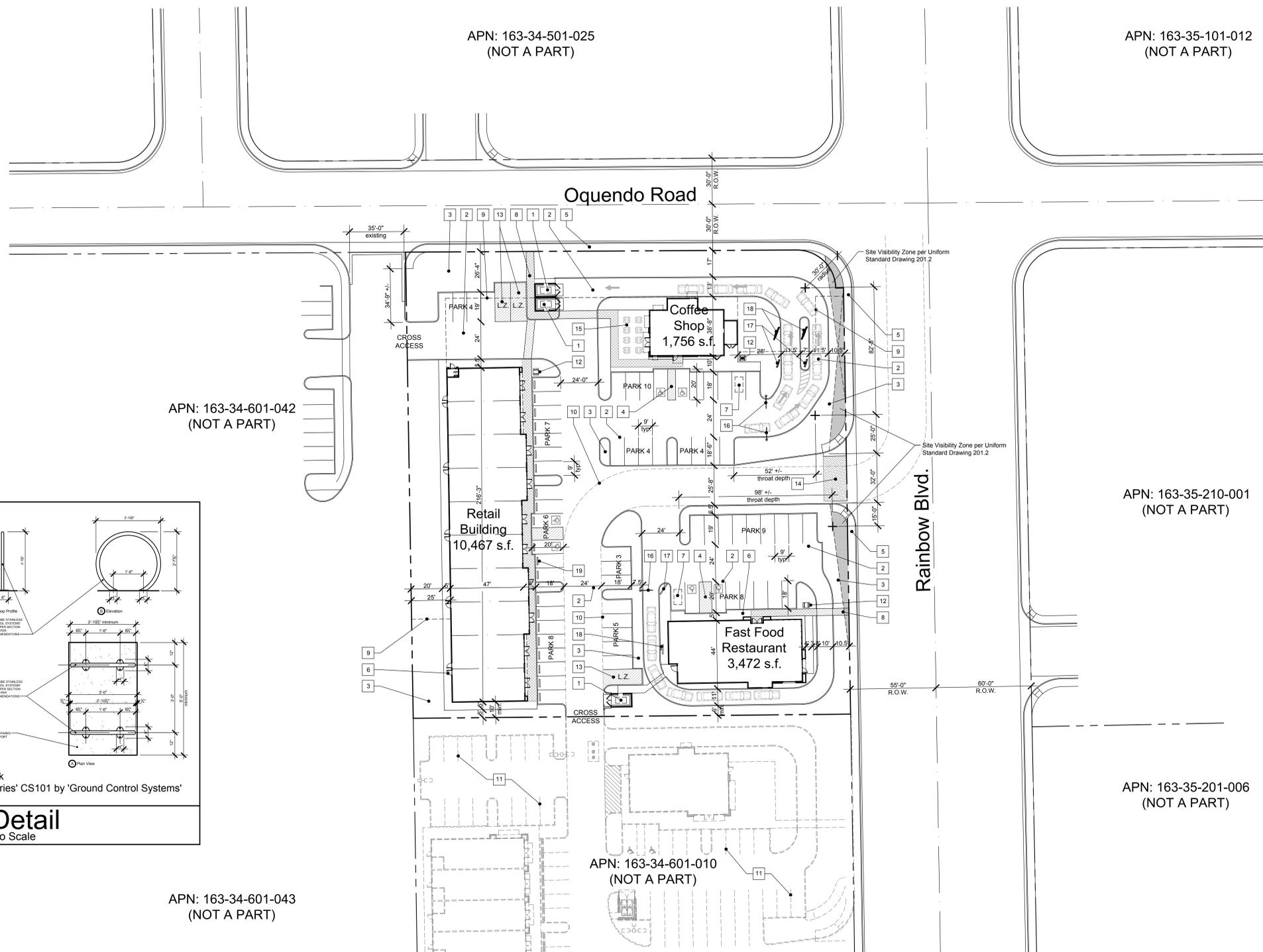


1 Site Plan
Scale: 1" = 30'-0"



Keynotes

#	Description
1	6' HIGH BROWN SPLIT FACE CONCRETE BLOCK TRASH ENCLOSURE W/ PAIR STEEL GATES WITH STAMPED METAL BACKING & LIFT PIN LOCK/LATCH - PAINTED
2	AC PAVING - SEE CIVIL DRAWINGS
3	NEW LANDSCAPING - SEE LANDSCAPE PLAN
4	HANDICAP ACCESSIBLE AISLE
5	CONCRETE SIDEWALK, CURB AND GUTTER PER CLARK COUNTY STANDARDS
6	4" CONCRETE SIDEWALK WITH ROCK SALT FINISH AND SCORING/TOOLED CONTROL JOINTS AS SHOWN
7	PROPOSED GREASE INTERCEPTOR LOCATION
8	HATCHING INDICATES HANDICAP ACCESSIBLE ROUTE FROM PUBLIC WAY
9	DASHED LINE OF CLARK COUNTY FLOOD CONTROL EASEMENT
10	DASHED LINE OF FIRE TRUCK ACCESS
11	DASHED LINES OF ADJACENT PROPERTY - NOT A PART
12	BICYCLE RACK PER TITLE 30 FIGURE 30.63-3 - SEE DETAIL 2 ON THIS SHEET
13	10' X 25' LOADING ZONE
14	ENHANCED PAVING AT DRIVEWAY
15	OUTSIDE DINING SEATING
16	HEIGHT LIMITING BAR
17	PRE MENU BOARD - REQUIRES SEPARATE PERMIT
18	ORDER BOARD - REQUIRES SEPARATE PERMIT
19	CONCRETE WHEEL STOP

Project Data

APN #: 163-34-601-037

EXISTING ZONING: CG

REQUIRED ZONING: CG

EXISTING USE: UNDEVELOPED

PROPOSED USE: RESTAURANT/RETAIL PADS

SITE AREA: 84,099 S.F. (1.93 ACRES)

BUILDING COVERAGE: 18%

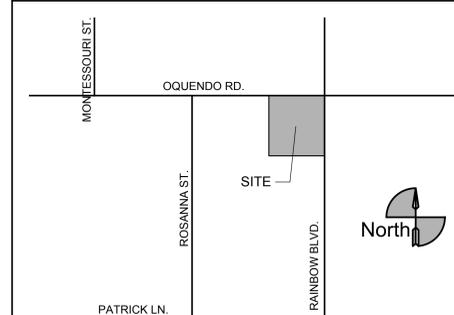
AREA SUMMARY/PARKING ANALYSIS

USE	AREA	FACTOR	PARKING REQ'D	PARKING PROVIDED
BLDG. 1 - RETAIL PAD	10,467 S.F.	1/350	30	
BLDG. 2 - FAST FOOD	3,472 S.F.	1/150	23	
BLDG. 3 - COFFEE SHOP W/ OUTSIDE DINING	1,756 S.F.	1/150	12	
		1/250	3	
Outside dining is in compliance with all outside dining provisions				
PARKING GRAND TOTAL:			68	68
TOTAL BUILDING AREA:	15,695 S.F.			
LOADING SPACES REQUIRED:			(3) 10X25 MIN. SPACE	
PROVIDED:			(3) 10X25 MIN. SPACE	
MIN. ACCESSIBLE SPACES REQUIRED:			3 SPACES	
ACCESSIBLE SPACES PROVIDED:			6 SPACES	
REQUIRED BICYCLE PARKING:		1/10,000 = 2 SPACES		
PROVIDED BICYCLE PARKING:		6 SPACES		

Site Notes

- SEE CIVIL FOR ALL FINAL GRADES UTILITY HOOK-UPS, OFF SITE IMPROVEMENTS, MEETS & BOUNDS, DIMENSIONS ETC.
- ALL ACCESSIBLE ROUTES, LANDINGS, PARKING SPACES, PARKING AISLES TO HAVE 1:20 MAX. LONGITUDINAL SLOPES & 1:48 MAX. TRANSVERSE SLOPE TYP.
- MAXIMUM SLOPE IN ANY DIRECTION FOR HANDICAPPED PARKING SPACES & ACCESS AISLES IS TO BE 2%.
- ACCESSIBLE ROUTE IS REQUIRED TO HAVE A RUNNING SLOPE OF LESS THAN 5% AND A CROSS SLOPE NO MORE THAN 1:48 PER SECTION 403.3 OF ICC A117.1-09.
- PATTERN IN CONCRETE SIDEWALKS TO BE TOOLED JOINTS FOR RUNNING & 2% FOR CROSS SLOPES.
- SEE SOILS REPORT & STRUCTURAL FOUNDATION PLAN FOR STRUCTURAL INFORMATION.
- PARKING LOT LIGHTING (IF SHOWN) - REQUIRES SEPARATE PERMIT SEE DRAWINGS BY ELECTRICAL ENGINEER.
- A MINIMUM 5 MMFC SHALL BE MAINTAINED AT ALL ENTRIES AND EXITS AND 2 MMFC AT ALL PARKING AREAS AND SEE THROUGH DOORWAYS.
- POLE LIGHTING & BASE - COMBINED OVERALL HEIGHT NOT TO EXCEED 25' SEE SHEET ELEC. FOR LIGHT POLE LOCATIONS AND LIGHT POLE BASE DETAIL.
- ALL SIGNAGE AND TRASH ENCLOSURES ARE TO BE UNDER A SEPARATE PERMIT.
- FINAL LANDSCAPING DRAWINGS TO BE PROVIDED BY LANDSCAPER

Site Location Map



Frontier Town Construction
Lic # 0073580
B-2

Commercial Site
Oquendo Road and Rainbow Blvd.
for: Platinum Realty
Clark County
Nevada

Date: 6-26-2024
Project #: 2024-03

Sheet No.
ST1
Sheet X of X