BENCHMARK

CITY OF LAS VEGAS BENCHMARK 1LV01 30W4

RIVET & PLATE IN TOP OF CURB @ SE CORNER OF DECATUR & WASHINGTON.

671.3695 METERS
2202.65 FEET
(NAVD 88)

BASIS OF BEARINGS

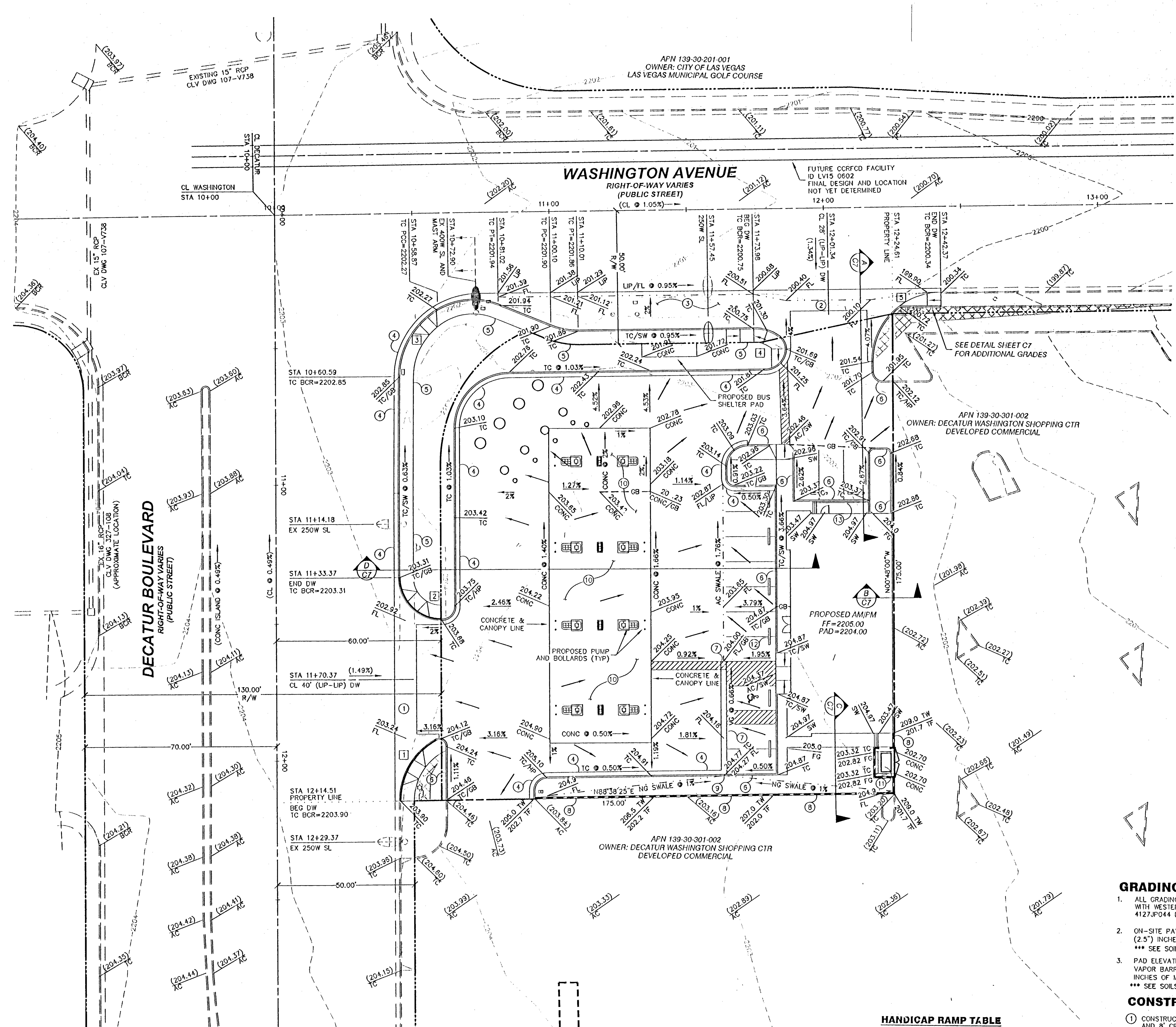
NORTH 00°48'00" WEST, BEING THE CENTERLINE OF DECATUR BOULEVARD AS SHOWN IN FILE 22, PAGE 45 OF SURVEYS, CLARK COUNTY, NEVADA, OFFICIAL RECORDS.

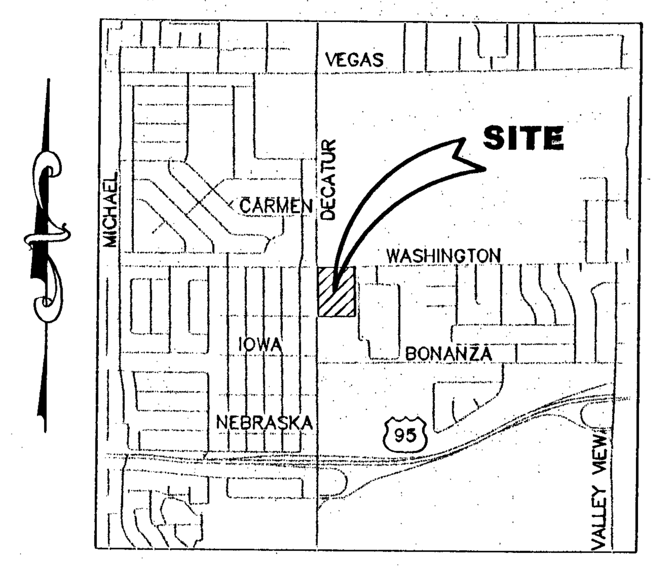
LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 00°42'31" EAST, ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 215.00 FEET TO A POINT; THENCE NORTH 88°43'54" EAST, A DISTANCE OF 50.00 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF DECATUR BLVD. (120.00 FEET WIDE), THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°43'54" EAST, A DISTANCE OF 175.00 FEET TO A POINT; THENCE NORTH 00°42'31" WEST, A DISTANCE OF 175.00 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF WASHINGTON AVE. (80.00 FEET WIDE); THENCE SOUTH 88°43'54" WEST ALONG SAID RIGHT-OF-WAY LINE OF WASHINGTON AVE., A DISTANCE OF 150.24 FEET TO A POINT; THENCE FROM A TANGENT WHOSE BEARING IS THE LAST DESCRIBED COURSE TURNING TO THE LEFT ALONG A CURVE HAVING A RADIUS OF 25.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 89°26'25", AN ARC LENGTH OF 39.03 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF DECATUR BLVD., THENCE SOUTH 00°42'31" EAST ALONG SAID EAST RIGHT-OF-WAY LINE OF DECATUR BLVD., A DISTANCE OF 150.24 FEET TO THE TRUE POINT OF BEGINNING.

APN 139-30-301-001





AREA MAP

N.T.S.

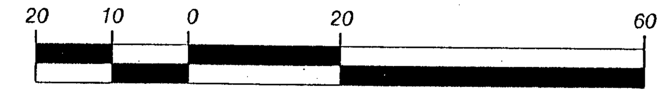
LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- CENTERLINE
- AC CUTLINE
- EXISTING CURB
- PROPOSED CURB
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- 2051 CONTOUR LINE
- OHP EXISTING OVER HEAD POWER

AC	ASPHALTIC CONCRETE
BC	BACK OF CURB
BCR	BEGINNING OF CURB RADIUS
BW	BACK OF WALK
CG	CURB & GUTTER
CL	CENTERLINE
CONC	CONCRETE
ECR	END OF CURB RADIUS
EP	EDGE OF PAVEMENT
EX	EXISTING
FG	FINISH GRADE
FL	FLOW LINE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
NG	NATURAL GROUND
PL	PROPERTY LINE
STA	STATION
SW	SIDEWALK
TC	TOP OF CURB
TF	TOP OF FOOTING
TRW	TOP OF RETAINING WALL
TW	TOP OF WALL

- EXISTING 250W STREET LIGHT
- EXISTING POWER POLE
- SIGHT VISIBILITY RESTRICTION ZONE (SVRZ) NOTHING OVER 24 INCHES IN HEIGHT AS MEASURED FROM TOP OF CURB ALLOWED IN SVZ EXCEPT TRAFFIC CONTROL DEVICES

GRAPHIC SCALE



(IN FEET)
1 inch = 20ft.

GRADING NOTES

1. ALL GRADING AND PAVING TO BE COMPLETED IN STRICT ACCORDANCE WITH WESTERN TECHNOLOGIES, INC. GEOTECHNICAL REPORT, PROJECT No. 4127JP044 DATED JULY 3, 2007.
2. ON-SITE PAVING SECTION TO BE A MINIMUM OF TWO-AND-A-HALF (2.5") INCHES ASPHALT ON A MINIMUM OF SIX (6") INCHES TYPE II.
*** SEE SOILS REPORT FOR ALTERNATIVE ***
3. PAD ELEVATION IS BASED ON SIX (6") INCHES TYPE II OVERLAIN WITH A VAPOR BARRIER/RETARDER (VB/R) AND COVERED WITH TWO (2") INCHES OF MOIST SAND ALL UNDER A 4" CONCRETE SLAB.
*** SEE SOILS REPORT FOR ALTERNATIVE ***

CONSTRUCTION NOTES

1. CONSTRUCT 40' COMMERCIAL DRIVEWAY (LIP TO LIP) PER USDCCA STD DWGS 222A/225 AND 8' CROSS GUTTER PER USDCCA STD DWG 228
2. CONSTRUCT 28' COMMERCIAL DRIVEWAY (LIP TO LIP) PER USDCCA STD DWGS 222A/225 AND 8' CROSS GUTTER PER USDCCA STD DWG 228
3. CONSTRUCT COMBINATION BUS TURN-OUT/RIGHT-TURN LANE (CONCRETE) PER USDCCA DWG 234.3
4. CONSTRUCT 2' L-TYPE CURB & GUTTER PER USDCCA STD DWG 216
5. CONSTRUCT 5' SIDEWALK PER USDCCA STD DWG 234
6. CONSTRUCT A-TYPE CURB PER DETAIL SHEET C7
7. CONSTRUCT 2' (24") CONCRETE VALLEY GUTTER PER DETAIL SHEET C7
8. CONSTRUCT 8" CMU DECORATIVE BLOCK RETAINING WALL WITH 20% CONTRASTING MATERIAL AND CAP TO GRADES INDICATED
9. PROVIDE 6" NOTCH IN CURB FOR DRAINAGE
10. CONCRETE PAVEMENT THIS AREA – 5" MIN PER GEOTECHNICAL REPORT
11. TRASH ENCLOSURE PER ARCHITECTURAL PLANS
12. INSTALL WHEEL STOPS AT ALL PARKING STALLS AS SHOWN (TYP)
13. INSTALL HANDRAIL PER ANSI STANDARDS

HANDICAP RAMP TABLE

USDCCA DWG 235 – CASE I

RAMP	A	B
1	8.00	8.00
2	8.00	8.00
3	8.00	8.00
4	8.00	8.00
5	8.00	N/A

FLOOD STATEMENT

*** THIS ENTIRE SITE LIES WITHIN A FEMA ZONE "X" ***
PER FIRM PANEL32003C2165E.

FEMA ZONE "X"
THE PROJECT SITE IS LOCATED WITHIN A FEMA ZONE "X," WHICH ARE DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

811
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call before you Dig.
1-800-227-2600
NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT
Call before you OVERHEAD
1-702-227-2929
48 HRS ADVANCE

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEM CONDUITS IT'S COSTLY
Call before you UNDERGROUND
CALL BEFORE YOU DO UNDERGROUND
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS
AND
1-702-229-6611
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

113222

REV	DATE	BY	DESCRIPTION

CLIENT
SUZANA RUTAR ARCHITECT LTD
950 E. WARM SPRINGS ROAD LAS VEGAS, NEVADA 89119
PHONE: (702) 263-6176 FAX: (702) 361-2582

PREPARED
JHR Associates Ltd.
4880 W. UNIVERSITY, SUITE B-2 PH (702) 876-2341
LAS VEGAS, NEVADA 89103 FAX (702) 876-8395

SHEET
GRADING PLAN

PROJECT
ARCO
WASHINGTON AVE/DECATUR BLVD
CITY OF LAS VEGAS, NEVADA

DRAWN BY: JGR 08-16-07
DESIGNED BY:
CHECKED BY:
PROJECT NO. 243-07-028
SCALE HORIZ: 1"=20' VERT: N/A

SEAL
REGISTERED PROFESSIONAL ENGINEER STATE OF NEVADA
REESE P. JARRELL
Exp: 06/30/2009
CIVIL
No. 7867
7/23/08

SHEET
G1
SHEET 5 OF 8 SHEETS
CLV DWG # 107V5104

CLV PROJECT #25400