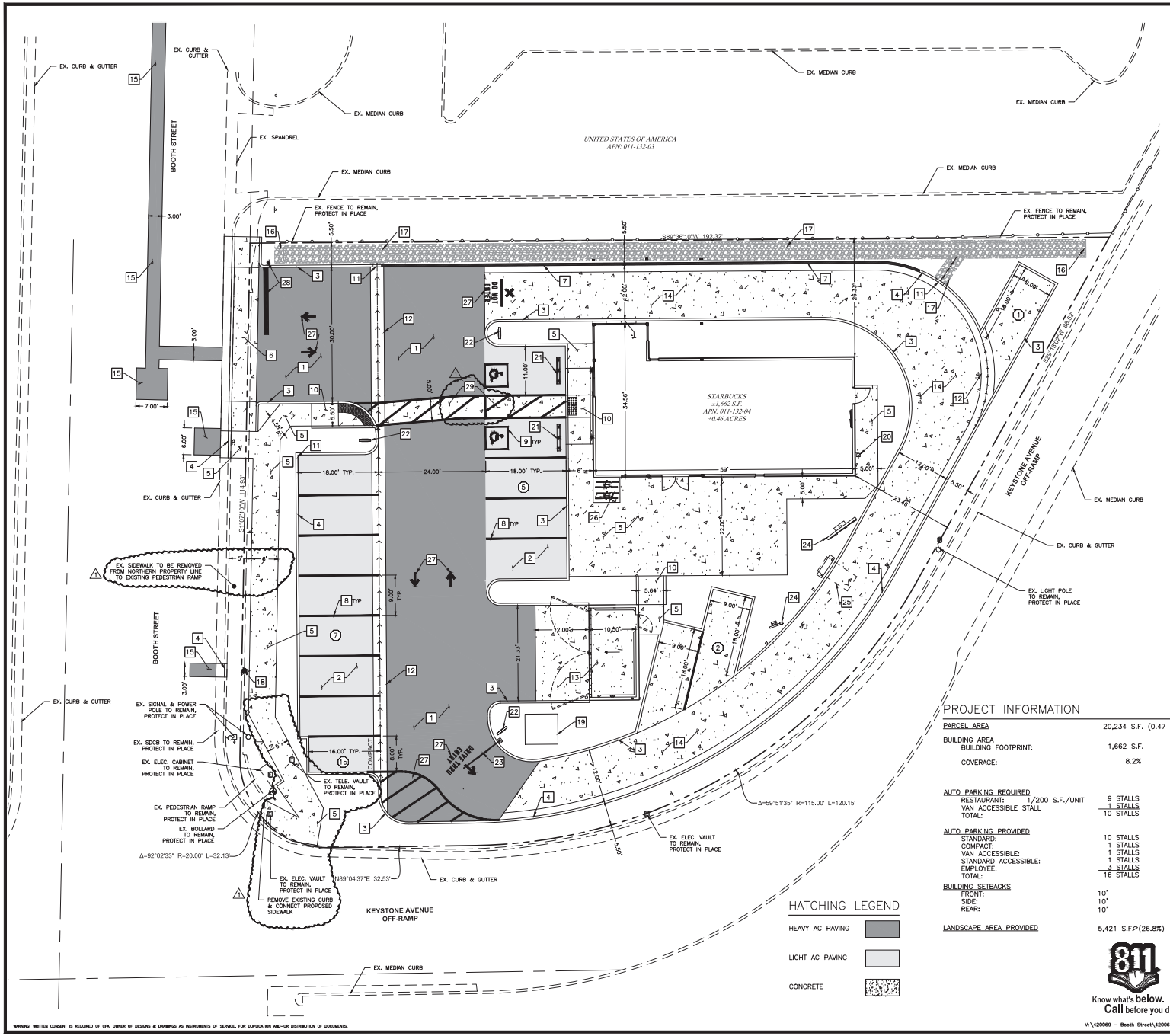


GRAPHIC SCALE

10 0 5 10 20

1 inch = 10 ft.

## # CONSTRUCTION NOTES

1. CONSTRUCT HEAVY AC PAVING
2. CONSTRUCT LIGHT AC PAVING
3. CONSTRUCT 6" P.C.C. MEDIAN CURB AS PER CITY OF RENO R-110
4. CONSTRUCT 6" P.C.C. CURB & GUTTER AS PER CITY OF RENO R-109
5. CONSTRUCT CONCRETE SIDEWALK AS PER CITY OF RENO R-104A
6. CONSTRUCT P.C.C. DRIVEWAY APRON AS PER CITY OF RENO R-114A & R-114B
7. CONSTRUCT 6" REVEAL CONCRETE RETAINING WALL WITH GUTTER PAN AS SHOWN ON PLANS. SEE GRADING PLAN FOR MORE INFORMATION
8. CONSTRUCT STANDARD PARKING STALL
9. CONSTRUCT ADA PARKING STALL
10. CONSTRUCT PEDESTRIAN RAMP AS PER CITY OF RENO R-106A-G
11. CONSTRUCT CURB CUT
12. CONSTRUCT 3' WIDE LONG. VALLEY GUTTER AS PER CITY OF RENO R-108
13. CONSTRUCT TRASH ENCLOSURE & CONCRETE APRON
14. CONSTRUCT CONCRETE APRON
15. CONSTRUCT SAWCUT & PERMANENT PAVEMENT PATCH AS PER CITY OF RENO R-120
16. CLOSE OFF ENDS OF ROCK LINED SWALE TO ENSURE WATER FLOWS INTO INFILTRATION TRENCH
17. CONSTRUCT 4' WIDE ROCK LINED DRAINAGE SWALE WITH 3' x 3' INFILTRATION TRENCH BELOW
18. PROPOSED FIRE HYDRANT
19. TRANSFORMER & PAD, COORDINATE FINAL LOCATION & SIZE WITH NV ENERGY
20. GAS METER, COORDINATE FINAL LOCATION & SIZE WITH NV ENERGY
21. INSTALL PRECAST CONCRETE WHEEL STOPS
22. INSTALL DIRECTIONAL SIGN, SEE ARCHITECTURAL FOR MORE INFORMATION
23. INSTALL CLEARANCE BAR, SEE ARCHITECTURAL FOR MORE INFORMATION
24. INSTALL MENU & PRE-MENU BOARD, SEE ARCHITECTURAL FOR MORE INFORMATION
25. CONSTRUCT ORDER POINT, SEE ARCHITECTURAL FOR MORE INFORMATION
26. INSTALL 4 SPOT BIKE RACK, SEE ARCHITECTURAL FOR MORE INFORMATION
27. INSTALL DIRECTIONAL ARROWS AND STRIPING, SEE ARCHITECTURAL FOR MORE INFORMATION
28. INSTALL STOP SIGN AS PER CITY OF RENO R-415 & STOP BAR AS PER MUTCD STANDARDS
29. CONSTRUCT CONCRETE APRON FOR PEDESTRIAN ACCESS ACROSS DRIVE AISLE

## PROJECT INFORMATION

| | |
|---|---|
| PARCEL AREA | 20,234 S.F. (0.47 AC) |
| BUILDING AREA | |
| BUILDING FOOTPRINT: | 1,662 S.F. |
| COVERAGE: | 8.2% |
| AUTO PARKING REQUIRED | |
| RESTAURANT: 1/200 S.F./UNIT | 9 STALLS |
| VAN ACCESSIBLE STALL | 1 STALLS |
| TOTAL: | 10 STALLS |
| AUTO PARKING PROVIDED | |
| STANDARD: | 10 STALLS |
| COMPACT: | 1 STALLS |
| VAN ACCESSIBLE: | 1 STALLS |
| STANDARD ACCESSIBLE: | 1 STALLS |
| EMPLOYEE: | 2 STALLS |
| TOTAL: | 16 STALLS |
| BUILDING SETBACKS | |
| FRONT: | 10' |
| SIDE: | 10' |
| REAR: | 10' |
| LANDSCAPE AREA PROVIDED | 5,421 S.F (26.8%) |

## HATCHING LEGEND

HEAVY AC PAVING

LIGHT AC PAVING

CONCRETE

811 Know what's below. Call before you dig.

### CAUTION – NOTICE TO CONTRACTOR

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND FEATURES AS SHOWN ON THESE PLANS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AND/OR ELEVATIONS AT THE PROPOSED POINTS OF CONNECTION AND IN AREAS OF POSSIBLE CONFLICT PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE OR RELOCATE ALL EXISTING UTILITIES AND FEATURES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. CONTRACTOR SHALL OBTAIN APPROVALS FROM THE GOVERNING AGENCIES, THE ENGINEER, AND THE UTILITY COMPANIES PRIOR TO SUCH REMOVAL AND/OR RELOCATION.
4. THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION PERFORMED WITH PRELIMINARY OR NONAPPROVED PLANS.
5. CONTRACTOR TO PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD WHENEVER CONSTRUCTION IS IN PROGRESS WITHIN THE PUBLIC TRAVEL WAY.

EXHIBIT B

| MARK | DATE | REVISIONS |
|---|---|---|
| 1 | 3/7/25 | CITY OF RENO CUP REVIEW COMMENTS |

PROFESSIONAL SEAL:

KATHLEEN MEYER, Exp. 12/31/25, CIVIL, No. 26935, STATE OF NEVADA, REGISTERED PROFESSIONAL ENGINEER

03/07/2025

Bowman
1150 CORPORATE BLVD | RENO, NV 89502
775-656-1150 MAIN | BOWMAN.COM

STARBUCKS BOOTH STREET
CONDITIONAL USE PERMIT

# SITE PLAN

398 A BOOTH STREET
RENO, NV 89509

NEVADA
CITY OF RENO

| | |
|---|---|
| JOB NO. | 420069-01-002 |
| DESIGNED BY | NDJ |
| CHECKED BY | KM |
| DATE | 03-07-25 |
| SHEET | C2.0 |
| OF | 5 |

WARNING: WRITTEN CONSENT IS REQUIRED OF CFA, OWNER OF DESIGNS & DRAWINGS AS INSTRUMENTS OF SERVICE, FOR DUPLICATION AND–OR DISTRIBUTION OF DOCUMENTS.

V:\420069 – Booth Street\420069-01-002 (ENG)\Engineering\Dwg\SHEETS\CUP\420069-01-002-SIT.dwg NJAMES 3/6/2025 8:41 AM