

GENERAL GRADING AND DRAINAGE NOTES

- ALL DESIGN ELEVATIONS ARE TO THE FINISHED GRADE ELEVATION.
- ALL FINAL GRADE ELEVATIONS ON THE OUTSIDE OF BUILDINGS SHALL BE A MINIMUM OF 6" LOWER THAN THE ESTABLISHED FINISH FLOOR ELEVATION, EXCEPT AT THE ENTRANCE OF THE BUILDING.
- THE CONTRACTOR SHALL VERIFY ALL ASPECTS OF THESE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF ANY WORK.
- ANY QUANTITIES SHOWN HEREON ARE FOR ESTIMATING ONLY AND ARE NOT TO BE USED FOR BIDDING.
- THE CONTRACTOR SHALL FURNISH TO THE ENGINEER AS-BUILT DRAWINGS FOR UTILITY SERVICES FOR HOOK-UPS.
- REFER TO THE IMPROVEMENT PLANS FOR STREET SECTIONS, DETAILS AND NEW UTILITY LOCATIONS.
- ALL GRADING SHALL CONFORM TO THE SOILS REPORT.
- PAD ELEVATIONS SHALL BE DETERMINED BY SUBTRACTING THE FINISHED FLOOR ELEVATION ON THE GRADING PLANS BY THE STRUCTURAL SECTION OF THE BUILDING SLAB.
- ALL WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY AND OUTSIDE THE PROJECT BOUNDARY SHALL BE PERFORMED UNDER A SEPARATE ENCROACHMENT PERMIT ISSUED BY THE CONTROLLING AUTHORITY.
- ALL WORK PERFORMED OUTSIDE THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL NOT BE PERFORMED UNTIL WRITTEN PERMISSION AND EASEMENT HAS BEEN OBTAINED FROM THE PROPERTY OWNER.
- ALL WORK AND MATERIALS NOT IN ACCORDANCE WITH THE LATEST "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA;" IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- A GRADING PERMIT IS REQUIRED.
- A SEPARATE PERMIT IS REQUIRED FOR ANY OFF-SITE CONSTRUCTION.
- A GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
- AS-BUILT FINISH FLOOR ELEVATIONS SHALL BE CERTIFIED BY:
ENGINEER: SOUTHWEST ENGINEERING
ADDRESS: 3610 NORTH RANCHO DRIVE
TELEPHONE NUMBER: 648-9700

CITY OF LAS VEGAS GRADING NOTES

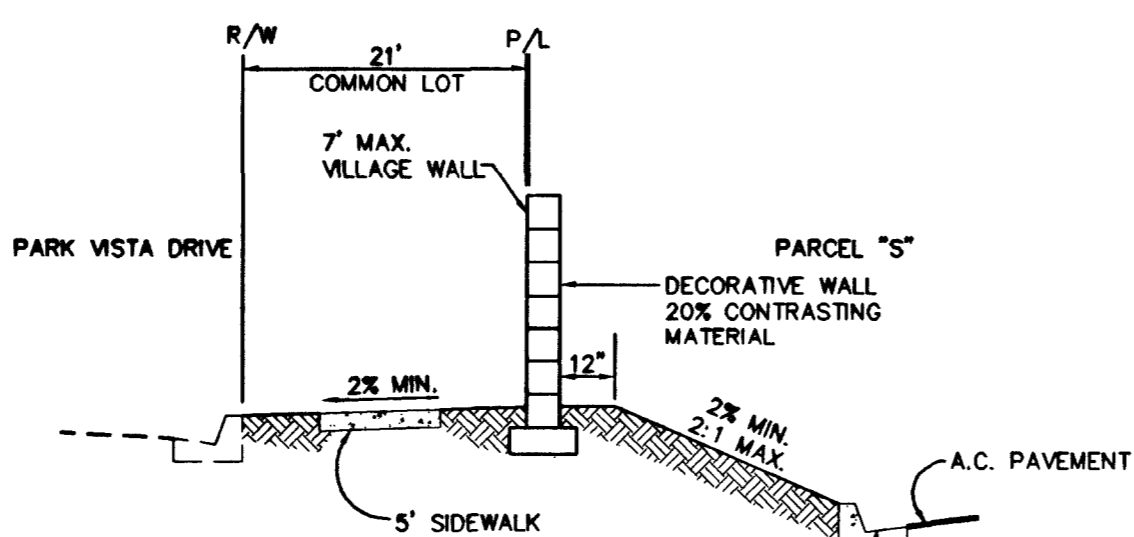
- IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATION, THE OWNER/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
 - CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION, ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OF FACILITIES AND/OR CAVING OF EXCAVATION.
 - THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
 - THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
 - CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION, IN THE AREAS INDICATED:
A. PAVEMENT AREA SUBGRADE: HORIZONTAL 0.1'±, VERTICAL +0.0' TO -0.1', COMPACTION SEE SOILS REPORT
B. ENGINEERED FILL: HORIZONTAL 0.5'±, VERTICAL +0.1' TO -0.1', COMPACTION SEE SOILS REPORT
COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE.
 - ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
 - THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
 - THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
 - IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS, AND BARRICADES, ETC.
- REV. NOV. 1998 rj

GEOTECHNICAL SOILS REPORT

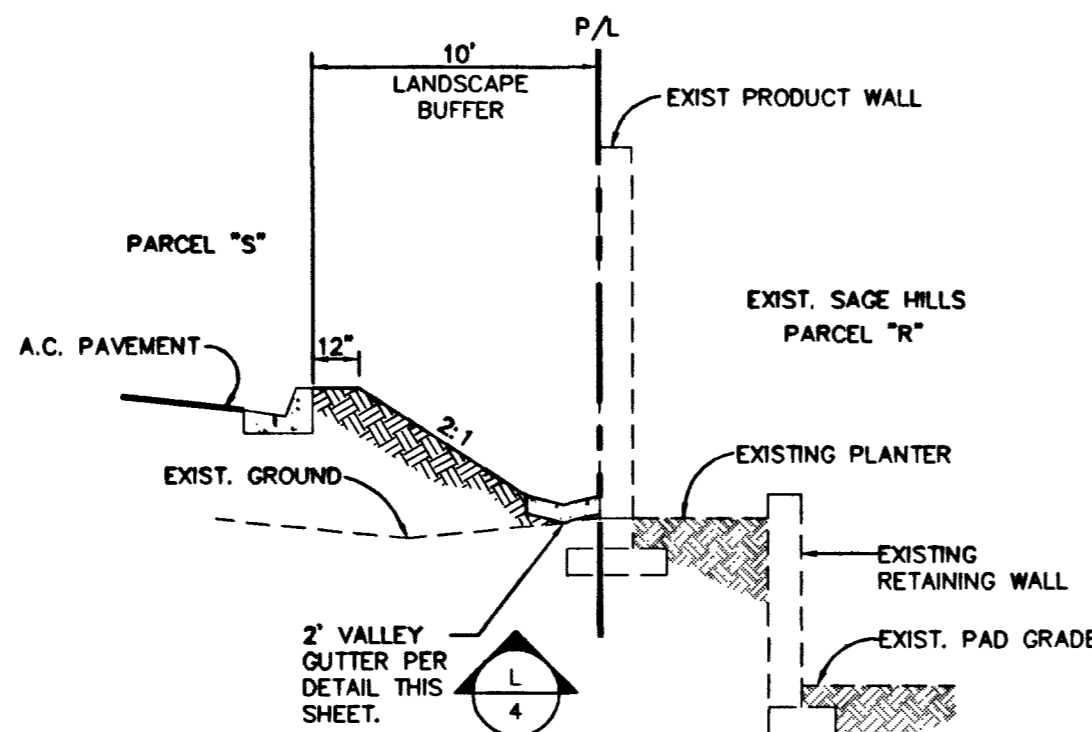
GEOTECHNICAL EXPLORATION REPORT BY OWENS
GEOTECHNICAL, INC., PROJECT NO. E-02-084 DATED
MAY 31, 2002

WALL NOTES

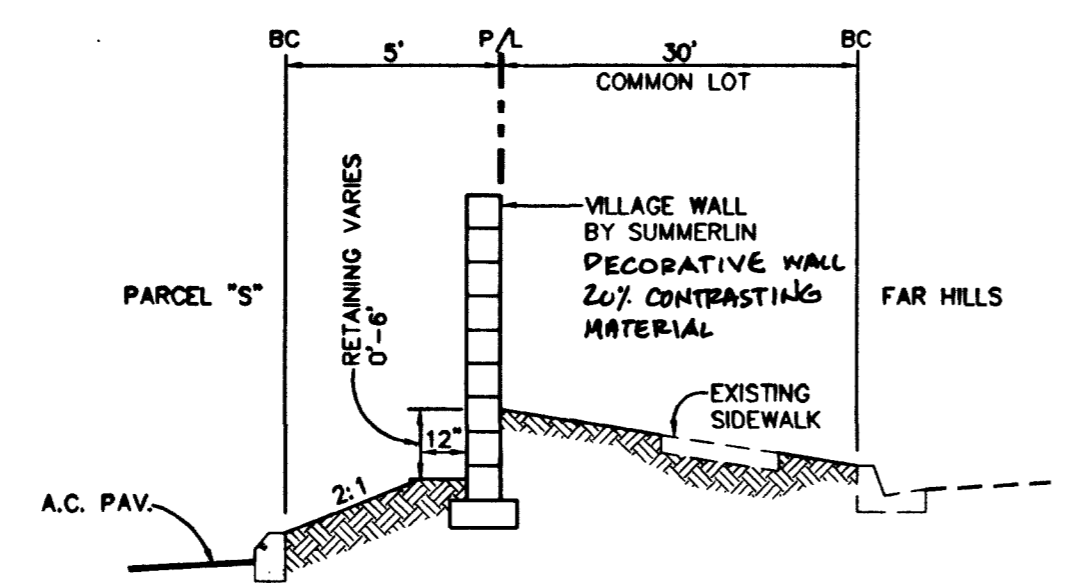
- ALL TOP OF FOOTINGS SHALL BE A MINIMUM OF 1.0' BELOW PAD ELEVATION. GEOTECHNICAL ENGINEER AND STRUCTURAL MAY REQUIRE DEEPER EMBEDMENT.
- ALL RETAINING/FLOOD WALL SHALL BE 8-INCH C.M.U. BLOCKS, NO TONGUE AND GROOVE.
- BLOCK OR RETAINING WALL (INCLUDING FOOTING) TO BE DESIGNED BY OTHERS.



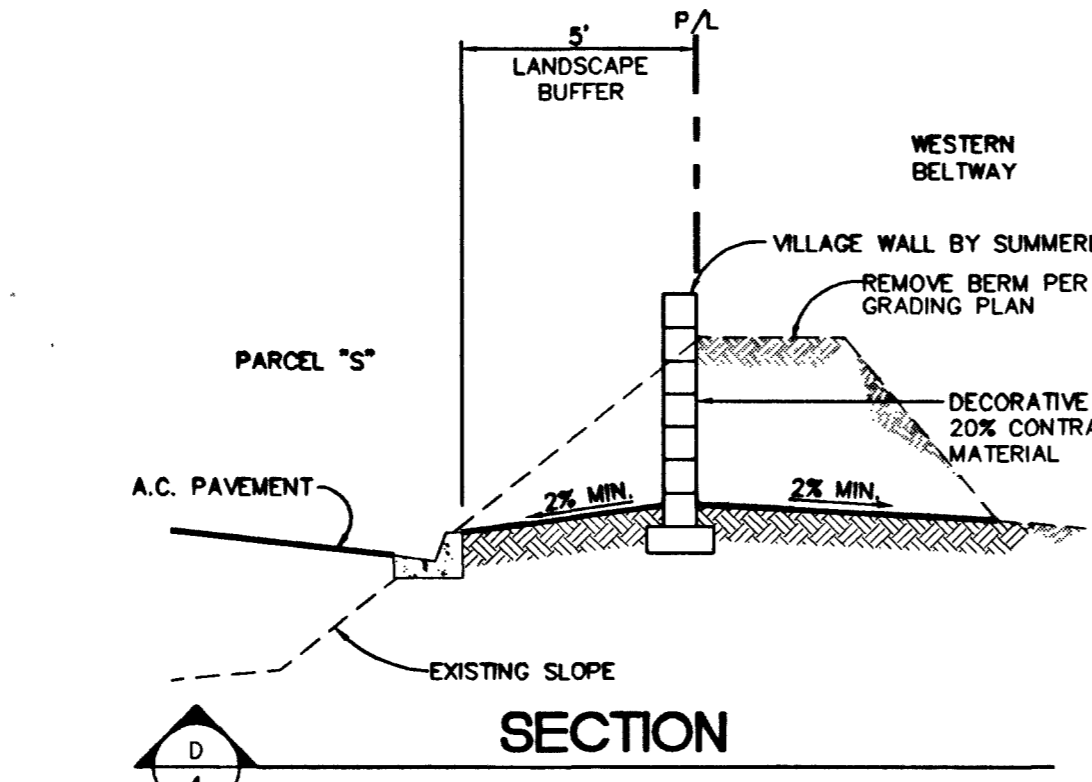
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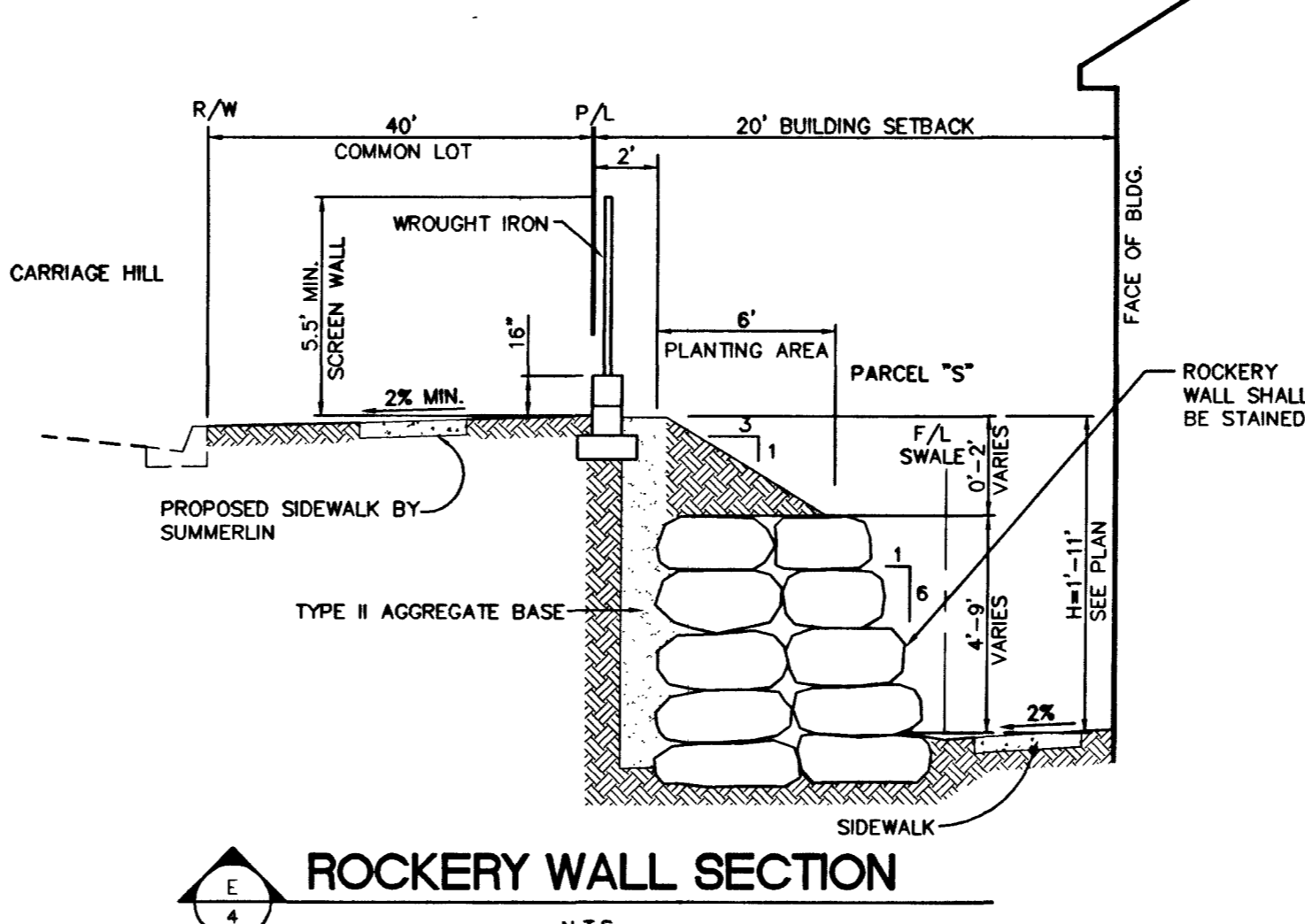
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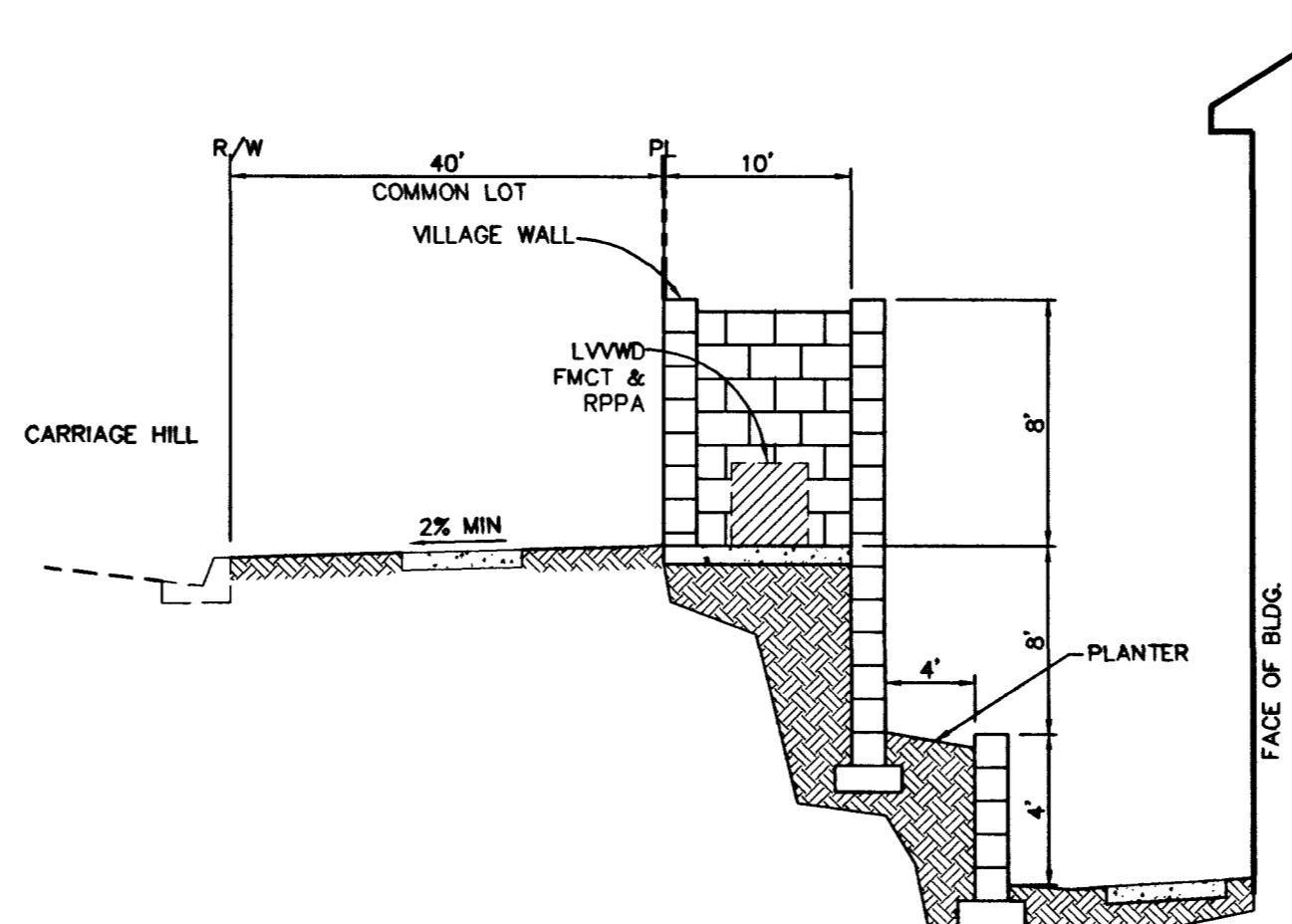
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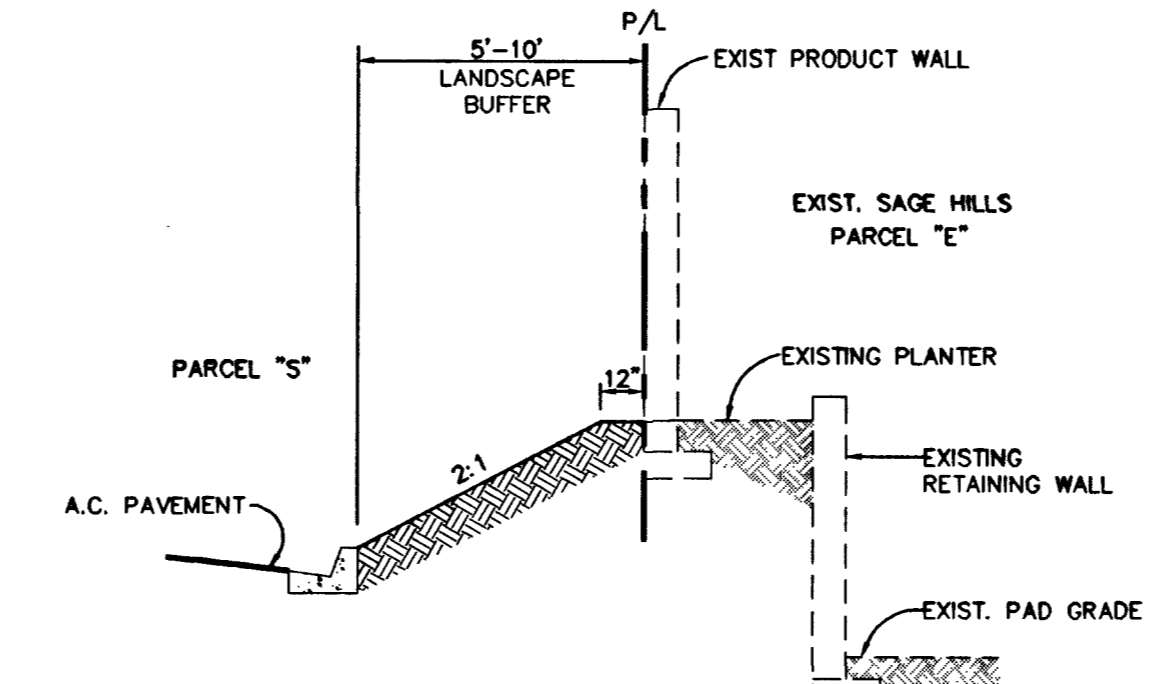
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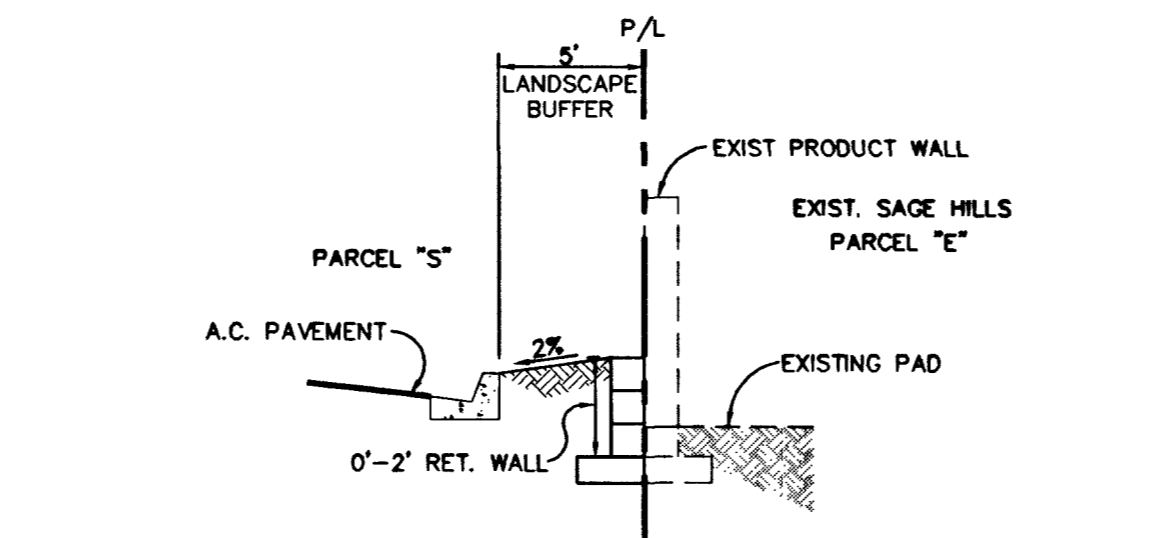
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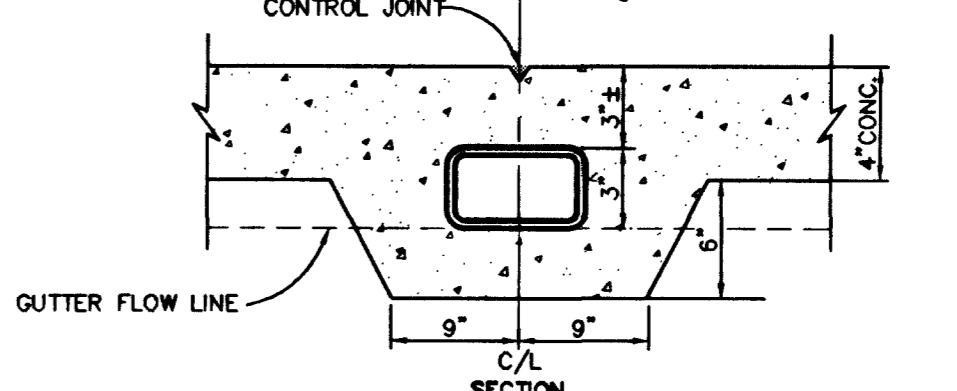
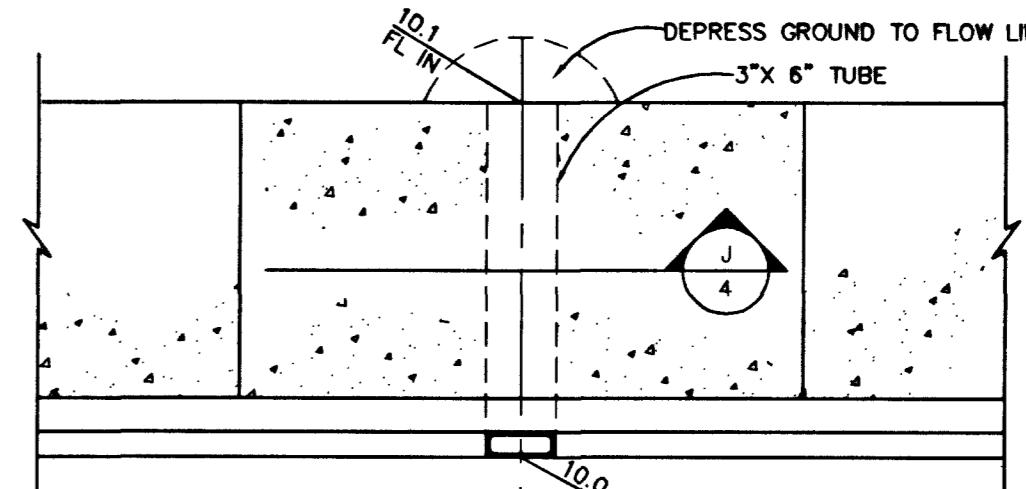
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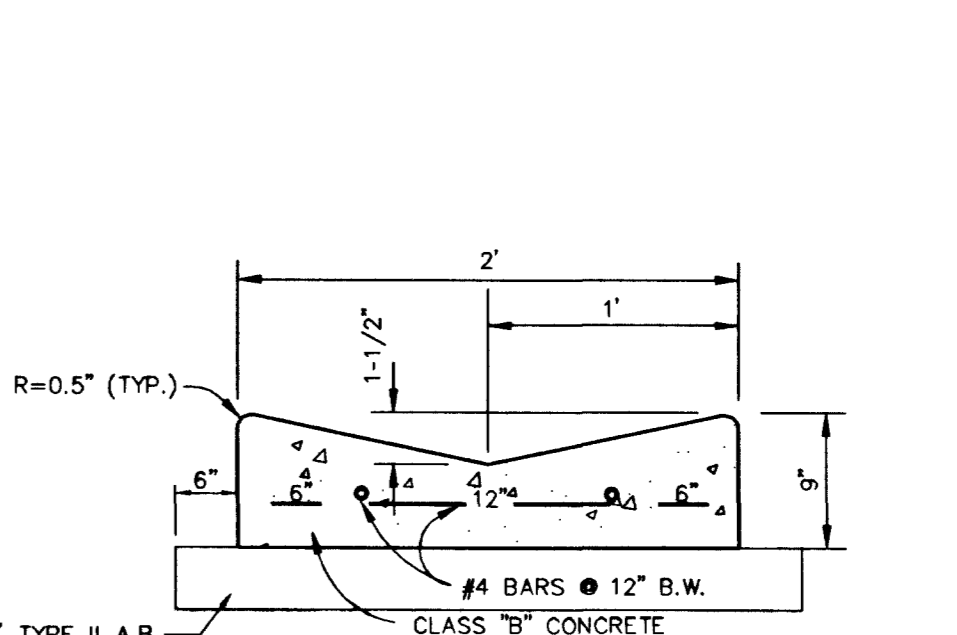
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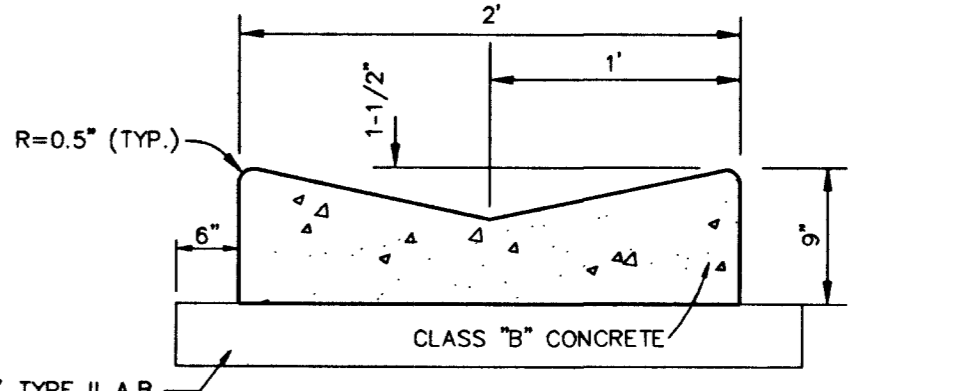
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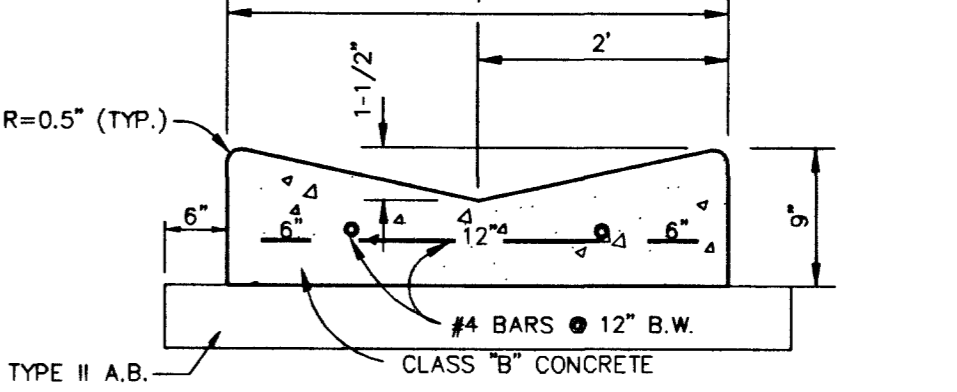
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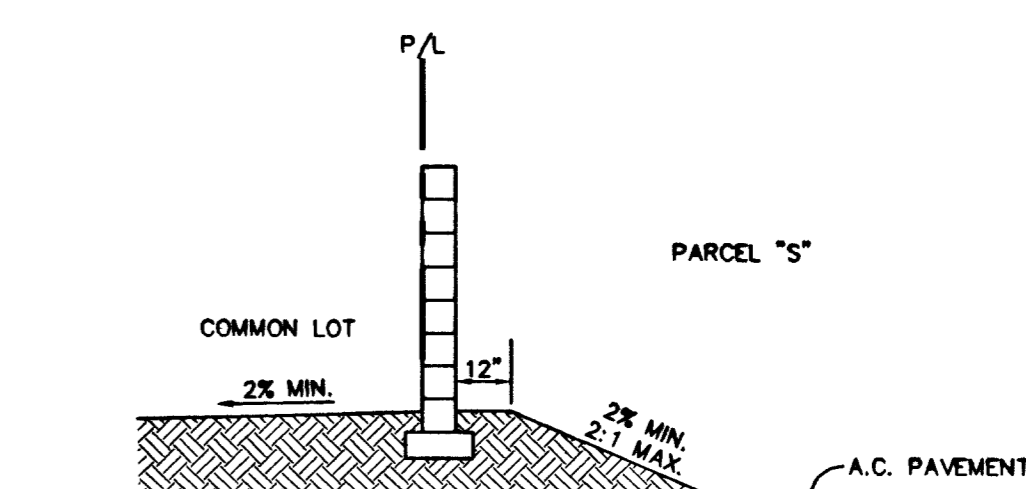
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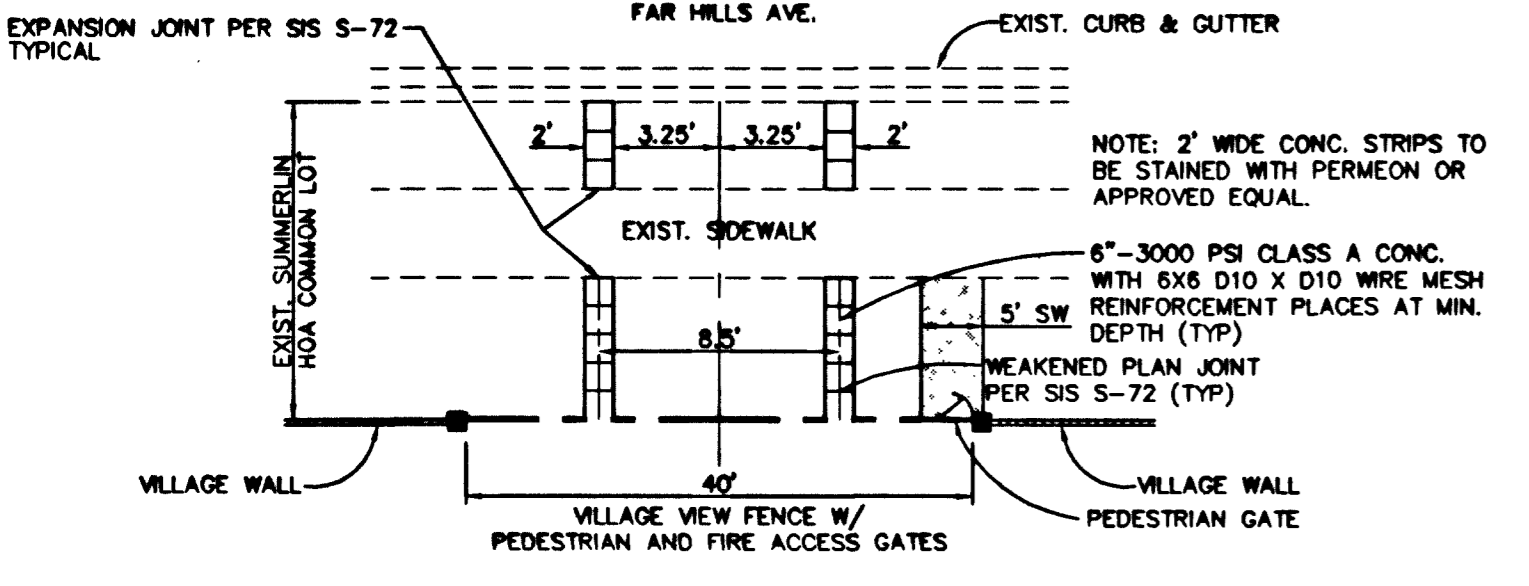
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SECTION M N.T.S.



SECTION N N.T.S.



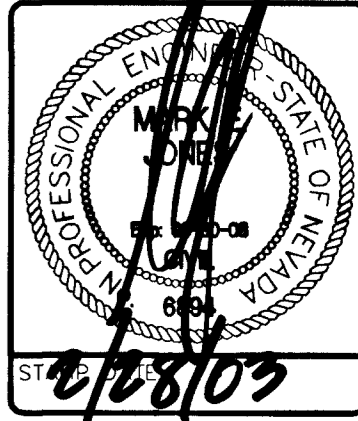
FIRE ACCESS DETAIL

NOTICE TO CONTRACTOR!
EXISTING UTILITY LOCATIONS SHOWN HEREON 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 LOCATION. 51558

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
CALL before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DIG OVERHEAD
1-702-593-6111

NO.	DATE	BY	APPROVED	REVISION DESCRIPTION



3610 North Rancho Drive
Las Vegas, Nevada 89130
Telephone: (702) 648-9700
Fax: (702) 648-4143

SOUTHWEST ENGINEERING
LAND PLANNING • SURVEYING • DEVELOPMENT

GRADING NOTES AND DETAILS

ALTESSA AT THE VISTAS
PACIFIC PROPERTIES

CITY OF LAS VEGAS

TITLE: PROJECT: 020426
DESIGN BY: CP
DATE: 02-15-03
SCALE: NONE
CADFILE: ppgdtt
SHEET 4 OF 6 SHEETS
CLY DWG NO. 102-V-3088