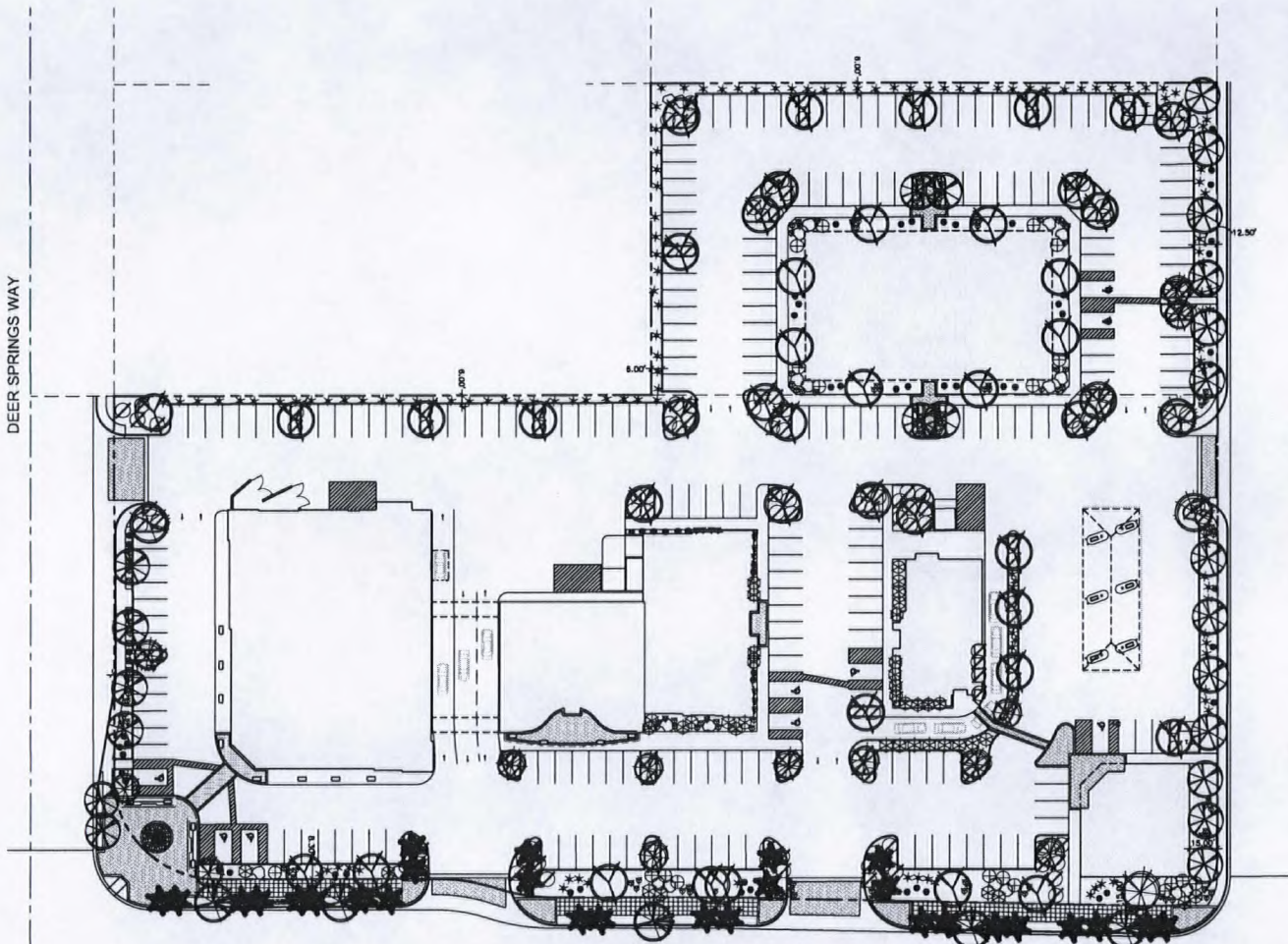
- CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
- THE LANDSCAPE CONTRACTOR SHALL APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION. PLANT MATERIAL SHALL HAVE IDENTIFICATION TAGS ON AT LEAST 10% OF TOTAL QUANTITY OF EACH SPECIES. EACH TAG SHALL SHOW THE GENUS, SPECIES AND VARIETY, ETC. THE LANDSCAPE CONTRACTOR SHALL PROVIDE MATCHING SIZES AND FORMS OF LINE SHRUB SPECIES AS SHOWN ON DRAWINGS.
- THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO DESIGN/BUILD THE IRRIGATION SYSTEM IN ACCORDANCE WITH LOCAL CODES AND ACCEPTABLE INDUSTRY STANDARDS.
- DECOMPOSED GRANITE USED ON THIS PROJECT SHALL BE 1/4" MINUS. COLOR SHALL BE MOHAVE GOLD PER TOWN CENTER STANDARDS AND SHALL BE A MINIMUM OF 2" IN DEPTH TYPICAL IN ALL PLANTING BEDS. DECOMPOSED GRANITE SHALL CONTAIN 40% FINES AND 60% AGGREGATE. THE LANDSCAPE CONTRACTOR SHALL RECEIVE VERIFICATION OF MIX FROM THE SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.
- LANDSCAPE BOULDERS COLOR SHALL MATCH OR COMPLEMENT ROCK GROUNDCOVER. ALL BOULDERS TO BE GRANITE UNLESS NOTED OTHERWISE. BOULDERS SHALL BE ROUND IN SHAPE AND SHALL BE 2' TO 4' IN DIAMETER, SIZED ACCORDING TO THE FOLLOWING PERCENTAGES:
 - 40% 4' LARGEST DIAMETER
 - 40% 3' LARGEST DIAMETER
 - 20% 2' LARGEST DIAMETER
- THE BOULDER SHALL BE SET BY THE LANDSCAPE CONTRACTOR WITH NO MORE 1/4 OF ROCK DIAMETER SET INTO FINISHED GRADE.
- ALL LANDSCAPING SHALL BE INSTALLED PER CITY OF LAS VEGAS TITLE 19 ZONING CODE AND OTHER APPLICABLE CODES.
- EACH PLANT SHALL BE PROVIDED ITS OWN DRIP IRRIGATION LINE. MAIN LINES SHALL BE A MINIMUM OF 1" AND ISOLATION VALVES SHALL BE INCORPORATED AT DIFFERENT PLANTING AREAS AND PLANTING TYPES.
- ALL AREAS SHALL RECEIVE DECOMPOSED GRANITE AS COVERING UNLESS NOTED OTHERWISE.
- ALL LANDSCAPING SHALL BE ON AN AUTOMATIC WATERING SYSTEM WITH AN ELECTRIC TIME CLOCK. THE TIME CLOCK SHALL BE PLACED WITHIN THE BUILDING.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL SLEEVES REQUIRED UNDER PAVEMENT AND SIDEWALK AREAS. PROVIDE A MINIMUM OF (3) PVC CONDUITS WITH (1) 1" MINIMUM AND (2) 3/4" MINIMUM. ALL LANDSCAPE AREAS SHALL BE INTERCONNECTED.
- ALL TREES PLANTED ALONG RIGHT-OF-WAY SHALL BE PLANTED AT 3'-0" MINIMUM BACK OF SIDEWALK. TREES WITHIN 5' OF SIDEWALKS OR WALLS SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
- ANY REQUIRED PLANT MATERIAL THAT DOES NOT SURVIVE, OR SUSTAINS SEVERE DAMAGE, SHALL BE REPLACED WITHIN NINETY (90) DAYS.
- ALL EXISTING LANDSCAPE AREAS SHALL BE DE-WEEDED AND SHALL HAVE THE TOP 6" OF SOIL REPLACED WITH CLEAN NEED FREE MATERIAL. ALL EXISTING LANDSCAPE MATERIAL SHALL BE REMOVED AND DISPOSED OF.

TREE SCHEDULE

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE |
|--------|---------------------------|------------------------|---|
| | WAXSTICKIA ROBUSTA HYBRID | MEXICAN FAN PALM | 25 FEET 8TH AT STREET ROW 18 FEET 8TH CHESTE |
| | FABRUS VULPINA NO GRUNDE | NO GRUNDE ASH | 36" BOX MINIMUM AT STREET ROW 24" BOX MINIMUM CHESTE |
| | DELTAIPA TADNENKENSIS | DELTAIPA | 36" BOX MINIMUM AT STREET ROW 24" BOX MINIMUM CHESTE |
| | ROSA ANGLIA "PURPLE ROSE" | PURPLE ROSE LOOZET | 36" BOX MINIMUM AT STREET ROW 24" BOX MINIMUM CHESTE |
| | SCOPUS BELLE | CALIFORNIA PEPPER TREE | 24" BOX MINIMUM CHESTE |
| | PARSONIA FLORIDA | BLAU PALD VERDE | 24" BOX MINIMUM CHESTE |

PLANT SCHEDULE

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE |
|--------|-----------------------|-----------------|------------------------|
| | ROSBARBUS OFFICINALIS | ROSEMARY | 5 GAL |
| | MILDENBERGIA INOENS | DEER GRASS | 5 GAL |
| | BALEYA MULTIRADIATA | DESERT MARIGOLD | 5 GAL |
| | HEPERRALDE PANIFLORA | RED YUCCA | 5 GAL |
| | NAVERIA DOMESTICA | HEAVENLY BANANO | 5 GAL |
| | LANTANA HORRIDA | DESERT LANTANA | 5 GAL - VARIOUS COLORS |
| | BOULDERS - TYP. | VARIES | |



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