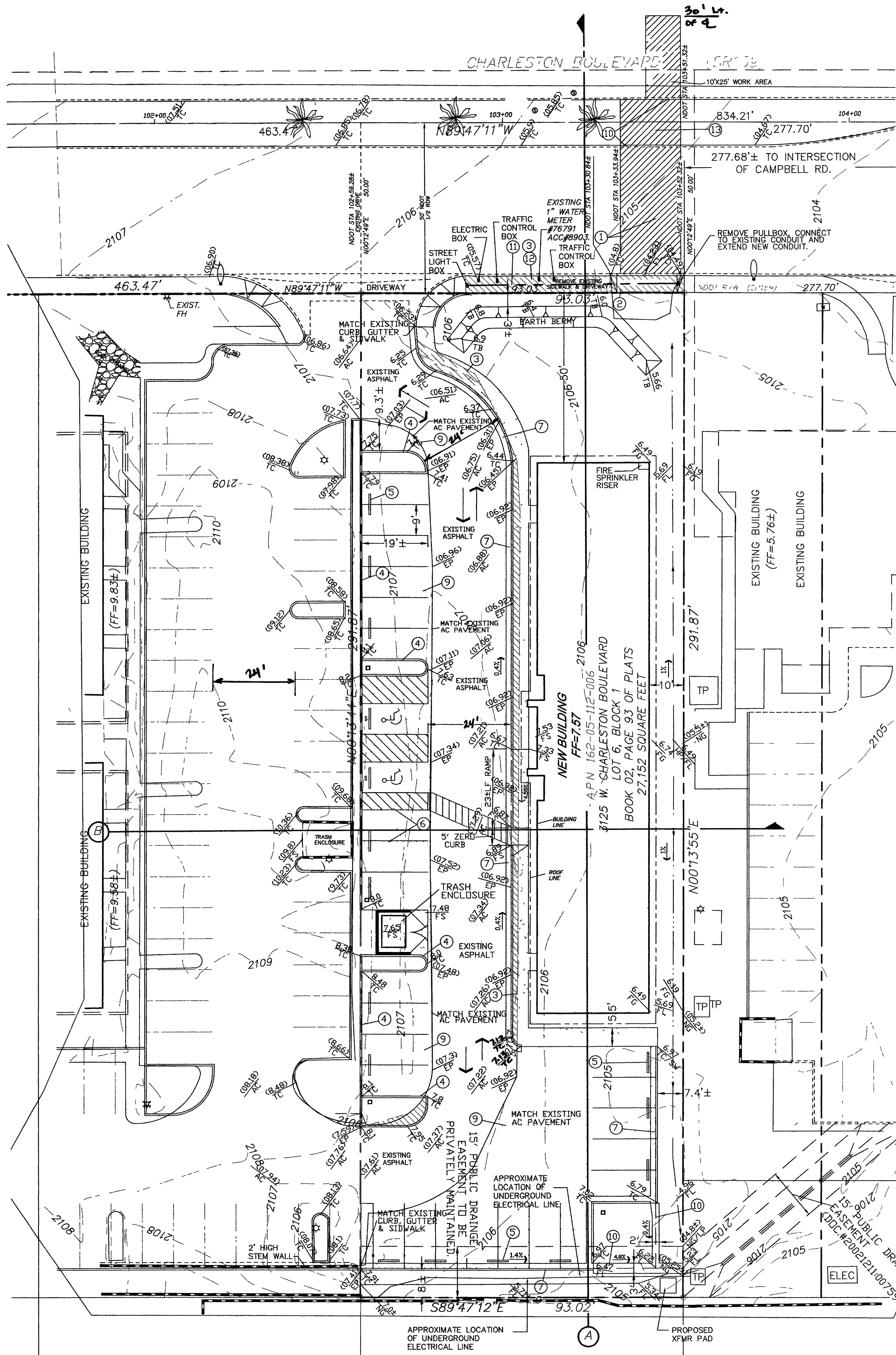
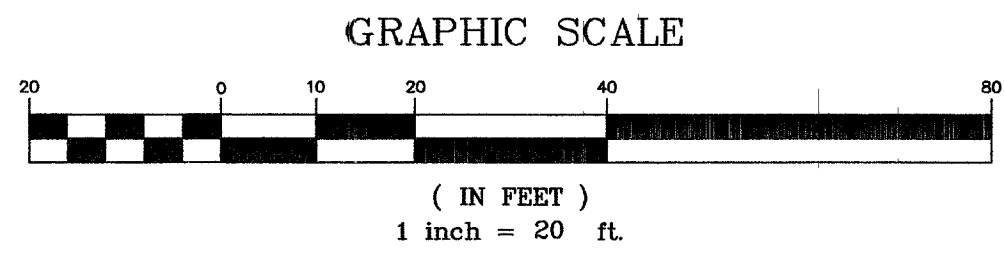
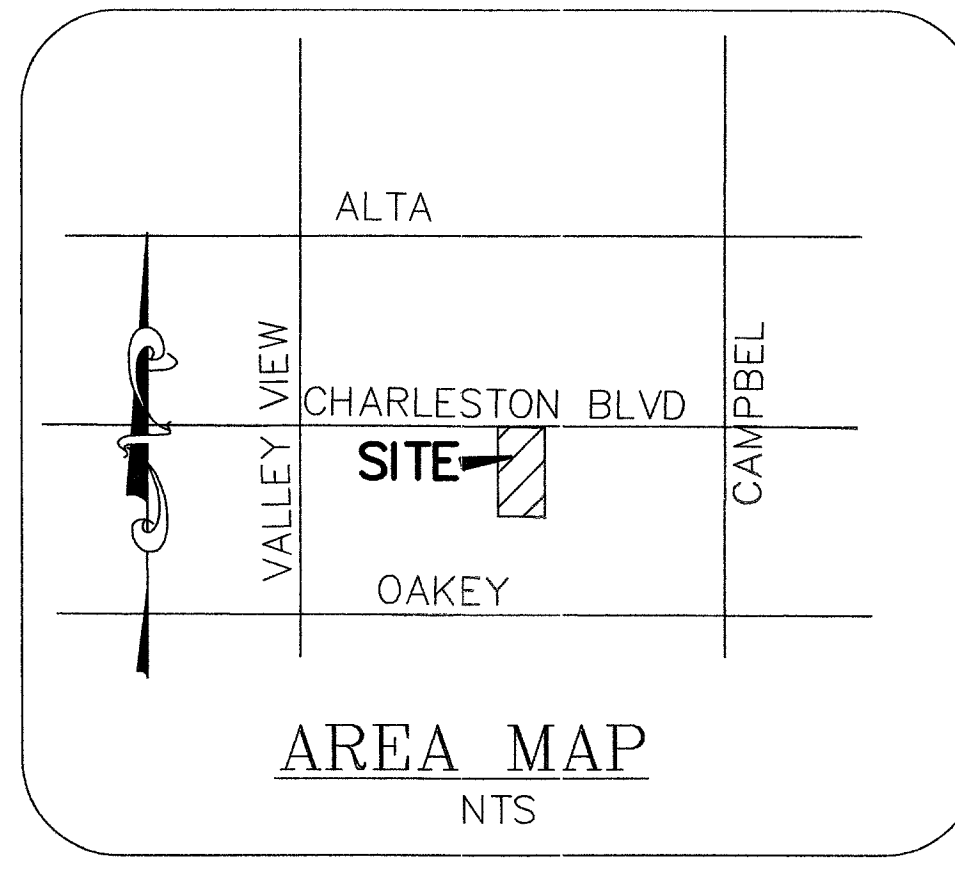




- LEGEND**
- XX -- EXISTING CONTOUR
 - ROAD CENTERLINE
 - PROPERTY/ROW LINE
 - XX XX EXISTING SPOT ELEVATION
 - XX XX PROPOSED SPOT ELEVATION
 - MANHOLE
 - POWER POLE
 - GUY WIRE
 - EDGE OF PAVEMENT
 - EXISTING CURB & GUTTER
 - NEW A-TYPE CURB
 - NEW L-TYPE CURB
 - SURFACE REPLACEMENT AREA
 - REMOVAL & REPLACEMENT OF SIDEWALK
 - HYDRANT
 - STREET LIGHT
 - STORM DRAIN MANHOLE
 - CONCRETE PADS
 - SINGLE POLE SIGN
 - MISCELLANEOUS UTILITY COVER
 - EX. CONCRETE AREAS
 - BUILDING
 - NEW AC PAVING
 - EXISTING TREES



- ABBREVIATIONS**
- AC FINISHED ASPHALT ELEVATION
 - FF FINISHED FLOOR ELEVATION
 - FS FINISHED SURFACE
 - TC TOP OF CURB
 - FG FINISH GRADE
 - FL FLOWLINE
 - TSW TOP OF SIDEWALK
 - NG NATURAL GRADE ELEVATION
 - EP EDGE OF EXISTING PAVEMENT
 - TB TOP OF BERM
 - LP LOW POINT



ASSESSOR'S PARCEL NUMBER

162-05-112-006

OWNER

J & R CHAN LLC
555 12TH ST # 1280
OAKLAND, CA 94607-4085

BENCHMARK

CITY OF LAS VEGAS BENCHMARK STATION NUMBER - CLV1232283015
RIVET & PLATE IN TOP ON CURB ON THE NORTH SIDE OF CHARLESTON +/- EAST OF CAMPBELL
ELEVATION = 639.7397 METERS (NAVD'88 PUBLISHED)
ELEVATION = 20988.88 U.S. SURVEY FEET (NAVD'88 CALCULATED)

BASIS OF BEARING

NORTH 89°47'11" WEST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 05, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP IN FILE 77, PAGE 29 OF SURVEYS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA

FLOOD ZONE

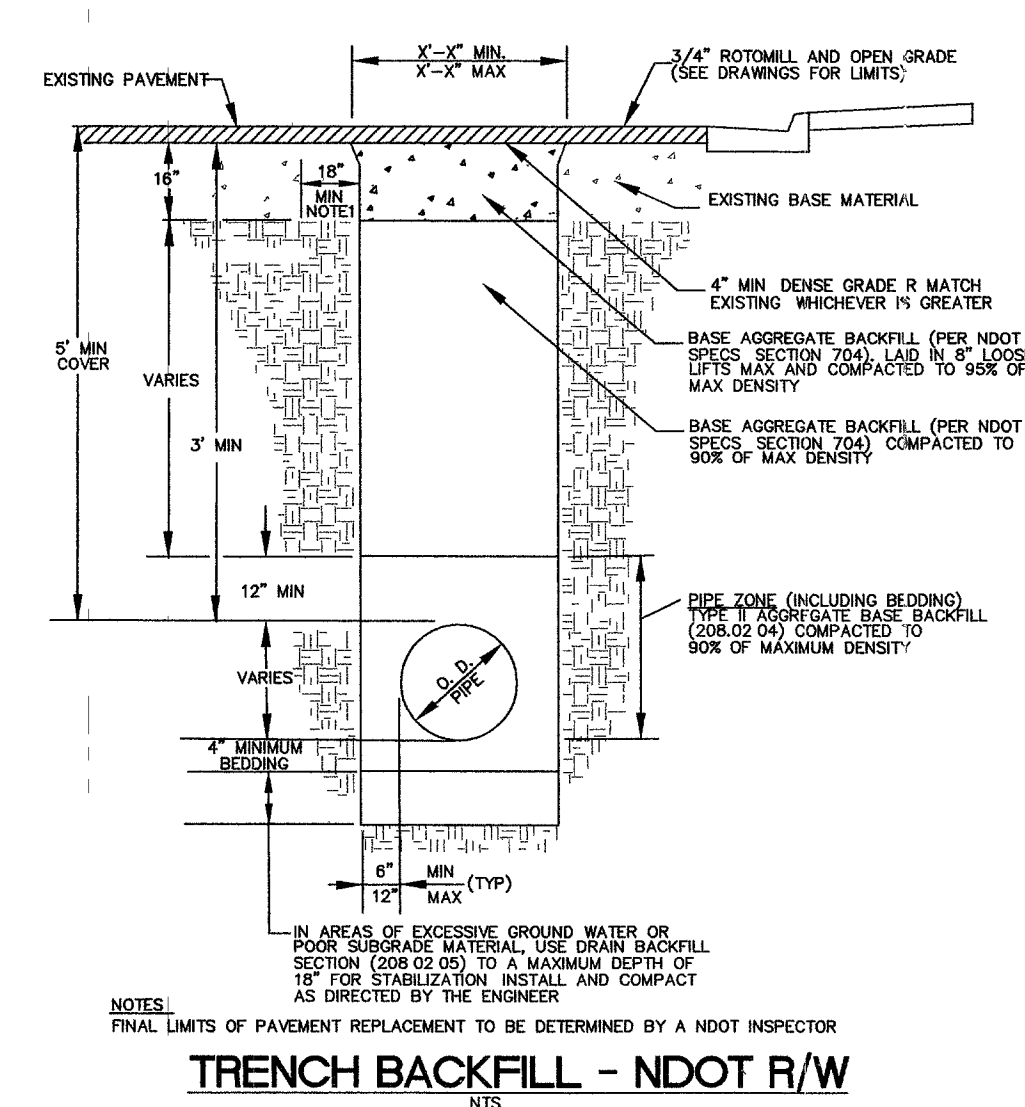
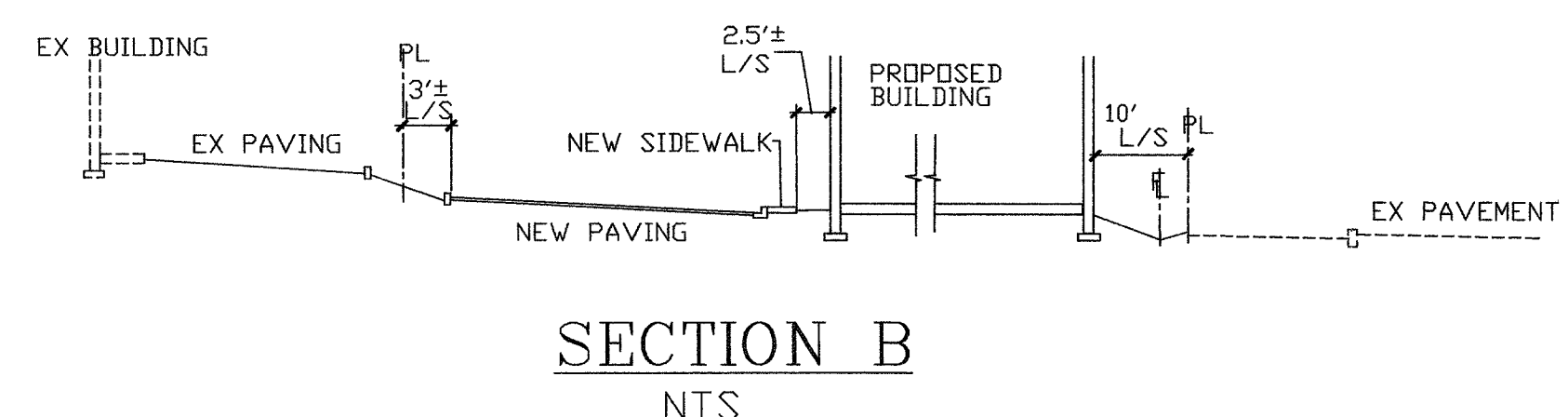
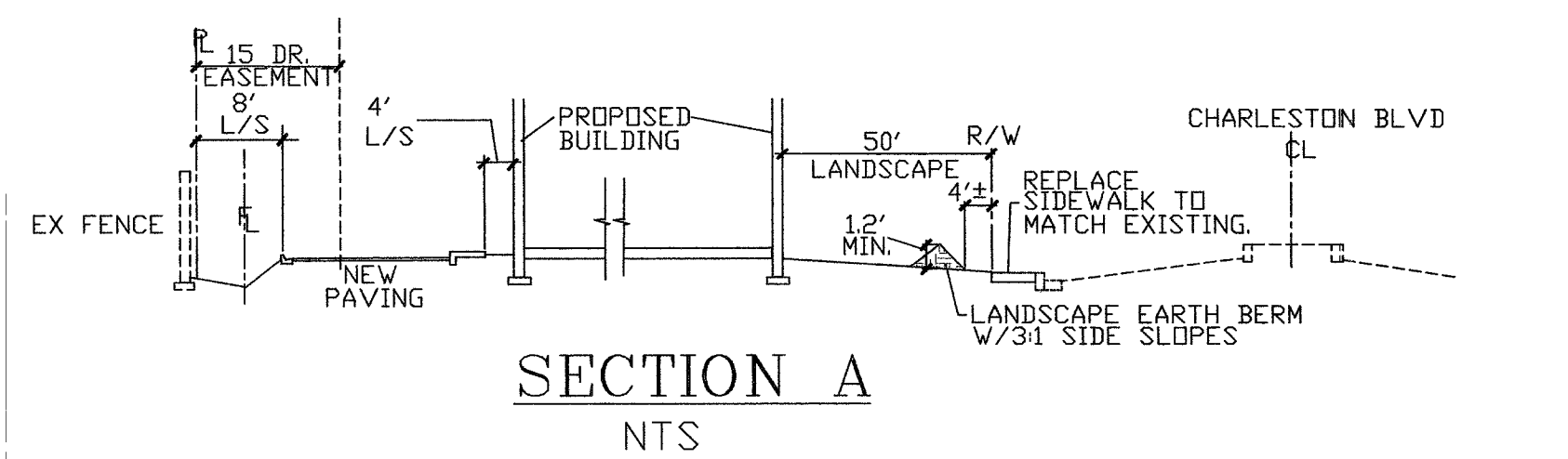
THIS SITE LIES IN A FLOOD ZONE "X" AS DESCRIBED ON FIRM MAP 32003C2170 E, MAP REVISED SEPTEMBER 27, 2002.

GEOTECHNICAL

THE GEOTECHNICAL REPORT FOR THIS PROJECT HAS BEEN PREPARED BY CONVERSE CONSULTANTS. PROJECT NUMBER 05-33219-01, "COMMERCIAL BUILDING 3125 WEST CHARLESTON BOULEVARD" PREPARED MAY 25, 2005.

CONSTRUCTION NOTES

- PAVEMENT REMOVAL & REPLACEMENT PER USD # 504 (NDOT STA 103+36.92 INSTALL NEW SEWER LATERAL) (NDOT STA 103+46.92 INSTALL NEW FIRE HYDRANT LATERAL)
- REMOVE EXISTING DRIVEWAY AND REPLACE W/ NEW SIDEWALK PER USD # 234 AND TO MATCH EXISTING. (NDOT STA 103+30.84 TO STA 103+52.31)
- REMOVE AND REPLACE SIDEWALK TO MATCH EXISTING. PER NDOT DETAIL SHEET R-39. (NDOT STA 129+88.24 TO STA 130+30.84)
- NEW 6' A-TYPE CURB PER USD # 219
- PRECAST CONCRETE BUMPER BLOCK PER USD # 238
- WHITE PAVEMENT STRIPING
- NEW 24" L-TYPE CURB, PER NDOT DETAIL SHEET R-38
- 24" WIDE CURB OPENING FOR DRAINAGE
- NEW AC PAVING (2" AC/6" TYPE II/8" COMPACTED SUBGRADE)
- (IF REQUIRED) MEDIAN CURB PER NDOT DETAIL SHEET R-41
- 1 1/4" CONDUIT W/2#4, 1#8 THW WIRE
- ALL UTILITY PULL BOXES WITHIN THE SIDEWALK/DRIVEWAY REMOVAL AND REPLACEMENT AREA SHALL BE ADJUSTED TO FINISHED GRADE.
- AVOID EXISTING TREES IN THIS AREA IF POSSIBLE. RELOCATE OR REPLACE IF NEEDED.



Call before you Dig.

1-800-227-2929

1-800-227-2600

R. LUCERO & ASSOCIATES, INC.

CONSULTING ENGINEERING - PLANNING - DESIGN

9946 LIBERTY VIEW ROAD
LAS VEGAS, NV 89146
PHONE: 702-362-7982
FAX: 702-362-7982

DESIGNED: RLL
CHECKED: RLL
SCALE: 1"=20'
HOR. VER.
DATE: 6/04/05
FILE NO.

DR CHAN
MEDICAL OFFICE BUILDING
GRADING PLAN
CLARK COUNTY NEVADA

BY APP'D

REV. DATE DESCRIPTION

EXP. 12/31/05

SHEET C3
3 OF 5 SHEETS