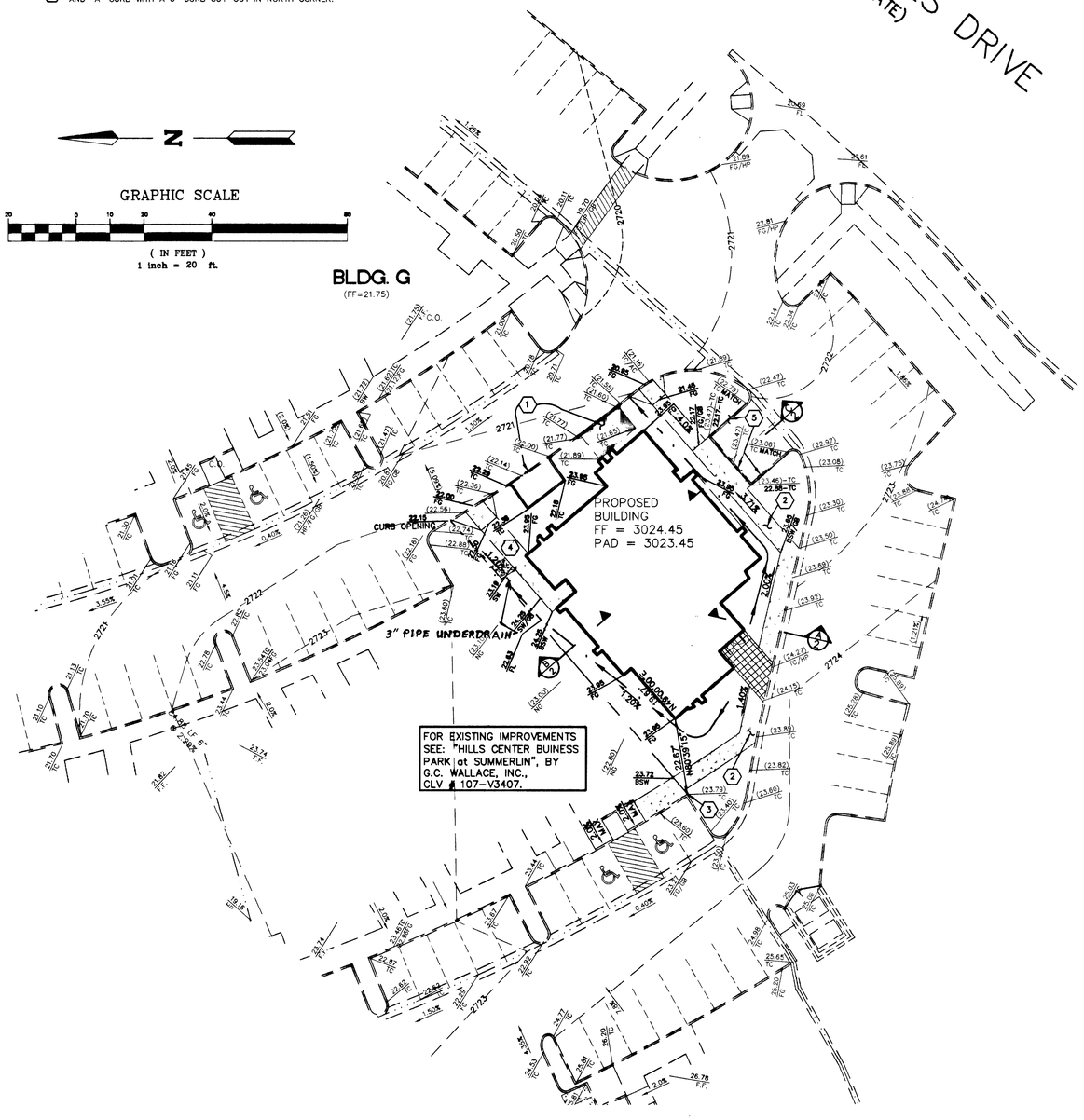
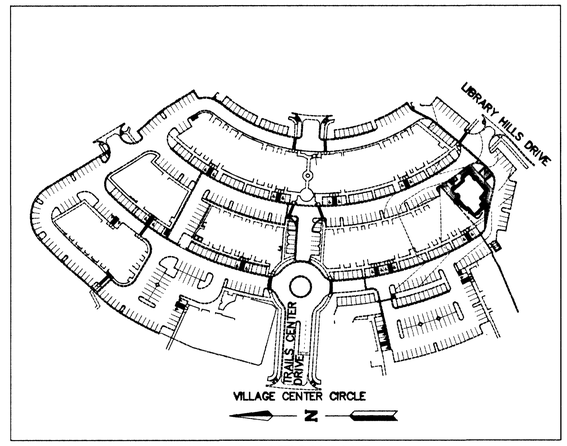
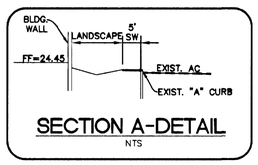
CONSTRUCTION NOTES

1. RELOCATE EXISTING MOTORCYCLE PARKING AREA AS SHOWN. REMOVE EXISTING "A" CURB AND ASPHALT. INSTALL NEW "A" CURB AND AC PER STD. DWG. No. 219 AND PER THIS PLAN. MATCH EXISTING CURB ELEVATIONS.
2. INSTALL 4" CONCRETE SIDEWALK PER STD. DWG. No. 234.
3. MATCH EXISTING "A" CURB.
4. INSTALL 4" CONCRETE SIDEWALK PER STD. DWG. No. 234 WITH RAILING. SEE ARCHITECTURAL DETAIL. S=0.0833
5. REMOVE EXISTING AC AND CURB. REGRADE AND INSTALL NEW AC AND "A" CURB WITH A 6" CURB CUT-OUT IN NORTH CORNER.

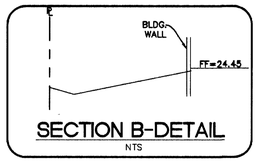




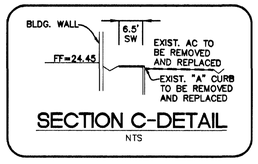
LOCATION MAP
NTS



SECTION A-DETAIL
NTS



SECTION B-DETAIL
NTS



SECTION C-DETAIL
NTS

CLV GRADING NOTES

1) IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.

2) 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.

3) 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 OR FACILITIES AND/OR CAVING OF THE EXCAVATION.

4) 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.

5) 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.

6) CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCE AND DEGREES OF COMPACTION, IN THE AREAS INDICATED:

	HORIZONTAL	VERTICAL	COMPACTION
A. PAVEMENT AREA SUBGRADE	0.5'+	+0.0' TO -0.1'	AS INDICATED ON PLAN
B. ENGINEERED FILL		+0.1' TO -0.1'	MINIMUM OF 90% OR AS SHOWN ON PLANS.

COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE AND COPIES OF TEST RESULTS WILL BE PROVIDED TO THE CITY.

7) ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.

8) 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.

9) 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.

10) 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.

CITY OF LAS VEGAS 9-3-97

LEGEND AND ABBREVIATIONS

- ROADWAY CENTERLINE
- SWALE LINE
- PROPERTY LINE
- PROPOSED CMU WALL
- EXISTING CMU WALL
- EXISTING 'L' TYPE CURB
- 'L' TYPE CURB & GUTTER W/ SIDEWALK
- 'A' TYPE CURB
- SETBACK LINE
- (23.44) EXISTING ELEVATION
- 23.72 PROPOSED ELEVATION
- 0.4% GRADE AND FLOW DIRECTION
- (1) CONSTRUCTION NOTES
- CONCRETE

BSW	BACK OF SIDEWALK
FG	FINISHED GRADE
FF	FINISHED FLOOR
SW	SIDEWALK
TC	TOP OF CURB

ESTIMATED QUANTITIES

ON-SITE

4" SIDEWALK	1538 SF
"A" CURB	110 LF

ENGINEERS CERTIFICATION:

I CERTIFY THAT THIS GRADING PLAN CONFORMS TO THE APPROVED DRAINAGE STUDY FILED W/ FLOOD CONTROL SECTION.

DAVID A. DWYER, P.E. No. 7785

BASIS OF BEARINGS:

SOUTH 06°05'51" EAST, BEING THE BEARING OF THE EAST LINE OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN BY MAP THEREOF ON FILE IN BOOK 74, PAGE 71 OF PLATS, OFFICIAL RECORDS OF RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK:

CITY OF LAS VEGAS VERTICAL CONTROL
RIVET AND PLATE IN TOP OF CURB @ TOWN CENTER AND VILLAGE CENTER ON WEST EDGE OF ROUNDABOUT.
BENCHMARK No. OLVOO 1954
NAVD 88 = 831.6122 METERS (2728.381 FEET)

NOTE: SPOT ELEVATIONS ARE GIVEN IN TWO DIGITS. FOR ACTUAL ELEVATION USE THE FOLLOWING: (ACTUAL ELEVATION = 2700+XX.XX).

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

AVOID OVERHEAD POWER LINE CONTACT. IT'S COSTLY. Call before you OVERHEAD 1-702-227-2929 NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

Job No.
FILE No.

REUSE OF DOCUMENTS
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF DWYER ENGINEERING, INC. AND IS NOT TO BE USED, IN THE WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF DWYER ENGINEERING, INC.

NO	DATE	REVISIONS DESCRIPTION	APPROVED

STATE OF NEVADA — DAVID A. DWYER — No. 7785 — CIVIL — Exp. 12/31 — ENGINEER'S SEAL

8-13-03

DWYER ENGINEERING INC.
CIVIL ENGINEERING
LAND DEVELOPMENT
WATER RIGHTS
7310 SMOKE RANCH RD., SUITE B
LAS VEGAS, NEVADA 89128
LAND (702) 254-2200
WATER (702) 254-2236
Fax: (702) 254-2238

PLOT AND GRADING PLAN
DOWLING PROFESSIONAL BUILDING
BLDG I, HILLS CENTER BUSINESS PARK
A.P.N. 138-19-812-025
CITY OF LAS VEGAS

JOB No.	23359
DATE:	08/13/03
VERT. SCALE:	N/A
HORIZ. SCALE:	1" = 20'
DRAWN BY:	JGR
CHECKED BY:	DAD
SHEET	2 of 3
FILE NO.	107V3783

56694
\\Dwyerxpws002\0dwg\eng03\23359\dwg\mps\3359c02.dwg 08/13/2003 02:46:04 PM PDT