GRADING CONSTRUCTION NOTES:

1. CONSTRUCT "A" TYPE CURB PER STD. DWG. NO. 216; SEE DETAIL 1/C6
2. CONSTRUCT "L" TYPE CURB & GUTTER PER STD. DWG. NO. 216 1/C6
3. CONSTRUCT CONCRETE SIDEWALK PER STD. DWG. NO. 234; SEE DETAIL 2/C6
4. INSTALL 2' CHANNEL PER DETAIL 6/C6
5. INSTALL CONCRETE PAVEMENT PER DETAIL 1/C4
   MATCH EXISTING GRADES AT EXTENTS (TYP.).
   EXTENTS MAY VARY DUE TO FIELD CONDITIONS.
6. CONSTRUCT UNDER SIDEWALK DRAIN PER UNIFORM STD. DWG. NO. 236, CLARK COUNTY AREA. 3/C6
7. CONSTRUCT CASE I SIDEWALK RAMP PER UNIFORM STD. DWG. NO. 235, CLARK COUNTY AREA.
8. INSTALL STD. DRIVEWAY PER UNIFORM STD. DWG. NO. 222A. CONSTRUCT CROSS GUTTER PER UNIFORM STD. DWG. NO. 228.
9. CONSTRUCT ZERO FACE CURB
10. CURB TRANSITION FROM ZERO FACE CURB TO FULL CURB HEIGHT
11. SAWCUT AND MATCH EXISTING GRADE; LOCATION OF SAWCUT LINE SHOWN FOR GENERAL REFERENCE. SITE CONDITIONS MAY REQUIRE ADDITIONAL EXTENTS OF REMOVAL.
12. EXISTING GUY WIRE TO BE RELOCATED. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL COORDINATE RELOCATION WITH NEVADA POWER CO. CONTRACTOR RESPONSIBLE FOR ALL ACTIVITIES, FEES, PERMITS AND COORDINATION NECESSARY TO ACHIEVE RELOCATION.
13. ALL LANDSCAPING (LS) AND IRRIGATION BY OTHERS (TYP.).
14. ADJUST EXISTING VALVE COVER AND/OR CLEAN-OUT TO MATCH FINISH GRADE.
15. CONSTRUCT ON-SITE SIDEWALK RAMP PER DETAIL 9/C6
16. INSTALL W11A-2 PEDESTRIAN CROSSING SIGN (30"x 30")
17. INSTALL R1-1 STOP SIGN (30"x 30")
18. INSTALL 8' MINIMUM WIDE PAVEMENT PATCH PER UNIFORM STD. DWG. NO. 504 FOR UTILITY PATCH AND TRENCHING.

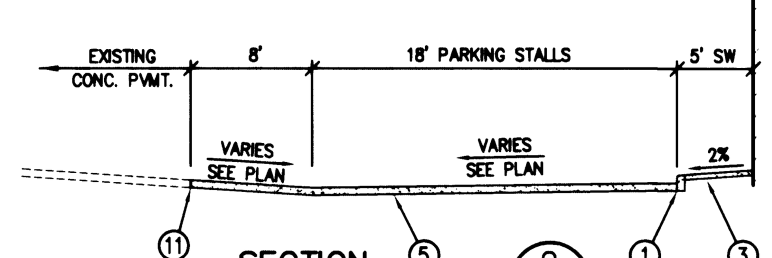
DEMOLITION NOTE:

1 - REMOVE EXISTING "A" CURB
CONTRACTOR SHALL VERIFY ALL EXISTING IMPROVEMENTS BENEATH AND BEHIND CURB PRIOR TO START OF DEMOLITION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES OR CONSTRUCTION CONFLICTS ENCOUNTERED. ADDITIONALLY, CONTRACTOR SHALL COORDINATE THE RELOCATION AND ADJUSTMENT OF EXISTING LIGHTING, IRRIGATION, ELECTRICAL, LANDSCAPING, SIGNAGE, AND ANY OTHER EXISTING IMPROVEMENTS WITH SITE FACILITIES ENGINEER AND ENGINEERING STAFF.

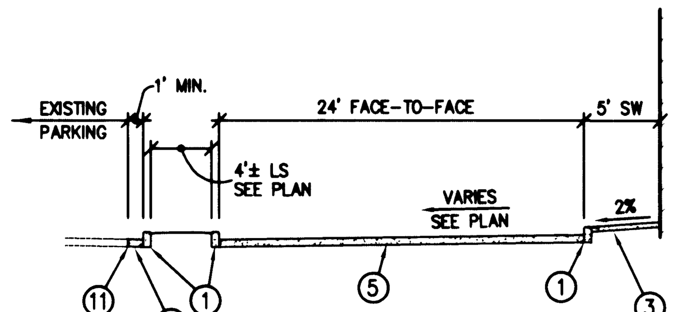
2 - REMOVE EXISTING DUSTPAN DRIVEWAY
CONTRACTOR SHALL REMOVE EXISTING DUSTPAN DRIVEWAY AND ASSOCIATED CURBING, SIDEWALK AND APPURTENANT IMPROVEMENTS AS NECESSARY TO INSTALL COMMERCIAL DRIVEWAY TO THE APPROXIMATE STATIONS IDENTIFIED. NOTE: FIELD CONDITIONS MAY REQUIRE THE ADJUSTMENT OF STATIONING AND MAY RESULT IN ADDITIONAL DEMOLITION AND REMOVAL EXTENTS.

3 - REMOVE EXISTING SIDEWALK
CONTRACTOR SHALL REMOVE EXISTING SIDEWALK IMPROVEMENTS TO ALLOW THE INSTALLATION OF SIDEWALK RAMPS, UNDERDRAINS AND OTHER PROPOSED IMPROVEMENTS, TYPICAL VARIOUS LOCATIONS.

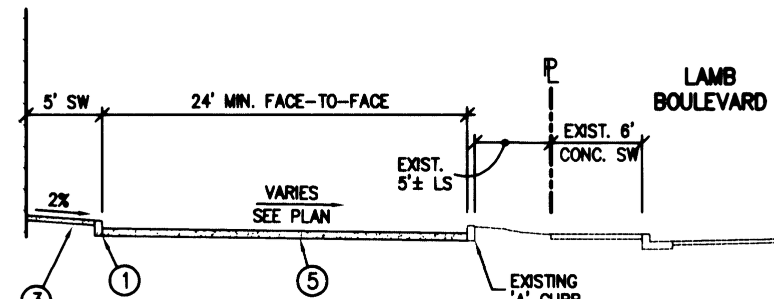
4 - REMOVE EXISTING CONCRETE PAVEMENT
CONTRACTOR SHALL REMOVE EXISTING CONCRETE PAVEMENT IMPROVEMENTS WITHIN THE AREAS IDENTIFIED. LOCATION OF CONTROL JOINTS, UTILITY IMPROVEMENTS, SITE CONSIDERATIONS, FIELD CONDITIONS OR OTHER CONCERNS MAY REQUIRE ADDITIONAL EXTENTS OF CONCRETE REMOVAL, TYPICAL VARIOUS LOCATIONS.



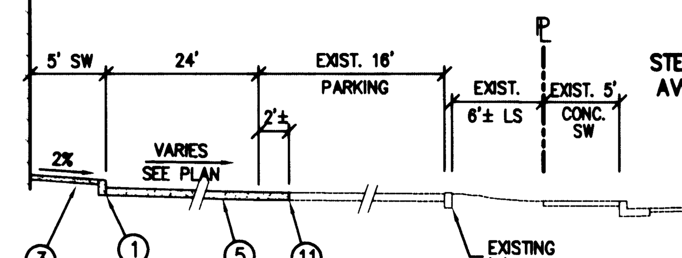
SECTION 2/C4
SCALE: 1" = 10'



SECTION 3/C4
SCALE: 1" = 10'



SECTION 4/C4
SCALE: 1" = 10'



SECTION 5/C4
SCALE: 1" = 10'

44647

GRADING NOTES

1. SLOPES 4:1 OR STEEPER AND FINE-GRAINED MATERIALS THAT HAVE BEEN DISTURBED (SANDY AND SILTY MATERIALS) SHOULD BE PROTECTED WITH BURLAP OR OTHER EROSION CONTROL FABRIC/MATERIAL, UNLESS OTHERWISE SPECIFIED BY LANDSCAPE DRAWINGS AND SPECIFICATIONS OR THE SOILS REPORT.
2. CONTRACTOR SHALL DETERMINE HIS OWN FOOTING OR BASEMENT EXCAVATION QUANTITIES, EVEN THOUGH SHOWN ON ROUGH GRADING PLANS. ADDITIONALLY, STRUCTURE BACKFILL COSTS SHOULD BE INCLUDED IN THE COST OF THE STRUCTURE, UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
3. CONTRACTOR SHALL NOTIFY LOCHSA ENGINEERING WITHIN 24 HOURS OF OMISSIONS AND ERRORS DISCOVERED ON PLANS. LOCHSA ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY "CORRECTIVE" WORK DONE BY OTHERS.
4. CONTRACTOR TO ENSURE POSITIVE DRAINAGE. NO PONDING ALLOWED.
5. CONTRACTOR TO FOLLOW RECOMMENDATIONS AS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT, INCLUDING BUT NOT LIMITED TO EXCAVATION, GRADING AND COMPACTION. REFER TO THE REPORT PREPARED BY TERRACON, PROJECT NO. 64005251, DATED OCTOBER 4, 2000.

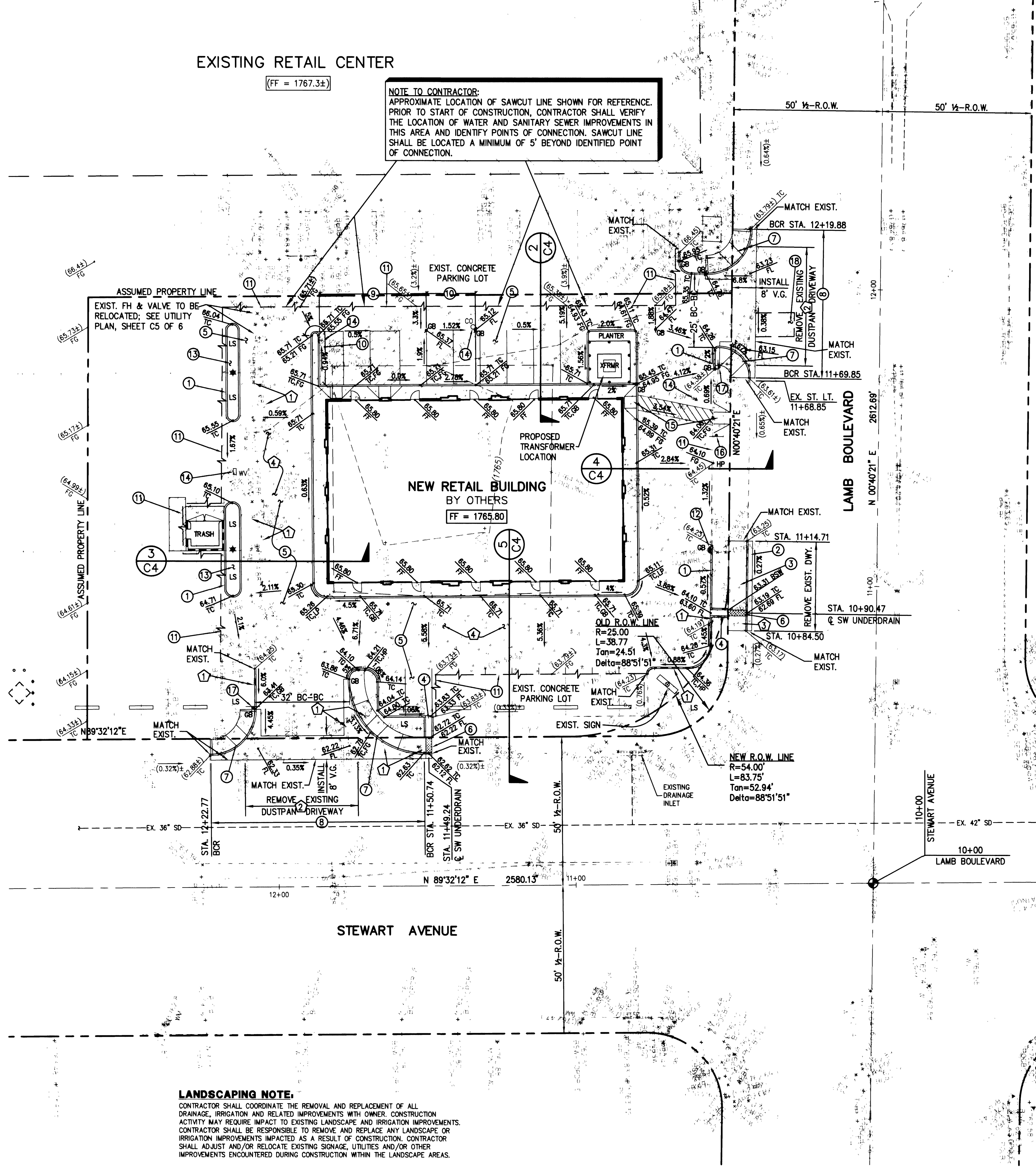
SPECIAL NOTE TO CONTRACTOR:

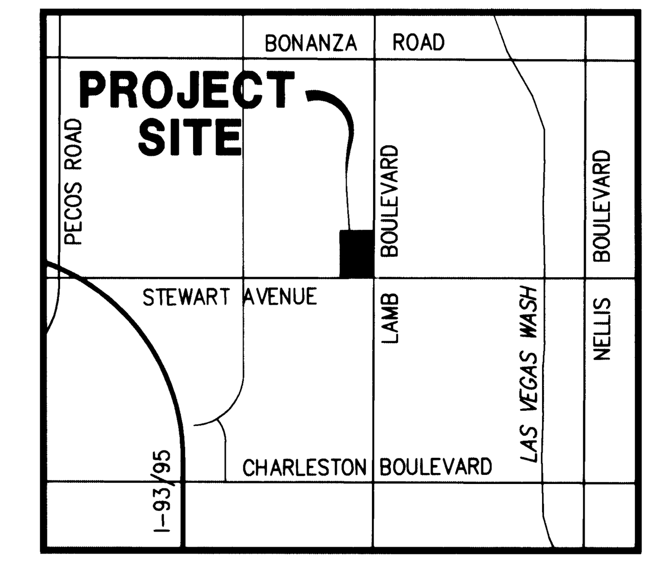
EXISTING IRRIGATION, LANDSCAPING, ELECTRICAL, LIGHTING, SIGNAGE AND OTHER EXISTING IMPROVEMENTS MAY BE IMPACTED BY PROPOSED CONSTRUCTION. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING IMPROVEMENTS AND IDENTIFY CONFLICTS. CONTRACTOR SHALL COORDINATE WITH SITE FACILITIES AND ENGINEERING STAFF TO REMOVE AND/OR RELOCATE ANY AND ALL IMPROVEMENTS IN CONFLICT.

ADJUSTMENT NOTE:

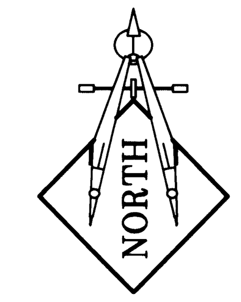
PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL IDENTIFY ALL EXISTING VALVES, LIDS, VAULTS, MANHOLES AND OTHER SURFACE IMPROVEMENTS WHICH MUST BE ADJUSTED DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ACCESS TO AND OPERATION OF ALL SUCH IMPROVEMENTS THROUGHOUT CONSTRUCTION AND SHALL ADJUST GRADE RINGS, VALVE BOXES, ETC., AS NECESSARY TO PROVIDE COORDINATION WITH PROPOSED FINISH GRADES.

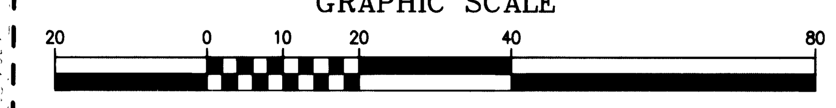
NOTE TO CONTRACTOR:
APPROXIMATE LOCATION OF SAWCUT LINE SHOWN FOR REFERENCE. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY THE LOCATION OF WATER AND SANITARY SEWER IMPROVEMENTS IN THIS AREA AND IDENTIFY POINTS OF CONNECTION. SAWCUT LINE SHALL BE LOCATED A MINIMUM OF 5' BEYOND IDENTIFIED POINT OF CONNECTION.



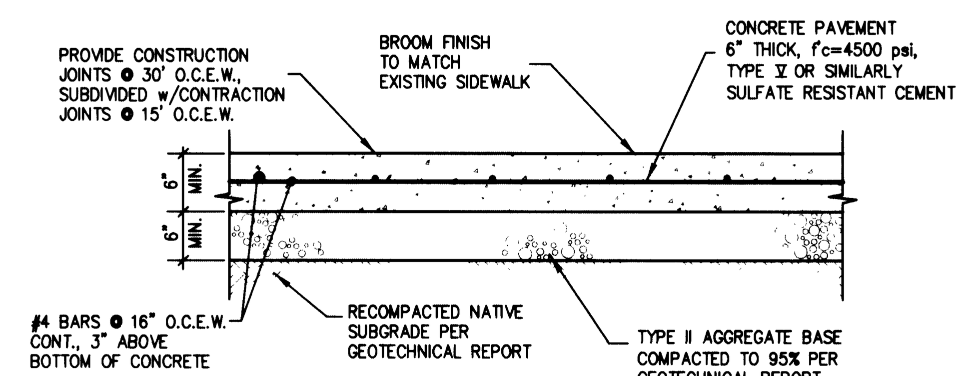


AREA MAP
SCALE: NONE





GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.



ON-SITE CONCRETE PAVEMENT SECTION 1/C4
NOT TO SCALE

APN:

140-31-602-011

BASIS OF BEARINGS

N 00°40'21" E, BEING THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CITY OF LAS VEGAS, NEVADA, AS PER RECORD OF SURVEY FILE 85, PAGE 20 OF CLARK COUNTY OFFICIAL RECORDS. SAID LINE ALSO BEING THE CENTERLINE OF LAMB BOULEVARD.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL POINT "2LV02 32W4", BEING A RIVET AND PLATE IN TOP OF CURB, SE RETURN, LAMB BLVD. AND STEWART AVE.

ELEVATION: 1762.28 FEET (537.1430 METERS)
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

I HEREBY CERTIFY THAT THIS GRADING PLAN CONFORMS TO THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT.
[signature] 9-5-2
KENDARD F. MIZE II P.E. #10935 DATE

LEGEND

EXISTING | PROPOSED
- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- STORM DRAIN
- POWER LINE / POWER POLE
- TELEPHONE LINE
- FIRE HYDRANT
- WATER VALVE
- METERS / PULL BOXES
- REDUCER
- MANHOLE
- CLEANOUT
- CONTOUR
- A.C. PAVING
- TYPE "L" CURB & GUTTER
- TYPE "A" CURB
- CONCRETE
- RETAINING WALL
- FENCE
- SAWCUT LINE
- SCARP
- GRADE BREAK
- FF=0.00 FINISH FLOOR
- 0.00 C.O. INV. CLEANOUT INVERT ELEVATION
- 0.00% FLOW DIRECTION
- 0.00 FG FINISH GRADE
- 0.00 TC TOP OF CURB
- 0.00 TOW TOP OF WALL
- SIGN

STREET LIGHTS
- 100 W H.P.S.
- 150 W H.P.S.
- 200 W H.P.S.
- 250 W H.P.S.

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call before you Dig—
1-800-227-2600
UNDERGROUND SERVICE ALERT (U.S.A.)

AVOID OVERHEAD POWER LINE CONTACT
Call before you OVERHEAD
1-702-593-6111
NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

LOCHSA ENGINEERING ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN WHAT IS SHOWN ON THESE DRAWINGS AND WHAT EXIST IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT, OWNER'S REPRESENTATIVE OR ENGINEER IMMEDIATELY.

LANDSCAPING NOTE:

CONTRACTOR SHALL COORDINATE THE REMOVAL AND REPLACEMENT OF ALL DRAINAGE, IRRIGATION AND RELATED IMPROVEMENTS WITH OWNER. CONSTRUCTION ACTIVITY MAY REQUIRE IMPACT TO EXISTING LANDSCAPE AND IRRIGATION IMPROVEMENTS. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE AND REPLACE ANY LANDSCAPE OR IRRIGATION IMPROVEMENTS IMPACTED AS A RESULT OF CONSTRUCTION. CONTRACTOR SHALL ADJUST AND/OR RELOCATE EXISTING SIGNAGE, UTILITIES AND/OR OTHER IMPROVEMENTS ENCOUNTERED DURING CONSTRUCTION WITHIN THE LANDSCAPE AREAS.

REV | DATE | BY | REVISION

ALECO-STEWART ENTERPRISES, INC.
17299 PACIFIC COAST HIGHWAY
PACIFIC PALISADES, CA 90272
(310) 459-7645 FAX (310) 459-8065

NIGRO ASSOCIATES

LOCHSA ENGINEERING
5828 SPRING MTN. RD. SUITE 308
LAS VEGAS, NV. 89146
(702) 365-9312 FAX (702) 365-9317

SHEET: GRADING PLAN

TITLE: ALECO STEWART ENTERPRISES RETAIL BUILDING @ LAMB BLVD. / STEWART AVE.

DRAWN BY: M.G.G. 10/29/2001
DESIGNED BY: M.G.G. 10/29/2001
CHECKED BY: M.L.H. 10/29/2001
PROJECT NO: 6627
SCALE:

PROFESSIONAL ENGINEER STATE OF NEVADA — KENDARD F. MIZE II — CIVIL — No. 10935 — EXP. 12/31/02

SHEET C4
4 OF 6 SHEETS
C.L.V. DRAWING NO.
107-V3616