

SITE PLAN KEYNOTES:

MARK	DESCRIPTION
1	SIDEWALK RAMP - SEE CIVIL PLANS BY VTN UNDER SEPARATE PERMIT
2	NEW CONCRETE DRIVEWAY PER COUNTY STANDARD DETAILS. SEE
3	EXISTING 10.0' PUBLIC UTILITY EASEMENTS (P.U.E.) PER THE SURVEY.
4	ACCESSIBLE RAMP AND STAIRS AT ALL THREE ENTRIES ON SOUTH
5	SIDE OF THE BUILDING. SEE SHEET 022 FOR PLAN AND DETAILS.
6	EXISTING ASPHALT SIDEWALK ALONG TROPICAL PARKWAY TO BE
7	REMOVED. NEW CONCRETE SIDEWALK TO BE INSTALLED. SEE CIVIL
8	IMPROVEMENT PLANS BY VTN UNDER SEPARATE PERMIT SUBMITTAL.
9	EXISTING EDGE OF PAVING (EOP) IN BEESLEY. SEE CIVIL IMPROVEMENT

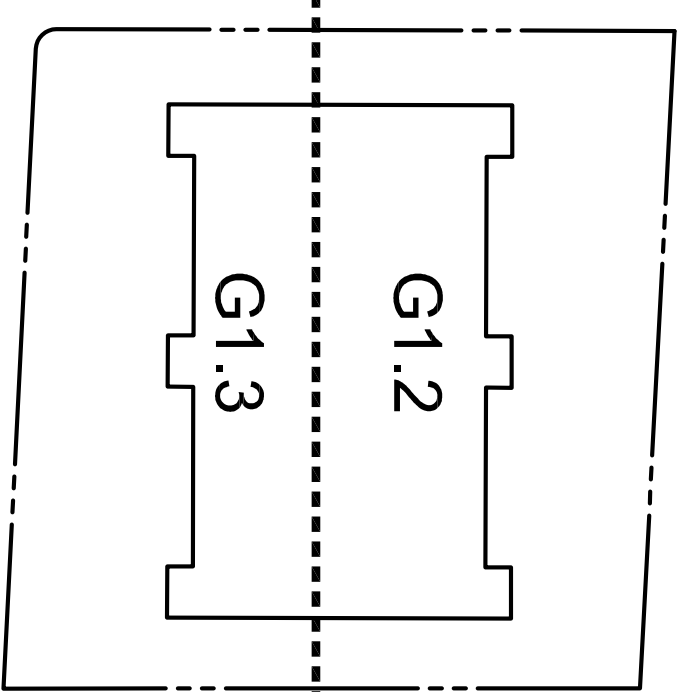
SITE PLANNING SYMBOLS

ASPHALT PAVING - SEE CIVIL PLANS BY VTN FOR SECTION
NEW LANDSCAPED AREA - SEE LANDSCAPING SHEETS
CONTROL DIMENSION
GARB. GARBAGE ENCLOSURE - SEE SITE DETAIL SHEET
STANDARD ACCESSIBLE PARKING STALL, 9.0' STALL WITH 6.0'
STRIPED SIDE ACCESS. PROVIDE CODE APPROVED SIGN AT
EACH STALL. SEE DETAIL 4 / 02A.
VAN USER ONLY ACCESSIBLE PARKING STALL, 9.0' STALL
WITH 6.0' STRIPED SIDE ACCESS. PROVIDE CODE APPROVED SIGN
AT EACH STALL. SEE DETAIL 4 / 02A.
NUMBER OF STANDARD PARKING STALLS 9.0' X 18.0'

GENERAL SYMBOLS

EXIST	NEW
CATCH BASIN (CB) OR AREA DRAIN (AD)	MANHOLE (MH)
UTILITY POLE	UTILITY POLE
FIRE HYDRANT (FH)	METER
UTILITY VAULT	TRANSFORMER AND PAD
TRANSFORMER	VALVE BOX COVER
WALL MOUNTED LIGHT	FIRE DEPARTMENT CONNECTION (FDC)
GATE VALVE	CLEAN OUT (CO)

SEE SHEETS NOTED FOR  
ENLARGED SITE PLANS



KEY PLAN

N.T.S.

SELF-CERTIFIED BY: JASON C. SAHLIN, P.E., S.E.

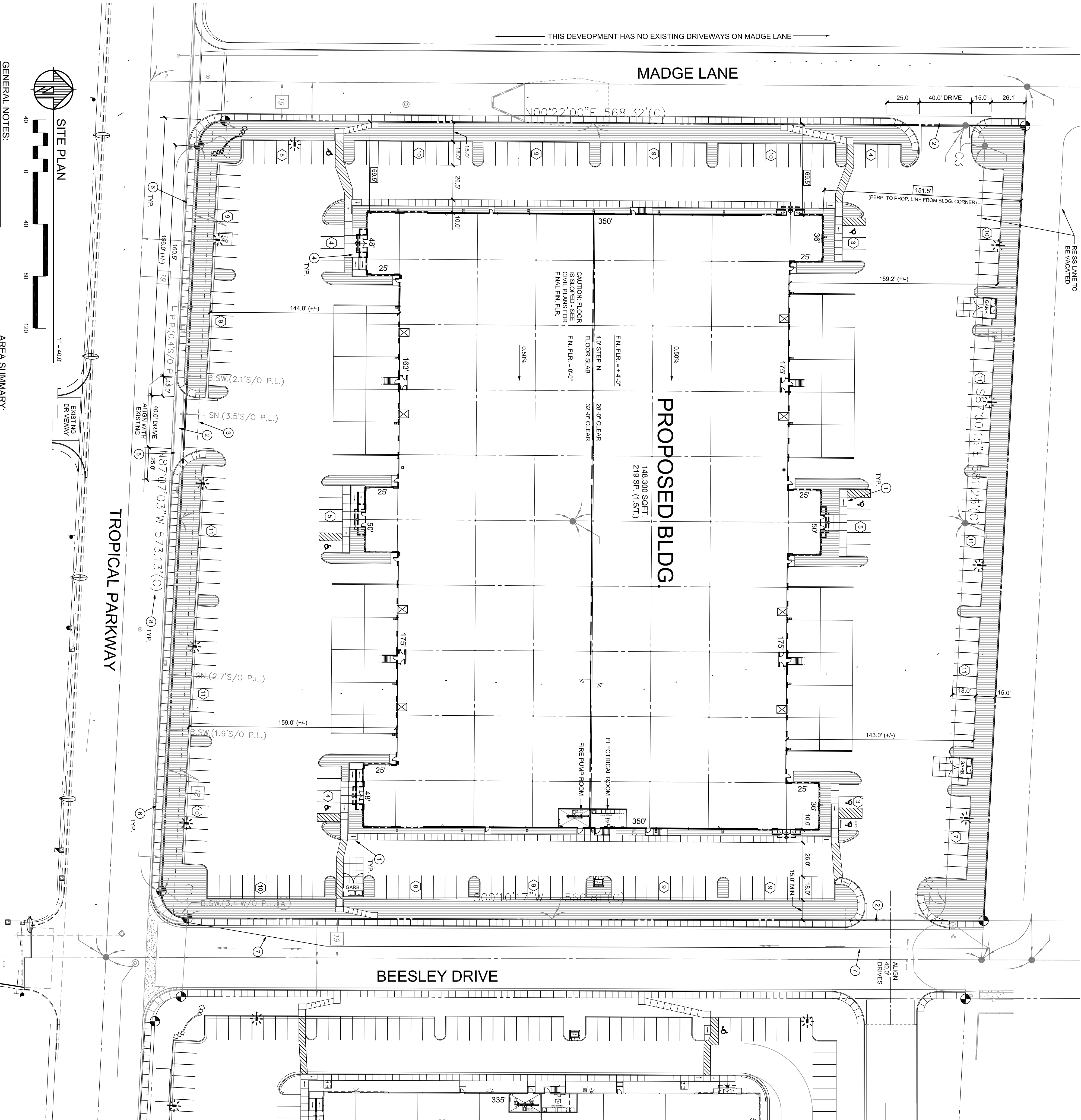
09/02/20

Certification # 31789

(Insert name of Self-Certified Professional)

Date

- Plans were prepared by or under the direct supervision of, or reviewed by the Self-Certified Professional
- Plans are complete.
- The plans are, as of the date of submission, in compliance with City of North Las Vegas building, civil, site, and zoning codes, ordinances, and all other applicable laws.



GENERAL NOTES:

- PROPERTY LINE BEARINGS AND DISTANCES AS WELL AS SITE AREA CALCULATIONS ARE PROVIDED FOR ZONING AND PERMIT REVIEW ONLY. REAL PROPERTY LEGAL DESCRIPTIONS AND AREA CALCULATIONS ARE TO BE PROVIDED BY A REGISTERED PROFESSIONAL SURVEYOR.
- SEE ENLARGED SITE PLANS (SHEETS G1.2 AND G1.3) FOR ADDITIONAL INFORMATION (AREAS, PARKING, DIMENSIONS, ETC.).
- SEE CIVIL PLANS (BY VTN) UNDER SEPARATE PERMIT SUBMITTAL FOR NOTES AND DETAILS OF PAVEMENT SECTIONS.

AREA SUMMARY:

ORIGINAL SITE AREA:	366,269 SQFT.	8.45 ACRES (+/-)
VACATED STREET AREA:	18,432 SQFT.	0.42 ACRES (+/-)
NET DEVELOPED AREA:	366,701 SQFT.	8.87 ACRES (+/-)
BUILDING A	148,300 SQFT.	3.8% COVERAGE