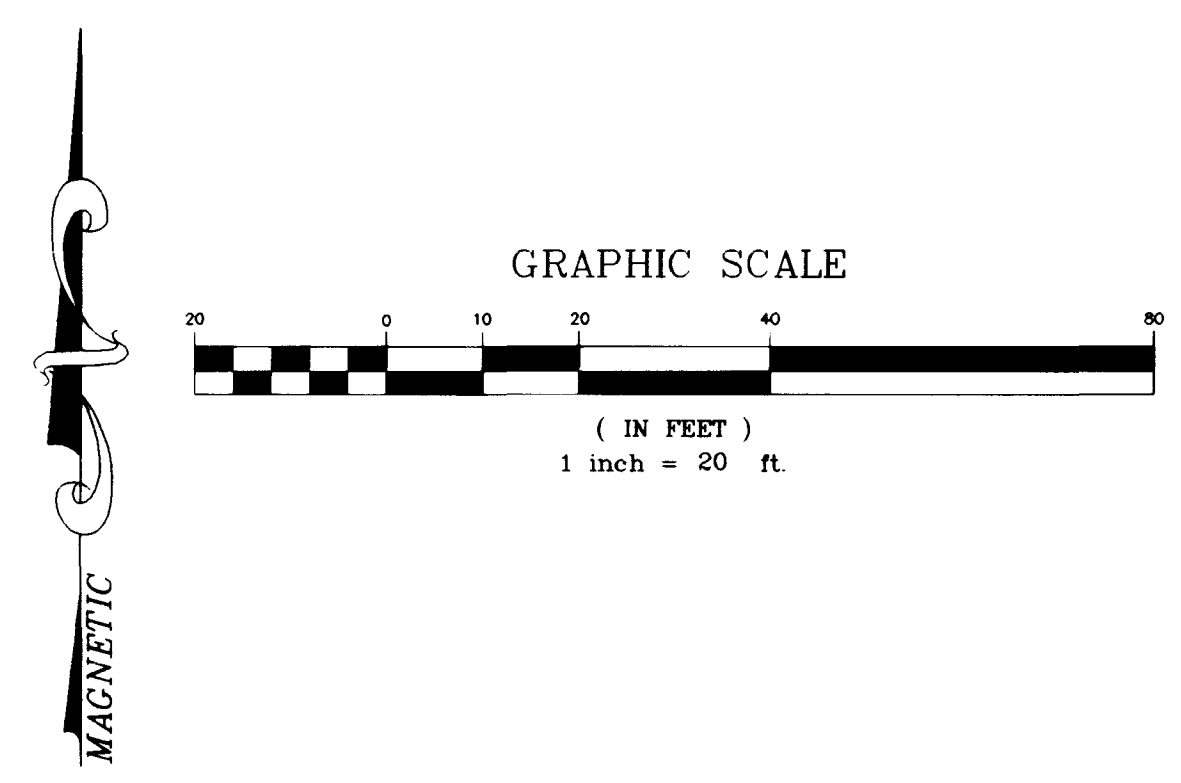
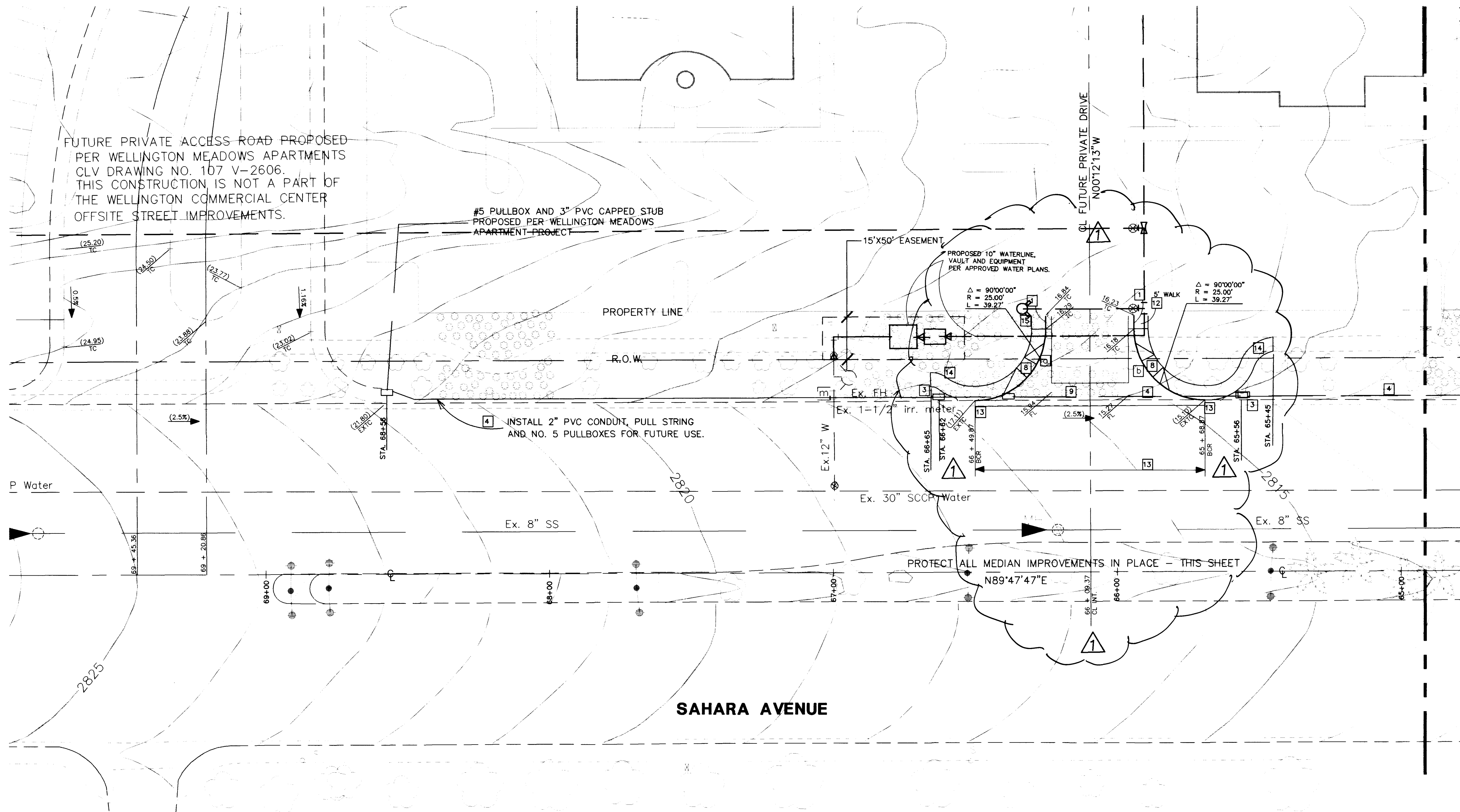


H:\CAD\LAND\5065\OFFSITE\5065-05.DWG Tue Oct 28 10:48:00 1997 Plotted by :



LEGEND

- 2850 CONTOUR LINE (1' INTERVAL)
- FG FINISH GRADE
- FL FLOW LINE
- TC TOP BACK OF CURB
- TSW TOP OF SIDEWALK
- BC BACK OF CURB
- CR CURB RETURN
- EX EXISTING
- VG VALLEY GUTTER
- SCARP AREA
- NG NATURAL GROUND
- R.O.W. PUBLIC STREET RIGHT OF WAY
- TRW TOP OF RETAINING WALL SECTION
- CL CENTERLINE
- TYPE "A" CURB
- TYPE "L" CURB
- RP RADIUS POINT
- GB GRADE BREAK
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- 0.5% DIRECTION AND RATE OF SLOPE
- BVC BEGIN VERTICAL CURVE
- MVC MID-POINT OF VERTICAL CURVE
- EVC END VERTICAL CURVE
- PRVC POINT OF REVERSE VERTICAL CURVE

CONSTRUCTION NOTES

1. 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.
2. PROVIDE POSITIVE DRAINAGE TOWARD STREET GUTTERS.
3. SEE FINAL MAP FOR EXACT BEARINGS AND DISTANCES.
4. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
5. 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.
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. ALL WORK PERFORMED WITHIN PUBLIC RIGHT-OF-WAY AND OUTSIDE OF THE PROJECT BOUNDARY SHALL BE PERFORMED UNDER A SEPARATE ENCROACHMENT PERMIT ISSUED BY THE CONTROLLING AUTHORITY.

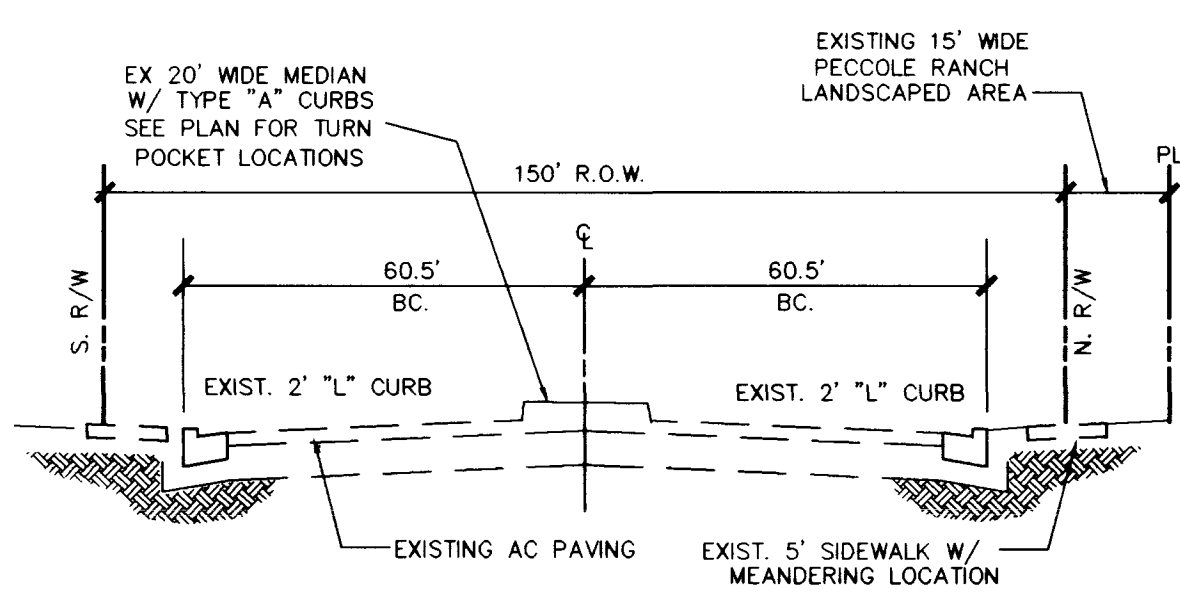
SEE SHEET 3

CONSTRUCTION ITEMS

1. CONSTRUCT 24" TYPE "L" CURB & GUTTER PER STD. DWG. 216.
2. CONSTRUCT TYPE "A" ISLAND CURB PER STD. DWG. NO. 219.
3. INSTALL NO. 5 PULLBOX PER STD. DWG. NO. 338.
4. INSTALL 2" PVC CONDUIT W/ PULL STRING FOR FUTURE TRAFFIC SIGNAL USE. LOCATE PER STD. DWG. NO. 501.
5. INSTALL 4" CONC. IN MEDIAN PER STD. DWG. NO. 218.
6. SAWCUT, REMOVE AND REPLACE EX MEDIAN CONCRETE AS NECESSARY FOR ST. LIGHT RELOCATION.
7. PROVIDE AND INSTALL STREET LIGHT PER STD. DWG. 309.
8. CONSTRUCT PUBLIC R.O.W. CURB RETURN SIDEWALKS PER STD. DWGS. 216, 234 & 235.
9. CONSTRUCT 8 FOOT WIDE CROSS GUTTER PER STD. DWG. 228.
10. RELOCATE STREET LIGHT PER CITY L.V. STANDARDS.
11. CONSTRUCT GUTTER LIP TRANSITION PER DETAIL ON SHEET 3.
12. CONSTRUCT CONCRETE WALK PER STD. DWG. 234. WALK SHALL BE 3.5' WIDE UNLESS SHOWN OTHERWISE ON THE PLANS.
13. REMOVE EXIST. CURB, GUTTER, WALK AND MISC. LANDSCAPE IMPROVEMENTS. MATCH EXIST. C&G WITH NEW CONSTRUCTION.
14. REMOVE AND REPLACE 5 FOOT WIDE SIDEWALK TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW CURB RETURN AND EXIST. WALK (4.9% MAX. SLOPE). CONSTRUCT WALK PER STD. DWG. 234.
15. INSTALL R1-1 36" STOP SIGN AND PAINTED STOP LIMIT LINE PER C.L.V. STANDARDS.

BENCHMARK
 CLV BENCHMARK #RLV-106SSE6
 RIVET & PLATE IN TOP OF NORTH CURB
 LINE AT 9501 W. SAHARA AVENUE.
 ELEVATION = 860.979 METERS (NAVD 86)
 = 2824.401 FEET (NAVD86)

PLAN INFORMATION:
 SEE SHEET 2 FOR GENERAL NOTES
 AND LEGEND.
 SEE THE RECORDED PLAT MAPS FOR
 BOUNDARY CONTROL INFORMATION.



TYPICAL WEST SAHARA 150' STREET SECTION

SW RAMPS PER STD. DWG. NO. 235

SIDEWALK RAMP DATA			
NO.	DIM A"	DIM B"	CASE
a	8.0'	8.0'	I
b	9.5'	4.5'	I

CERTIFICATION

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

Call before you Dig
 1-800-227-2600

TRIPLE FIVE NEVADA DEVELOPMENT CORP.
 P. O. BOX 371208
 LAS VEGAS, NEVADA 89137
 (702) 277-6654

CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS
 2727 SOUTH RAINBOW BOULEVARD
 LAS VEGAS, NEVADA 89102-5148 PHONE (702) 873-7550 FAX (702) 362-2597

DATE: 10-9-97
 BY: JPS
 REV: 1
 10/3/97

OFFSITE STREET IMPROVEMENTS
 WELLINGTON COMMERCIAL CENTER
 AT PECCOLE RANCH

PROJECT SEAL

NO. 5065-1
 BY: JPS
 DATE: MAY 15, 1997
 SCALE: HORIZ. 20'
 VERT. N/A
 SHEET 2 OF 7 SHEETS

