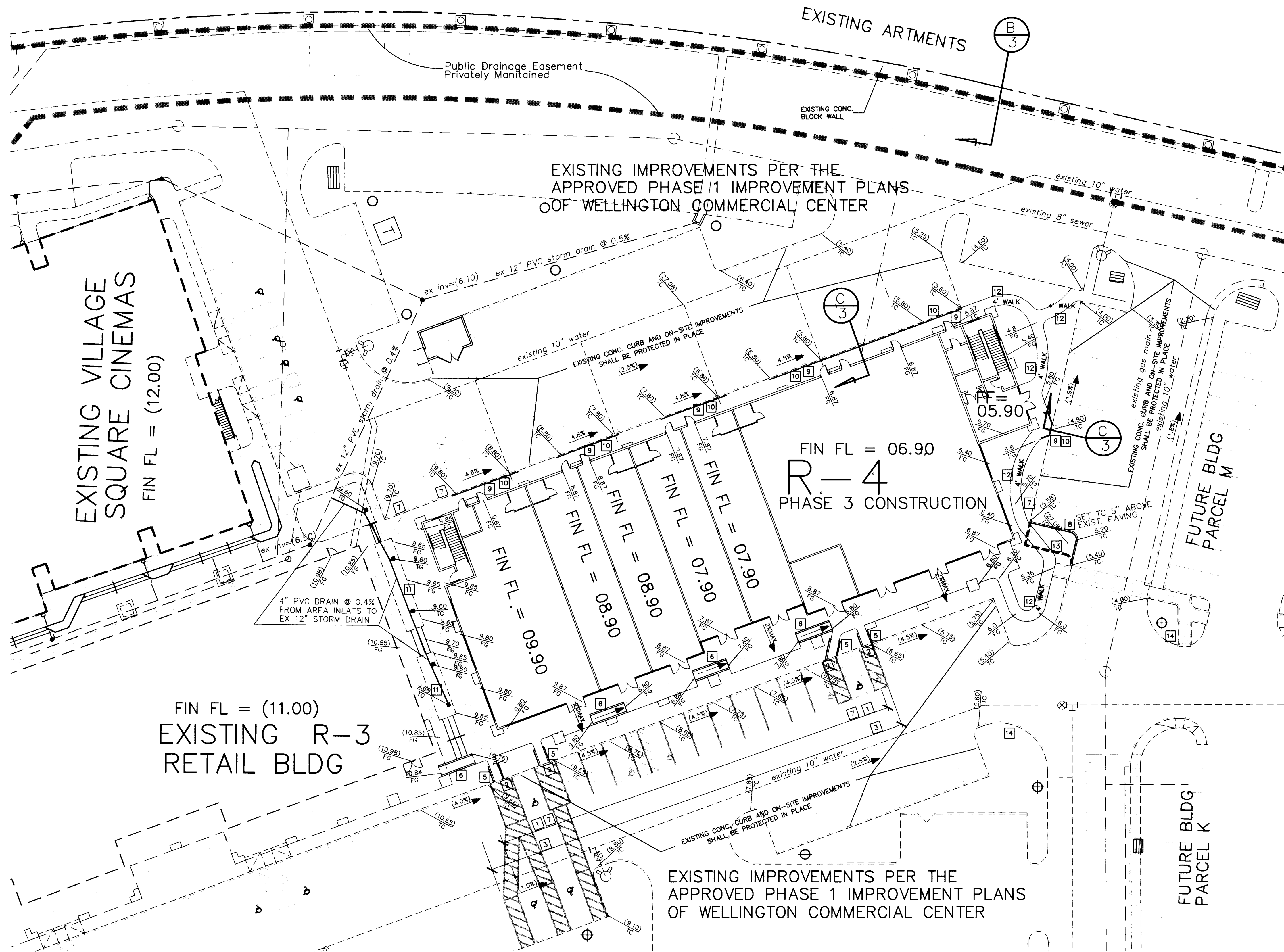
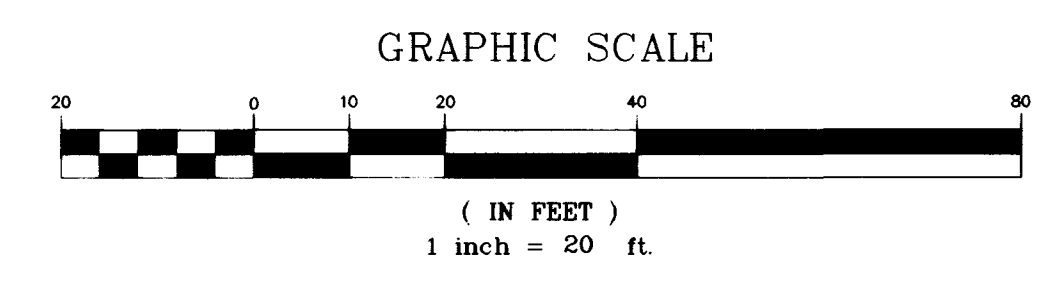




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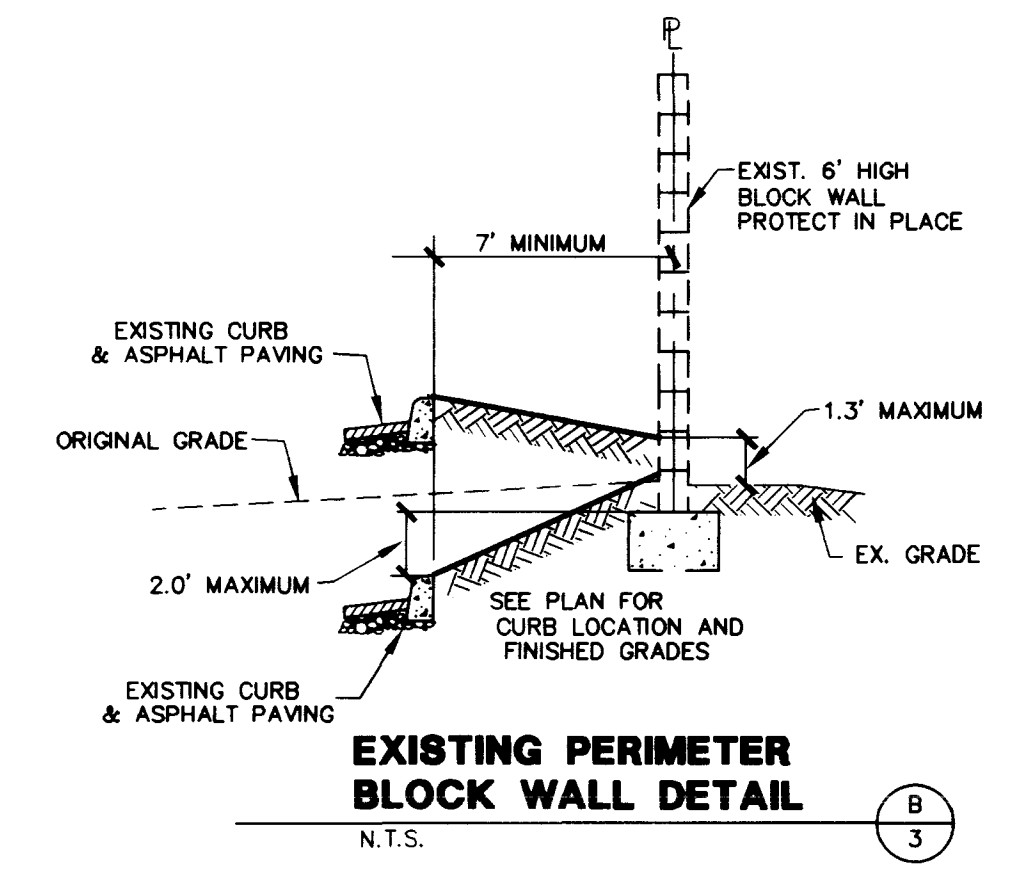
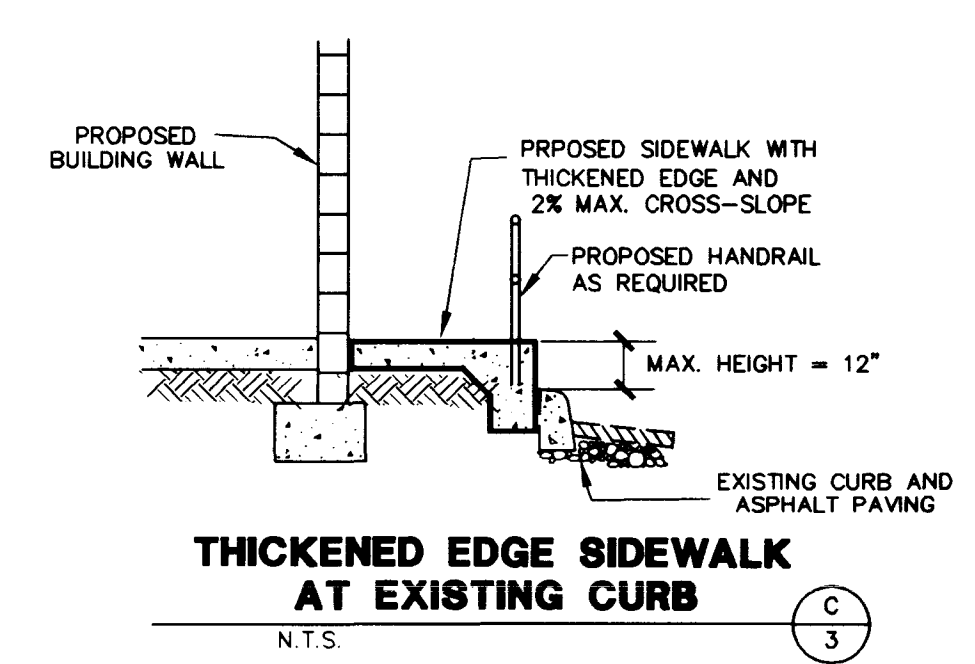


LEGEND

A	LEASE AREA	GB	GRADE BREAK
CL	CONTOUR LINE (1' INTERVAL)	FF	FINISHED FLOOR ELEVATION
FG	FINISH GRADE	PC	POINT OF CURVATURE
FL	FLOW LINE	PT	POINT OF TANGENCY
TC	TOP BACK OF CURB	PRC	POINT OF REVERSE CURVATURE
TSW	TOP OF SIDEWALK	PCC	POINT OF COMPOUND CURVATURE
BC	BACK OF CURB	0.5%	DIRECTION AND RATE OF SLOPE
CR	CURB RETURN	BVC	BEGIN VERTICAL CURVE
EX	EXISTING	MVC	MID-POINT OF VERTICAL CURVE
VG	VALLEY GUTTER	EVC	END VERTICAL CURVE
SC	SCARP AREA	PRVC	POINT OF REVERSE VERTICAL CURVE
NG	NATURAL GROUND		TYPE "A" CURB
TF	TOP OF FOOTING		TYPE "L" CURB
TRW	TOP OF RETAINING WALL SECTION		
T	N.P.C. TRANSFORMER (APPROX. LOCATION)		
E	ELECTRIC PULL BOX (APPROX. LOCATION)		

CONSTRUCTION ITEMS

- 1 REMOVE PAINTED STRIPING AS NECESSARY.
- 2 REMOVE AND REPLACE CURB NECESSARY TO CONSTRUCT NEW HANDICAP RAMP.
- 3 APPLY NEW PAINT STRIPING PER ANSI A-117 AND CITY OF LAS VEGAS REGULATIONS.
- 4 CONSTRUCT CURB RAMP PER ANSI A117 - FIG. B4.7.5.a.
- 5 CONSTRUCT CURB RAMP PER ANSI A117 - FIG. B4.7.5.b.
- 6 CONSTRUCT ACCESSIBLE ROUTE RAMP (5% TO 8% SLOPE) PER ANSI A117 - FIG. B4.8.2 & B4.8.3.
- 7 VERIFY EXISTING CURB ELEVATION AND NOTIFY ENGINEER OF ANY DISCREPANCY FROM THE PLAN. CURB MAY HAVE TO BE REMOVED AND REPLACED TO PROVIDE PROPER DRAINAGE OR CROSS SLOPE.
- 8 CONSTRUCT TYPE "A" CURB PER STD. DWG. NO. 219. SET TOP OF CURB 5" ABOVE THE EXISTING PAVING.
- 9 CONSTRUCT DEEPENED EDGE OF SIDEWALK BEHIND EXISTING CURB (SEE DETAIL- THIS SHEET)
- 10 INSTALL APPROVED HANDRAIL PER THE ARCHITECTURAL PLANS AND DETAILS.
- 11 CONSTRUCT PLANTERS, STEPS AND NUISANCE WATER DRAINS PER THE LANDSCAPE PLANS.
- 12 CONSTRUCT CONCRETE WALK PER STD. DWG. 234. WALK SHALL BE 3.5' WIDE UNLESS SHOWN OTHERWISE ON THE PLANS.
- 13 REMOVE AND DISPOSAL OF CONCRETE CURB, GUTTER, PAVING AND OTHER MISC. IMPROVEMENTS.
- 14 INSTALL R1-1 36" STOP SIGN AND PAINTED LIMIT LINE PER CITY LAS VEGAS STANDARDS.



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.

JAN K. JOHNSON P.E. 12181 DATE 7/21/98

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vtm nevada

PHASE 3
DETAIL GRADING PLAN
BUILDINGS R-1 AND R-4
WELLINGTON COMMERCIAL CENTER
AT PECCOLE RANCH

NO. 5065-3
BY jps
DATE JULY 1998
SCALE: HORIZ. 20'
VERT. N/A
SHEET 3 OF 5 SHEETS

107V-4522-3

