

DS #: 4542

APN: 138-23-719-011

PROJECT: EL Pollo Loco #6075 - update

SUBMITTAL: 1st

SCANNED BY/DATE: _____

CHECKED BY/DATE: _____



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: January 10, 2012
TO: Land Development Services Department of Public Works		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for: El Pollo Loco #6075 - Update	
Cross Streets:	SWC of Lake Mead Blvd. & Jones Blvd.	
File Number:	F:\Depot\DSMemos\DS4542A.doc	
Parcel Number:	138-23-719-011	
Zoning Action:	SDR-43345	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X
COPIES TO:		
		Martin & Martin Civil Engineers
		El Pollo Loco
		Bart Anderson, P.E., DevCo
		CCRFC

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	1/9/2012	1/10/2012	See Comments Below	\$400.00	270550: \$400
TOTAL FEES (LDDRS):				\$400.00	----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

X	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.

1. Grading Plan C4.01: Revise the last part of the grading compliance block to read "**DS4542**" versus DS4333.

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

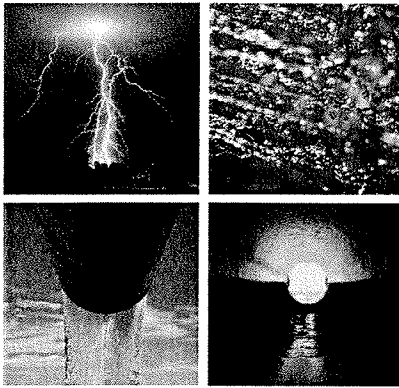
NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Amendment and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional acceptance of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

END OF REMARKS
ays

T/R/S: T20S/R60E/23
AREA L-23

DATE REVIEWED

DATE REVIEWED



TECHNICAL DRAINAGE STUDY

Update #1 to El Pollo Loco #6075

Rec'd: 1/9/12

DS 4542

L-23
\$400

January 2012

MARTIN & MARTIN PROJECT NO. 4038

Prepared for:

Alianza Development International, LLC
901 Dover Drive, Suite 235
Newport Beach, CA 92660
Contact: Brad Podosin
(949) 548-0398

SDR-43345

MARTIN & MARTIN

Civil Engineers

2355 Red Rock Street, Suite 103

Las Vegas, Nevada 89146

Phone (702) 248-8000

Fax (702) 248-8070

www.mmcivil.com

HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL

DRAINAGE STUDY INFORMATION FORM

Name of Development: **El Pollo Loco**Date: **1/3/2012**Location of Development: a) Descriptive (Cross Streets) **Southwest cor. Lake Mead Blvd. & Jones Blvd.**

b) Section **23** Township **20 South** Range **60 East**
 Name of Owner: **El Pollo Loco Inc** Assessors Parcel Number: **138-23-719-011**

Telephone Number: **(949) 548-0398**

Address: **901 Dover Drive, Suite 235**
Newport Beach, CA 92660

Contact Person Name: **Paul F. Fritz**Telephone Number: **(702) 248-8000**Firm: **Martin & Martin Civil Engineers**Fax Number: **(702) 248-8070**

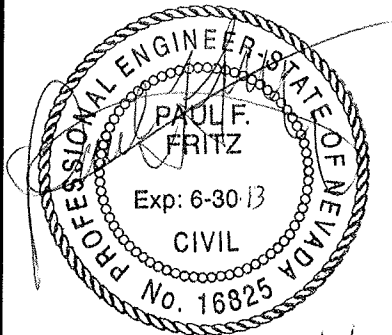
Address: **2355 Red Rock Street, Suite 103**
Las Vegas, NV 89146

Email: **pfritz@mmcivil.com**

Type of Land Development/Land Disturbance Process:

☐	Rezoning	☐	Subdivision Map	☐	Clearing and Grading Only
☐	Parcel Map	☐	Planned Unit Development	☐	Other (Please specify below)
☐	Large Parcel Map	☒	Building Permit	☐	

- Total Owned Land Area: At Site: **± 0.56 Ac** Being Developed: **± 0.56 Ac**
- Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area? YES* **NO**
- Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? YES* **NO**
- Proposed type of development (Residential, Commercial, Etc.)? **Commercial**
- Approximate upstream land area which drains to the subject site? **N/A**
- Has the site drainage been evaluated in the past? **YES** NO
If yes, please identify documentation:
Technical Drainage Study 3284, 4333
- If known, please briefly identify the proposed discharge point(s) of runoff from the site:
Towards the north
- Briefly describe your proposed schedule for the subject project: **ASAP**



Engineer's Seal

Submit this form as part of the required drainage study to the local entity which has jurisdiction over the subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

* Review and concurrence of the Clark County Regional Flood Control District is Required.

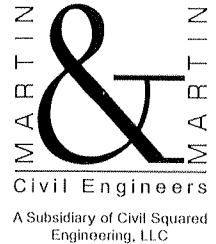
Local Entity File No.

Revision	Date

REFERENCE: M&M Project No. 4038

STANDARD FORM 1

January 3, 2012



Albert Sung
City of Las Vegas Flood Control
731 South Fourth Street
Las Vegas, Nevada 89101

**RE: Technical Drainage Study Update #1 for El Pollo Loco #6075
SW Corner Lake Mead Blvd. & Jones Blvd.
(APN 138-23-719-011)
Martin & Martin Project No. 4038**

Mr. Sung,

Alianza Development Intl. and El Pollo Loco, Inc. have retained Martin & Martin Civil Engineers to provide a Technical Drainage Study Update for the proposed El Pollo Loco restaurant #6075. The project site is APN 138-33-719-011 and located in the City of Las Vegas, Nevada. The project site is a vacant outlot parcel in an existing shopping center on the southwest corner of Lake Mead Blvd. and Jones Blvd.

Per our meeting in your office, this letter, Standard Form 1, the previous approval letter, current conditions of approval, other pertinent material and the new Grading Plan are to serve as an update to the referenced approved Technical Drainage Study (TDS) prepared by JPL Engineering (JPL) DS-4333. The site is also part of the overall shopping center studied under DS-3284. After approval of DS-4333 the civil improvement plans were created and approved for construction. The project was then put on hold by the ownership, significant time elapsed, approvals expired and the project was abandon by the City. Recently the project was started up, and is moving quickly to construction.

The purpose of this update is to re-establish the technical drainage aspects of the previously approved study DS-4333. The peak flow rates affecting the site under existing and developed conditions for the 10, and 100 year storm events remains unchanged from the original study and we concur with the calculations. The drainage patterns and flow rates for use in the design of flood protection facilities remains unchanged from the original study and we concur with the drainage patterns and flow rates previously established.

The building footprint has been modified and ingress/egress doors have been updated. The previously approved TDS depicts a finished floor elevation of 2275.25 which will remain unchanged. The building's location on the site, the parking stalls, customer drive through, and landscape remains unchanged (see previously approved and new grading plans). The previously approved site grading, which discharges into the existing shopping center, has been maintained. The grading around the ingress/egress doorways has been updated to allow for ADA accessibility to the building while maintaining the original drainage.

The historical basin drainage patterns and quantities of the approved TDS will not be significantly altered as part of the updated improvements; and therefore, this update will conform to the latest previously approved TDS on file with the City of Las Vegas.

We concur with the results of the previous study indicating that if construction is in accordance with the recommendations of this study, the proposed improvements will not significantly impact surrounding or downstream properties.

We hope all your concerns have been addressed. If you have any comments or questions, please feel free to contact us at any time.

Sincerely,



Paul F. Fritz, P.E.
Sr. Project Manager
Martin & Martin Civil Engineers



Richard Robinson, E.I.
Sr. Hydrologist
Martin & Martin Civil Engineers

H:\Cad\Land\4038\Admin\Drainage\4038 Project TDS Letter.doc

MARTIN
&
MARTIN
Civil Engineers

A Subsidiary of
Civil Squared
Engineering, LLC

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		November 19, 2008
TO: Land Development Services Department of Public Works		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT: Drainage Study for:		COPIES TO:
El Pollo Loco (Update to the Wal-Mart Neighborhood Market)		JPL Engineering
Cross Streets:	SWQ of Lake Mead Blvd. & Jones Blvd.	Valley Civil Design Group
File Number:	F:\Depot\DSMemos\DS4333B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	138-23-719-011	CCRFC
Zoning Action:	SDR-29382	
FEMA Flood Zone:	YES NO X	
Proposed Storm Drain:	YES NO X	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 st Submittal	9/24/2008	10/8/2008	Not Approved	\$400.00	105193: \$400
2 nd Submittal	11/7/2008	11/18/2008	See Comments Below	\$400.00	108823: \$400
TOTAL FEES (LDDRS):				\$800.00	----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

X	is approved subject to conformance to all City standards and the following conditions:
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NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Amendment and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional acceptance of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

END OF
ays

Post-it® Fax Note 7671		Date 11/21/08	# of pages 1
To James Lopez	From Albert Sung		
Co./Dept. JPL Engineering	Co. CLV		
Phone #	Phone # 229-2001		
Fax # 650-6260	Fax #		

T/R/S: T20S/R60E/23
AREA L-23



LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

November 9, 2011

Mr. Brian Carmichall
El Pollo Loco, Inc.
3535 Harbor Boulevard, Suite #100
Costa Mesa, California 92626

**RE: SDR-43345 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF NOVEMBER 8, 2011**

Dear Mr. Carmichall:

Your request for a Site Development Plan Review FOR A PROPOSED 2,757 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A THREE-FOOT WIDE BUFFER ALONG THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 0.56 acres at 6131 West Lake Mead Boulevard (APN 138-23-719-011), C-1 (Limited Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on November 8, 2011.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0096-84) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/22/11, except as amended by conditions herein.
4. A Waiver from Title 19.08.070 is hereby approved, to allow a three-foot wide landscape buffer along the west perimeter where eight feet is required.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov

FM-0073-07-11



5. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 09/22/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
6. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Mr. Brian Carmichall
SDR-43345 - Page Two
November 9, 2011

Public Works

15. A Drainage Study update or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage study update.

This action by the Planning Commission on November 8, 2011 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after November 21, 2011. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

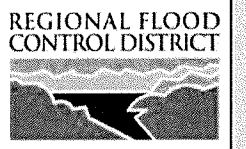
Sincerely,



Doug Rankin, AICP
Planning Manager
Case & Public Planning Division

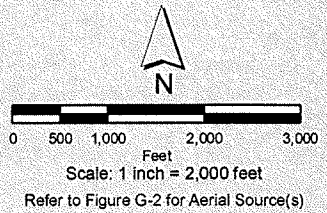
DR:clb

cc: Mr. Brad Podosin
Alianza Development
901 Dover Drive
Newport Beach, California 92660



2008
LAS VEGAS VALLEY
FLOOD CONTROL
MASTER PLAN UPDATE
FIGURE F-26
FLOOD CONTROL FACILITIES

- LEGEND**
- Ultimate Development Boundary
 - Existing Facilities
 - Category A Proposed Facilities
 - Category B Proposed Facilities
 - Local Existing Facilities
 - Local Proposed Facilities
 - Detention Basin
 - Culvert or Bridge Crossing
 - Stormdrain
 - Lined Channel
 - Unlined Channel
 - Levee/Dike
 - Natural Wash/Floodway
 - ID-Mile Separator
 - Remove & Replace/Parallel Facilities
 - Category A
 - Channel
 - Stormdrain
 - Crossing
 - Category B
 - Channel
 - Stormdrain
 - Crossing

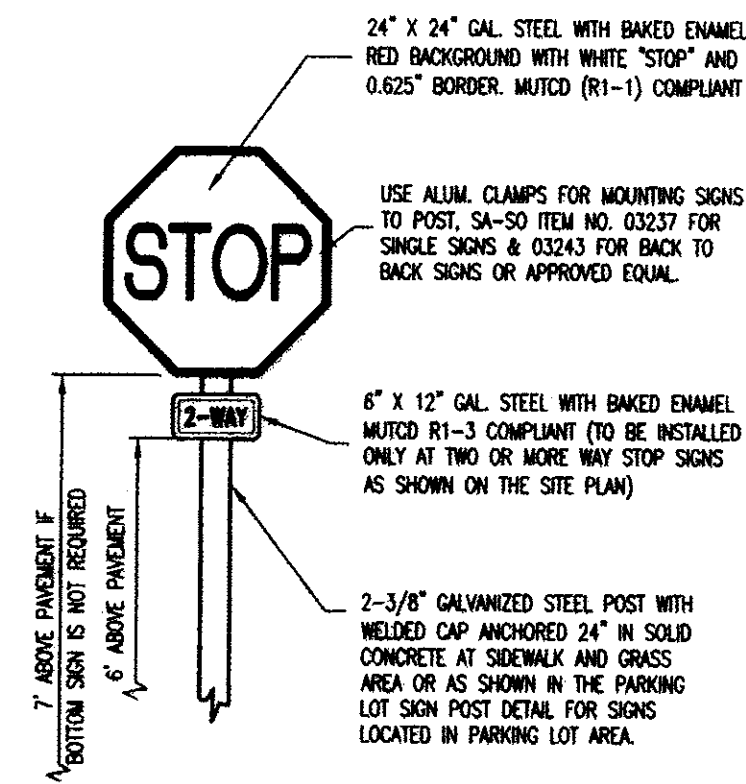


US95

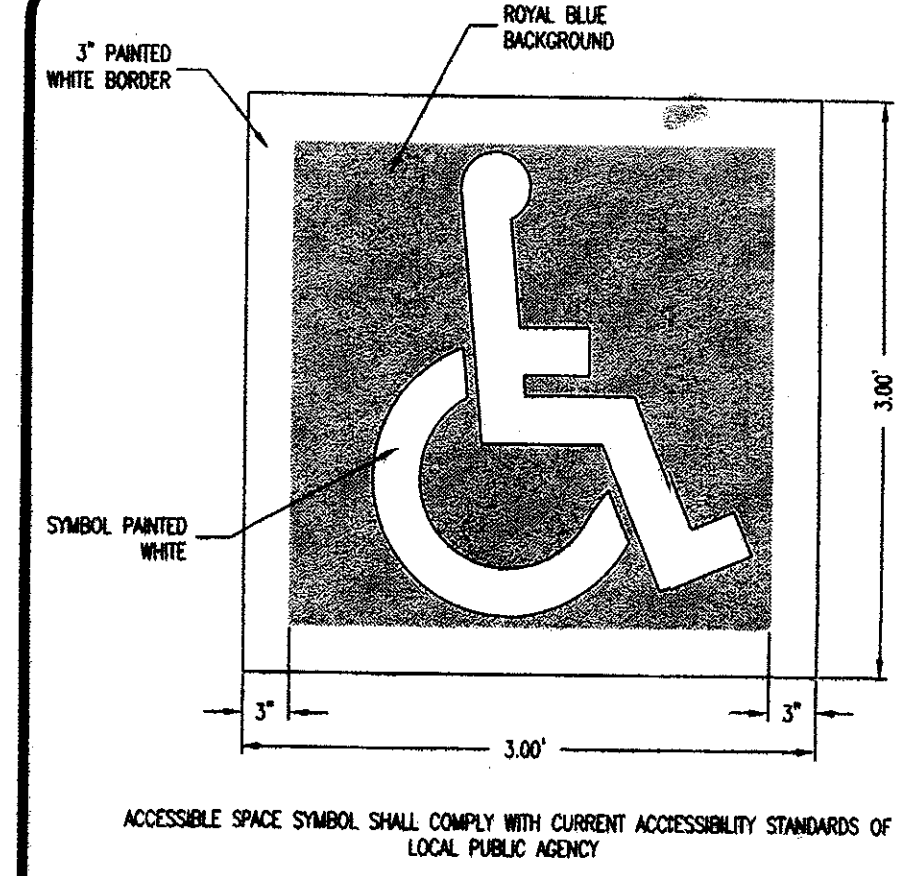
2	3				
4	5	6			
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36
37	38	39	40	41	42
43	44	45	46	47	48
49	50	51	52	53	54
55	56	57	58	59	

I-15

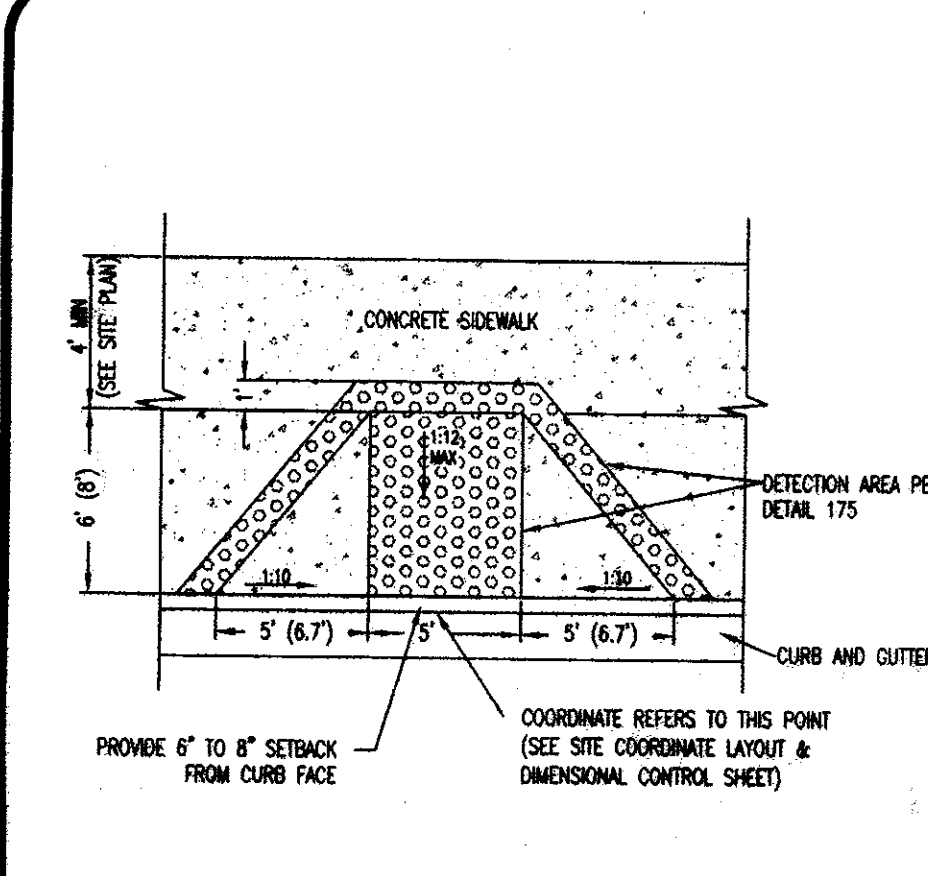




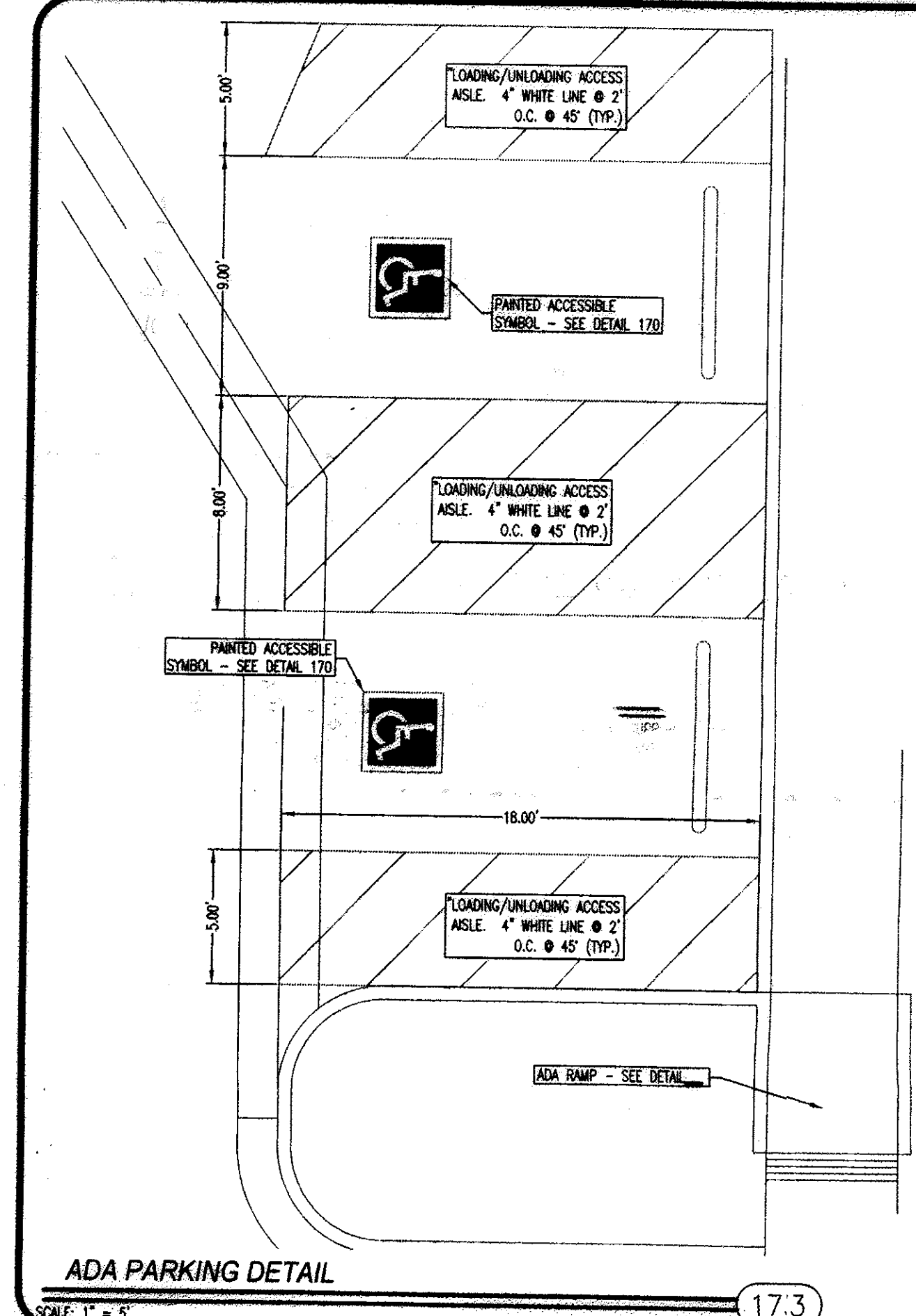
"STOP" SIGN DETAIL (24" x 24")
SCALE: NTS
NOTE:
110



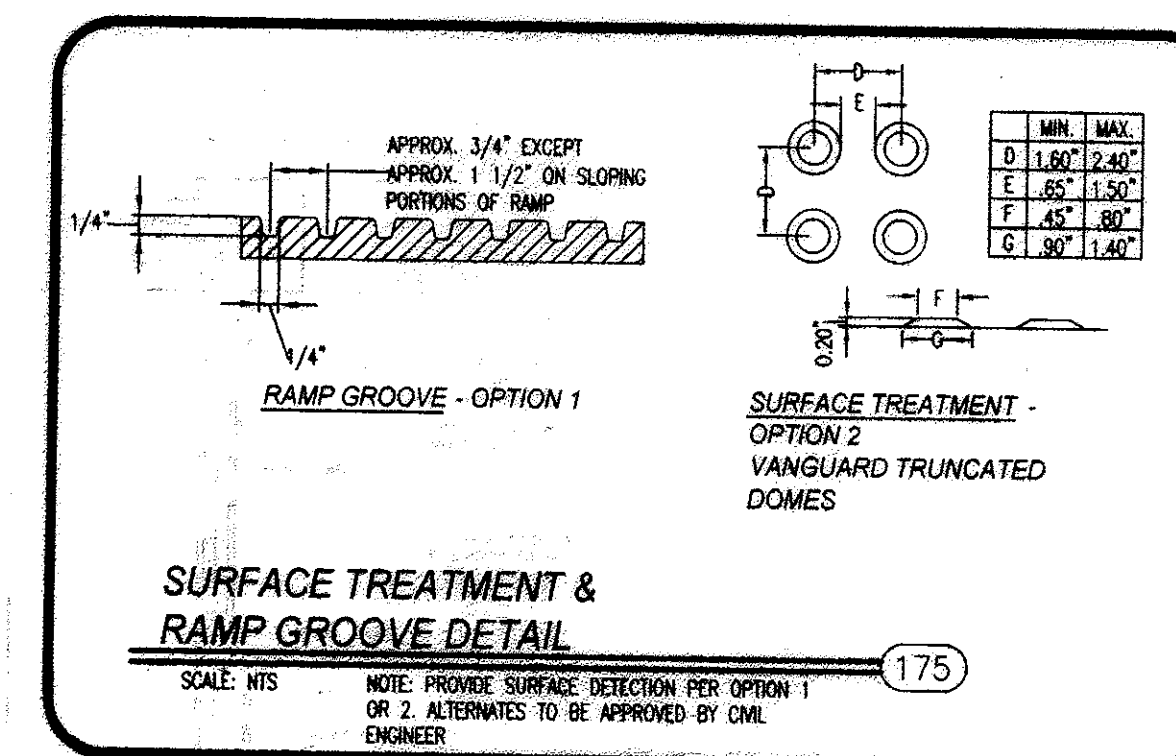
ACCESSIBLE PARKING SPACE
SYMBOL DETAIL
SCALE: NTS
NOTE:
170



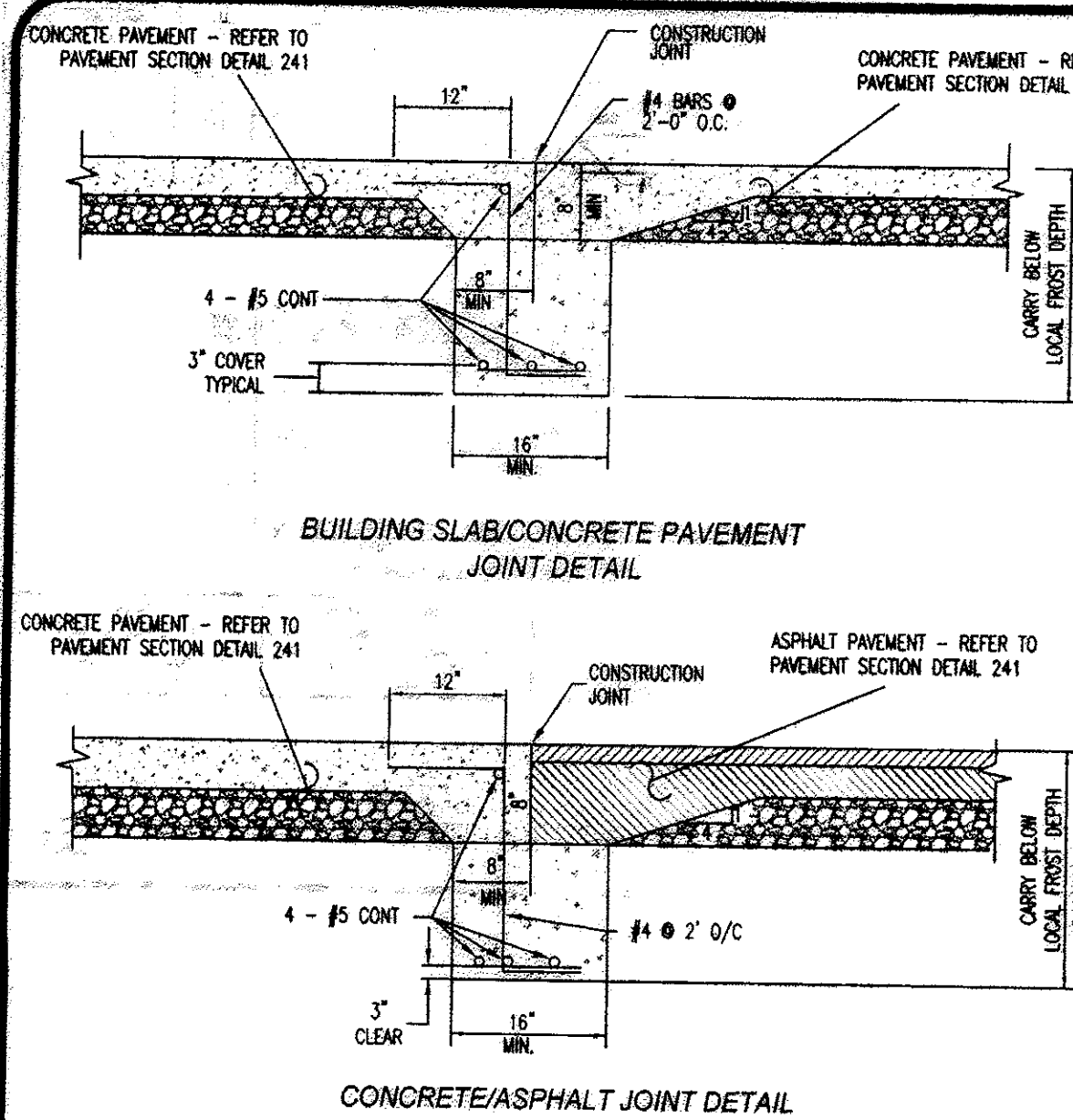
CONCRETE RAMP DETAIL - TYPE 1
SCALE: NTS
NOTE: RAMP FOR 6\"/>



ADA PARKING DETAIL
SCALE: 1\"/>



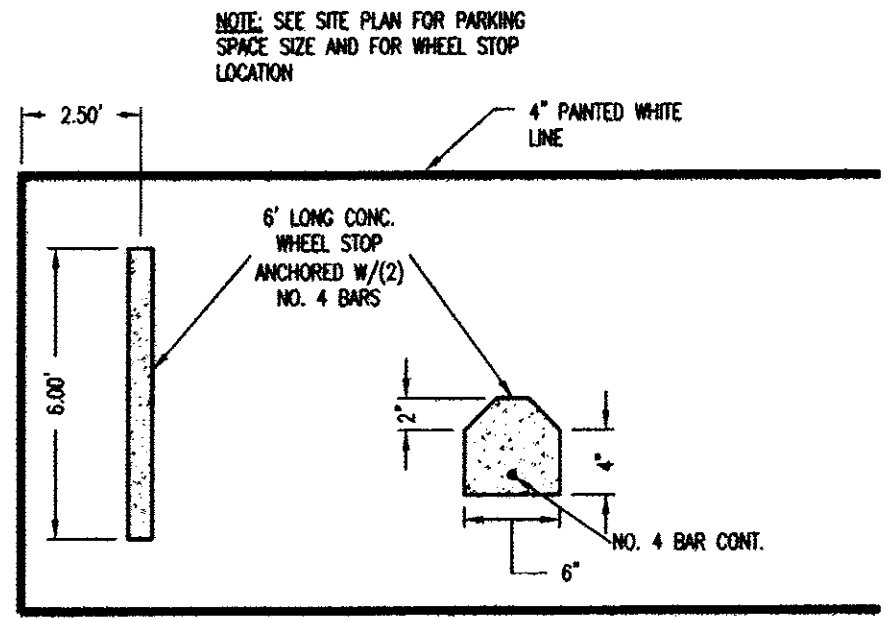
SURFACE TREATMENT &
RAMP GROOVE DETAIL
SCALE: NTS
NOTE: PROVIDE SURFACE DETECTION PER OPTION 1
OR 2. ALTERNATES TO BE APPROVED BY CIVIL
ENGINEER.
175



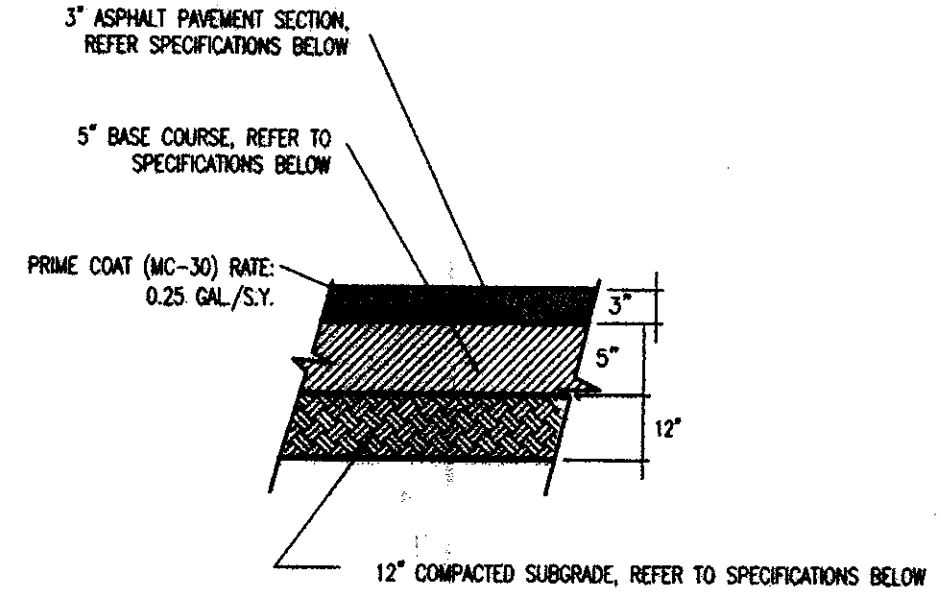
CONCRETE/ASPHALT JOINT
DETAIL
SCALE: NTS
NOTE:
247

INTENTIONALLY BLANK
SEE MEP PLANS

1000 GALLON GREASE INTERCEPTOR
SCALE: NTS
200



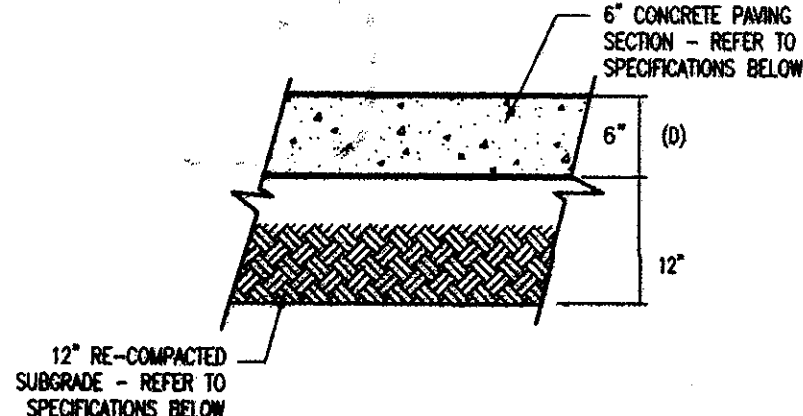
WHEEL STOP DETAIL
SCALE: NTS
NOTE:
239



ASPHALT
PAVEMENT

ASPHALTIC CONCRETE PAVEMENT SECTIONS

- ASPHALT PAVEMENT SECTION SPECIFICATIONS:
1) ASPHALT SHALL COMPLY WITH DOT SPECIFICATION.
- FLEXIBLE PAVEMENT BASE-COURSE SPECIFICATIONS:
1) CRUSHED STONE BASE SHALL COMPLY WITH DOT SPECIFICATION.
- SUBGRADE PREPARATION SPECIFICATIONS:
1) 12\"/>



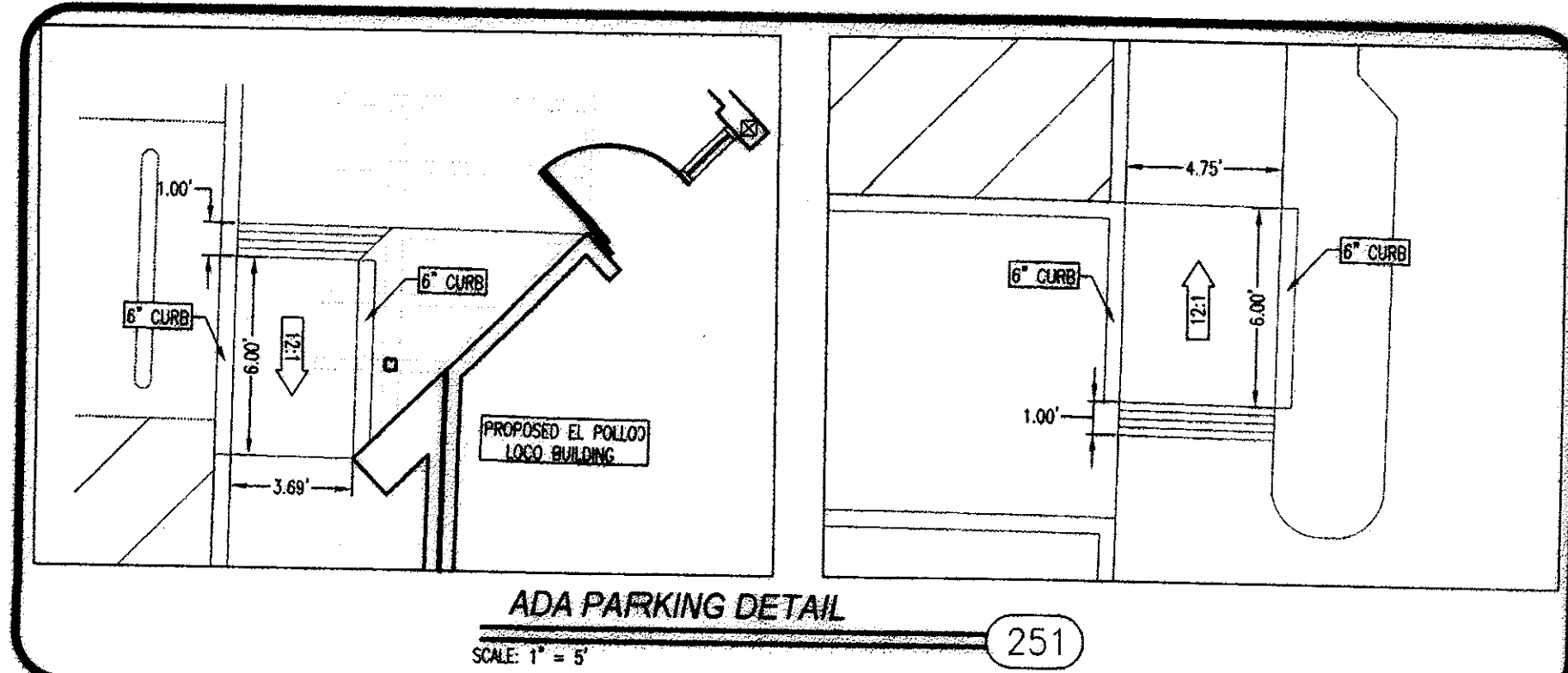
REGULAR DUTY
CONCRETE PAVEMENT

PORTLAND CEMENT CONCRETE PAVEMENT SECTIONS

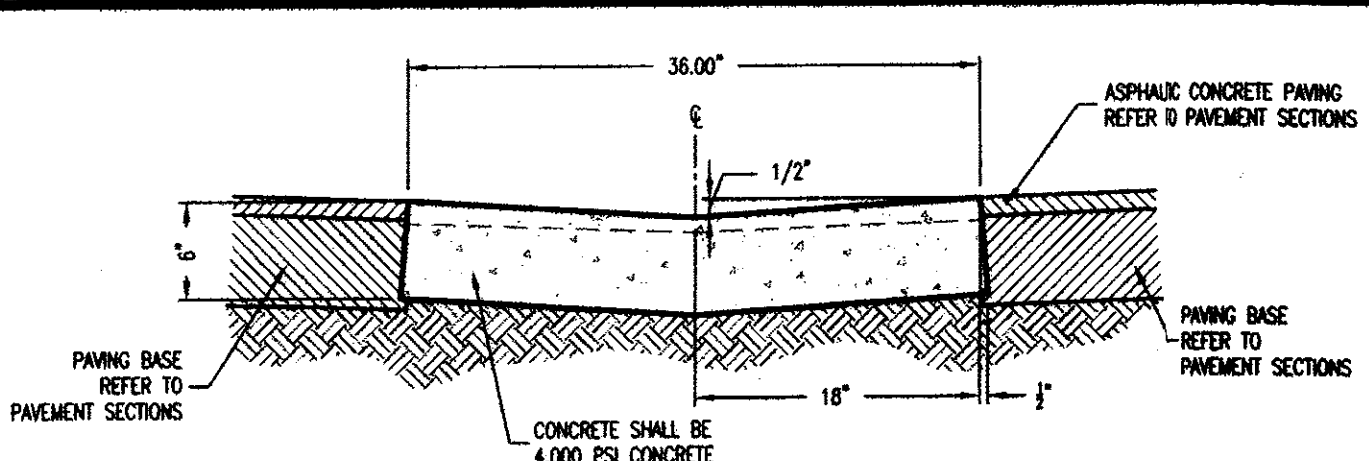
- CONCRETE PAVEMENT SPECIFICATIONS:
1) COMPRESSIVE STRENGTH (f'_c) = 4,000 PSI AT 28 DAYS
2) FLEXURAL STRENGTH = 580 PSI (MINIMUM) AT 28 DAYS
3) COARSE AGGREGATE SHALL MEET THE REQUIREMENTS OF SECTION
4) CONCRETE PAVEMENT SHALL COMPLY WITH SECTION OF DOT SPECIFICATIONS.
- CONCRETE PAVEMENT REINFORCEMENT:
1) PROVIDE #3 @ 18\"/>

- CONCRETE PAVEMENT SUB-BASE SPECIFICATIONS:
1) CRUSHED STONE BASE SHALL COMPLY WITH DOT SPECIFICATIONS
- SUBGRADE PREPARATION SPECIFICATIONS:
1) 12\"/>

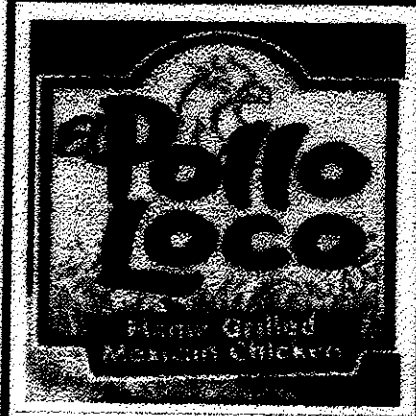
PAVING SECTIONS DETAIL
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NOTE:
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ADA PARKING DETAIL
SCALE: 1\"/>

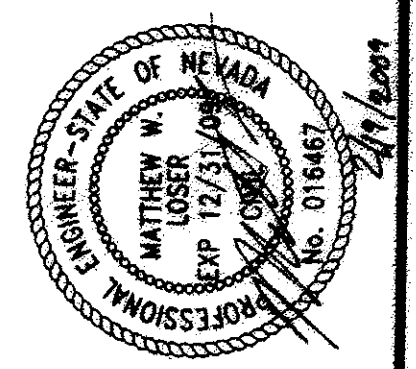


VALLEY GUTTER DETAIL
SCALE: NTS
NOTE:
250



3535 Harbor Blvd.
Suite 100
Costa Mesa, CA 92626

VALLEY
CIVIL DESIGN GROUP
701 North Green Valley Parkway, Suite 200
Henderson, NV 89074 | www.valley-cdg.com
702.348.8986 C | 702.990.3395 P | 702.990.3396 F

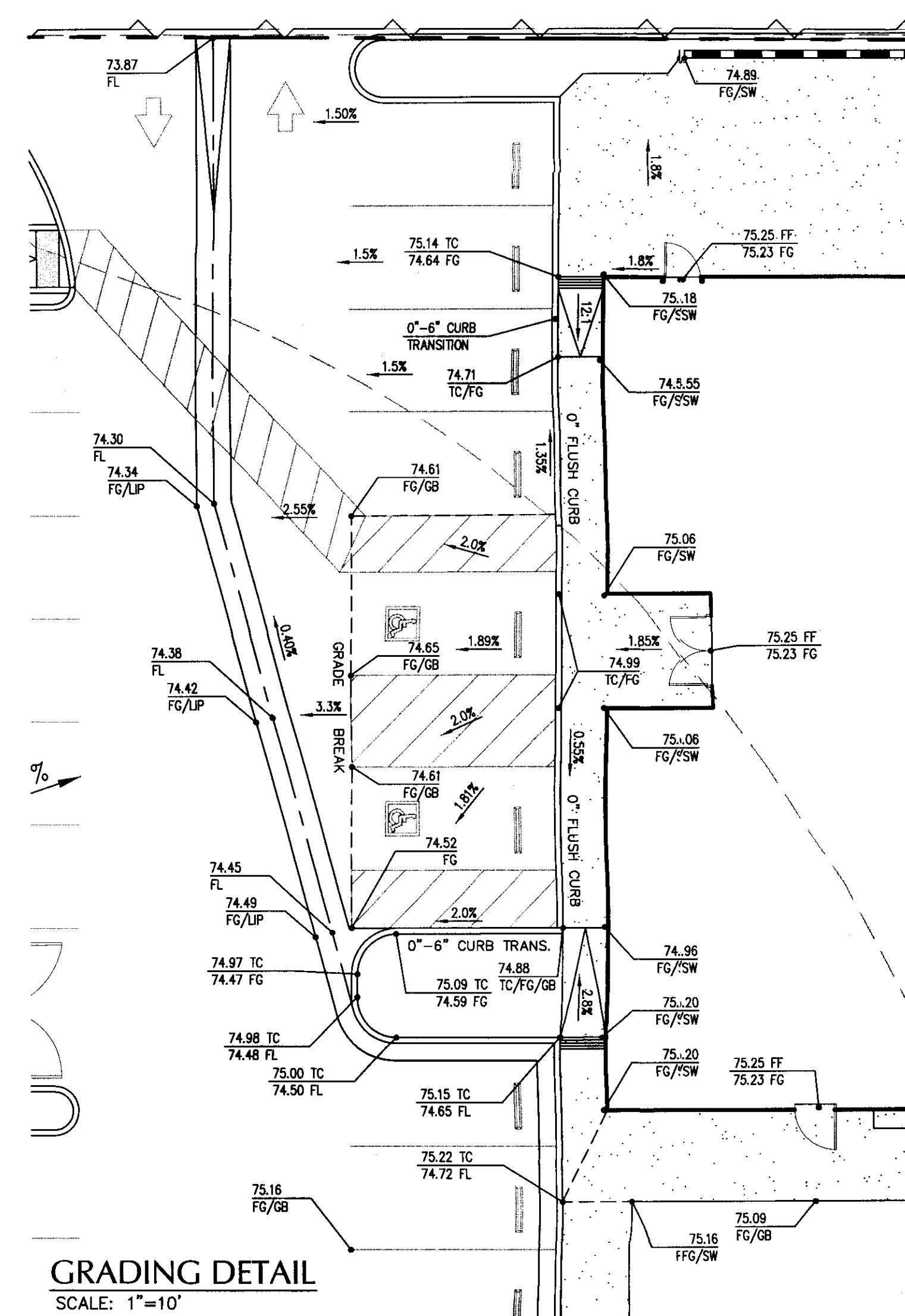


DETAIL SHEET
EL POLLO LOCO
LAS VEGAS, NV

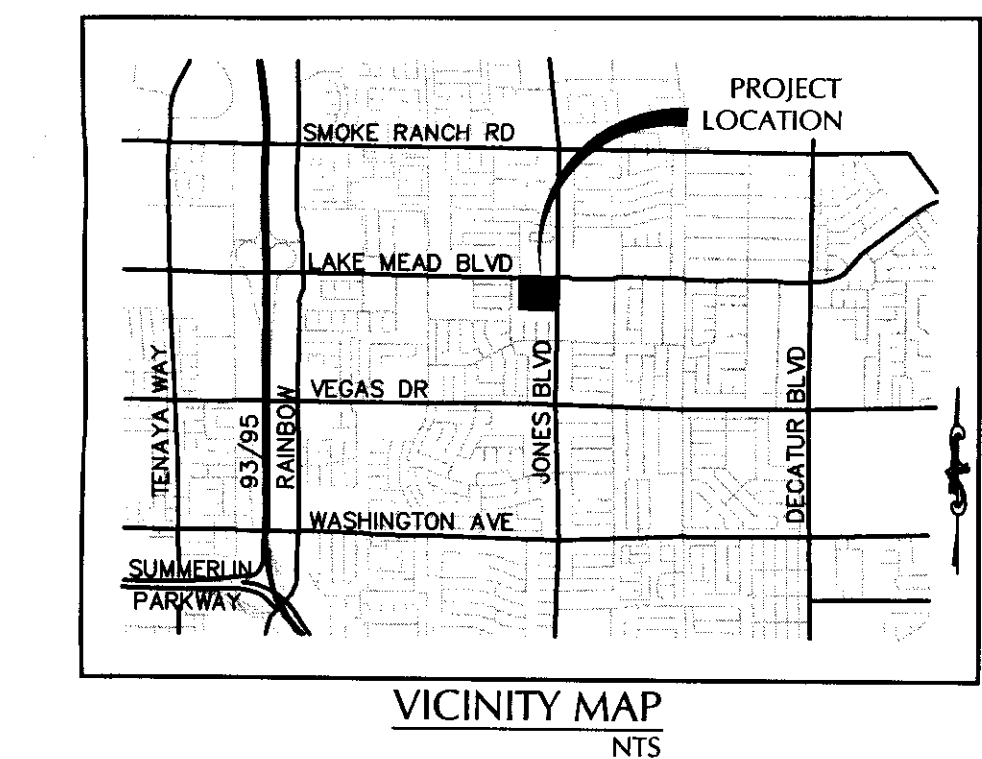
JOB NO.
08-519
DATE
Feb. 13, 2009
SHEET
6 OF 7

H # 32547

10705185



NO.	ITEM	CCAUDS - CLARK COUNTY AREA UNIFORM STANDARD DRAWING
1	INSTALL TYPE 'A' CURB PER DETAIL 'G' SHEET C8.01.	
2	INSTALL TYPE 'L' CURB PER CCAUSD NO. 216.	
3	INSTALL CONCRETE SIDEWALK PER CCAUSD NO. 234.	
4	INSTALL 3' CONCRETE VALLEY GUTTER PER DETAIL 'F' SHEET C8.01.	
5	SAWCUT AND REMOVE EXISTING CURB AND GUTTER.	
6	LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR INFORMATION.	
7	INSTALL 3" AC PAVEMENT OVER 5" TYPE II A.B. OVER 12" COMPACTED SUBGRADE PER GEOTECHNICAL SPECIFICATIONS.	
8	INSTALL 6" CONCRETE OVER 12" COMPACTED SUBGRADE PER GEOTECHNICAL SPECIFICATIONS.	
9	INSTALL MODIFIED CASE I SIDEWALK RAMP PER CCAUSD NO. 235 AS SHOWN.	
10	INSTALL MODIFIED CASE II SIDEWALK RAMP PER CCAUSD NO. 235 AS SHOWN.	
11	INSTALL 2' RETAINING WALL PER SOUTHERN NEVADA BUILDING OFFICIALS STANDARD DRAWING B-100-2.	



GRADING DETAIL
SCALE: 1"=10'

PAUL F. FRITZ, P.E. #16825 **This gradient** DATE 11/5/12

PAUL F. FRITZ, P.E. #16825 This grading plan is a part of drainage study # 4542 which was received on 1/9/12 and Appl'd on 1/10/12. Page 1 of # 2

EXISTING	PROPOSED	
		SIGN W/POLE
		CHAIN LINK FENCE
		WIRE FENCE
		GUARDRAIL
		FINISH FLOOR
MISCELLANEOUS		
		SAWCUT LINE

[illegible]

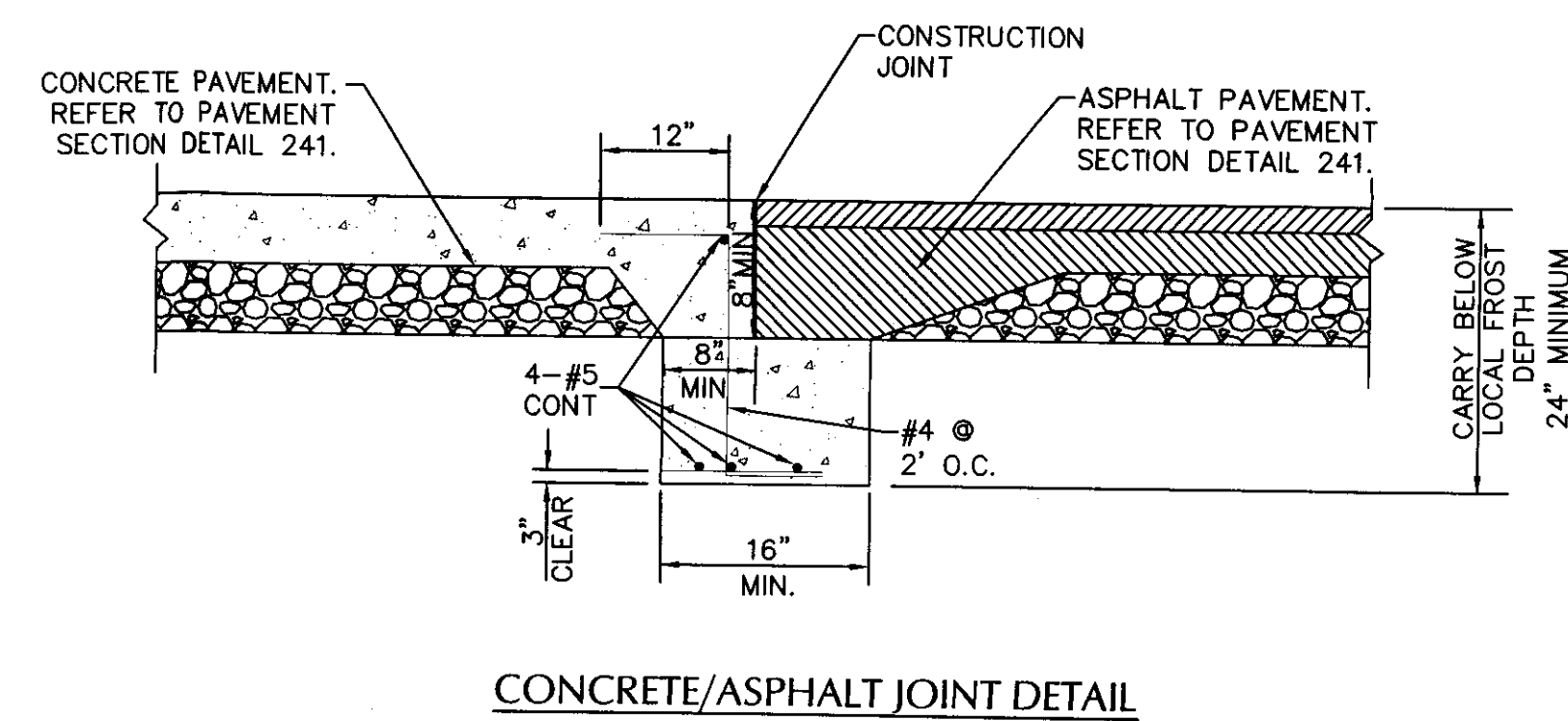
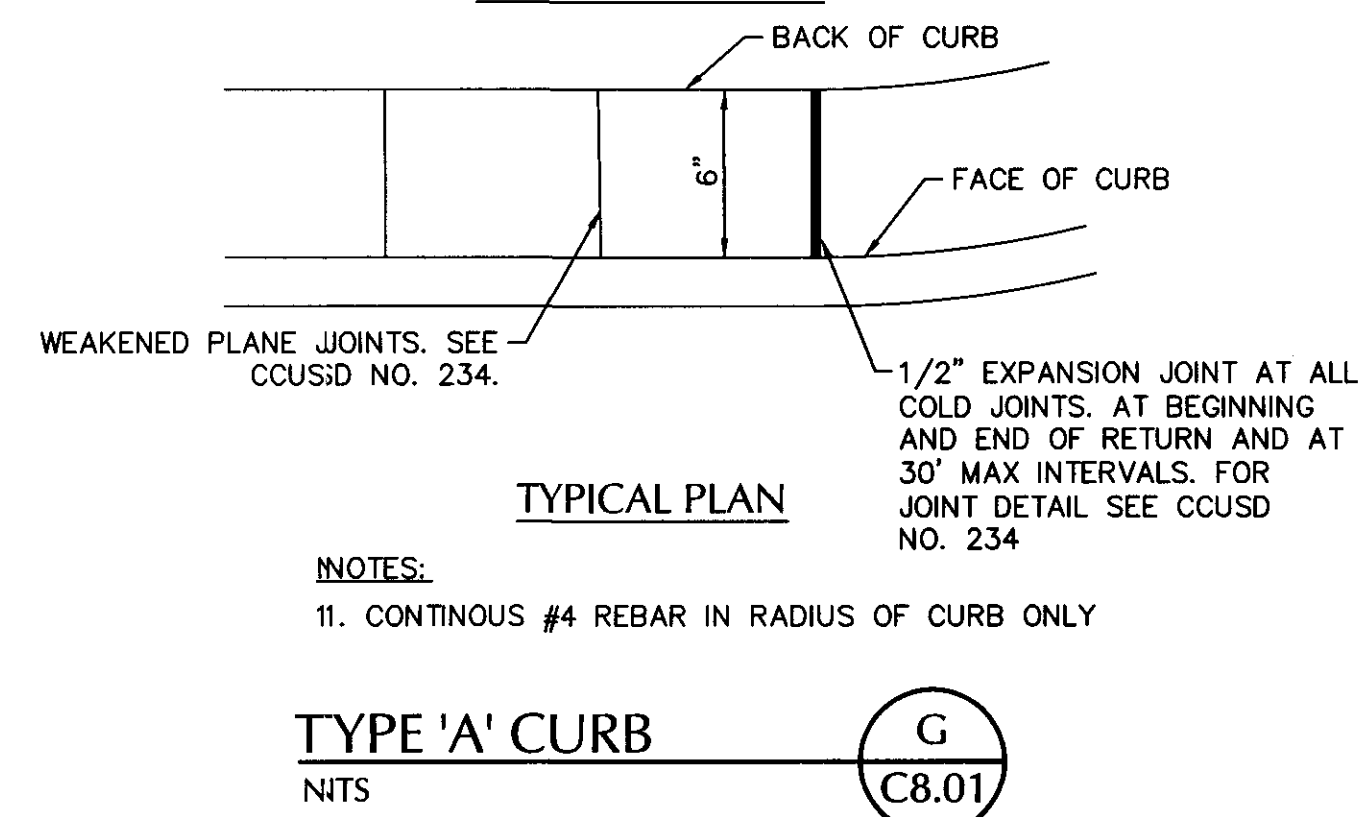
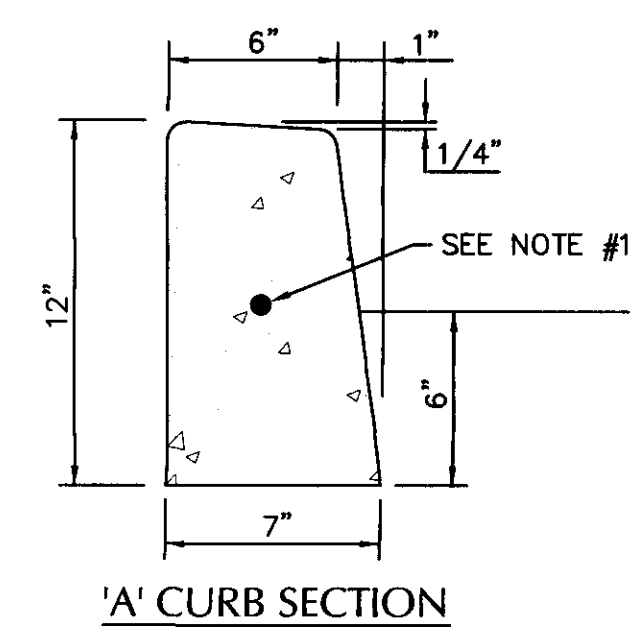
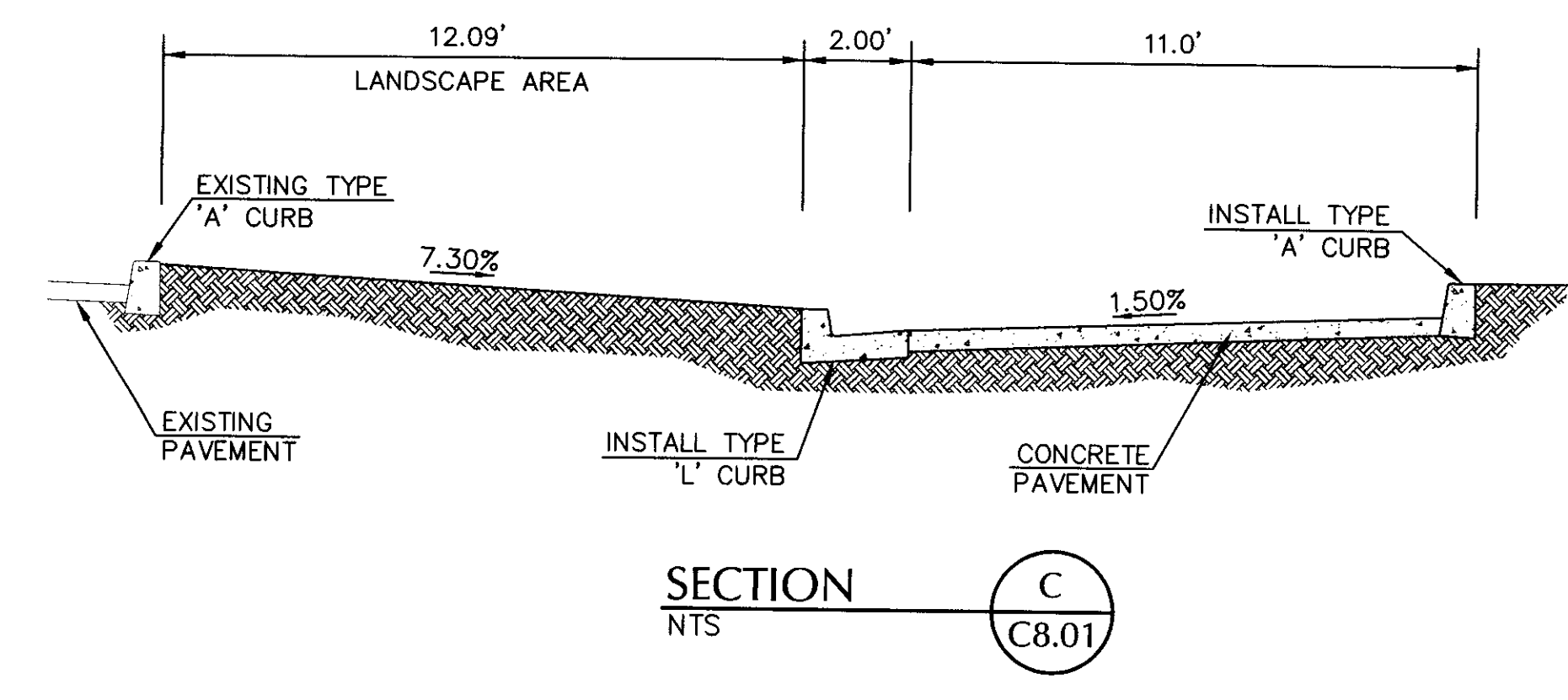
DATE	1/3/2012
JOB NUMBER	4038
DESIGN BY	P. FRITZ, P.E.
DRAWN BY	P. FRITZ, P.E.
CHECKED BY	P. FRITZ, P.E.



EL POLLO LOCO #6075
6131 LAKE MEAD BLVD. LAS VEGAS, NV
APN: 138-23-719-011
GRADING PLAN

MARTIN & MARTIN
CIVIL ENGINEERS
1355 RED ROCK AVE. STE 103
LAS VEGAS, NV 89146
PHONE (702) 248-8000
FAX (702) 248-8070

SHEET NUMBER
C4.01
SHEET 4 OF 7
CLV DWG#



DATE	NO.	DESCRIPTION OF REVISIONS	DATE	INITIALS
1/3/2012				
JOB NUMBER 4038				
DESIGN BY P. FRITZ, P.E.				
DRAWN BY P. FRITZ, P.E.				
CHECKED BY P. FRITZ, P.E.				

1517



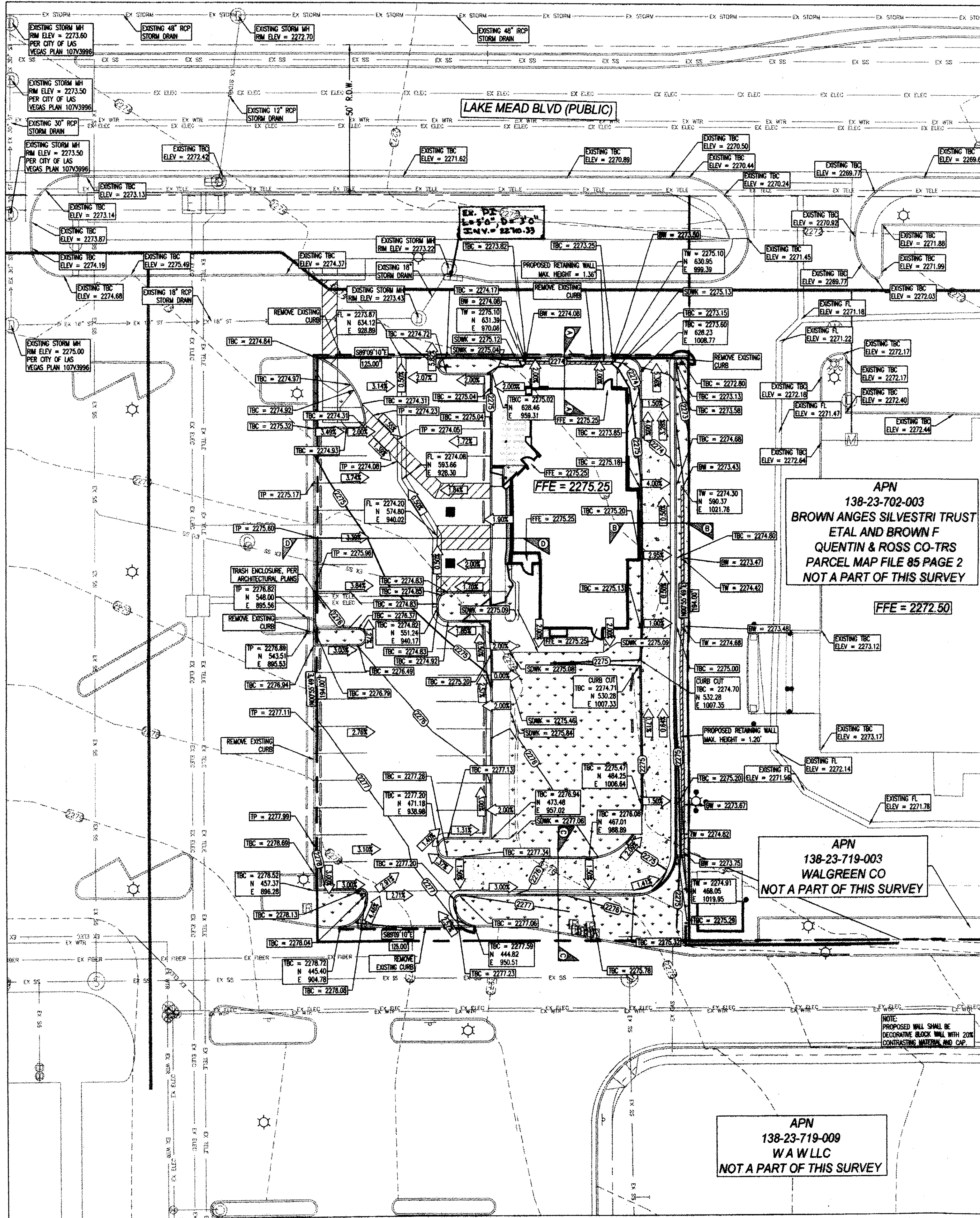
EL POLLO LOCO #6075
6131 LAKE MEAD BLVD. LAS VEGAS, NV
APN: 138-23-719-011

DETAIL SHEET

MARTIN & MARTIN
CIVIL ENGINEERS
355 RED ROCK AVE. STE 103
LAS VEGAS, NV 89146
PHONE (702) 248-8000
FAX (702) 248-8070

SHEET NUMBER
C8.01
SHEET 7 OF 7
CLV DWG#

This grading plan is a part of drainage study # 4542 which was received on 1/9/12 and App'd on 1/10/12. Page 2 of 2.

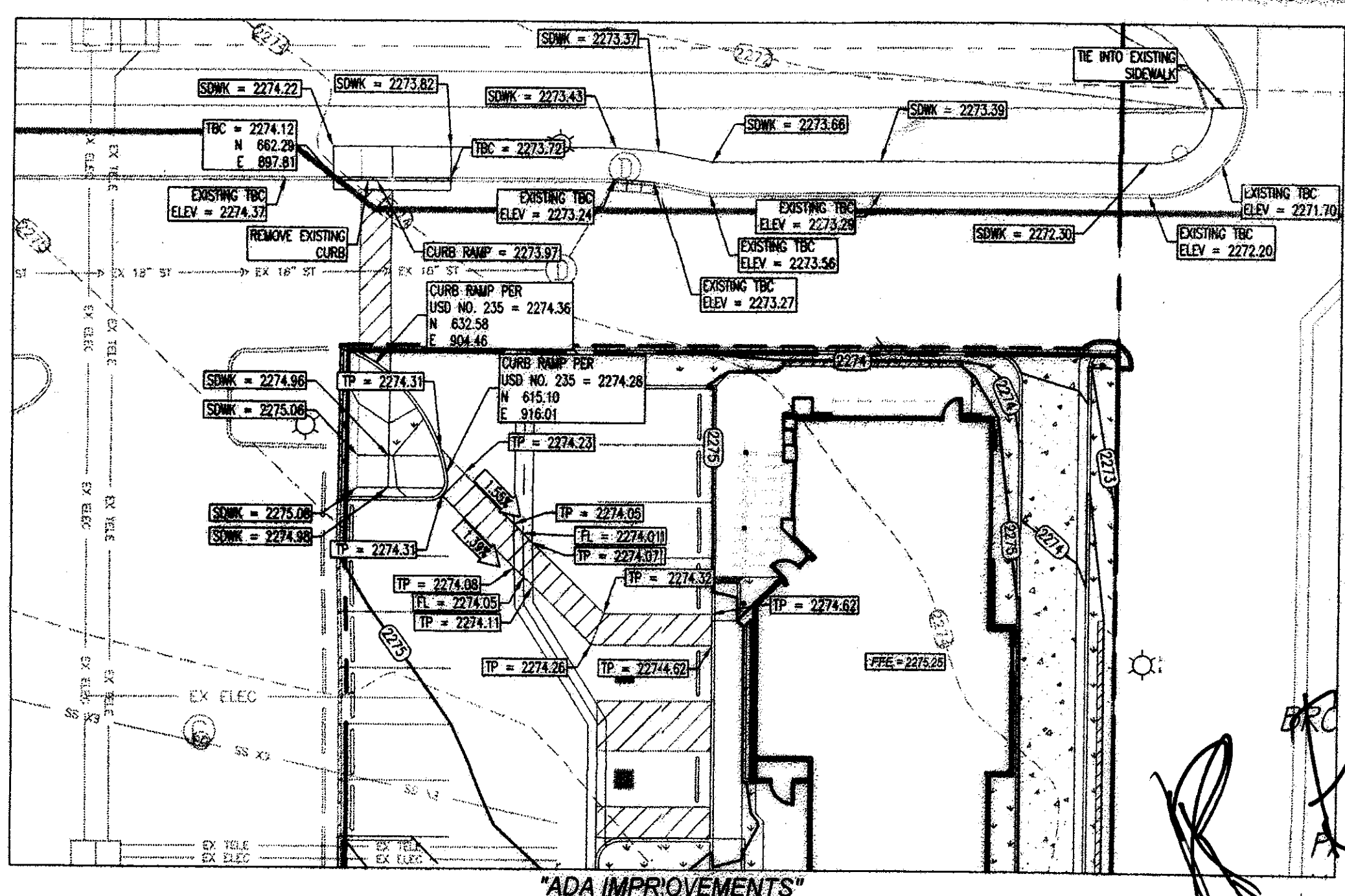
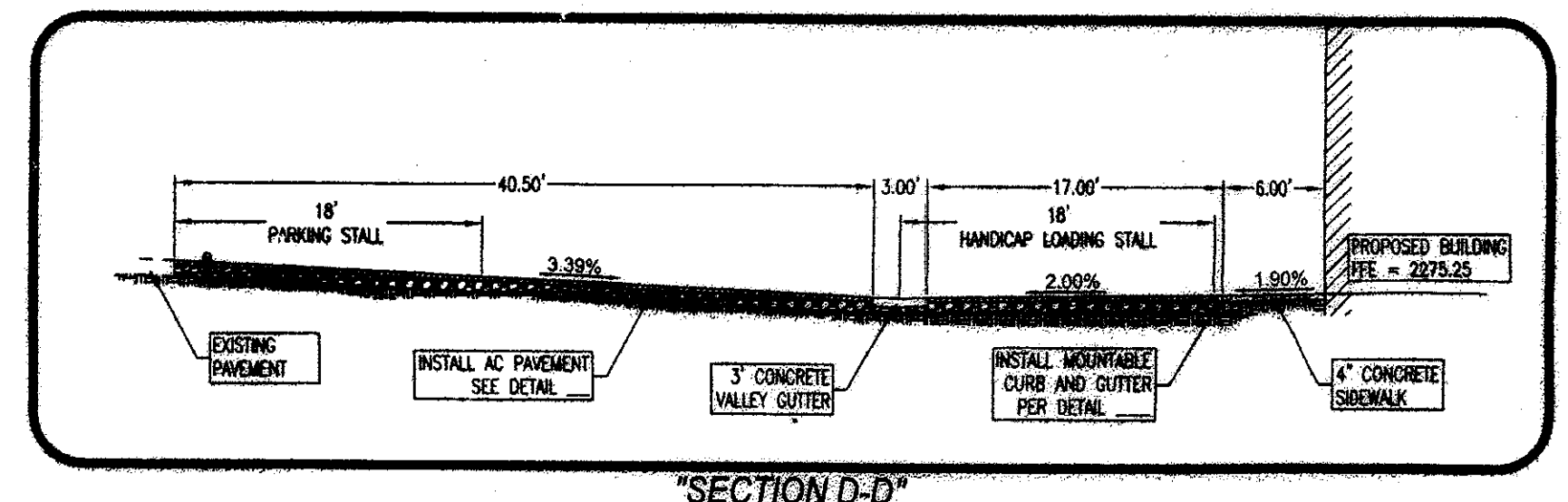
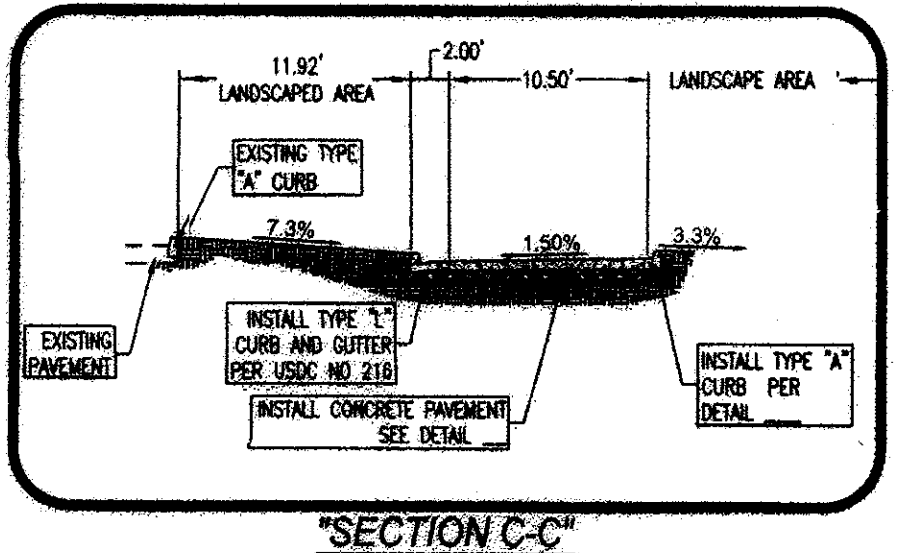
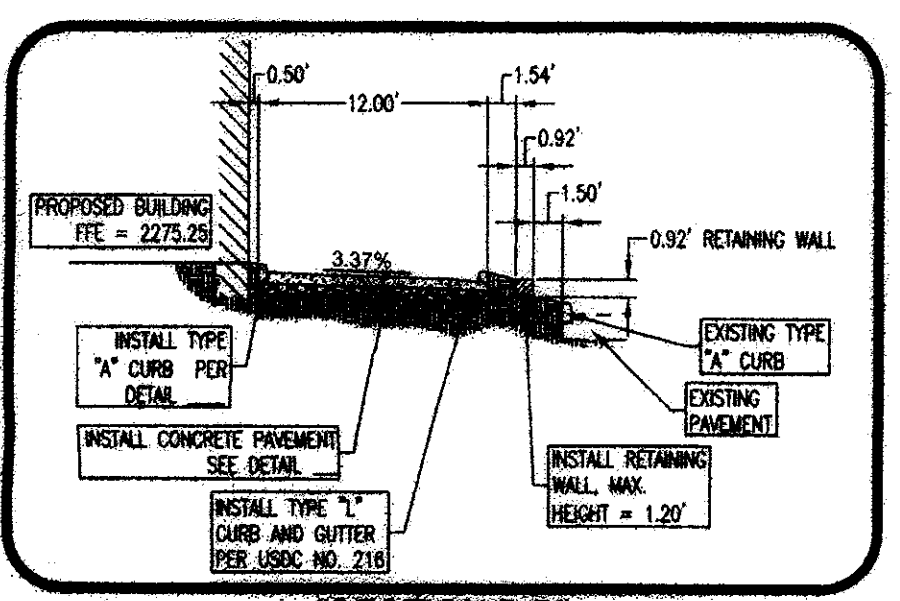
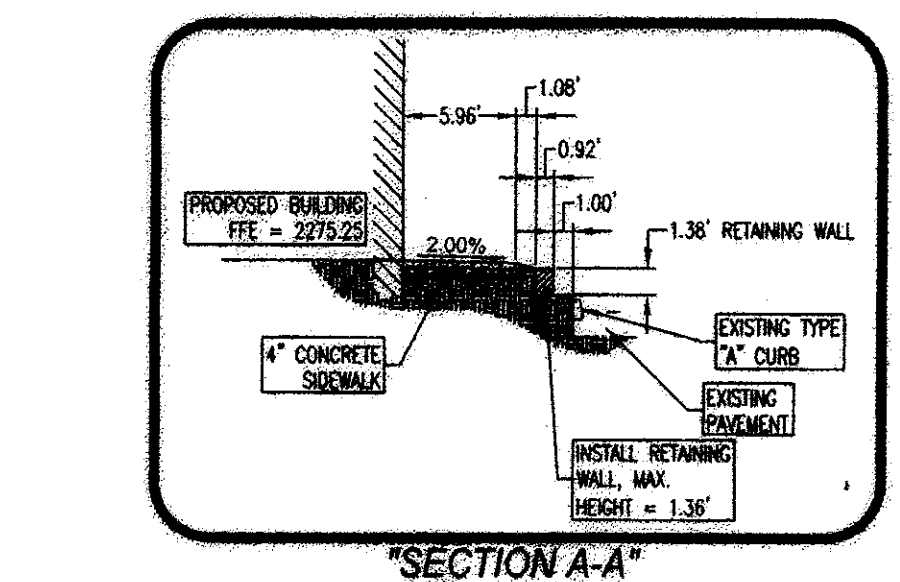
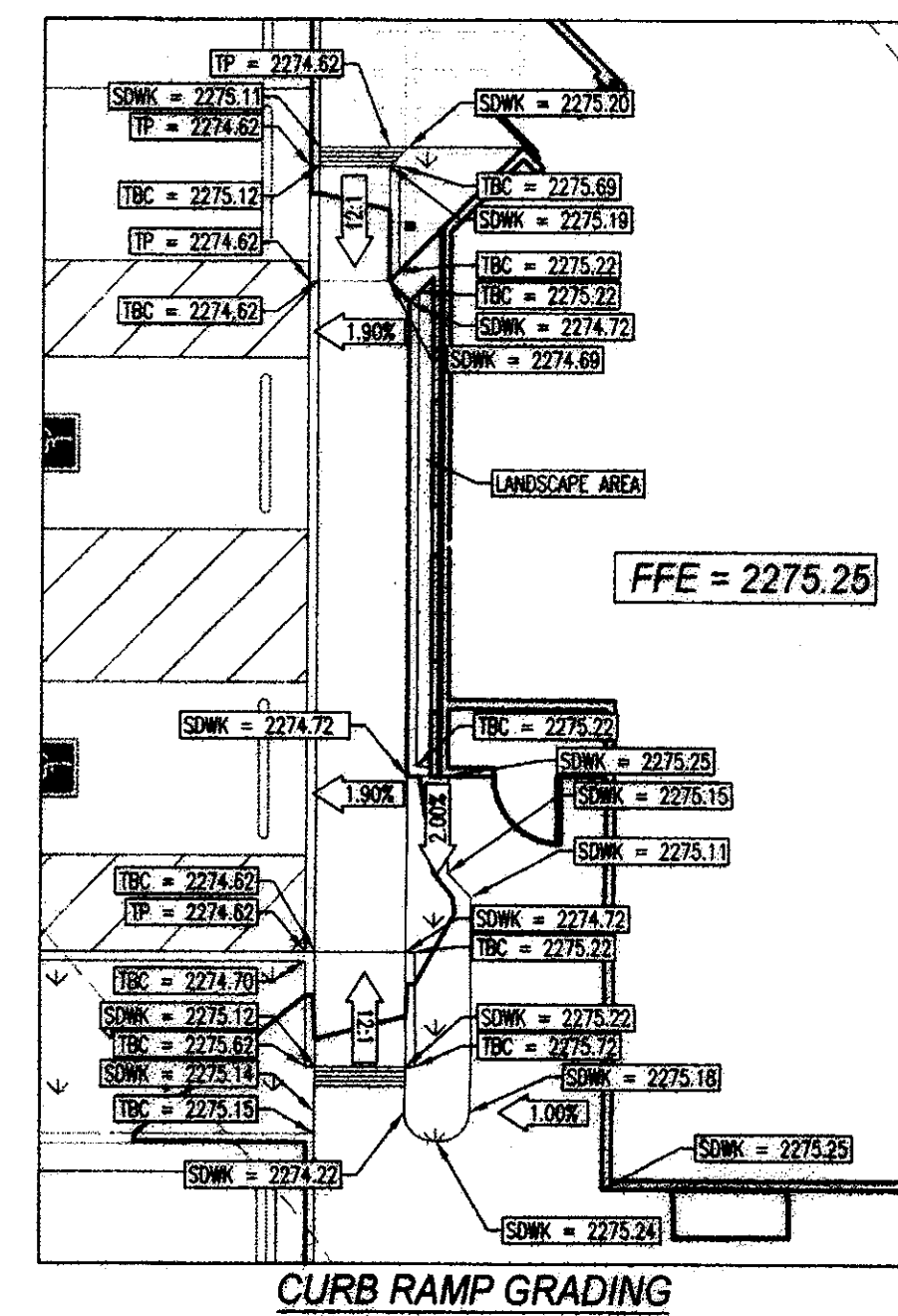


APN
138-23-702-003
BROWN ANGES SILVESTRI TRUST
ETAL AND BROWN F
QUENTIN & ROSS CO-TRS
PARCEL MAP FILE 85 PAGE 2
NOT A PART OF THIS SURVEY

APN
138-23-719-003
WALGREEN CO
NOT A PART OF THIS SURVEY

APN
138-23-719-009
W A W LLC
NOT A PART OF THIS SURVEY

***** NOTICE TO CONTRACTORS *****
ATTENTION IS BROUGHT TO THE FACT THAT REPROGRAPHICS CAUSES DISTORTION OF THE PLAN SCALE HORIZONTALLY AND/OR VERTICALLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE DRAWING SCALE, AND NOTIFYING THE OWNER IF THE DRAWING IS NOT TO SCALE PRIOR TO THE BID DATE. NEITHER THE OWNER NOR THE ENGINEER SHALL BE RESPONSIBLE FOR ANY VALUES OR QUANTITIES SCALED FROM UNVERIFIED PLANS.



LEGEND	
SYMBOL	DESCRIPTION
	PROPOSED CURB AND GUTTER
	PROPOSED 6" CURB
	PROPERTY LINE
	PROPOSED SAW CUT LINE
	PROPOSED CONCRETE
	EXISTING ELECTRIC
	EXISTING WATER
	EXISTING SANITARY SEWER
	EXISTING GAS
	EXISTING TELEPHONE

CONTROL LEGEND	
FFE	FINISHED FLOOR ELEVATION
TBC	TOP BACK OF CURB
TP	TOP OF PAVEMENT
FL	FLOWLINE OF VALLEY GUTTER (FLOW LINE IS 0.5' BELOW LIP)
TW	TOP RETAINING WALL
BW	BOTTOM RETAINING WALL
SDWK	SIDEWALK

I CERTIFY THAT THIS GRADING PLAN CONFORMS WITH THE APPROVED DRAINAGE STUDY FOR THIS PROJECT IS ON FILE WITH THE CITY OF LAS VEGAS. (DS4333)
Matthew W. Loser 2/14/2009
MATTHEW W. LOSER, P.E. NO. 016467 DATE

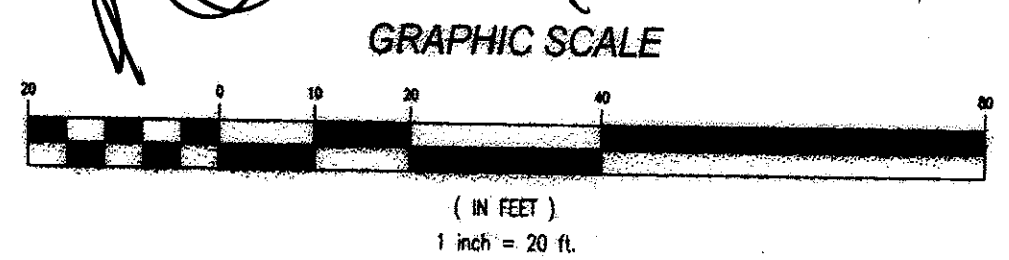
FLOODPLAIN INFORMATION
FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 32003C2155E, CLARK COUNTY, NEVADA, EFFECTIVE DATE SEPTEMBER 27, 2002, REVISED TO REFLECT LOMR DATED DECEMBER 31, 2003 INDICATED THAT THE SUBJECT SITE LIES WITHIN UNSHADED ZONE "X". AREA IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

BASIS OF BEARINGS
SOUTH 00°55'48" WEST, BEING THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN IN FILE 149, PAGE 07 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK 1LV00 24W4
CITY OF LAS VEGAS RIVET AND PLATE IN TOP OF CURB SOUTHEAST CORNER OF LAKE MEAD AND JONES. ELEV = 2268.51 FEET (NAVD 83). 691.4438 METERS
NOTE: ELEVATIONS SHOWN HEREON ARE GIVEN IN FEET

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DIG
1-702-593-6111
NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call
811
OR
1-800-227-2600



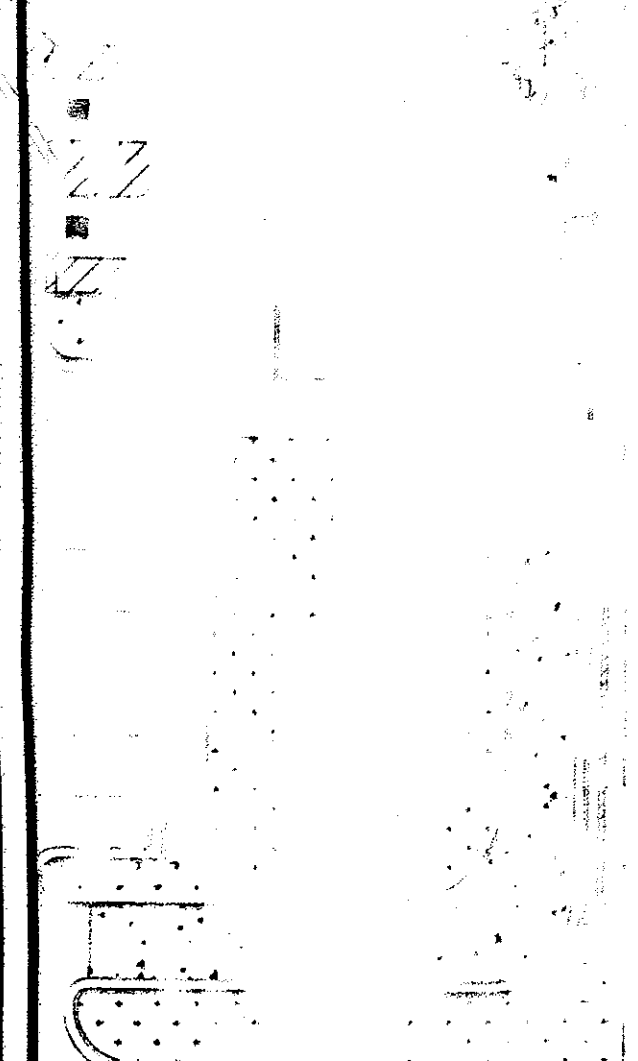
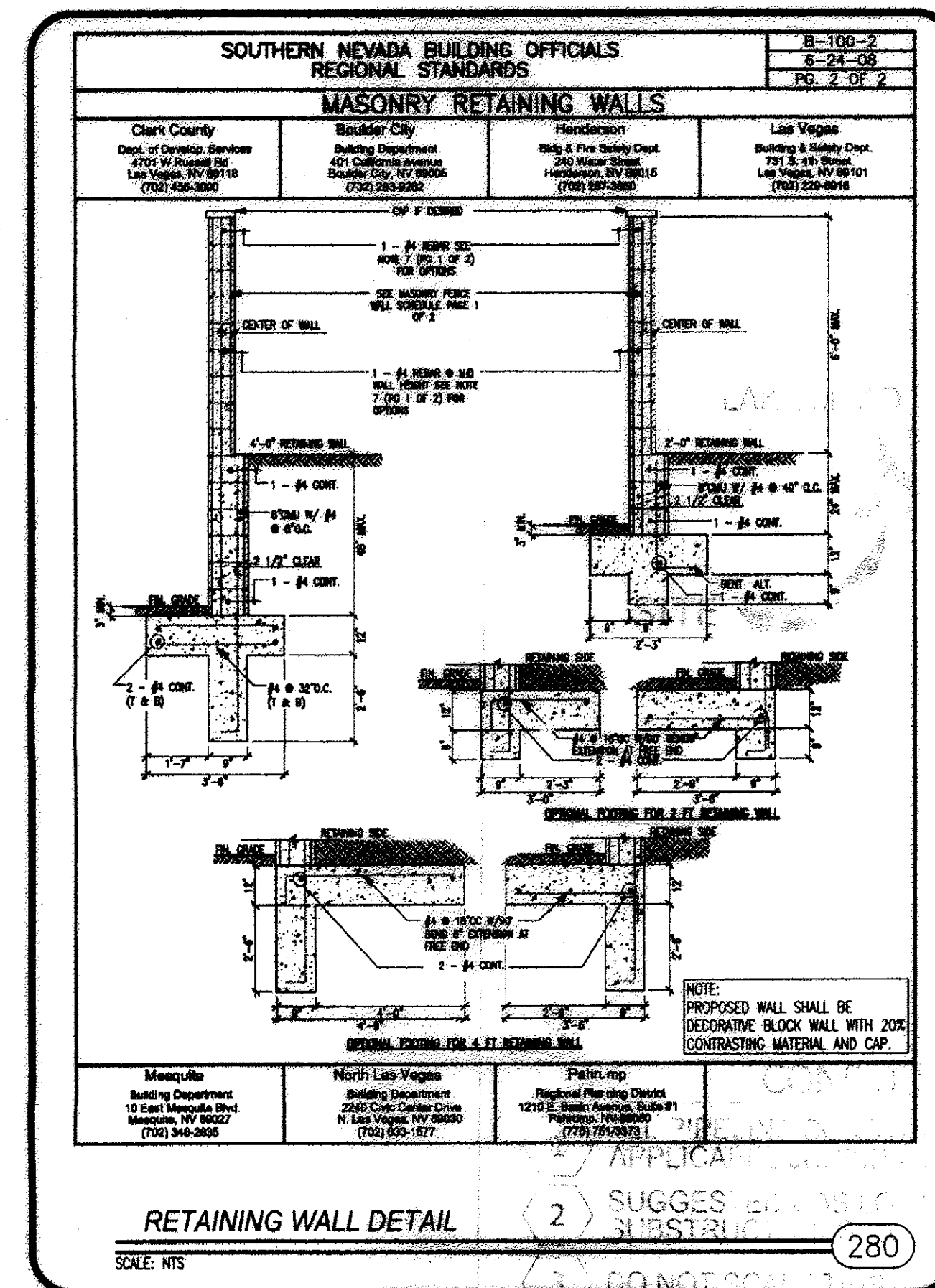
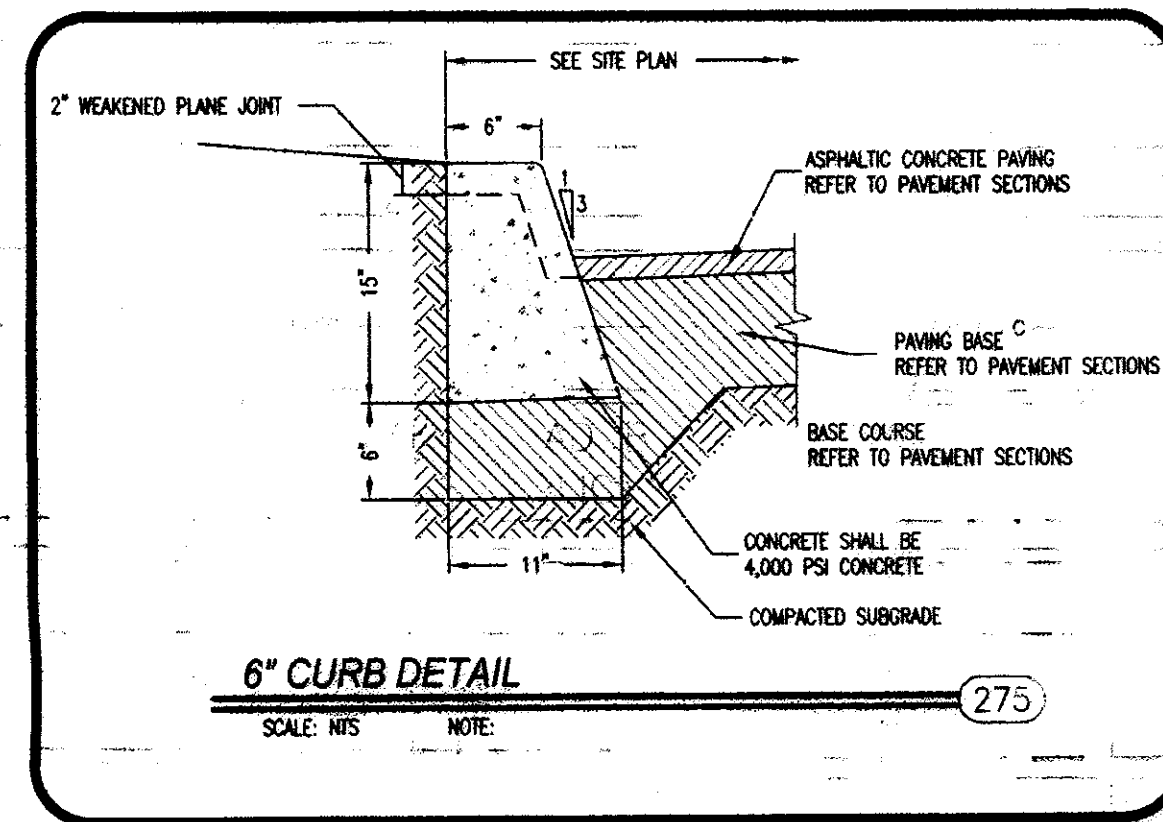
3535 Harbor Blvd.
Suite 100
Costa Mesa, CA 92626

701 North Green Valley Parkway, Suite 200
Henderson, NV 89074
702.348.5656
www.valley-civil.com

PRECISE GRADING PLAN

EL POLLO LOCO
LAS VEGAS, NV

TITLE
JOB NO.
08-519
DATE: Feb. 13, 2009
SHEET 4 OF 7
H # 32547
107/5/05



INVESTIGATION REPORT
REF STATION VALLEY
METERING ASSEMBLY
DESIGNED MAIN

OVER

VALVE

QUALITY

[illegible]