NOTE

ALL DIMENSIONS ARE TAKEN FROM BACK OF CURB UNLESS OTHERWISE NOTED.

CONSTRUCTION NOTES

1. INSTALL STOP SIGN (R1-1 30"X30").
2. INSTALL HANDICAP RESERVED PARKING SIGN PER DETAIL C, (SEE SHEET C-12) AND PRECAST BUMPER BLOCK. FOR PRECAST BUMPER BLOCK, INSTALL 2 FEET FROM SIDEWALK, DRILL AND USE 1/2" EXPANDING CONCRETE ANCHOR.
3. INSTALL HANDICAP RESERVED PARKING VAN ACCESSIBLE SIGN PER DETAIL C, (SEE SHEET C-12) AND PRECAST BUMPER BLOCK. FOR PRECAST BUMPER BLOCK, INSTALL 2 FEET FROM SIDEWALK, DRILL AND USE 1/2" EXPANDING CONCRETE ANCHOR.
4. INSTALL FIRE LANE NO PARKING SIGN (12"X18").
5. INSTALL DO NOT ENTER SIGN (R5-1 30"X30").
6. INSTALL WRONG WAY SIGN (R5-1A 36"X24").
7. INSTALL MONUMENT SIGN PER DETAIL A, (SEE SHEET C-12.)
8. INSTALL TRASH ENCLOSURE GATE PER DETAIL D, (SEE SHEET C-20.
9. INSTALL TRASH ENCLOSURE WALL PER DETAIL D, (SEE SHEET C-21.
10. INSTALL ADA ACCESSIBLE ROUTE PER DETAIL F, (SEE SHEET C-12.)
11. INSTALL FLAGPOLE BASE PER DETAIL E, (SEE SHEET C-10.)
12. INSTALL GENERATOR ENCLOSURE PER DETAILS A, B, D & E, (SEE SHEET C-11.)
13. INSTALL 8'x8' PAD FOR ELECTRICAL TRANSFORMER. SEE ELECTRICAL PLANS FOR DETAILS.
14. INSTALL LANDSCAPE IRRIGATION CONTROLLER, SEE LANDSCAPE PLANS. (DETAIL 3, SHEET L3.)
15. INSTALL PRECAST BUMPER BLOCK 72" LONG X 6 1/2" WIDE X 5" HIGH. INSTALL 2 FEET FROM SIDEWALK AND CENTER AT PARKING STALL STRIPE. DRILL AND USE (2) 1/2" EXPANDING CONCRETE ANCHOR.
16. NOT USED.
17. SIGN POST INSTALLATION PER C.C.A.U.S.D. NO. 249 A (SEE SHEET C-17).
18. INSTALL RED PAINTED FIRE LANE CURB.
19. INSTALL FIRE DEPARTMENT PARKING ONLY SIGN (12"X18").
20. INSTALL FIRE DEPT. VISITOR PARKING ONLY SIGN (12"X18"),
21. FUTURE GATE
22. FUTURE FENCE

SITE INFORMATION

ASSESSOR PARCEL NO.	125-17-407-007 (A PORTION OF)
SITE AREA	94090 SF (2.16 AC)
FLOOR/AREA RATIO	11.70%
BUILDING AREA	11,000 SF
BUILDING HEIGHT	29' 6"
PARKING PROVIDED	25 PARKING SPACES 1 HANDICAP PARKING SPACE 1 VAN-ACCESSIBLE H/C PARKING SPACE
LANDSCAPE AREA	27397 SF (29.12%)

NOTE

SIGHT VISIBILITY RESTRICTION ZONE

NO WALLS, FENCES, TREES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXIST, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL OR PAVEMENT STREET SURFACE.

SUPPLEMENTAL LEGEND

PAINT CURB FIRE LANE RED

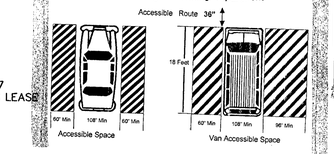
HANDICAP ACCESS ROUTE (1:20 MAX SLOPE, 1:50 CROSS SLOPE)

ALLOWED TURNING MOVEMENTS

R=52' (MIN)
R=28' (MIN)
24' (TYP.)

INDICATES 24' MINIMUM WIDTH FIRE LANE AND TYPICAL TURNING RADIUS PER CITY OF LAS VEGAS FIRE DEPARTMENT GUIDELINES

This design includes requirements from the City of Las Vegas Planning Department



ICC/ANSI 117.1-1998 w/ City Of Las Vegas Planning Department modifications

Surface Slope: Section 502.4	Parking spaces and access aisles shall have surface slopes not steeper than 1:48. (2%)
Dimensions of parking spaces: Section 502 Additional access aisles: Las Vegas Zoning Code Title 19 19.10.010-G-3a	Accessible Space: 96" wide plus a 60" wide access aisle adjacent to each side. Van Accessible Space: 96" wide plus one adjacent 96" wide access aisle and one adjacent 60" wide access aisle min. Clear height shall be 98" min. All Accessible Spaces: Two accessible parking spaces may share a common access aisle. Curb ramps are not allowed in access aisles.
Signs: Section 502.6 (N.R.S. 484.408 requires signs for all handicapped parking)	Every required accessible parking space shall have a sign showing the International Symbol of Accessibility. Such signs shall be 60 inches minimum above the floor or ground surface of the parking space measured to the bottom of the sign.

GRAPHIC SCALE

30 0 15 30 60 120

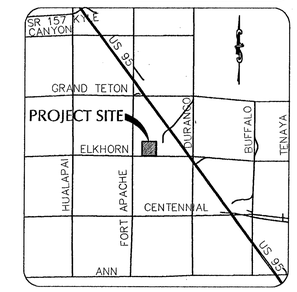
(IN FEET)
1 INCH = 30 FT

BENCHMARK

DESC.	NAVD 88 DATUM	NAVD 88 DATUM
FOUND RIVET & PLATE, LOCATED IN THE TOP OF CURB AT THE NORTH WEST CORNER OF EL CAPITAN AND RACEL. MARKED BLV30 B56 WITH A PUBLISHED ELEVATION OF 2600.16 PER CITY OF LAS VEGAS BENCHMARKS 6-02.	2600.16 (FEET)	792.5309 (METERS)

BASIS OF BEARING

SOUTH 89°48'12" EAST, BEING THE BEARING OF THE CENTERLINE OF SEVERANCE LANE AS SHOWN IN THAT CERTAIN RECORD OF SURVEY IN FILE 114, PAGE 57 OF SURVEYS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.



VICINITY MAP
N.T.S.

RE: SDR-12949 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Tolman:

Your request for a Site Development Plan Review FOR A PROPOSED 11,000 SQUARE-FOOT FIRE STATION WITH WAIVERS OF TOWN CENTER STREETSCAPE STANDARDS on 7.72 acres adjacent to the east side of Fort Apache Road, approximately 292 feet north of Fort Apache Road and Elkhorn Road (APN 125-17-401-007) T-C (Town Center) Zone (PF-TC (Public Facilities) Town Center Land Use Designation), Ward 6 (Ross), was considered by the Planning Commission on September 27, 2007.

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

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/14/07, except as amended by conditions herein.
3. A Waiver from Town Center Streetscape Standards is hereby approved, to allow a zero foot amenity zone, no trees, and no special pavement and sidewalk treatment.
4. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan in only include Mexican Fan Palm, Rio Grande Ash, Chilopsis and Purple Robe Locust trees.
5. Pre-planting and post-planting landscape inspections are required to ensure the approved plant material, location, size of planters, and landscape plans are being utilized. Parks and Leisure Activities Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. Reflective glazing at the pedestrian level is prohibited. Glass reflectivity shall be limited to a maximum reflectance rating of 22% (as measured by the Institute of Standards and Technology).
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed fights 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.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
13. A Drainage Plan and Technical Drainage Study 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 plan/study.
14. Site development to comply with Town Center Standards.

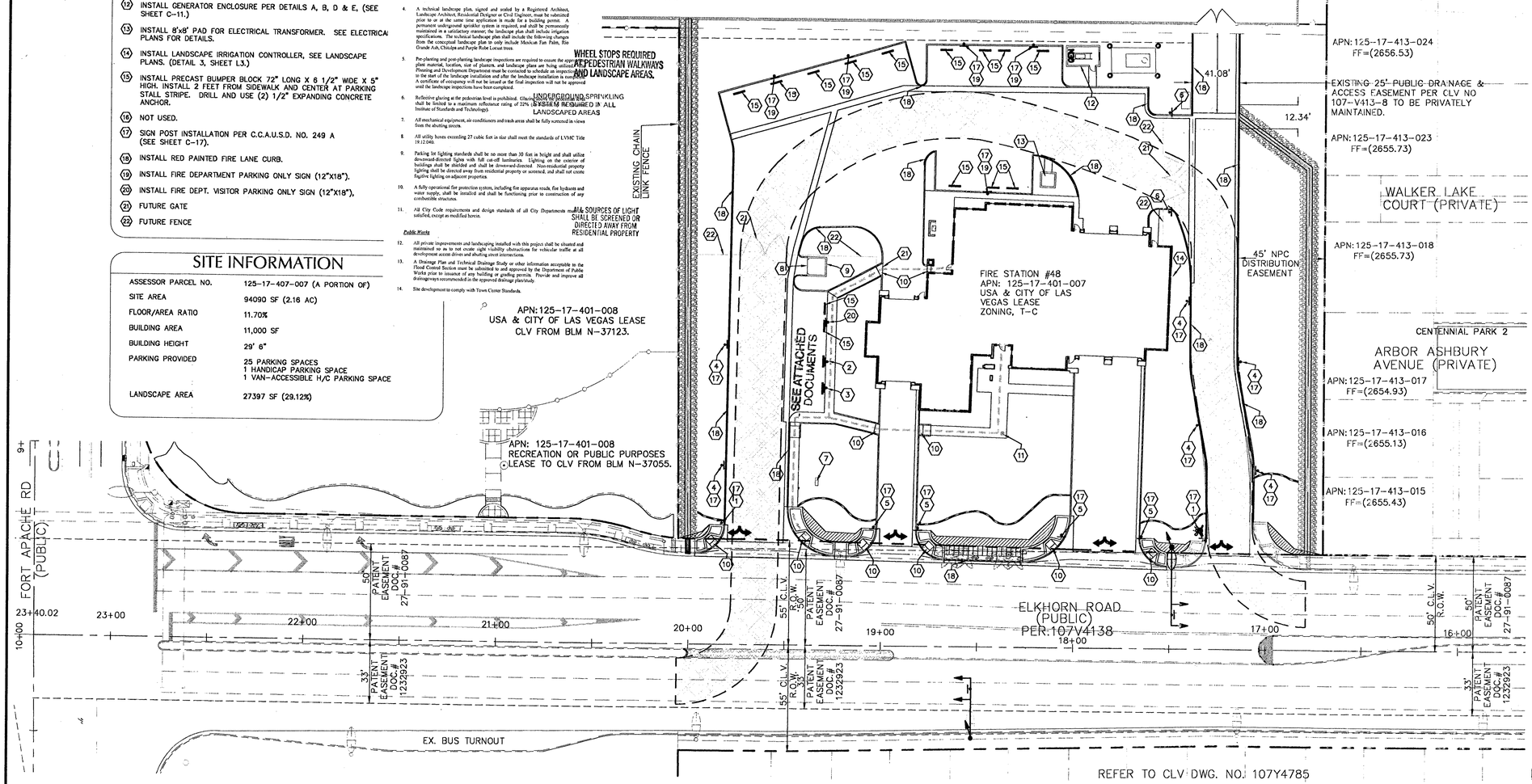
ATTENTION
NO FINAL INSPECTION WITHOUT ZONING APPROVAL

APPROVED
Fire Station No. 48
BY Donna Hans 10/17/06
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

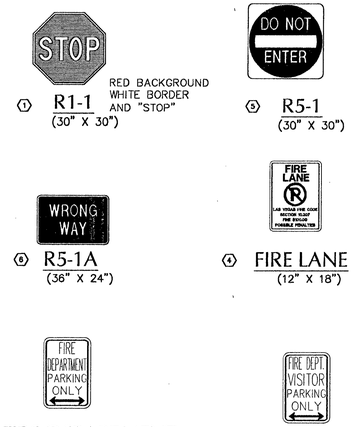
WHEEL STOPS REQUIRED AT PEDESTRIAN WALKWAYS AND LANDSCAPE AREAS.

UNDERGROUND SPRINKLING SYSTEM REQUIRED IN ALL LANDSCAPED AREAS

ALL SOURCES OF LIGHT SHALL BE SCREENED OR DIRECTED AWAY FROM RESIDENTIAL PROPERTY



SIGN DETAILS



1 R1-1 (30" X 30") — RED BACKGROUND WHITE BORDER AND "STOP"

5 R5-1 (30" X 30")

6 R5-1A (36" X 24")

4 FIRE LANE (12" X 18")

19 FIRE DEPARTMENT PARKING ONLY (12" X 18")

20 FIRE DEPARTMENT VISITOR PARKING ONLY (12" X 18")

BUILD AS PER RED-LINES AND/OR ATTACHED CLV DESIGN
OR
PROVIDE COMPLETE REVISIONS

RECEIVED
OCT 16 2007
CITY OF LAS VEGAS
PERMITS

PLANS APPROVED ARCHITECTURAL
Building & Safety Dept.
City of Las Vegas, Nevada
OCT 17 2007
Does Not Include Electrical, Plumbing, Mechanical, Structural or Off-Site Improvements. Make No Change Without Approval Plan is Not a Permit to Violate Any Ordinance
24423

113/35

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL AND STREET LIGHT SYSTEMS. IT'S COSTLY.
CALL BEFORE YOU DO UNDERGROUND WORK
CALL 1-702-455-7511
CALL 1-702-432-5300
PLEASE ALLOW 48 WORKING HOURS FOR RESPONSE

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

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
CALL 811 OR 1-800-227-2600 AND CLARK COUNTY TRAFFIC OPERATIONS CALL 1-702-455-7544

MARTIN & MARTIN ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN WHAT IS SHOWN ON THESE DRAWINGS AND WHAT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY.

FUTURE | EXISTING | PROPOSED
[0.00] | [0.00] | 0.00% SLOPE
[0.00] XXX | [0.00] XXX | 0.00 XXX GRADING/ ELEVATION TAG
STORM MANHOLE
DRAIN INLET
CONTOUR
SCREEN/ RETAINING WALL
POWER LINE/POLE
TELEPHONE LINE
METERS/PULL BOXES
UTILITY POLE
STREET LIGHTS: 100 W H.P.S., 150 W H.P.S., 200 W H.P.S., 250 W H.P.S., AREA LIGHT
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
WATER VALVE
REDUCER
SEWER MANHOLE
SEWER CLEANOUT
STORM CLEANOUT
GAS VALVE
PL-RIGHT-OF-WAY
PL-ADJACENT
CENTERLINE
EASEMENT LINE
FLOW LINE
WATER LINE
GAS LINE
STORM DRAIN
SANITARY SEWER LINE
AC PAVEMENT
6" TYPE "A" CURB
24" TYPE "A" CURB & GUTTER
30" ROLL CURB
CONCRETE
SIGN POLE
CHAIN LINK FENCE
WIRE FENCE
GUARDRAIL
FF=[0.00] FF=0.00 FINISH FLOOR
MISCELLANEOUS: SAWCUT LINE, LANDSCAPING

MARTIN & MARTIN CIVIL ENGINEERS & SURVEYORS
2101 S. JONES BLVD
SUITE 120
LAS VEGAS, NV 89146
PHONE (702) 248-8000
FAX (702) 248-8070

REV	DESCRIPTION	BY	DATE	AGEN. APP.

PROJ NO: 2193.00
DESIGN: JL
PLOT DATE: 10/12/07
SCALE: AS SHOWN

PROFESSIONAL ENGINEER STATE OF NEVADA THOMAS D. MILLER EXP. 12-31-07 CIVIL NO. 15776

STAMP DATE 10/12/07

CITY OF LAS VEGAS
FIRE STATION NO. 48
SITE PLAN

SHEET C-3
3 OF 26 SHTS
CLV DWG. NO.