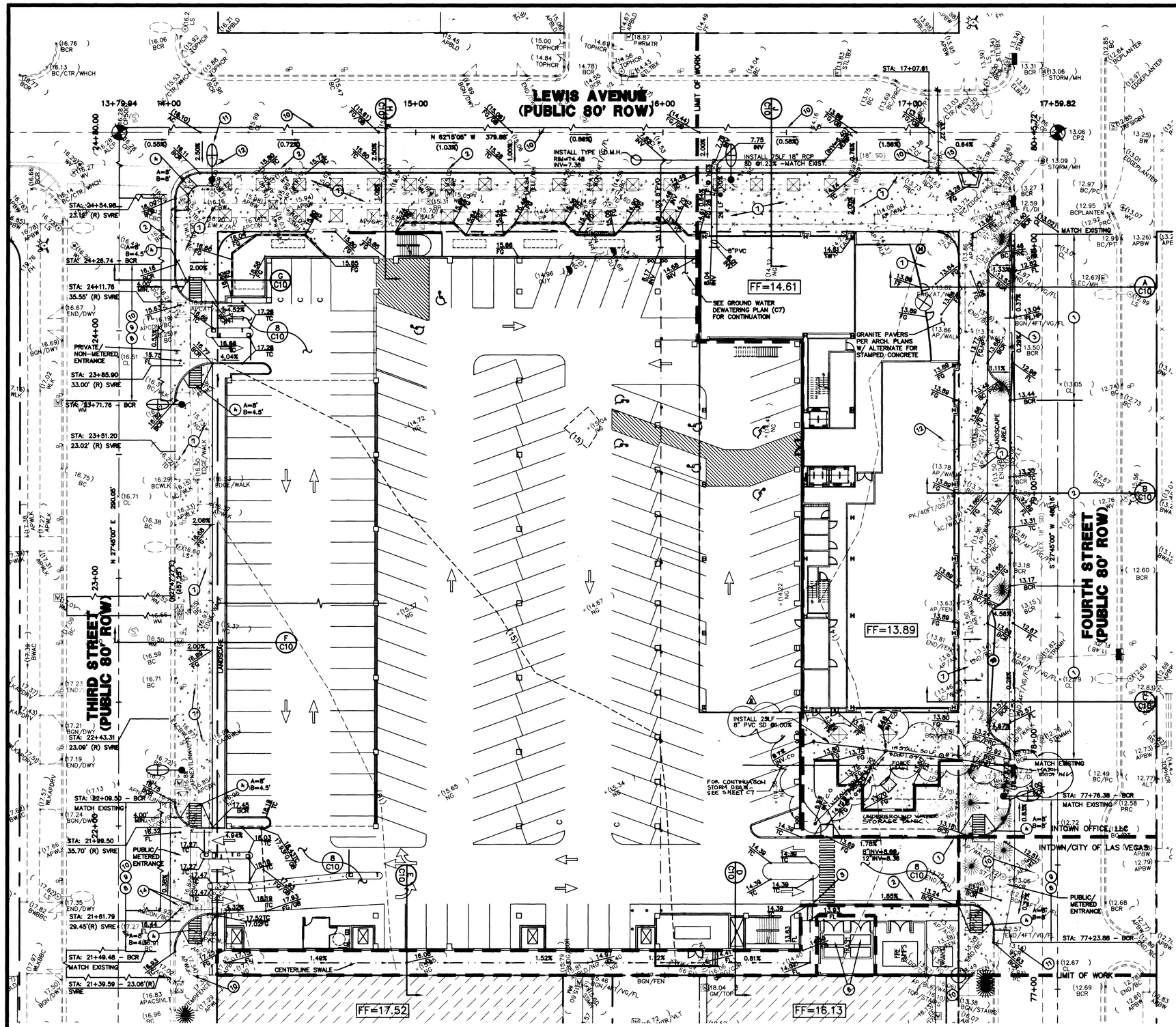
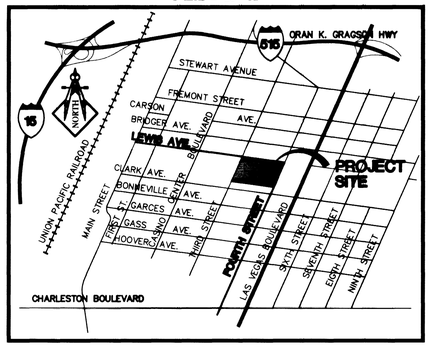


GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



AREA MAP

NOT TO SCALE

LEGAL DESCRIPTION

BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

A.P.N.

139-34-301-002

BASIS OF BEARINGS

S 27°45'00" W, BEING THE CENTERLINE OF THIRD STREET AS PER PLAT BOOK 1, PAGE 37 OF CLARK COUNTY RECORDS, CLARK COUNTY, NEVADA.

BENCHMARK

BONNE 5, BEING A RIVET AND PLATE IN TOP OF CURB, NE RETURN BONNEVILLE AVENUE AND LAS VEGAS BOULEVARD.

ELEVATION: 2008.98' NAVD88 612.338 METERS

CONSTRUCTION NOTES

1. CONSTRUCT "A" TYPE CURB PER DETAIL 1/C10
2. CONSTUCT "L" TYPE CURB AND GUTTER PER DETAIL 2/C10
3. CONSTRUCT 2' VALLEY GUTTER PER DETAIL 2/C10
4. CONSTRUCT CASE III SIDEWALK RAMP PER DETAIL 3/C10
5. CONSTRUCT 2' SIDEWALK UNDERDRAIN PER DETAIL 4/C10
6. CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
7. CONSTRUCT CONCRETE SIDEWALK PER POGGEMEYER GROUP.
8. CONSTRUCT COMMERCIAL DRIVEWAY PER STD. DWG. NO. 225.
9. CONSTRUCT 8' CROSS GUTTER PER STD. DWG. NO. 228.
10. SAWCUT AND MATCH TO EXISTING AC, CURB AND GUTTER, AND SIDEWALK.
11. RELOCATED STREETLIGHT.
12. RELOCATE EXISTING STREETLIGHT.
13. ALL EXISTING STRUCTURES WITHIN CONSTRUCTION ZONE SHALL BE ADJUSTED TO MATCH FINISH GRADE (eg. WV, FH, MH, ETC.) UNLESS OTHERWISE NOTED.
14. EXISTING ELECTRIC MANHOLES TO BE RELOCATED OR ADJUSTED BY NEVADA POWER COMPANY.
15. EXISTING SIDEWALK RAMP TO REMAIN.

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 RECOMENDATIONS AS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT, INCLUDING BUT NOT LIMITED TO EXCAVATION, GRADING AND COMPACTION. REFER TO THE REPORT PREPARED BY

   TERRACON
   PROJECT NUMBER: 64995281
   DATED: DEC. 16, 1999 - REVISED DEC. 22, 1999

EARTHWORK QUANTITIES

1. ESTIMATED EARTHWORK QUANTITIES TO ROUGH GRADE EXCLUDING SHRINKAGE AND SUBSIDENCE ARE AS FOLLOWS:

   24,922 C.Y. CUT
   0 C.Y. FILL
   24,922 C.Y. EXPORT

2. THE CONTRACTOR SHALL VERIFY ALL EARTHWORK CALCULATIONS AND BASE ALL BIDS ON HIS OWN CALCULATIONS.

LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
	RIGHT-OF-WAY		TYPE "L" CURB & GUTTER		SIGN
	PROPERTY LINE		TYPE "A" CURB		PARKING METER
	CENTERLINE		CONCRETE	STREET LIGHTS	
	WATER LINE		RETAINING WALL		100 W H.P.S.
-SS-	SANITARY SEWER LINE		CHAIN LINK FENCE		150 W H.P.S.
-G-	GAS LINE		GRADE BREAK		200 W H.P.S.
-SD-	STORM DRAIN		WIRE FENCE		250 W H.P.S.
-E-	POWER LINE/POWER POLE	(FF=0.00)	FINISH FLOOR		
-T-	TELEPHONE LINE	(0.00) C.O. INV.	CLEANOUT INVERT ELEV.		
	FIRE HYDRANT		FLOW LINE		
	WATER VALVE	(0.00) FG	FINISH GRADE		
	METERS/PULL BOXES	(0.00) TC	TOP OF CURB		
	REDUCER	(0.00) TOW	TOP OF WALL		
	MANHOLE		GATE		
CO	CLEANOUT				
-(00)-	CONTOUR				
	A.C. PAVING				

"I CERTIFY THAT THIS GRADING PLANS IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE WITH THE CITY OF LAS VEGAS FOR THIS PROJECT"

MARK L. HEDGE NO. 8445 — DATE 4-19-00

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

AVOID OVERHEAD POWER LINE CONTACT. Call before you OVERHEAD 1-702-593-8111 (NEVADA POWER EMPLOYMENT 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.

REV	DATE	BY	REVISION
4	7/07/06	KEE	RELOCATE & S.D. FOR WATER STORAGE TANK LOCATION

JMA ARCHITECTS, INC.
Architecture
Research and Planning
Interior Design
Landscape Architecture
4292 S. Maryland Parkway
Las Vegas, Nevada 89119
(702) 731-2033

LOCHSA ENGINEERING
5828 SPRING MTN. RD. SUITE 308
LAS VEGAS, NV. 89102
(702) 365-9312 FAX (702) 365-9317

TITLE: FOURTH STREET & LEWIS AVE. OFFICE BUILDING

SHEET: GRADING PLAN

DRAWN BY: J.C.U.	3/8/00	
DESIGNED BY: R.E.R.	3/8/00	
CHECKED BY: M.L.H.	3/8/00	SCALE: 1" = 20'
PROJECT NO. 8332		

SEAL: PROFESSIONAL ENGINEER - STATE OF NEVADA — MARK L. HEDGE — No. 8445

SHEET C5 OF 12 SHEETS

DRAWING NO. 107 - V2246

21701 24746