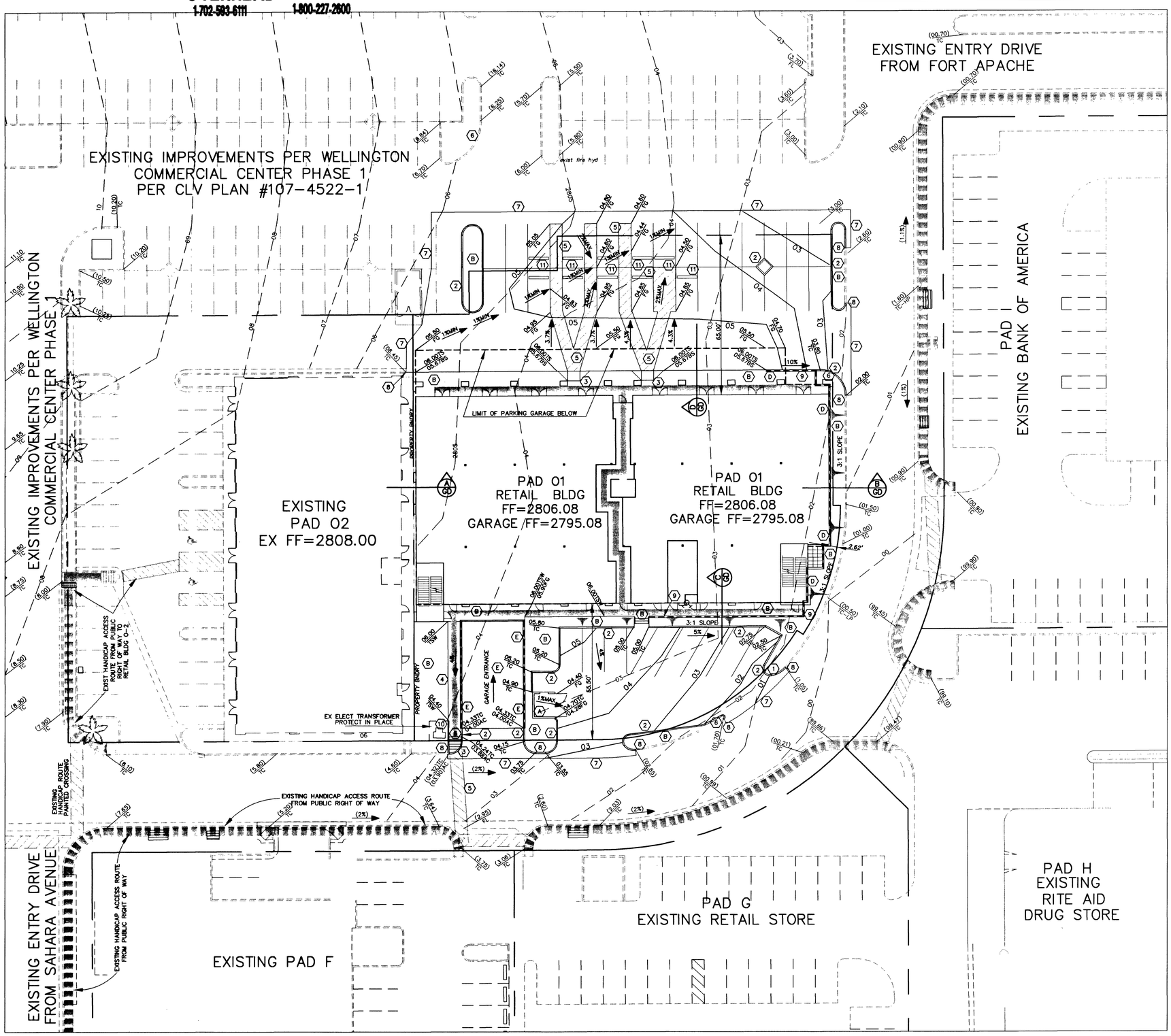
OVERHEAD 1-702-593-6111 1-800-227-2600



49417

GENERAL GRADING NOTES

1. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
   EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATIONS.
   CALL BEFORE YOU DIG: 1 (800) 227-2600.
2. ALL GRADING AND SITE PREPARATION SHALL CONFORM TO THE REQUIREMENTS OF THE GEOTECHNICAL INVESTIGATION PREPARED BY: TERRACON CONSULTANTS # 64965437 DATED NOVEMBER 27, 1996
   ASPHALT PAVING & BASE SECTION SHALL BE APPROVED BY THE GEOTECH ENGINEER.
3. ALL ELEVATIONS SHOWN HEREON WITHIN THE LANDSCAPED AREAS ARE FINAL FINISH GRADES AND DO NOT ALLOW FOR THE ADDITION OF LANDSCAPING MATERIALS ATOP THESE FINISH GRADES. ROUGH GRADE UNDERCUTS MUST BE APPROVED BY THE DEVELOPER.
4. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.
5. SEE FINAL MAP FOR EXACT BEARINGS AND DISTANCES.
6. ALL WORK PERFORMED OUTSIDE OF THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL NOT BE PERFORMED UNTIL WRITTEN PERMISSION AND EASEMENT HAVE BEEN OBTAINED FROM THE OFF SITE OWNER.
7. CONSTRUCT A MINIMUM 2.5 FEET RADIUS AT BACK OF CURB ADJACENT TO PARKING SPACES, UNLESS SHOWN OTHERWISE.
8. WHEEL STOPS SHALL BE USED AT EVERY PARKING SPACE THAT FRONTS A PEDESTRIAN WALKWAY AND/OR A LANDSCAPE AREA.
9. UNLESS OTHERWISE NOTED THE ENTIRE ON SITE STORM DRAIN SYSTEM, WATER SYSTEMS AND SANITARY SEWER SHALL BE PRIVATELY OWNED AND MAINTAINED.
10. ALL ACCESSIBLE ROUTES SHALL BE CONSTRUCTED PER THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-117.1, 1992.

WARNING NOTE!!

EXISTING GAS TO BE SHUT OFF PRIOR TO EXCAVATION

GRAPHIC SCALE

20 0 10 20 40

1" = 20'

CONSTRUCTION ITEMS

1. INSTALL ONE WAY - DO NOT ENTER SIGN
2. CONSTRUCT TYPE A CURB PER STD. DWG. 219.
3. CONSTRUCT ACCESSIBLE CURB RAMP PER ANSI A117.1, FIGURE B4.7.5, AND CORNER RAMP PER ADA FACILITIES COMPLIANCE WORKBOOK SUPPLEMENT 3-1994. SEE DETAILS ON SHEET GD.
4. CONSTRUCT CONCRETE WALK PER STD. DWG. 234, 235 & 216. WALK SHALL BE 5.0' WIDE UNLESS SHOWN OTHERWISE ON THE PLANS.
5. APPLY PAINTED ACCESS ROUTE MARKINGS PER ANSI A-117.1 AND THE CITY OF LAS VEGAS REGULATIONS.
6. INSTALL R1-1 30" STOP SIGN AND PAINTED LIMIT LINE PER CITY LAS VEGAS STANDARDS.
7. PAVING REMOVAL SAW CUT LINE. MATCH WITH NEW PAVING.
8. MATCH EXIST CURB WITH NEW CONSTRUCTION.
9. CONSTRUCT RETAINING WALL PER THE CITY OF LAS VEGAS STANDARDS AND SPECIFICATIONS. WALLS THAT EXCEED 5' HEIGHT REQUIRE A SPECIFIC STRUCTURAL DESIGN.
10. CONSTRUCT CONCRETE WALL TO FILL VOID BETWEEN TOP OF PROPOSED SIDEWALK AND BOTTOM OF THE EXISTING CONCRETE TRANSFORMER PAD TO PREVENT UNDERMINING OF TRANSFORMER PAD.
11. INSTALL CONCRETE WHEEL STOPS PER CITY STANDARDS AND SPECIFICATIONS. ALSO SEE ARCHITECTURAL SITE PLAN AND ACCESSIBILITY DETAILS.

COORDINATION ITEMS

- (A) SEE ARCHITECTURAL DRAWINGS FOR TRASH ENCLOSURE PLAN AND DETAILS. MAXIMUM 1% SLOPE ON TRASH ENCLOSURE SLAB.
- (B) SEE ARCHITECTURAL AND LANDSCAPE PLANS FOR DETAILS OF OPEN SPACE AREAS.
- (C) THICKEN EDGE SIDEWALK SEE SHEET GD AND ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS AND SPECIFICATIONS.
- (D) SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR PARKING GARAGE FOUNDATION WALL, DEEPENED FOOTING OR STEM WALL SECTIONS AND DETAILS.
- (E) SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR PARKING GARAGE ENTRY RAMP, GRATED DRAINS, AND RETAINING WALL SECTIONS AND DETAILS.

"I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT."

Ian K. Johnston 1/20/03
Nevada R.E. #12181 Date

REV	DATE	BY	REVISION

TRIPLE FIVE NEVADA DEVEL. CORP.
9510 WEST SAHARA
LAS VEGAS, NEVADA 89117
702-242-6937

vtn nevada CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS
2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89102-5148
PH. (702) 873-7550 FAX (702) 362-2597

SHEET: GRADING PLAN PAD 01 RETAIL BUILDING AND PARKING GARAGE

TITLE: WELLINGTON VILLAGE SQUARE AT PECCOLE RANCH

DRAWN BY: JWB 2003
DESIGNED BY: BE,PS 2003
CHECKED BY: IKJ 2003
PROJECT NO: 5065-01
SCALE: 1"=20' HORIZ. NA VERT.

SEAL: PROFESSIONAL ENGINEER STATE OF NEVADA IAN K. JOHNSTON No. 12181
EXPIRES 6-30-03

SHEET GR 7 OF 8 SHEETS

DRAWING NO. 107-4522-1A

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