



Site Construction Notes

- 1 Const. 24" Curb & Gutter (2)
- 2 Const. 4" Yellow Paint Stripe (Typ.)
- 3 Const. Heavy Duty Asphalt Paving (12)
- 4 Const. Std. Asphalt Paving (11)
- 5 Paint 24" White Stop Bar, Symbol & Stripe (20)
- 6 Const. HDPC Ramp (21)
- 7 Const. HDPC Sign w/ Bollard (18)
- 8 Const. Conc. Sidewalk (23)
- 9 Light Pole (Typ. See Elec.)
- 10 Const. HDPC Striping (21)
- 11 Const. Drainage Channel (23)
- 12 Const. Conc. Pavement (16)
- 13 Const. Sidewalk Underdrain per USD No. 236 Repair & Replace Sidewalk Panels as Necessary
- 14 Const. 6" Curb Wall (10)
- 15 Const. Keystone Retaining Wall (See Sheet 5.3)
- 16 Const. 2" Valley Gutter (23)
- 17 Const. Wheel Stop (23)
- 18 Dumpster Enclosure (See Arch Plans)
- 19 Const. 4" Yellow 45' Striping for Loading zone
- 20 Const. Transformer Pod w/ Bollards per NPC Stds.
- 21 Saw Cut Asphalt
- 22 Bollard (See Arch. Plans)
- 23 Remove Ex. Curb and Gutter
- 24 Remove Ex. 8" Flood Curb
- 25 Const. 8" Flood Curb
- 26 Const. Thickened Edge Sidewalk (11)
- 27 Pylon Sign (by others)
- 28 Const. Railing on Retaining Wall (28)
- 29 Const. 4" Thick Concrete
- 30 Canopy & Pumps (by others)
- 31 Const. Gutter Transition (23)

General Site Notes:

1. Stalls designated as handicap will require a painted handicap symbol, sign, and wheel stop. (See Details)
2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. See Horizontal Control plan for coordinates, radiuses and detailed dimensions of site improvements.
5. Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
6. Install a 36" Stop Sign at all driveways unless otherwise noted on plans.
7. All dimensions are to back of curb unless otherwise noted.
8. Const. curb transition at all points where curb abuts sidewalk, see detail.

GMP Improvements by PBS&J
CLW# 107V3701
(Under Construction)

Grand Montecito Parkway
(Public)

Elkhorn Road
(Public)

Fabulous Freddy's
9,205 s.f.
FF=2579.00

Oil/Lube
2,160 s.f.
FF=2578.40

Montecito Marketplace - Phase 1
APN # 125-20-510-019
CLW# 107V4300

Ex. Smith's
FF=2582.20

Site Data

Parking Required:

- Convenience Store - 5,456 S.F. @ 1/250 = 22 Stalls
- 5,456 S.F. @ 1/250 = 22 Stalls
- Full Service Car Wash
- 1,212 S.F. @ 1/150 = 8 Stalls
- Oil/Lube - 2,160 S.F.
- 1 per Bay = 3 Stalls
- 1 per Employee = 3 Stalls
- Total Required = 36 Stalls**
- Total Provided = 36 Stalls**

Contractor must maintain a running slope on accessible routes no steeper than 1:20. The cross slope for accessible routes must be no steeper than 1:48. All accessible routes must have a minimum clear width of 36".

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.

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.

Legend

- Proposed Asphalt
- Proposed Heavy Duty Asphalt
- Existing Asphalt
- Proposed Concrete
- Existing Improvements
- Proposed Improvements
- Existing Inlet Box
- Existing Catch Basin
- Existing Manhole
- Fire Hydrant
- Existing Fire Hydrant
- Existing Light Pole
- Existing Street Light
- Proposed Light Pole
- Sight Visibility Zone
- Detail Reference

Benchmark

Rivet with Washer at the Northwest Corner of Deer Springs Way and Riley Street
Elevation = 2543.29
(725.1977 meters)
Published by Las Vegas City as Benchmark No. BLV90 20E6
(NAVD 88 Datum)

Basis of Bearings

A line between recovered monuments for the Center of Section 20 and the Southeast Corner of the Southwest Quarter of the Northeast Quarter of Section 20 was assigned the bearing of North 89°52'26" East to match the basis of bearings for the Official Subdivision Plat of Montecito Town Center North.

Call before you Dig.
1-800-227-2600
UNDERGROUND SERVICE ALERT (USA)

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

REV	DATE	DESCRIPTION

Designed by: JR
Drafted by: SP
Client Name:
Fabulous Freddy's
06-21SP

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
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Site Plan
Fabulous Freddy's Car Wash
Montecito Marketplace
& Grand Montecito Parkway
Las Vegas, Nevada

23 Aug, 2006

SHEET NO.
C3.1
5 of 10
107V4728

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