

H:\CAD\LAND\5035\5035GRAD Thu Nov 07 16:57:18 1996 Plotted by: JPS

Avoid cutting underground utility lines. It's costly.

Call
before you
Dig
1-800-227-2600

BENCHMARK

OLV BENCHMARK #1LV-106SSE6
RIVET & PLATE IN TOP OF NORTH CURB
LINE AT 9501 W. SAHARA AVENUE.
ELEVATION = 860.879 METERS (NAVD 88)
= 2824.401 FEET (NAVD 88).

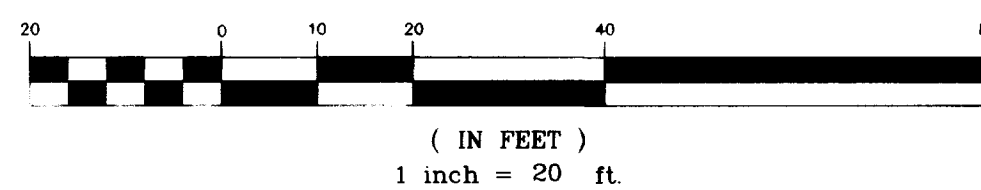
PLAN INFORMATION

SEE SHEET 2 FOR GENERAL NOTES
LEGEND, AND EXIST. STREET SECTION.
SEE THE RECORDED PLAT MAPS FOR
BOUNDARY CONTROL INFORMATION.
SEE THE STREET PLAN & PROFILE
FOR CONSTRUCTION INFORMATION
OF THE SITE ACCESS STREET.

CONSTRUCTION ITEMS

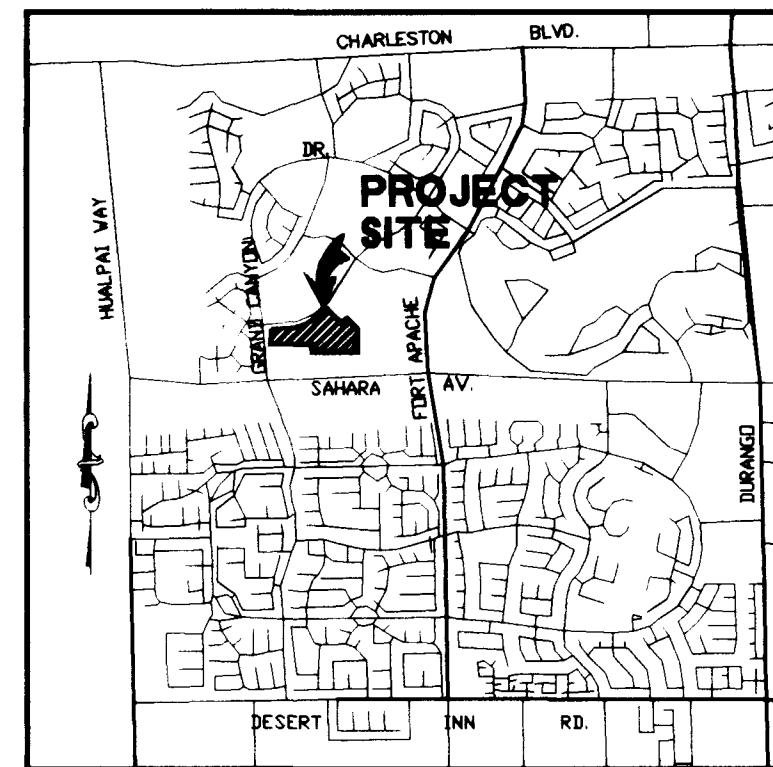
1. INSTALL 2-4" PVC SIDEWALK UNDERDRAIN PER DETAIL ON SHEET 3.
2. CONSTRUCT 24" TYPE "L" CURB & GUTTER.
3. PROVIDE 12" CURB OPENING FOR DRAINAGE.
4. CONSTRUCT 18" WIDE THROUGH PLANTER DRAIN PER DETAIL ON SHEET 4.
5. CONSTRUCT CURB RAMP PER ANSI A117 - FIG. B4.7.5.a.
6. CONSTRUCT CURB RAMP PER ANSI A117 - FIG. B4.7.5.b.
7. CONSTRUCT CURB RAMP PER ANSI A117 - FIG. B4.8.2 & 3.
8. CONSTRUCT 24" WIDE CONCRETE SWALE PER DETAILS IN SECTION B/3.

GRAPHIC SCALE



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.



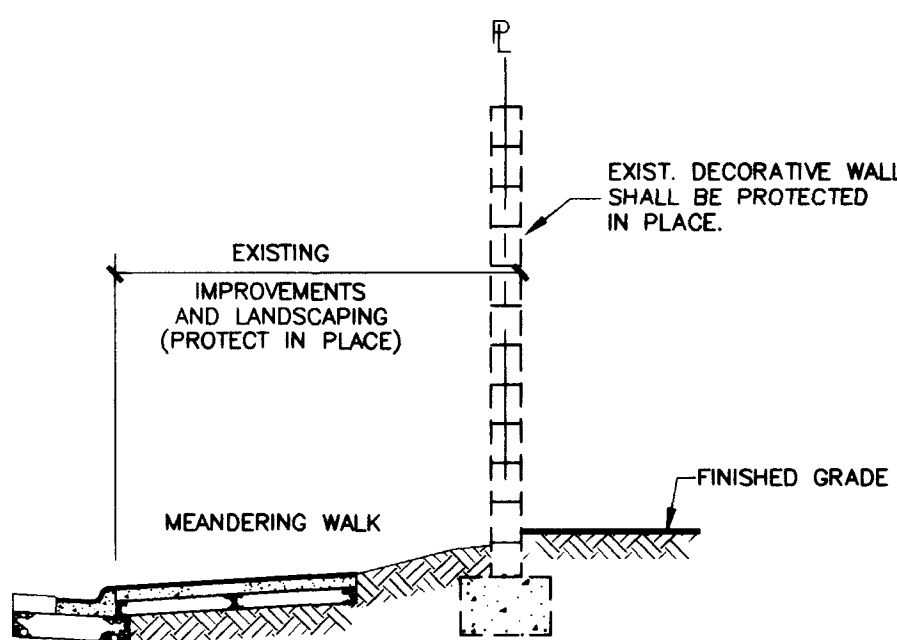
VICINITY MAP

LEGEND

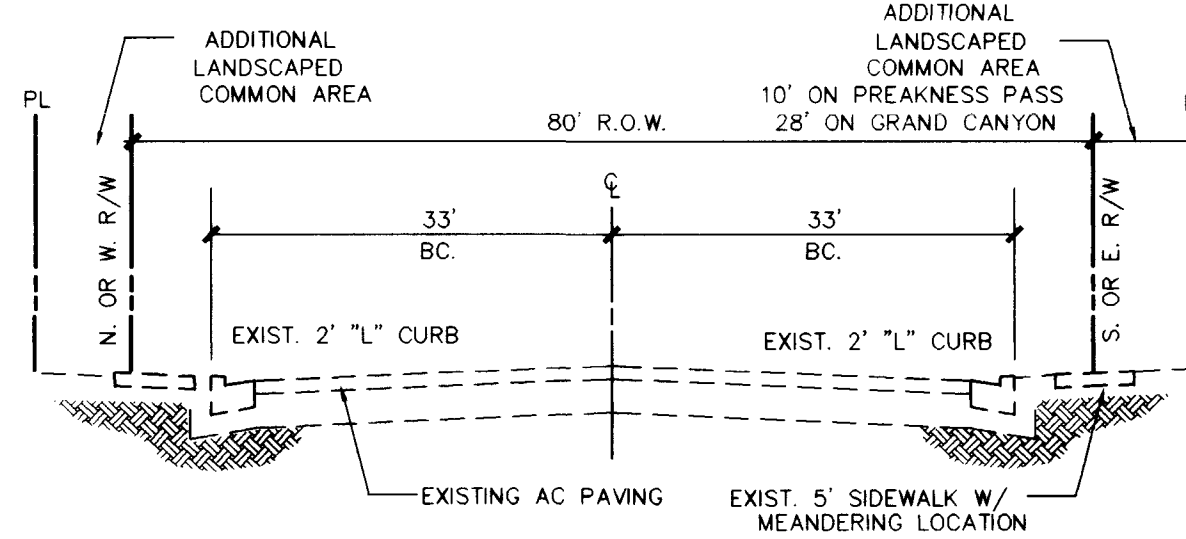
4	BUILDING NUMBER	GB	RETAINING WALL
2850	CONTOUR LINE (1' INTERVAL)	FF	GRADE BREAK
FG	FINISH GRADE	PC	FINISHED FLOOR ELEVATION
FL	FLOW LINE	PT	POINT OF CURVATURE
TC	TOP BACK OF CURB	PT	POINT OF TANGENCY
TSW	TOP OF SIDEWALK	PRC	POINT OF REVERSE CURVATURE
BC	BACK OF CURB	PCC	POINT OF COMPOUND CURVATURE
CR	CURB RETURN	0.5%	DIRECTION AND RATE OF SLOPE
EX	EXISTING	BVC	BEGIN VERTICAL CURVE
VG	VALLEY GUTTER	MVC	MID-POINT OF VERTICAL CURVE
SCARP AREA		EVC	END VERTICAL CURVE
NG	CONCRETE BLOCK WALL	PRVC	POINT OF REVERSE VERTICAL CURVE
TF	NATURAL GROUND		2-4" PVC DRAINS
TRW	TOP OF FOOTING		
	TOP OF RETAINING WALL SECTION		
T	N.P.C. TRANSFORMER		

GENERAL NOTES

1. ALL ELEVATIONS SHOWN HEREON WITHIN THE LANDSCAPED AREAS ARE FINAL FINISH GRADES AND DO NOT ALLOW FOR THE ADDITION OF LANDSCAPING MATERIALS ABOVE THESE FINISH GRADES.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.
3. SEE IMPROVEMENT PLANS FOR STREET SECTIONS AND DETAILS. 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, # 64965160 DATED MAY 5, 1995.
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.



EXIST. PERIMETER WALL DETAIL
N.T.S.



TYPICAL EXISTING 80' STREET SECTION
GRAND CANYON DR. & PREAKNESS PASS RD.
NO SCALE

TRIPLE FIVE DEV. GROUP CENTRAL, LTD.
P.O. BOX 37208
LAS VEGAS, NV 89137
(702) 277-6654

GRADING PLAN
WELLINGTON MEADOWS
AT PECCOLE RANCH

TITLE
PROJECT

SEAL
11-8-96

WO NO. 5035
BY JPS
DATE OCT. 1996
SCALE HORIZ. 20'
VERT. N/A
SHEET 2 OF 12 SHEETS

H:\CAD\LAND\5035\5035GRAD.DWG (02)

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

vtm nevada

