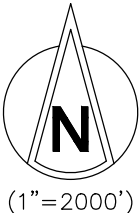
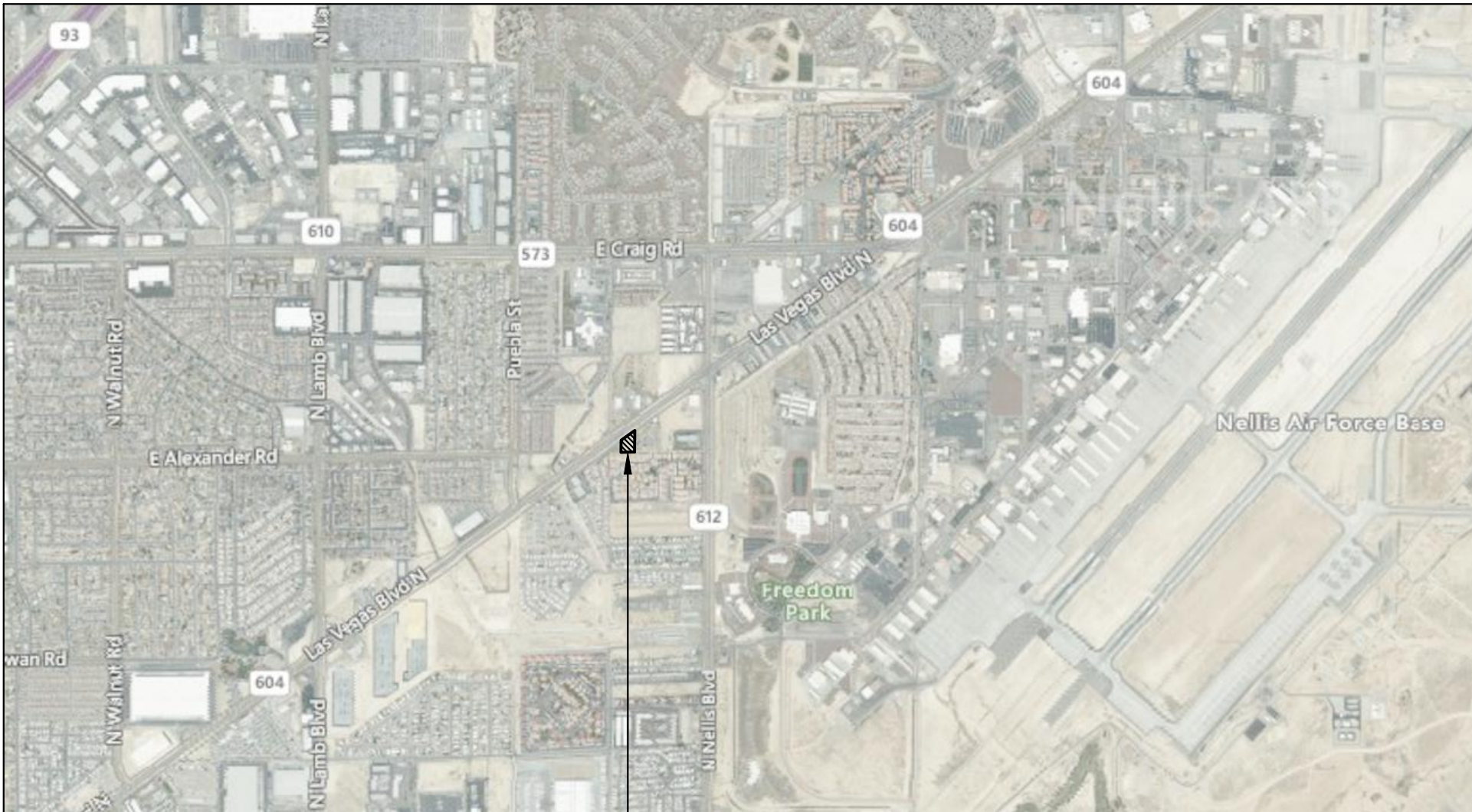


DOLLARTREE - FAMILY DOLLAR

A TRACT OF LAND BEING A PORTION OF
THE SOUTHEAST QUARTER (SE 1/4) OF
THE SOUTHEAST QUARTER (SE 1/4) OF
SECTION 5, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.,
NORTH LAS VEGAS, CLARK COUNTY, NEVADA

CIVIL CONSTRUCTION DOCUMENTS



SITE LOCATION

PERTINENT INFORMATION

PROPERTY ADDRESS:	SOUTHEAST CORNER OF LAS VEGAS BLVD AND LAMONT BLVD
CITY:	CITY OF LAS VEGAS
STATE:	NEVADA
ZIP CODE:	89115
PARCEL No.	140-05-803-007
CURRENT ZONING:	
PROPOSED ZONING:	
TOTAL SITE AREA:	0.974 ACRES (42,433± SF)
AREA OF DISTURBANCE:	1.08± ACRES (47,251± SF)

SHEET INDEX

C0.0 - COVER
C1.0 - EXISTING CONDITIONS & DEMOLITION PLAN
C2.0 - SITE PLAN
C3.0 - GRADING AND DRAINAGE PLAN
C4.0 - UTILITY PLAN
C5.0 - CONSTRUCTION DETAILS
C5.1 - CONSTRUCTION DETAILS
C6.0 - EROSION & SEDIMENT CONTROL PLAN
C7.0 - EXISTING DRAINAGE AREA MAP
C7.1 - PROPOSED DRAINAGE AREA MAP

LEGEND OF SYMBOLS

EXISTING		PROPOSED
	UTILITY POLE	
	GUY WIRE	
	WALL	
	TREE	
	TREE LINE	
	BUILDING	
	TELEPHONE LINE	
	ELECTRIC LINE (OVERHEAD)	
	ELECTRIC LINE (UNDERGROUND)	
	FIBER OPTIC CABLE	
	WATER LINE	
	GAS LINE	
	CABLE LINE	
	SANITARY LINE	
	STORM LINE	
	FORCE MAIN	
	MANHOLE WITH STORM SEWER	
	GRATE INLET WITH STORM SEWER	
	AREA INLET WITH STORM SEWER	
	MANHOLE WITH SANITARY SEWER	
	STORM STRUCTURE NUMBER	
	SANITARY STRUCTURE NUMBER	
	LIGHT	
	FIRE DEPARTMENT CONNECTION	
	FIRE HYDRANT	
	GAS VALVE	
	GAS METER	
	CLEAN OUT	
	WATER VALVE	
	WATER METER	
	ELECTRIC METER	
	CONTOUR	
	SPOT ELEVATION	
	SPOT ELEVATION AT TOP OF CURB	
	SPOT ELEVATION AT BOTTOM OF CURB	
	SPOT ELEVATION AT FLOWLINE OF GUTTER	
	SPOT ELEVATION AT TOP OF WALL	
	SPOT ELEVATION AT BOTTOM OF WALL	
	SPOT ELEVATION AT TOP OF SLOPE	
	SPOT ELEVATION AT BOTTOM OF SLOPE	
	STREET SIGN	
	FENCE	

PROJECT CONTACTS

OWNER: COREWELL PARTNERS 18401 BURBANK BLVD, SUITE 260 TARZANA, CA 91356 AARON YASHOUAFAR (818) 459-1818 MAY@COREWELLPARTNERS.COM	STORM: CLARK COUNTY DEPARTMENT OF PUBLIC WORKS (702)455-4600 INTHEWORKS@CLARKCOUNTYNV.GOV
CIVIL ENGINEER: HGTS SERVICES, LLC 12 SUNNEN DRIVE, SUITE 100 ST. LOUIS, MO 63143 MARK SPALINGER, P.E. (314) 821-1100 MARK.SPALINGER@THECDCOMPANIES.COM	SANITARY: CLARK COUNTY DEPARTMENT OF PUBLIC WORKS (702)455-4600 INTHEWORKS@CLARKCOUNTYNV.GOV
ELECTRIC: NV ENERGY SOUTHERN NEVADA INFO 7155 LINDELL ROAD LAS VEGAS, NV 89118 (702) 402-8400	GAS: SOUTHWEST GAS CORPORATION 8360 S DURANGO DR LAS VEGAS, NV 89113 702-876-7011
WATER: CITY OF NORTH LAS VEGAS PUBLIC WORKS DEPARTMENT QUANG PHAN (702) 633-2677 PHANO@CITYOFNORTHLASVEGAS.COM	PHONE/INTERNET: COX COMMUNICATIONS (RETAILER) 1611 W. CRAIG RD., UNIT 2 LAS VEGAS, NV 89032 (702) 331-2500

UTILITY LOCATES:
811
1-(800) 642-2444

FIRE DEPARTMENT:

TABLE OF ABBREVIATIONS

NOTE: NOT ALL ABBREVIATIONS USED

AI	AREA INLET	N	NORTH
ASPH	ASPHALT	NE	NORTHEAST
ATO	ADJUST TO GRADE	NW	NORTHWEST
BB	BOTTOM OF BANK ELEVATION	OH	OVERHEAD
BC	BOTTOM OF CURB ELEVATION	PB	PLAT BOOK
BFP	BACKFLOW PREVENTER	PC	POINT OF CURVATURE
BLDG	BUILDING	PERM	PERMANENT
BM	BENCHMARK	PG	PAGE
BOT	BOTTOM	PGS	PAGES
BS	BOTTOM OF SLOPE ELEVATION	PL	PROPERTY LINE
BW	BOTTOM OF WALL ELEVATION	PNT	POINT
CI	CURB INLET	PR	PROPOSED
CJ	CONTROL JOINT	PT	POINT OF TANGENCY
CL	CENTER LINE	PVC	POLYVINYL CHLORIDE
CMP	CORRUGATED METAL PIPE	PVMT	PAVEMENT
CO	CLEAN OUT	R	RADIUS
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
CONST	CONSTRUCT	REC	RECORD
DB	DEED BOOK	(R)	RECORD
DIP	DUCTILE IRON PIPE	R/W	RIGHT OF WAY
DS	DOWNSPOUT	R/W	RIGHT OF WAY
E	EAST	S	SOUTH
ELEV	ELEVATION	(S)	SURVEY
EM	ELECTRIC METER	SE	SOUTHEAST
EOP	EDGE OF PAVEMENT	SF	SQUARE FEET
ESMT	EASEMENT	STD	STANDARD
EX	EXISTING	SURV	SURVEY
FDC	FIRE DEPARTMENT CONNECTION	SW	SOUTHWEST
FF	FINISHED FLOOR ELEVATION	T	TRANSFORMER
FH	FIRE HYDRANT	TBR	TO BE REMOVED
FL	FLOW LINE ELEVATION	TB	TOP OF BANK ELEVATION
FO	FIBER OPTIC	TC	TOP OF CURB ELEVATION
GEN	GENERATOR	TEMP	TEMPORARY
GFI	GRATE TOP INLET	TSP	TRANSFORMER PAD
GM	GAS METER	TS	TOP OF SLOPE ELEVATION
GV	GAS VALVE	TW	TOP OF WALL ELEVATION
HC	HANDICAPPED	TYP	TYPICAL
IRR	IRRIGATION	UOGO	UNDERGROUND FIBER OPTIC LINE
ICVR	IRRIGATION CONTROL VALVE RECLAIMED	UP	USE IN PLACE
MAX	MAXIMUM	VCP	VITRIFIED CLAY PIPE
MH	MANHOLE	W	WEST
MIN	MINIMUM	WM	WATER METER
MSD	METROPOLITAN ST. LOUIS SEWER DISTRICT	WV	WATER VALVE

GENERAL NOTES

- THE SITEWORK ON THIS PROJECT SHALL MEET OR EXCEED ALL STANDARDS AND SPECIFICATIONS REQUIRED BY THE CLARK COUNTY.
- HGTS SERVICES, LLC HAS NOT PERFORMED ANY INVESTIGATION REGARDING UNDERGROUND CONDITIONS, HAZARDOUS WASTES, OR UTILITIES AFFECTING THE SITE SHOWN HEREIN.
- ALL DIMENSIONS ARE FROM THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL DISTURBED AREAS OUTSIDE OF PAVEMENT AND BUILDING PAD AREAS SHALL RECEIVE 4" OF SUITABLE TOPSOIL. CONTRACTOR SHALL SEED, MULCH, FERTILIZE AND MAINTAIN ALL DISTURBED AREAS OUTSIDE OF PAVEMENT UNTIL SUFFICIENT VEGETATIVE GROWTH HAS BEEN ESTABLISHED PER THE SWPPP. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS REQUIRED TO ESTABLISH PERMANENT SOIL STABILIZATION.
- ALL SURVEY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF NEVADA AT THE CONTRACTOR'S OWN EXPENSE.
- ALL TRENCHES EXCAVATED UNDERNEATH AREAS TO BE PAVED SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL AND COMPACTED TO MEET REQUIREMENTS OF THE GEOTECHNICAL REPORT AND CLARK COUNTY REQUIREMENTS.
- CONTRACTOR SHALL INSTALL ALL UNDERGROUND PIPING AND CONDUITS PER THE REQUIREMENTS OF THE RESPECTIVE MANUFACTURERS AND CLARK COUNTY.
- IN ACCORDANCE WITH GENERAL CONSTRUCTION PRACTICES, NEITHER THE OWNER NOR THE ENGINEER WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL SAFETY MEASURES AND REGULATIONS. CONTRACTOR SHALL COMPLY WITH ALL OSHA REGULATIONS AND SAFETY MEETING REQUIREMENTS. THE CONTRACTOR SHALL BE COMPLETELY AND SOLELY RESPONSIBLE FOR JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PROPERTY AND PERSONS AT ALL TIMES DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT APPLIES CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING, MAINTAINING, AND IMPLEMENTING ALL SAFETY DEVICES AND PRACTICES DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PUBLIC AND PRIVATE PROPERTY ADJACENT TO THE WORK. CONTRACTOR SHALL EXERCISE DUE CARE AND CAUTION TO AVOID DAMAGE TO SUCH PROPERTY. CONTRACTOR SHALL REPLACE OR RESTORE TO EQUAL OR BETTER CONDITION THAN THE ORIGINAL CONDITION AT THE CONTRACTOR'S OWN EXPENSE, ALL IMPROVEMENTS WITHIN OR ADJACENT TO THE AREA OF WORK WHICH ARE NOT DESIGNATED FOR REMOVAL OR ADJUSTMENT AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF THE CONTRACTOR'S ACTIONS.
- CONTRACTOR SHALL CONTINUALLY MONITOR JOB SITE CONDITIONS, CONDITIONS REQUIRING CONSTRUCTION DIFFERENT THAN THAT SHOWN ON ON THE PLANS SHALL BE REPORTED TO THE ENGINEER PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING PRESENCE AND LOCATIONS (VERTICALLY AND HORIZONTALLY) OF ALL UTILITIES. IN NO WAY DOES THE ENGINEER OR THE OWNER SUGGEST, IMPLY, OR CONFIRM THAT UTILITIES SHOWN ARE INCLUSIVE OF ALL UTILITIES WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING IN PLACE ALL UTILITIES. ANY DAMAGE OR LOSS TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY DAMAGE OR LOSS TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL REPLACE OR REPAIR THE DAMAGES TO THE FULL SATISFACTION OF THE UTILITY OWNER AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR SHALL AGREE TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND THE ENGINEER FROM ANY AND ALL DAMAGES OR LOSS.
- UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS, AND INFORMATION, AND THEREFORE, DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OF, OR LOCATION OF THESE FACILITIES, STRUCTURES, AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS.

CONSTRUCTION NOTES

- GRADING:
- ALL CONTOURS SHOWN ON THESE PLANS ARE BASED ON U.S.G.S. DATA.
 - ALL GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CLARK COUNTY.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE THE GRADE TO THE DESIGN ELEVATIONS.
 - NO SLOPES SHALL BE GRADED STEEPER THAN 3:1 (HORIZONTAL : VERTICAL), AND SHALL BE SEEDED AND MULCHED.
 - ONLY THE DESIGNATED CONSTRUCTION ACCESS ROUTE MAY BE USED TO MOVE EQUIPMENT IN AND OUT. NO OTHER ACCESS POINT WILL BE PERMITTED.
 - ALL SILTATION MEASURES MUST BE IN PLACE BEFORE ANY OPERATIONS THAT DISTURB THE NATURAL GRADE COMMENCES. THIS INCLUDES GRUBBING OR STUMP REMOVAL. CLARK COUNTY SHALL BE NOTIFIED UPON COMPLETION OF ALL SILTATION AND EROSION FACILITIES AND SHALL INSPECT AND APPROVE SUCH FACILITIES PRIOR TO THE COMMENCEMENT OF ANY CLEARING OR GRADING ACTIVITIES.
 - SILTATION AND CONTROL FACILITIES MUST BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THIS INCLUDES REMOVAL OF MUD FROM SILTATION BASINS AND REPLACEMENT OF CLARK COUNTY APPROVED EROSION CONTROL DEVICES. MUD SHALL NOT BE PERMITTED TO MIGRATE OFF THE SITE, DAMAGE OR FAILURE OF SILTATION AND EROSION CONTROL FACILITIES SHALL BE REPAIRED. DAMAGE OR FAILURE OF SILTATION AND EROSION CONTROL FACILITIES SHALL BE REPAIRED IMMEDIATELY BUT NOT LONGER THAN 24 HOURS AFTER NOTIFICATION. IF PROPOSED MEASURES FAIL TO ADEQUATELY PROTECT THE ADJOINING PROPERTY ADDITIONAL FACILITIES SHALL BE INSTALLED AS DIRECTED.
 - THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR TO PROTECT OFF-SITE PROPERTY FROM EROSION OR SILTATION. THE ENGINEER SHALL NOT BE LIABLE FOR DAMAGE CAUSED BY EROSION OR SILTATION DUE TO DEFECTIVE SILTATION CONTROL DEVICES.
 - MUD WILL NOT BE PERMITTED TO BE CARRIED OFF SITE ONTO PUBLIC STREETS. A TEMPORARY WASH FACILITY SHALL BE PROVIDED TO REMOVE MUD FROM VEHICLE TIRES BEFORE ENTERING THE PUBLIC STREETS.
 - MEASURES SHALL BE TAKEN TO CONTROL DUST AS NECESSARY.
 - IT SHALL BE THE GRADING CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE SOILS ENGINEER OF WORK IN PROGRESS AND TO COMPLY WITH SPECIFICATIONS SET BY THE SOILS ENGINEER WITH REGARD TO COMPACTION, SURFACE PREPARATION AND PLACEMENT OF FILL.
 - ALL STUMPS, LIMBS, AND OTHER DEBRIS ARE TO BE REMOVED FROM THE SITE.
 - ALL DRAINAGE SWALES SHALL BE SODDED.
 - ALL FILL AREAS, INCLUDING TRENCH BACKFILLS, UNDER BUILDINGS, PROPOSED STORM AND SANITARY SEWER LINES, PUBLIC RIGHT OF WAY AND PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO T-180 COMPACTION TEST, (A.S.T.M. D- 1557) UNLESS OTHERWISE REQUIRED IN THE SOILS REPORT FOR THIS PROJECT.
 - TYPE V CEMENT SHALL BE USED FOR ALL CONCRETE PLACED IN CONTACT WITH SOIL UNLESS A SITE SOIL TEST (DOCUMENTED BY A MATERIALS TESTING COMPANY OR GEOTECHNICAL ENGINEER) IS SUBMITTED FOR REVIEW AND APPROVED BY CIVIL ENGINEER OF RECORD.

FLOOD ZONE NOTE

ACCORDING TO THE FLOOD INSURANCE RATE MAP ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP 3200302186E, EFFECTIVE DATE NOVEMBER 16, 2011, SHOW THIS DEVELOPMENT IS LOCATED IN FLOOD ZONE "X" (UNSHADED). FLOOD ZONE "X" (UNSHADED) IS DEFINED AS AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD HAVING MINIMAL FLOOD HAZARD.

SURVEY NOTE

THE TOPOGRAPHIC INFORMATION IN THIS PLAN SET IS BASED OFF AN ALTA SURVEY PROVIDED BY COMMERCIAL DUE DILIGENCE SERVICES CO. DATED AUGUST 25, 2021.

ACTUAL FIELD CONDITIONS ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF WORK.

BASIS OF BEARING: SOUTH 88°38'15" WEST - BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5, T.20S., R.62E., M.D.M.

HGTS SERVICES, LLC.

12 Sunnen Drive, Suite 100, St. Louis, MO 63143 T: 314.821.1100

FAMILY DOLLAR SHELL BUILDING
VANILLA BOX PROJECT
SE OF LAS VEGAS BLVD & LAMONT BLVD
SUNRISE MANOR, CLARK COUNTY,
NEVADA 89115

CONSTR. DOC. & REVISIONS

HGTS SERVICES, LLC
CERTIFICATE OF AUTHORITY-ENGINEERING
16230 12/17/2022



02-09-22

PROFESSIONAL OF RECORD
Mark A. Spalinger License No. 024778
Expiration Date: 06/30/2022

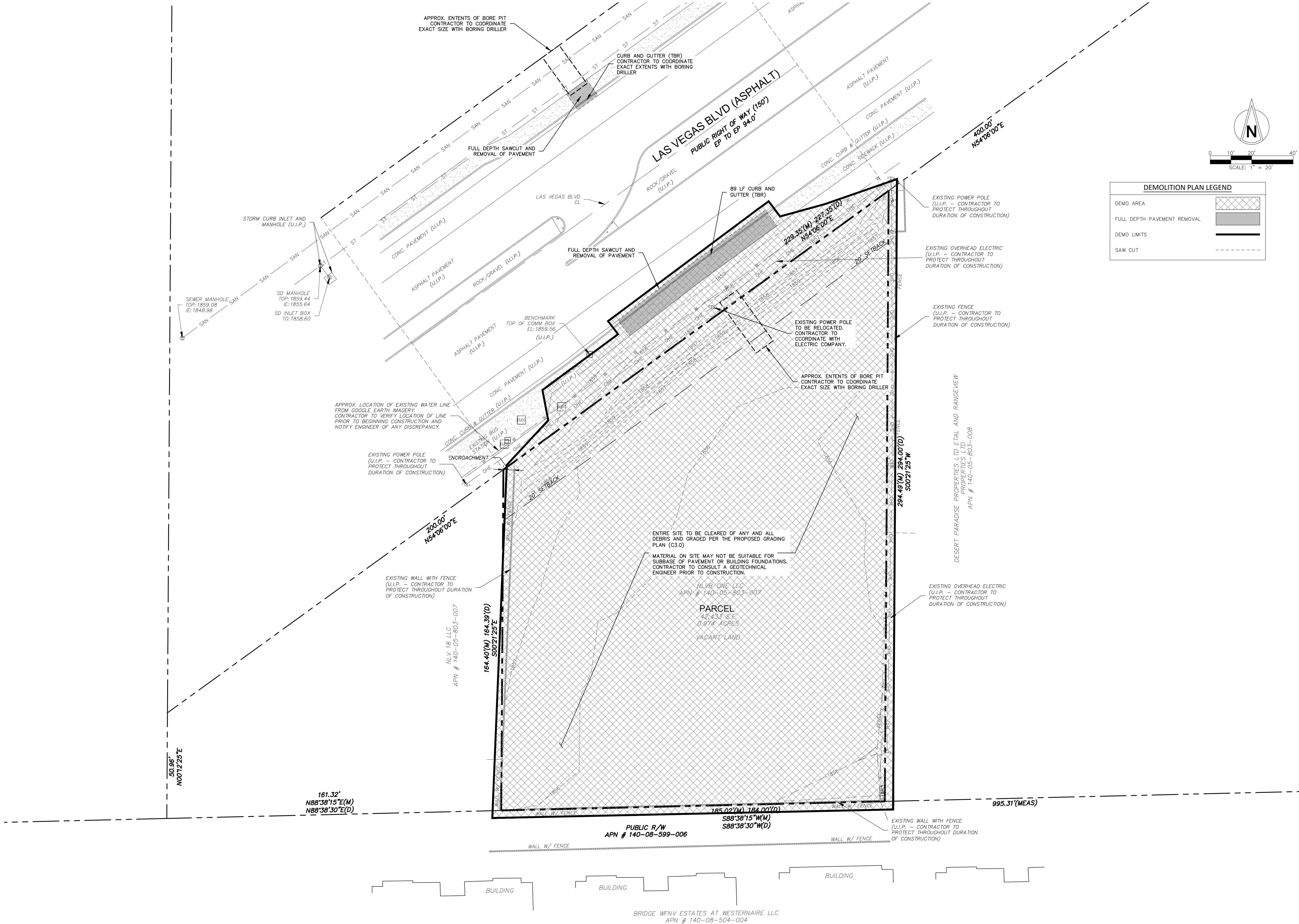
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Project Number 2101394
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COVER

C0.0



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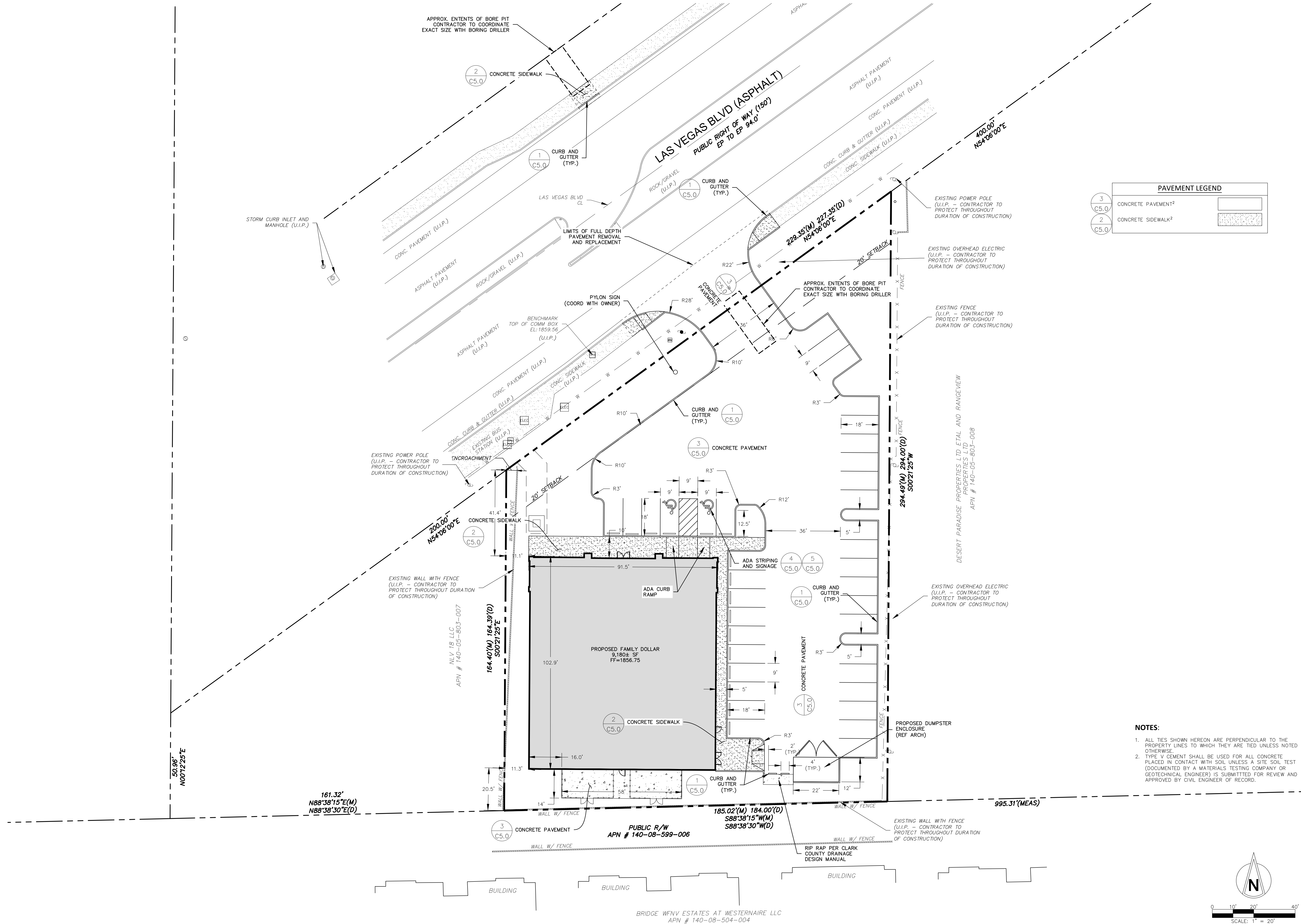
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02-09-22	
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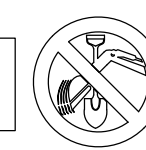
EXISTING
CONDITIONS &
DEMOLITION PLAN

C1.0

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NOTE
ITEMS SCHEDULED FOR DEMOLITION
HAVE BEEN REMOVED FOR CLARITY.



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NOTES:

- ALL TIES SHOWN HEREON ARE PERPENDICULAR TO THE PROPERTY LINES TO WHICH THEY ARE TIED UNLESS NOTED OTHERWISE.
- TYPE V CEMENT SHALL BE USED FOR ALL CONCRETE PLACED IN CONTACT WITH SOIL UNLESS A SITE SOIL TEST (DOCUMENTED BY A MATERIALS TESTING COMPANY OR GEOTECHNICAL ENGINEER) IS SUBMITTED FOR REVIEW AND APPROVED BY CIVIL ENGINEER OF RECORD.

CONSTR. DOC. & REVISIONS

Date

Description

No.

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16230 12/17/2022



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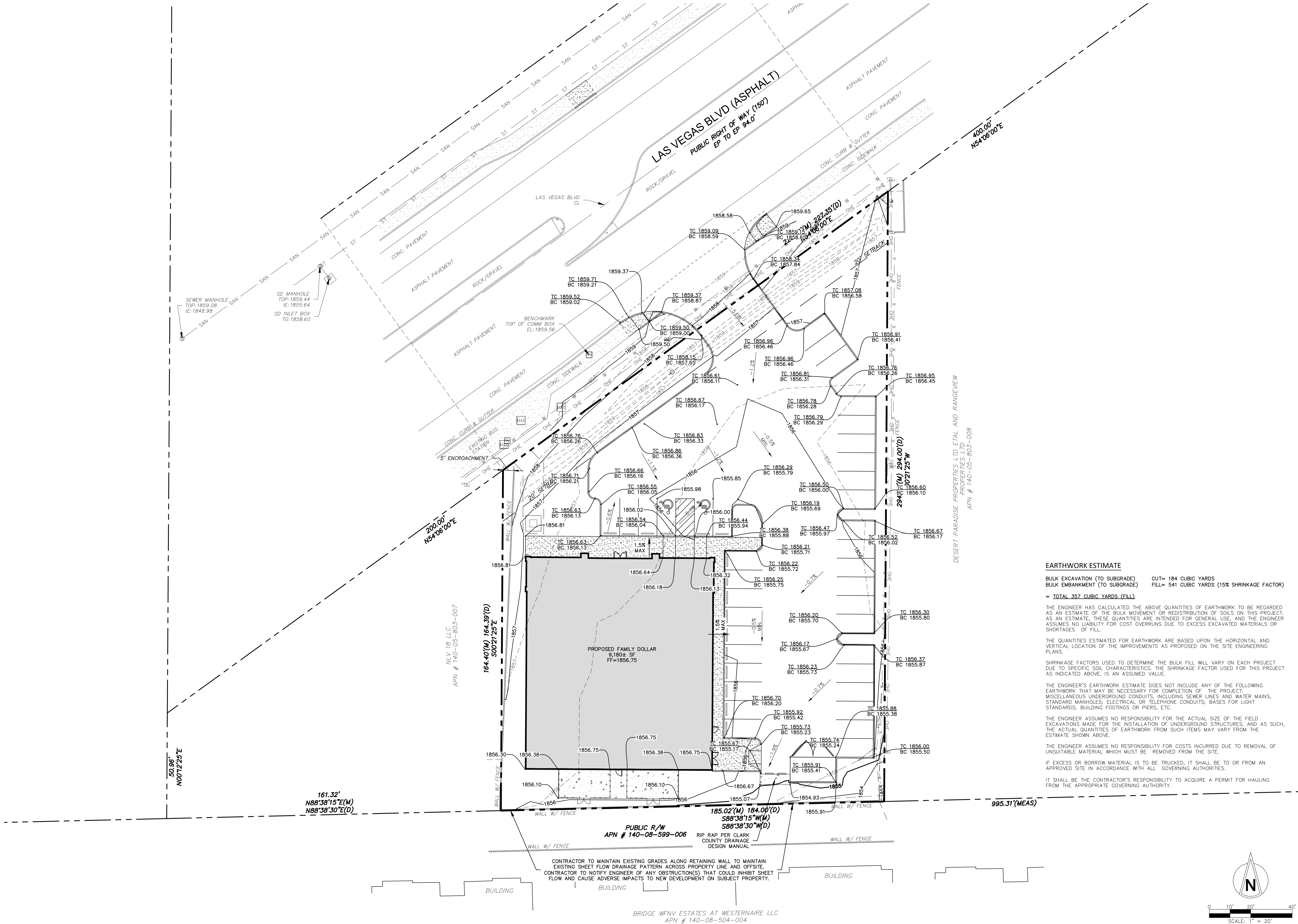
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SITE PLAN

C2.0

FAMILY DOLLAR SHELL BUILDING
VANILLA BOX PROJECT
SE OF LAS VEGAS BLVD & LAMONT BLVD
SUNRISE MANOR, CLARK COUNTY,
NEVADA 89115

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12 Summit Drive, Suite 100, St. Louis, MO 63143 T: 314.821.1100



EARTHWORK ESTIMATE

BULK EXCAVATION (TO SUBGRADE) CUT= 184 CUBIC YARDS
BULK EMBANKMENT (TO SUBGRADE) FILL= 541 CUBIC YARDS (15% SHRINKAGE FACTOR)
= TOTAL 357 CUBIC YARDS (FILL)

THE ENGINEER HAS CALCULATED THE ABOVE QUANTITIES OF EARTHWORK TO BE REGARDED AS AN ESTIMATE OF THE BULK MOVEMENT OR REDISTRIBUTION OF SOILS ON THIS PROJECT. AS AN ESTIMATE, THESE QUANTITIES ARE INTENDED FOR GENERAL USE, AND THE ENGINEER ASSUMES NO LIABILITY FOR COST OVERRUNS DUE TO EXCESS EXCAVATED MATERIALS OR SHORTAGES OF FILL.

THE QUANTITIES ESTIMATED FOR EARTHWORK ARE BASED UPON THE HORIZONTAL AND VERTICAL LOCATION OF THE IMPROVEMENTS AS PROPOSED ON THE SITE ENGINEERING PLANS.

SHRINKAGE FACTORS USED TO DETERMINE THE BULK FILL WILL VARY ON EACH PROJECT DUE TO SPECIFIC SOIL CHARACTERISTICS. THE SHRINKAGE FACTOR USED FOR THIS PROJECT AS INDICATED ABOVE, IS AN ASSUMED VALUE.

THE ENGINEER'S EARTHWORK ESTIMATE DOES NOT INCLUDE ANY OF THE FOLLOWING EARTHWORK THAT MAY BE NECESSARY FOR COMPLETION OF THE PROJECT: MISCELLANEOUS UNDERGROUND CONDUITS, INCLUDING SEWER LINES AND WATER MAINS, STANDARD MANHOLES, ELECTRICAL OR TELEPHONE CONDUITS, BASES FOR LIGHT STANDARDS, BUILDING FOOTINGS OR PIERS, ETC.


THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACTUAL SIZE OF THE FIELD EXCAVATIONS MADE FOR THE INSTALLATION OF UNDERGROUND STRUCTURES, AND AS SUCH, THE ACTUAL QUANTITIES OF EARTHWORK FROM SUCH ITEMS MAY VARY FROM THE ESTIMATE SHOWN ABOVE.

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR COSTS INCURRED DUE TO REMOVAL OF UNSUITABLE MATERIAL WHICH MUST BE REMOVED FROM THE SITE.

IF EXCESS OR BORROW MATERIAL IS TO BE TRUCKED, IT SHALL BE TO OR FROM AN APPROVED SITE IN ACCORDANCE WITH ALL GOVERNING AUTHORITIES.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE A PERMIT FOR HAULING FROM THE APPROPRIATE GOVERNING AUTHORITY.

FAMILY DOLLAR SHELL BUILDING
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No.	Description	Date
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		02-09-22
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Project Number	2101394
Permit Date	02-09-22
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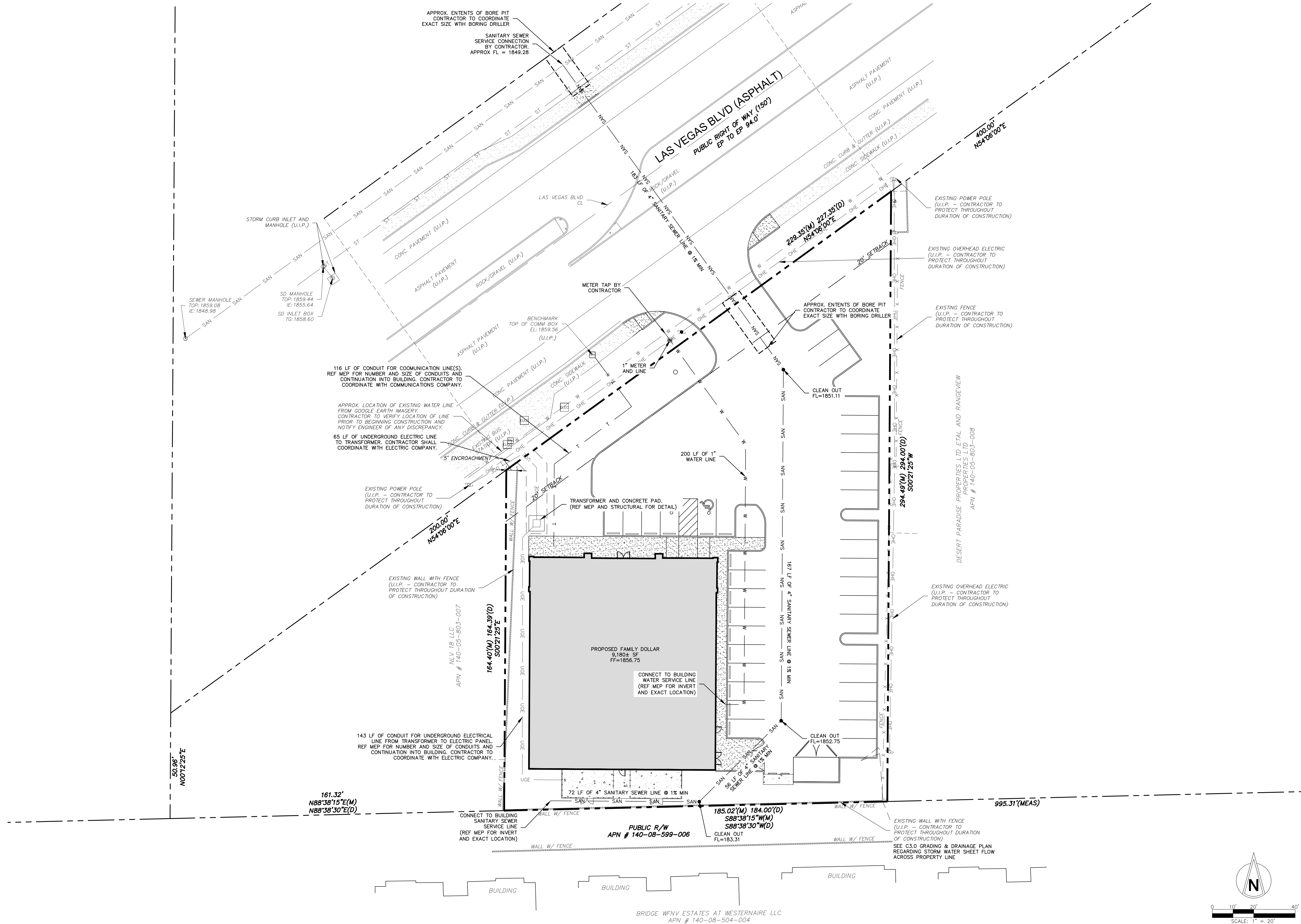
GRADING AND
DRAINAGE PLAN

C3.0

NOTE
ITEMS SCHEDULED FOR DEMOLITION
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UTILITY PLAN

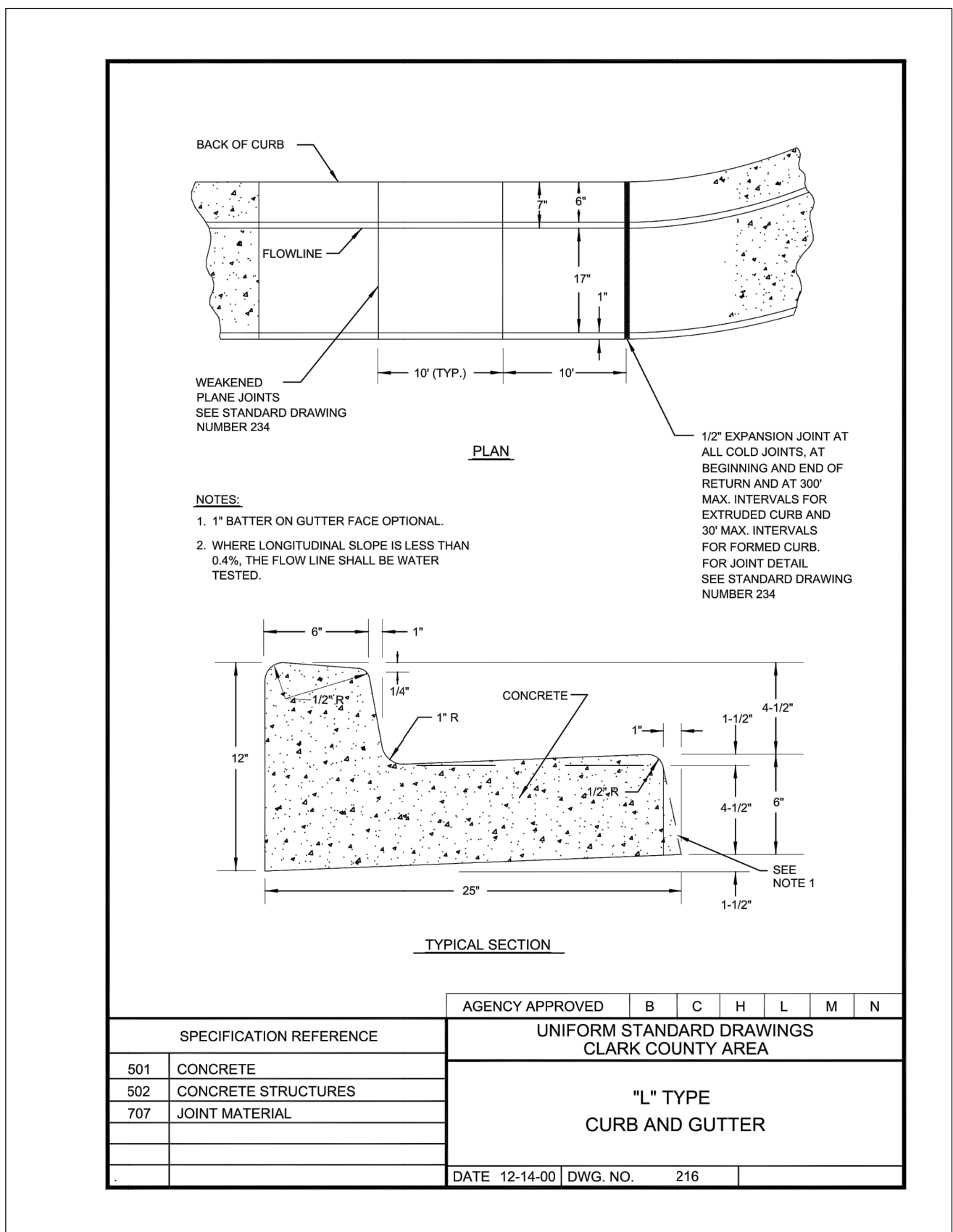
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NOTE
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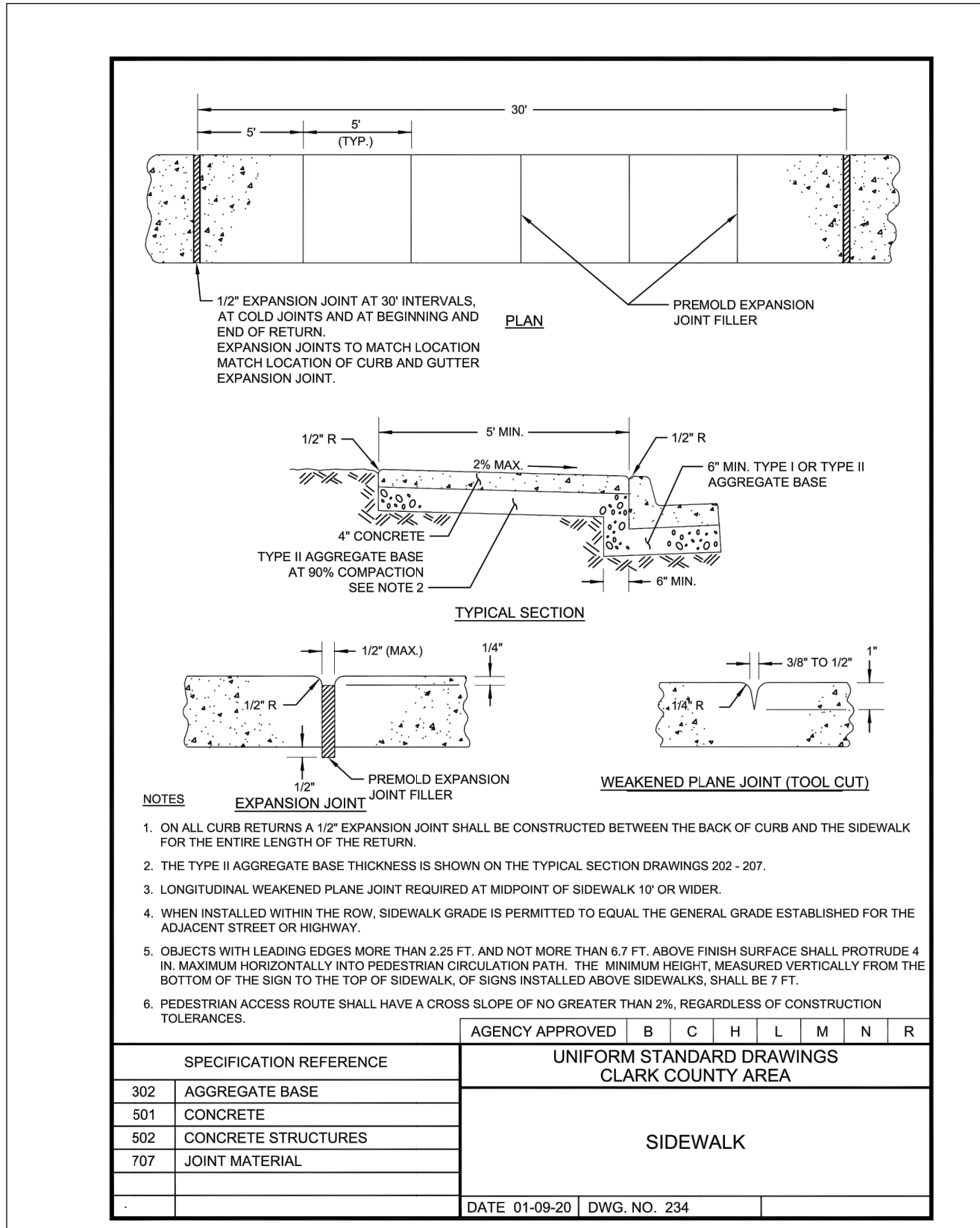


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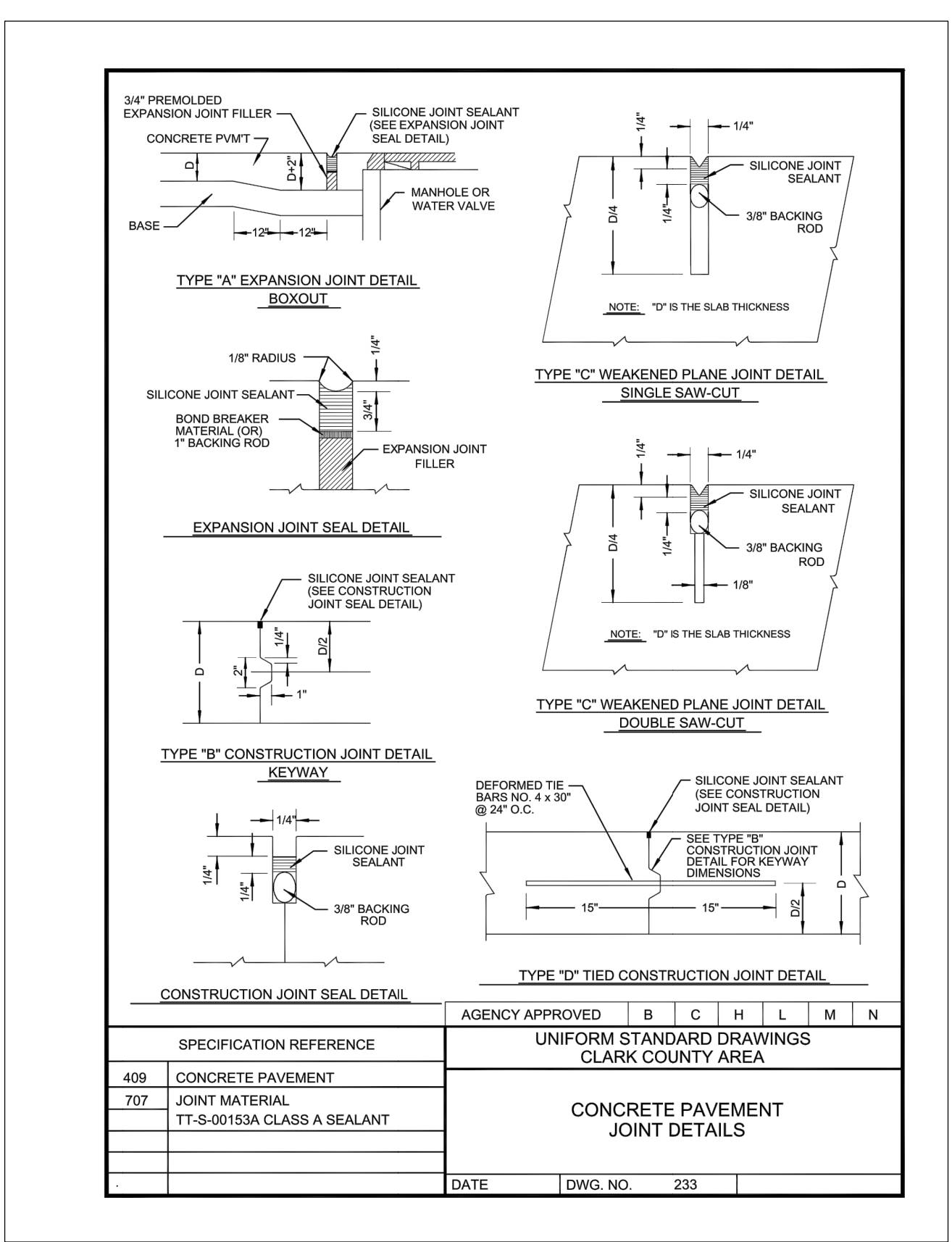
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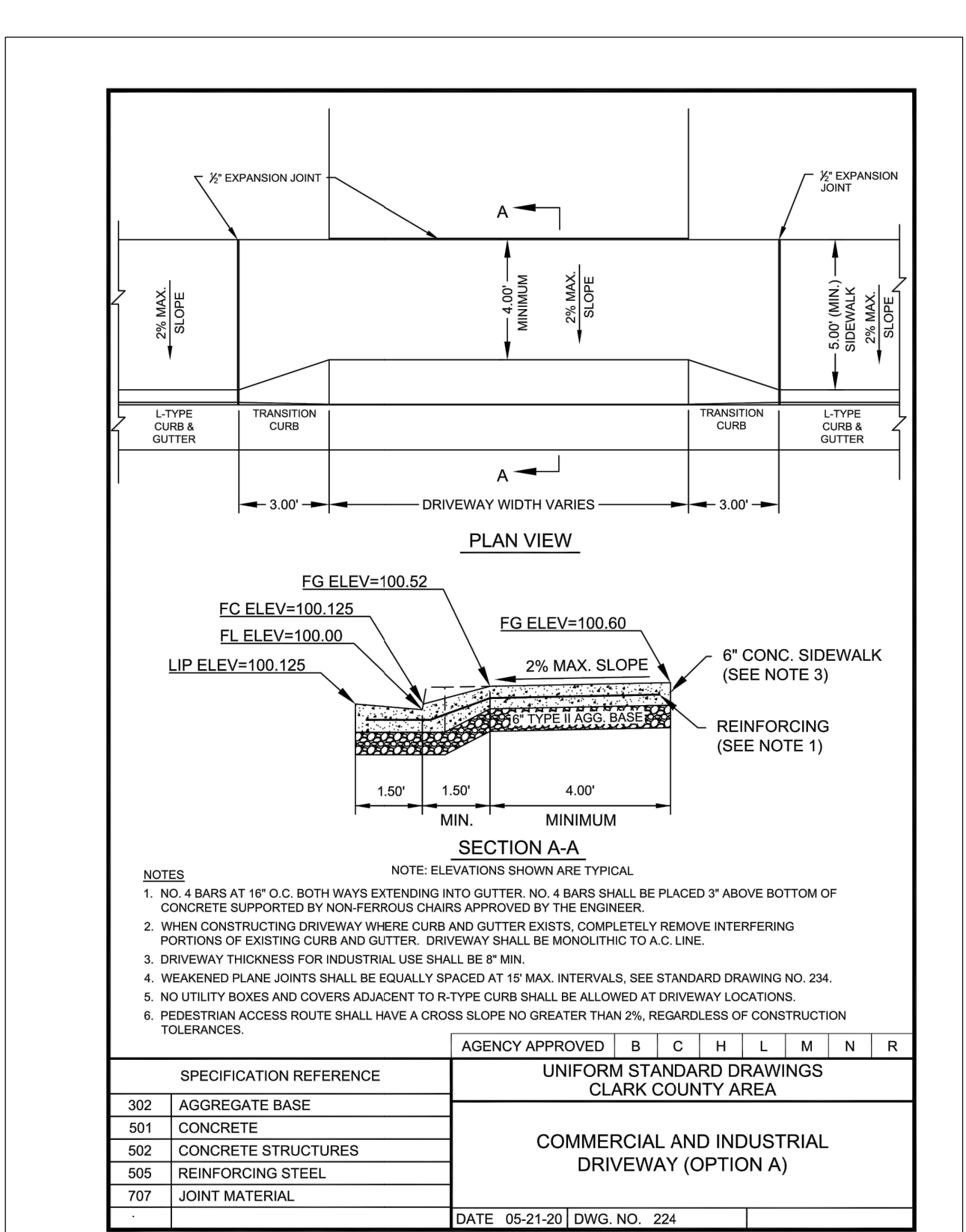
1 CURB & GUTTER
C5.0 NO SCALE



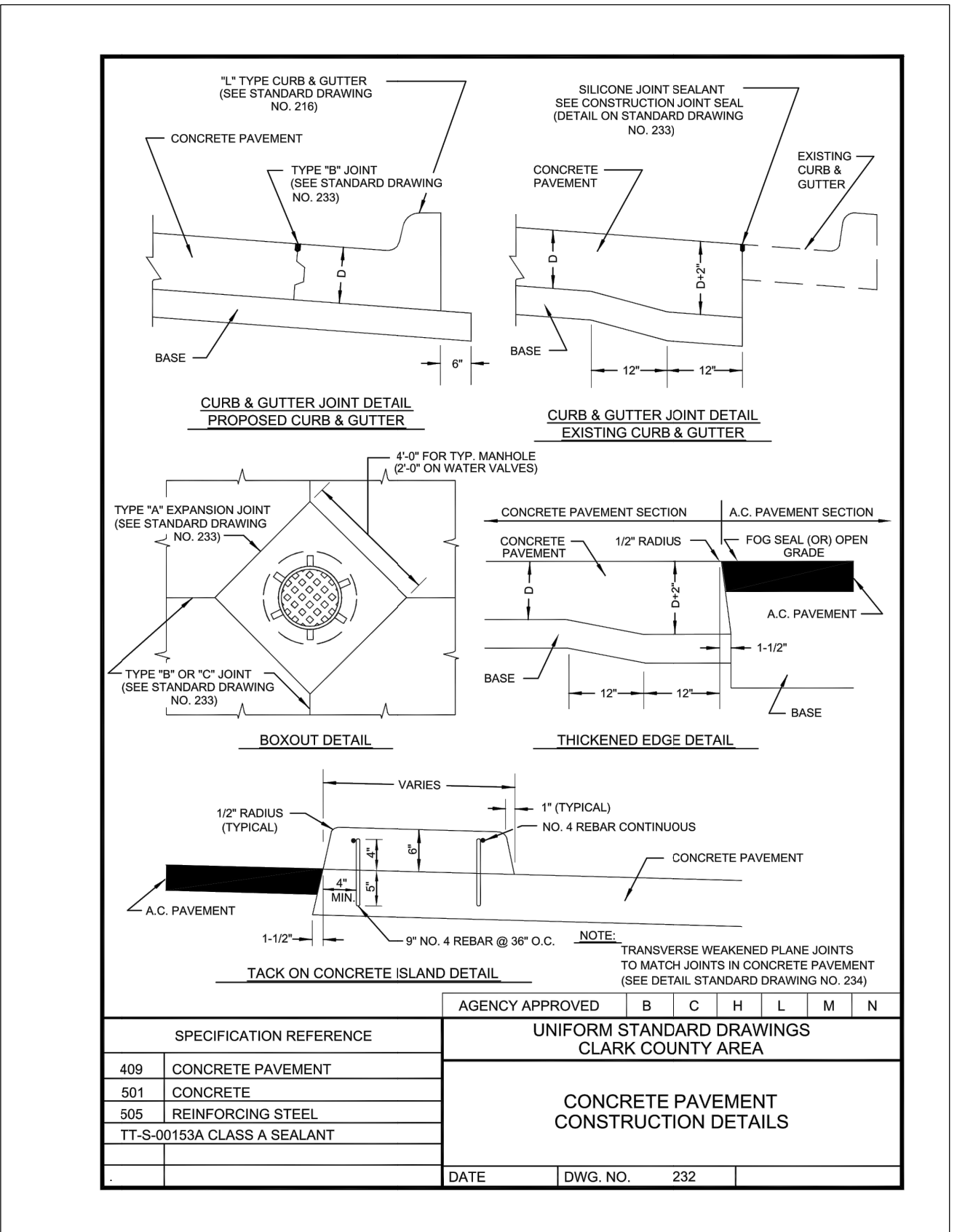
2 CONCRETE SIDEWALK
C5.0 NO SCALE



5 HANDICAP SIGN DETAIL
C3.0 NO SCALE



4 ACCESSIBLE PARKING DETAIL
C3.0 NO SCALE



3 CONCRETE PAVEMENT*
C5.0 NO SCALE

- *NOTES
- CONCRETE PAVEMENT DESIGN RECOMMENDATIONS WERE NOT AVAILABLE AT THE TIME OF THIS SUBMITTAL. CONTRACTOR TO OBTAIN PAVEMENT THICKNESS AND DESIGN RECOMMENDATIONS FROM A GEOTECHNICAL ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
 - DUE TO THE NATURAL TOPOGRAPHY AND MINIMAL SLOPES ON SITE, IT IS NOT RECOMMENDED TO USE ASPHALTIC PAVEMENT ON THIS PROJECT.
 - TYPE V CEMENT SHALL BE USED FOR ALL CONCRETE PLACED IN CONTACT WITH SOIL UNLESS A SITE SOIL TEST (DOCUMENTED BY A MATERIALS TESTING COMPANY OR GEOTECHNICAL ENGINEER) IS SUBMITTED FOR REVIEW AND APPROVED BY CIVIL ENGINEER OF RECORD.

FAMILY DOLLAR SHELL BUILDING
VANILLA BOX PROJECT
SE OF LAS VEGAS BLVD & LAMONT BLVD
SUNRISE MANOR, CLARK COUNTY,
NEVADA 89115

HGTS SERVICES, LLC.

CONSTR. DOC. & REVISIONS

No. Description Date

HGTS SERVICES, LLC
CERTIFICATE OF AUTHORITY - ENGINEERING
16230 12/17/2022



02-09-22

PROFESSIONAL OF RECORD
Mark A. Spalinger License No. 024778
Expiration Date: 06/30/2022

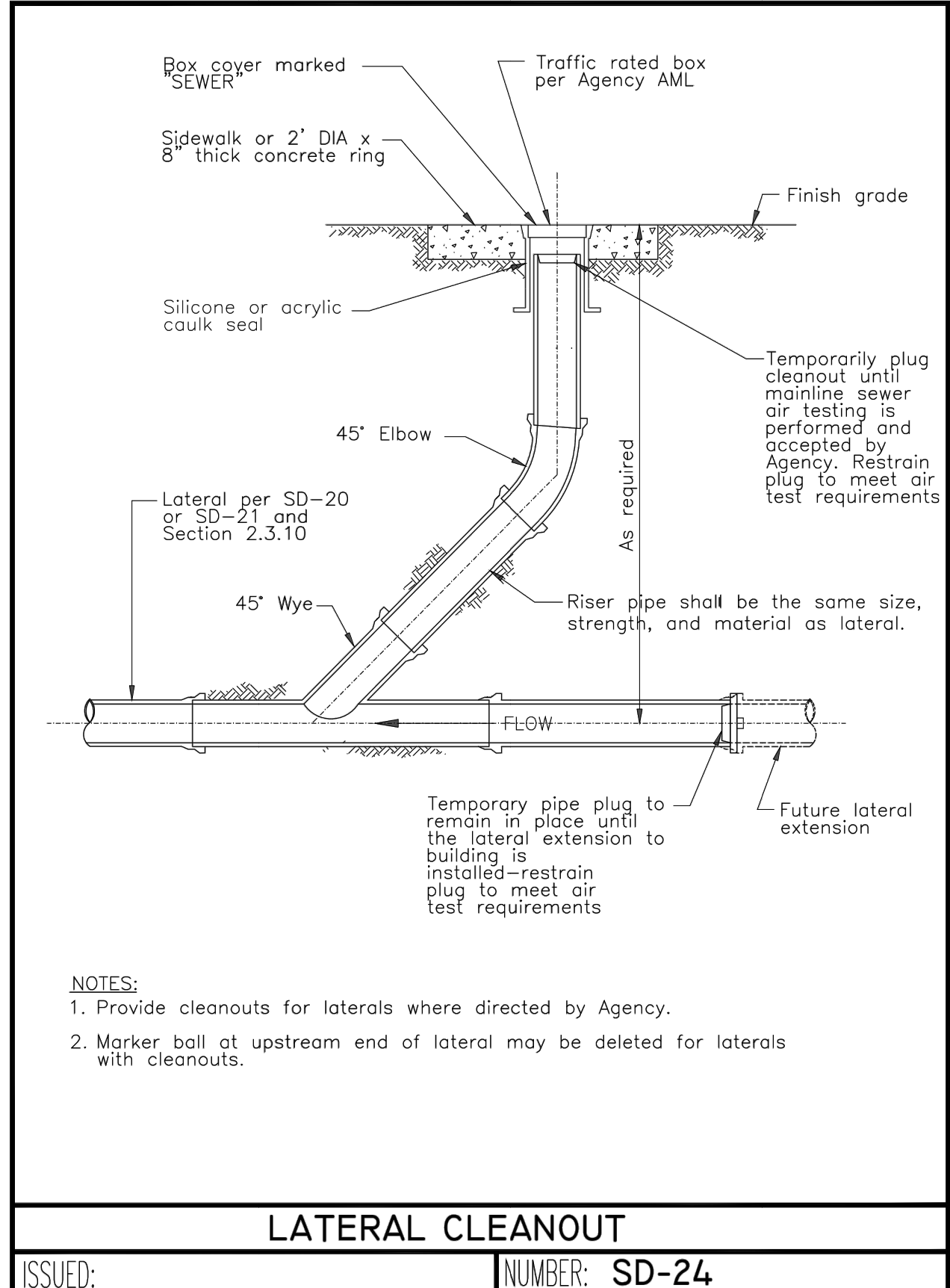
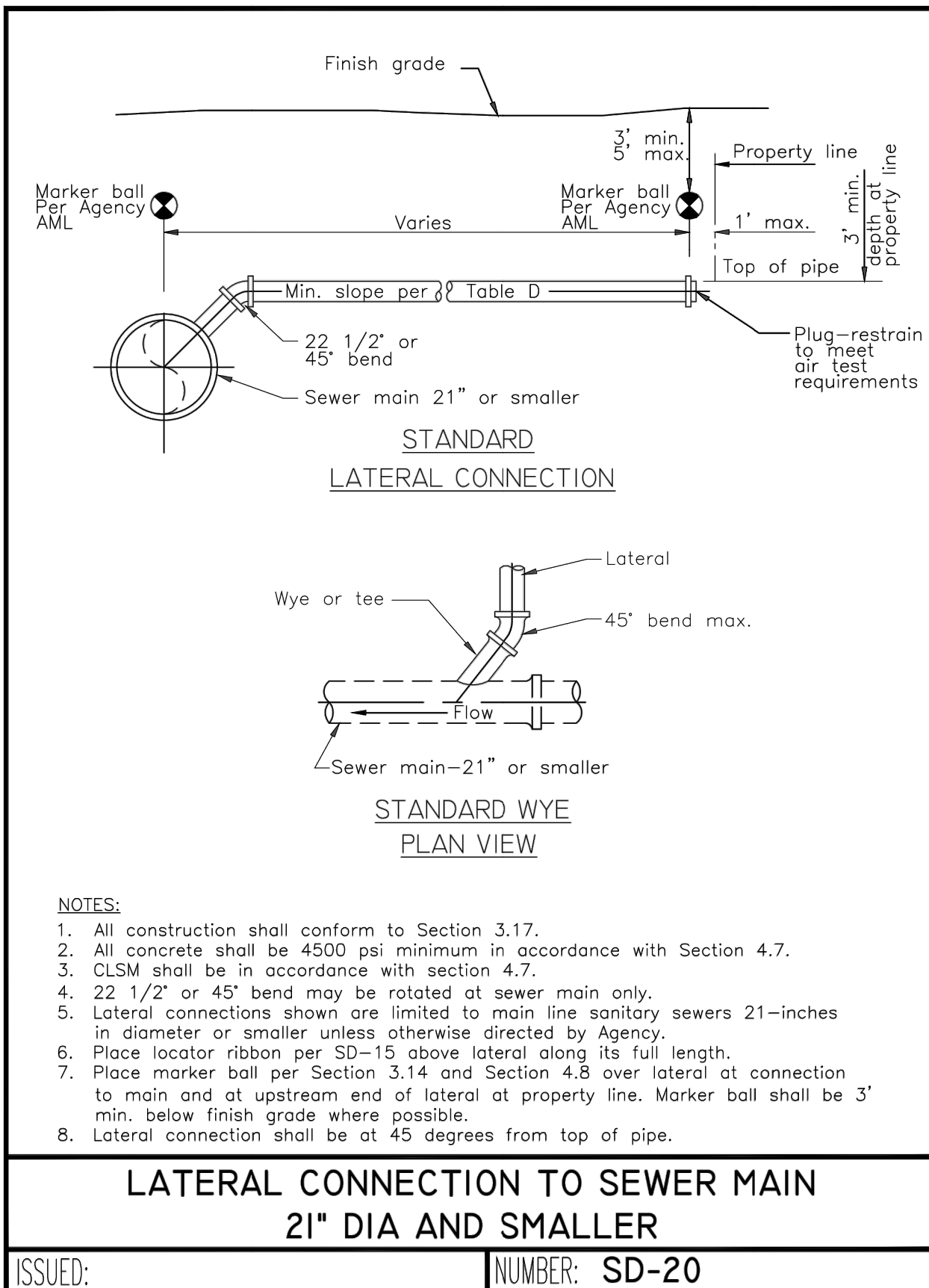
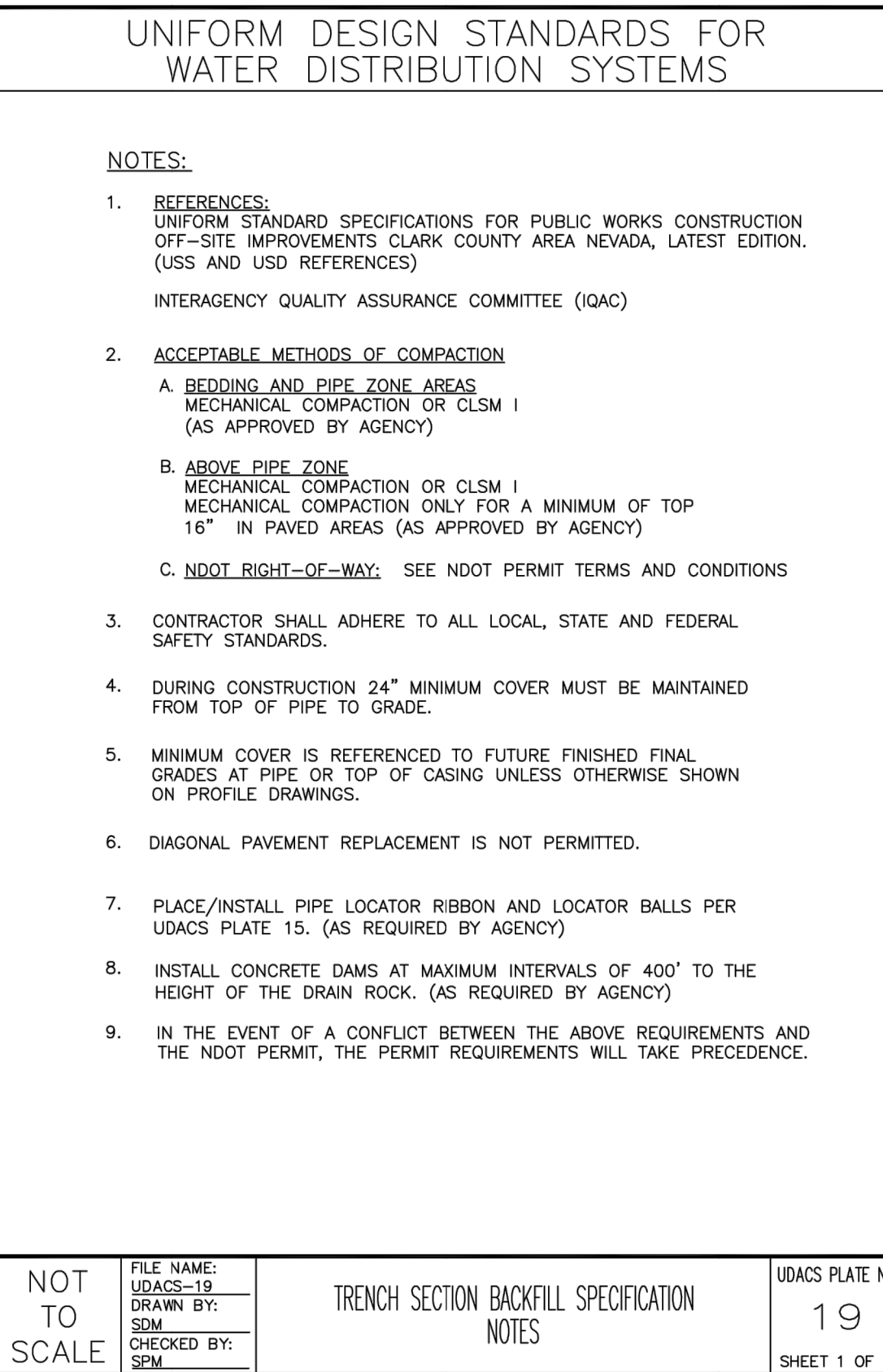
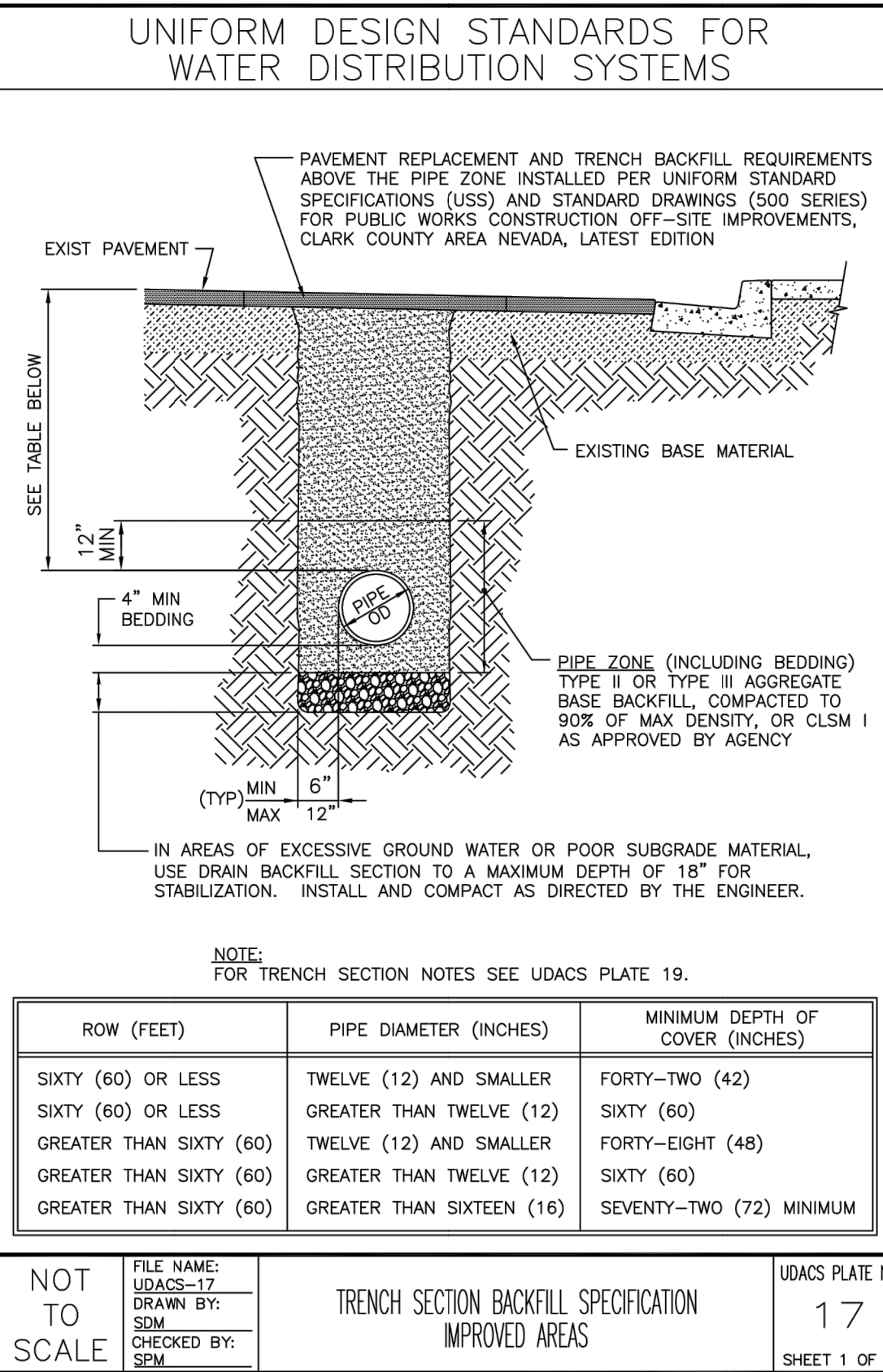
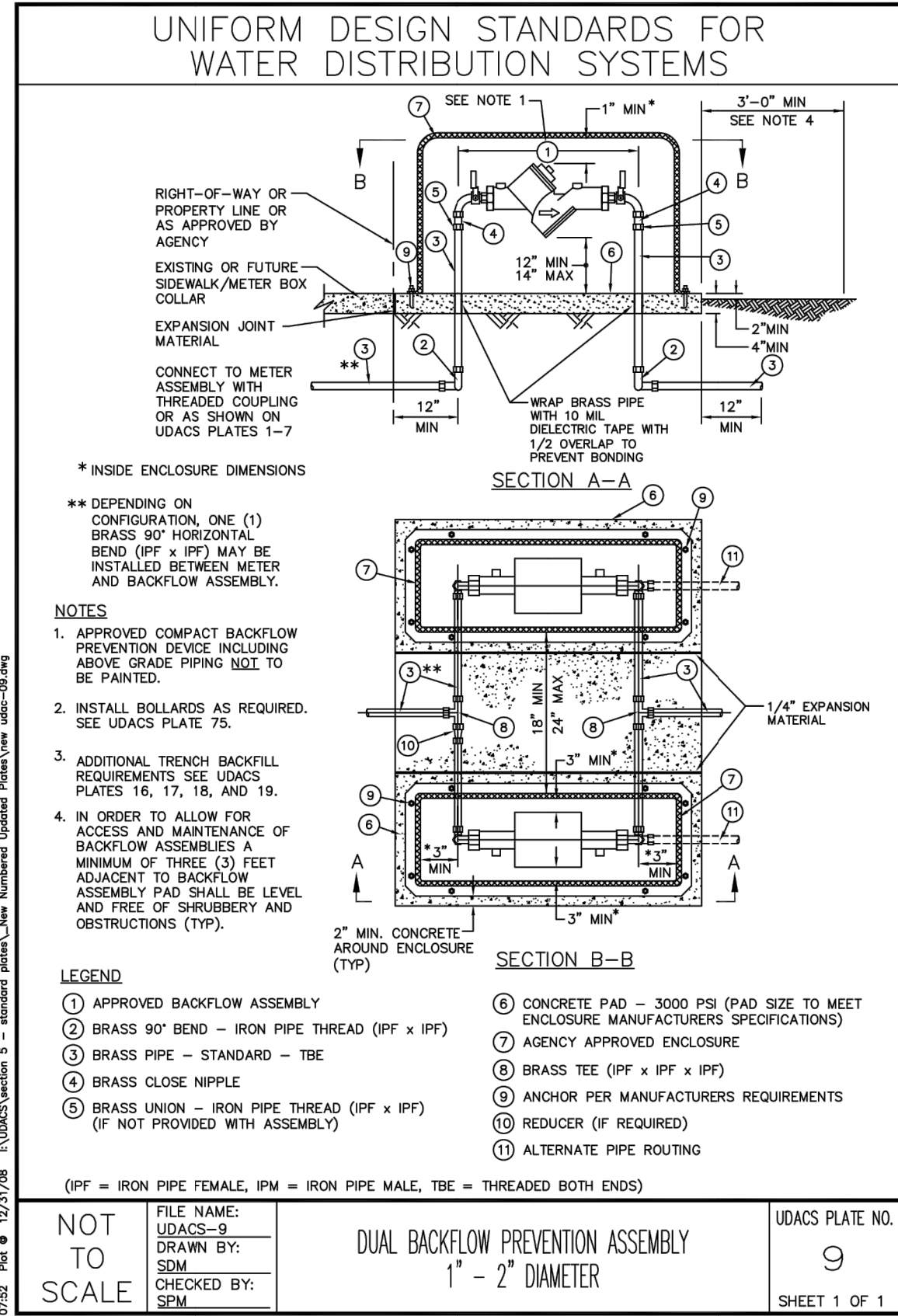
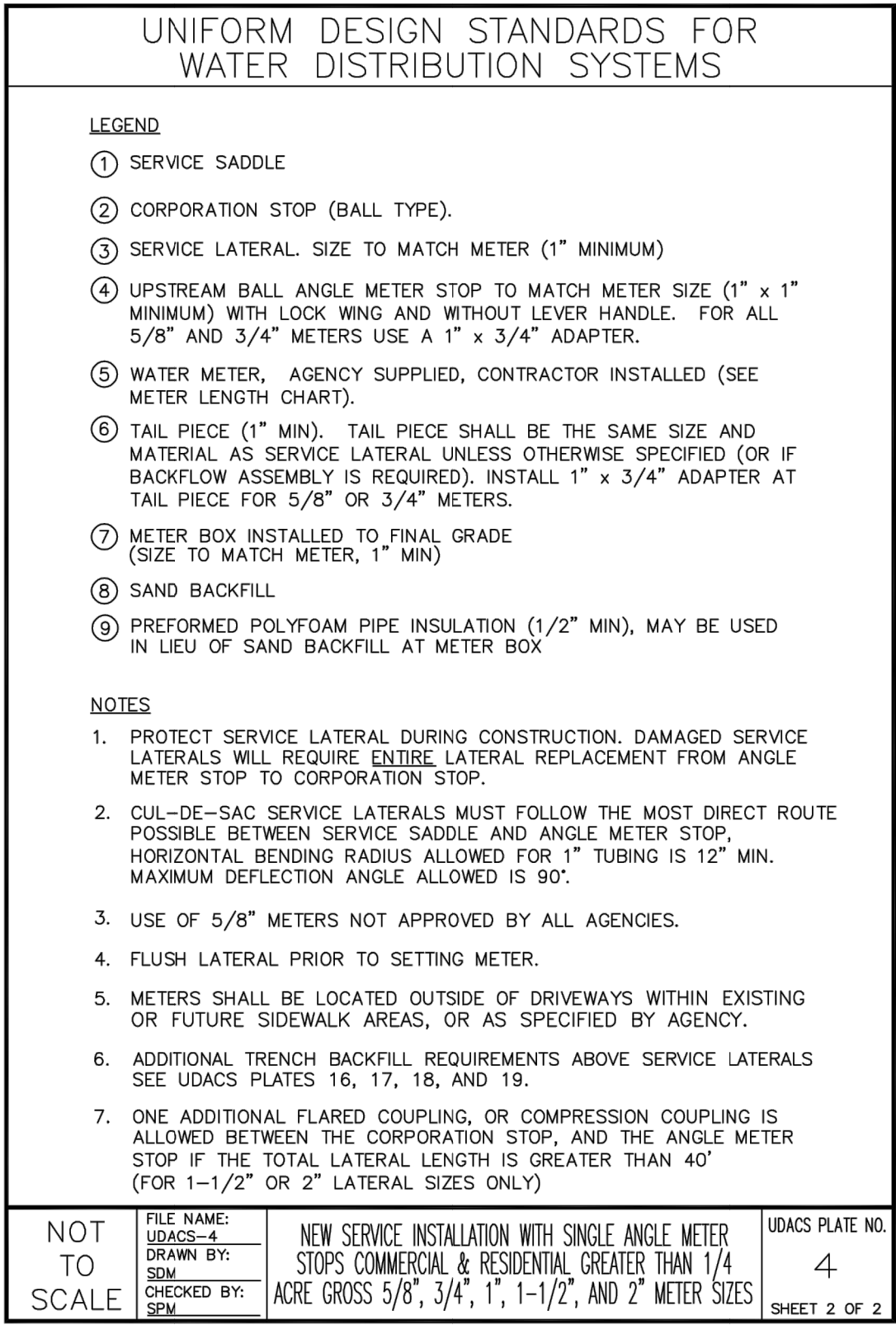
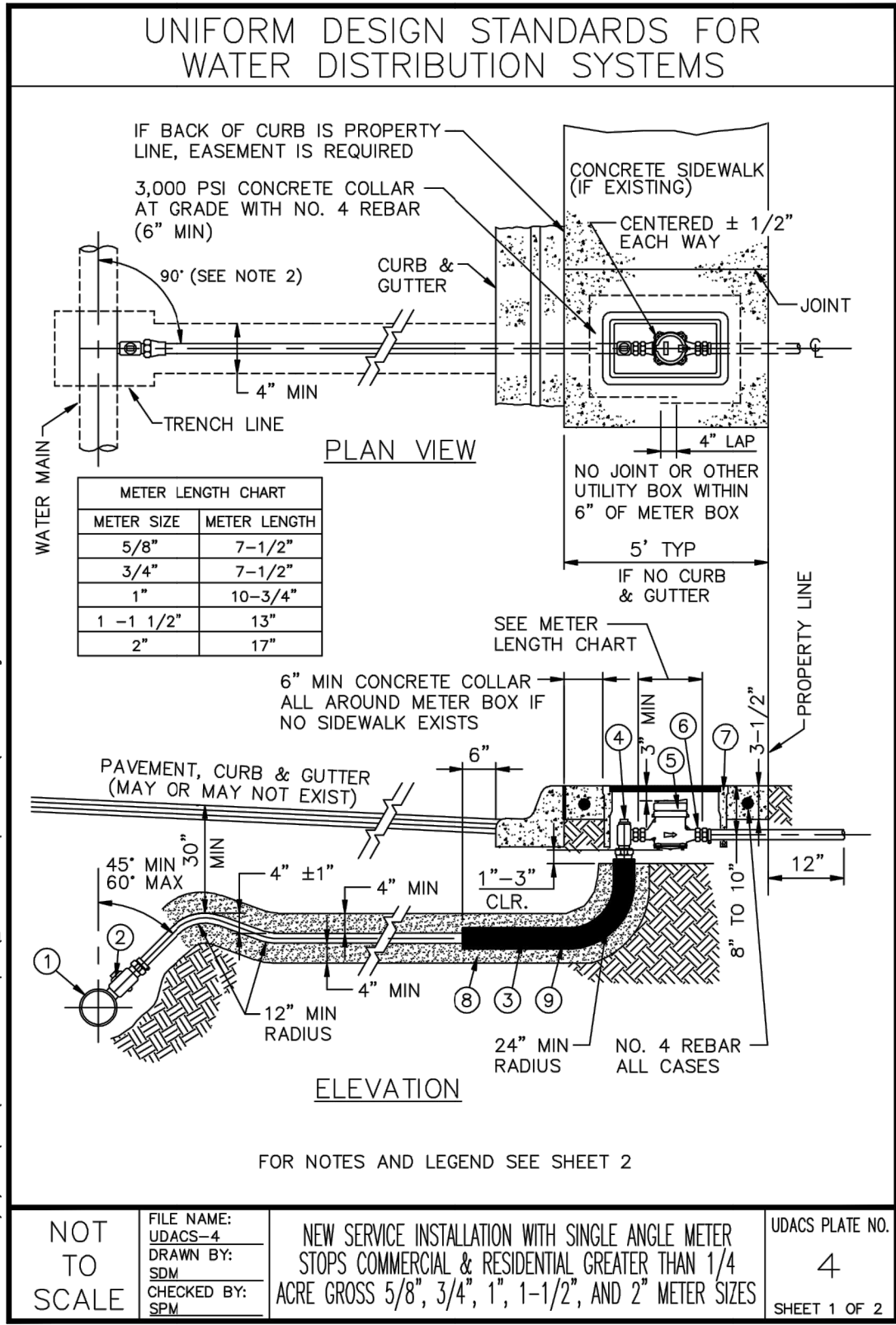
Drawn By/Checked By: SBF/MAS
Project Number 2101394
Permit Date 02-09-22
Bid Date -- --

CONSTRUCTION
DETAILS



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FAMILY DOLLAR SHELL BUILDING
VANILLA BOX PROJECT
SE OF LAS VEGAS BLVD & LAMONT BLVD
SUNRISE MANOR, CLARK COUNTY,
NEVADA 89115

HGTS SERVICES, LLC.

12 Sunmen Drive, Suite 100, St. Louis, MO 63143 T: 314.821.1100

CONSTR. DOC. & REVISIONS

No.	Description	Date
1	Issue for Review	02-09-22
2	Issue for Construction	02-09-22

HGTS SERVICES, LLC
CERTIFICATE OF AUTHORITY - ENGINEERING
16230 12/17/2022

MARK A. SPALINGER
Exp: 8/30/22
CIVIL

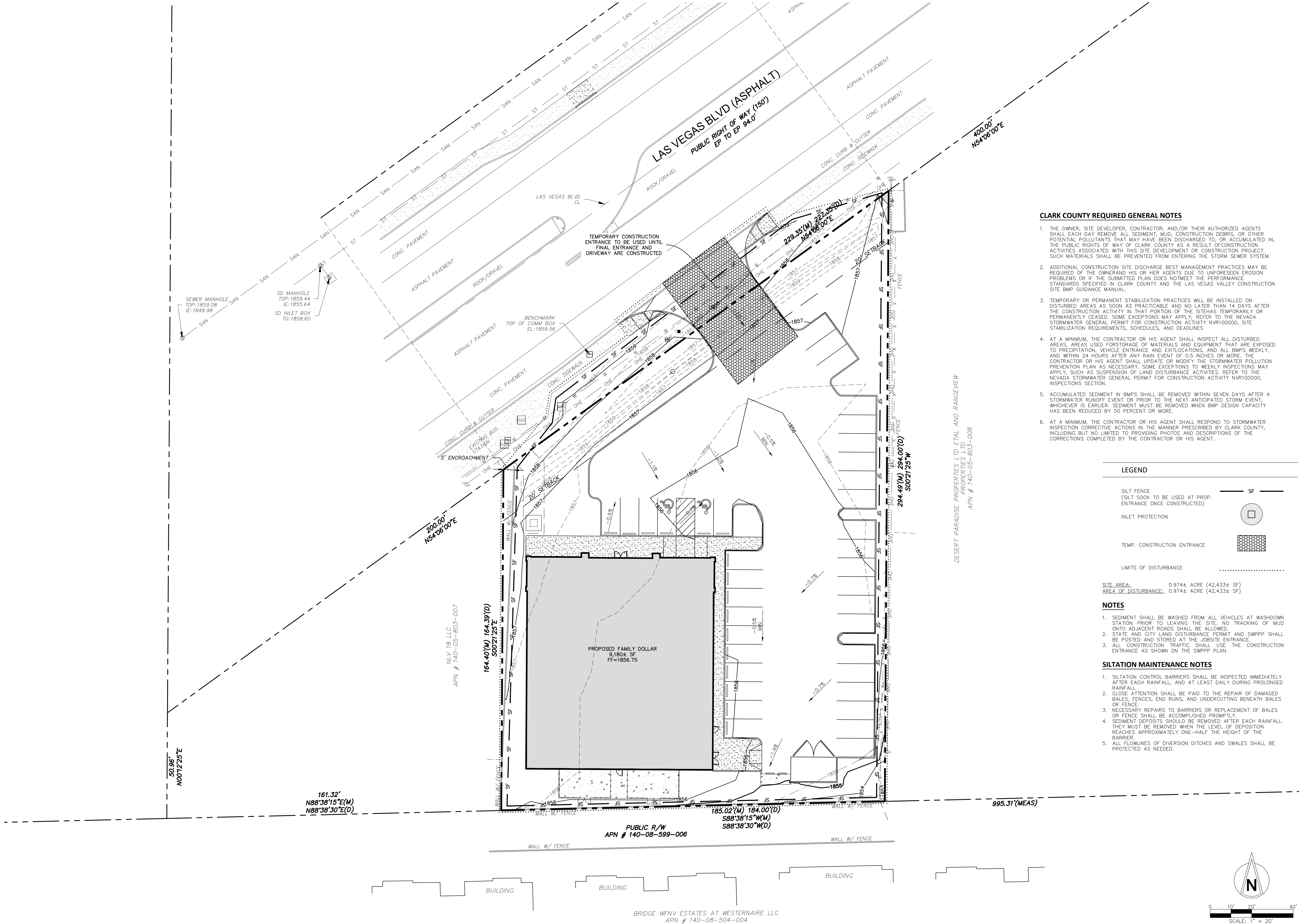
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CLARK COUNTY REQUIRED GENERAL NOTES

1. 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 RIGHTS OF WAY OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. 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 THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
3. 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, SITE STABILIZATION REQUIREMENTS, SCHEDULES, AND DEADLINES.
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER ANY RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER 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.
5. 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.
6. 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.

LEGEND

- SILT FENCE
(SILT SOCK TO BE USED AT PROP.
ENTRANCE ONCE CONSTRUCTED)
- INLET PROTECTION
- TEMP. CONSTRUCTION ENTRANCE
- LIMITS OF DISTURBANCE

SITE AREA: 0.974± ACRE (42,433± SF)
AREA OF DISTURBANCE: 0.974± ACRE (42,433± SF)

NOTES

1. SEDIMENT SHALL BE WASHED FROM ALL VEHICLES AT WASHDOWN STATION PRIOR TO LEAVING THE SITE. NO TRACKING OF MUD ONTO ADJACENT ROADS SHALL BE ALLOWED.
2. STATE AND CITY LAND DISTURBANCE PERMIT AND SWPPP SHALL BE POSTED AND STORED AT THE JOBSITE ENTRANCE.
3. ALL CONSTRUCTION TRAFFIC SHALL USE THE CONSTRUCTION ENTRANCE AS SHOWN ON THE SWPPP PLAN.

SILTATION MAINTENANCE NOTES

1. SILTATION CONTROL BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL.
2. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, FENCES, END RUNS, AND UNDERCUTTING BENEATH BALES OR FENCE.
3. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES OR FENCE SHALL BE ACCOMPLISHED PROMPTLY.
4. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
5. ALL FLOWLINES OF DIVERSION DITCHES AND SWALES SHALL BE PROTECTED AS NEEDED.

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16230 12/17/2022



02-09-22

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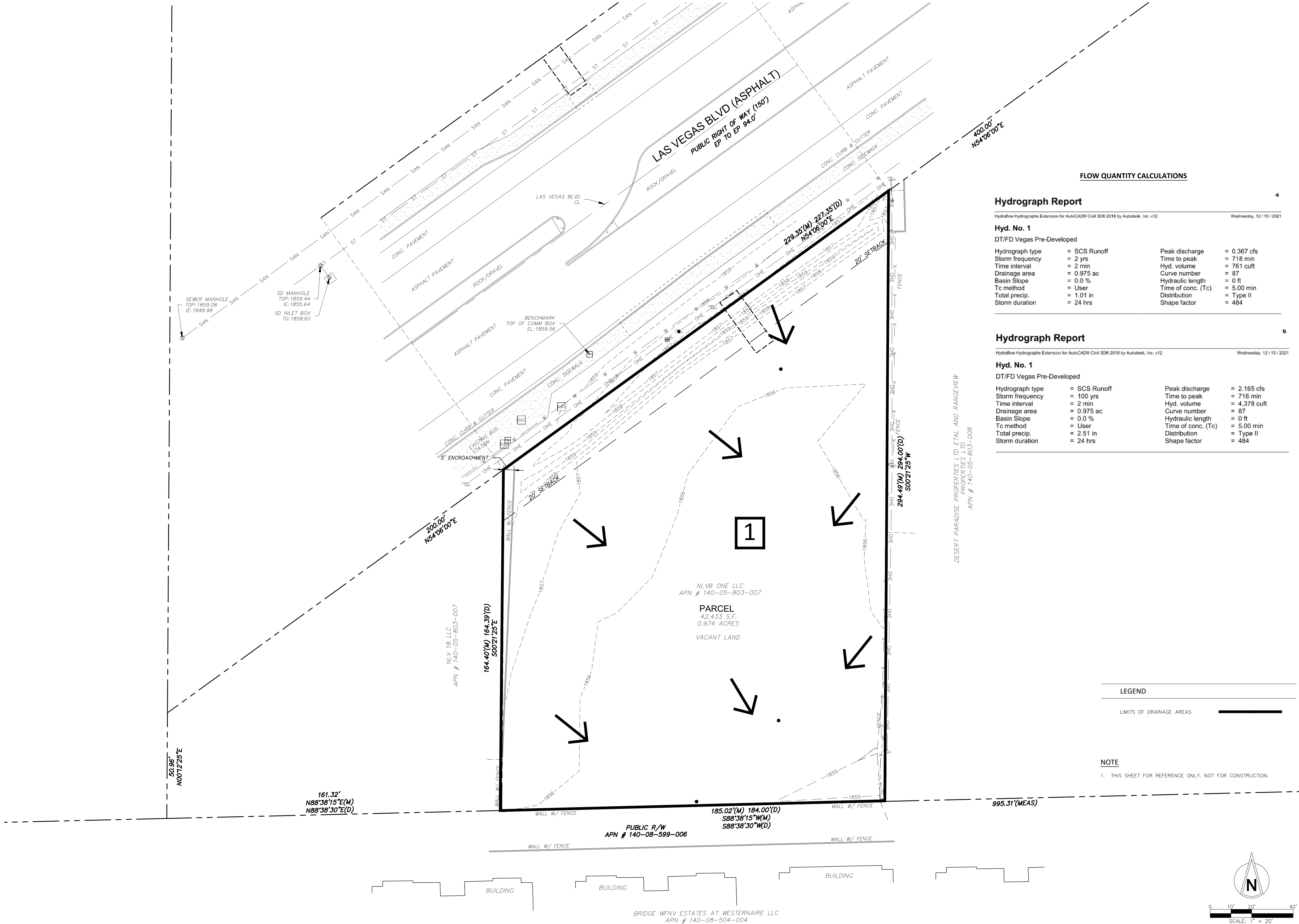
EROSION &
SEDIMENT
CONTROL PLAN

C6.0

NOTE
ITEMS SCHEDULED FOR DEMOLITION
HAVE BEEN REMOVED FOR CLARITY.



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FLOW QUANTITY CALCULATIONS			
Hydrograph Report			
Hyd. No. 1		DT/FD Vegas Pre-Developed	
Hydrograph type	= SCS Runoff	Peak discharge	= 0.367 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 761 cuft
Drainage area	= 0.975 ac	Curve number	= 87
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 1.01 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

Hydrograph Report			
Hyd. No. 1		DT/FD Vegas Pre-Developed	
Hydrograph type	= SCS Runoff	Peak discharge	= 2.165 cfs
Storm frequency	= 100 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 4,378 cuft
Drainage area	= 0.975 ac	Curve number	= 87
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.51 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

LEGEND	
LIMITS OF DRAINAGE AREAS	

NOTE
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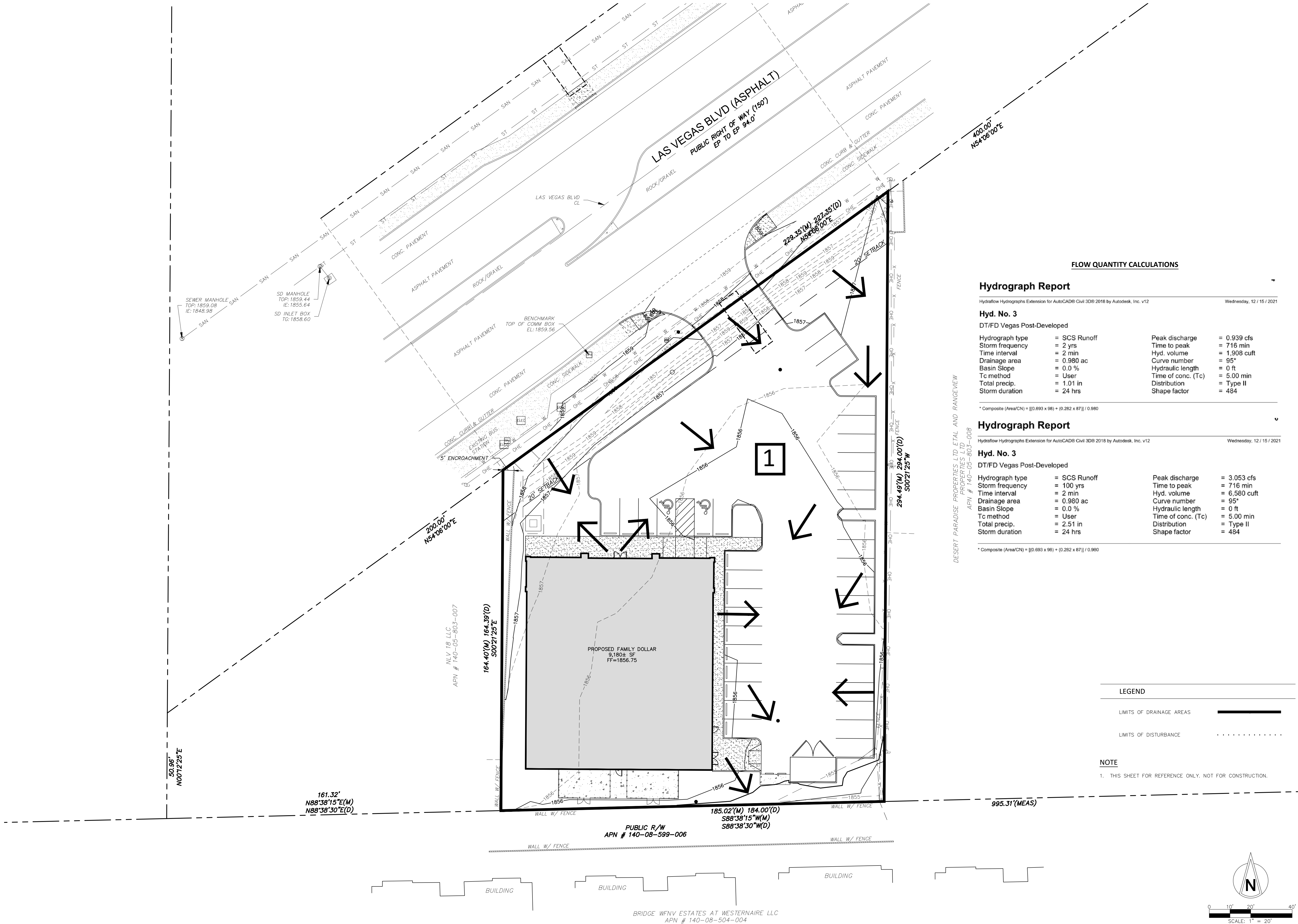
Drawn By/Checked By:	SBF/MAS
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EXISTING DRAINAGE
AREA MAP

C7.0

HGTS SERVICES, LLC.

12 Sunnen Drive, Suite 100, St. Louis, MO 63143 T: 314.821.1100



FLOW QUANTITY CALCULATIONS

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v12 Wednesday, 12 / 15 / 2021

Hyd. No. 3

DT/FD Vegas Post-Developed

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.939 cfs
Storm frequency	=	2 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	1,908 cuft
Drainage area	=	0.980 ac	Curve number	=	95*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	1.01 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = $[(0.693 \times 98) + (0.282 \times 87)] / 0.980$

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v12 Wednesday, 12 / 15 / 2021

Hyd. No. 3

DT/FD Vegas Post-Developed

Hydrograph type	=	SCS Runoff	Peak discharge	=	3.053 cfs
Storm frequency	=	100 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	6,580 cuft
Drainage area	=	0.980 ac	Curve number	=	95*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	2.51 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = $[(0.693 \times 98) + (0.282 \times 87)] / 0.980$

LEGEND

LIMITS OF DRAINAGE AREAS

LIMITS OF DISTURBANCE

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PROPOSED
DRAINAGE AREA
MAP

C7.1

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0 10' 20' 40'
SCALE: 1" = 20'

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