

Surface/CW PATH: F:\Starbucks Bonanza\22012-Cdn\22012-GRADING-ET.dwg

PECOS ROAD

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FAST
Call before you UnderGround
1-702-432-5300
FREWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

UTILITY NOTE
UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

CALL BEFORE YOU DIG
AND BEHIND BARRIERS
IT'S THE EASY WAY
CALL
1-800-227-2600

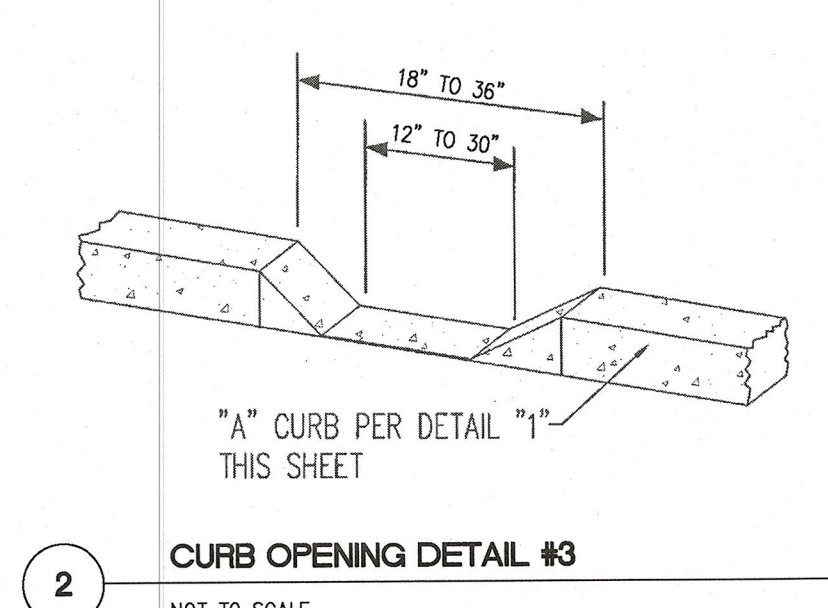
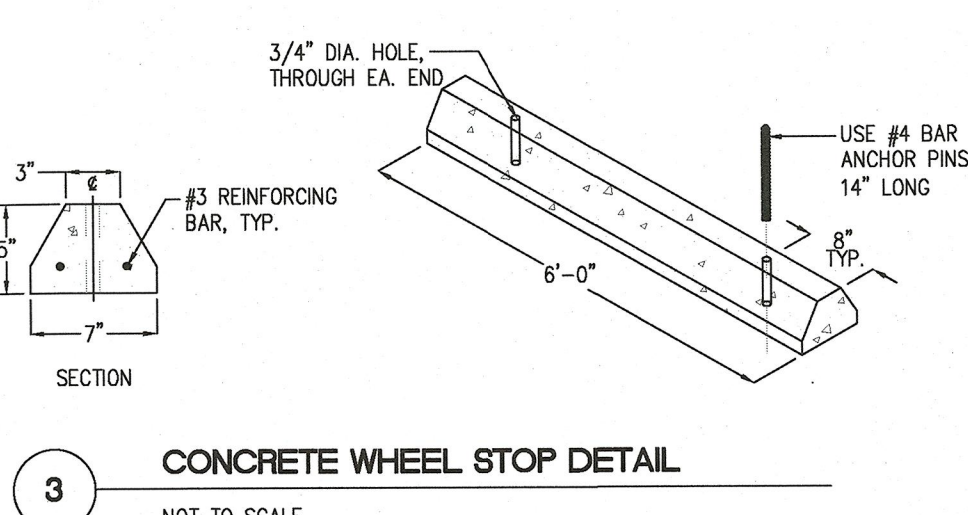
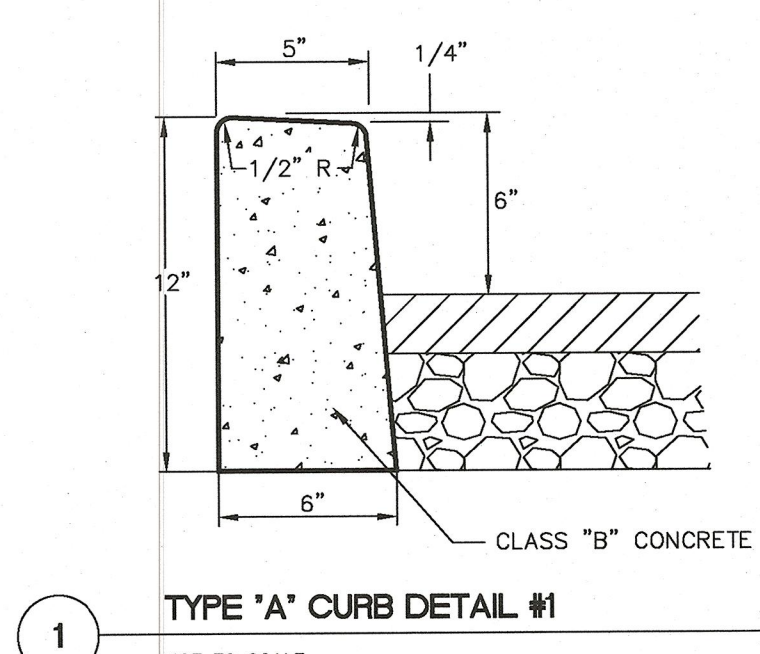
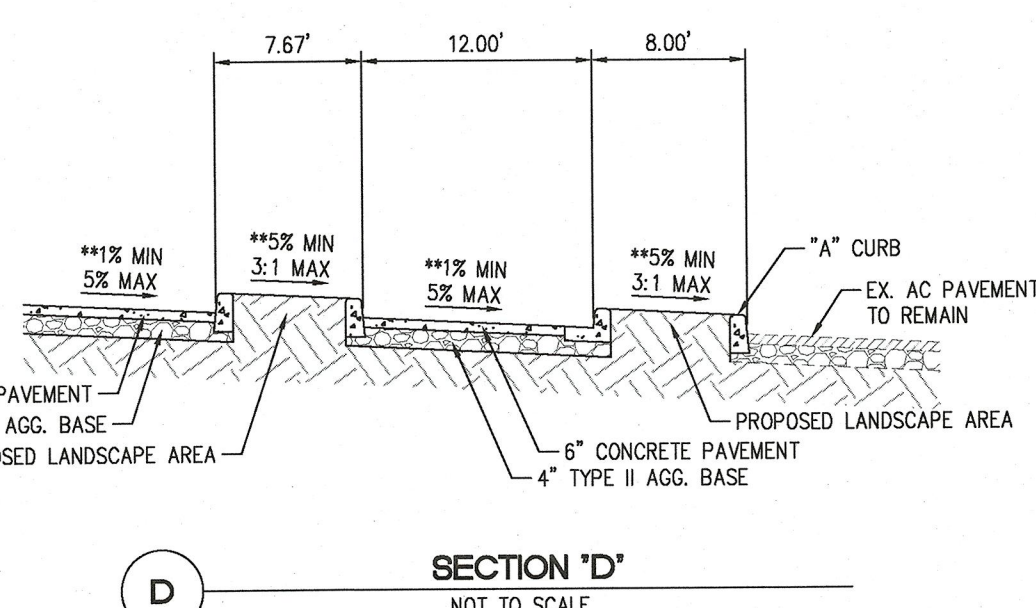
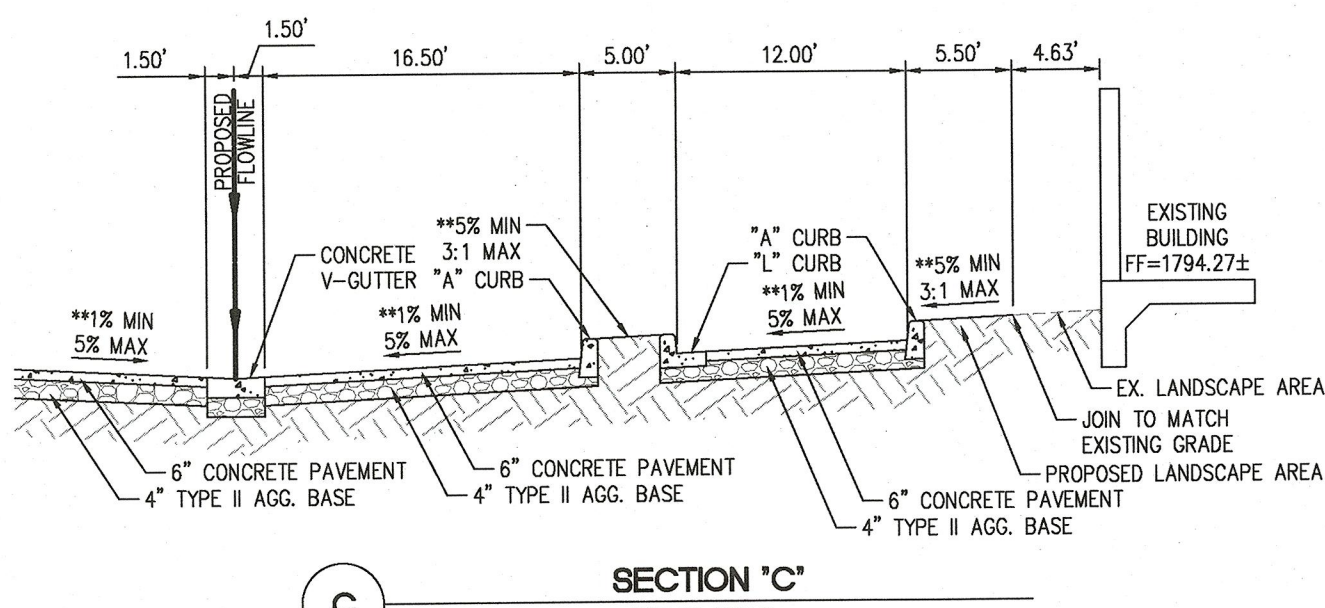
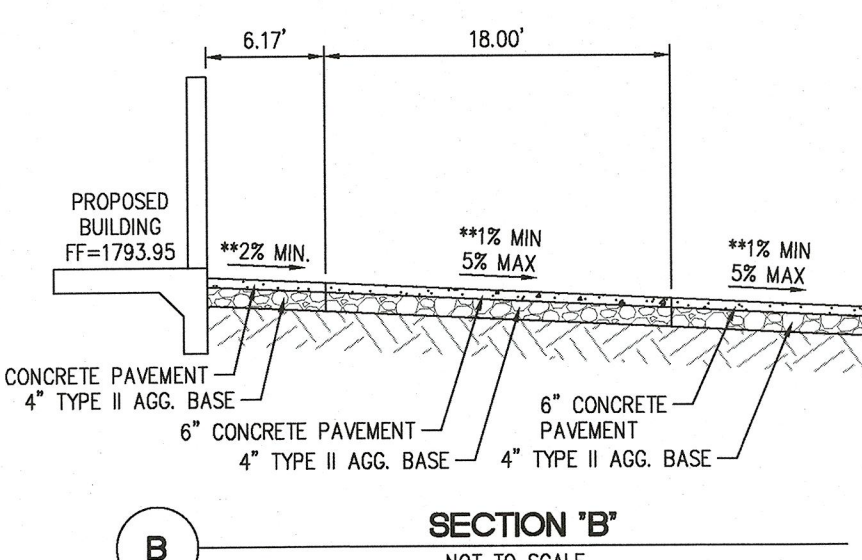
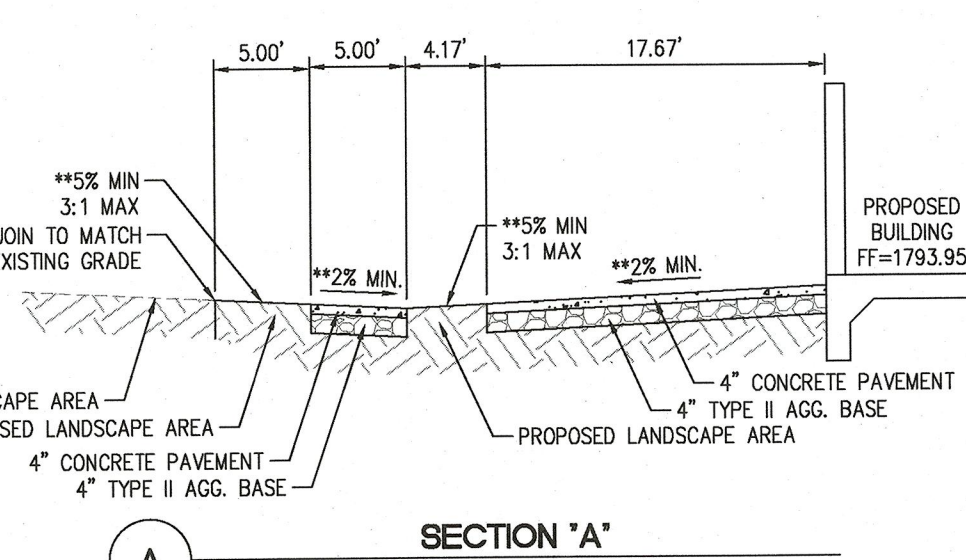
AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY
CALL BEFORE YOU DO OVERHEAD
1-702-227-2929

GENERAL NOTES

- CONTRACTOR SHALL NOTIFY ENGINEER IF THERE ARE ANY GRADING DISCREPANCIES PRIOR TO CONSTRUCTION.
- JPL ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITIES SHOWN OR NOT SHOWN. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM RECORD INFORMATION AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL RELEVANT UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF A CONFLICT OR DISCREPANCY IS DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY.
- EACH STRUCTURE INCLUDED IN THIS PLAN SET (BUILDINGS, FENCES, WALLS, POOLS, ETC.) AND UTILITIES REQUIRES A SEPARATE PERMIT.
- ADD 1790 TO ALL GRADE TAGS.

EARTH-WORK QUANTITIES

NOTES: THESE QUANTITIES ARE APPROXIMATE AND ARE RAW VOLUMES ONLY. OVER EXCAVATION, SUBSIDENCE, SHRINKAGE AND BULKING FACTORS, ARE NOT INCLUDED AS PART OF THESE EARTHWORK QUANTITIES.
ON-SITE AREA OF DISTURBANCE: 28,050 SQ. FT. (0.64 AC)
OUT 182 CUBIC YARD
FILL 456 CUBIC YARD
NET 274 CUBIC YARD (FILL)
OFF-SITE AREA OF DISTURBANCE: 0 SQ. FT. (0 AC)
OUT 0 CUBIC YARD
FILL 0 CUBIC YARD
NET 0 CUBIC YARD (OUT)

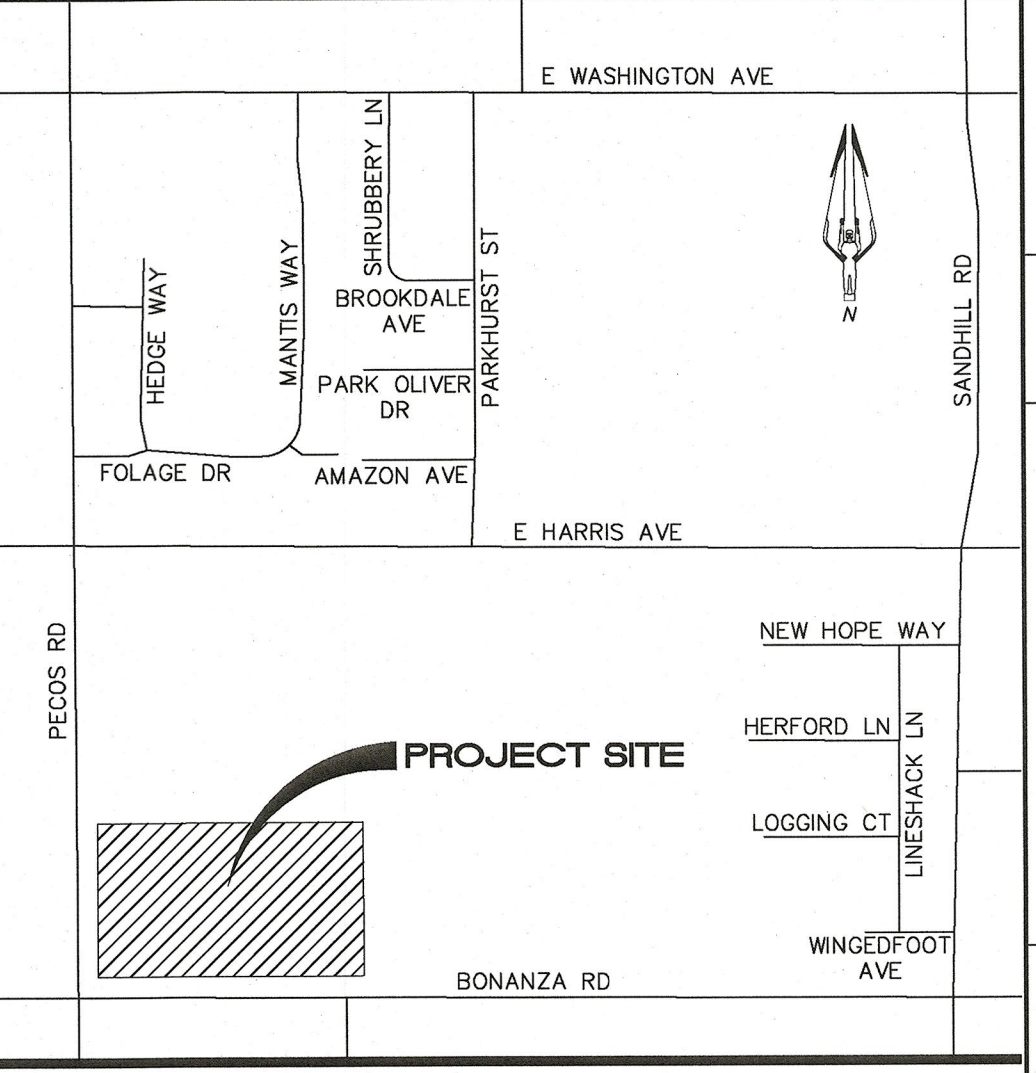
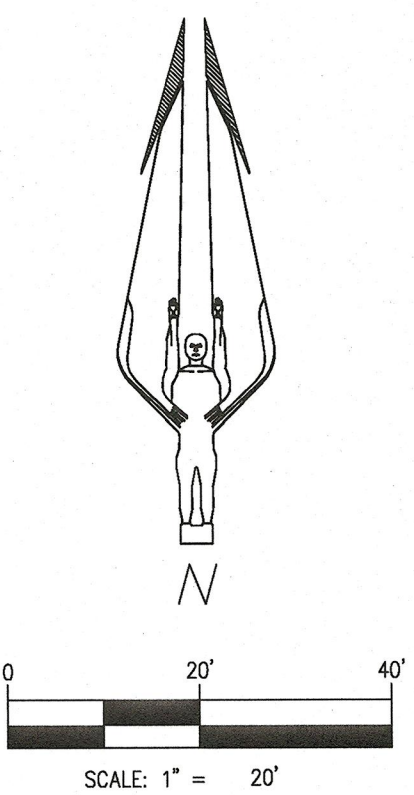


CONSTRUCTION NOTE:

- INSTALL 6" CONCRETE PAVEMENT OVER 4" TYPE II AGG. BASE.
- INSTALL 4" CONCRETE SIDEWALK PER CCAUSD #234.
- INSTALL "A" TYPE CURB PER DETAIL "A", SHEET GP.
- INSTALL "L" TYPE CURB & GUTTER PER CCAUSD #216.
- INSTALL CONCRETE V-GUTTER.
- INSTALL CURB OPENING PER DETAIL "B", SHEET GP.
- INSTALL CONCRETE WHEEL STOP PER DETAIL "7", SHEET GP, TYPICAL.
- CONTRACTOR SHALL VERIFY EXISTING ELEVATION AND MATCH EXISTING GRADE. IF ANY DISCREPANCIES NOTIFY ENGINEER.
- PROPOSED STRIPING.
- PAINT PROPOSED HANDICAP PARKING STRIPE, TYPICAL.
- PROPOSED LIGHT POLE.
- PROPOSED BOLLARD.
- PROPOSED PRE-VIEW BOARD.
- PROPOSED ORDER BOX & CANOPY.
- PROPOSED MENU BOARD.

SITE BMP STANDARD NOTES:

- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHT OF WAY OF CITY OF HENDERSON AS RESULT OF A CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
- ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CLARK COUNTY AND LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
- TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.5
- AT THE MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATION, AND ALL BMPs WEEKLY, AND WITH 24 HOURS AFTER ANY RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORM WATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, INSPECTIONS SECTION.
- ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.
- AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL RESPOND TO STORMWATER INSPECTION CORRECTIVE ACTIONS IN THE MANNER PRESCRIBED BY CLARK COUNTY, INCLUDING BUT NOT LIMITED TO PROVIDING PHOTOS AND DESCRIPTIONS OF THE CORRECTIONS COMPLETED BY THE CONTRACTOR OR HIS AGENT.



VICINITY MAP

NTS

EXISTING	LEGEND	PROPOSED
CENTERLINE	CENTERLINE	CENTERLINE
PROPERTY LINE	PROPERTY LINE	PROPERTY LINE
CURB & GUTTER	CURB & GUTTER	CURB & GUTTER
EDGE OF PAVEMENT	EDGE OF PAVEMENT	EDGE OF PAVEMENT
CONCRETE	CONCRETE	CONCRETE
SCREEN WALL	SCREEN WALL	SCREEN WALL
CONTOUR W/ ELEVATION	CONTOUR W/ ELEVATION	CONTOUR W/ ELEVATION
GRADES	GRADES	GRADES
FLOW LINE	FLOW LINE	FLOW LINE
CHAIN LINK FENCE	CHAIN LINK FENCE	CHAIN LINK FENCE
SETBACK	SETBACK	SETBACK
GRADE BREAK	GRADE BREAK	GRADE BREAK
WOODEN FENCE	WOODEN FENCE	WOODEN FENCE
WROUGHT IRON FENCE	WROUGHT IRON FENCE	WROUGHT IRON FENCE
OVERHEAD POWER LINE	OVERHEAD POWER LINE	OVERHEAD POWER LINE
POWER POLE	POWER POLE	POWER POLE
SEWER MANHOLE	SEWER MANHOLE	SEWER MANHOLE
WATER VALVE	WATER VALVE	WATER VALVE

ABBREVIATION

ABBREVIATION					
C/L	CENTER LINE	FG	FINISH GRADE	ROW	RIGHT-OF-WAY
CONC.	CONCRETE	GB	GRADE BREAK	S	SOUTH
DW	DRIVEWAY	LF	LINEAR FEET	TC	TOP OF CURB
E	EAST	MAX.	MAXIMUM	TEL	TELEPHONE
ELEC.	ELECTRIC	MIN.	MINIMUM	TW	TOP OF WALL
ETC	END TOP OF CURB	N	NORTH	W	WEST
EX.	EXISTING	NTS	NOT TO SCALE	WL	WALL
FF	FINISH FLOOR	PL	PROPERTY LINE	O.R.	OFFICIAL RECORD
ELEC	ELECTRIC BOX	CATV	CABLE BOX	WM	WATER METER

OWNER/DEVELOPER

SMITHS FOOD & DRUG CENTERS, INC.
1014 VINE ST., 7TH FLR.,
CINCINNATI, OH 45202

ENGINEER

CONTACT: JAMES LOPEZ, P.E.
JPL ENGINEERING, INC.
6725 S. EASTERN AVE., STE. 5
LAS VEGAS, NV 89119
PHONE: (702) 898-6269
EMAIL: JAMES@JPLENGINEERINGINC.COM

BASIS OF BEARING

SOUTH 89°46'11" EAST - THE SOUTH LINE OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., AS PER PLAT MAP BOOK 73, PAGE 31, CLARK COUNTY, NEVADA OFFICIAL RECORDS.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK NO. 1LV0125SES, BEING A CITY OF LAS VEGAS RIVET AND PLATE IN TOP OF CURB, NORTHWEST CORNER OF BONANZA RD AND 17TH ST, NEAR THE 1/2 DELTA PECOS RD

ELEVATION = 547.64 METERS (NAVD 88)
= 1796.73 U.S. SURVEY FEET

LEGAL DESCRIPTION

A PORTION OF LOT FIVE (5) OF "SMITH'S NO. 367 SUBDIVISION, A COMMERCIAL SUBDIVISION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 73 OF PLATS, PAGE 31, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA.

FLOOD ZONE NOTE:

THIS SITE IS LOCATED IN UNSHADED ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C2186F, DATED NOVEMBER 16, 2011

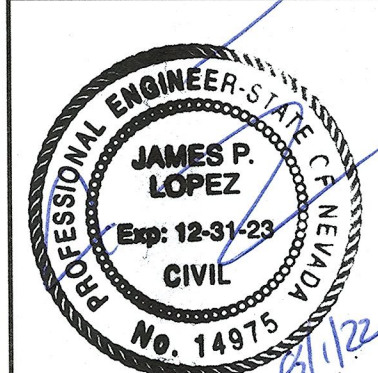
NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED, OR OBLISCURED DURING CONSTRUCTION.

JPL ENGINEERING INC.

APN# 140-30-411-005
STARBUCKS COFFEE COMPANY

GRADING PLAN



JOB# 22-012
SHEET

GP
01 OF 02

6725 S. EASTERN AVE. STE. 5, LAS VEGAS, NV 89119
PHONE (702) 898-6269 • FAX (877) 557-8292

JULY 2022

APPROVAL

DESCRIPTION

REV

DATE