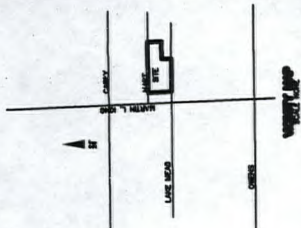




Case Number: **SDR-27314** APN: 139-21-610-222, 224, 225, 294, 295, 332



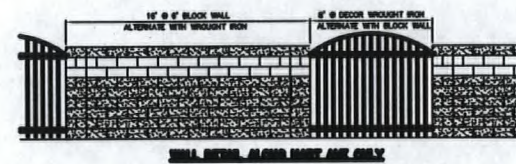
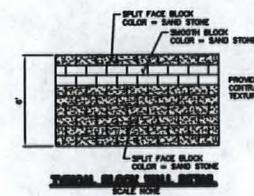
▲

85

JUN 13 2008

SDR-27314

REVISED
06/26/08 PC



ITEM	SYMBOL	QUANTITY
24" BOX MONDIALE FIRE		73
5 GAL TEXAS RANGER		282
3/4" DESERT ROSE GRAVEL		N/A

PROVIDE 4 @ 5 GAL SHRUBS PER TREE

RECEIVED
JUN 18 2008
SDR-27314
REVISED
06/26/08 PC

 AFFLECK ENGINEERING 1841 South Lakeview Blvd., Suite 200, Dallas, Texas 75219 Phone: (214) 343-7121 Fax: (214) 343-7122 www.affleckengineering.com			
NO	REVISION	DATE	BY
1	INITIAL / DATE	-	-

PREPARED FOR:
WAGNER ENGINEERING
200 S. WATSON L. ROAD SUITE 202
LAS VEGAS, NV 89106
ARCHITECT
 (702) 379-4444
 (702) 381-5238

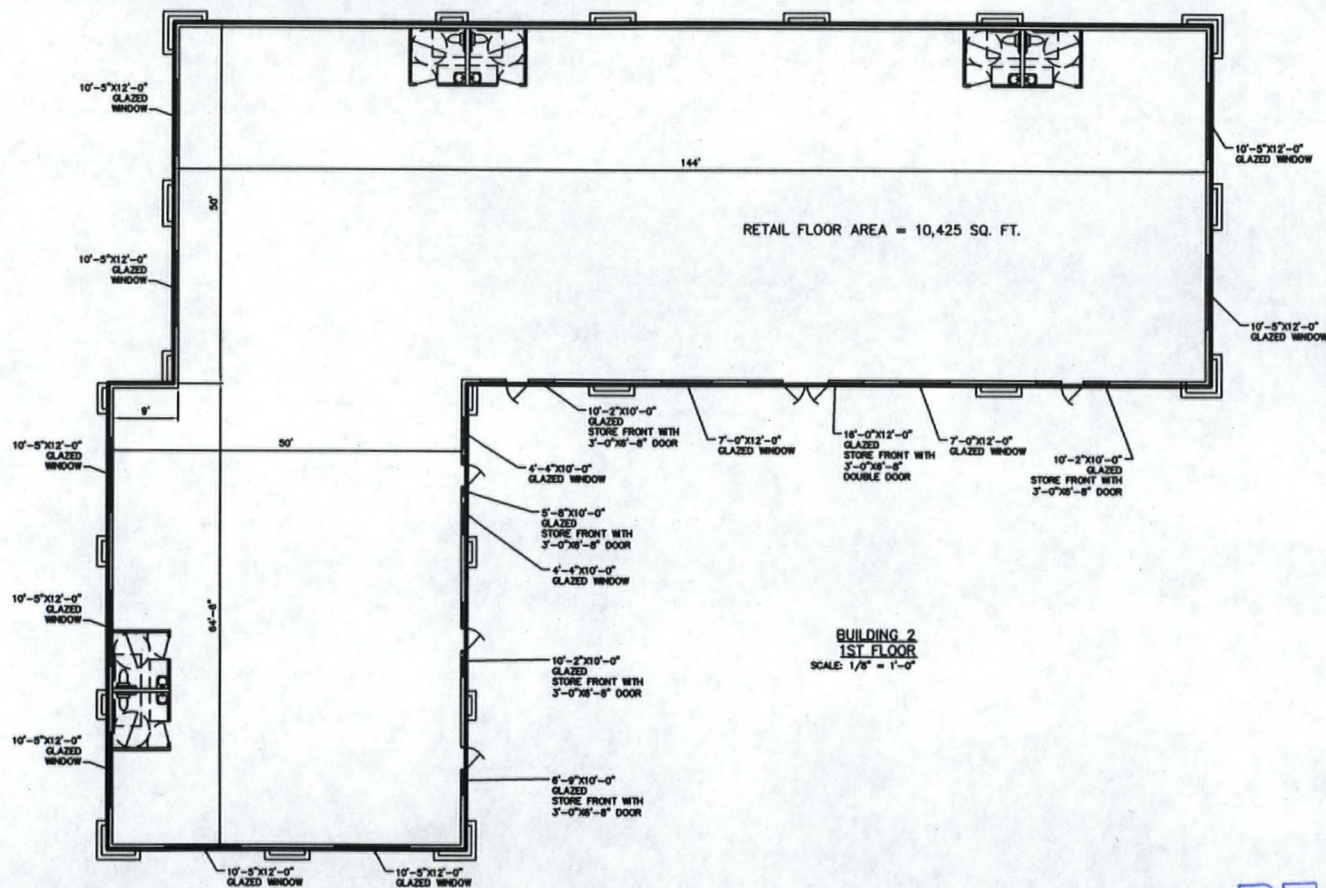
TITLE LANDSCAPING PLAN	DESIGN FFA
DRAWN FFA	CHECK UMA
JOB NUMBER 02044	SCALE AS NOTED

OWNER
FOR USE OF: WAGNER ENGINEERING, INC.
4145 CENTRAL EXPRESS BLVD., SUITE 200
LAS VEGAS, NV 89106
702-379-4444



DRAWING NO.
LP

SHEET 1 OF 1



BUILDING 2
1ST FLOOR
SCALE: 1/8" = 1'-0"

RECEIVED
JUN 13 2008
SDR-27314

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06/26/08 PC

APFLECK ENGINEERING
1000 South Main St., Suite 100, Weymouth, MA 01978
Phone: (508) 863-1111
Fax: (508) 863-1112
www.apfleck-engineering.com

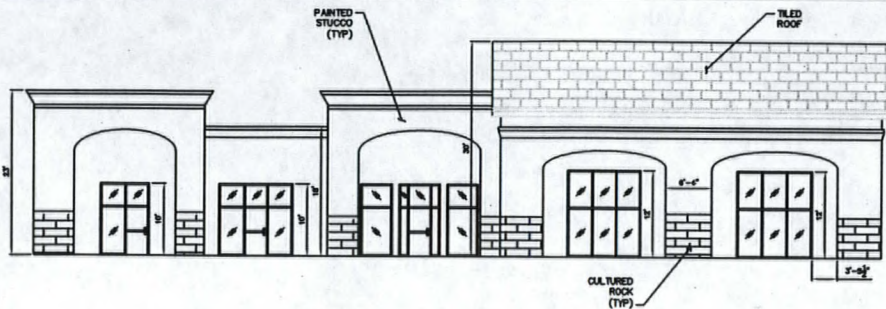
NO.	DATE	BY
1	06/26/08	PC

PROJECT NO. SDR-27314
PROJECT NAME: BUILDING 2, 1ST FLOOR
DESIGNED BY: J. L. LARSEN
CHECKED BY: J. L. LARSEN
DATE: 06/26/08

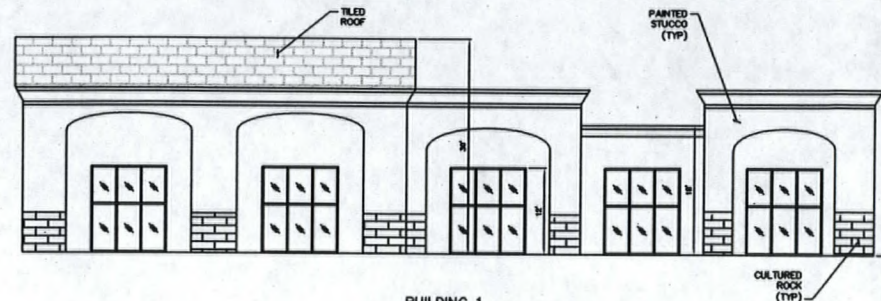
TITLE: BUILDING 2, 1ST FLOOR
DRAWN BY: J. L. LARSEN
CHECKED BY: J. L. LARSEN
DATE: 06/26/08

DESIGN	NO
CHECK	NO
DATE	06/26/08

SCALE: 1/8" = 1'-0"
DRAWING NO. A3



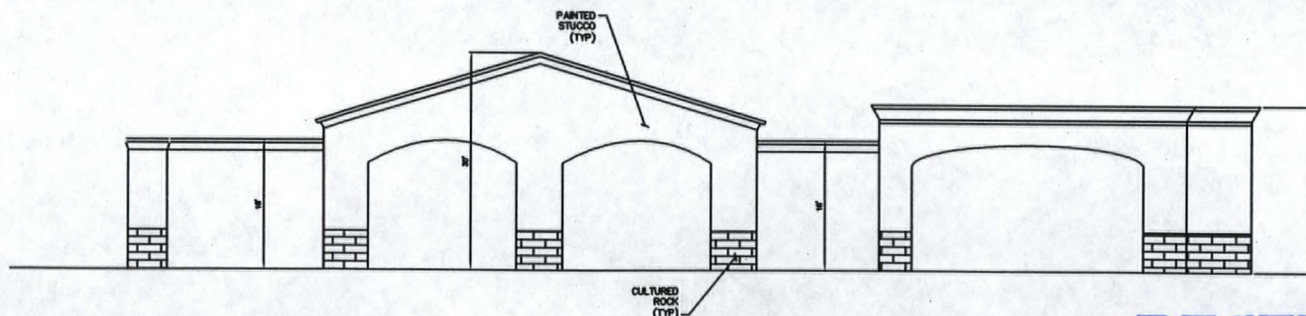
BUILDING 1
ELEVATION LOOKING SOUTH
SCALE: 1/8" = 1'-0"



BUILDING 1
ELEVATION LOOKING NORTH
SCALE: 1/8" = 1'-0"



BUILDING 1
ELEVATION LOOKING WEST
SCALE: 1/8" = 1'-0"



BUILDING 1
ELEVATION LOOKING EAST
SCALE: 1/8" = 1'-0"

AFFLECK ENGINEERING
1400 South Main Street, Suite 200
Tomball, Texas 77375
Tel: 281-291-1100
Fax: 281-291-1101
www.affleckengineering.com

NO.	REV.	DATE	BY
1			

PROJECT NO. SDR-27314
OWNER: TEXAS
DESIGNER: AFFLECK ENGINEERING
DATE: 06/26/08
SCALE: 1/8" = 1'-0"

TITLE: BUILDING 1 ELEVATION PLAN
DRAWN: J. L. L. L.
CHECK: J. L. L. L.
DATE: 06/26/08
SCALE: 1/8" = 1'-0"

DESIGN: J. L. L. L.
DRAWN: J. L. L. L.
CHECK: J. L. L. L.
DATE: 06/26/08
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

DRAWING NO. A1

RECEIVED
JUN 13 2008

SDR-27314

REVISED

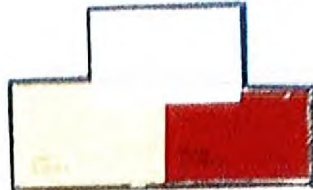
06/26/08 PC



TILED ROOF



WHITE TRIM



PAINTED STUCCO



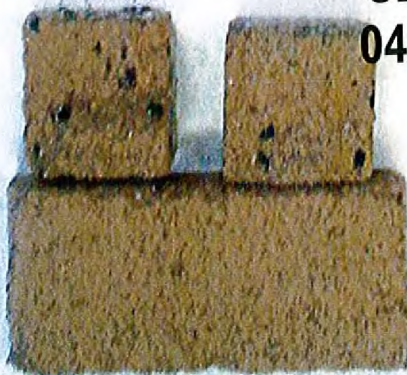
CULTURED
ROCK

ZON-27311

SDR-27314

04/24/08 PC

BLOCK
WALL



RECEIVED
MAR 11 2008

SDR 27314				
Emerald Lake Inc., et al				
NEC of Lake Mead Blvd. & Martin L King Blvd.				
Proposed 17.62 thousand square foot retail and office development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	15.6	42.94	671
AM Peak Hour			1.03	16
PM Peak Hour			3.75	59
(heaviest 60 minutes)				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	2.0	11.01	22
AM Peak Hour			1.55	3
PM Peak Hour			1.49	3
(heaviest 60 minutes)				
Net Use	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	17.6		693
AM Peak Hour				19
PM Peak Hour				62
(heaviest 60 minutes)				
Existing traffic on all nearby streets: count data unavailable for Hart Ave.:				
Lake Mead Blvd.				
Average Daily Traffic (ADT)	32,262			
PM Peak Hour	2,581			
(heaviest 60 minutes)				
Martin L. King Blvd.				
Average Daily Traffic (ADT)	41,909			
PM Peak Hour	3,353			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
Adjacent street ADT Capacity				
Lake Mead Blvd.	49,210			
Martin L. King Blvd.	32,775			

This project will add approximately 693 trips per day on Lake Mead Blvd. and Martin L. King Blvd. This will increase expected volumes by about 2 percent on both of these streets. Lake Mead is at about 66 percent of capacity and Martin L. King is currently over capacity. Count data was unavailable for Hart Ave., but it is believed to be under capacity.				

Based on Peak Hour use, this development will add roughly 62 additional cars into the area; which works out to about 1 every minute.				

Note that this report assumes all traffic from this development uses all named streets.				