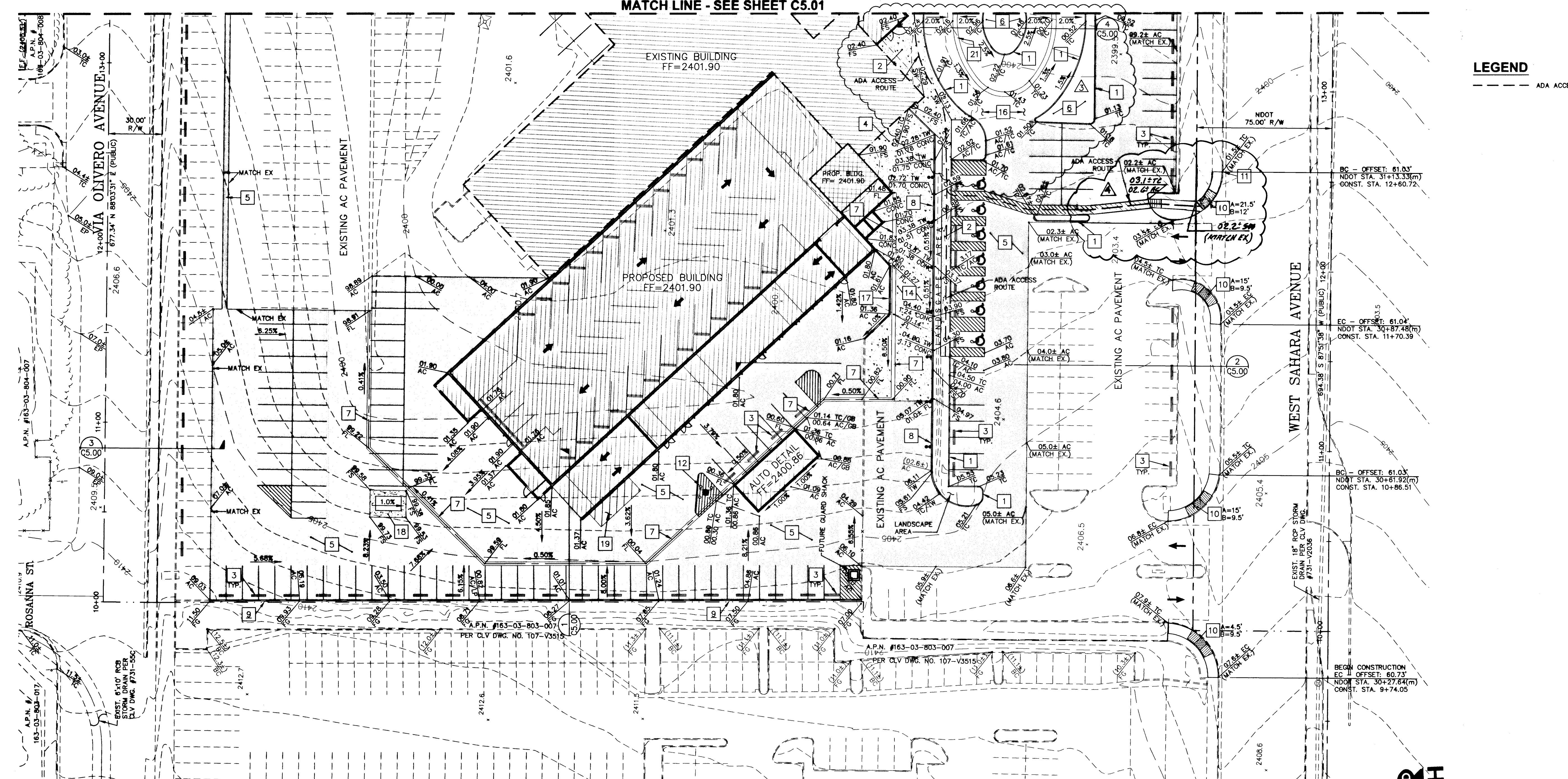
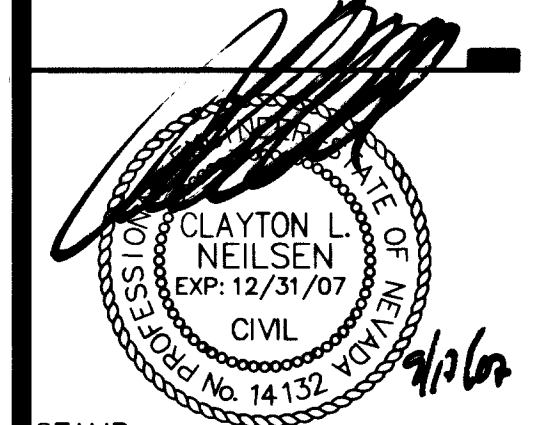




LEGEND
--- ADA ACCESS ROUTE



STAMP:
REVISED ROUNDABOUT ENTRANCE
REVISED RAMP AND ACCESS ROUTE

REVISIONS:
WELLES-PUGSLEY ARCHITECTS L.L.P.
2480 EAST TOMPKINS AVE. SUITE 222, LAS VEGAS, NEVADA 89121
PH: 702.455.1150 FAX: 702.455.0799 E-MAIL: WPA@WELLES-PUGSLEY.COM

ARCHITECT:

AUTOMATION - DESERT BMW OF LAS VEGAS
6900 W. SAHARA AVENUE
LAS VEGAS, NEVADA

GRADING PLAN

SHEET TITLE/PROJECT NAME:

JRD INVESTMENT, INC. C/O AUTOMATION
110 S.E. 6TH STREET
FT. LAUDERDALE, FL 33301

PROJECT OWNER:

MUNICIPALITY: CITY OF LAS VEGAS

STATE: NEVADA

SUBMITTAL: PLAN CHECK

PROJECT LOCATION:

PROJECT NUMBER: WP-0504

DRAWN BY: DMZ

CHECKED BY: CLN

DATE: 3/27/2006

C5.00

SHEET: 9 OF 13

107V 4667

CONSTRUCTION NOTES:

(NOT ALL KEY NOTES ARE USED ON THIS DRAWING)

1. CONSTRUCT "A" TYPE CURB PER C.C.A.U.S.D. #219.
2. CONSTRUCT CONCRETE SIDEWALK PER C.C.A.U.S.D. #234.
3. INSTALL PRECAST BUMPER BLOCK PER C.C.A.U.S.D. #238.
4. CONSTRUCT CONCRETE IN AREA SHOWN SHADED PER DETAIL 1-C7.00.
5. CONSTRUCT LIGHT AC PAVEMENT PER DETAIL 2-C7.00.
6. REFER TO ARCHITECTURAL SITE DETAILS FOR PLANTER SECTIONS.
7. CONSTRUCT 2' VALLEY GUTTER PER DETAIL 3-C7.00.
8. CONSTRUCT STEM WALL PER DETAIL 4-C7.00.
9. CONSTRUCT RETAINING WALL. REFER TO SHEET C3.00 & C6.00 FOR ADDITIONAL INFORMATION.
10. REMOVE EXIST. SIDEWALK RAMP (CURB & GUTTER TO REMAIN), CONSTRUCT SIDEWALK RAMP CASE 1 PER C.C.A.U.S.D. #235. (DETECTABLE WARNING SHALL BE THE FULL DEPTH OF THE RAMP - YELLOW IN COLOR). MATCH EXISTING GRADES.
11. REMOVE & REPLACE 2' WIDE PORTION OF CURB & GUTTER.
12. SEE C4.00 FOR FH & BOLLARD CONSTRUCTION.
13. PROTECT EXIST. SIGN.
14. CONSTRUCT HEAVY AC PAVEMENT PER DETAIL 5-C7.00.
15. CONSTRUCT "L" TYPE CURB AND GUTTER PER C.C.A.U.S.D. #216.
16. INSTALL DECORATIVE CONCRETE REFER TO ARCHITECTURAL PLANS FOR DESIGN.
17. CONSTRUCT 6' HIGH CMU SCREEN WALL PER DETAIL 6-C7.00.
18. PROPOSED CONCRETE PAD FOR TRASH COMPACTOR-PER DETAIL 7-C7.00.
19. LOADING ZONE.
20. INSTALL 6'-FT HANDICAP RAMP PER DETAIL 8-C7.00.
21. CONSTRUCT ROLL TYPE CURB PER C.C.A.U.S.D. #217A.
22. ROLL CURB W/ DEPRESSED LIP.

GENERAL NOTE (ADA ACCESSIBILITY):

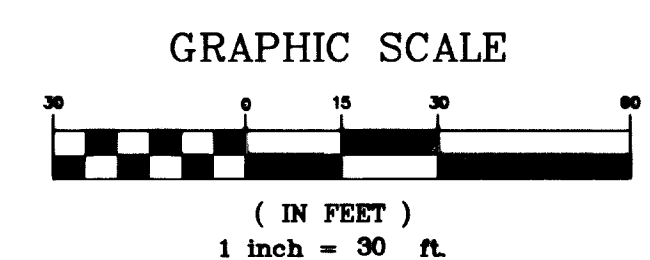
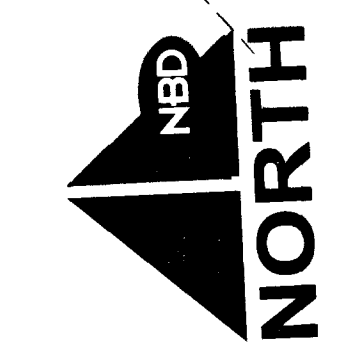
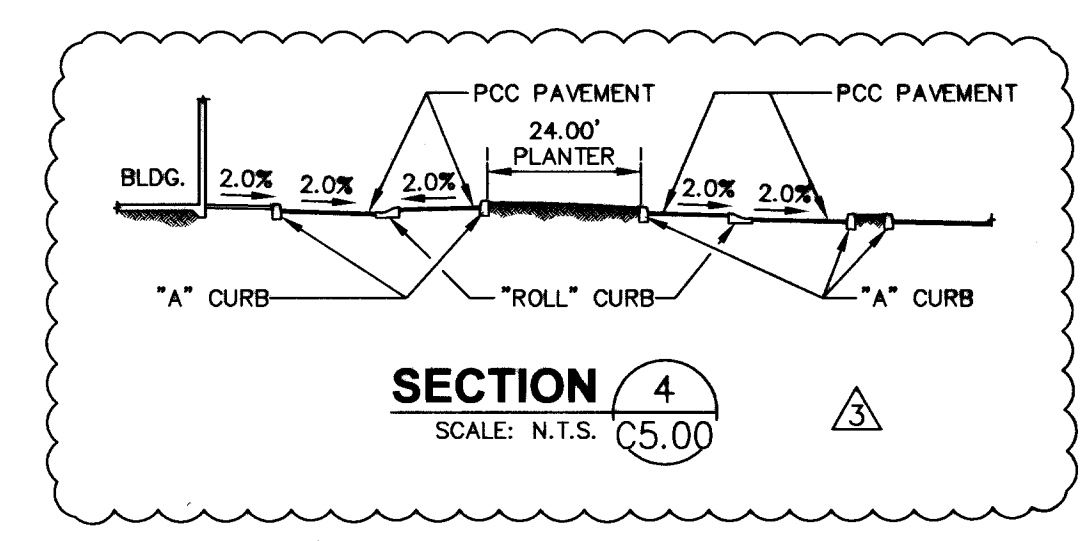
ALL ACCESSIBLE SIDEWALKS AND ROUTES MUST BE CONSTRUCTED WITH LESS THAN 2% CROSS SLOPES. THE AC PAVING IN ALL ACCESSIBLE PARKING STALLS AND ACCESS AISLES SHALL BE LESS THAN A 2% SLOPE IN ANY DIRECTION. FOR ACCESSIBLE SIDEWALKS AND ROUTES THAT ARE NOT A RAMPED CONDITION THE SLOPE SHALL BE LESS THAN 5% IN THE DIRECTION OF TRAVEL. IN A RAMPED CONDITION THE SLOPE SHALL BE LESS THAN 1:12 (8.33%) IN THE DIRECTION OF TRAVEL.

GENERAL NOTES:

1. REFER TO THE MASTER SITE PLAN SHEET C3.00 FOR PROPERTY LINE INFORMATION ALONG RIGHT-OF-WAY.
2. FOR ADDITIONAL UTILITY INFORMATION, REFER TO UTILITY SHEETS C4.00 TO C4.01.
3. FOR CURVE/LINE DATA AND SIGHT VISIBILITY RESTRICTION ZONES, REFER TO SHEETS C3.01 TO C3.02.

GRADING PLAN CERTIFICATION:

I, CLAYTON L. NEILSEN, P.E. #14132, CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH APPROVED DRAINAGE STUDY FOR THIS SITE ON FILE WITH THE CITY OF LAS VEGAS, CLV # DS 3800



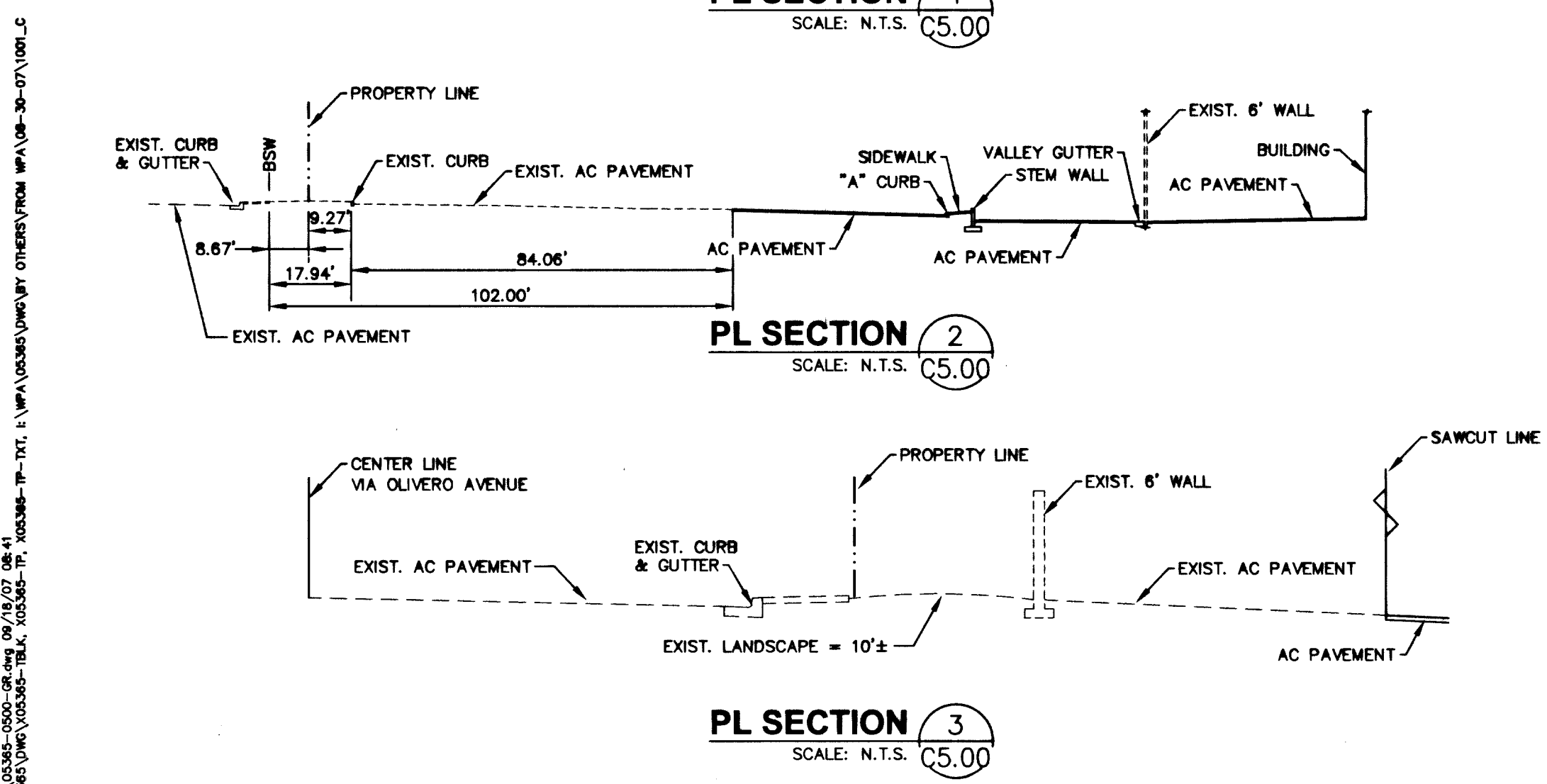
BENCHMARK:

CLARK COUNTY BENCHMARK #7C10-25WS 1997
RIVET AND ROUND ALUMINUM PLATE IN TOP OF CURB, NORTHEAST CORNER OF RAINBOW BLVD. AND SAHARA AVE. NEAR THE PC OF RAINBOW BLVD.
ELEVATION = 729.274 METERS (2392.61 FEET NAVD83)

BASIS OF BEARINGS:

SOUTH 87°51'38" WEST, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON FILE IN FILE 128 OF SURVEYS, PAGE 46, CLARK COUNTY OFFICIAL RECORDS.

Call before you Dig
Call before you Overhead
1-702-455-7511
1-702-229-6611
1-702-593-6111
1-800-227-2600



LEGEND	CL OR SURVEY LINE		EASEMENT LINE	HEAVY AC PV.	MANHOLES & DESCRIPTIONS ① = SANITARY SEWER ② = STORM DRAIN ③ = ELECTRICAL ④ = TELEPHONE	CAP	DESCRIPTION:	BO VALVE	CLEAN OUT	FDC	FIRE HYDRANT	GATE VALVE	REDUCER	100w HPS STREETLIGHT	150w HPS STREETLIGHT	200w HPS STREETLIGHT	250w HPS STREETLIGHT	400w HPS STREETLIGHT	5' CONTOUR LINE	1' CONTOUR LINE	EDGE OF P.V.M.T.	"A" TYPE CURBS	"L" TYPE CURBS	WALLS	FENCES	SPOT ELEVATIONS	SIGNS	
	PROPERTY LINE		SAWCUT LINE	HEAVY CONC. PV.		[	EXISTING:	⬇	⬇	⬇	⬇	⬇	⬇	⬇	⬇	⬇	⬇	⬇	---	---	---	---	---	---	---	---	(12.34)	⬇
	ROW LINE		SCARP LINE	LIGHT CONC. PV.			PROPOSED:	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	--(2210)--	--2211--	--- --- ---	---	---	---	---	---	12.34 BC